



City of Colleyville Planning and Zoning Commission Agenda

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

Monday, August 22, 2022

City Council Chambers

**SPECIAL MEETING
IMMEDIATELY FOLLOWING WORKSESSION
CITY COUNCIL CHAMBERS
THIRD FLOOR**

**CALL TO ORDER AND ROLL
INVOCATION: COMMISSIONER LINN
PLEDGE OF ALLEGIANCE**

1. PUBLIC HEARING AGENDA ITEMS

- 1a** 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, TABLED FROM THE AUGUST 8, 2022 PLANNING AND ZONING COMMISSION MEETING

2. CITIZEN COMMENTS

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards August 19, 2022 by 5:00 p.m.

Dakari Hill
Planner

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

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

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



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 1a	Agenda Date 8/22/2022	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, TABLED FROM THE AUGUST 8, 2022 PLANNING AND ZONING COMMISSION MEETING

Explanation

TABLED FROM AUGUST 8, 2022 PLANNING AND ZONING COMMISSION MEETING

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.

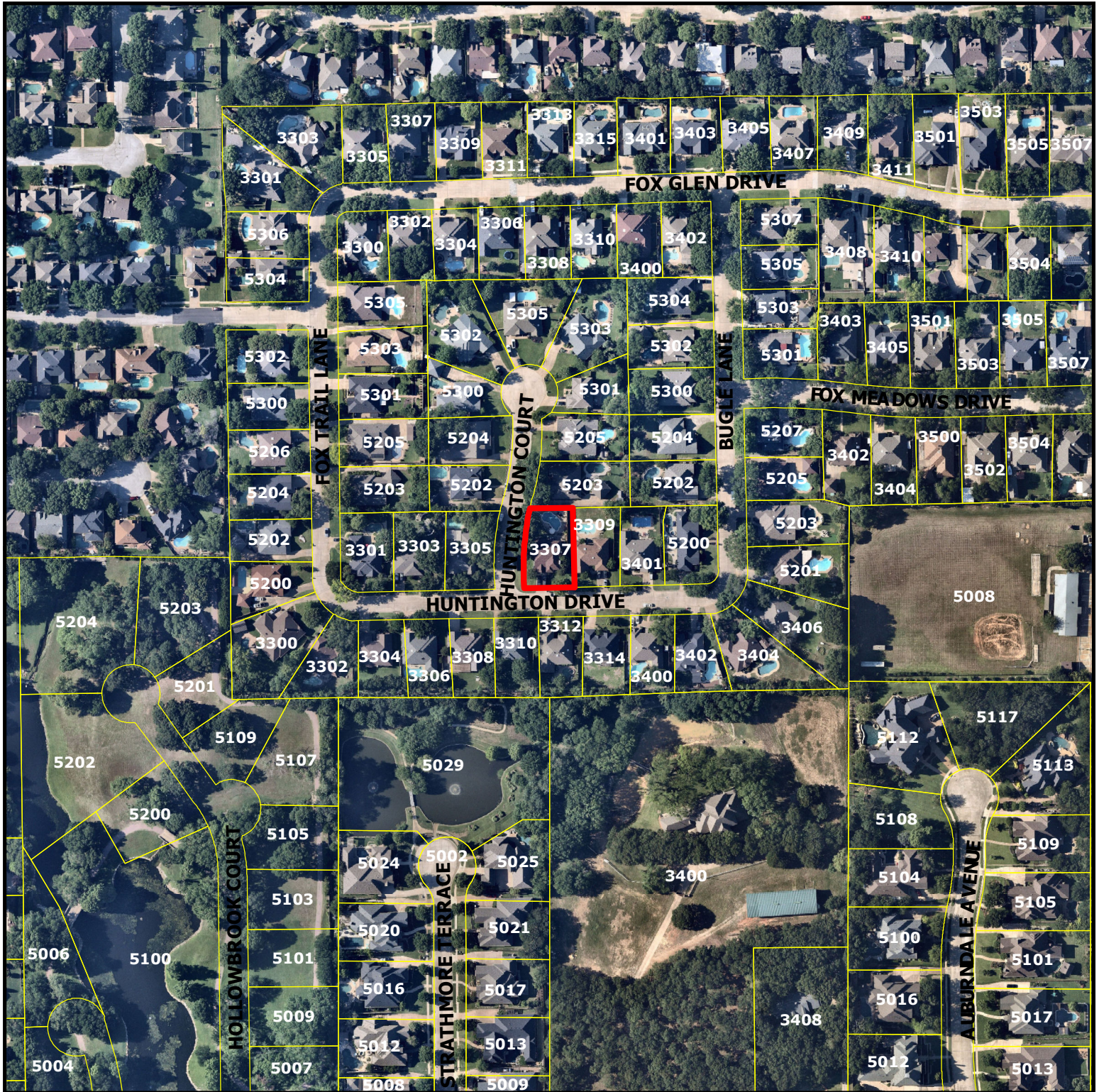
Recommendation

Denial

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Survey
6. Encroachment Exhibits
7. Shed Drawings
8. Floor Layouts
9. Gable Siding Options
10. Lean Siding Options
11. Siding Options
12. Picture 1
13. Picture 2
14. Picture 3
15. Picture 4
16. Picture 5
17. Picture 6
18. Picture 7
19. Notification Map
20. Notification Letter
21. Notification List
22. Letters of Support
23. Letter of Opposition
24. Draft Ordinance

Aerial Map



ZC22-032

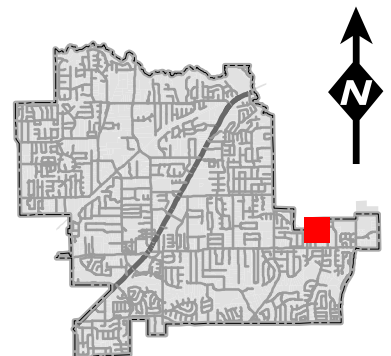
3307 Huntington Drive

DISCLAIMER:

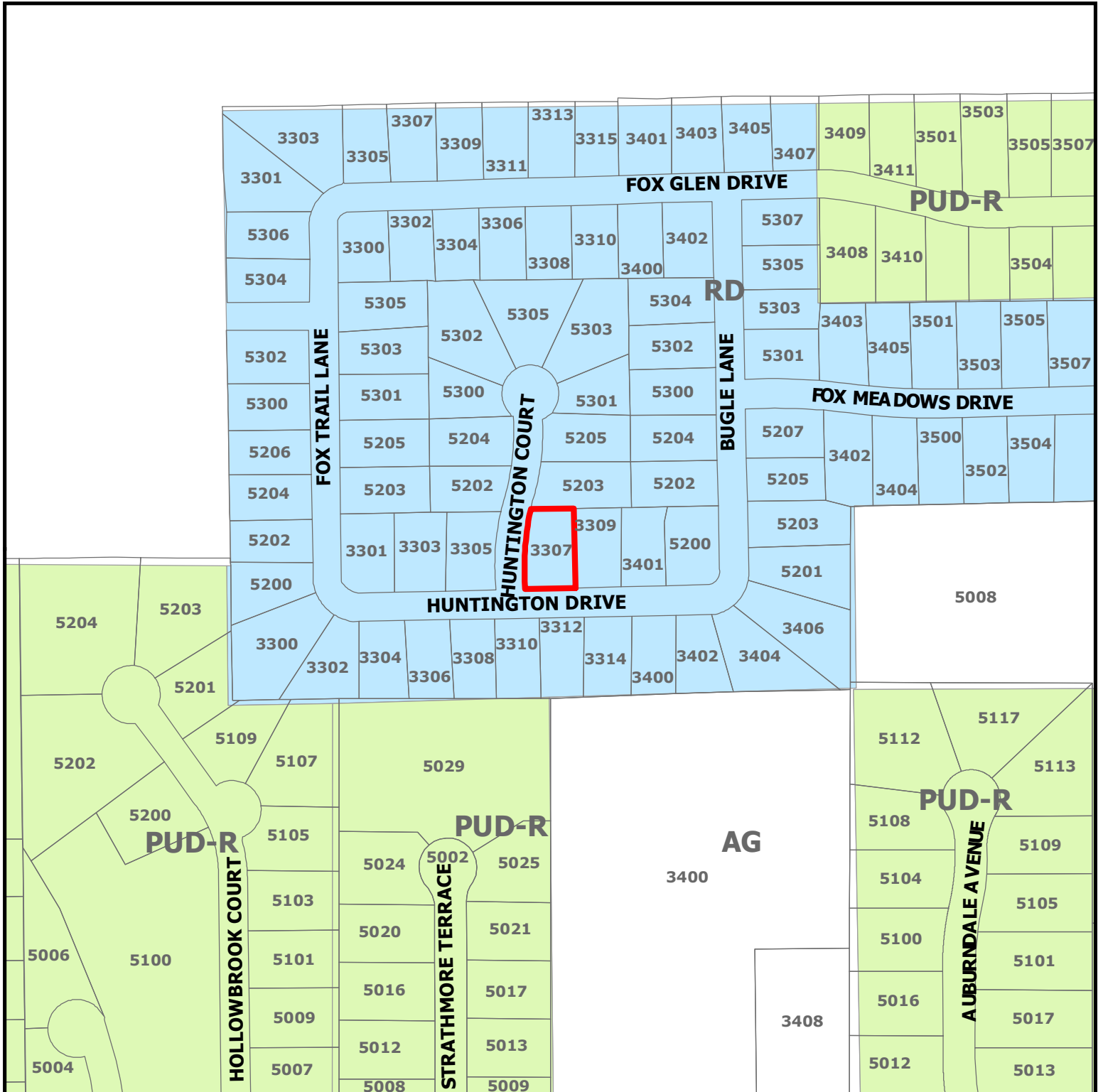
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



