



City of Colleyville Planning and Zoning Commission Agenda

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

Monday, August 8, 2022

City Council Chambers

**PRE COMMISSION MEETING
6:00 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 RAINE
PLEDGE OF ALLEGIANCE**

1. APPROVAL OF MINUTES

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

2. PUBLIC HEARING AGENDA ITEMS

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- 2a** Consideration 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, REQUEST BY THE APPLICANT TO TABLE TO THE SEPTEMBER 12, 2022 PLANNING AND ZONING COMMISSION MEETING
 - 2b** Consideration of a Special Use Permit for outdoor display of merchandise on Lot 3A1A, 3A2A, 3B1, and 4A, Block 2, Andy Felps Addition, located at 4201 Colleyville Boulevard, Case ZC22-019, TABLED FROM THE JUNE 13, 2022 PLANNING AND ZONING COMMISSION MEETING
 - 2c** Consideration 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
 - 2d** Consideration 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
 - 2e** Consideration 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
 - 2f** Consideration 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
 - 2g** Consideration 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
 - 2h** Consideration 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** Consideration 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** Consideration 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. CITIZEN COMMENTS

4. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards August 5, 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

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Agenda Number 1a	Agenda Date 8/8/2022	Number
Type Approval of Minutes		
Department Planning and Zoning Commission		

Title

Planning and Zoning Commission Meeting Minutes - July 11, 2022
Planning and Zoning Commission Worksession Minutes - July 25, 2022

Explanation

Approval of minutes from the July 11, 2022 Planning and Zoning Commission Meeting and the July 25, 2022 Planning and Zoning Commission Worksession Minutes.

Recommendation

Approve

Attachments

1. July 11, 2022 P&Z Minutes
2. July 25, 2022 P&Z Minutes



City of Colleyville Planning and Zoning Commission Minutes

City Hall
100 Main Street
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Monday, July 11, 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 July 11, 2022, at 6:16 p.m.

Roll Call

Present: David Groves, Lawrence Williamson, Claudia Bevill, and Scotty Richardson

Absent: Sayeda Syed, Tim Raine, and Jim Linn

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

Also Present: Attorney, Nicole Corr

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

Chair Bevill adjourned the Planning and Zoning Commission Meeting at 6:38 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 July 11, 2022, at 7:00 p.m.

Roll Call

Present: David Groves, Lawrence Williamson, Claudia Bevill, and Scotty Richardson

Absent: Sayeda Syed, Tim Raine, and Jim Linn

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

Also Present: Attorney, Nicole Corr

1. APPROVAL OF MINUTES

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

Commissioner Williamson made a motion to approve the June 13, 2022 Planning and Zoning Commission Meeting Minutes, and the June 27, 2022 Planning and Zoning Commission Worksession Minutes. Commissioner Groves seconded the motion.

The motion was carried by the following vote:

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

2. PUBLIC HEARING AGENDA ITEMS

- 2a** Consideration 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.

The applicants, Brian and Ashley Kenner, 717 Field Street, Colleyville, TX, came forward and answered questions of the Commission regarding the distance of the proposed gate from the curb, the potential of the proposed gate impeding traffic, and their neighbor's sentiments on the proposal.

Staff answered questions of the Commission regarding the regulations for minimum driveway width.

The public hearing was open at 7:21 p.m

Rick Warner, 5408 South Drive, Colleyville, TX, came forward and spoke in support of the case. Mr. Warner expressed that the proposal was practical because of the property's unique positioning and the fence would create a line of demarcation between his property and the neighboring property.

With no one wishing to speak, the public hearing was closed at 7:23 p.m.

Commissioner Groves made a motion to approve Case ZC22-025 with the contingency that only the wooden fence be approved.

Commissioner Richardson seconded the motion.

The motion was carried by the following vote:

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

Nay: 0

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

Ben Bryner presented the item and briefed the Commission.

Commissioner Richardson stated that a variance of 15% for the R-40 zoning district was a big difference.

The public hearing was open at 7:42 p.m.

With no one wishing to speak, the public hearing was closed at 7:42 p.m.

Commissioner Richardson made a motion to approve Case GC22-008 with the contingency that the deviation be amended to 10%.

Commissioner Groves seconded the motion.

The motion was carried by the following vote:

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

Nay: 0

3. CITIZEN COMMENTS

The public hearing was open at 7:46 p.m.

With no one wishing to speak, the public hearing was closed at 7:46 p.m.

4. AJOURNMENT

The meeting adjourned at 7:46 p.m.

The minutes were written and prepared by:

A handwritten signature in black ink, appearing to be 'DH' or 'Dakari Hill'.

Dakari Hill
Planner

The meeting minutes were approved on _____, _____ by a vote of _____.



City of Colleyville Planning and Zoning Commission Minutes

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Monday, July 25, 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 July 25, 2022, at 6:15 p.m.

Roll Call

Present: David Groves, Lawrence Williamson, Tim Raine, Claudia Bevill, and Scotty Richardson

Absent: Sayeda Syed and Jim Linn

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

Also Present: George Bond (City Councilman), George Dodson (City Councilman), Chuck Kelley (City Councilman), and Nicole Corr (City Attorney)

2. WORKSESSION AGENDA ITEMS

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

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the other possible locations for the merchandise, limiting the amount of items displayed in the front property, and the period of time the merchandise has been displayed in the front of the property.

- 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

Jacquelyn Reyff presented the item and briefed the Commission. Staff

addressed questions of the Commission regarding the removal of the large home on one of the lots.

- 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

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the reasoning for the request.

- 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

Jacquelyn Reyff presented the item and briefed the Commission.

- 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

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding how the City became aware of the structure and the compliance of the roofline.

- 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

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the intent of the replat and the potential lots having access onto McDonwell.

- 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

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding potential connection to Pool Road, the plan's compliance with density requirements, and the impact of the 100 year flood plain on the proposed development.

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

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding Saddlebrook's HOA and when noncompliant accessory structure was built.

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

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the reasoning for request and the potential of the entire subdivision being rezoned.

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

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the part of the structure that encroaches into the setback and the feasibility of bring the structure into compliance.

3. AJOURMENT

The meeting adjourned at 7:59 p.m.

The minutes were written and prepared by:



Dakari Hill
Planner

The meeting minutes were approved on _____, _____ by a vote of _____.



City of Colleyville Planning and Zoning Commission Agenda Briefing

City Hall
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Agenda Number 2a	Agenda Date 8/8/2022	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration 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, REQUEST BY THE APPLICANT TO TABLE TO THE SEPTEMBER 12, 2022 PLANNING AND ZONING COMMISSION MEETING

Explanation

Curtis Young, the applicant, has submitted a request to rezone the 11.94 acres property located at 2417 Wiles Drive from AG Agricultural to PUD-R Planned Unit Development-Residential district. The purpose is to rezone in order to allow for the development of a new 18 lot single-family residential subdivision.

Existing Conditions/Background: The subject property is currently an unplatted lot. A home currently exists which is proposed to be removed.

Proposed Zoning Change:

Request – The request is to rezone from the AG Agricultural to the PUD-R Planned Unit Development - Residential district. The request is to construct a new 18 lot detached single-family subdivision to be known as Wilkes Knoll.

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

Analysis: Per the PUD proposed, this project is requesting to create a new detached single-family subdivision of 18 lots. There is one proposed street connection along Wilkes Drive serving as the entrance and exit to the subdivision. The lots range from 15,178 s.f. to 25,136 s.f. The average lot size is 19,031 s.f. The minimum home size will be 3,500 s.f. Along the northern border is a proposed nature trail which connects to Pool Road.

According to the Land Development Code, Chapter 3, Section 3.23: "The Maximum Residential Density permitted in the PUD-R district shall not exceed 1.8 dwelling units per net acre. For the purpose of this calculation, the density calculation shall include all residential areas of the project. This calculation shall exclude all proposed non-residential acreage and street rights-of-way from the net acreage."

The open space required for a PUD-R is 20% and this subdivision proposes 21.20%. "Residential areas: For all residential uses, common open space land, comprising not less than twenty (20%) of the gross residential project area, shall be provided for the primary use of occupants of the residential units."

Plat Status: The subject property is unplatted as 1B1, 1C1, 1B2, and 1B3, Abstract 294, Robert Chowning Survey.

DRC Review: This request was reviewed during the July 19, 2022 DRC meeting and determined the application may be scheduled for the next available Planning and Zoning Commission meeting. The DRC provided the following comments:

1. Per Chapter 9, Subdivision Design & Public Facilities, Section 9.17 Street Design Criteria, B. Street Design, Number of a Subdivision Entryways; "a. Where a proposed subdivision, or cul-de-sac street, contains more than twelve (12) lots..." The number of lots in the cul-de sac exceed the Land Development Code Requirements. Therefore, Staff will be recommending denial.

Engineering Comments:

1. Provide a Drainage Plan and calculations to show there will be no adverse effect on residents downstream. A detention facility will be required prior to storm water being released.
2. It is preferred the sewer line not be run behind the homes because it will cause a maintenance/access issue. Please have the sewer line placed underneath the roadway.
3. The preference is for the waterline to connect through Pool Road.

Fire Marshal Comments:

The sub-division must meet the requirements of the City of Colleyville Land Development Code, and ordinance adopted by City Council

The Land Development Code Chapter 9 Section 9.17 Street Design Criteria Requires the sub-division to connect to Pool Road.

1. Street Continuity – The street layout shall provide for the continuation of the collector street system as shown on the Master Thoroughfare Plan. Streets shall provide connection to streets in adjacent subdivisions, but local streets shall be designed so as to discourage use by through traffic and to require the minimum number of streets necessary for convenient and safe access to property.

Section 9:17

11. Number of Subdivision Entryways – Every subdivision shall be designed to provide sufficient access into the development to accommodate anticipated traffic demands and to provide for emergency public services using the criteria contained in this Section. (O-01-1280 / 08-08-01) However, if Council approves the submitted design. Regardless of square footage each home will be required to have an NFPA 13D fire sprinkler system per Land Development Code Requirements.

Drainage: A drainage study is needed, including a downstream assessment.

Surrounding Development: Property to the north and east is located in the City of Grapevine. Property to the south has R-20 Single-Family Residential and RE Single Family 'Estate' Residential zoning and has developed with single-family homes. The property to the west has Planned Unit Development – Residential zoning located in the Ross Downs subdivision and has developed with single-family homes.

Comprehensive Plan: The City's comprehensive plan, Destination Colleyville, designates the subject property and the property near this location along Wilkes Drive as planned for residential use. The proposed rezoning request does comply with the residential land use designation stated in the comprehensive plan. One of the goals for this area, as outlined in Destination Colleyville, is to protect the character and integrity of existing neighborhoods by promoting future development that is compatible with the surrounding development patterns and development character.

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

Tree Preservation: The development must comply with Chapter 5 (Urban Forestry) of the Land Development Code. Where any tree is slated for removal, no site grading, dirt disturbance or new construction may occur on the property until a Tree Removal Permit has been issued that is associated with an approved Tree Preservation Plan.

In addition to the requirements for submittal of a Tree Removal Permit and Tree Preservation Plan, future development on the site must maintain the minimum existing protected tree canopy coverage as required in Chapter 5.

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

Staff Recommendation: Staff is neutral on this request.

Recommendation

None

Attachments

1. Request to Table
2. Aerial Map
3. Zoning Map
4. Future Land Use Map
5. Statement of Planning Objectives
6. Concept Plan
7. Aerial Concept Plan
8. Drainage & Utility Plans
9. Notification Map
10. Notification Letter
11. Notification List
12. Letter of Opposition 1
13. Letter of Opposition 2
14. Letter of Opposition 3
15. Letter of Opposition 4
16. Draft Ordinance

Dakari Hill

From: Ben Bryner
Sent: Wednesday, August 3, 2022 2:46 PM
To: Jackie Reyff; Dakari Hill
Subject: FW: Wilkes Knoll

FYI... I guess we can make a note on caption for this item.

Thanks,

Ben

From: Curtis Young <[REDACTED]>
Sent: Wednesday, August 3, 2022 2:43 PM
To: Ben Bryner <BBryner@colleyville.com>
Cc: Mark Goodwin ([REDACTED]) <[REDACTED]>; Travis Franks <[REDACTED]>; Jody Alumbaugh <[REDACTED]>
Subject: Wilkes Knoll

Ben,
Mark spoke with the owner of the adjacent parcel on Pool Rd., and he is not ready to settle on a price for the property. He said he wants to do research and get back to us next week. In light of that, I think it's best to request the P&Z table our case, until their September meeting. If you would make the necessary arrangements, I'd appreciate it.

I will let you know when we know more. Please thank the P&Z for their patience.

Regards-

Curtis W. Young, AIA

Sage Group, Inc.

1130 N. Carroll Avenue, Suite 200

Southlake, Texas 76092

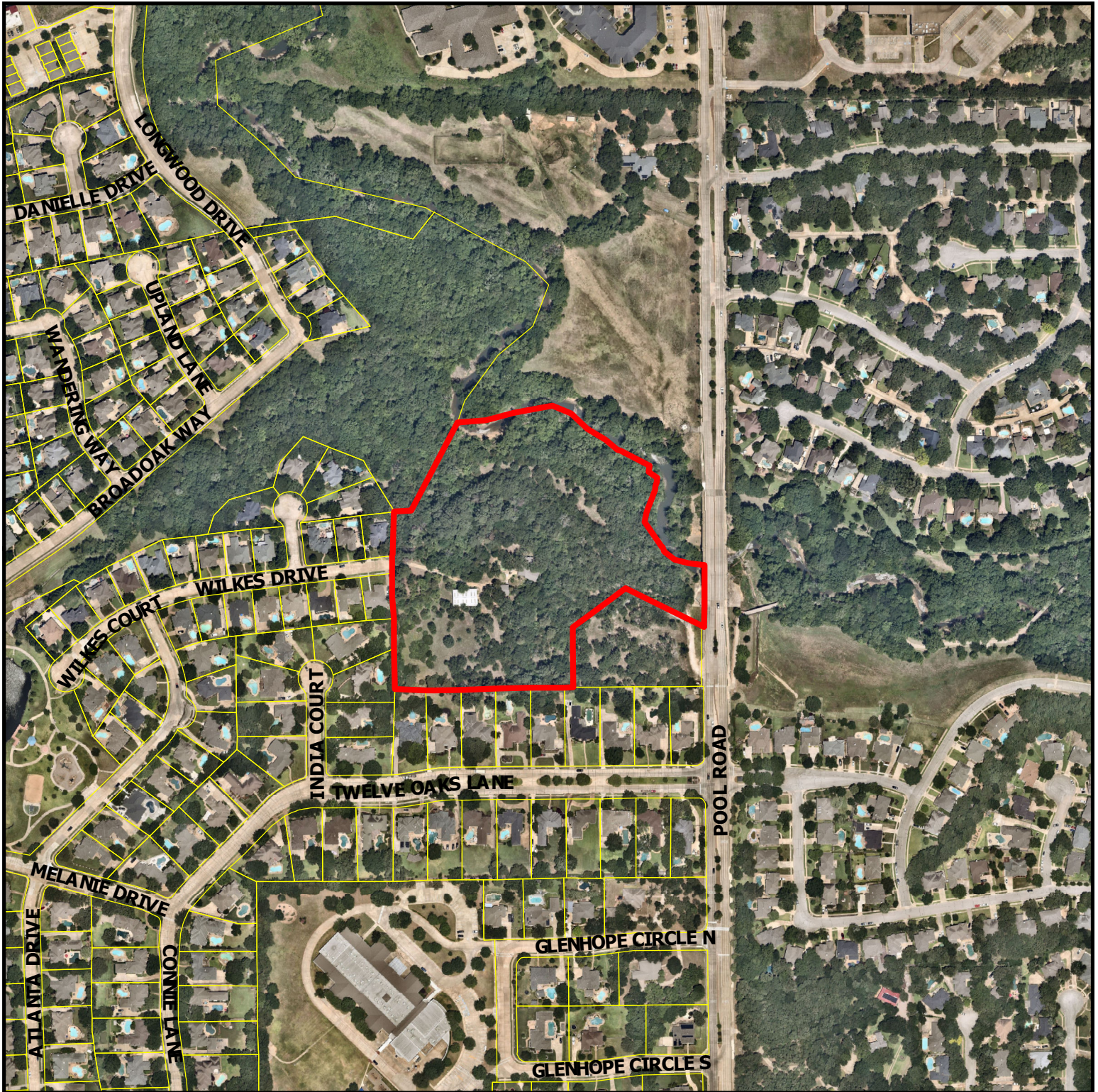
Tel: [817-424-2626](tel:817-424-2626) (Metro)

Fax: [817-424-2890](tel:817-424-2890)

Cell: [817-909-0909](tel:817-909-0909)

Email: [REDACTED]

Aerial Map

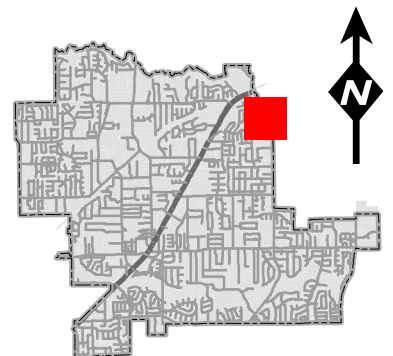


ZC22-029
2417 Wilkes Drive

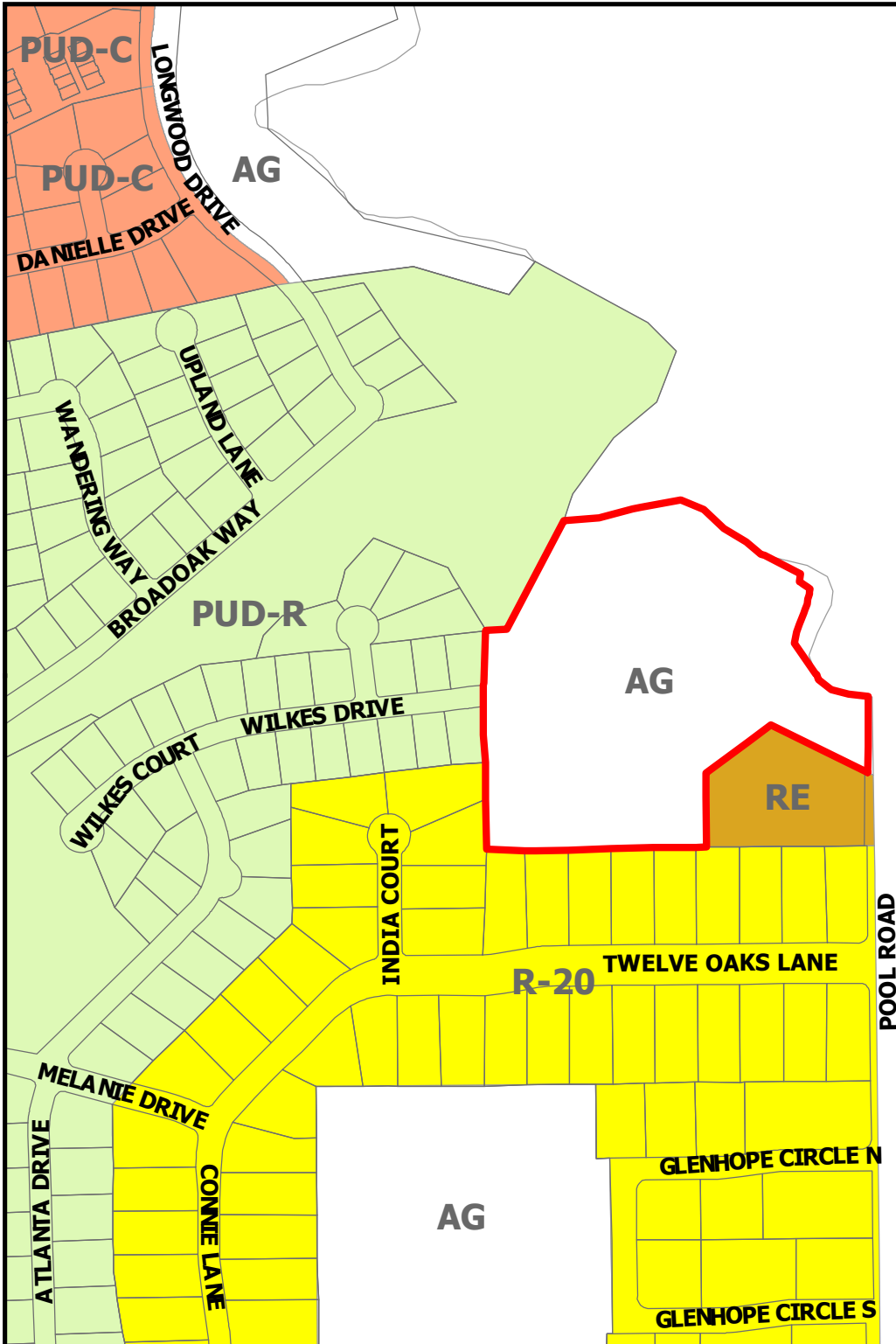
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Subject Property



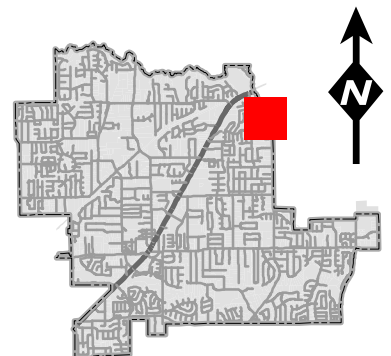
Zoning Map



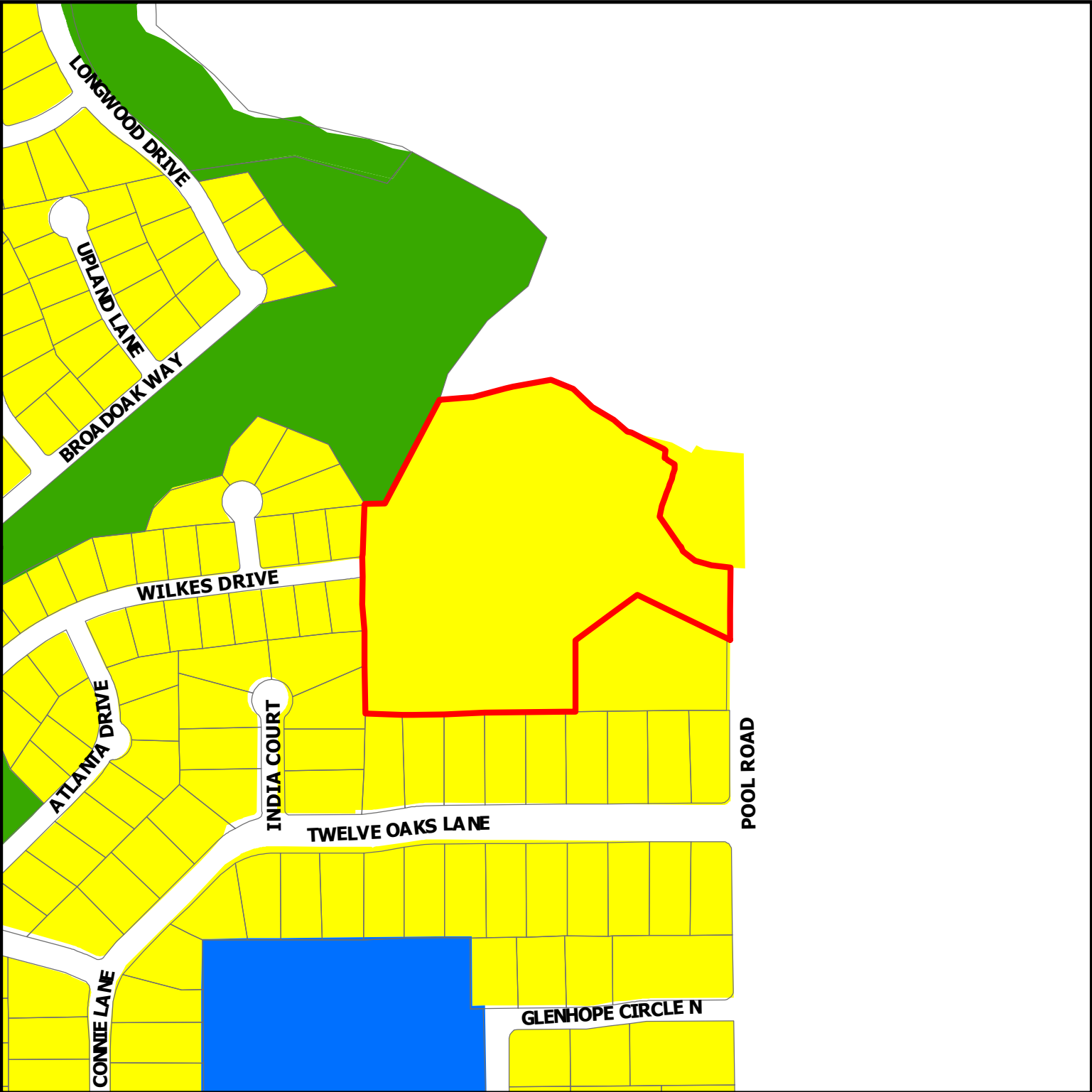
ZC22-029
2417 Wilkes Drive

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 Subject Property



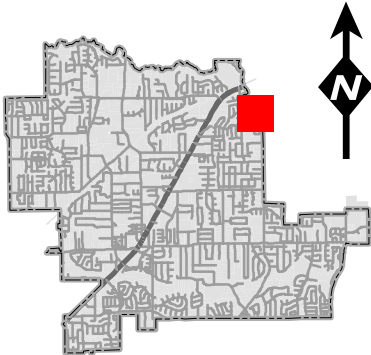
Future Land Use Map



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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

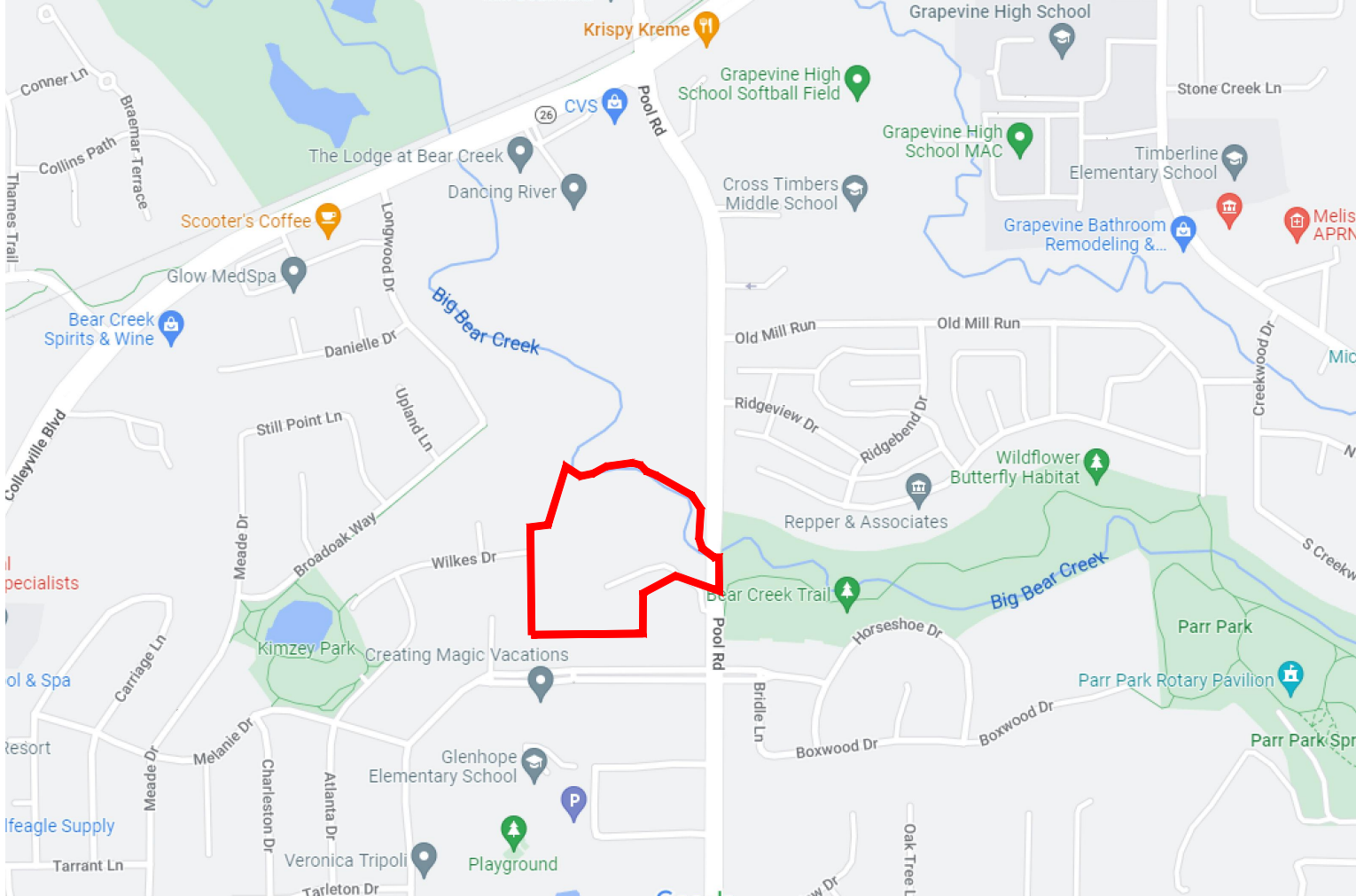
Residential Lots	18
Minimum Building Lot Area	15,178 s.f.
Average Building Lot Area	19,031 s.f.
Common Areas	2

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

11 JUL 22

1" = 50'

FENCE DIAGRAM

Fence Legend

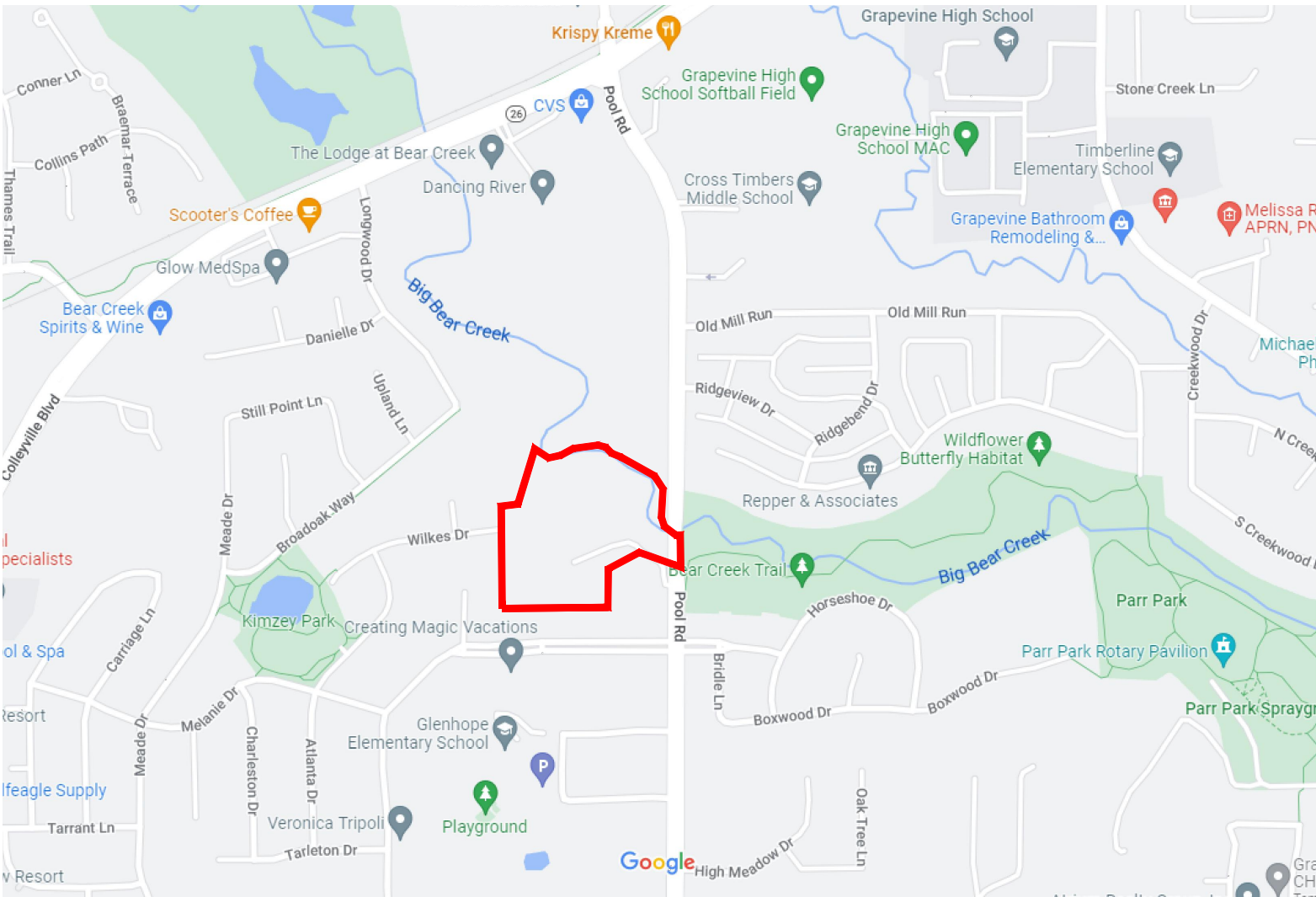
6' Wood Fence	
5' Ornamental Iron Fence	



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.

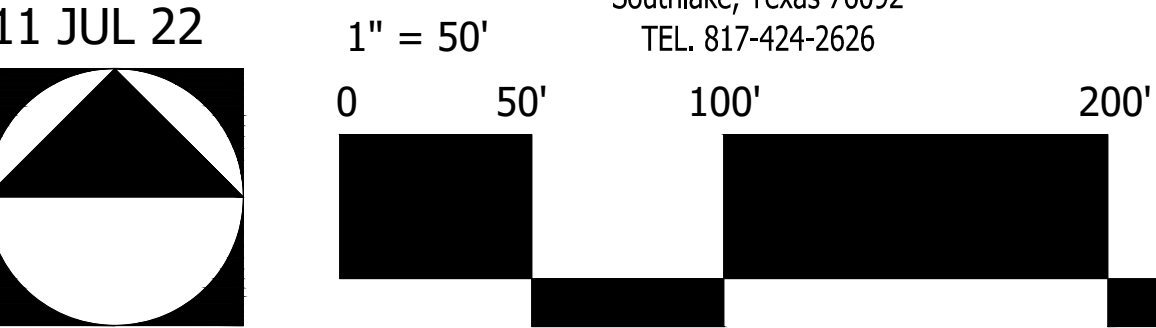
Owner:
Unique Fortune, LLC
400 Carroll Avenue
Southlake, TX 76092
Tel: 817-366-8666
Contact: Mark Goodwin

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

Planner:

11 JUL 22

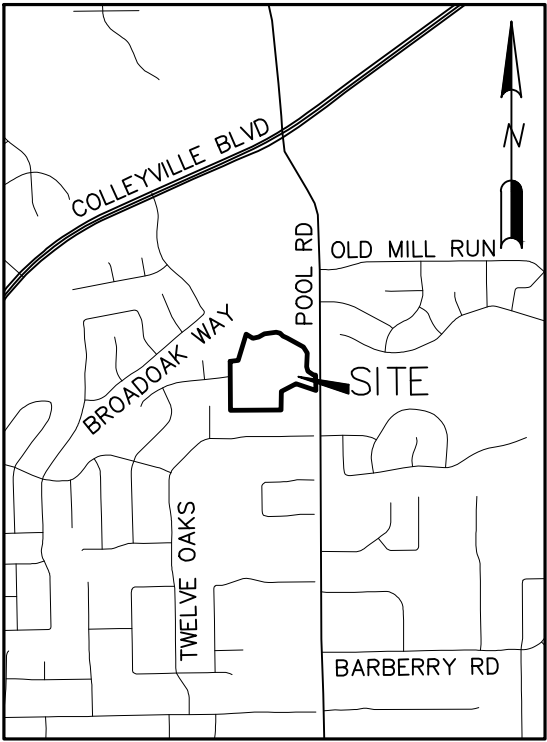
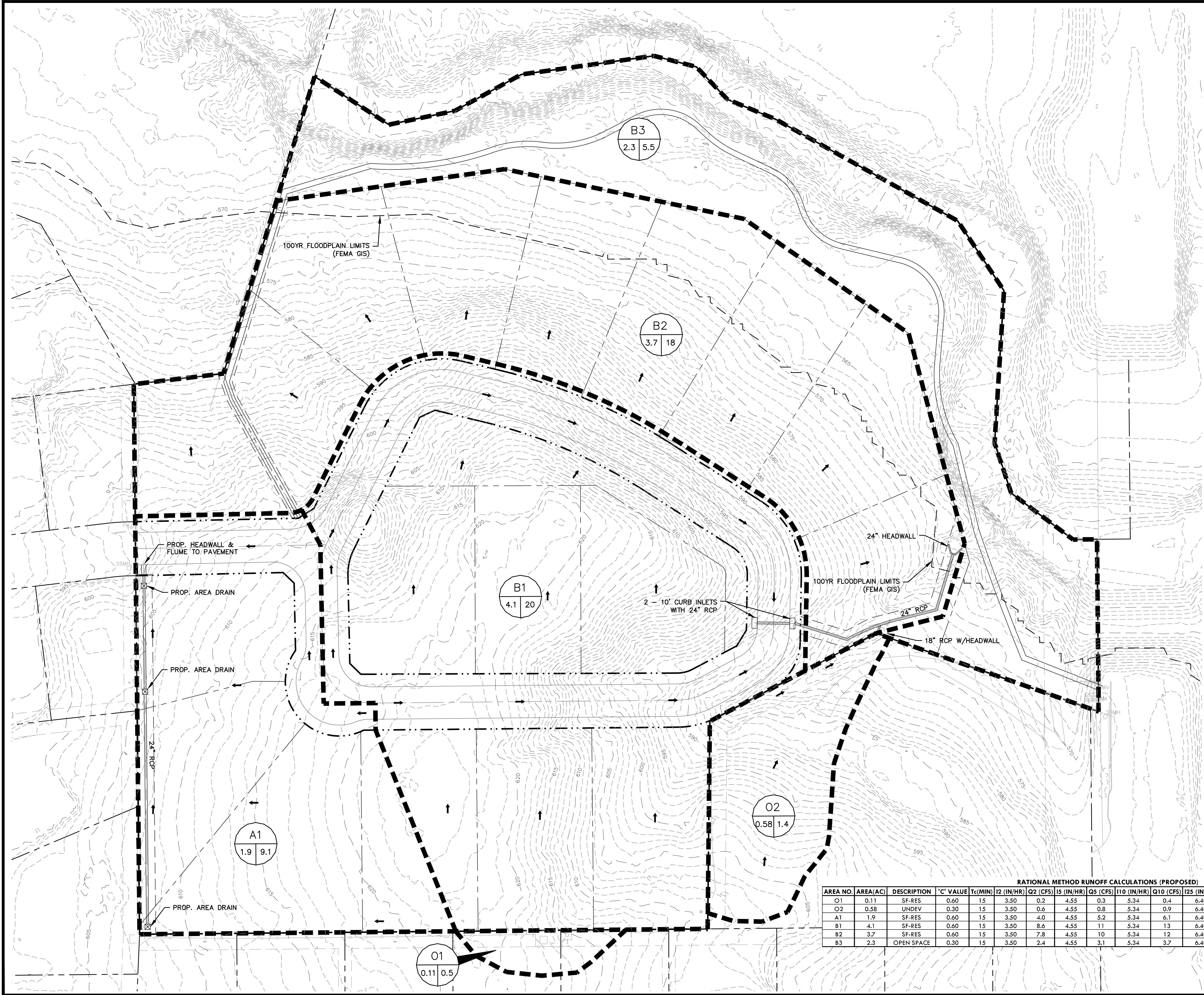
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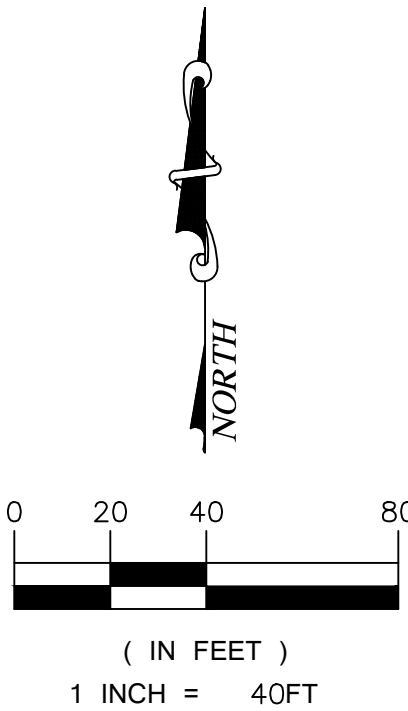
Zoning Exhibit for Zoning Change Request From AG to PUD-R

Wilkes Knoll

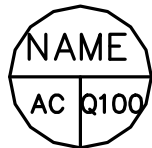
Colleyville, Tarrant County, Texas



VICINITY MAP
SCALE: 1" = 2000'



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

P.O. BOX 92046
SOUTH PLANO, TEXAS 75075
PHONE (817) 333-2277
FAX (817) 333-2277
ENGINEERING REGISTRATION NUMBER 7-23239

CLIENT NAME
CLAYTON T. REDINGER
CITY TEXAS XXXX
STATE TEXAS XXX-XXXX

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'

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes

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

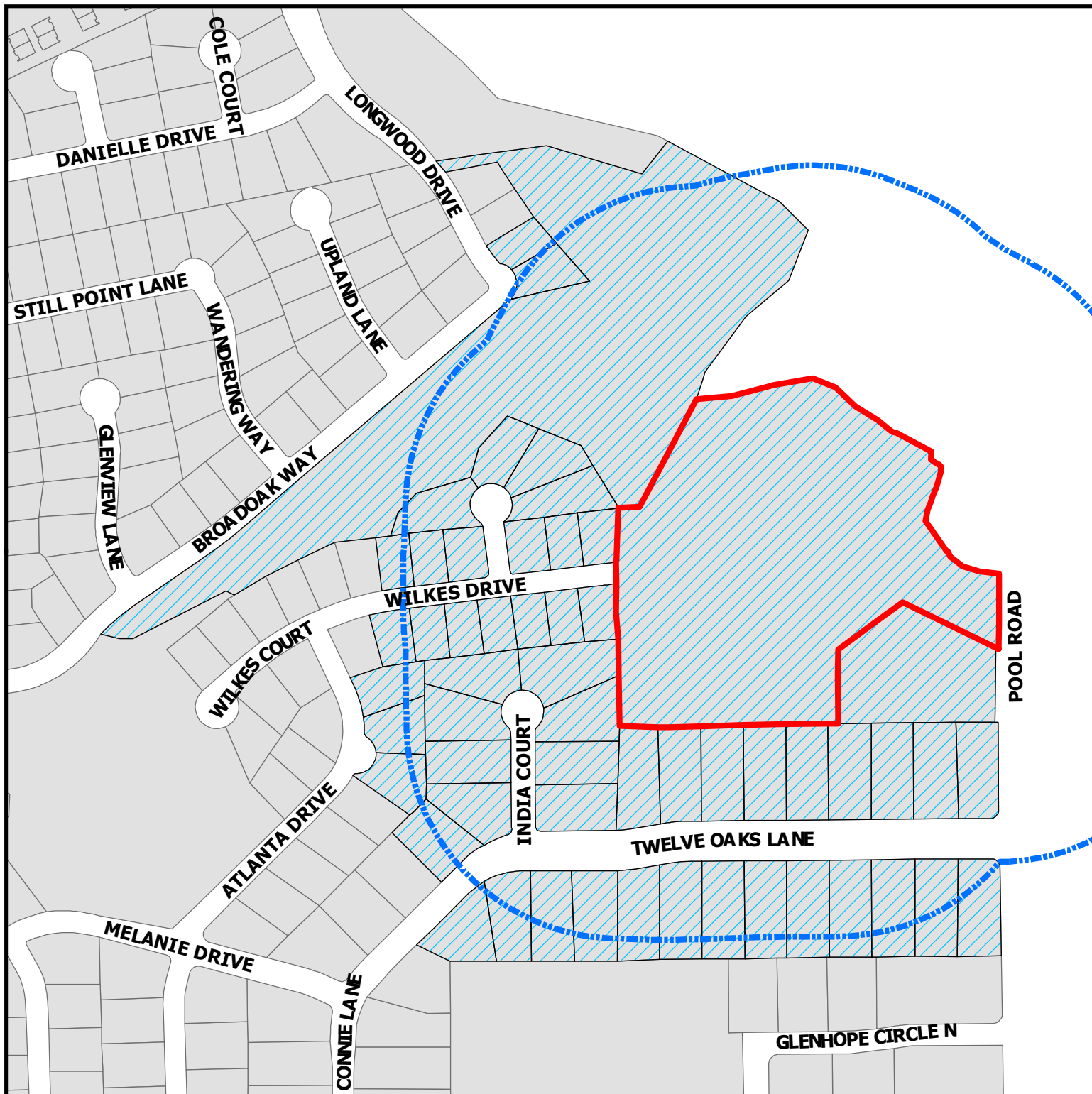
Drawn By: DSM
Reviewed By: CTR
Project: 1013-01

SHEET
2

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



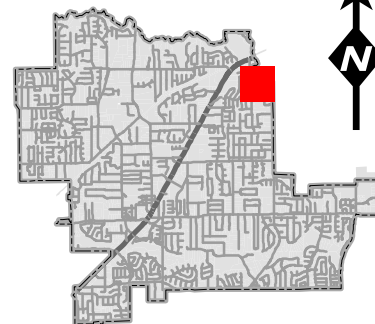
Notification Map



ZC22-029
2417 Wilkes Drive

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

-  Subject Property
-  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, August 8, 2022 at 7:00 p.m.
City Council Meetings: Tuesday, September 6, 2022 & Tuesday, September 20, 2022 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a zoning change from the AG Agricultural district to the PUD-R Planned Unit Development - Residential district. The request is to rezone the property to allow for a new 18 lot subdivision, Wilkes Knoll. It proposes lot sizes ranging from approximately 15,000 sq.ft. up to 25,000 sq.ft., the average being approximately 19,000 sq. ft.

Zoning Case: ZC22-029

Applicant: Curtis Young

Owner: Mark Goodwin

Location: 2417 Wilkes Drive

Property Description: Tract 1B1, 1C1, 1B2, and 1B3, Abstract 294, Robert Chowning Survey

Present Zoning: AG Agricultural

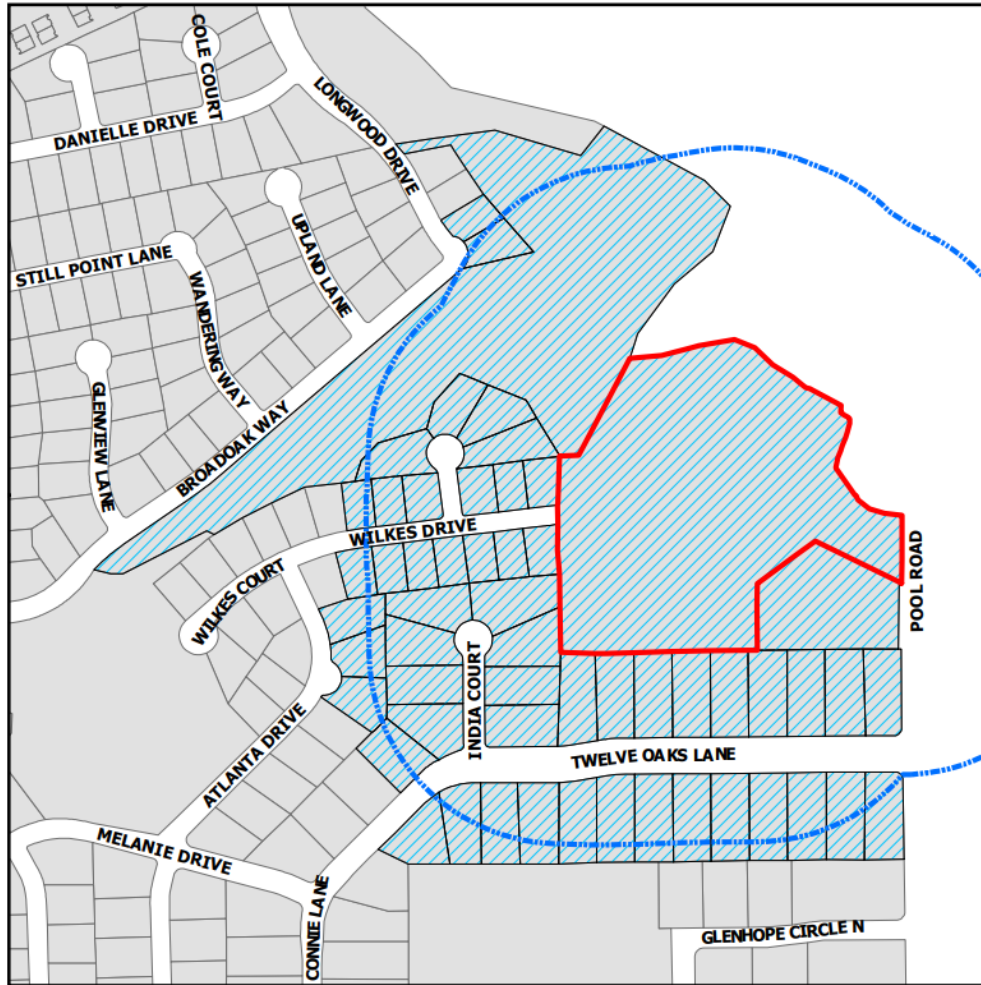
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request. Denial of the proposal by the Commission is final, unless the applicant submits a written notice of appeal within 10 days from the date of action by the Commission. If appealed, the request will be placed on the next available City Council agenda as listed above. Rezoning requests, zoning amendments and conditions recommended by the Commission for approval by the City Council may be more restrictive than those described in this notice.

All interested persons are encouraged to attend the public hearing and express their opinions on the zoning change request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address below:

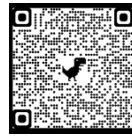
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

If the property owners of 20% or more of the land within the 200 foot notification area file a written protest prior to the public hearing, State law provides that the approval of the zoning change request shall require the approval of a super majority vote by City Council.

NOTICE OF PUBLIC HEARING



The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas 76034. A brief project description can be found online on the Agenda Packet and Active Development Case map (please use your phone's camera to scan QR code below):



For additional information, please contact the Community Development Department at 817.503.1056. Please reference the zoning case number when requesting information.

Jacquelyn Reyff
Planning Manager
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
ABSHIRE, RICHARD	2606 TWELVE OAKS LN	COLLEYVILLE, TX
ACTKINSON, K TRS	2500 TWELVE OAKS LN	COLLEYVILLE, TX
AGUIRRE, JASON	2402 WILKES DR	COLLEYVILLE, TX
ALVARADO, ALEX	2407 TWELVE OAKS LN	COLLEYVILLE, TX
ANDERSON, CHARLES	2414 WILKES DR	COLLEYVILLE, TX
ANDERSON, STEVE W	6800 INDIA CT	COLLEYVILLE, TX
BLAXTON, MATHEW	6903 LONGWOOD DR	COLLEYVILLE, TX
BRADY, MICHAEL	2406 TWELVE OAKS LN	COLLEYVILLE, TX
BURKE, MICHELLE E	2406 WILKES DR	COLLEYVILLE, TX
CAMPBELL, CYNTHIA KAY	2410 WILKES DR	COLLEYVILLE, TX
CARROLL, ANTHONY L	2605 TWELVE OAKS LN	COLLEYVILLE, TX
CHAWNER, JOHN	2601 TWELVE OAKS LN	COLLEYVILLE, TX
COSAND, JEFFREY W	2604 TWELVE OAKS LN	COLLEYVILLE, TX
COWGILL, JARED	2600 TWELVE OAKS LN	COLLEYVILLE, TX
DAULERIO FAMILY REVOCABLE TRUS	2603 TWELVE OAKS LN	COLLEYVILLE, TX
DELAGARZA, JAMES E	15227 DEL GADO DR	SHERMAN OAKS, CA
DELUCA, SALVATORE	2404 WILKES DR	COLLEYVILLE, TX
DRIES ERIK	2503 TWELVE OAKS LN	COLLEYVILLE, TX
EGAN, ROBERT ELLIOTT	2410 TWELVE OAKS LN	COLLEYVILLE, TX
FARRELL, MICHAEL T	2504 TWELVE OAKS LN	COLLEYVILLE, TX
GASKA, ANDREW PETER	6801 INDIA CT	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX
HEMINGER, VICTORIA	6804 ROCKBROOK CT	COLLEYVILLE, TX
HOWARD, KENNETH C	2509 TWELVE OAKS LN	COLLEYVILLE, TX
JOHANNESSEN, CAROL J	2507 TWELVE OAKS LN	COLLEYVILLE, TX
JORDAN, HENRY	2505 TWELVE OAKS LN	COLLEYVILLE, TX
KIRKPATRICK, D A	2403 WILKES DR	COLLEYVILLE, TX
KRALL, GREG	6801 ATLANTA DR	COLLEYVILLE, TX
LAVAS, TIMOTHY J	2405 WILKES DR	COLLEYVILLE, TX
LOSEY, HERBERT E	2417 WILKES DR	COLLEYVILLE, TX
MARTINEZ, STEFANIE	2508 TWELVE OAKS LN	COLLEYVILLE, TX
MCKENNEY, ROSS S	2607 TWELVE OAKS LN	COLLEYVILLE, TX
MILLER, ROBERT	2407 WILKES DR	COLLEYVILLE, TX
MOORE, ERIC M	6805 ATLANTA DR	COLLEYVILLE, TX
NEAL, RONALD	2501 TWELVE OAKS LN	COLLEYVILLE, TX
NORRIS, MICHAEL	2602 TWELVE OAKS LN	COLLEYVILLE, TX
ORLER, JOHN J	2408 TWELVE OAKS LN	COLLEYVILLE, TX
PADILLA, MARCO A	6901 LONGWOOD DR	COLLEYVILLE, TX
PORTER, WILLIAM G	2506 TWELVE OAKS LN	COLLEYVILLE, TX
REED, CLAY P	6806 ROCKBROOK CT	COLLEYVILLE, TX
RICHARD, RANDALL M	6709 INDIA CT	COLLEYVILLE, TX
ROBERTSON, BARRY E	2415 WILKES DR	COLLEYVILLE, TX
ROBINSON, DANIEL	6802 INDIA CT	COLLEYVILLE, TX
ROSS DOWNS ESTATES	4113 GATEWAY DR STE 100	COLLEYVILLE, TX
SCHAEFER, JOHN W	6803 ATLANTA DR	COLLEYVILLE, TX
SCHWAB, JOHN	6802 ROCKBROOK CT	COLLEYVILLE, TX
STEWART, BRIAN	2502 TWELVE OAKS LN	COLLEYVILLE, TX
TAYLOR, STACEY	6900 POOL RD	COLLEYVILLE, TX
THOMPSON, TERESEA	2409 TWELVE OAKS LN	COLLEYVILLE, TX
TICHACEK, PAUL V	2403 TWELVE OAKS LN	COLLEYVILLE, TX
TRIMBLE, DENNIS	6803 INDIA CT	COLLEYVILLE, TX
VANZANT, JEFFERY	2412 WILKES DR	COLLEYVILLE, TX
WASSON, STEVEN W	2413 WILKES DR	COLLEYVILLE, TX
WATERWORTH FAMILY REVOCABLE TR	6808 ROCKBROOK CT	COLLEYVILLE, TX

WEIR, RICKY G
WILSON, DAVID C
YOUNG, CURTIS
ZEBIAN, ROBERT G

2405 TWELVE OAKS LN
2409 WILKES DR
1130 N CARROLL AVE STE 200
6708 INDIA CT

COLLEYVILLE, TX
COLLEYVILLE, TX
SOUTHLAKE, TX
COLLEYVILLE, TX

From: [Ben Bryner](#)
To: [Jackie Reyff](#); [Dakari Hill](#)
Subject: FW: WillowTree Development Application
Date: Tuesday, July 26, 2022 8:08:09 AM

-----Original Message-----

From: Nicole Naja <[REDACTED]>

Sent: Monday, July 25, 2022 8:01 PM

To: Bobby Lindamood <BLindamood@colleyville.com>; Kathy Wheat <KWheat@colleyville.com>; Brandi Elder <BElder@colleyville.com>; George Bond <GBond@colleyville.com>; George Dodson <GDodson@colleyville.com>; Chuck Kelley <CKelley@colleyville.com>; Callie Rigney <CRigney@colleyville.com>; Jerry Duca <JDuca@colleyville.com>; Ben Bryner <BBryner@colleyville.com>
Subject: WillowTree Development Application

City of Colleyville and City Council,

On behalf of my husband and I, please consider NOT rezoning the 12 acres of land located at 2417 Wilkes Drive, Colleyville, TX from agricultural use to residential use. There is a nearby piece of land already being developed into residential housing. Those are the only 2 areas along that side of Pool Rd between Ira E Woods and Hall Johnson Road that were green spaces. This last piece of land has grass, trees and horses that are charming. I brag to all my friends across the country that we see horses and cows when driving our usual routes within a mile from our home. That is one of the best things in our city and that make it special. The trees and green spaces are why people want to live in Colleyville. Taking these away make it like any generic suburb that is nothing other than buildings, homes and concrete. There is less and less space to breathe in and see nature.

