



City of Colleyville Planning and Zoning Commission Worksession Agenda

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

Monday, March 27, 2023
6:15 PM

Executive Conference Room
Third Floor – City Hall

1. CALL TO ORDER

2. PRESENTATION AND DISCUSSION

- 2a** Presentation and discussion of a Zoning Change from PUD-C Planned Unit Development - Commercial to PUD-C Planned Unit Development - Commercial district, specifically for new commercial offices, for Lot 1, Block 1, San Bar Square Addition, located at 105 Cheek-Sparger Road, Case ZC23-006
- 2b** Presentation and discussion of a Special Use Permit for alcoholic beverage sales for on-premises consumption on a portion of Lot 23, Village at Colleyville Condos, located at 62 Main Street, Suite 100, Case ZC23-007
- 2c** Presentation and discussion of a Special Use Permit for a commercial accessory building on Lots 10 and 11, Block 1, Thompson Terraces Subdivision, located at 5100 Thompson Terrace, Case ZC23-008
- 2d** Presentation and discussion of a Zoning Change from AG Agricultural to R-30 Single Family Residential zoning district for Tract 1B1, 1C1, 1B2, and 1B3, Abstract 294, Robert Chowning Survey, located at 2417 Wilkes Drive, Case ZC23-009
- 2e** Presentation and discussion of a Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development - Residential zoning district for Tract 1B1, 1C1, 1B2, and 1B3, Abstract 294, Robert Chowning Survey, and Lot 1, Block 1, Cero Addition, located at 2417 Wilkes Drive and 6900 Pool Road, Case ZC23-010

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards March 24, 2023 by 5:00 p.m.



Dakari Hill
Planner

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

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

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



City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

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

Agenda Number 2a

Agenda Date 3/27/2023

Type Presentation and Discussion

Department Planning and Zoning Commission

Title

Presentation and discussion of a Zoning Change from PUD-C Planned Unit Development - Commercial to PUD-C Planned Unit Development - Commercial district, specifically for new commercial offices, for Lot 1, Block 1, San Bar Square Addition, located at 105 Cheek-Sparger Road, Case ZC23-006

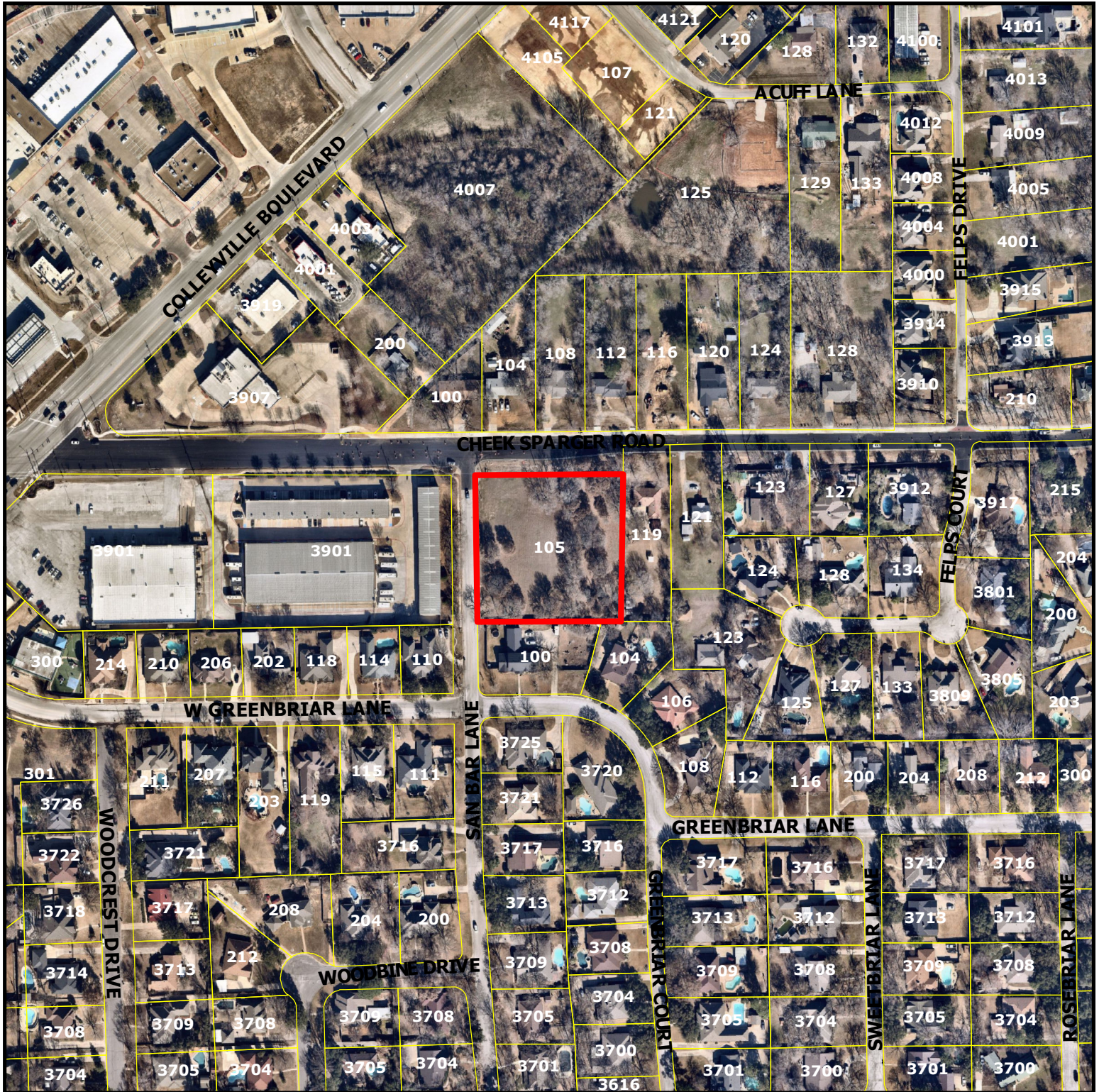
Explanation

Robert Johnson, the applicant, has submitted a request for a Zoning Change for Lot 1, Block 1, San Bar Square Addition, approximately 1.94 acres, and zoned PUD-C Planned Unit Development – Commercial. The request is to create a new PUD-C Planned Unit Development – Commercial ordinance specifically for new commercial offices with medical and general office uses.

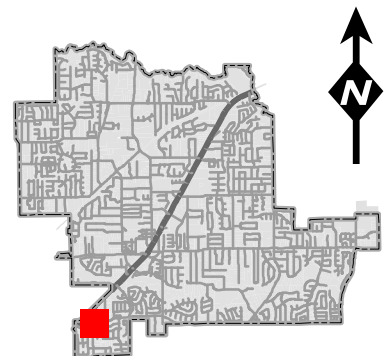
Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Site Plan
5. Floor Plan
6. Elevations 1
7. Elevations 2
8. Tree Survey

Aerial Map



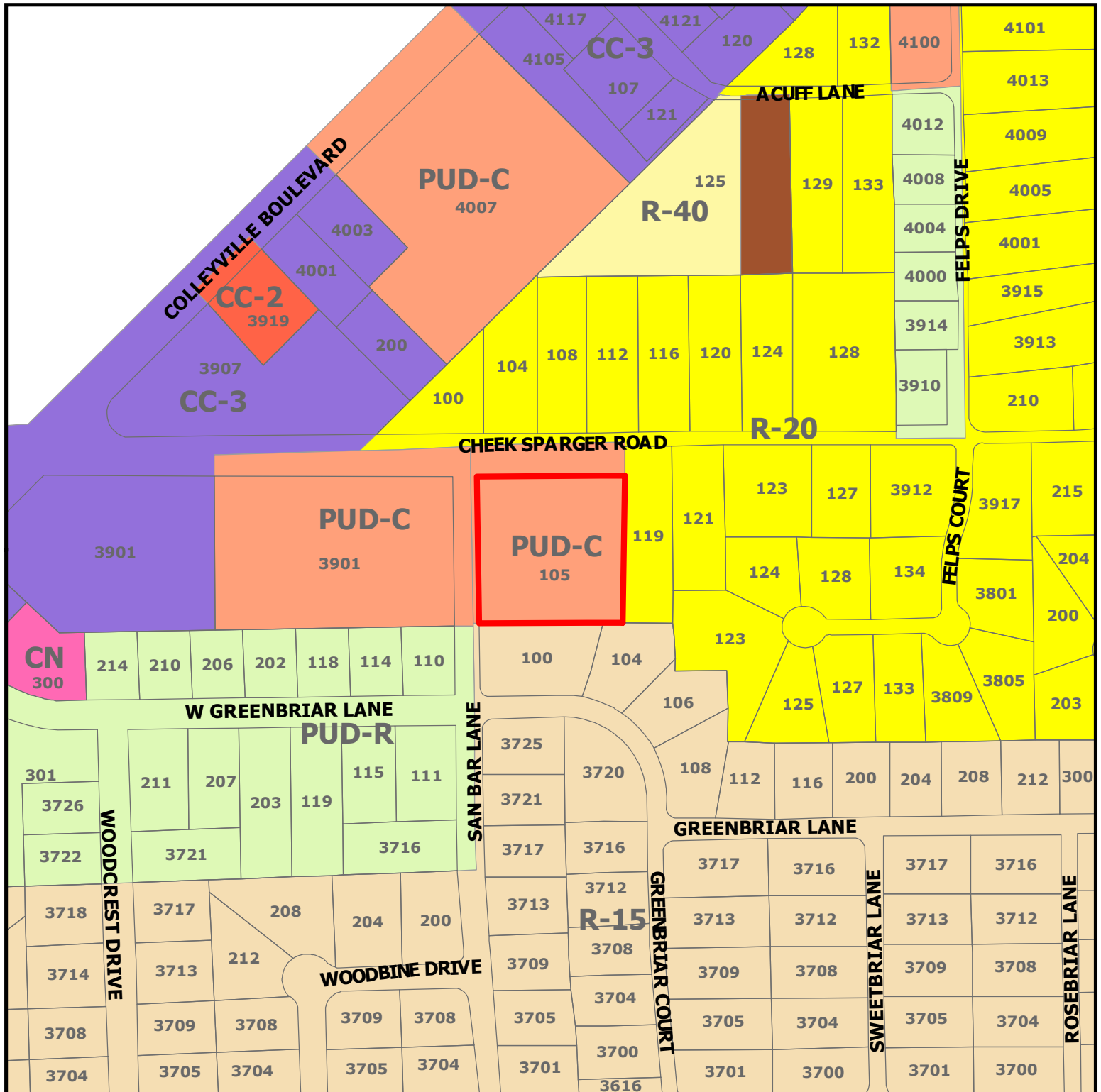
ZC23-006
105 Cheek-Sparger Road



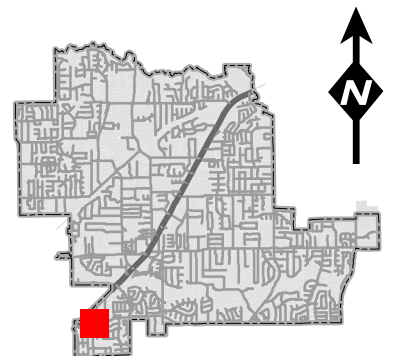
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 Subject Property