Zoning Map



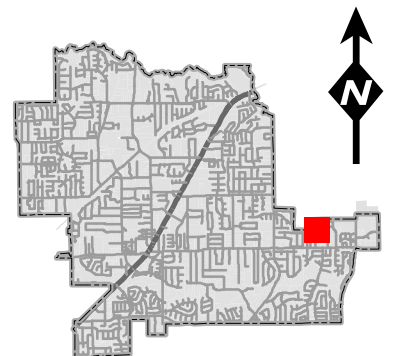
ZC22-032

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



Future Land Use Map

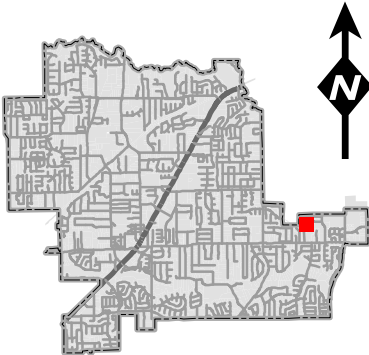


ZC22-032

3307 Huntington Drive

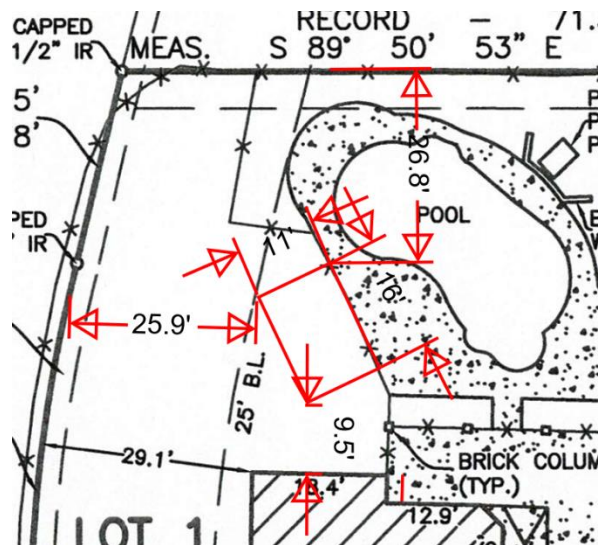
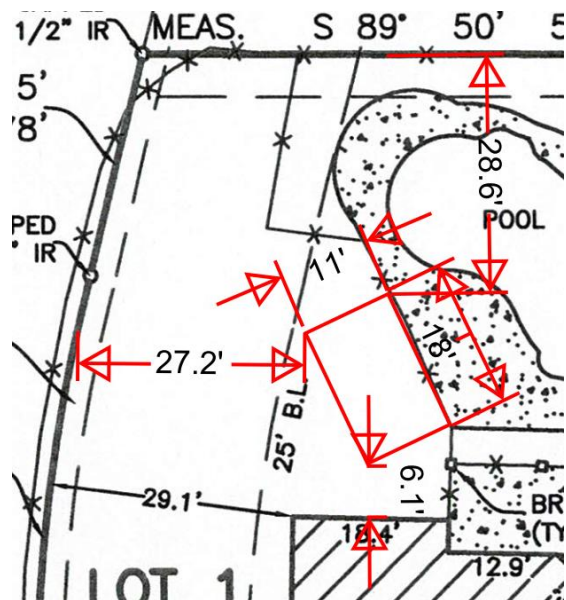
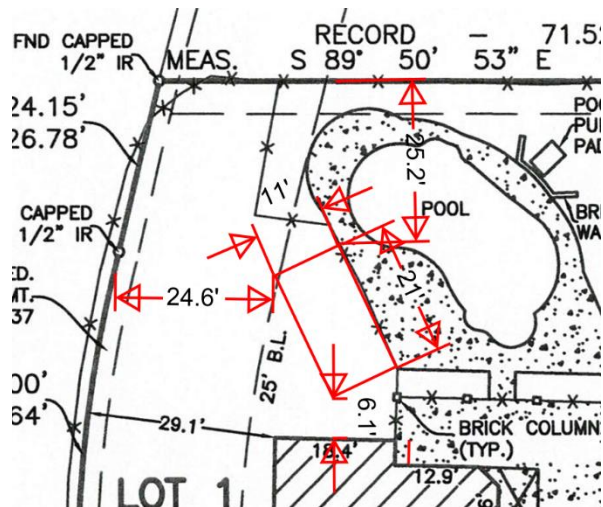
DISCLAIMER:
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances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