Nicole and Khaled Naja
5606 Poplar Ct. W.
Colleyville, TX 76034

July 24, 2022

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

Zoning Case: ZC22-029

To the Planning and Zoning Commission:

I do not approve of the rezoning of the development located at 2417 Wilkes Dr.,
Colleyville, TX 76034.

Property Owner Name: *Elizabeth & Sam Hearn*

Address: *2409 Wilkes Dr., Colleyville, TX 76034*

Colleyville, TX 76034

Date: *July 26, 2022*

Property Owner Signature:

A handwritten signature in dark ink, appearing to read "Elizabeth Hearn", written over a horizontal line.

cc: City of Colleyville Planning Manager
Jacquelyn Reyff
Email: jreyff@colleyville.com
Ben Bryner
Email: bbryner@colleyville.com

July 28, 2022

Community Development Department

City Of Colleyville

100 Main Street

Colleyville TX, 76034

Zoning Case ZC22-029 – Wilkes Dr. 2417, Colleyville TX 76034

To the planning and Zoning Commission:

I do NOT approve of the rezoning of the development located at 2417 Wilkes Dr. Colleyville TX 76034.

Eric Moore

A handwritten signature in blue ink, consisting of a large loop on the left and a series of smaller loops and strokes extending to the right.

6805 Atlanta Dr

Colleyville TX, 76034

817-406-6082

7-28-22

Dakari Hill

From: Ben Bryner
Sent: Thursday, July 28, 2022 1:03 PM
To: Jackie Reyff; Dakari Hill
Subject: FW: New housing development off Pool Road

FYI...

From: John Quinn Jr. <[REDACTED]>
Sent: Thursday, July 28, 2022 12:46 PM
To: Ben Bryner <BBryner@colleyville.com>
Subject: New housing development off Pool Road

Hello Mr. Bryner,

I was made aware of the plans of a new housing development to be started off Pool road just north of the Ross Downs subdivision.

There is a plan to not build a separate entrance to this development and use Ross Downs main entry to access this development . This is unacceptable and it becomes obvious it is to increase the profit margin of the developer.

The traffic is already dangerous on Pool road as well as the entry to Ross Downs especially with the large amount of cars associated with school traffic for Glen Hope elementary school. We already have blockages on Pool road and on Twelve Oaks which is the main entry to Ross Downs. There are many children that walk to and from school from the neighborhood .

Introducing more traffic from the addition of 18 homes using this entry is unacceptable in the name of more profit to the developer.

Thank you for your attention to this matter,

John Quinn
2301 Tarleton Dr.
Colleyville, Tx 76034
817 683 5809

ORDINANCE O-22-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 11.94 ACRES TRACT 1B1, 1C1, 1B2, AND 1B3, ABSTRACT 294, ROBERT CHOWNING SURVEY, LOCATED AT 2417 WILKES DRIVE FROM THE AG AGRICULTURAL DISTRICT TO THE PUD-R PLANNED UNIT DEVELOPMENT – RESIDENTIAL ZONING DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a rezoning under Case No. ZC22-029; and

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

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

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

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on 11.94 acres, being Tract 1B1, 1C1, 1B2, and 1B3, Abstract 294, Robert Chowning Survey, located at 2417 Wilkes Drive from the AG Agricultural zoning district to the PUD-R Planned Unit Development – Residential zoning district, as depicted in the attached Exhibit "A" and Exhibit "B."

Sec. 3. THAT the Official Zoning Map of the City of Colleyville be amended to incorporate the zoning change approved herein.

Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

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

2. CONCEPTUAL PLAN AND PLATTING

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

3. PERMITTED USES

- a. Single-family residences, detached; limited to no more than 18 lots as shown on the attached Development Plan.
- b. Common open space areas

4. RESIDENTIAL LOT REQUIREMENTS AND SETBACKS

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

- a. Minimum Lot Size 15,261 s.f. (Average about 19,031)
- b. 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.
- c. Front Building Line 30 feet back of property line.
- d. Side Building Line 10 feet.
- e. Rear Building Line 25 feet.
- f. Street-facing Side Yard Side yard setbacks on the street side of a corner lot, fronting on another street, shall all be 30'
- g. Minimum House Size 3,500 square feet.

5. Open Space

- a. This development shall provide not less than 21.20% common open space, which shall generally be configured as shown on Exhibit "C". All open space areas shall be landscaped and maintained by the Homeowner's Association.
- b. All amenities within the open space areas shall be maintained by the Homeowner's Association.
- c. 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.

6. SCREENING

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

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

7. ARCHITECTURAL FEATURES

- a. The dominant exterior vertical wall area of each structure, exclusive of doors and windows, shall be masonry (brick, stone, or stucco) 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. Garage Standard – Minimum of a three-car garage with wood-like, architecturally enhanced doors.
- b. Minimum Roof Pitch – Minimum of a 10:12 roof pitch unless architecturally required to vary, based on home style.
- d. Windows – No aluminum windows allowed in the subdivision, only windows of higher quality and every efficiency will be allowed. All windows will be insulated glass with a “low-e” specification.

8. OTHER

- a. 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.

b. Street Design Standards:

- o Right-Of-Way: Fifty feet (50') (Undivided)
- o Travel Lane Width: Thirty-one feet (31'), back of curb to back of curb
- o Turning Radii: Fifteen feet (15')

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 6th day of September 2022.

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

PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this the 20th day of September 2022.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit “A” – Location and Zoning Map

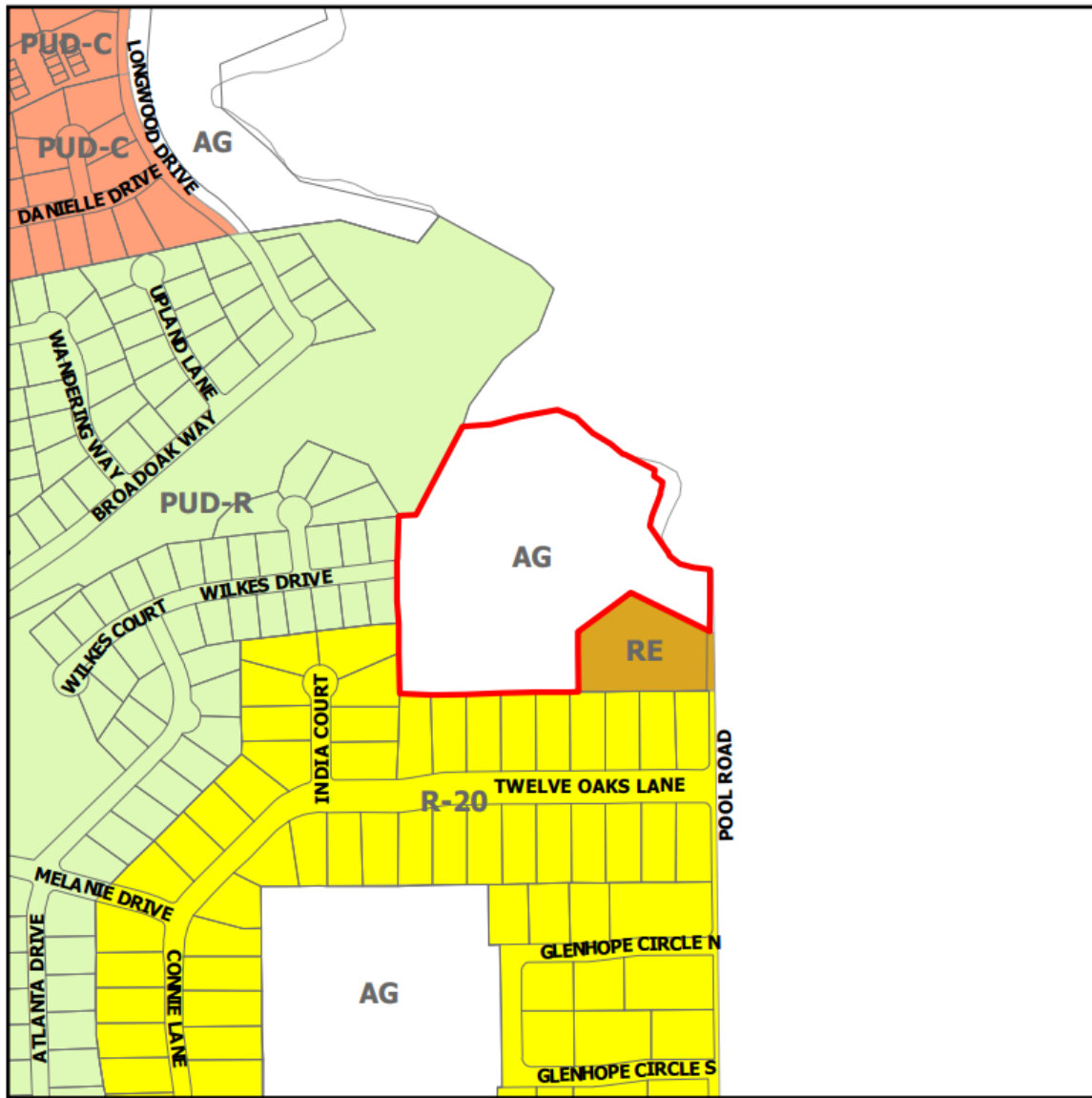


Exhibit “B” – Statement of Planning Objectives

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.

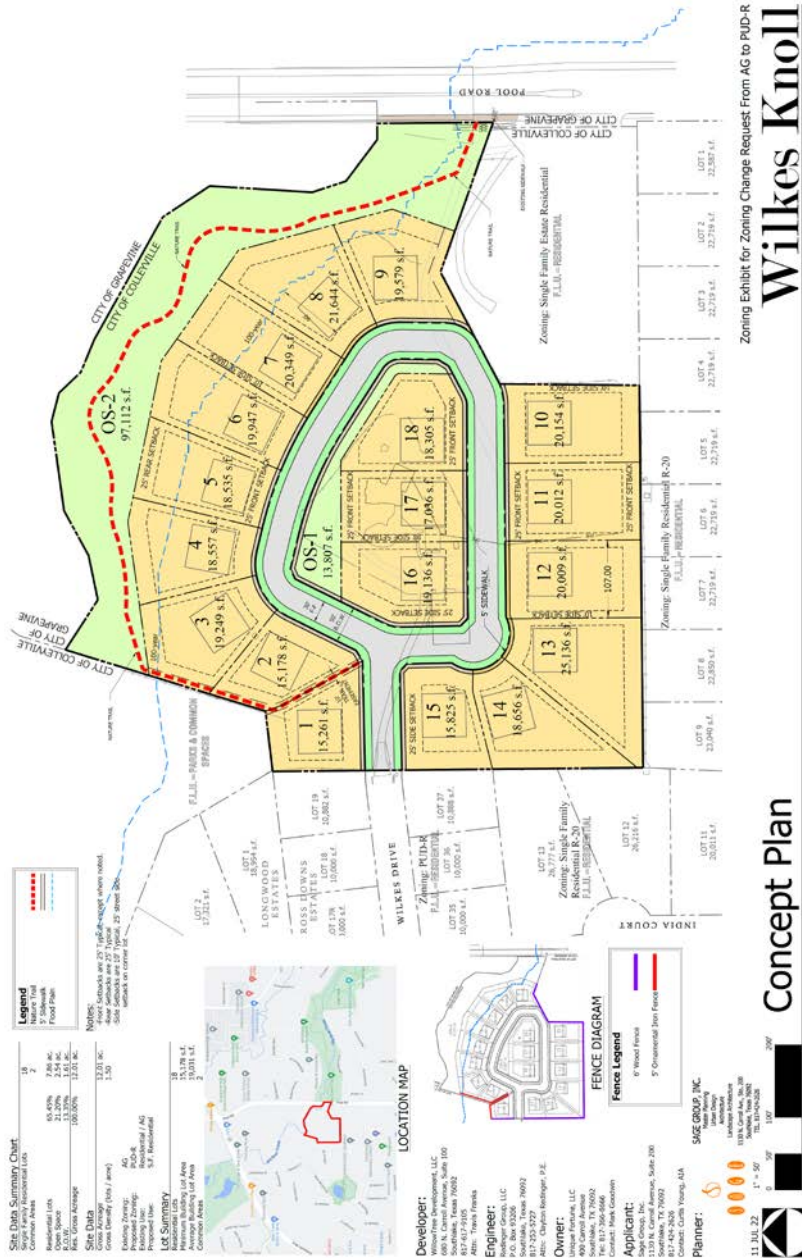
Development Schedule

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.

Wilkes Knoll
Colleyville, Tarrant County, Texas





City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 2b	Agenda Date 8/8/2022	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration of a Special Use Permit for outdoor display of merchandise on Lot 3A1A, 3A2A, 3B1, and 4A, Block 2, Andy Felps Addition, located at 4201 Colleyville Boulevard, Case ZC22-019, TABLED FROM THE JUNE 13, 2022 PLANNING AND ZONING COMMISSION MEETING

Explanation

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

Existing Conditions/Background: The subject property is zoned CC-3 Highway Commercial and generally located on the east side of Colleyville Boulevard and north of the intersection of Cheek Sparger Road and Colleyville Boulevard. The subject property is a platted lot and is currently developed with a business located in the front building and the remainder of the property is used as another business for the storage of recreational vehicles.

Proposed Special Use Permit:

Request – The applicant is requesting approval of an SUP to allow for the outdoor display of merchandise use at this location.

Ordinance – Land Development Code, Chapter 6.6, Sections 3. and 4. Additional Development Regulations:

1. *Outdoor Display Areas* – Outside display of merchandise shall not be allowed unless allowed by a Special Use Permit (SUP) approved by the City Council, provided that it shall be limited to an area within eight (8) feet of the front wall of the primary building and further provided that emergency pedestrian access to the building is not blocked. When allowed by SUP, no merchandise shall be displayed between the hours of 11:00 p. m. and 6:00 a. m.

For purpose of this regulation, the front wall shall be the front containment wall of the structure and not the front of an overhanging walkway cover.

2. *Outside Storage and Sales Areas* – There shall be no outside storage or outside sales areas of landscaping materials, plants or general merchandise, except for an outside display area, as provided in the above paragraph. For purpose of this regulation, nothing shall prohibit the sale or display of landscaping materials, plants or general merchandise located behind an enclosed solid screening wall constructed of like materials to the building, provided merchandise is not visible above the top of the screening wall.

Analysis: Worthington Monuments has headstones and monuments located within the front yard of the property along Colleyville Boulevard. The applicant is requesting the continued use of outdoor display of the headstones and monuments.

Plat Status: The property is platted as Lot 3A1A, 3A2A, 3B1, and 4A, Block 2, of the Andy Felps Addition.

DRC Review: The DRC reviewed the request during their May 23, 2022 meeting and determined the application was complete and may be scheduled for the next available Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The properties to the north and south are zoned CC-3 Highway Commercial and developed with a mixture of commercial uses. The properties to the east are zoned PUD-C Planned Unit Development - Commercial and are improved with commercial buildings and R-20 Single-Family Residential zoning and have residential homes.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, identifies the subject property as "Colleyville Boulevard Corridor" and located within a Sales Tax Preferred Intersection.

Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 500 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 Special Use Permit (SUP) request due to it not meeting the technical requirements of the Land Development Code.

Recommendation

Denial

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Aerial View 1
6. Aerial View 2
7. Outdoor Storage Exhibit
8. Notification Map
9. Notification Letter
10. Notification List
11. Draft Ordinance

Aerial Map



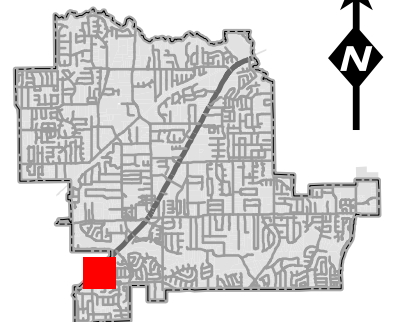
ZC22-019

4201 Colleyville Boulevard

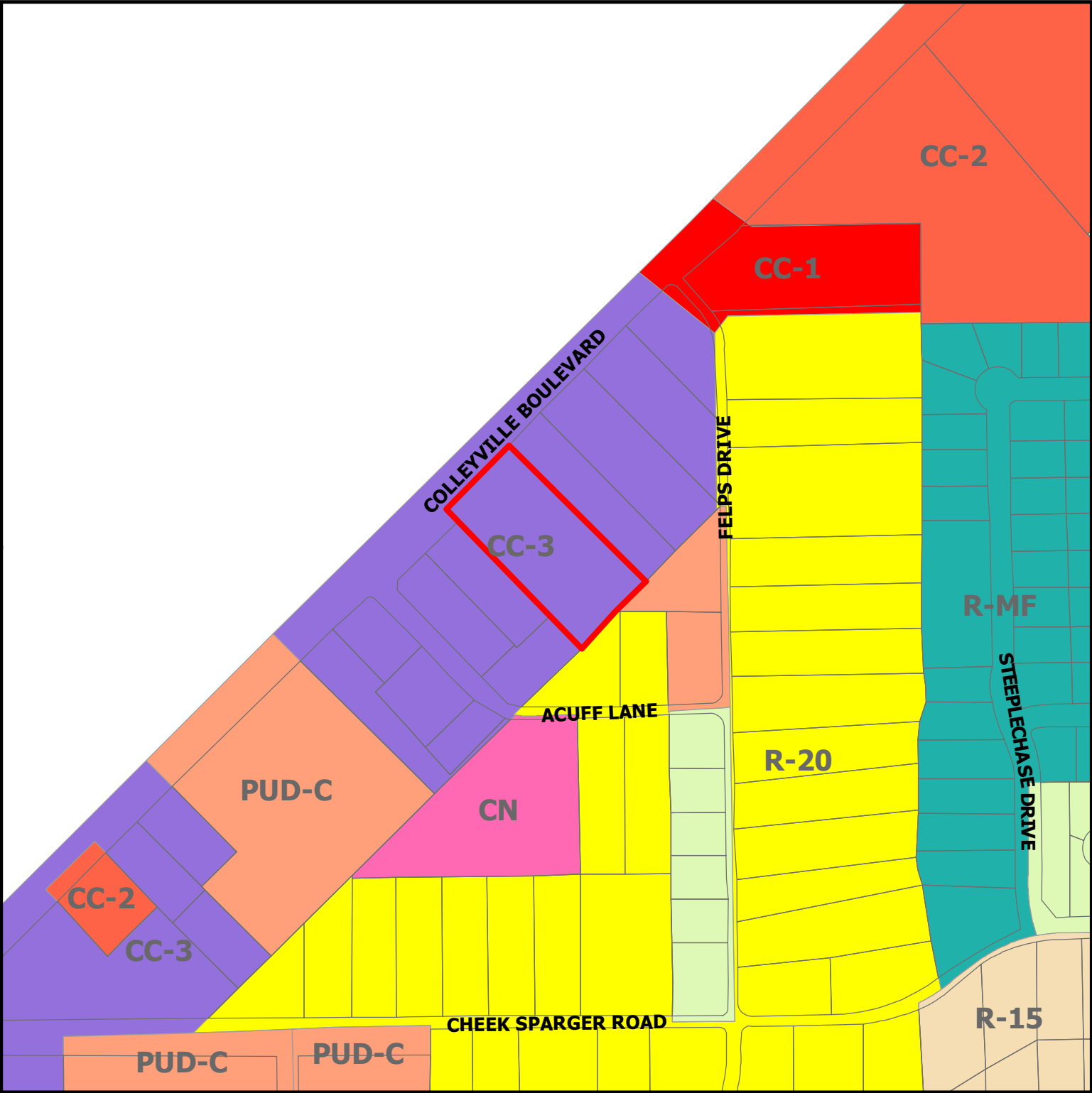
DISCLAIMER:
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances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



Subject Property



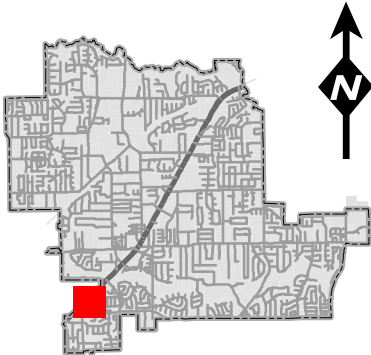
Zoning Map



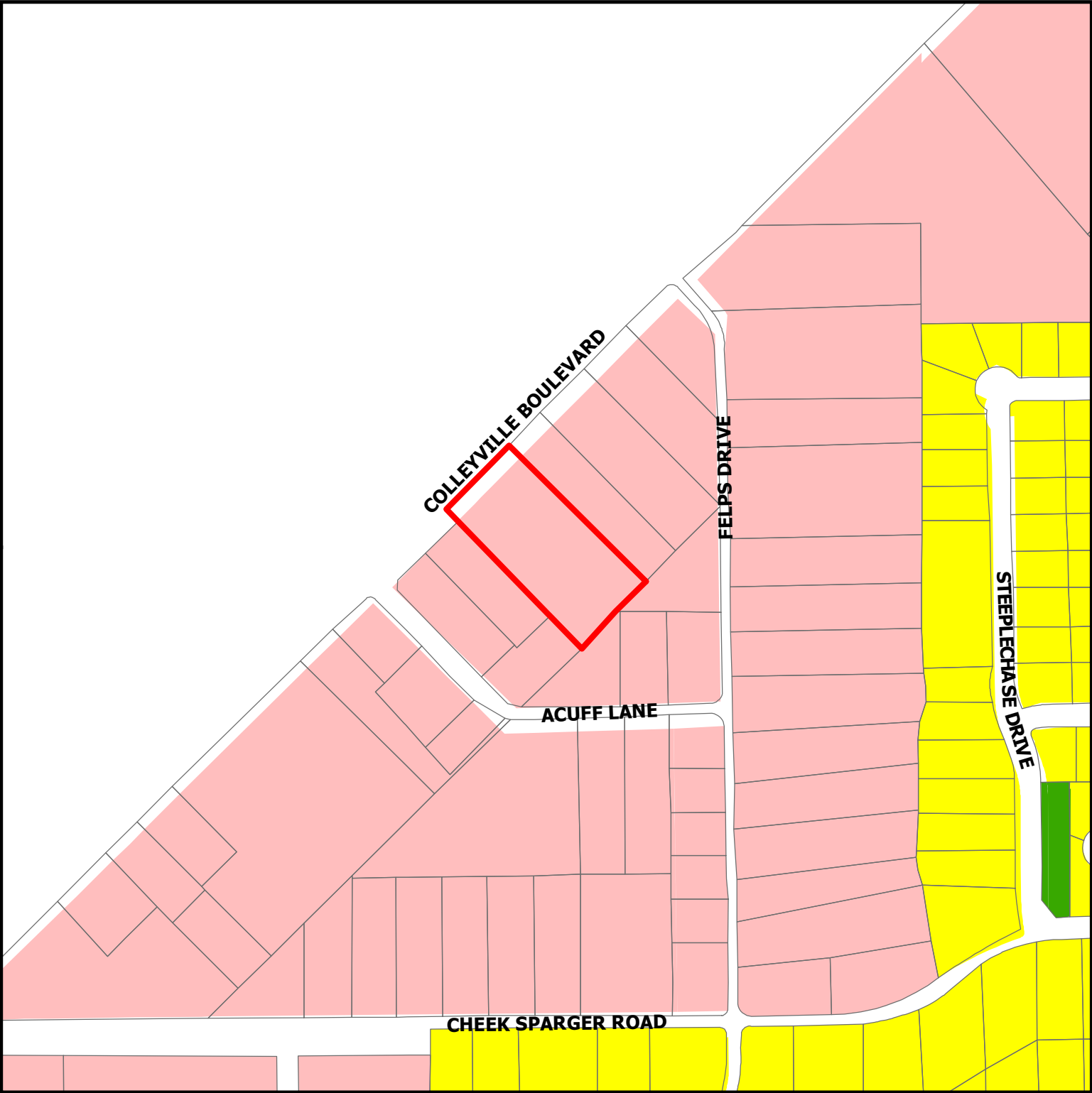
ZC22-019
4201 Colleyville Boulevard

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 Subject Property



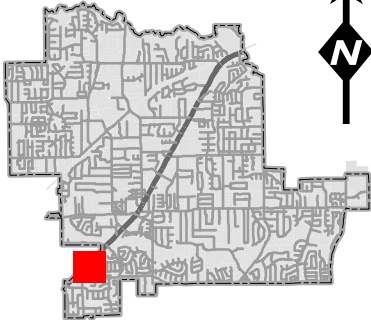
Future Land Use Map



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ZC22-019
4201 Colleyville Boulevard

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



Statement of Planning Objectives
4201 Colleyville Blvd

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

4201 Colleyville Blvd.





Colleyville Blvd

4201

4201



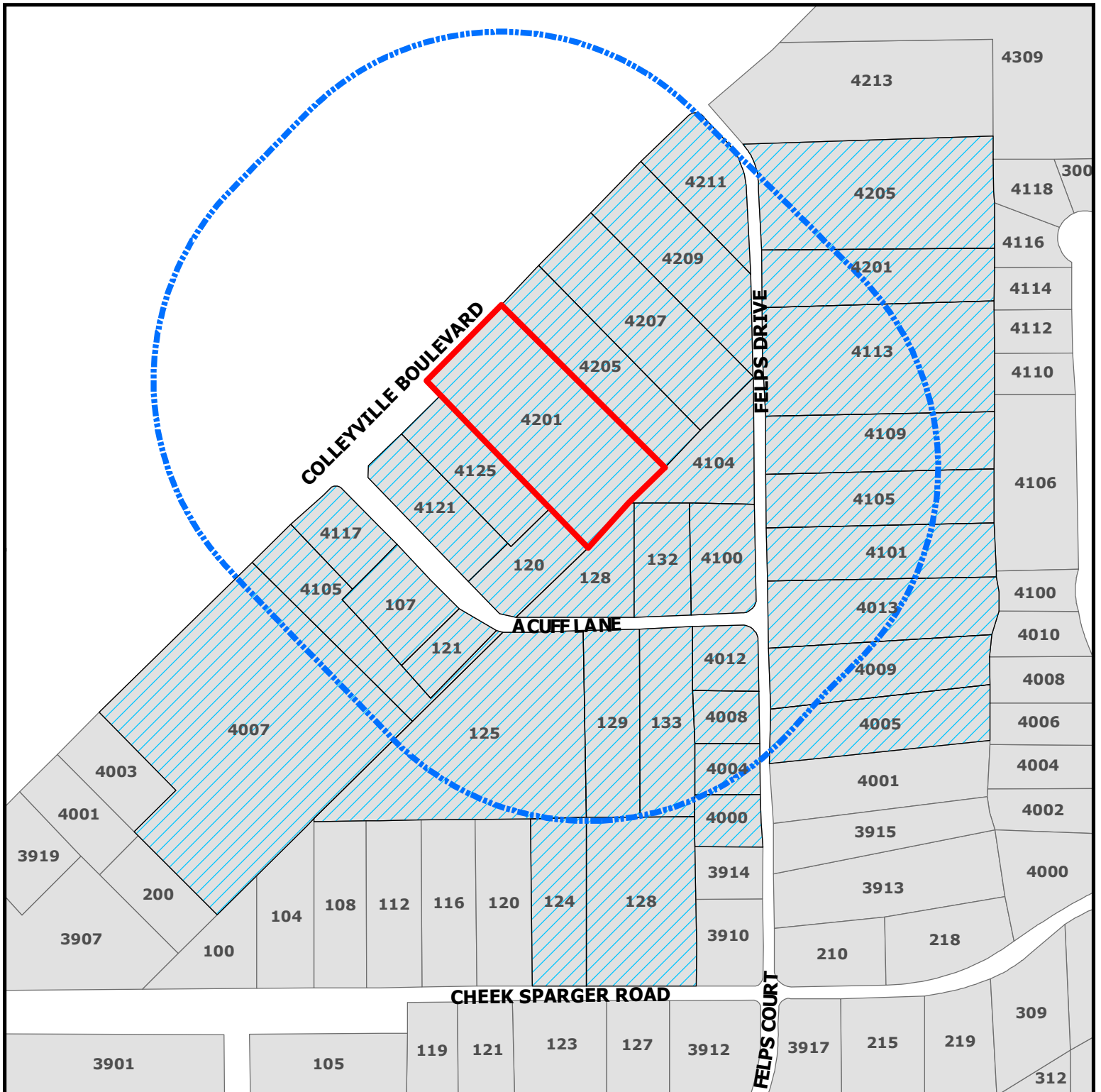
Worthington Monuments



IMG_2739.jpg
38K

 Scan0190.pdf
497K

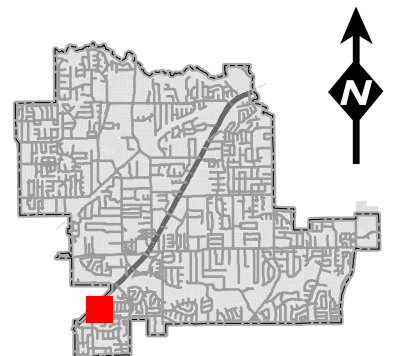
Notification Map



ZC22-019
4201 Colleyville Boulevard

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





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

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

Request: Consideration of a Special Use Permit for outdoor display of merchandise. The request is to allow for the business, Worthington Monuments, to continue outside display of monuments on their premises.

Zoning Case: ZC22-019

Applicant: Ryan Worthington

Owner: Jimmy Callahan

Location: 4201 Colleyville Boulevard

Property Description: Lot 3A1A, 3A2A, 3B1, and 4A, Block 2, Andy Felps Addition

Present Zoning: CC-3 Highway Commercial

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.

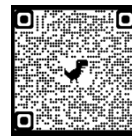
All interested persons are encouraged to attend the public hearing and express their opinions on the zoning change request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address below:

**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.

The map shows a portion of Section 36, Township 36N, Range 12E. The parcels are numbered and labeled with owner names. The parcels are shaded in light blue and light gray. A blue dashed line indicates a proposed boundary, and a red solid line indicates a specific parcel. The parcels are numbered and labeled with owner names: COLLEVILLE BOULEVARD, ACUFF LANE, CHEEK SPARGER ROAD, FELPS DRIVE, and FELPS COURT. The parcels are shaded in light blue and light gray.

Parcel Number	Owner Name	Acreage
4213		4309
4205		4118
4201		4116
4209		4114
4207		4112
4205		4110
4201		4106
4209		4100
4207		4010
4205		4008
4201		4006
4209		4004
4207		4002
4205		4000
4201		3915
4209		3913
4207		4000
4205		210
4201		218
4209		309
4207		312
4205		3917
4201		215
4209		219
4207		3912
4205		3901
4201		105
4209		119
4207		121
4205		123
4201		127
4209		3910
4207		3914
4205		3916
4201		3918
4209		3920
4207		3922
4205		3924
4201		3926
4209		3928
4207		3930
4205		3932
4201		3934
4209		3936
4207		3938
4205		3940
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4201		3958
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4205		3964
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4201		3982
4209		3984
4207		3986
4205		3988
4201		3990
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4207		3994
4205		3996
4201		3998
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4201		4014
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4205		4068
4201		4070
4209		4072
4207		4074
4205		4076
4201		4078
4209		4080
4207		4082
4205		4084
4201		4086
4209		4088



Jacquelyn Reyer

Jacquelyn Reyff
Planning Manager
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
4205 COLLEYVILLE LLC	PO BOX 92565	SOUTHLAKE, TX
4209 COLLEYVILLE BLVD LLC	PO BOX 602	COLLEYVILLE, TX
4FD PROPERTIES LLC	4100 FELPS DR STE A	COLLEYVILLE, TX
ACHA, CHRISTINE	7656 RIDGELINE DR	DUBLIN, CA
AUTO WASH DEPOT CENTERS	2400 E COMMERCIAL BLVD STE 901	FORT LAUDERDALE, FL
BOTEJU, PRABATH S	501 THORN WOOD DR	EULESS, TX
BRATTON, BILLY W	4009 FELPS DR	COLLEYVILLE, TX
BRIDLEWOOD ESTATES	4110 COACHMAN	COLLEYVILLE, TX
BURNS, EDWARD H	7713 LEXUS DR	FORT WORTH, TX
BYERLY, MIMI	7109 PEBBLE HILL DR	COLLEYVILLE, TX
CALLAHAN, JIMMY	PO BOX 430	YANTIS, TX
CORPORATION, ALARDIN	1721 WOODHILL LN	BEDFORD, TX
CROMBIE, PHILLIP EST	128 ACUFF LN	COLLEYVILLE, TX
DUONG, TRANG	10268 CHARISSGLEN CIR	LITTLETON, CO
FRENCH, JAMES E	PO BOX 550	TIOGA, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX
HINKLE-MORRISON, MICHAEL	4012 FELPS DR	COLLEYVILLE, TX
JARRELL, JOHN	4004 FELPS DR	COLLEYVILLE, TX
KNIGHT, STEVEN	4205 FELPS DR	COLLEYVILLE, TX
LAPRELLE, CHAD	133 ACUFF LN	COLLEYVILLE, TX
LATT PROPERTIES INC	3701 CLIFFWOOD DR	COLLEYVILLE, TX
LINDSEY, VICKI	129 ACUFF LN	COLLEYVILLE, TX
MANDATO, DAVID A	4109 FELPS DR	COLLEYVILLE, TX
MAYO, LESLIE	4000 FELPS DR	COLLEYVILLE, TX
MCDOWELL, TOMMY N	128 CHEEK SPARGER RD	COLLEYVILLE, TX
MIDBELT PROPERTIES LP	2722 FAIRMOUNT ST	DALLAS, TX
NOEL, SUSAN L	4005 FELPS DR	COLLEYVILLE, TX
PEREZ, VICTOR A	4008 FELPS DR	COLLEYVILLE, TX
RAI, RAMINDERPAL	4201 FELPS DR	COLLEYVILLE, TX
ROMINE, LAQUITA JOY	4113 FELPS DR	COLLEYVILLE, TX
T MARIE MAULDIN LLC	PO BOX 584	COLLEYVILLE, TX
WILKS, EARLEEN FAY	132 ACUFF LN	COLLEYVILLE, TX
WOODBRIAR NORTH ADDITION	3700 SWEETBRIAR	COLLEYVILLE, TX

ORDINANCE O-22-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 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 display of merchandise.
- b. The name of the business authorized for the outside display 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

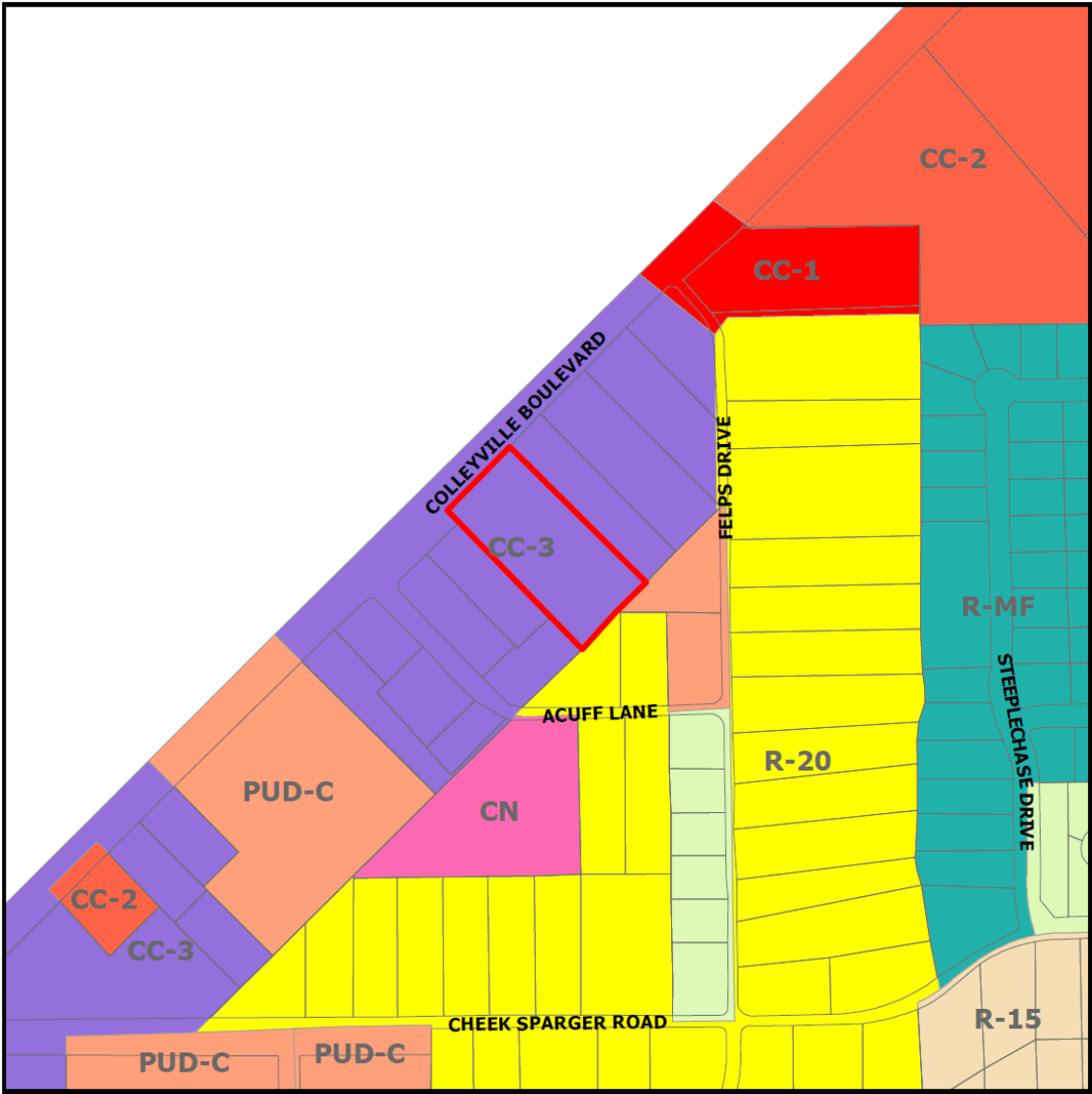
Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

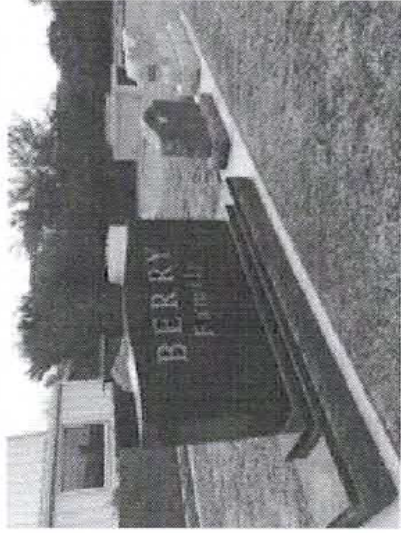
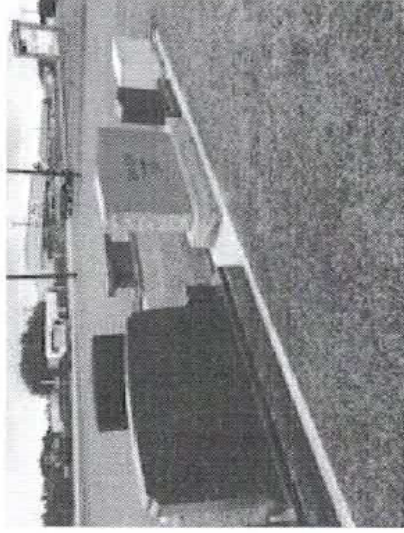
APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map







IMG_2739.jpg
38K

 Scan0190.pdf
497K



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 2c	Agenda Date 8/8/2022	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration 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 Tract 4E, Abstract 295, William E. Crooks Survey, and Lot 1, Block 1, Epperson Addition; being approximately 4.78 acres; and zoned AG Agricultural district. The purpose is to create one lot from two parcels.

Existing Conditions/Background: The subject property, 7308 and 7316 John McCain Road, resides on the east side of John McCain Road south of the intersection of John McCain Road and Bandit Trail. The subject property has AG zoning and is currently developed with two single-family homes and accessory buildings. One house will be required to be removed as part of the process.

Proposed Zoning:

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

Minimum Lot Size	130,680 sf.	203,952 SF
Minimum Lot Width	200 feet	±385 feet
Minimum Lot Depth	300 feet	±533 feet
Front Building Line	40 feet	
Side Building Line	15 feet	
Rear Building Line	25 feet	
Max. Lot Coverage	20%	
Max. Impervious Coverage	50%	

Analysis: The proposed lot is compatible with the AG zoning district and meets the intent of the City's Comprehensive Master Plan.

Surrounding Development: The property to the north is zoned R-30 Single-Family Residential district and is improved with a single-family home. The property to the

south is zoned R-40 Single-Family Residential district and is improved with a single-family home. The property to the east is zoned AG Agricultural and is developed with a single-family home. The properties to the west are zoned AG Agricultural, and R-40 and R-20 Single-Family Residential and are improved with single-family homes.

Plat Status: The property is identified as Tract 4E, Abstract 295, William E. Crooks Survey, and Lot 1, Block 1, Epperson Addition.

DRC Review: The DRC met on July 18, 2022 and offered the following comments to the applicant:

1. Complete the Application for the Abandonment of a Drainage and Utility Easement.
2. Clarify if any buildings are to remain or if all buildings are to be demolished. The note indicates all structures to be removed.

Tree Preservation: Any subdivision of the subject property must comply with Chapter 5 (Tree Preservation) of the Land Development Code. Where any tree is slated for removal, no site grading, dirt disturbance or new construction may occur on the property until a Tree Removal Permit has been issued that is associated with an approved Tree Preservation Plan.

In addition to the requirements for submittal of a Tree Removal Permit and Tree Preservation Plan, future development on the site must maintain the minimum existing protected tree canopy coverage as required in Chapter 5.

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

Staff Recommendation: Staff recommends approval of the Replat.

Recommendation

None

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Replat
5. Boundary, Topographic, & Tree Survey
6. Notification Map
7. Notification Letter
8. Notification List
9. Draft Resolution

Aerial Map



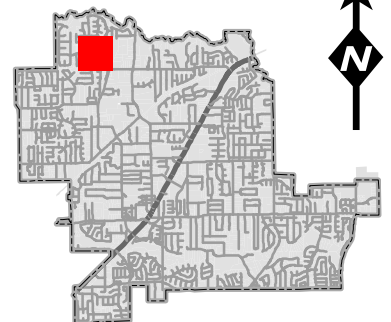
PC22-011

7308 & 7316 John McCain Road

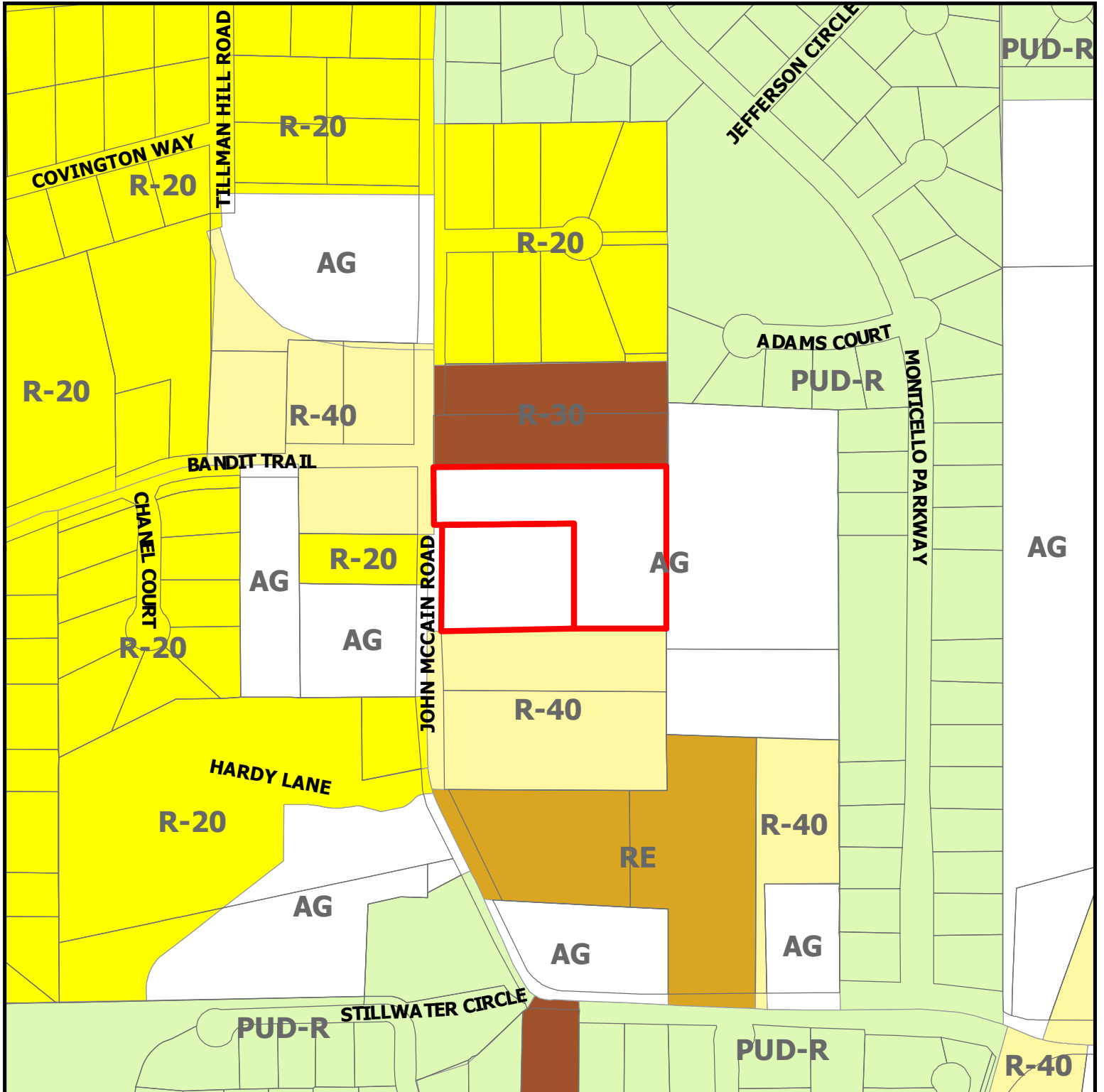
DISCLAIMER:
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances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



Subject Property



Zoning Map

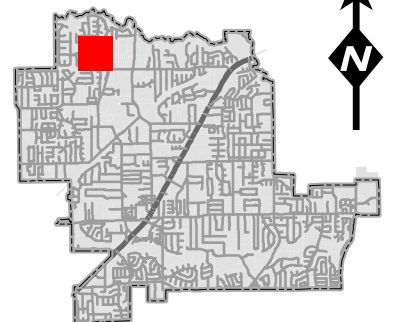


PC22-011

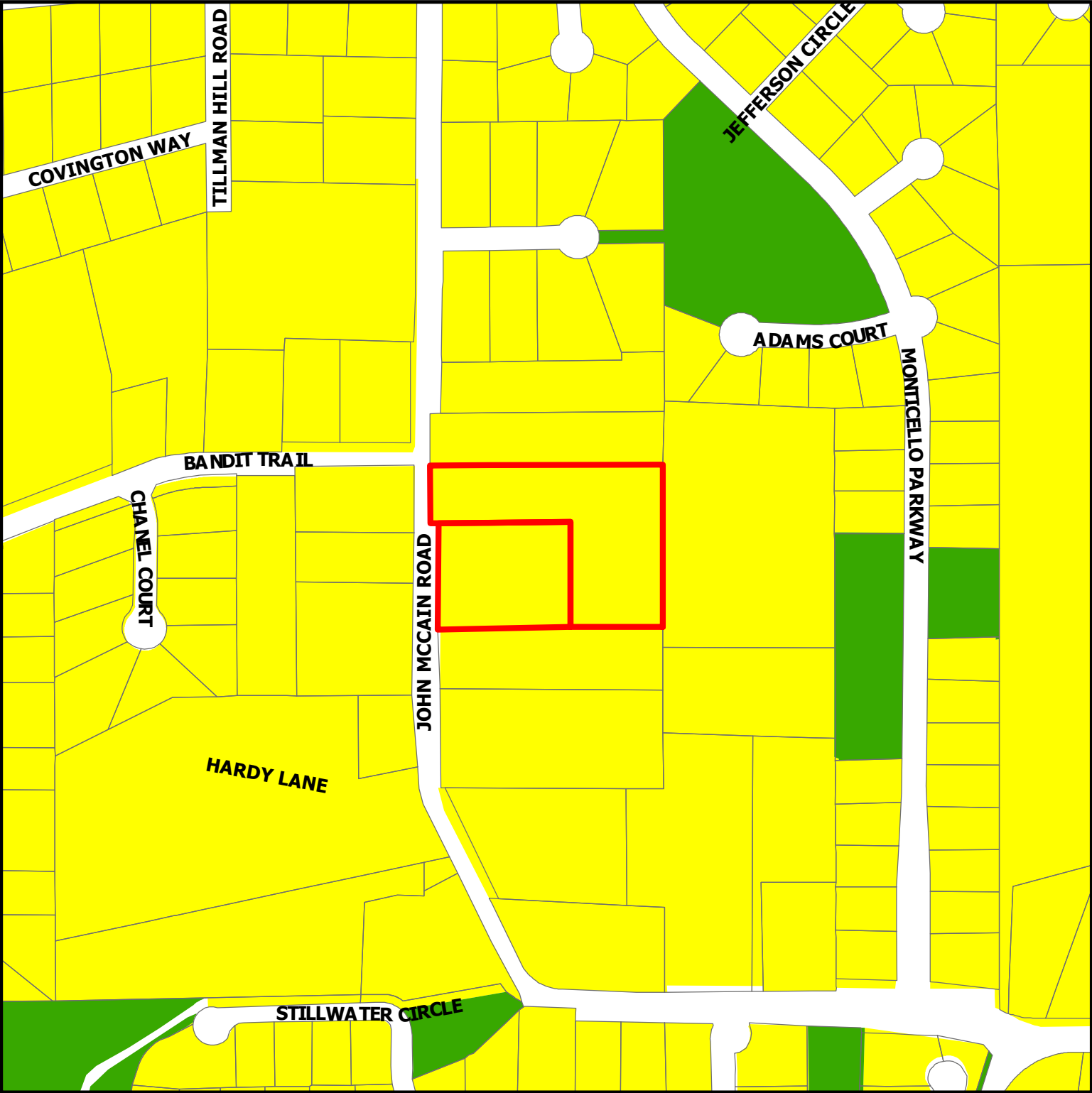
7308 & 7316 John McCain Road

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 Subject Property



Future Land Use Map

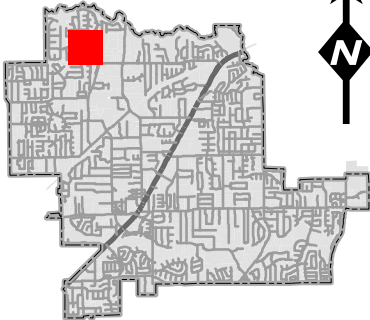


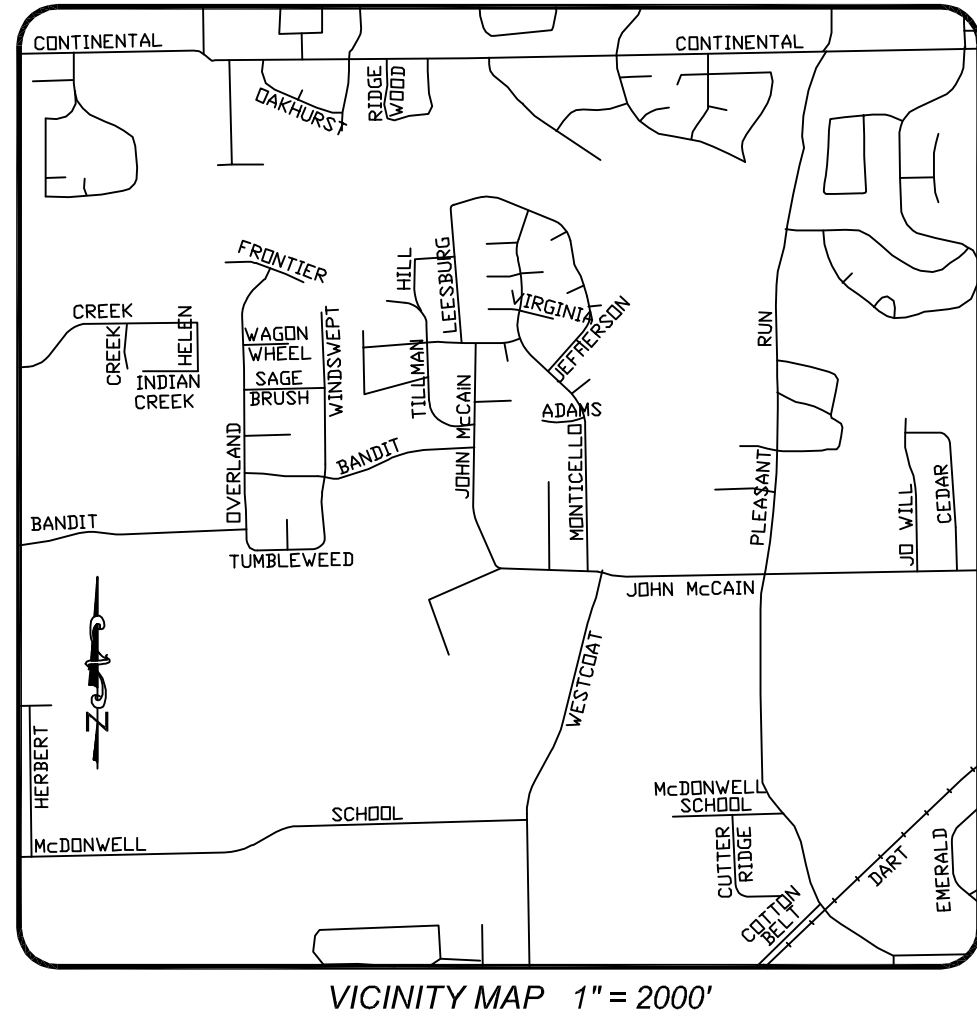
PC22-011

7308 & 7316 John McCain Road

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-  Subject Property
-  Residential
-  Open Space; Parks





BANDIT TRAIL
(CALLED 60' R.O.W.)

Lot 1
M.M. Freeman Addition
Vol. 388-104, Pg. 845
P.R.T.C.T.

Lot 2, Block 1
M.M. Freeman Addition
Cab. B, Sl. 1540
P.R.T.C.T.

Grady M. Walker
Vol. 13646, Pg. 441
O.P.R.T.C.T.

Lot 1, Block 1
Beverly View
Vol. 388-176, Pg. 30
P.R.T.C.T.

Terrie Jinks Coates and
John Matthew Coates
wife and husband
Doc. No. D218268357
O.P.R.T.C.T.

LOT 1R, BLOCK 1
4.682 ACRES / 203,952 SQ.FT.

Mark E. Jones, Jr. and
Rachel M. Jones
a married couple
Doc. No. D222002957
O.P.R.T.C.T.

Lot 1, Block 1
Epperson Addition
Cab. B, Sl. 2135
P.R.T.C.T.

Lot 2R, Block 1
Cooper Addition Revised
Cab. A, Sl. 10071
P.R.T.C.T.

Dale M. Holt and wife,
Roxanne G. Holt
Vol. 10495, Pg. 1781
O.P.R.T.C.T.

FLOOD STATEMENT

The property described hereon is partially within a special flood hazard area according to the Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 48439C0089K present effective date of map September 26, 2009, herein property situated within Zone AE & Zone X (shaded & unshaded).

