



**CITY OF COLLEYVILLE
PLANNING AND ZONING
COMMISSION AGENDA**

100 Main Street Colleyville, Texas 76034

MONDAY, AUGUST 14, 2023

**PRE COMMISSION MEETING
6:15 P.M.
EXECUTIVE CONFERENCE ROOM
THIRD FLOOR**

**LEGAL BRIEFING BY CITY ATTORNEY REGARDING PLANNING, ZONING,
PLATTING, AND LAND USE**

**REVIEW OF REGULAR AGENDA ITEMS AND DISCUSSION OF PREVIOUS
MEETING MINUTES**

**DISCUSSION OF ITEMS TO BE PLACED ON FUTURE AGENDAS AND
UPDATES ON DEVELOPMENT TRENDS, PROGRESS AND CITY COUNCIL
ACTIONS ON PAST AGENDA ITEMS**

**EXECUTIVE SESSION – In accordance with Texas Government Code
Chapter 551, Subchapter D, Section 551.071 – Legal – Consultation with
attorney on legal issues raised by public hearing or action items on the
agenda**

**7:00 P.M. - REGULAR MEETING
CALL TO ORDER AND ROLL
INVOCATION: Jim Linn
PLEDGE OF ALLEGIANCE**

1. APPROVAL OF MINUTES

- 1a** Planning and Zoning Commission Meeting Minutes - July 10, 2023
Planning and Zoning Commission Worksession Meeting Minutes - July
24, 2023

2. PUBLIC HEARING AGENDA ITEMS

- 2a** Consideration of a Special Use Permit for a Cemetery use on Lot 1,

- Block 1, of the Bob Moore Sports Center Addition, located at 6113 Colleyville Blvd, Case ZC23-013
- 2b** Consideration of a Special Use Permit to allow a non-compliant fence for Lot 1, Block 1, Congregation Beth Israel Addition, located at 6100 Pleasant Run Road, Case ZC23-015
 - 2c** Consideration of a Special Use Permit to allow a non-compliant fence for Lot 1, Block A, Shanklin Farm Addition, located at 4820 Bill Simmons Road, Case ZC23-016
 - 2d** Consideration of a Special Use Permit to allow for a non-compliant fence for Lot 21, Block 2, Stafford Heights Subdivision, located at 4808 Manning Drive, Case ZC23-017
 - 2e** Consideration of a change of zoning from R-20 Single Family Residential district to R-40 Single Family Residential district on a portion of Lot 17, Block 3, Highland Acres Addition, located at 5108 Bransford Road, Case ZC23-018
 - 2f** Consideration of a Special Use Permit to allow for an Accessory Dwelling for Lot 17, Block 3, Highland Acres Addition, located at 5108 Bransford Road, Case ZC23-019

3. CITIZEN COMMENTS

4. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards *Thursday, August 10, 2023* by 5:00 p.m.

Jacquelyn Reyff
Planning Manager

A quorum of any Colleyville board, commission, or committee may be present 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 BRIEFING

Agenda Number**Agenda Date** 8/14/2023**Type** Approval of Minutes**Department** Community Development

Title

Planning and Zoning Commission Meeting Minutes - July 10, 2023

Planning and Zoning Commission Worksession Meeting Minutes - July 24, 2023

Explanation

Approval of minutes from the July 10, 2023 regular meeting and the July 24, 2023 Worksession meeting of the Planning and Zoning Commission.

Attachments

1. Planning and Zoning Commission Meeting Minutes - July 10, 2023
2. Planning and Zoning Commission Worksession Meeting Minutes - July 24, 2023



City of Colleyville Planning and Zoning Commission Minutes

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

Monday, July 10, 2023

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 10, 2023, at 6:15 p.m.

Roll Call

Present: David Groves, Mark Alphonso, Jim Linn, Sayeda Syed, Jerome Obinabo, Tim Raine, and Claudia Bevill

Absent: None

Staff Present: Ben Bryner, Jacquelyn Reyff, Kris Potts, and Scott Hammons

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 Worksession Meeting at 6:33 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 10, 2023, at 7:00 p.m.

Roll Call

Present: David Groves, Mark Alphonso, Jim Linn, Sayeda Syed, Jerome Obinabo, Tim Raine, and Claudia Bevill

Absent: None

Staff Present: Ben Bryner, Jacquelyn Reyff, Kris Potts, and Scott Hammons

Also Present: Attorney, Nicole Corr

1. APPROVAL OF MINUTES

- 1a** Planning and Zoning Commission Meeting Minutes – June 12, 2023
Planning and Zoning Commission Worksession Minutes – June 26, 2023

Commissioner Linn made a motion to approve the June 12, 2023 Planning and Zoning Commission Meeting Minutes and the June 26, 2023 Planning and Zoning Commission Worksession Minutes. Commissioner Alphonso seconded the motion.

The motion was carried by the following vote:

**Aye: 7 – Groves, Alphonso, Syed, Linn, Raine, Obinabo and Bevill
Nay: 0**

2. PUBLIC HEARING AGENDA ITEMS

- 2a** TABLED FROM JUNE 12th PLANNING AND ZONING COMMISSION MEETING. Consideration 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

Commissioner Alphonso made a motion to remove Case ZC23-006 from the table.

Commissioner Groves seconded the motion.

The motion was carried by the following vote:

**Aye: 7 – Groves, Alphonso, Syed, Linn, Raine, Obinabo and Bevill
Nay: 0**

After consulting with staff, the applicant is requesting to table this item indefinitely. Additional items requested by the Commission are still being prepared. Once received by staff, the request will be re-advertised and notification letters will be re-sent to surrounding property owners with the new meeting dates.

Commissioner Groves made a motion to table Case ZC23-006. Commissioner Syed seconded the motion.

The motion was carried by the following vote.

Aye: 7 – Groves, Alphonso, Syed, Linn, Raine, Obinabo and Bevill
Nay: 0

- 2b** Consideration of a Minor Plat with a Plat Waiver for Lot Size on Tract 6B01F, Abstract 328, of the Cotrail Simon Survey, located at 4704 Behrens Road, Case PC23-004

Jacquelyn Reyff presented the case and briefed the Commission.

The public hearing was opened at 7:07 p.m.

With no one wishing to speak, the public hearing was closed at 7:08 p.m.

Commissioner Syed made a motion to approve Case PC23-004.
Commissioner Raine seconded the motion.

The motion was carried by the following vote:

Aye: 7 – Groves, Alphonso, Syed, Linn, Raine, Obinabo and Bevill
Nay: 0

- 2c** Consideration of a Special Use Permit for a Cemetery use on Lot 1, Block 1, of the Bob Moore Sports Center Addition, located at 6113 Colleyville Blvd, Case ZC23-013. REQUEST TO TABLE BY APPLICANT TO AUGUST 14, 2023 PLANNING AND ZONING COMMISSION MEETING.

The applicant is requesting to table to August 14th meeting.

Commissioner Syed made a motion to table Case ZC23-013.
Commissioner Alphonso seconded the motion.

Aye: 7 – Groves, Alphonso, Syed, Linn, Raine, Obinabo and Bevill
Nay: 0

- 2d** Consideration of a change in zoning from CC-1 Village Retail district to PUD-C Planned Unit Development – Commercial district on Lot 1, Block 1, of the Tuntun Addition and a portion of Lot 1, Block 1, Bokju Family Addition, located at 5311 & 5309 Colleyville Blvd, Case ZC23-014

Jacquelyn Reyff presented the case and briefed the Commission.

The applicant, Gerald Ward 5400 Thompson Terrace, Colleyville TX, came forward and discussed changes being made to the site plan. The applicant answered questions over how products will be displayed, and changes to the fire lane.

The public hearing was opened at 7:22 p.m.

With no one wishing to speak, the public hearing was closed at 7:22 p.m.

**Commissioner Groves made a motion to approve Case ZC23-014.
Commissioner Alphonso seconded the motion.**

The motion was carried by the following vote:

Aye: 7 – Groves, Alphonso, Syed, Linn, Raine, Obinabo and Bevill

Nay: 0

3. CITIZEN COMMENTS

The public forum opened at 7:24 p.m. and with no one wishing to speak closed at 7:24 p.m.

4. ADJOURNMENT

The meeting adjourned at 7:25 p.m.

The minutes were written and prepared by:

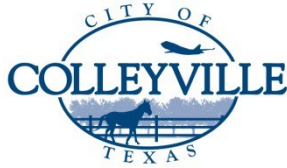


Jacquelyn Reyff
Planning Manager

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City of Colleyville Planning and Zoning Commission Minutes

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

Monday, July 24, 2023

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 24, 2023, at 6:15 p.m.

Roll Call

Present: David Groves, Mark Alphonso, Tim Raine, Claudia Bevill, Sayeda Syed, and Jim Linn.

Absent: None

Staff Present: Ben Bryner, Jacquelyn Reyff, Kristopher Potts, Scott Hammons

Also Present: Fire Marshal, Robert McKeown

2. WORKSESSION AGENDA ITEMS

2a

Presentation and discussion of a Special Use Permit for a Cemetery use on Lot 1, Block 1, of the Bob Moore Sports Center Addition, located at 6113 Colleyville Blvd, Case ZC23-013

Ben Bryner presented item 2a and briefed the Commission. He addressed questions from the Commission regarding the ownership of the land, size of the property, and tax revenue information.

2b

Presentation and discussion of a Special Use Permit to allow a non-compliant fence for Lot 1, Block 1, Congregation Beth Israel Addition, located at 6100 Pleasant Run Road, Case ZC23-015

Jacquelyn Reyff presented item 2b and briefed the Commission. She addressed questions from the Commission regarding the appearance of the fence.

2c

Presentation and discussion of a Special Use Permit to allow a non-compliant fence for Lot 1, Block A, Shanklin Farm Addition, located at 4820 Bill Simmons Road, Case ZC23-016

Jacquelyn Reyff presented item 2c and briefed the Commission. She addressed questions from the Commission regarding the appearance of the fence.

2d

Presentation and discussion of a Special Use Permit to allow for a non-compliant fence for Lot 21, Block 2, Stafford Heights Subdivision, located at 4808 Manning Drive, Case ZC23-017

Scott Hammons presented item 2d and briefed the Commission. He addressed questions from the Commission regarding the appearance of the fence, and the location of the property.

2e

Presentation and discussion of a change of zoning from R-20 Single Family Residential district to R-40 Single Family Residential district on a portion of Lot 17, Block 3, Highland Acres Addition, located at 5108 Bransford Road, Case ZC23-018

Jacquelyn Reyff presented item 2e and briefed the Commission. She addressed questions from the Commission regarding the zoning on the property.

2f

Presentation and discussion of a Special Use Permit to allow for an Accessory Dwelling for Lot 17, Block 3, Highland Acres Addition, located at 5108 Bransford Road, Case ZC23-019

Jacquelyn Reyff presented item 2f and briefed the Commission. She addressed questions from the Commission regarding the size of the accessory structure.

3. ADJOURMENT

The meeting adjourned at 6:46 p.m.

The minutes were written and prepared by: Kristopher Potts

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

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CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2a	Agenda Date 8/14/2023	Number
Type Presentation and Discussion		
Department Community Development		

Title

Consideration of a Special Use Permit for a Cemetery use on Lot 1, Block 1, of the Bob Moore Sports Center Addition, located at 6113 Colleyville Blvd, Case ZC23-013

Explanation

Julia Mitchell, on behalf of Bluebonnet Hills Funeral Home and Cemetery, submitted a request for a Special Use Permit (SUP) for 'Cemeteries or Mausoleums' at 6113 Colleyville Boulevard. The request is for Bluebonnet Hills Cemetery to phase an expansion. The front 9.11 acres would develop first with mausoleums and the back 10 acres would develop in 7 years as additional burial space.

Existing Zoning and Development Conditions. The 19.11 acres of the property is zoned CC-2 Shopping Center. The applicant is expanding the cemetery use onto the entire property. According to the Land Development Code, a cemetery use requires an SUP approval with a commercial zoning district.

Surrounding Properties. The property to the south is the Bluebonnet Hills cemetery and is zoned CC-1 Shopping Center with an SUP for cemetery use. The adjacent property to the north is zoned CC-2 Shopping Center and is developed as commercial offices. The adjacent property to the east is zoned PUD-R Planned Unit Development-Residential and is developed as a single-family residential subdivision, Broughton Addition. Property to the west is zoned PUD-C Planned Unit Development - Commercial and is improved with an inline retail shopping center.

Master Plan. The *Future Land Use Map* designates this property for Commercial use as part of the Colleyville Boulevard Corridor. The use of the property as a cemetery or mausoleum complies with the designation with the approval of an SUP.

Analysis. The Bluebonnet Hills Cemetery has been in operation on the adjacent property since 1953. They would like to expand their operations to the 19.11 acres. The front 9.11 would be developed first with the addition of mausoleums and include a vinyl fence to separate the new development from the driving range. The driving range (back 10 acres) would remain in operation for 7 years and then be developed into expansion of the cemetery.

In 2020, an SUP was approved for the cemetery to expand into the far eastern portion of the property at 5713 Hall Johnson Road. As a component of the SUP approval the following conditions were incorporated in the ordinance:

- Improvements to the ditch along the eastern boundary – maybe needs to be cleaned out or improved;
- Better silt fencing or measures to control erosion;
- Drainage – to include information on the planned detention pond area;
- Working with the Broughton neighborhood to clean out the pond due to increased erosion from the cemetery site;
- Indicating a distance/buffer area from the grave sites to the eastern property line;
- Appropriate fencing and landscaping along Hall Johnson Road.
- Adding additional landscaping within the 25 foot setback area

This draft ordinance for this request has incorporated the above conditions.

As part of any SUP, conditions may be imposed to ensure compatibility and harmony with surrounding properties. This may include specific regulations pertaining to landscaping and fencing along street frontages and/or along property lines adjacent to residential development. A substantial tree line currently exists along the eastern boundary.

Plat Status: The property is platted as Lot 1A1, Block 1, in the Bob Moore Sports Center Addition.

DRC Review: The DRC met on June 19, 2023 and had the following comments:

1. Provide updated drainage analysis based on these conditions: city minimum runoff coefficient is 0.30; predevelopment and post development runoff coefficients cannot be the same if there are built roadways, this site development may require detention; reduction to DA-1 would be allowed, however the reduction needs to be based on site materials; If the existing is gravel a 0.70 C factor seems high and a reduction to 0.25 would not be allowed; DA-1 post development has roadways and buildings so a weighed C factor would be required.
2. Update site plan exhibit to be specific about the conditions of the retaining wall to the east in terms of the overall height and materials.
3. Provide an exhibit of the elevation of the retaining wall to the east.
4. Update the site and landscaping plan to provide for no grave site or cemetery improvement shall be closer than 25 feet to the east property line with the exception of drainage improvements and landscaping.
5. The frontage along Colleyville Boulevard shall provide for a minimum twenty (20) foot wide landscaped green belt of "live plant material", exclusive of drives.

Case ZC23-013 has been scheduled with the Planning and Zoning Commission on August 14th and City Council on September 6th and the 19th. Applicant provided

additional exhibits on July 3rd and July 17th.

Drainage: The drainage plan needs some slight adjustments based on how the land is expected to develop. Any development whether cemetery or another will increase runoff from this property and currently they have not provided any detention on property to mitigate the effects for downstream properties.

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.

Summary and Staff Recommendation. Staff is neutral on this request. The applicant is requesting the Special Use Permit so that the expansion and operation of the cemetery use on the 19.11 acres can be in compliance with the Land Development Code.

Recommendation

None

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Survey
5. Statement of Planning Objectives
6. Site Plan
7. Master Plan
8. Elevations
9. Landscape Plan
10. Topographic Survey
11. Existing Drainage Plan
12. Proposed Drainage Plan
13. Notification Map
14. Notification List
15. Notification Letter
16. Economic Data
17. Draft Ordinance

Aerial Map

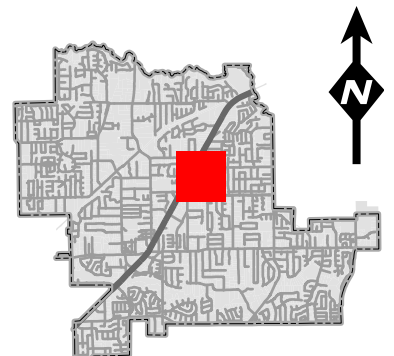


ZC23-013

6113 Colleyville Blvd

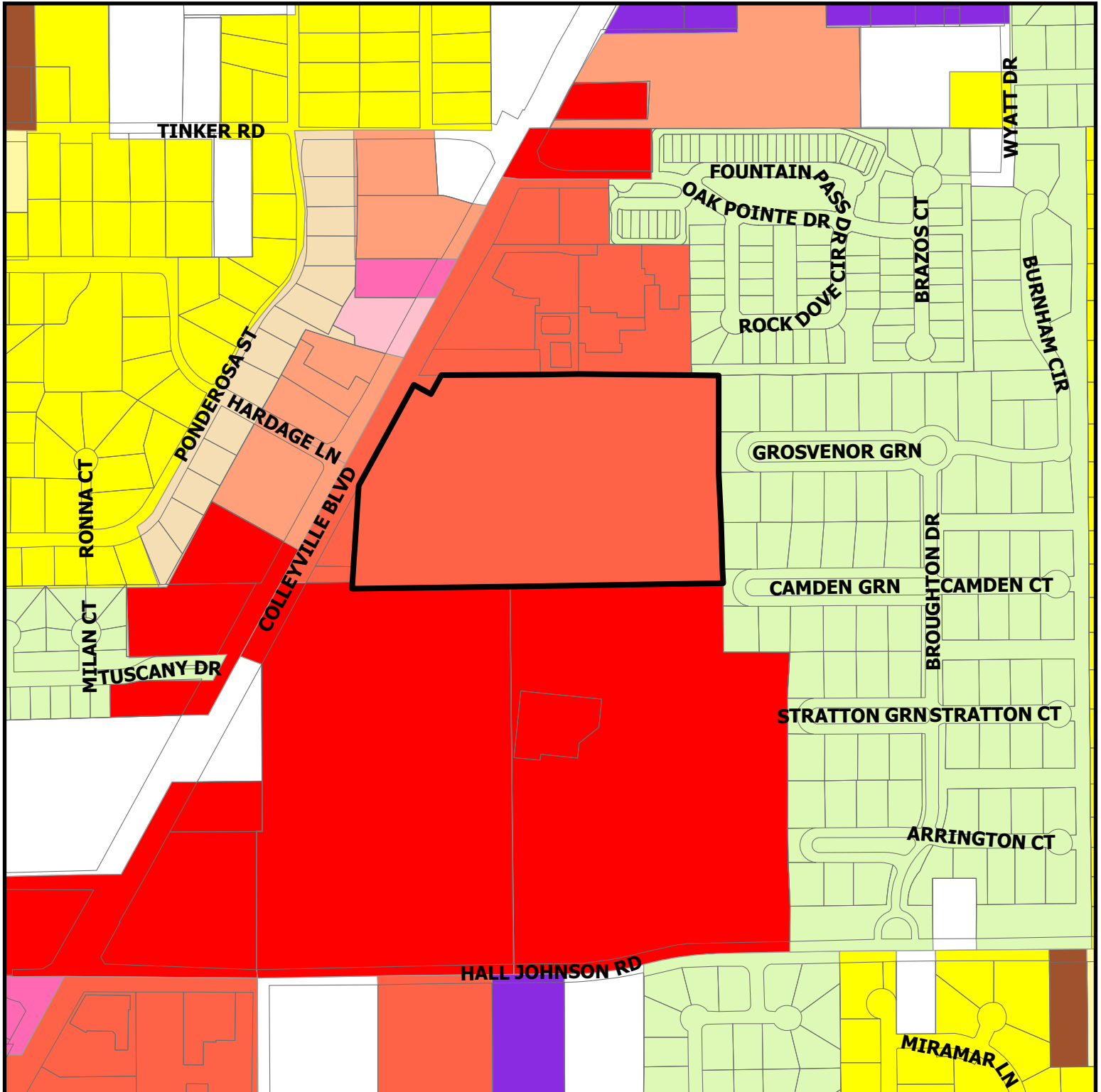


Subject Property



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.

Zoning Map

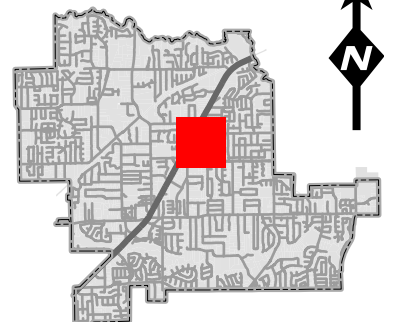


ZC23-013

6113 Colleyville Blvd



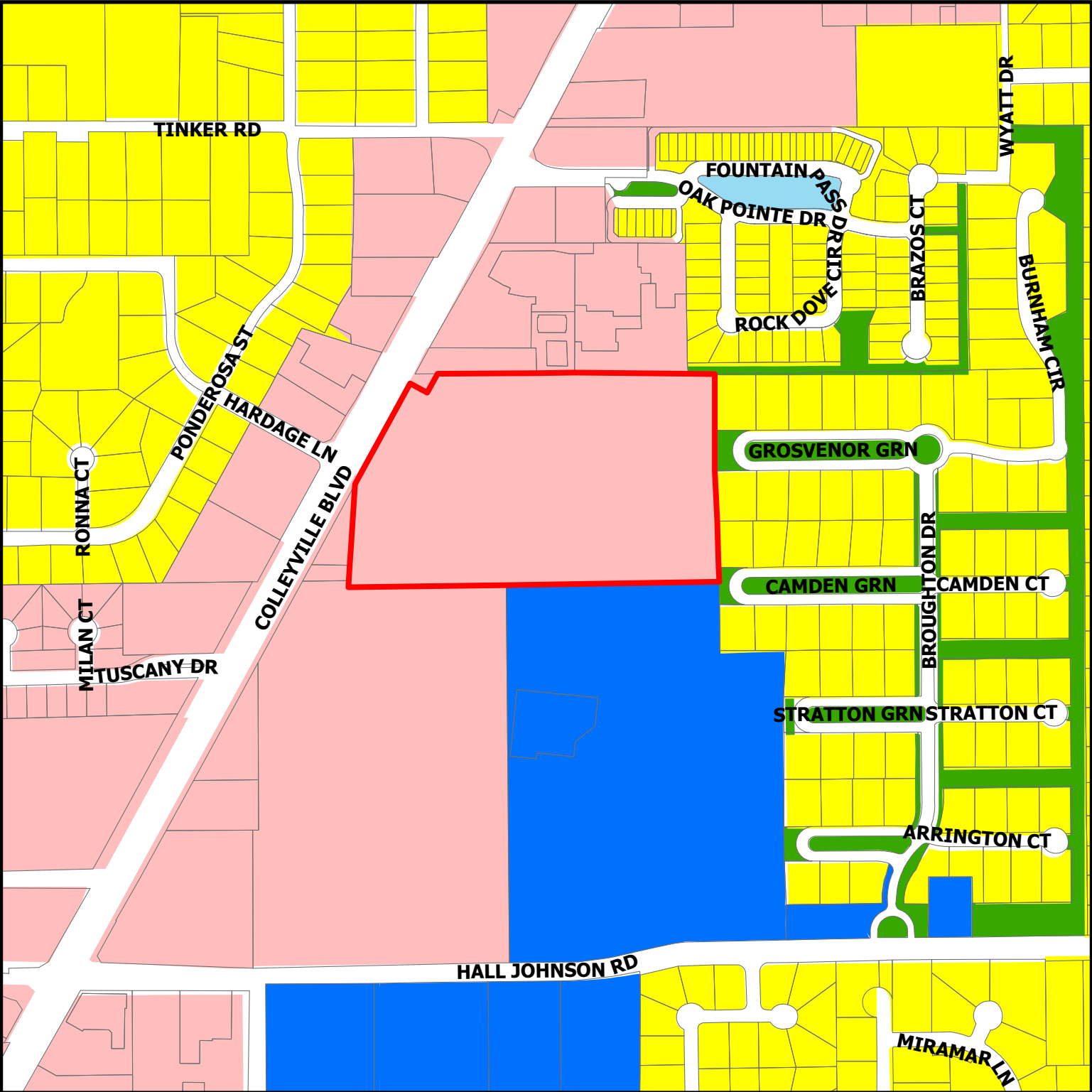
Subject Property



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Future Land Use Map

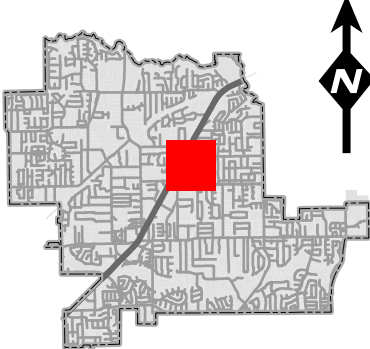


ZC23-013

6113 Colleyville Blvd

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- | | |
|---------------------------|-------------------|
| Residential | Open Space; Parks |
| Institutional | Water Body |
| Colleyville Blvd Corridor | Subject Property |



STATEMENT OF PLANNING OBJECTIVES
[BLUEBONNET HILLS FUNERAL HOME & MEMORIAL PARK EXPANSION]
[6113 COLLEYVILLE BLVD.]

Bluebonnet Hills Funeral Home & Memorial Park (hereinafter “Bluebonnet”) has been serving the Colleyville community for seventy years since 1953. Bluebonnet is owned and operated by S.E. Cemeteries of Texas, Inc. and the real estate is held by SCI California Funeral Services, Inc. (hereinafter referred to as SCI).

Bluebonnet provides necessary funeral services and facilities to the citizens of Colleyville and surrounding communities. When it comes time to lay a loved one to rest, the tranquility and beauty of Bluebonnet’s facilities and memorial park is a precious opportunity for the residents of Colleyville.

Bluebonnet wishes to continue to serve the community, but Bluebonnet’s existing memorial park is reaching capacity. Bluebonnet’s approaching capacity would mean that many residents who wish to be laid to rest in the place they called home, will not be able to do so in the City of Colleyville, nor potentially even near their existing loved ones that passed before them. In order to accommodate the needs of the community into the future, the memorial park will need additional land area to provide burial plots and mausoleums in the coming decades.

Bluebonnet’s funeral home and memorial park is located at the northeast corner of Hall-Johnson Road and Colleyville Boulevard. Directly to the north and adjacent to Bluebonnet’s memorial park is an approximate 19.11-acre tract of land currently operated as the Bob Moore’s Sports Center, being further described as follows:

Lot 1, Block 1, Bob Moore Sports Center Addition, recorded in Cabinet A, slide 1442, Plat Records, Tarrant County, Texas and commonly known as 6113 Colleyville Blvd., Colleyville, Texas 76034 (hereinafter “North Parcel”).

Considering the proximity of the North Parcel to Bluebonnet’s existing memorial park and it being directly adjacent thereto, the North Property is a sensible location for Bluebonnet’s expansion to continue to serve the community and to serve the families who have loved ones resting at the current location. Another benefit of the expansion of Bluebonnet’s memorial park would be the ultimate preservation of beautiful green space and enhancement of the aesthetic in the area.

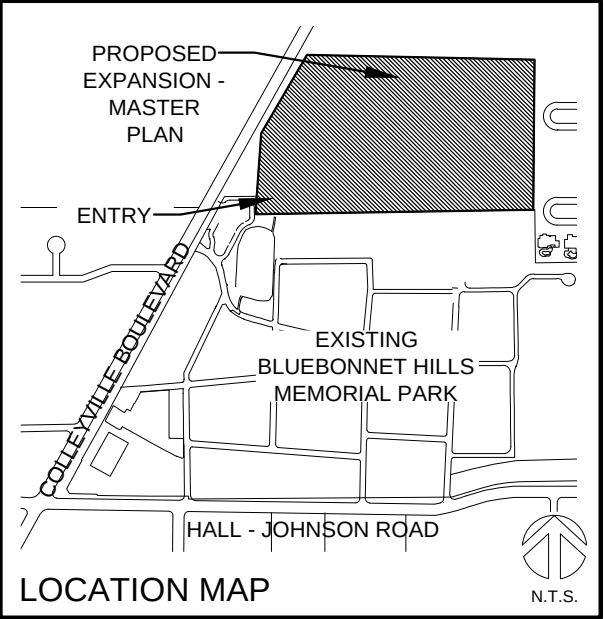
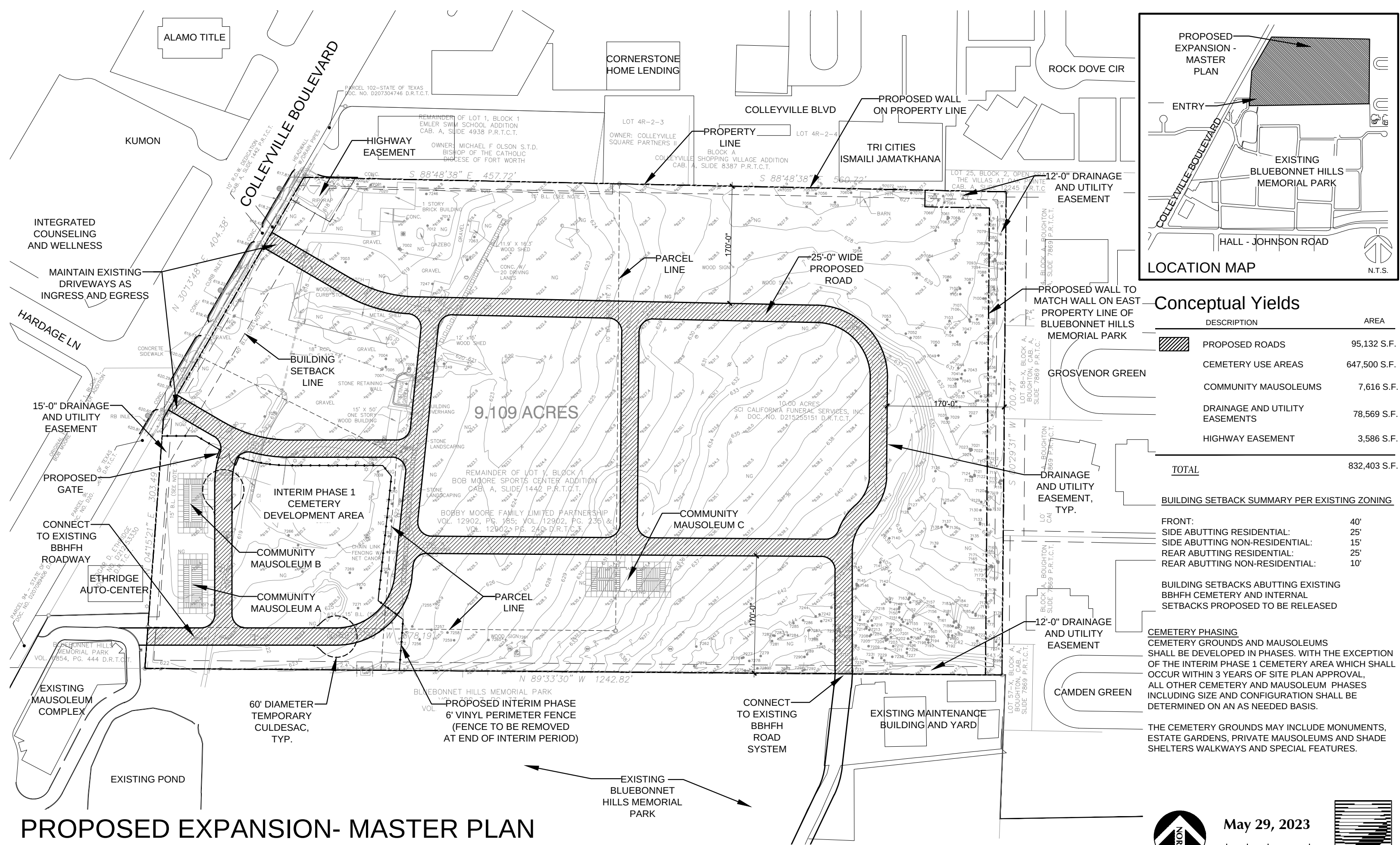
SCI currently owns the rear, west half, being approximately 10 acres, of the North Parcel (hereinafter, the “Rear Acreage”), and is leasing the property to the owners and operators of the Bob Moore’s Sports Center for operation of their golf driving range and batting cages. Through their family partnership, the owners and operators of the Bob Moore’s Sports Center, Lisa M. Miller and Bobby Moore, currently own the remaining east

half, being approximately 9.11 acres, of the North Parcel which fronts Colleyville Boulevard (hereinafter, "Front Acreage").

SCI is under contract to purchase the Front Acreage from Lisa M. Miller and Bobby Moore's family partnership. The purchase agreement contemplates that upon the purchase of the Front Acreage, the Bob Moore Sports Center and driving range will continue to operate as an interim use, for at least seven years, until the future needs of the community require additional burial space. Presently, Bluebonnet does not anticipate utilizing all of the North Parcel immediately, with the exception of the current batting cage area, being approximately 3 acres that abuts Colleyville Boulevard. Bluebonnet anticipates to begin utilizing the batting cage area within the next year and expanding thereafter as the community's current needs emerge.

The North Parcel is currently commercially zoned under the zoning designation Shopping Center ("CC-2"). The City's Land Use Code allows for cemetery and mausoleum use under zoning designation CC-2 with approval by the City Council of a Special Use Permit ("SUP").

Accordingly, SCI, as owner of the Rear Acreage and with the joinder and approval of the current owners of the Front Acreage, respectfully submits this SUP application for consideration by the City of Colleyville. SCI would request that cemetery and mausoleum use be approved for the North Parcel based upon the above-described plan which includes the interim use for Bob Moore's Sports Center's continued operation of the driving range until the needs of the community require additional burial space.



Conceptual Yields		
DESCRIPTION	AREA	
 PROPOSED ROADS	95,132 S.F.	
CEMETERY USE AREAS	647,500 S.F.	
COMMUNITY MAUSOLEUMS	7,616 S.F.	
DRAINAGE AND UTILITY EASEMENTS	78,569 S.F.	
HIGHWAY EASEMENT	3,586 S.F.	
TOTAL	832,403 S.F.	