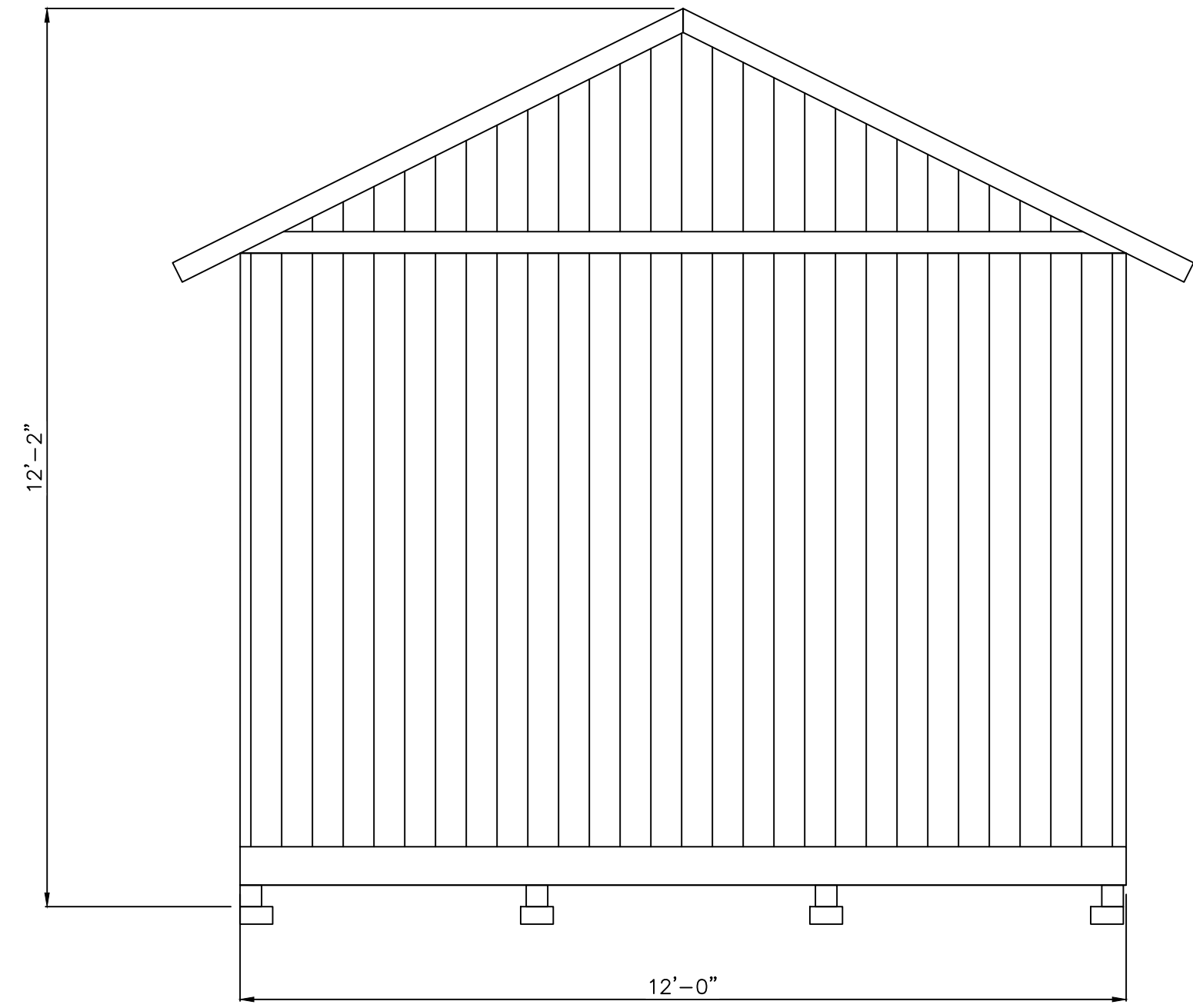
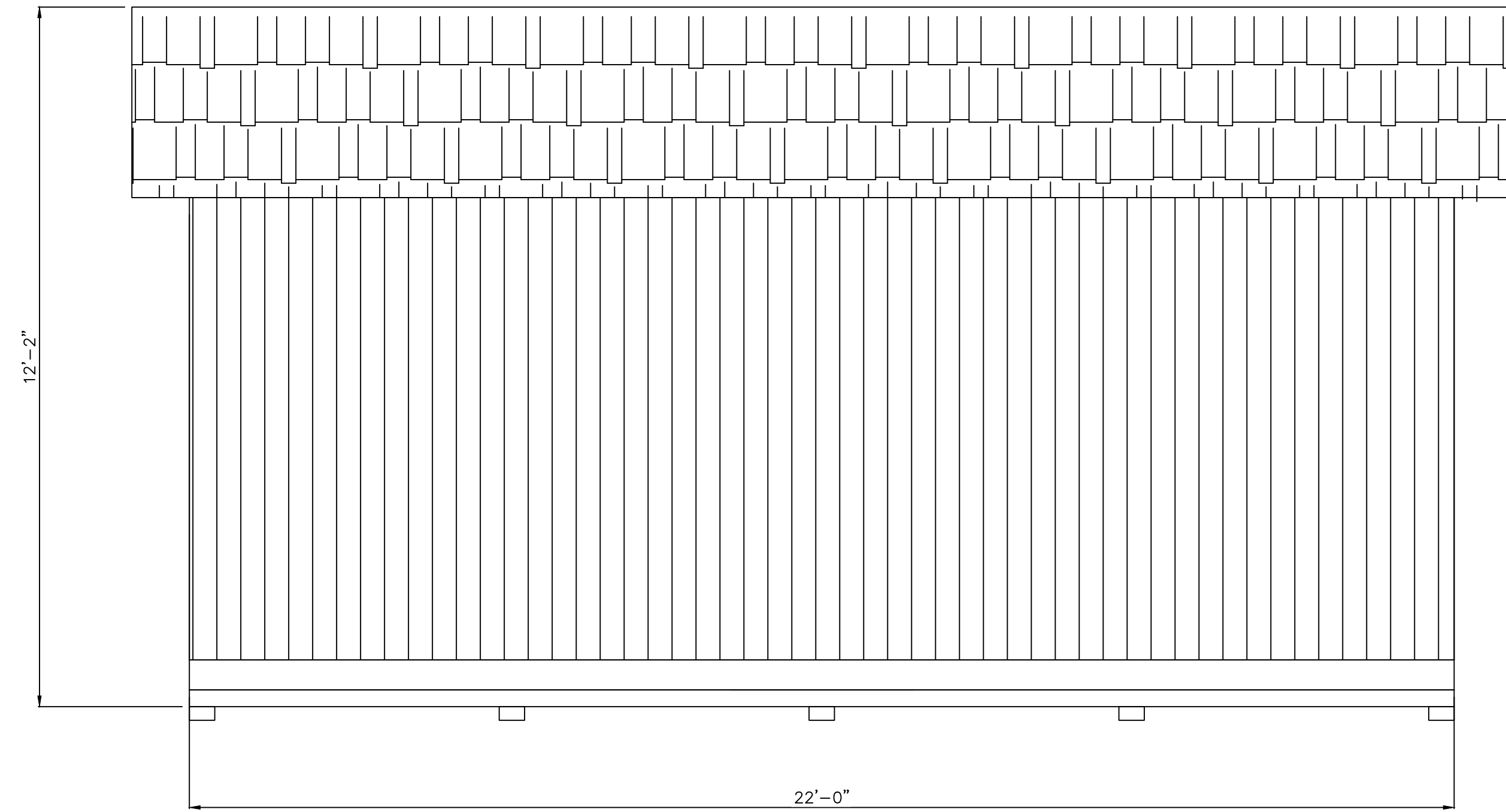
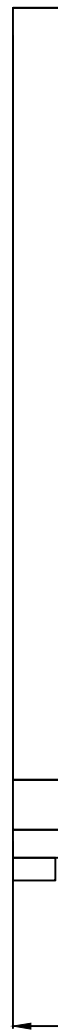
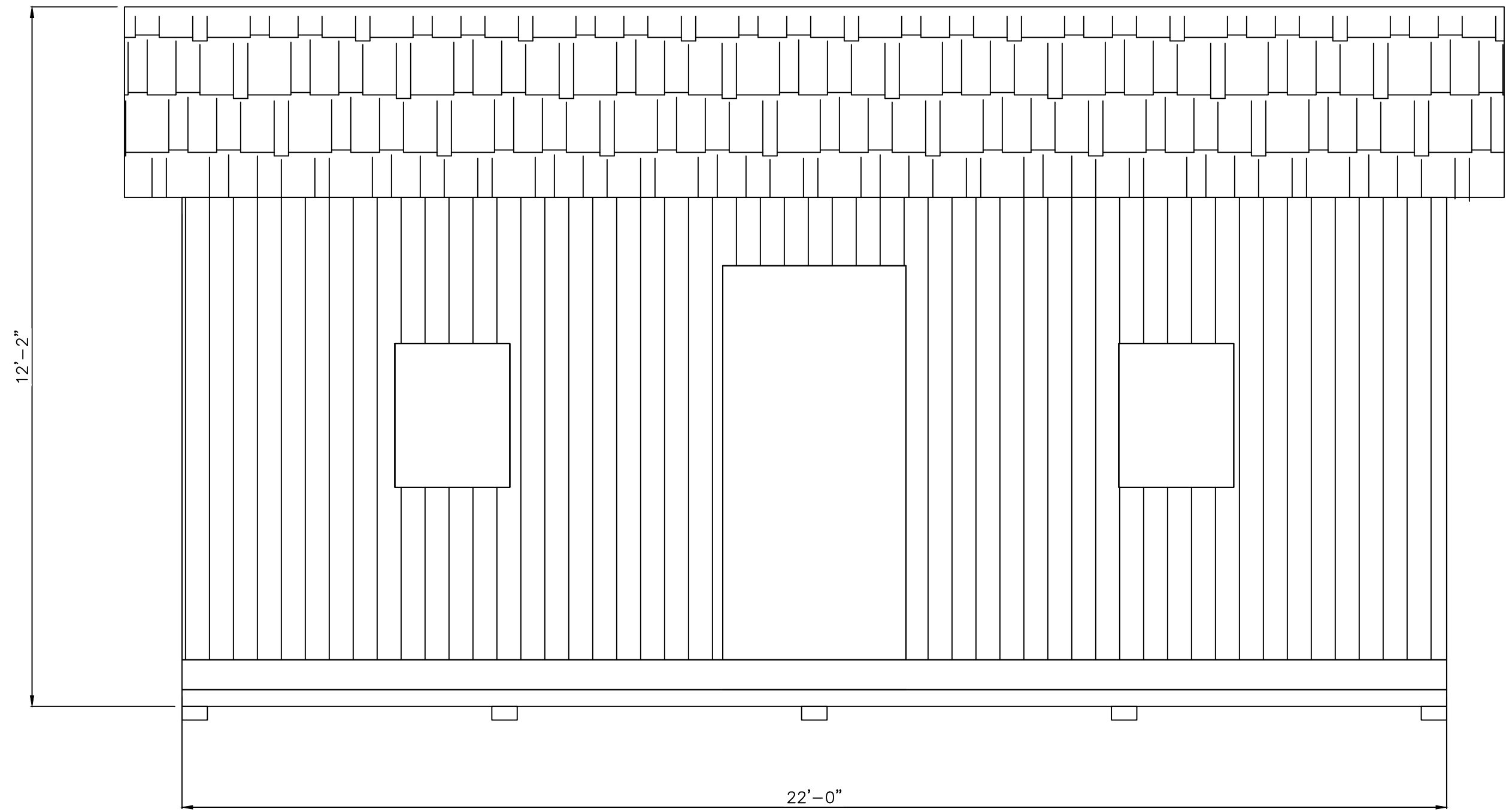
-  Subject Property
-  Residential
-  Open Space; Parks



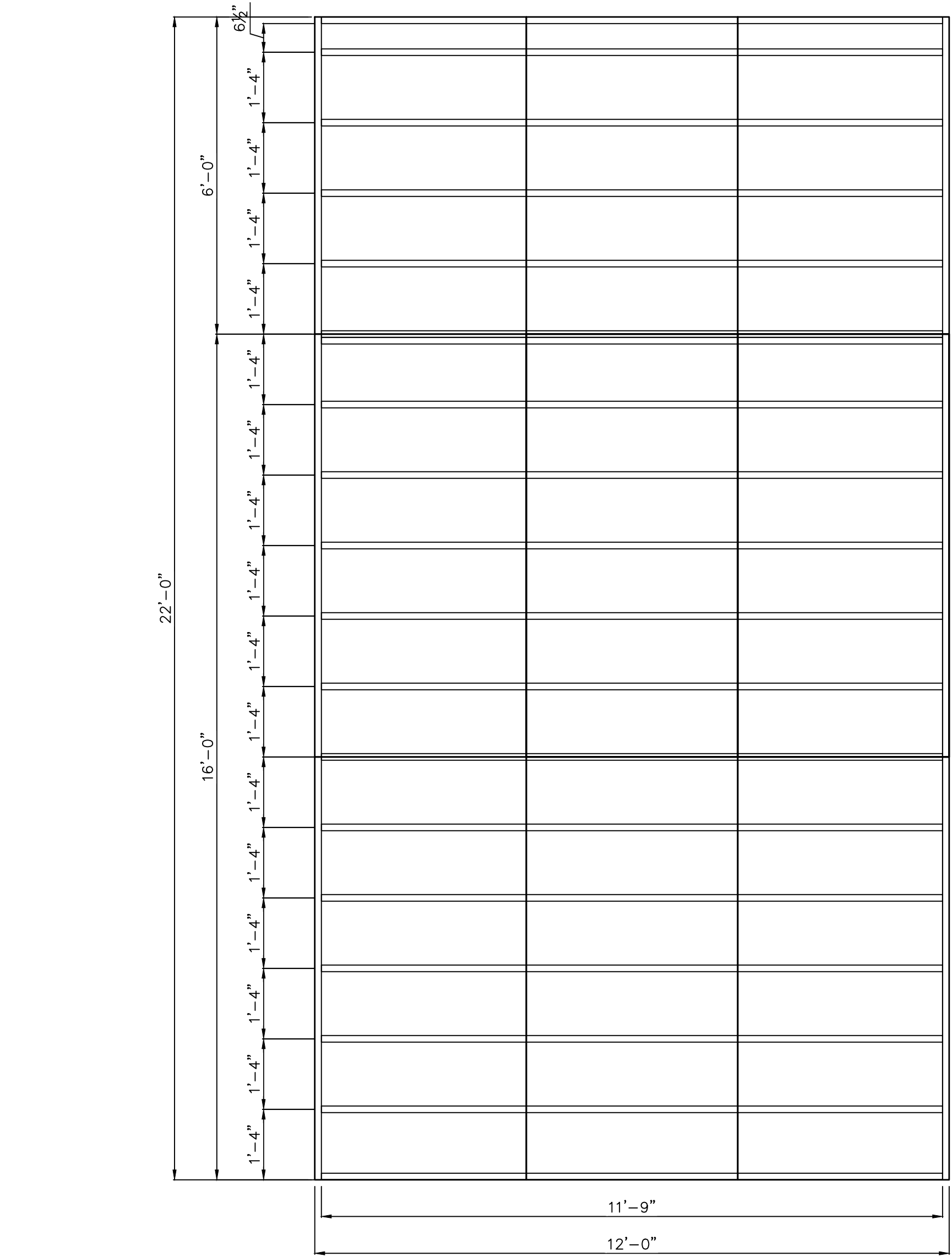
Narrative:

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.