Zoning Map



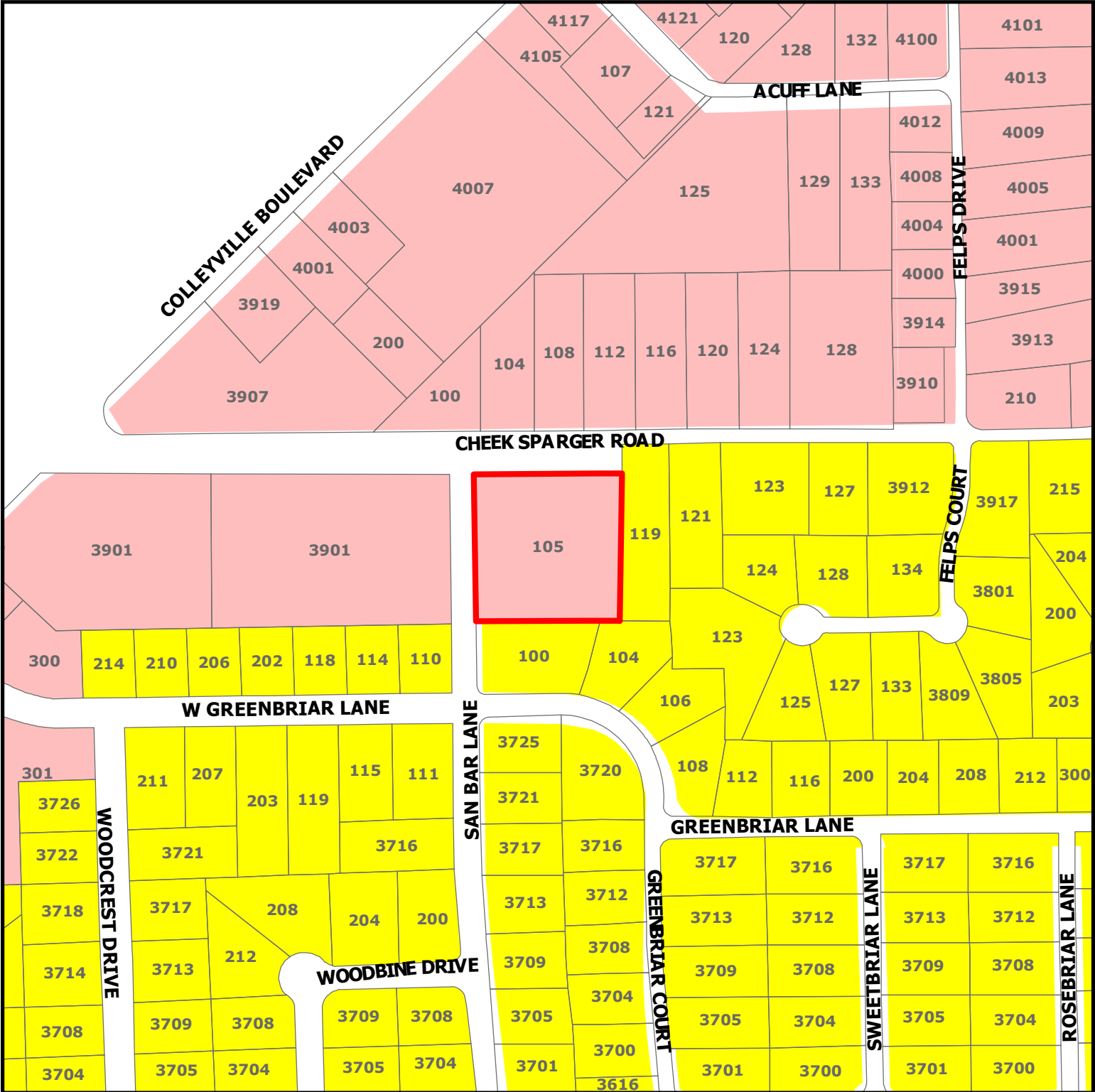
ZC23-006
105 Cheek-Sparger Road



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 Subject Property

Future Land Use Map

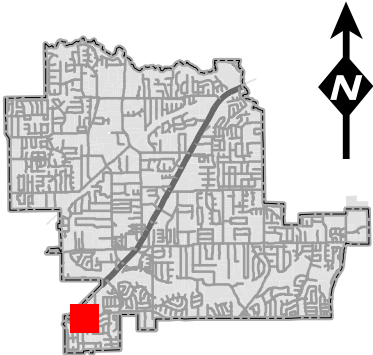


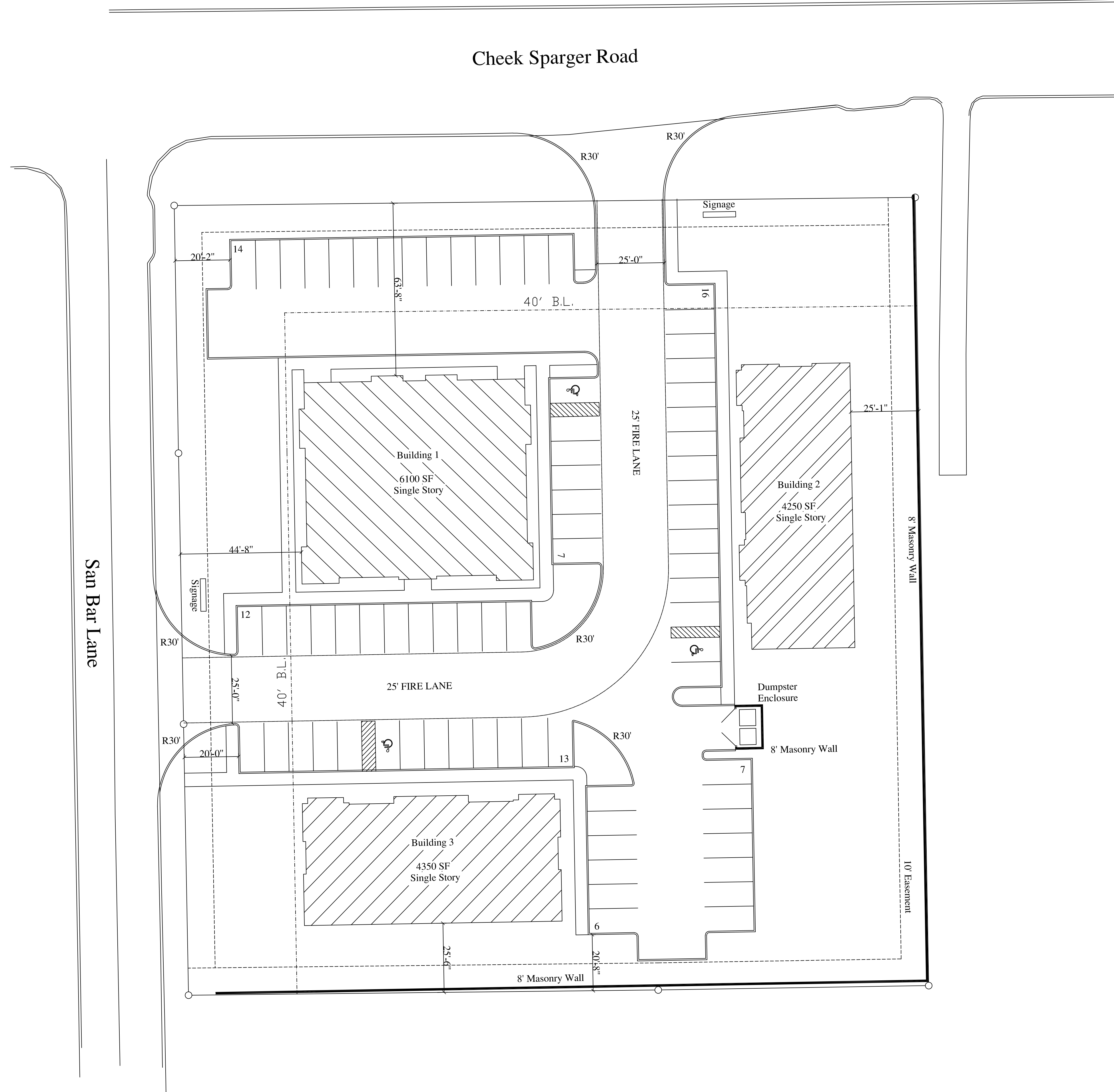
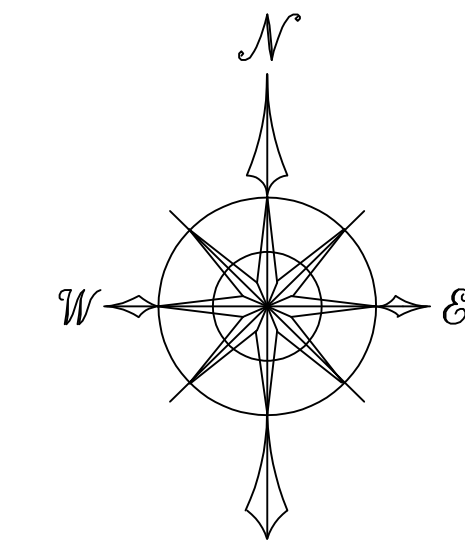
ZC23-006

105 Cheek-Sparger Road

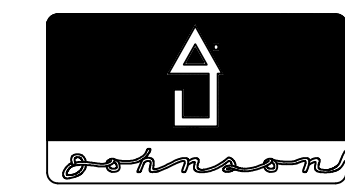
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-  Subject Property
-  Residential
-  Colleyville Blvd Corridor





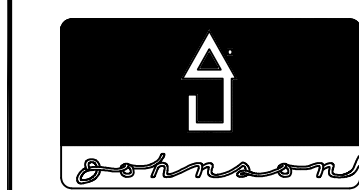
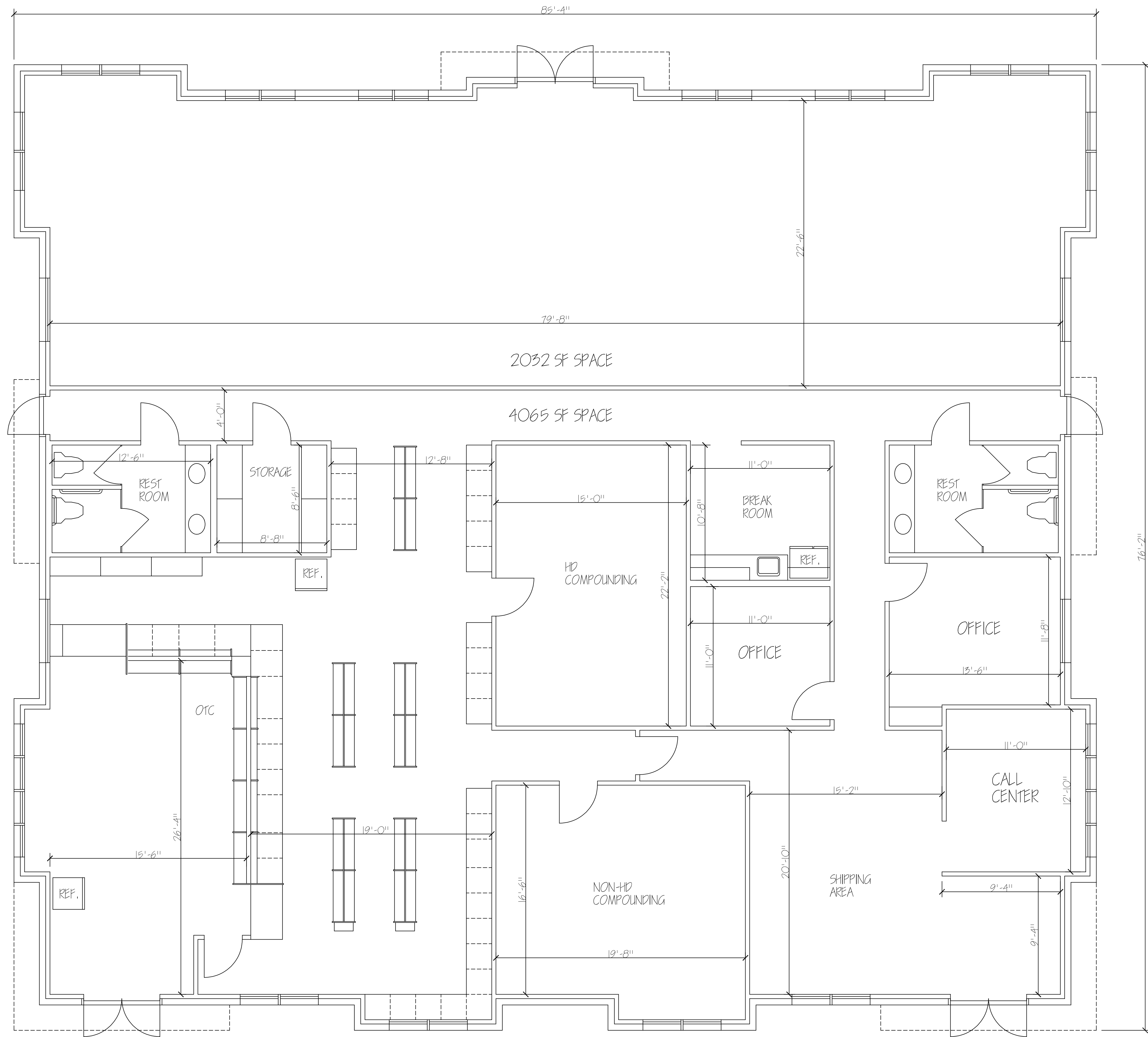
105 CHEEK SPARGER - LOT COVERAGE %						
TOTAL LOT FOOTAGE	BUILDING SF	BUILDING %	PAVING SF	PAVING %	GREEN SPACE	GREEN SPACE %
79492 SF	14700	18.5 %	92265	40.6 %	92529	40.9 %



Robert Johnson Designs
845 ENTERPRISE PLACE - SUITE B
SOUTHLAKE, TEXAS 76092
(817) 251-4646

105 Cheek-Sparger Rd.

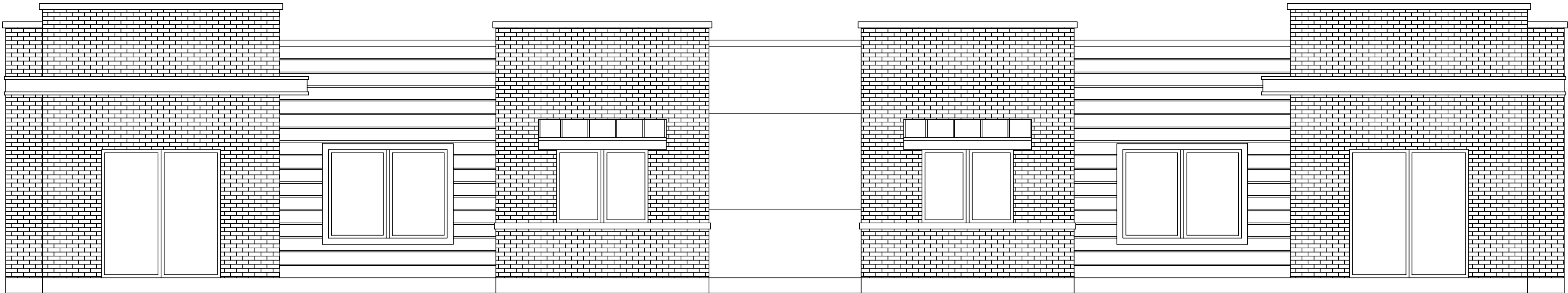
SCALE:	AS SHOWN	Office Park	Site Plan
DATE:	02 March 23		