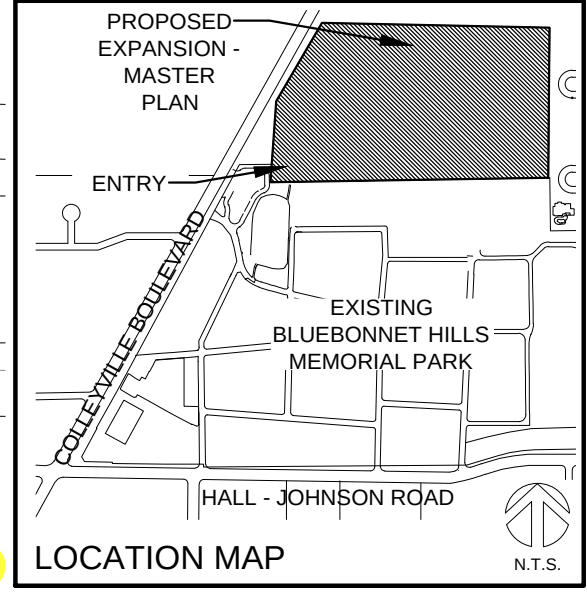
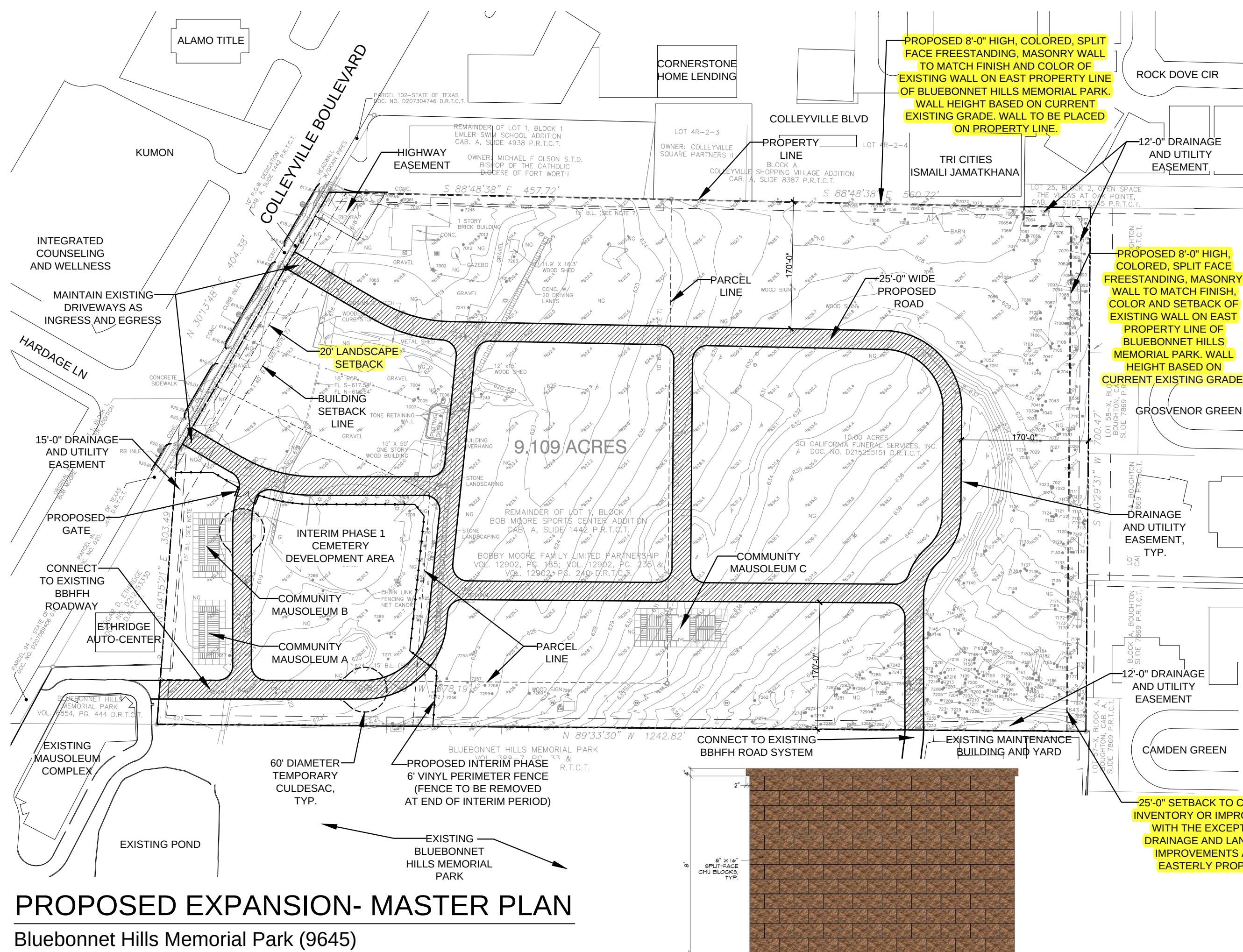
BUILDING SETBACK SUMMARY PER EXISTING ZONING	
FRONT:	40'
SIDE ABUTTING RESIDENTIAL:	25'
SIDE ABUTTING NON-RESIDENTIAL:	15'
REAR ABUTTING RESIDENTIAL:	25'
REAR ABUTTING NON-RESIDENTIAL:	10'
BUILDING SETBACKS ABUTTING EXISTING BBHFH CEMETERY AND INTERNAL SETBACKS PROPOSED TO BE RELEASED	

CEMETERY PHASING
CEMETERY GROUNDS AND MAUSOLEUMS SHALL BE DEVELOPED IN PHASES. WITH THE EXCEPTION OF THE INTERIM PHASE 1 CEMETERY AREA WHICH SHALL OCCUR WITHIN 3 YEARS OF SITE PLAN APPROVAL, ALL OTHER CEMETERY AND MAUSOLEUM PHASES INCLUDING SIZE AND CONFIGURATION SHALL BE DETERMINED ON AN AS NEEDED BASIS.

THE CEMETERY GROUNDS MAY INCLUDE MONUMENTS, ESTATE GARDENS, PRIVATE MAUSOLEUMS AND SHADE SHELTERS WALKWAYS AND SPECIAL FEATURES.

PROPOSED EXPANSION- MASTER PLAN

Bluebonnet Hills Memorial Park (9645)
5725 Colleyville Blvd., Colleyville, TX 76034



Conceptual Yields		
DESCRIPTION	AREA	
PROPOSED ROADS	95,132 S.F.	
CEMETERY USE AREAS	647,500 S.F.	
COMMUNITY MAUSOLEUMS	7,616 S.F.	
DRAINAGE AND UTILITY EASEMENTS	78,569 S.F.	
HIGHWAY EASEMENT	3,586 S.F.	
TOTAL	832,403 S.F.	

BUILDING SETBACK SUMMARY PER EXISTING ZONING	
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REAR ABUTTING NON-RESIDENTIAL:	10'

BUILDING SETBACKS ABUTTING EXISTING BBHFH CEMETERY AND INTERNAL SETBACKS PROPOSED TO BE RELEASED

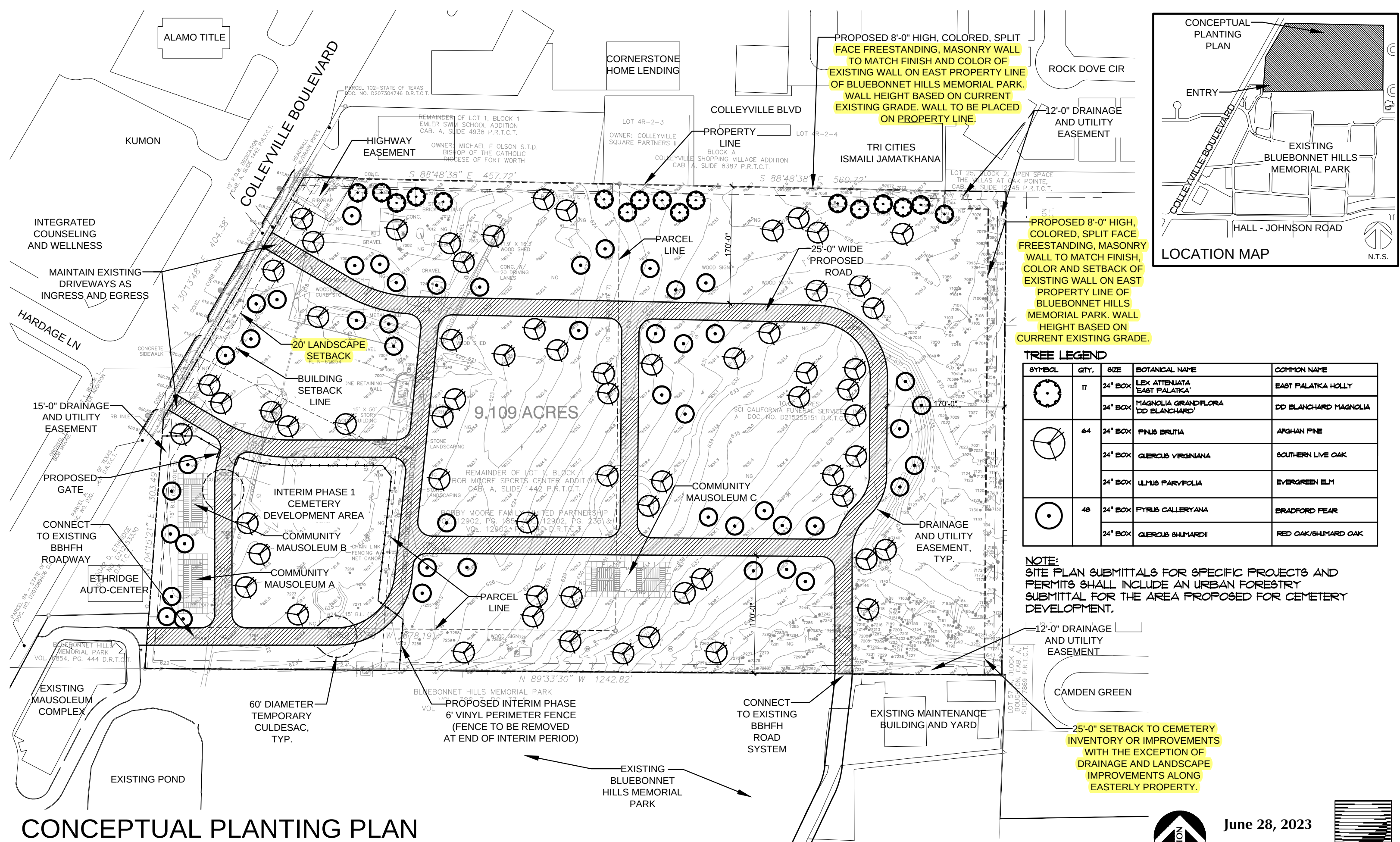
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THE CEMETERY GROUNDS MAY INCLUDE MONUMENTS, ESTATE GARDENS, PRIVATE MAUSOLEUMS AND SHADE SHELTERS WALKWAYS AND SPECIAL FEATURES.





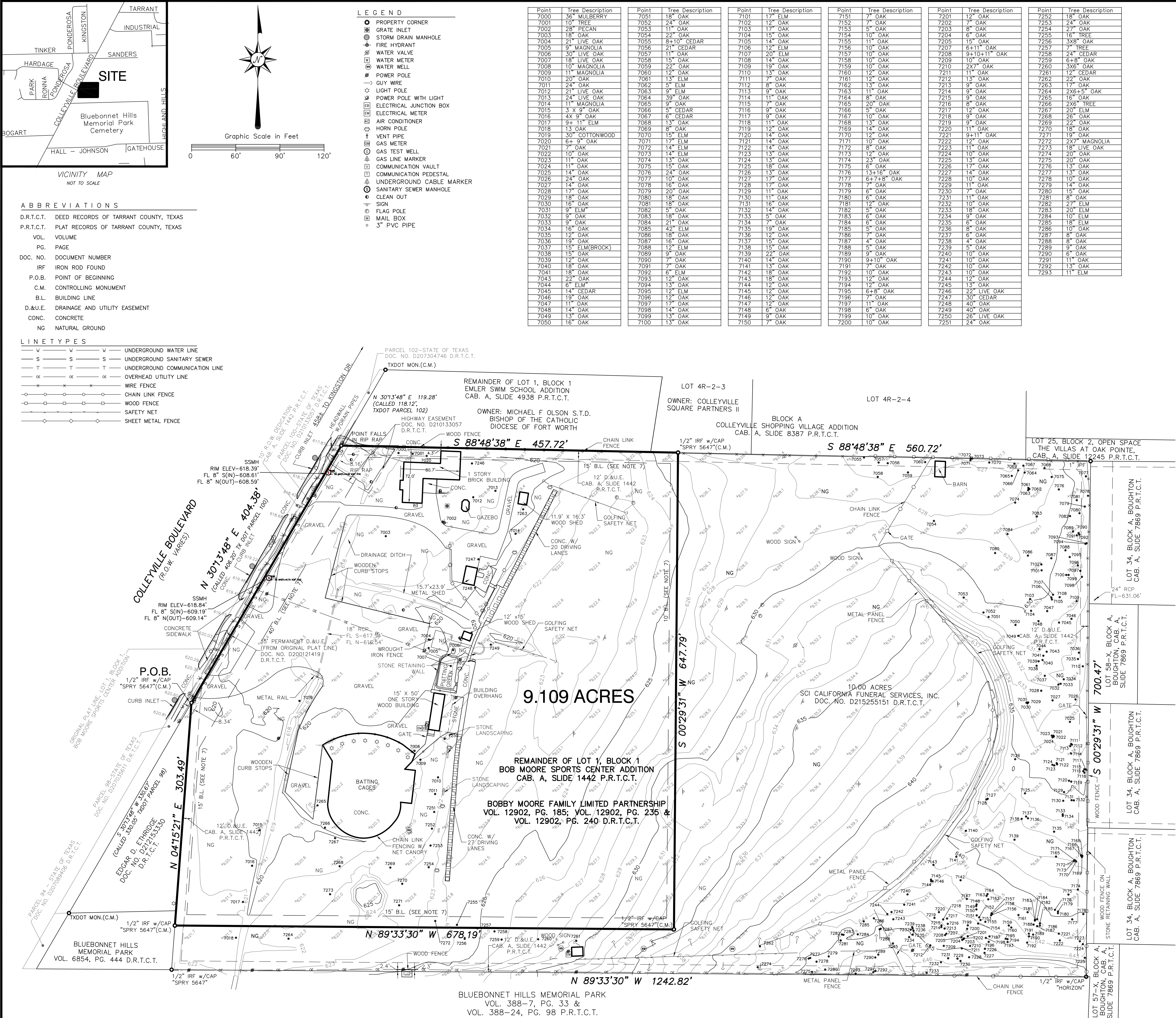




CONCEPTUAL PLANTING PLAN

Bluebonnet Hills Memorial Park (9645)
5725 Colleyville Blvd., Colleyville, TX 76034

Mar. 31, 2023 — 10:29am
C:\Users\David Spry\Documents\Projects\073-Howe Wood and Company\073-004 Bob Moore Driving Range — Colleyville\20-19 ac Topo_tree\ spry-6113 Colleyville topo email 3--31-23.dwg

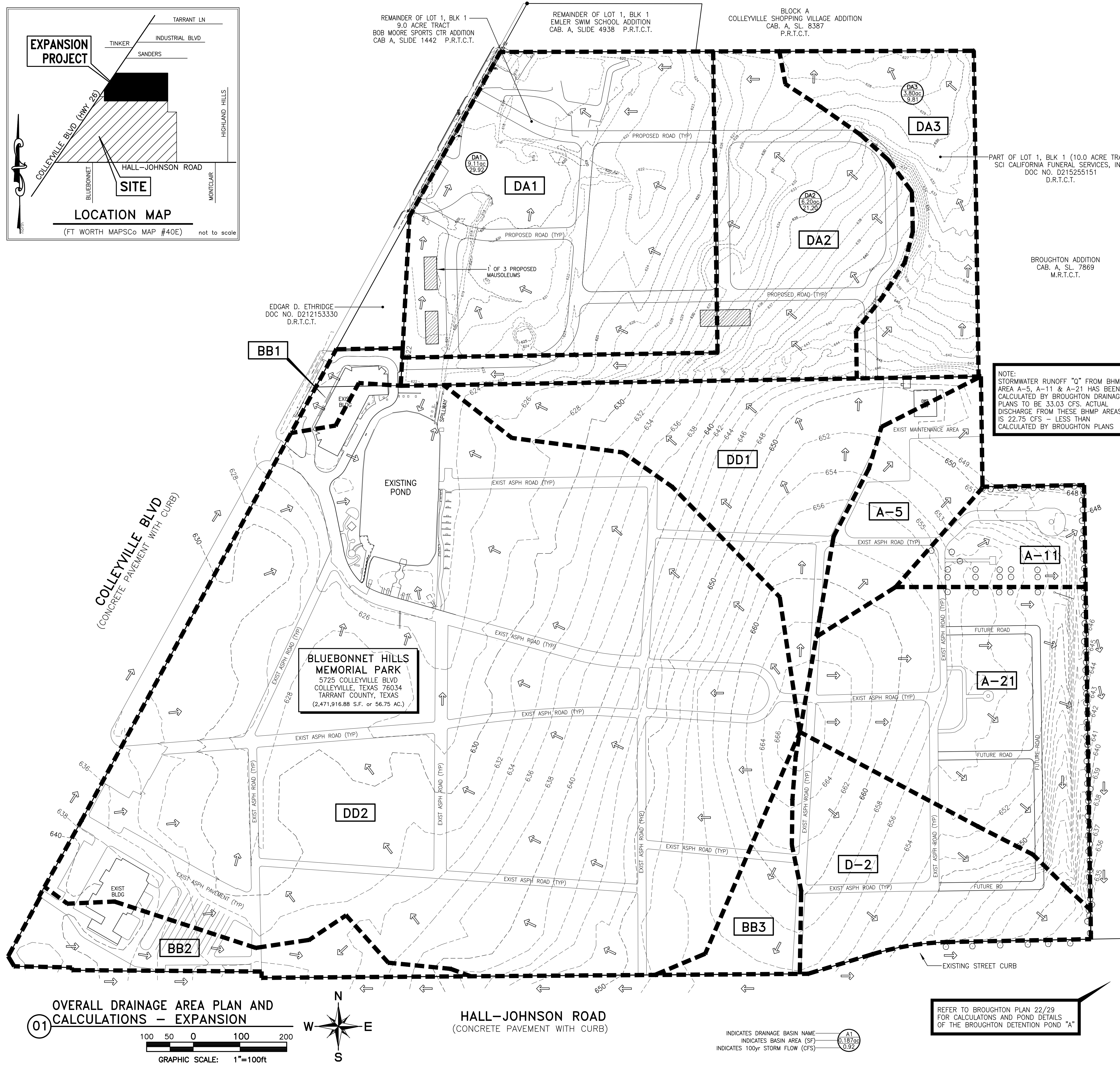


NOTES

- All boundary and title information shown on the hereon Topographic Survey is per the Land Title Survey is issued by Spry Surveyors, certified January 11, 2023. Said Land Title Survey is issued in conjunction with the Commitment for Title Insurance, prepared by Old Republic National Title Insurance Company, G.F. No. 22-368-NT, effective date: December 2, 2022. This Land Title Survey reflects the easements and building lines along with other documented restrictions, of record which have been reported to this Surveyor in Schedule "B" of said Commitment for Title Insurance. Surveyor has performed no additional research for documented restrictions to the land.
- The surveyed property is subject to the restrictive covenants as recorded in Cabinet A, Slide 1442 in the Plat Records of Tarrant County, Texas.
- The easement to Texas Power and Light Company recorded in Volume 1349, Page 363 D.R.T.C.T., is not located on the surveyed property.
- The surveyed property is subject to the terms, conditions and provisions in the City of Colleyville Permanent Drainage and Utility Easement recorded in Document No. D2000121419 D.R.T.C.T.
- The surveyed property is subject to the terms, conditions and provision in the Highway Easement recorded in Document No. D210133057 D.R.T.C.T.
- The surveyed property is subject to the terms, conditions and provisions in the Memorandum of Right of First Refusal as recorded in Volume D215255150 D.R.T.C.T.
- On the issue date of this survey the property shown hereon is zoned CC-2 (Shopping Center) according to the zoning map of the City of Colleyville. Surveyed property has these setback requirements:

Front:	40'
Side abutting residential:	25'
Side abutting non-residential:	15'
Rear abutting residential:	25'
Rear abutting non-residential:	10'
- Surveyor was not provided a zoning report or letter
- All bearings shown hereon are according to the Plat of Bob Moore Sports Center Addition recorded under Cabinet A, Slide 1442, in the Plat Records of Tarrant County, Texas, unless otherwise noted.
- Underground utilities shown on this survey are shown based on available GIS maps from the City of Colleyville and/or field ties to existing surface features. There were no constructions plans available which showed underground utilities within the surveyed property. There may exist additional underground utilities not shown on the survey, e.g. telephone lines and conduits, electrical lines and conduits, cable T.V. lines, private pipelines, private irrigation lines or other utilities unknown to surveyor. Contractor of any project design on the basis of this survey is hereby instructed to call DIG TESS One-Call Notification Center at 1-800-344-8377 for verification of existing utilities in any area of excavation or boring alignments prior to any construction start.
- According to the Flood Insurance Rate Map No. 48439C0095K, published by the Federal Emergency Management Agency, dated: September 25, 2009, the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100-year flood.
- No evidence of recent earth moving work, building construction, or building additions observed in the process of conducting fieldwork.
- No proposed changes in street right-of-way lines, or evidence of recent street or sidewalk constructions or repairs along the surveyed property.
- No offsite easements disclosed in title commitment provided to surveyor.

DATE	REVISION NOTES
SPRY SURVEYORS 8241 Mid-Cities Blvd., Suite 102 - North Richland Hills, TX 76182 Firm Reg. No. 10112000 - PH:817.776.4049 - spry@sprysurveyors.com - www.sprysurveyors.com	
TOPOGRAPHIC SURVEY 9.109 ACRES 6113 COLLEYVILLE BOULEVARD OUT OF LOT 1, BLOCK 1 BOB MOORE SPORTS CENTER ADDITION IN THE J. L. BYAS SURVEY, A-180 CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS	
ORIGINAL ISSUE DATE: 3/31/2023	SCALE: 1"=60' PROJECT NO.: 073-004-20



GENERAL PLAN LEGEND				proj C3052 - COLLEYVILLE
DESCRIPTION		EXISTING	NEW (by this project)	
STORM WATER DRAINAGE FLOW				
GRADING CONTOUR		-----620-----	-----625-----	
PAVING CONTOUR			-----[630]-----	
SPOT ELEVATION		620.0 +	PV 620.0 ●	
STORM WATER DRAINAGE DIVIDE		=====	=====	
CM = CONTROL MONUMENT	TGR = TOP OF GRATE (ELEV)	B/S = BACK TO BACK (CURB)	PP = POWER POLE	
IRF = IRON ROD FOUND	GT = TOP GUTTER (ELEV)	CSP = CORRUGATED STL PIPE	PH = FIRE HYDRANT	
TBM = TEMP. BENCHMARK	PV = TOP OF CONC PWMT (EL)	RCP = REINF. CONC PIPE	MV = WATER VALVE	
NG = NATURAL GRADE	EA = EDGE OF ASPHALT (EL)	HCP = HIGH POINT	WH = MANHOLE	
ME = MATCH EXISTING (ELEV)	TC = TOP OF CURB (ELEV)	LP = LOW POINT	WL = WASTEWATER	
BF = BARRIER FREE RAMP	TW = TOP OF WALL (ELEV)	FF = FINISH FLOOR	FW = FLOWLINE	

DRAINAGE AREA CALCULATIONS

EXPANSION

ONSTEP LOT 1, BLOCK 1 (6113 COLLEYVILLE BLVD) DRAINAGE

Project C3052

DRAINAGE AREA	AREA (acre)	Runoff Calcs					Q ₁₀₀ (cfs)	NOTES
		C	T _c (min)	I ₁₀₀ (n/hr)	Q ₁₀₀ (cfs)			
DA1	1.27ac	0.95	10	9.24	11.15	PAVEMENTS/BUILDINGS		
DA1	0.00ac	0.56	15	7.98	0.00	GRAVEL		
DA1	7.84ac	0.30	15	7.98	18.77	LAWN		
DA1	9.11ac	TOTAL POST-DEVELOPED RUNOFF.....					29.92	3
DA2	1.00ac	0.95	10	9.24	8.74	PAVEMENTS/BUILDINGS		
DA2	5.20ac	0.30	15	7.98	12.46	LAWN		
DA2	6.20ac	TOTAL POST-DEVELOPED RUNOFF.....					21.20	4
DA3	0.11ac	0.95	10	9.24	0.97	PAVEMENTS/BUILDINGS		
DA3	3.69ac	0.30	15	7.98	8.83	LAWN		
DA3	3.80ac	TOTAL POST-DEVELOPED RUNOFF.....					9.81	5
Total Post-Developed Runoff – LOT 1, BLOCK 1							60.92	6

FOR COMPARISON ONLY									
DA1	9.11ac	0.51	15	7.98	37.07	RESIDENTIAL USE			
DA2	6.20ac	0.51	15	7.98	25.23	RESIDENTIAL USE			
DA3	3.80ac	0.51	15	7.98	15.46	RESIDENTIAL USE			
Total Residential Runoff — LOT 1, BLOCK 1							77.77		7

NOTE:

1. THE DRAINAGE CALCULATIONS NOTED ABOVE UTILIZE THE RATIONAL METHOD IN ACCORDANCE WITH CITY OF FORT WORTH STANDARDS PER THE ISWM TECHNICAL MANUAL AND THE TARRANT COUNTY RAINFALL DATA PROVIDED THEREIN USING RECOMMENDED RUNOFF COEFFICIENT (C) IN ACCORDANCE TO TABLE 1.6 OF THE ISWM TECHNICAL MANUAL, CITY OF COLLEYVILLE & CITY OF FT WORTH:
 - C = 0.95 (PAVEMENTS & BUILDINGS)
 - C = 0.56 (GRAVEL)
 - C = 0.30 (UNDEVELOPED LAND - GRASSLAND)
 - C = 0.51 (SINGLE FAMILY RESIDENTIAL AREA)
 - t = TIME OF CONCENTRATION (ISWM TABLE 1.5)
 - I = RAINFALL INTENSITY FOR THE DURATION PERIOD (ISWM TABLE 5.15)
 - Q = RUNOFF RATE = (C)(I)(A)
2. TOTAL DRAINAGE RUNOFF IS COMPARED USING TWO METHODS:

METHOD #1 – COMPARES EXISTING CONDITIONS TO POST-DEVELOPED (EXPANSION) USING DIFFERENT TYPES OF MATERIALS.

METHOD #2 – COMPARES POST-DEVELOPED (EXPANSION) TO SINGLE FAMILY RESIDENTIAL AREAS IN ACCORDANCE WITH COLLEYVILLE ENGINEERING DESIGN STANDARDS CHAPTER 14, SECTION L.
3. Drainage area DA1 drains (sheet flow) to Colleyville Blvd into the city's SD system.
4. Drainage area DA2 drains (sheet flow) onto area DA1 and onto Colleyville Blvd.
5. Drainage area DA3 drains (sheet flow) onto the adjacent shopping center to the north.
6. Total onsite runoff from Lot 1, Block 1.
7. FOR COMPARISON ONLY – total onsite Residential runoff from Lot 1, Block 1.

DRAINAGE NARRATIVE – BLUEBONNET HILLS MEMORIAL PARK (BHMP) EXPANSION

1. BLUEBONNET HILLS MEMORIAL PARK (5725 COLLEYVILLE BOULEVARD) DRAINAGE SUMMARY:

- a) 68% OF THE ONSITE STORMWATER DRAINS INTO AN ONSITE POND AND ONTO THE ADJACENT PROPERTY (BMSQ) TO THE NORTH.
- b) 14% OF THE ONSITE STORMWATER DRAINS INTO THE CITY'S STORM DRAIN SYSTEM ALONG ADJACENT STREETS.
- c) 18% OF THE ONSITE STORMWATER DRAINS INTO THE ADJACENT BROUGHTON SUBDIVISION'S STORM DRAIN SYSTEM TO THE EAST.

2. BLUEBONNET HILLS MEMORIAL PARK EXPANSION (6113 COLLEYVILLE BOULEVARD) DRAINAGE SUMMARY:

- a) EXISTING ONSITE DRAINAGE IS CALCULATED AT A TOTAL RUNOFF OF 55.94cfs.
- b) POST-DEVELOPED ONSITE DRAINAGE IS CALCULATED AT A TOTAL RUNOFF OF 60.92cfs.
- c) SINGLE FAMILY RESIDENTIAL ONSITE DRAINAGE (FOR COMPARISON ONLY) IS CALCULATED AT A TOTAL RUNOFF OF 77.77cfs.

3. BASED ON COMPARISON OF SITE MATERIALS, THE PROPOSED EXPANSION OF THIS PROJECT WILL RESULT IN AN INCREASE DRAINAGE FROM 4.98cfs TO 4.98cfs.

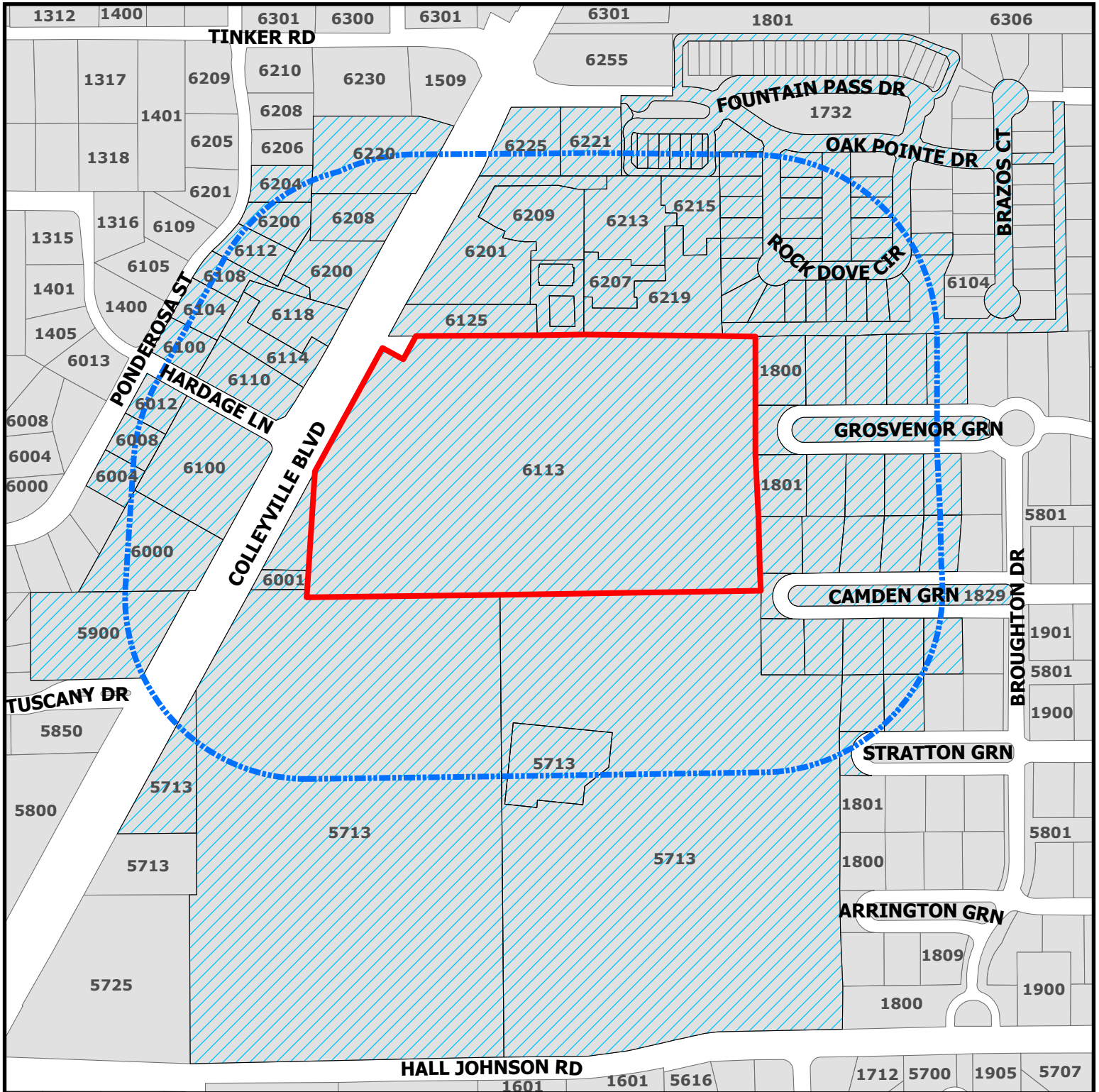
4. BASED ON COMPARISON TO SINGLE FAMILY RESIDENTIAL AREAS, THE PROPOSED EXPANSION OF THIS PROJECT WILL RESULT IN A DECREASE DRAINAGE OF 16.85cfs TO RESIDENTIAL AREAS.

5. BASIS TO RESIDENTIAL COMPARISON: COLLEYVILLE ENGINEERING DESIGN STANDARDS CHAPTER 14, SECTION L:

- "RUNOFF RATES FOR ALL LAND USES SHALL BE LIMITED TO THE RATES THAT WOULD BE PRODUCED FROM SINGLE FAMILY RESIDENTIAL AREAS"

THEFORE, THIS EXPANSION PROJECT MEETS THE DRAINAGE CRITERIA OF CHAPTER 14, SECTION L WITHOUT DETENTION

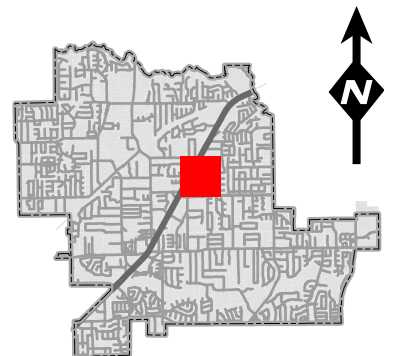
Notification Map



ZC23-013

6113 Colleyville Blvd

-  Parcels to be notified
-  Buffer
-  Subject Property



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.