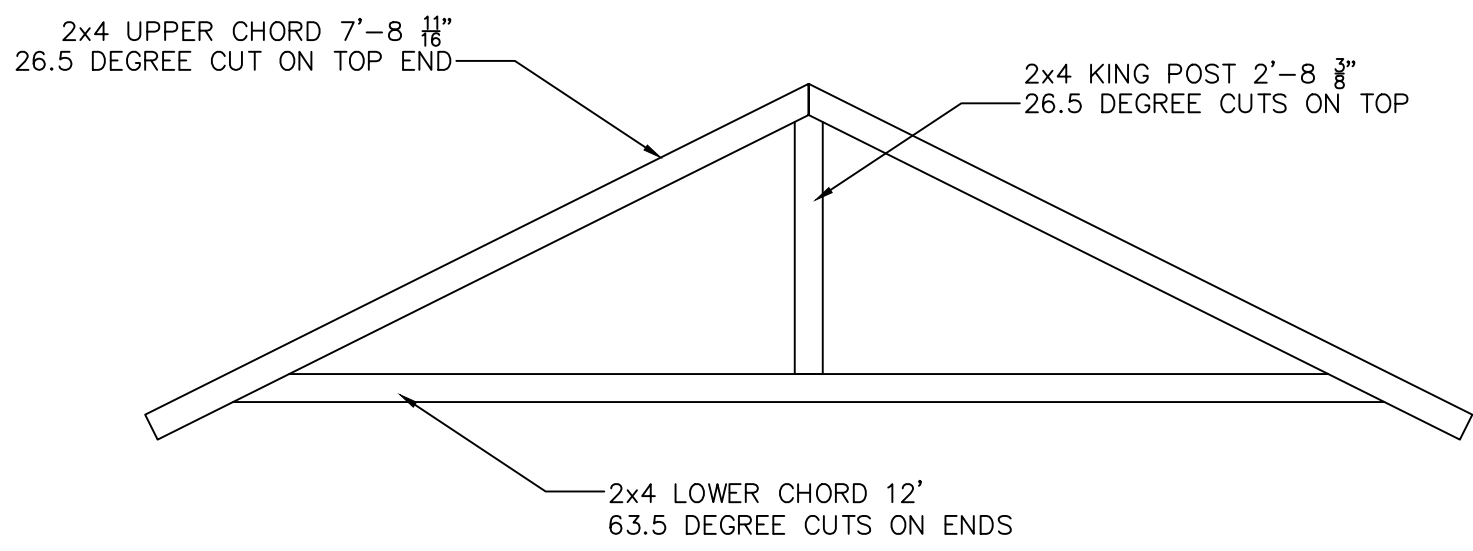




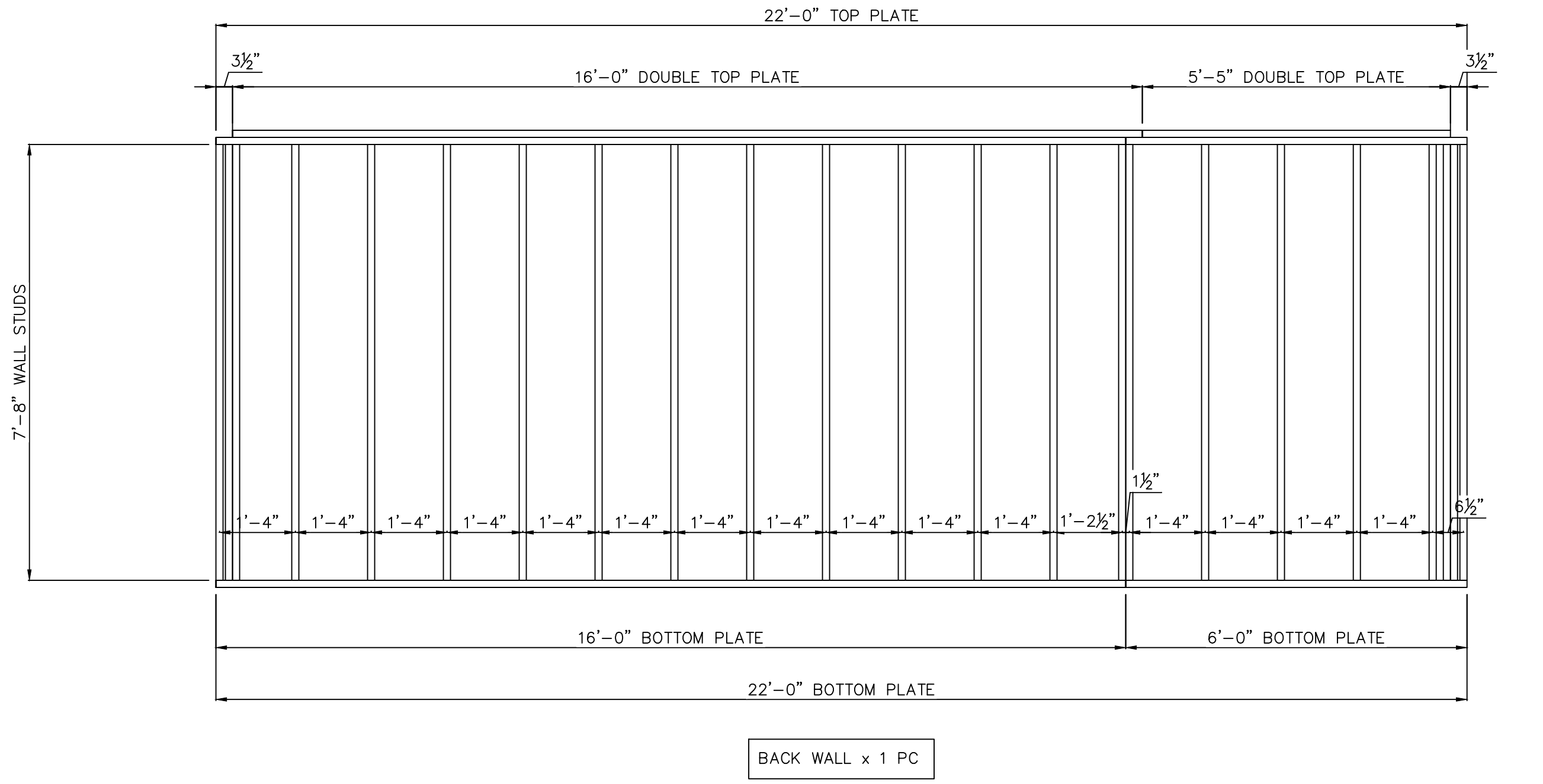
SIDE ELEVATION



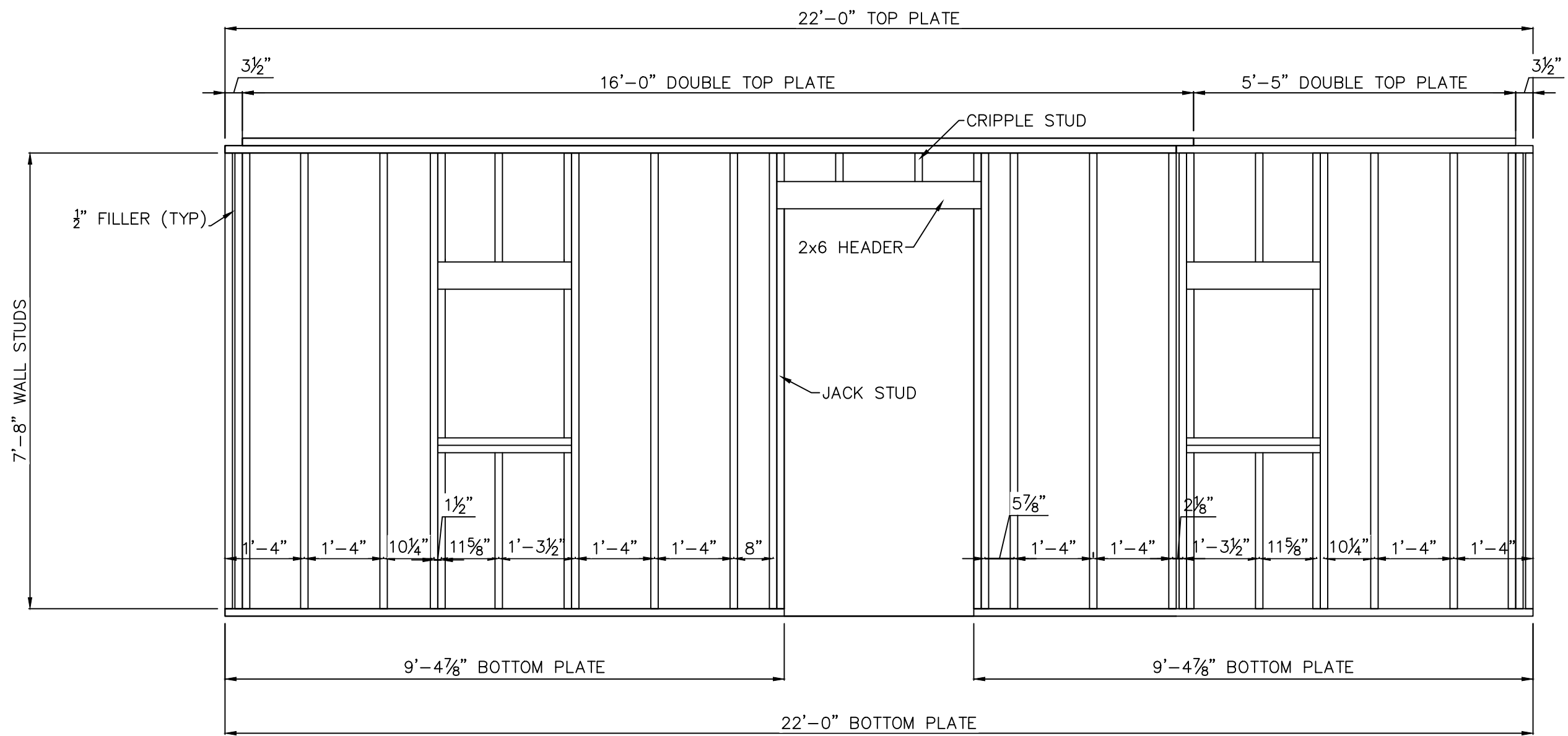
FLOOR JOIST LAYOUT



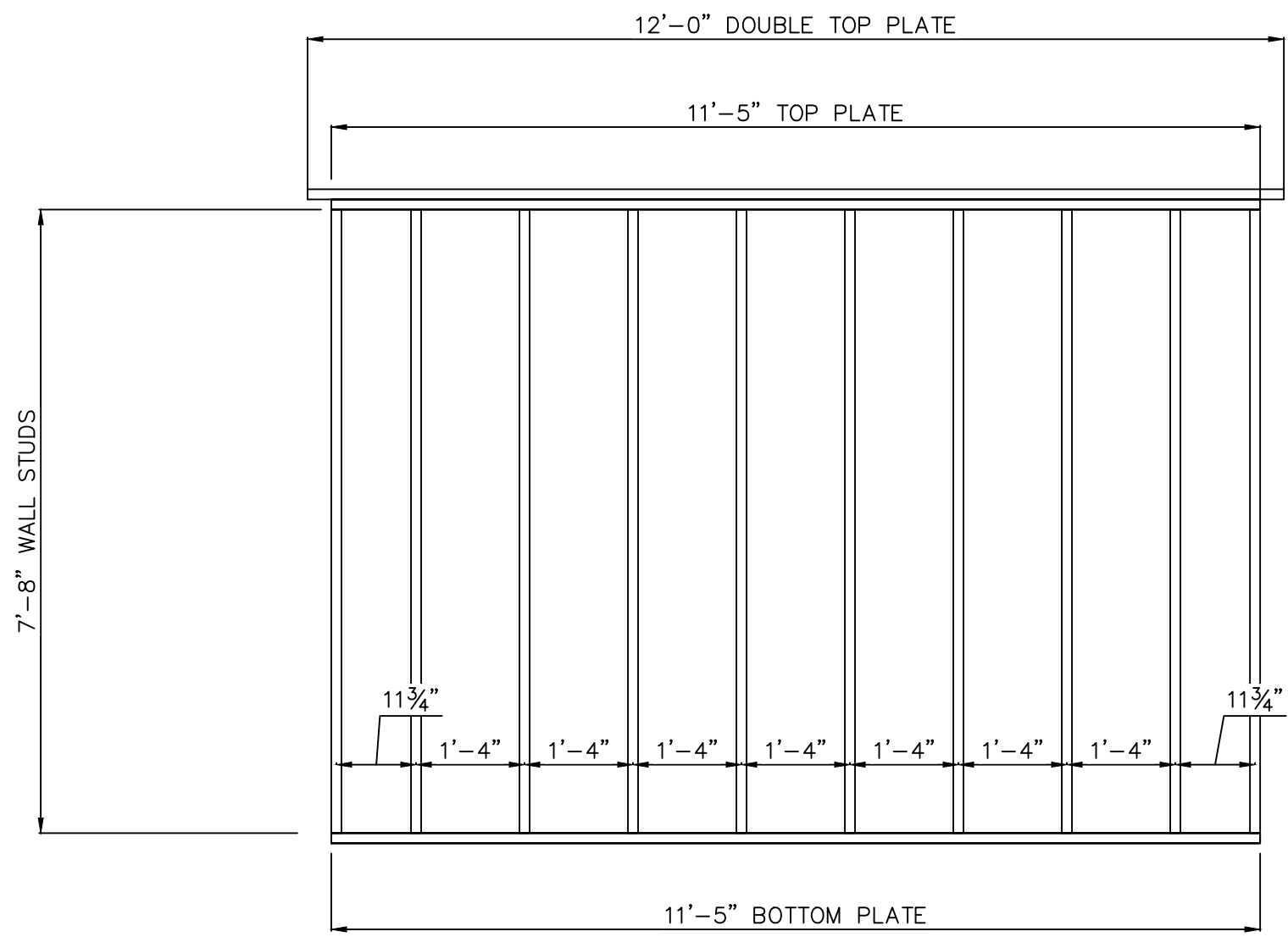