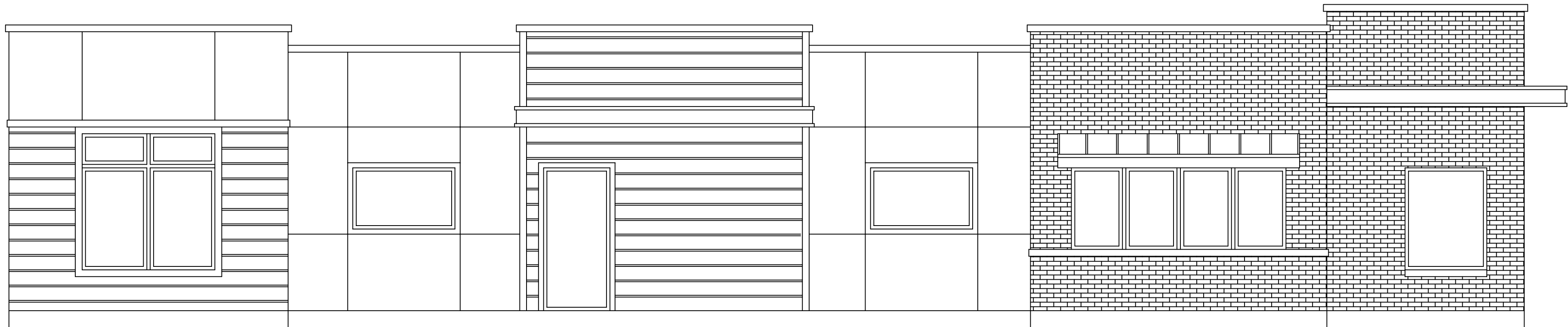
Robert Johnson Designs
845 ENTERPRISE PLACE - SUITE B
SOUTHLAKE, TEXAS 76092
(817) 251-4646

105 Cheek-Sparger Rd.

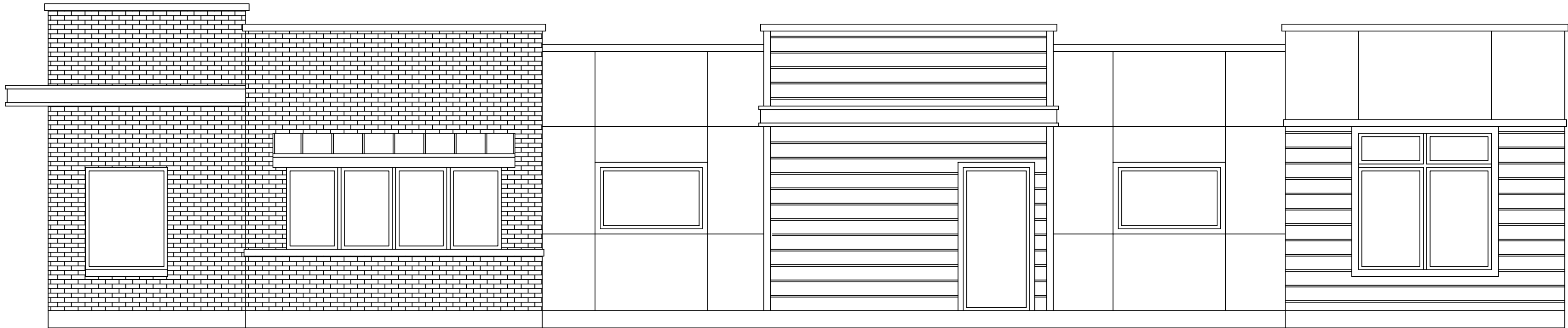
SCALE:	NTS	PLAN #:	PAGE:
DATE:	02 March 23	Office Park	Building 1 Floor Plan



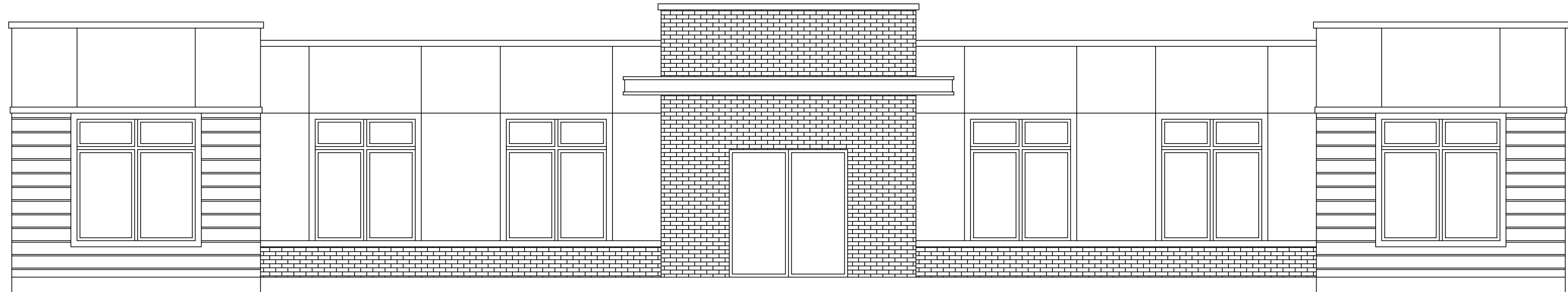
North Elevation



East Elevation



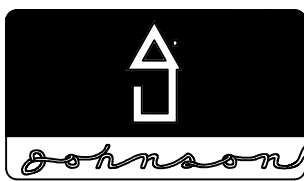
West Elevation



South Elevation

105 CHEEK SPARGER - BUILDING ONE									
ELEVATION	GLAZING	MASONRY	STUCCO	MASONRY SING.	TOTAL	% GLAZING	% MASONRY	% STUCCO	% MASONRY SING.
NORTH	194	808	106	238	1346	14.4 %	60.0 %	7.9 %	17.7 %
SOUTH	288	264	460	194	1206	23.9 %	21.9 %	38.1 %	16.1 %
EAST	160	333	318	249	1060	15.1 %	31.4 %	30.0 %	23.5 %
WEST	160	333	318	249	1060	15.1 %	31.4 %	30.0 %	23.5 %
GROSS AREA	802	1738	1202	930	4672	17.2 %	37.2 %	25.7 %	19.9 %

NOTE : THE SQUARE FOOTAGE CALCULATIONS ABOVE ARE APPROXIMATE



Robert Johnson Designs
845 ENTERPRISE PLACE - SUITE B
SOUTHLAKE, TEXAS 76092
(817) 251-4646

105 Cheek-Sparger Rd.

SCALE:	NTS	PLAN #:	Office Park	Building 1 Elevations
DATE:	02 March 23			

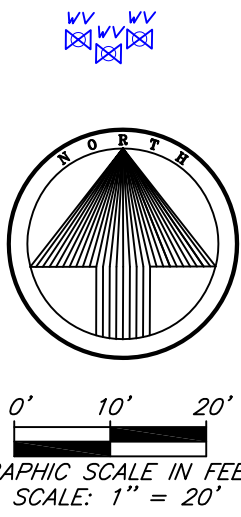


West Elevation - Building 2



North Elevation - Building 3

Z:\MBO_RPLS7\105 Cheek Sparger Rd\Working Trees Survey.dwg modified by RPLS7 at Mar 01, 2023 - 8:42am



Bearings are based on NAD 83,
North Central Texas Zone 4202.

Cheek Sparger Road

San Bar Lane

Lot 1
Block 2

San Bar Square
Vol.388-203,Pg.69
PRTCT

James H. Bevill &
Claudia M. Bevill
D217297591
OPRTCT

NOTE: THIS LAND SURVEY DRAWING IS PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES & NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED TO COPY THIS SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THIS ORIGINAL TRANSACTION.

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I prepared this drawing from an actual and accurate survey of the land per the rules and regulations of the Texas Board of Professional Engineers & Land Surveyors

Michael B H Davis, Registered Professional Land Surveyor
Texas Resignation Number 5094 - Signed March 1, 2023
Firm Registration Certificate Number: 10135300



LEGEND			
	SANITARY SEWER CLEANOUT		POWER POLE
	SANITARY SEWER MANHOLE		ELECT. TRANSFORMER
	FIRE HYDRANT		PROPERTY LINE
	WATER VALVE		CAPPED IRON ROD FOUND as Noted
	WATER METER		OVER HEAD POWERLINE
	BACK FLOW VALVE		CABLE TV BOX
	IRRIGATION CONTROL VALVE		DEED RECORDS TARRANT COUNTY, TEXAS
	GAS METER		TELEPHONE PEDESTAL
	DUMPSTER		SIGN AS DESCRIBED
			FIRE LANE STRIPING
			Critical Root Zone

505 13"Blackjack Oak
506 11"Blackjack Oak
507 10"Blackjack Oak
508 10"Blackjack Oak
509 9"Blackjack Oak
510 14"Blackjack Oak
511 10"Blackjack Oak
513 18"Post Oak*
515 6"Blackjack Oak
516 8"Blackjack Oak
517 9"Post Oak
518 7"Blackjack Oak
519 8"Blackjack Oak
520 10"Blackjack Oak
521 12"Blackjack Oak
522 11"Blackjack Oak
523 7"Blackjack Oak
524 7"Blackjack Oak
525 9"Blackjack Oak
526 12"Blackjack Oak
527 9"Blackjack Oak
528 11"Blackjack Oak
529 16"Burr Oak
530 17"Post Oak
531 15"Post Oak
532 26"Post Oak*
533 15"Post Oak*
534 14"Blackjack Oak
535 14"Blackjack Oak
536 14"Blackjack Oak
537 12"Blackjack Oak
538 22"Blackjack Oak*
539 13"Blackjack Oak
541 8"Post Oak
542 11"Burr Oak
543 6"Burr Oak
544 11"Post Oak
545 10"Blackjack Oak
549 12"Post Oak
550 11"Post Oak
551 9"Blackjack Oak
553 13"Blackjack Oak
554 21"Blackjack Oak*
555 12"Post Oak
556 10"Post Oak
557 12"Post Oak
558 11"Blackjack Oak
559 12"Post Oak
560 13"Post Oak
561 13"Blackjack Oak

562 11"Post Oak
563 14"Blackjack Oak
564 11"Post Oak
565 19"Blackjack Oak*
567 10"Post Oak
568 12"Blackjack Oak
569 10"Blackjack Oak
570 7"Blackjack Oak
571 16"Blackjack Oak*
572 8"Blackjack Oak
573 8"Blackjack Oak
574 14"Post Oak
575 24"Elm
576 15"Elm
577 20"Elm
578 18"Elm
579 10"Blackjack Oak
580 6"Post Oak
581 8"Post Oak
582 7"Post Oak
583 14"Blackjack Oak
584 12"Blackjack Oak
585 14"Blackjack Oak
586 12"Post Oak
587 11"Blackjack Oak
588 11"Blackjack Oak
589 15"Blackjack Oak*
590 11"Blackjack Oak
591 14"Blackjack Oak
592 15"Blackjack Oak*
593 16"Post Oak*
594 13"Pecan
595 10"Pecan
596 8"Pecan
597 13"Pecan
598 11"Pecan
599 12"Pecan
600 10"Post Oak
601 7"Post Oak
602 6"Pecan
603 13"Blackjack Oak
604 11"Post Oak
605 16"Blackjack Oak*
606 8"Blackjack Oak
607 15"Blackjack Oak*
* Heritage Tree

TREE SURVEY

Lot 1, Block 2
San Bar Square
an addition to the
City of Colleyville, Texas
recorded in
Volume 388-203, Page 69
Plat Records, Tarrant County, Texas
105 Cheek Sparger Road

Field Surveyed: January 18, 2023 Sheet 1 of 1



City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

City Hall
100 Main Street
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www.colleyville.com

Agenda Number 2b

Agenda Date 3/27/2023

Type Presentation and Discussion

Department Planning and Zoning Commission

Title

Presentation and discussion of a Special Use Permit for alcoholic beverage sales for on-premises consumption on a portion of Lot 23, Village at Colleyville Condos, located at 62 Main Street, Suite 100, Case ZC23-007