Owner Name	Owner Address	Owner City	Owner Zip
DEDE, MARY E	1717 ROCK DOVE CIR	COLLEYVILLE, TX	76034
CONDON, JACK L	6100 PONDEROSA ST	COLLEYVILLE, TX	76034
HEDGCOth, ERNEST	6012 PONDEROSA ST	COLLEYVILLE, TX	76034
RAJWANI, ABDUL AZIZ	1805 GROSVENOR GRN	COLLEYVILLE, TX	76034
FOLKES, JAMES	6200 PONDEROSA ST	COLLEYVILLE, TX	76034
PAUL MITCHELL DAMEK & PATTI LYN	1812 CAMDEN GREEN	COLLEYVILLE, TX	76034
PECAN GARDENS ESTATES LP	2924 RIVERBROOK WAY	SOUTHLAKE, TX	76092
EDDIE SHELL LIVING TRUST	6113 ROCK DOVE CIR	COLLEYVILLE, TX	76034
ELMER AUTOMOTIVE LLC	6007 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034
ARANA, WANDA TRUSTEE	36 ARANA CIR	SAUSALITO, CA	94965
KRUZEL, THOMAS M	1816 CAMDEN GRN	COLLEYVILLE, TX	76034
SLIGAR, TRACY	6004 PONDEROSA ST	COLLEYVILLE, TX	76034
MOORE, RACHEL	6108 PONDEROSA ST	COLLEYVILLE, TX	76034
FANDIMIR LLC	2400 DAMSEL EVE DR	LEWISVILLE, TX	75056
WADE, DANIEL	1804 STRATTON GRN	COLLEYVILLE, TX	76034
BRIGHAM, BRADLEY	6124 ROCK DOVE CIR	COLLEYVILLE, TX	76034
JACE PROPERTIES LLC	3241 HORSESHOE DR	GRAPEVINE, TX	76051
BLUEBONNET HILLS MEMORIAL PK	PO BOX 130548	HOUSTON, TX	77219
BROOKS, PHILLIP	6109 ROCK DOVE CIR	COLLEYVILLE, TX	76034
ARPEY, GERARD	1713 ROCK DOVE CIR	COLLEYVILLE, TX	76034
KIMBALL FAMILY LIVING TRUST	6212 ROCK DOVE CIR	COLLEYVILLE, TX	76034
KIRKING, LEWIS	6108 ROCK DOVE CIR	COLLEYVILLE, TX	76034
RMH FAMILY TRUST	PO BOX 1185	COLLEYVILLE, TX	76034
COLLEYVILLE COMMERCIAL PROP	6114 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034
BLUEBONNET HILLS CEMETARY	PO BOX 367	COLLEYVILLE, TX	76034
OGLE, SUZANNE	6120 ROCK DOVE CIR	COLLEYVILLE, TX	76034
ROWNTREE, BEVERLY	6216 ROCK DOVE CIR	COLLEYVILLE, TX	76034
TERRY DAVID & PENELOPE D JOINT	1801 CAMDEN GREEN	COLLEYVILLE, TX	76034
ML TRUST	1340 N WHITE CHAPEL BLVD SUITE	SOUTHLAKE, TX	76092
PARKS, JENNIFER	1709 ROCK DOVE CIR	COLLEYVILLE, TX	76034
TULLY, KEVIN	6121 ROCK DOVE CIR	COLLEYVILLE, TX	76034
WILLIAMS, MARJORIE S	1817 CAMDEN GRN	COLLEYVILLE, TX	76034
GIRAS, JOSEPH	6104 PONDEROSA ST	COLLEYVILLE, TX	76034
COLLEYVILLE MEDICAL PROPERTIES	2 SUMMIT PARK DR SUITE 540	CLEVELAND, OH	44131
THE JULIETTE SMITH REVOCABLE TR	1813 GROSVENOR GREEN	COLLEYVILLE, TX	76034
PROCO HOLDINGS INC	PO BOX 206	COLLEYVILLE, TX	76034
KLEINHAUS, KERRY A	1604 PECAN CROSSING DR	COLLEYVILLE, TX	76034
GORE, FRANK C	6112 ROCK DOVE CIR	COLLEYVILLE, TX	76034
CAMPO SAN ANTONIO LLC	PO BOX 15697	NEWPORT BEACH, CA	92659
SHAFIK, JOHN	6204 PONDEROSA ST	COLLEYVILLE, TX	76034
COLLEYVILLE MEDICAL PROPERTIES	2 SUMMIT PARK DR SUITE 540	CLEVELAND, OH	44131
VAN CLEAVE, PATRICIA	6116 ROCK DOVE CIR	COLLEYVILLE, TX	76034
BLUE BONNET HILLS	PO BOX 130548	HOUSTON, TX	77219
SMITH, SHIRLEY CARTHEL	6117 ROCK DOVE CIR	COLLEYVILLE, TX	76034
HISSAM, WILLIAM	1608 PECAN CROSSING DR	COLLEYVILLE, TX	76034
JOCK ELLIE FAMILY LIVING TRUST	6125 ROCK DOVE CIR	COLLEYVILLE, TX	76034
STEVENS, DIANE	1804 GROSVENOR GREEN	COLLEYVILLE, TX	76034
RUSSELL, REX	1805 CAMDEN GRN	COLLEYVILLE, TX	76034
CAROL IRREVOCABLE TRUST	123 W MAIN ST 3RD FLOOR	GRAND PRAIRIE, TX	75050
BODEMAN, DAN	1721 ROCK DOVE CIR	COLLEYVILLE, TX	76034
BENZICK, ARTHUR E	1808 CAMDEN GRN	COLLEYVILLE, TX	76034
CAREY, MATTHEW	1809 GROSVENOR GRN	COLLEYVILLE, TX	76034
BRIAN AND JANE CARRON FAMILY TR	1612 PECAN CROSSING DR	COLLEYVILLE, TX	76034
BRUTON, KAREN LYNN	6112 PONDEROSA ST	COLLEYVILLE, TX	76034
VILLAS AT OAK POINTE HOA INC	6308 WESTCOAT DR	COLLEYVILLE, TX	76034
DENNIS, KEN M	6104 ROCK DOVE CIR	COLLEYVILLE, TX	76034
HOELLER, BRYAN	1817 GROSVENOR GREEN	COLLEYVILLE, TX	76034
COLLEYVILLE MEDICAL PROPERTIES	2 SUMMIT PARK DR SUITE 540	CLEVELAND, OH	44131
MOMENTUM USA RE VENTURES DELAWA	10950 S PIPELINE RD BLDG 1	EULESS, TX	76040
METOO LIVING TRUST	1705 ROCK DOVE CIR	COLLEYVILLE, TX	76034
O'BRIEN BUSINESS CENTER LLC	609 CHEEK SPARGER RD SUITE 120	COLLEYVILLE, TX	76034
DIXON LIVING TRUST	1800 STRATTON GREEN	COLLEYVILLE, TX	76034
FALI HOLDINGS INC	2326 W AIRPORT FWY	IRVING, TX	75062
HAMMER, JOHN	1808 GROSVENOR GRN	COLLEYVILLE, TX	76034
VAN BUSKIRK PROPERTIES LLC	107 BELMONT PLACE CIR	SOUTHLAKE, TX	76092
LUCERO, MATTHEW	1813 CAMDEN GREEN	COLLEYVILLE, TX	76034
BLUEBONNET HILLS CEMETERY	PO BOX 11250	NEW ORLEANS, LA	70181
TRAN, MICHAEL V	629 MATLOCK CENTRE CIR	ARLINGTON, TX	76015
BOUGHTON MAINTENANCE ASSOCIATIO	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093
VILLAS AT OAK POINTE HOA INC	6308 WESTCOAT DR	COLLEYVILLE, TX	76034
THOMPSON, GWENDELL	1542 PECAN CROSSING DR	COLLEYVILLE, TX	76034
MICHAEL F OLSON S.T.D., BISHOP	800 W LOOP 820 S	FORT WORTH, TX	76108
MULLINAX, DONALD R	6100 ROCK DOVE CIR	COLLEYVILLE, TX	76034
BOUGHTON MAINTENANCE ASSOCIATIO	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093
VILLAS AT OAK POINTE HOA INC	6308 WESTCOAT DR	COLLEYVILLE, TX	76034
BLUEBONNET HILLS CEMETERY	PO BOX 130548	HOUSTON, TX	77219
BOUGHTON MAINTENANCE ASSOCIATIO	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093
HOBBS, THOMAS R	1801 GROSVENOR GRN	COLLEYVILLE, TX	76034
BEVER, JOSHUA	6008 PONDEROSA ST	COLLEYVILLE, TX	76034
THE BENEFIT LINK INC	6209 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034
PMT PARTNERS IX LTD	1585 KAPOLANI BLVD STE 1110	HONOLULU, HI	96814
COLLEYVILLE SQUARE PTNRS II	99 MAIN ST STE 200	COLLEYVILLE, TX	76034
BOUGHTON MAINTENANCE ASSOCIATIO	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093
VILLAS AT OAK POINTE HOA INC	6308 WESTCOAT DR	COLLEYVILLE, TX	76034
MILLER, DENNIS	1800 CAMDEN GRN	COLLEYVILLE, TX	76034
MERRIFIELD, JOHN	6208 ROCK DOVE CIR	COLLEYVILLE, TX	76034
GANESA, PRASANTHI	1812 GROSVENOR GRN	COLLEYVILLE, TX	76034
COLLEYVILLE MEDICAL PROPERTIES	2 SUMMIT PARK DR SUITE 540	CLEVELAND, OH	44131
MOORE, BOBBY FAMILY LTD PRTN	6113 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034
MOMENTUM USA RE VENTURES DELAWA	10950 S PIPELINE RD BLDG 1	EULESS, TX	76040
BELL, DAVIS	1809 CAMDEN GREEN	COLLEYVILLE, TX	76034
BONAIRE QUEST LLC	6215 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034
DUFFIE CO-TRUSTEE, DOUGLAS	1816 GROSVENOR GREEN	COLLEYVILLE, TX	76034
VILLAS AT OAK POINTE HOA INC	6308 WESTCOAT DR	COLLEYVILLE, TX	76034
STARK, DONNA	1701 ROCK DOVE CIR	COLLEYVILLE, TX	76034
ADAMS, RONALD	1725 ROCK DOVE CIR	COLLEYVILLE, TX	76034
SADLER, SCOTT BEN	1600 PECAN CROSSING DR	COLLEYVILLE, TX	76034
VILLAS AT OAK POINTE HOA INC	6308 WESTCOAT DR	COLLEYVILLE, TX	76034
MEEK, KARL W	6204 ROCK DOVE CIR	COLLEYVILLE, TX	76034
BOUGHTON MAINTENANCE ASSOCIATIO	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093
VILLAS AT OAK POINTE, THE	2555 SW Grapevine Parkway Suite 300	GRAPEVINE, TX	76051
BROUGHTON	1821 Grosvenor Green	COLLEYVILLE, TX	76034
TUSCANY-COLLEYVILLE	1217 Tuscany Drive	COLLEYVILLE, TX	76034
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, July 10, 2023 at 7:00 p.m.
City Council Meetings: Tuesday, August 1, 2023 & Tuesday, August 15, 2023 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for a Cemetery use on Lot 1, Block 1, of the Bob Moore Sports Center Addition, located at 6113 Colleyville Blvd.

Zoning Case: ZC23-013

Applicant: Julia Mitchell

Owner: Lisa M. Miller

Location: 6113 Colleyville Boulevard

Property Description: Lot 1, Block 1, Bob Moore Sports Center Addition

Present Zoning: CC-2 Shopping Center District

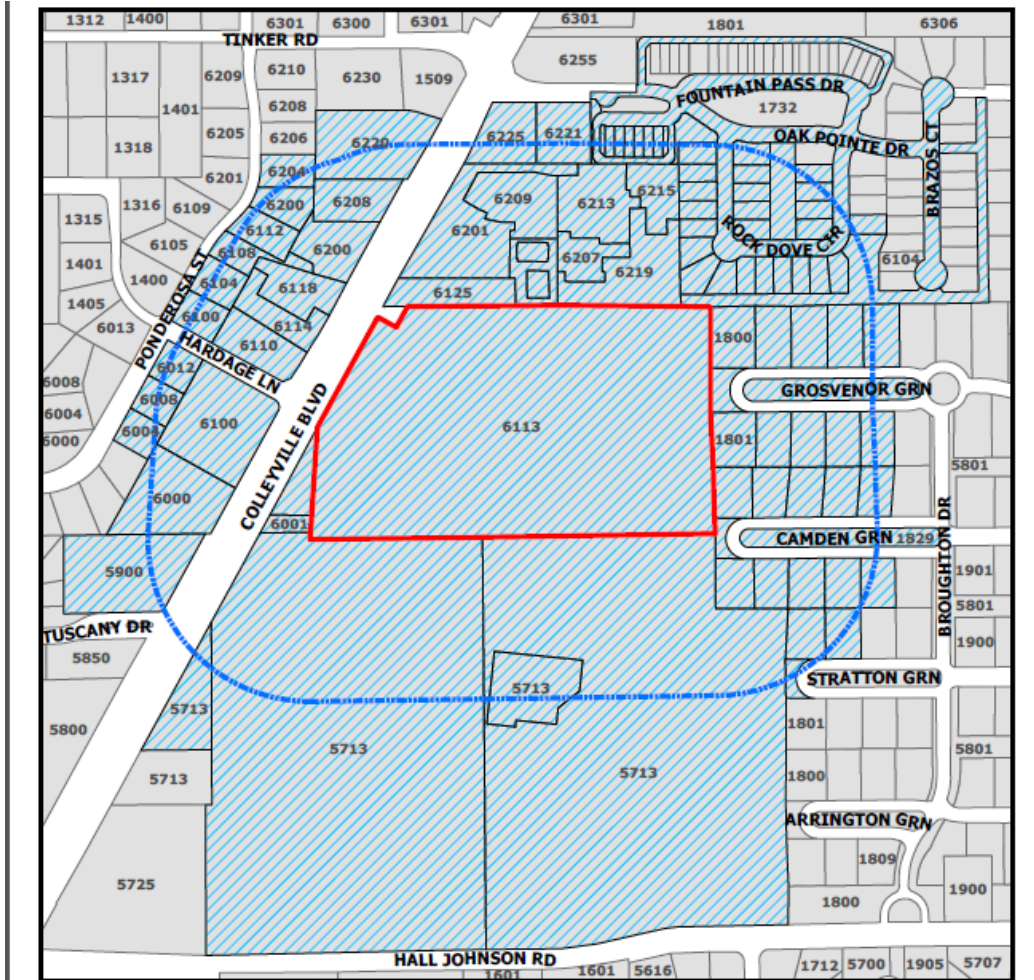
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

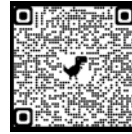
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

19.3 Acres of Town Center Colleyville

Address	Street	Leaseable SF	Appraised Value
5605	Colleyville Blvd.	72,617	\$ 5,228,424
5611	Colleyville Blvd.	32,174	\$ 9,667,306
5615	Colleyville Blvd.	52,628	\$ 15,813,109
5665	Colleyville Blvd.	10,550	\$ 3,169,953
5655	Colleyville Blvd.	36,567	\$ 6,000,000
5645	Colleyville Blvd.	7,704	\$ 2,314,817
Total		212,240	\$ 42,193,609

Annual Sales Tax (City)* \$ **1,273,440**

Annual Property Tax	\$	112,066	City
	\$	477,125	School
	\$	94,514	County
	\$	94,682	Hospital
	\$	54,936	College
	\$	833,324	Total

Bluebonnet Hills Existing (~56 Acres)

Address	Street	Appraised Value
5725	Colleyville Blvd.	\$ 1,663,991
5713	Colleyville Blvd.	\$ 58,936
5713	Colleyville Blvd.	\$ 56,468
5713	Colleyville Blvd.	\$ 1,786,522
5713	Colleyville Blvd.	\$ 711,684
Total		\$ 4,277,601

Annual Property Tax	\$	11,361	City
	\$	48,371	School
	\$	9,582	County
	\$	9,599	Hospital
	\$	5,569	College
	\$	84,483	Total

*Estimated sales at \$300 per square foot



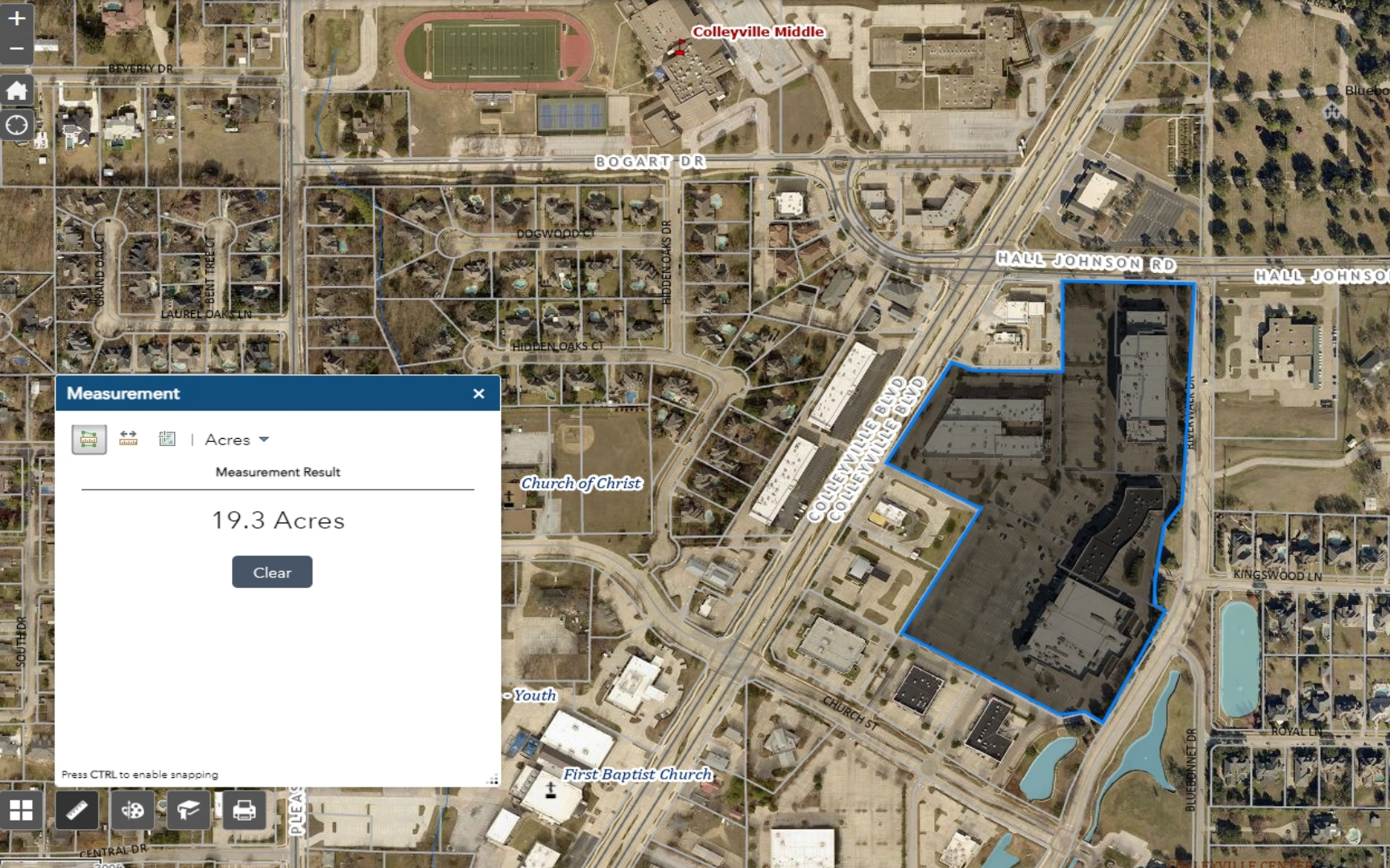
Colleyville Map

Internal

Active Development Case

Utilities

Trash & Recycle Service



Measurement



| Acres ▾

Measurement Result

19.3 Acres

Clear

Press CTRL to enable snapping

ORDINANCE O-23-XXXX

AN ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON LOT 1, BLOCK 1, BOB MOORE SPORTS CENTER, AND 6113 COLLEYVILLE BOULEVARD; BEING APPROXIMATELY 19.11 ACRES, LOCATED AT 6113 COLLEYVILLE BOULEVARD; AUTHORIZING A SPECIAL USE PERMIT FOR A CEMETARY OR MASOLEUM; 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 to authorize a Special Use Permit for a cemetery or mausoleum at Lot 1, Block 1, Bob Moore Sports Center, Case No. ZC23-013; 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 1, Block 1, of the Bob Moore Sports C

enter Addition, located at 6311 Colleyville Boulevard, by authorizing a Special Use Permit for a cemetery or masoleum, 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 9.11 acres which front Colleyville Boulevard would develop first with masoleums.
- Sec. 2. b. The back 10 acres would develop in seven (7) years as burial space.
- c. This Special Use Permit shall only apply to the uses in combination of a cemetery and mausoleum as described in Exhibit "B" and per the plans shown in Exhibit "C".
- d. Grave site spoils are to be stored in the cemetery's maintenance area.
- e. No grave site or cemetery improvement shall be closer than 25 feet to the east property line with the exception of drainage improvements and landscaping as shown on the zoning exhibit.
- f. No private mausoleum/crypt shall be allowed within 100 feet of the eastern boundary shared with the Broughton subdivision as shown on the zoning exhibit.
- g. The maximum height for mausoleums shall be 25 feet where allowed.
- h. Drainage and swale/channel improvements shall be made along the eastern property line:

- All drainage calculation rates (CFS rates) shall be per the attached drainage plan
- i. An 8-foot screening wall and landscape improvements shall be made along the eastern property line per the plans as shown in Exhibit "C":
 - The 8-foot wall shall be a minimum of 25 feet from the east and north property lines
 - The color of the wall shall be of an earth tone
 - All landscaping shall be irrigated and maintained by the cemetery

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 2023.

The second reading and public hearing being conducted on the 19th day of September 2023.

PASSED AND APPROVED BY A VOTE OF __ AYES, __ NAYS, AND __ ABSTENTIONS ON THIS THE 19th DAY OF SEPTEMBER 2023.

Mayor Bobby Lindamood	_____	Mayor Pro Tem Callie Rigney	_____
Place 1, Brandi Elder	_____	Place 4, Ben Graves	_____
Place 2, George Bond	_____	Place 5, Chuck Kelly	_____
Place 3, Scotty Richardson	_____		

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" – Zoning Exhibit

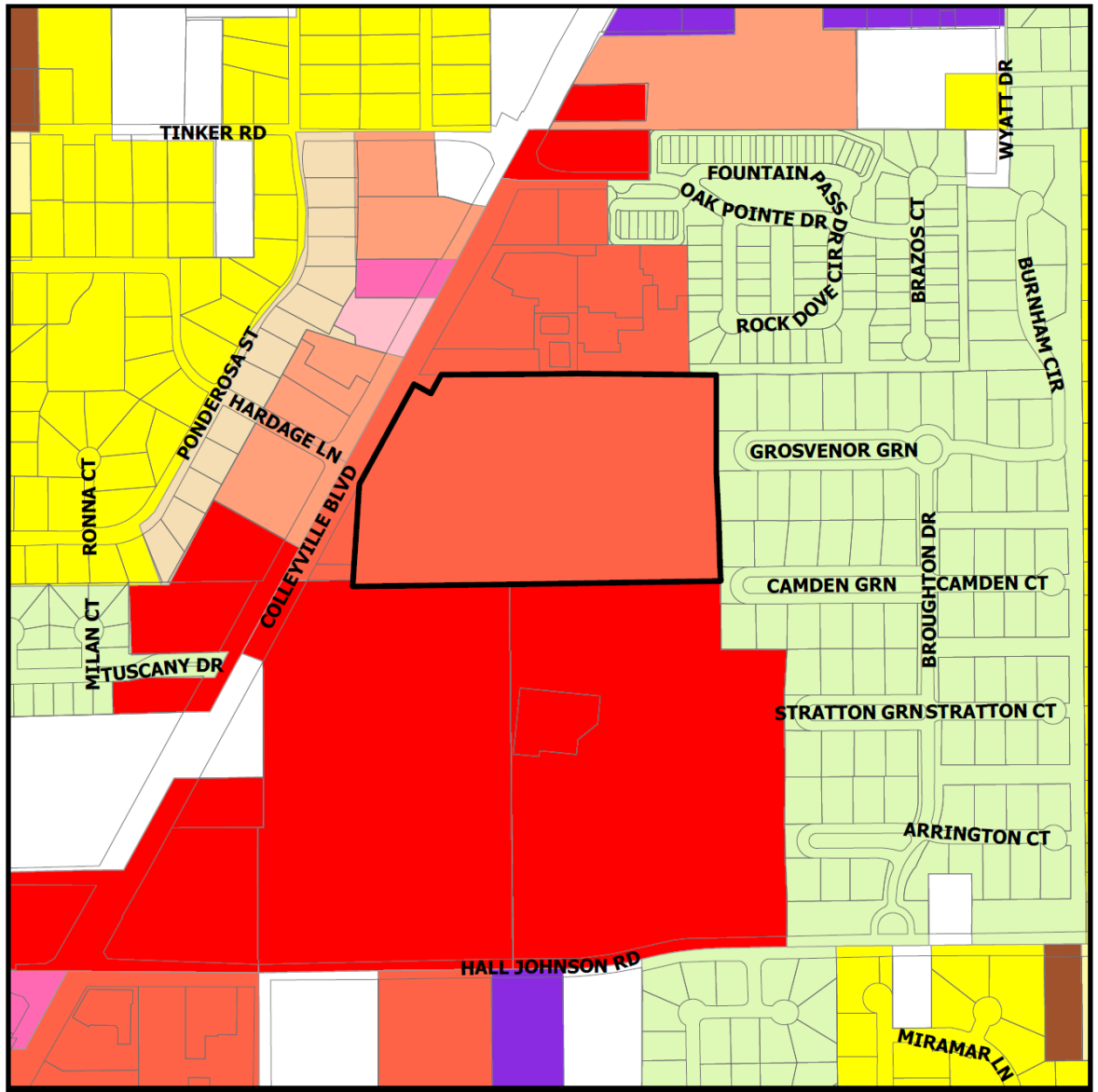


Exhibit “B” – Statement of Program Objectives

STATEMENT OF PLANNING OBJECTIVES

[BLUEBONNET HILLS FUNERAL HOME & MEMORIAL PARK EXPANSION]
[6113 COLLEYVILLE BLVD.]

Bluebonnet Hills Funeral Home & Memorial Park (hereinafter “Bluebonnet”) has been serving the Colleyville community for seventy years since 1953. Bluebonnet is owned and operated by S.E. Cemeteries of Texas, Inc. and the real estate is held by SCI California Funeral Services, Inc. (hereinafter referred to as SCI).

Bluebonnet provides necessary funeral services and facilities to the citizens of Colleyville and surrounding communities. When it comes time to lay a loved one to rest, the tranquility and beauty of Bluebonnet’s facilities and memorial park is a precious opportunity for the residents of Colleyville.

Bluebonnet wishes to continue to serve the community, but Bluebonnet’s existing memorial park is reaching capacity. Bluebonnet’s approaching capacity would mean that many residents who wish to be laid to rest in the place they called home, will not be able to do so in the City of Colleyville, nor potentially even near their existing loved ones that passed before them. In order to accommodate the needs of the community into the future, the memorial park will need additional land area to provide burial plots and mausoleums in the coming decades.

Bluebonnet’s funeral home and memorial park is located at the northeast corner of Hall-Johnson Road and Colleyville Boulevard. Directly to the north and adjacent to Bluebonnet’s memorial park is an approximate 19.11-acre tract of land currently operated as the Bob Moore’s Sports Center, being further described as follows:

Lot 1, Block 1, Bob Moore Sports Center Addition, recorded in Cabinet A, slide 1442, Plat Records, Tarrant County, Texas and commonly known as 6113 Colleyville Blvd., Colleyville, Texas 76034 (hereinafter “North Parcel”).

Considering the proximity of the North Parcel to Bluebonnet’s existing memorial park and it being directly adjacent thereto, the North Property is a sensible location for Bluebonnet’s expansion to continue to serve the community and to serve the families who have loved ones resting at the current location. Another benefit of the expansion of Bluebonnet’s memorial park would be the ultimate preservation of beautiful green space and enhancement of the aesthetic in the area.

SCI currently owns the rear, west half, being approximately 10 acres, of the North Parcel (hereinafter, the “Rear Acreage”), and is leasing the property to the owners and operators of the Bob Moore’s Sports Center for operation of their golf driving range and batting cages. Through their family partnership, the owners and operators of the Bob Moore’s Sports Center, Lisa M. Miller and Bobby Moore, currently own the remaining east

half, being approximately 9.11 acres, of the North Parcel which fronts Colleyville Boulevard (hereinafter, "Front Acreage").

SCI is under contract to purchase the Front Acreage from Lisa M. Miller and Bobby Moore's family partnership. The purchase agreement contemplates that upon the purchase of the Front Acreage, the Bob Moore Sports Center and driving range will continue to operate as an interim use, for at least seven years, until the future needs of the community require additional burial space. Presently, Bluebonnet does not anticipate utilizing all of the North Parcel immediately, with the exception of the current batting cage area, being approximately 3 acres that abuts Colleyville Boulevard. Bluebonnet anticipates to begin utilizing the batting cage area within the next year and expanding thereafter as the community's current needs emerge.

The North Parcel is currently commercially zoned under the zoning designation Shopping Center ("CC-2"). The City's Land Use Code allows for cemetery and mausoleum use under zoning designation CC-2 with approval by the City Council of a Special Use Permit ("SUP").

Accordingly, SCI, as owner of the Rear Acreage and with the joinder and approval of the current owners of the Front Acreage, respectfully submits this SUP application for consideration by the City of Colleyville. SCI would request that cemetery and mausoleum use be approved for the North Parcel based upon the above-described plan which includes the interim use for Bob Moore's Sports Center's continued operation of the driving range until the needs of the community require additional burial space.

[illegible]

Exhibit “D” – Elevations, Landscape Plan & Tree Survey





CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2b

Agenda Date 8/14/2023

Number

Type Presentation and Discussion

Department Community Development

Title

Consideration of a Special Use Permit to allow a non-compliant fence for Lot 1, Block 1, Congregation Beth Israel Addition, located at 6100 Pleasant Run Road, Case ZC23-015

Explanation

Jeffrey Cohen, the applicant, has submitted a request for a Special Use Permit (SUP) to allow for a five-foot steel fence along the north, west, and south property lines on Lot 1, Block 1, Congregation Beth Israel Addition, being approximately 3.02 acres, and zoned AG Agricultural.

Existing Conditions/Background: The subject property, 6100 Pleasant Run, has AG zoning and is located on the west side of Pleasant Run Rd at the intersection of Pleasant Run and Cooks Ln. Churches are considered non-residential uses and require an 8 foot masonry wall along the property line adjacent to residential uses and zoning districts.

SUP Request:

Request – The applicant is requesting approval of an SUP to allow for a five-foot steel fence rather than the required masonry screening wall required between residential and non-residential. The applicant has been awarded a government grant and the cost of a masonry wall is more expensive than the proposed steel fence. The applicant also prefers the visibility of the steel versus a masonry wall.

Ordinance – Section 3.26 Fences, Free Standing Walls, and Screening Materials Regulations of the Land Development Code establishes the regulation of materials and location of fencing to be permitted by staff:

"D. General Requirements/Prohibitions for all Fences and Free-standing Walls:

1. Screening Required in residential districts:

- a. Nonresidential uses in a residential district shall be suitably screened from view of any adjacent residential lot or dwelling use along the side and rear property lines of such nonresidential use with a decorative masonry wall of not less than eight (8) feet in height. Off-street loading areas of any non-residential use shall be adequately screened from view of any residential dwelling or lot or of any other adjacent public or semi-public land use with a decorative masonry wall of not less than (8) feet in height or a landscaped berm.

Regulation "D" above applies in this case requiring that the non-residential use (Beth Israel) to build an 8 foot masonry screening wall to screen the adjacent residential properties. The Land Development Code provides the opportunity to request an SUP to deviate from the requirements.

Special Use Permit Provision: Any request for a building permit for a fence/wall which does not meet the criteria in this Section shall only be authorized after approval of a Special Use Permit by the City Council using the procedures contained elsewhere in this Land Development Code.

Analysis: The applicant is proposing a five-foot steel fence around the property. Churches are considered non-residential uses and require an 8 foot masonry wall along the property line adjacent to residential uses and zoning districts.

Plat Status: The property is platted as Lot 1, Block 1, Congregation Beth Israel Addition.

DRC Review: The DRC met on July 24th and determined the case could be scheduled for the next available Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The properties to the north and west are zoned R-30 and R-40, mostly containing single-family residential developments. The properties to the south and east are zoned AG Agriculture 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 requested SUP as it does not meet the technical requirements of the Land Development Code.

Recommendation

Denial

Attachments

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

6. Fence Elevation
7. Notification Map
8. Notification Letter
9. Notification List
10. Letters Received
11. Draft Ordinance

Aerial Map

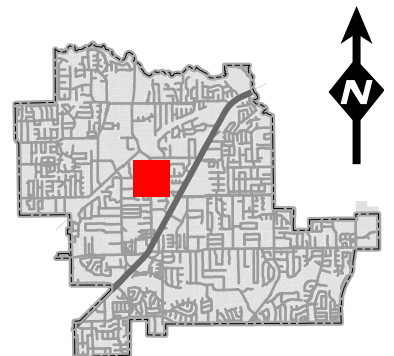


ZC23-015

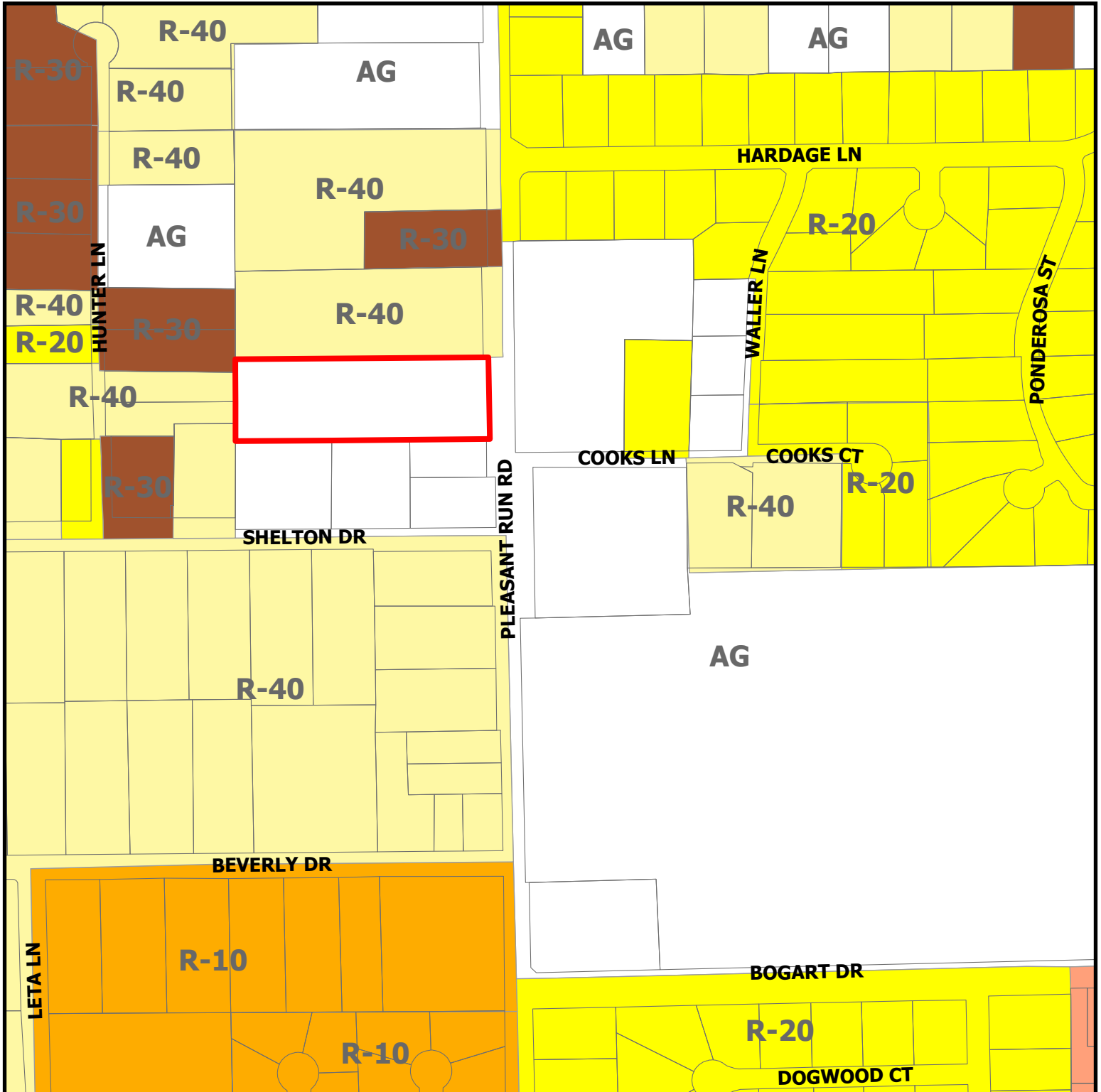
6100 Pleasant Run Rd

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 Subject Property



Zoning Map

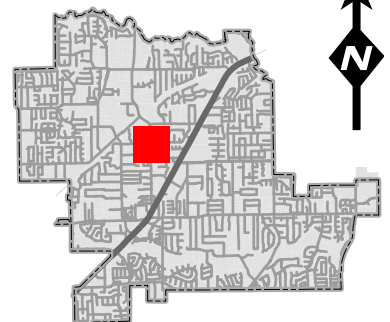


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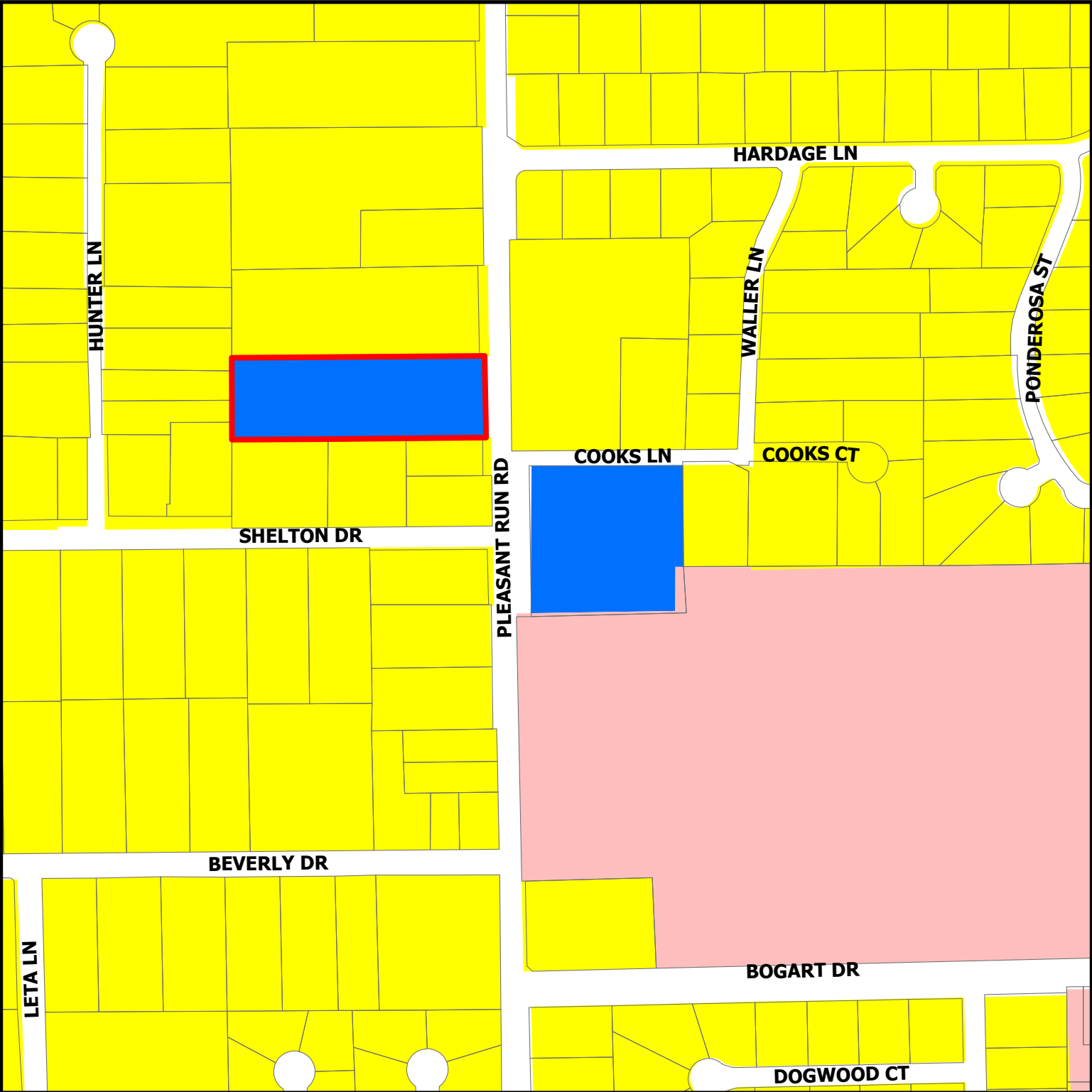
6100 Pleasant Run Rd

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 Subject Property



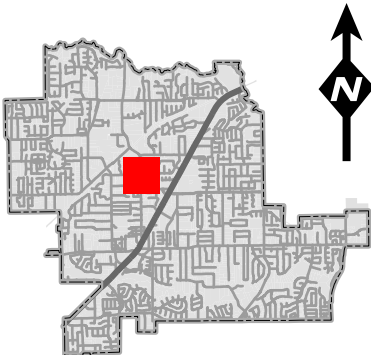
Future Land Use Map



ZC23-015

6100 Pleasant Run Rd

-  Residential
-  Institutional
-  Colleyville Blvd Corridor
-  Subject Property



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Statement of Planning Objective

Congregation Beth Israel (CBI) wants to install a steel security fence around the property at 6100 Pleasant Run Road, Colleyville, Texas.

