



City of Colleyville Planning and Zoning Commission Worksession Agenda

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

Monday, July 25, 2022
6:15 PM

Executive Conference Room
Third Floor – City Hall

1. CALL TO ORDER

2. PRESENTATION AND DISCUSSION

- 2a** Presentation and discussion of a Special Use Permit for outdoor display of merchandise on Lot 3A1A, 3A2A, 3B1, and 4A, Block 2, Andy Felps Addition, located at 4201 Colleyville Boulevard, Case ZC22-019
- 2b** Presentation and discussion of a Replat for Lot 1R, Block 1, Epperson Addition, being Tract 4E, Abstract 295, William E. Crooks Survey, and Lot 1, Block 1, Epperson Addition, located at 7308 and 7316 John McCain Road, Case PC22-011
- 2c** Presentation and discussion of a Zoning Change from R-40 Single Family Residential to R-30 Single Family Residential zoning district for Lot 1A, Block 2, Stafford Heights Subdivision, located at 4901 Stafford Drive, Case ZC22-026
- 2d** Presentation and discussion of a Special Use Permit for Alcoholic Beverage Sales for On-Premises Consumption on Lot 13R, Block 2, Thompson Terraces Subdivision, located at 5201 Colleyville Boulevard, Case ZC22-027
- 2e** Presentation and discussion of a Special Use Permit for a Residential Carport on Lot 4, Block 6, Rustic Oaks Addition, located at 413 Live Oak Drive, Case ZC22-028
- 2f** Presentation and discussion of a Replat for Lots 1R-A and 1R-B, Block 4, Fairway Addition, being Lot 1, Block 4, Fairway Addition, located at 6601 Herbert Road, Case PC22-012
- 2g** Presentation and discussion of a Zoning Change from AG Agricultural to PUD-R Planned Unit Development-Residential zoning district for Tracts 1B1, 1C1, 1B2, and 1B3, Abstract 294, Robert Chowning Survey, located at 2417 Wilkes Drive, Case ZC22-029

- 2h** Presentation and discussion of a Special Use Permit for an accessory building to exceed the permitted lot coverage for accessory buildings and to encroach into the rear setback on Lot 5, Block 7, Saddlebrook Addition, located at 4105 Mockingbird Lane, Case ZC22-030
- 2i** Presentation and discussion of a Zoning Change from R-10 Single Family Residential to R-20 Single Family Residential zoning district for Lot 16 and E1/2 LT 15, Block 4, Colleyville Estates, located at 705 Hillside Road, Case ZC22-031
- 2j** Presentation and discussion of a Special Use Permit for an accessory building to encroach into the street side yard setback on Lot 1, Block 4, Fox Meadows Addition, located at 3307 Huntington Drive, Case ZC22-032

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards July 22, 2022 by 5:00 p.m.



Dakari Hill
Planning Technician

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

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

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



City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

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

Agenda Number 2a

Agenda Date 7/25/2022

Type Presentation and Discussion

Department Planning and Zoning Commission

Title

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

Explanation

Tabled from the June 13th Planning and Zoning Commission meeting. Ryan Worthington, the applicant, is requesting a Special Use Permit to allow for outside display of merchandise on 1.74 acres with CC-3 Highway Commercial zoning for the business known as Worthington Monuments. Specifically, the request is to allow the continued outside display of monuments and headstones.

Attachments

1. Aerial Map
2. Zoning Map
3. Statement of Planning Objectives
4. Aerial View 1
5. Aerial View 2
6. Outdoor Storage Exhibit
7. Draft Ordinance

Aerial Map



ZC22-019

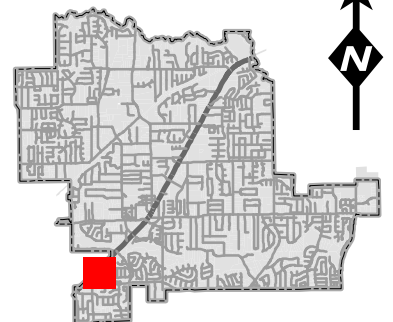
4201 Colleyville Boulevard

DISCLAIMER:

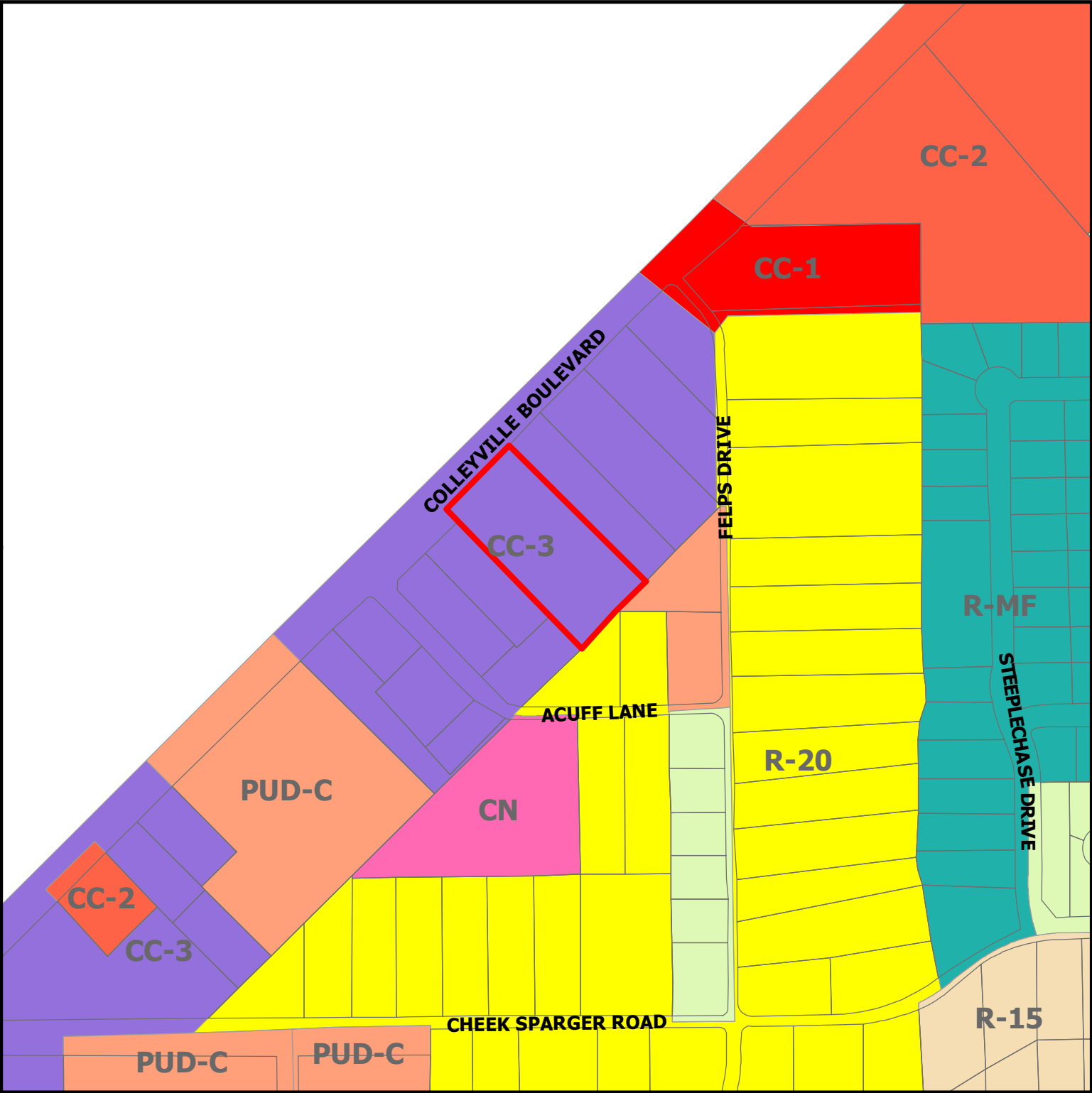
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Subject Property



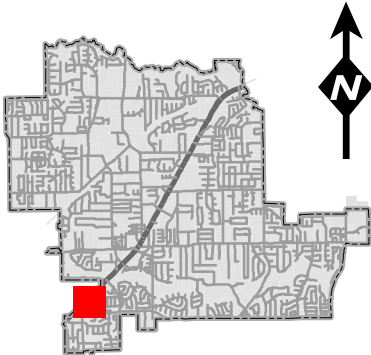
Zoning Map



ZC22-019
4201 Colleyville Boulevard

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 Subject Property



Statement of Planning Objectives
4201 Colleyville Blvd

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

4201 Colleyville Blvd.







IMG_2739.jpg
38K

 Scan0190.pdf
497K

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 1.74 ACRES, BEING LOT 3A1A, 3A2A, 3B1, AND 4A, BLOCK 2, ANDY FELPS ADDITION, LOCATED AT 4201 COLLEYVILLE BOULEVARD, BY AUTHORIZING A SPECIAL USE PERMIT FOR OUTDOOR DISPLAY OF MERCHANDISE; 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 Outdoor Display of Merchandise for the business known as Worthington Monuments, Case No. ZC22-019; 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 Outdoor Display of Merchandise on 1.74 acres, being Lot 3A1A, 3A2A, 3B1, and 4A, Block 2, Andy Felps Addition, Located At 4201 Colleyville Boulevard,, for the business known as Worthington Monuments, 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 Outside Storage.
- b. The name of the business authorized for the Outside Storage by this Special Use Permit shall be called "Worthington Monuments".
- c. The Special Use Permit shall automatically expire upon the abandonment of the business, change in use, a change in ownership or upon the expiration or termination of the Certificate of Occupancy.
- 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 6th day of September 2022.

The second reading and public hearing being conducted on the 20th day of September 2022.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS ON THIS THE 20TH DAY OF SEPTEMBER 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

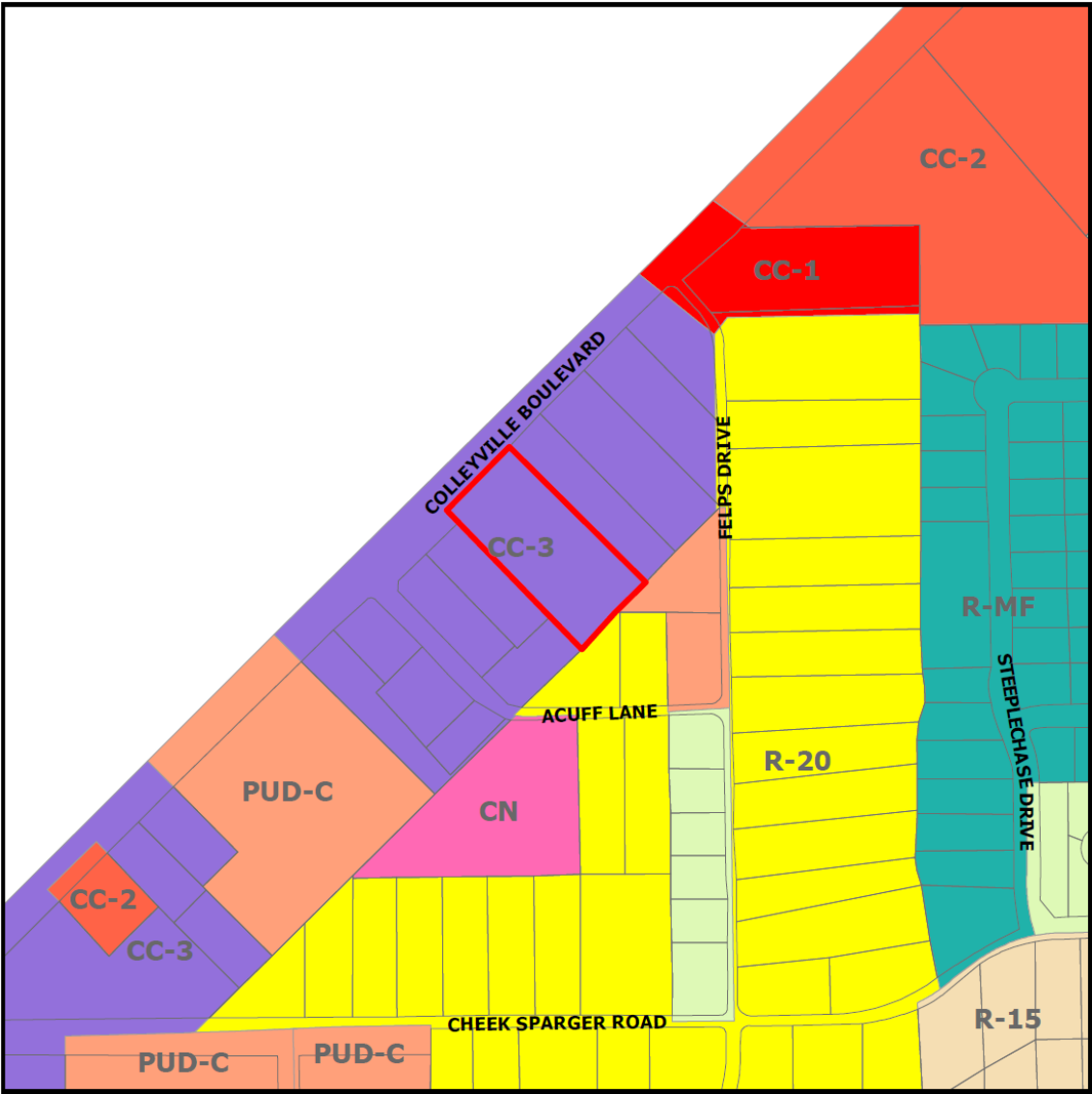
Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

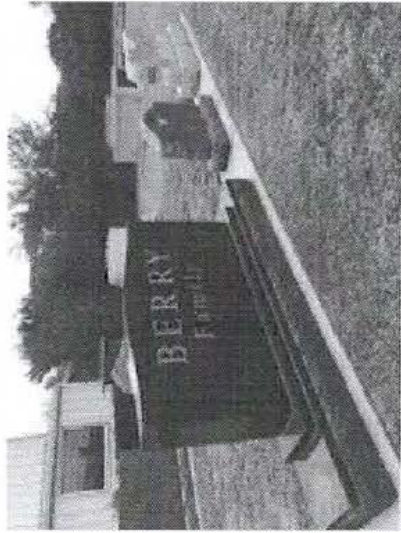
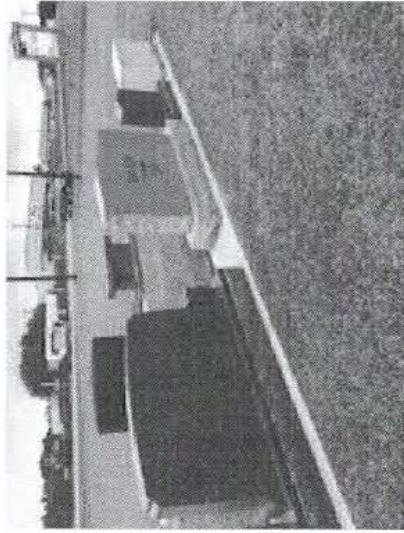
APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit “A” - Location and Zoning Map







IMG_2739.jpg
38K

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497K



City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

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Agenda Number 2b

Agenda Date 7/25/2022

Type Presentation and Discussion

Department Planning and Zoning Commission

Title

Presentation and discussion of a Replat for Lot 1R, Block 1, Epperson Addition, being Tract 4E, Abstract 295, William E. Crooks Survey, and Lot 1, Block 1, Epperson Addition, located at 7308 and 7316 John McCain Road, Case PC22-011

Explanation

Javier Cortez, the applicant, has submitted a request for a Replat for Lot 1R, Block 1, Epperson Addition, being Tract 4E, Abstract 295, William E. Crooks Survey, and Lot 1, Block 1, Epperson Addition, being approximately 4.78 acres, and zoned AG Agricultural. The purpose is to combine the properties in order to increase the overall lot size.

Attachments

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

Aerial Map



PC22-011

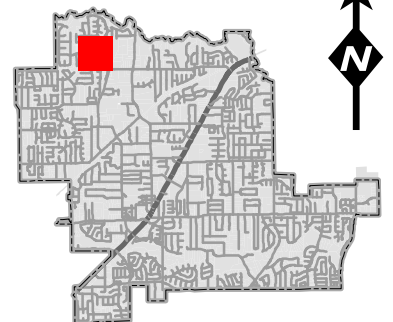
7308 & 7316 John McCain Road

DISCLAIMER:

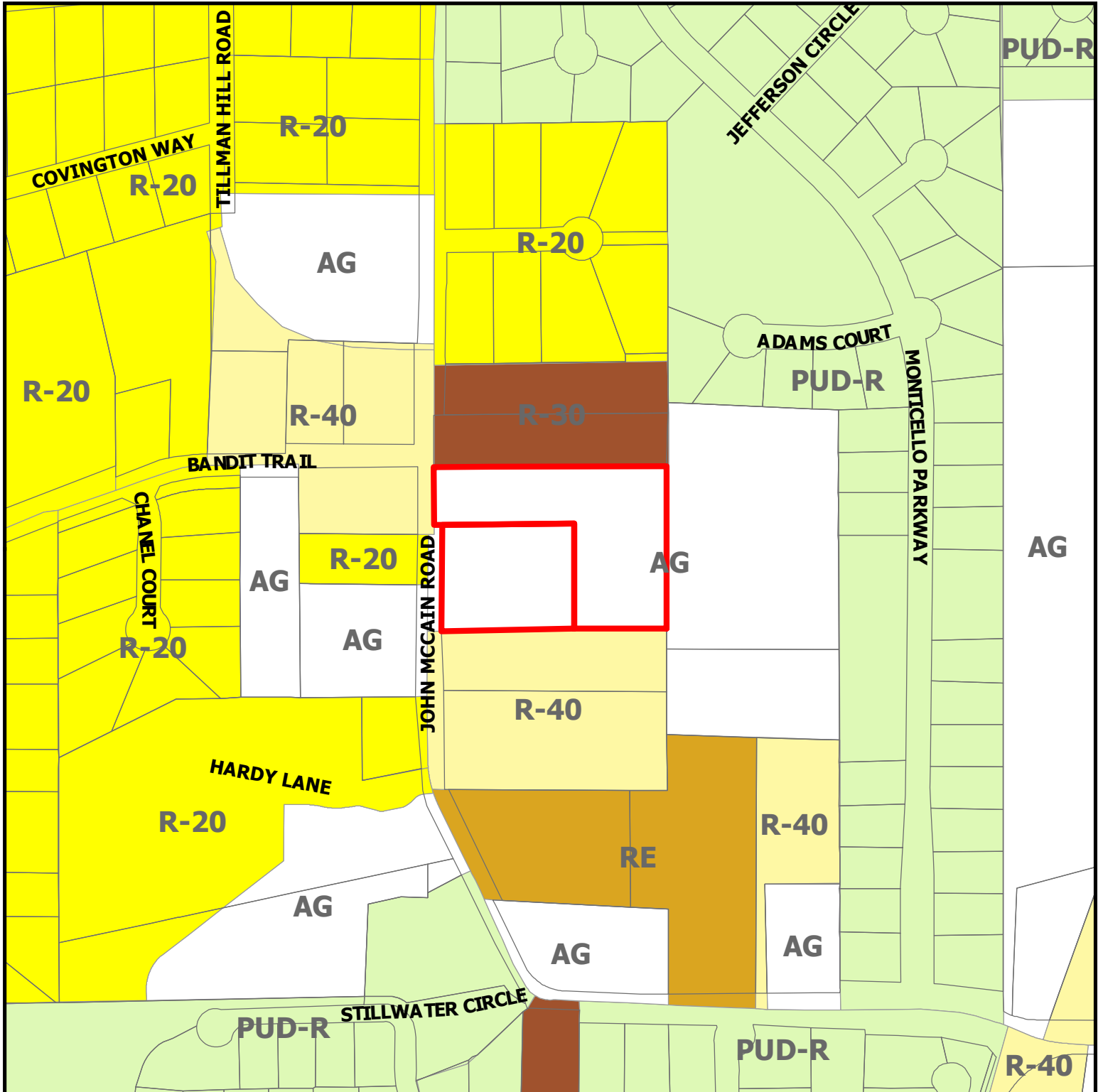
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Subject Property



Zoning Map



PC22-011

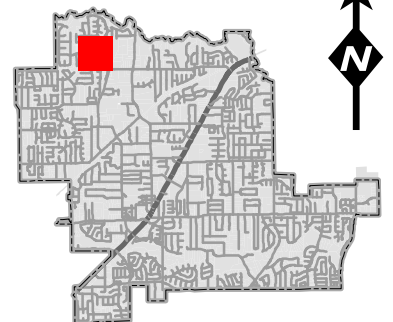
7308 & 7316 John McCain Road

DISCLAIMER:

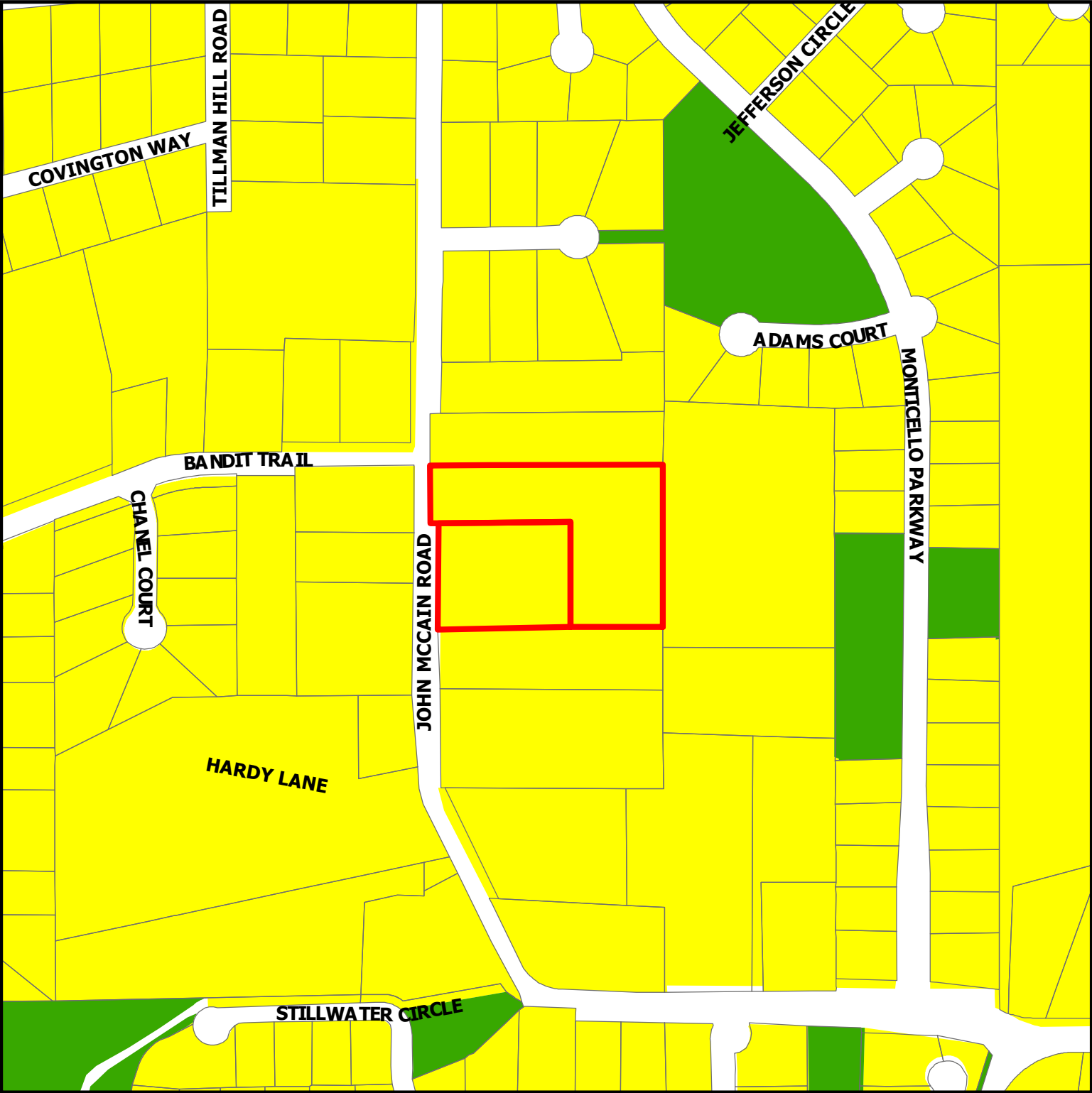
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Subject Property



Future Land Use Map

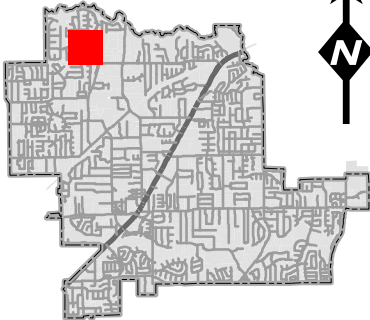


PC22-011

7308 & 7316 John McCain Road

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-  Subject Property
-  Residential
-  Open Space; Parks





City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

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

Agenda Date 7/25/2022

Type Presentation and Discussion

Department Planning and Zoning Commission

Title

Presentation and discussion of a Zoning Change from R-40 Single Family Residential to R-30 Single Family Residential zoning district for Lot 1A, Block 2, Stafford Heights Subdivision, located at 4901 Stafford Drive, Case ZC22-026

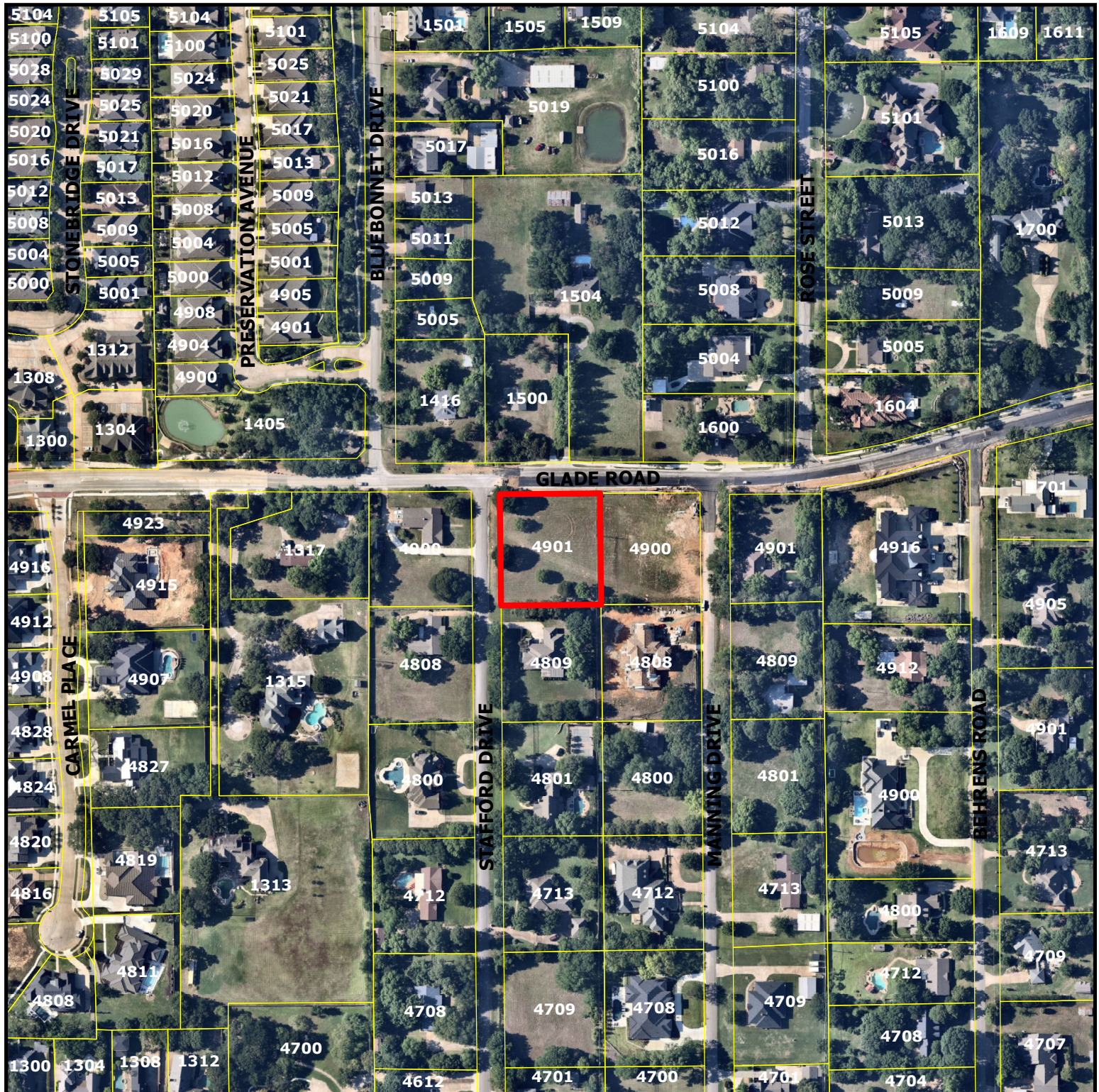
Explanation

MJ Pence, the applicant, has submitted a request for a Zoning Change for Lot 1A, Block 2, Stafford Heights Subdivision, being approximately 0.85 acres, and zoned R-40 Single Family Residential. The request is to rezone the property from R-40 Single Family Residential to R-30 Single Family Residential to allow for the construction of a new single family home.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Plat Exhibit

Aerial Map



ZC22-026

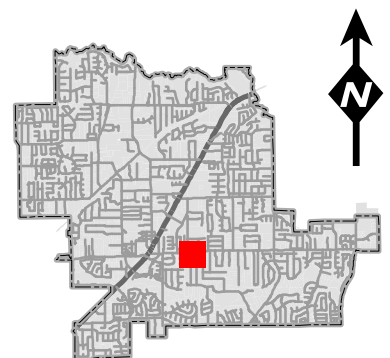
4901 Stafford Drive

DISCLAIMER:

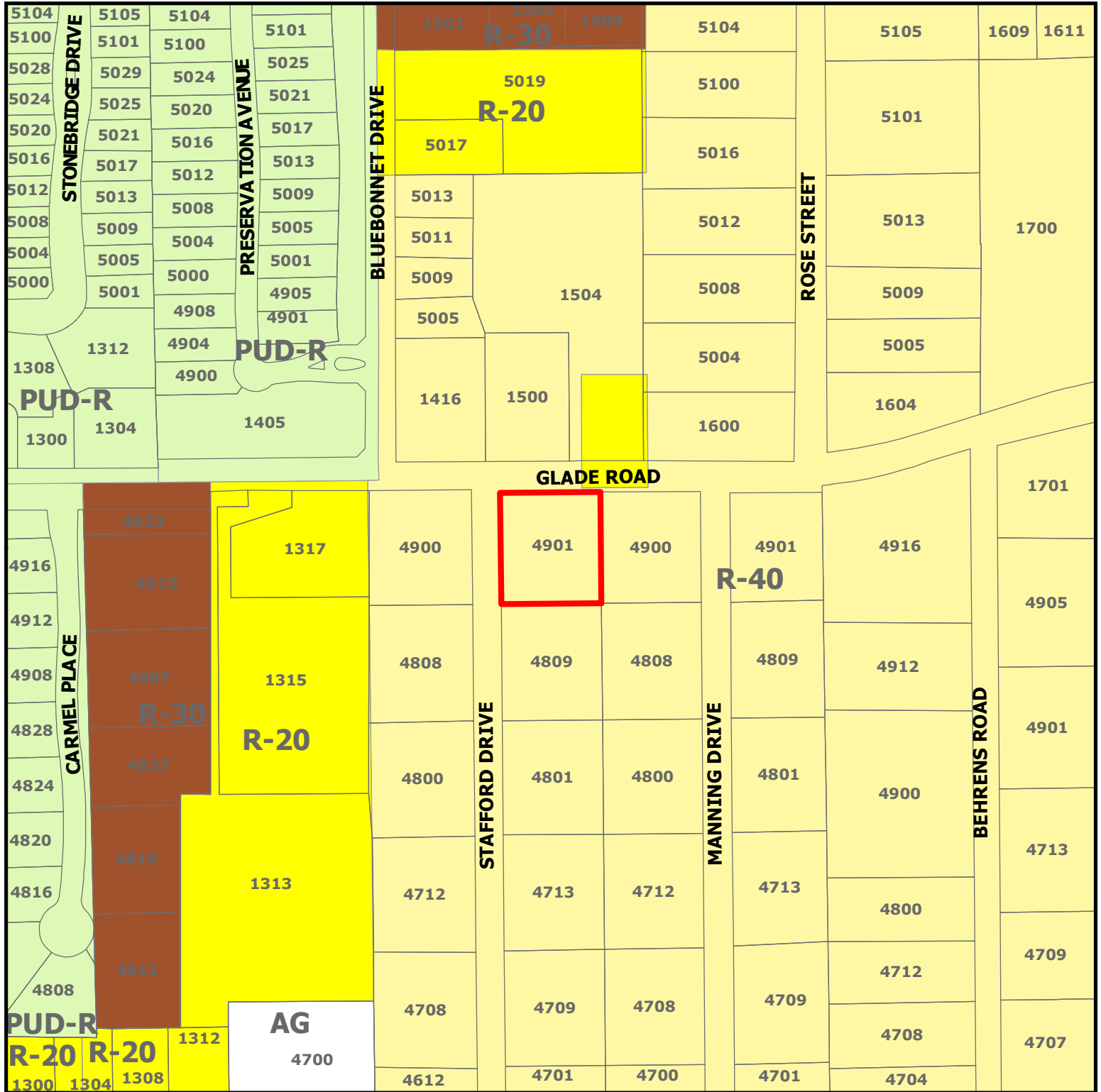
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Subject Property



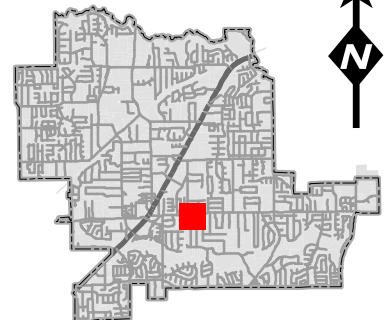
Zoning Map



ZC22-026
4901 Stafford Drive

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 Subject Property



Future Land Use Map

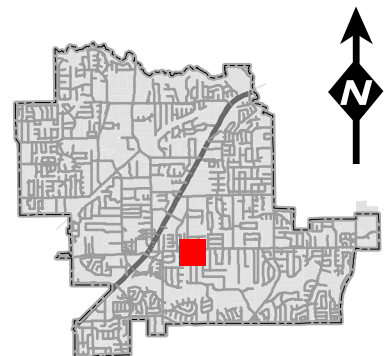


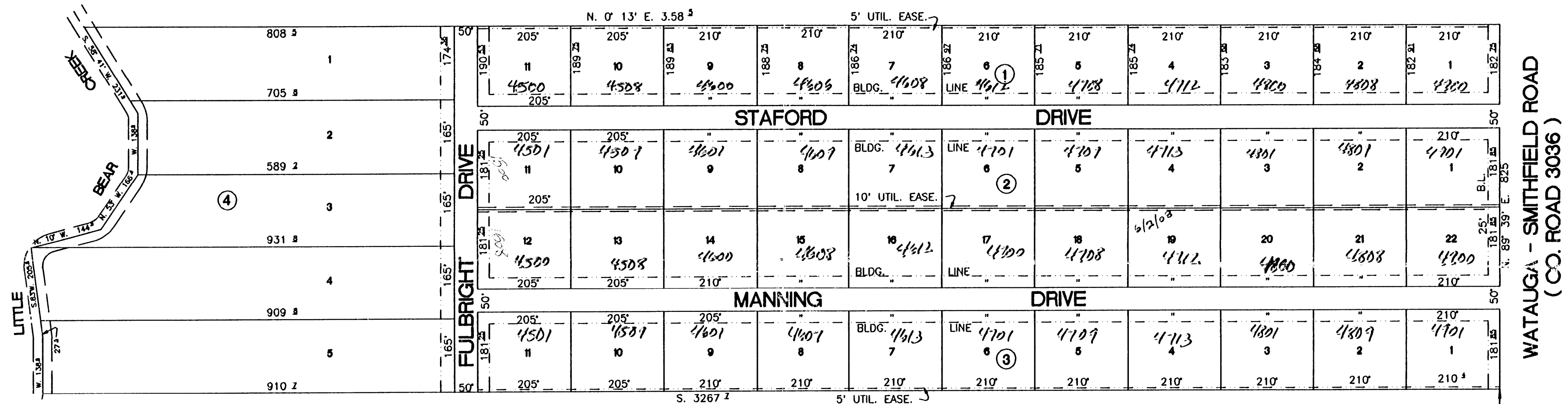
ZC22-026

4901 Stafford Drive

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- Subject Property
- Residential
- Open Space; Parks





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



City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

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

Agenda Number 2d

Agenda Date 7/25/2022

Type Presentation and Discussion

Department Planning and Zoning Commission

Title

Presentation and discussion of a Special Use Permit for Alcoholic Beverage Sales for On-Premises Consumption on Lot 13R, Block 2, Thompson Terraces Subdivision, located at 5201 Colleyville Boulevard, Case ZC22-027

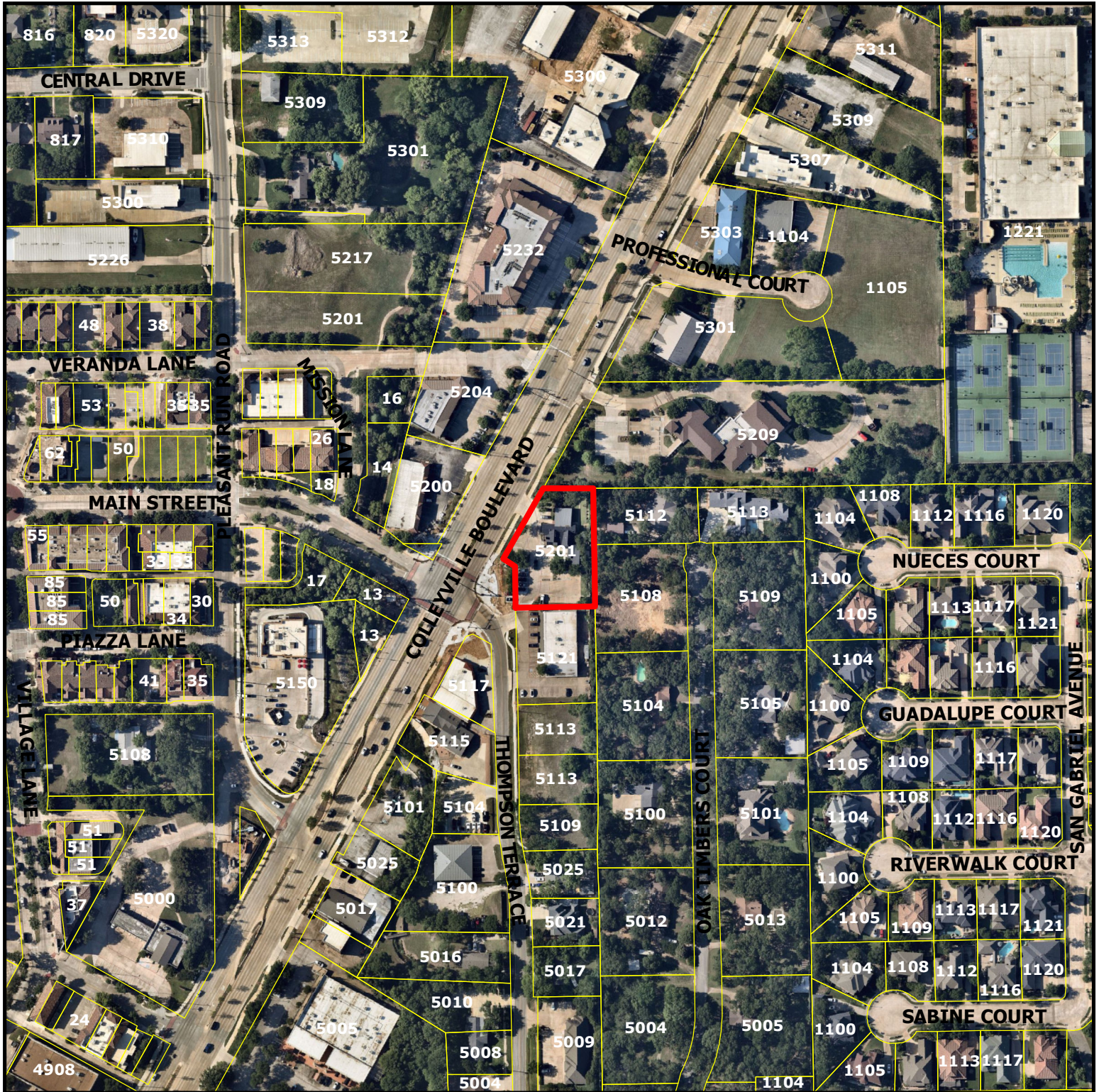
Explanation

Lisa Pardo, the applicant, has submitted a request for a SUP for Alcoholic Beverage Sales for On-Premises Consumption on Lot 13R, Block 2, Thompson Terraces Subdivision, approximately 0.69 acres, and zoned CC-1 Village Retail. The request is for the ability to continue to sell alcohol at Stone House Restaurant due to a change in the ownership of the restaurant. This ownership change necessitates a new SUP for alcohol sales.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Applicant Letter

Aerial Map



ZC22-027

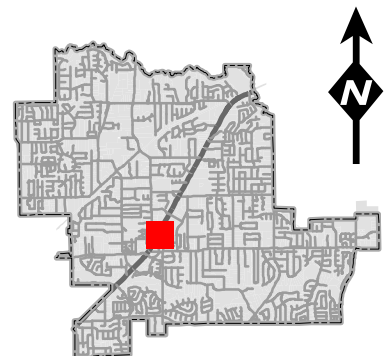
5201 Colleyville Boulevard

DISCLAIMER:

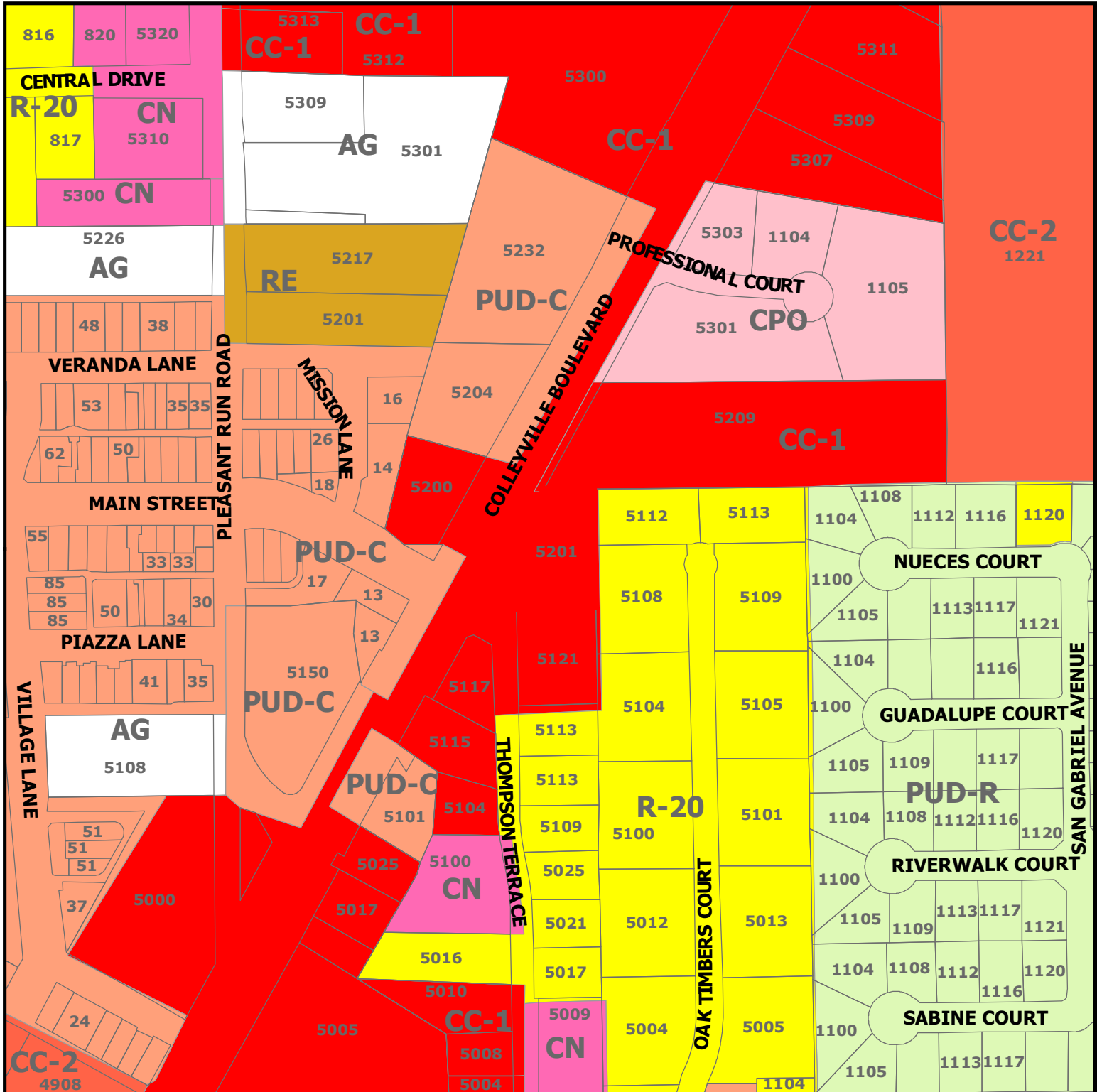
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Subject Property



Zoning Map



ZC22-027

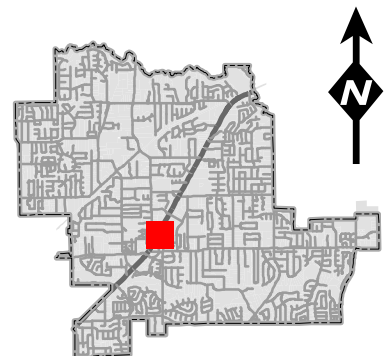
5201 Colleyville Boulevard

DISCLAIMER:

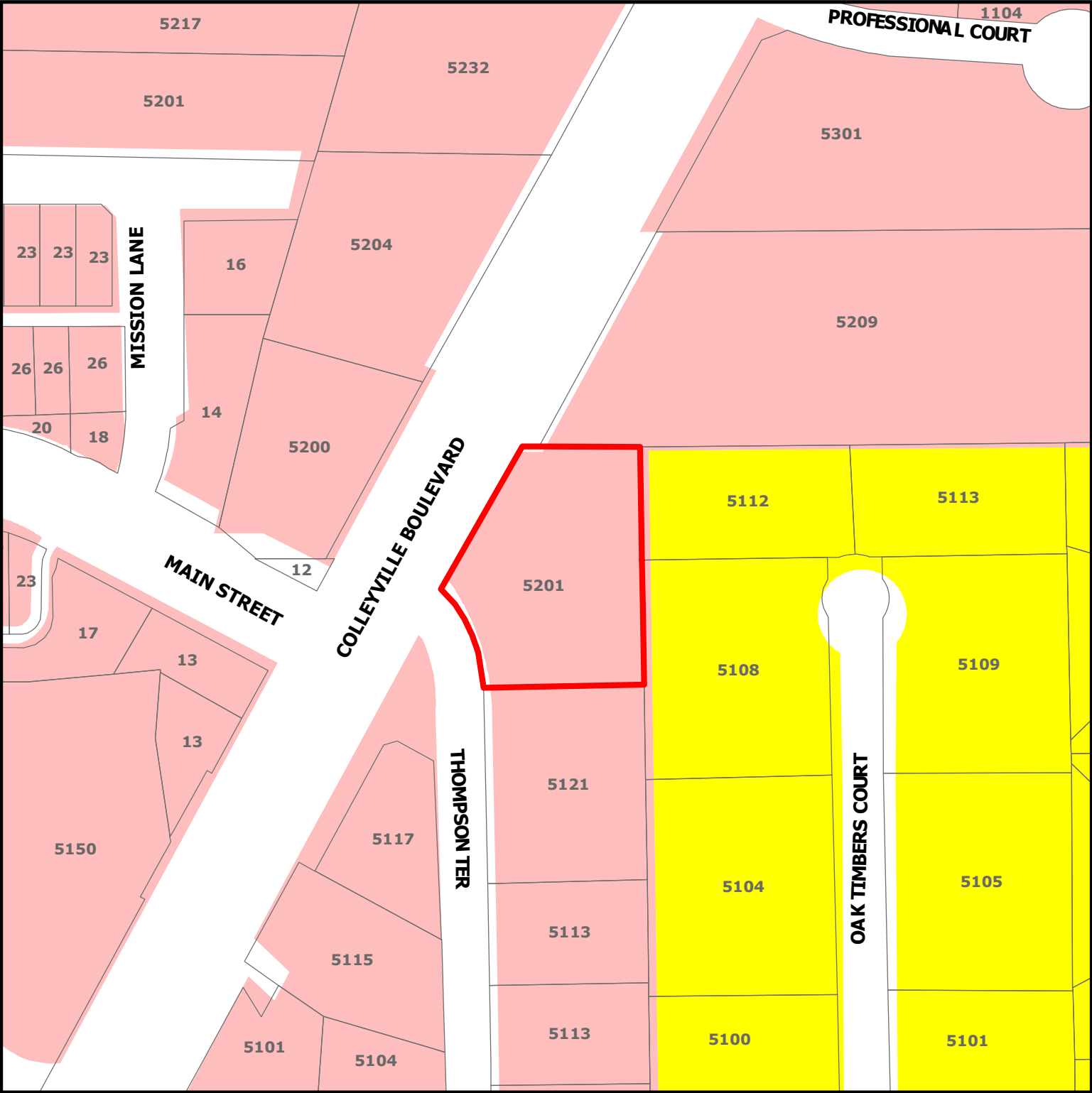
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Subject Property



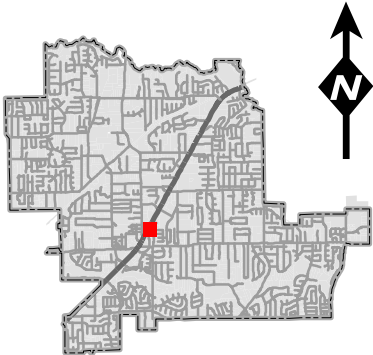
Future Land Use Map



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ZC19-010
5201 Colleyville Blvd

-  Subject Property
-  Residential
-  Colleyville Blvd Corridor



July 7, 2020

City of Colleyville
SUP Zoning Committee
100 Main Street
Colleyville, Texas. 76034

Dear Committee Members,

This application is coming before you as an amended application to the original application presented and passed on September 23, 2019. The reason for the amendment is that under the original agreement there were stipulations set forth by Mayor Newton and the City Council. One of those being "any change in ownership where more than twenty-five percent (25%) in the direct or indirect capital ownership of the entity occurs (whether through one or multiple transactions) we must let the City know of the change. With the passing of Paul, my husband and partner of Proverbs 9:10 this has occurred. I have sold 49% of Proverbs 9:10 dba Stone House Restaurant located at 5201 Colleyville Blvd., Colleyville, Texas to Greg Kalina. Greg has been with the restaurant since the day we opened on September 28, 2020. There are no other request before you and no changes to the original Special Use Permit.

Thank you for your time and the approval of this amended Special Use Permit.



Lisa Pardo

Owner – Stone House Restaurant
Proverbs 9:10

817-475-3700



City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

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100 Main Street
Colleyville, Texas 76034
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Agenda Number 2e

Agenda Date 7/25/2022

Type Presentation and Discussion

Department Planning and Zoning Commission

Title

Presentation and discussion of a Special Use Permit for a Residential Carport on Lot 4, Block 6, Rustic Oaks Addition, located at 413 Live Oak Drive, Case ZC22-028

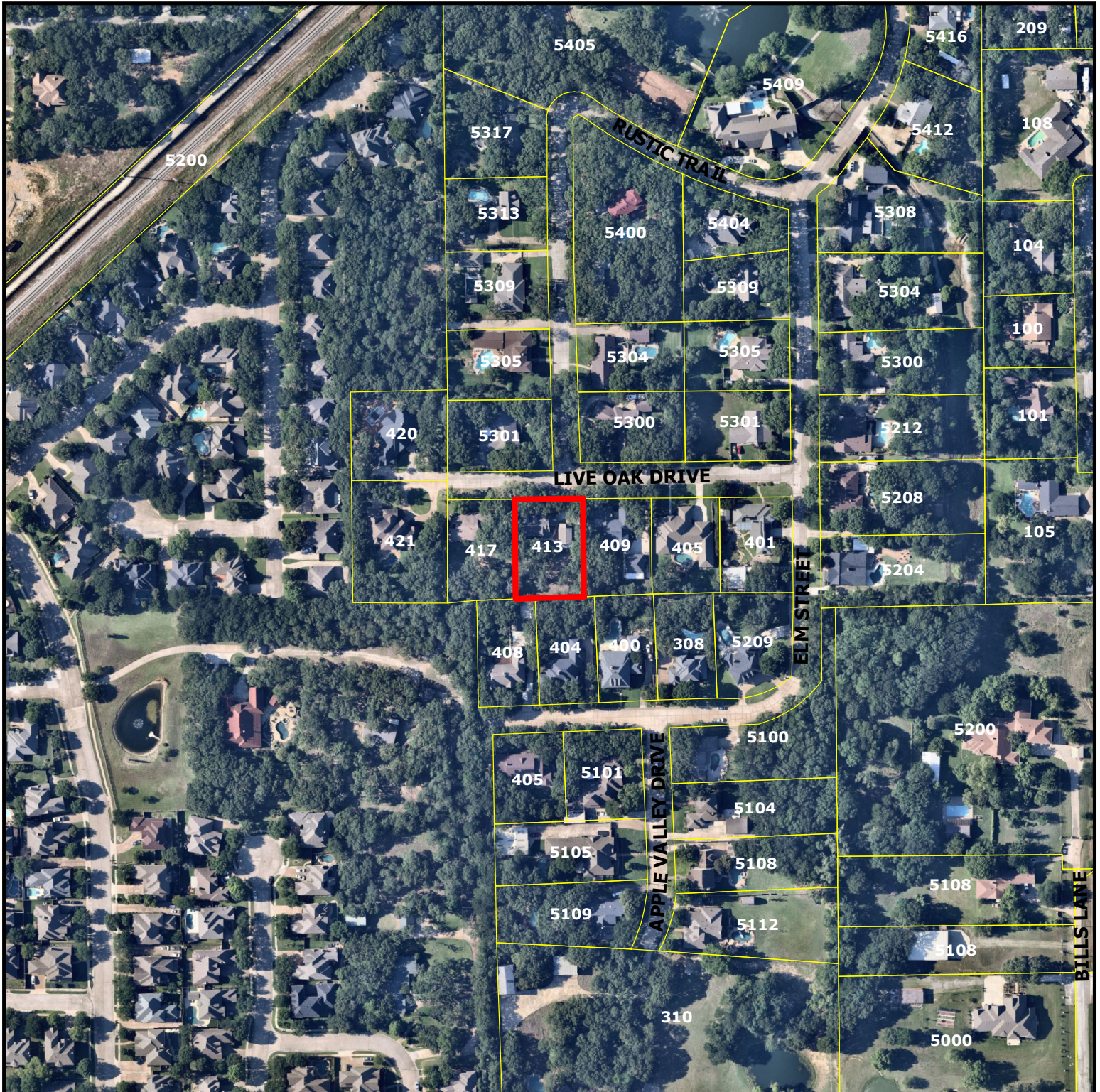
Explanation

Robert Heaton, the applicant, has submitted a request for a SUP for a carport on Lot 4, Block 6, Rustic Oaks Addition, being approximately 0.55 acres, and zoned R-20 Single Family Residential. The request is for a new carport in place of a covered storage roof extension.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Carport Exhibit Sketch

Aerial Map

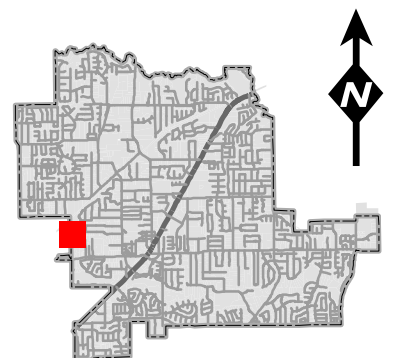


ZC22-028
413 Live Oak Drive

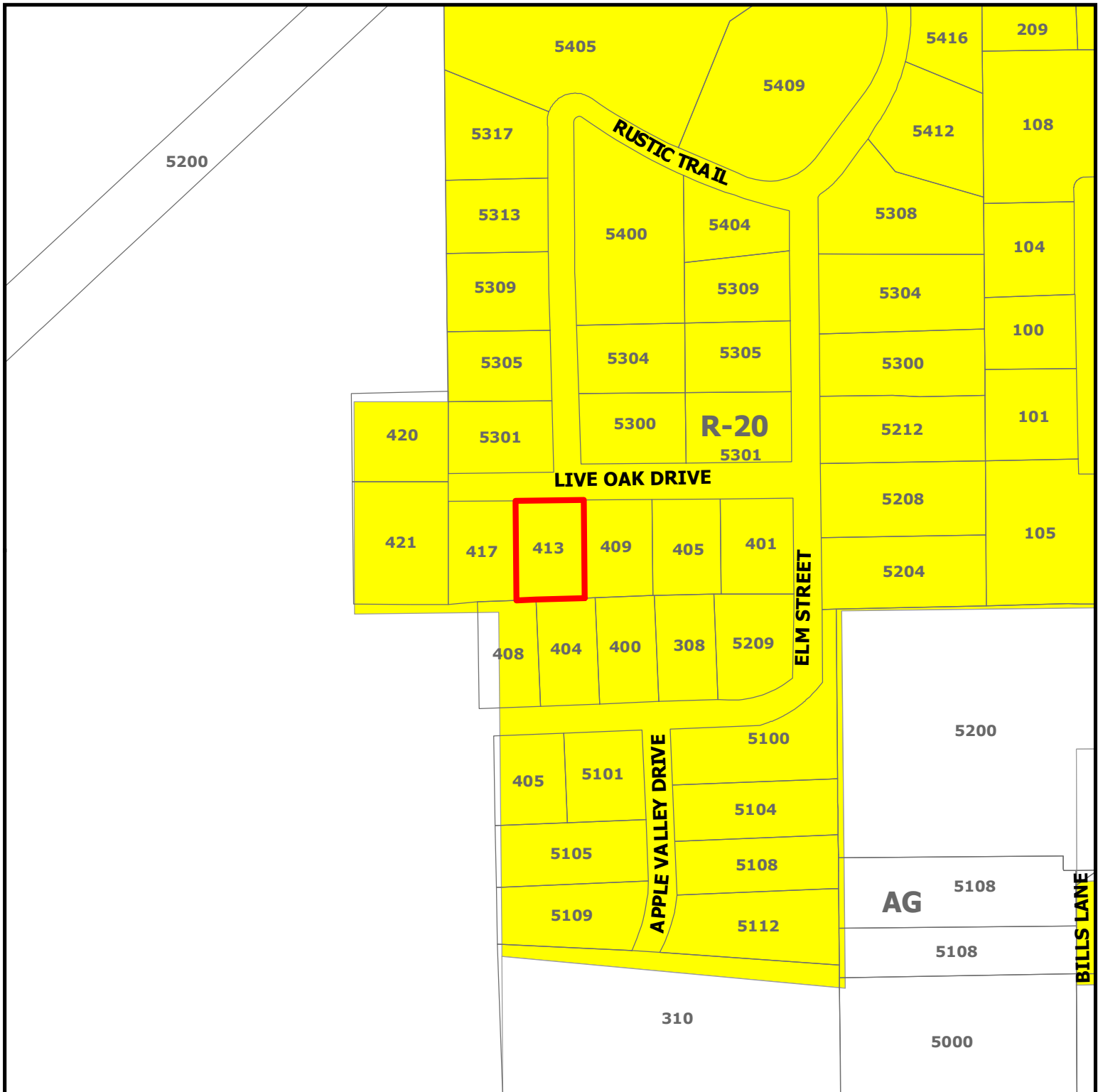
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Subject Property