ROOF TRUSS x 21 PCS



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

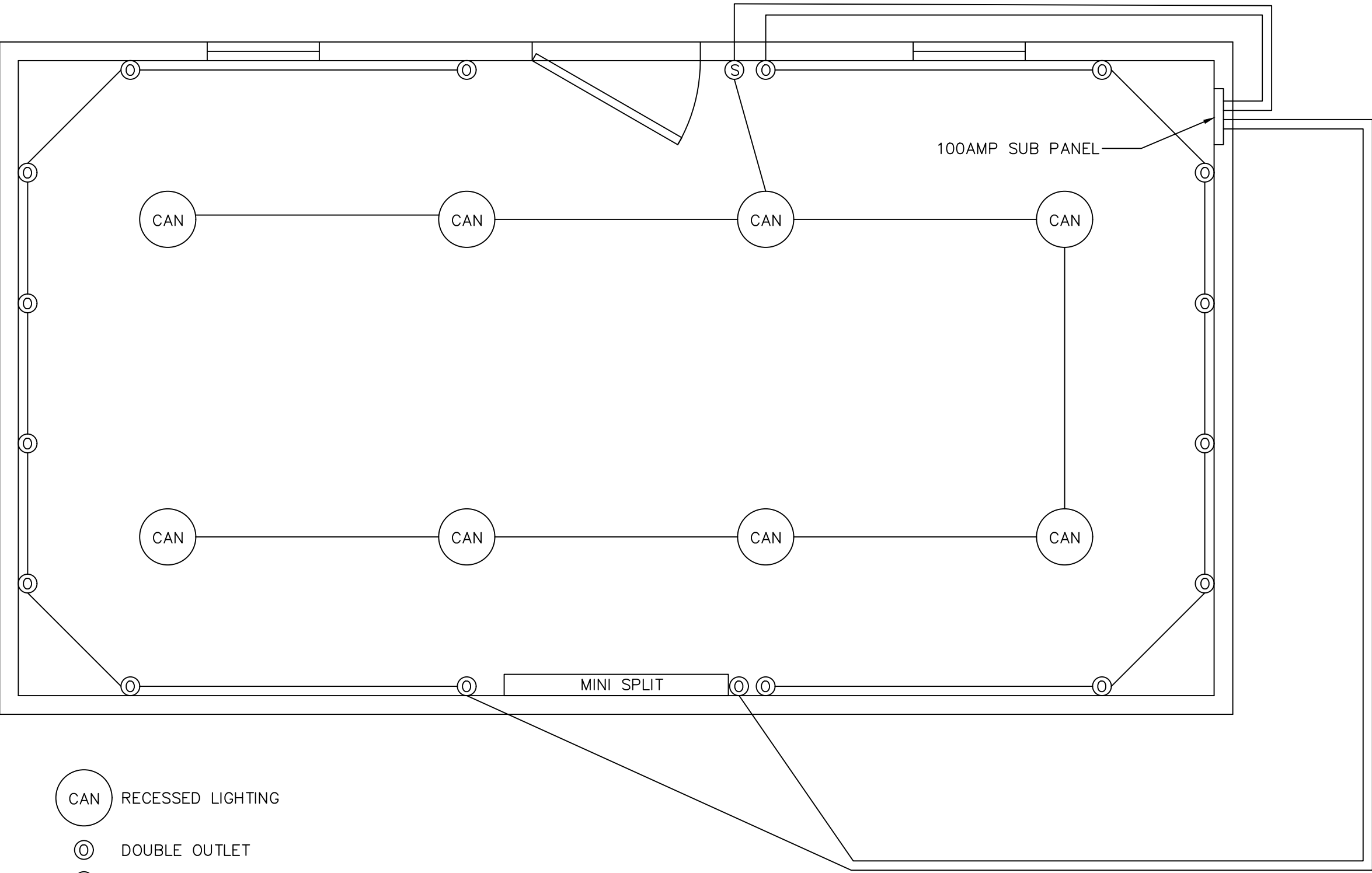
FLOOR JOIST = TREATED 2x6 @ 16" O.C.

FLOOR IS 3/4" OSB

STUDS = 2x4 @ 16" O.C.