After the terrorist hostage attack on January 15, 2022, CBI applied for and received a grant from the Federal Emergency Management Agency (FEMA) Nonprofit Security Grant Program (NSGP) that will reimburse the expense of the a steel fence.

The current code requires an 8 foot high masonry fence. While this solution would be appropriate for a store or gas station next to a residential property, it is less appropriate for surrounding the CBI property for the following reasons:

- A metal rail fence matches the fence at the front (east side) of the property and the fence installed by our neighbor to the east.
- A masonry or other brick wall fence would not be keeping with the character of the neighborhood.
- A masonry fence would block the view of the property from both the street and from our neighbors. It would obscure view of law enforcement of any illegal activities including another attack or vandalism.
- Installing a masonry fence will significantly increase the cost of the project and will put it out of our reach. As the grant limits the time to complete the project, it is unlikely that we could raise the additional funds in time to complete the work before the grant expires.

Thank you for your consideration.

Bethel

10

CONSTRUCTION MATERIALS AND METHODS SHALL BE PER NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) AND IN STRICT ACCORDANCE WITH THE CITY OF COLLETTVILLE STANDARD DETAILS.

PAVING LEGEND

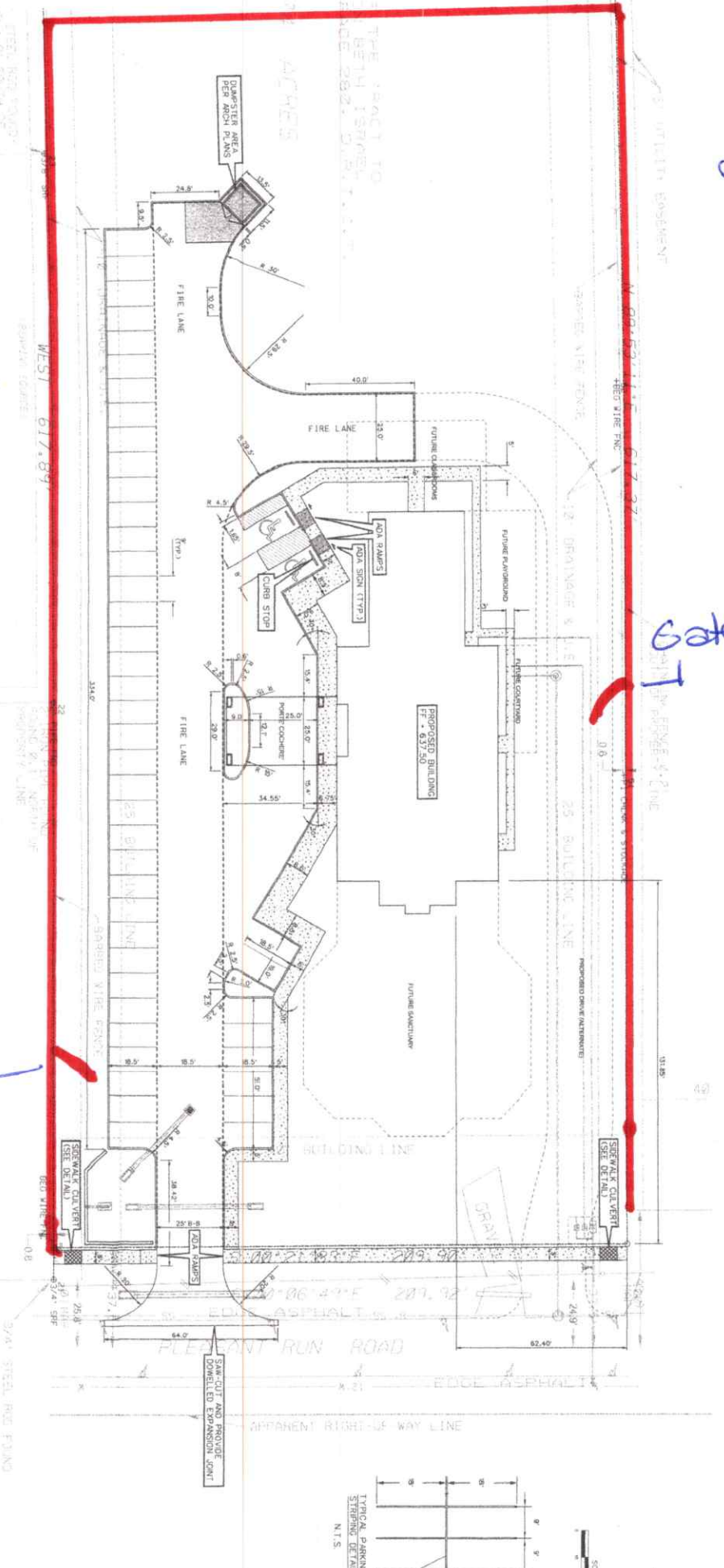
	7" THICK CONCRETE PAVEMENT W/ #5 BARS
	5" THICK CONCRETE PAVEMENT W/ #5 BARS
	4" THICK CONCRETE SIDEWALK W/ #5 BARS

5 FT H
1120 LF
Ornamental
Steel Fence

SITE LAYOUT AND PAVING PLAN

PAVING NOTES

1. ALL CONCRETE SHALL BE 3,000 PSI AT 28 DAYS.
2. SAW JOINTS SHALL BE CUT ON MAXIMUM FIFTEEN (15') FOOT CENTERS WITHIN 24 HOURS FOLLOWING EACH POUR. CONTRACTOR SHALL SUBMIT PRIOR TO CONSTRUCTION.
3. SIX (6") INCH CURB SHALL BE INSTALLED INTEGRAL WITH CONCRETE PAVEMENT. SAW JOINTS SHALL EXTEND THROUGH THE CURB.
4. CONTRACTOR SHALL FURNISH ALL CONSTRUCTION STAKING.
5. ALL PAVING LOT PAVING SURFACES SHALL BE COMPACTED AND STABILIZED PER GEOTECHNICAL REPORT.
6. SEE GRADING PLAN FOR FINISHED PAVEMENT ELEVATIONS.
7. CONTRACTOR SHALL ALSO PROVIDE CONCRETE RAMPS, STOPS, AND CURB SLOPS AS SHOWN.
8. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE.
9. ALL SIDEWALKS SHALL BE CONSTRUCTED PER CITY OF COLLETTVILLE STANDARD.
10. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTIGUOUS GRADE.
11. ONE LANE OF TRAFFIC SHALL BE MAINTAINED AT ALL TIMES. ALL TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
12. ALL ELECTRICAL UTILITIES SHALL BE UNDERGROUND.





15 YEAR LIMITED WARRANTY

Highland Steel Ornamental Fence products are produced with the highest quality material and handled with the utmost respect. Our team of professionals can cater to most demands and customizations that may be requested by the industry.

This limited warranty is only valid to the original purchaser, and is not transferable to any other party. This limited warranty begins its validity starting from the date of fence installation.

This 15 Year Limited Warranty is a promise that we give to our customers to secure and protect them from issues that may arise with the product. This limited warranty covers specific defects in material and workmanship of the product only. Master Halco warrants its Highland Steel Ornamental Fence products against the paint cracking, peeling, chipping, corroding, or blistering. This warranty does not apply in marine, salty, or harsh environmental conditions. This warranty becomes invalid if the product is improperly installed, altered, or misused; damaged by negligence, abuse, or accident; damaged in transit or mishandled; exposed to corrosive elements; or damaged by acts of god. This warranty does not cover the appearance associated with normal weathering. Furthermore, it does not cover damage caused by surface mold, mildew, and oxidation caused by airborne chemicals or by air pollution. This warranty is void if the product is exposed to the application of paint, varnish, chemicals, or chemical cleaning agents not approved by Master Halco.

Under this warranty, Master Halco is limited to crediting any damaged product that has:

- 1 Damage deemed to have originated during the manufacturing period.
- 2 Faulty installation issues caused by defective product originating from the manufacturing period.
- 3 Paint issues deemed to have originated during the manufacturing period.
- 4 Mechanism issues deemed to have originated during the manufacturing period.
- 5 Damage caused from packaging materials deemed to originate from the manufacturing period.

If the material appears to have a defect, the original end user must advise the contractor who installed the material. Return of this warranty form is not a condition of warranty coverage. The end user must adequately prove that the material installed is Highland Steel Ornamental. If a claim is made against this warranty, Master Halco will first require pictures, and a written summary of the issue. If a determination cannot be made using the submitted material, Master Halco will present an agent at its expense and time frame to inspect the product.

This limited warranty is also limited to the distance of the product being stored/installed to Saltwater Coasts

0 - 1 mile from coast line: 2 years

2 - 20 miles from coast line: 8 years

>20 miles from coast line: 15 years

REGISTRATION INFORMATION

Thank you for your purchase of your Highland Steel Fencing product. Please take a moment to register your product to ensure your receipt of all the associated Master Halco warranty benefits.

Save yourself the postage and register your warranty online at: MasterHalco.com/Warranty

Or, please save the original information, print and complete all lines of required information below, and mail a legible copy to MASTER HALCO • ATTN: WARRANTY REGISTRATION • 3010 LBJ FREEWAY SUITE 800 • DALLAS, TEXAS 75234

NAME _____

ADDRESS _____

PHONE _____ DATE PURCHASED _____

EMAIL _____ DATE INSTALLED _____

PRODUCT STYLE PURCHASED _____

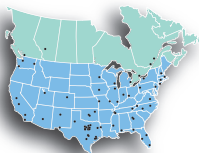
INSTALLER'S COMPANY NAME _____



MasterHalco.com | 888-MH-Fence

Branch service centers are located throughout North America.

©7/22



Scan me!
Find your local
Master Halco branch
and contact us today!

MH-N02742



MasterHalco.com • 888-643-3623 • Contact@MasterHalco.com



HIGHLAND[®]

STEEL FENCING

Highland Steel Fencing by Master Halco is the ideal steel fencing solution that offers strength, security, and clear views of your property. The design of the fence adapts effortlessly to the rolling terrain to enhance the beauty of your landscaping.

With a wide selection of the most popular styles, heights, and accessories, Highland Steel Fencing provides an affordable solution for security for your property, children, and pets.

The strength of steel and the high-quality, durable powder coat finish will provide years of long-lasting beauty and maintenance-free performance; all backed by a 15 year limited warranty.



PRODUCT DETAILS

- 1.06" x 1.18" 14 gauge rails
- 5/8" x 5/8" 18 gauge square pickets
- 2" x 2" Posts - 16 gauge and 14 gauge available
- Universal, Line and Flat Mount brackets
- Patented hidden fastener eliminates rivets in each picket for cleaner lines
- 8' wide panels can rack up to 30", allowing the fence to flow with the terrain and blend into the landscape.
- 8 stage durable powder coat finish for a long lasting, low-maintenance finish

Master Halco, Inc. is a U.S. service company and is located in Birmingham, North America.

MasterHalco.com • 888-643-3623 • Contact@MasterHalco.com

STYLES & HEIGHTS

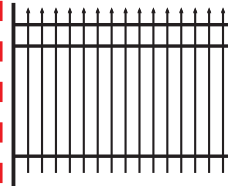
Four different panel styles are available in a wide assortment of sizes. All fence styles in Highland include matching welded walking gates and options for custom gates.

SPEAR TOP

The classic wrought iron styling that provides an extra level of security.

Rail Designs Available:
3-rail

Heights Available:
4', 5', 6'

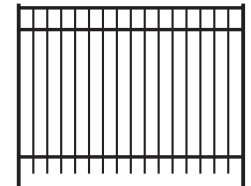


UNIVERSAL TOP

Modern styling of steel fencing that provides security and elegance in a simple design.

Rail Designs Available:
3-rail

Heights Available:
4', 5', 6'

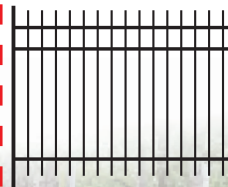


PICKET TOP

Simple, classic, and timeless styling providing security and clean views.

Rail Designs Available:
3-rail

Heights Available:
4', 5', 6'



UNIVERSAL/POOL

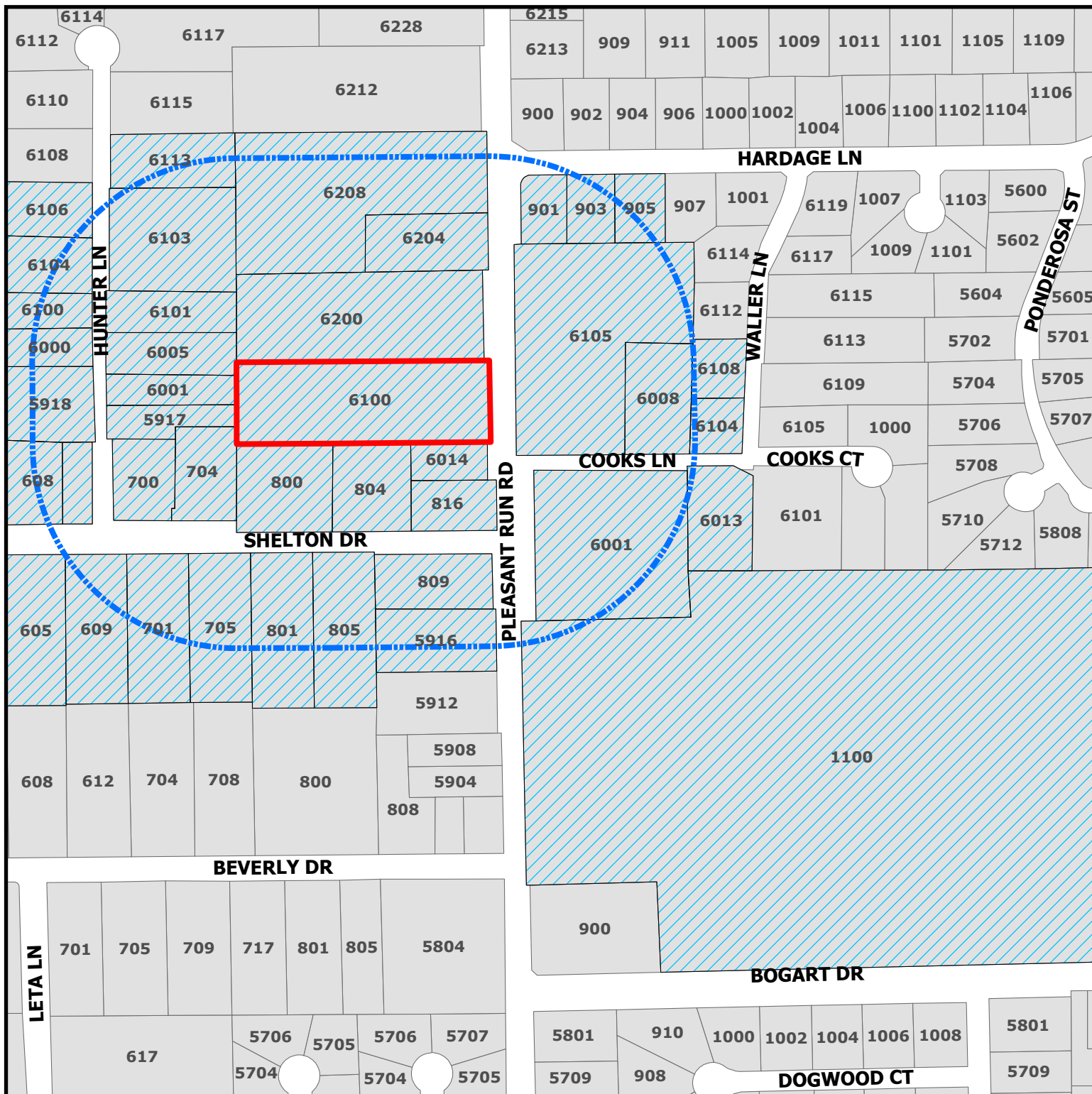
Modern styling with a flat bottom, perfect for pool applications. Please check your local pool code requirements.

Rail Designs Available:
2-rail, 3-rail

Heights Available:
4', 54", 5', 6'



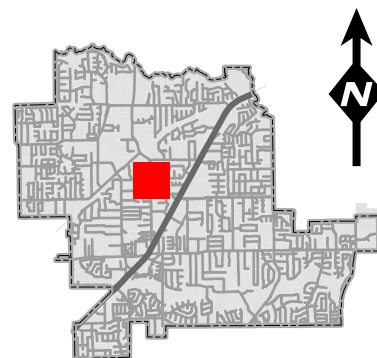
Notification Map



ZC23-015

6100 Pleasant Run Rd

-  Parcels to be notified
-  Buffer
-  Subject Property



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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 14, 2023 at 7:00 p.m.
City Council Meetings: Tuesday, September 6, 2023 & September 19, 2023 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for a non-compliant fence on Lot 1, Block 1, of the Congregation Beth Israel Addition. The request is to allow a 6-foot steel fence adjacent to residential properties rather than the required 8-foot masonry wall.

Zoning Case: ZC23-015

Applicant: Jeffrey Cohen

Owner: Congregation Beth Israel

Location: 6100 Pleasant Run Rd

Property Description: Lot 1, Block 1, Congregation Beth Israel Addition

Present Zoning: AG

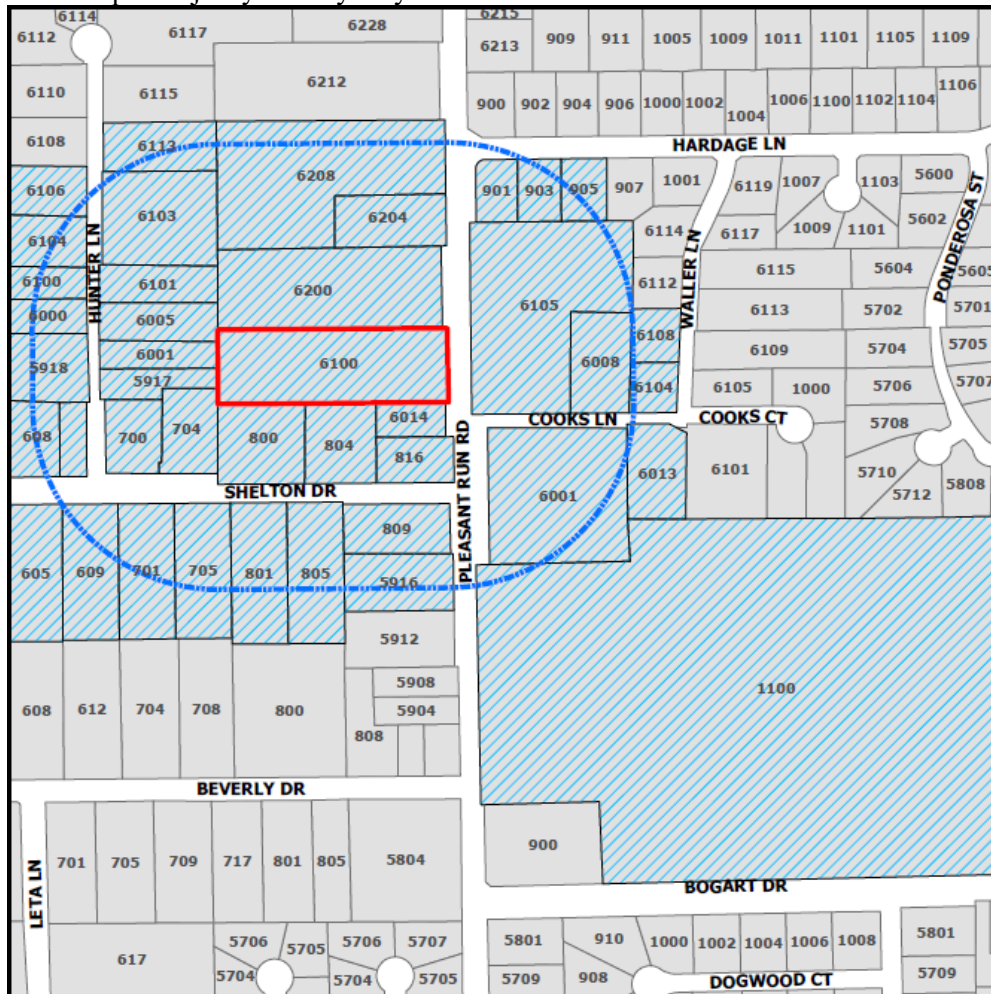
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

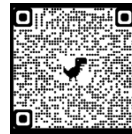
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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 Reyst

NOTICE OF PUBLIC HEARING

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

OBJECTID	Owner Name
1	CONGREGATION BETH ISRAEL
2	GABLE, STEPHAN D
3	SLINEY, PAMELA M
4	BERNETT, ERIN
5	CAMA, KARL
6	PINE, JAMES W
7	FLEISCHER, CHARLES
8	JENKINS, STEWART A
9	MCMEANS, JAY B
10	LOVE, KEVIN D
11	ROBARE, LISA
12	KHUBCHANDANI, ZUBIN
13	STEPHENS, BILLY G
14	HEDGES, B D
15	NORVILLE, MADELYN E
16	GUNNIP, MATTHEW
17	HOPSON, JOHN D
18	ARMOR CAPITAL LLC
19	MCINTYRE, TREVOR
20	GROSSMAN, LISA
21	DALEY FAMILY TRUST
22	YOUNG, BRADLEY A
23	ELMS, JASON R
24	BAILEY, DANE
25	RICKS, JEROME
26	MENON, SUNEEL
27	HUGHES, HOWARD
29	MOORE, JERRY D
30	PLEASANT RUN BAPTIST CHURCH
31	LIU & PENG LTD
32	DAY, JAMES B
33	STACY, MICHAEL
34	LOTHROP, WILLIAM D
35	KERLEE, TWYLA
36	SRP SUB LLC
37	WALKER, DONNA
38	CRUSON, GLEN A
39	COULTER, MONA COOK
40	GRAPEVINE, ISD
41	FARAGHER, JACK
42	ALIANNE ESTATES
43	GRAPEVINE COLLEYVILLE ISD

Owner Address

PO BOX 397
705 SHELTON DR
6008 COOKS LN
704 SHELTON DR
605 SHELTON DR
5918 HUNTER LN
700 SHELTON DR
905 HARDAGE LN
6013 COOKS LN
6000 HUNTER LN
6001 HUNTER LN
6208 PLEASANT RUN RD
612 SHELTON DR
6104 WALLER LN
701 SHELTON DR
809 SHELTON DR
903 HARDAGE LN
2221 E CONTINENTAL BLVD # 140
5917 HUNTER LN
6014 PLEASANT RUN RD
37 PIAZZA LN
6100 HUNTER LN
801 SHELTON DR
6106 HUNTER LN
816 SHELTON DR
6204 PLEASANT RUN RD
901 HARDAGE LN
6101 HUNTER LN
6005 PLEASANT RUN RD
6103 HUNTER LN
805 SHELTON DR
6104 HUNTER LN
609 SHELTON DR
800 SHELTON DR
1717 MAIN ST SUITE 2000
804 SHELTON DR
5916 PLEASANT RUN RD
6105 PLEASANT RUN RD
3051 IRA WOODS AVE E
6005 HUNTER LN
6201 Theresa Lane
3051 IRA E WOODS AVE

Owner City

COLLEYVILLE, TX
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COLLEYVILLE, TX
DALLAS, TX
COLLEYVILLE, TX
COLLEYVILLE, TX
COLLEYVILLE, TX
GRAPEVINE, TX
COLLEYVILLE, TX
COLLEYVILLE, TX
GRAPEVINE, TX

Owner Zip	Situs Address
76034	6100 PLEASANT RUN RD
76034	705 SHELTON DR
76034	6008 COOKS LN
76034	704 SHELTON DR
76034	605 SHELTON DR
76034	5918 HUNTER LN
76034	700 SHELTON DR
76034	905 HARDAGE LN
76034	6013 COOKS LN
76034	6000 HUNTER LN
76034	6001 HUNTER LN
76034	6208 PLEASANT RUN RD
76034	612 SHELTON DR
76034	6104 WALLER LN
76034	701 SHELTON DR
76034	809 SHELTON DR
76034	903 HARDAGE LN
76092	6200 PLEASANT RUN RD
76034	5917 HUNTER LN
76034	6014 PLEASANT RUN RD
76034	608 SHELTON DR
76034	6100 HUNTER LN
76034	801 SHELTON DR
76034	6106 HUNTER LN
76034	816 SHELTON DR
76034	6204 PLEASANT RUN RD
76034	901 HARDAGE LN
76034	6101 HUNTER LN
76034	6001 PLEASANT RUN RD
76034	6103 HUNTER LN
76034	805 SHELTON DR
76034	6104 HUNTER LN
76034	609 SHELTON DR
76034	800 SHELTON DR
75201	6108 WALLER LN
76034	804 SHELTON DR
76034	5916 PLEASANT RUN RD
76034	6105 PLEASANT RUN RD
76051	1100 BOGART DR
76034	6005 HUNTER LN
76034	COURTESY NOTICE
76051	STATE REQUIRED



NOTICE OF PUBLIC HEARING

DAY, JAMES B
805 SHELTON DR
COLLEYVILLE, TX 76034

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 14, 2023 at 7:00 p.m.
City Council Meetings: Tuesday, September 6, 2023 & September 19, 2023 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for a non-compliant fence on Lot 1, Block 1, of the Congregation Beth Israel Addition. The request is to allow a 6-foot steel fence adjacent to residential properties rather than the required 8-foot masonry wall.

Zoning Case: ZC23-015

Applicant: Jeffrey Cohen

Owner: Congregation Beth Israel

Location: 6100 Pleasant Run Rd

Property Description: Lot 1, Block 1, Congregation Beth Israel Addition

Present Zoning: AG

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.

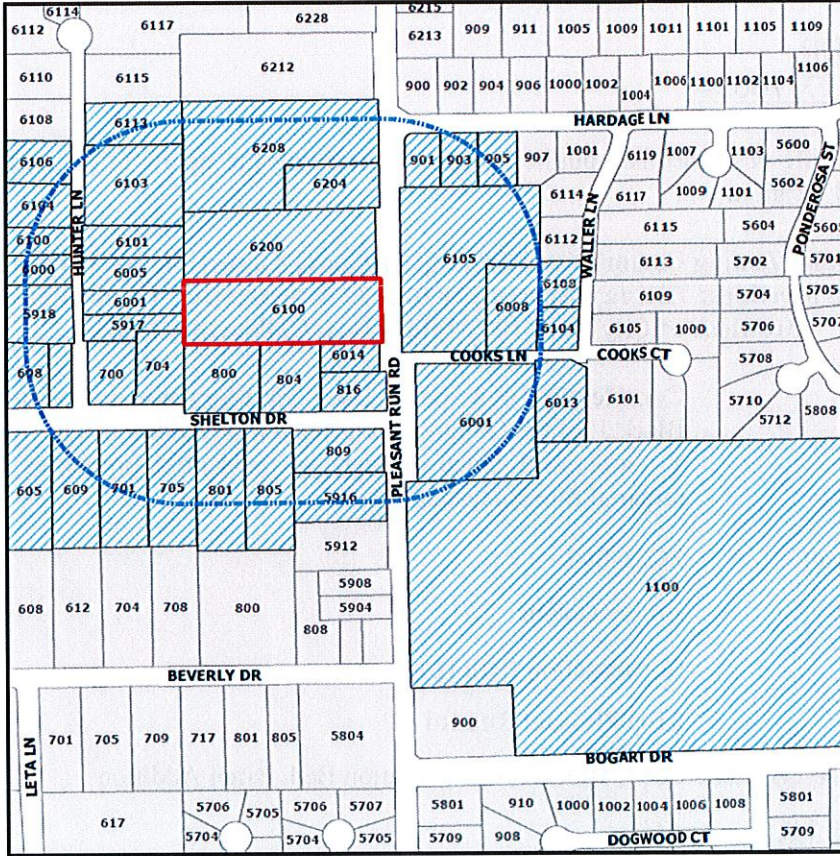
All interested persons are encouraged to attend the public hearing and express their opinions on the zoning change request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address below:

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.

*I AM HANDICAPPED.
UNABLE TO ATTEND.*
SEE BACK

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 Reyst

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

JAMES DAY - 805 SHELTAN DR.
MY CONCERN WOULD BE THAT CONGREGATION
BETH ISRAEL BE REQUIRED TO KEEP THE AREA
BETWEEN THEIR FENCE AND THE NEIGHBORS
FENCE CLEAR AND CLEAR OF ALL FOREIGN
MATTER AT ALL TIMES. (TREES, VINES ETC.)

THANK YOU,
James B. Day

8-4-2023

Planning + Zoning Department
Zoning Case ZC 23015
owner Congregation Beth Israel

Donna Walker 804 Shelton Dr Colleyville

Colleyville Resident since December 1986

I am only in favor of the 6 foot steel fence.

any type of maintenance between my existing fence and the new fence will be handled by Congregation Beth Israel.

Weeds, vines, leaf debris, trees, new trees that may sprout up, animals or critters that may take up residency in between my fence and the new fence will be handled by and taken care of by Congregation Beth Israel.

I am concerned about the gap in between the two fences, and the drainage of rain water.

I may not be able to attend the meeting and I want my concerns noted. Please let me know once you receive my comments.

Thank you
Donna Walker

ORDINANCE O-23-xxxx

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 3.02 ACRES, BEING LOT 1, BLOCK 1, CONGREGATION BETH ISREAL ADDITION, LOCATED AT 6100 PLEASANT RUN ROAD BY AUTHORIZING A SPECIAL USE PERMIT FOR A 5 FOOT STEEL FENCE ADJACENT TO RESIDENTIAL USES; 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 5 foot steel fence adjacent to residential uses under Case No. ZC23-015; and

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

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

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

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

- Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit for a 5 foot steel fence adjacent to residential uses on 3.02 acres, being Lot 1, Block 1, Congregation Beth Israel Addition, located at 6100 Pleasant Run Rd, 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 a steel fence 5 feet in height being located on the side and rear property lines.
- b. It shall be generally consistent with the site plan and as depicted on the attached Exhibit "B".
- c. All requirements of the Land Development Code shall be met, except where amended herein.

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

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

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

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 6th day of September 2023.

The second reading and public hearing being conducted on the 19th day of September 2023.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS
ON THIS THE 19TH DAY OF SEPTEMBER 2023.