Zoning Map



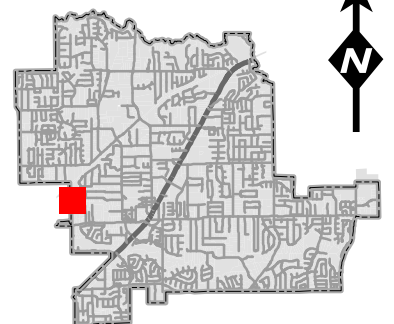
ZC22-028
413 Live Oak Drive

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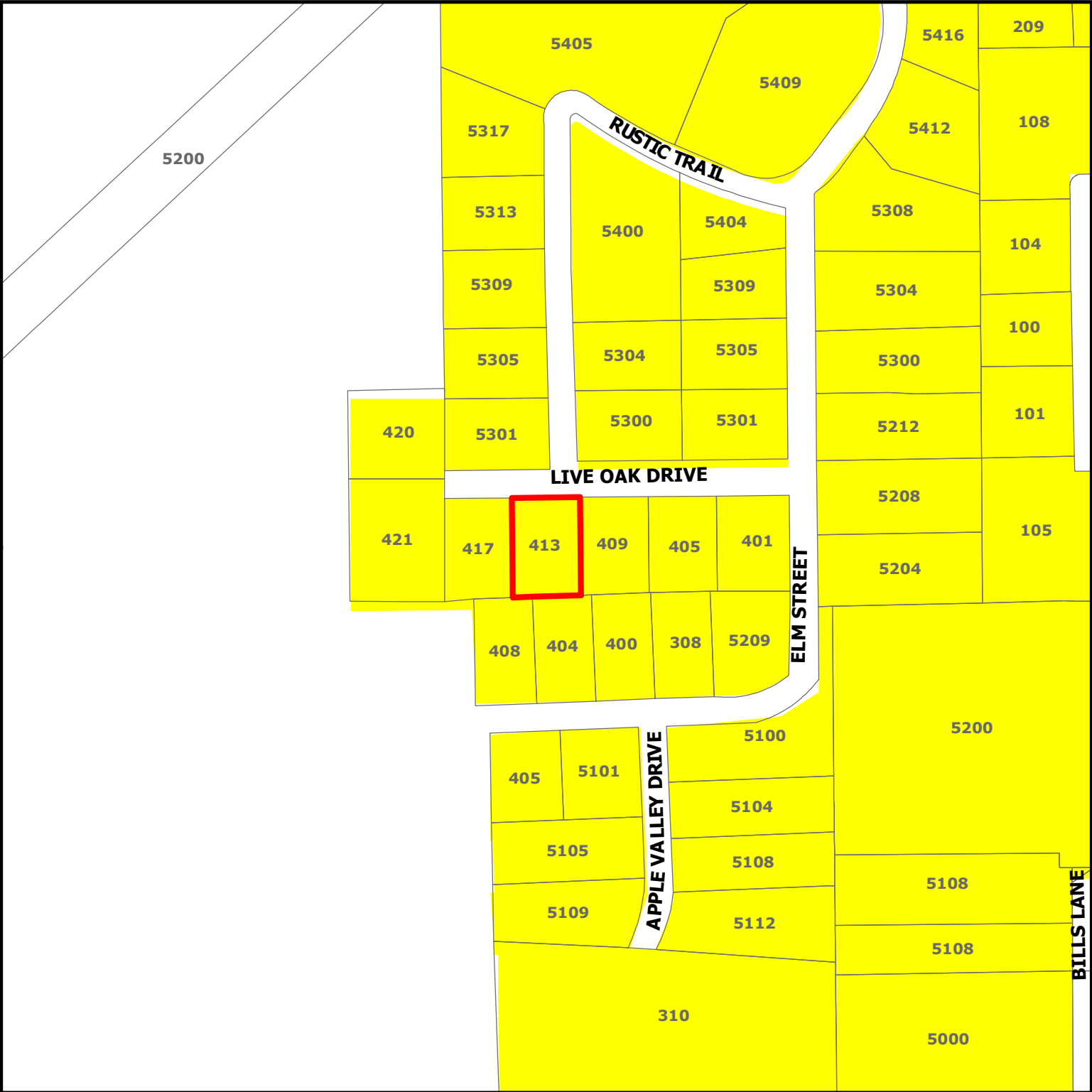
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Subject Property



Future Land Use Map

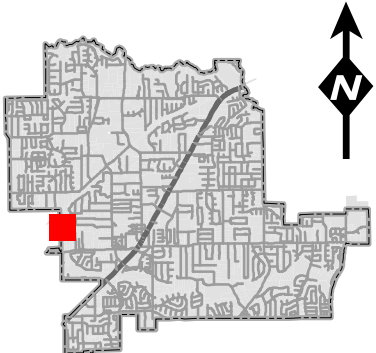


ZC22-028

413 Live Oak Drive

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-  Subject Property
-  Residential

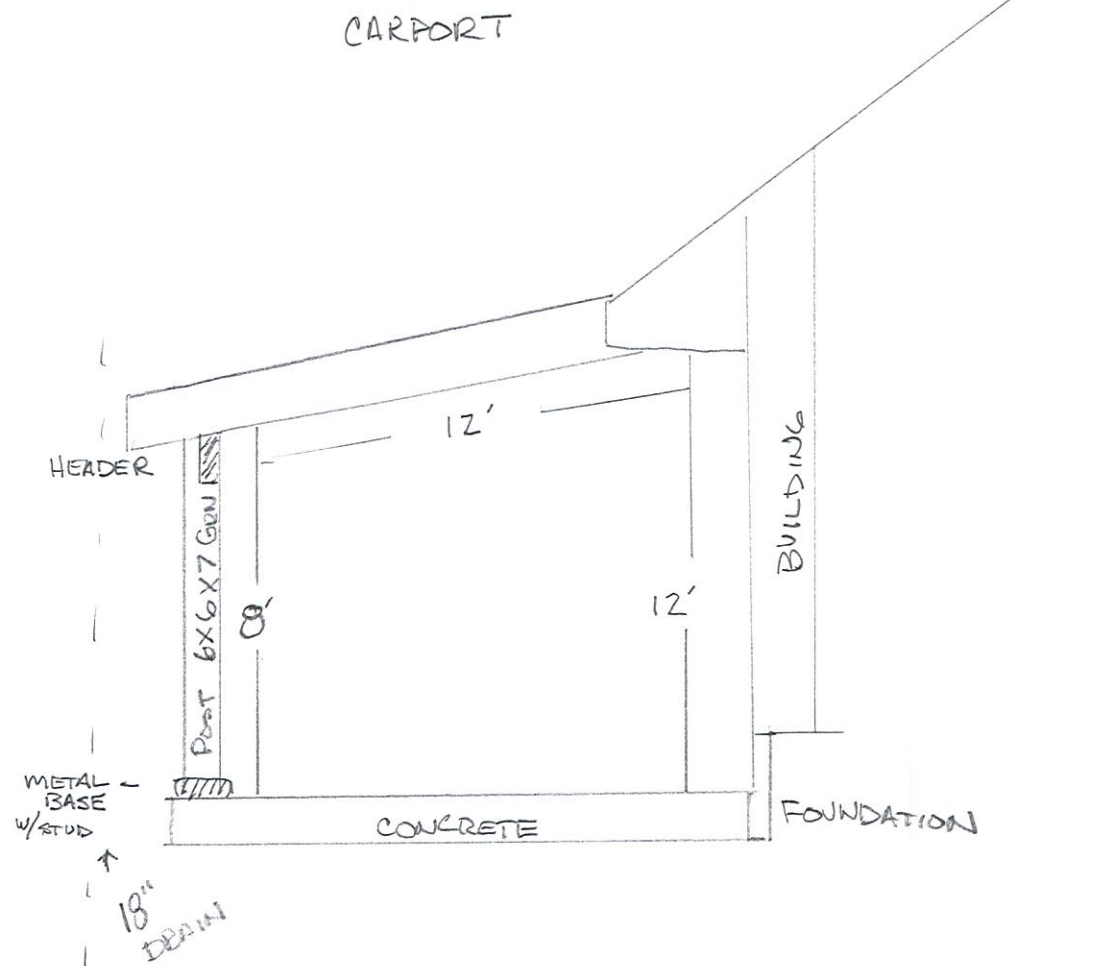
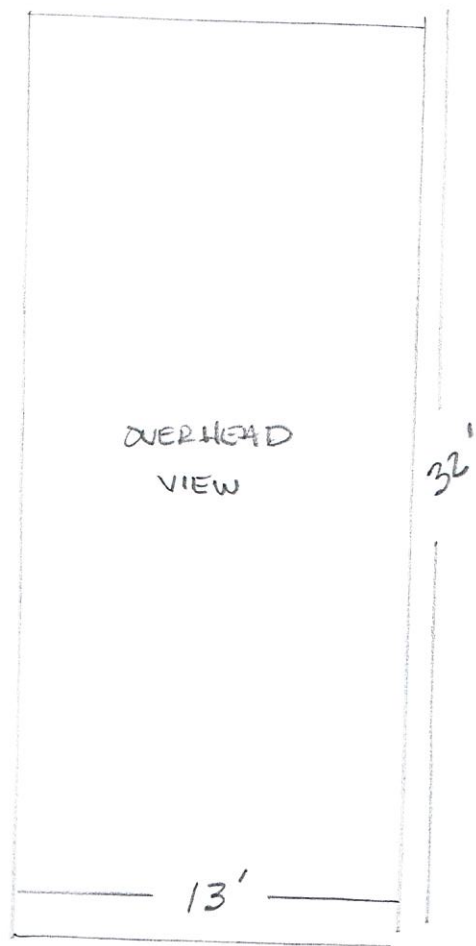


Statement of Planning Objectives

There was an existing carport to the left side of the building resting on dirt which was deteriorating and unsafe. To improve the functionality of the space, I removed existing carport then poured concrete to make it able to park a vehicle underneath it. A new carport was constructed and attached to the building with an improved slope and drainage.

Description of Materials

- 4 6x6 green, board posts
- Double 2x10 headers
- 2x6 rafters on 16in centers with blocking DBL FRT AND BACK
- ½ inch roof decking
- Composition roof material over the top
- Additional 4x8 bead board placed on the underside





City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

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

Agenda Number 2f

Agenda Date 7/25/2022

Type Presentation and Discussion

Department Planning and Zoning Commission

Title

Presentation and discussion of a Replat for Lots 1R-A and 1R-B, Block 4, Fairway Addition, being Lot 1, Block 4, Fairway Addition, located at 6601 Herbert Road, Case PC22-012

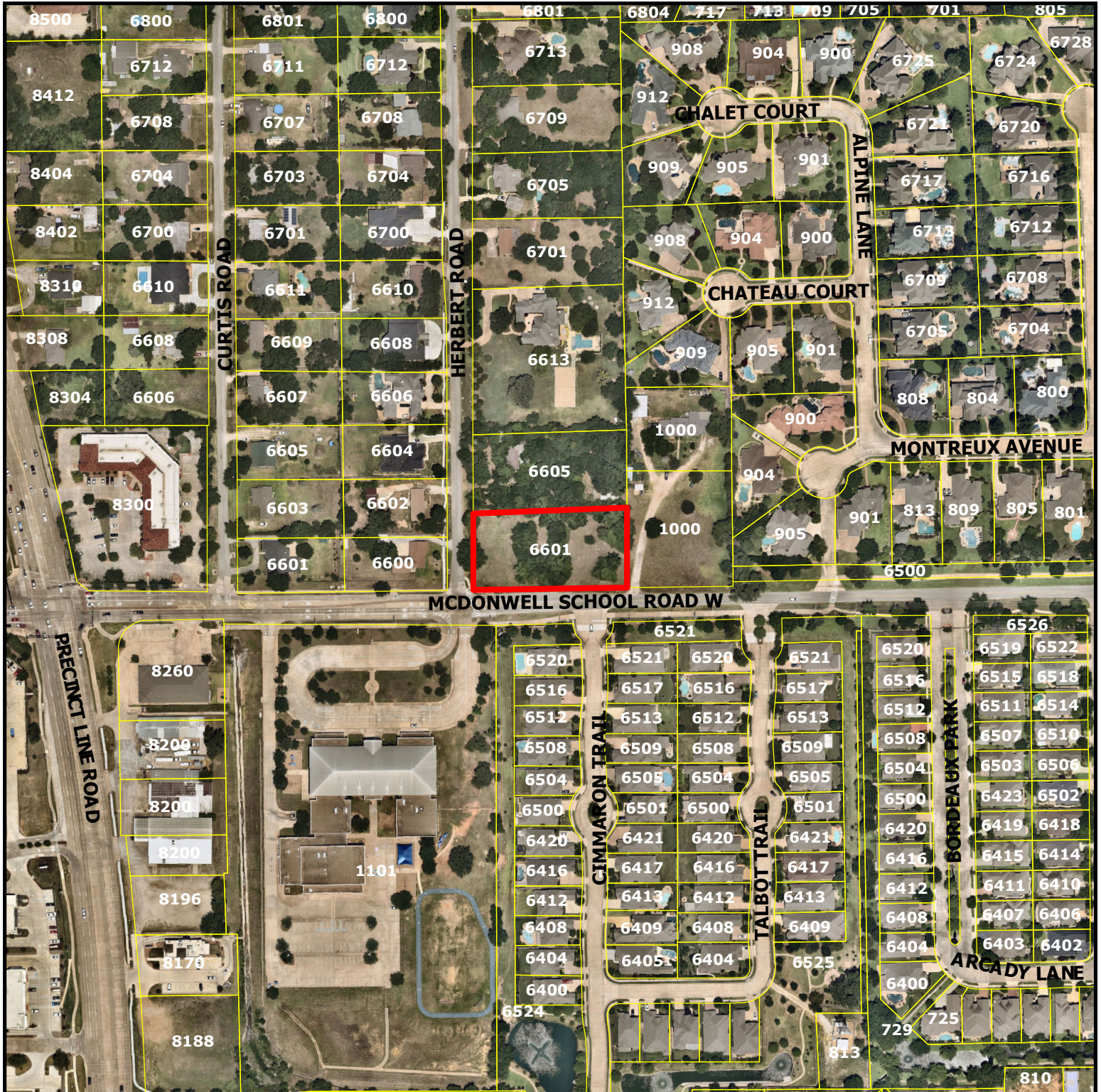
Explanation

Osama Nashed, the applicant, has submitted a request for a Replat for Lots 1R-A and 1R-B, Block 4, Fairway Addition, being Lot 1, Block 4, Fair Way Addition, being approximately 1.07 acres, and zoned R-20 Single Family Residential. The purpose is to subdivide the property into two lots in order to allow for the construction of two new single family homes.

Attachments

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

Aerial Map



PC22-012

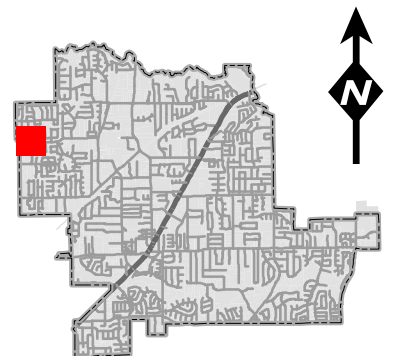
6601 Herbert Road

DISCLAIMER:

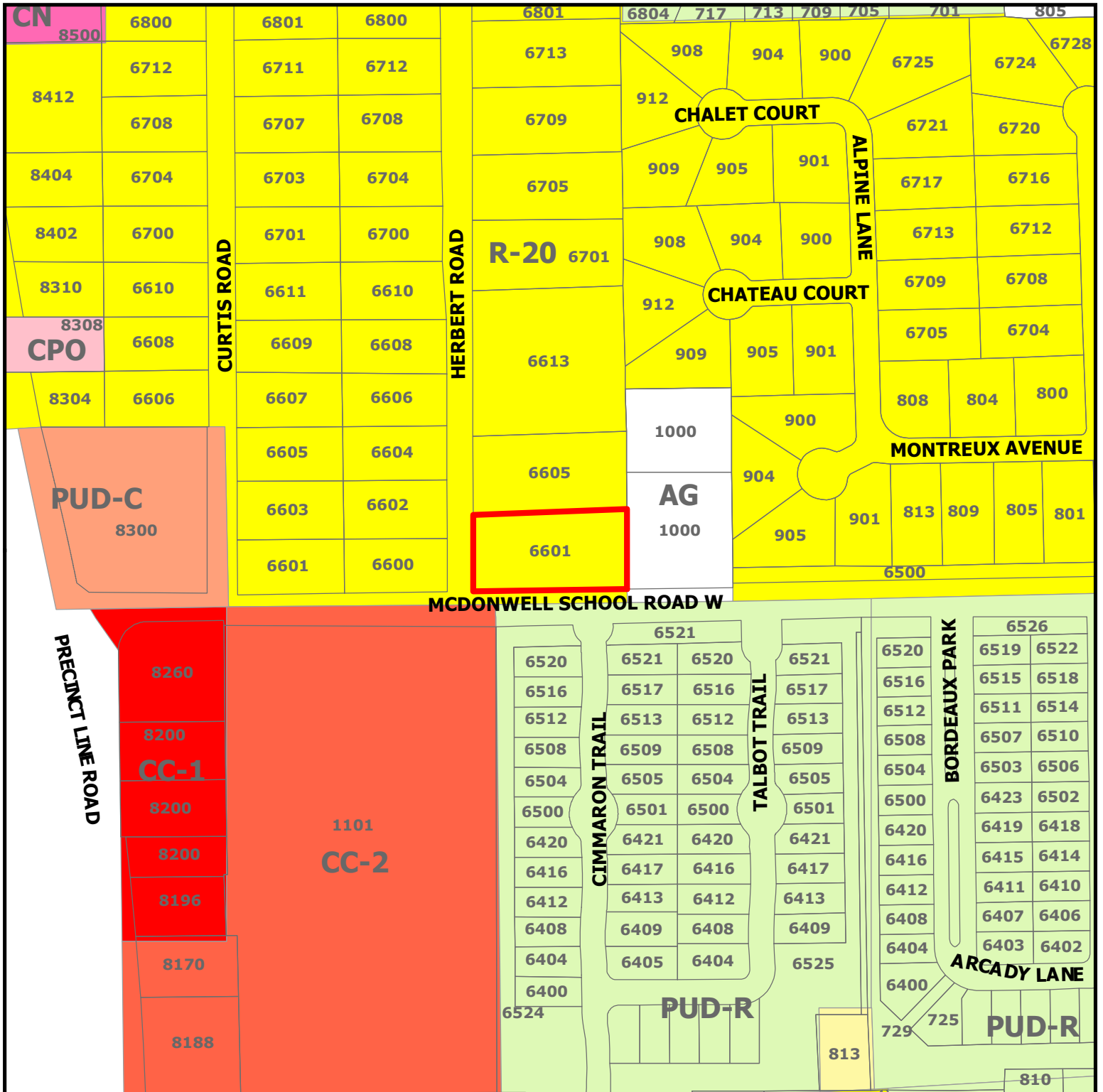
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Subject Property



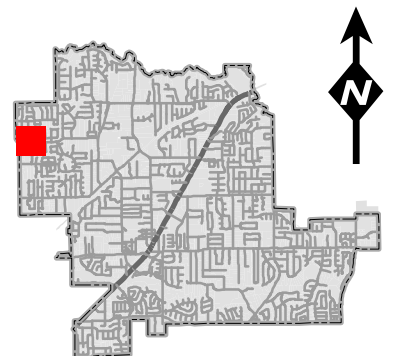
Zoning Map



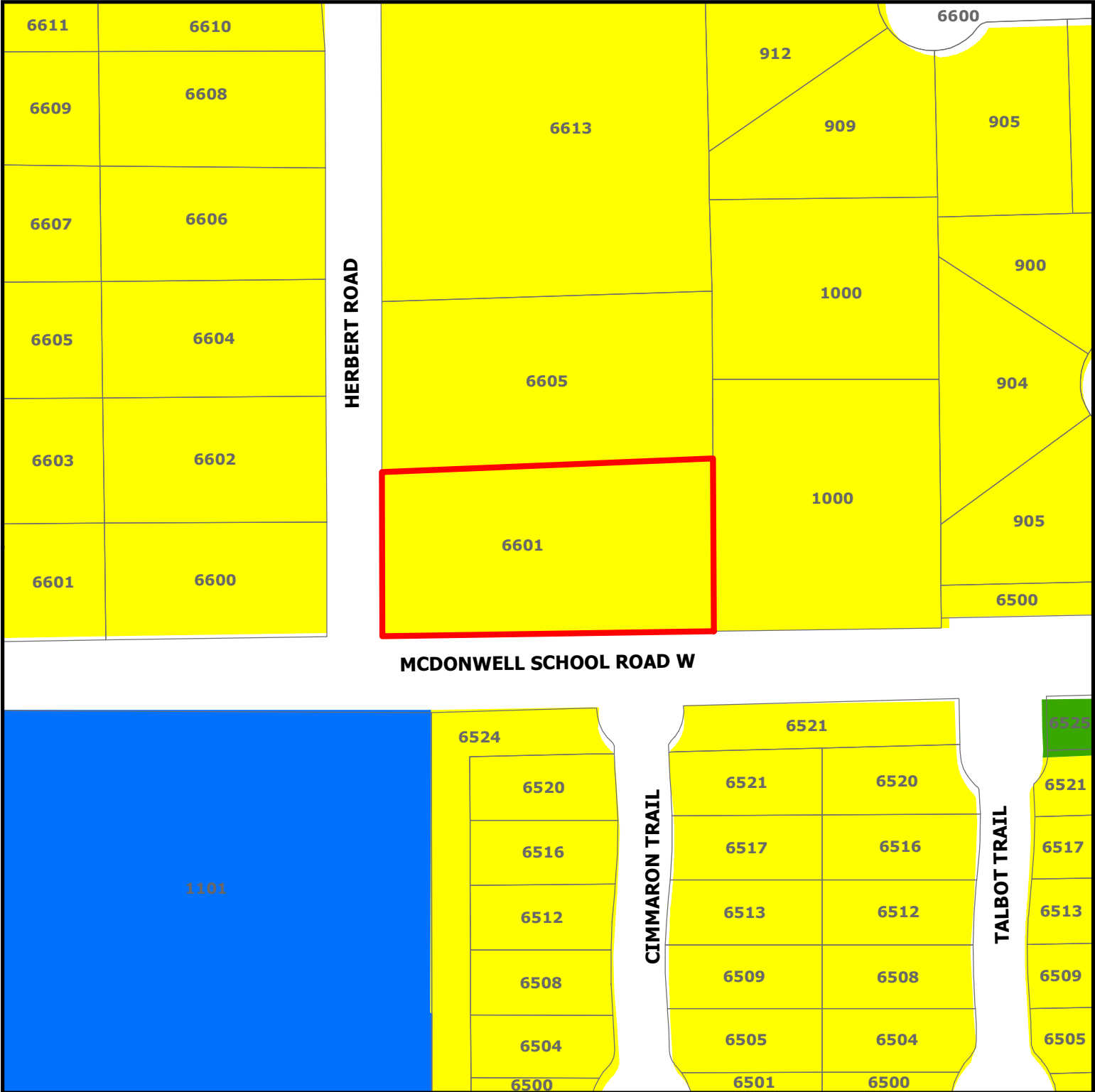
PC22-012
6601 Herbert Road

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 Subject Property



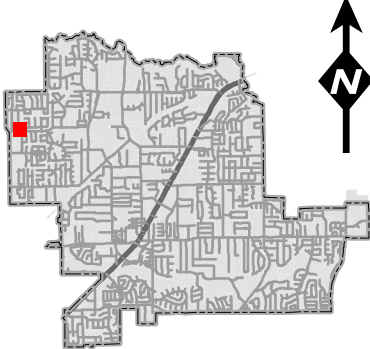
Future Land Use Map



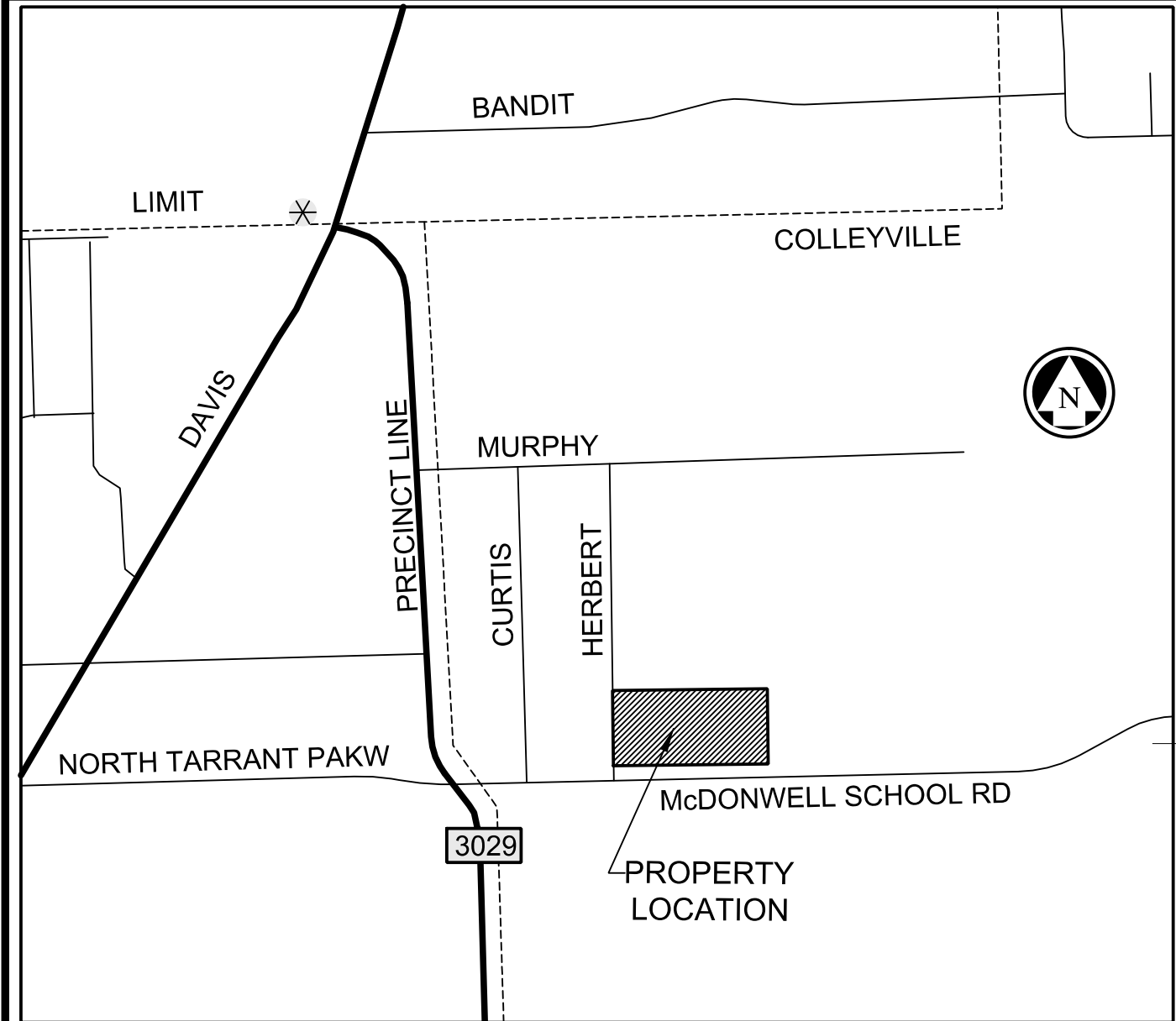
PC22-012

6601 Herbert Road

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



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VICINITY MAP NTS

GENERAL NOTES

- UNLESS OTHERWISE NOTED, ALL CORNERS SHOWN HEREON ARE 5/8" IRON RODS SET WITH A CAP STAMPED "ANA".
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- BY GRAPHIC SCALE, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE X, NOT SHADED, (AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AND ZONE X (AREA WITH 0.2 PERCENT ANNUAL CHANCE FLOOD HAZARD) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, MAP NO. 48439C0095K, REVISED SEPTEMBER 25, 2009.
- BEARINGS ARE RELATIVE TO TRUE NORTH OBTAINED FROM GLOBAL POSITIONING SATELLITE SYSTEM (GPS) OBSERVATIONS, NORTH AMERICAN DATUM 1983 (NAD '83), TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE.
- DRAINAGE EASEMENT RESTRICTION: 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.
- 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.
- THE PURPOSE OF THE PLAT IS TO BUILD 1 SINGLE FAMILY HOME.

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:

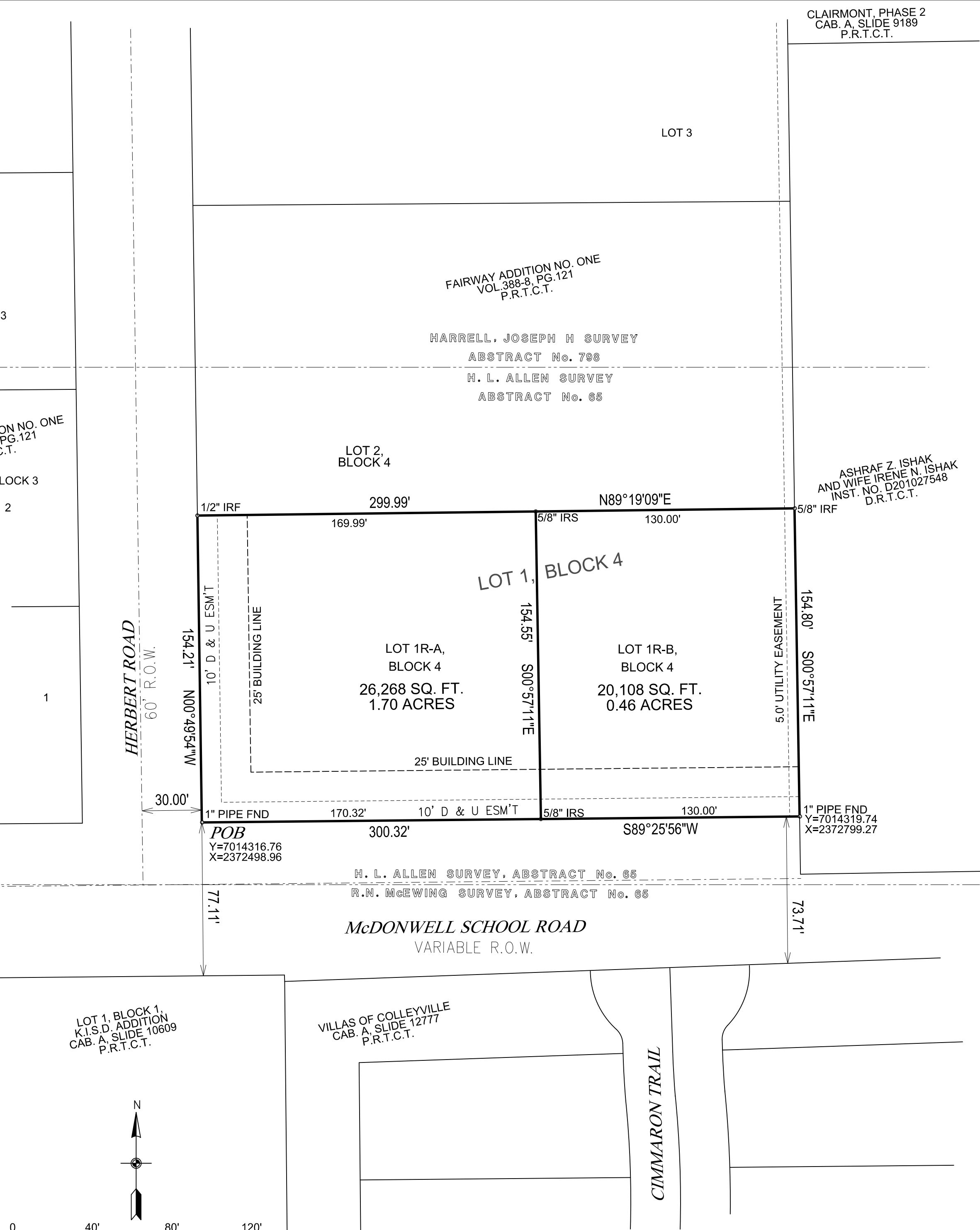
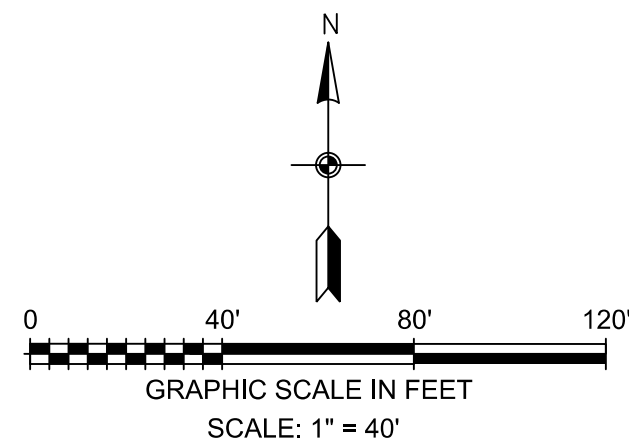
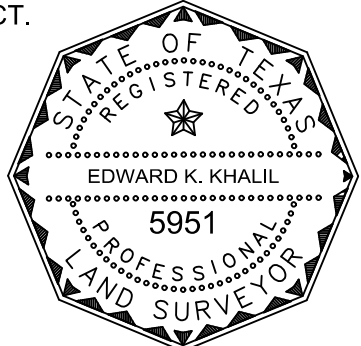
Community Development Director

SURVEYOR'S CERTIFICATION

THAT I, EDWARD K. KHALIL, 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 AND PRACTICES OF THE MOST CURRENT PROFESSIONAL LAND SURVEYING PRACTICES ACT.