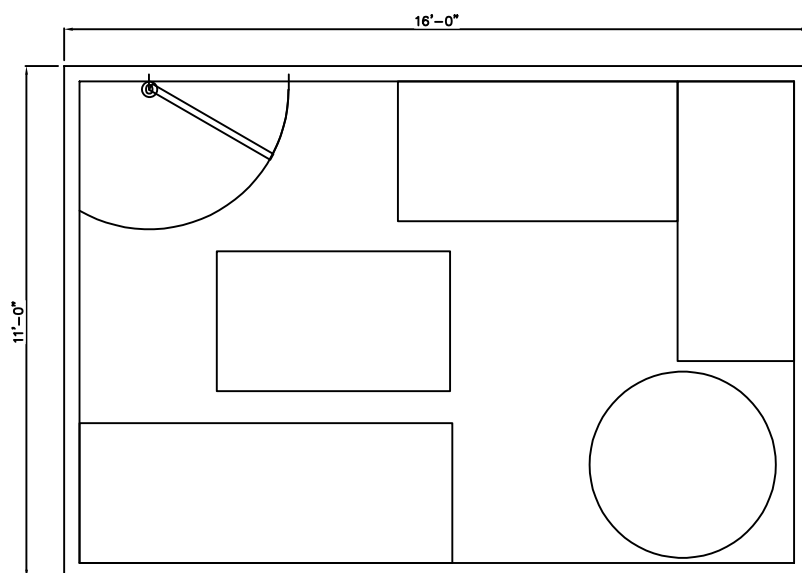
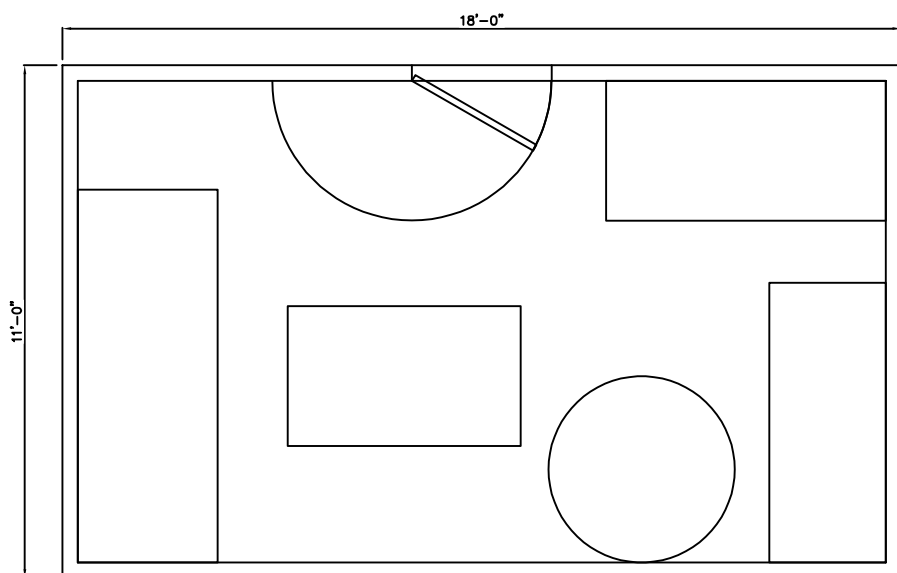
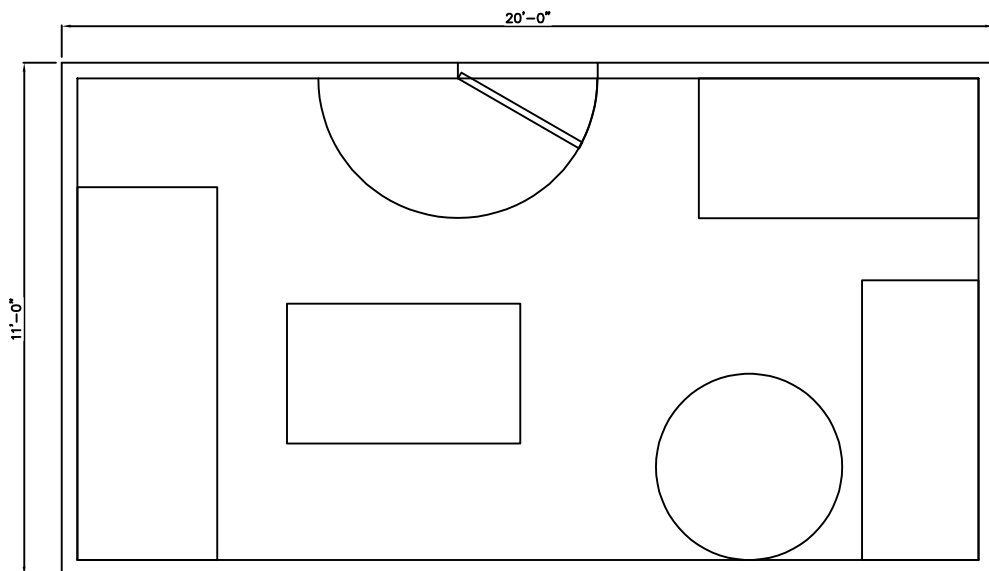
ROOF TRUSS = 2x4 @ 16" O.C.

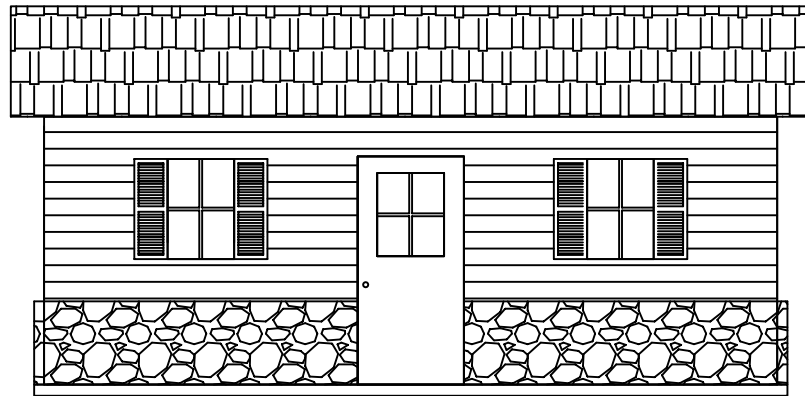
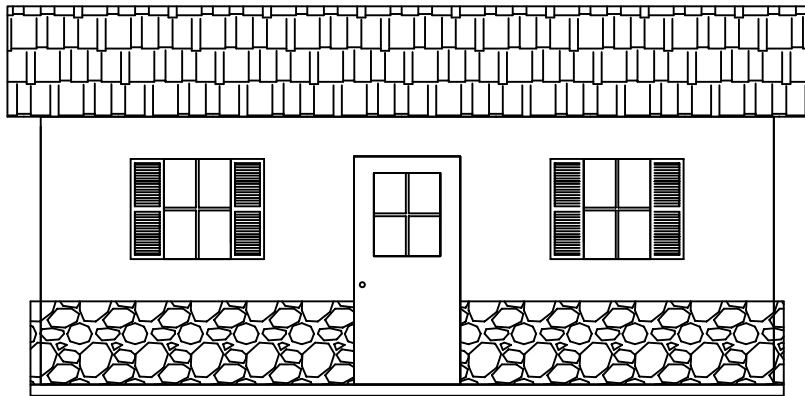
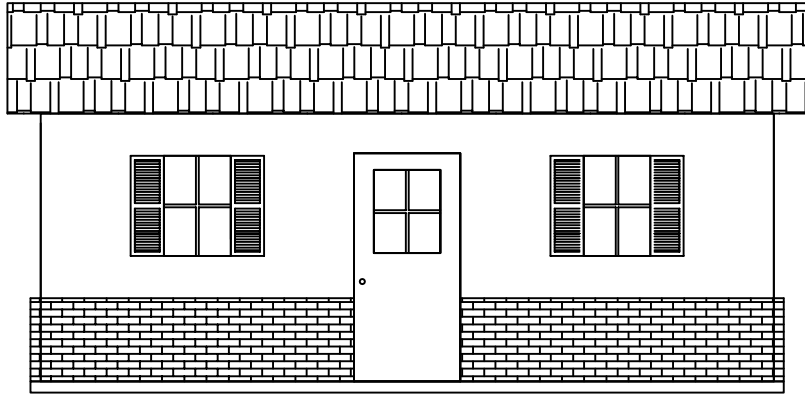
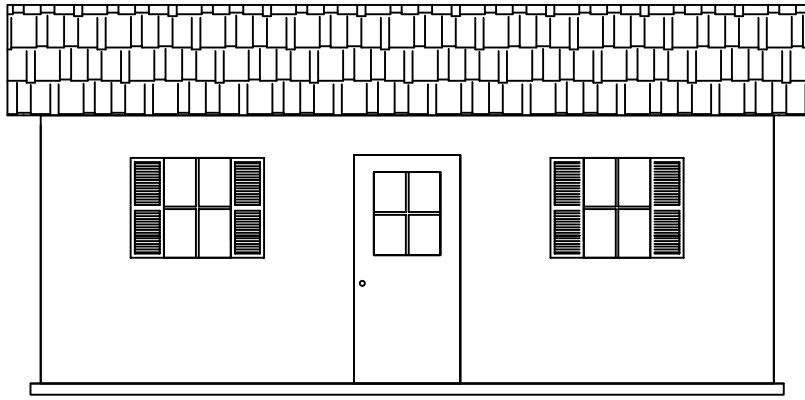
ROOF DECKING IS 1/2" OSB