GENERAL NOTES

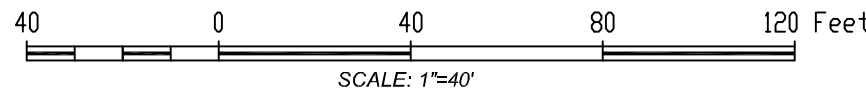
- 1.) The basis of bearing for this survey was derived from GPS observations, Texas State Plane Coordinate System, North Central Zone (US Feet), North American Datum of 1983 (NAD83) grid location.
- 2.) As of this date, all easements, rights-of-way or other locatable matters of record shown or noted hereon were derived from the recorded plat, the vesting deed, or the title report and supporting documents. All such items were obtained during the research phase of this survey or provided by the client/title company listed hereon. B & D Surveying, Inc. makes no representation as to the accuracy or completeness of such items and has made no attempts to obtain or show any additional restrictions on or near this property put in place by local municipalities or associations.
- 3.) This property may be subject to charges related to impact fees, and the applicant should contact the city regarding any applicable fees due.
- 4.) Selling off a portion of this addition by metes and bounds description without a replat being approved by the city is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
- 5.) This plat does not alter or remove deed restrictions or covenants, if any on this property.
- 6.) Zoning classifications indicated on this plat reflect the zoning in place at the time this plat was approved and does not represent a vested right to the zoning indicated.
- 7.) Existing or future minimum set-backs established by city ordinance shall take precedence over building lines indicated on this plat.
- 8.) Existing structures are to be removed for future residential development.
- 9.) The maintenance of all drainage and utility easements located on private property are the responsibility of the property owner.
- 10.) The purpose of this replat is to add an unplatted tract to increase the lot size.

LEGEND

CM = CONTROLLING MONUMENT
FD. = FOUND MONUMENT (AS DESCRIBED)
IRF(S) = IRON ROD FOUND (SET)
PKNS = PK NAIL SET
"B&D" = RED CAP STAMPED
"B&D SURVEYING"
"BURNS" = YELLOW CAP STAMPED
"DOWDY" = YELLOW CAP STAMPED
"DOWDY"
"PRISM" = RED CAP STAMPED
"PRISM SURVEYING"
POB = POINT OF BEGINNING
DRTCT = DEED RECORDS,
TARRANT COUNTY, TEXAS
PRTCT = PLAT RECORDS,
TARRANT COUNTY, TEXAS
OPRTCT = OFFICIAL PUBLIC
RECORDS, TARRANT
COUNTY, TEXAS
SQ.FT. = SQUARE FEET
DOC. NO. = DOCUMENT NUMBER
VOL. = VOLUME
PG. = PAGE
R.O.W. = RIGHT-OF-WAY
ABST. NO. = ABSTRACT NUMBER

DRAINAGE EASEMENT RESTRICTION

No construction or filling, without the written approval of the City of Coleville shall be allowed within a drainage easement, and then only after detailed engineering plans and 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.



SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DENTON

I, Michael R. Doyle, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown hereon were properly placed under my supervision.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 4/26/2022

Michael R. Doyle, RPLS
No. 5517

COPYRIGHT © 2022 B & D SURVEYING INC. ALL RIGHTS RESERVED

DEVELOPER:

SCH HOMES
3110 W. Southlake Blvd., Ste. 100
Southlake, TX 76092
Contact: Mark Jones
Phone: (817)-995-9697

OWNER'S CERTIFICATE & DEDICATION: STATE OF TEXAS COUNTY OF TARRANT

WHEREAS Mark E. Jones, Jr. and Rachel M. Jones are the owners of a 4.783 acre tract of land situated in the William E. Crooks Survey, Abstract Number 295, in the City of Coleville, Tarrant County, Texas, and being Lot 1, Block 1, Epperson Addition, an addition to the City of Coleville, Tarrant County, Texas, according to the plat thereof recorded in Cabinet B, Slide 2135, Plat Records, Tarrant County, Texas (P.R.T.C.T.), and being that certain tract of land described by deed to Mark E. Jones, Jr., and Rachel M. Jones, a married couple, as recorded under Document Number D222002957, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a PK Nail Set for the northwest corner of the herein described tract, being the southwest corner of that certain tract of land described by deed to Terrie Jinks Coates and John Matthew Coates, wife and husband, as recorded under Document Number D218268357, O.P.R.T.C.T., and lying in and near the center of John McCain Road, having a variable width Right-of-way, from which a 1/2 inch iron rod with a red cap stamped "Prism Surveying" found for the southeast corner of Lot 2R1, Block 1, of Falcon Point Addition, an addition to the City of Coleville, Tarrant County, Texas, according to the plat thereof recorded under Document Number D218200736, P.R.T.C.T., bears N30°26'16"W, a distance of 58.35 feet;

THENCE departing said John McCain Road, North 89 degrees 33 minutes 43 seconds East, with the north line of the herein described tract and the south line of said Coates tract, passing a 1/2 inch iron rod with a yellow cap stamped "Burns" found for a distance of 18.29 feet, and continuing for a total distance of 557.30 feet to a 1/2 inch iron rod with a yellow cap stamped "Burns" found for the northwest corner of the herein described tract, being the southeast corner of said Coates tract, and lying in the west line of that certain tract of land described by deed to Dale M. Holt and wife, Roxanne G. Holt, as recorded in Volume 10495, Page 1781, O.P.R.T.C.T.;

THENCE South 00 degrees 07 minutes 21 seconds East, with the east line of the herein described tract and the west line of said Holt tract, a distance of 384.86 feet to a 1/2 inch iron rod with a red cap stamped "B&D SURVEYING" set for the southeast corner of the herein described tract, being the northeast corner of Lot 2R, Block 1, Cooper Addition Revised, an addition to the City of Coleville, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 10071, P.R.T.C.T., from which a 1/2 inch iron rod found bears S00°07'21"E, a distance of 144.93 feet;

THENCE departing the west line of said Holt tract, South 89 degrees 28 minutes 53 seconds West, with the south line of the herein described tract and the north line of said Lot 2R, a distance of 533.80 feet to a 1/2 inch iron rod with a red cap stamped "B&D SURVEYING" set for the southwest corner of the herein described tract, and lying in the east Right-of-way line of said John McCain Road;

THENCE North 01 degree 10 minutes 16 seconds East, with the west line of the herein described tract and the east Right-of-way line of said John McCain Road, a distance of 250.24 feet to a 1/2 inch iron rod with a red cap stamped "B&D SURVEYING" set for the northwest corner of said Lot 1, Block 1, of said Epperson Addition;

THENCE South 89 degrees 31 minutes 41 seconds West, with the south line of the herein described tract, a distance of 32.59 feet to a PK Nail set in asphalt, being in the east line of Lot 1, M.M. Freeman Addition, an addition to the City of Coleville, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-104, Page 845, P.R.T.C.T., said point being in and near the center of said John McCain Road;

THENCE North 01 degree 19 minutes 47 seconds East, with the west line of the herein described tract and the east line of said Lot 1, being in and near the center of said John McCain Road, a distance of 135.55 feet to the **POINT OF BEGINNING**, and containing 4.783 acres or 208,342 square feet of land, plus or minus.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT we, Mark E. Jones, Jr. and Rachel M. Jones, do hereby adopt this plat designating the herein above described property as **Epperson Addition**, an addition to the City of Coleville, 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 Coleville, Texas.

WITNESS my hand this the ____ day of _____, 2022.

By: _____
Mark E. Jones, Owner

By: _____
Rachel M. Jones, Owner

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day appeared personally Mark E. Jones, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he has executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office on this the ____ day of _____, 2022.

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day appeared personally Rachel M. Jones, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she has executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office on this the ____ day of _____, 2022.

Notary Public in and for the State of Texas

PLANNING AND ZONING COMMISSION APPROVAL

WHEREAS the Planning and Zoning Commission of the City of Coleville, Texas voted affirmatively on this ____ day of _____, 2022, to approve this plat.

Chairman, Planning and Zoning Commission

Attest:

Secretary, Planning and Zoning Commission

CITY COUNCIL APPROVAL

WHEREAS the City Council of the City of Coleville, Texas voted affirmatively on this ____ day of _____, 2022, to approve this plat.

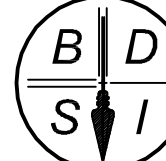
Mayor, City of Coleville

Attest:

Secretary, City Secretary

B & D
SURVEYING, INC.

FIRM NO. 101247-00



OWNER:
Mark & Rachel Jones
2521 Shoreline Drive
Keller, TX 76248
Contact: Mark Jones
Phone: (817)-945-9457

P.O. BOX 283264
LEWISVILLE, TEXAS 75029
PHONE: 972-221-2838
bd@bandsurveying.com
Job No.: 2202052P
Date of Survey: March 15, 2022

REPLAT

EPPERSON ADDITION

Lot 1R, Block 1

Being a replat of Lot 1, Block 1 of Epperson Addition recorded Cabinet B, Slide 2135, Plat Records, Tarrant County, Texas 4.783 Acres / 208,342 Square Feet William E. Crooks Survey, Abst. No. 295 City of Coleville, Tarrant County, Texas June 2022

METES & BOUNDS DESCRIPTION

7308 & 7316 JOHN MCCAIN ROAD, BEING A 4.783 ACRE TRACT OF LAND SITUATED IN THE WILLIAM E. CROOKS SURVEY, ABSTRACT NUMBER 295, IN THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, AND BEING LOT 1, BLOCK 1, EPPERSON ADDITION, AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, SLIDE 2135, PLAT RECORDS, TARRANT COUNTY, TEXAS (P.R.T.C.T.), AND BEING THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO MARK E. JONES, JR., AND RACHEL M. JONES, A MARRIED COUPLE, AS RECORDED UNDER DOCUMENT NUMBER D222002957, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A PK NAIL SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO TERRIE JINKS COATES AND JOHN MATTHEW COATES, WIFE AND HUSBAND, AS RECORDED UNDER DOCUMENT NUMBER D21828357, O.P.R.T.C.T., AND LYING IN AND NEAR THE CENTER OF JOHN MCCAIN ROAD, HAVING A VARIABLE WIDTH RIGHT-OF-WAY, FROM WHICH A 1/2 INCH IRON ROD WITH A RED CAP STAMPED "PRISM SURVEYING" FOUND FOR THE SOUTHEAST CORNER OF LOT 2R1, BLOCK 1, OF FALCON POINT ADDITION, AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED UNDER DOCUMENT NUMBER D16200736, P.R.T.C.T., BEARS N30°26'16"W, A DISTANCE OF 58.35 FEET;

THENCE DEPARTING SAID JOHN MCCAIN ROAD, NORTH 89 DEGREES 33 MINUTES 43 SECONDS EAST, WITH THE NORTH LINE OF THE HEREIN DESCRIBED TRACT AND THE SOUTH LINE OF SAID COATES TRACT, PASSING A 1/2 INCH IRON ROD WITH A YELLOW CAP STAMPED "BURNS" FOUND FOR A DISTANCE OF 18.29 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 557.30 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW CAP STAMPED "BURNS" FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING THE SOUTHEAST CORNER OF SAID COATES TRACT, AND LYING IN THE WEST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO DALE M. HOLT AND WIFE, ROXANNE G. HOLT, AS RECORDED IN VOLUME 10495, PAGE 1781, O.P.R.T.C.T.;

THENCE SOUTH 00 DEGREES 07 MINUTES 31 SECONDS EAST, WITH THE EAST LINE OF THE HEREIN DESCRIBED TRACT AND THE WEST LINE OF SAID HOLT TRACT, A DISTANCE OF 384.86 FEET TO A 1/2 INCH IRON ROD WITH A RED CAP STAMPED "BAD SURVEYING" SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING THE NORTHEAST CORNER OF LOT 2R, BLOCK 1, COOPER ADDITION REVISED, AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 10071, P.R.T.C.T., FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS S00°07'21"E, A DISTANCE OF 144.93 FEET;

THENCE DEPARTING THE WEST LINE OF SAID HOLT TRACT, SOUTH 89 DEGREES 28 MINUTES 53 SECONDS WEST, WITH THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT AND THE NORTH LINE OF SAID HOLT TRACT, A DISTANCE OF 230.24 FEET TO A 1/2 INCH IRON ROD WITH A RED CAP STAMPED "BAD SURVEYING" SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, AND LYING IN THE EAST RIGHT-OF-WAY LINE OF SAID JOHN MCCAIN ROAD;

THENCE NORTH 01 DEGREE 10 MINUTES 16 SECONDS EAST, WITH THE WEST LINE OF THE HEREIN DESCRIBED TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID JOHN MCCAIN ROAD, A DISTANCE OF 230.24 FEET TO A 1/2 INCH IRON ROD WITH A RED CAP STAMPED "BAD SURVEYING" SET FOR THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1, OF SAID EPPERSON ADDITION;

THENCE SOUTH 89 DEGREES 31 MINUTES 41 SECONDS WEST, WITH THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 32.59 FEET TO A PK NAIL SET IN ASPHALT, BEING IN THE EAST LINE OF LOT 1, M.M. FREEMAN ADDITION, AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-104, PAGE 845, P.R.T.C.T., SAID POINT BEING IN AND NEAR THE CENTER OF SAID JOHN MCCAIN ROAD;

THENCE NORTH 01 DEGREE 19 MINUTES 47 SECONDS EAST, WITH THE WEST LINE OF THE HEREIN DESCRIBED TRACT AND THE EAST LINE OF SAID LOT 1, BEING IN AND NEAR THE CENTER OF SAID JOHN MCCAIN ROAD, A DISTANCE OF 135.55 FEET TO THE POINT OF BEGINNING, AND CONTAINING 4.783 ACRES OR 208,432 SQUARE FEET OF LAND, PLUS OR MINUS.

TAG	SIZE
367	8"
1187	19"
1188	18"
1189	22"
1190	7"
1191	22"
1193	7"
1194	28"
1195	26"
1196	10"
1334	16"
1335	15"
1336	20"
1356	42"
1373	22"
1374	20"
1606	7"
1607	15" CL
1608	20"
1609	21"
1610	28"
1618	24"
1630	35"
1741	6"
1870	28"
1871	11"
1872	12"
1882	38"
1886	12" CL
1928	12"
1929	10" TW
2446	12"
2447	12"
2733	22"
2740	6"
2741	27"
2745	10"
2746	12"
2756	8"
2771	22"
2772	17"
TW	= TWIN
CL	= CLUSTER

COVERED AREA	LEGEND
ASPHALT	CM = CONTROLLING MONUMENT
BRICK	FO = FOUND MON. (AS DESCRIBED)
CONCRETE	IRP(S) = IRON ROD FOUND (SET)
GRAVEL	PKNS = PK NAIL SET
STONE	"BAD" = RED CAP STAMPED "BAD SURVEYING"
WOOD	"BURNS" = YELLOW CAP STAMPED "BURNS"
WIRE FENCE	"DOWDY" = YELLOW CAP STAMPED "DOWDY"
WOOD FENCE	"PRISM" = RED CAP STAMPED "PRISM SURVEYING"
WROUGHT IRON OR PIPE FENCE	TBM = TEMPORARY BENCHMARK
OVERHEAD TELEPHONE LINE	DR = DRAIN
OVERHEAD ELECTRIC LINE	EM = ELECTRIC HANDHOLE
PROPERTY LINE	EM = ELECTRIC METER
ADJOINER LINE	EM = ELECTRIC MANHOLE
BUILDING LINE (BL)	GA = GUY ANCHOR
EASEMENT LINE (UE)	LP = POWER POLE
CENTER LINE / SURVEY LINE	GM = GAS METER
	MB = MALLEOXY
	SSMH = STORM DRAIN MAINHOLE
	SSCO = SANITARY SEWER MAINHOLE
	SSCO = SANITARY SEWER CLEANOUT
	FI = FIRE HYDRANT
	WM = WATER METER
	WM = WATER VALVE
	VHH = VERIZON HANDHOLE
	T.R.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS
	O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
	P.O.B. = POINT OF BEGINNING

NOTE: ORIGINAL MONUMENTS, AS LISTED/SHOWN ON RECORDED PLAT, HAVE BEEN DISTURBED OR DESTROYED DUE TO VARIOUS TYPES OF CONSTRUCTION AND/OR DEVELOPMENT.

NOTE: THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF TITLE COMMITMENT, THEREFORE, NO SEARCH OF RECORDED EASEMENTS WAS PERFORMED.

SURVEYORS CERTIFICATION

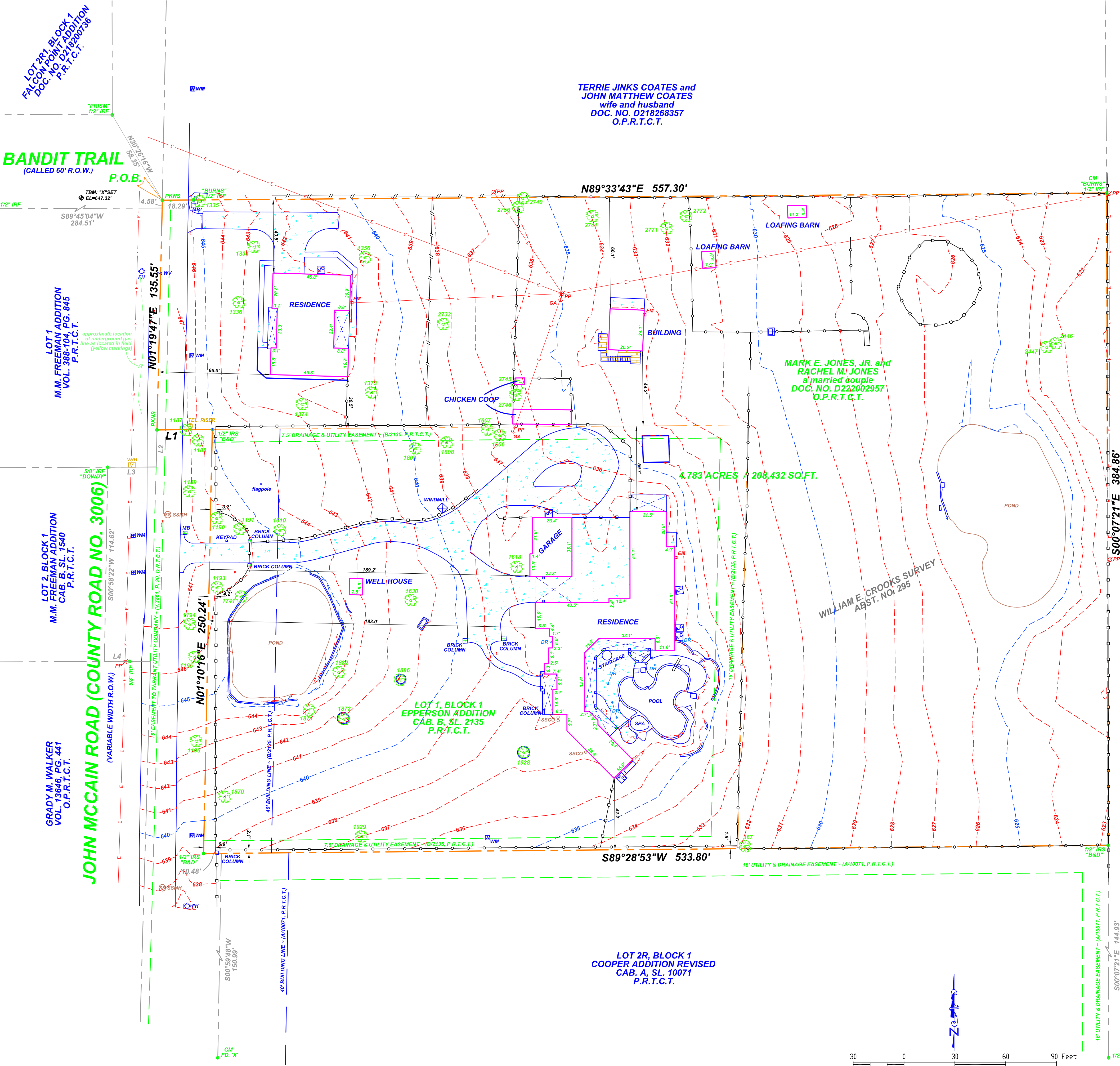
THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS CORRECT, AND TO THE BEST OF MY KNOWLEDGE THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS AND EASEMENTS OF RIGHT-OF-WAY THAT I HAVE BEEN ADVISED OF EXCEPT AS SHOWN HEREON. SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

FLOOD STATEMENT

THE PROPERTY DESCRIBED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NO. 48438C0095K PRESENT EFFECTIVE DATE OF MAP SEPTEMBER 25, 2005, HEREIN PROPERTY SITUATED WITHIN ZONE X (UNSHADED).

GENERAL NOTES

- 1) THE BASIS OF BEARING FOR THIS SURVEY BEING STATE PLANE GRID - TEXAS NORTH CENTRAL ZONE 4203 AS ESTABLISHED USING GPS TECHNOLOGY IN CONJUNCTION WITH RTK, COOPERATIVE NETWORK, REFERENCE FRAME IS NAD83 CORRSN EPOCH 2002.000.
- 2) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN.
- 3) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, AND IS MADE PURSUANT TO THAT ONE CERTAIN TITLE COMMITMENT UNDER THE OF NUMBER, IF ANY, LISTED HEREON.
- 4) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEED, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THE SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. B & D SURVEYING, INC. MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS ON OR NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.
- 5) BEFORE STARTING ANY CONSTRUCTION, CALL DIGITEST TO LOCATE ANY POSSIBLE UNDERGROUND LINES. "CALL 811 BEFORE YOU DIG, IT'S THE LAW."
- 6) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE, ABOVE GROUND, EVIDENCE. UNDERGROUND UTILITIES AND OTHER MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. B & D SURVEYING, INC. IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.
- 7) VERTICAL DATUM BASED ON GPS OBSERVATIONS, NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83).

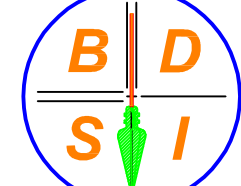


LINE	BEARING	LENGTH
L1	S89°31'41"W	32.59'
L2	S01°19'47"W	21.87'
L3	S89°45'04"W	28.59'
L4	N89°44'21"E	15.00'

NO.	REVISION	BY	DATE

TERRIE JINKS COATES and
JOHN MATTHEW COATES
wife and husband
DOC. NO. D21828357
O.P.R.T.C.T.

B & D
SURVEYING, INC.
FIRM NO. 101247-00



P.O. BOX 293264
LEWISVILLE, TEXAS 75029
PHONE: 972-221-2838
bd@bandsurveying.com



FIELD SURVEY DATE: 03/15/2022
THIS SURVEY IS VALID ONLY WITH THE ORIGINAL SIGNED HARD COPIES.
COPYRIGHT © 2022 B & D SURVEYING INC. ALL RIGHTS RESERVED

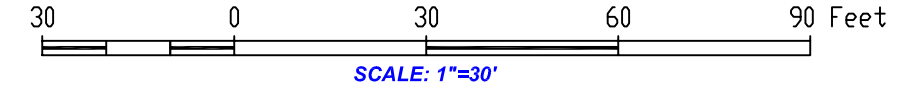
DALE M. HOLT and wife,
ROXANNE G. HOLT
VOL. 10495, PG. 1781
O.P.R.T.C.T.

DATE: 03/29/2022
TECH: JAV
CHECKED BY: PBM
B & D #: 2202052 T.P.R

SCH HOMES
3110 W. Southlake Blvd.
Southlake, TX 76092

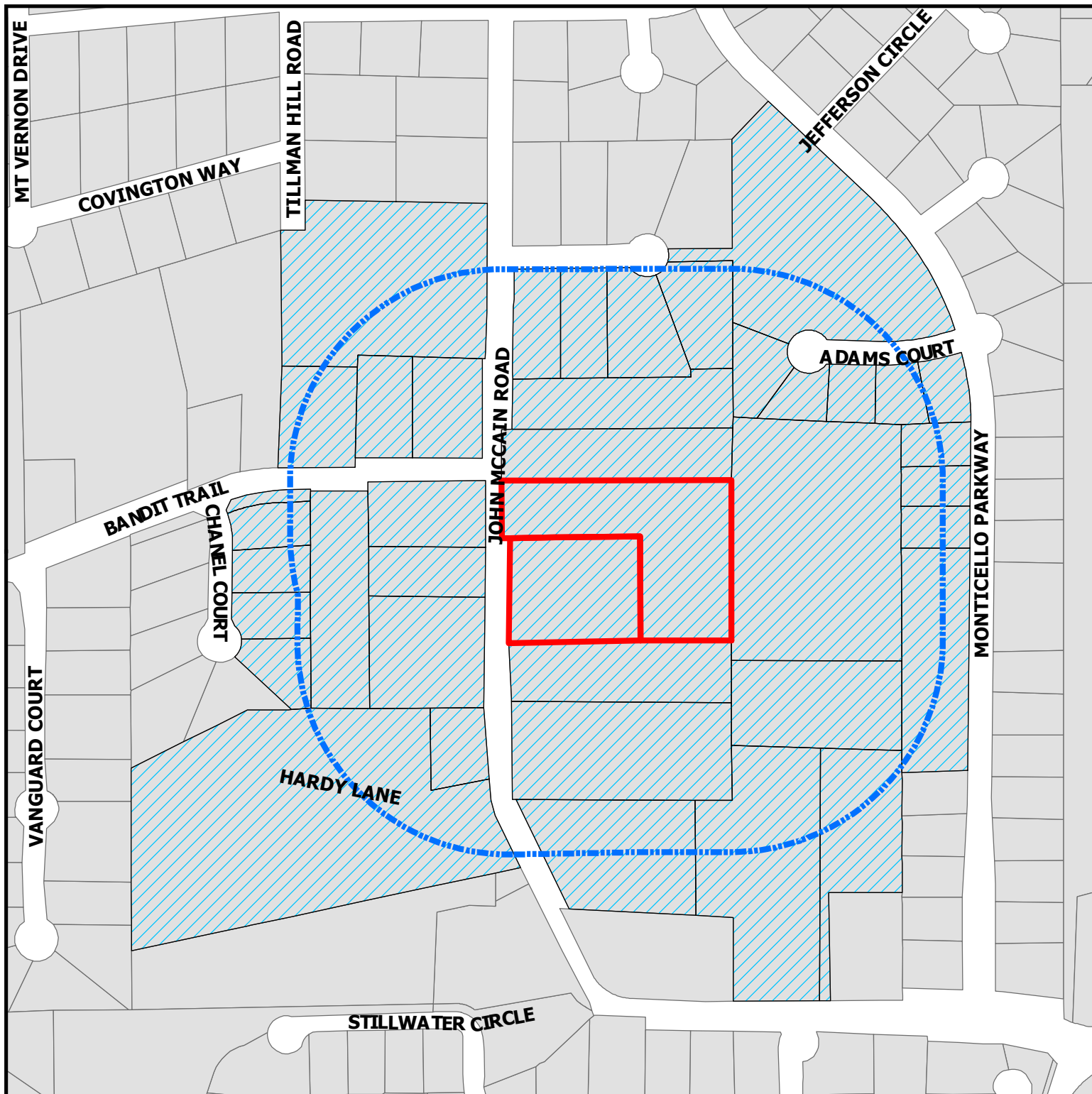
BOUNDARY, TOPOGRAPHIC & TREE SURVEY

4.783 ACRES / 208,432 SQUARE FEET
WILLIAM E. CROOKS SURVEY
ABSTRACT NUMBER 295
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS



SCALE: 1"=30'

Notification Map

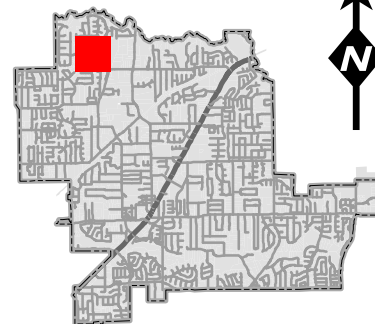


PC22-011

7308 & 7316 John McCain Road

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





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, August 8, 2022 at 7:00 p.m.

City Council Meeting: Tuesday, September 6, 2022 at 7:30 p.m.

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

Request: Consideration 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. The purpose is to replat the properties into one lot. The new lot will comply with all AG dimensional standards.

Zoning Case: PC22-011

Applicant: Javier Cortez

Owners: Mark and Rachel Jones

Location: 7308 and 7316 John McCain Road

Property Description: Tract 4E, Abstract 295, William E. Crooks Survey, and Lot 1, Block 1, Epperson Addition

Present Zoning: AG Agricultural

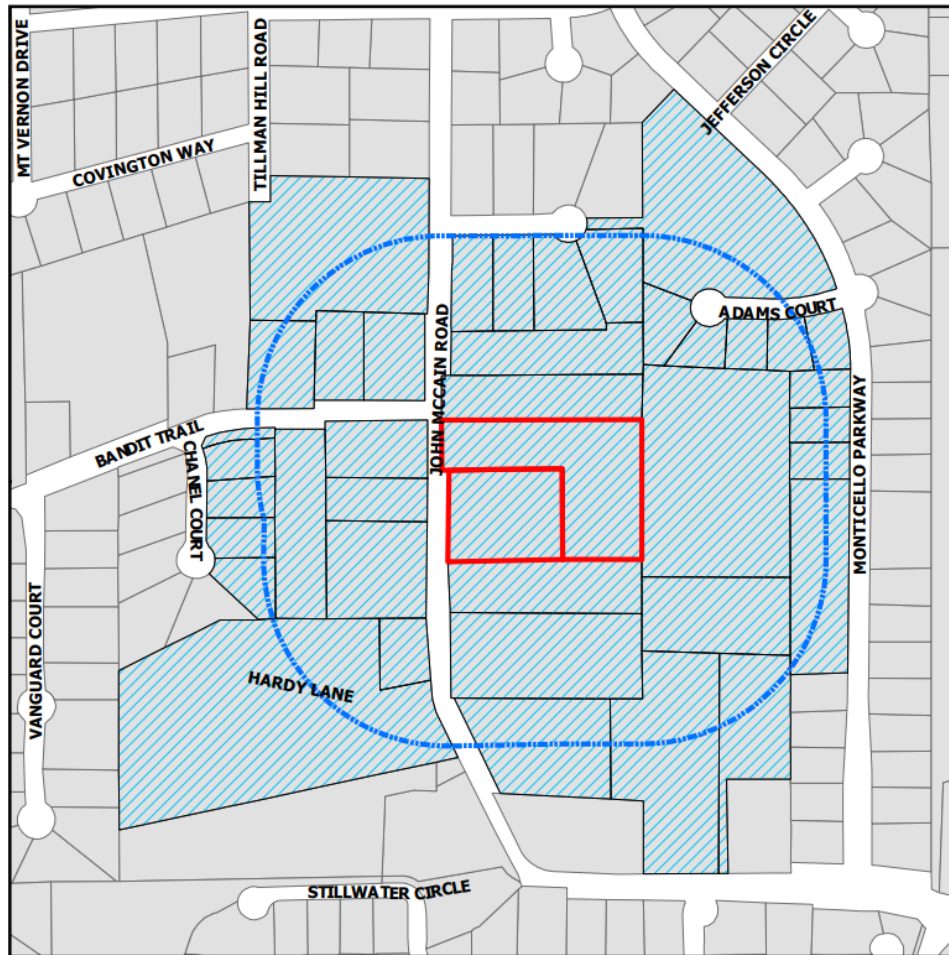
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request. Denial of the proposal by the Commission is final, unless the applicant submits a written notice of appeal within 10 days from the date of action by the Commission. If appealed, the request will be placed on the next available City Council agenda as listed above. Rezoning requests, zoning amendments and conditions recommended by the Commission for approval by the City Council may be more restrictive than those described in this notice.

All interested persons are encouraged to attend the public hearing and express their opinions on the zoning change request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address below:

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

If the property owners of 20% or more of the land within the 200 foot notification area file a written protest prior to the public hearing, State law provides that the approval of the zoning change request shall require the approval of a super majority vote by City Council.

NOTICE OF PUBLIC HEARING



The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas 76034. A brief project description can be found online on the Agenda Packet and Active Development Case map (please use your phone's camera to scan QR code below):



For additional information, please contact the Community Development Department at 817.503.1056. Please reference the zoning case number when requesting information.

Jacquelyn Reyff
Planning Manager
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
AIRIS, MARK	101 ADAMS CT	COLLEYVILLE, TX
ATHERTON, JAY W	7207 JOHN MCCAIN RD	COLLEYVILLE, TX
AWALT, TIFFANY	107 WILLIAMSBURG CT	COLLEYVILLE, TX
BELL, APRIL	7204 JOHN MCCAIN RD	COLLEYVILLE, TX
BILLINGS, FLORENCE L	PO BOX 1228	COLLEYVILLE, TX
BROYLES, RANDY	7212 JOHN MCCAIN RD	COLLEYVILLE, TX
CHANEL COURT	7300 CHANEL COURT	COLLEYVILLE, TX
CHAPMAN, MARK NOEL	103 WILLIAMSBURG CT	COLLEYVILLE, TX
COATES, TERRIE	7400 JOHN MCCAIN RD	COLLEYVILLE, TX
COLGAN, GREGORY D	7501 TILMAN HILL RD	COLLEYVILLE, TX
COMPTON, SINA	101 WILLIAMSBURG CT	COLLEYVILLE, TX
COOPER, JERRY R	7400 MONTICELLO PKWY	COLLEYVILLE, TX
CORTEZ, JAVIER	570 EDMONDS LN STE 101	LEWISVILLE, TX
CROWE REVOCABLE TRUST	7309 CHANEL CT	COLLEYVILLE, TX
DAWSON FARMS LLC	3421 S BRIERY	IRVING, TX
DENNY AND JUDY NEWGREN REVOCAB	200 JOHN MCCAIN RD	COLLEYVILLE, TX
DRAPER, JAMES T	7300 JOHN MCCAIN RD	COLLEYVILLE, TX
EPPERSON, LARRY D	7308 JOHN MCCAIN RD	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX
HOLT, DALE M	116 JOHN MCCAIN RD	COLLEYVILLE, TX
KENT, ROBERT	205 RAIN TREE CT	COLLEYVILLE, TX
KOONCE, TIMOTHY J	7404 JOHN MCCAIN RD	COLLEYVILLE, TX
KOOP, MITCHELL	11015 MCMOORE LN	BEAUMONT, TX
LAMB, CHARLES A	203 ADAMS CT	COLLEYVILLE, TX
LEWIS, LARRY	205 ADAMS CT	COLLEYVILLE, TX
MARKLE, MITCHELL C	103 ADAMS CT	COLLEYVILLE, TX
MERRIFIELD, WILLIAM	105 WILLIAMSBURG CT	COLLEYVILLE, TX
MONTICELLO ADDITION-COLLEYVLE	PO BOX 254	COLLEYVILLE, TX
OLD GROVE ADDITION	PO BOX 1481	COLLEYVILLE, TX
O'NEAL, BRIAN	7317 CHANEL CT	COLLEYVILLE, TX
PELTIER, ANGELA	205 BANDIT TRL	COLLEYVILLE, TX
RAGAN, THERON A	204 BANDIT TR	COLLEYVILLE, TX
REKA, PETER U	1601 DOUGLAS AVE	COLLEYVILLE, TX
REDDY, BIBAS	7313 CHANEL CT	COLLEYVILLE, TX
SHIELDS, LARRY D	7308 MONTICELLO PKWY	COLLEYVILLE, TX
VAN HORNE, EDWARD	108 JOHN MCCAIN RD	COLLEYVILLE, TX
VANGUARD ESTATES ADDITION	7205 VANGUARD COURT	COLLEYVILLE, TX
VISIONS SOUTHWEST 10 LP	PO BOX 1178	GRAPEVINE, TX
WAGNER, FREDERICK V	7305 CHANEL CT	COLLEYVILLE, TX
WALKER, GRADY M	PO BOX 1905	COLLEYVILLE, TX
WESTMONT ADDITION	5751 KROGER DRIVE	KELLER, TX
WILLSON, JOSHUA A	201 ADAMS CT	COLLEYVILLE, TX
WILSON, RYAN	7310 MONTICELLO PKWY	COLLEYVILLE, TX

RESOLUTION R-22-XXXX

**A RESOLUTION OF A REPLAT FOR LOTS 1, 2, 3X, and 4X, BLOCK E, OF
THE OLD GROVE ADDITION, PHASE II**

WHEREAS, the Planning and Zoning Commission recommended approval of the Replat of Lots 1, 2, 3 and 4X, Block 1, of the Neidholt Addition and Lot 2X, Block E, of the Old Grove Addition, Phase II on April 11, 2022.

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

Sec. 1. THAT the Replat for Lots 1, 2, 3X, and 4X, Block 1, of the Old Grove Addition, Phase II on approximately 2.20 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS
THE 3rd DAY OF MAY 2022.

Mayor Richard Newton	_____	Mayor Pro Tem Bobby Lindamood	_____
Place 1, Tammy Nakamura	_____	Place 5, Chuck Kelley	_____
Place 3, Kathy Wheat	_____	Place 6, Callie Rigney	_____
Place 4, George Dodson	_____		

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
Assistant City Secretary

Richard Newton
Mayor

[illegible]



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 2d	Agenda Date 8/8/2022	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration of a Zoning Change from R-40 Single Family Residential to R-30 Single Family Residential zoning district for 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 on Lot 1A, Block 2, Stafford Heights Subdivision, being approximately 0.85 acres, and zoned R-40 Single-Family Residential district. The purpose is to rezone from the R-40 Single-Family Residential district to the R-30 Single-Family Residential district to allow for the construction of one new single-family home. There are no new lots proposed.

Existing Conditions/Background: The subject property, 4109 Stafford Drive, resides on the east side of Stafford Drive at the intersection of Glade Road. The subject property has R-40 zoning and is currently undeveloped.

Proposed Zoning:

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

Minimum Lot Size	30,000 square feet	37,026 SF
Minimum Lot Width	125 feet	±181feet
Minimum Lot Depth	125 feet	±210 feet
Front Building Line	35 feet	
Side Building Line	10 feet	
Rear Building Line	25 feet	
Max. Lot Coverage	25%	
Max. Impervious Coverage	55%	

Analysis: The applicant desires the zoning change to allow for an increase in buildable area for a new home. The property is compatible with the R-40 zoning district except for the lot area, which is 37,026 sq.ft. according to the Tarrant Appraisal District (TAD).

Plat Status: The property is a platted lot existing as Lot 1A, Block 2, Stafford Heights Subdivision.

DRC Review: The DRC reviewed the request during their July 19, 2022 meeting and determined the application was complete and may be scheduled for the next available Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The properties to the north, south, east and west zoned R-40 Single Family Residential district and are improved with single family homes.

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

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

Staff Recommendation: Staff is neutral on this request.

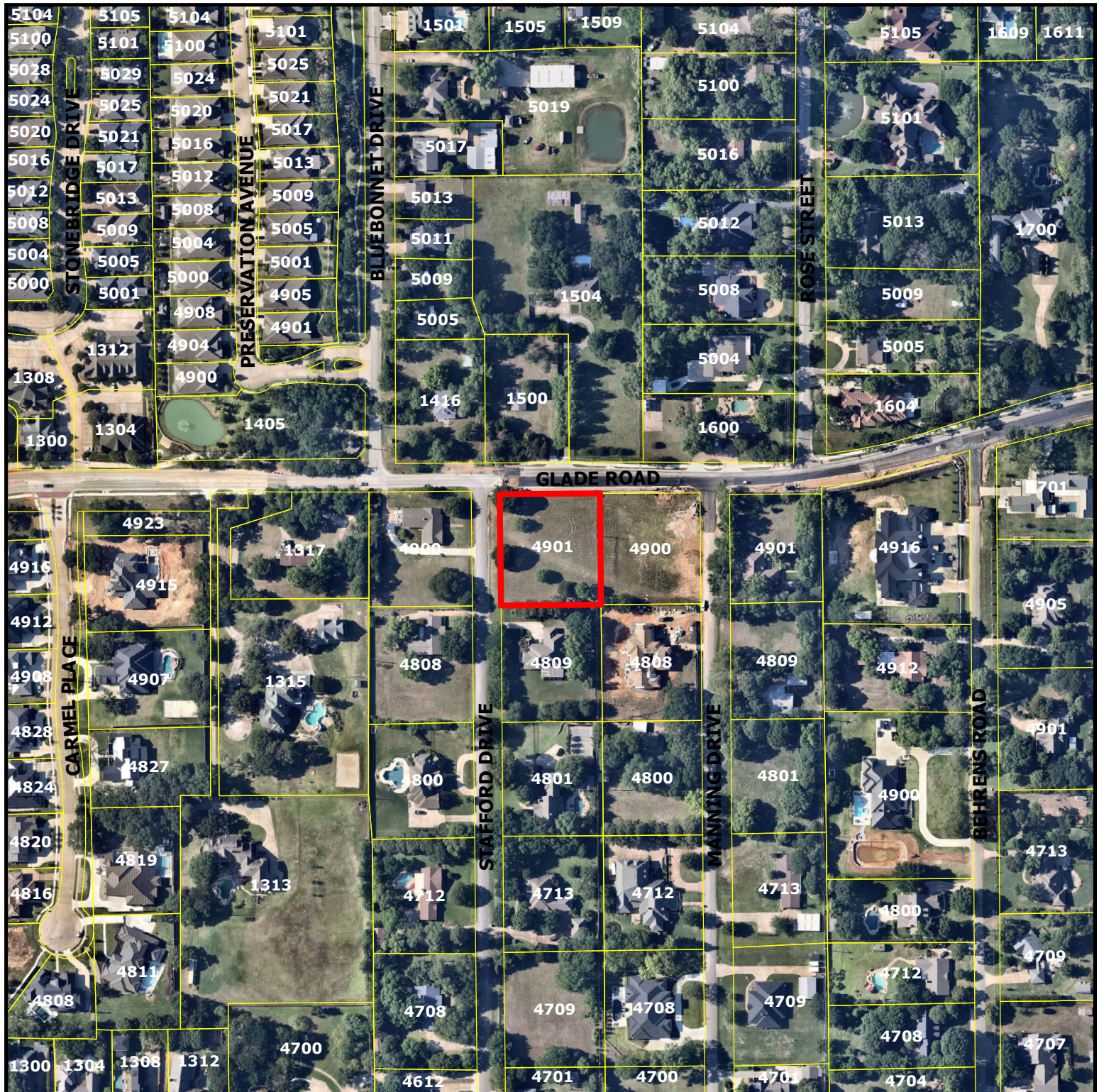
Recommendation

None

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Stafford Heights Plat
5. Notification Map
6. Notification Letter
7. Notification List
8. Draft Ordinance

Aerial Map



ZC22-026

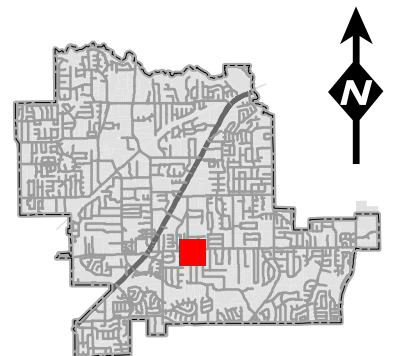
4901 Stafford Drive

DISCLAIMER:

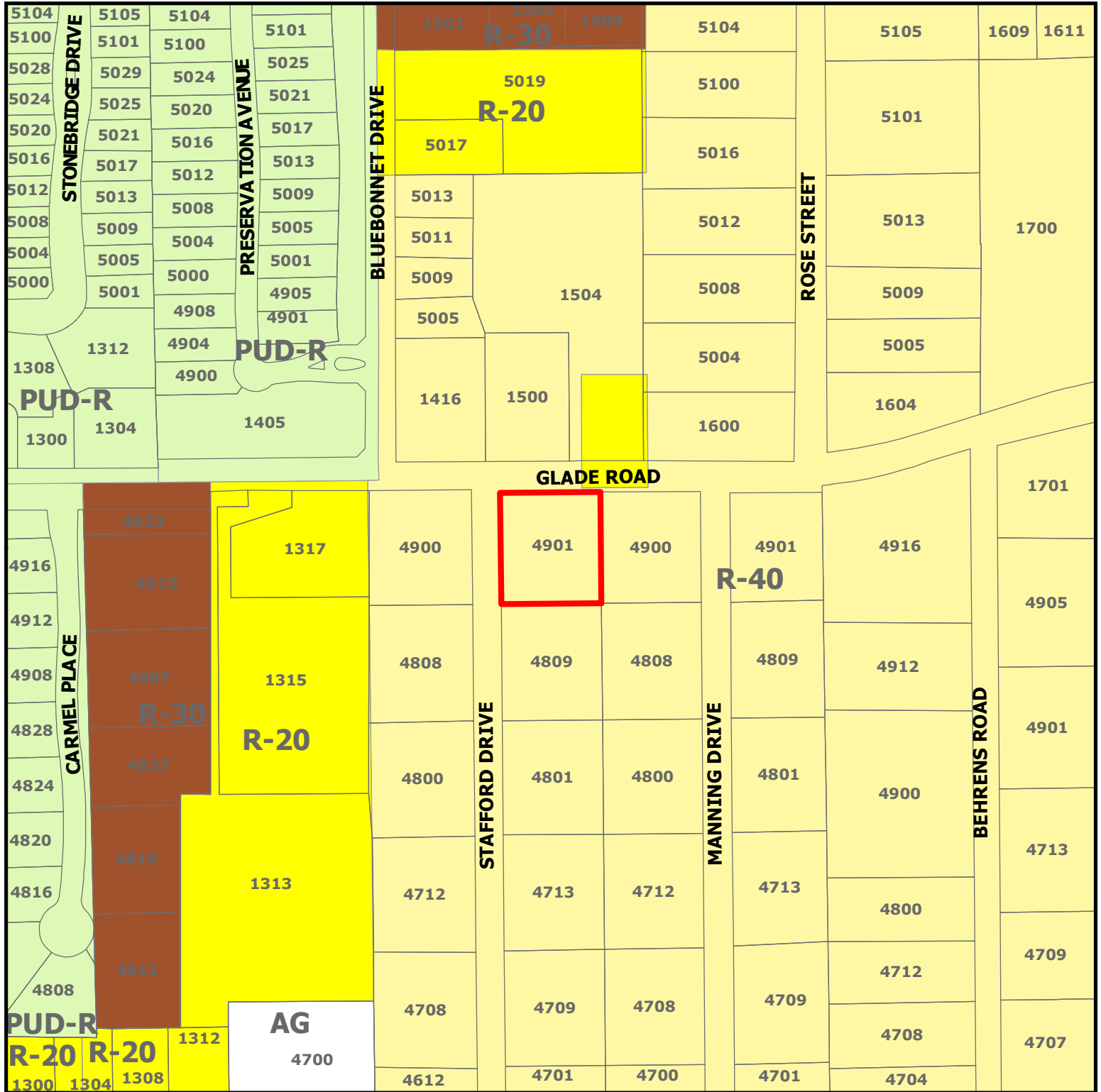
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Subject Property



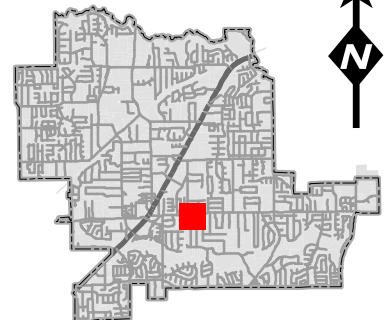
Zoning Map



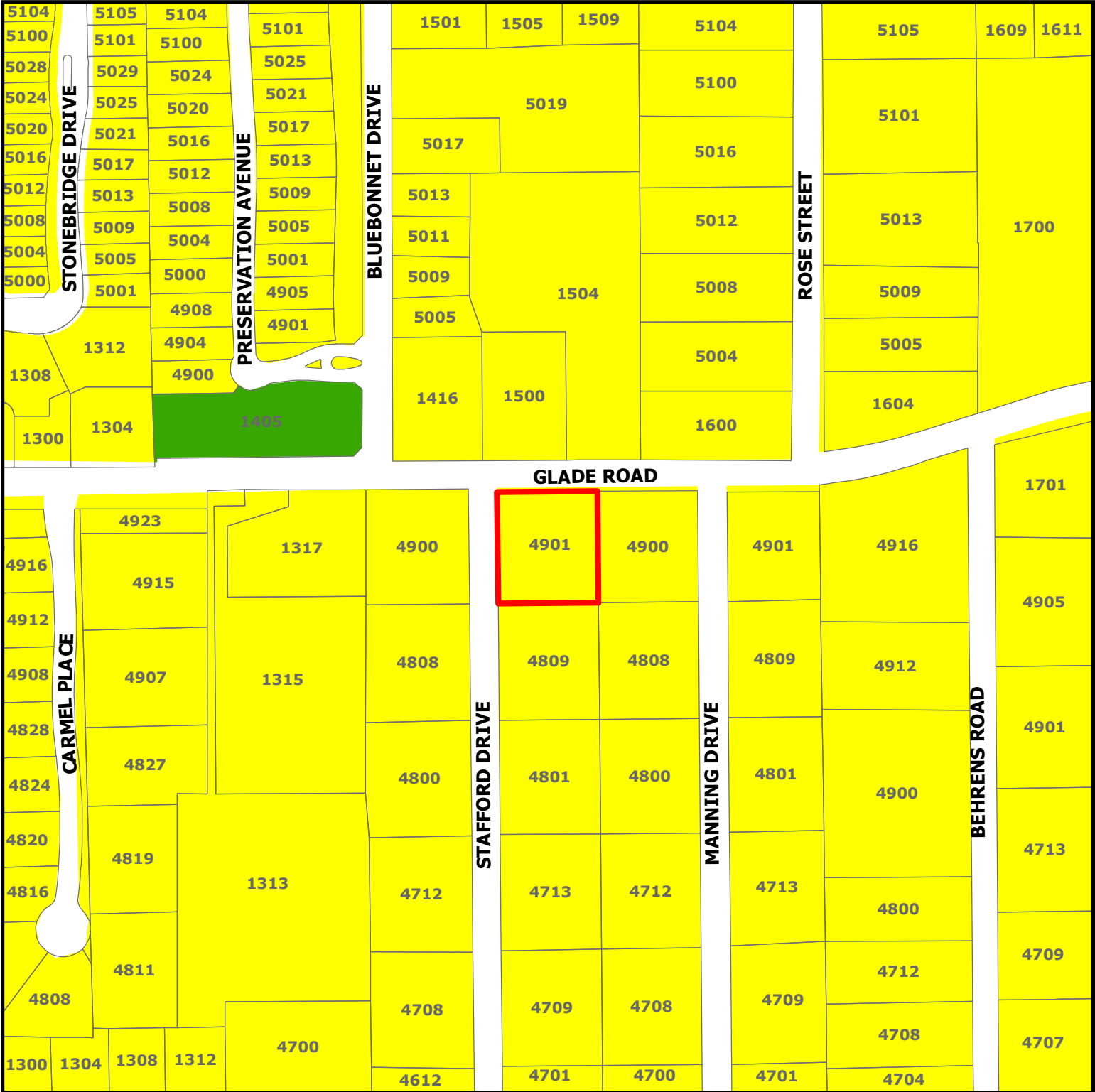
ZC22-026
4901 Stafford Drive

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 Subject Property



Future Land Use Map

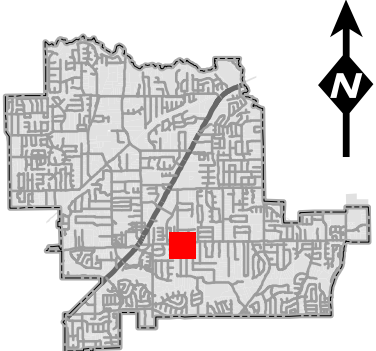


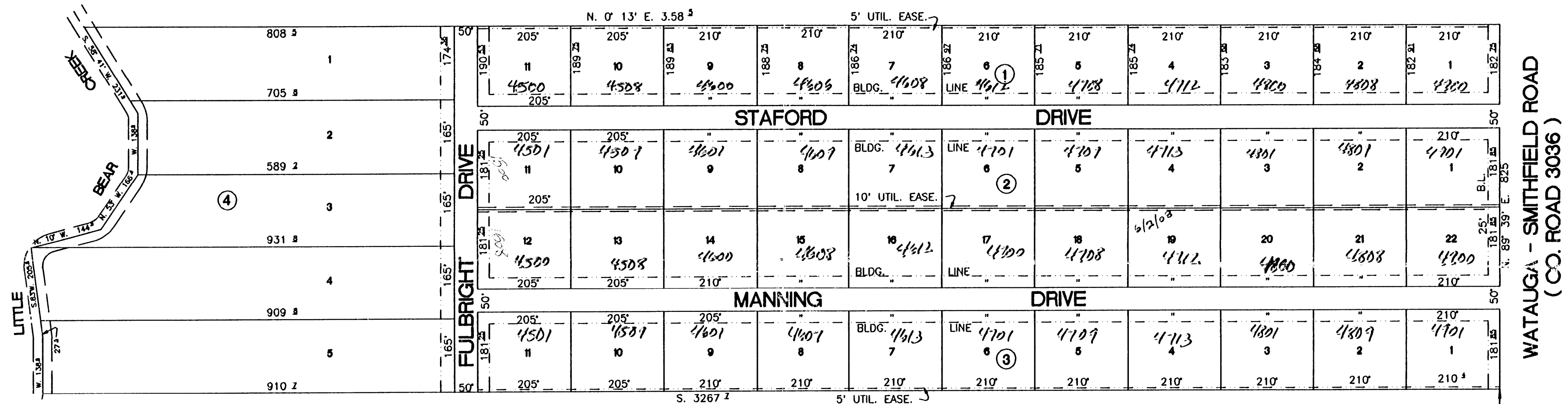
ZC22-026

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

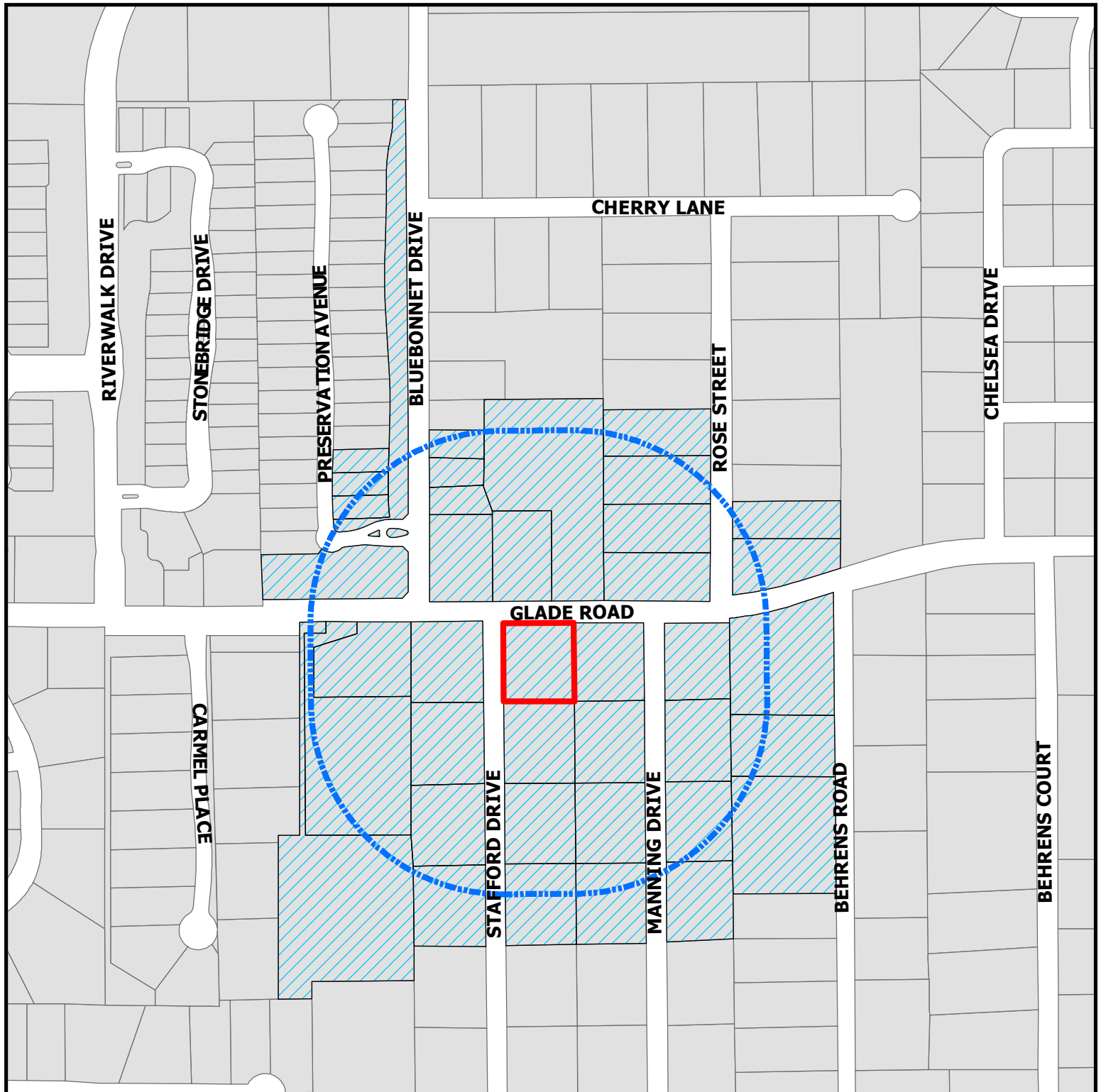
CHECKED
BY: Herm. W. M. F.