SIGNATURE

DATE



STATE OF TEXAS
COUNTY OF TARRANTS

WHEREAS, WAGIH F. MEAWAD AND MARIAM R. GHBRYAL, ARE THE OWNER OF 1.065 ACRE TRACT OF LAND SITUATED IN H. L. ALLEN SURVEY, ABSTRACT NO. 65, TARRANT COUNTY, TEXAS, AND BEING LOT 1, BLOCK 4, FAIRWAY ADDITION NO. 1, AS RECORDED IN VOLUME 388-8, PAGE 121, PLAT RECORDS, TARRANT COUNTY, TEXAS AS CONVEYED BY DEED RECORDED IN INSTRUMENT NUMBER D222150941, DEED RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT 1 INCH IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 1, IN THE NORTH RIGHT-OF-WAY LINE OF McDONWELL SCHOOL ROAD (VARIABLE WIDTH RIGHT-OF-WAY) AND THE EAST RIGHT-OF-WAY LINE OF HERBERT ROAD (60 FOOT RIGHT-OF-WAY);

THENCE NORTH 00 DEGREES 49 MINUTES 54 SECONDS WEST, 154.21 FEET WITH THE EAST LINE OF SAID HERBERT ROAD AND WEST LINE OF SAID LOT 1, TO 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 1, AND THE SOUTHWEST CORNER OF LOT 2, OF SAID BLOCK 4;

THENCE NORTH 89 DEGREES 19 MINUTES 09 SECONDS EAST, 299.99 FEET WITH THE COMMON LINE OF SAID LOT 1, AND LOT 2, TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 1, AND THE SOUTHEAST CORNER OF SAID LOT 2, IN THE WEST LINE OF THAT CERTAIN TRACT OF LAND AS CONVEYED BY DEED TO ASHRAF Z. ISHAK AND IRENE N. ISHAK RECORDED IN INSTRUMENT NUMBER D201027548, OF SAID DEED RECORDS;

THENCE SOUTH 00 DEGREES 57 MINUTES 11 SECONDS EAST, 154.80 FEET WITH THE WEST LINE OF SAID ASHRAF Z. ISHAK AND IRENE N. ISHAK TRACT AND THE EAST LINE OF SAID LOT 1, TO A 1 INCH IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 1, IN THE NORTH LINE OF SAID McDONWELL SCHOOL ROAD;

THENCE SOUTH 89 DEGREES 25 MINUTES 56 SECONDS WEST, 300.32 FEET WITH THE SOUTH LINE OF SAID LOT1, THE NORTH LINE OF SAID McDONWELL SCHOOL ROAD TO THE PLACE OF BEGINNING AND CONTAINING 46,375 SQUARE FEET OR 1.065 ACRES OF LAND, MORE OR LESS.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That We, WAGIH F. MEAWAD AND MARIAM R. GHBRYAL, Owner, does hereby adopt this plat designating the hereinbefore described property as Lot 1-R-A, and Lot 1-R-B, Block 4, fairway 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 our hands this _____ day of _____, 20 ____.

Owners Name

STATE OF TEXAS
COUNTY OF TARRANTS

Before me, the undersigned Notary Public in and for said county and State 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 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:

OWNER / DEVELOPER

708 CARMEL DRIVE
KELLER, TX 76248

TEL. (682) 559-9697

ENGINEER / SURVEYOR

A.N.A. CONSULTANTS, L.L.C.

5000 THOMPSON TERRACE
COLLEYVILLE, TEXAS 76034

TEL. (817) 335-9900
FAX (817) 335-9955

REPLAT FAIRWAY ADDITION

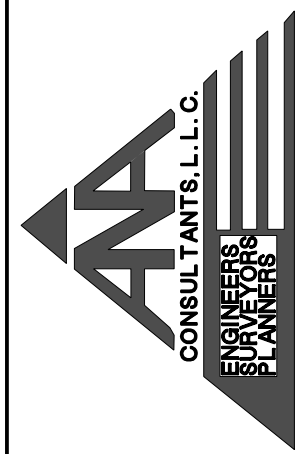
LOT 1R-A, AND LOT 1R-B, BLOCK 4,
BEING A REPLAT OF LOT 1, BLOCK 4
FAIRWAY ADDITION NO. 1

AN ADDITION TO
THE CITY OF COLLEYVILLE,
TARRANT COUNTY, TEXAS
BEING (46,375 S.F.) OR 1.065 ACRE OF LAND
SITUATED IN

H.L. ALLEN SURVEY ABSTRACT 65
COLLEYVILLE, TARRANTS COUNTY, TEXAS

REPLAT
FOR
FAIRWAY ADDITION

5000 Thompson Terrace
Colleyville, TX 76034
(817) 335-9900
FAX: (817) 335-9955



PC22-000

SHEET 1 OF 1



City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

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

Agenda Number 2g

Agenda Date 7/25/2022

Type Presentation and Discussion

Department Planning and Zoning Commission

Title

Presentation and discussion of a Zoning Change from AG Agricultural to PUD-R Planned Unit Development-Residential zoning district for Tracts 1B1, 1C1, 1B2, and 1B3, Abstract 294, Robert Chowning Survey, located at 2417 Wilkes Drive, Case ZC22-029

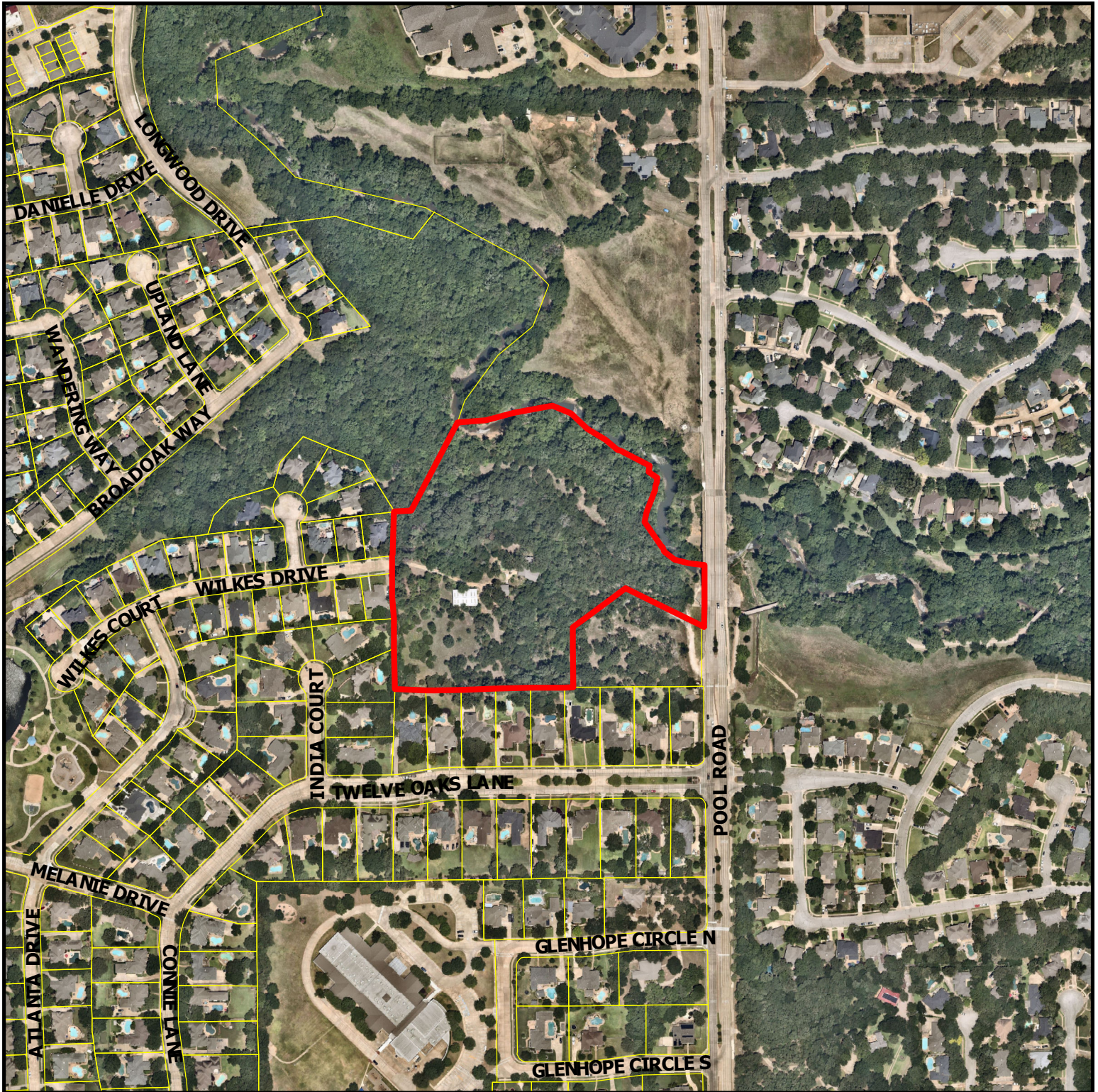
Explanation

Curtis Young, the applicant, has submitted a request for a zoning change for Tracts 1B1, 1C1, 1B2, and 1B3, Abstract 294, Robert Chowning Survey, being approximately 11.94 acres, and zoned AG Agricultural district. The request is to rezone the property to PUD-R Planned Unit Development-Residential to allow for a new 18-lot single-family detached subdivision.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Concept Plan
6. Aerial Concept Plan
7. Drainage Plan

Aerial Map

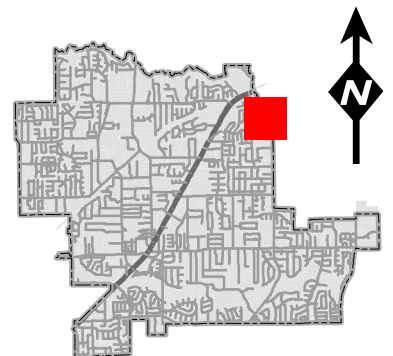


ZC22-029
2417 Wilkes Drive

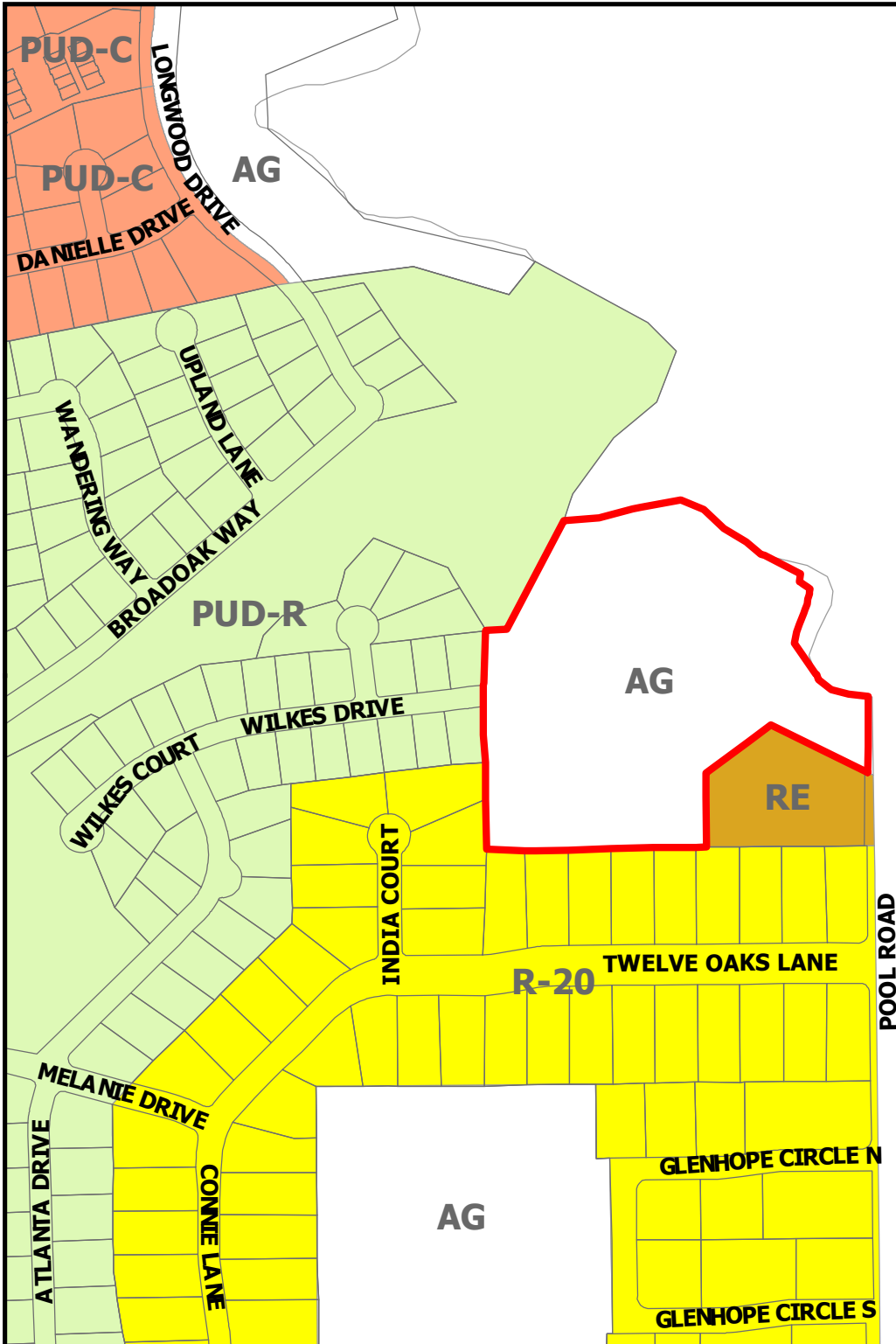
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Subject Property



Zoning Map



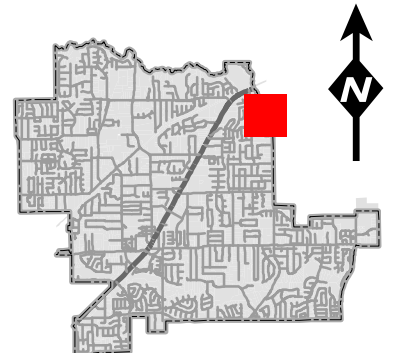
ZC22-029
2417 Wilkes Drive

DISCLAIMER:

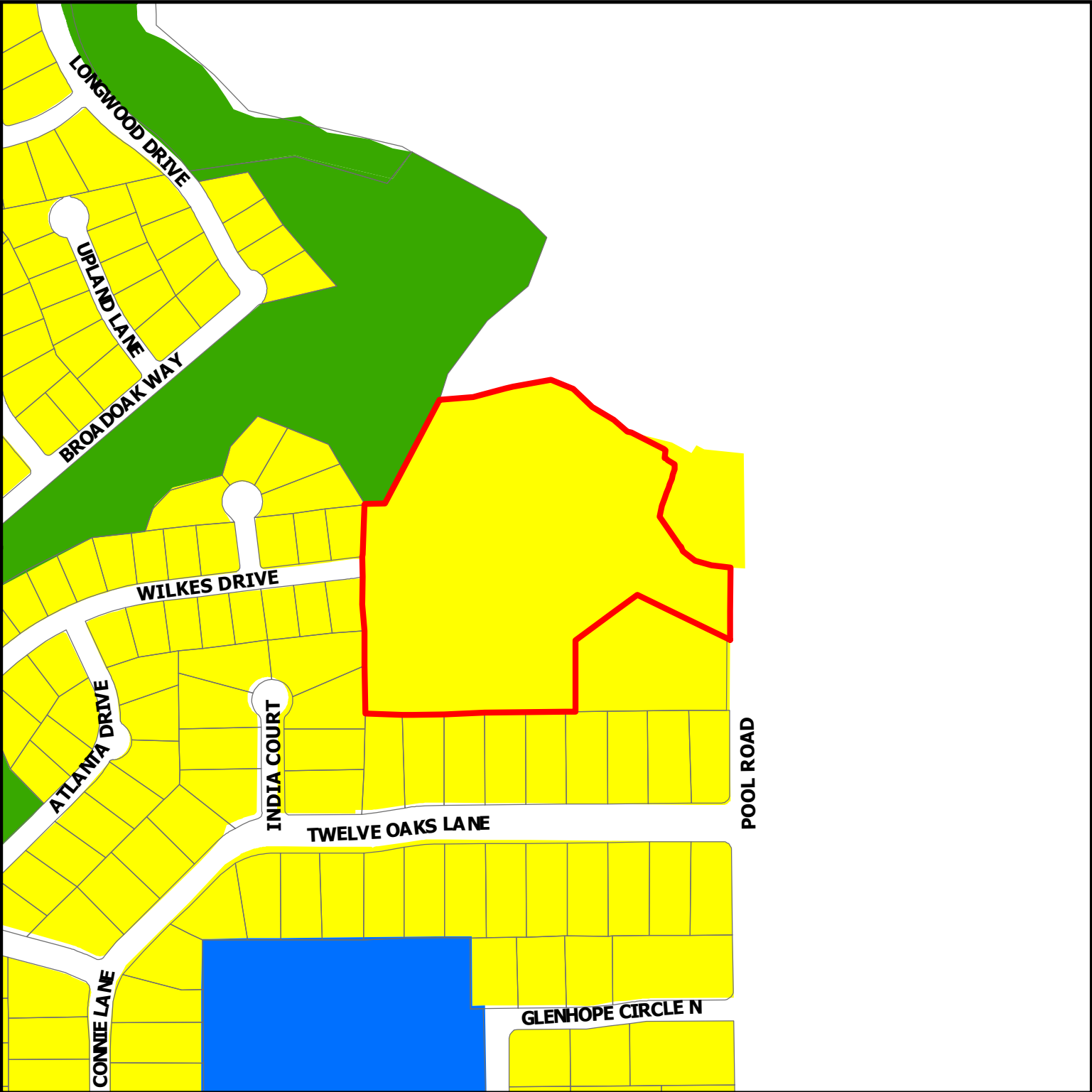
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Subject Property



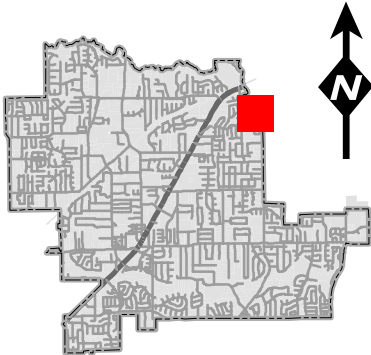
Future Land Use Map



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ZC22-029
2417 Wilkes Drive

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



Wilkes Knoll

Colleyville, Texas

Zoning Narrative –11 JULY 2022

WillowTree Development, LLC, Developer

Sage Group, Inc., Land Planner

Statement of Planning Objectives

Wilkes Knoll is a proposed residential neighborhood to be developed by WillowTree Development, LLC, under the PUD-R Residential District regulations for residential development in the City of Colleyville. The 12.01 acre property is located on the west side of Pool Road, just south of Big Bear Creek, which is also the Colleyville/Grapevine city limits.

Adjacencies: The property is adjacent to, and could almost be considered an extension of, the Ross Downs Estates neighborhood- as it is accessed through that neighborhood via Wilkes Drive. The Ross Downs Estates lots to the south (off of Twelve Oaks Lane) are ½ acre lots, but the section of Ross Downs Estates through which this property is accessed (from the west), is comprised of 10,000+ sf lots. To the north and east is Big Bear Creek, and the City of Grapevine.

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 is currently an occupied single-family home on the property, which will be removed as it is developed.

The proposed plan responds to, and in many ways reflects the neighborhoods and properties we are adjacent to. Where we are adjacent to the larger, ½ acre Ross Downs lots to the south, we are proposing lots of 20,000 sf and up, while the remaining lots (some adjacent to the 10,000 sf lots at our entry) are all at least 15,000 sf, and range up to 20,000 sf. We have designed the project to be compatible and in harmony with our adjacent neighbors and to be consistent with the city’s Comprehensive Plan. Overall density is 1.50 lots per acre.

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

Access: The property only has one point of street access, determined when Ross Downs was developed. Wilkes Drive currently dead-ends into the property on the west side. We are proposing to extend Wilkes Drive into the property, and providing a circular turnaround street, accessing the lots.

The residences planned for Wilkes Knoll will be upscale, with selling prices estimated to start at around \$2 million. Each home will be required to go through a design review process, prior to construction, to assure a high level of quality and design.

Wilkes Knoll will be developed with the normal Colleyville public street section of 31' (back of curb to back of curb), in a 50' R.O.W., throughout the project.

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.

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, directly into Big Bear Creek. Therefore, no detention ponds will be necessary.

To encourage pedestrian activity in the neighborhood, sidewalks will be built along the front of each lot. We also propose to provide a (not fully accessible) "nature trail," down into the flood plain area, which will also connect to the city sidewalk along Pool Road.

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

Wilkes Knoll will 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

Wilkes will have a total of eighteen (18) homes, each with an estimated average value upon completion of \$2,000,000, resulting in an overall tax base of over \$36,000,000. At the current tax rate of 2.2221%, the total taxes generated from the development are projected to be \$800,000, with over \$110,000 generated directly for the City at buildout.

Development Standards

Permitted Land Use:	Single Family Residential Detached
Minimum House Size:	3,500 square feet.
Minimum Lot Area:	15,261 s.f. (Average about 19,031 s.f.)
Minimum Lot Width:	Eighty feet (80') measured at the building setback line, except pie-shaped cul-de-sac lots 3, 13 & 14, in which case the minimum shall be seventy-five feet (75'), 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 all be 30'.
Street Standards:	The streets within Wilkes Knoll are proposed to be standard Colleyville public streets. All sections will be built to the standard street section of 31' b/b paving, in a 50' Street ROW.
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) 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 Wilkes Knoll Architectural Review Committee, 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 composition or standing seam metal are examples. Each elevation should add interest to the entire streetscape.

Windows: No aluminum windows 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 will only be permitted between lots. 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 Wilkes Knoll 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),
Travel Lane Width: Thirty-one feet (31'), back of curb to back of curb.
Turning Radii: Fifteen feet (15')

Open Space Standards: All Common Open Space along the internal streets 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 Wilkes Knoll 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 entry from Wilkes Drive.

Site Data Summary Chart

Single Family Residential Lots	18	
Common Areas	2	
Residential Lots	65.45%	7.86 ac.
Open Space	21.20%	2.54 ac.
R.O.W.	13.35%	1.61 ac.
Res. Gross Acreage	100.00%	12.01 ac.

Site Data

Gross Acreage	12.01 ac.
Gross Density (lots / acre)	1.50

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

Lot Summary

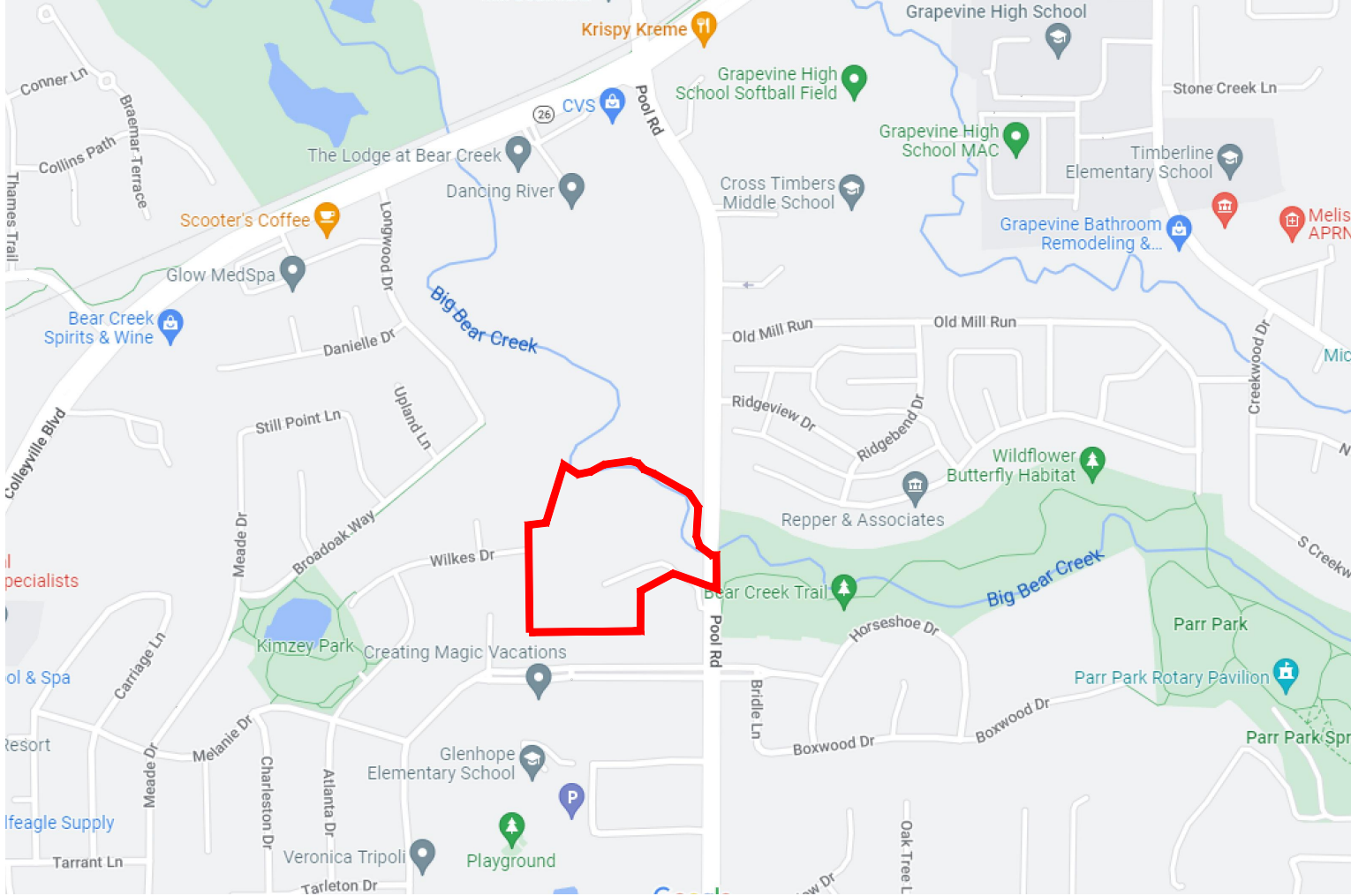
Residential Lots	18
Minimum Building Lot Area	15,178 s.f.
Average Building Lot Area	19,031 s.f.
Common Areas	2

Legend

Nature Trail	
5' Sidewalk	
Flood Plain	

Notes:

- Front Setbacks are 25' Typical, except where noted.
- Rear Setbacks are 25' Typical
- Side Setbacks are 10' Typical, 25' street side setback on corner lot



LOCATION MAP

Developer:

WillowTree Development, LLC
680 N. Carroll Avenue, Suite 100
Southlake, Texas 76092
817-617-9105
Attn: Travis Franks

Engineer:

Redinger Group, LLC
P.O. Box 93206
Southlake, Texas 76092
817-253-5727
Attn: Clayton Redinger, P.E.