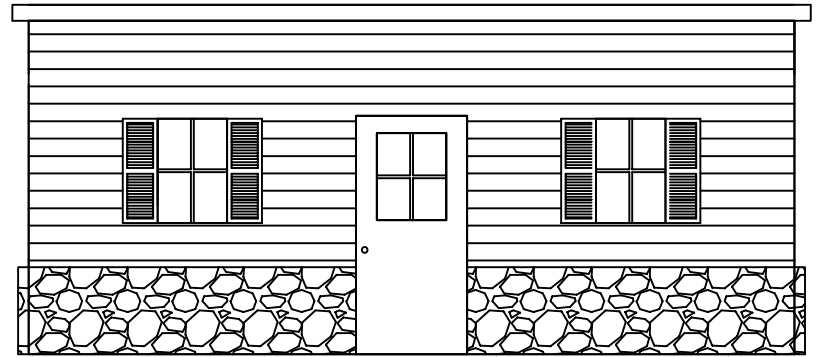
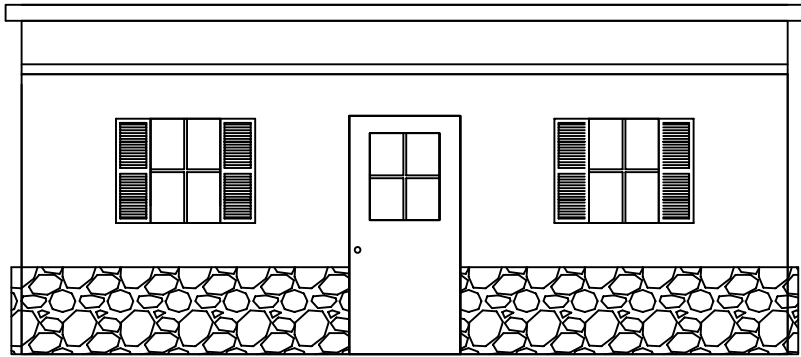
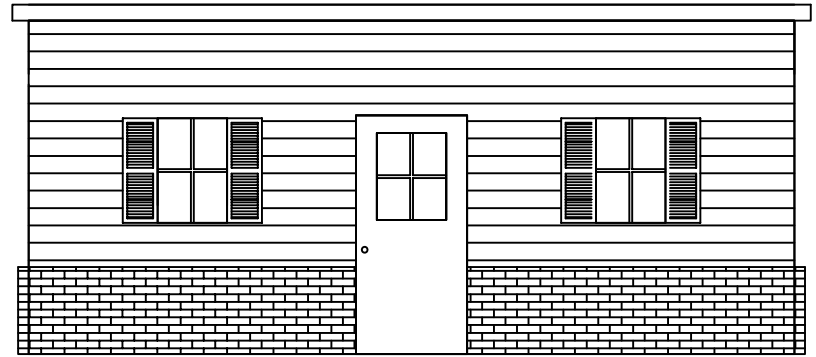
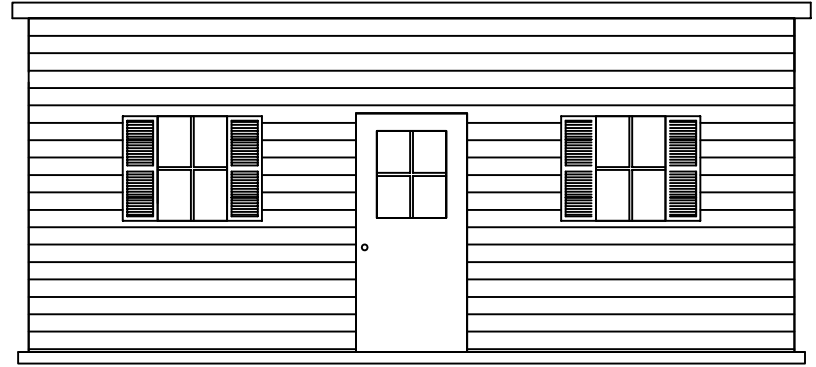
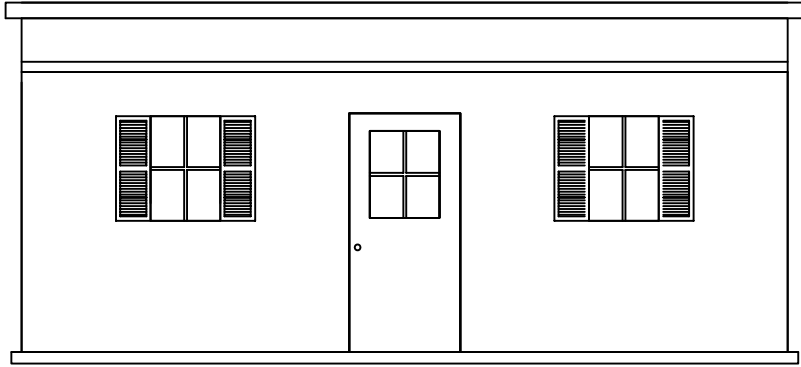


- CAN RECESSED LIGHTING
- O DOUBLE OUTLET
- S DIM LIGHT SWITCH

ELECTRICAL PLAN

















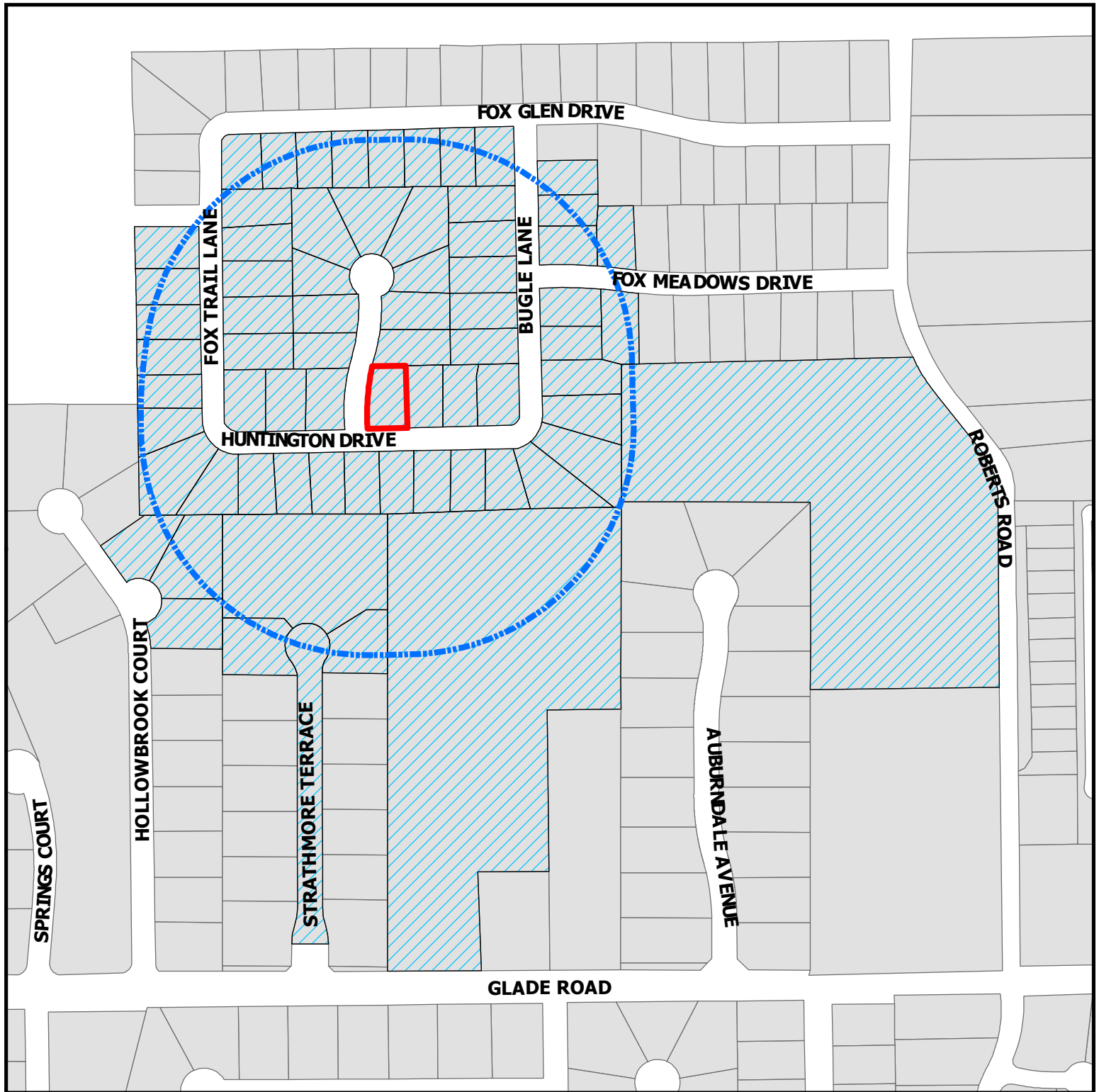








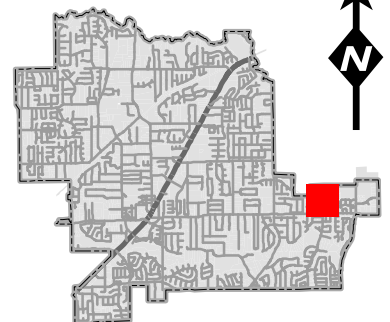
Notification Map



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
-  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