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
Date: 8-23-62 2785

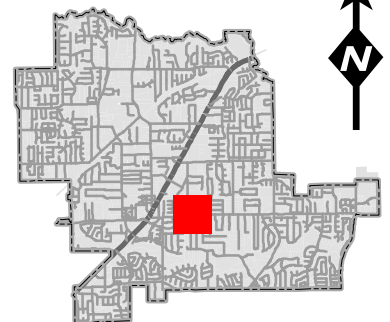
Notification Map



ZC22-026
4901 Stafford Drive

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





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«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

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

Zoning Case: ZC22-026

Applicant: MJ Pence

Owner: MJ Pence

Location: 4901 Stafford Drive

Property Description: Lot 1A, Block 2, Stafford Heights Subdivision

Present Zoning: R-40 Single Family Residential

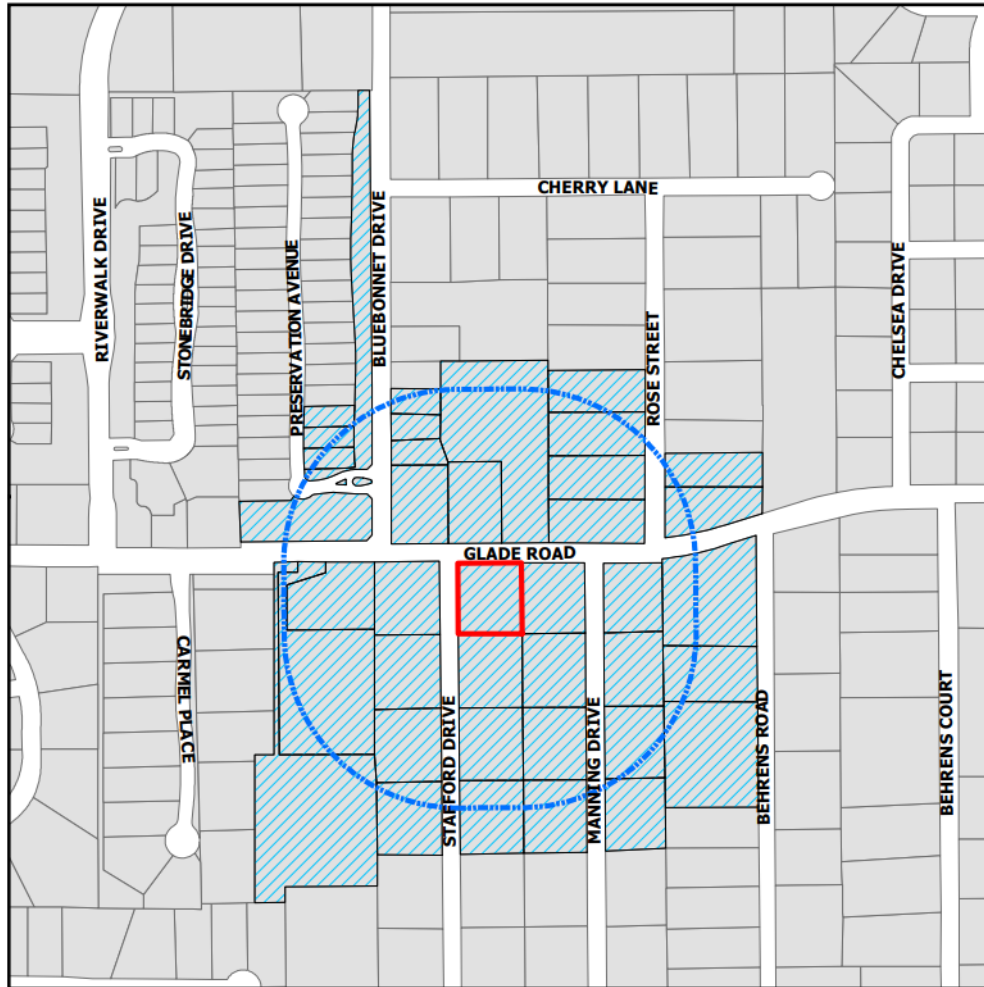
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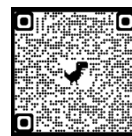
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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NOTICE OF PUBLIC HEARING



The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas 76034. A brief project description can be found online on the Agenda Packet and Active Development Case map (please use your phone's camera to scan QR code below):



For additional information, please contact the Community Development Department at 817.503.1056. Please reference the zoning case number when requesting information.

Jacquelyn Reyff
Planning Manager
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
ALBERT, JOHN M	5004 ROSE ST	COLLEYVILLE, TX
BABIN, CHRISTOPHER	1504 GLADE RD	COLLEYVILLE, TX
BACA, RICHARD	4713 BEHRENS CT	COLLEYVILLE, TX
BONNIE STANFIELD TRUST	1001 TUCKER ST	MC KINNEY, TX
BONNIE STANFIELD TRUST	209 W 2ND ST STE 377	FORT WORTH, TX
BRIDGES AT RIVERWALK ADDITION	PO BOX 1183	COLLEYVILLE, TX
BURRIS, RACHEL	4809 STAFFORD DR	COLLEYVILLE, TX
CAPPA, ROBERT	4800 STAFFORD DR	COLLEYVILLE, TX
CARMEL PLACE ESTATES	4816 CARMEL PL	COLLEYVILLE, TX
CASILIO LIVING TRUST	1705 AVALON DR	COLLEYVILLE, TX
CHELSEA PARK ADDITION	1816 AVONDALE DR	COLLEYVILLE, TX
GLENN, MICHAEL	4901 PRESERVATION AVE	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX
GRIDIRON REALTY LLC	1450 POST AND PADDOCK ST	GRAND PRAIRIE, TX
GRIFFIN, JOHN	1813 AVALON DR	COLLEYVILLE, TX
HENNING, JOHN B	4809 MANNING DR	COLLEYVILLE, TX
HERRING, CANDY	1600 GLADE RD	COLLEYVILLE, TX
HICKSON STEVEN A	1212 OAK BEND LN	KELLER, TX
HSU, TIMOTHY	1315 GLADE RD	COLLEYVILLE, TX
KEEFE, ALEX	4713 MANNING DR	COLLEYVILLE, TX
LAKES OF SOMERSET	1104 CHATSWORTH CT W	COLLEYVILLE, TX
LOGAN, EMORY M	1313 GLADE RD	COLLEYVILLE, TX
MAHAN, ROY	4712 STAFFORD DR	COLLEYVILLE, TX
MCCOLLOUGH JOYCE B	4912 BEHRENS RD	COLLEYVILLE, TX
MILLS, DONALD	4801 STAFFORD DR	COLLEYVILLE, TX
NGUYEN, HAI	3933 FRESHWATER DR	CARROLLTON, TX
PARHAM, BRYCE	4905 PRESERVATION AVE	COLLEYVILLE, TX
PENCE, MJ	4843 COLLEYVILLE BLVD STE 251-127	COLLEYVILLE, TX
PHILLIPS, VANICE	4713 STAFFORD DR	COLLEYVILLE, TX
PHILLIPS, WILLIAM C	4712 MANNING DR	COLLEYVILLE, TX
PRESERVATION	106 N DENTON TAP RD STE 210-375	COPPELL, TX
RICKS, GREGORY A	8808 QUEENS CT	COLLEGE STATION, TX
ROBERT SALTER FAMILY LP	209 W 2ND ST STE 377	FORT WORTH, TX
RONNIE AND KRISTI LANE REVOCAB	5008 ROSE ST	COLLEYVILLE, TX
SMITH, RICHARD	4901 MANNING DR	COLLEYVILLE, TX
SNYDER, JOHN JOSEPH	1701 ROYAL LN APT 1202	FARMERS BRANCH, TX
STEPHENSON, MARK	5001 PRESERVATION AVE	COLLEYVILLE, TX
THE PENCE COMPANY LLC	3428 BROWN TRL	BEDFORD, TX
WILLIAMS, LACI	5012 ROSE ST	COLLEYVILLE, TX
WINSWORTH, LLOYD A	4900 STAFFORD DR	COLLEYVILLE, TX
WORD, RAMIE	4900 BEHRENS RD	COLLEYVILLE, TX

ORDINANCE O-22-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 0.85 ACRES, AND BEING, LOT 1A, BLOCK 2, STAFORD HEIGHTS SUBDIVISION, LOCATED AT 4901 STAFFORD DRIVE, FROM THE R-40 SINGLE FAMILY RESIDENTIAL TO THE R-30 SINGLE FAMILY RESIDENTIAL DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a rezoning of the property from R-40 Single Family Residential to R-30 Single-Family Residential district for Case No. ZC22-026; and

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

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

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

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

Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a change in the zoning from R-40 Single Family Residential district to R-30 Single Family Residential zoning district on 0.85 acres, being Lot 1A, Block 2, Stafford Heights Subdivision at 4901 Stafford Drive as depicted on the attached as Exhibit "A".

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 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	_____ Mayor Pro Tem Kathy Wheat_____
Place 1, Brandi Elder	_____ Place 5, Chuck Kelley _____
Place 2, George Bond	_____ Place 6, Callie Rigney _____
Place 4, George Dodson	_____

ATTEST:

CITY OF COLLEYVILLE

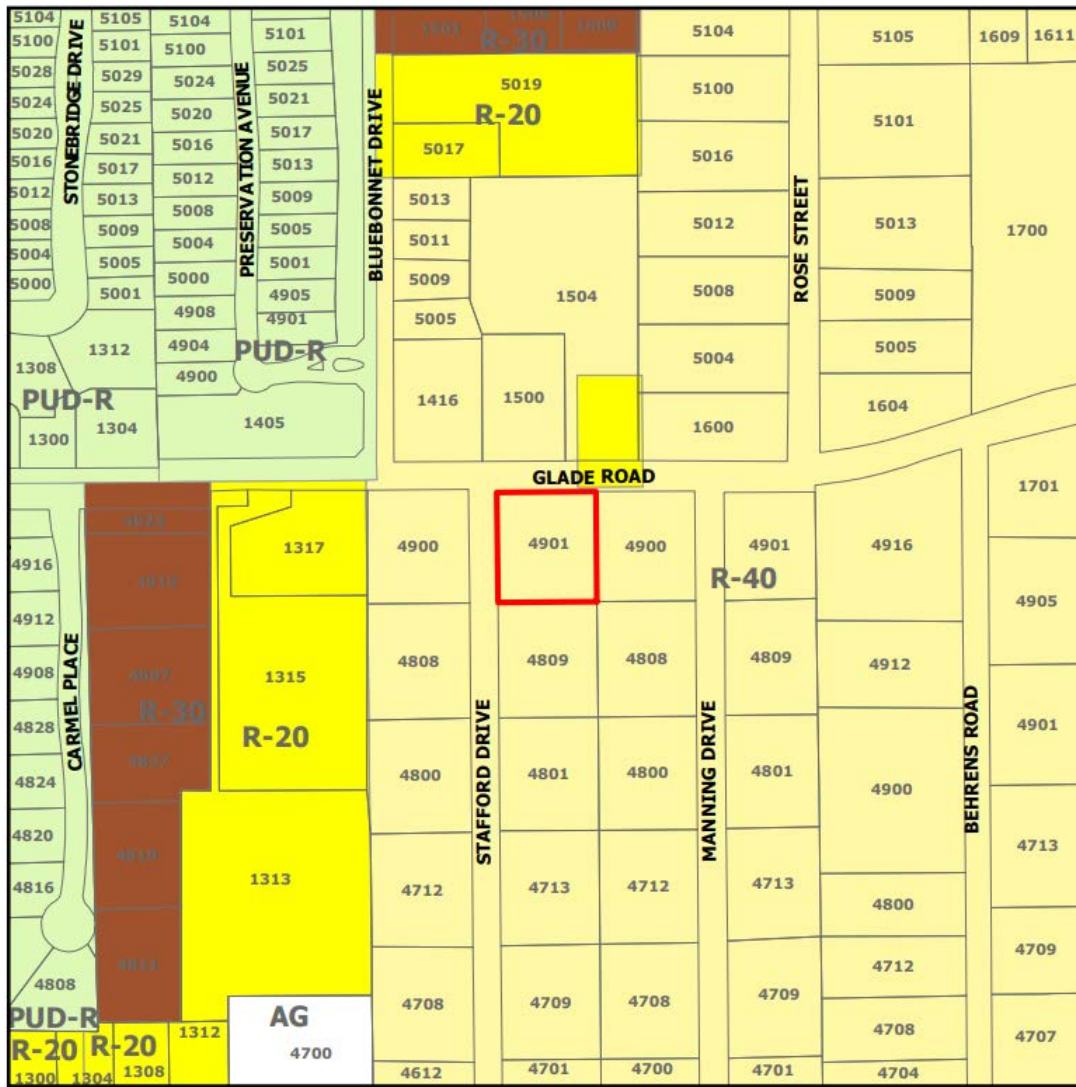
Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

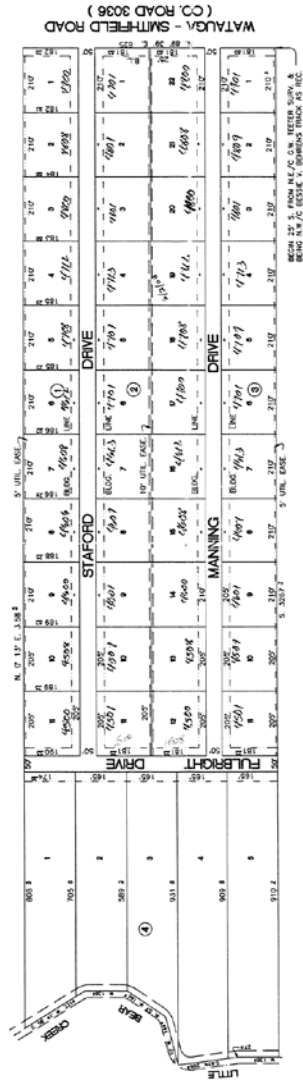
APPROVED AS TO FORM:

Whit Wyatt
City Attorney

Exhibit "A"- Zoning Map



PLAY RECORD VOLUME 303 32



L. David C. Mack DO HEREBY CERTIFY THAT
THIS PLAY IS TRUE AND CORRECT AS SURVEYED
ON THE GROUND AUGUST, 1962.

PLAT OF
STAFORD HEIGHTS

A SUB'D. 60 AC. OUT Q.W. TEETER SURV. COLLEYVILLE, TARRANT COUNTY, TEXAS

SUBMISSION APPROVAL

Team of Scientists

Sargent Co. = Yes

Aug 15, 1967

E. W. Emdin, M.D.
Mem. I.O. Bait.

1

 CH_3COOH

Dr. Lesman, W. J.



David C. Moak
 SURREYTOR
 812-5587 812-5555
 3348 HURST BLVD.
 REIDST
 TEXAS

Date: 8-23-82	2716
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City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 2e	Agenda Date 8/8/2022	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration 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, of Stone House Restaurant and Wine Bar, has submitted a request for a Special Use Permit (SUP) to allow alcoholic beverage sales for on-premise consumption at 5201 Colleyville Boulevard. Alcoholic beverage sales for on-premise consumption are allowed in the CC-1 Village Retail district with the approval of an SUP.

Existing Conditions/Background: The subject property is zoned CC-1 Village Retail district and generally located on the east side of Colleyville Boulevard, north of Thompson Terrace. The subject property is a platted lot and is currently developed and operating as the Stone House Restaurant.

Proposed Special Use Permit:

Request – The ownership makeup of the restaurant is changing and the applicant is requesting the continued approval of an SUP to allow alcoholic beverage sales for on-premises consumption in conjunction with the operating restaurant, Stone House Restaurant and Wine Bar. The applicant proposes the following hours of operation as a component of the SUP request:

Monday & Tuesday: 4:00 p.m. – 9:00 p.m.

Wednesday – Saturday: 4:00 p.m. – 10:00 p.m.

Closed on Sundays

Ordinance – There are four components of procedure that a business must complete to sell and serve alcohol for on-premises consumption in Colleyville: (1) a Special Use Permit (SUP) approval by the City Council for alcohol sales (on-premises consumption) (2) submission of draft Texas Alcoholic Beverage Commission (TABC) License paperwork to the City Secretary's Office for review and approval, (3) submission of completed TABC License paperwork to the TABC, (4) the issuance of an Alcoholic Beverage License through the City Secretary's Office.

Section 3.25 of the Land Development Code states that an SUP is to "allow a use not normally allowed in a zoning district which could be of benefit in a particular case to

the general welfare, provided adequate development standards, and special requirements are imposed to protect surrounding uses or to preserve the character of the neighborhood.” Language is typically added for SUPs to automatically expire upon the abandonment of the business, change in the use, a change in ownership, or upon termination of the Certificate of Occupancy.

Section 6-3 of the Code of Ordinances requires businesses that serve alcoholic beverages to be located at least 300 feet from a church, school, or public hospital. The distance is measured from property line to property line for schools, and from front door to front door along the street front property lines for churches and hospitals.

Section 6-5 of the Code of Ordinances which states that the restaurant’s alcohol sales must be incidental and secondary to the sale of food for human consumption (further clarified in the Code as non-alcohol and food sales must comprise at least 40 percent of gross receipts).

Analysis: The applicant has changed the percentage of the ownership of the Stone House Restaurant and a new Special Use Permit is required for the continued on-premises consumption of alcohol. The location is in compliance with the distance requirements of the Code of Ordinances, and the applicant complies with the 60/40 incidental sales requirements as stated above. Approval of an SUP at this location for this user should not adversely impact surrounding uses or the character of the neighborhood.

Surrounding Development: The properties to the north, south and west are zoned CC-1-Village Retail district and developed with commercial buildings. The properties to the east are zoned R-20 Single Family Residential and developed with single-family homes.

Comprehensive Plan: The City’s comprehensive plan, Destination Colleyville, identifies the subject property as located within the Central Sector of the Colleyville Boulevard Corridor. This area has been identified as having the greatest potential to become a true center of activity by tying together major commercial and entertainment centers along the Corridor.

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

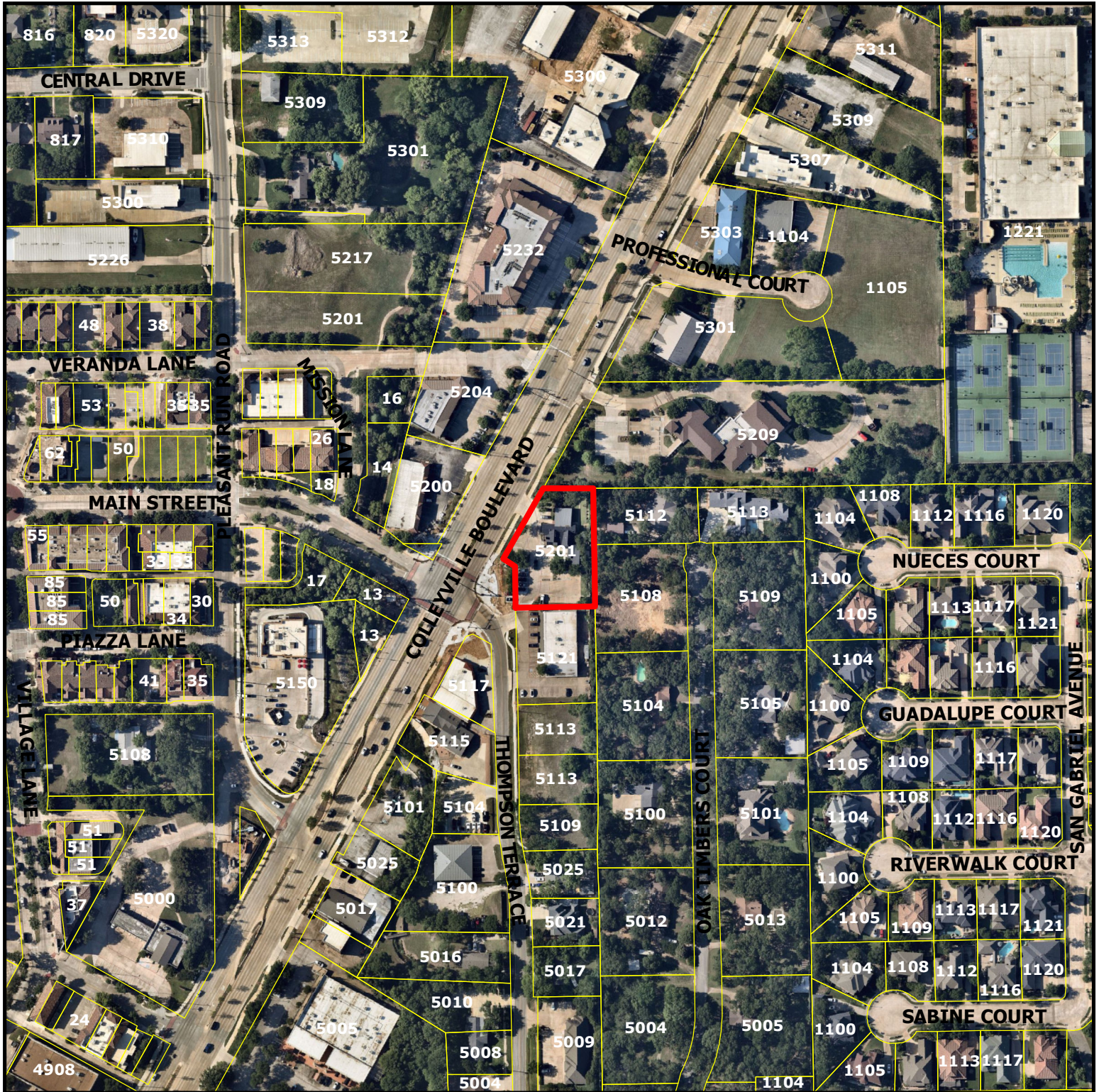
Staff Recommendation: Staff recommends approval of the Special Use Permit (SUP) to authorize the continued sale of alcoholic beverages for on-premises consumption for the Stone House Restaurant and Wine Bar at 5201 Colleyville Boulevard.

Recommendation

Attachments

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

Aerial Map



ZC22-027

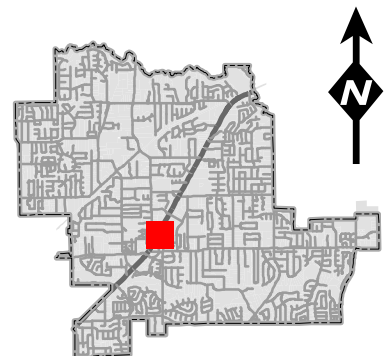
5201 Colleyville Boulevard

DISCLAIMER:

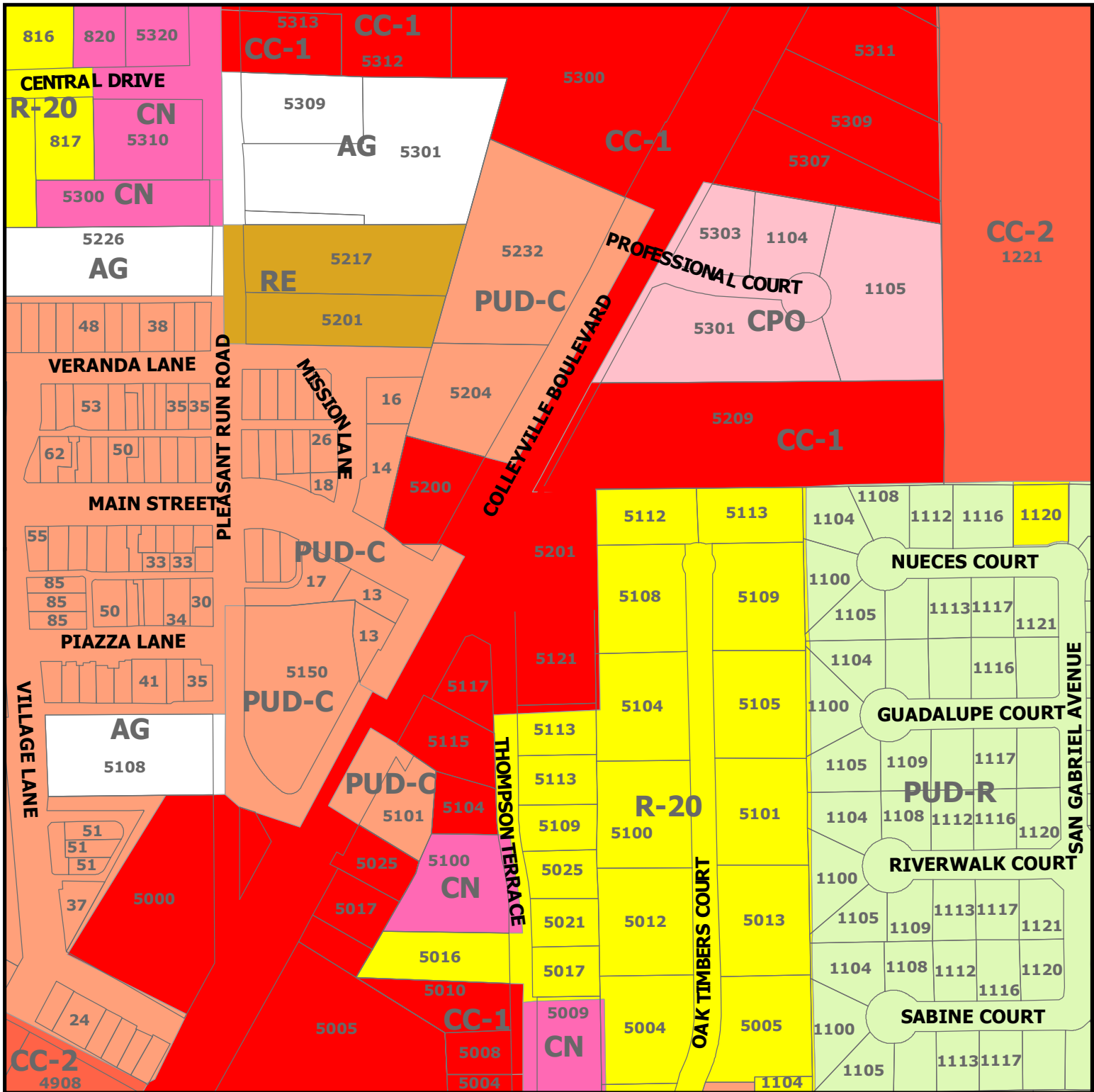
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



Zoning Map



ZC22-027

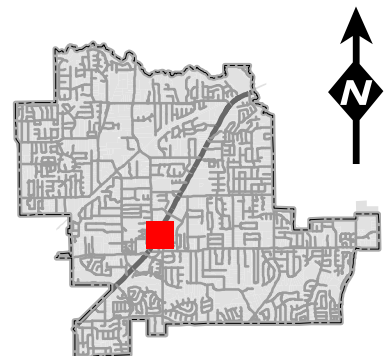
5201 Colleyville Boulevard

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Subject Property



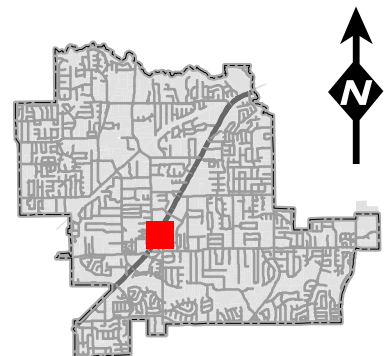
The map displays a residential neighborhood with various streets and property lots. A red outline highlights a specific lot at the intersection of Colleyville Boulevard and Thompson Terrace. The map includes labels for streets such as Central Drive, Veranda Lane, Main Street, Piazza Lane, Village Lane, Pleasant Run Road, Mission Lane, Colleyville Boulevard, Thompson Terrace, Professional Court, Oak Timbers Court, Nueces Court, Guadalupe Court, Riverwalk Court, and Sabine Court. Lot numbers are displayed on many of the lots, and court names are enclosed in white circles.



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5201 Colleyville Boulevard

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



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.

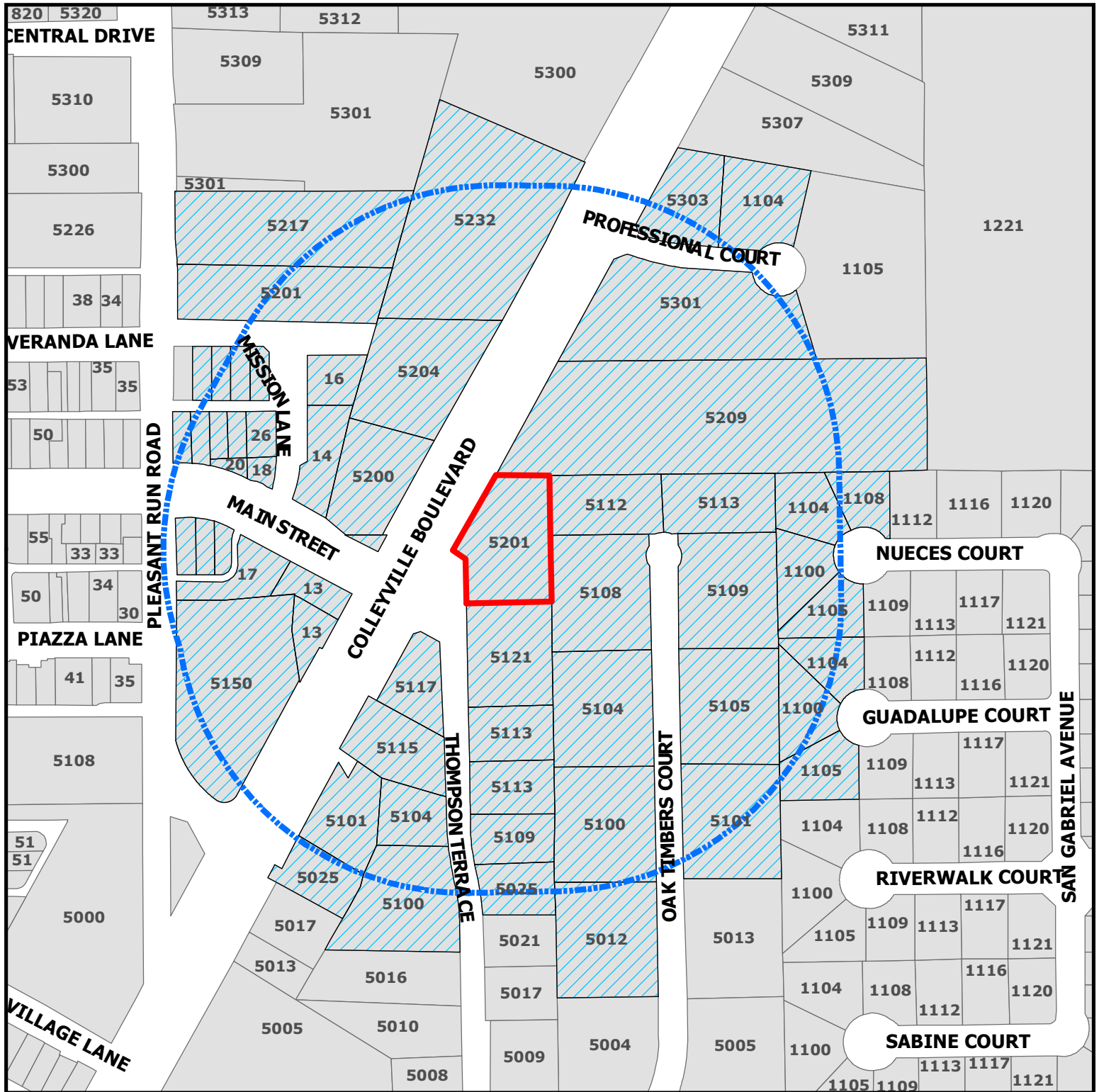


Lisa Pardo

Owner – Stone House Restaurant
Proverbs 9:10

817-475-3700

Notification Map

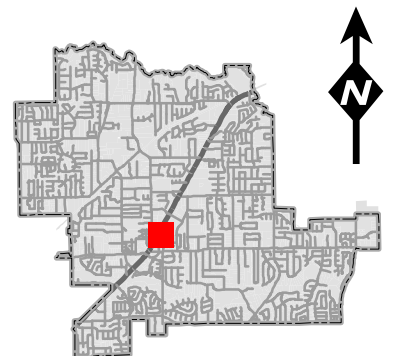


ZC22-027

5201 Colleyville Boulevard

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





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, August 8, 2022 at 7:00 p.m.
City Council Meetings: Tuesday, September 6, 2022 & Tuesday, September 20, 2022 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for Alcoholic Beverage Sales for On-Premises Consumption. The purpose is to allow for the on-premises consumption of alcohol for an existing restaurant business, Stone House Restaurant. A change in ownership structure of the restaurant is prompting the request.

Zoning Case: ZC22-027

Applicant: Lisa Pardo

Owner: Amit Bahta

Location: 5201 Colleyville Boulevard

Property Description: Lot 13R, Block 2, Thompson Terraces Subdivision

Present Zoning: CC-1 Village Retail

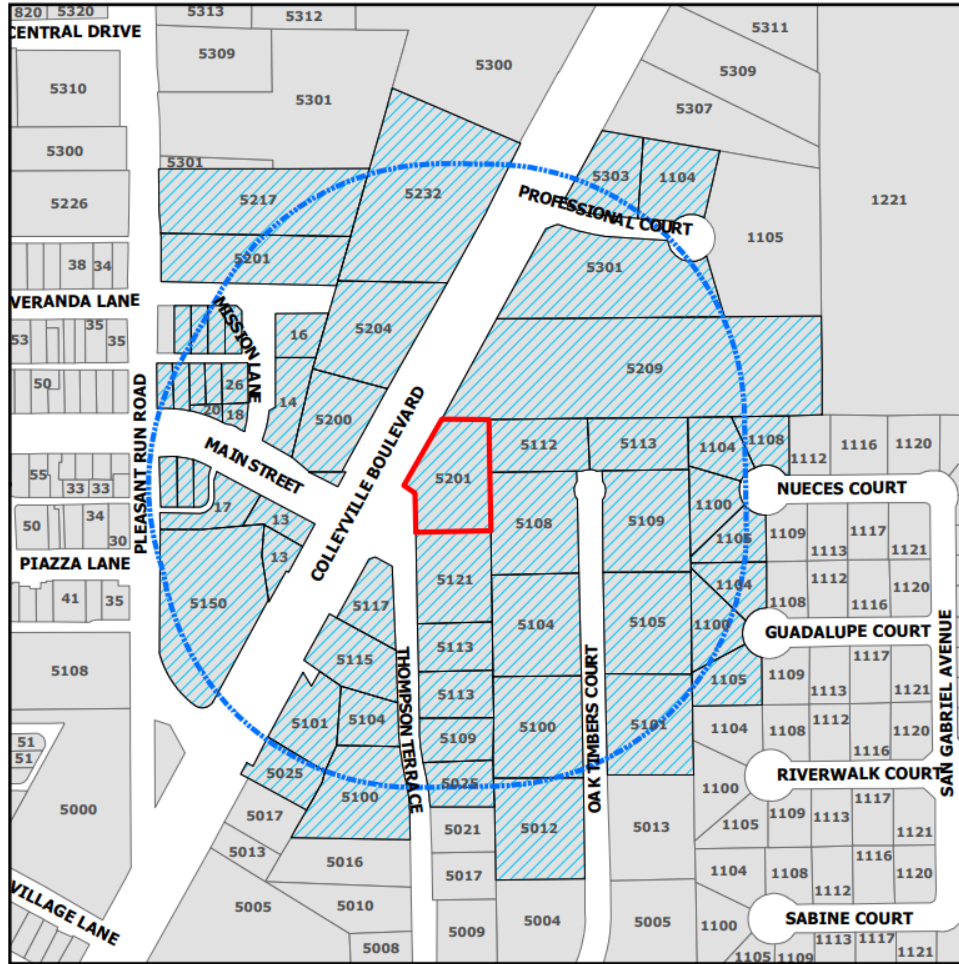
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request. Denial of the proposal by the Commission is final, unless the applicant submits a written notice of appeal within 10 days from the date of action by the Commission. If appealed, the request will be placed on the next available City Council agenda as listed above. Rezoning requests, zoning amendments and conditions recommended by the Commission for approval by the City Council may be more restrictive than those described in this notice.

All interested persons are encouraged to attend the public hearing and express their opinions on the zoning change request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address below:

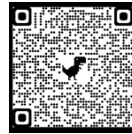
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034

If the property owners of 20% or more of the land within the 200 foot notification area file a written protest prior to the public hearing, State law provides that the approval of the zoning change request shall require the approval of a super majority vote by City Council.

NOTICE OF PUBLIC HEARING



The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas 76034. A brief project description can be found online on the Agenda Packet and Active Development Case map (please use your phone's camera to scan QR code below):



For additional information, please contact the Community Development Department at 817.503.1056. Please reference the zoning case number when requesting information.

Jacquelyn Reyff
Planning Manager
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
BAJRAM & RUZDI INVESTMENTS LLC	4701 MILL CREEK RD	COLLEYVILLE, TX
BARNARD PARTNERS XIII LTD	PO BOX 127	COLLEYVILLE, TX
BEAM REAL ESTATE LLC	14455 WEBB CHAPEL RD	FARMERS BRANCH, TX
BENNETT, JOE B	1104 NUECES CT	COLLEYVILLE, TX
BUCHWALD, RUDOLPH W	1309 ASHFORD CT	COLLEYVILLE, TX
CHANCELLOR, SHEMILA	5012 OAK TIMBERS CT	COLLEYVILLE, TX
COLLEYVILLE LOFTS VENTURE LLC	5065 MINNOW LN	CUMMING, GA
CROWDER, FRANKIN	1100 GUADALUPE CT	COLLEYVILLE, TX
DDK REAL ESTATE INV LLC	229 ODESSA DR	HASLET, TX
DIEBER, JOSEPH M	1105 GUADALUPE CT	COLLEYVILLE, TX
FLETCHER, JAMES R	1108 NUECES CT	COLLEYVILLE, TX
GIBSON, NORMAN C EST	113 TIMBERLINE DR S	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX
GULICK, CYLDE E	5100 OAK TIMBERS CT	COLLEYVILLE, TX
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX
ISELL, STEVE E	5112 OAK TIMBERS CT	COLLEYVILLE, TX
JRSR PROPERTIES LLC	5303 COLLEYVILLE BLVD STE A	COLLEYVILLE, TX
KIPTON ANDERSON INVESTMENTS LL	5303 COLLEYVILLE BLVD STE B	COLLEYVILLE, TX
LAPOSTA, MATTHEW	5113 OAK TIMBERS CT	COLLEYVILLE, TX
MEADOR, JOHN M	1105 NUECES CT	COLLEYVILLE, TX
MODERN HOLDINGS LLC	PO BOX 92083	SOUTHLAKE, TX
MURCHISON, PAIGE	5105 OAK TIMBERS CT	COLLEYVILLE, TX
NORTH, MARK	5108 OAK TIMBERS CT	COLLEYVILLE, TX
NOVAK, RICHARD	5109 OAK TIMBERS CT	COLLEYVILLE, TX
OHTA, HIROYUKI	5101 OAK TIMBERS CT	COLLEYVILLE, TX
PARDO, LISA	5201 COLLEYVILLE BLVD	COLLEYVILLE, TX
RIVERWALK AT COLLEYVILLE	PO BOX 1031	COLLEYVILLE, TX
SAEED, MOHAMMAD	1100 NUECES CT	COLLEYVILLE, TX
SATTERWHITE, LOGAN	1104 GUADALUPE CT	COLLEYVILLE, TX
SIDES, JOSEPH D	2911 COMPTON RD	NASHVILLE, TN
SOUMPHONPHAKDY, ANOULONE	5025 THOMPSON TERR	COLLEYVILLE, TX
SOUTH BOWIE INVESTMENT PARTNER	PO BOX 126	COLLEYVILLE, TX
SUNDER HOLDINGS LLC	11464 HARRY HINES BLVD	DALLAS, TX
SWIGART, CAROL	5104 OAK TIMBERS CT	COLLEYVILLE, TX
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX
VILLAGE MONTICELLO PRTNS LTD	1024 S GREENVILLE AVE STE 230	ALLEN, TX
VILLAGE OWNERS ASSOCIATION INC	PO BOX 650255	DALLAS, TX

ORDINANCE O-22-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP BY CHANGING THE ZONING ON LOT 13R, BLOCK 2 OF THE THOMPSON TERRACES ADDITION, LOCATED AT 5201 COLLEYVILLE BOULEVARD, BY AUTHORIZING A SPECIAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION; 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 the Sale of Alcoholic Beverages for On-Premise Consumption for Case No. ZC22-027; and

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

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

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

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on Lot 13R, Block 2, of the Thompson Terraces Addition, located at 5201 Colleyville Boulevard, by

authorizing a Special Use Permit for the sale of alcoholic beverages for on-premises consumption, as depicted on Exhibit "A" Exhibit "B" and Exhibit "C".

Sec. 3. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Land Development Code of the City of Colleyville as heretofore amended, and as amended herein.

Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. The Special Use Permit shall apply to the sale of alcoholic beverages for on-premises consumption in conjunction with a restaurant use only.
- b. The name of the business authorized for on-premises consumption alcohol sales by this Special Use Permit shall be called "Stone House Restaurant and Wine Bar".
- c. The Special Use Permit shall automatically expire upon the abandonment of the business, change in the 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.

2. HOURS OF OPERATION

- a. The hours of operation shall not exceed the following schedule:

Monday & Tuesday: 4:00 p.m. – 9:00 p.m.

Wednesday – Saturday: 4:00 p.m. – 10:00 p.m.

Closed on Sundays

Sec. 5. 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. 6. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 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" – Zoning Map

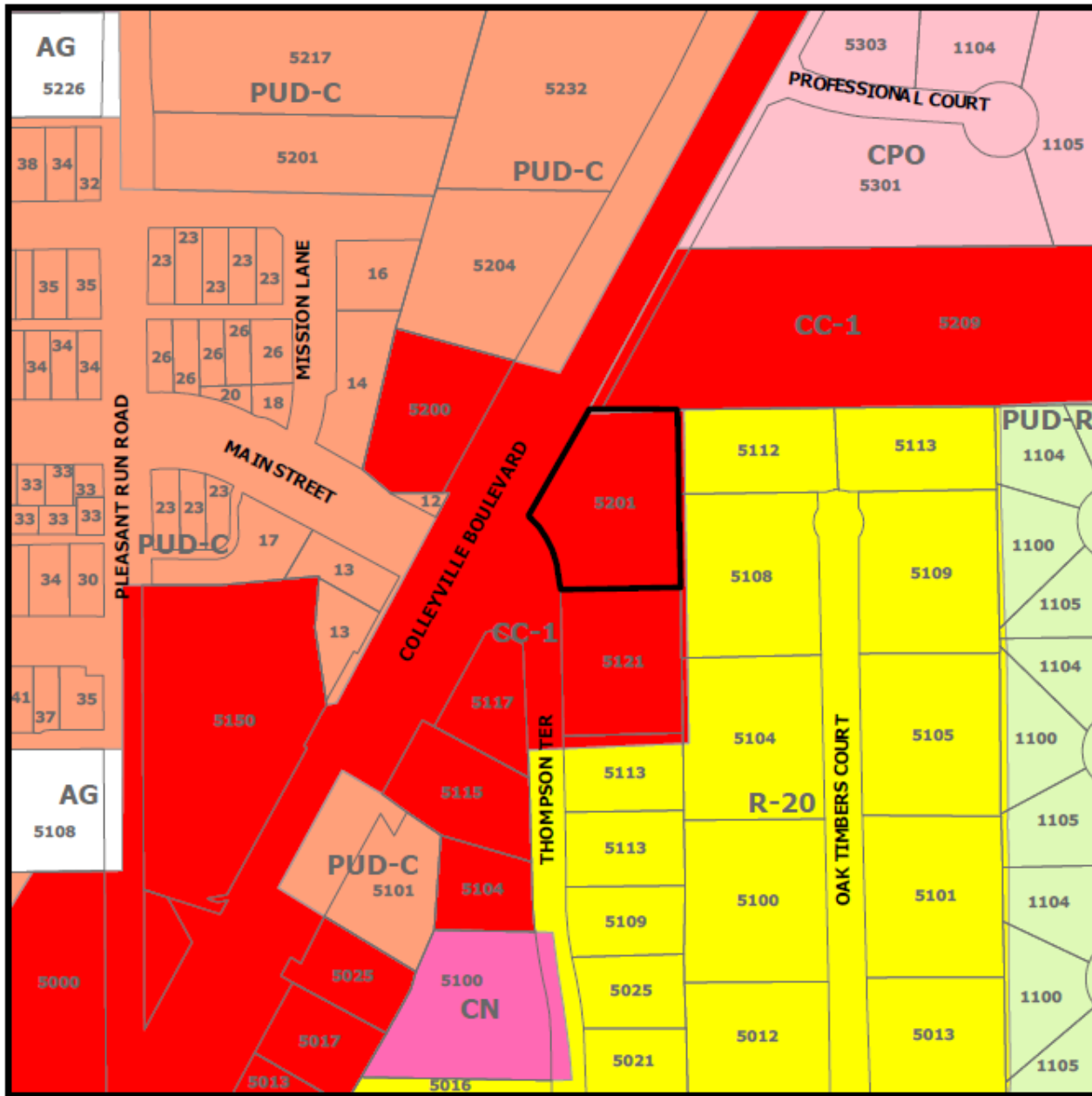
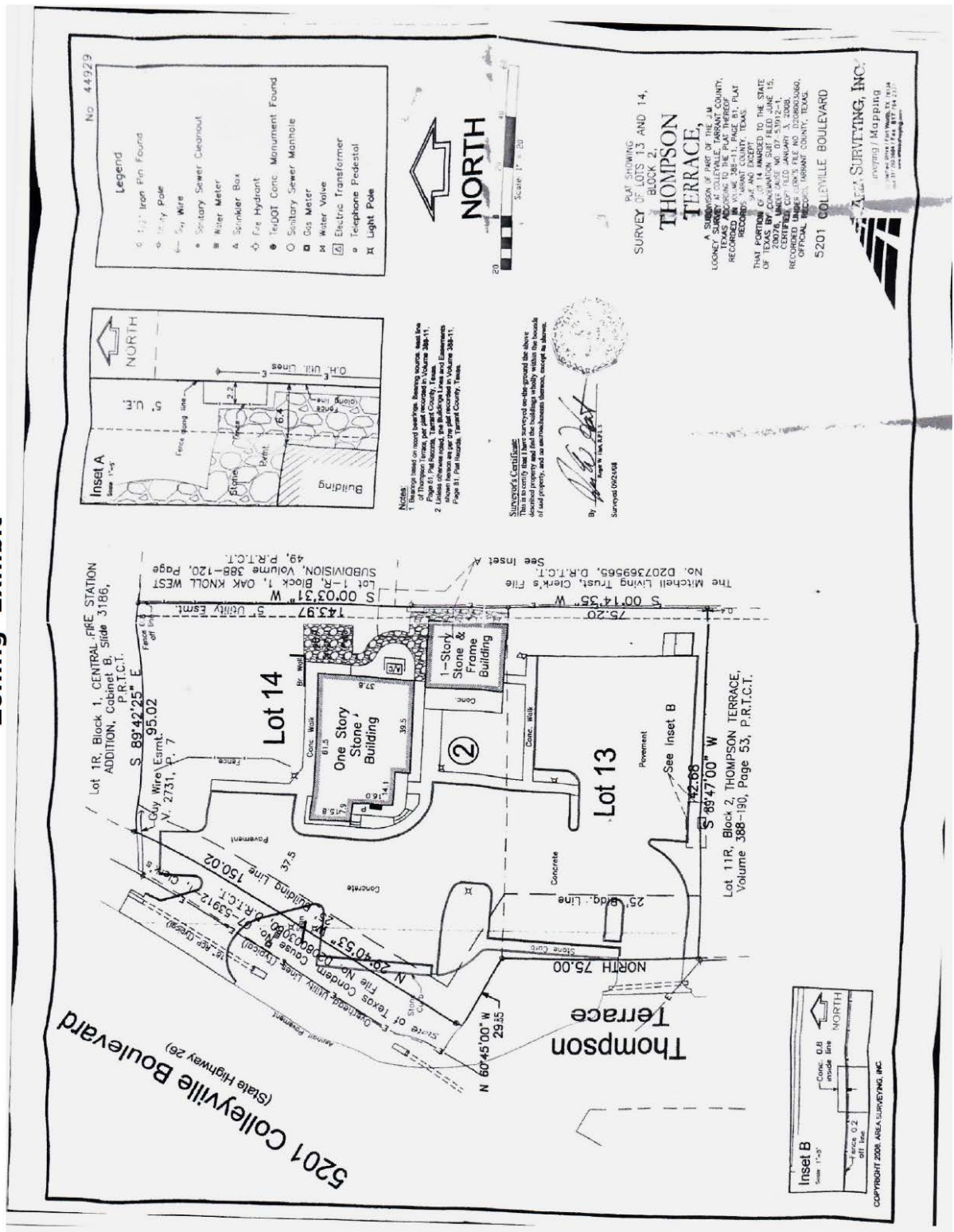


Exhibit "B" – Aerial Map



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City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 2f	Agenda Date 8/8/2022	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration 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 Special Use Permit (SUP) for a new carport in place of a covered storage roof extension on Lot 4, Block 6, of the Rustic Oaks Addition, being approximately 0.55 acres, and zoned R-20 Single Family Residential district.

Existing Conditions/Background: The subject property, 413 Live Oak Drive, has R-20 Single Family Residential district zoning and is located on and the south side of Live Oak Drive west of the intersection of Elm Drive. The subject property has an existing single family home and an accessory building (detached garage).

SUP Request:

Request – The applicant is requesting approval of an SUP to allow for a new carport and to encroach into the required side yard for carports. The building is approximately 0 feet from the side (east) property line.

Ordinance – Section 3.27 Accessory Buildings and Residential Carport Regulations of the Land Development Code establishes the maximum size and number of accessory buildings to be permitted by staff on a residential lot.

“ C. Residential Carport Regulations – Carports located in zoning districts which permit single family residential dwellings shall comply with the regulations contained in this section.

1. Approval by Special Use Permit Only: In accordance with the Special Use Permit procedures contained in this Chapter of these zoning regulations, no carport shall be built in the City of Colleyville without approval by the City Council for a Special Use Permit to construct a carport in a zoning district that permits single family residential dwellings.

2. Carport Standards: A carport shall comply with the following regulations, unless the City Council in approving a Special Use Permit for a carport has imposed other

requirements necessary in the particular case to protect the public interests.

a. Size: A carport shall not exceed 480 square feet in area. The longest dimension on a carport shall not exceed 24 feet.

b. Height: A carport shall not exceed a maximum height of 15 feet. The height shall be measured from the finished grade to the highest point of the roof.

c. Setbacks:

i. A carport located within ten (10) feet of the principal building shall comply with the front, side and rear yard setbacks of zoning district. The distance shall be measured between the two closest points of the carport and principal building.

ii. A carport located 10 feet or more from a principal building may extend into a required side yard, provided all of the following conditions are satisfied:

(1) every part of such carport is unenclosed except for necessary structural supports;

(2) no part of the carport is less than five (5) feet from a side or rear lot line, and

(3) the carport is located completely within the rear yard area as defined in these zoning regulations.

d. Maximum Number Per Lot: one

e. Paving and Street Access: The parking area of a carport shall be paved not less than nine feet (9') by eighteen feet (18') and provide access to a public street right-of-way. Said access shall be a minimum of nine feet (9') in width and paved. All paved surfaces shall be either concrete, asphalt or pave-stone.

f. Design Criteria:

i. Roof - Carports shall have a pitched roof of at least 2:12. Flat roofs shall be prohibited.

ii. Posts - Posts shall be clad or finished of brick, stone, cedar or decorative metal, such as metal lattice. For purpose of this requirement, decorative metal shall consist of twenty-five (25) percent opaque surfaces. The dimension of each post as viewed from each primary elevation shall not be less than eight inches (8") or more than forty-eight inches (48"). Any carport with two or more elevations that exceed the 48-inch criteria shall be considered an accessory building and be regulated as such. Cedar posts shall be wrapped using masonry stone or brick from the base to at least 50% of the post height. The exposed portion of the cedar post shall be a minimum of 8 inches.

g. Adequacy of Plans and Specifications:

The applicant requesting a Special Use Permit to construct a carport shall submit plans and specifications of the proposed carport for review. Said plans and specifications shall contain sufficient information to allow the City Council to determine that the proposed carport complies with these regulations and the City Council may require additional information when necessary to clarify the applicant's request. At a minimum, the drawings shall contain a plot plan, elevation views and a description of the construction materials.

The applicant is requesting to allow for the use of a new carport structure, which was built without approval of an SUP or a building permit. It was discovered by a Building Inspector during an investigation from a neighborhood complaint. The inspector alerted the homeowner that the carport was not in compliance with the Land Development Code and suggested they remove the carport or apply for an SUP.

Analysis: Any request for a carport is required to obtain a Special Use Permit. This carport was built without receiving approval of an SUP and it encroaches into the required side yard. It also is deficient in the required materials and was built without the posts being clad or finished in brick, stone, cedar or decorative metal, such as metal lattice.

Plat Status: The property is platted as Lot 4, Block 6, in the Rustic Oaks Addition.

DRC Review: The DRC met on July 18, 2022 and determined the case could be scheduled for the next available Planning and Zoning Commission meeting and the following comments were offered:

1. Case ZC22-028 is specific to a request for an SUP for a Carport only. 413 Live Oak Drive is zoned R-20. The R-20 zoning does not allow for an Accessory Dwelling; therefore, the existing accessory building may not be used for dwelling purposes.
2. Staff is recommending the carport be denied due to it not meeting the required side yard 5-foot setback and the posts not being clad in brick, stone, cedar or decorative metal.

Drainage: NA

Surrounding Development: The properties to the north, south, east and west are zoned R-20 Single-Family Residential and contain single-family residential development.

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

Staff Recommendation: Staff recommends denial of the carport due to technical non-compliance with the Land Development Code.