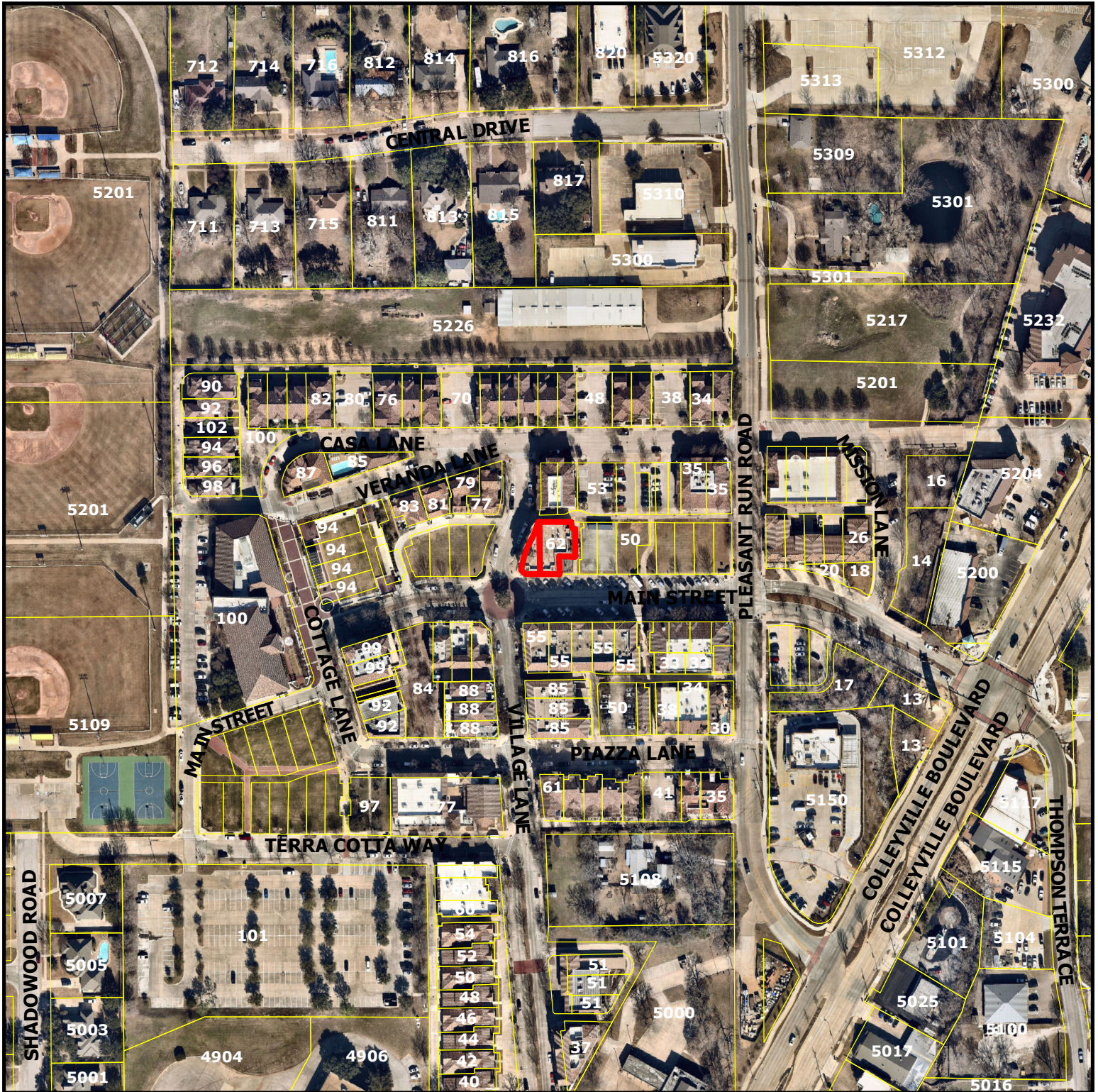
Explanation

Marta Lopez de Aguilar, the applicant, has submitted a request for a SUP for alcohol sales on a portion of Lot 23, Village at Colleyville Condos, approximately 0.12 acres, and zoned PUD-C Planned Unit Development – Commercial. The request is for the ability to sell alcohol at a new business, La Penela.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives

Aerial Map



ZC23-007

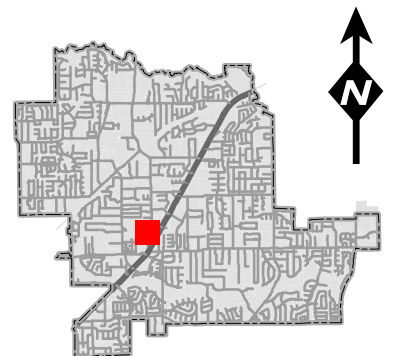
62 Main Street, Suite 100

DISCLAIMER:

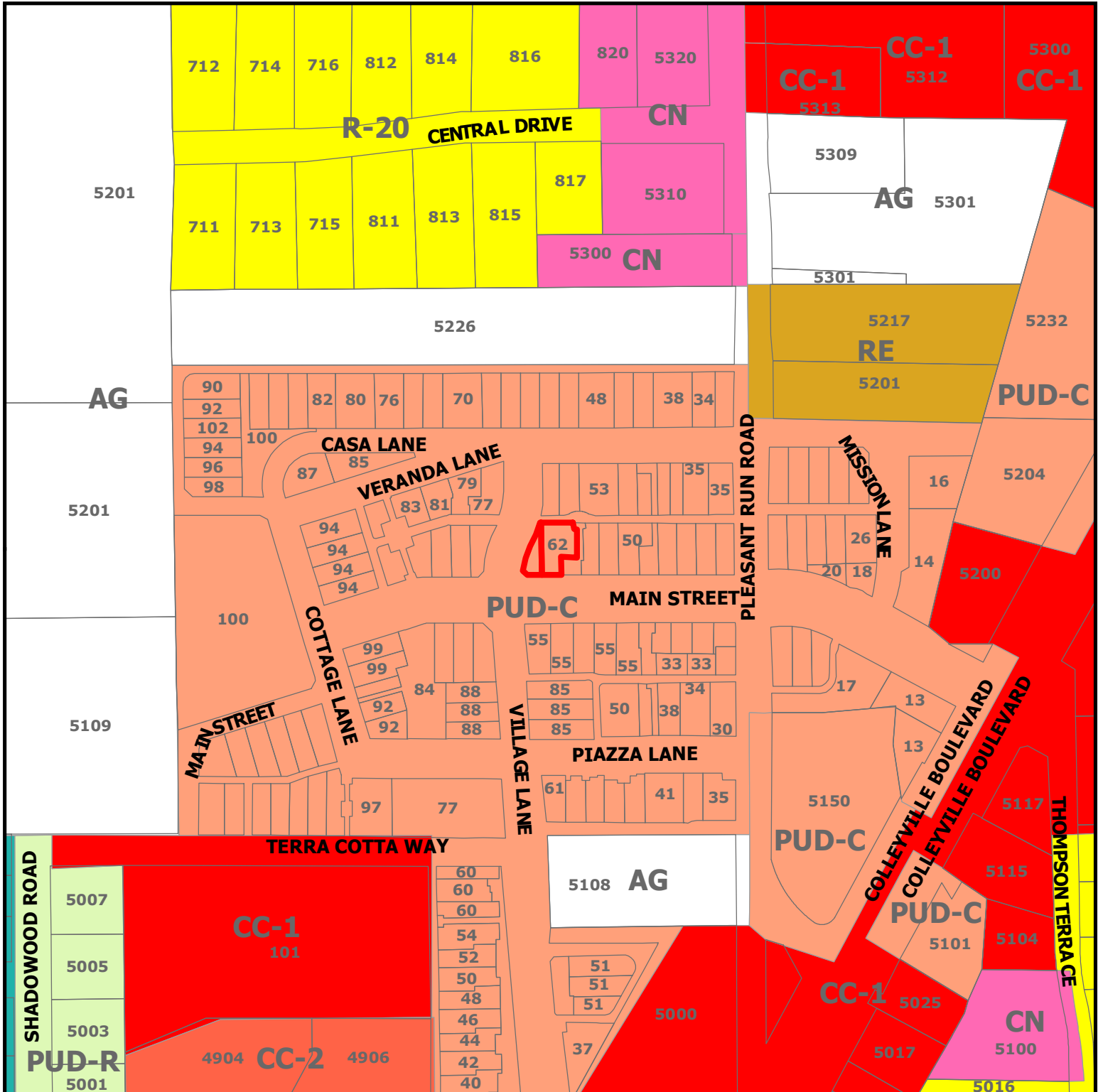
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Subject Property



Zoning Map



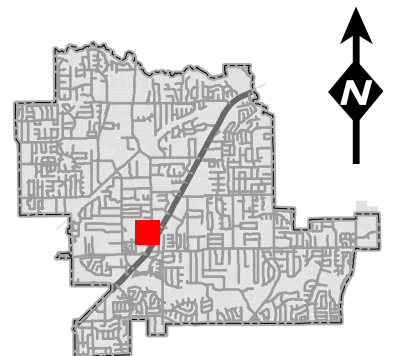
ZC23-007

62 Main Street, Suite 100



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 Subject Property



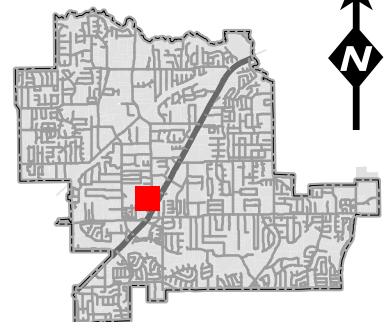
Future Land Use Map



ZC23-007

62 Main Street, Suite 100

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



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STATEMENT OF PLANNING OBJECTIVES

Bocaleon Texas LLC d/b/a La Penela was formed as a limited liability company on January 24, 2022. Francisco Javier Simon Barallobre is the owner of the Company and he is also the owner and CEO of a business group that has several restaurants in Spain and France. The Simon Barallobre family opened its first restaurant in 1989 in La Coruña, Galicia, a region in northwestern Spain. Since then, La Penela expanded its operations throughout the country and abroad, maintaining its standards of quality and providing its customers the same experience regardless of the location of the restaurant. Now, La Penela operates in the cities of La Coruña, Madrid, Barcelona and Paris. La Penela always look for special and charming locations to open its restaurants. Its most emblematic restaurants are located in pazos, a type of historic building typical of Galicia with old gardens that belonged to ancient and noble families in the past, especially during the 17th and 18th centuries. All its restaurants can be viewed at www.lapenela.com

The business group now intends to expand its reach with the opening of its first restaurant in the United States. To do so, it has acquired the premises located at 62 Main Street, Suite 100, in Colleyville. For months we have been looking for a location that would be on par with the rest of the restaurants in our group and when we saw Colleyville we knew we had found the perfect place.

Our plan is to open a restaurant that will offer traditional food from Spain, especially from the region of Galicia: tapas, meat, fish and desserts and we will also offer beer, cocktails and premium wines. For this reason, we are applying for a Special Use Permit for the sale of beer, wine and liquor from the city of Colleyville.



City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

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

Agenda Number 2c

Agenda Date 3/27/2023

Type Presentation and Discussion

Department Planning and Zoning Commission

Title

Presentation and discussion of a Special Use Permit for a commercial accessory building on Lots 10 and 11, Block 1, Thompson Terraces Subdivision, located at 5100 Thompson Terrace, Case ZC23-008

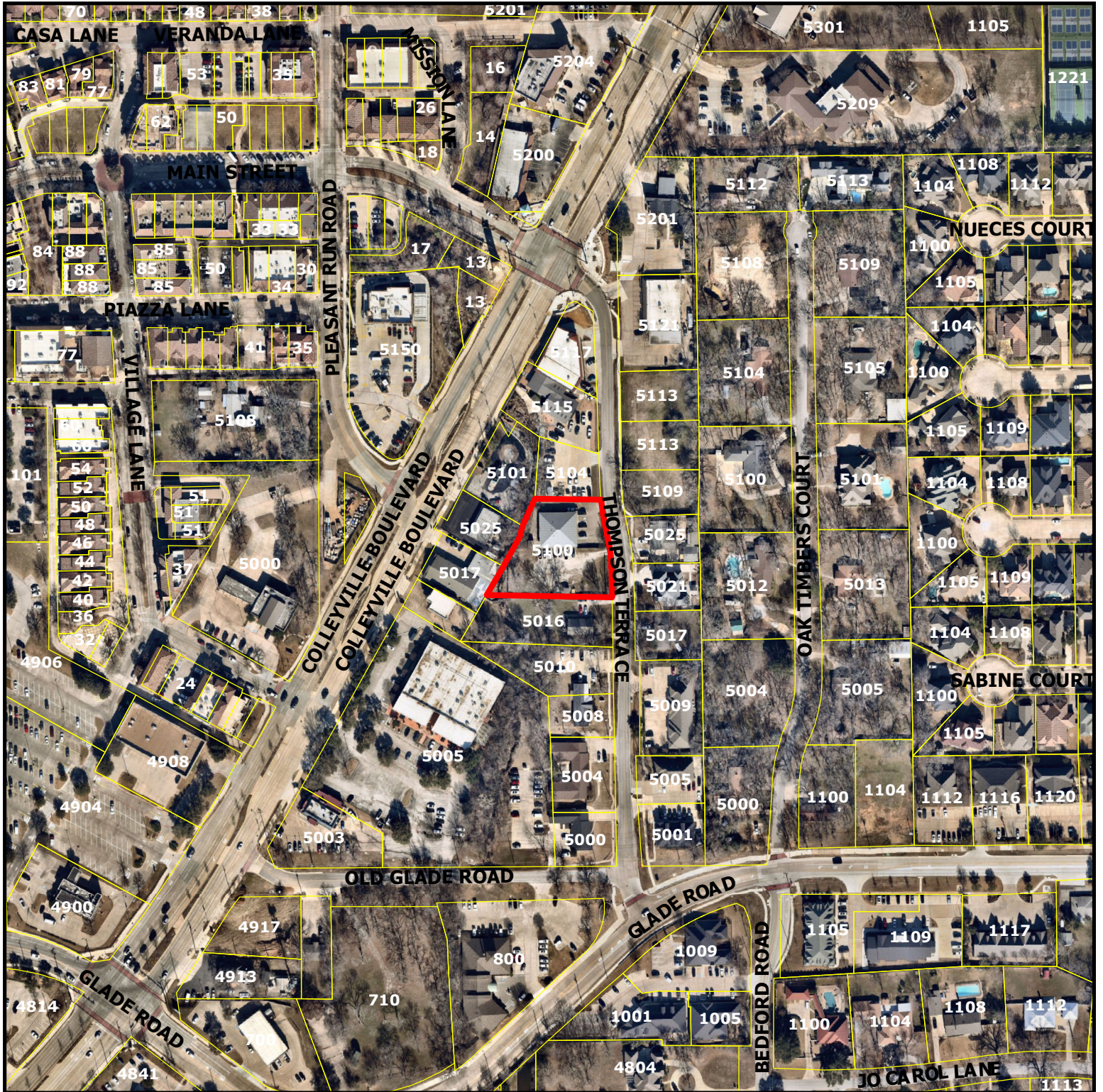
Explanation

Jason Minter, the applicant, has submitted a request for a SUP for a commercial accessory building on Lots 10 and 11, Block 1, Thompson Terraces Subdivision, being approximately 0.73 acres, and zoned CN Neighborhood Commercial. The purpose of the request is to allow for the construction of a detached storage shed. SUPs are required for any commercial accessory building.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Survey
5. Site Plan
6. Structure Exhibits