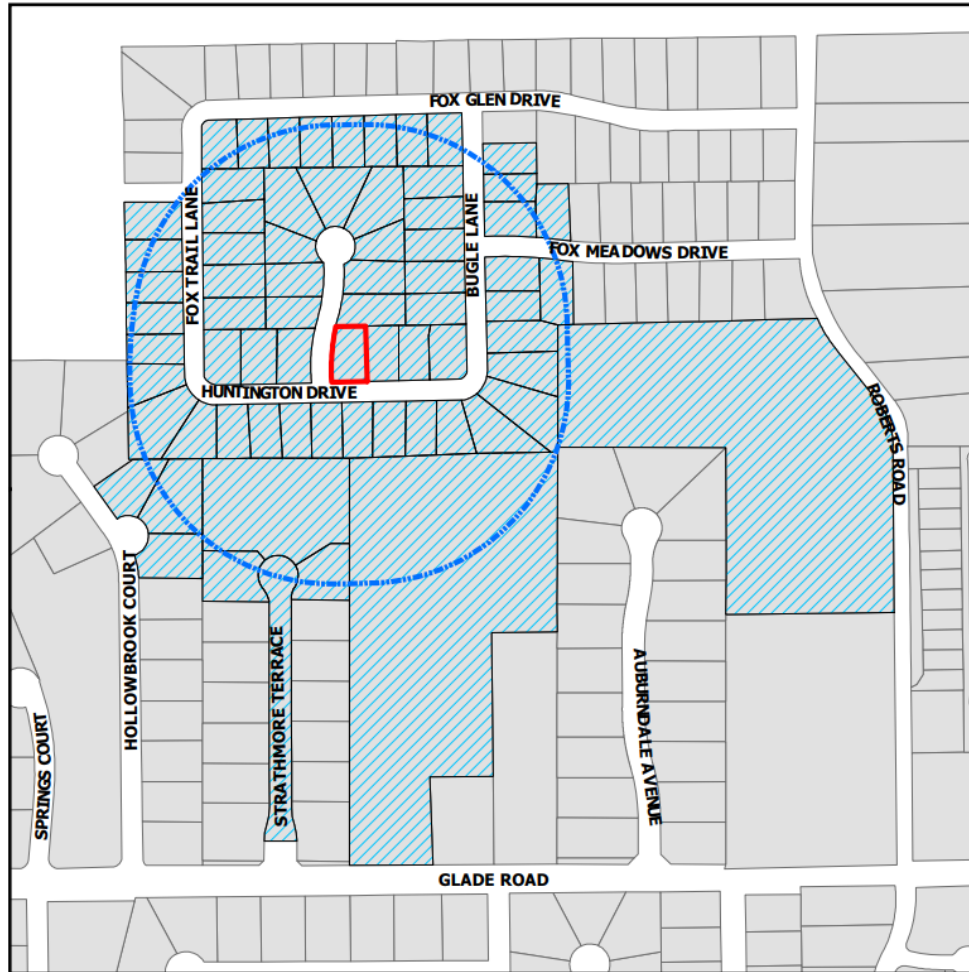
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

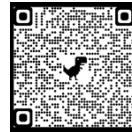
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034

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: Ben Bryner
Sent: Monday, August 15, 2022 7:57 AM
To: Dakari Hill
Subject: FW: 3307 Huntington Drive / Colleyville, TX 76034

FYI...

From: Brad Foster <[REDACTED]>
Sent: Sunday, August 14, 2022 3:00 PM
To: jreyf@colleyville.com; Ben Bryner <BBryner@colleyville.com>
Subject: 3307 Huntington Drive / Colleyville, TX 76034

Hi there,

I would like to voice my support for the permit being requested by this Owner. I've had the opportunity to view his plans as well as his backyard. I feel the Permit is warranted & I have NO problem with his Shed

If you want to call me I can be reached at (817) 793-5597

Thanks,

Brad Foster
5205 Bugle Ln, Colleyville, TX 76034
(817) 793-5597

Dakari Hill

From: Ben Bryner
Sent: Monday, August 15, 2022 7:58 AM
To: Jackie Reyff; Dakari Hill
Subject: FW: 3307 Huntington Dr zoning plan

FYI...

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

From: David Finley <[REDACTED]>
Sent: Sunday, August 14, 2022 3:24 PM
To: Ben Bryner <BBryner@colleyville.com>
Subject: 3307 Huntington Dr zoning plan

Mr. Bruner,

We fully support Mike's building plans as proposed. His plans appear to be of no detrimental consequence to the great neighborhood here .

Thanks

David & Hollie Finley
5205 Huntington Ct
Colleyville

Sent from my iPhone

Dakari Hill

From: Ben Bryner
Sent: Monday, August 15, 2022 7:58 AM
To: Jackie Reyff; Dakari Hill
Subject: FW: Case ZC22-032 / VC22-007

FYI...

From: Mike Johnston <[REDACTED]>
Sent: Monday, August 15, 2022 7:32 AM
To: jreyf@colleyville.com; Ben Bryner <BBryner@colleyville.com>
Subject: Case ZC22-032 / VC22-007

To the Planning and Zoning Commission and the City Council of Colleyville:

My wife and I have been residents of the Fox Meadows subdivision for over twenty-three years. We have no objection to the applicant request for an out-building on his property.

We are responding with our support for this case. The applicant is simply asking for a building on his property that coincides with the current and future workplace environment, which our culture has created. A more "work from home" culture is now the standard for many in the workplace. It conforms with the fact that many people must find a way to adapt to this new situation.

The building poses no threat to the Fox Meadows subdivision regarding "business" dealings, as it is well established that Mr. Johnson wishes no intrusion to the neighborhood that would, or even might, disrupt residential neighborhood life. There are no plans for business operations other than "office" type work. This work would bring no additional vehicles or people to the neighborhood regarding Mr. Johnson's business.

Thank you for your consideration.

Mike Johnston
[REDACTED]
5300 Bugle Ln
Colleyville, TX 76034

"Woe to those who call evil good and good evil, who put darkness for light and light for darkness, who put bitter for sweet and sweet for bitter.

Isaiah 5:20

Dakari Hill

From: Ben Bryner
Sent: Monday, August 15, 2022 11:07 AM
To: Jackie Reyff; Dakari Hill
Subject: FW: Case ZC22-032 / VC22-007 3307 Huntington Drive

From: Carolyn Nye <[REDACTED]>
Sent: Monday, August 15, 2022 11:06 AM
To: Ben Bryner <BBryner@colleyville.com>
Subject: Case ZC22-032 / VC22-007 3307 Huntington Drive

Greetings Mr. Bryner and the Planning Zoning Commission and City Council,

My name is Carolyn Nye and I am the across the street neighbor to Mike and Nicole Johnson. I'm writing to you in support of Mike's endeavor to build an office/shed in his backyard. Mike has been to our house twice to discuss the project and seek our approval to move forward without offending any neighbors. It seems as though the new building will provide a quiet place for Mike to professionally conduct his daily business without the sounds and disturbances of his family yet he will be close by to help with anything that may come up with his toddler twins. Mike and Nicole have done nothing but tastefully add to the beauty of their property and neighborhood since moving in and my husband and I fully support this new project.

Sincerely,
Carolyn Nye

Dakari Hill

From: Ben Bryner
Sent: Monday, August 15, 2022 4:25 PM
To: Jackie Reyff; Dakari Hill
Subject: FW: 3307 Huntington Drive Case ZC22-032 / VC22-007

From: david dahl <[REDACTED]>
Sent: Monday, August 15, 2022 4:24 PM
To: Jreyf@colleyville.com; Ben Bryner <BBryner@colleyville.com>
Subject: 3307 Huntington Drive Case ZC22-032 / VC22-007

David & Dionn Dahl 3301 Huntington Dr, Colleyville, TX 76034.

We have no problem with the proposed building behind the house of 3307 Huntington Drive. I do not feel this will have a negative impact on our or anyone's market value.

Feel free to reach out to us at [REDACTED].

Regards
David Dahl

Dakari Hill

From: Ben Bryner
Sent: Wednesday, August 17, 2022 7:59 AM
To: Jackie Reyff; Dakari Hill
Subject: FW: Cass ZC22-032/VC22-007

From: Brad Stubblefield <[REDACTED]>
Sent: Wednesday, August 17, 2022 7:39 AM
To: Ben Bryner <BBryner@colleyville.com>
Subject: Cass ZC22-032/VC22-007

Ben Bryner

This is in regards to the proposed updates for home at 3307 Huntington Drive Colleyville. I live in the cul-de-sac next to the back yard of the Johnson home. I have seen the plans for the detached office and where it will be located. The structure will be in their back yard behind a newly updated privacy fence and a row of trees which will restrict visibility of the structure except for the roof.

This is a young family that has done a great job in completely updating and renovating their home. Living next door to the Johnson's and seeing what they have done so far to their house, my wife and I have not issue with them adding this detached office space in their back yard.

Please feel free to contact me for any questions if needed.

Sincerely,
Brad Stubblefield

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 areas are labeled as PUD-R, AG, and PUD-R. A specific lot, 3307, is highlighted with a red rectangle.

LOT 34
388-202 / 37

RECORD S 89° 50' 53" E 71.52' 71.85'

FND CAPPED 1/2" IR MEAS. 5' UTILITY ESMT. 388-202/37

R = 924.15'
L = 26.78'

FND CAPPED 1/2" IR

3' UTILITY & PED. ESMT. 388-202/37

R = 200.00
L = 52.64'

29.1'

Water Flow

Sub Panel

POOL

POOL PUMP PAD

BRICK WALL

BRICK & FRAME RESIDENCE

A/C PAD

MEAS. N 00° 18' 03" W 60.05'

FND 1/2" IR

MEAS. S 89° 56' 30" W 85.02'

29.1'

21.0'

2.6'

56.5'

18.4'

12.8'

6.1'

8.1'

6.5'

6.0'

19.7'

25' B.L.

S 00° 12' 19" E 138.00'

RECORD

MEAS. (CONTROL) FND 1/2" IR

4

LOT 2
388-202 / 37

HUNTINGTON COURT

3307 HUNTINGTON DRIVE

DIRECTIONAL CONTROL LINE

SURVEYORS CERTIFICATION

	BOUNDARY LINE
	BUILDING
	OVERHEAD UTILITIES
	FENCE
	BRICK
	WOOD DECK
	CONCRETE

Purchaser

Purchaser

7-25-18

Date

STATE FIRM REGISTRATION NUMBER 10193797



SURVEY CAN BE UPDATED FOR DISCOUNTED PRICE

DRAWN BY: PW DATE: 6-29-2018

SURVEY ONLY VALID WITH ORIGINAL SIGNATURE

Exhibit “C” – Elevation