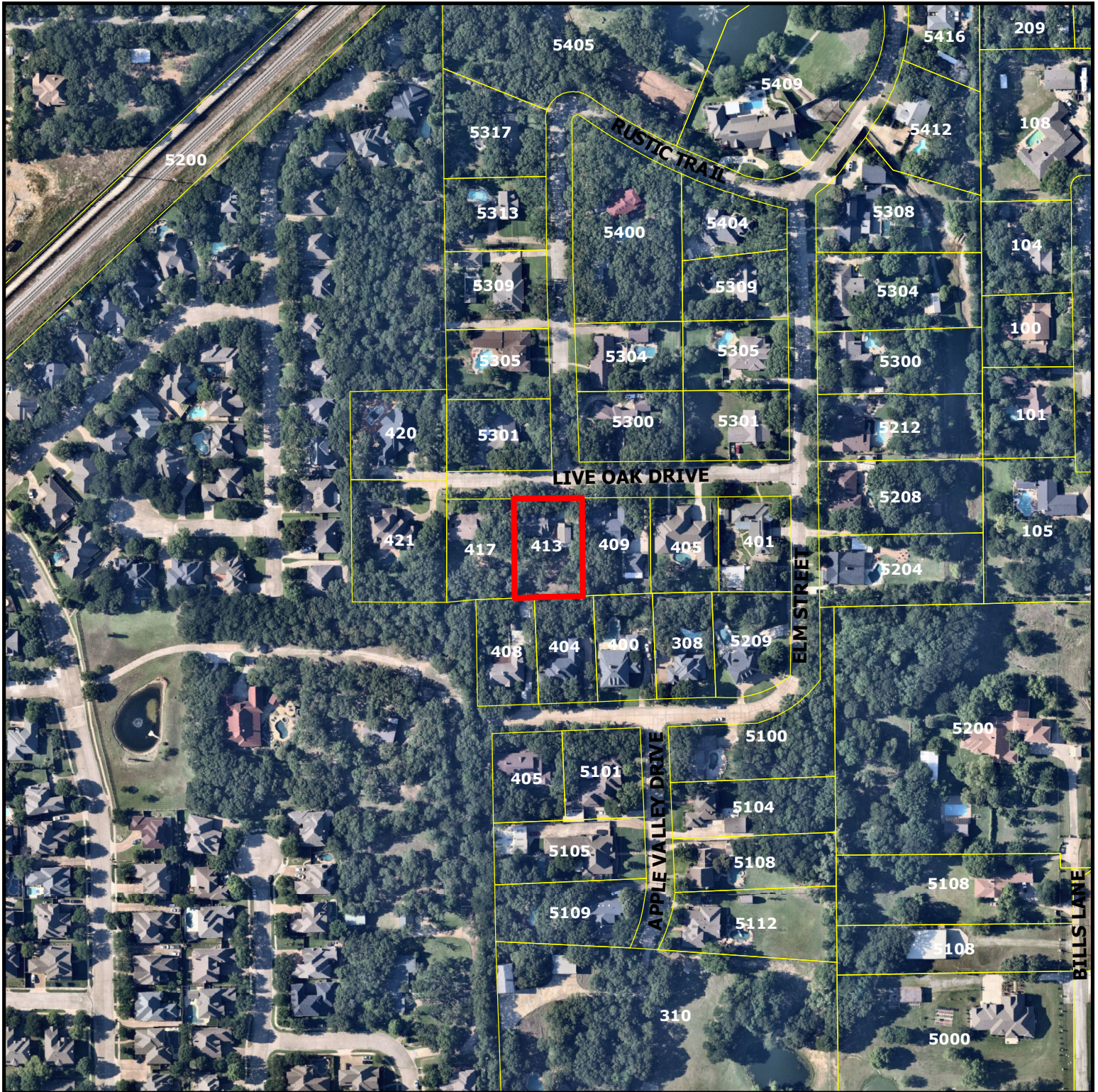
Recommendation

Denial

Attachments

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

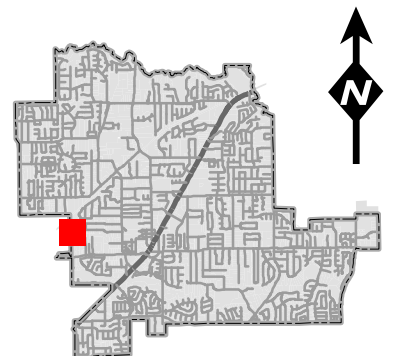
Aerial Map



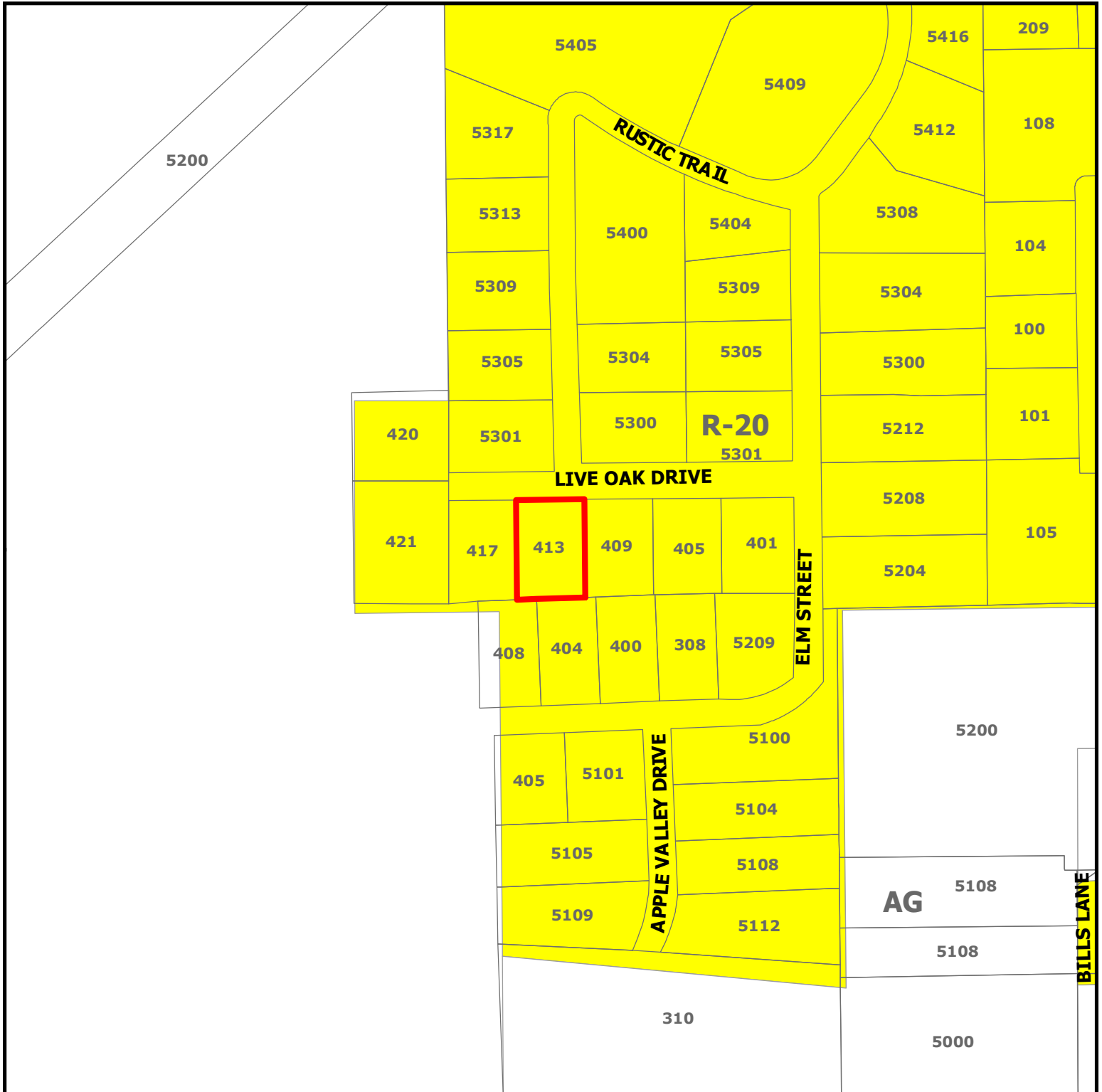
ZC22-028
413 Live Oak Drive

DISCLAIMER:
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 Subject Property



Zoning Map



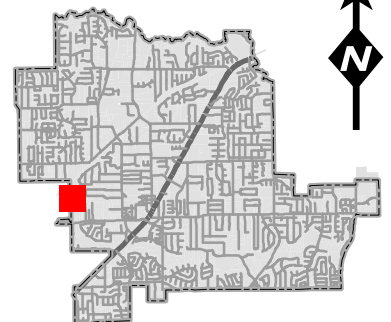
ZC22-028
413 Live Oak Drive

DISCLAIMER:

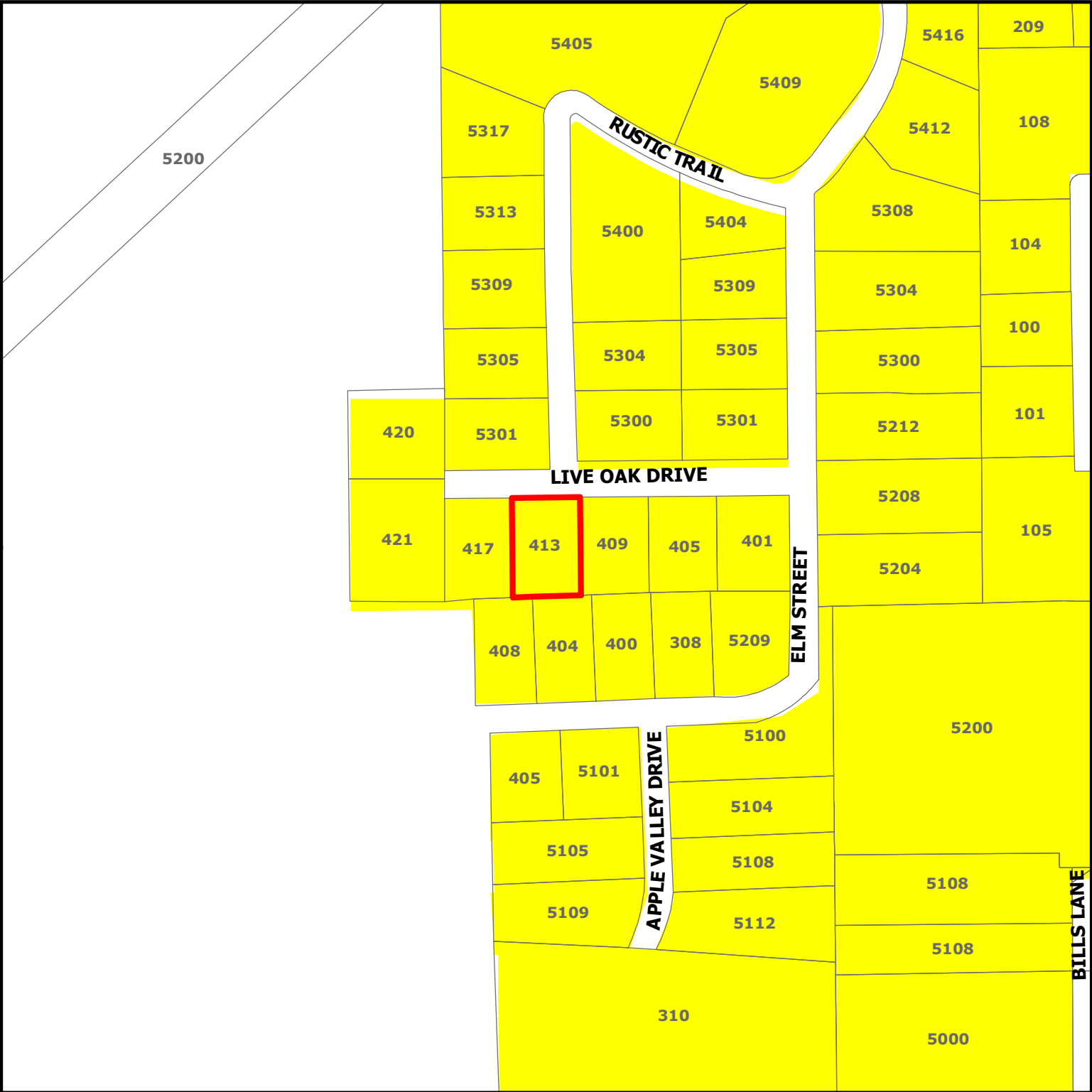
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



Future Land Use Map

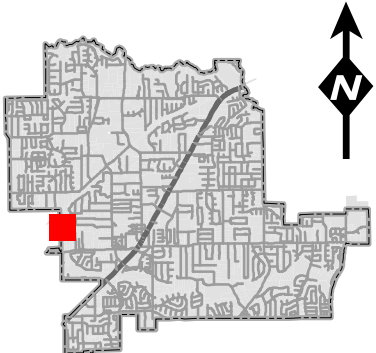


ZC22-028

413 Live Oak Drive

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-  Subject Property
-  Residential

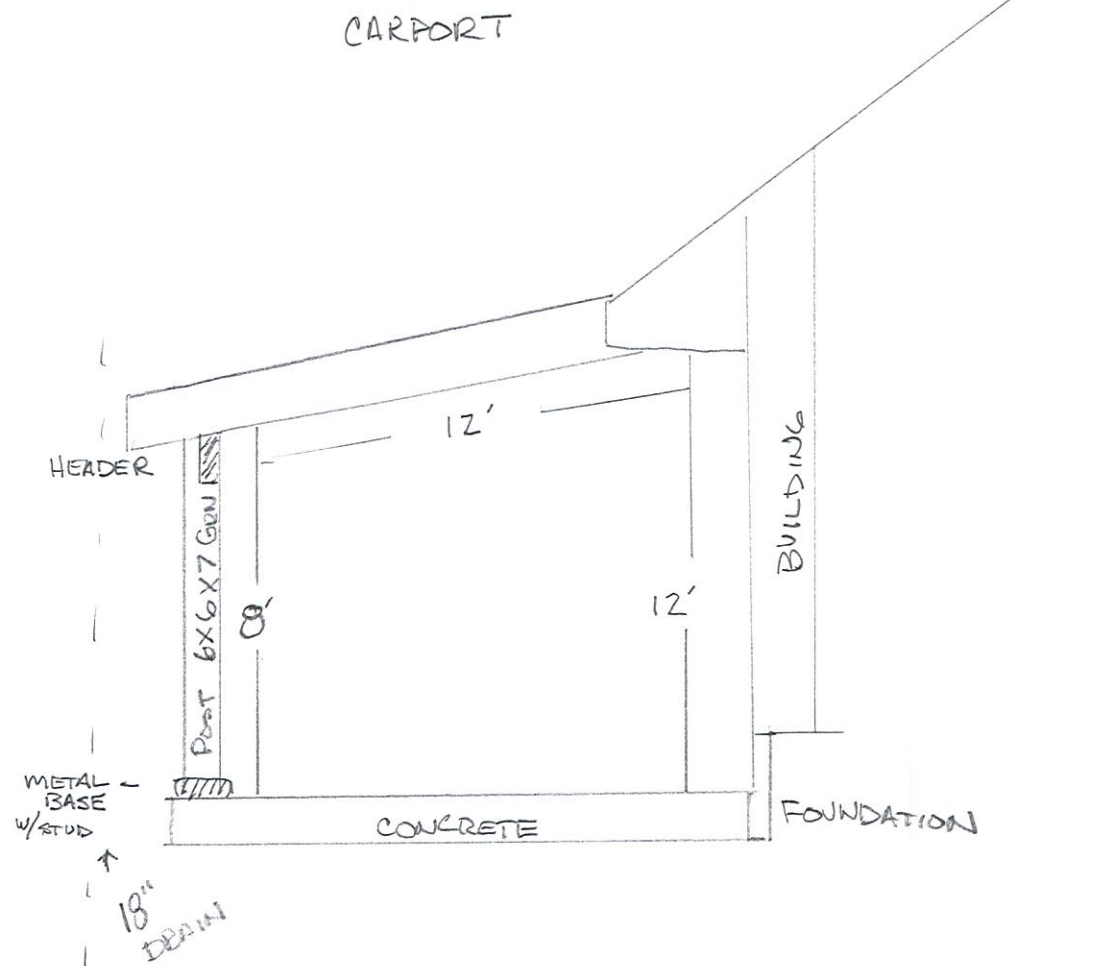
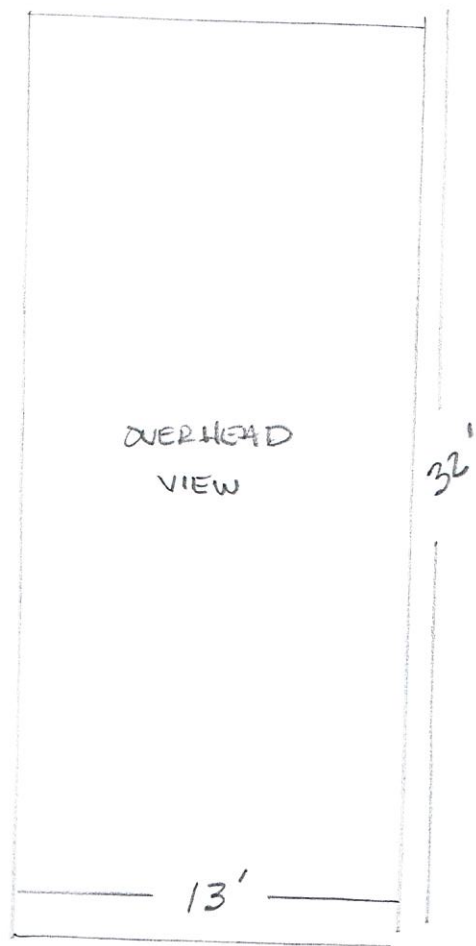


Statement of Planning Objectives

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



Notification Map



ZC22-028

413 Live Oak Drive

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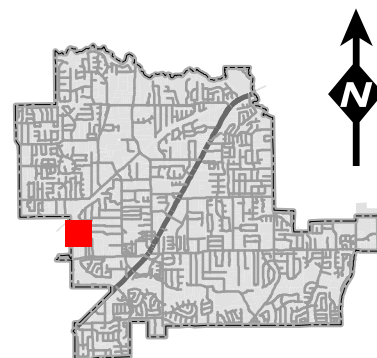
Subject Property



500ft Buffer



Properties within 500ft





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, August 8, 2022 at 7:00 p.m.
City Council Meetings: Tuesday, September 6, 2022 & Tuesday, September 20, 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 Residential Carport. The purpose is to allow for the construction of a carport as part of an addition to the existing garage/accessory building.

Zoning Case: ZC22-028

Applicant: Robert Heaton

Owners: Robert and Monika Heaton

Location: 413 Live Oak Drive

Property Description: Lot 4, Block 6, Rustic Oaks Addition

Present Zoning: R-20 Single Family Residential

This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request. Denial of the proposal by the Commission is final, unless the applicant submits a written notice of appeal within 10 days from the date of action by the Commission. If appealed, the request will be placed on the next available City Council agenda as listed above. Rezoning requests, zoning amendments and conditions recommended by the Commission for approval by the City Council may be more restrictive than those described in this notice.

All interested persons are encouraged to attend the public hearing and express their opinions on the zoning change request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address below:

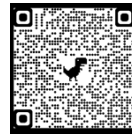
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

If the property owners of 20% or more of the land within the 200 foot notification area file a written protest prior to the public hearing, State law provides that the approval of the zoning change request shall require the approval of a super majority vote by City Council.

The map displays a residential neighborhood with the following streets and lot numbers:

- RUSTIC TRAIL** (top center)
- LIVE OAK DRIVE** (center)
- ELM STREET** (right side)
- APPLE VALLEY DRIVE** (bottom center)
- TIMBERLINE DRIVE N** (top right)
- TIMBERLINE DRIVE S** (bottom right)
- BILLS LANE** (bottom right)

Lot numbers are distributed across the map, with a blue dashed line tracing a path through several lots. A red rectangle highlights lot 413, which is located on Live Oak Drive, between Elm Street and Apple Valley Drive, and between lots 417 and 409.



Jacquelyn Reyst

Jacquelyn Reyff
Planning Manager
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
AJ VARELA REVOCABLE LIVING TRU	5209 ELM ST	COLLEYVILLE, TX
ANDERSEN, NICHOLAS R	5304 RUSTIC TR	COLLEYVILLE, TX
ANDREWS, EDWARD A	5101 APPLE VALLEY DR	COLLEYVILLE, TX
ATKINSON, ZACH	405 LIVE OAK DR	COLLEYVILLE, TX
BARBORKA, ADAM	308 WEST ELM ST	COLLEYVILLE, TX
BURSON, JAMES D	5208 ELM ST	COLLEYVILLE, TX
BURTON, PHILLIP	5212 ELM ST	COLLEYVILLE, TX
CRISTALES, LUIS	5309 ELM ST	COLLEYVILLE, TX
DAVIS, NORMAN DEEN	5404 RUSTIC TR	COLLEYVILLE, TX
DENSON, JEREMY	5309 RUSTIC TR	COLLEYVILLE, TX
DOMINGUEZ, YGNACIO	5204 ELM ST	COLLEYVILLE, TX
ELLIOTT, COLEMAN	5108 APPLE VALLEY DR	COLLEYVILLE, TX
ELMIKA FAMILY LIVING TRUST	405 W ELM ST	COLLEYVILLE, TX
GORHAM, KELLY	5105 APPLE VALLEY DR	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX
HALE, DAVID A	5301 ELM ST	COLLEYVILLE, TX
HEATON, ROBERT	413 LIVE OAK DR	COLLEYVILLE, TX
HORNING, MELISSA R	409 LIVE OAK DR	COLLEYVILLE, TX
HOUSTON, MICHAEL P	5305 ELM ST	COLLEYVILLE, TX
HUGHES, PETER	5313 RUSTIC TR	COLLEYVILLE, TX
HYDEN, PATRICIA J	5301 RUSTIC TR	COLLEYVILLE, TX
KAPLER, DOUGLAS	5104 APPLE VALLEY DR	COLLEYVILLE, TX
KRAJA, OGERT	400 W ELM ST	COLLEYVILLE, TX
LEE, DAVID W	5400 RUSTIC TR	COLLEYVILLE, TX
LEMKE, ROBERT	5300 RUSTIC TR	COLLEYVILLE, TX
PETA, JOSEPH A	5300 ELM ST	COLLEYVILLE, TX
SCOTT, PHILLIP	PO BOX 278	GRAPEVINE, TX
SMITH R GERARD & DEBRA L SMIT	408 W ELM ST	COLLEYVILLE, TX
SMITH, AUBREY	5305 RUSTIC TR	COLLEYVILLE, TX
SMITH, KEVIN	421 LIVE OAK DR	COLLEYVILLE, TX
SOWARD, M WEST	4205 YORK DR	COLLEYVILLE, TX
THE FISHER FAMILY TRUST	401 LIVE OAK DR	COLLEYVILLE, TX
THORSEN, CATHERINE	5100 APPLE VALLEY DR	COLLEYVILLE, TX
WADLEY, WILL E	PO BOX 470764	FORT WORTH, TX
WIED, GREGORY C	404 W ELM ST	COLLEYVILLE, TX

From: [DONNA SMITH](#)
To: [Jackie Reyff](#)
Subject: Zoning Case ZC22-028 Consideration of a Special use Permit for a Residential Carport
Date: Sunday, July 31, 2022 11:23:18 AM

Hello,

I am responding to a letter we receiving regarding the Planning and Zoning Commission meeting on August 8th to discuss the carport constructed at 413 Live Oak Dr. We will not be able to attend the meeting so I am sending this written opinion.

We (my husband, Kevin Smith and I) oppose the carport that was built and would like to see it taken down. It is too close to the adjoining property, which we feel causes a drainage problem. It also makes it look like the houses are stacked on top of each other, which can't be good for resale in the neighborhood. We are also concerned that the structure it's attached to (described as an existing garage/accessory building) is being remodeled as a separate residence.

Thank you and let me know if any other information is needed from us.

Donna Smith
421 Live Oak Dr
972-841-9367

Dakari Hill

From: Kelly D. Minor
Sent: Wednesday, August 3, 2022 2:33 PM
To: Dakari Hill
Subject: FW: Response to Special Use Permit for carport at 413 Live Oak Drive

See below.

Kelly Minor
Permit Technician
City of Colleyville
100 Main Street
Colleyville, Texas 76034
www.colleyville.com
817.503.1030 Phone
Integrity ~ Communication ~ Excellence ~ Transparency

PLEASE SEND ALL REGISTRATON AND PERMIT INQUIRIES TO BUILDINGINSPECTIONS@COLLEYVILLE.COM

We value your opinion. Please take a moment to take our survey, [click here](#).

-----Original Message-----

From: Terie Wied <[REDACTED]>
Sent: Wednesday, August 3, 2022 2:31 PM
To: Community Development - Permit Distro <buildinginspections@colleyville.com>
Subject: Response to Special Use Permit for carport at 413 Live Oak Drive

We are out of town and will still be gone for the hearing on August 8th, so we are submitting a written statement. 413 Live Oak is located behind us, and had been been vacant before efforts to remodel began a few months ago. It appears a car port was being built, until the owners were alerted that carports aren't allowed. Our concern is that car ports bring down home values and often become junky, because they often store the garage items that are misplaced when garages are converted to living space. While the owners may be moving in, they may be selling the house and cannot predict how the new owners or renters would keep the area. For example, dog food storage in a carport would entice mice and other creatures. We all have good intentions of keeping our garages clean, but our storage challenges are behind closed doors. Not so with car port. If one car port is accepted, other home owners may want to follow.

Thank you for the notification letter, and asking for our input.

Respectfully,

Greg and Terie Wied
404 West Elm Street
Colleyville, Texas 76034

817-454-0565

817-773-7292

ORDINANCE O-22-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 0.55 ACRES, BEING LOT 4, BLOCK 6, OF THE RUSTIC OAKS ADDITION, LOCATED AT 413 LIVE OAK DRIVE, BY AUTHORIZING A SPECIAL USE PERMIT FOR A RESIDENTIAL CARPORT; 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 residential carport under Case No. ZC22-028; and

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

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

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

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit for a new residential carport to remain and to encroach into the required street side yard setback

on 0.55 acres, being Lot 4, Block 6, of the Rustic Oaks Addition attached as Exhibit "A".

Sec. 3. 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. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

a. The Special Use Permit shall apply to the new approximately 416 s.f. carport and for the new carport to encroach into the side yard setback. The carport is to be approximately (0) feet from the property line.

b. The carport shall be generally consistent with the building elevations and floor plan as depicted on the attached Exhibit "B".

d. All requirements of the Land Development Code shall be met, except where amended herein.

Sec. 5. 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. 6. 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. 7. 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. 8. 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	_____ Mayor Pro Tem Kathy Wheat	_____
Place 1, Brandi Elder	_____ Place 5, Chuck Kelley	_____
Place 2, George Bond	_____ Place 6, Callie Rigney	_____
Place 4, George Dodson	_____	_____

ATTEST:

CITY OF COLLEYVILLE

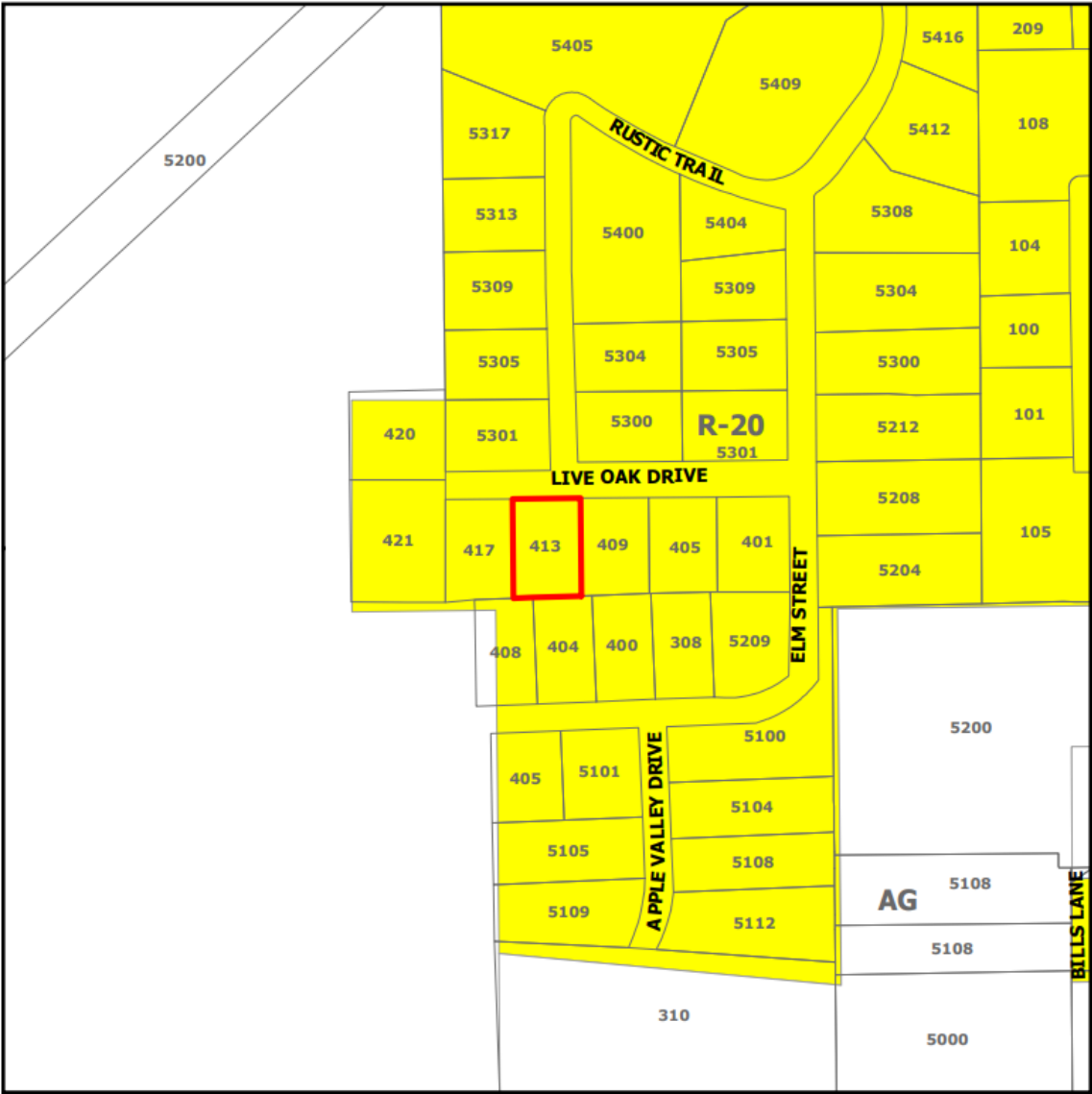
Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit “A” - Location and Zoning Map



Hand-drawn architectural drawings of a carport structure.

The top drawing is a side elevation showing a sloped roof structure. Key dimensions and labels include:

- 12'**: Dimension for the width of the opening.
- 12'**: Dimension for the height of the vertical section.
- CONCRETE**: Label for the foundation.
- FOUNDATION**: Label for the base of the structure.
- Post 6x6 X 7' 0"**: Label for the vertical support post.
- HEADER**: Label for the horizontal support beam.
- METAL BASE 1/2" x 1/2"**: Label for the base plate.
- 13' 6"**: Dimension for the total width of the structure.
- CARPORT**: Label for the overall structure.

The bottom drawing is a **DEPT HEAD VIEW** showing a rectangular structure with a width of **13'** and a depth of **12'**.



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number	Agenda Date	Number
2g	8/8/2022	
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration 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 approximately 1.065 acres, and zoned R-20 Single-Family Residential district. The purpose is to create two lots from one lot and allow for the construction of two new single-family homes.

Existing Conditions/Background: The subject property, 6601 Herbert Road, resides on the north side of McDonwell School Road West at the intersection Herbert Road. The subject property has R-20 zoning and is currently undeveloped.

Proposed Zoning:

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

Minimum Lot Size	20,000 sf.	26, 268 SF	20,108 SF
Minimum Lot Width	100 feet	±170 feet	±130 feet
Minimum Lot Depth	125 feet	±154 feet	±154 feet
Front Building Line	30 feet		
Side Building Line	10 feet		
Rear Building Line	25 feet		
Max. Lot Coverage	30%		
Max. Impervious Coverage	60%		

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

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

Plat Status: The property is identified as Lot 1, Block 4, Fairway Addition.

DRC Review: The DRC met on July 18, 2022 and offered the following comments to the applicant:

1. The Building Lines need to reflect the R-20 Zoning and are 30'.
2. Provide 7.5' drainage and utility easements along the side and rear property lines.
3. Remove the Staff Approval Signature Block and replace with a Planning and Zoning Commission and City Council Approval Signature Blocks.
4. The purpose of the plat needs to be updated to reflect that there will be two single family homes built.
5. The acreage for the lot 1R-A is incorrect.
6. A clarification of the proposed addresses is requested. Will Lot 1R-A have a Herbert Road address or a McDonwell School Drive address? Will Lot 1R-B have a McDonwell School address?

The applicant provided an updated exhibit on July 25, 2022 which addresses all the comments. Both new lots front on McDonwell School Road.

Tree Preservation: Any subdivision of the subject property must comply with Chapter 5 (Tree Preservation) of the Land Development Code. Where any tree is slated for removal, no site grading, dirt disturbance or new construction may occur on the property until a Tree Removal Permit has been issued that is associated with an approved Tree Preservation Plan.

In addition to the requirements for submittal of a Tree Removal Permit and Tree Preservation Plan, future development on the site must maintain the minimum existing protected tree canopy coverage as required in Chapter 5.

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

Staff Recommendation: Staff recommends approval of the Replat.

Recommendation

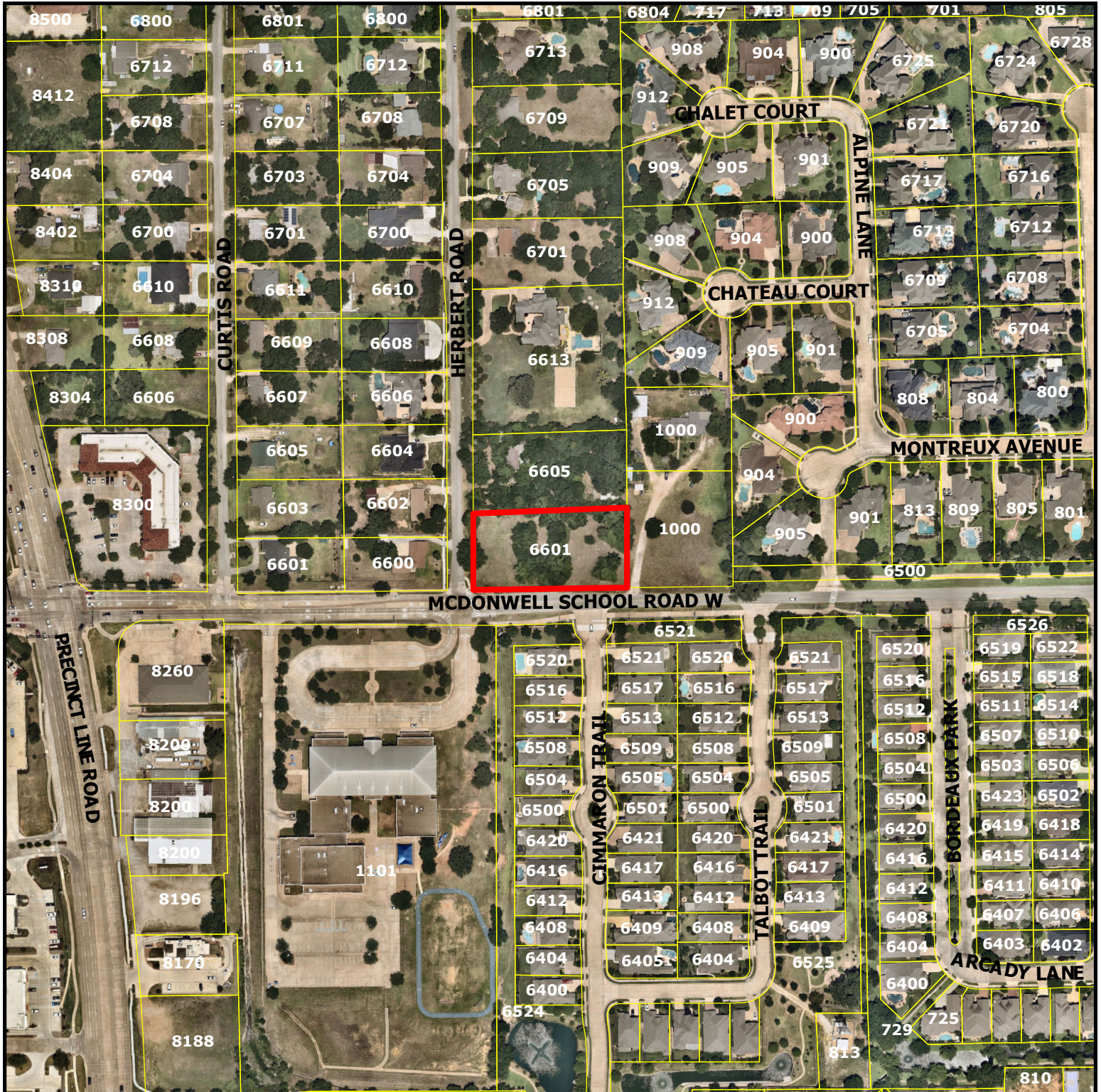
Approve

Attachments

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

5. Notification Map
6. Notification Letter
7. Notification List
8. Draft Resolution

Aerial Map



PC22-012

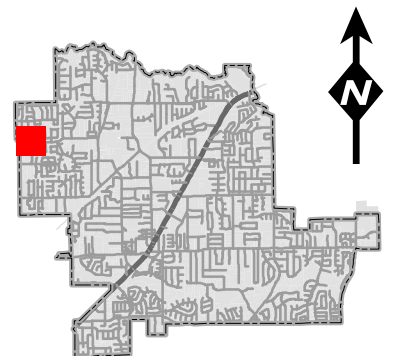
6601 Herbert Road

DISCLAIMER:

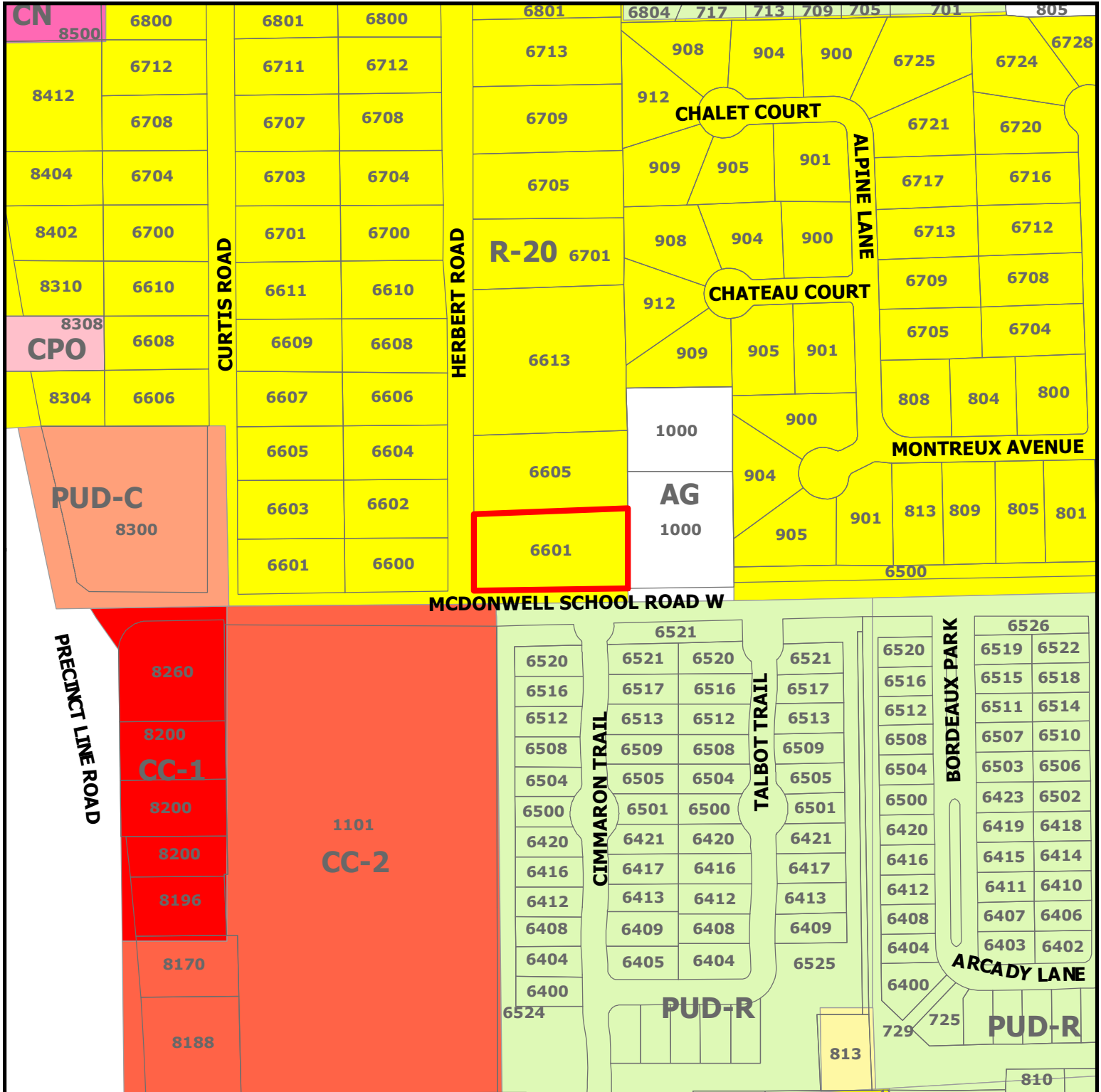
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Subject Property



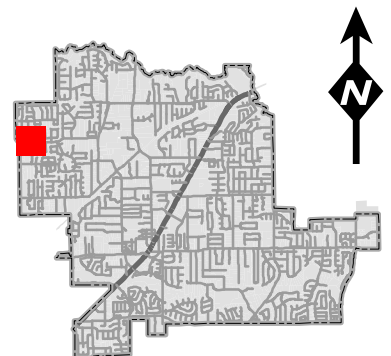
Zoning Map



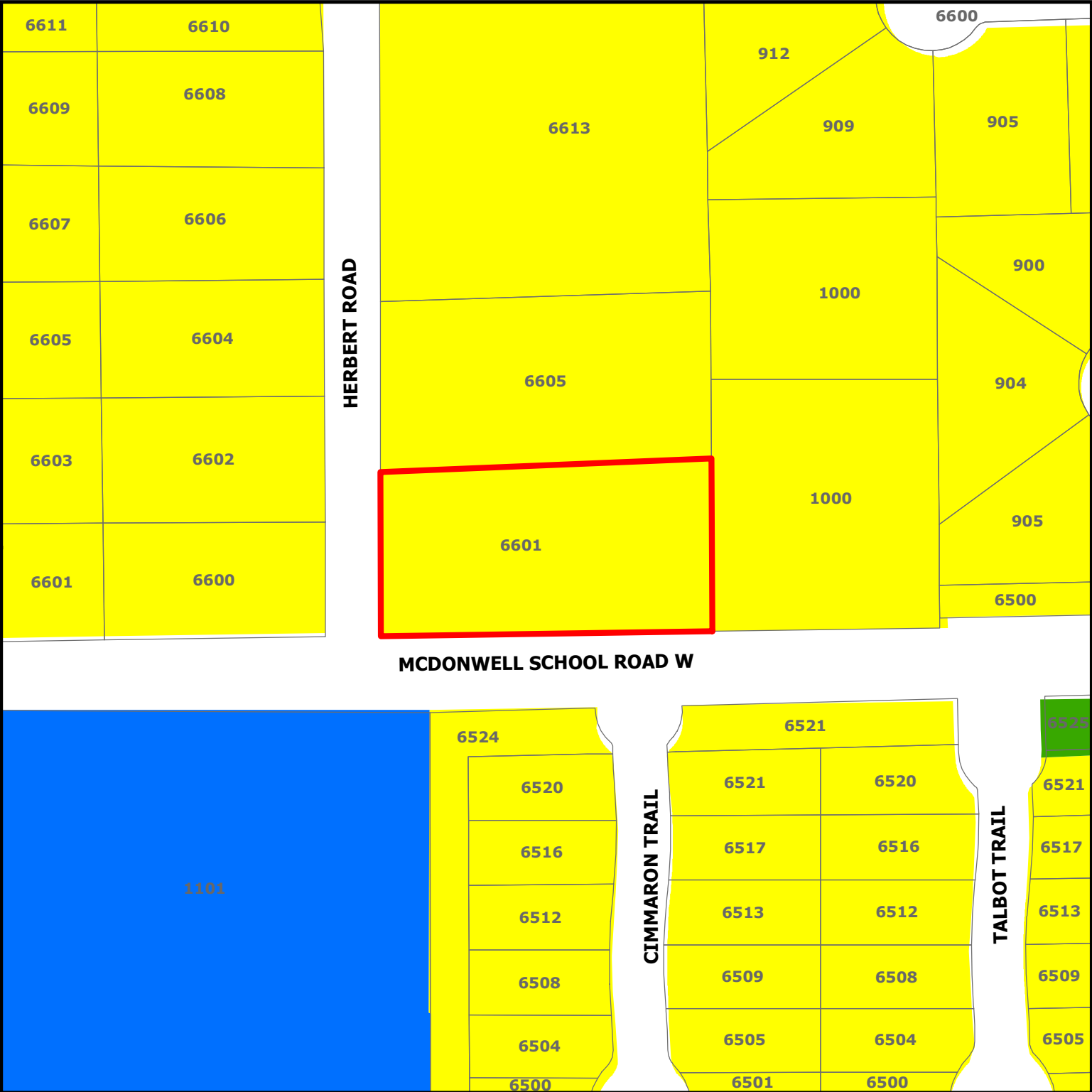
PC22-012
6601 Herbert Road

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 Subject Property



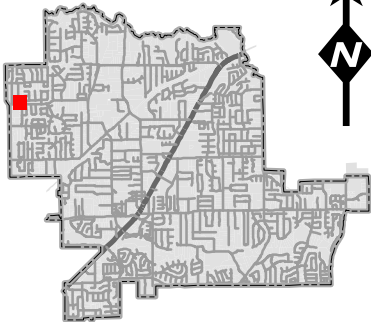
Future Land Use Map



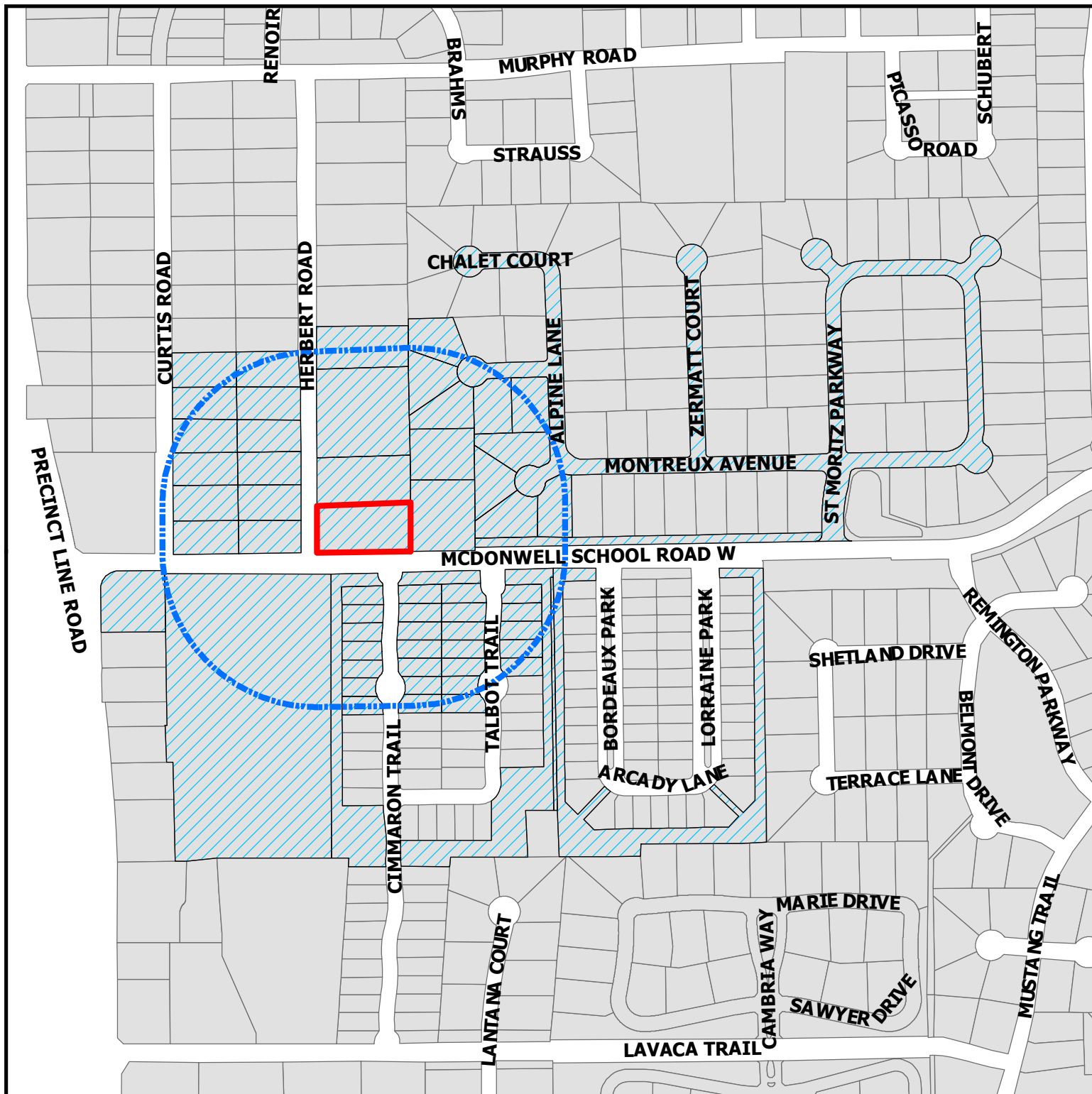
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PC22-012 6601 Herbert Road

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



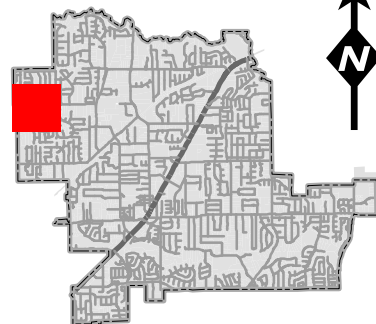
Notification Map



PC22-012
6601 Herbert Road

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





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, August 8, 2022 at 7:00 p.m.

City Council Meeting: Tuesday, September 6, 2022 at 7:30 p.m.

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

Request: Consideration of a Replat for Lots 1R-A and 1R-B, Block 4, Fairway Addition, being Lot 1, Block 4, Fairway Addition. The purpose is to replat the property into 2 lots in order to allow for the construction of two new single family homes. The new lots will comply with all R-20 dimensional standards.

Zoning Case: PC22-012

Applicant: Osama Nashed

Owner: Wagih Meawad

Location: 6601 Herbert Road

Property Description: Lot 1, Block 4, Fairway Addition

Present Zoning: R-20 Single Family Residential

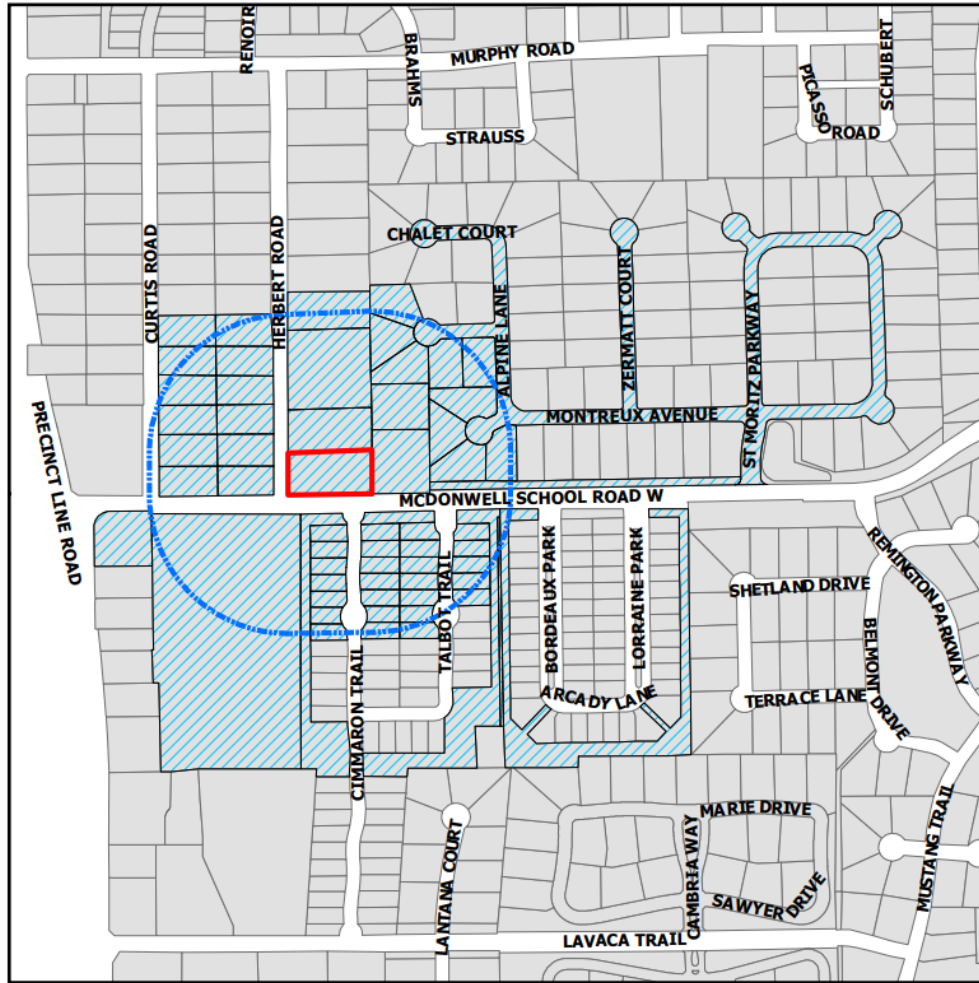
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request. Denial of the proposal by the Commission is final, unless the applicant submits a written notice of appeal within 10 days from the date of action by the Commission. If appealed, the request will be placed on the next available City Council agenda as listed above. Rezoning requests, zoning amendments and conditions recommended by the Commission for approval by the City Council may be more restrictive than those described in this notice.

All interested persons are encouraged to attend the public hearing and express their opinions on the zoning change request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address below:

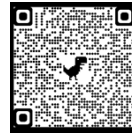
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

If the property owners of 20% or more of the land within the 200 foot notification area file a written protest prior to the public hearing, State law provides that the approval of the zoning change request shall require the approval of a super majority vote by City Council.

NOTICE OF PUBLIC HEARING



The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas 76034. A brief project description can be found online on the Agenda Packet and Active Development Case map (please use your phone's camera to scan QR code below):



For additional information, please contact the Community Development Department at 817.503.1056. Please reference the zoning case number when requesting information.

Jacquelyn Reyff
Planning Manager
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
ALEXANDER, MERRIE LESLIE	905 MONTREUX AVE	COLLEYVILLE, TX
BAJRAM & RUZDI INVESTMENTS LLC	4701 MILL CREEK RD	COLLEYVILLE, TX
BARTOSH, WILLIAM	1205 WHITE CHAPEL BLVD	SOUTHLAKE, TX
BECRAFT, JEREMY	6520 CIMMARON TRL	COLLEYVILLE, TX
BERNSTEIN, JONATHAN	204 MANOR PL	SOUTHLAKE, TX
BLISS, DEBORAH J	6607 CURTIS RD	COLLEYVILLE, TX
BLW LIVING TRUST	6500 CIMMARON TRL	COLLEYVILLE, TX
BOLES, ALYSHA	6611 CURTIS RD	COLLEYVILLE, TX
BRIDGES, BARBARA	901 CHATEAU CT	COLLEYVILLE, TX
BRILEY, ANTHONY	6601 CURTIS RD	COLLEYVILLE, TX
BUKHARI SYED	6521 TALBOT TR	COLLEYVILLE, TX
BURGESS, KATY	6508 TALBOT LN	COLLEYVILLE, TX
CAMPO SAN ANTONIO LLC	PO BOX 15697	NEWPORT BEACH, CA
CLAIREMONT ADDITION	8528 DAVIS BLVD STE 172	NORTH RICHLAND HILLS, TX
DEARING, JULIA F	6701 HERBERT RD	COLLEYVILLE, TX
DUNNING, STEVE	6500 TALBOT TRL	COLLEYVILLE, TX
ELMORE REVOCABLE TRUST	6613 HERBERT RD	COLLEYVILLE, TX
EURICH, DANA A	6421 CIMMARON TR	COLLEYVILLE, TX
FAGAN, GARY L	905 CHATEAU CT	COLLEYVILLE, TX
GEIGER, BRUCE	6516 TALBOT TRL	COLLEYVILLE, TX
GHD HOLDINGS LLC	530 8TH ST SE	WASHINGTON, DC
GIPSON, JEAN	6517 TALBOT TRL	COLLEYVILLE, TX
HICKS, CHRISTOPHER	6512 CIMMARON TRL	COLLEYVILLE, TX
HODGES, JAMES W	6512 TALBOT TR	COLLEYVILLE, TX
ISHAK, ASHRAF Z	104 W LD LOCKETT RD	COLLEYVILLE, TX
JOHNSON, DENNIS R	901 MONTREUX AVE	COLLEYVILLE, TX
JORDAN, GERALD	904 MONTREUX AVE	COLLEYVILLE, TX
KAFLEY, SUVASH	6505 CIMMARON TRL	COLLEYVILLE, TX
KELLER ISD	350 KELLER PKWY	KELLER, TX
KELLEY, KEVIN	7002 GLADWYNE CT	COLLEYVILLE, TX
KITCHENS, MICHAEL D	6508 CIMMARON TR	COLLEYVILLE, TX
KLEISER, JOHN	912 CHATEAU CT	COLLEYVILLE, TX
LAPRADE, MARK	6605 CURTIS RD	COLLEYVILLE, TX
MURRAY, JOEL D	6505 TALBOT TR	COLLEYVILLE, TX
NASHED, OSAMA	5000 THOMPSON TERR	COLLEYVILLE, TX
NEAL, DAVID	6504 TALBOT TRL	COLLEYVILLE, TX
NICHOLS, RICHARD P	6517 CIMMARON TR	COLLEYVILLE, TX
NUTTALL, MARK	6606 HERBERT RD	COLLEYVILLE, TX
ONDERDONK REVOCABLE FAMILY TRU	6401 KENTUCKY CT	COLLEYVILLE, TX
PETERSEN, ELDON	6513 TALBOT TR	COLLEYVILLE, TX
PHILLIPS, MARK DANIEL	6609 CURTIS RD	COLLEYVILLE, TX
RADER, MICHAEL	PO BOX 2027	COLLEYVILLE, TX
RATTAN, JASWINDER S	6420 CIMMARON TR	COLLEYVILLE, TX
ROLL, STEPHEN R	6501 CIMMARON TR	COLLEYVILLE, TX
ROSEWOOD VILLAS	PO BOX 463	COLLEYVILLE, TX
SCHLIEMAN, NORMA	6605 HERBERT RD	COLLEYVILLE, TX
SHIH, MICHAEL	6420 TALBOT TRL	COLLEYVILLE, TX
SIMONDS, ANGELA	6504 CIMMARON TRL	COLLEYVILLE, TX
SMITH, SANDRA	6513 CIMARRON TR	COLLEYVILLE, TX
STANLEY, JASON	909 CHATEAU CT	COLLEYVILLE, TX
STANSBERGER, KENNETH L	6521 CIMMARON TR	COLLEYVILLE, TX
STERNFELD, TODD	1203 RAIDER DR	EULESS, TX
UTZ, CHARLES E	6509 TALBOT TR	COLLEYVILLE, TX
VILLAS OF COLLEYVILLE	9001 AIRPORT FWY STE 450	NORTH RICHLAND HILLS, TX

VILLAS OF COLLEYVILLE HOA LLC
VIOLA, FRANK
WARD, TIMOTHY
WIZE CONCEPTS LLC
WOLF, ARTHUR

1108 W PIONEER PKWY
6602 HERBERT
908 CHATEAU CT
317 CHAPELWOOD DR
900 MONTREUX AVE

ARLINGTON, TX
COLLEYVILLE, TX
COLLEYVILLE, TX
COLLEYVILLE, TX
COLLEYVILLE, TX

RESOLUTION R-22-XXXX

**A RESOLUTION APPROVING A REPLAT FOR LOTS 1R-A & 1R-B,
BLOCK 1, FAIRWAY ADDITION**

WHEREAS, the Planning and Zoning Commission recommended approval of the Replat for Lots 1R-A and 1R-B, Block 1, Fairway Addition, on August 8, 2022.