Aerial Map



ZC23-008

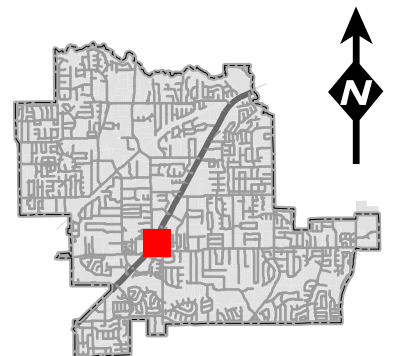
5100 Thompson Terrace

DISCLAIMER:

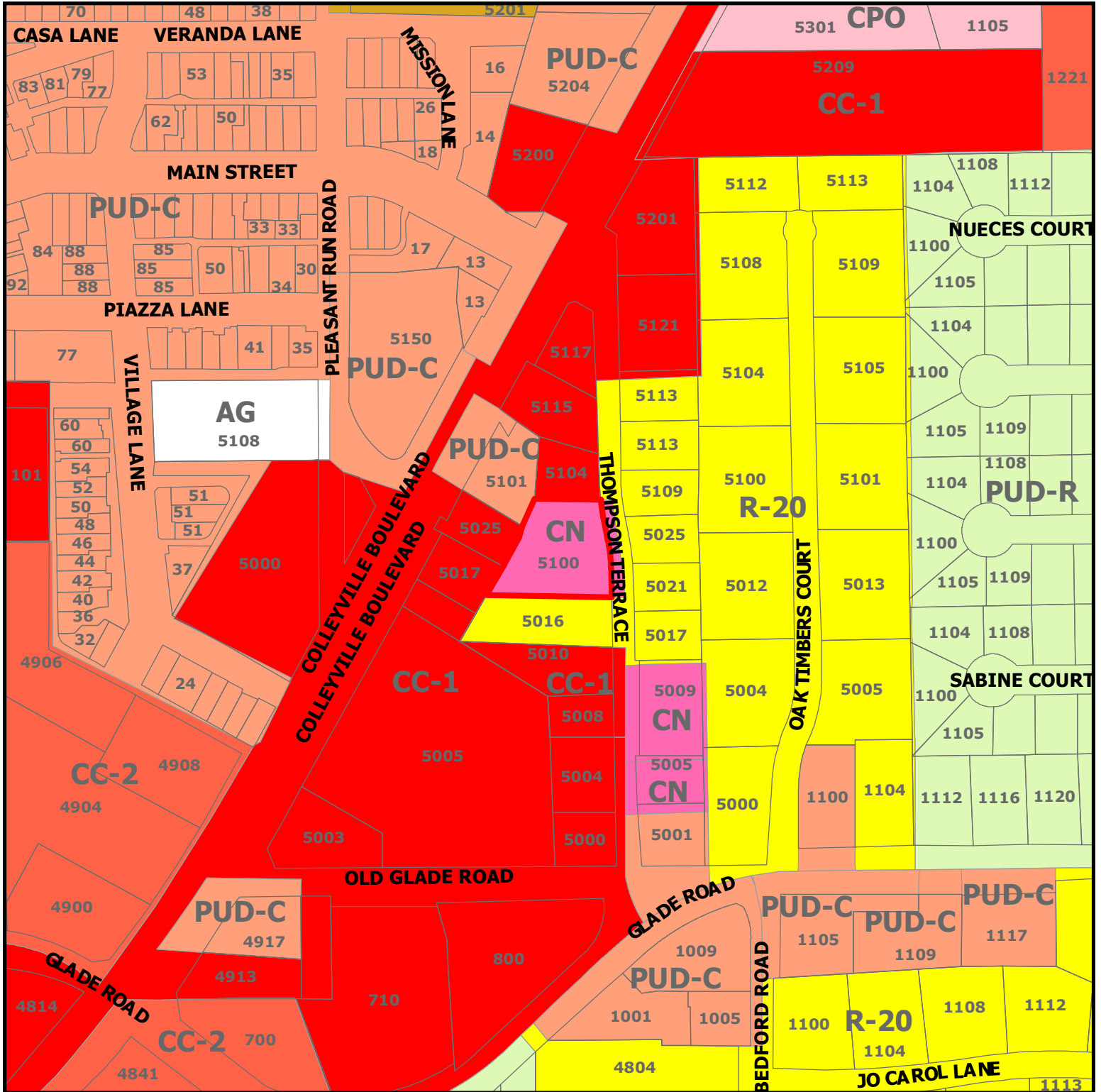
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Subject Property



Zoning Map



ZC23-008

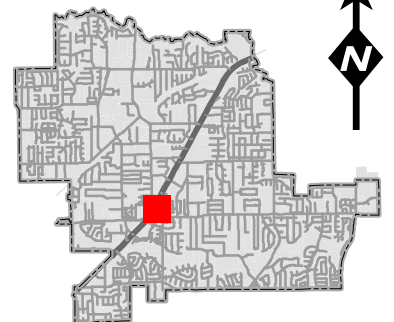
5100 Thompson Terrace

DISCLAIMER:

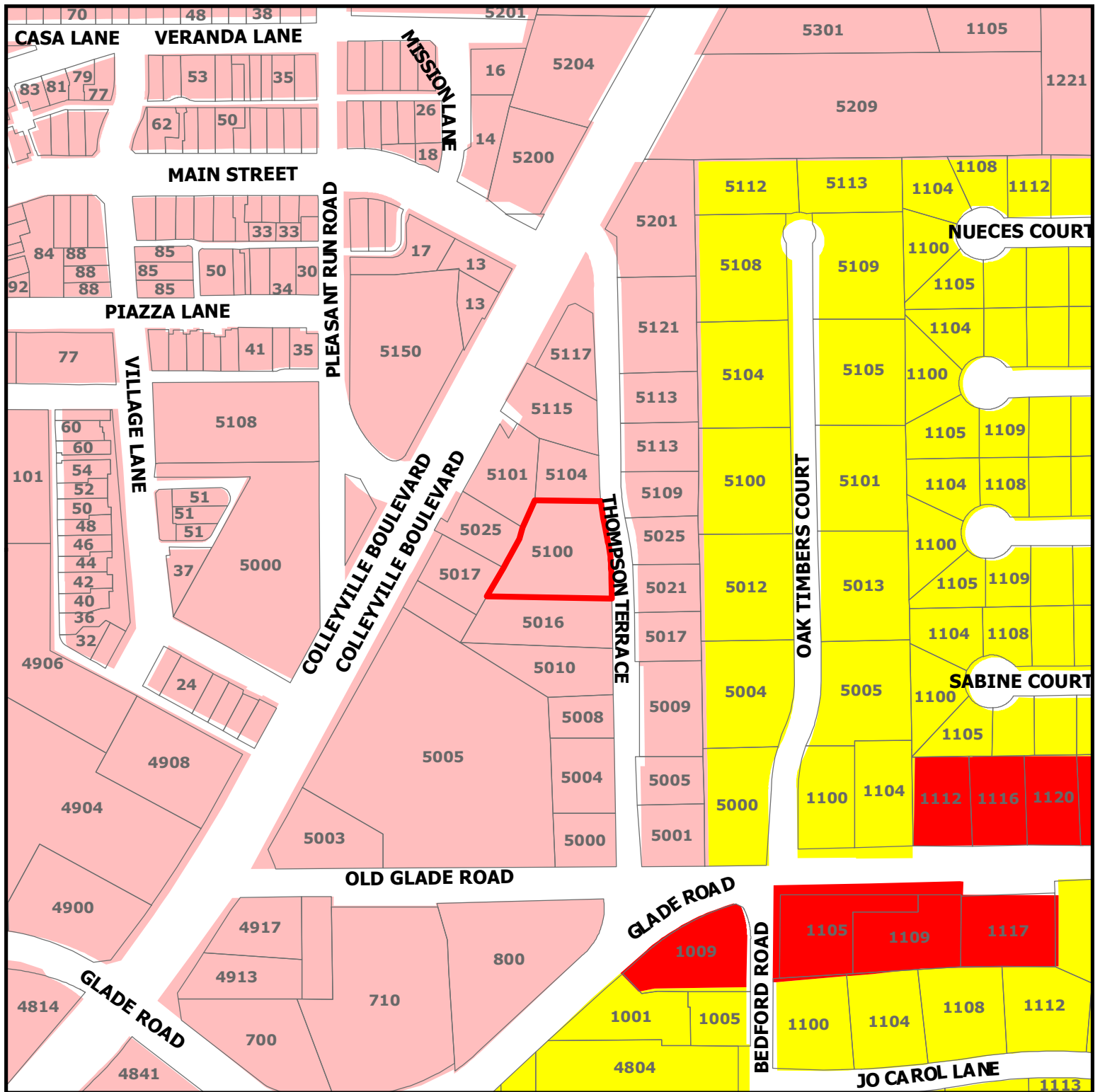
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Subject Property



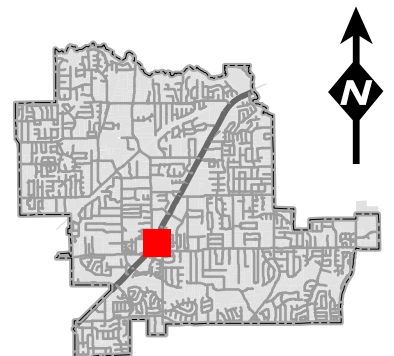
Future Land Use Map



ZC23-008

5100 Thompson Terrace

- Subject Property
- Residential
- Commercial
- Colleyville Blvd Corridor



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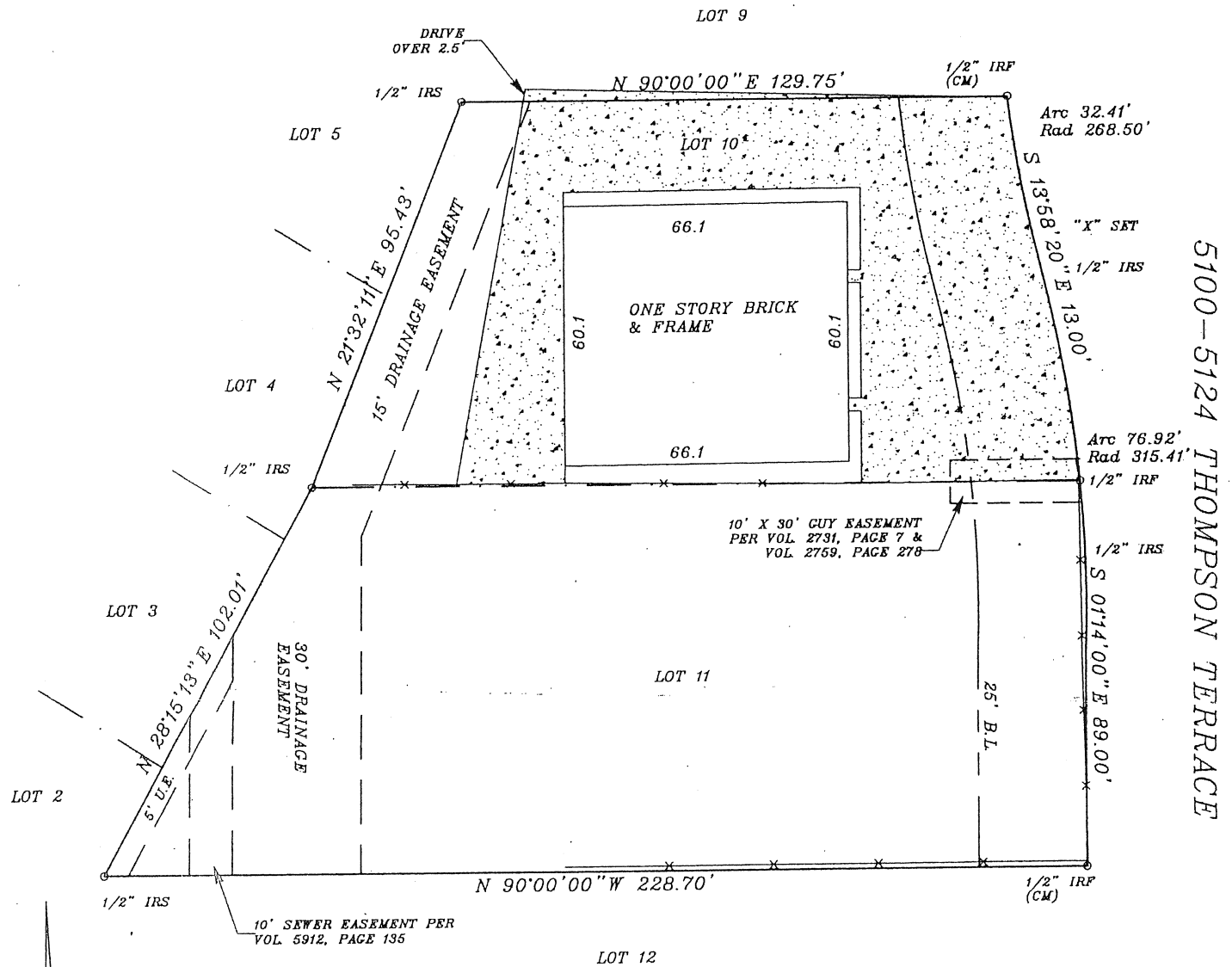
T.D. DISHEROON REGISTERED PROFESSIONAL LAND SURVEYOR