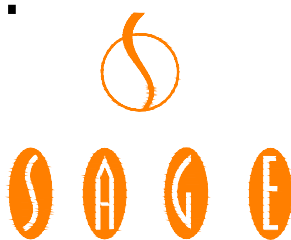
Owner:

Unique Fortune, LLC
400 Carroll Avenue
Southlake, TX 76092
Tel: 817-366-8666
Contact: Mark Goodwin

Applicant:

Sage Group, Inc.
1130 N. Carroll Avenue, Suite 200
Southlake, TX 76092
817-424-2626
Contact: Curtis Young, AIA

Planner:



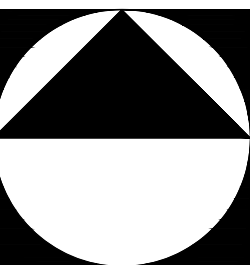
SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
TEL: 817-424-2626

FENCE DIAGRAM

Fence Legend

6' Wood Fence	
5' Ornamental Iron Fence	

11 JUL 22



1" = 50'
0 50' 100' 200'

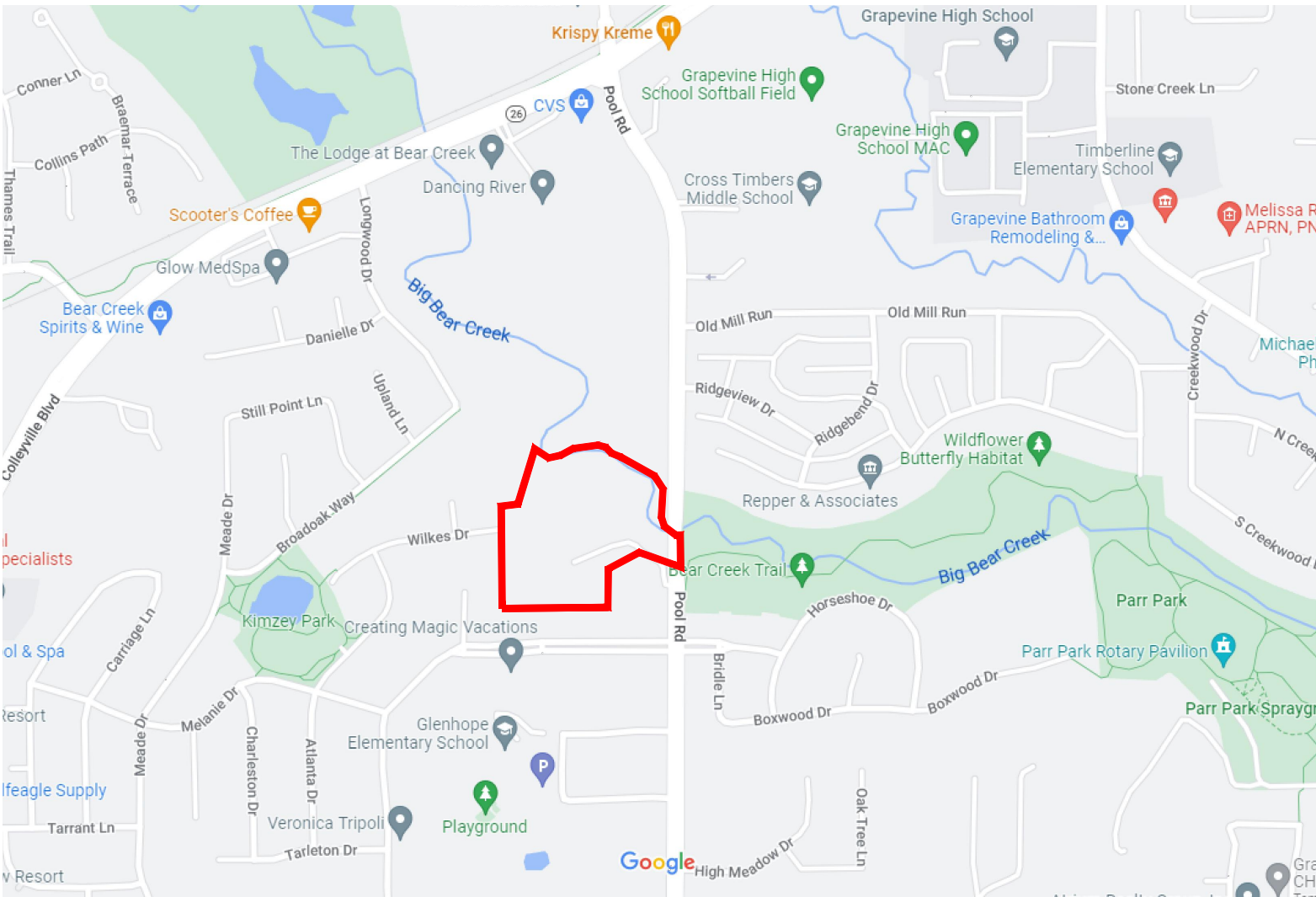
Concept Plan



Zoning Exhibit for Zoning Change Request From AG to PUD-R

Wilkes Knoll

Colleyville, Tarrant County, Texas



LOCATION MAP

Legend
Nature Trail
5' Sidewalk
Flood Plain

Developer:
WillowTree Development, LLC
680 N. Carroll Avenue, Suite 100
Southlake, Texas 76092
817-617-9105
Attn: Travis Franks

Engineer:
Redinger Group, LLC
P.O. Box 93206
Southlake, Texas 76092
817-253-5727
Attn: Clayton Redinger, P.E.

Owner:
Unique Fortune, LLC
400 Carroll Avenue
Southlake, TX 76092
Tel: 817-366-8666
Contact: Mark Goodwin

Applicant:
Sage Group, Inc.
1130 N. Carroll Avenue, Suite 200
Southlake, TX 76092
817-424-2626
Contact: Curtis Young, AIA

Planner:

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

11 JUL 22

1" = 50'

0

50'

100'

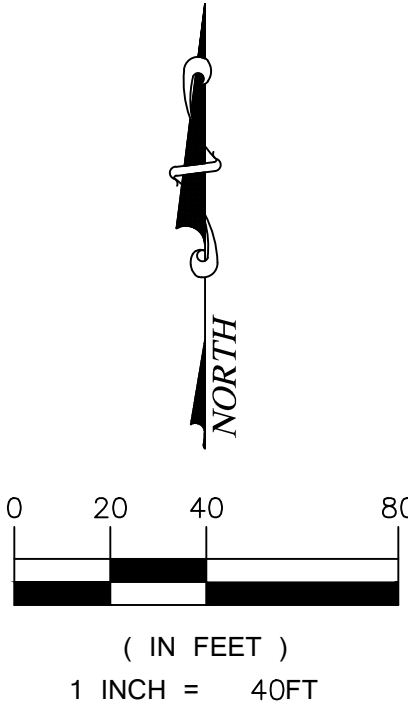
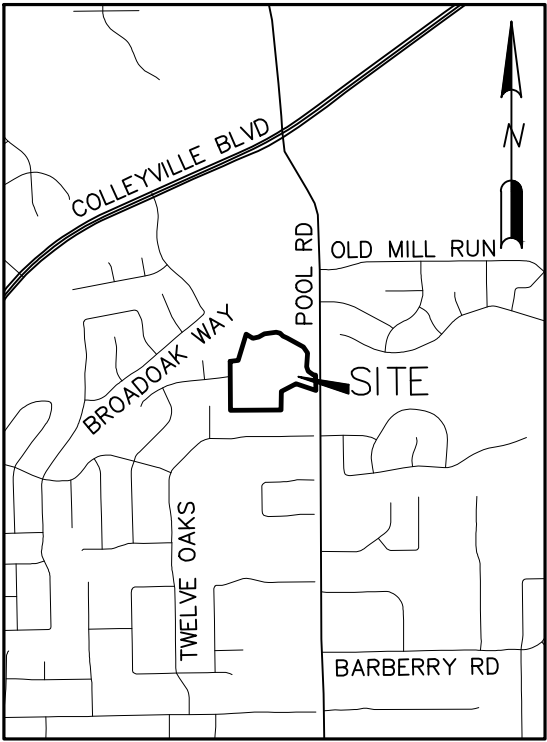
200'



Zoning Exhibit for Zoning Change Request From AG to PUD-R

Wilkes Knoll

Colleyville, Tarrant County, Texas



- LEGEND
- DRAINAGE AREA LABEL
 - FLOW ARROW (POST-PROJECT)
 - DRAINAGE DIVIDE
 - EXISTING CONTOUR MINOR
 - EXISTING CONTOUR MAJOR
 - DESIGN POINT

- CRITERIA BASED ON CITY OF COLLEYVILLE ENGINEERING DESIGN STANDARDS.
- BIG BEAR CREEK SPECIAL FLOOD HAZARD AREA OBTAINED THROUGH TARRANT COUNTY GIS, REFERENCED TO NAD83 TEXAS STATE PLAN COORDINATES, NORTH CENTRAL ZONE, US FEET.

RATIONAL METHOD RUNOFF CALCULATIONS (EXISTING)																
AREA NO.	AREA(AC)	DESCRIPTION	"C" VALUE	Tc(MIN)	I2 (IN/HR)	Q2 (CFS)	I5 (IN/HR)	Q5 (CFS)	I10 (IN/HR)	Q10 (CFS)	I25 (IN/HR)	Q25 (CFS)	I50 (IN/HR)	Q50 (CFS)	I100 (IN/HR)	Q100 (CFS)
O1	0.11	SF-RES	0.60	15	3.50	0.2	4.55	0.3	5.34	0.4	6.40	0.4	7.20	0.5	8.02	0.5
O2	0.58	UNDEV	0.30	15	3.50	0.6	4.55	0.8	5.34	0.9	6.40	1.1	7.20	1.3	8.02	1.4
A	1.9	UNDEV	0.30	15	3.50	2.0	4.55	2.6	5.34	3.0	6.40	3.6	7.20	4.1	8.02	4.6
B	10.1	UNDEV	0.30	15	3.50	11	4.55	14	5.34	16	6.40	19	7.20	22	8.02	24

CITY CASE NO. ----

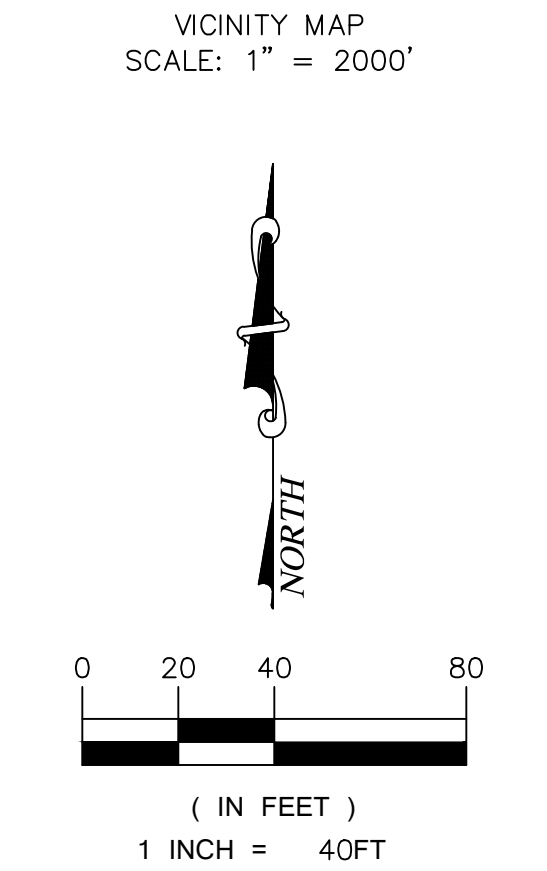
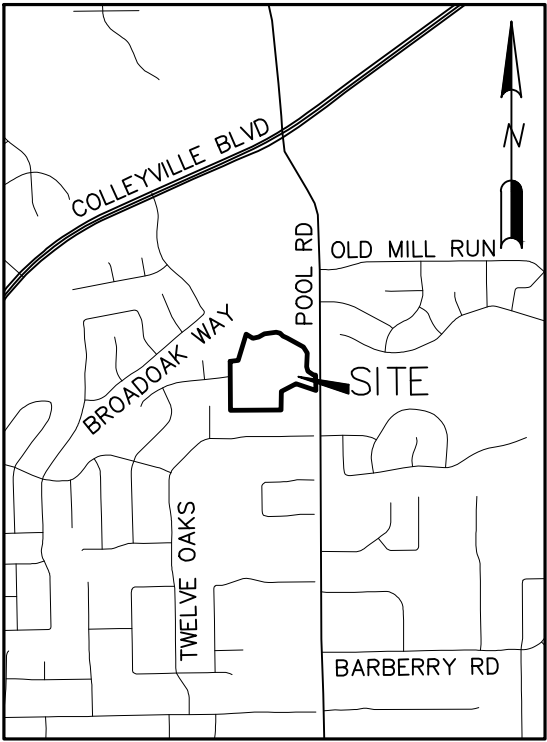
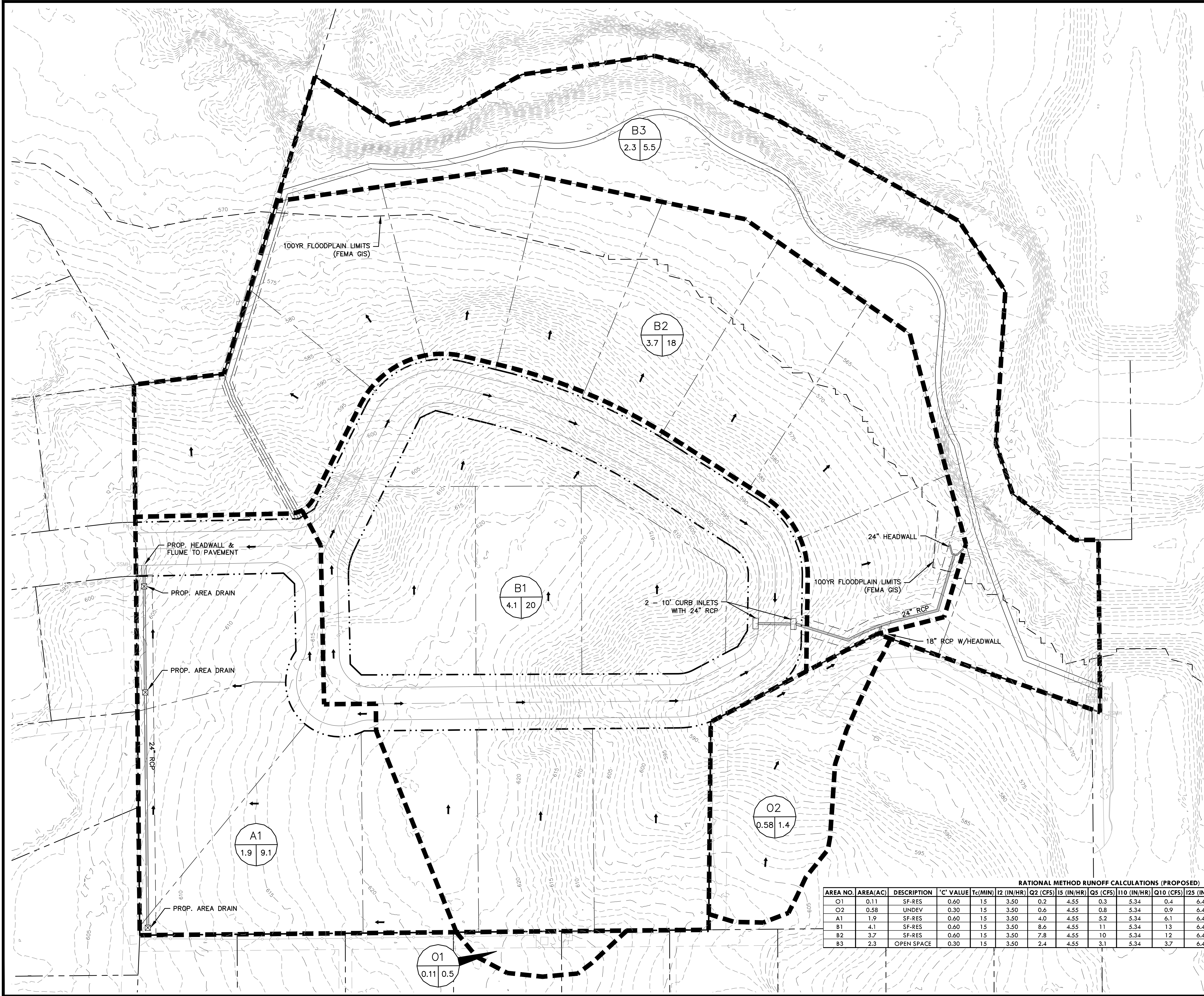
REDINGER GROUP, LLC
P.O. BOX 93206
DALLAS, TEXAS 75293-0206
PHONE (817) 233-2727
FAX (817) 233-2727
ENGINEERING REGISTRATION NUMBER F-23239
CLIENT NAME
PROJECT NAME
CITY TEXAS XXXX
XXXX XXX-XXXX

EXISTING DRAINAGE PLAN 2417 WILKES DRIVE COLLEYVILLE, TEXAS

BENCHMARKS:
COLLEYVILLE BM-29
2" BRASS DISC IN CL
INLET IN N. ROW OF
TWELVE OAKS 128' W
OF POOL ROAD & 25.4'
N OF MEDIAN BOC
ELEV = 583.70'
COLLEYVILLE BM-92
2" BRASS DISC IN N
END OF INLET 16.4' W
OF CL OF BROADOAK ST.
55' S OF CL OF
LONGWOOD ST & 41' SE
OF A FIRE HYDRANT
ELEV = 577.13'

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes
Engineer: CLAYTON T. REDINGER
P.E. No. 97487 Date: 7/07/2022

Drawn By: DSM
Reviewed By: CTR
Project: 1013-01



- LEGEND
- DRAINAGE AREA LABEL
 - FLOW ARROW (POST-PROJECT)
 - DRAINAGE DIVIDE
 - EXISTING CONTOUR MINOR
 - EXISTING CONTOUR MAJOR
 - DESIGN POINT

- NO GRADING IS ANTICIPATED WITHIN THE REGULATORY FLOODWAY/FLOODPLAIN OF BIG BEAR CREEK WHICH WOULD REQUIRE A CLOMR SUBMITTAL THROUGH FEMA.
- CRITERIA BASED ON CITY OF COLLEYVILLE ENGINEERING DESIGN STANDARDS.
- THE DEVELOPMENT DISCHARGES DIRECTLY TO A FEMA REGULATED FLOOD HAZARD AREA FOR BIG BEAR CREEK WHICH HAS A DRAINAGE AREA OF APPROXIMATELY 30 SQ. MILES AND A TIME OF CONCENTRATION OF OVER FIVE HOURS. DETENTION IS NOT RECOMMENDED FOR THIS DEVELOPMENT.
- BIG BEAR CREEK SPECIAL FLOOD HAZARD AREA OBTAINED THROUGH TARRANT COUNTY GIS, REFERENCED TO NAD83 TEXAS STATE PLAN COORDINATES, NORTH CENTRAL ZONE, US FEET.
- FINAL ENGINEERING REVIEW AND COORDINATION MAY RESULT IN MINOR ADJUSTMENTS TO THIS PLAN

RATIONAL METHOD RUNOFF CALCULATIONS (PROPOSED)																
AREA NO.	AREA(AC)	DESCRIPTION	'C' VALUE	Tc(MIN)	I2 (IN/HR)	Q2 (CFS)	I5 (IN/HR)	Q5 (CFS)	I10 (IN/HR)	Q10 (CFS)	I25 (IN/HR)	Q25 (CFS)	I50 (IN/HR)	Q50 (CFS)	I100 (IN/HR)	Q100 (CFS)
O1	0.11	SF-RES	0.60	15	3.50	0.2	4.55	0.3	5.34	0.4	6.40	0.4	7.20	0.5	8.02	0.5
O2	0.58	UNDEV	0.30	15	3.50	0.6	4.55	0.8	5.34	0.9	6.40	1.1	7.20	1.3	8.02	1.4
A1	1.9	SF-RES	0.60	15	3.50	4.0	4.55	5.2	5.34	6.1	6.40	7.3	7.20	8.2	8.02	9.1
B1	4.1	SF-RES	0.60	15	3.50	8.6	4.55	11	5.34	13	6.40	16	7.20	18	8.02	20
B2	3.7	SF-RES	0.60	15	3.50	7.8	4.55	10	5.34	12	6.40	14	7.20	16	8.02	18
B3	2.3	OPEN SPACE	0.30	15	3.50	2.4	4.55	3.1	5.34	3.7	6.40	4.4	7.20	5.0	8.02	5.5

REDINGER GROUP, LLC

PO BOX 9204
COLLEYVILLE, TX 76034
PHONE (817) 933-2277
FAX (817) 933-2277
ENGINEERING REGISTRATION NUMBER 7-2329

CLIENT NAME
CLAYTON T. REDINGER

PREPARED FOR
CITY OF COLLEYVILLE

NO.

REVISION

BY

DATE

PRELIMINARY
FOR REVIEW ONLY

Not for Construction or Permit Purposes

Engineer
CLAYTON T. REDINGER
77487

Issue
7/07/2022

Drawn By: DSM

Reviewed By: CTR

Project: 1013-01

SHEET

2

PRELIMINARY GRADING & DRAINAGE PLAN

2417 WILKES DRIVE

COLLEYVILLE, TEXAS

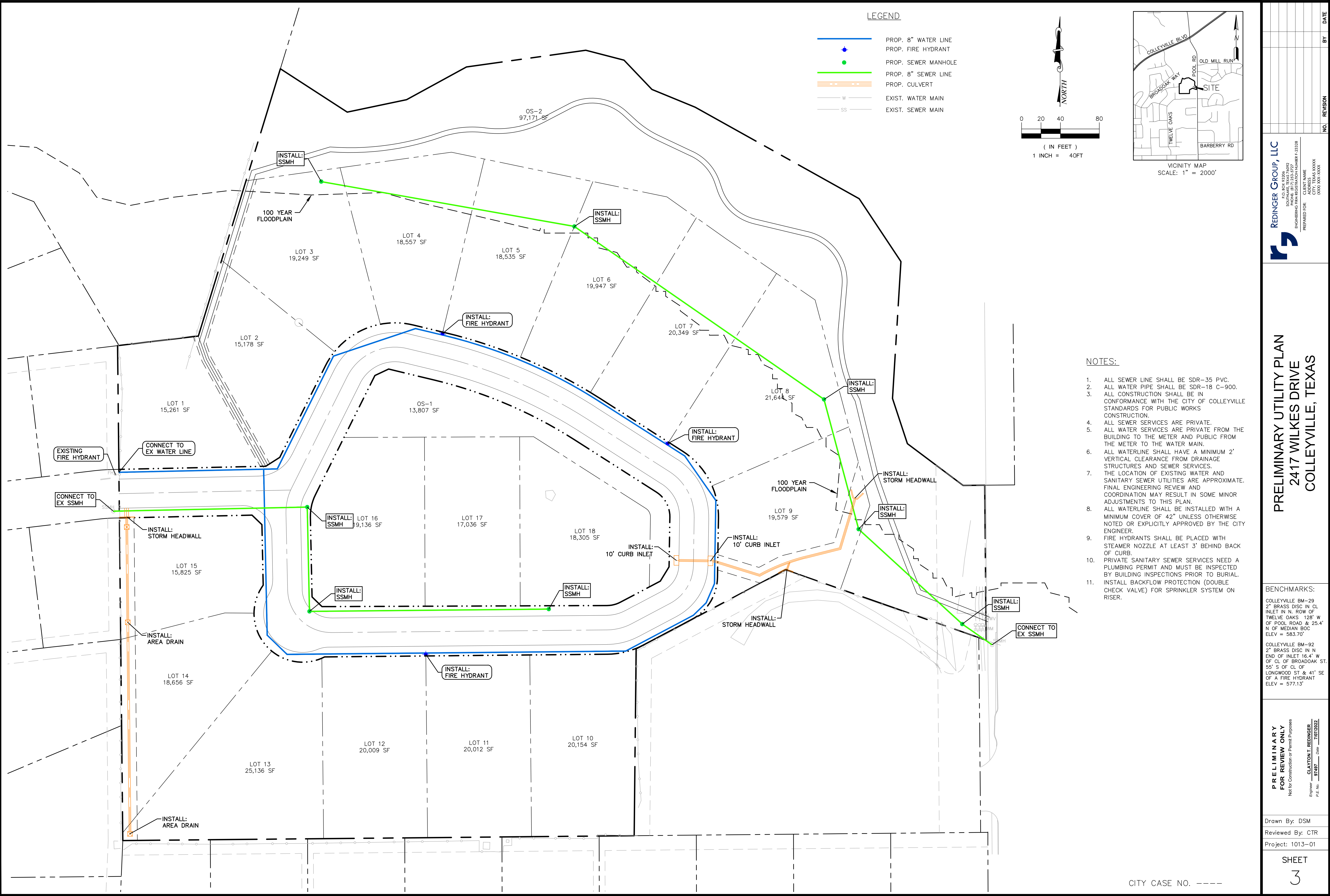
BENCHMARKS:

COLLEYVILLE BM-29
2" BRASS DISC IN CL
INLET IN N. ROW OF
TWELVE OAKS 128' W
OF POOL ROAD & 25.4'
N OF MEDIAN BOC
ELEV = 583.70'

COLLEYVILLE BM-92
2" BRASS DISC IN N
END OF INLET 16.4' W
OF CL OF BROADOAK ST.
55' S OF CL OF
LONGWOOD ST & 41' SE
OF A FIRE HYDRANT
ELEV = 577.13'

CITY CASE NO. ----

REDINGER GROUP PROJECT NO. 1013-01 - SITE PLAN FOR 2417 WILKES DRIVE - COLLEYVILLE, TEXAS



REDINGER GROUP, LLC

PO BOX 92006
COLLEYVILLE, TX 76032
PHONE (817) 233-2277
FAX (817) 233-2277
ENGINEERING REGISTRATION NUMBER 7-2328
PREPARED FOR: CLIENT NAME
PROJECT NAME
CITY TEXAS XXXX
XXX XXX-XXXX

PRELIMINARY
FOR REVIEW ONLY

Not for Construction or Permit Purposes

Engineer: CLAYTON T. REDINGER
P.E. No. 97487 Date: 7/07/2022

Drawn By: DSM

Reviewed By: CTR

Project: 1013-01

SHEET

3

NO. REVISION

BY

DATE

PRELIMINARY UTILITY PLAN

2417 WILKES DRIVE

COLLEYVILLE, TEXAS

BENCHMARKS:

COLLEYVILLE BM-29
2" BRASS DISC IN CL
INLET IN N. ROW OF
TWELVE OAKS 128' W
OF POOL ROAD & 25.4'
N OF MEDIAN BOC
ELEV = 583.70'

COLLEYVILLE BM-92
2" BRASS DISC IN N
END OF INLET 16.4' W
OF CL OF BROADOAK ST.
55' S OF CL OF
LONGWOOD ST & 41' SE
OF A FIRE HYDRANT
ELEV = 577.13'

REDINGER GROUP PROJECT No. 1013-01 – SITE PLAN FOR 2417 WILKES DRIVE – COLLEYVILLE, TEXAS



City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

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

Agenda Number 2h

Agenda Date 7/25/2022

Type Presentation and Discussion

Department Planning and Zoning Commission

Title

Presentation and discussion of a Special Use Permit for an accessory building to exceed the permitted lot coverage for accessory buildings and to encroach into the rear setback on Lot 5, Block 7, Saddlebrook Addition, located at 4105 Mockingbird Lane, Case ZC22-030

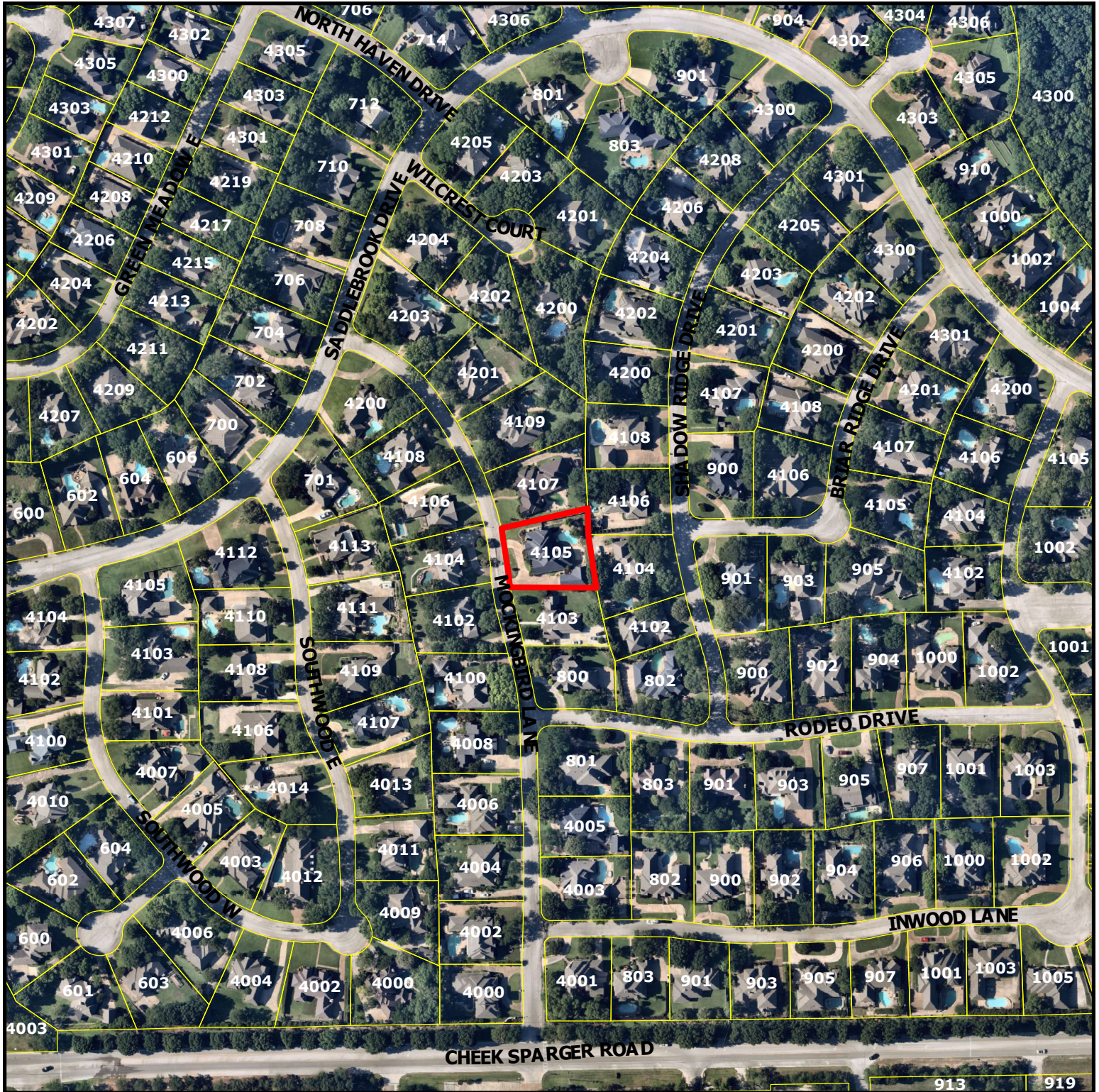
Explanation

Brett Rogers, the applicant, has submitted a request for an SUP for an accessory building to exceed the permitted lot coverage and to encroach into the rear setback on Lot 5, Block 7, Saddlebrook Addition, being approximately 0.38 acres, and zoned PUD-R Planned Unit Development - Residential. The request is in order to allow for a 360 sq.ft. patio cover. There is an oversized accessory building that already exists on the property. The proposed patio cover also does not meet the required rear setback.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Survey
6. Site Plan
7. Drainage Plan
8. Elevations
9. Roof Plan
10. Picture 1
11. Picture 2
12. Picture 3
13. Picture 4
14. Picture 5

Aerial Map



ZC22-030

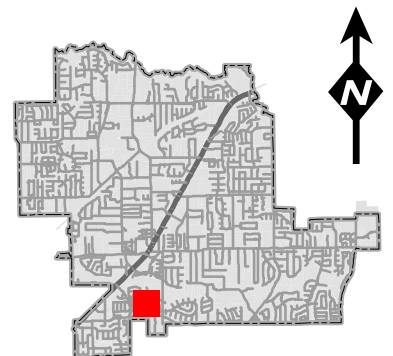
4105 Mockingbird Lane

DISCLAIMER:

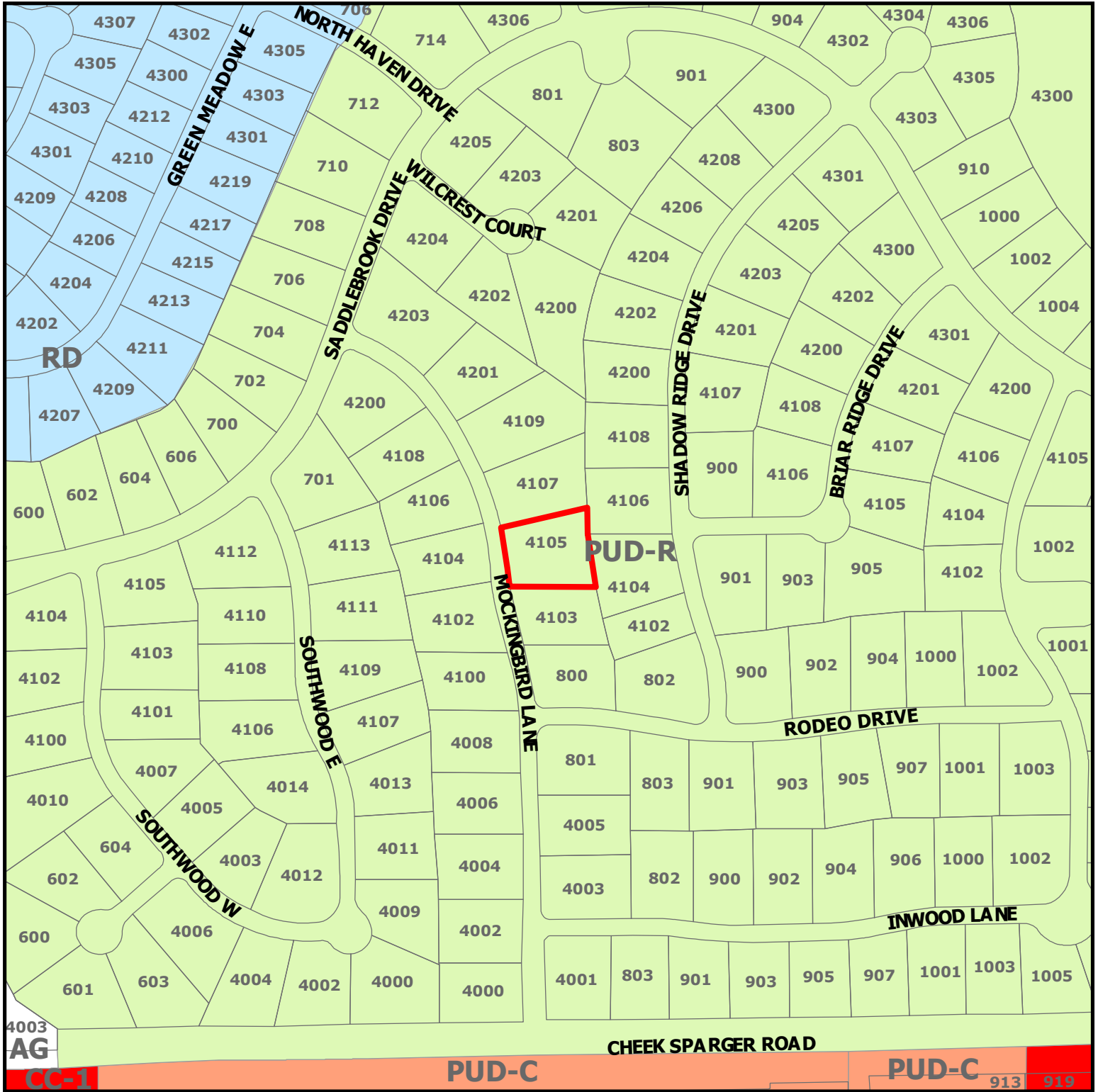
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



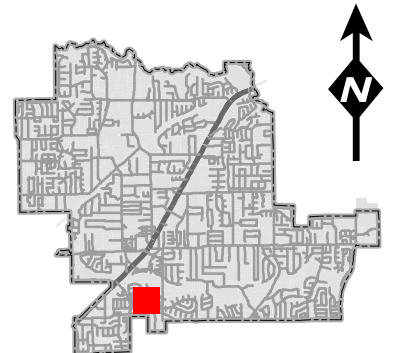
Zoning Map



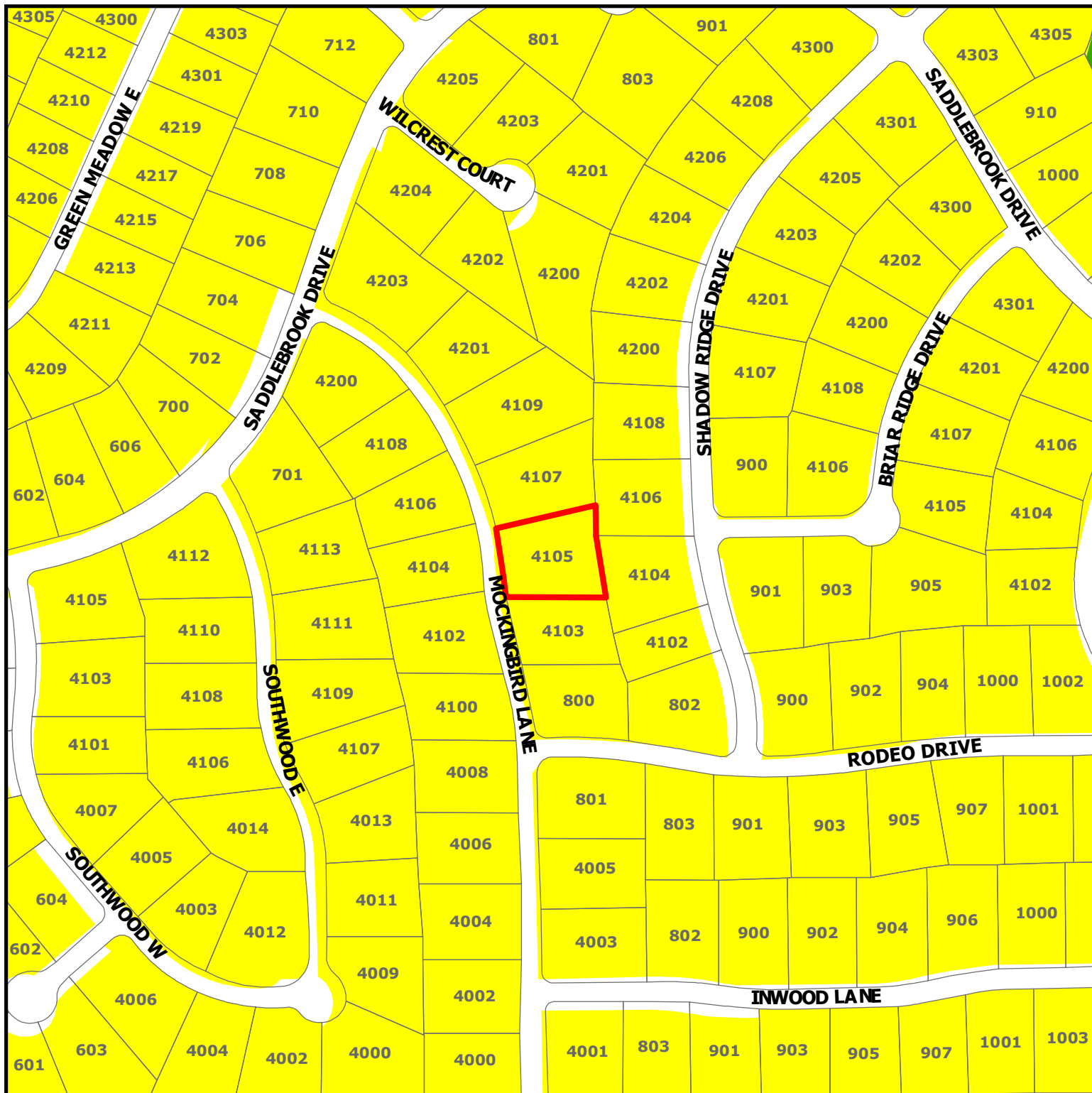
ZC22-030
4105 Mockingbird Lane

DISCLAIMER:
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 Subject Property



Future Land Use Map



ZC22-030
4105 Mockingbird Lane

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-  Subject Property
-  Residential
-  Open Space; Parks

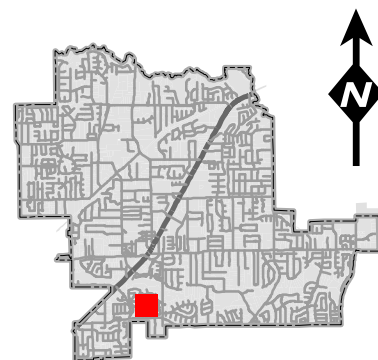


EXHIBIT: STATEMENT OF PLANNING & OBJECTIVES

BRETT ROGERS RESIDENCE

4105 MOCKINGBIRD LANE

COLLEYVILLE, TEXAS 76034

682-352-5440

The purpose of this proposed project is to provide shade in the back yard for the residents, family and guests during extreme heat so the area is usable and tolerable. In spite of existing structures (i.e. detached garage and residence), there is no protection from the sun, notwithstanding the small patio built as part of the residence.

The proposed structure is a Patio Cover constructed of Western Red Cedar, exposed rafter, tongue n groove ceiling, shingles/gutters to match, bracing & trim. (NOTE: All dimensions are shown in the 2D CAD drawings submitted as exhibits for approval. There will be no electricity supplied to this shade cover.)

The structure is 'stand-alone' and self-supported as shown in the drawings. It will be positioned on existing decorative concrete with new piers to be installed which satisfy all load requirements. The piers shown in the CAD drawings will be doweled into the existing 6" concrete and consist of a 3/8" rebar cage.

In closing, with the addition of this shade structure, the family and guests will be able to fully utilize the back yard during most of the year. It should be further noted and is supported by accompanying property photos, all three (3) neighbor's homes surrounding the Rogers' property will not be visually impacted by the location and construction of the proposed Patio Cover.

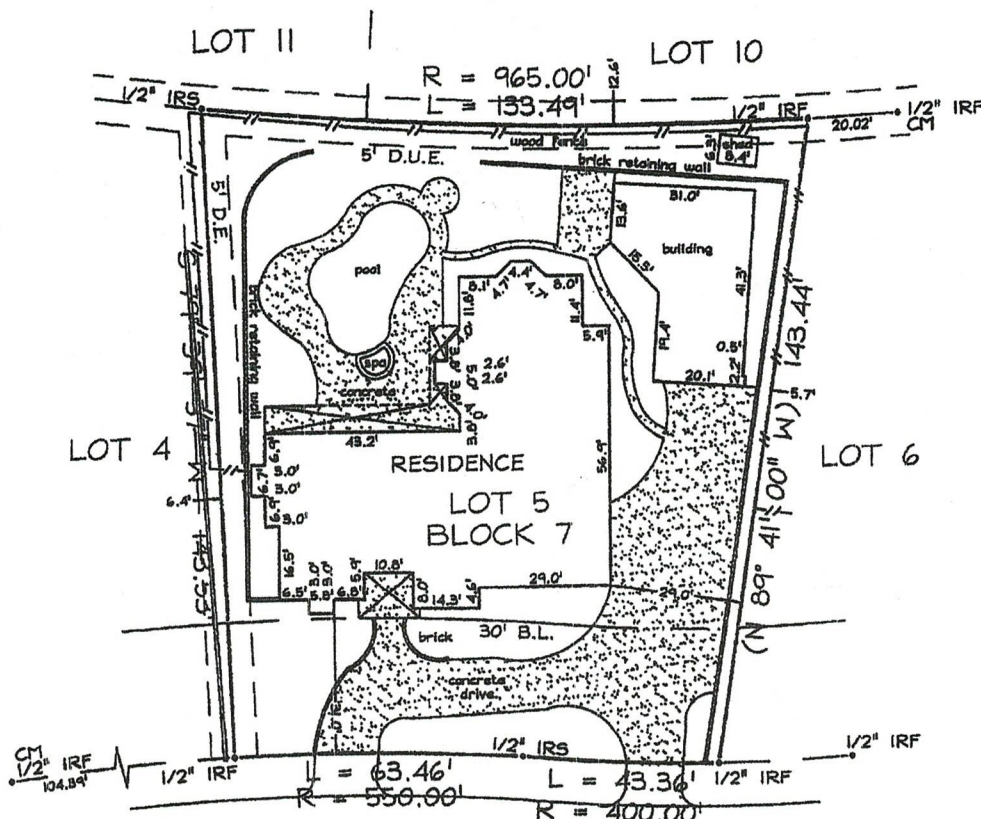
DS 1246

11R10850 ✓

DS

LEGEND OF ABBREVIATIONS AND SYMBOLS

B.L.	= Building Line	I.P.F.	= Iron Pipe Found	P.A.E.	= Public Access Easement	S.E.	= Sewer Easement
C.M.	= Central Monument	I.R.F.	= Iron Rod Found	P.O.S.E.	= Public Open Space Easement	U.E.	= Utility Easement
D.E.	= Drainage Easement	I.R.S.	= Iron Rod Set			X.T.R.W.	= Railroad Tie Retaining Wall
D.U.E.	= Drainage & Utility Easement	M.E.	= Maintenance Easement	R.O.W.	= Right of Way	O.H.E.	= Overhead Electric
ET	= Electric Transformer	()	= Record Data	R.W.	= Retaining Wall		
F.P.	= Fence Post						



MOCKINGBIRD LANE (50' R.O.W.)

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of improvements shown.

X _____

X _____
Date 6-6-11



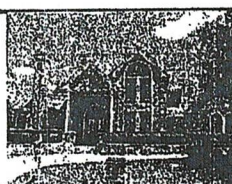
Address: 4106 MOCKINGBIRD LANE
G.F. No.: 11R10850 #MCG
Date: 06/13/11

I, Stephen Mizell, Registered Professional Land Surveyor No. 6165, do hereby declare that the map shown herein accurately represents the property as determined by an on-the-ground survey made under my direct supervision and correctly shows the boundary lines and dimensions of the property, as found on the date of the survey, indicated hereon. There are no visible conflicts, or protrusions, except as shown and said property has access to a public roadway. All easements and right-of-ways that the surveyor has knowledge of or has been advised of and those shown on the referenced plot of record are shown or noted hereon. This survey is for the exclusive use of this company, the mortgage company and the herein named purchaser.

DATE:
ACCEPTED BY:

Purchaser _____

Purchaser _____



Any reproduction of this plot without surveyors written consent is a violation of Federal copyright law.

According to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 4849C0210 K, dated September 28, 2004, this property does not lie within a 100-Year Flood Hazard Area.

LEGAL DESCRIPTION

Being Lot 5, in Block 7, of SADDLEBROOK ADDITION, SECOND FILING, an Addition to the City of Colleyville, Tarrant County, Texas, according to the Map thereof recorded in Volume 388-202, Page 11, of the Map Records of Tarrant County, Texas.

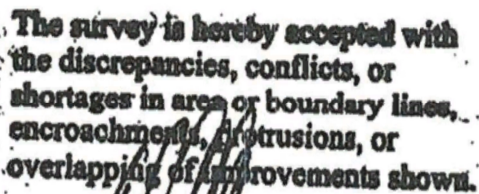
Scale: 1" = 30'
Tech: NB
Field: AT

A.L.S. LAND SURVEYING
Professional Land Surveying Services

Job No: 1106RC02
Copyright ©

11R10850 ✓

B.L.	= Building Line	I.P.F.	= Iron Pipe Found	P.A.E.	= Public Access Easement	S.E.	= Sewer Easement
C.M.	= Control Monument	I.R.F.	= Iron Rod Found	P.O.S.E.	= Public Open	U.E.	= Utility Easement
D.E.	= Drainage Easement	I.R.S.	= Iron Rod Set		= Space Easement	X.T.R.W.	= Railroad Tie Retaining Wall
D.U.E.	= Drainage & Utility Easement	M.E.	= Maintenance Easement	R.O.W.	= Right of Way		
			= Record Data	R.W.	= Retaining Wall	O.H.E.	= Overhead Electric
ET	= Electric Transformer ()						
F.P.	= Fence Post						



Total Lot Area	16,988 sqft
Existing Impervious Area	4,104 sqft
Pool	580 sqft
New Impervious Area	0 sqft
Total Impervious Area	4,684 sqft
Coverage	28%
Existing Roofed Area	5,235 sqft
New Roofed Area	360 sqft
Total Roofed Area	5,595 sqft
Coverage	33%



Address: 4105 MOCKINGBIRD LANE
G.F. No.: 11R10050 #MC6
Date: 05/13/11

I, Stephen H. Hall, Registered Professional Land Surveyor No. 6165, do hereby declare that the map shown herein accurately represents the property as determined by an on-the-ground survey made under my direct supervision and correctly shows the boundary lines and dimensions of the property, as found on the map of the survey, together with the fact that the survey was made in accordance with the provisions of the laws of this State, and that the surveyor has access to a public roadway. All easements and right-of-ways that the surveyor has knowledge of or has been advised of and those shown on the referenced plat of record are shown or noted herein. This survey is for the exclusive use of title company, the mortgage company and the person named purchaser.

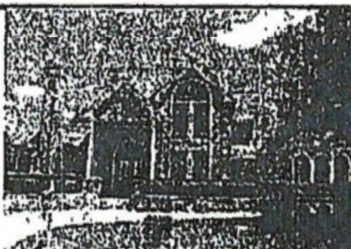
According to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 48139C0210 K, dated September 26, 2009, this property does not lie within a 100-Year Flood Hazard Area.

Being Lot 5, in Block 7, of SADDLEBROOK ADDITION, SECOND FILING, an Addition to the City of Colleyville, Tarrant County, Texas, according to the Map thereof recorded in Volume 368-202, Page 11, of the Map Records of Tarrant County, Texas.

DATE: _____
ACCEPTED BY: _____

Purchaser

Purchaser



Scale: 1" = 30'

Tech: NB

Field: AT

Job No:

Copyright ©

A.L.S.

LAND

SURVEYING

Professional Land Surveying Services

Any reproduction of this plot without surveyors written consent is a violation of Federal copyright law.



Scale: 1" = 30'

Rogers Residence
4105 Mockingbird Lane
Colleyville, TX 76034

11R10850 ✓

B.L.	= Building Line	I.P.F.	= Iron Pipe Found	P.A.E.	= Public Access Easement	S.E.	= Sewer Easement
C.M.	= Control Monument	I.R.F.	= Iron Rod Found	P.O.S.E.	= Public Open	U.E.	= Utility Easement
D.E.	= Drainage Easement	I.R.S.	= Iron Rod Set		= Space Easement	X.T.R.W.	= Railroad Tie Retaining Wall
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ET	= Electric Transformer ()		= Record Data	R.W.	= Retaining Wall		
F.P.	= Fence Post						



X _____
X _____
Date 6-6-11

Total Lot Area	16,988 sqft
Existing Impervious Area	4,104 sqft
Pool	580 sqft
New Impervious Area	0 sqft
Total Impervious Area	4,684 sqft
Coverage	28%
Existing Roofed Area	5,235 sqft
New Roofed Area	360 sqft
Total Roofed Area	5,595 sqft
Coverage	33%



Address: 4105 MOCKINGBIRD LANE
G.F. No.: 11R10850 #MC6
Date: 05/13/11

I, Stephen McNeil, Registered Professional Land Surveyor No. 6165, do hereby declare that the map shown herein accurately represents the property as determined by an on-the-ground survey made under my direct supervision and correctly shows the boundary lines and dimensions of the property, as found on the date of the survey, indicated herein. There are no visible conflicts, or encroachments, shown on this map, and no easements or rights-of-way. All easements and rights-of-way that the surveyor has knowledge of or has been advised of and those shown on the referenced plat of record are shown or noted herein. This survey is for the exclusive use of title company, the mortgage company and the herein named purchaser.

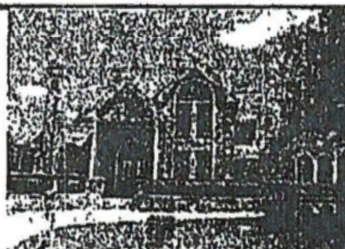
According to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 48-139C0210 K, dated September 28, 2009, this property does not lie within a 100-Year Flood Hazard Area.

Being Lot 5, in Block 7, of SADDLEBROOK ADDITION, SECOND FILING, an Addition to the City of Colleyville, Tarrant County, Texas, according to the Map thereof recorded in Volume 388-202, Page 11, of the Map Records of Tarrant County, Texas.

DATE: _____
ACCEPTED BY: _____

Purchaser

Purchaser



Scale: 1" = 30'

Tech: NB

Field: AT

Job No:

1105R:02

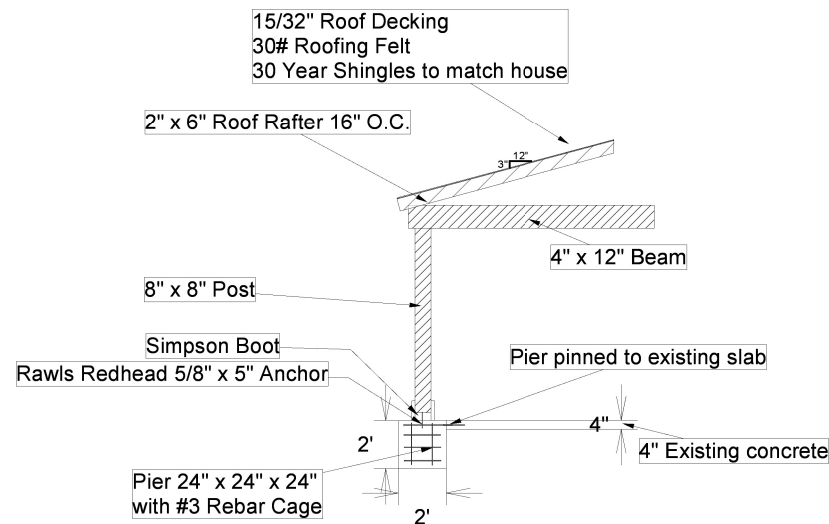
A.L.S. LAND SURVEYING
Professional Land Surveying Services

Elevations

Construction Diagram Details

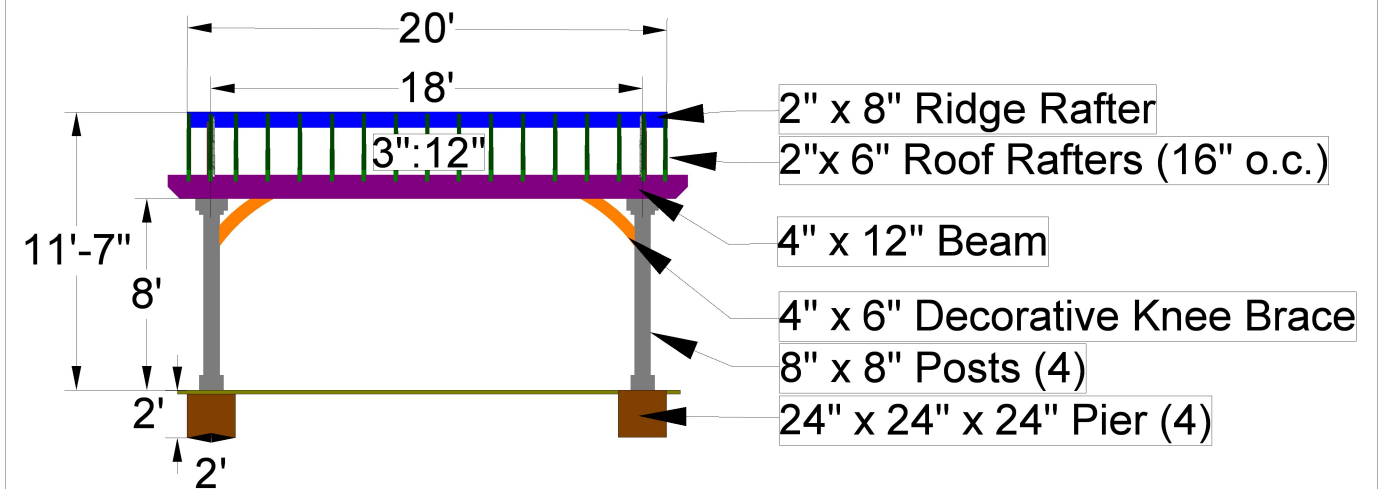
4 Post Independent Patio Cover

8' Post Diagram Covered Patio

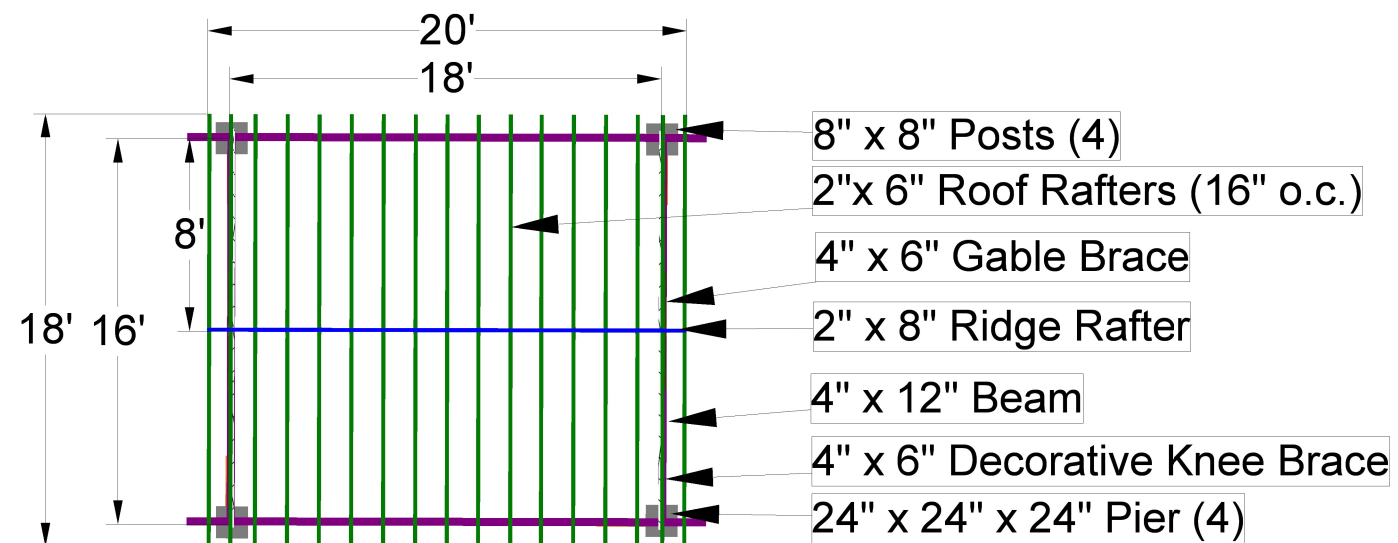


All material to be
Western Rough Cedar
Roof and existing patio
removed for clarity
15/32" Roof Decking
30# Roofing Felt
Shingles to match House

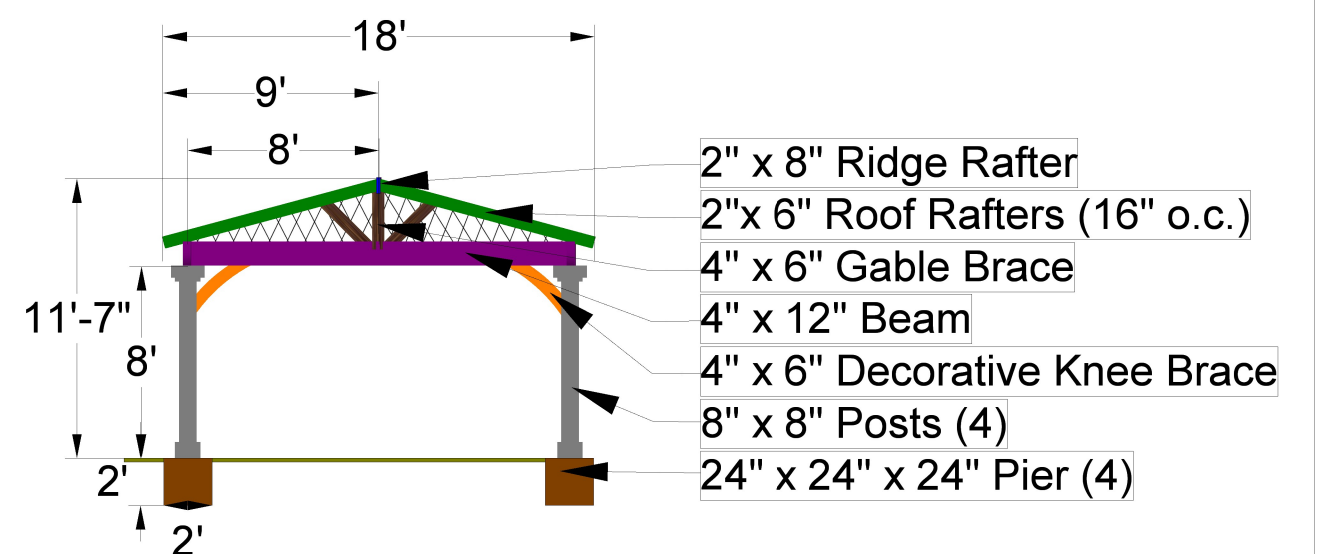
Side Elevation Construction Details



Aerial Construction Details



Front Elevation Construction Details

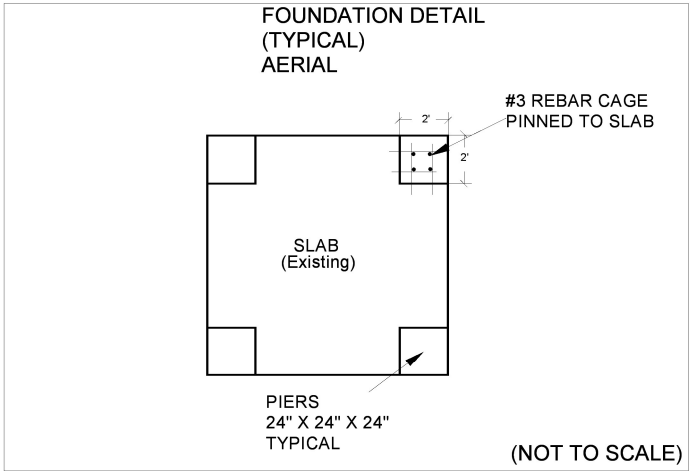
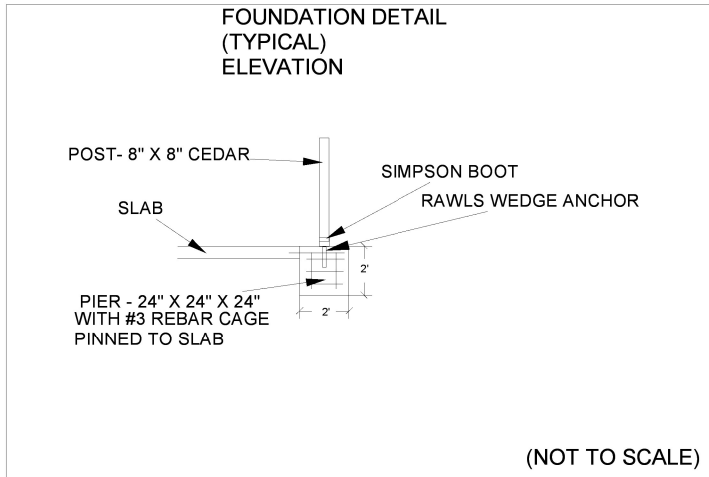