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

Sec. 1. THAT the Replat for Lots Lots 1R-A and 1R-B, Block 1, Fairway Addition on approximately 1.07 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 6TH DAY OF SEPTEMBER 2022.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

Exhibit "A" - Plat Exhibit

[illegible]



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 2h	Agenda Date 8/8/2022	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration 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 owner, has submitted a request for a Special Use Permit (SUP) for an accessory building to exceed the maximum lot coverage for accessory buildings and to encroach into the rear yard setback on Lot 3, Block 7, of Saddlebrook Addition, being approximately 0.38 acres, and zoned PUD-R Planned Unit Development - Residential district. The purpose is to allow for a new patio cover to exceed the 4% maximum lot coverage (together with an existing accessory building) and to encroach into the rear yard setback.

Existing Conditions/Background: The subject property, 4105 Mockingbird Lane, has PUD-R zoning and is located on the east side of Mockingbird Lane south of the intersection with Rodeo Drive. The subject property has an existing single family home and an existing detached accessory building.

SUP Request:

Request – The applicant is requesting a new 360 s.f. patio cover to be approximately 8 feet from the rear property line and for it to exceed the 4% maximum lot coverage.

Ordinance – Section 3.27 Accessory Buildings and Residential Carport Regulations of the Land Development Code establishes the maximum size and number of accessory buildings to be permitted by staff on a residential lot:

2. Maximum Size and Number of Buildings:
 - a. The maximum number of accessory buildings allowed per lot shall be three (3) buildings. In addition, the combined square footage of all accessory buildings shall not exceed four percent (4%) of the aggregate area of the lot. **Exemption:** Lots containing a minimum of 80,000 square feet shall be exempt from the requirement for the maximum number of accessory buildings.

3. Setbacks:

c. Attached accessory buildings – Accessory buildings erected ten (10) feet or closer to the principal building shall be considered attached, and shall comply with the setback lines established for the applicable zoning district. For the purpose of this regulation, the distance between buildings shall be measured between the nearest wall surfaces. **Exception:** Open structures (open on at least 2 ¾ sides), such as patio covers, shall be allowed to extend into the required rear yard setback a maximum of 10 feet.

6. **Special Use Permit Provision:** Any request for a building permit for an accessory building 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.

The applicant is requesting to allow for a new 360 s.f. patio cover. There exists an accessory building which is 1,300 s.f. This building is over the 4% maximum lot coverage for an accessory building at approximately 9%. The patio cover together with the accessory building places the lot cover at approximately 10%.

The location of the patio cover also encroaches into the required rear yard setback. Open structures may extend into the rear yard setback by 10 feet. This allows for a 15-foot setback. The structure is proposed to be approximately 8 feet from the rear property line.

Analysis: Any request for an accessory building exceeding 4% of the lot area and encroaching into the rear yard setback shall only be authorized after approval of a Special Use Permit by the City Council.

Plat Status: The property is platted as Lot 5, Block 7 in the Saddlebrook Addition.

DRC Review: The DRC met on July 18, 2022 and offered the applicant the following comments: The SUP request for the patio cover is to exceed the allowable 4% lot area for an accessory building as well as the setback from the rear property line. Staff is recommending denial due to technical non-compliance with the Land Development Code.

Drainage: NA

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

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

Staff Recommendation: Staff recommends denial of patio cover due to technical non-compliance with the Land Development Code. The Land Development Code allows for an accessory building which does not meet the Land Development Code criteria to seek an SUP.

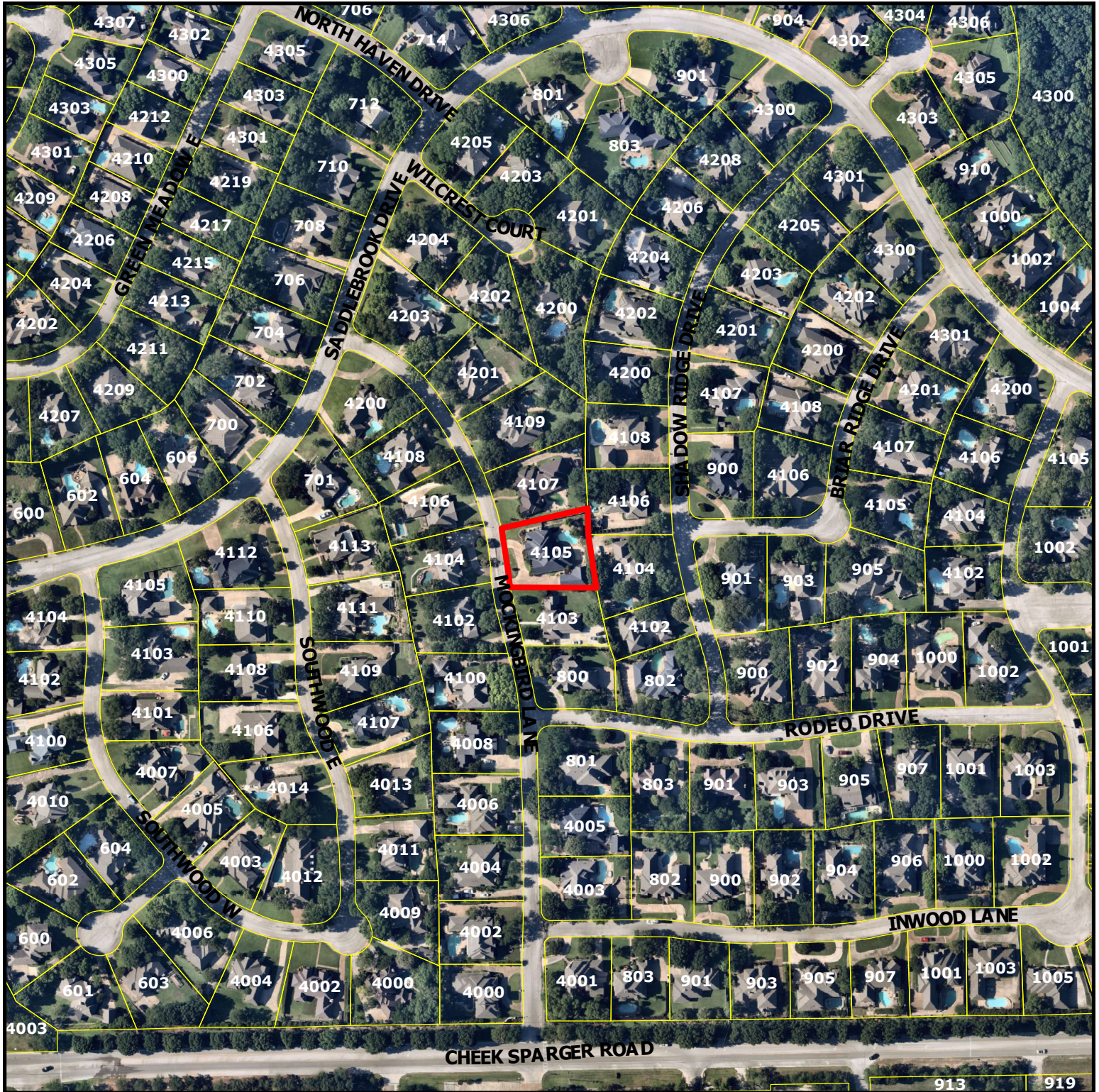
Recommendation

Denial

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
15. Notification Map
16. Notification Letter
17. Notification List
18. Draft Ordinance

Aerial Map



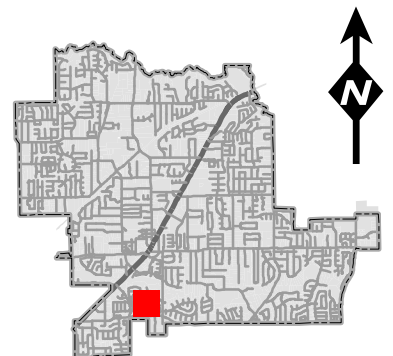
ZC22-030

4105 Mockingbird Lane

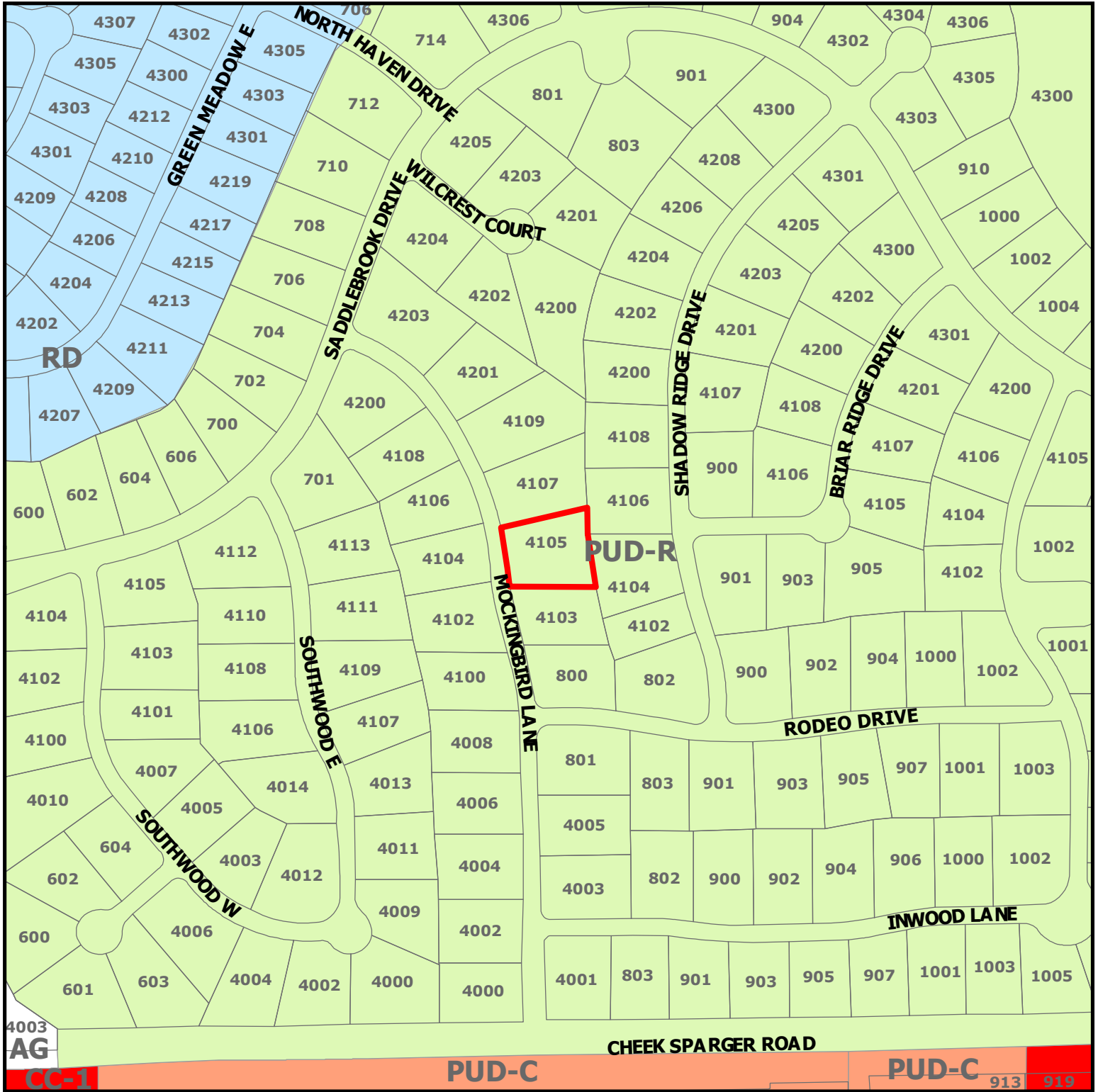
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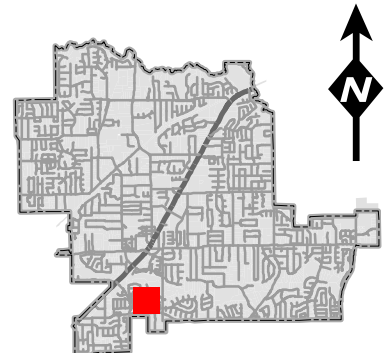
Subject Property



Zoning Map



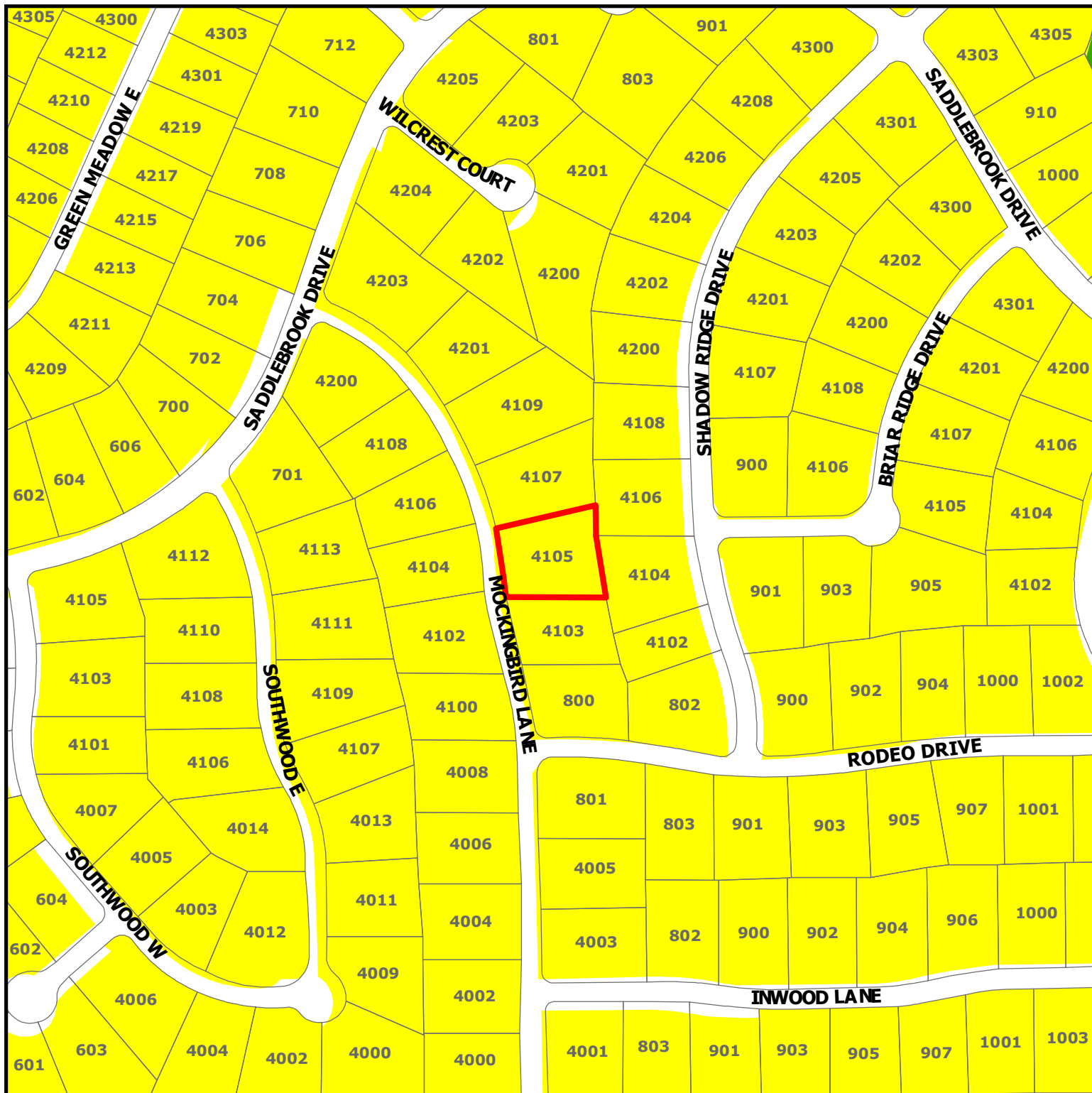
ZC22-030
4105 Mockingbird Lane



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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

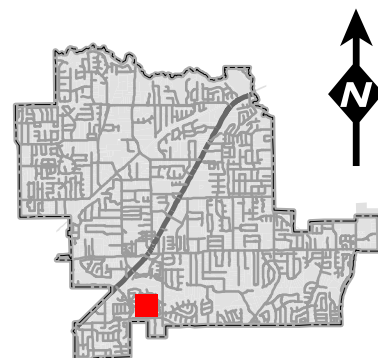


EXHIBIT: STATEMENT OF PLANNING & OBJECTIVES

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.

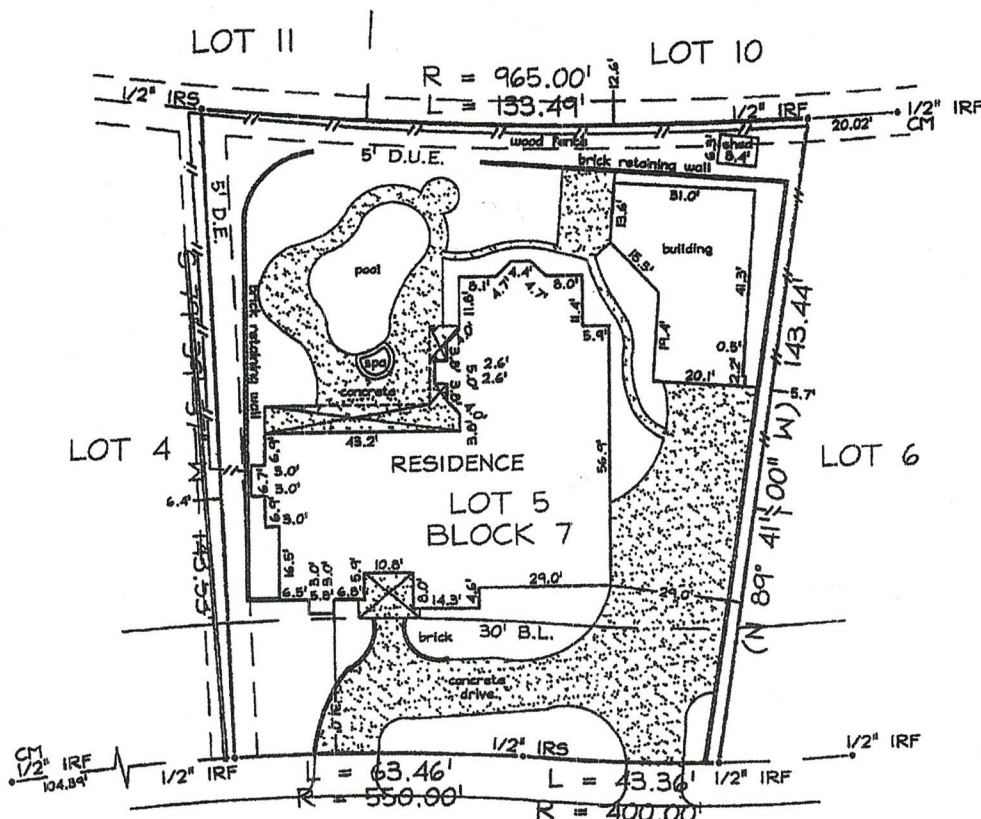
DS 1246

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



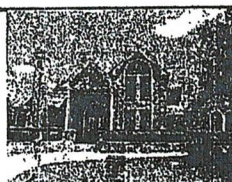
Address: 4106 MOCKINGBIRD LANE
G.F. No.: 11R10850 #MC6
Date: 06/13/11

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 surveyor's 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 ©

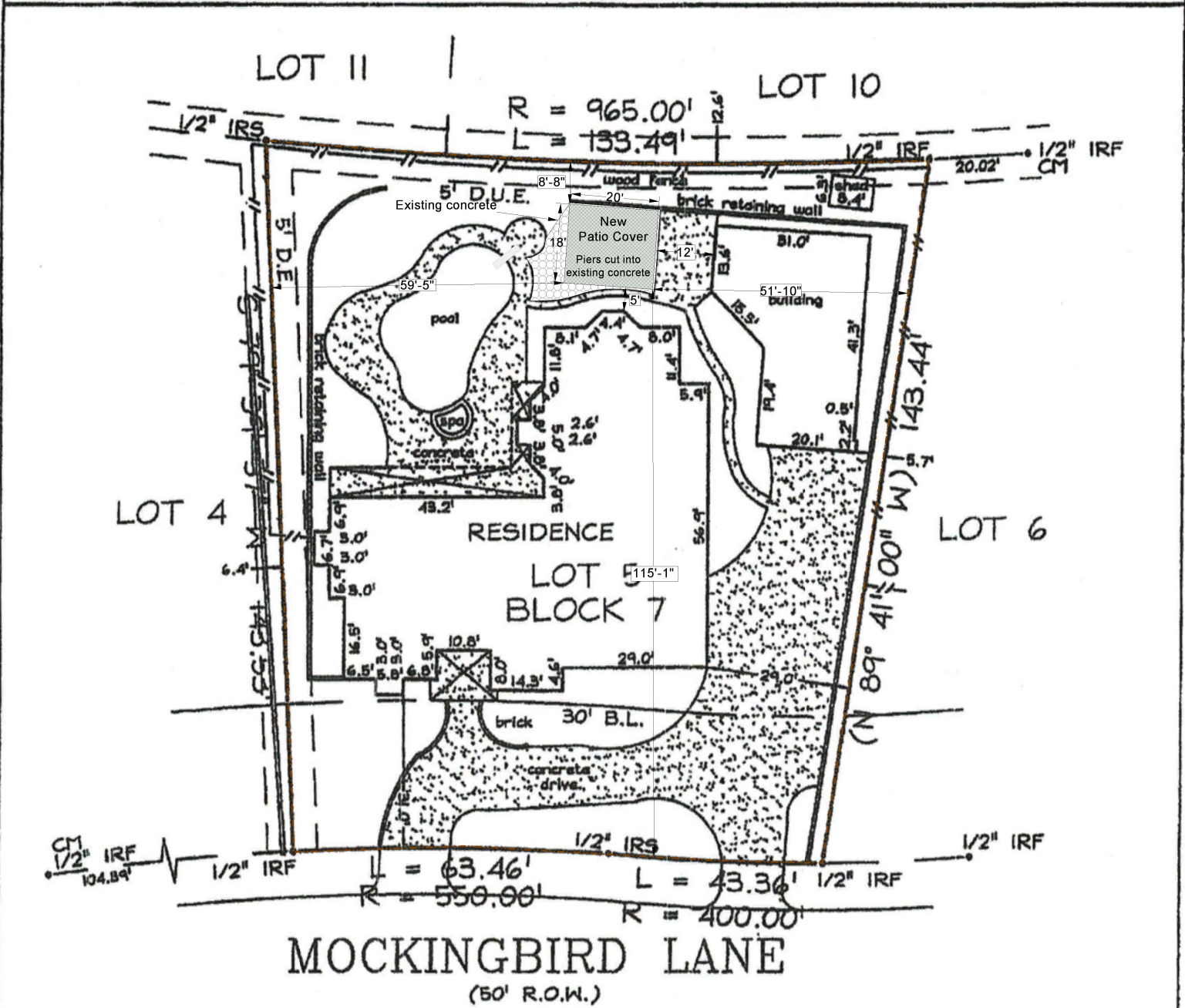
DS 1246

11R10850 ✓

DS

LEGEND OF ABBREVIATIONS AND SYMBOLS

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C.M.	= Control 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	R.O.W.	= Right of Way	X.T.R.W.	= Railroad Tie Retaining Wall
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ET	= Electric Transformer	()	= Record Data				
F.P.	= Fence Post						



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

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 #M16
Date: 06/13/11

I, Stephen Mizell, Registered Professional Land Surveyor No. 6185, do hereby declare that the map shown hereon 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 plat 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.

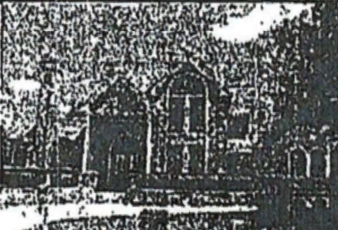
According to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 48439C0210 K, dated September 26, 2009, this property does not lie within a 100-Year Flood Hazard Area.

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 388-302, Page 11, of the Map Records of Tarrant County, Texas.

DATE:
ACCEPTED BY:

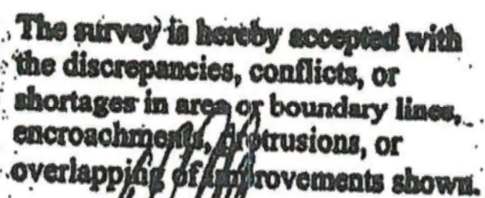
Purchaser
Purchaser



Scale: 1" = 30'
Tech: NB
Field: AT
Job No: 1105RC02
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A.L.S. LAND SURVEYING
Professional Land Surveying Services

B.L.	= Building Line	I.P.F.	= Iron Pipe Found	P.A.E.	= Public Access Easement	S.E.	= Sewer Easement
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F.P.	= Fence Post						



Total Lot Area	16,988 sqft
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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.

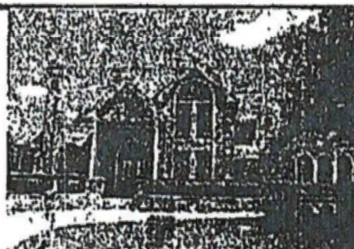
According to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 48459C0210 K, dated September 25, 2009, this property does not lie within a 100-Year Flood Hazard Area.

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

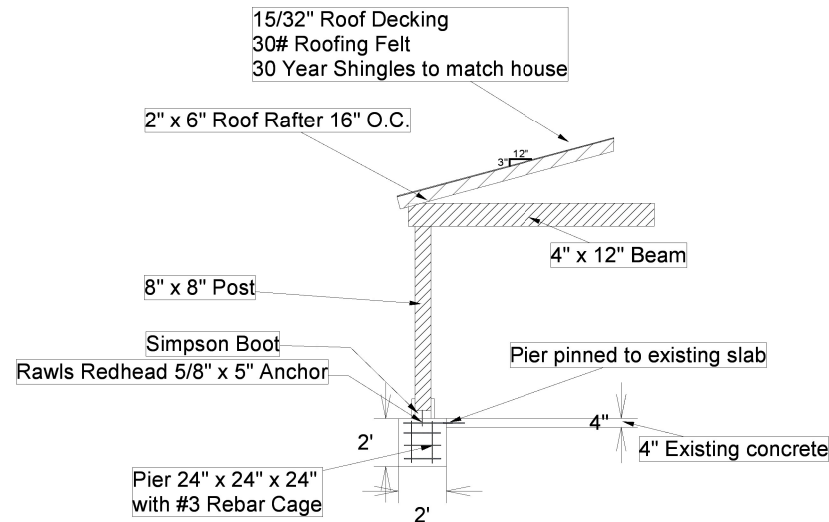
A.L.S. LAND SURVEYING
Professional Land Surveying Services

Elevations

Construction Diagram Details

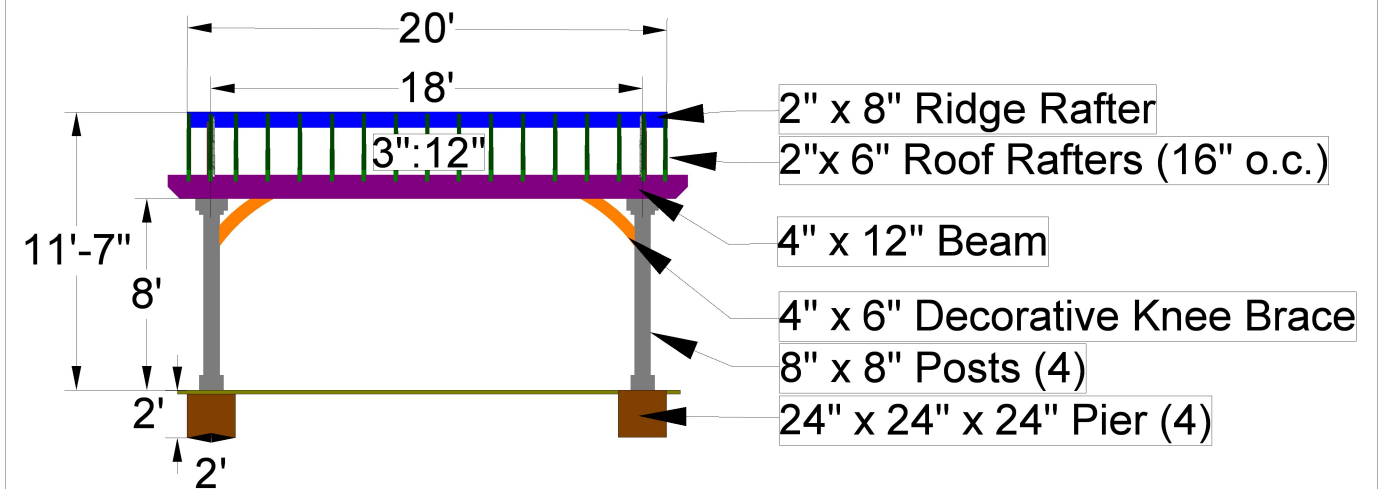
4 Post Independent Patio Cover

8' Post Diagram Covered Patio

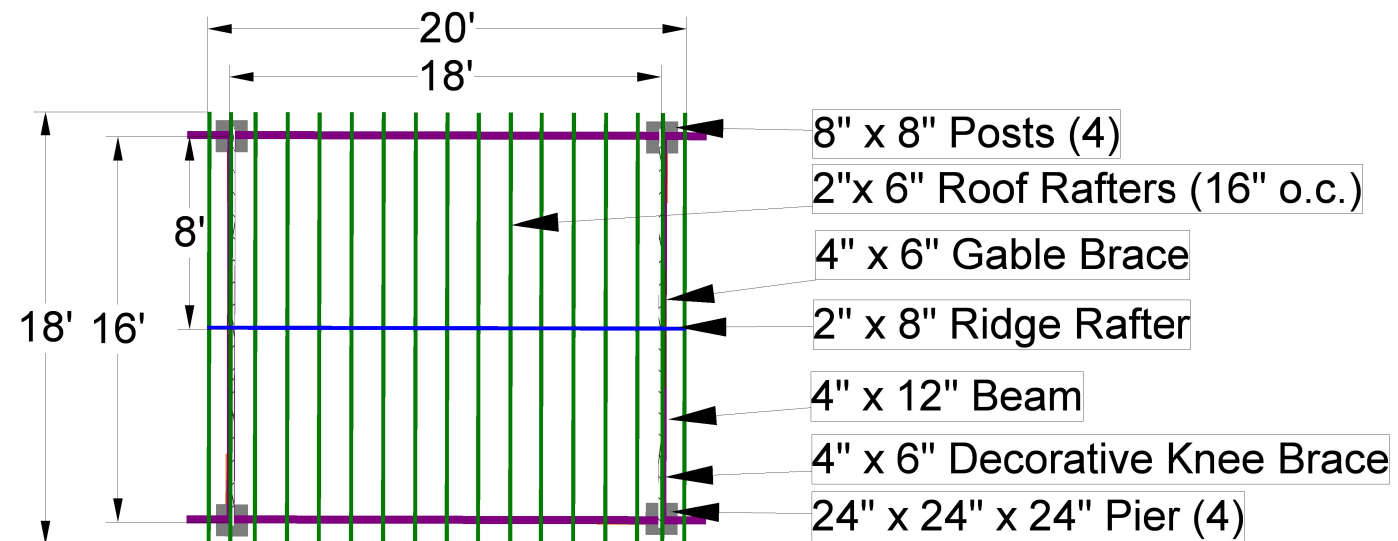


All material to be
Western Rough Cedar
Roof and existing patio
removed for clarity
15/32" Roof Decking
30# Roofing Felt
Shingles to match House

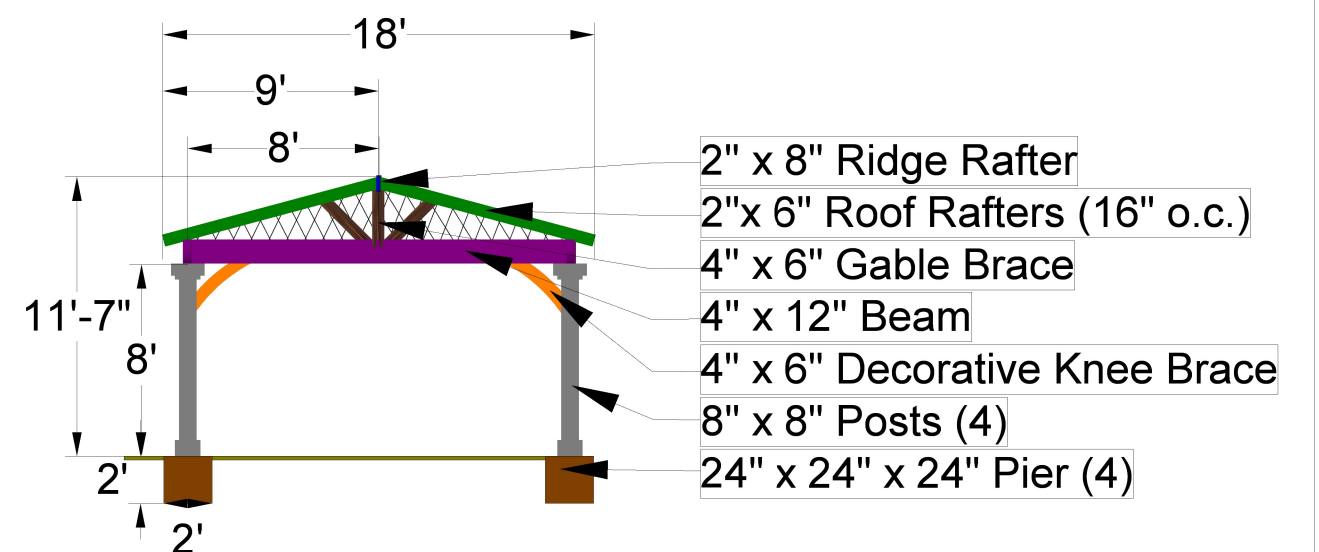
Side Elevation Construction Details



Aerial Construction Details



Front Elevation Construction Details

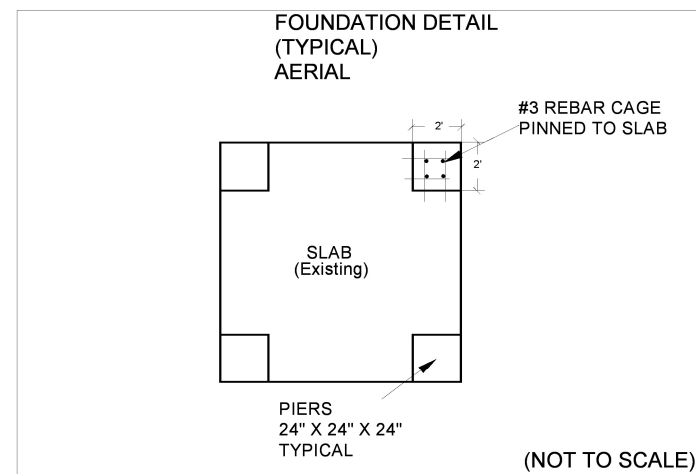
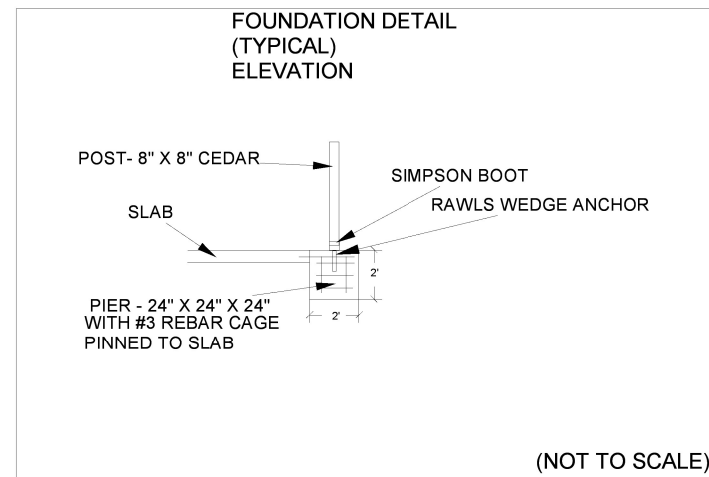


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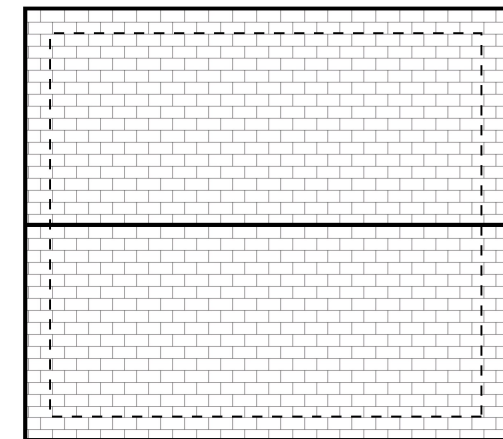
All material to be grade #2
Western Rough Cedar
Roof, and patio
removed for clarity

Rogers Residence
4105 Mockingbird Lane
Colleyville, TX 76034

Pier Details and Roof Plan



Roof Plan



3:12 Pitch
30 Year composition
shingles matching house



Rogers Residence
4105 Mockingbird Lane
Colleyville, TX 76034



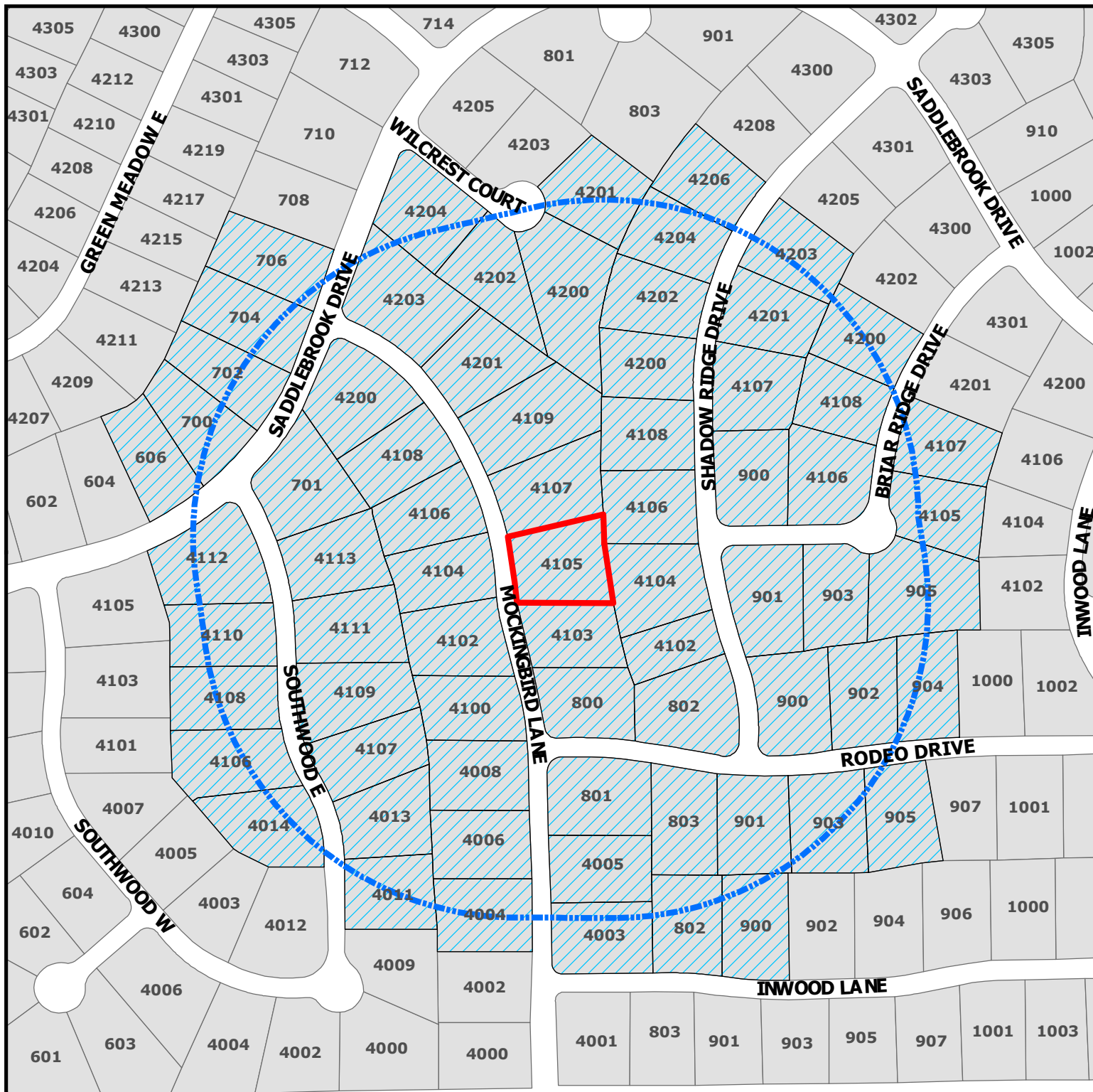








Notification Map



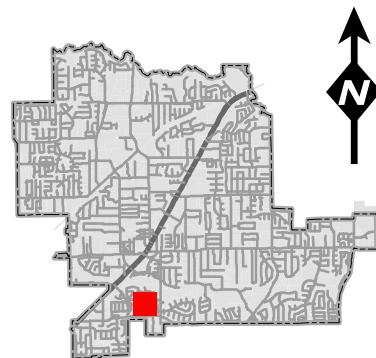
ZC22-030

4105 Mockingbird Lane

DISCLAIMER:

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





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, August 8, 2022 at 7:00 p.m.
City Council Meetings: Tuesday, September 6, 2022 & Tuesday, September 20, 2022 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration 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. The purpose is to allow for a patio cover, which will exceed the 4% maximum lot coverage allowed for accessory buildings, in combination with existing accessory structures on the lot. The patio cover also encroaches into the required rear setback area.

Zoning Case: ZC22-030

Applicant: Brett Rogers

Owner: Brett Rogers

Location: 4105 Mockingbird Lane

Property Description: Lot 5, Block 7, Saddlebrook Addition

Present Zoning: PUD-R Planned Unit Development-Residential

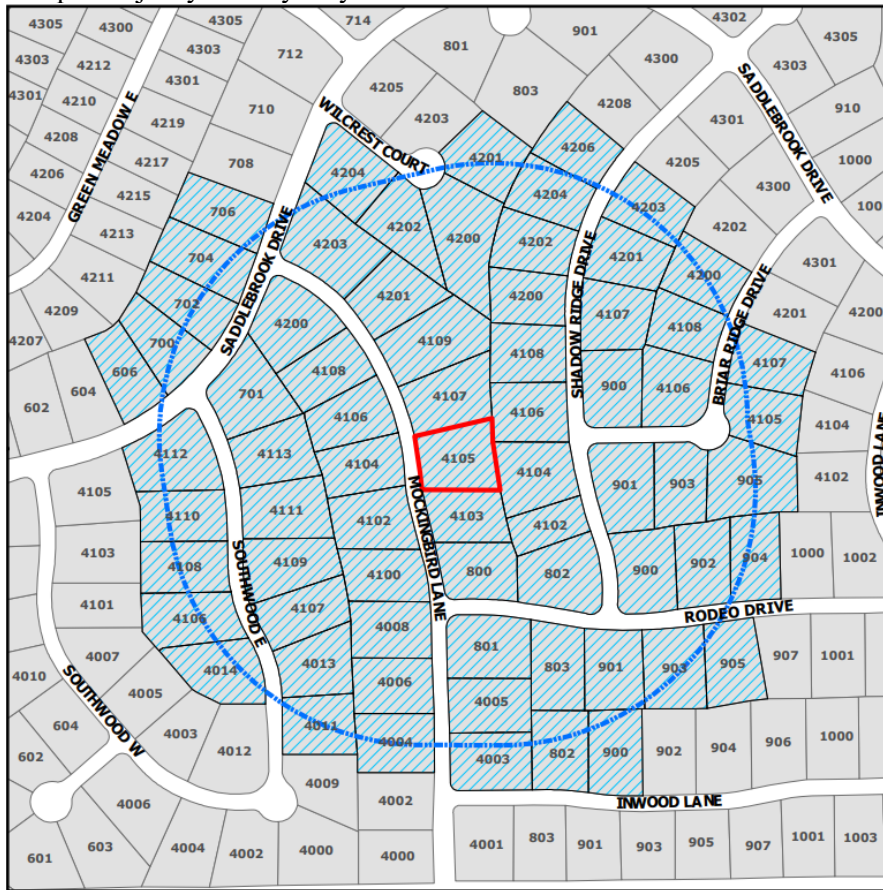
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request. Denial of the proposal by the Commission is final, unless the applicant submits a written notice of appeal within 10 days from the date of action by the Commission. If appealed, the request will be placed on the next available City Council agenda as listed above. Rezoning requests, zoning amendments and conditions recommended by the Commission for approval by the City Council may be more restrictive than those described in this notice.

All interested persons are encouraged to attend the public hearing and express their opinions on the zoning change request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address below:

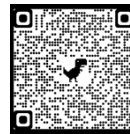
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

NOTICE OF PUBLIC HEARING

If the property owners of 20% or more of the land within the 200 foot notification area file a written protest prior to the public hearing, State law provides that the approval of the zoning change request shall require the approval of a super majority vote by City Council.



The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas 76034. A brief project description can be found online on the Agenda Packet and Active Development Case map (please use your phone's camera to scan QR code below):



For additional information, please contact the Community Development Department at 817.503.1056. Please reference the zoning case number when requesting information.

Jacquelyn Reyff
Planning Manager
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
ALLEN, SAM H	901 RODEO DR	COLLEYVILLE, TX
ARNETT, JOHN	704 SADDLEBROOK DR	COLLEYVILLE, TX
BAKKE, MICHAEL R	904 RODEO DR	COLLEYVILLE, TX
BASS, DAVID	5410 ST EMILION CT	COLLEYVILLE, TX
BAUCH, THOMAS	4201 SHADOW RIDGE DR	COLLEYVILLE, TX
BLUMBERG, KATHERINE ANN	4110 SOUTHWOOD E	COLLEYVILLE, TX
BOERDER, SCOTT	4106 MOCKINGBIRD LN	COLLEYVILLE, TX
BRANDSMA, LINDSEY	701 SADDLEBROOK DR	COLLEYVILLE, TX
BRIDLEWOOD ESTATES	4110 COACHMAN	COLLEYVILLE, TX
BUI, JAMES	4004 MOCKINGBIRD LN	COLLEYVILLE, TX
BUTTRY, JIMMY E	4011 SOUTHWOOD E	COLLEYVILLE, TX
CASE, JOHN	903 BRIAR RIDGE DR	COLLEYVILLE, TX
CHERRY, LARRY	903 RODEO DR	COLLEYVILLE, TX
COFFEY, KENDALL R	4200 SHADOW RIDGE DR	COLLEYVILLE, TX
COLLUM, TRACI	4203 SHADOW RIDGE DR	COLLEYVILLE, TX
CORMIER, BRIAN	4105 BRIAR RIDGE DR	COLLEYVILLE, TX
CURRY, MATTHEW W	606 SADDLEBROOK DR	COLLEYVILLE, TX
DAY, CHRISTOPHER	802 INWOOD LN	COLLEYVILLE, TX
DENLEY, DAVID	900 BRIAR RIDGE DR	COLLEYVILLE, TX
DENNIS, ROCKY L	4111 SOUTHWOOD E	COLLEYVILLE, TX
FERRIS FAMILY TRUST	802 RODEO DR	COLLEYVILLE, TX
FLICK, WILLIAM	900 INWOOD LN	COLLEYVILLE, TX
FREEMAN, EDWIN E	4106 SOUTHWOOD E	COLLEYVILLE, TX
GARDNER, ANDREW S	4203 MOCKINGBIRD LN	COLLEYVILLE, TX
GLUK, KARIN	4204 SHADOW RIDGE DR	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX
GUERRERO, PABLO	4107 MOCKINGBIRD LN	COLLEYVILLE, TX
HANSEN, TROY S	4200 BRIAR RIDGE DR	COLLEYVILLE, TX
HANSON, JAY	700 SADDLEBROOK DR	COLLEYVILLE, TX
HICKS, JAKE EDWARD	4104 MOCKINGBIRD LN	COLLEYVILLE, TX
HUGHES, SUSAN K	4104 SHADOW RIDGE DR	COLLEYVILLE, TX
JAMES, BRYAN	905 BRIAR RIDGE DR	COLLEYVILLE, TX
JOHNSON, RAYMOND	4107 BRIAR RIDGE DR	COLLEYVILLE, TX
JONES, JOE K	4113 SOUTHWOOD E	COLLEYVILLE, TX
KILLION, APRIL	4202 WILCREST CT	COLLEYVILLE, TX
KLEIN, JOHN PHILLIP	4102 SHADOW RIDGE DR	COLLEYVILLE, TX
KURTZ, BILLY	4202 SHADOW RIDGE DR	COLLEYVILLE, TX
LACY, JEFFREY A	4014 SOUTHWOOD E	COLLEYVILLE, TX
LAKHANI, AMIR	4103 MOCKINGBIRD LN	COLLEYVILLE, TX
LAW, STEVEN	4006 MOCKINGBIRD LN	COLLEYVILLE, TX
LEE, COREY	4108 SOUTHWOOD E	COLLEYVILLE, TX
LEFLER, DAVID E	706 SADDLEBROOK DR	COLLEYVILLE, TX
LOWE, KRIK	4200 WILCREST CT	COLLEYVILLE, TX
MACLEAN, SCOTT	4201 WILCREST CT	COLLEYVILLE, TX
MARSHALL, JOHN R	4107 SHADOW RIDGE DR	COLLEYVILLE, TX
MCKAY, ROBERT D	4108 MOCKINGBIRD LN	COLLEYVILLE, TX
MCWITHEY, MICHAEL	4109 E SOUTHWOOD	COLLEYVILLE, TX
MEYER, KURTIS L	4108 BRIAR RIDGE DR	COLLEYVILLE, TX
MUDALIAR, CHANDRAMOHAN	900 RODEO DR	COLLEYVILLE, TX
MULKEY, A LEE	4109 MOCKINGBIRD LN	COLLEYVILLE, TX
NASH, ROBERT G	905 RODEO DR	COLLEYVILLE, TX
PARENT, TERRENCE PATRICK	4008 MOCKINGBIRD LN	COLLEYVILLE, TX
PRICE, MELVAN J	4200 MOCKINGBIRD LN	COLLEYVILLE, TX
PRICE, WILLIAM	800 RODEO DR	COLLEYVILLE, TX

RAGLEY, KENNETH	801 RODEO DR	COLLEYVILLE, TX
REYFF, RANDALL R	902 RODEO DR	COLLEYVILLE, TX
ROBERTSON, DAVID N	4112 SOUTHWOOD E	COLLEYVILLE, TX
ROGERS, BRETT	4105 MOCKINGBIRD LN	COLLEYVILLE, TX
SADDLEBROOK ADDITION	PO BOX 382	COLLEYVILLE, TX
SAN JUAN, CHRISTOPHER	4100 MOCKINGBIRD LN	COLLEYVILLE, TX
SANTACRUZ, CLECIA M	901 BRIAR RIDGE DR	COLLEYVILLE, TX
SCHAPER, CHRISTINA	4105 MOCKINGBIRD LN	COLLEYVILLE, TX
SCHILLING, ERNEST	4102 MOCKINGBIRD LN	COLLEYVILLE, TX
SEELINGER, Nanci LYNN	4106 BRIAR RIDGE DR	COLLEYVILLE, TX
SHERILL, MELANIE	4206 SHADOW RIDGE DR	COLLEYVILLE, TX
SHIN, WON S	4204 WILCREST CT	COLLEYVILLE, TX
SPRINGER, MICHAEL J	4108 SHADOW RIDGE DR	COLLEYVILLE, TX
STAPLETON, TAMMIE	4005 MOCKINGBIRD LN	COLLEYVILLE, TX
STEPHENS, CRAIG C	803 RODEO DR	COLLEYVILLE, TX
TANNENBAUM, JARRETT V	4107 SOUTHWOOD E	COLLEYVILLE, TX
TRISLER, CYNTHIA KAYE	4013 SOUTHWOOD E	COLLEYVILLE, TX
URIBE, OMAR	4106 SHADOW RIDGE DR	COLLEYVILLE, TX
VAN HOOSE, J P	702 SADDLEBROOK DR	COLLEYVILLE, TX
WHITTED, AUGUSTUS	4003 MOCKINGBIRD LN	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 0.38 ACRES, BEING LOT 5, BLOCK 7, SADDLEBROOK ADDITION, LOCATED AT 4105 MOCKINGBIRD LANE, BY AUTHORIZING A SPECIAL USE PERMIT FOR AN ACCESSORY BUILDING TO EXCEED THE PERMITTED LOT COVERAGE FOR ACCESSORY BUILDINGS AND ENCROACH INTO THE REAR YARD SETBACK; 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 an accessory building to exceed the permitted lot coverage and encroach into the rear yard setback, Case No. ZC22-030; 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:

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

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 an accessory building to exceed the permitted lot coverage and encroach into the rear yard setback on lot on 0.38 acres, being Lot 3, Block 7, Saddlebrook Addition, located at 4105 Mockingbird Lane, as depicted on the attached as Exhibit "A".

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.

THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. The Special Use Permit shall apply to a new 360 s.f. patio cover that together with an existing large accessory building will exceed the maximum permitted lot coverage for accessory buildings. The total area will be approximately 10% lot coverage.
- b. The rear setback shall be allowed at approximately 8feet from the rear property line.
- c. The accessory building shall be generally consistent with the site plan and building plans as depicted on the attached Exhibit "B".
- d. The accessory building shall be generally consistent with the building elevations and floor plan as depicted on the attached Exhibit "C".
- e. All requirements of the Land Development Code shall be met, except where amended herein.

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.

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.