6717 CALMONT AVENUE

FORT WORTH, TEXAS 76116

817-731-0587

FAX 817-732-2014



Lots 10 and 11, in Block 1, of THOMPSON TERRACE, an addition to the City of Colleyville, Tarrant County, Texas, according to the Map or Plat thereof recorded in Volume 388-11, Page 81, Plat Records, Tarrant County, Texas.

Bearings are based on recorded plat



SCALE 1"=30'

ACCORDING TO THE FIRM PREPARED BY FEMA THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE, COMMUNITY PANEL NUMBER 480590 0195 H DATED AUGUST 2, 1995 (LIES WITHIN ZONE X)

THESE EASEMENTS DO NOT EFFECT;
VOLUME 2047, PAGE 310
VOLUME 1349, PAGE 55
VOLUME 1349, PAGE 403

I DO HEREBY CERTIFY THAT THIS SURVEY MAP REPRESENTS AN ON THE GROUND SURVEY OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS CORRECT, AND THAT THERE ARE NO SHORTAGES IN AREA OR BOUNDARY LINE CONFLICTS, AND THERE ARE NO VISUAL DISCREPANCIES, CONFLICTS, ENCROACHMENTS, PROTRUSIONS OR OVERLAPS OF IMPROVEMENTS EXCEPT AS SHOWN HEREON AND THAT THE EASEMENTS OR RIGHTS OF WAY SHOWN HEREON OF WHICH I HAVE BEEN ADVISED, ARE VISUAL, PLATTED OR FURNISHED BY A QUALIFIED PROVIDER, AND SAID PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY OR RESTRICTIONS OF RECORD, THE 100 YEAR FLOOD ZONE IS BASED ON THE DATA STATED ABOVE, AND SHOULD NOT BE INTERPRETED AS A STUDY OF THE FLOODING IN THIS AREA. I FURTHER CERTIFY THAT THIS PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY UNLESS OTHERWISE NOTED.

TITLE COMMITMENT FURNISHED BY: STEWART
SURVEYED ON THE GROUND JUNE 15, 2000
T.D. DISHEROON R.P.L.S. NO. 1276

LEGEND
-O- CHAINLINK FENCE
-X- WOOD FENCE
-E- ELECTRIC LINE
-T- TELEPHONE LINE
-S- SEWER LINE
-W- WATER LINE
RF-IRON ROD FOUND
IRS-IRON ROD SET
PPF-IRON PIPE FOUND
CM-CONTROL MONUMENT
WF-NOW OR FORMERLY
U.E-UTILITY EASEMENT
B.L.-BUILDING LINE
A.E.-AERIAL EASEMENT
C.E.-CUY EASEMENT
D.E.-DRAINAGE EASEMENT



MEMBER
Texas
Society of
Professional
Surveyors

TITLE CO. STEWART

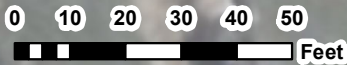
CF. NO. 00901826

MORTGAGE CO. NA

BORROWER ROBERT C. SMALL

JOB NO. 201272

DATE JUNE 20, 2000



The information included in this figure was obtained from multiple sources and is subject to change without notice. Modern Geosciences does not warrant the accuracy or rights concerning use of third party information. This figure is not intended for use as a survey or construction design document. The use or misuse of the data provided is at the sole risk of the party using or misusing the information.

Legend

- 25' Setback
- Proposed Accessory Building
- Preliminary 100-Year Floodplain
- Parcels



MODERN GEOSCIENCES
 TRUSTED ENVIRONMENTAL ADVISORS®

PROJECT NO.	NA
DRAWN:	03.08.23
DRAWN BY:	CS
CHECKED BY:	JM
FILE NAME:	Modern_SiteMap_230308.mxd

**PROPOSED ACCESSORY
 BUILDING LOCATION MAP**

Modern Geosciences
 5100 Thompson Terrace
 Colleyville, Texas

FIGURE

1













City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

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

Agenda Number 2d

Agenda Date 3/27/2023

Type Presentation and Discussion

Department Planning and Zoning Commission

Title

Presentation and discussion of a Zoning Change from AG Agricultural to R-30 Single Family Residential zoning district for Tract 1B1, 1C1, 1B2, and 1B3, Abstract 294, Robert Chowning Survey, located at 2417 Wilkes Drive, Case ZC23-009

Explanation

Curtis Young, the applicant, has submitted a request for a zoning change for Tract 1B1, 1C1, 1B2, and 1B3, Abstract 294, Robert Chowning Survey, approximately 11.94 acres, and zoned AG Agricultural. The request is to rezone the property from AG Agricultural to R-30 Single Family Residential to allow for a new 11-lot single-family subdivision.

Attachments

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

Aerial Map

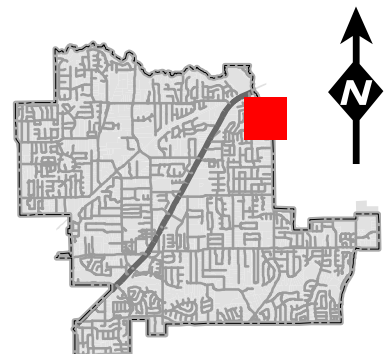


ZC23-009
2417 Wilkes Drive

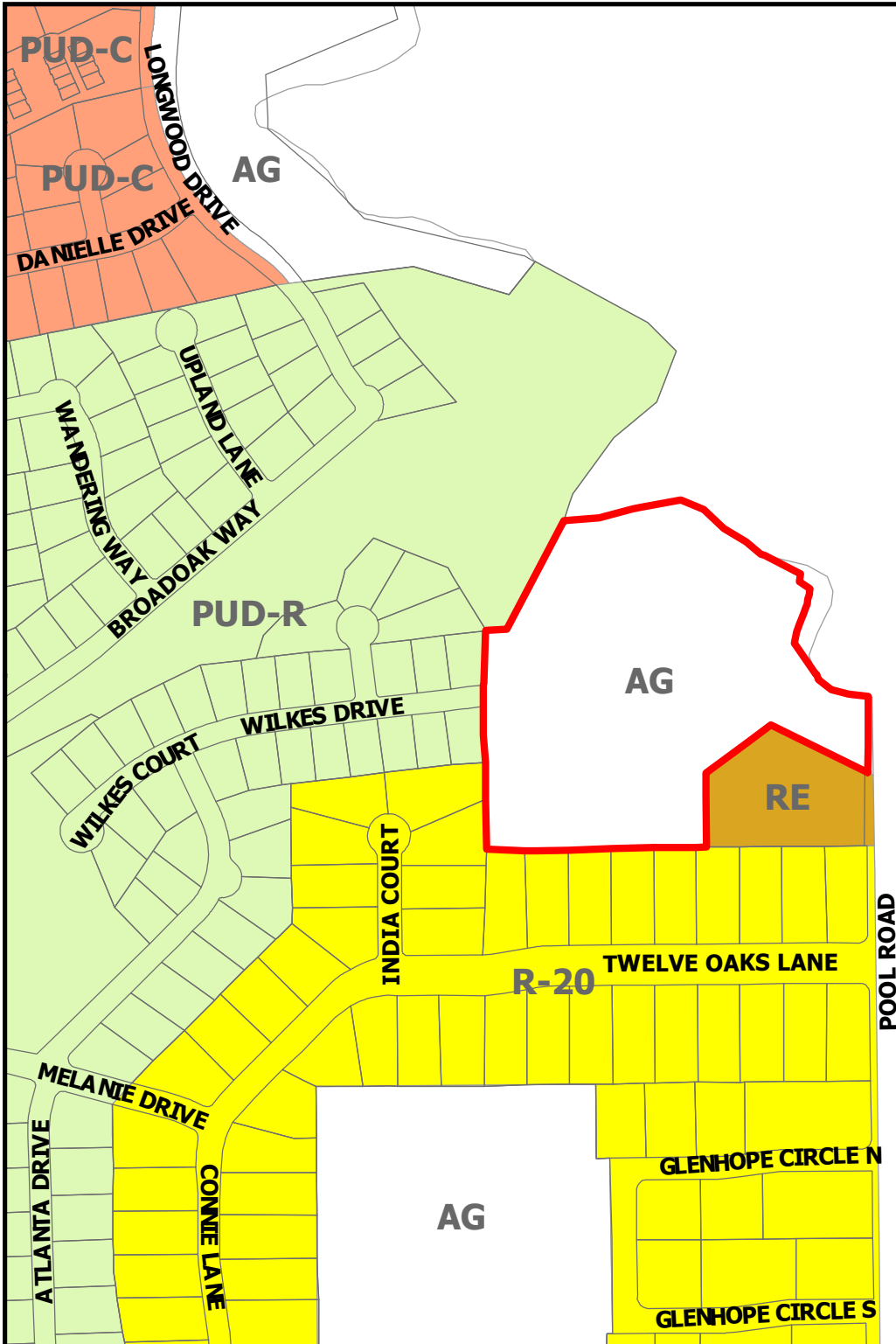
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Subject Property