Mayor Bobby Lindamood	_____	Mayor Pro Tem Callie Rigney	_____
Place 1, Brandi Elder	_____	Place 4, Ben Graves	_____
Place 2, George Bond	_____	Place 5, Chuck Kelley	_____
Place 3, Scotty Richardson	_____		

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

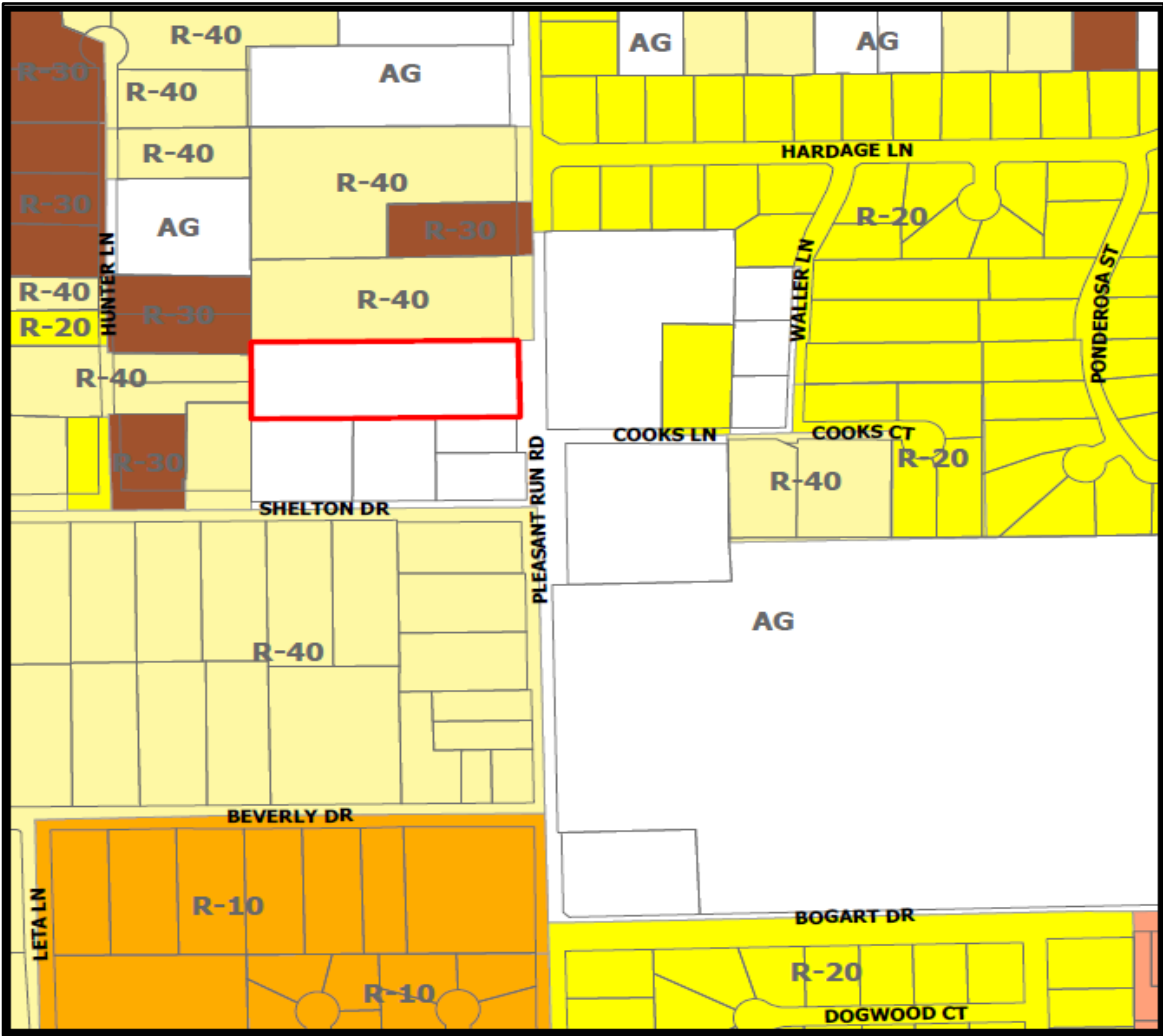
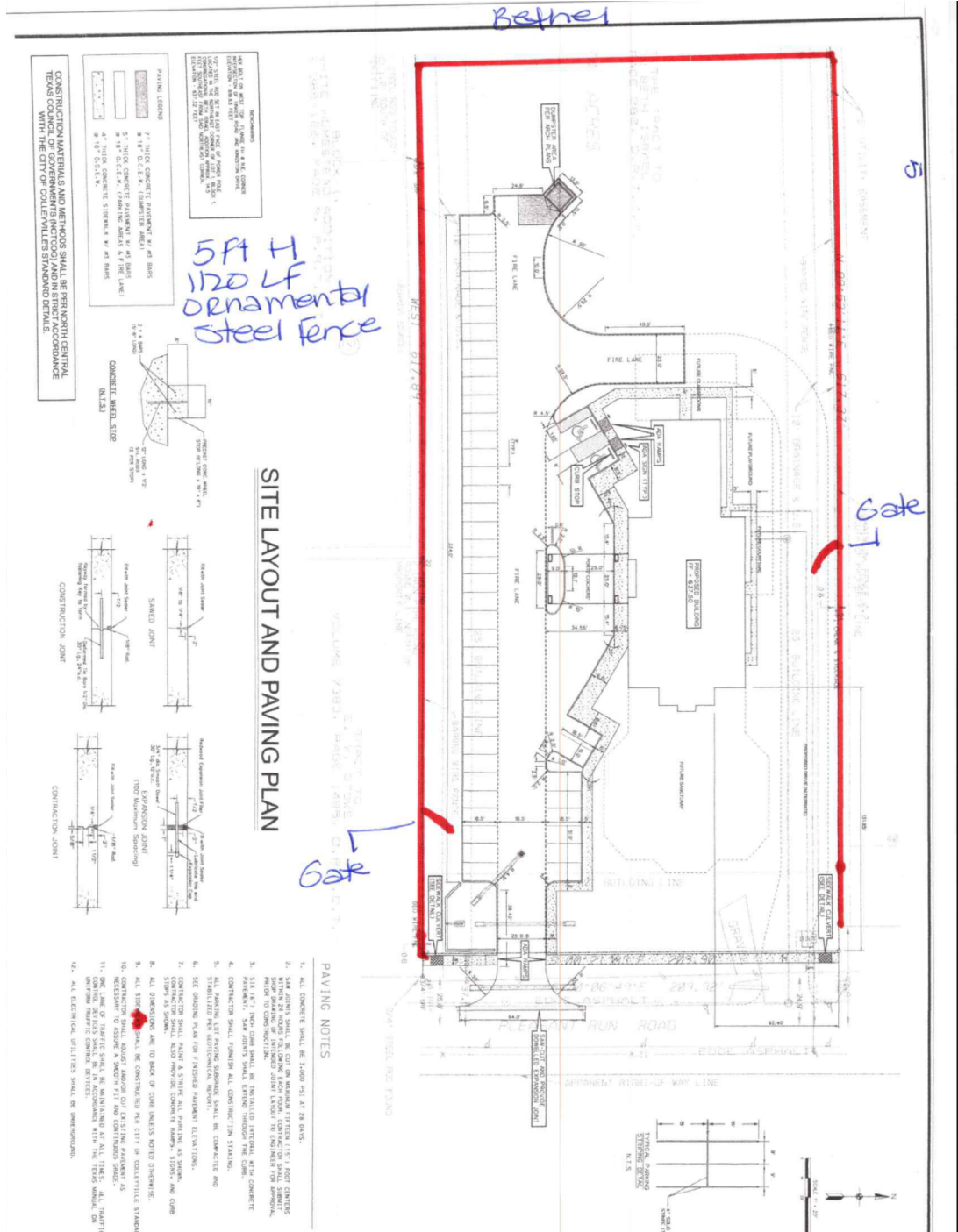


Exhibit "B" – Site Plan





CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2c

Agenda Date 8/14/2023

Number

Type Presentation and Discussion

Department Community Development

Title

Consideration of a Special Use Permit to allow a non-compliant fence for Lot 1, Block A, Shanklin Farm Addition, located at 4820 Bill Simmons Road, Case ZC23-016

Explanation

Boyce Estes, the applicant, has submitted a request for a Special Use Permit (SUP) for a street side yard fence to extend beyond the building setback and be located on the property line along Glade Road on Lot 1, Block A, of the Shanklin Farm Addition, being approximately 0.87 acres, and zoned R-20 Single-Family Residential district.

Existing Conditions/Background: The subject property, 4820 Bill Simmons Road, has R-20 zoning and is located at the Southwest corner of the intersection of Glade Road and Bill Simmons Road. The subject property will have a new single-family residence.

SUP Request:

Request – The applicant is requesting approval of an SUP to allow a six (6) foot wrought iron fence to encroach into the street side yard setback. The proposed fence is requested to be placed on the property line encroaching on an 11.5-foot roadway and pedestrian easement.

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

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

2. Corner Side Yards: Except where allowed elsewhere in this chapter, no fence or free standing wall greater than thirty (30) inches in height and no greater than twenty-five (25) percent opaque construction shall extend into the required street side yard. The regulations of 1.a through 1.d above shall apply.

Regulation "2" above applies in this case requiring that no fence be allowed to extend into the street side yard, which is 30 feet per the R-20 zoning. The applicant proposes to locate a 6 foot wrought iron fence onto the side property line which will encroach into the street side yard setback. The Land Development Code provides the opportunity to request an SUP to deviate from the requirements

Special Use Permit Provision: Any request for a building permit for a fence/wall which does not meet the criteria in this Section shall only be authorized after approval of a Special Use Permit by the City Council using the procedures contained elsewhere in this Land Development Code.

Analysis: The applicant is proposing a six-foot wrought iron fence located on the street side property line and encroaching on an 11.5-foot roadway and pedestrian easement.

Plat Status: Lot 1, Block A, of the Shanklin Farm Addition.

DRC Review: The DRC met on July 24th and determined the case could be scheduled for the next available Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The properties to the south and east are zoned R-20 and contain single-family residential development. The property to the west is zoned R-30 and contains single-family residential development. The property to the north is zoned R-40 Single Family Residential and is improved with single-family residential development.

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

Staff Recommendation: Staff recommends denial of the requested SUP as it does not meet the technical requirements of the Land Development Code.

Recommendation

Denial

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Plat
6. Site Plan
7. Photos Provided by Applicant
8. Notification Map
9. Notification Letter
10. Notification List
11. Draft Ordinance

12. Combined Letters_Redacted

Aerial Map

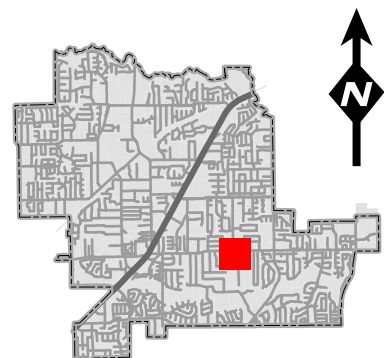


ZC23-016

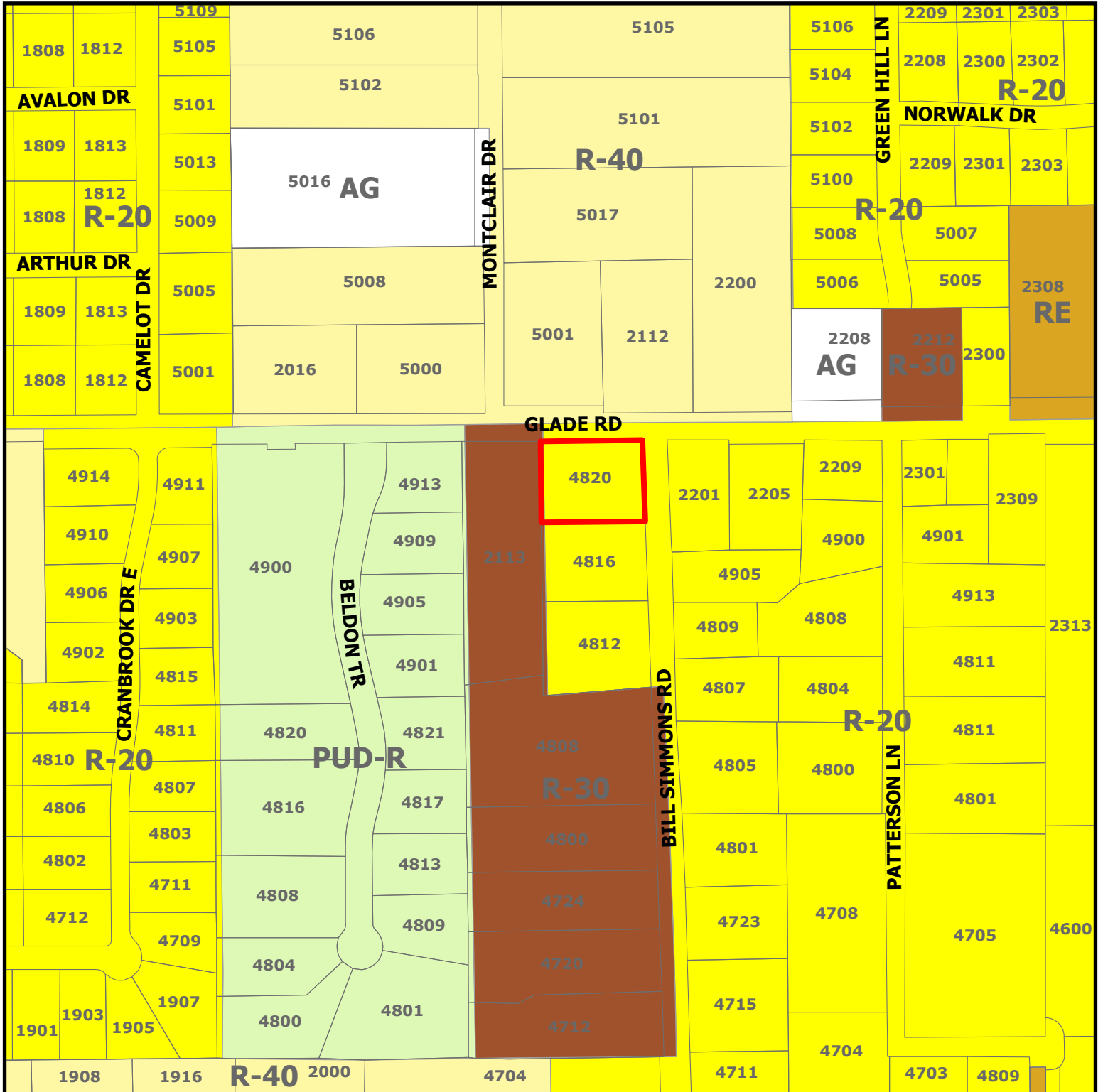
4820 Bill Simmons

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



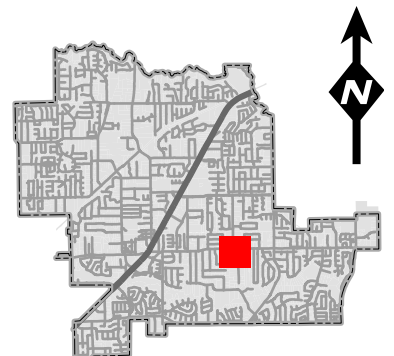
ZC23-016

4820 Bill Simmons

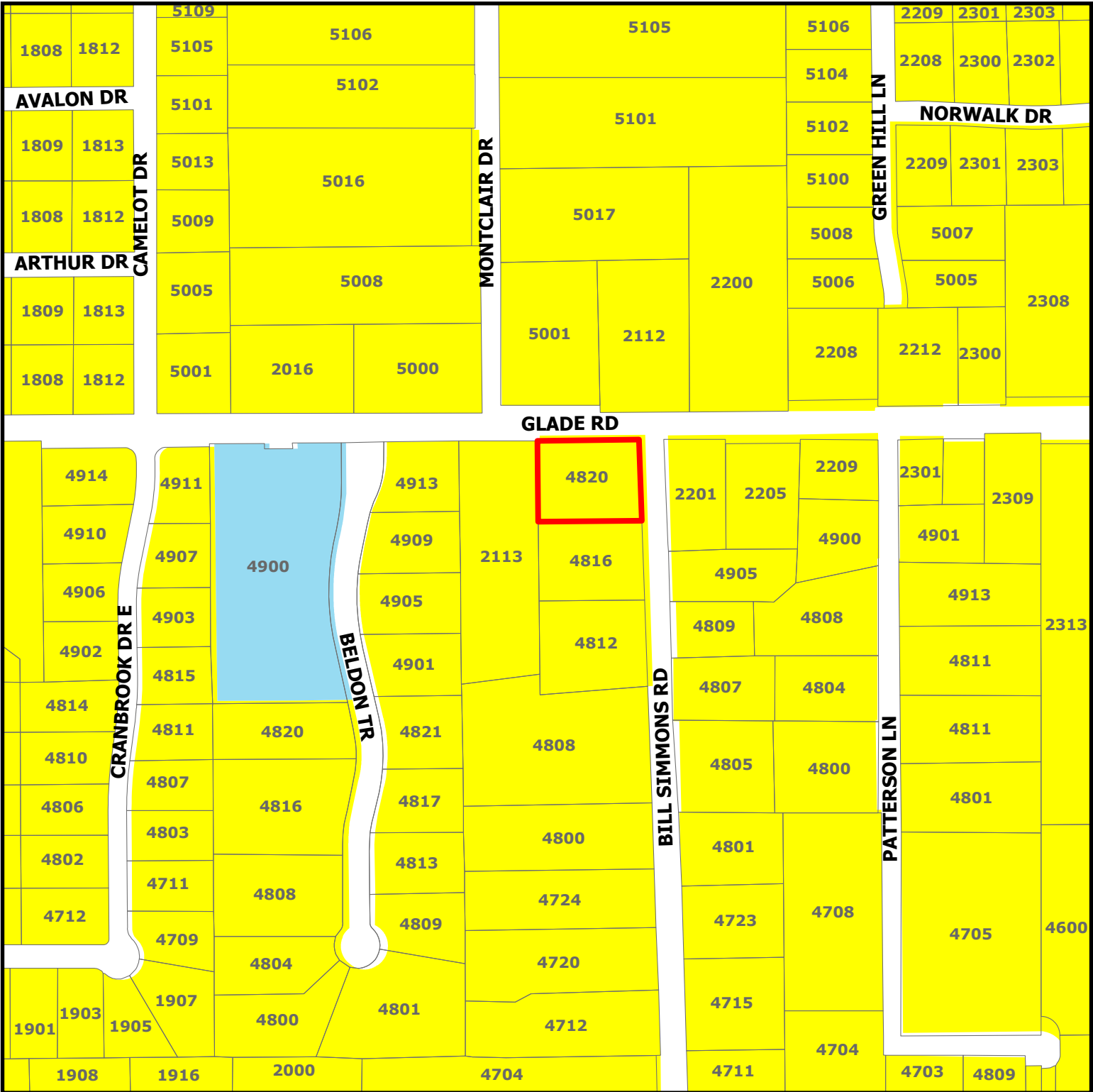
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Subject Property



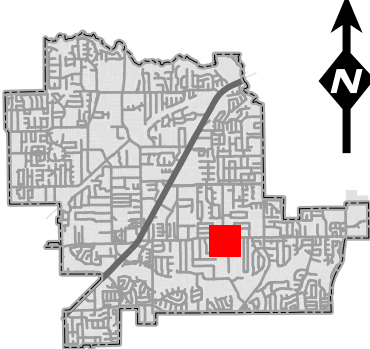
Future Land Use Map



ZC23-016
4820 Bill Simmons

DISCLAIMER:
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- Residential
- Water Body
- Subject Property



Narration and supporting documents for SUP for 4820 Bill Simmons Road.

My wife and I have been long time Colleyville residents. In 2021, after retiring, we sold our home of 23 years in Thornbury subdivision in Colleyville and immediately began looking in Colleyville for a lot to build our “toe tag home.” Lots were fairly scarce, but we eventually found and purchased the lot at 4820 Bill Simmons Road. It is located at the corner of Bill Simmons and Glade and is just a few streets down Glade from our prior home.

We are here tonight seeking a Special Use Permit to place a side yard fence (Glade Road side) at the property line (2 feet from sidewalk)(Option A) or 2 feet from the property line (4 feet from the sidewalk) (Option B). (See Exhibit 1 and Photos 1 & 2) This location is necessary to allow sufficient width of the driveway to allow entry and exit from the side entry garage. Currently, the width of the driveway with the current design is about 24 feet. This is the minimum recommended width required in parking lots and a preferred recommended width is 26 to 28 feet. Any fence placed on the south side of the 4 large pine trees along Glade would greatly magnify the difficulty of access to and from the garage.

We are proposing to construct a wrought iron fence but will build whatever type fence the city requests. (See Photo 3 and Illustration 1)

We feel that the proposed location of the fence is justified for the following reasons:

1. The fence would be consistent with most of the other fences on Glade which, almost without exception, are located at or within a few feet on the sidewalk. (See Photos 4 to 11)
2. It does not violate anything in the description in Section 3.26 of the Colleyville Land Development Code under “Scope” which reads “regulate fences...in a manner to promote safety, preserve property values, promote the general welfare of the City of Colleyville and to enhance the aesthetic quality of the community”. I feel that a decorative wrought iron fence would enhance the aesthetic quality.
3. An argument could be made that rules governing lots of 40000 square feet which allows side fences at the property line could be considered for this lot. My lot is only about 5% less than 40000 square feet. If you consider the land that the city owns, but that I am required to irrigate and maintain (approx 2700 square feet of turf area between sidewalk and Glade Road and approx 3000 square feet of turf area between front property line and Bill Simmons pavement) (See Photo 12) the total area is significantly above 40000 square feet.
4. An argument could be made that the rules governing a subdivision fence could be applied because of the way the property was platted and subdivided into 3 lots.

Several factors influenced the site plan and house design including:

1. The buildable area of the lot is much smaller than the stated acreage. This is mainly due to a very large drainage easement on the back of the property. This easement was pushed forward another 27 feet due to a utility easement and further to protect the roots of several large elm trees on the back property line. I estimate that this reduces the buildable area by about one third. (See Exhibit 2 and Photos 13 & 14)
2. Our desire to design the house with aging in place considerations resulted in a one story house. This, in addition to the reduced buildable area, produced a floor plan which basically stretches from one side setback to the other. (See Exhibit 3)
3. We wanted to have the garage area on the Glade Road side of the house to mitigate exposure to road noise and for an increased sense of privacy, security and safety.

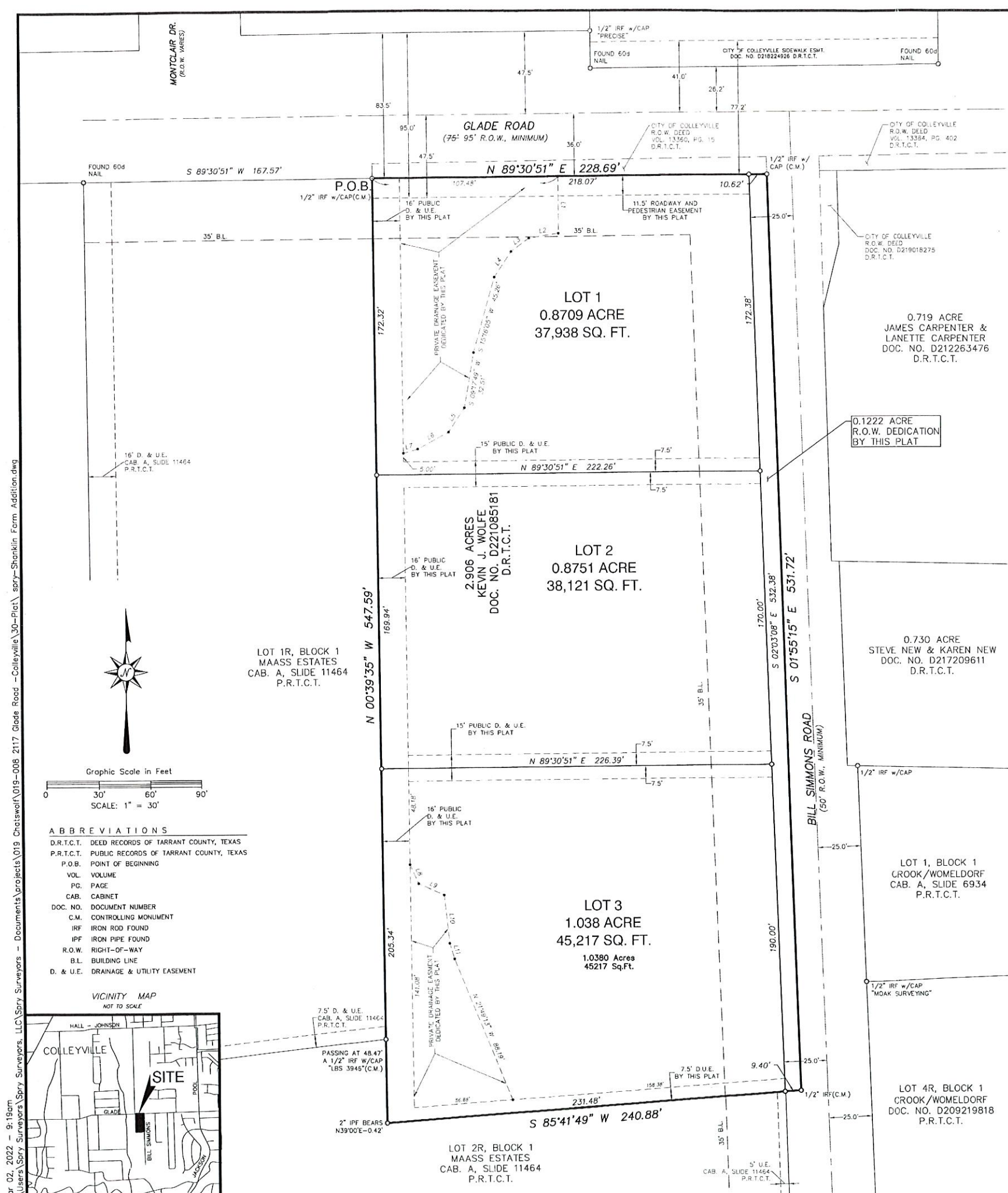
Obviously, some of the arguments for the fence placement do not completely satisfy the objective requirements. However, I do believe that there is a subjective component to these decisions and I think that is what makes the P&Z committee, the City Council and the city staff so valuable. I also think that many, if not most, of the lots currently available are available because they have significant limitations that shape the design elements of the house and the site planning. Sometimes, strict enforcement of regulations superimposed on the other limitations of a particular lot may well make that lot unsuitable for building puts it at a significant disadvantage compared to properties built previously that were not subjected to these regulations.

A separate issue that will be brought before the City Council is consideration of abandonment of the roadway and pedestrian easement as it is unlikely to be needed in light of the recent significant roadway work that has been done.

Thank you for your consideration,

Boyce Estes

Apr 02, 2022 - 9:19am
Users\Spry Surveyors\Spry Surveyors - Documents\Projects\019-008-2117 Glade Road -Colleyville\30-Plot\ -spry-Shanklin Farm Addition.dwg



NOTES

- This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.
- All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone.
- The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.
- Unless otherwise noted, all boundary and/or lot corners for the subject property shown hereon are 1/2" iron rods set with a cap stamped "SPRY 5647".
- Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.
- According to the Flood Insurance Rate Map No. 48439C005K, published by the Federal Emergency Management Agency, dated: September 25, 2009, the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100-year flood.
- On the issue date of this survey the property shown hereon is zoned R-20 according to the zoning map of the City of Colleyville and meet this district's setbacks.
- Drainage Easements Restriction: No construction or filling, without the written approval of the City of Colleyville, shall be allowed within a drainage easement, and then only after a detailed engineering plans and studies show that no flooding will result, that no obstructions to the natural flow of water will result, and subject to all owners of the property by affected such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of 2 feet above the 100-year water surface/base flood elevation.
- The Property Owner of any permanent storm water management facilities/ponds either HOA/private owner must file an Operations and Maintenance Plan as required by City of Colleyville Ordinance 0-20-2151 Sec. 42-73. This plan must be filed with the County Deed Office of Tarrant County. This Operations and Maintenance Plan is to be permanently linked to the deed of the land, regardless of changes in ownership.

SURVEYOR CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, David Carlton Lewis, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of procedures and practices of the most current Professional Land Surveying Practices Act.

David Carlton Lewis 3/2/2022
David Carlton Lewis, R.P.L.S.
Texas Registration No. 5647
Spry Surveyors, LLC
8241 Mid Cities Blvd Ste 102
North Richland Hills, TX 76182



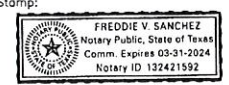
NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared DAVID CARLTON LEWIS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations expressed herein.

Given under my hand and seal of office, this 2nd day of March, 2022.

David Carlton Lewis
Notary Signature

Notary Stamp:



LINE	BEARING	DISTANCE
L1	S 00°15'05" E	33.16'
L2	S 80°57'41" W	17.31'
L3	S 52°40'33" W	12.85'
L4	S 33°20'11" W	17.72'
L5	S 33°18'34" W	16.88'
L6	S 61°13'57" W	20.50'
L7	S 73°56'25" W	8.66'
L8	S 24°03'46" E	12.12'
L9	S 65°38'53" E	16.26'
L10	S 06°11'03" E	28.29'
L11	S 16°58'37" E	9.44'

OWNER'S DEDICATION
STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, Kevin J. Wolfe is the owner of all that certain 2.906 acres of land, by virtue of the deed recorded in Document Number D221085181, in the Deed Records of Tarrant County, Texas (D.R.T.C.T.), out of Block 9, Edinburg American Land Mortgage company Ltd. Subdivision, recorded in Volume 114, Page 240 D.R.T.C.T., in the Simon Cotroll Survey, A-328, City of Colleyville, Tarrant County, Texas, and more particularly described by metes and bounds as follows: (All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone)

BEGINNING at a 1/2" iron rod with a cap found for the northwest corner of the herein described tract, common to the southwest corner of a City of Colleyville R.O.W. Tract, recorded in Volume 13360, Page 15, D.R.T.C.T., and common to the northeast corner of Lot 1R, Block 1, Maass Estates, recorded in Cabinet A, Slide 11464, in the Plat Records of Tarrant County, Texas (P.R.T.C.T.), and in the south right-of-way line of Glade Road (R.O.W. Varies);

THENCE North 89°30'51" East - 228.69' along the south right-of-way line of said Glade Road, to a 1/2" iron rod with a cap found for the northeast corner of the herein described tract, common to the southeast corner of said City of Colleyville R.O.W. Tract, in the west right-of-way line of Bill Simmons Road (R.O.W. Varies);

THENCE South 01°55'15" East - 531.72', along the east line of the herein described tract, common to the west right-of-way line of said Bill Simmons Road, to a 1/2" iron rod found for the southeast corner of the herein described tract;

THENCE South 85°41'49" West - 240.88' to the southwest corner of the herein described tract, common to an angle corner of Lot 2R, Block 1, of said Maass Estates, and from which a found 2" iron pipe found North 39°00' East - 0.42';

THENCE North 00°39'35" West, along the west line of the herein described tract, passing at a distance of 48.47' a 1/2" iron rod with a cap stamped LBS 3946' found for the common east corner of said Lot 1R and Lot 2R, Block 1, Maass Estates, and continuing for a total distance of 547.59' to the POINT OF BEGINNING and containing 2.906 acres of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That Kevin J. Wolfe, the Owner, does hereby adopt this plat designating the herein before described property as Lots 1, 2, and 3, Block A, Shanklin Farm Addition, on addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever any streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

Witness our hands this 2nd day of March, 2022.

Kevin J. Wolfe
Signature - Kevin J. Wolfe

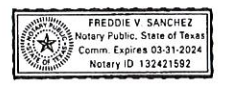
NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Kevin J. Wolfe, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations expressed herein.

Given under my hand and seal of office, this 2nd day of March, 2022.

Freddie V. Sanchez
Notary Signature

Notary Stamp:



STAFF APPROVAL AUTHORITY

This amending is approved in accordance with Section 212.0065 of the Texas Local Government Code and the City of Colleyville Subdivision Regulations.

This 2nd day of March, 2022

Benjamin B. B...
Community Development Director

PURPOSE OF MINOR PLAT
The Purpose of Minor Plat is to subdivide this acreage tract into three residential lots.

A MINOR PLAT OF
LOTS 1, 2, AND 3, BLOCK A
SHANKLIN FARM ADDITION

AN ADDITION TO THE CITY OF COLLEYVILLE,
WHICH IS 2.906 ACRES OF LAND
IN THE SIMON COTROLL SURVEY, A-328
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

SURVEYOR: Spry Surveyors, LLC
8241 Mid-Cities Blvd., Ste.102
North Richland Hills, TX 76182
Phone: 817-776-4049
Spry Project No. 019-008-30
Firm Reg. No. 10112000

ENGINEER: Hamilton Duffy, P.C.
E.S.&C.M., Inc.
8241 Mid-Cities Blvd., Ste.100
North Richland Hills, TX 76182
Phone: 817-268-0408

OWNER: Kevin J Wolfe
PO Box 915
Colleyville, TX 76034

ABBREVIATIONS

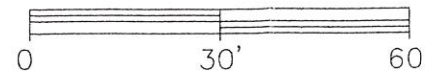
P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY, TEXAS
VOL. VOLUME
PG. PAGE
C.M. CONTROLLING MONUMENT
IRF IRON ROD FOUND
R.O.W. RIGHT-OF-WAY
B.L. BUILDING LINE
D.&U.E. DRAINAGE AND UTILITY EASEMENT
CONC. CONCRETE

LEGEND

○ BOUNDARY CORNER
+ FIRE HYDRANT
⊗ WATER VALVE
⊠ WATER METER
● POWER POLE
→ GUY WIRE
□ COMMUNICATION PEDESTAL
▣ COMMUNICATION VAULT
△ UNDERGROUND COMMUNICATION MARKER
● CLEAN OUT
— OE — OVERHEAD UTILITY LINE



Graphic Scale in Feet



SCALE: 1"=30'

GLADE ROAD

(R.O.W. VARIES)

ASPHALT (UNDER REPAIRS)

NATURAL GROUND

N 89°30'51" E 218.07'

CONC. WALK

1/2" IRF w/CAP (C.M.)

10" Ø OPENING

1/2" IRF w/CAP "SPRY 5647" (C.M.)

STONE WALL

27'

18" STONE WALL

11.5' ROADWAY AND PEDESTRIAN EASEMENT
DOC. NO. D222058637 P.R.T.C.T.

35' B.L.

NATURAL GROUND

0.8709 ACRE

LOT 1, BLOCK A
SHANKLIN FARM ADDITION
DOC. NO. D222058637 P.R.T.C.T.

ADDRESS: 4820 BILL SIMMONS ROAD

LOT 1R, BLOCK 1
MAASS ESTATES
CAB. A, SLIDE 11464
P.R.T.C.T.

N 00°39'35" W 172.32'

WROUGHT IRON FENCE

PRIVATE DRAINAGE EASEMENT
DOC. NO. D222058637 P.R.T.C.T.

16' PUBLIC D. & U.E.
DOC. NO. D222058637 P.R.T.C.T.

NATURAL GROUND

15' PUBLIC D. & U.E.
DOC. NO. D222058637 P.R.T.C.T.

S 89°30'51" W 222.26'

LOT 2, BLOCK A
SHANKLIN FARM ADDITION
DOC. NO. D222058637 P.R.T.C.T.

1/2" IRF w/CAP "SPRY 5647" (C.M.)

WOOD FENCE ON STONE WALL

1/2" IRF w/CAP "SPRY 5647" (C.M.)

S 02°03'08" E 172.38'

CONC. DRIVE

35' B.L.