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.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map

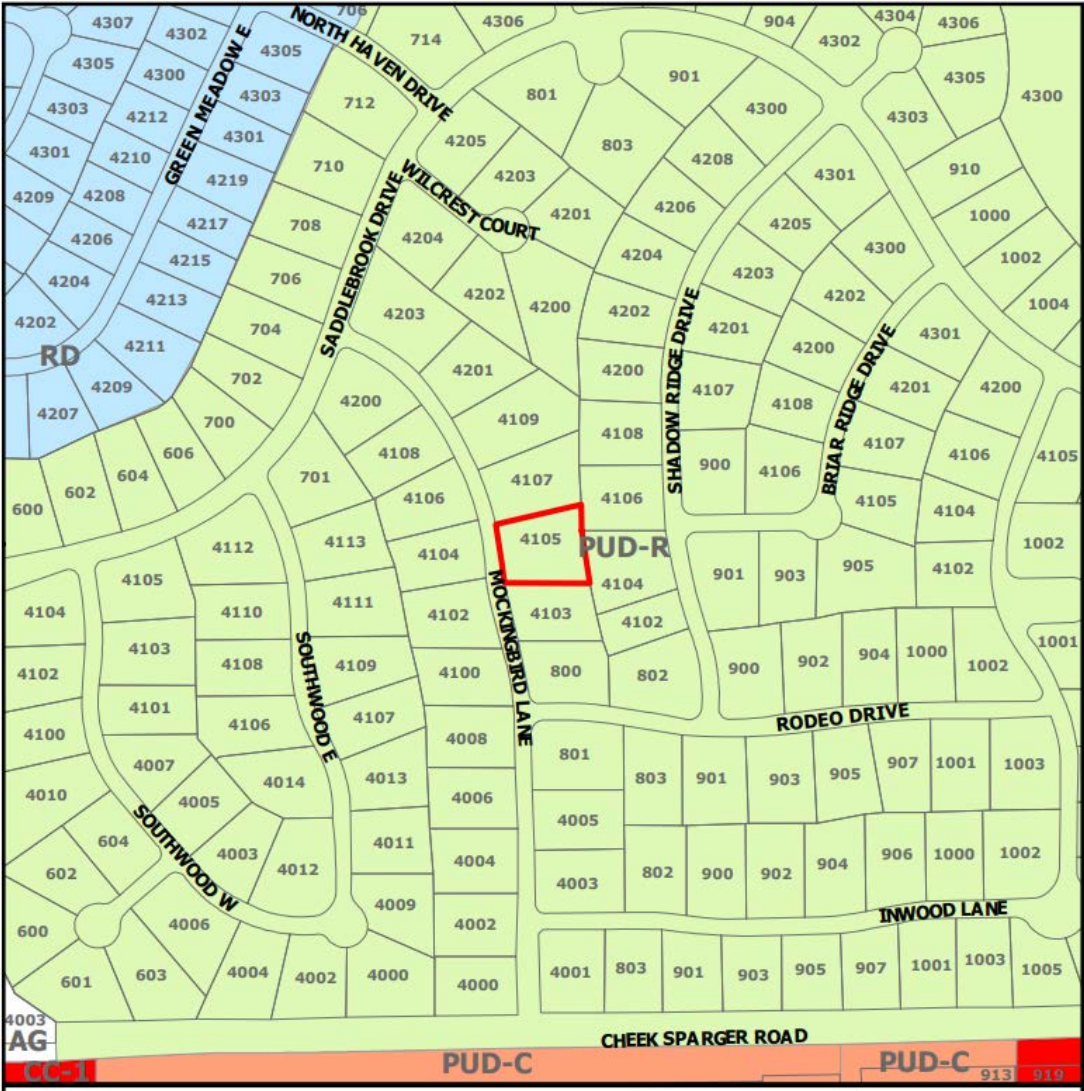


Exhibit "B" – Site Plan

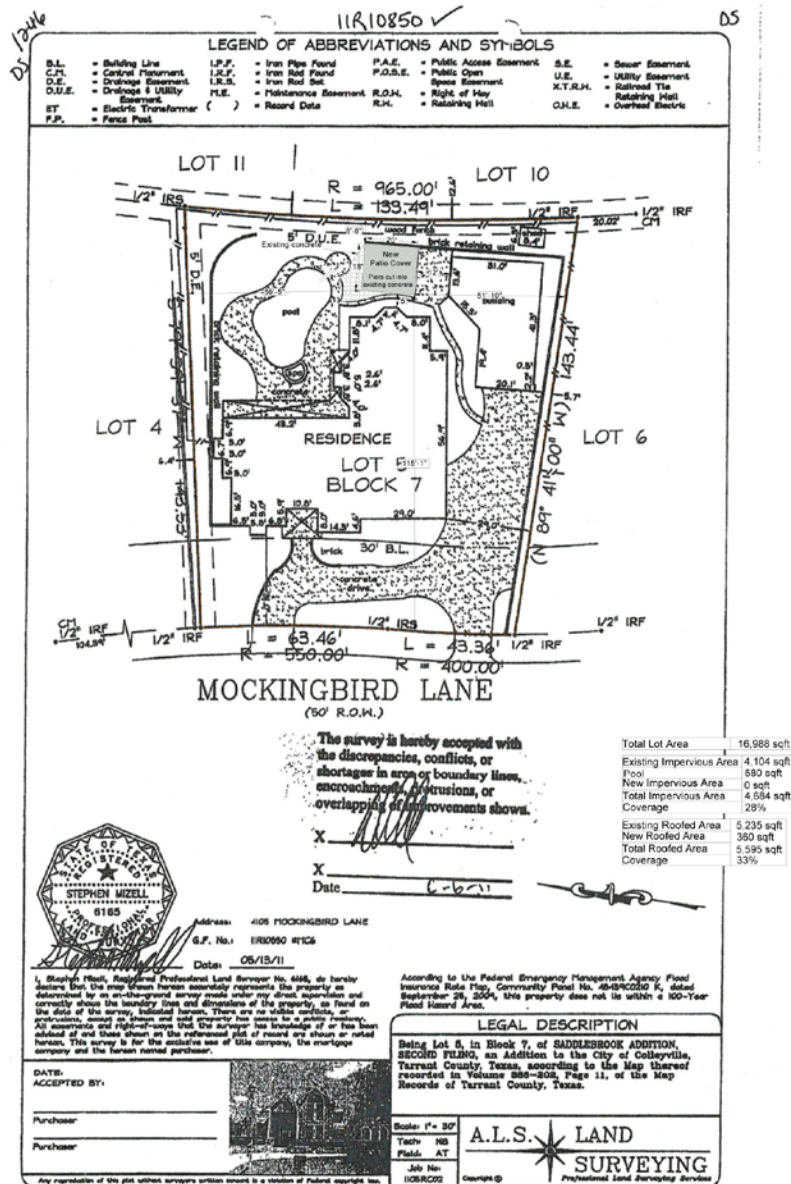
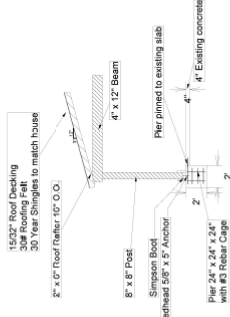


Exhibit “C” – Elevation

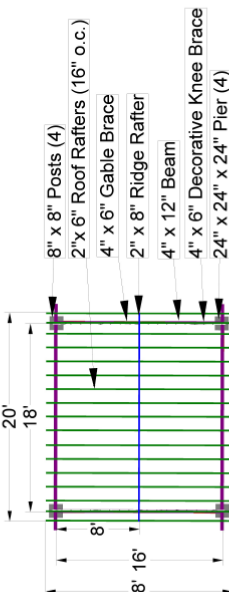
Elevations
Construction Diagram Details
4 Post Independent Patio Cover

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

Aerial Construction Details



214-287-9934

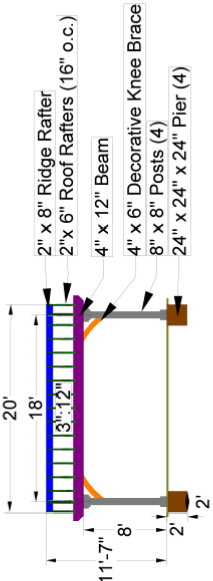


Scale: 1/8" = 1'-0"

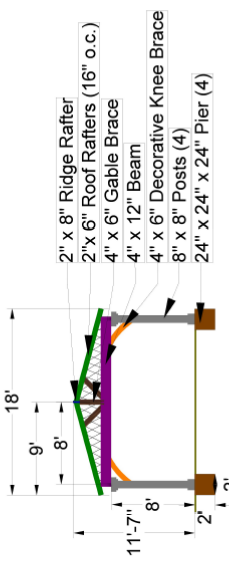
All material to be grade #2
Western Rough Cedar
Roof, and patio
removed for clarity

Rogers Residence
4105 Mockingbird Lane
Colleyville, TX 76034

Side Elevation
Construction Details



Front Elevation
Construction Details





City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 2i	Agenda Date 8/8/2022	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration 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

Chuck Kelly, the applicant, has submitted a request for a zoning change on Lot 16 and E1/2 LT 15, Block 4, Colleyville Estates Addition, being approximately 0.34 acres, and zoned R-10 Single-Family Residential district. The purpose is to rezone from the R-10 Single-Family Residential district to the R-20 Single-Family Residential district to allow for a zoning district more consistent with the lot as it exists. There are no new lots proposed.

Existing Conditions/Background: The subject property, 705 Hillside Road, resides on the south side of Hillside Road at the intersection of South Drive. The subject property has R-10 zoning and is currently developed with a house.

Proposed Zoning:

Request – The applicant requests to rezone the property from R-10 to the R-20 district. The minimum standards for the R-20 zoning district are as follows:

Minimum Lot Size	20,000 square feet	14,810 SF
Minimum Lot Width	100 feet	±128 feet
Minimum Lot Depth	125 feet	±114 feet
Front Building Line	30 feet	
Side Building Line	10 feet	
Rear Building Line	25 feet	
Max. Lot Coverage	30%	
Max. Impervious Coverage	60%	

Analysis: The property is compatible with the R-20 zoning district except for the lot area, which is 14,810 sq.ft and lot depth being 114 feet. If the property is rezoned then the lot size and lot depth are recognized as being deficient.

Plat Status: The property is a platted lot existing as Lot 16 and a portion of another lot, the east 1/2 of Lot 15, Block 4, Colleyville Estates Addition.

DRC Review: The DRC reviewed the request during their July 18, 2022 meeting and determined the application was complete and may be scheduled for the next available Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The properties to the north, south, east and west are zoned R-10 Single Family Residential district and are improved with single family homes.

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

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

Staff Recommendation: Staff recommends approval of this request.

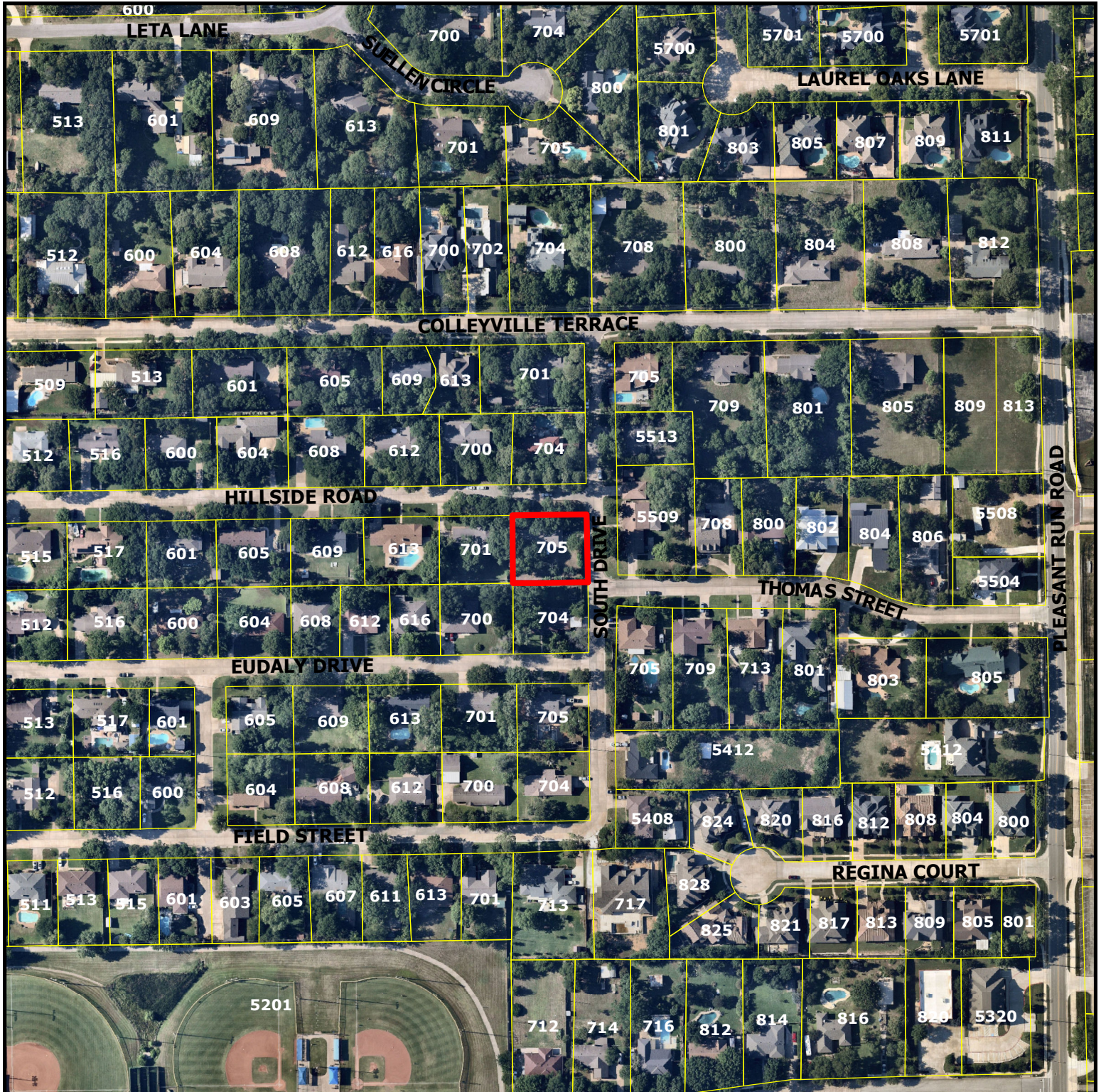
Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Colleyville Estates Plat
6. Notification Map
7. Notification Letter
8. Notification List
9. Draft Ordinance

Aerial Map

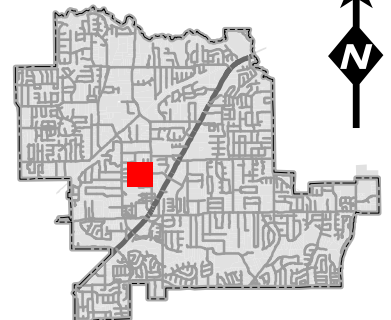


ZC22-031
705 Hillside Road

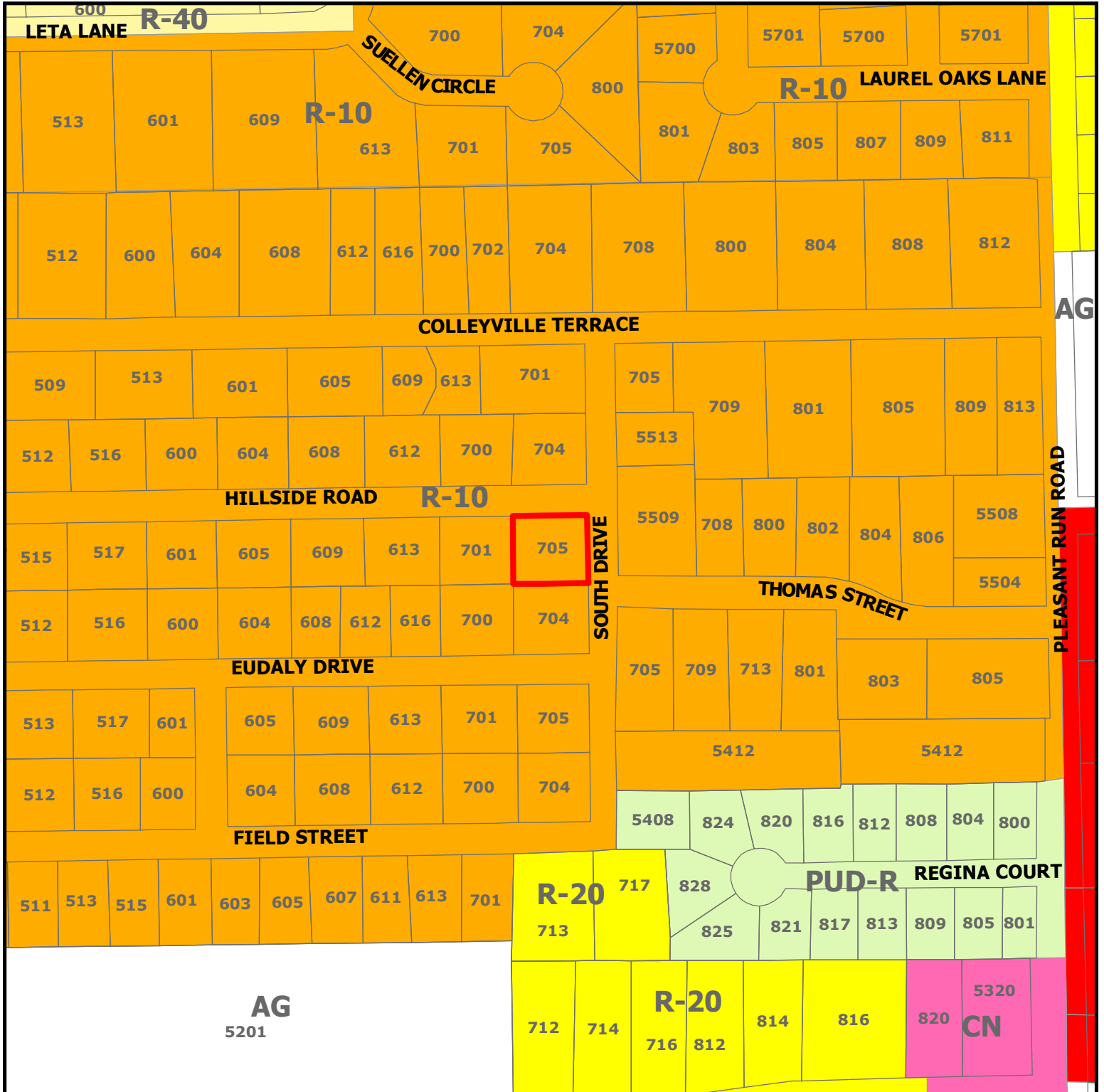
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Subject Property



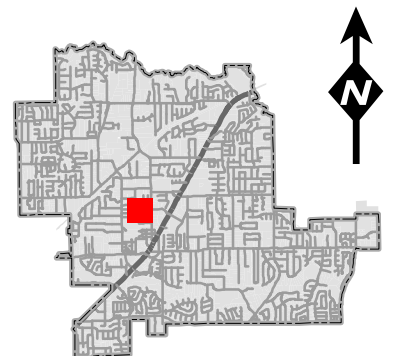
Zoning Map



ZC22-031
705 Hillside Road

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 Subject Property



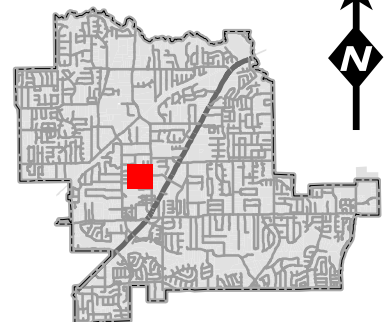
Future Land Use Map



ZC22-031

705 Hillside Road

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



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Dakari Hill

From: Ben Bryner
Sent: Monday, July 25, 2022 3:11 PM
To: Jackie Reyff; Dakari Hill
Subject: FW: Rezone 705 Hillside from R10 to R20

FYI...

From: Chuck Kelley <[REDACTED]>
Sent: Monday, July 25, 2022 3:08 PM
To: Ben Bryner <BBryner@colleyville.com>
Subject: RE: Rezone 705 Hillside from R10 to R20

Statement of Planning Objectives

Ben,

The reason for this rezoning request is to bring my lot into compliance with the current Colleyville Land Development Code.

As the city has eliminated the R-10 and R-15 zoning categories from the Land Development Code to encourage current landowners and future developments to not develop any lots less than 20,000 Sq. Ft., I am requesting that my lot at 705 Hillside Drive be re-zoned to the R-20 lot designation (With any applicable lot waivers) to require any future development that may occur to comply with all requirements IE. lot coverage and setbacks of the R-20 zoning district from the time of rezoning onward.

Thank you for your assistance.

Sincerely,
Charles Kelley
705 Hillside Drive
Colleyville, Texas 76034

[Sent from Yahoo Mail on Android](#)

On Thu, Jul 7, 2022 at 8:17 AM, Ben Bryner
<BBryner@colleyville.com> wrote:

Chuck,

Excellent! I have attached the application to fill out and email back to us. I'll let my staff know and we will start getting prepared. Right now the meetings will be as follows: P&Z Commission – August 8th; City Council – September 6th & 20th.

Thanks,
Ben

From: Chuck Kelley <[REDACTED]>
Sent: Wednesday, July 6, 2022 8:41 PM
To: Ben Bryner <BBryner@colleyville.com>
Subject: Rezone 705 Hillside from R10 to R20

Hi Ben,

I would like to start the process to rezone 705 Hillside Drive, my residence, from R10 to R20 to conform with the changes to our zoning regulations.

Please let me know what we need to do to move this forward.

Thanks,

Chuck Kelley

[Sent from Yahoo Mail on Android](#)

THESE LOTS
WILL BE
SOLD ON
HOUSES
BUILT ON
A LOT AND
ONE HALF.



APPROVED 9-17-59
City Council of Colleyville

By: E. R. ...
Mayor

By: Henry ...
City Secretary

Remain Vol 38 Page 113

Remain Vol 38 Page 113

Page 113

Iron Pits Set at Corner.

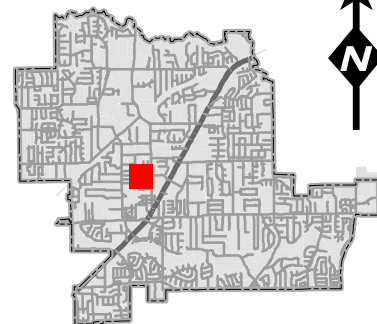
MAP OF BLOCKS 1-2-3-4-5-6
SPENCER'S
COLLEYVILLE ESTATES
An Addition to the City of Colleyville
TARRANT COUNTY, TEXAS.

W.R. Bob HARVEY
Reg. Public Surveyor
6800 Meadowbrook Dr
Fort Worth, Texas

Notification Map



ZC22-031
705 Hillside Road



DISCLAIMER:

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



Subject Property



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, August 8, 2022 at 7:00 p.m.
City Council Meetings: Tuesday, September 6, 2022 & Tuesday, September 20, 2022 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a zoning change from the R-10 Single Family Residential district to the R-20 Single Family Residential district. The request is to rezone the property to allow for a zoning district more consistent with the lot as it exists.

Zoning Case: ZC22-031

Applicant: Charles Kelley

Owner: Charles Kelley

Location: 705 Hillside Road

Property Description: Lot 16 and E1/2 LT 15, Block 4, Colleyville Estates

Present Zoning: R-10 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:

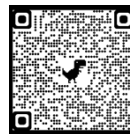
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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.

The map displays a grid of residential lots with various street names and lot numbers. A blue dashed line traces a path through the center of the map, likely indicating a proposed street or easement. A red rectangle highlights a specific lot at the intersection of Hillside Road and South Drive.

Streets and Lot Numbers:

- SULLEN CIRCLE:** 700, 701, 705, 800
- LAUREL OAKS LANE:** 5700, 5701, 5703, 5704, 5705, 5706, 5707, 5708, 5709, 5710, 5711, 5712, 5713, 5714, 5715, 5716, 5717, 5718, 5719, 5720, 5721, 5722, 5723, 5724, 5725, 5726, 5727, 5728, 5729, 5730, 5731, 5732, 5733, 5734, 5735, 5736, 5737, 5738, 5739, 5740, 5741, 5742, 5743, 5744, 5745, 5746, 5747, 5748, 5749, 5750, 5751, 5752, 5753, 5754, 5755, 5756, 5757, 5758, 5759, 5760, 5761, 5762, 5763, 5764, 5765, 5766, 5767, 5768, 5769, 5770, 5771, 5772, 5773, 5774, 5775, 5776, 5777, 5778, 5779, 5780, 5781, 5782, 5783, 5784, 5785, 5786, 5787, 5788, 5789, 5790, 5791, 5792, 5793, 5794, 5795, 5796, 5797, 5798, 5799, 5800, 5801, 5802, 5803, 5804, 5805, 5806, 5807, 5808, 5809, 5810, 5811, 5812, 5813, 5814, 5815, 5816, 5817, 5818, 5819, 5820, 5821, 5822, 5823, 5824, 5825, 5826, 5827, 5828, 5829, 5830, 5831, 5832, 5833, 5834, 5835, 5836, 5837, 5838, 5839, 5840, 5841, 5842, 5843, 5844, 5845, 5846, 5847, 5848, 5849, 5850, 5851, 5852, 5853, 5854, 5855, 5856, 5857, 5858, 5859, 5860, 5861, 5862, 5863, 5864, 5865, 5866, 5867, 5868, 5869, 5870, 5871, 5872, 5873, 5874, 5875, 5876, 5877, 5878, 5879, 5880, 5881, 5882, 5883, 5884, 5885, 5886, 5887, 5888, 5889, 5890, 5891, 5892, 5893, 5894, 5895, 5896, 5897, 5898, 5899, 5900, 5901, 5902, 5903, 5904, 5905, 5906, 5907, 5908, 5909, 5910, 5911, 5912, 5913, 5914, 5915, 5916, 5917, 5918, 5919, 5920, 5921, 5922, 5923, 5924, 5925, 5926, 5927, 5928, 5929, 5930, 5931, 5932, 5933, 5934, 5935, 5936, 5937, 5938, 5939, 5940, 5941, 5942, 5943, 5944, 5945, 5946, 5947, 5948, 5949, 5950, 5951, 5952, 5953, 5954, 5955, 5956, 5957, 5958, 5959, 5960, 5961, 5962, 5963, 5964, 5965, 5966, 5967, 5968, 5969, 5970, 5971, 5972, 5973, 5974, 5975, 5976, 5977, 5978, 5979, 5980, 5981, 5982, 5983, 5984, 5985, 5986, 5987, 5988, 5989, 5990, 5991, 5992, 5993, 5994, 5995, 5996, 5997, 5998, 5999, 6000
- COLLEVILLE TERRACE:** 601, 603, 605, 607, 609, 611, 613, 615, 617, 619, 621, 623, 625, 627, 629, 631, 633, 635, 637, 639, 641, 643, 645, 647, 649, 651, 653, 655, 657, 659, 661, 663, 665, 667, 669, 671, 673, 675, 677, 679, 681, 683, 685, 687, 689, 691, 693, 695, 697, 699, 701, 703, 705, 707, 709, 711, 713, 715, 717, 719, 721, 723, 725, 727, 729, 731, 733, 735, 737, 739, 741, 743, 745, 747, 749, 751, 753, 755, 757, 759, 761, 763, 765, 767, 769, 771, 773, 775, 777, 779, 781, 783, 785, 787, 789, 791, 793, 795, 797, 799, 801, 803, 805, 807, 809, 811, 813, 815, 817, 819, 821, 823, 825, 827, 829, 831, 833, 835, 837, 839, 841, 843, 845, 847, 849, 851, 853, 855, 857, 859, 861, 863, 865, 867, 869, 871, 873, 875, 877, 879, 881, 883, 885, 887, 889, 891, 893, 895, 897, 899, 901, 903, 905, 907, 909, 911, 913, 915, 917, 919, 921, 923, 925, 927, 929, 931, 933, 935, 937, 939, 941, 943, 945, 947, 949, 951, 953, 955, 957, 959, 961, 963, 965, 967, 969, 971, 973, 975, 977, 979, 981, 983, 985, 987, 989, 991, 993, 995, 997, 999, 1000
- HILLSIDE ROAD:** 513, 515, 517, 519, 521, 523, 525, 527, 529, 531, 533, 535, 537, 539, 541, 543, 545, 547, 549, 551, 553, 555, 557, 559, 561, 563, 565, 567, 569, 571, 573, 575, 577, 579, 581, 583, 585, 587, 589, 591, 593, 595, 597, 599, 601, 603, 605, 607, 609, 611, 613, 615, 617, 619, 621, 623, 625, 627, 629, 631, 633, 635, 637, 639, 641, 643, 645, 647, 649, 651, 653, 655, 657, 659, 661, 663, 665, 667, 669, 671, 673, 675, 677, 679, 681, 683, 685, 687, 689, 691, 693, 695, 697, 699, 701, 703, 705, 707, 709, 711, 713, 715, 717, 719, 721, 723, 725, 727, 729, 731, 733, 735, 737, 739, 741, 743, 745, 747, 749, 751, 753, 755, 757, 759, 761, 763, 765, 767, 769, 771, 773, 775, 777, 779, 781, 783, 785, 787, 789, 791, 793, 795, 797, 799, 801, 803, 805, 807, 809, 811, 813, 815, 817, 819, 821, 823, 825, 827, 829, 831, 833, 835, 837, 839, 841, 843, 845, 847, 849, 851, 853, 855, 857, 859, 861, 863, 865, 867, 869, 871, 873, 875, 877, 879, 881, 883, 885, 887, 889, 891, 893, 895, 897, 899, 901, 903, 905, 907, 909, 911, 913, 915, 917, 919, 921, 923, 925, 927, 929, 931, 93



Jacquelyn Reyer

Jacquelyn Reyff
Planning Manager
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
2021VECO LLC	6406 CUTTER RIDGE CT	COLLEYVILLE, TX
BEAUCHAMP, GARRY	701 COLLEYVILLE TERR	COLLEYVILLE, TX
BENNETT, LORI	611 FIELD ST	COLLEYVILLE, TX
BERGMAN, JONAS	612 FIELD ST	COLLEYVILLE, TX
BERNTSEN, JACQUELINE	7113 ALTIS WAY STE 9-105	ORLANDO, FL
BRANDON, PHYLLIS M	PO BOX 455	COLLEYVILLE, TX
CARY FAMILY TRUST	609 COLLEYVILLE TERR	COLLEYVILLE, TX
CHANDLER, LEA	508 TUCKER ST	MCKINNEY, TX
CHERRY, WILLIAM	604 HILLSIDE RD	COLLEYVILLE, TX
CHOUDHARY, PANKAJ	8113 SALADO SPRINGS DR	PLANO, TX
COLLEYVILLE HEIGHTS	816 REGINA CT	COLLEYVILLE, TX
CRANDALL, BRUCE	5412 PLEASANT RUN RD	COLLEYVILLE, TX
DAVIS, JOSHUA	702 COLLEYVILLE TERR	COLLEYVILLE, TX
DAVIS, TOMMY F	708 COLLEYVILLE TERR	COLLEYVILLE, TX
DICKEY, DAVID	605 COLLEYVILLE TERR	COLLEYVILLE, TX
DIQUINZIO, LORRAINE H	608 EUDALY DR	COLLEYVILLE, TX
DOVE, JAMES L	800 COLLEYVILLE TERR	COLLEYVILLE, TX
DUARTE, BEN	609 HILLSIDE RD	COLLEYVILLE, TX
DWYER, JOHN	5511 CLERMONT CT	COLLEYVILLE, TX
FAZAL, JASIM	802 THOMAS ST	COLLEYVILLE, TX
FLUEGEL, KYLE	801 THOMAS ST	COLLEYVILLE, TX
FREIMUTH, KIRK	700 COLLEYVILLE TERR	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
GRIFFIN, TIMOTHY S	828 REGINA CT	COLLEYVILLE, TX
HARRIS, FRANK H	5509 SOUTH DR	COLLEYVILLE, TX
HASELTINE, MARILYN L	704 FIELD ST	COLLEYVILLE, TX
HENIGSMITH, CECIL	705 THOMAS ST	COLLEYVILLE, TX
HOLLAND, JEFFREY SHEA	704 HILLSIDE RD	COLLEYVILLE, TX
JENNINGS, ALLISON	905 COLLEYVILLE TERR	COLLEYVILLE, TX
JOHNSON, WM R	608 COLLEYVILLE TERR	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
KIKER FAMILY TRUST	1550 KAMM STE 125	KINGSBURG, CA
KOEHN, GARY L	612 COLLEYVILLE TERR	COLLEYVILLE, TX
LAIBLY, CATHEY	704 EUDALY DR	COLLEYVILLE, TX
LAUREL OAKS ESTATES	809 LAUREL OAKS LN	COLLEYVILLE, TX
LAVALLEY, ELIZABETH	612 HILLSIDE RD	COLLEYVILLE, TX
MAX, RICHARD W	700 FIELD ST	COLLEYVILLE, TX
MCNARY PROPERTIES	1230 BROWN TR STE 107	BEDFORD, TX
MILLER, JEFFREY D	801 COLLEYVILLE TERR	COLLEYVILLE, TX
MITCHELL, JEWELL O	800 THOMAS ST	COLLEYVILLE, TX
MOORE, KAREN JEAN	PO BOX 694	COLLEYVILLE, TX
MOTAMED, ALI	212 WOODDALE DR	EULESS, TX
OVERFIELD FAMILY REVOCABLE LIV	608 HILLSIDE RD	COLLEYVILLE, TX
PASCHAL, JEFFERY	613 HILLSIDE RD	COLLEYVILLE, TX
PAYNE, KAREN M	608 FIELD ST	COLLEYVILLE, TX
PICKENS, ROSEMARY	708 THOMAS ST	COLLEYVILLE, TX
RUDOLPH, CHRISTOPHER D	5513 SOUTH DR	COLLEYVILLE, TX

SHRESTHA, NEENA	804 THOMAS ST	COLLEYVILLE, TX
STORM, JAMES E	601 COLLEYVILLE TERR	COLLEYVILLE, TX
TIPTON, CAROL A	701 FIELD ST	COLLEYVILLE, TX
VANDOR, CSABA	605 EUDALY DR	COLLEYVILLE, TX
VENABLE, JONATHAN	700 EUDALE DR	COLLEYVILLE, TX
WARD, FRANCIS J	604 EUDALY 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
WRISLEY, RICHARD K	704 COLLEYVILLE TERR	COLLEYVILLE, TX
YOUNG, MATTHEW ROBERT	605 HILLSIDE RD	COLLEYVILLE, TX

ORDINANCE O-22-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 0.34 ACRES, AND BEING, LOT 16 AND E1/2 LT 15, BLOCK 4, COLLEYVILLE ESTATES, LOCATED AT 705 HILLSIDE DRIVE, FROM THE R-10 SINGLE FAMILY RESIDENTIAL TO THE R-20 SINGLE FAMILY RESIDENTIAL DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a rezoning of the property from R-10 Single Family Residential to R-20 Single-Family Residential district for Case No. ZC22-031; and

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

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

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

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

- Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a change in the zoning from R-10 Single Family Residential district to R-20 Single Family Residential zoning district on 0.34 acres, being Lot 16 and E1/2 LT 15, Block 4, Colleyville Estates at 705 Hillside Road as depicted on the attached as Exhibit "A".

- Sec. 2. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 3. THAT the above described tract of land shall be subject to the following conditions:
1. As depicted in the attached Exhibit "A" and Exhibit "B".
 2. It is recognized that the property is 14,810 square feet in size and approximately 114 feet in depth.
- 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:

Whit Wyatt
City Attorney

Exhibit "A"- Zoning Map

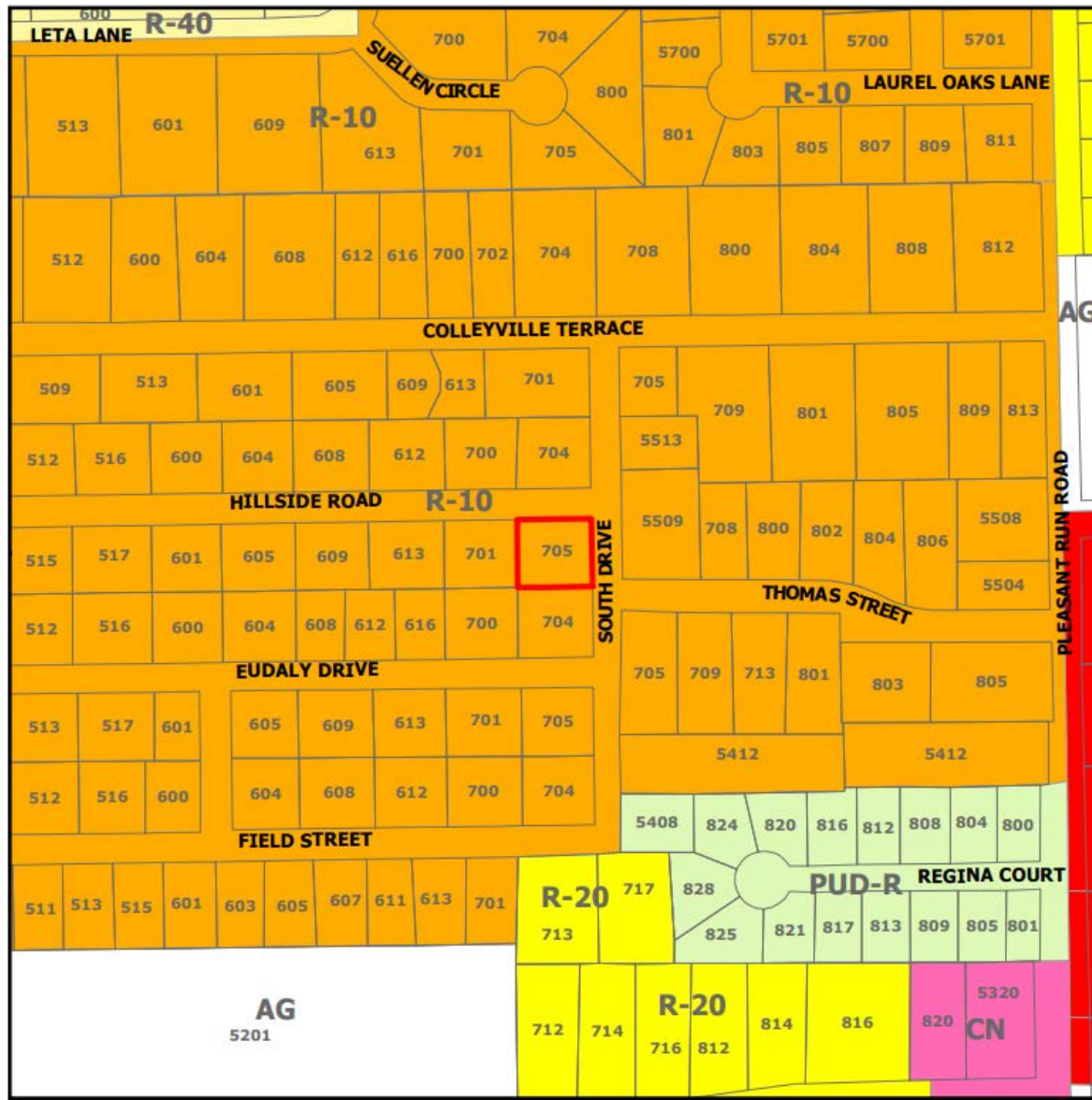
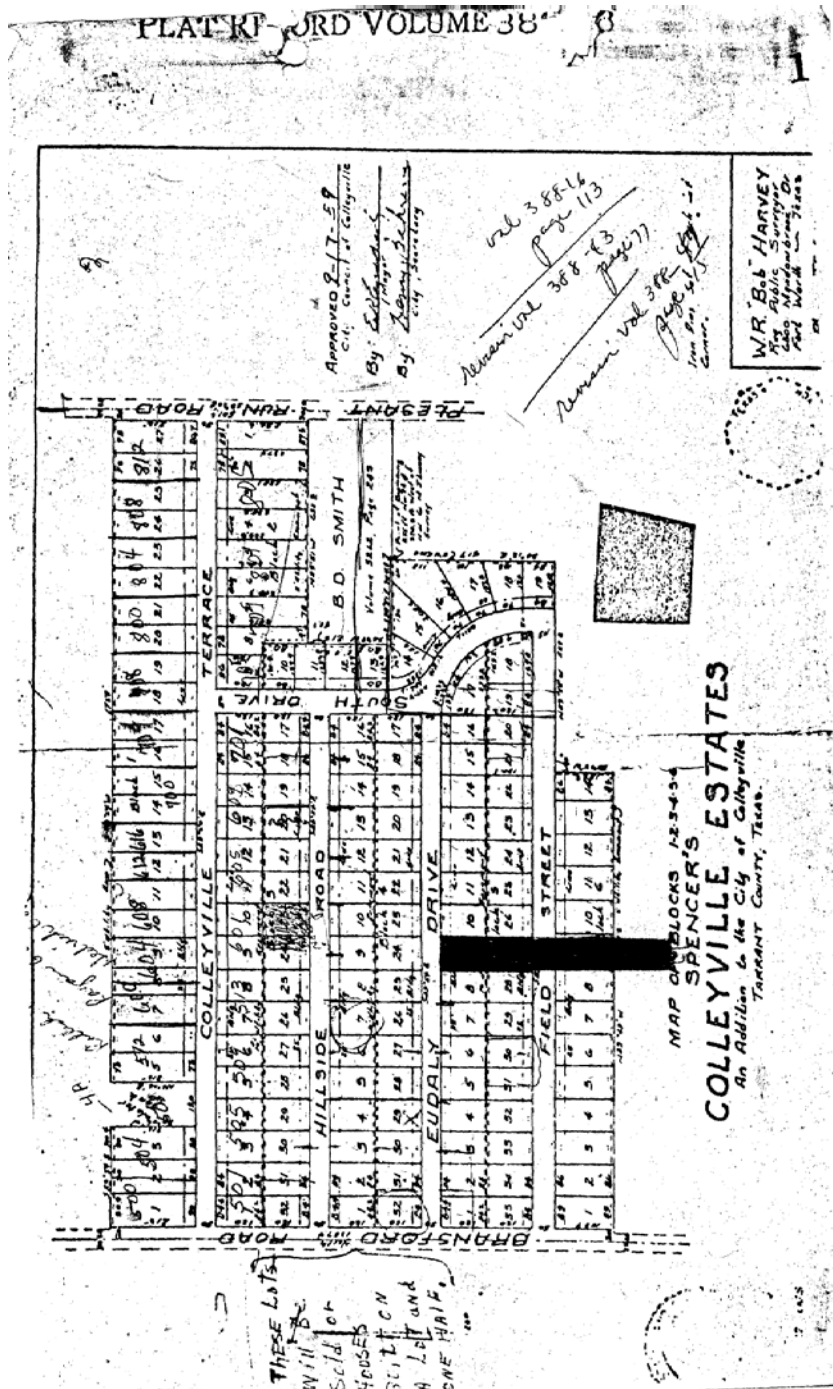


Exhibit "B"- Zoning Exhibit





City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 2j	Agenda Date 8/8/2022	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration 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 owner, has submitted a request for a Special Use Permit (SUP) for an accessory building to encroach into the street side yard on Lot 1, Block 4, Fox Meadows Addition, being approximately 0.24 acres, and zoned RD Two Family Residential district. The purpose is to allow for an accessory building to be placed that encroaches into the required street side yard.

Existing Conditions/Background: The subject property, 3307 Huntington Drive, has RD zoning and is located at the northeast corner of the intersection of Huntington Court and Huntington Drive. The subject property has an existing single family home.

SUP Request:

Request – The applicant is requesting for a new detached accessory building of 264 s.f. to encroach into the street side yard. Ordinance – Section 3.27 Accessory Buildings and Residential Carport Regulations of the Land Development Code establishes the maximum size and number of accessory buildings to be permitted by staff on a residential lot:

"2. Maximum Size and Number of Buildings:

- a. The maximum number of accessory buildings allowed per lot shall be three (3) buildings. In addition, the combined square footage of all accessory buildings shall not exceed four percent (4%) of the aggregate area of the lot. **Exemption:** Lots containing a minimum of 80,000 square feet shall be exempt from the requirement for the maximum number of accessory buildings.

"3. Setbacks:

- d. Detached accessory buildings – A detached accessory building shall comply with the setback lines established for the applicable zoning district, unless the accessory building is located totally behind the rear of the principal building, then it shall not be placed closer than five (5) feet to any side or rear lot line.

"6. Special Use Permit Provision: Any request for a building permit for an accessory building 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.

The applicant is requesting to allow for a new 264 s.f. detached accessory building to encroach into the required street side yard setback of 30 feet. The building is to be used as a home office and will be approximately 20 feet from the property line.

Analysis: Any request for an accessory building to encroach into the street side yard setback shall only be authorized after approval of a Special Use Permit by the City Council.

Plat Status: The property is platted as Lot 1, Block 4, in the Fox Meadows Addition.

DRC Review: The DRC met on July 18, 2022 and offered the applicant the following comments:

1. Please provide dimensions of the setbacks from the property lines and to the house for the shed emailed as a pdf by July 29th if you'd like it to be included in the Planning and Zoning Commission's agenda packet.

Drainage: NA

Surrounding Development: The properties to the north, east, south and west are zoned R-D Two-Family Residential district and contain single-family residential development.

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

Staff Recommendation: Staff recommends denial of the accessory building due to technical non-compliance with the Land Development Code. The Land Development Code allows for an accessory building which does not meet the Land Development Code criteria to seek an SUP.

Recommendation

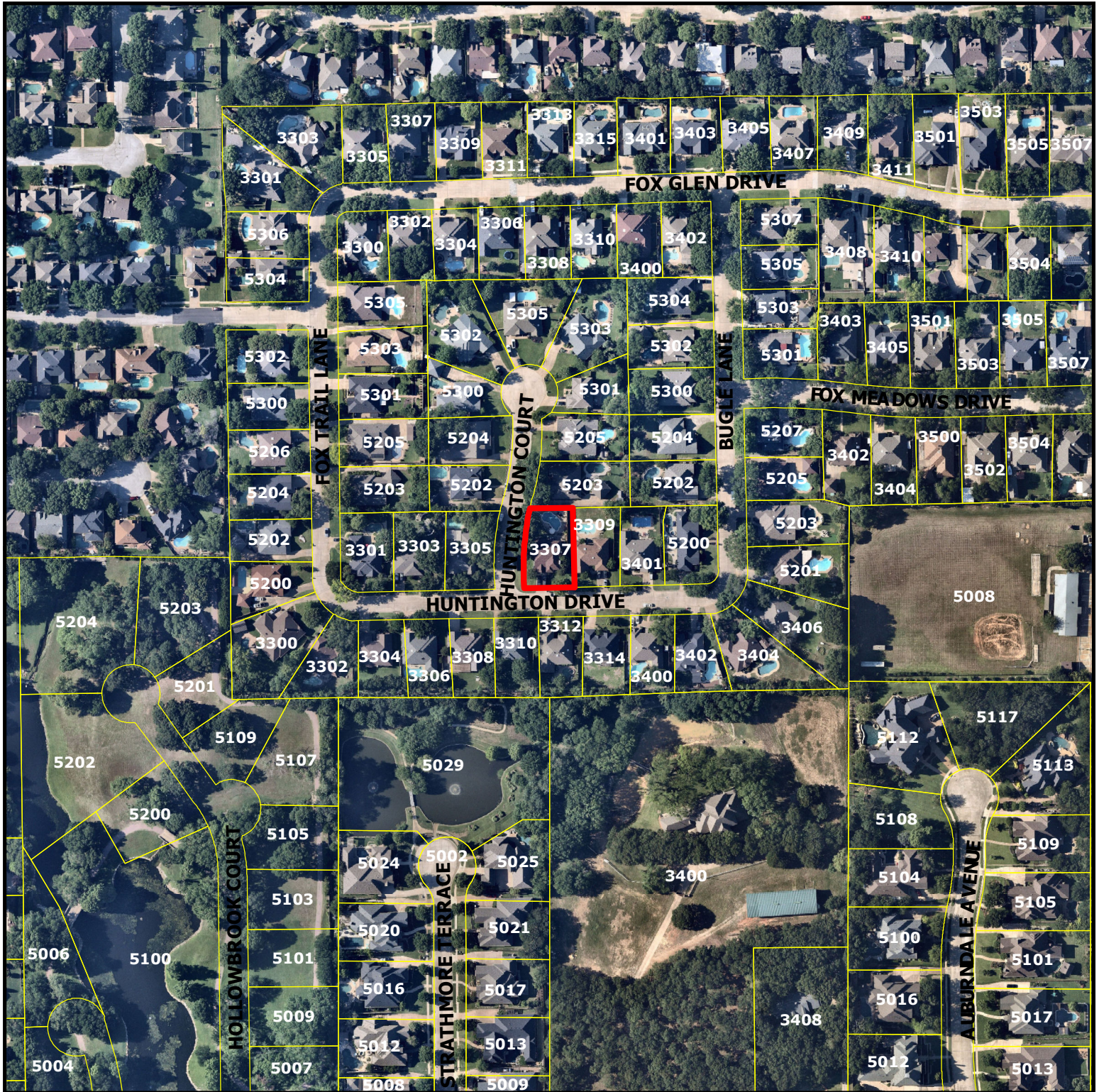
Denial

Attachments

1. Aerial Map
2. Zoning Map

3. Future Land Use Map
4. Statement of Planning Objectives
5. Survey
6. Shed Drawings
7. Picture 1
8. Picture 2
9. Picture 3
10. Picture 4
11. Notification Map
12. Notification Letter
13. Notification List
14. Letter of Support
15. Letter of Opposition
16. Draft Ordinance

Aerial Map



ZC22-032

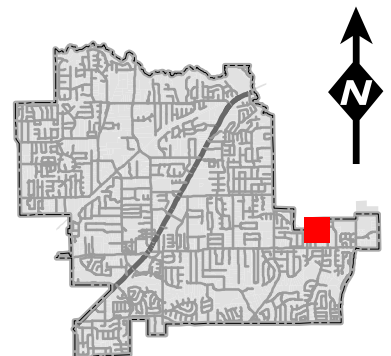
3307 Huntington Drive

DISCLAIMER:

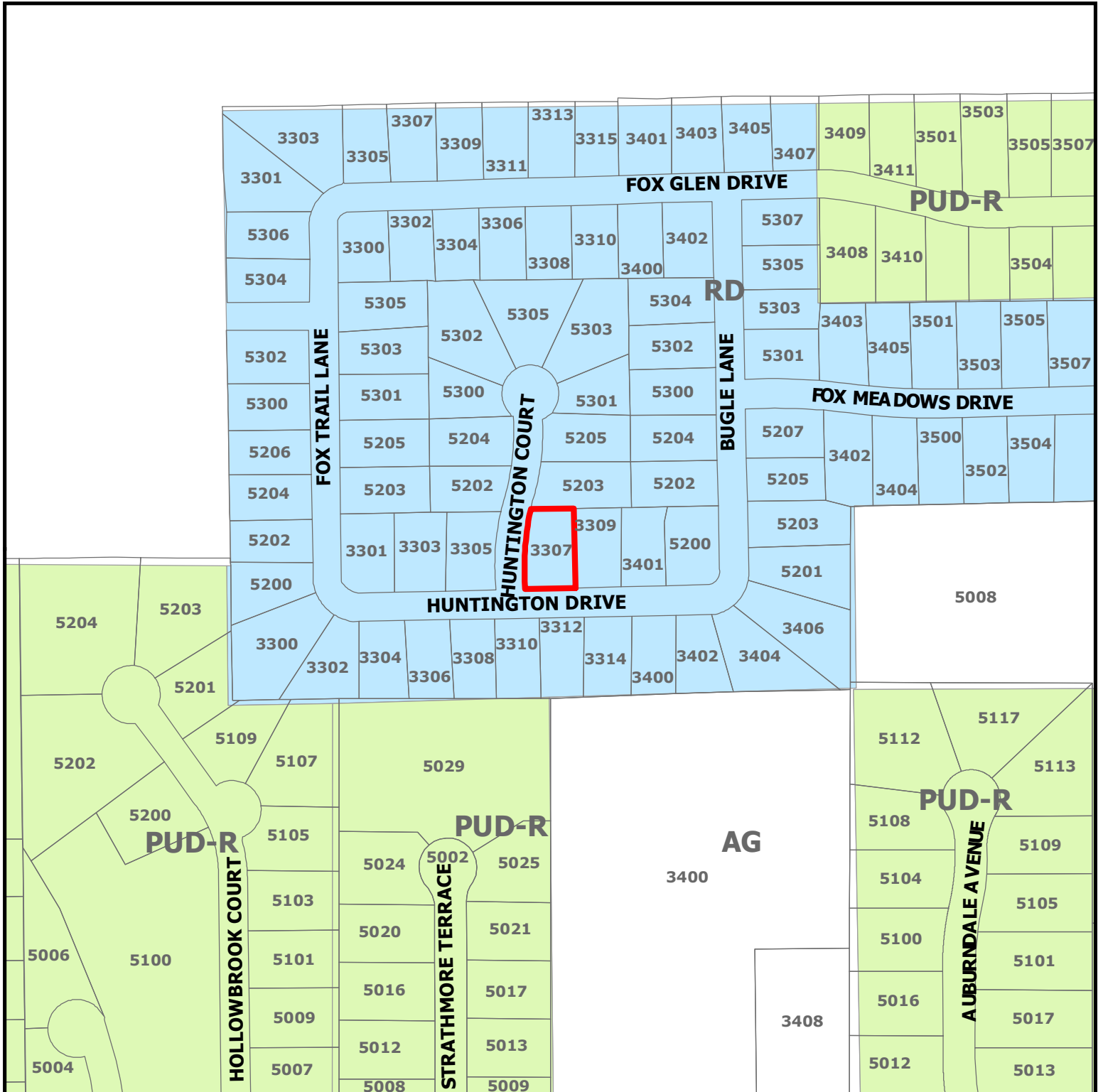
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Subject Property