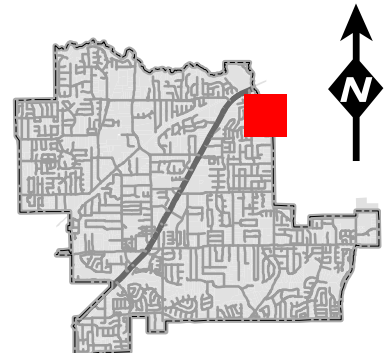
Zoning Map



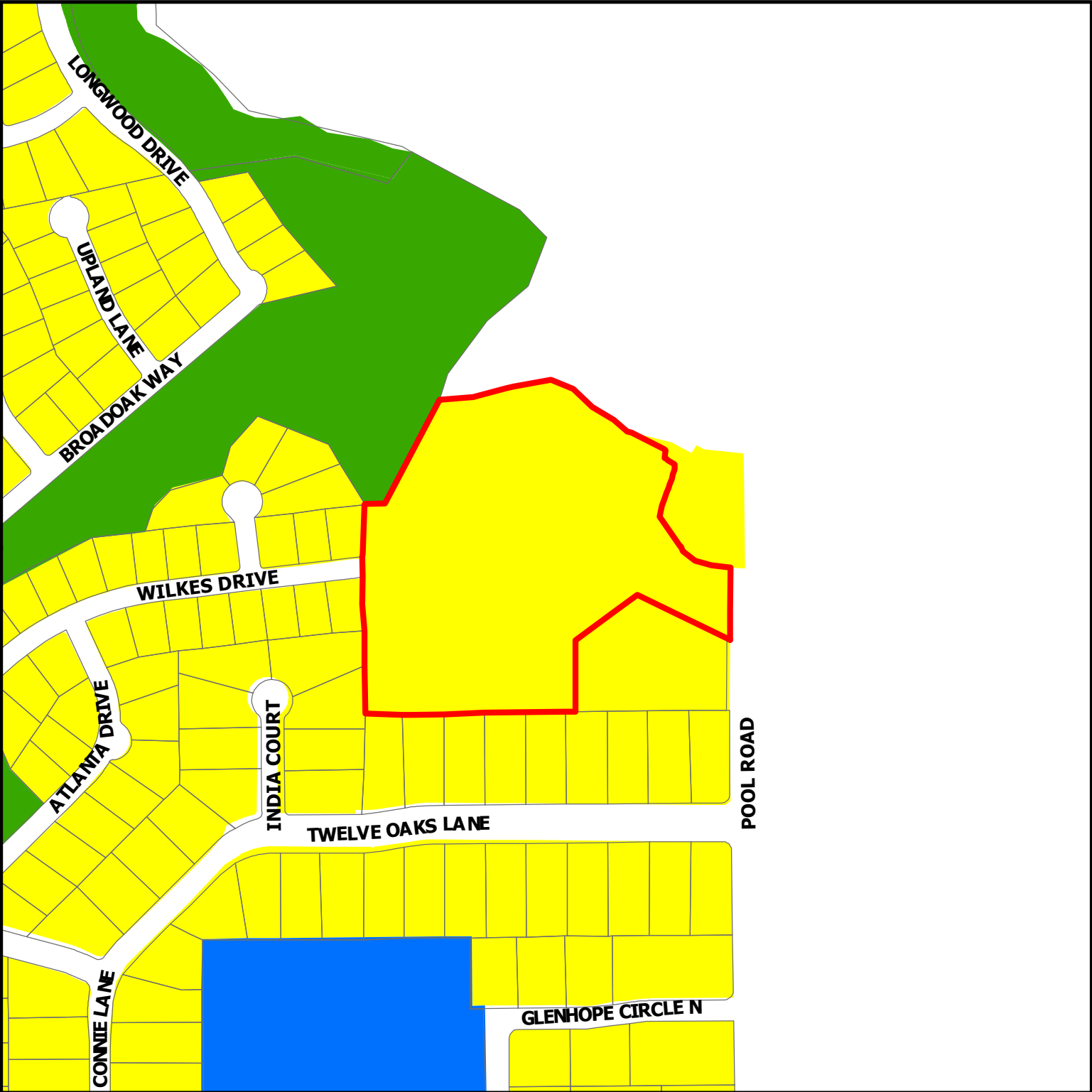
ZC23-009
2417 Wilkes Drive

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 Subject Property



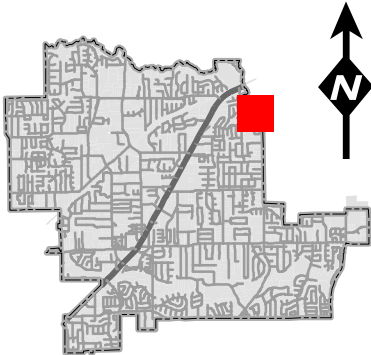
Future Land Use Map



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ZC23-009
2417 Wilkes Drive

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



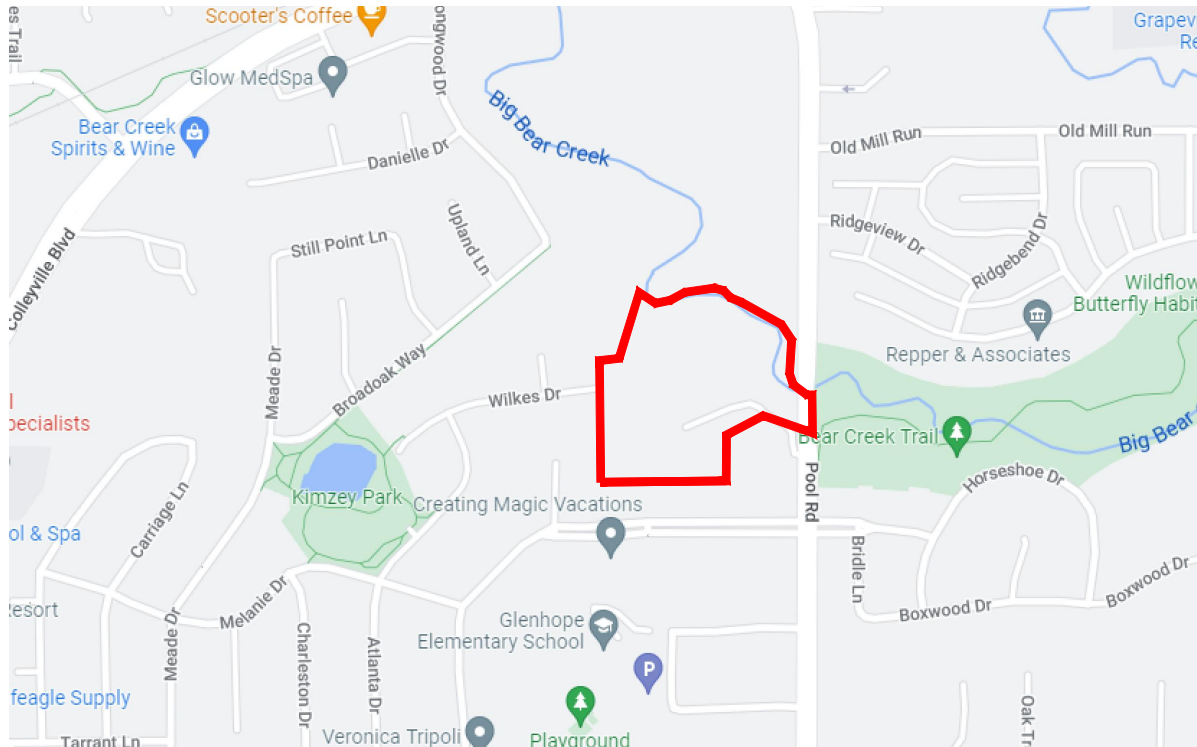
Site Data Summary Chart		
Single Family Residential Lots		11

Residential Lots	88.01%	10.57 ac.
R.O.W.	11.99	1.44 ac.
Res. Gross Acreage	100.00%	12.01 ac.

Site Data	
Gross Acreage	12.01 ac.
Gross Density (lots / acre)	1.09 lots/AC

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

Lot Summary	
Residential Lots	11
Minimum Lot Area	30,461 s.f.
Average Lot Area	41,887 s.f.



LOCATION MAP

Legend

5' Sidewalk Flood Plain

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

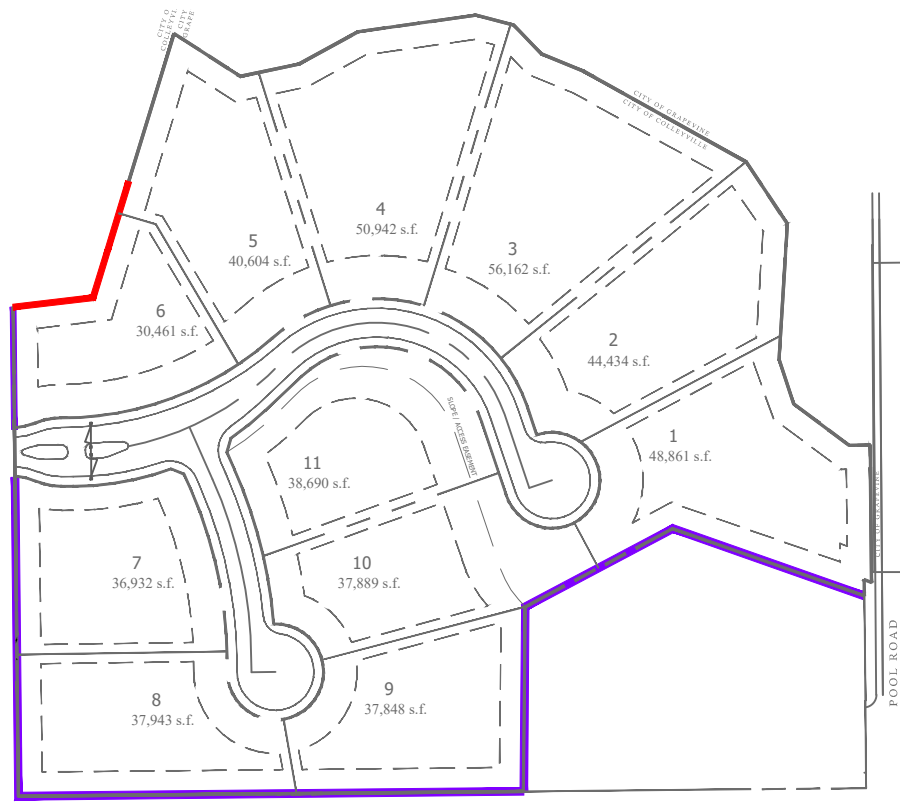
Engineer:
Redinger Group, LLC
P.O. Box 93206
Southlake, Texas 76092
817-253-5727
Attn: Clayton Redinger, P.E.

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

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

Planner:

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



FENCE DIAGRAM

Fence Legend

6' Wood Fence

5' Ornamental Iron Fence

Notes:
-Front Setbacks are 35' Typical, except where noted.
-Rear Setbacks are 25' Typical
-Side Setbacks are 10' Typical, 25' street side setback on corner lot

13 MAR 23

1" = 50'

0

50'

100'

200'

Concept Plan-12 Ac R-30 Zoning

Zoning Exhibit for Zoning Change Request From AG to R-30
The Bluffs at Colleyville



City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

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

Agenda Number 2e

Agenda Date 3/27/2023

Type Presentation and Discussion

Department Planning and Zoning Commission

Title

Presentation and discussion of a Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development - Residential zoning district for Tract 1B1, 1C1, 1B2, and 1B3, Abstract 294, Robert Chowning Survey, and Lot 1, Block 1, Cero Addition, located at 2417 Wilkes Drive and 6900 Pool Road, Case ZC23-010

Explanation

Curtis Young, the applicant, has submitted a request for a zoning change for Tract 1B1, 1C1, 1B2, and 1B3, Abstract 294, Robert Chowning Survey, and Lot 1, Block 1, Cero Addition, approximately 13.84 acres, and zoned AG Agricultural and RE Single Family 'Estate' Residential district. The request is to rezone the property from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development - Residential to allow for a new 14-lot single-family detached subdivision.

Attachments

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

Aerial Map



ZC23-010

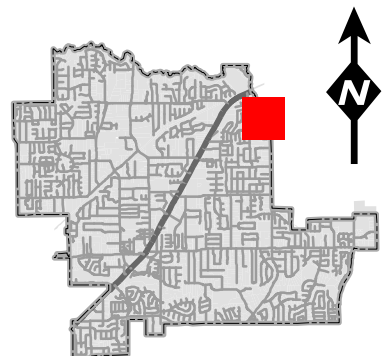
2417 Wilkes Drive & 6900 Pool Road

DISCLAIMER:

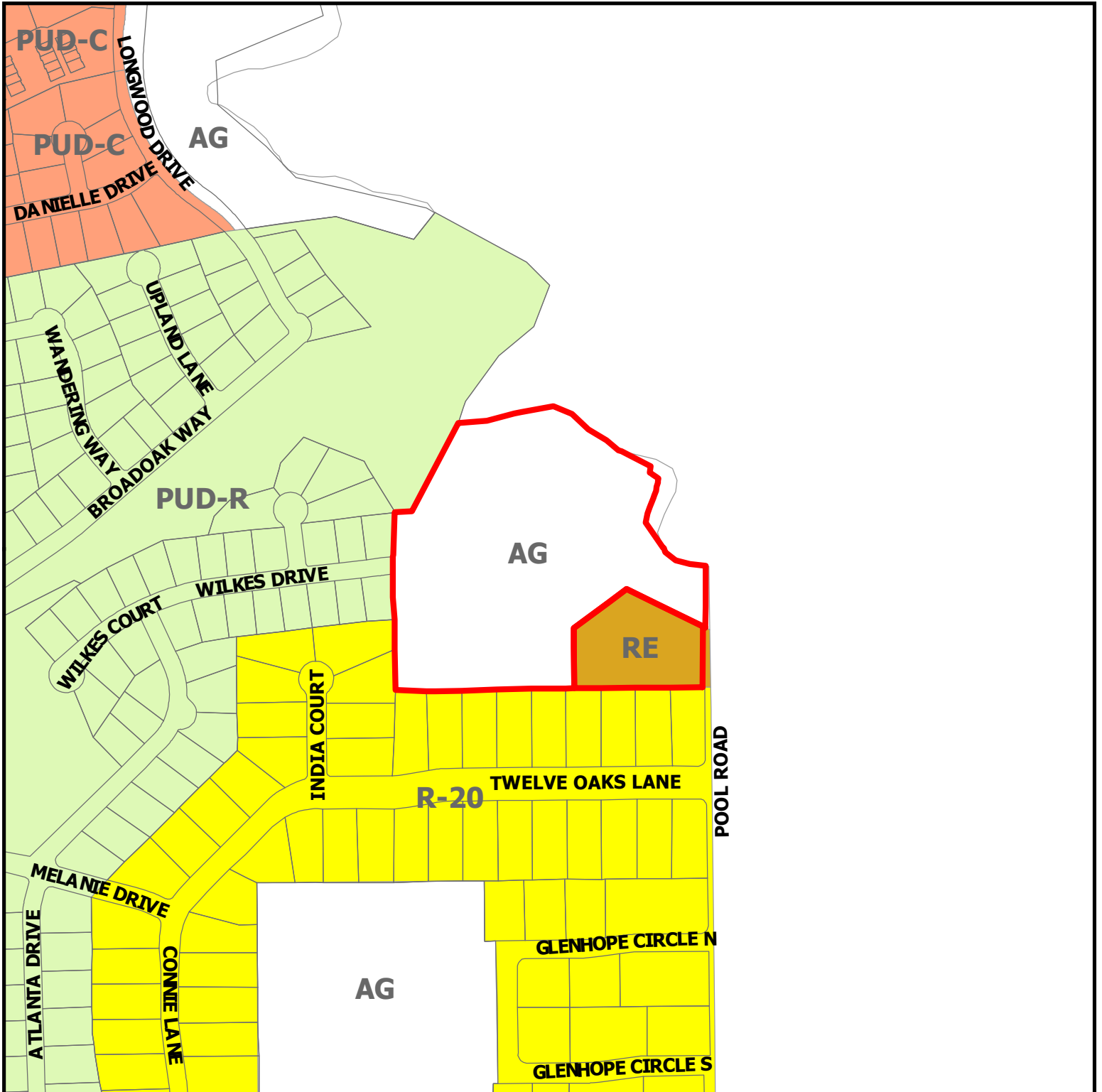
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Subject Property