"DEAD END" SIGN

ASPHALT

12" RCP (BURIED)

BILL SIMMONS ROAD
(R.O.W. VARIES)
ASPHALT

LEGAL DESCRIPTION

All of Lot 1, Block A, Shanklin Farm Addition, an Addition to the City of Colleyville, recorded in Document Number D222058637 in the Plat Records of Tarrant County, Texas.

NOTES

1. This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.
2. All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone.
3. The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.
4. Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.
5. According to the Flood Insurance Rate Map No. 48439C0095K, published by the Federal Emergency Management Agency, dated: September 25, 2009, the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100-year flood.

Certified to: Kevin J. Wolfe

I certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of survey, and that this professional service substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition 2, Survey.

[Signature]

DAVID CARLTON LEWIS, R.P.L.S. NO. 5647



March 15, 2022
CERTIFICATE DATE

0.8709 ACRE
4820 BILL SIMMONS ROAD

LOT 1, BLOCK A, SHANKLIN FARM ADDITION

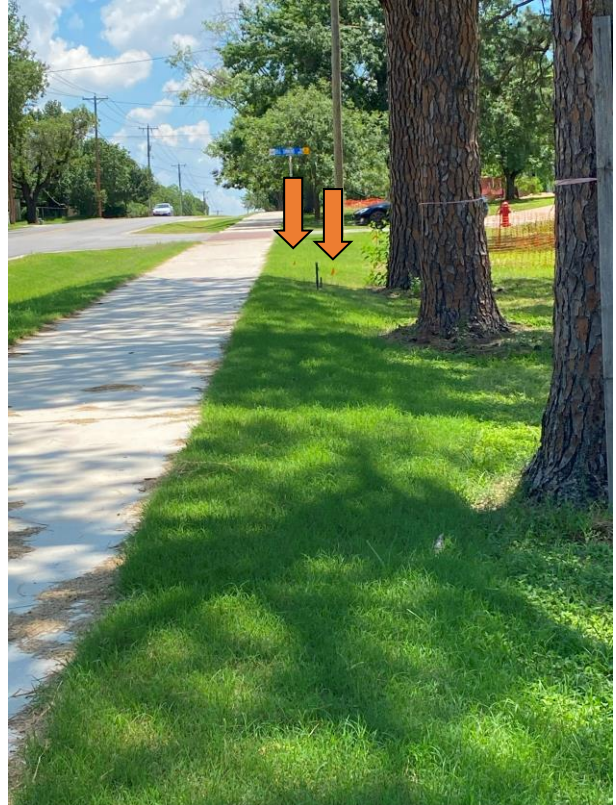
IN THE SIMON COTRIL SURVEY, A-328
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

ISSUE DATE: 3/24/2022 SCALE: 1"=30' PROJECT NO.: 019-008-11

SPRY SURVEYORS

8241 Mid-Cities Blvd., Suite 102 • North Richland Hills, TX 76182
PH: 817.776.4049 • spry@sprysurveyors.com • www.sprysurveyors.com
Firm Reg. No. 10112000

Photo 1 & 2



Flag on left at property line and flag on right two feet from property line

Photo 3



Proposal for wrought iron fence

Illustration 1



Illustration of proposed fence

Photo 4



West of Beldon on Glade

Photo 5



Behrens Ct and Glade

Photo 6



Behrens Rd and Glade

Photo 7



Stafford and Glade

Photo 8



Jim Mitchell and Glade

Photo 9



Cranbrook and Glade

Photo 12



Photo 13



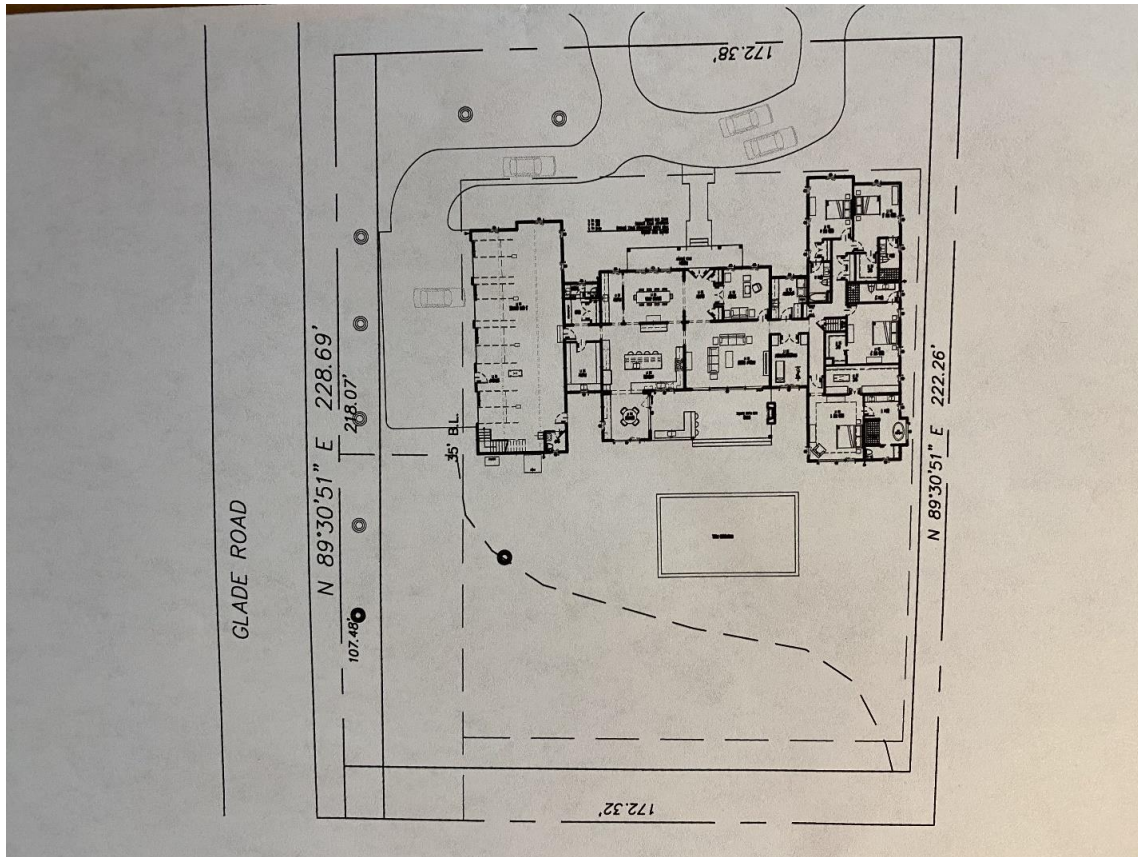
Unbuildable area at the back of the property

Photo 14



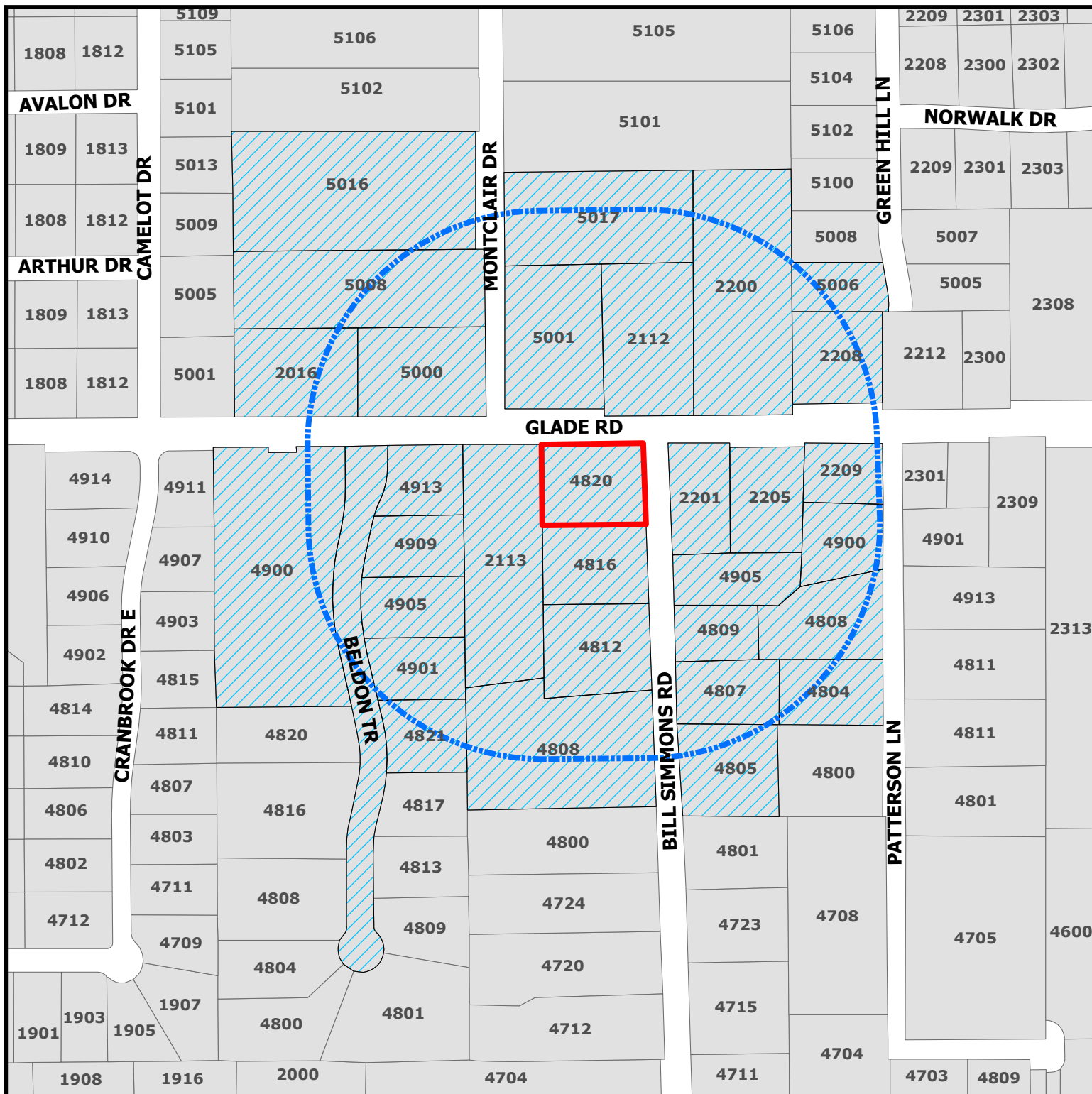
Unbuildable area at back of the property

Exhibit 3



Site plan

Notification Map

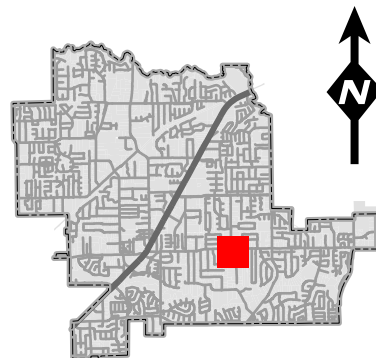


ZC23-016

4820 Bill Simmons

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.

- Parcels to be notified
- Buffer
- Subject Property





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 14, 2023 at 7:00 p.m.
City Council Meetings: Tuesday, September 6, 2023 & September 19, 2023 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for a non-compliant fence on Lot 1, Block A, of the Shanklin Farm Addition. The request is for a street side yard fence to extend beyond the building setback and be located on the property line along Glade Road.

Zoning Case: ZC23-016

Applicant: Boyce Estes

Owner: Estes family living trust

Location: 4820 Bill Simmons Rd

Property Description: Lot 1, Block A, of the Shanklin Farm Addition

Present Zoning: R20

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:

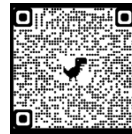
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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 Reyst

NOTICE OF PUBLIC HEARING

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

OBJECTID	Owner Name
1	SNEAD, DAVID
2	THOMPSON, NELDA E
3	SERIS, ANTHONY F
4	MEYER, CARISSA S
5	SHIPMAN, BUDDY L
6	SANDLIN, SCOTT
7	CARPENTER, JAMES
8	MURILLO, LOUIS
9	HUFF, DAVID A
10	PORTER, CHARLES ALLEN
11	ALEXANDER MANAGEMENT TRUST
12	WOLFE, KEVIN J
13	FERRANDO DONALD AND DIANE E 199
14	LABARGE, AMY
15	NEW, STEVE
16	FLETCHER, DAVID
18	NESBITT, WILLIAM H
19	HOBBS, SHANE
20	TOMLINSON, MIKELL A
21	BLAKE, C DAVID
22	DESTINY POINTE CHRISTIAN CENTER
23	GARLISH, JAMES
25	BELDON HOLLOW HOA
26	DIFILIPPO, JAMES
27	KHAN, ABDUN
28	CRACKJ LLC
29	GUMM, STEVE
30	N&LM REVOCABLE TRUST
32	ESTES FAMILY LIVING TRUST
33	CHELSEA PARK ADDITION
34	BELDON HOLLOW
35	CRANBROOK ESTATES
36	SUMMERBROOK WEST ADDN
37	SUMMERBROOK ADDN (COLLEYVILLE)
38	GRAPEVINE COLLEYVILLE ISD

Owner Address

4900 PATTERSON LN
5017 MONTCLAIR DR
5000 MONTCLAIR DR
4807 BILL SIMMONS RD
4913 BELDON TR
5137 DAVIS BLVD
2201 GLADE RD
2200 GLADE RD
5006 GREEN HILL LN
2112 GLADE RD
4808 BILL SIMMONS RD
PO BOX 915
4901 BELDON TRL
4809 BILL SIMMONS RD
4905 BILL SIMMONS RD
4909 BELDON TRL
2208 GLADE RD
4804 PATTERSON LN
4805 BILL SIMMONS RD
4821 BELDON TR
2350 E MAYFIELD RD
4808 PATTERSON LN
PO BOX 797
4905 BELDON TR
4820 N HAVEN
5701 MORLAIX CT
5001 MONTCLAIR DR
5016 MONTCLAIR DR
1711 WILDFLOWER TR
1816 Avondale Drive
P.O. Box 797
P.O. Box 372
P.O. Box 864
P.O. Box 864
3051 IRA E WOODS AVE

Owner Zip	Situs Address
76034	4900 PATTERSON LN
76034	5017 MONTCLAIR DR
76034	5000 MONTCLAIR DR
76034	4807 BILL SIMMONS RD
76034	4913 BELDON TR
76180	2113 GLADE RD
76034	2201 GLADE RD
76034	2200 GLADE RD
76034	5006 GREEN HILL LN
76034	2112 GLADE RD
76034	4808 BILL SIMMONS RD
76034	4816 BILL SIMMONS RD
76034	4901 BELDON TR
76034	4809 BILL SIMMONS RD
76034	4905 BILL SIMMONS RD
76034	4909 BELDON TR
76034	2208 GLADE RD
76034	4804 PATTERSON LN
76034	4805 BILL SIMMONS RD
76034	4821 BELDON TR
76014	2016 GLADE RD
76034	4808 PATTERSON LN
76034	4803 BELDON TR
76034	4905 BELDON TR
75229	2209 GLADE RD
76034	5008 MONTCLAIR DR
76034	5001 MONTCLAIR DR
76034	5016 MONTCLAIR DR
76051	4820 BILL SIMMONS RD
76034	COURTESY NOTICE
76034	COURTESY NOTICE
76034	COURTESY NOTICE
76034	COURTESY NOTICE
76034	COURTESY NOTICE
76051	STATE REQUIRED

ORDINANCE O-23-xxxx

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 0.87 ACRES, BEING LOT 1, BLOCK A, OF THE SHANKLIN FARM ADDITION, LOCATED AT 4820 BILL SIMMONS ROAD BY AUTHORIZING A SPECIAL USE PERMIT TO ALLOW A FENCE TO ENCROACH BEYOND THE STREET SIDE 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 to allow a fence to encroach beyond the street side yard setback under Case No. ZC23-016; 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 to allow a fence to encroach beyond the street side yard setback on 0.87 acres, being Lot 1, Block A, of the Shanklin Farm Addition, located at 4820 Bill Simmons Rd, as depicted on the attached as Exhibit "A".

Sec. 2. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.

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

1. GENERAL

a. The Special Use Permit shall apply to an iron fence 6 feet in height to extend into the street side yard setback located on the north side of the property.

b. It shall be generally consistent with the site plan and as depicted on the attached Exhibit "B".

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

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

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

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

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 6th day of September 2023.

The second reading and public hearing being conducted on the 19th day of September 2023.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS ON THIS THE 19TH DAY OF SEPTEMBER 2023.

Mayor Bobby Lindamood	_____ Mayor Pro Tem Callie Rigney	_____
Place 1, Brandi Elder	_____ Place 4, Ben Graves	_____
Place 2, George Bond	_____ Place 5, Chuck Kelley	_____
Place 3, Scotty Richardson	_____	

ATTEST:

CITY OF COLLEYVILLE

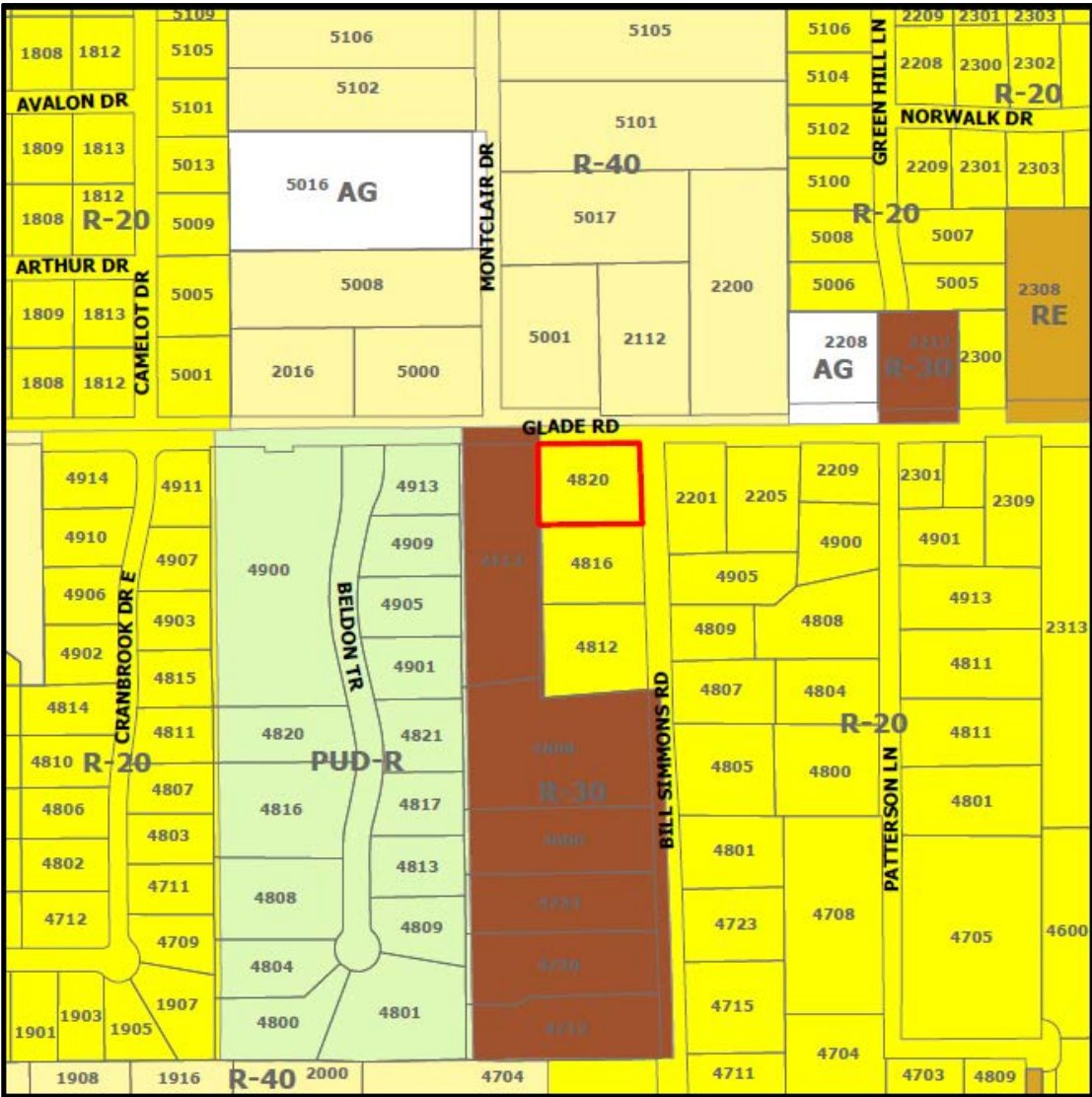
Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map



From: [Boyce Estes](#)
To: [Jackie Reyff](#)
Subject: Fwd: 4820 Bill Simmons Road
Date: Sunday, August 6, 2023 11:06:19 AM

Sent from my iPhone

Begin forwarded message:

From: JAMES NACKLEY <[REDACTED]>
Date: August 6, 2023 at 9:16:19 AM CDT
To: [REDACTED]

James and Anna Nackley
5408 ST. Emilion CT.
Colleyville, TX 76034
[REDACTED]

Community Development Department

City of Colleyville
100 Main Street
Colleyville, TX 76034

To whom it may concern:

I am writing to convey our personal support for a Special Use Permit for a non-compliant fence on Lot 1, Block A, of the Shanklin Farm Addition. The Estes family's request for the addition of this fence along their property line on Glade Road is both reasonable and necessary. This variance is consistent with other fences, and it would also aesthetically enhance the area. The Estes family has been a pillar of the Colleyville community and they represent all that is good in our city.

Thank you for including our opinions and support for this variance as part of the public record.

Sincerely,

James J. Nackley II, MD
Anna C. Nackley, MD

From: [Boyce Estes](#)
To: [Jackie Reyff](#)
Subject: Fwd: Fence variance 4820 Bill Simmons Road
Date: Sunday, August 6, 2023 8:29:33 AM

Sent from my iPhone

Begin forwarded message:

From: Diana Enty [REDACTED]
Date: August 6, 2023 at 8:25:19 AM CDT
To: [REDACTED]
Subject: Fence variance

Skip

I have reviewed the variance you have requested on your fence. I don't see any issues with this variance. Please submit this to the city of Colleyville. I'm in support of the variance you have requested.

Sincerely Don Enty.
Sent from my iPhone

From: [Boyce Estes](#)
To: [Jackie Reyff](#)
Cc: [boyce Estes](#)
Subject: Fwd: Fencing request, support letter 4820 Bill Simmons
Date: Saturday, August 5, 2023 12:55:59 PM

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: August 4, 2023 at 2:59:51 PM CDT
To: [REDACTED]
Subject: Fencing request

Mr. Skip Estes,

It was a pleasure to meet you and welcome to our neighborhood. I wish to inform you my husband Steve and I have no objections to your fencing request. I think your proposal will add beauty, privacy and continuity to our neighborhood.

Sincerely,
Karen and Steve New
4905 Bill Simmons Road
Colleyville, Tx 76034

From: [Boyce Estes](#)
To: [Jackie Reyff](#)
Cc: [boyce Estes](#)
Subject: Fwd: 4820 Bill Simmons Rd support letter
Date: Saturday, August 5, 2023 12:55:04 PM

Sent from my iPhone

Begin forwarded message:

From: Shane Hobbs <[REDACTED]>
Date: August 4, 2023 at 4:18:02 PM CDT
To: [REDACTED]
Subject: 4820 Bill Simmons Rd

My Name is Shane Hobbs my wifes name Is Sherrill Hobbs we live at 4804 Patterson Ln Colleyville we are both supportive of the changes Mr Estes is trying to make at 4820 Bill Simmons Rd. We both feel this will be a great asset to our community. Thank You Shanr Hobbs

From: [Boyce Estes](#)
To: [Jackie Reyff](#)
Subject: Fwd: Letter 4820 Bill Simmons Road
Date: Sunday, August 6, 2023 6:08:46 PM

Sent from my iPhone

Begin forwarded message:

From: Uma Lal <[REDACTED]>
Date: August 6, 2023 at 6:06:18 PM CDT
To: [REDACTED]
Subject: Letter

Please let me know if you need anything else.

Uma Lal
Sent from my iPhone

From: [Ben Bryner](#)
To: [Jackie Reyff](#); [Kristopher Potts](#); [Scott Hammons](#)
Subject: FW: Failure Notice
Date: Monday, August 7, 2023 8:30:02 AM

From: [REDACTED]
Sent: Sunday, August 6, 2023 4:02 PM
To: Ben Bryner <BBryner@colleyville.com>
Subject: Fw: Failure Notice

Dear Mr Bryner,

After see the sign at the corner of Bill Simmons and Glade I made some inquiries into the proposed change. It seem that the problem is the amount of set back off of Glade.

I personally went out with a tape measure and took some measurements. The measurements are not exact by any means, I measured from the inside of the curb to the fence or the retaining wall. I found the distance varies greatly from 11' to 37'.

Examples -

- Corner of Glade and Bluebonnet are as close as 12' distance
- Near the corner of Glade and Behrnes Rd 20' distance
- On Glade between Behrnes Ct and Cranbrook E the distance varied from 12' to 15'
- On Glade between Cranbrook E and Beldon Trail the distance was as little as 11'
- Glade and Summerbrook 25' distance

The variance the Estes' are proposing would be in line with other homes, fences or retaining walls along Glade Rd. between Bluebonnet and the traffic circle. I believe the city should grant the variance..

Sincerely,
Belinda Baker
4504 Bill Simmons Rd
Colleyville, TX 76034
[REDACTED]

From: [Dora Estes](#)
To: [Jack & Dora](#)
Subject: 4808 Bill Simmons
Date: Monday, August 7, 2023 8:33:23 AM

Carmen Day-Alexander
4808 Bill Simmons Rd.
Colleyville, TX 76034

Carmen Day-Alexander

Community Development Department To Whom it May Concern:

City of Colleyville
100 Main Street
Colleyville, TX 76034

I am writing to convey our personal support for a Special Use Permit for a non-compliant fence on Lot 1, Block A, of the Shanklin Farm Addition. The Estes family's request for the addition of this fence along their property line on Glade Road is both reasonable and necessary. This variance is consistent with other fences, and it would also aesthetically enhance the area.

Thank you for including our opinions and support for this variance as part of the public record.

Sincerely,

Carmen Day-Alexander

Carmen & Craig Alexander

From: [Kevin Wolfe](#)
To: [Jackie Reyff](#)
Subject: Zoning Case ZC23-016 Boyce Estes
Date: Monday, August 7, 2023 8:34:55 PM

Jackie:

In pursuit of the zoning notification we received for the case referenced above, we support the efforts of Dr. Boyce Estes to receive the zoning change to allow the side fence to be placed on the north property line. We do not see nor believe how a fence will affect or harm the city in anyway. As you know, I am familiar with the property and was involved in the platting process of this subdivision. The properties within this subdivision all were designed to have about the same frontage to allow a home with fenced side yards. The fence will help provide a greater distance between this fence and his home allowing for more home security. A fence will be consist with other properties along Glade road, being located on or about the Right-of-Way (R.O.W.) line. We are asking for the board to favor the applicate, Dr. Boyce Estes to allow the fence.

Thank you for your consideration.

Kevin J Wolfe
4812 Bill Simmons Road
Colleyville, TX 76034



From: [Boyce Estes](#)
To: [Jackie Reyff](#)
Subject: Fwd: 4820 Bill Simmons Rd
Date: Monday, August 7, 2023 4:53:54 PM

----- Forwarded message -----

From: **Janeece Garlish** [REDACTED]
Date: Mon, Aug 7, 2023 at 4:52 PM
Subject: 4820 Bill Simmons Rd
To: [REDACTED]
[REDACTED]

Hi Skip,

Thank you for your letter explaining the need for a fence. My husband and I fully support your proposed fence as a way to protect your property and help alleviate Glade Road traffic noise. We do not have any issues with the fence you proposed.

Please let us know if you would like us to send a copy of this email to the city, I would be happy to do that.

We look forward to having you around the corner!

Take care,
James and Janeece Garlish
[4808 Patterson Lane, Colleyville](#)

From: [Boyce Estes](#)
To: [Jackie Reyff](#)
Subject: Fwd: Support for Wrought-Iron Fence
Date: Tuesday, August 8, 2023 4:30:19 AM

Sent from my iPhone

Begin forwarded message:

From: Jim Carpenter [REDACTED]
Date: August 8, 2023 at 2:14:05 AM CDT
To: [REDACTED]
Subject: Support for Wrought-Iron Fence

Hi Skip,

As we discussed the other day, my wife and I think that the type of fence you are proposing for your new home to be built at 4820 Bill Simmons Road should be an attractive and practical addition to your land.

Please tell any interested parties at the City of Colleyville to feel free to reach out to me if they need to confirm our position on your proposal.

And we look forward to you and your wife becoming our neighbors.

Kind Regards,

Jim Carpenter

[REDACTED]
[REDACTED]
2201 Glade Road
Colleyville, TX. 76034

Sent from my iPad

From: [Tommy Curb](#)
To: [Ben Bryner](#); [Jackie Reyff](#)
Cc: [REDACTED]
Subject: 4820 Bill Simmons RD
Date: Wednesday, August 9, 2023 9:28:16 AM

Dear sirs,

I have received a copy of a letter from our future neighbor Mr. Skip Estes regarding his request to the city of Colleyville for a variance to install a wrought iron privacy fence on his property referenced above. My wife and I have lived in Colleyville for over 20 years and have lived on Bill Simmons RD for 18 years of those years. We are excited to see the development of the address referenced above and we are supportive of Mr. Estes request. I believe what Mr. Estes has requested is reasonable and inline with the character of the homes in our area and the city of Colleyville at large. Please accept this email as our indication of our support.

Sincerely,
Tommy and Dia Curb
4508 Bill Simmons RD
Colleyville, TX 76034



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2d	Agenda Date 8/14/2023	Number
Type Presentation and Discussion		
Department Community Development		

Title

Consideration of a Special Use Permit to allow for a non-compliant fence for Lot 21, Block 2, Stafford Heights Subdivision, located at 4808 Manning Drive, Case ZC23-017

Explanation

Jojoy Koshy, the applicant, has submitted a request for a Special Use Permit (SUP) to allow a fence to extend beyond the front façade of the house on Lot 21, Block 2, Stafford Heights Subdivision, being approximately 0.89 acres, and zoned R-40 Single Family Residential district.

Existing Conditions/Background: The subject property, 4808 Manning Drive, has R-40 zoning and is located on the west side of the street south of the intersection of Glade Road and Manning Drive. The subject property has a new single-family residence.

SUP Request:

Request – The applicant is requesting approval of an SUP to allow for an iron fence 6 feet in height with 2 foot by 2 foot stone columns and a motorized iron gate to extend beyond the front façade of the house. The proposed fence is requested to be placed approximately on the property line.

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

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

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

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

d. Exceptions to front yard requirement: Lots containing a minimum of 40,000 square feet, and subdivisions, shall be allowed to construct a perimeter fence

within the front yard setback. Said fencing shall be no greater than eight (8) feet in height and shall have no greater than twenty-five (25) percent opaque construction within the front yard. Allowed construction materials shall be the same as paragraph "1.a" above. This exception shall not apply to properties zoned as a PUD district.

Regulation "1" above applies in this case requiring that no fence be allowed to extend beyond the front façade of the house. The lot falls just short of meeting the exception. The Land Development Code provides the opportunity to request an SUP to deviate from the requirements.

Special Use Permit Provision: Any request for a building permit for a fence/wall which does not meet the criteria in this Section shall only be authorized after approval of a Special Use Permit by the City Council using the procedures contained elsewhere in this Land Development Code.

Analysis: The applicant is proposing an iron fence 6 feet in height with 2 foot by 2 foot stone columns and a motorized iron gate to extend beyond the front façade of the house. The proposed fence is requested to be placed approximately on the property line. The lot is approximately 38,200 square feet in size. If the SUP is approved, this would be the first house with this type of fence on the street.

Plat Status: The property is platted as Lot 21, Block 2, Stafford Heights.

DRC Review: The DRC met on June 24th and determined the case could 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-40 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 requested SUP as it does not meet the technical requirements of the Land Development Code.