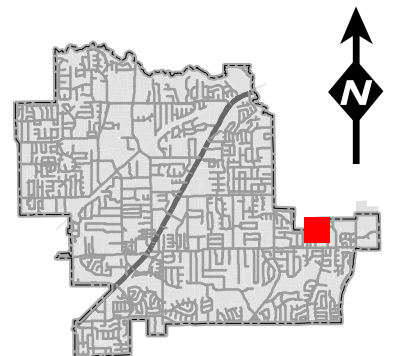
Zoning Map



ZC22-032
3307 Huntington Drive

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 Subject Property



Future Land Use Map

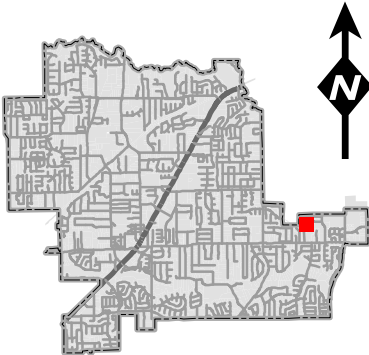


ZC22-032

3307 Huntington Drive

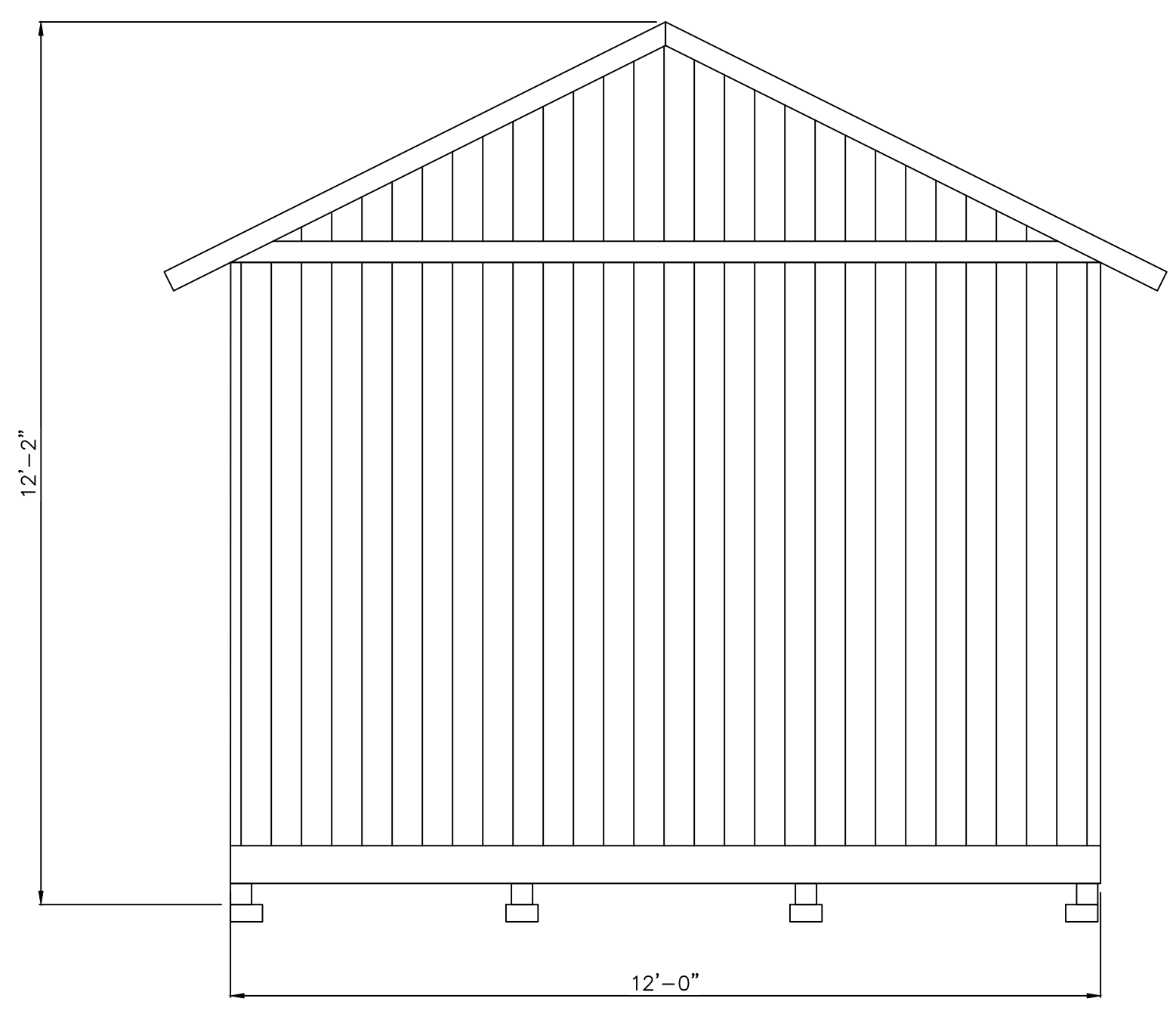
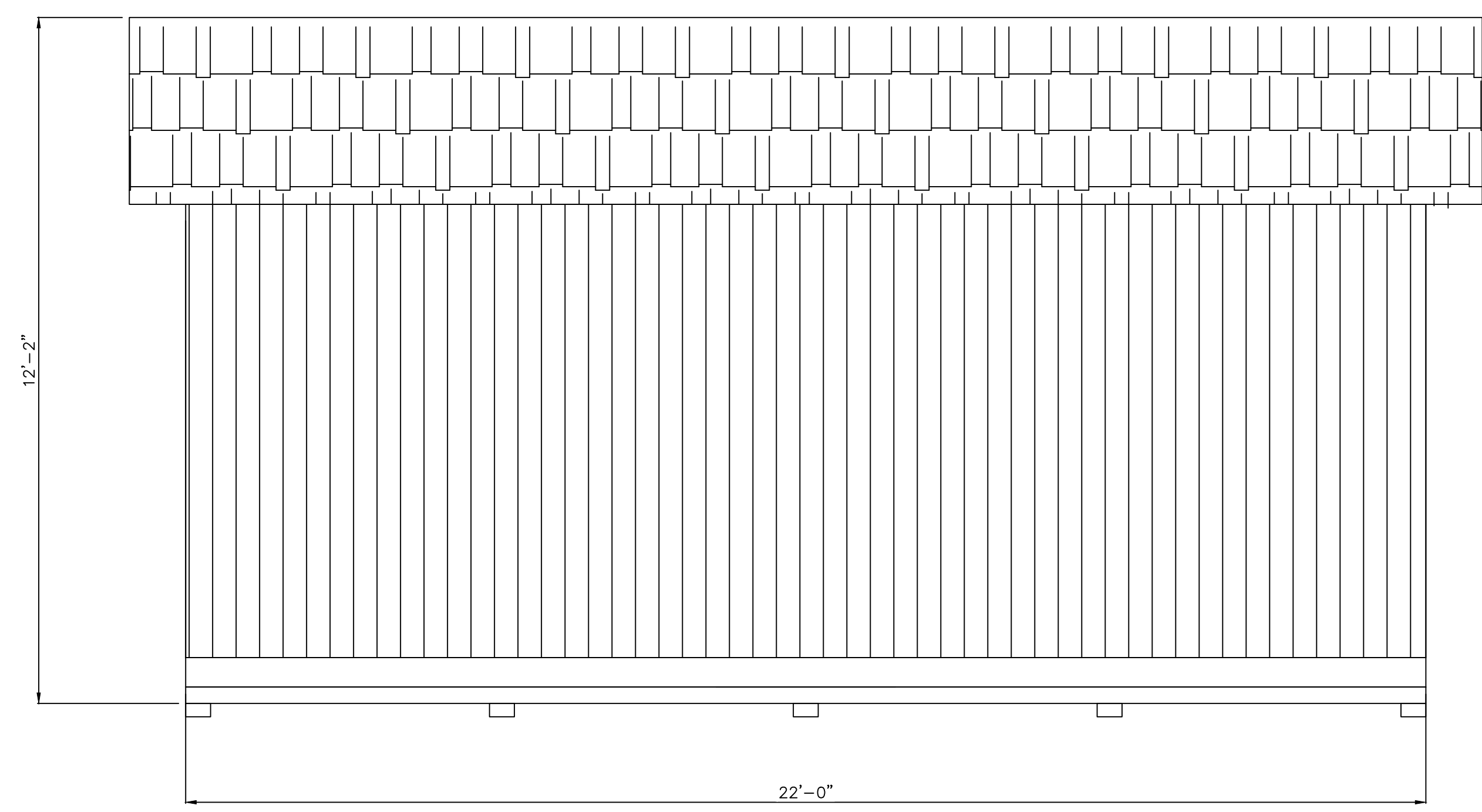
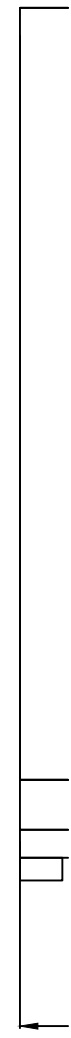
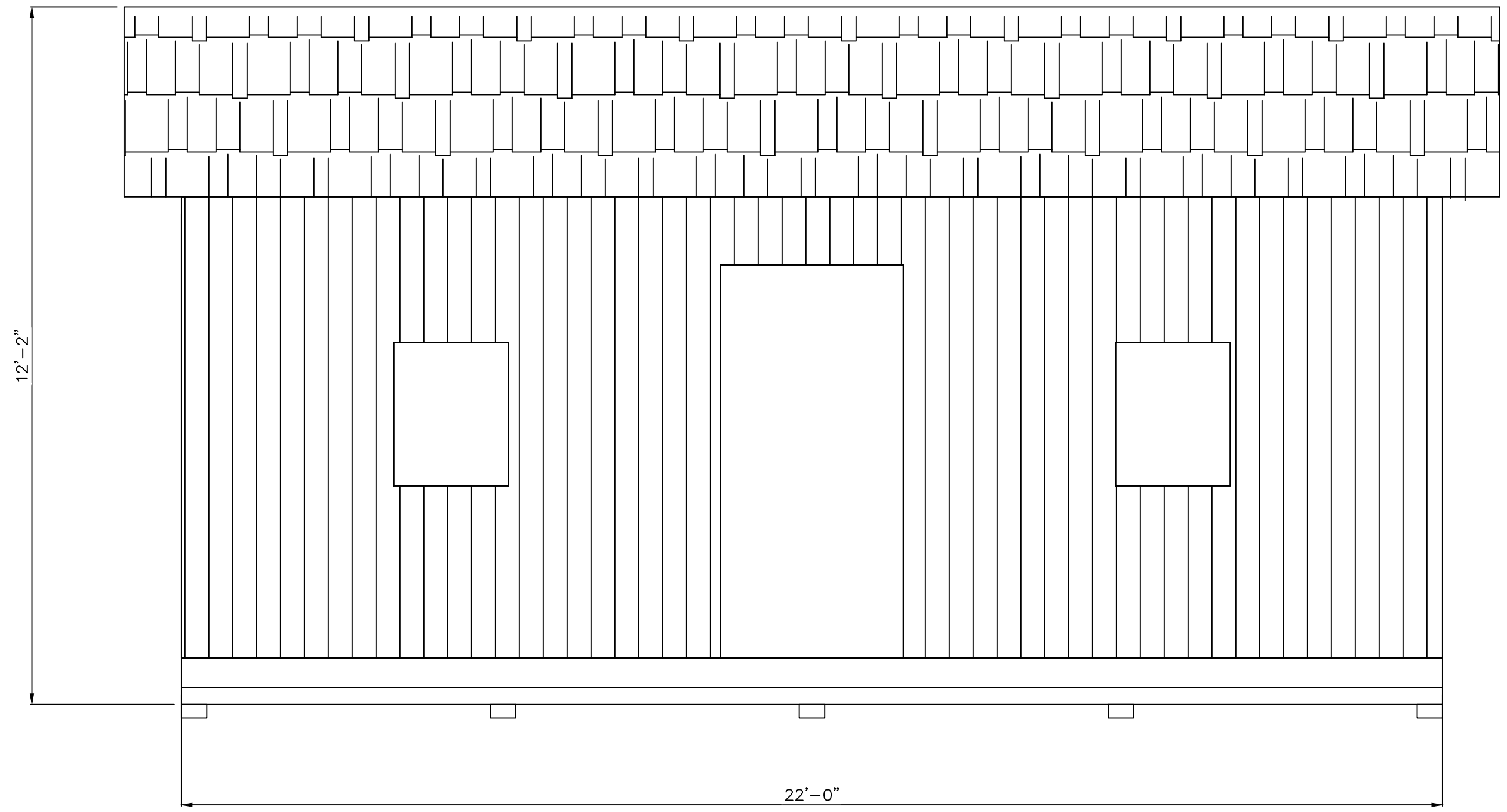
DISCLAIMER:
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances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

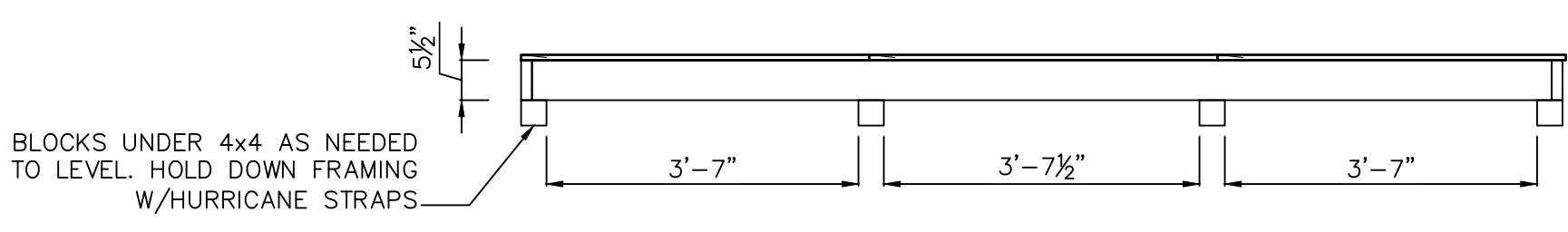
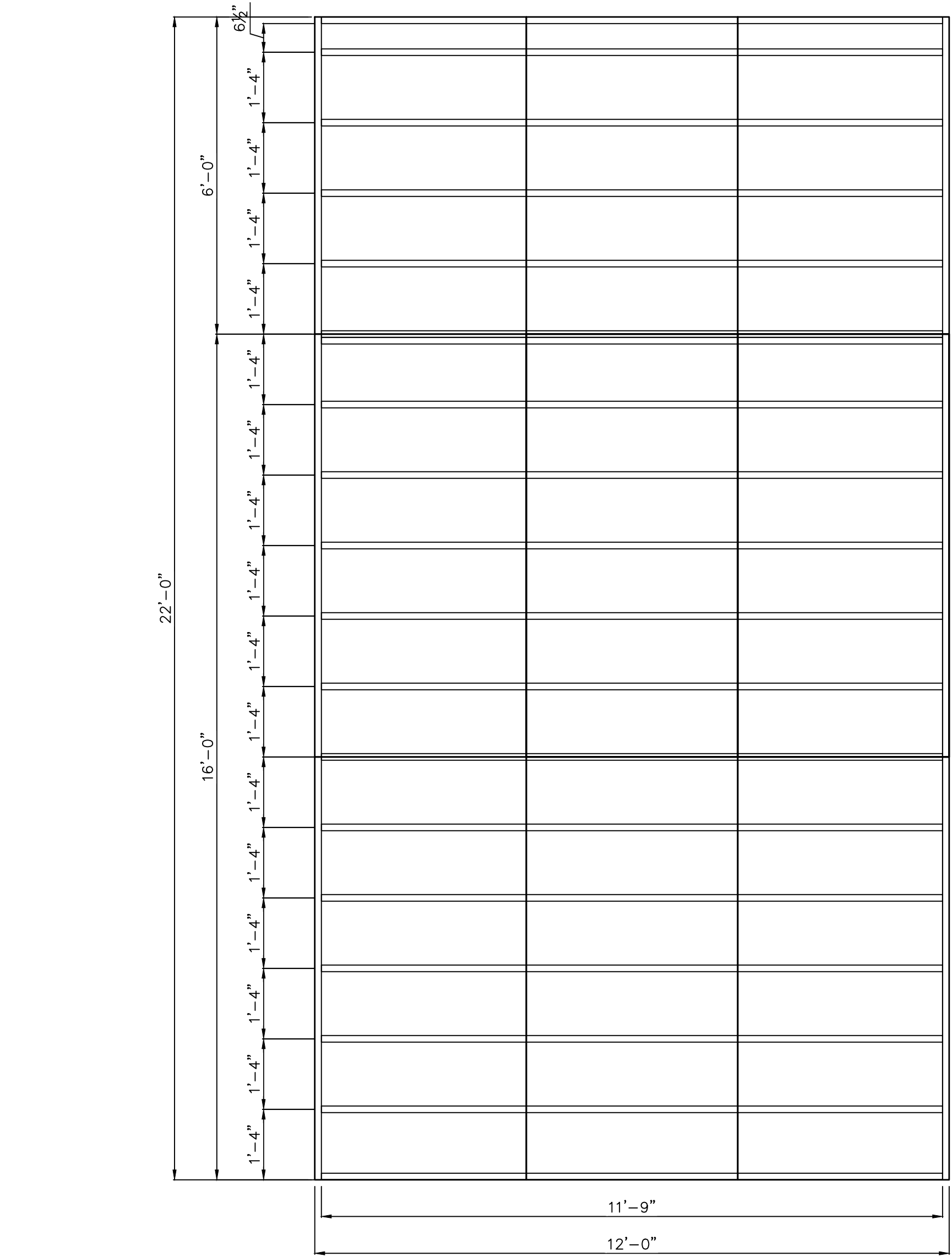
-  Subject Property
-  Residential
-  Open Space; Parks



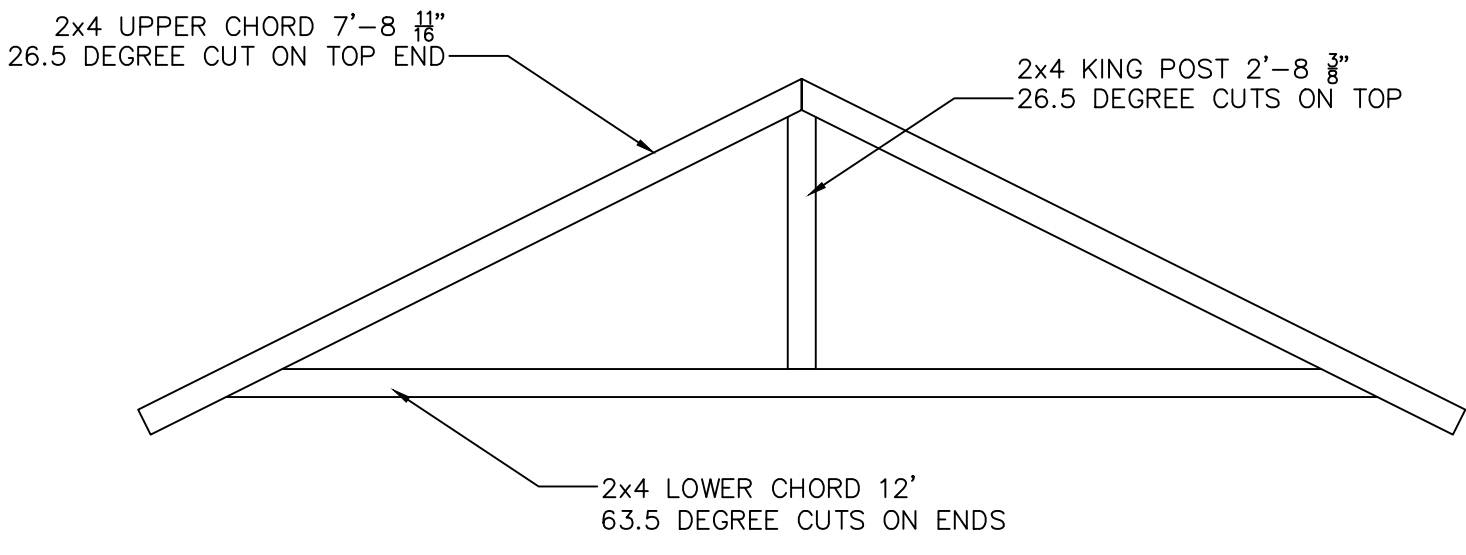
Narrative:

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.

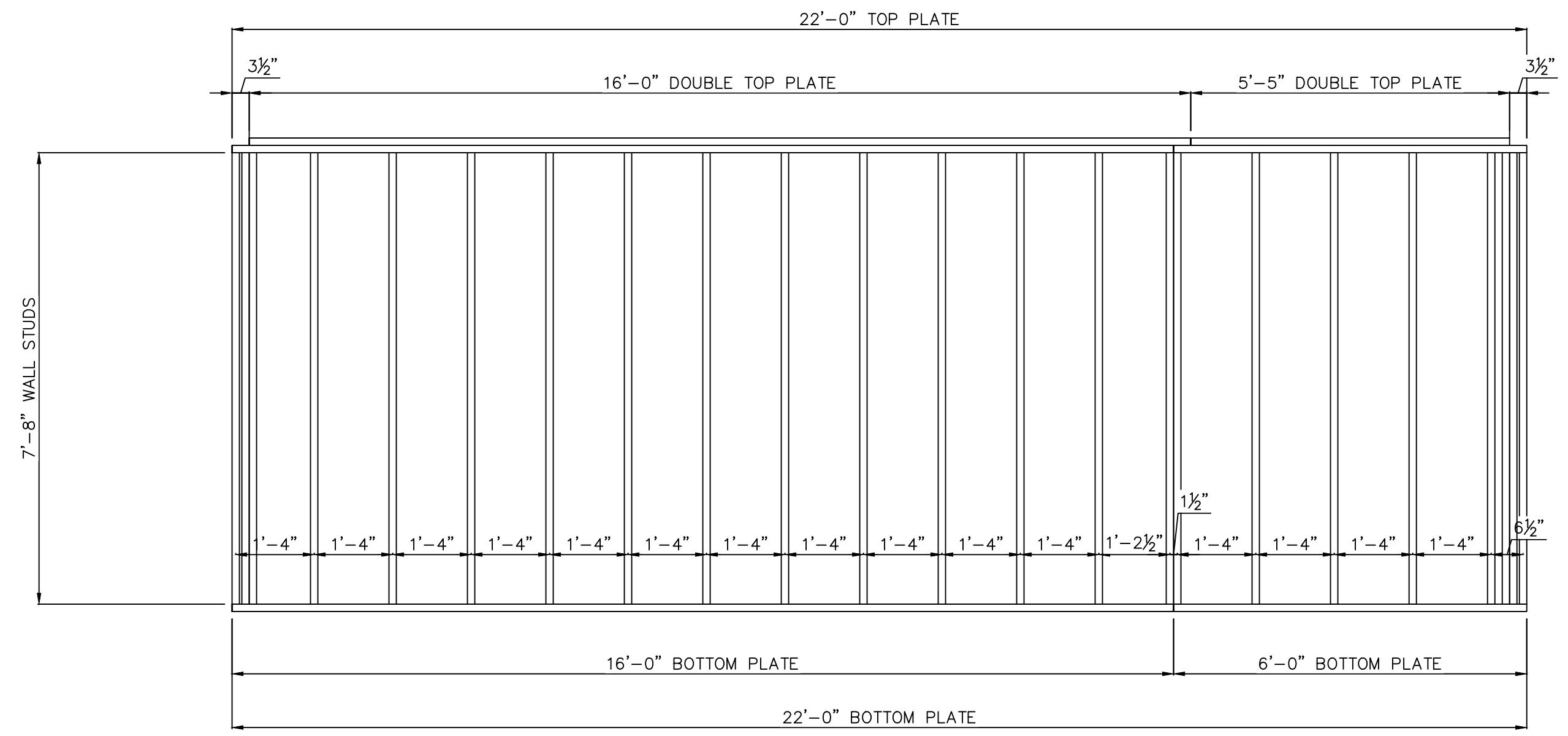




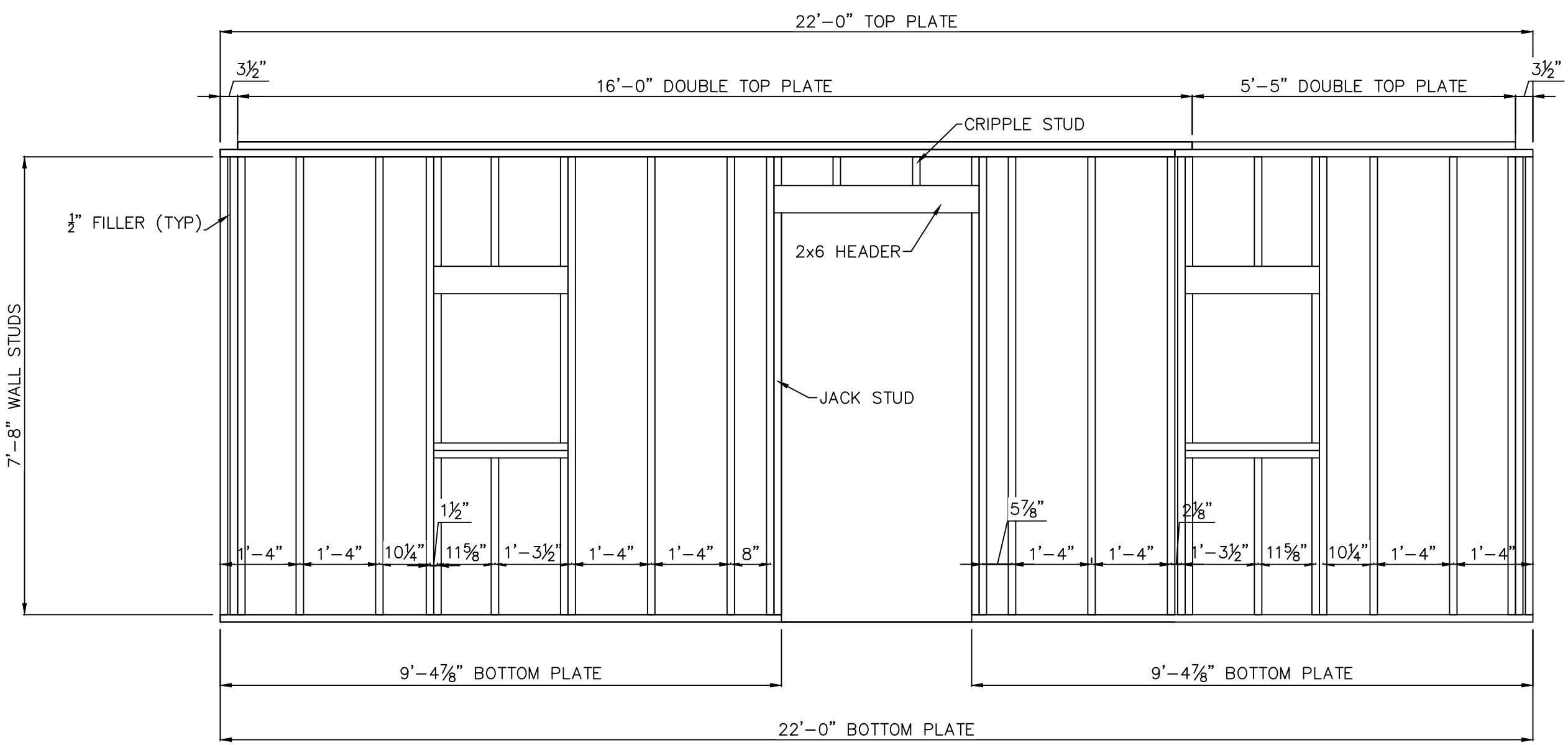
FLOOR JOIST LAYOUT



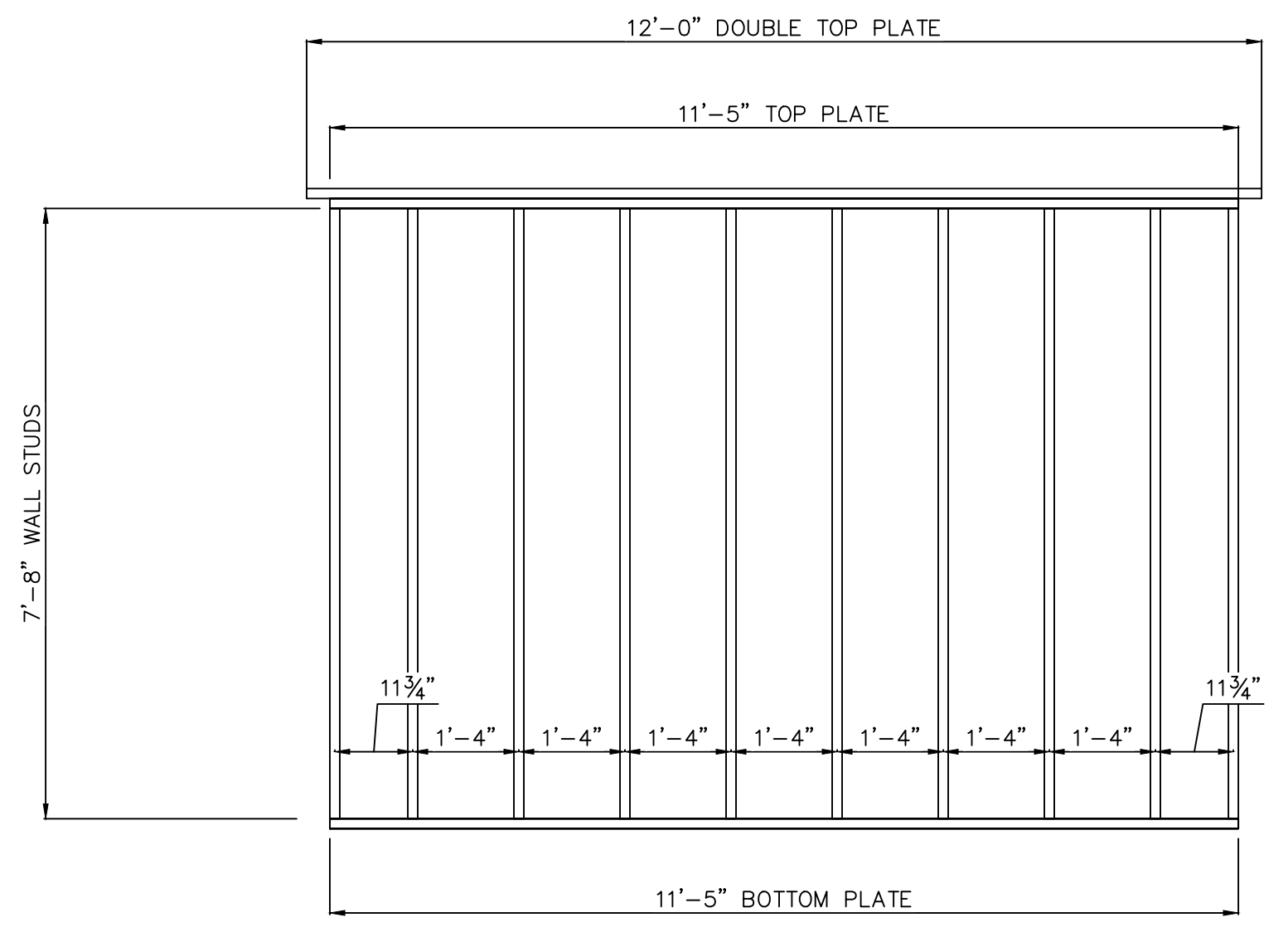
ROOF TRUSS x 21 PCS



BACK WALL x 1 PC



FRONT WALL x 1 PC



SIDE WALLS x 2 PCS

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

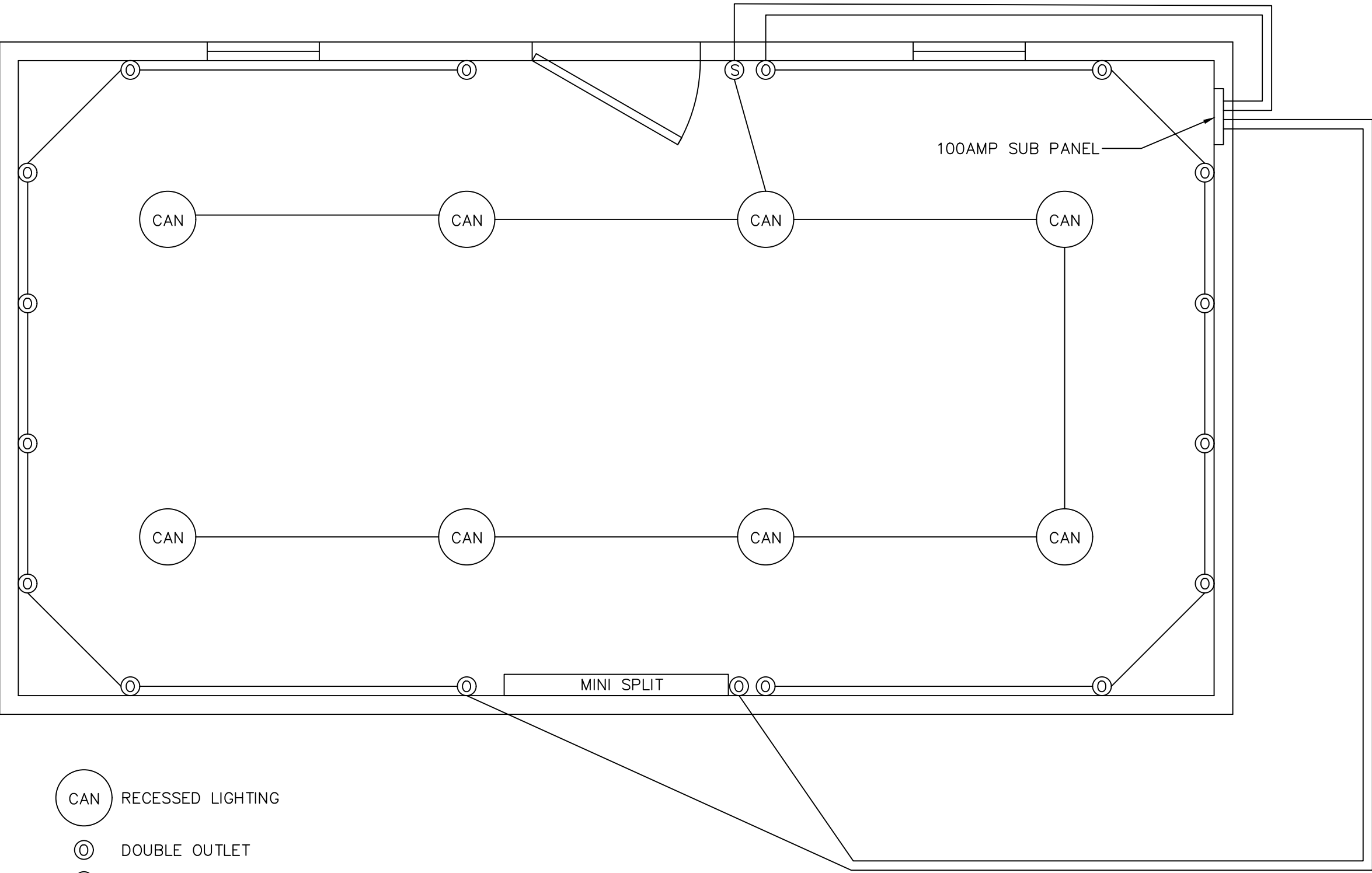
FLOOR JOIST = TREATED 2x6 @ 16" O.C.

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
- ⊙ DOUBLE OUTLET
- Ⓢ DIM LIGHT SWITCH

ELECTRICAL PLAN

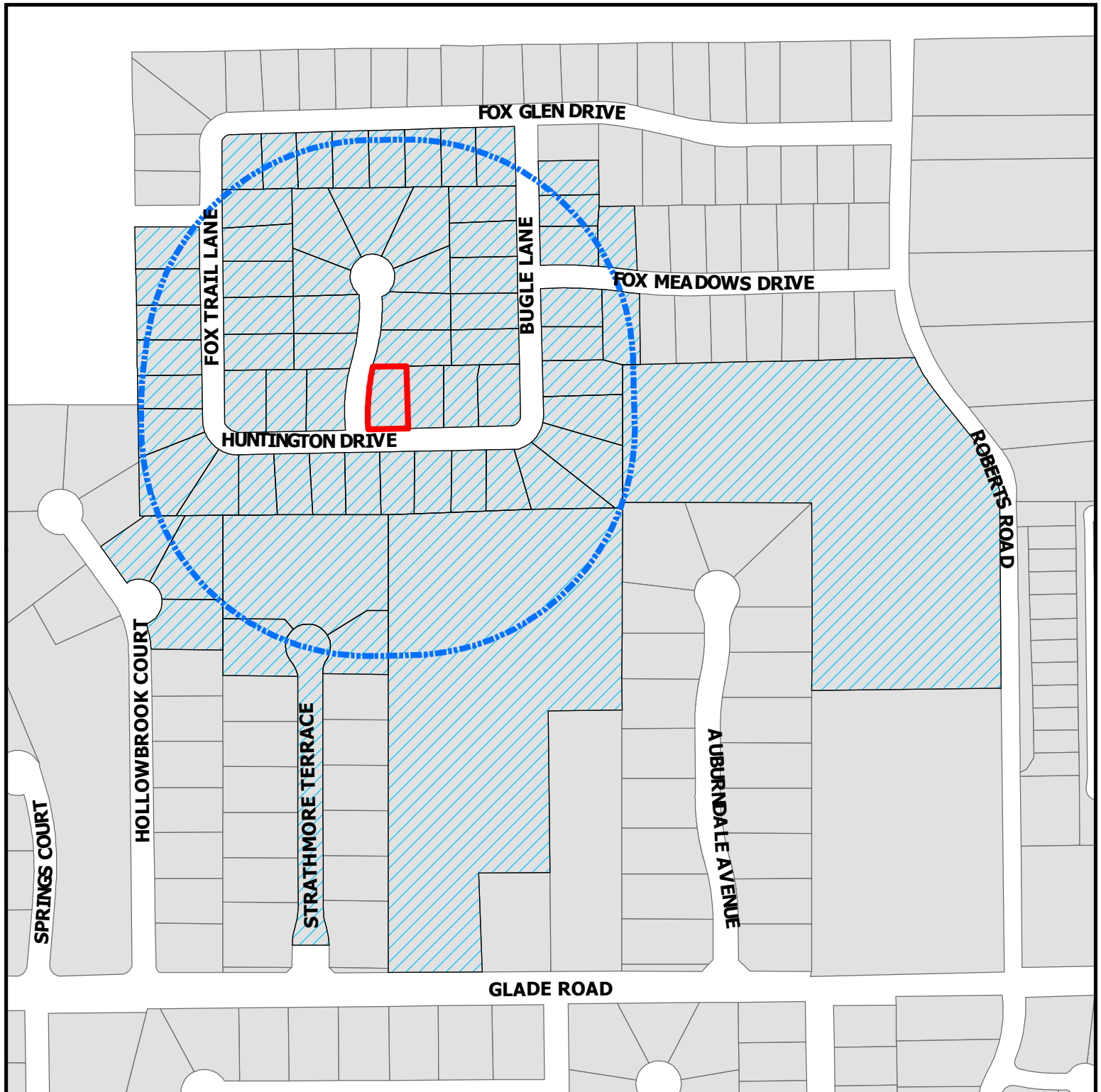








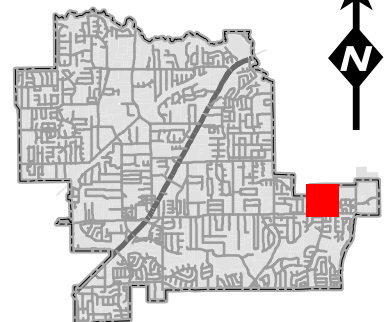
Notification Map



ZC22-032
3307 Huntington Drive

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





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, August 8, 2022 at 7:00 p.m.
City Council Meetings: Tuesday, September 6, 2022 & Tuesday, September 20, 2022 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for an accessory building to encroach into the street side yard setback. The purpose is to allow for a detached office shed to extend into the street side yard setback.

Zoning Case: ZC22-032

Applicant: Michael Johnson

Owner: Michael Johnson

Location: 3307 Huntington Drive

Property Description: Lot 1, Block 4, Fox Meadows Addition

Present Zoning: RD Two-Family Residential

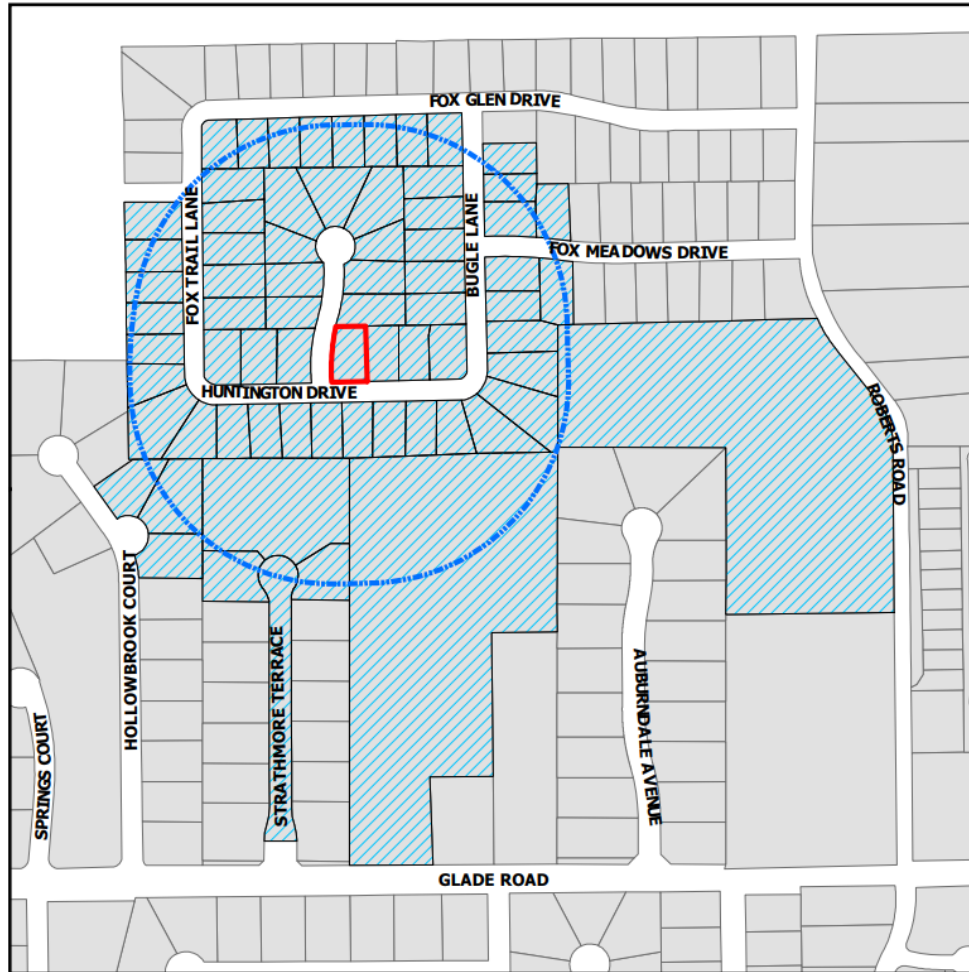
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request. Denial of the proposal by the Commission is final, unless the applicant submits a written notice of appeal within 10 days from the date of action by the Commission. If appealed, the request will be placed on the next available City Council agenda as listed above. Rezoning requests, zoning amendments and conditions recommended by the Commission for approval by the City Council may be more restrictive than those described in this notice.

All interested persons are encouraged to attend the public hearing and express their opinions on the zoning change request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address below:

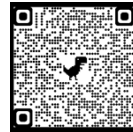
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

If the property owners of 20% or more of the land within the 200 foot notification area file a written protest prior to the public hearing, State law provides that the approval of the zoning change request shall require the approval of a super majority vote by City Council.

NOTICE OF PUBLIC HEARING



The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas 76034. A brief project description can be found online on the Agenda Packet and Active Development Case map (please use your phone's camera to scan QR code below):



For additional information, please contact the Community Development Department at 817.503.1056. Please reference the zoning case number when requesting information.

Jacquelyn Reyff
Planning Manager
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
ARAUJO, ARIANE	5202 HUNTINGTON CT	COLLEYVILLE, TX
ARMS, MARIE	5302 FOX TRAIL LN	COLLEYVILLE, TX
ASHMORE II ADDITION	PO BOX 1923	COLLEYVILLE, TX
BISHOP MACKLIN W	3302 HUNTINGTON DR	COLLEYVILLE, TX
BOCCI, CHRISTOPHER	3305 HUNTINGTON DR	COLLEYVILLE, TX
BOLIVAR, JOSE	5206 FOX TRAIL LN	COLLEYVILLE, TX
BROSTOSKI FAMILY LIVING TRUST	5301 HUNTINGTON CT	COLLEYVILLE, TX
BROWN, DARRELL	5300 FOX TRAIL LN	COLLEYVILLE, TX
CANTRELL, KAREN	PO BOX 1140	COLLEYVILLE, TX
CARDARETTE, WILLIAM	5303 BUGLE LN	COLLEYVILLE, TX
COLTMAN, PETER	3404 HUNTINGTON DR	COLLEYVILLE, TX
COTTRILL, JOHN M	5202 FOX TRAIL LN	COLLEYVILLE, TX
COVENANT CHURCH	2660 E TRINITY MILLS RD	CARROLLTON, TX
CRAWFORD, JOHN R	3306 HUNTINGTON DR	COLLEYVILLE, TX
CRAWFORD, MICHAEL	3401 HUNTINGTON DR	COLLEYVILLE, TX
DAHL, DIONN	3301 HUNTINGTON DR	COLLEYVILLE, TX
DAVIDSON, SUSAN	5207 BUGLE LN	COLLEYVILLE, TX
DEVEREAUX, WALTER	3300 HUNTINGTON DR	COLLEYVILLE, TX
DOMINIEC, ANTHONY	3310 FOX GLEN DR	COLLEYVILLE, TX
DOWELL, LESLIE K	3402 FOX GLEN DR	COLLEYVILLE, TX
ECKLUND, DORIS NANETTE	5204 FOX TRAIL LN	COLLEYVILLE, TX
ELAM, MICHAEL	5305 FOX TRAIL LN	COLLEYVILLE, TX
ELLIS, JAIME	3308 FOX GLEN DR	COLLEYVILLE, TX
EVANS, GARY	5201 BUGLE LN	COLLEYVILLE, TX
FENG, MIAO-HSIANG CHEN	3402 FOX MEADOWS DR	COLLEYVILLE, TX
FINLEY, DAVID BYRON	5205 HUNTINGTON CT	COLLEYVILLE, TX
FOSTER, DEBRA	5301 BUGLE LN	COLLEYVILLE, TX
FOSTER, MONICA M	5205 BUGLE LN	COLLEYVILLE, TX
FOX MEADOWS ADDITION	5301 BUGLE LN	COLLEYVILLE, TX
GEIDER, JEFFREY	5204 HUNTINGTON CT	COLLEYVILLE, TX
GEORGE AND JANEEN KENDALL FAMI	5302 HUNTINGTON CT	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX
HAMRAEI, A	5203 FOX TRAIL LN	COLLEYVILLE, TX
HARADA, SEIJI	3309 HUNTINGTON DR	COLLEYVILLE, TX
HEISTERKAMP, ALEX	3308 HUNTINGTON DR	COLLEYVILLE, TX
HERITAGE GLEN ADDN-COLLEYVILLE	5105 AUBURNDAL AVE	COLLEYVILLE, TX
HOUSE, HARRY	5202 BUGLE LN	COLLEYVILLE, TX
HUBBARD, ASHLEY M EXEMPT TRUST	1812 INDUSTRIAL BLVD	COLLEYVILLE, TX
HUFF, TODD D	5200 BUGLE LN	COLLEYVILLE, TX
JOHNSON, MICHAEL	3307 HUNTINGTON DR	COLLEYVILLE, TX
JOHNSTON, MICHAEL B	5300 BUGLE LN	COLLEYVILLE, TX
KALLESTAD, JUSTIN E	3400 HUNTINGTON DR	COLLEYVILLE, TX
KELLER, ROBERT S	5303 FOX TRAIL LN	COLLEYVILLE, TX
LEE, KYUNG S	3403 FOX MEADOWS DR	COLLEYVILLE, TX
LEIKNESS, GARY	3304 HUNTINGTON DR	COLLEYVILLE, TX
LU, CHING-YU	5204 BUGLE LN	COLLEYVILLE, TX
MARTIN, RICKY	3303 HUNTINGTON DR	COLLEYVILLE, TX
MCDONALD, DILLON	5304 BUGLE LN	COLLEYVILLE, TX
MORENO, AMY	5305 HUNTINGTON CT	COLLEYVILLE, TX
MORGAN, TAYLOR	5200 FOX TRAIL LN	COLLEYVILLE, TX
MOXEY, ROGER L	3300 FOX GLEN DR	COLLEYVILLE, TX
MUNSELL, WILLIAM	3302 FOX GLEN DR	COLLEYVILLE, TX
MYERS, DANNY M	PO BOX 1440	COLLEYVILLE, TX
NETZER, JEFFREY A	5025 STRATHMORE TERR	COLLEYVILLE, TX

NYE, STEVEN	3310 HUNTINGTON DR	COLLEYVILLE, TX
PONDER, BILL C	3406 HUNTINGTON DR	COLLEYVILLE, TX
PRINCE, BARRY	5303 HUNTINGTON CT	COLLEYVILLE, TX
PROPP REVOCABLE TRUST	5302 BUGLE LN	COLLEYVILLE, TX
RICHARDSON, JESSICA	3312 HUNTINGTON DR	COLLEYVILLE, TX
RILEY, DUNCAN	3400 FOX GLEN DR	COLLEYVILLE, TX
SANTOS, ANDRE L	3314 HUNTINGTON DR	COLLEYVILLE, TX
SIMARD, MICHEL	5301 FOX TRAIL LN	COLLEYVILLE, TX
SLACKNEY, JASON T	3306 FOX GLEN DR	COLLEYVILLE, TX
SMITH, ANTHONY	5300 HUNTINGTON CT	COLLEYVILLE, TX
STEELE, MARK	5205 FOX TRAIL LN	COLLEYVILLE, TX
STRATHMORE ADDITION	5012 STRATHMORE TERR	COLLEYVILLE, TX
STRATHMORE HOA	5024 STRATHMORE TERR	COLLEYVILLE, TX
STUBBLEFIELD, BRAD	5203 HUNTINGTON CT	COLLEYVILLE, TX
SULLINS, RICHARD L	4100 BECKLEY CT	COLLEYVILLE, TX
SUTTER, WM	5305 BUGLE LN	COLLEYVILLE, TX
VOSS, PATRICK	5203 BUGLE LN	COLLEYVILLE, TX
WURST, PETER J	3402 HUNTINGTON DR	COLLEYVILLE, TX

From: [Kim Sutter](#)
To: [Jackie Reyff](#)
Subject: RE: [EXTERNAL] RE: 3307 Huntington Drive, Colleyville
Date: Wednesday, August 3, 2022 9:06:13 AM

Thank you for response. I have no objections to the request.

Kim Sutter, TRMC, CMC | City Secretary
City of Euless | 201 N. Ector Dr. | Euless, TX 76039
o 817-685-1419 | f 817-685-1416 | [REDACTED]

From: Jackie Reyff <JReyff@colleyville.com>
Sent: Wednesday, August 3, 2022 9:01 AM
To: Kim Sutter <[REDACTED]>
Subject: [EXTERNAL] RE: 3307 Huntington Drive, Colleyville

CAUTION: Don't be quick to click. This e-mail originated from outside of the City of Euless. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Morning Kim,

The office shed is encroaching just a few feet into the corner side yard. The applicant is working from home and he has 2, 19 year old twins and needs a more quiet work space. Also, there will be no street access to the shed and the zoning of the property does not allow for an accessory dwelling only an accessory building.

If you have any further questions, I may be reached by phone or email.

Jackie

Jacquelyn Reyff, AICP
Planning Manager



817.503.1056

Integrity ~ Communication ~ Excellence ~ Transparency



ATTENTION ALL PUBLIC OFFICIALS: A "Reply to All" of this e-mail could lead to violations of the Texas Open Meeting Act. Please reply only to the sender.

From: Kim Sutter <[REDACTED]>
Sent: Wednesday, August 3, 2022 8:12 AM
To: Jackie Reyff <JReyff@colleyville.com>
Subject: 3307 Huntington Drive, Colleyville

August 3, 2022

Jaquelyn,

Do you happen to have a site layout for the placement of the proposed shed that could be placed on this property? And will there be street access to the shed? I understand the 'shed' will be air-conditioned. Are there provisions to prohibit the shed from being used as a residence?

I apologize as I left the public hearing notice at home and do not have the ZC#. I live in the Fox Meadows subdivision.

Thank you.

Kim Sutter, TRMC, CMC | City Secretary
City of Euless | 201 N. Ector Dr. | Euless, TX 76039
o 817-685-1419 | f 817-685-1416 | [REDACTED]

Dakari Hill

From: Jackie Reyff
Sent: Wednesday, August 3, 2022 10:02 AM
To: Chris Bocci
Cc: Ben Bryner; Dakari Hill
Subject: RE: Planning and Zoning Commission Case: ZC22-032 / VC22-007

Mr. Bocci,

We are in receipt of your letter regarding Cases ZC22-032 and VC22-007 and it will be shared with the Planning and Zoning Commission and City Council.

If you have any further questions, I may be reached by phone or email.

Jackie

Jacquelyn Reyff, AICP
Planning Manager



817.503.1056

Integrity ~ Communication ~ Excellence ~ Transparency



ATTENTION ALL PUBLIC OFFICIALS: A "Reply to All" of this e-mail could lead to violations of the Texas Open Meeting Act. Please reply only to the sender.

From: Chris Bocci <[REDACTED]>
Sent: Wednesday, August 3, 2022 9:58 AM
To: Jackie Reyff <JReyff@colleyville.com>
Subject: Planning and Zoning Commission Case: ZC22-032 / VC22-007

August 3, 2022

City of Colleyville
Planning and Zoning Commission

Case: ZC22-032 / VC22-007

Hello Planning and Zoning Commission and other interested parties,

The following comments are in regards to the proposed "office shed" street setback encroachment zoning change request (ZC22-032 / VC22-007). Please reference the submitted document "3307 Huntington Survey Shed Location and Runoff" and "Shed Drawings".

The requested "office shed" is defined as a 22' x 12' - 264 square foot structure. A typical home office is 130 – 145 square feet. A large format shed is typically 100 – 120 square feet. The document "Shed Drawings" doesn't show 2 separate areas, entrances or a wall splitting the space into 2 sections, 1 for office and 1 for shed. I am concerned that the design (a finished shed with recessed lighting?) and size of the building may not match the suggested use. I question whether this is intended for a more "commercial" office with employees or perhaps another use such as a rental unit or in-law suite. In the document, 3307 Huntington Survey Shed Location and Runoff, I see that there is an electrical Sub Panel documented in the survey. I do not see any marking for water or sewage lines. Please note that the 18.4' wall at the back of the existing residence is a master bathroom providing an individual with a construction background an easy 8-10 foot run to the "office shed" for water and sewage.

By average Colleyville standards, this is a small lot. Shoehorning, or squeezing this large "office shed" onto this property, between the house and pool, will significantly degrade the aesthetic value of the property itself as well as the surrounding properties. If this "office shed" evolves into a commercial or rental space then this will adversely impact the traffic and enhance the potential for crime in the neighborhood. The cul-de-sac that this borders has 10 homes with driveway access and 2-4 cars per household. Combining typical home occupant driving activities with family, friends and services activity, one can see that this cul-de-sac already has significant daily traffic.

Due to the angle of the proposed "office shed" it looks like just a small corner encroaches on the street setback (see the 3307 Huntington Survey Shed Location and Runoff document). A good compromise can be achieved by reducing the size of the "office shed" to 15-16 feet by 11-12 feet and thus eliminate the need for a zoning change. This change will provide 170 – 190 square feet of space which can still be considered a substantial "office shed". By providing better balance in relationship to the lot, pool and residence size, the overall net negative esthetic effect to the property and the neighborhood properties will be greatly reduced. This size change will also potentially reduce the opportunity for alternative uses not defined in this special use permit.

Whether the Planning and Zoning commission decides to approve the zoning change or not, I would also like to request, again for aesthetic value, that the "office shed" roof shingle match the main residence roof shingle.

Thank you very much for your consideration.

Chris Bocci
3305 Huntington Dr
Colleyville, TX 76034

ORDINANCE O-22-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 0.24 ACRES, BEING LOT 1, BLOCK 4, FOX MEADOWS ADDITION, LOCATED AT 3307 HUNTINGTON DRIVE, BY AUTHORIZING A SPECIAL USE PERMIT FOR AN ACCESSORY BUILDING TO ENCROACH INTO THE STREET SIDE YARD; 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 an accessory building to encroach into the street side yard, Case No. ZC22-032; 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:

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

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 an accessory building to encroach into the street side

yard setback Lot 1, Block 4, Fox Meadows Addition, located at 3307 Huntington Drive, as depicted on the attached as Exhibit "A".

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.

THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. The Special Use Permit shall apply to a new 264 s.f. accessory building to encroach into the street side yard setback and be approximately 20 feet from the property line.
- b. The accessory building shall be generally consistent with the site plan and building plans as depicted on the attached Exhibit "B".
- c. The accessory building shall be generally consistent with the building elevations and floor plan as depicted on the attached Exhibit "C".
- d. All requirements of the Land Development Code shall be met, except where amended herein.

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.

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.

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.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

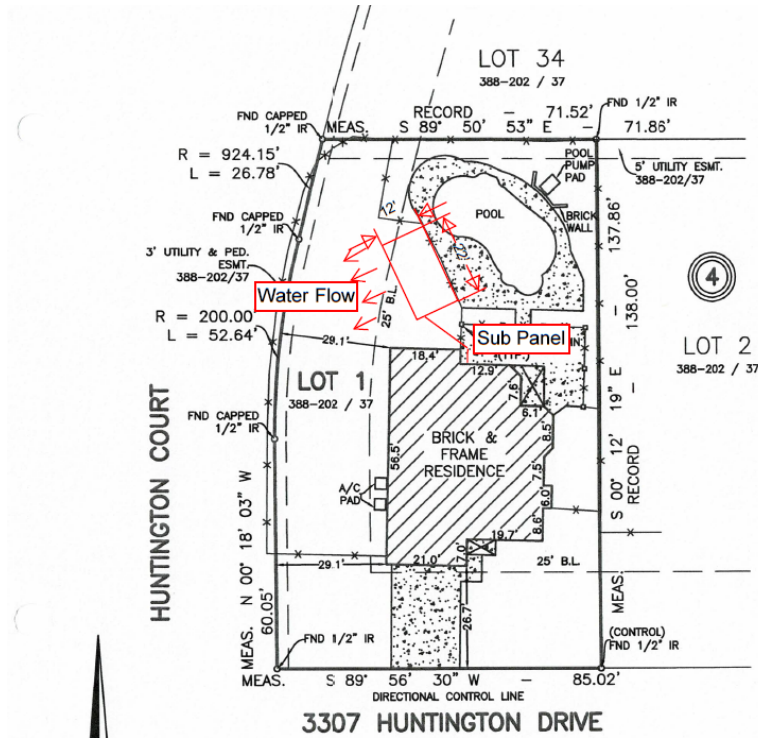
Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

The map displays a grid of lots with various zoning designations. Key streets include Fox Glen Drive, Fox Meadows Drive, Huntingdon Drive, Fox Trail Lane, Bugle Lane, Hollowbrook Court, and Strathmore Terrace. Lots are numbered, and zoning designations like PUD-R, AG, and RD are indicated. A specific lot, 3307, is highlighted with a red rectangle.

Exhibit "B" – Site Plan



SCALE: 1" = 30'

SURVEYORS CERTIFICATION

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.

PROLINE
SURVEYING LTD.
www.prolinesurveyors.com

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

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SURVEY CAN BE UPDATED FOR DISCOUNTED PRICE

BOUNDARY LINE	—
BUILDING	—
OVERHEAD UTILITIES	—
FENCE	—
BRICK	—
WOOD DECK	—
CONCRETE	—

This survey is hereby accepted and approved.

[Signature]
Purchaser

[Signature]
Purchaser

7 25 18
Date

STATE FIRM REGISTRATION NUMBER 10193797



DRAWN BY: PW DATE: 6-29-2018

SURVEY ONLY* VALID WITH ORIGINAL SIGNATURE

Exhibit “C” – Elevation