Zoning Map



ZC23-010

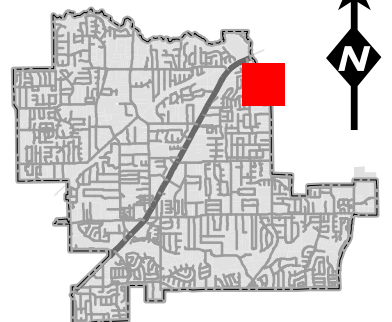
2417 Wilkes Drive & 6900 Pool Road

DISCLAIMER:

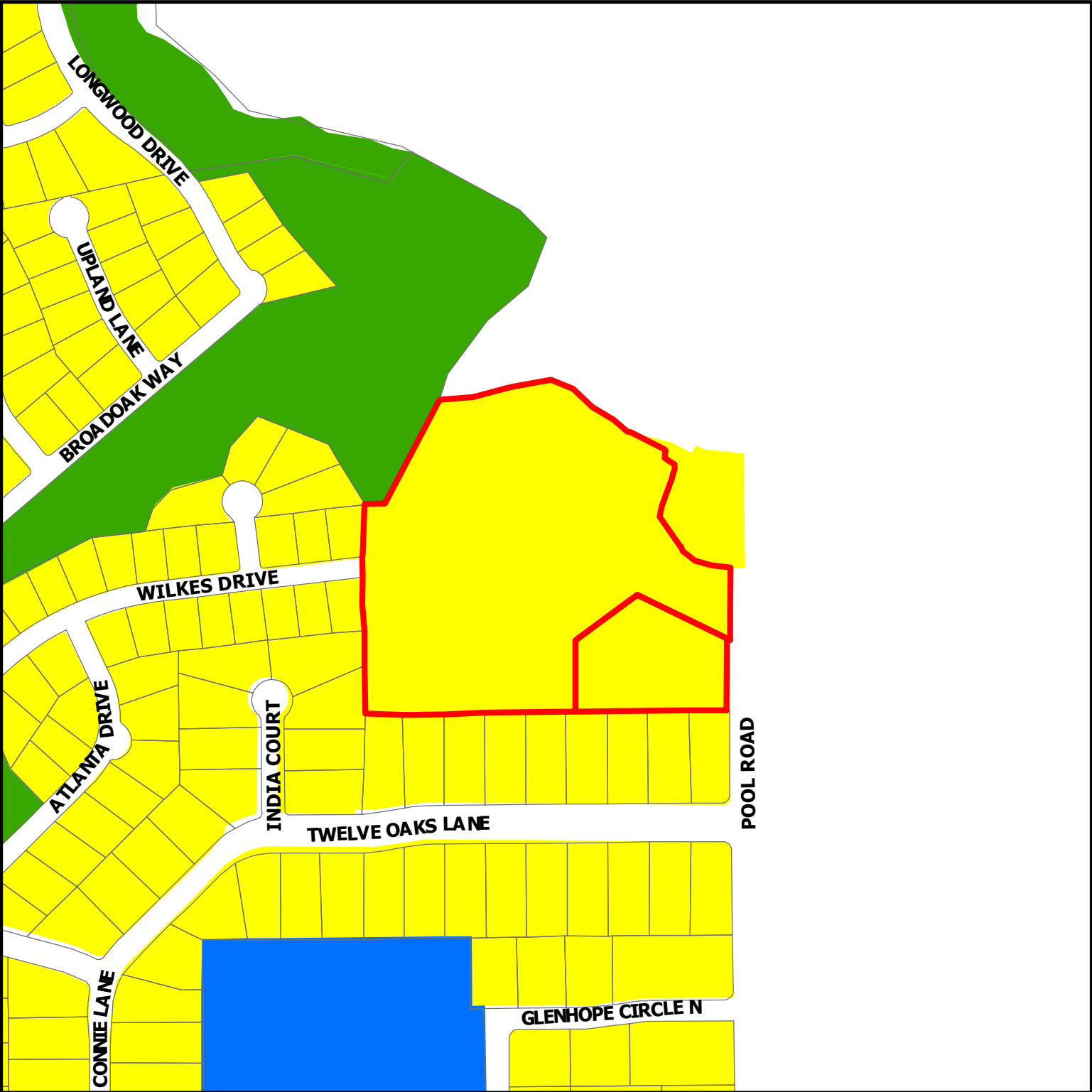
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Subject Property



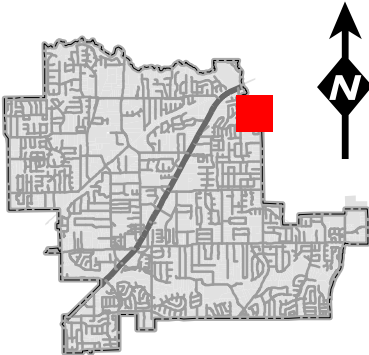
Future Land Use Map



ZC23-010

2417 Wilkes Drive & 6900 Pool Road

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



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Site Data Summary Chart

Single Family Residential Lots		14
Common Areas		2
Residential Lots	66.96%	9.30 ac.
Open Space	20.01%	2.78 ac.
R.O.W.	13.03%	1.81 ac.
Res. Gross Acreage	100.00%	13.89 ac.

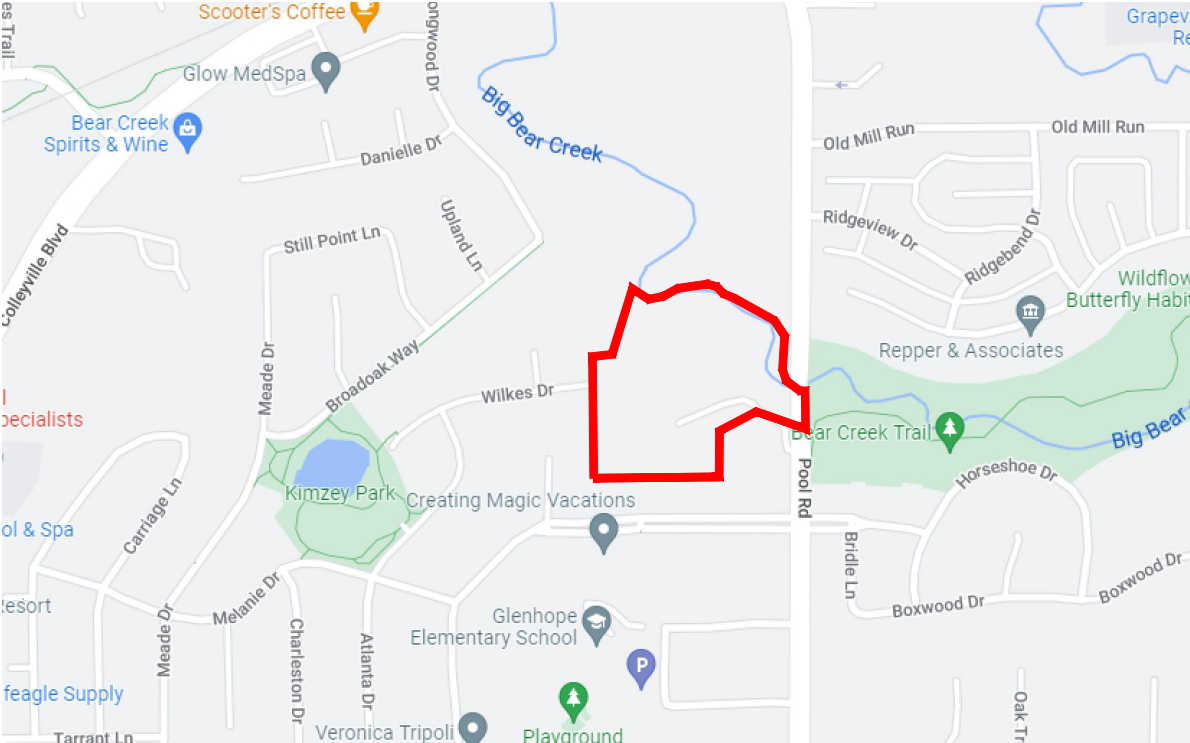
Site Data

Gross Acreage	13.89 ac.
Gross Density (lots / acre)	1.00 lots/AC

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

Lot Summary

Residential Lots	14
Minimum Lot Area	26,165 s.f.
Average Lot Area	28,858 s.f.
Common Areas	2



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
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Contact: Curtis Young, AIA

Planner:

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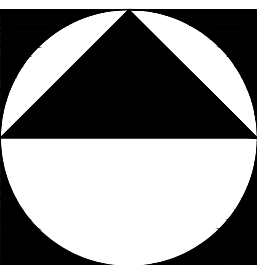
Fence Legend

6' Wood Fence	
5' Ornamental Iron Fence	
6' Masory Wall	

Notes:

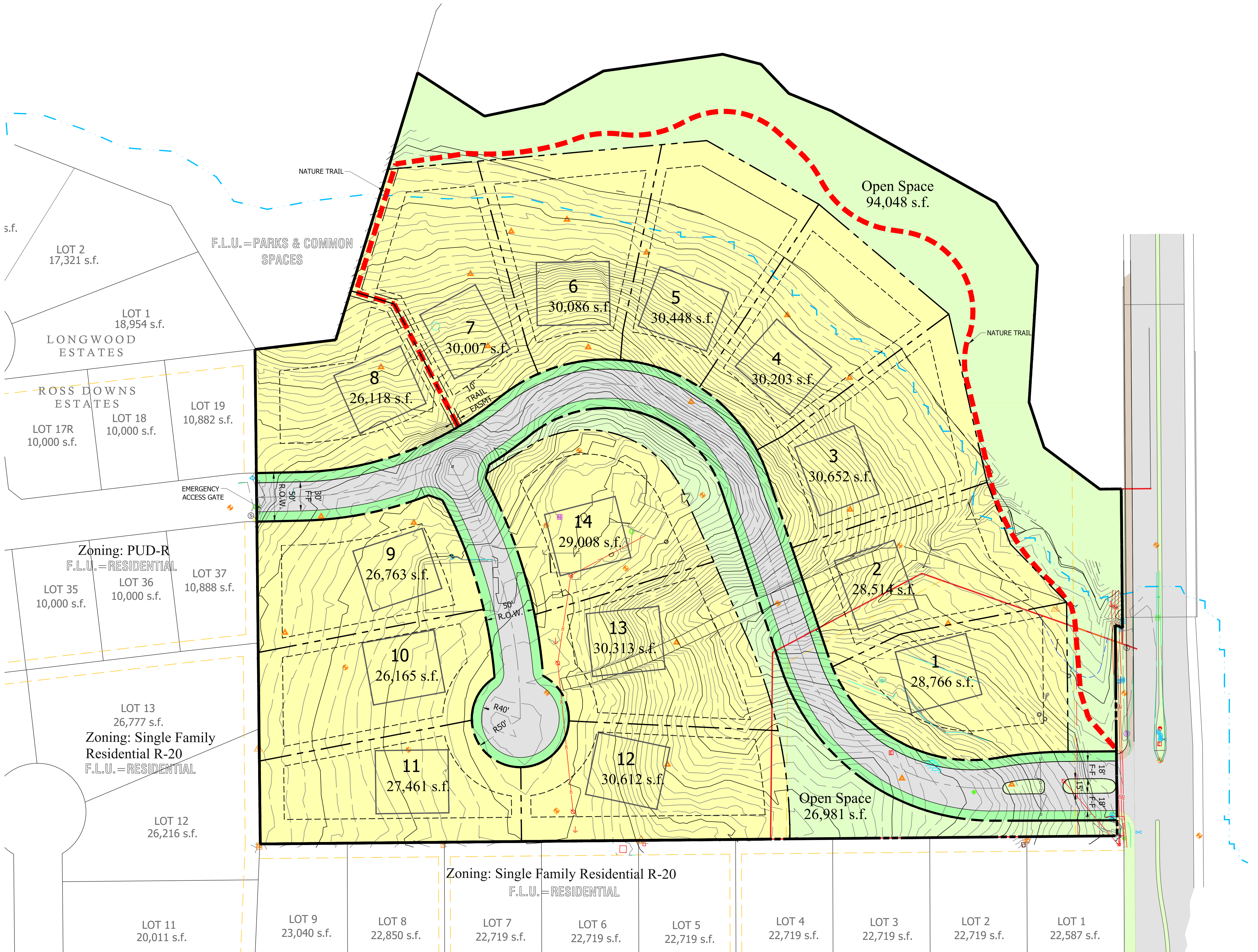
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- Rear Setbacks are 25' Typical
- Side Setbacks are 10' Typical, 25' street side setback on corner lot

13 MAR 23



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

Concept Plan



The Bluffs at Colleyville

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