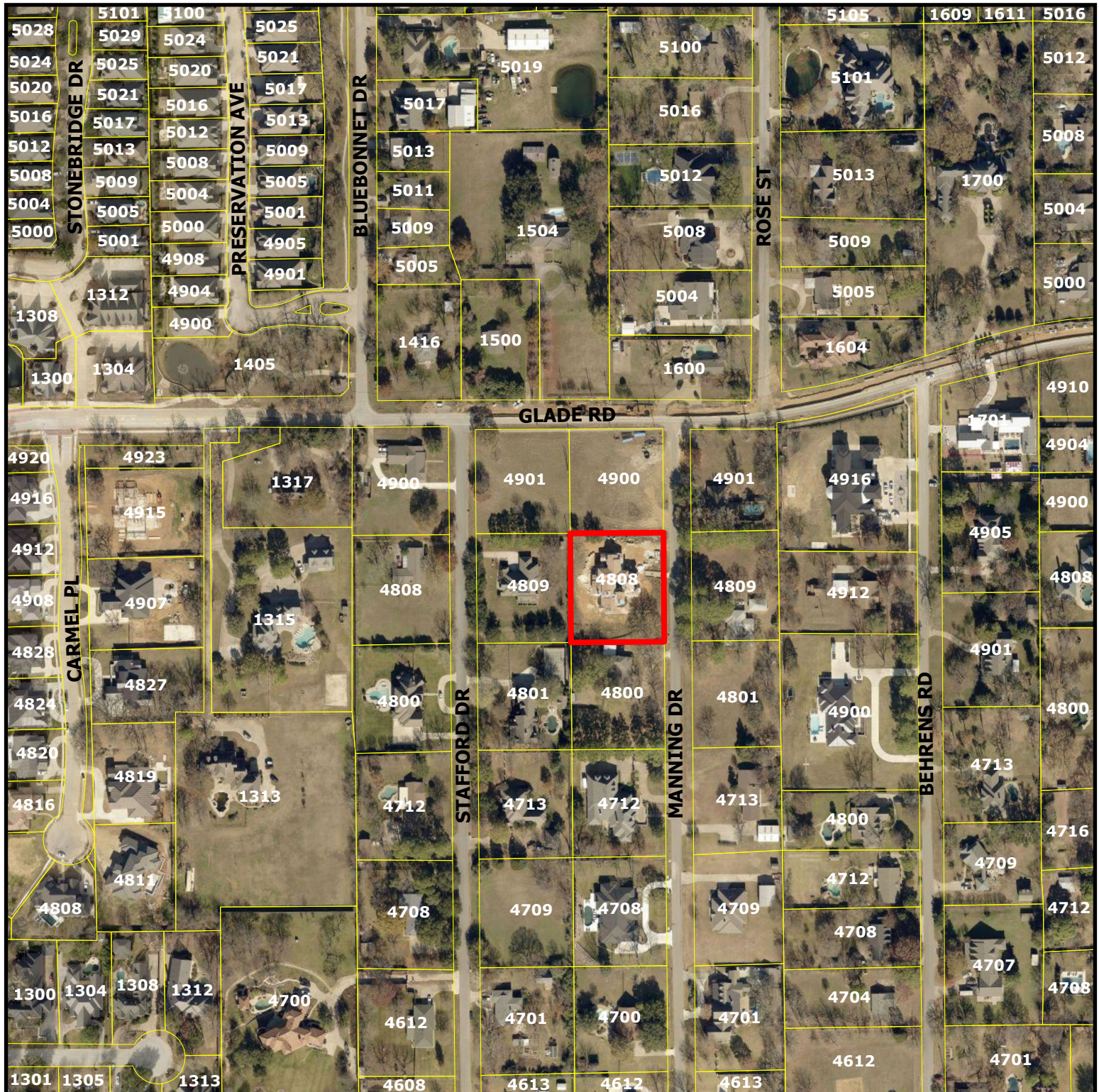
Recommendation

Denial

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Plan and Building Elevations
6. Landscaping Plan
7. Stafford Heights Subdivision Plat
8. Notification Map
9. Notification Letter
10. Notification List
11. Draft Ordinance

Aerial Map



ZC23-017

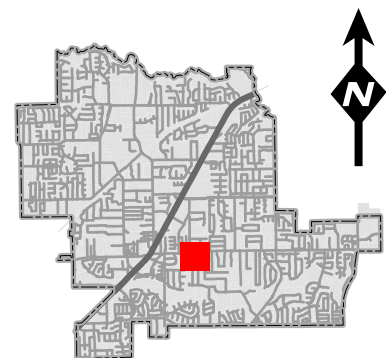
4808 Manning Drive

DISCLAIMER:

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Subject Property



Zoning Map

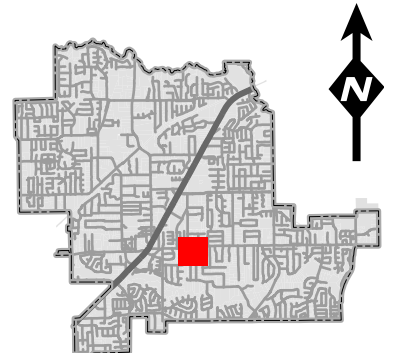


ZC23-017

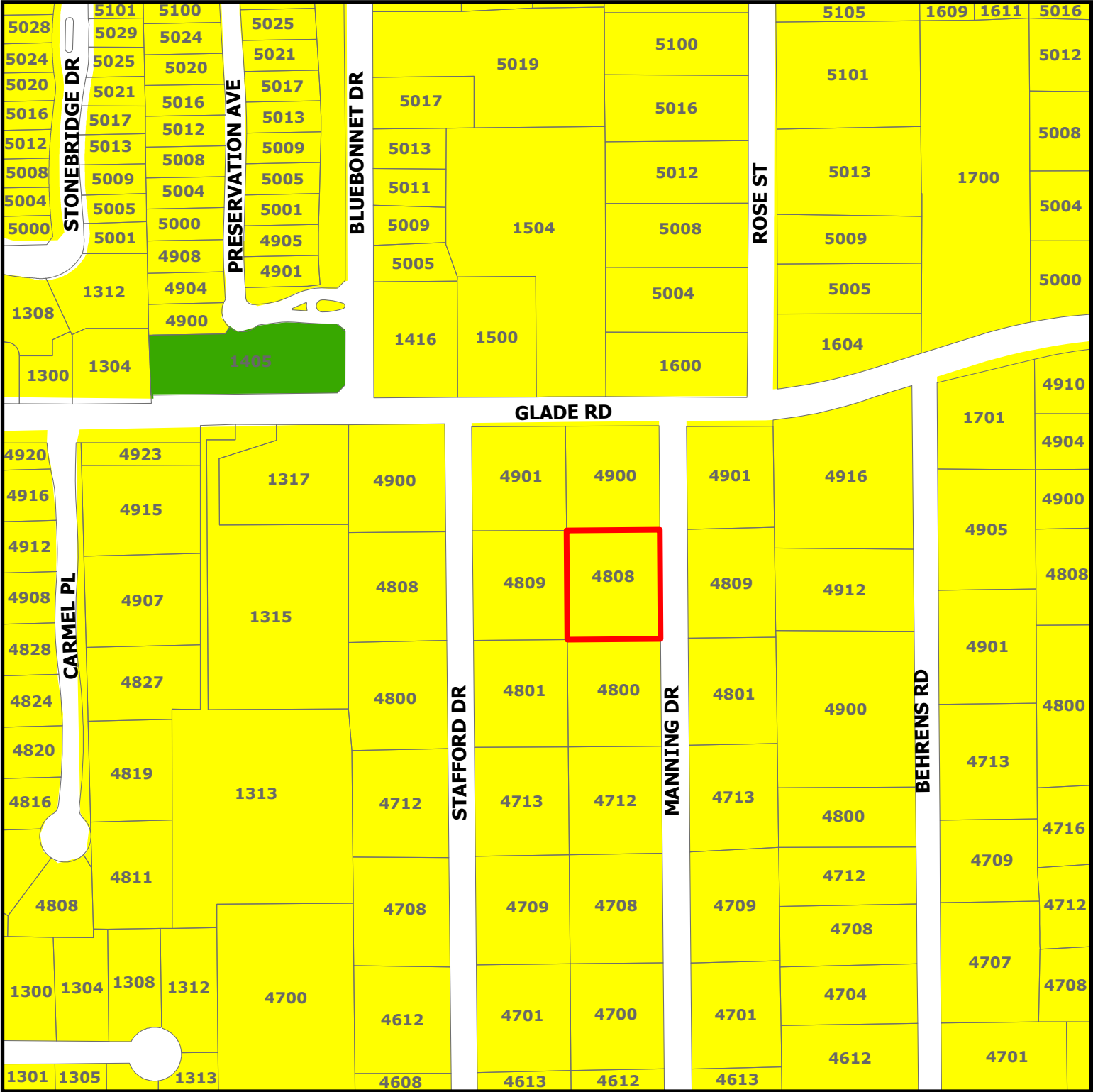
4808 Manning Drive

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 Subject Property



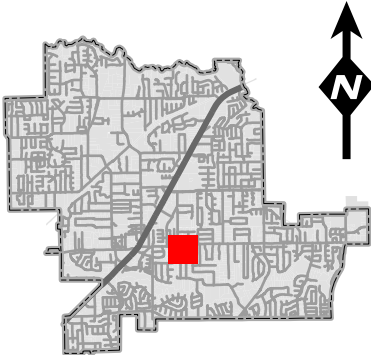
Future Land Use Map



ZC23-017
4808 Manning Drive

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-  Residential
-  Open Space; Parks
-  Subject Property





7/13/2023

RE: fence variance for 4808 Manning Dr.

To Whom it May Concern,

We wish to install a 6' iron fence with 2' x 2' stone columns at equal intervals. The fence would pass from the front building line to the front property line. We propose to install motorized iron gates. The see-thru iron gates would not impede visibility in any direction.

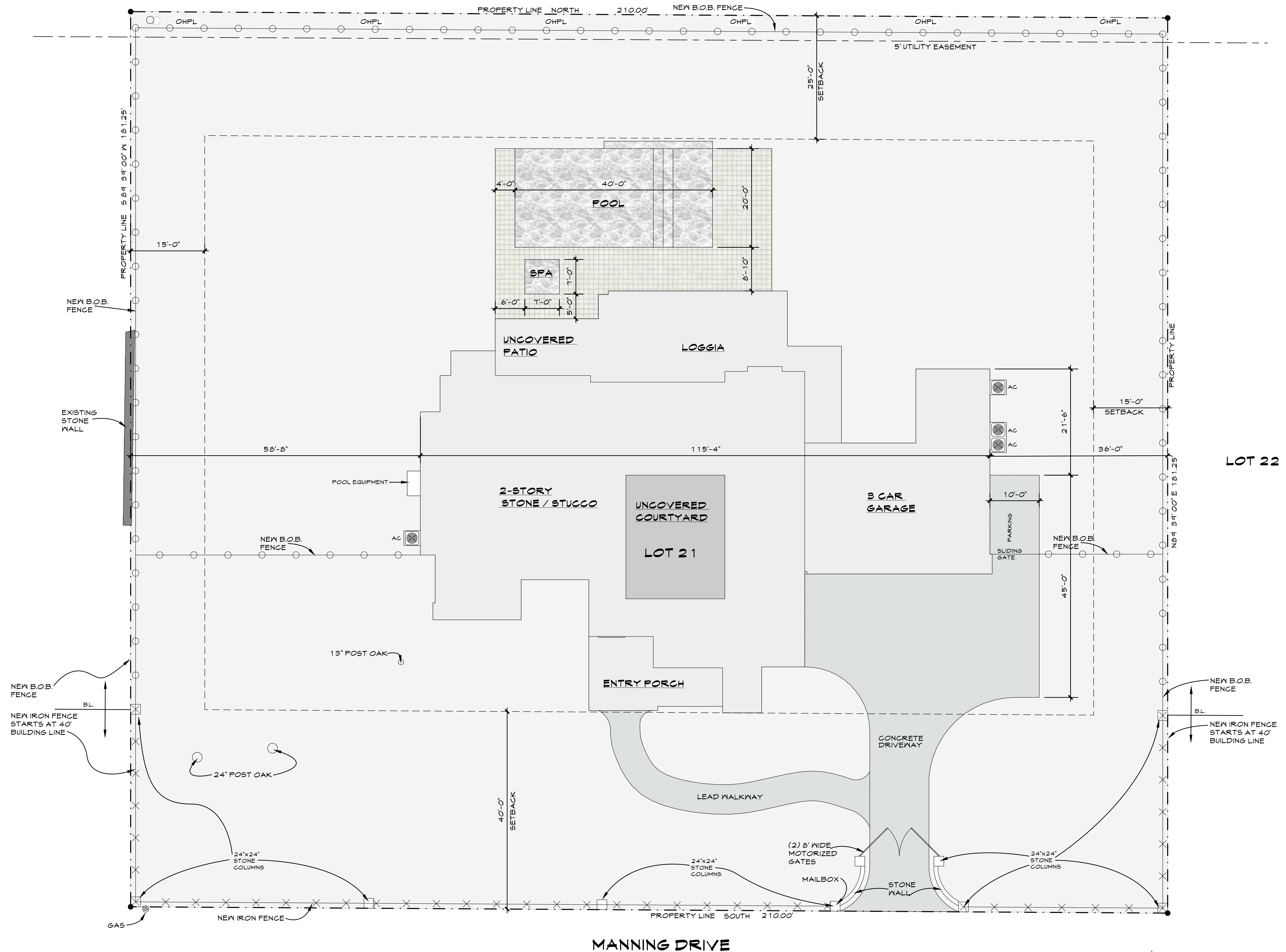
With regard,

A handwritten signature in black ink, appearing to read "Jojoy Koshy".

Jojoy Koshy
President/Founder
Atrium Construction, LLC

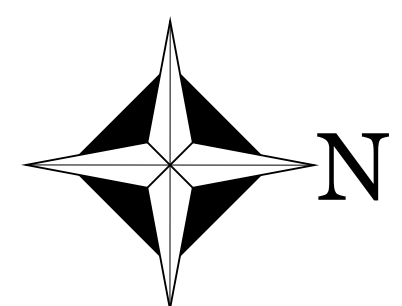
LOT 20

LOT 22



SITE PLAN

Scale: 1"=10'-0"



ARCHITECT: BENNET LIU
DRAWN BY: CRAIG KEBER
DATE: November 12, 2014
DATE: September 19, 2019
REV:



A Residence at
4808 Manning Drive
Colleyville, Texas 76034

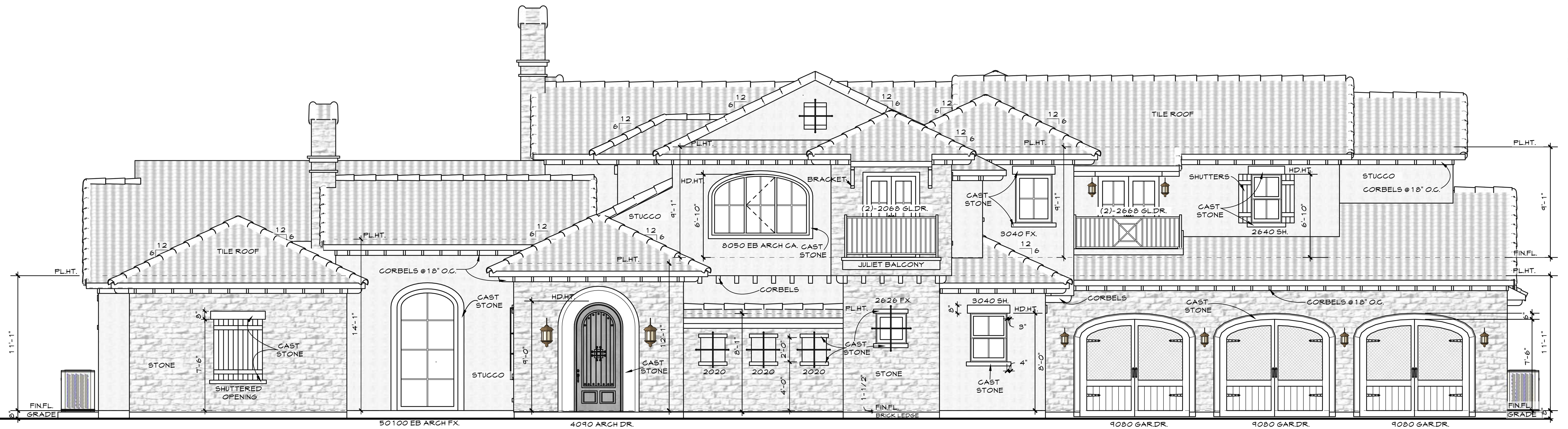


B T L and ASSOCIATES
ARCHITECTS
PLANNERS
320 DECKER DR. #110
IRVING, TX 75062
OFFICE: 972-739-6073 CELL: 214-632-5150

A0 of 10
project no.
123456



REAR ELEVATION
scale: 1/4"=1'-0"



FRONT ELEVATION
scale: 1/4"=1'-0"

ARCHITECT: BENNET LIU
DRAWN BY: CRAIG KIEBER
DATE: November 12, 2014
DATE: September 19, 2019
REV:



A Residence at
4808 Manning Drive
Colleyville, Texas 76034



B T L and ASSOCIATES
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OFFICE: 972-739-6073 CELL: 214-632-5150

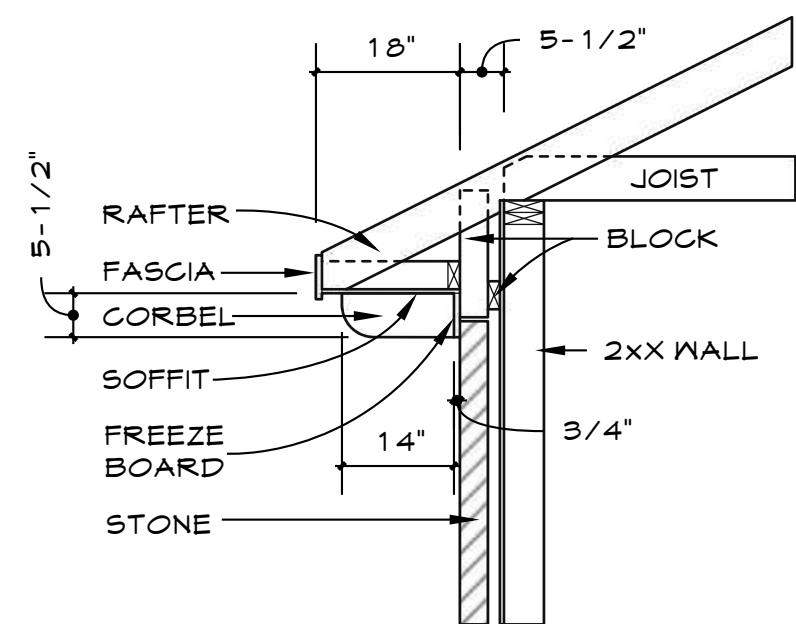
A3 of 10
project no.
123456



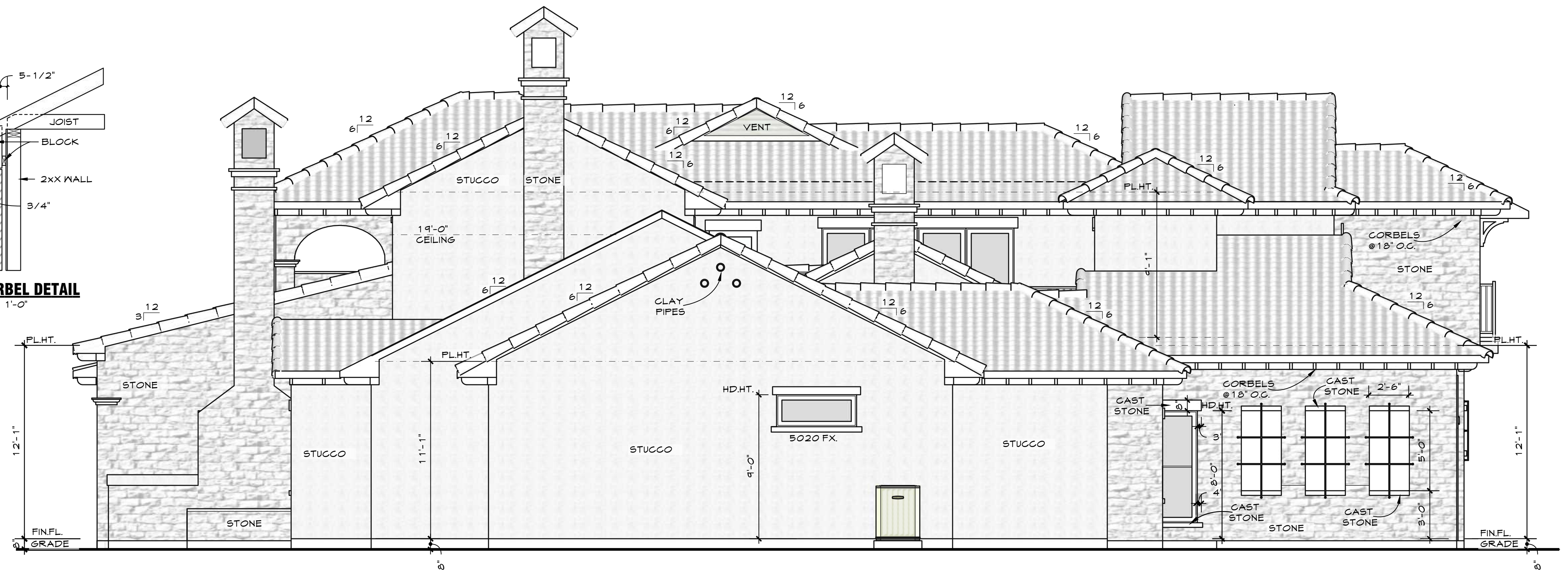
A Residence at
4808 Manning Drive
Colleyville, Texas 76034



B T L and ASSOCIATES
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PLANNERS
320 DECKER DR. #110
IRVING, TX. 75062
OFFICE: 972-739-6073 CELL: 214-632-5150



SOFFIT/CORBEL DETAIL
SCALE: 1/2" = 1'-0"



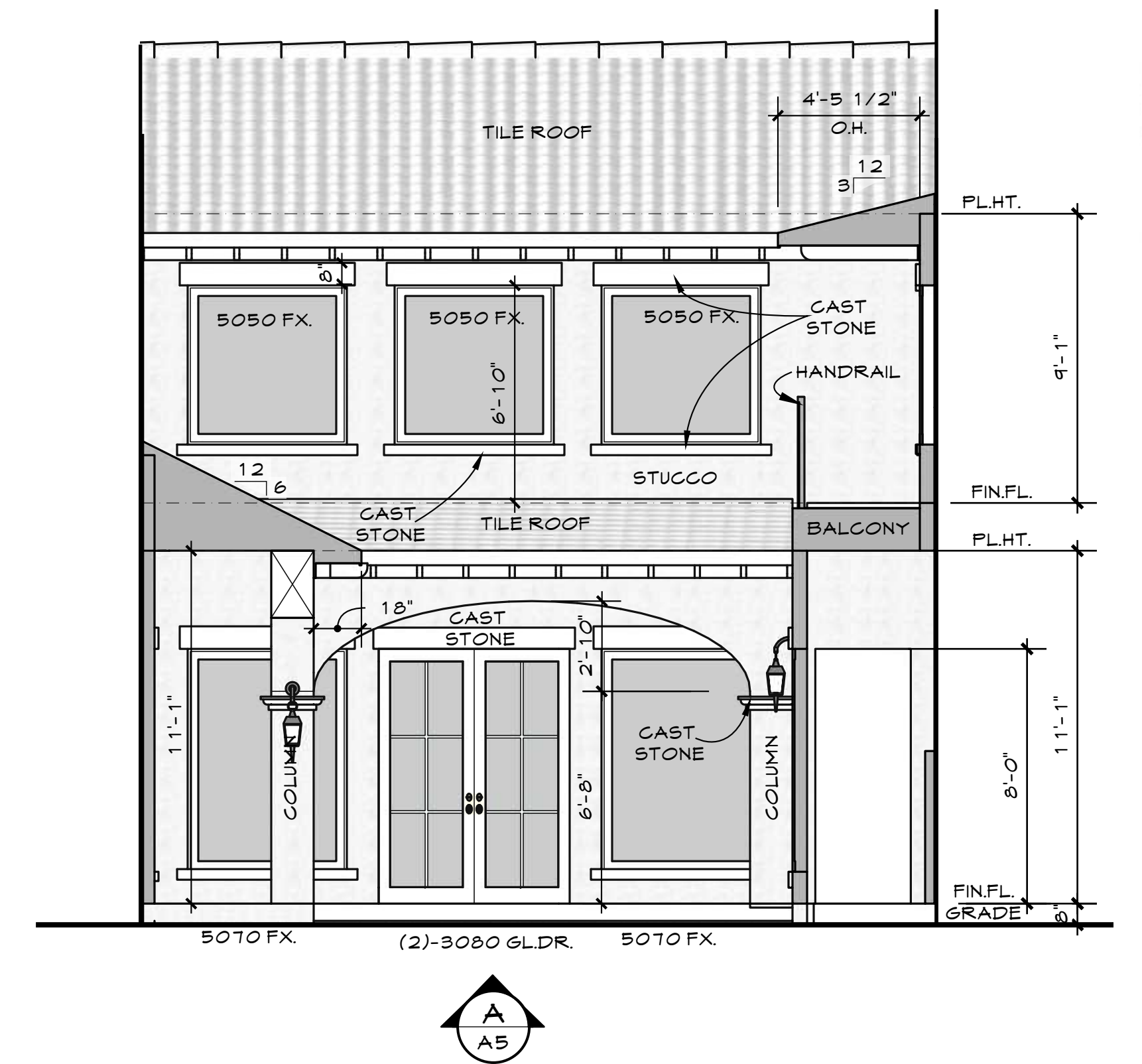
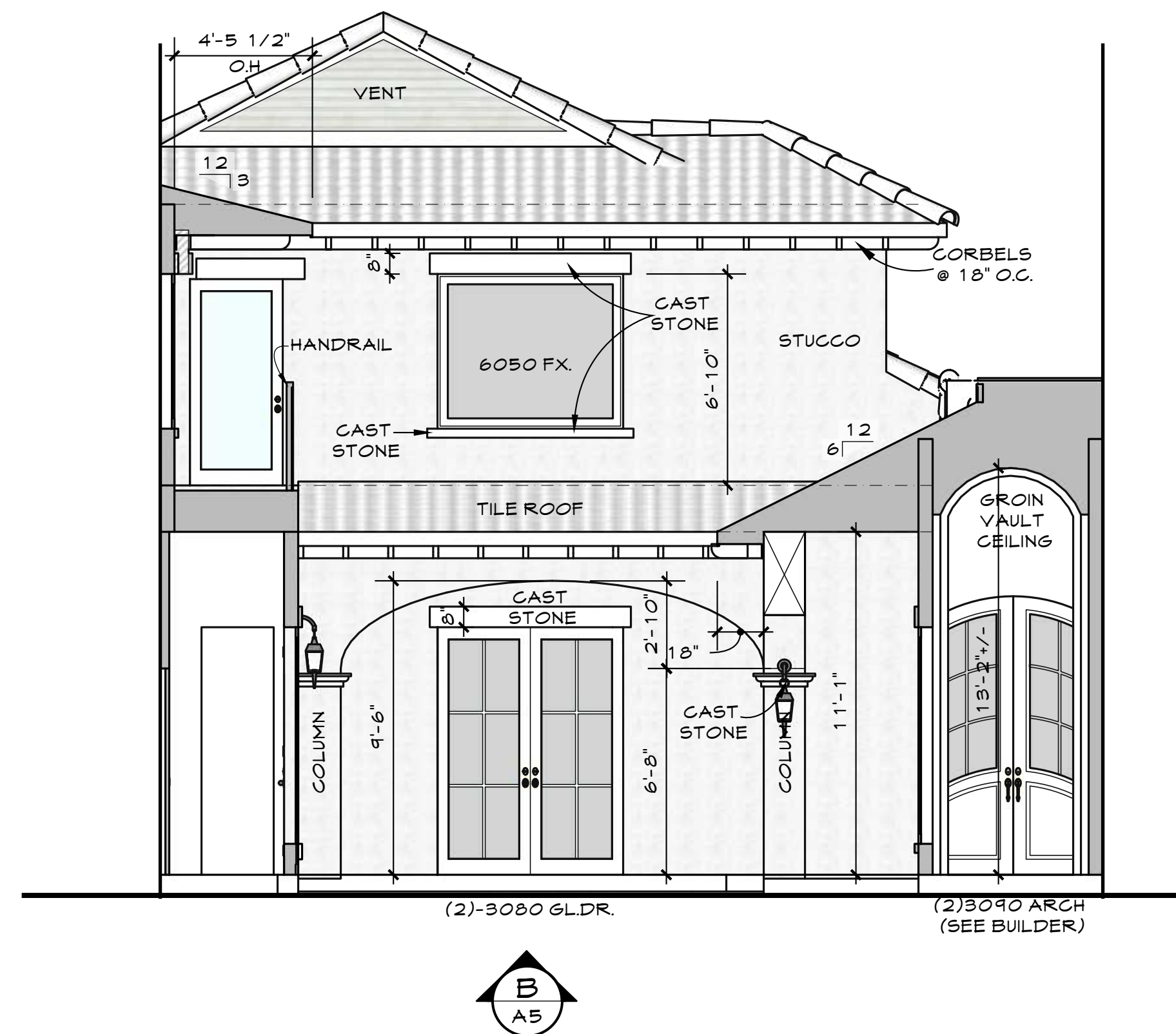
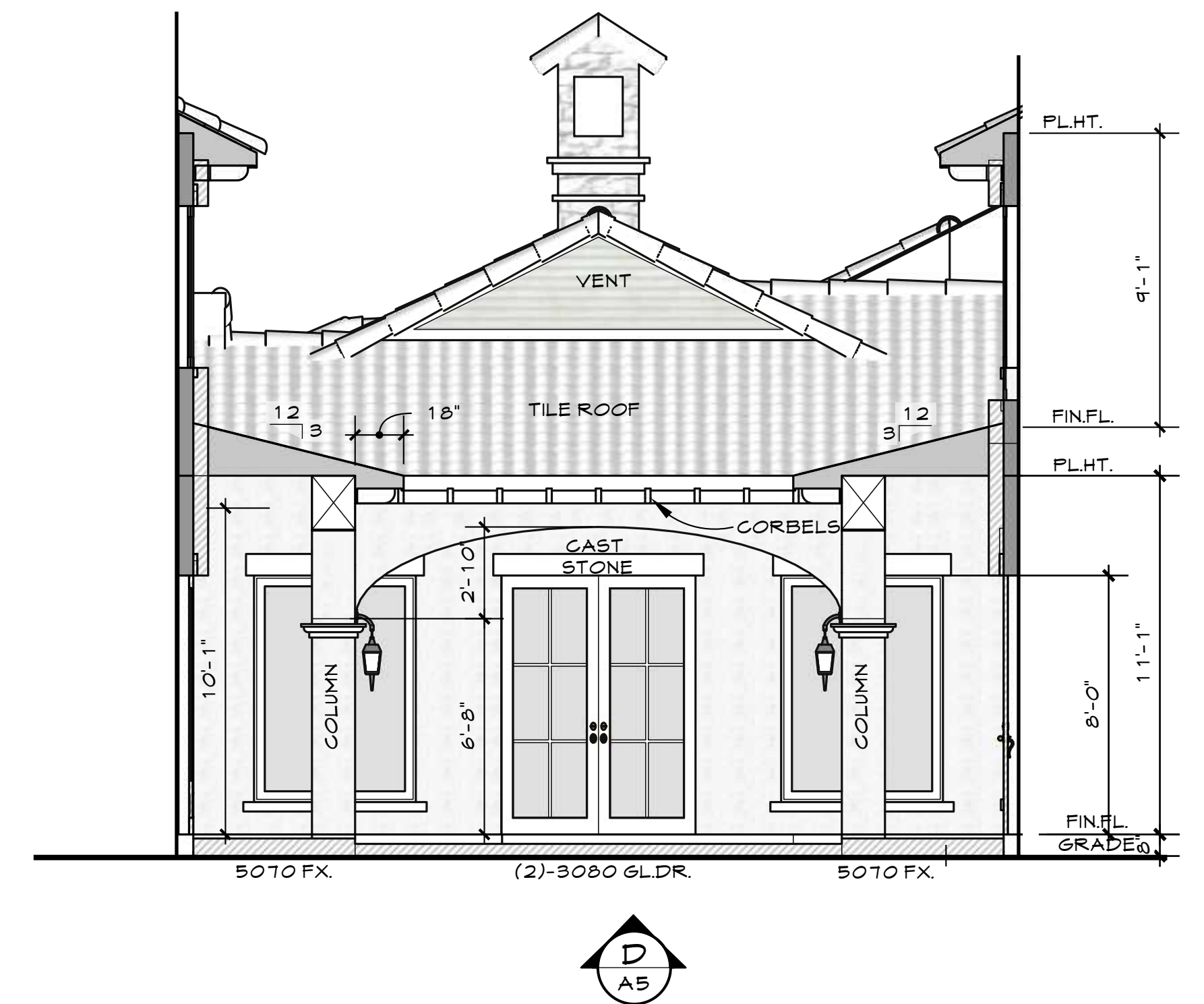
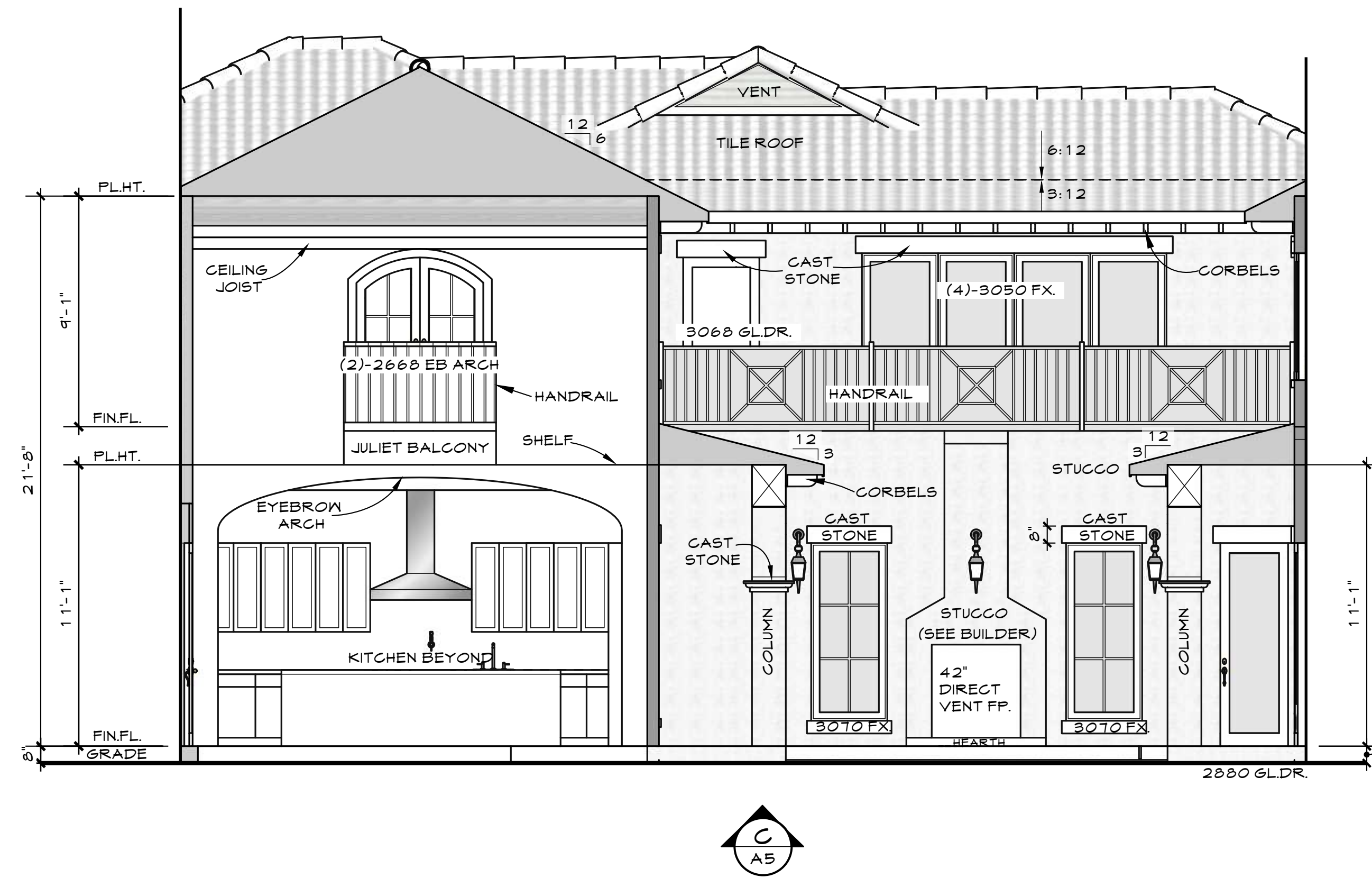
LEFT ELEVATION
scale: 1/4" = 1'-0"

DOOR SCHEDULE		
LABEL	DESCRIPTION	COUNT
(2)-2068 Glass Door	(2)-2068 Glass Door	1
(2)-2668 Arch Glass Door	(2)-2668 Arch Glass Door	1
(2)-2668 Glass Door	(2)-2668 Glass Door	1
(2)-3090 Arch Three Quarter View	(2)-3090 Arch Three Quarter View	1
2-2080 Door	2-2080 Door	1
2-2480 Door Eyebrow Arch	2-2480 Door Eyebrow Arch	1
2-2680 Glass Door	2-2680 Glass Door	1
2-3080 Door	2-3080 Door	1
2-3080 Glass Door	2-3080 Glass Door	4
2-3080 Wood Glass w_6028 Eyebrow	2-3080 Wood Glass w_6028 Eyebrow	3
2080 Door	2080 Door	1
2468 Door	2468 Door	1
2480 Door	2480 Door	7
2480 Pocket Door	2480 Pocket Door	2
2680 Pocket Door	2680 Pocket Door	1
2880 Door	2880 Door	4
2880 Glass Door	2880 Glass Door	1
3068 Glass Door	3068 Glass Door	2
3080 Door	3080 Door	3
3080 Glass Door	3080 Glass Door	4
3080 Pocket Door	3080 Pocket Door	1
3080 Self Closing	3080 Self Closing	1
4090 Arch Wood Door	4090 Arch Wood Door	1
9090_Garage Door	9090_Garage Door	3