Scale: 1/8" - 1'-0"

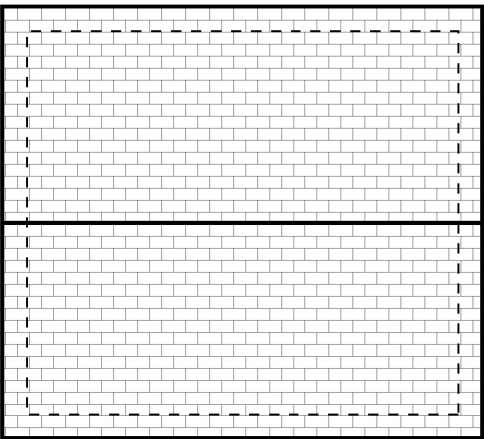
All material to be grade #2
Western Rough Cedar
Roof, and patio
removed for clarity

Rogers Residence
4105 Mockingbird Lane
Colleyville, TX 76034

Pier Details and Roof Plan



Roof Plan



3:12 Pitch
30 Year composition
shingles matching house













City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

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

Agenda Number 2i

Agenda Date 7/25/2022

Type Presentation and Discussion

Department Planning and Zoning Commission

Title

Presentation and discussion of a Zoning Change from R-10 Single Family Residential to R-20 Single Family Residential zoning district for Lot 16 and E1/2 LT 15, Block 4, Colleyville Estates, located at 705 Hillside Road, Case ZC22-031

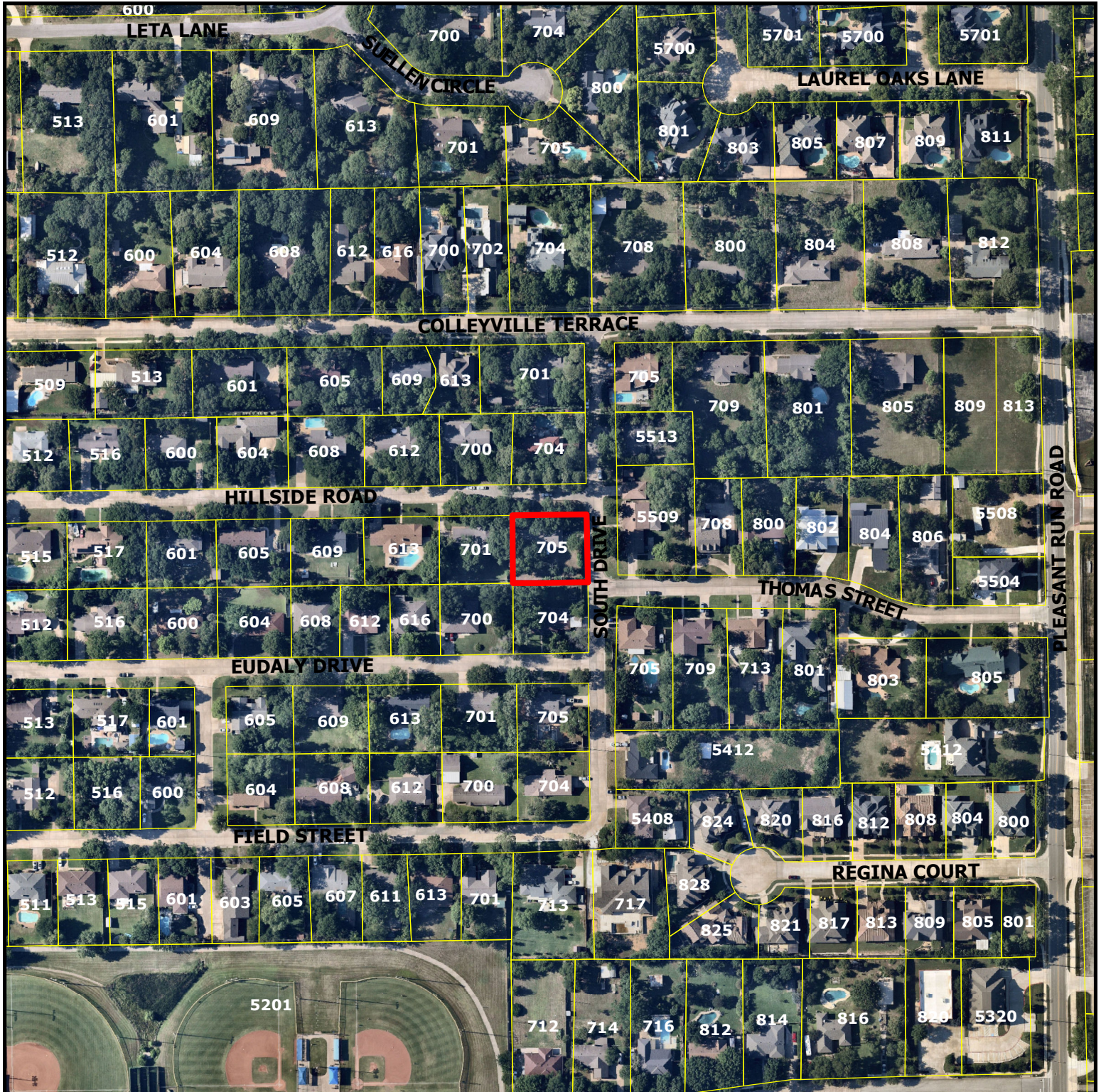
Explanation

Charles Kelley, the applicant, has submitted a request for a zoning change for Lot 16 & E1/2 LT 15, Block 4, Colleyville Estates, being approximately 0.34 acres, and zoned R-10 Single Family Residential. The request is to rezone the property to R-20 Single Family Residential to allow for a zoning district more consistent with the lot as it exists.

Attachments

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

Aerial Map

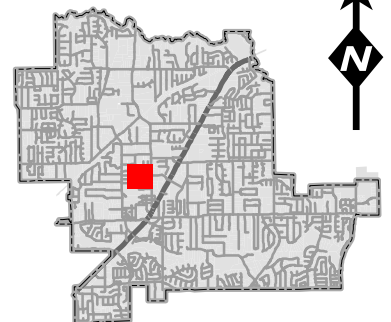


ZC22-031
705 Hillside Road

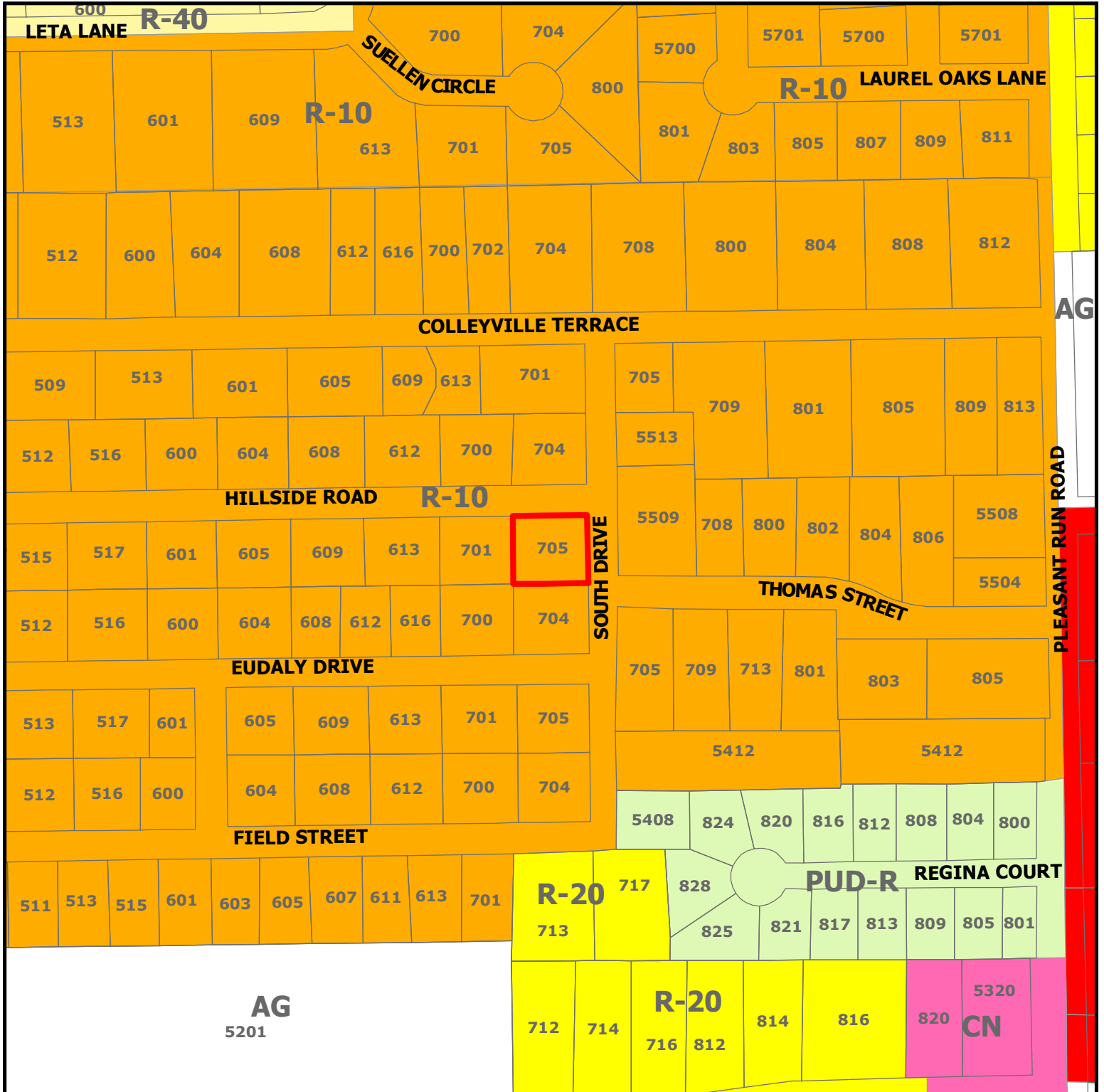
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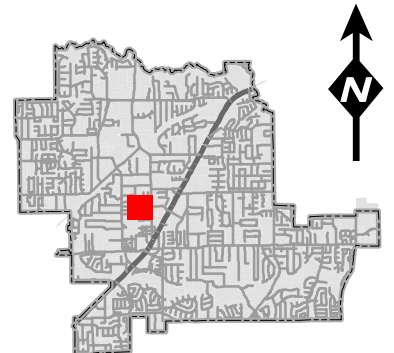
Subject Property



Zoning Map



ZC22-031
705 Hillside Road



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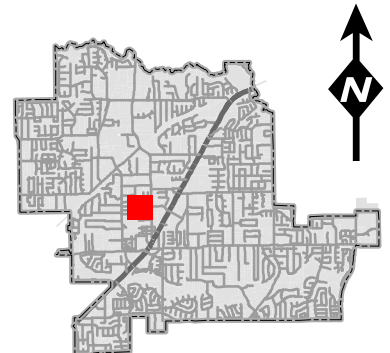
 Subject Property

Future Land Use Map



ZC22-031
705 Hillside Road

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



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City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

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

Agenda Number 2j

Agenda Date 7/25/2022

Type Presentation and Discussion

Department Planning and Zoning Commission

Title

Presentation and discussion of a Special Use Permit for an accessory building to encroach into the street side yard setback on Lot 1, Block 4, Fox Meadows Addition, located at 3307 Huntington Drive, Case ZC22-032

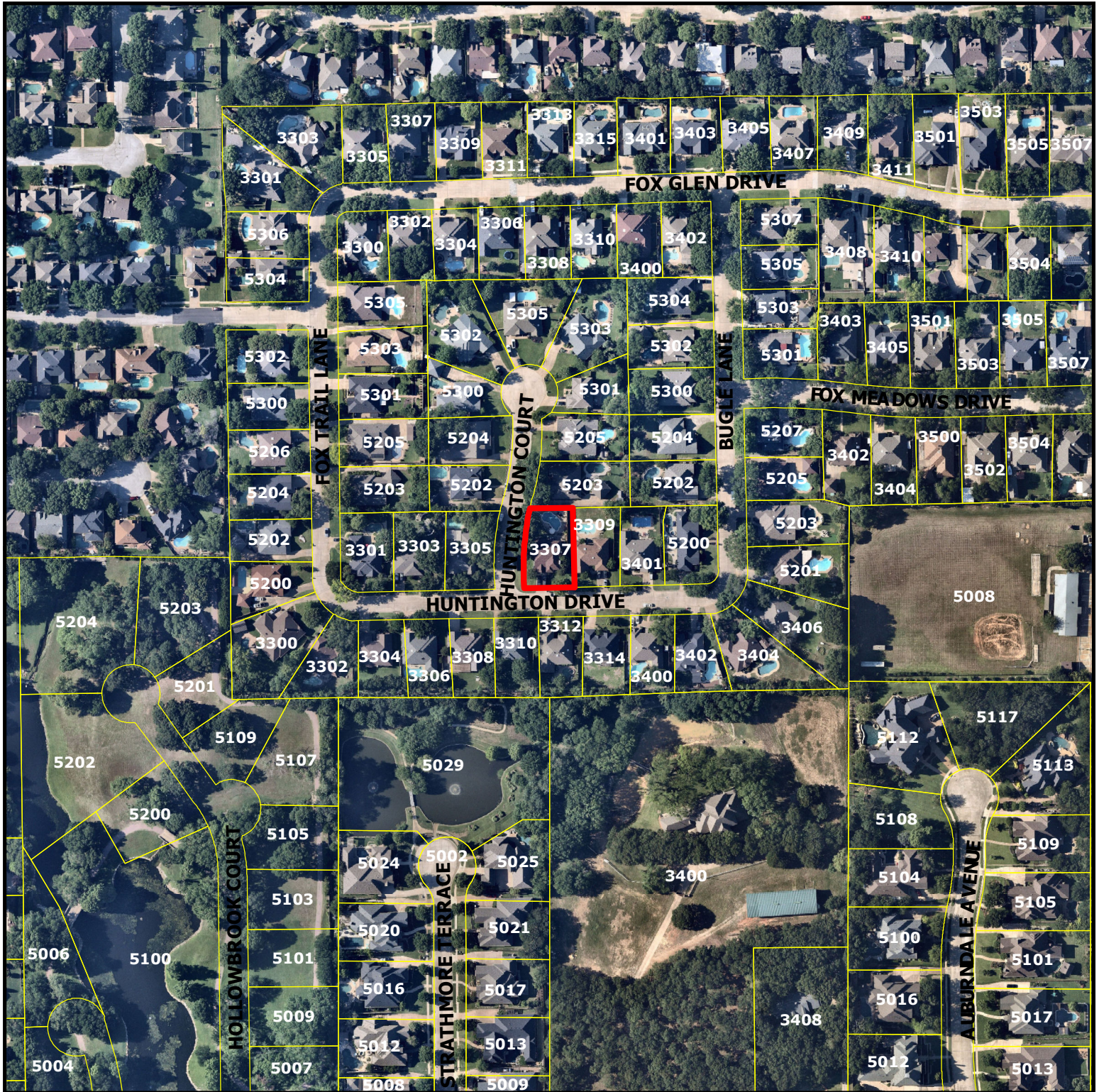
Explanation

Michael Johnson, the applicant, has submitted a request for an SUP for an accessory building to encroach into the street side yard setback on Lot 1, Block 4, Fox Meadows Addition, being approximately 0.24 acres, and zoned RD Two-Family Residential. The purpose of the request is to allow for the construction of a detached office space.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. 3307 Huntington Survey Shed Location and Runoff
6. Shed Drawings
7. Picture 1
8. Picture 2
9. Picture 3
10. Picture 4

Aerial Map



ZC22-032

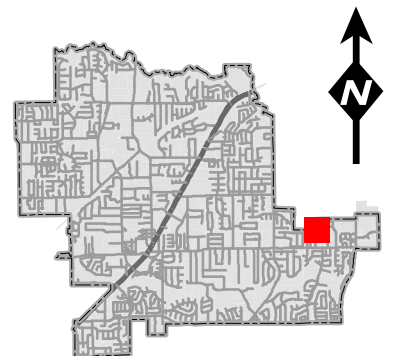
3307 Huntington Drive

DISCLAIMER:

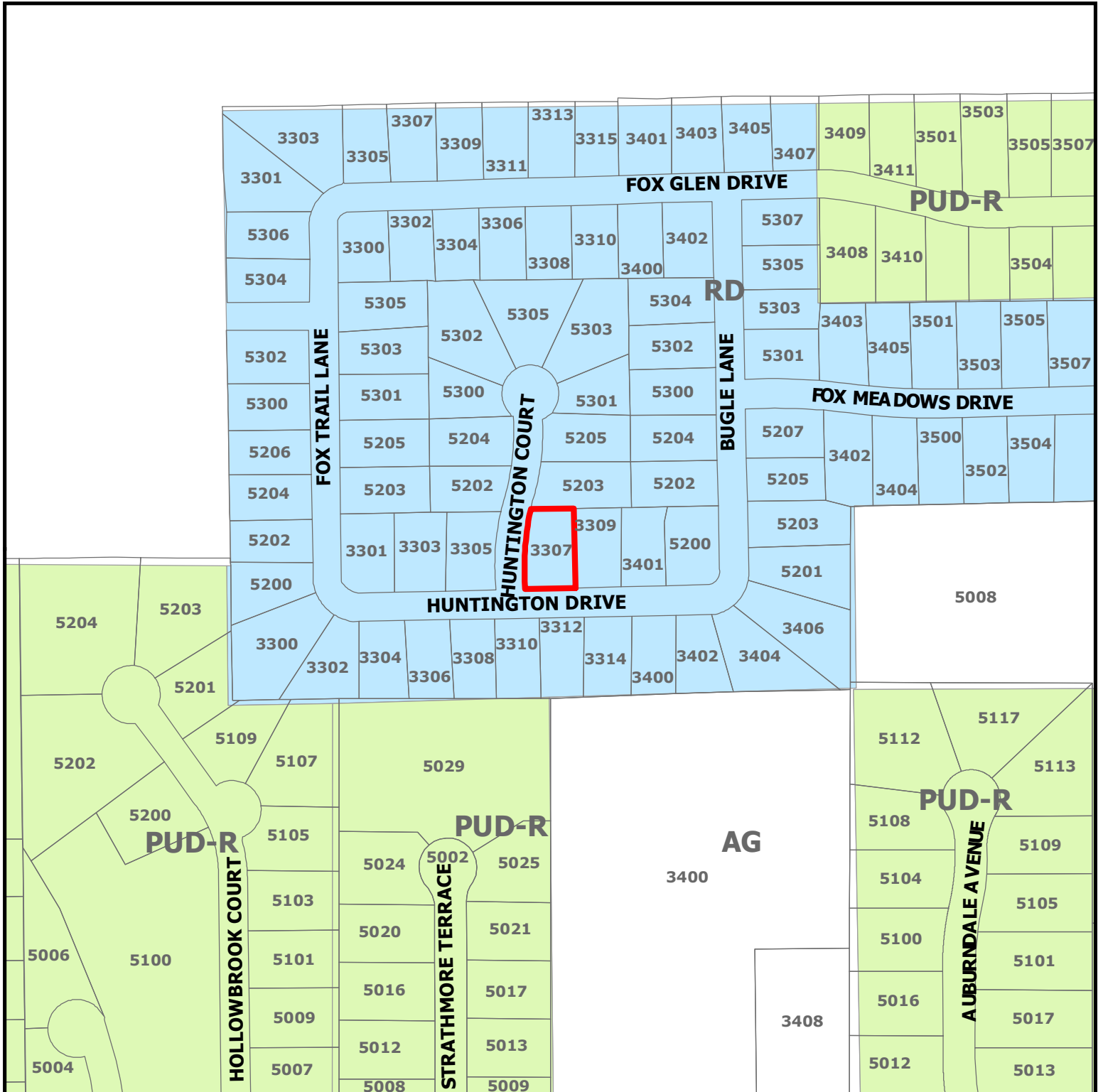
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Subject Property



Zoning Map



ZC22-032

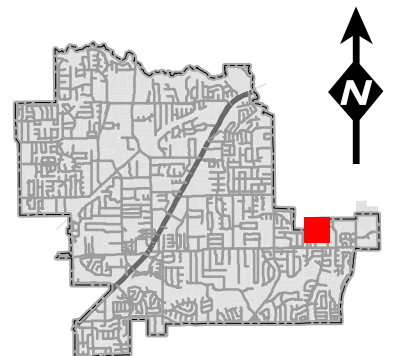
3307 Huntington Drive

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Subject Property



Future Land Use Map

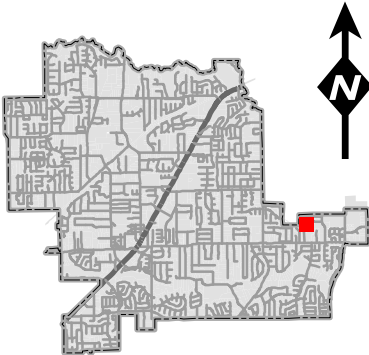


ZC22-032

3307 Huntington Drive

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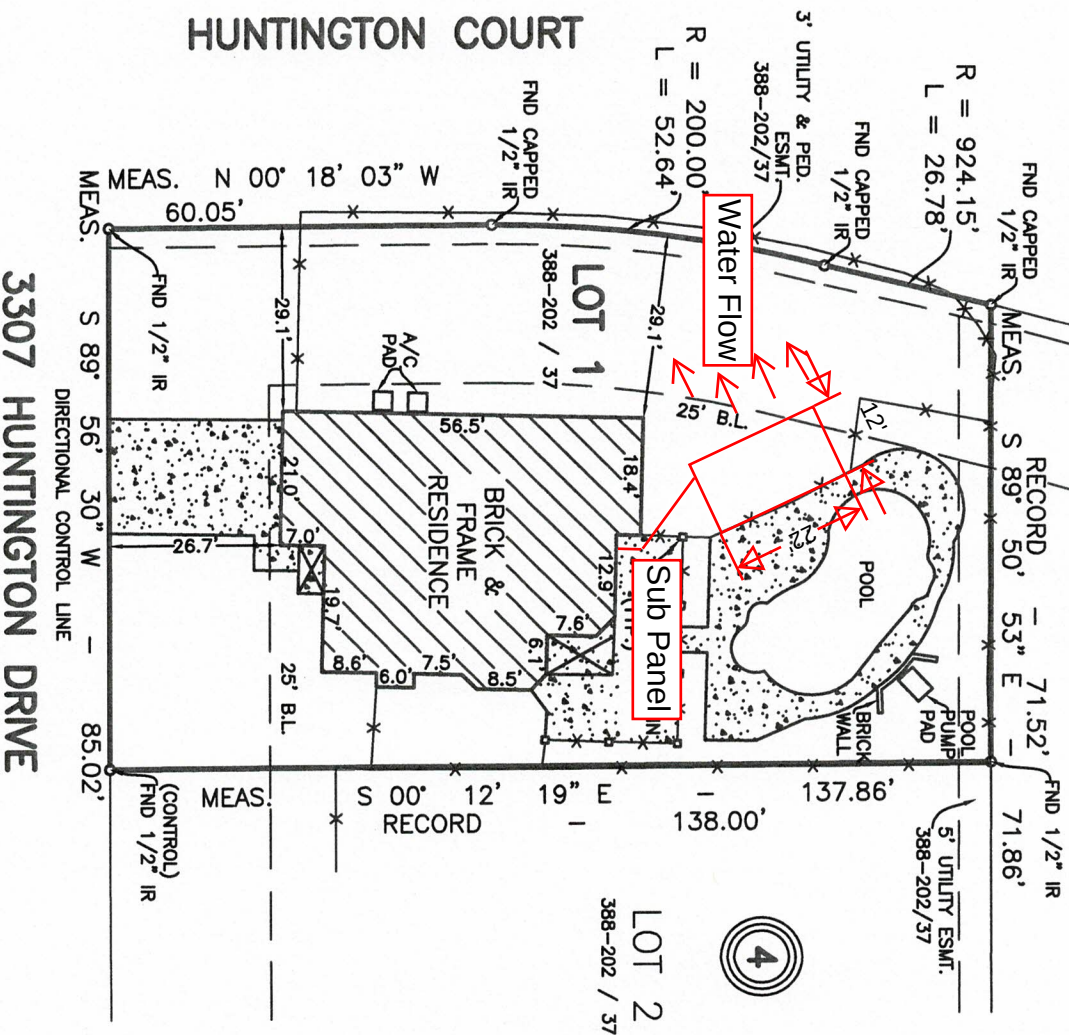
-  Subject Property
-  Residential
-  Open Space; Parks



Narrative:

We would like to build a detached office space in the backyard, however, we are a corner lot and the office would impede the 30' set back requirement. I frequently work from home, and we have 19 month old twins and my wife is a stay at home mom. It has become increasingly difficult to work from home without a dedicated workspace separate from the family. The space we're proposing is along the sloped edge of the pool, as far from the property line / street as physically possible. There is a run of trees and a 6' fence between the proposed location and the road. The road, Huntington Court, is also a dead end street with minimal traffic. We moved to Colleyville in 2018 with the intent of having and raising our family in this city. We remodeled the yard when we moved in, had the unfortunate experience of having to gut and remodel the complete house during the freeze of 2021, and are currently extending our patio cover to allow for a more enjoyable experience for our family. We've worked to make this our forever home and this added workspace would further solidify those plans.

LOT 34
388-202 / 37



SCALE: 1" = 30'

SURVEYORS CERTIFICATION

	BOUNDARY LINE
	BUILDING
	OVERHEAD UTILITIES
	FENCE
	BRICK
	WOOD DECK
	CONCRETE

LEGEND

This survey is hereby
accepted and approved.

Purchaser

Purchaser

Date 7 25 18

I, DAVID J. ROSE, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE BOUNDARY LINE, AND DIMENSIONS OF THE LAND INDICATED THEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, SAID PROPERTY BEING SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS AND RESTRICTIONS THAT MAY BE OF RECORD, AND THAT ONLY THE EASEMENTS SHOWN ON THE REFERENCED PLAT OF RECORD, VISIBLE EASEMENTS AND THOSE OF WHICH THE SURVEYOR HAS BEEN GIVEN WRITTEN NOTICE FROM TITLE COMPANY ARE SHOWN ON THIS PLAT. SURVEYOR DID NOT ABSTRACT THIS PROPERTY. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE TITLE COMPANY AND PURCHASER SHOWN AND IS LICENSED FOR ONE SINGLE USE. THIS SURVEY WILL BE VOID IF USED BY ANY OTHER PERSON OR FOR ANY OTHER PURPOSE. SURVEYOR BEARS NO RESPONSIBILITY FOR SAID USE.

STATE FIRM REGISTRATION NUMBER 10193797

PROLINE

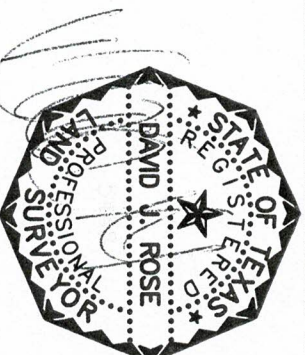
S U R V E Y I N G L T D .

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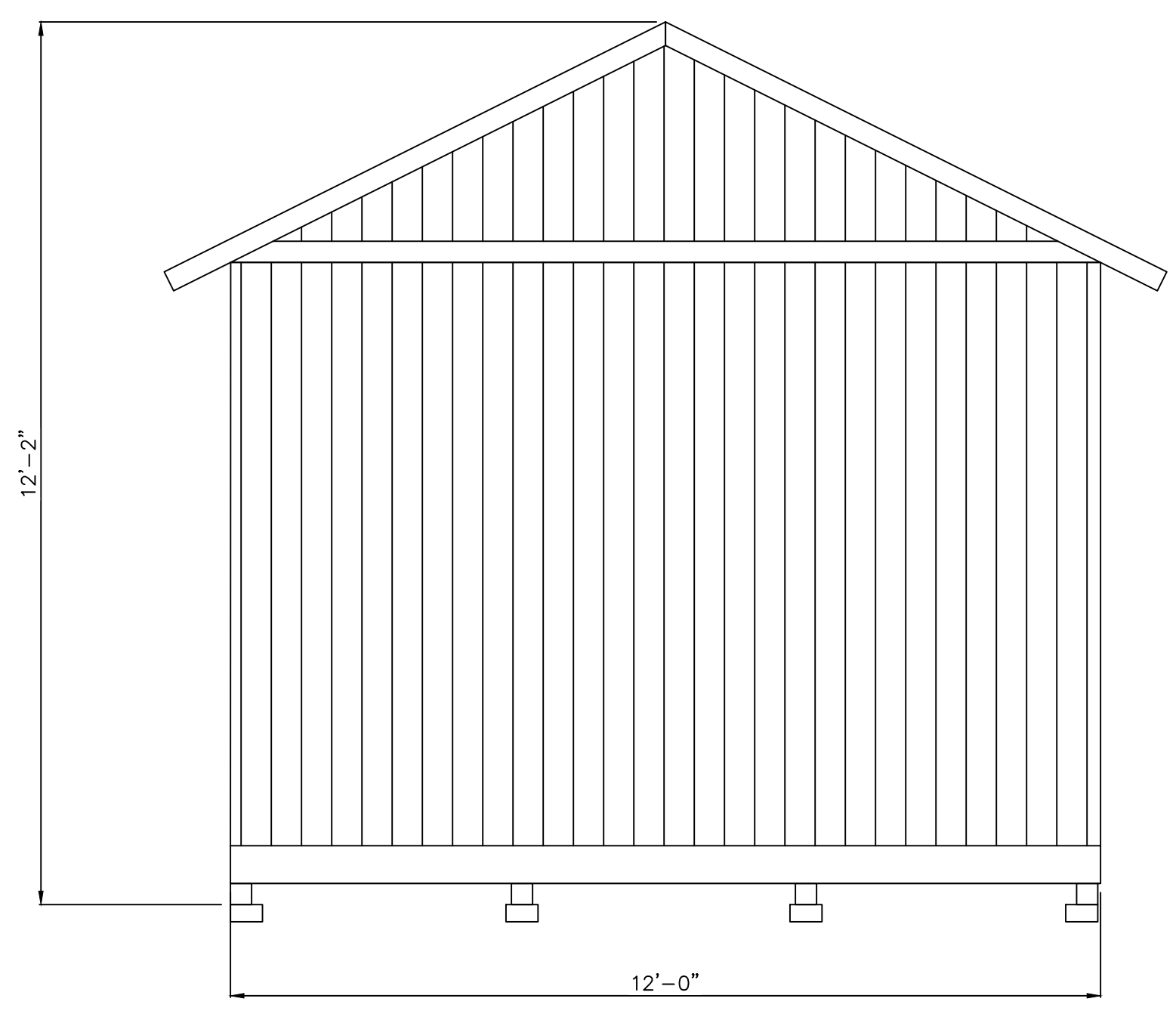
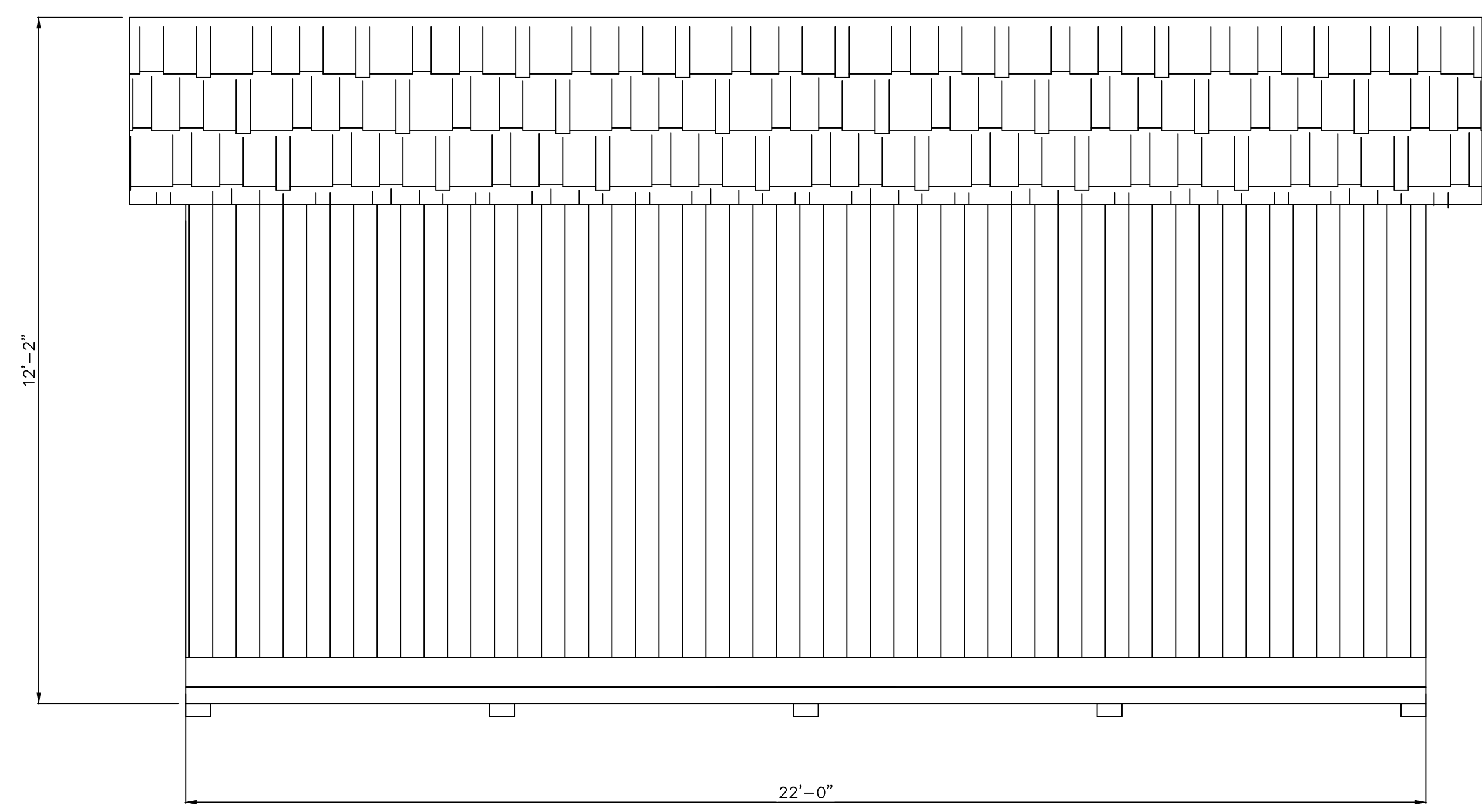
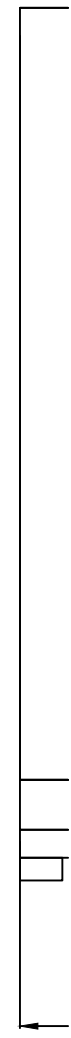
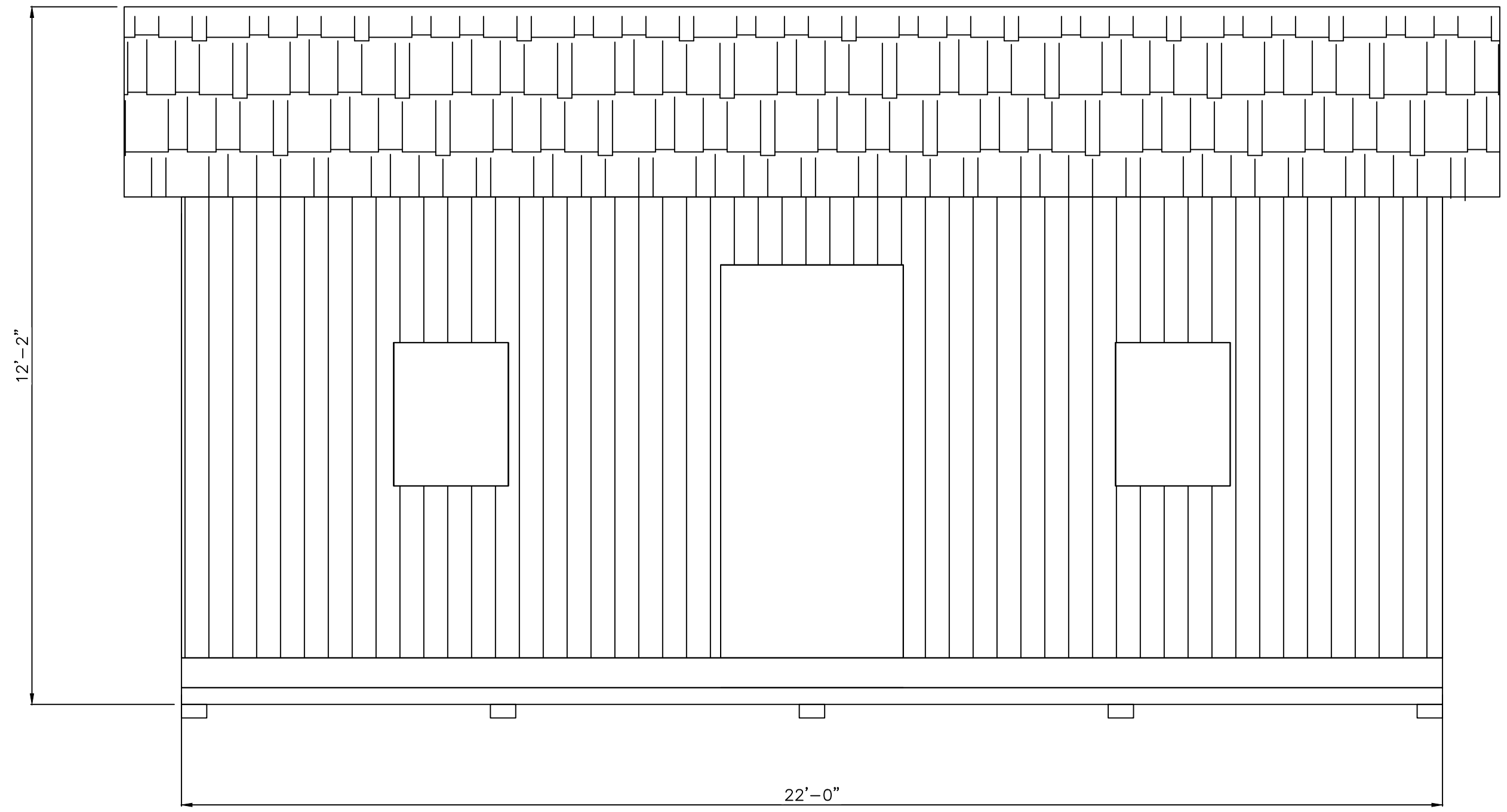
Ph # 817-276-1148 info@prolinesurveyors.com

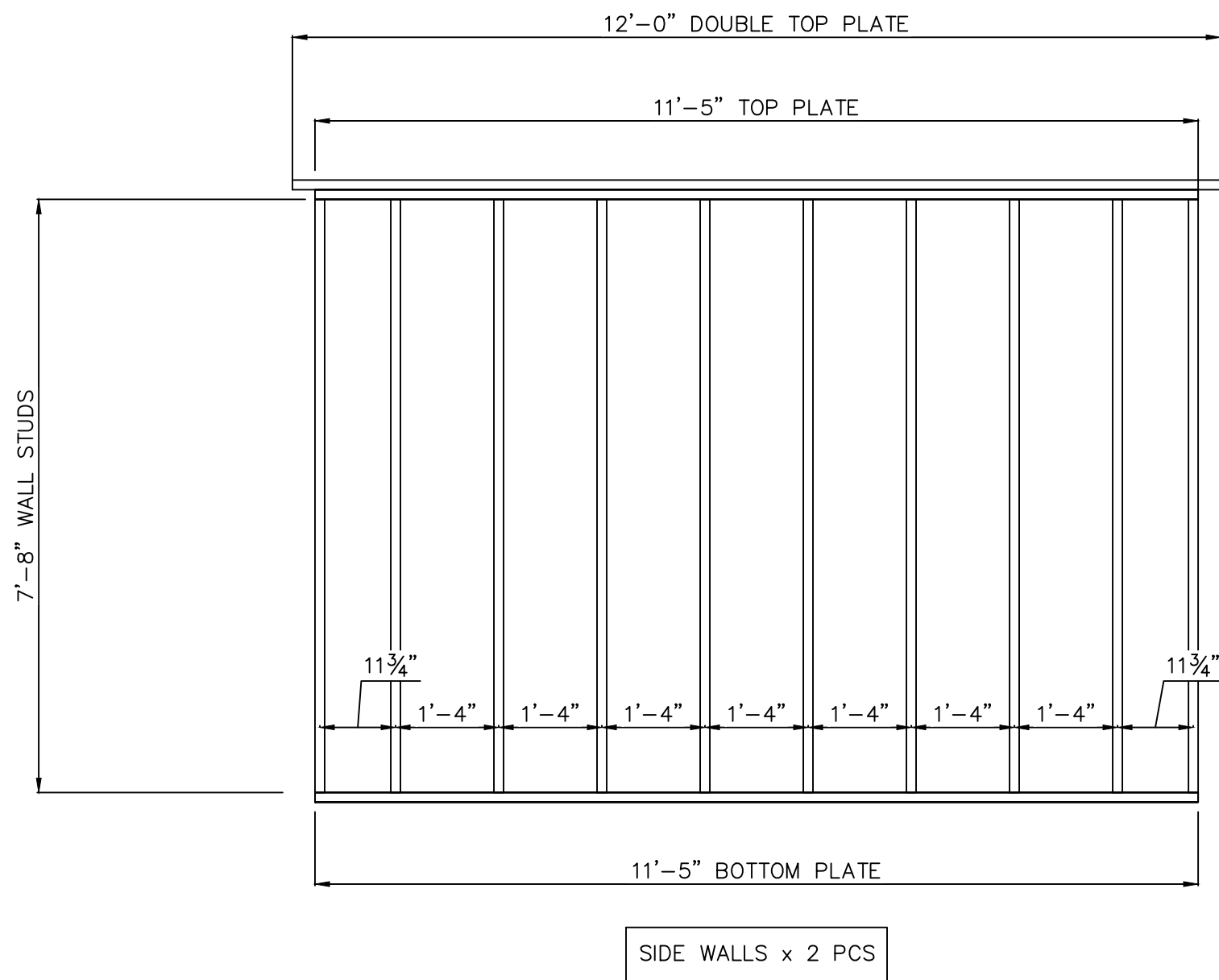
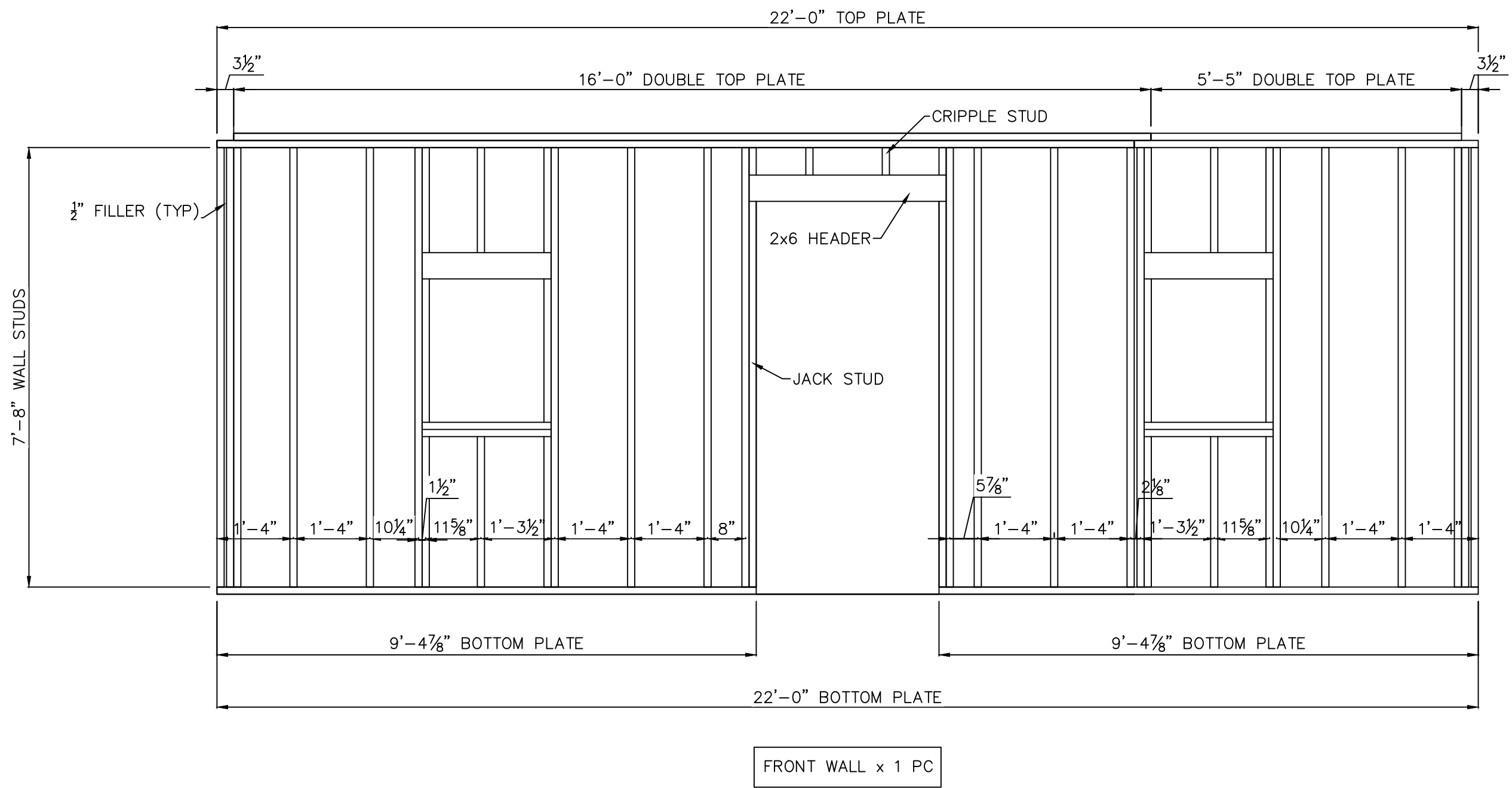
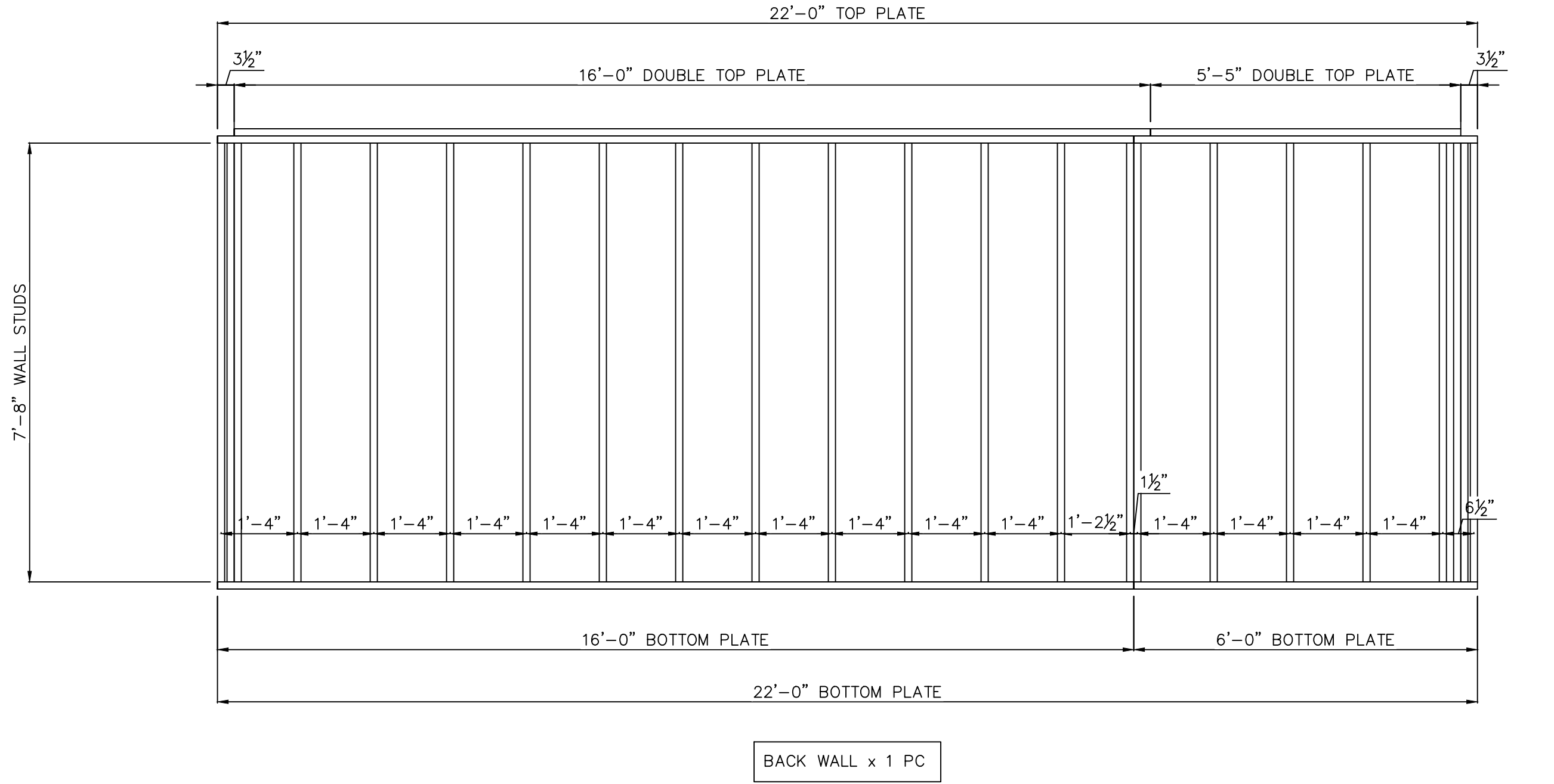
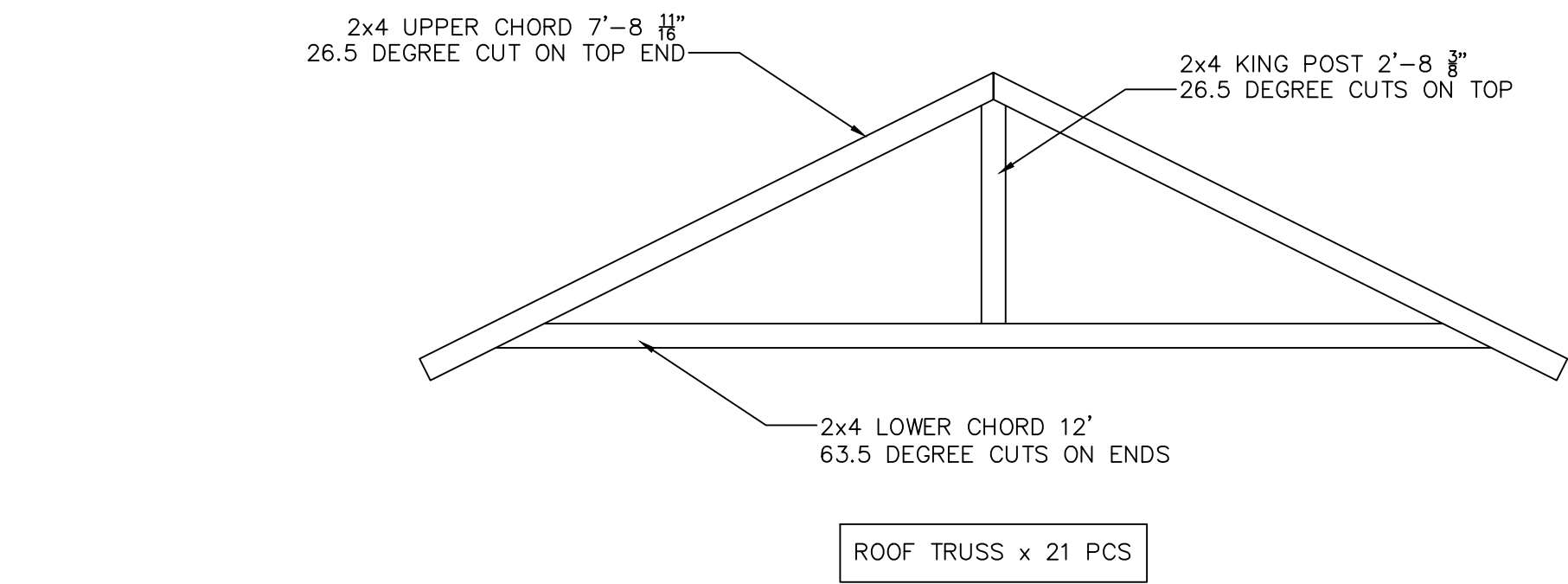
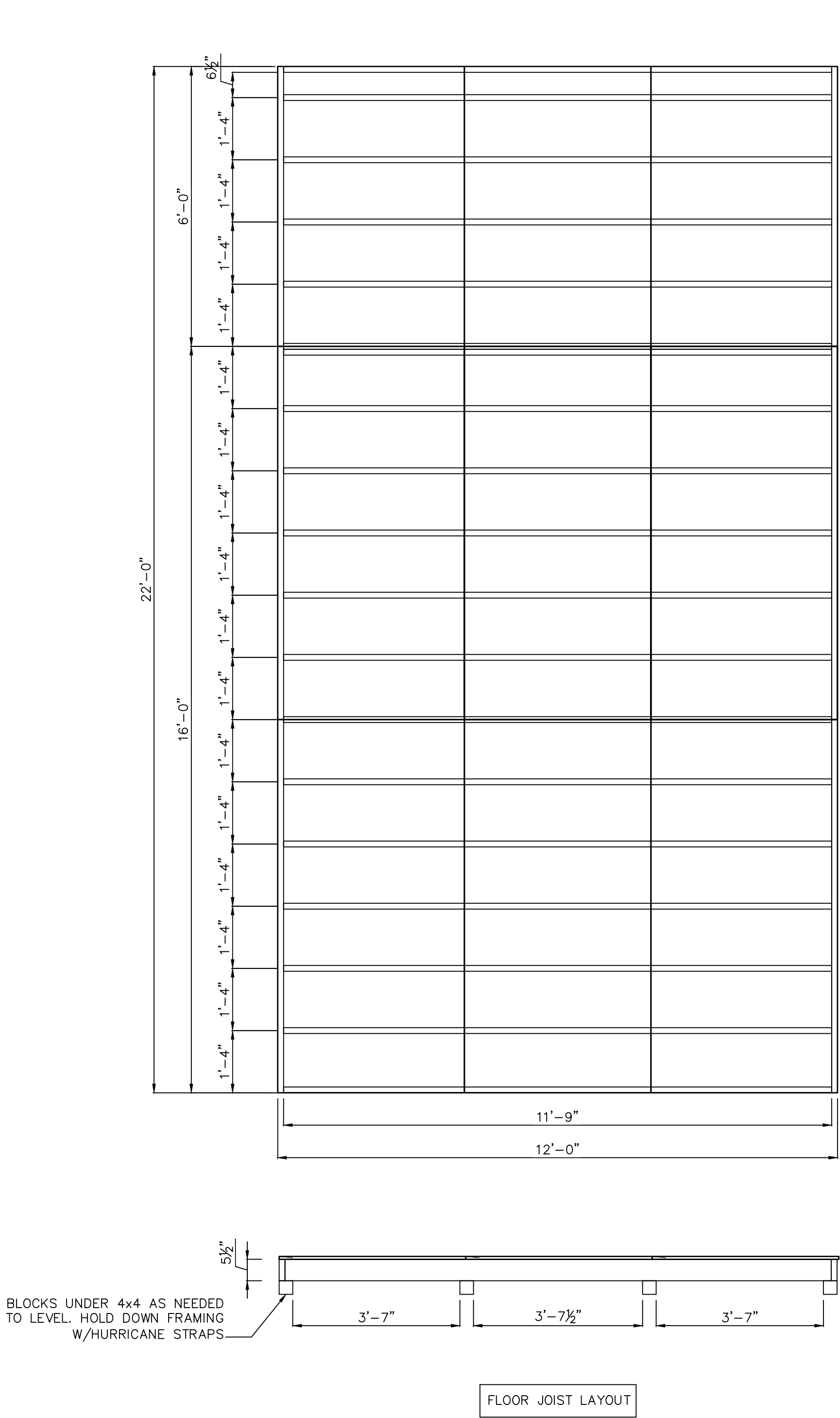
DRAWN BY: PW DATE: 6-29-2018

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SURVEY CAN BE UPDATED FOR DISCOUNTED PRICE



SURVEY ONLY VALID WITH ORIGINAL SIGNATURE





FLOOR DECKING TO REST ON 4x4 SKID & BLOCKS
TIED DOWN W/HURRICANE STRAPS

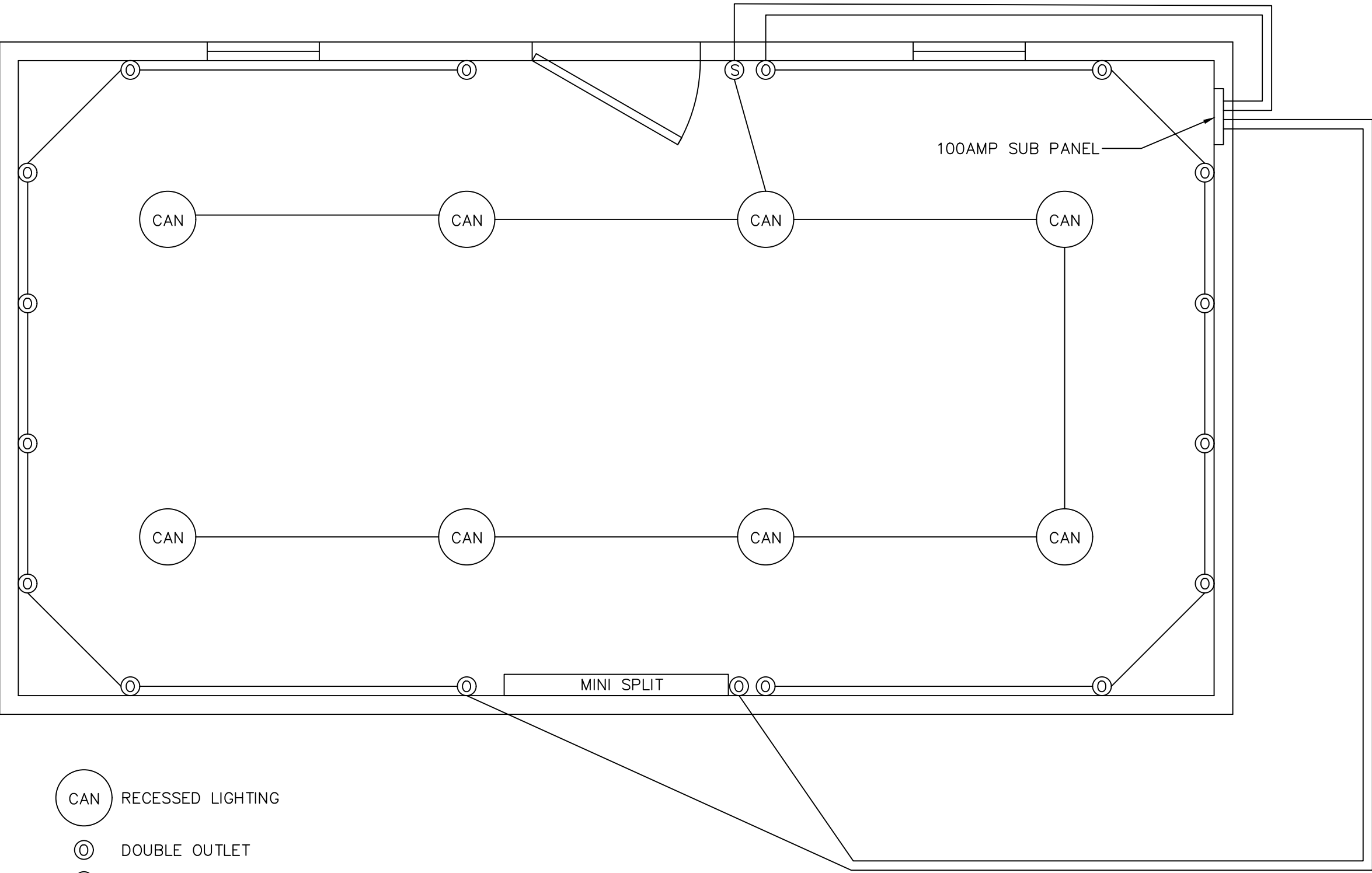
FLOOR JOIST = TREATED 2x6 @ 16" O.C.

FLOOR IS 3/4" OSB

STUDS = 2x4 @ 16" O.C.

ROOF TRUSS = 2x4 @ 16" O.C.

ROOF DECKING IS 1/2" OSB



- CAN RECESSED LIGHTING
- O DOUBLE OUTLET
- S DIM LIGHT SWITCH

ELECTRICAL PLAN