WINDOW SCHEDULE		
LABEL	DESCRIPTION	COUNT
(2)-2050 SH.	(2)-2050 Single Hung(Mulled)	4
(2)-2650 CA.	(2)-2650 Casement(Mulled)	1
(2)-2650 SH.	(2)-2650 Single Hung(Mulled)	1
(4)-3050 FX.	(4)-3050 Fixed(Mulled)	1
2030 SH.	2030 Single Hung	2
2040 FX.	2040 Fixed	2
2040 SH.	2040 Single Hung	1
2626 FX.	2626 Fixed	1
2640 SH.	2640 Single Hung	1
2870 SH.	2870 Single Hung	2
3040 FX.	3040 Fixed	1
3040 SH.	3040 Single Hung	1
3070 FX.	3070 Fixed	2
4026 FX.	4026 Fixed	3
50100 EB ARCH FX.	50100 Eyebrow Arch Fixed	1
5020 FX.	5020 Fixed	1
5050 FX.	5050 Fixed	3
5070 FX.	5070 Fixed	5
6050 EB ARCH CASEMENT	6050 EB ARCH CASEMENT	2
6050 FX.	6050 Fixed	1
7050 FX.	7050 Fixed	1
8050 EB ARCH CASEMENT	8050 EB ARCH CASEMENT	1



RIGHT ELEVATION
scale: 1/4" = 1'-0"



VERANDA ELEVATIONS
scale: 1/4"=1'-0"

ARCHITECT: BENNET LIU
DRAWN BY: CRAIG KIEBER
DATE: November 12, 2014
DATE: September 19, 2019
REV:

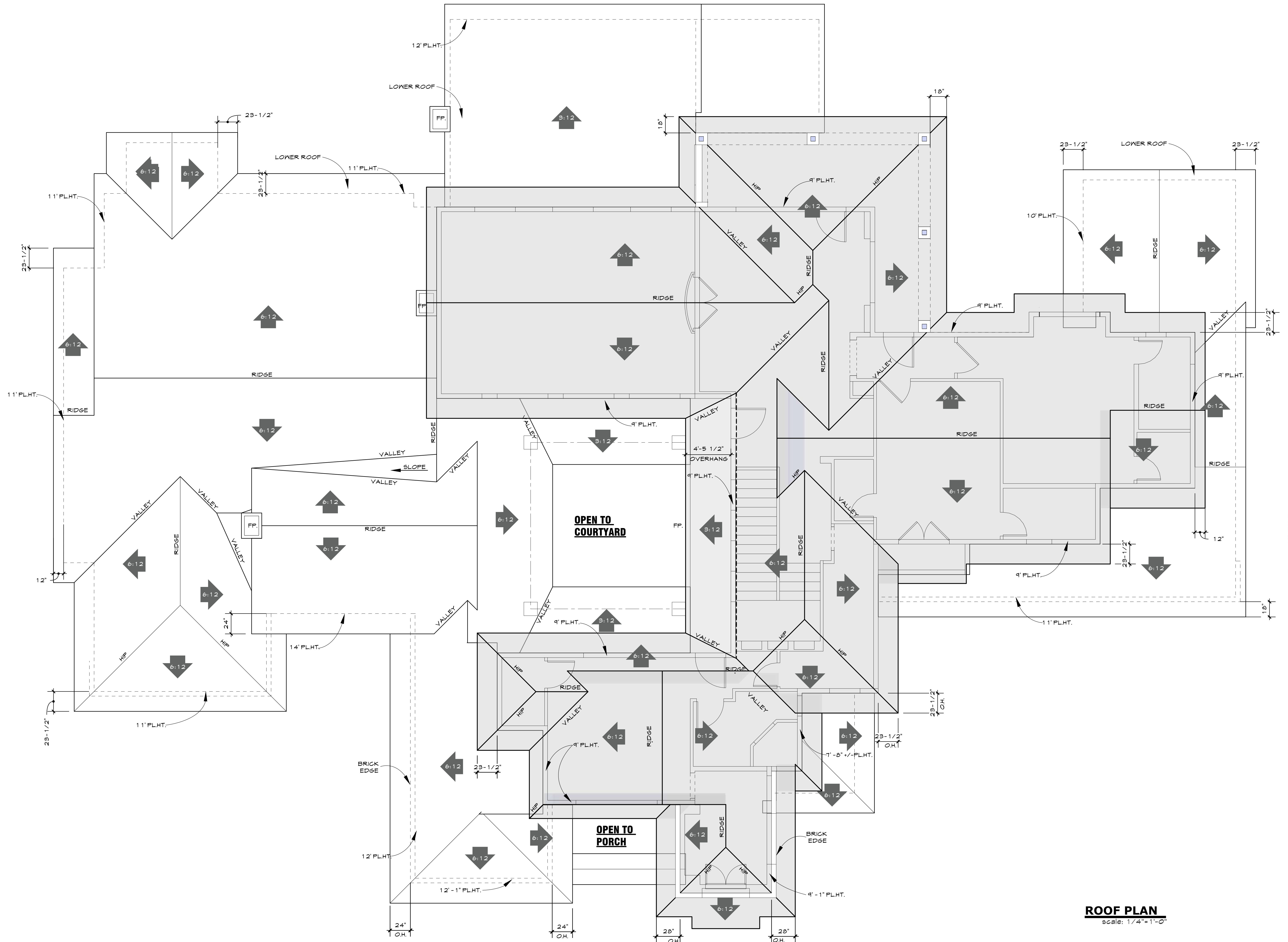


A Residence at
4808 Manning Drive
Colleyville, Texas 76034



B T L and ASSOCIATES
ARCHITECTS
PLANNERS
320 DECKER DR. #110
IRVING, TX 75062
OFFICE: 972-739-6073 CELL: 214-632-5150

A5 of 10
project no.
123456



ROOF PLAN
scale: 1/4"=1'-0"

ARCHITECT: BENNET LIU
DRAWN BY: CRAIG KIEBER
DATE: November 12, 2014
DATE: September 19, 2019
REV:



A Residence at
4808 Manning Drive
Colleyville, Texas 76034



B T L and ASSOCIATES
ARCHITECTS
PLANNERS
320 DECKER DR. #110
IRVING, TX. 75062
OFFICE: 972-739-6073 CELL: 214-632-5150

A6 of 10
project no.
123456



ARCHITECT: BENNET LIU
DRAWN BY: CRAIG KIEBER
DATE: November 12, 2014
DATE: September 19, 2019
REV:

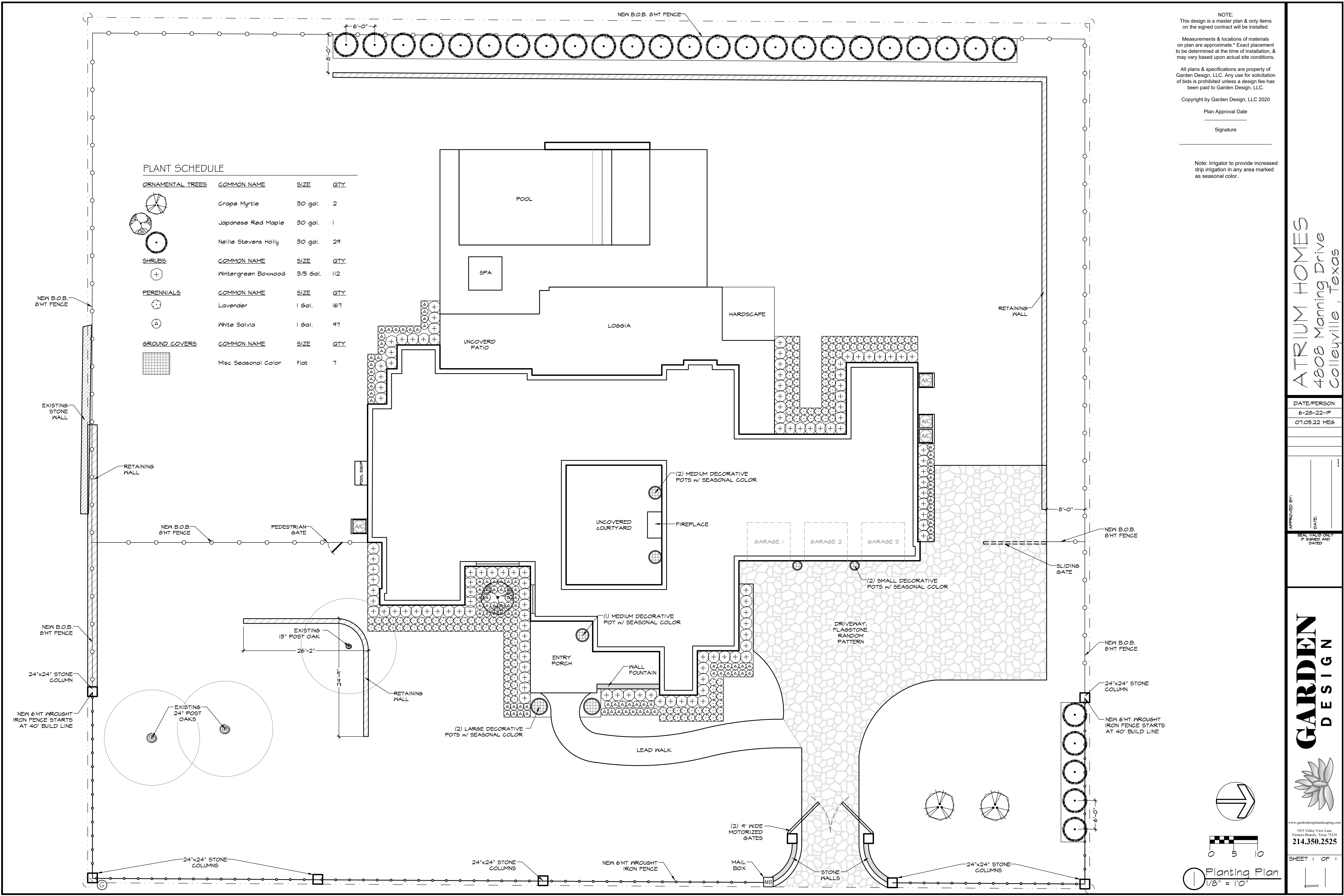


A Residence at
4808 Manning Drive
Colleyville, Texas 76034

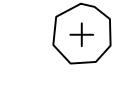
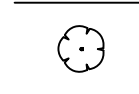
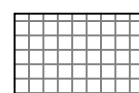


B T L and ASSOCIATES
ARCHITECTS
PLANNERS
320 DECKER DR. #10
IRVING, TX. 75062
OFFICE: 972-739-6073 CELL: 214-632-5150

A9 of 10
project no.
123456



PLANT SCHEDULE

ORNAMENTAL TREES	COMMON NAME	SIZE	QTY
	Grape Myrtle	30 gal.	2
	Japanese Red Maple	30 gal.	1
	Nellie Stevens Holly	30 gal.	24
SHRUBS	COMMON NAME	SIZE	QTY
	Wintergreen Boxwood	3/5 Gal.	112
PERENNIALS	COMMON NAME	SIZE	QTY
	Lavender	1 Gal.	167
	White Salvia	1 Gal.	97
GROUND COVERS	COMMON NAME	SIZE	QTY
	Misc Seasonal Color	Flat	7

NOTE:
This design is a master plan & only items on the signed contract will be installed.

Measurements & locations of materials on plan are approximate.* Exact placement to be determined at the time of installation, & may vary based upon actual site conditions.

All plans & specifications are property of Garden Design, LLC. Any use for solicitation of bids is prohibited unless a design fee has been paid to Garden Design, LLC.

Copyright by Garden Design, LLC 2020

Plan Approval Date _____

Signature _____

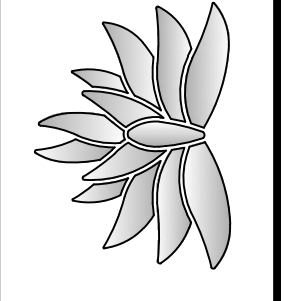
Note: Irrigator to provide increased drip irrigation in any area marked as seasonal color.

ATRIUM HOMES
4808 Manning Drive
Colleyville, Texas

DATE/PERSON
6-28-22-IP
07.05.22 MEG

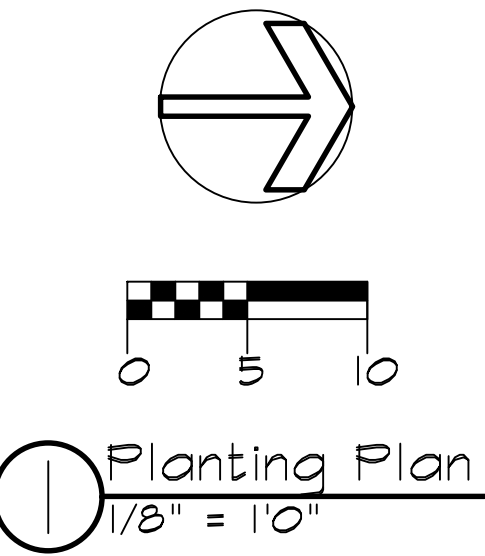
APPROVED BY: _____
DATE: _____
SEAL VALID ONLY IF SIGNED AND DATED

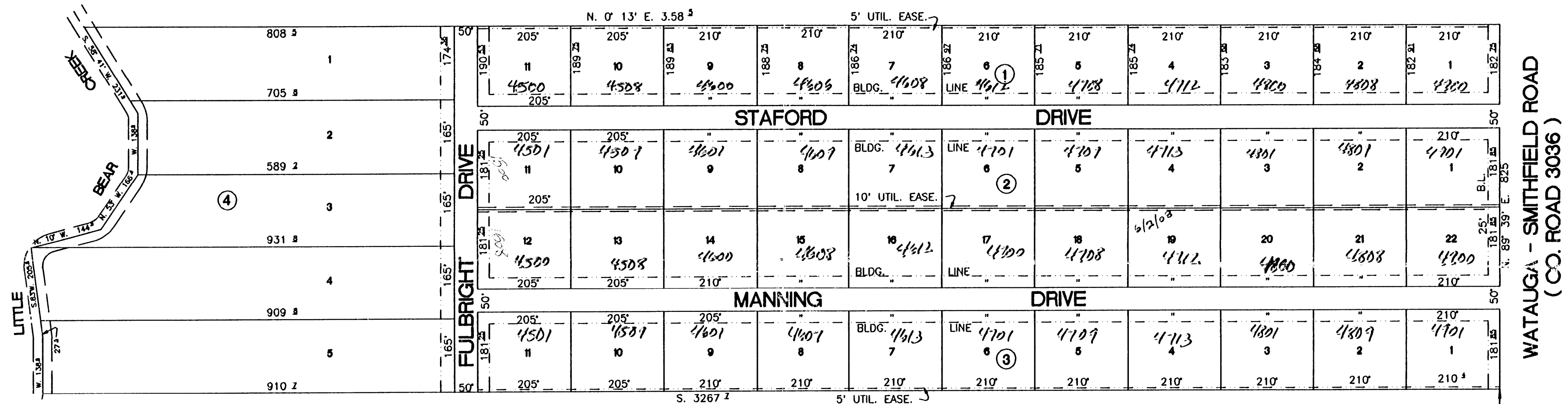
GARDEN
DESIGN



www.gardendesignlandscaping.com
1925 Valley View Lane
Farms Branch, Texas 75244
214.350.2525

SHEET 1 OF 1





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

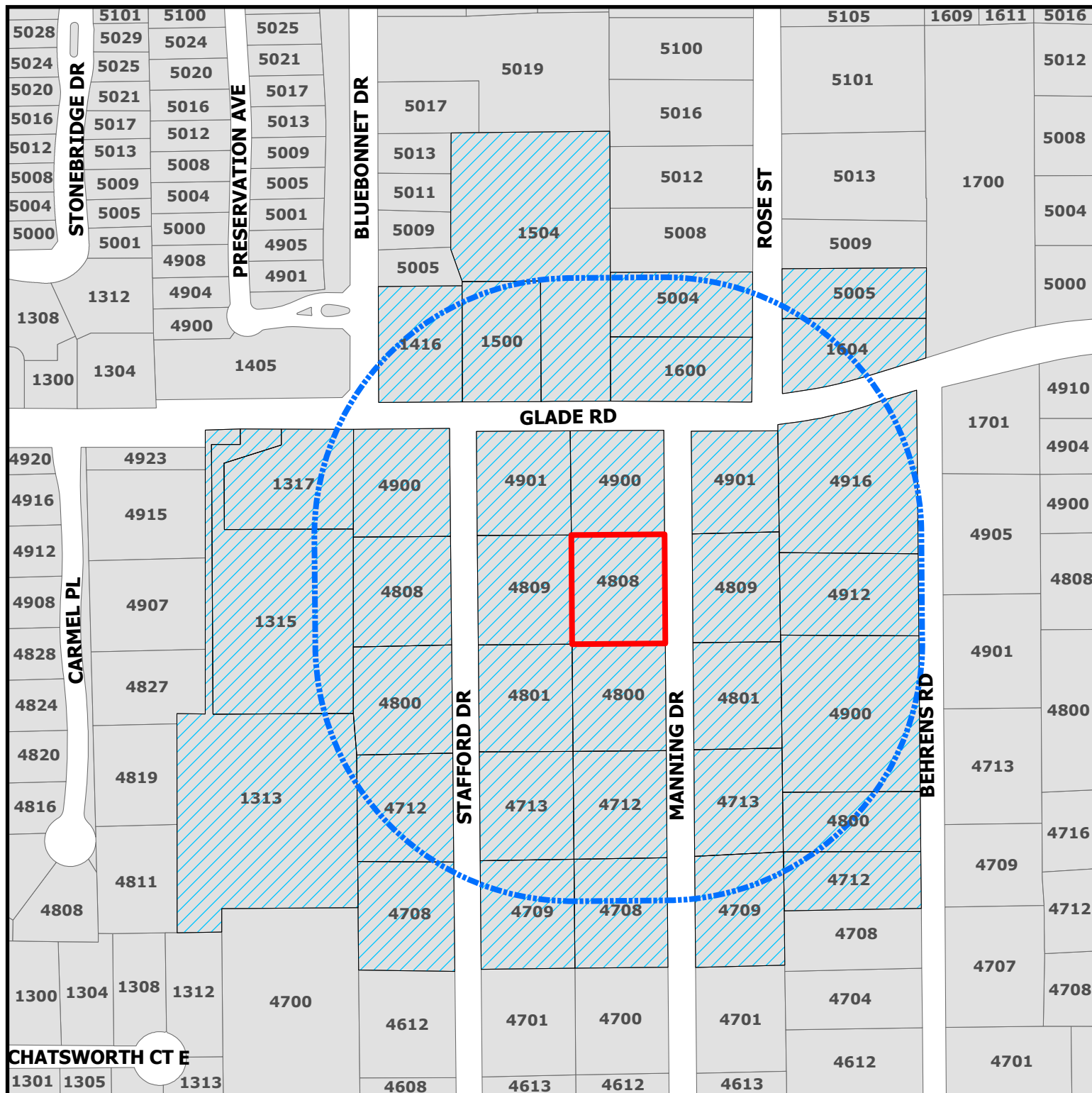
CHECKED
BY: Herm. W. M. F.

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

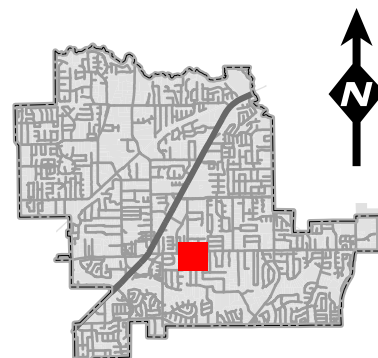


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ZC23-017

4808 Manning Drive

-  Parcels to be notified
 Buffer
 Subject Property





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 14, 2023 at 7:00 p.m.
City Council Meetings: Tuesday, September 6, 2023 & September 19, 2023 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for a non-compliant fence on Lot 21, Block 2, Stafford Heights Subdivision. The request is for a wrought-iron fence to extend beyond the front facade of the house and be located on the front property line along Manning Drive.

Zoning Case: ZC23-017

Applicant: Atrium Construction LLC

Owner: John & Vivian Snyder

Location: 4808 Manning Drive

Property Description: Lot 21, Block 2, Stafford Heights Subdivision

Present Zoning: R-40

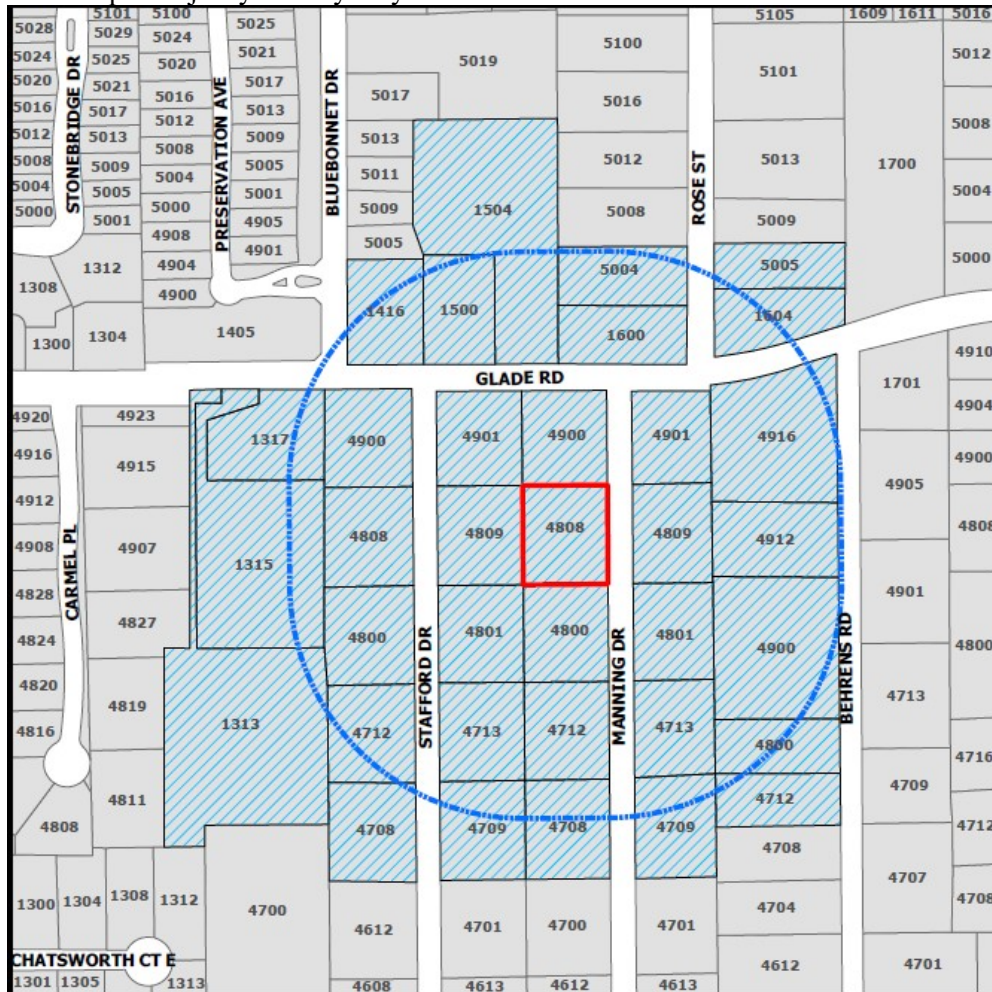
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

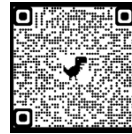
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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 Reyer

NOTICE OF PUBLIC HEARING

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

OBJECTID	Owner Name
1	BABIN, CHRISTOPHER
3	PHILLIPS, VANICE
4	WINSWORTH, LLOYD A
5	BENNIE, JAMES
6	WORD, RAMIE
7	ALBERT, JOHN M
8	KEREKES, RYANN
9	KEEFE, ALEX
10	ADELFO VENTURES LLC - SERIES 1
12	SMITH, RICHARD
13	GRIFFIN, JOHN
14	CASILIO LIVING TRUST
15	LOGAN, EMORY M
16	BURRIS, RACHEL
17	LUCKHORN CAPITAL LLC
19	MORGAN, MICHAEL
20	CUMMINGS, WILLIAM C
21	HERRING, CANDY
22	PHILLIPS, WILLIAM C
23	NGUYEN, HAI
24	SNYDER, JOHN JOSEPH
25	MAHAN, ROY
26	POMROY, PAUL R
27	BACA, CHAD
28	THOMPSON, DANIELLA
29	HSU, TIMOTHY
30	CAPPA, ROBERT
31	BAUM, DANIEL
32	GROOM DOROTHY DEE MAHAN REVOCAB
35	MCCOLLOUGH JOYCE B
36	CHELSEA PARK ADDITION
37	BRIDGES AT RIVERWALK ADDITION
38	PRESERVATION
39	LAKES OF SOMERSET
40	CARMEL PLACE ESTATES
41	GRAPEVINE COLLEYVILLE ISD

Owner Address

1504 GLADE RD
4713 STAFFORD DR
4799 HILLSBORO CIR
4708 MANNING DR
4900 BEHRENS RD
5004 ROSE ST
4801 STAFFORD DR
4713 MANNING DR
409 TIMBERLINE DR S
4901 MANNING DR
1813 AVALON DR
1705 AVALON DR
1313 GLADE RD
4809 STAFFORD DR
4843 COLLEYVILLE BLVD STE 251-1
6902 WHIPPOORWILL CT
4800 BEHRENS RD
1600 GLADE RD
4712 MANNING DR
4916 BEHRENS RD
1701 ROYAL LN APT 1202
4712 STAFFORD DR
4712 BEHRENS RD
5005 ROSE ST
4709 MANNING DR
1315 GLADE RD
4800 STAFFORD DR
4820 CARMEL PL
4708 STAFFORD ST
4912 BEHRENS RD
1816 Avondale Drive
P.O. Box 1183
106 N Denton Tap Road #210-375
1104 Chatsworth Court West
4816 Carmel Place
3051 IRA E WOODS AVE

Owner City

COLLEYVILLE, TX
COLLEYVILLE, TX
SANTA ROSA, CA
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FARMERS BRANCH, TX
COLLEYVILLE, TX
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COLLEYVILLE, TX
COLLEYVILLE, TX
COPPELL, TX
COLLEYVILLE, TX
COLLEYVILLE, TX
GRAPEVINE, TX

Owner Zip	Situs Address
76034	1504 GLADE RD
76034	4713 STAFFORD DR
95405	4900 STAFFORD DR
76034	4708 MANNING DR
76034	4900 BEHRENS RD
76034	5004 ROSE ST
76034	4801 STAFFORD DR
76034	4713 MANNING DR
76034	4800 MANNING DR
76034	4901 MANNING DR
76034	1500 GLADE RD
76034	4808 STAFFORD DR
76034	1313 GLADE RD
76034	4809 STAFFORD DR
76034	4901 STAFFORD DR
76034	1317 GLADE RD
76034	4800 BEHRENS RD
76034	1600 GLADE RD
76034	4712 MANNING DR
76034	4916 BEHRENS RD
75229	4808 MANNING DR
76034	4712 STAFFORD DR
76034	4712 BEHRENS RD
76034	5005 ROSE ST
76034	4709 MANNING DR
76034	1315 GLADE RD
76034	4800 STAFFORD DR
76034	1604 GLADE RD
76034	4708 STAFFORD DR
76034	4912 BEHRENS RD
76034	COURTESY NOTICE
76034	COURTESY NOTICE
75019	COURTESY NOTICE
76034	COURTESY NOTICE
76034	COURTESY NOTICE
76051	STATE REQUIRED

ORDINANCE O-23-xxxx

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 0.89 ACRES, ON LOT 21, BLOCK 2, STAFFORD HEIGHTS SUBDIVISION BY AUTHORIZING A SPECIAL USE PERMIT TO ALLOW FOR A FENCE BEYOND THE FRONT FAÇADE OF THE PRIMARY DWELLING; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit to allow for a fence beyond the front façade of the primary dwelling under Case No. ZC23-017; and

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

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

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

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

- Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit for a fence to be located beyond the front façade of the primary dwelling on 0.89 acres, on Lot 21, Block 2, Stafford Heights Subdivision, as depicted on the attached as Exhibit "A".

Sec. 2. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.

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

1. GENERAL

- a. The Special Use Permit shall apply to an iron fence 6 feet in height with two (2) foot by two (2) foot stone columns and a motorized iron gate to extend beyond the front façade of the house.
- b. It shall be generally consistent with the site plan and as depicted on the attached Exhibit "B".
- c. All requirements of the Land Development Code shall be met, except where amended herein.

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

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

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

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 6th day of September 2023.

The second reading and public hearing being conducted on the 19th day of September 2023.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS ON THIS THE 19TH DAY OF SEPTEMBER 2023.

Mayor Bobby Lindamood	_____	Mayor Pro Tem Callie Rigney	_____
Place 1, Brandi Elder	_____	Place 4, Ben Graves	_____
Place 2, George Bond	_____	Place 5, Chuck Kelley	_____
Place 3, Scotty Richardson	_____		

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

The map displays various land parcels with their respective addresses and zoning designations. Key features include:

- Streets:** Stonebridge Dr, Preservation Ave, Bluebonnet Dr, Glade Rd, Carmel Pl, Stafford Dr, Manning Dr, Behrens Rd.
- Zoning Designations:** R-20, PUD-R, AG, R-40, R-20.
- Highlighted Parcel:** A parcel located at 4808 is outlined in red.

[illegible]



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2e

Agenda Date 8/14/2023

Number

Type Presentation and Discussion

Department Community Development

Title

Consideration of a change of zoning from R-20 Single Family Residential district to R-40 Single Family Residential district on a portion of Lot 17, Block 3, Highland Acres Addition, located at 5108 Bransford Road, Case ZC23-018

Explanation

Edward Blu, the applicant, has submitted a request for a zoning change on a portion of Lot 17, Block 3, Highland Acres Addition, being approximately 1.57 acres, and zoned R-20 and R-40 Single-Family Residential. The purpose is to rezone the R-20 Single-Family Residential district to the R-40 Single-Family Residential district to remove the split zoning on this lot.

Existing Conditions/Background: The subject property, 5108 Bransford Road, has split zoning with half of the property being R-20 zoning and the other half being R-40. It is located on the west side of Bransford Rd and near the intersection of Glade Rd and Bransford Rd. The subject property has a single-family residence.

Proposed Zoning:

Request – The applicant requests to rezone the property from R-20 to the R-40 district. The minimum standards for the R-40 zoning district are as follows:

Minimum Lot Size	40,000 square feet
Minimum Lot Width	150 feet
Minimum Lot Depth	150 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 current size of the property does comply with all the minimum standards of the R-40 Single Family Residential zoning.

Plat Status: The property is platted as Lot 17, Block 3, Highland Acres Addition.

DRC Review: The DRC reviewed the request during their July 24, 2023 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 west are zoned R-40 and contain single-family residential development. The properties to the south are zoned R-20 and contain single-family residential development. The properties to the east are zoned R-MF Multi-family Residential and AG Agriculture and contain detached and attached residential properties as well as City Park.

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 request.

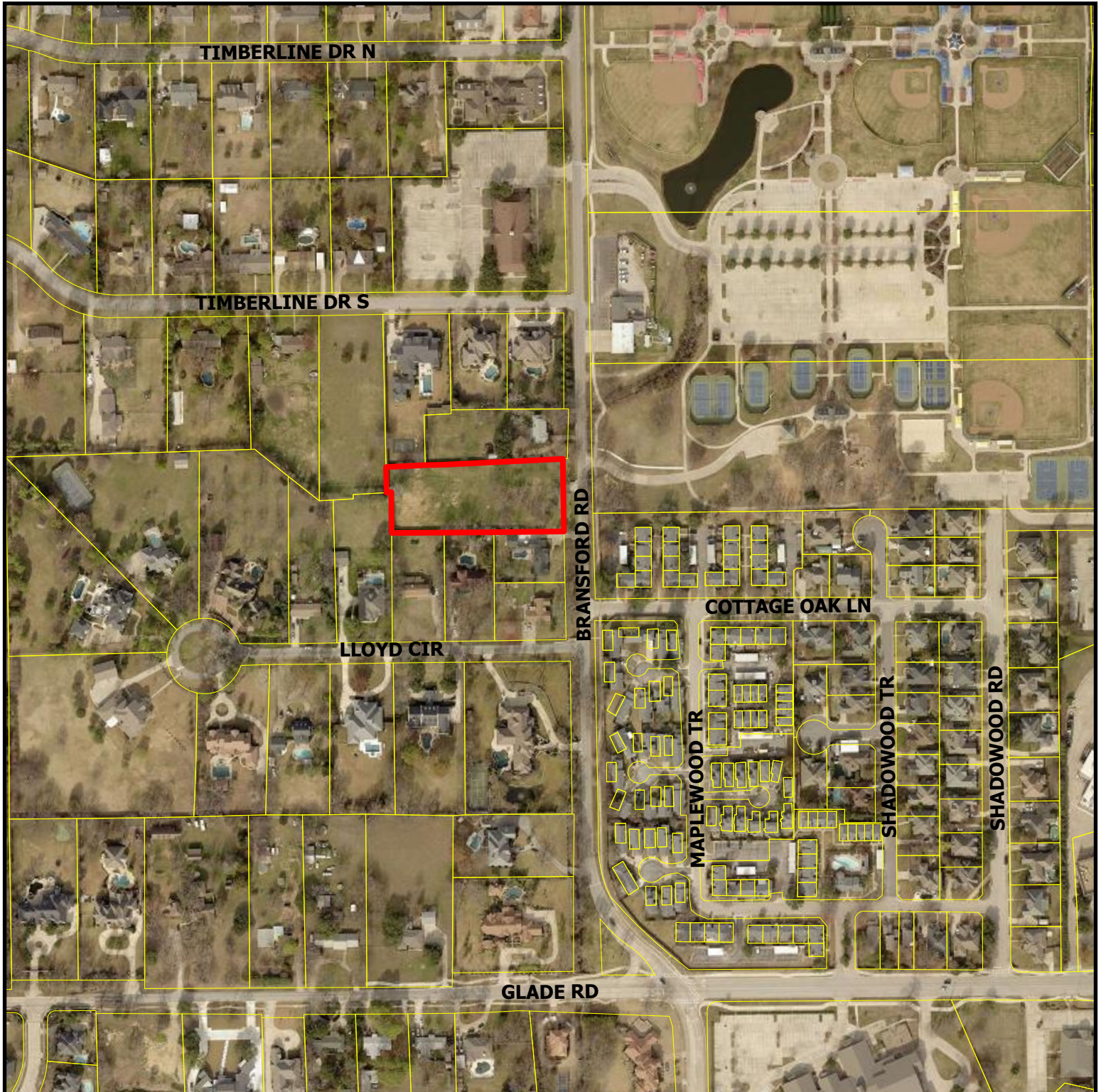
Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Plat
5. Site Plan
6. Notification Map
7. Notification List
8. Notification Letter
9. Letter Received
10. Draft Ordinance

Aerial Map

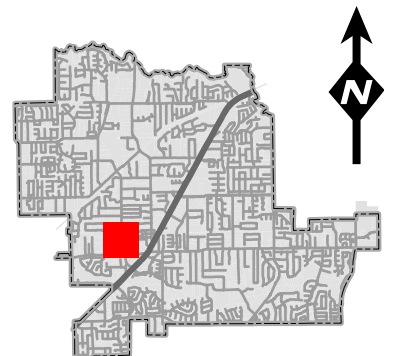


ZC23-018

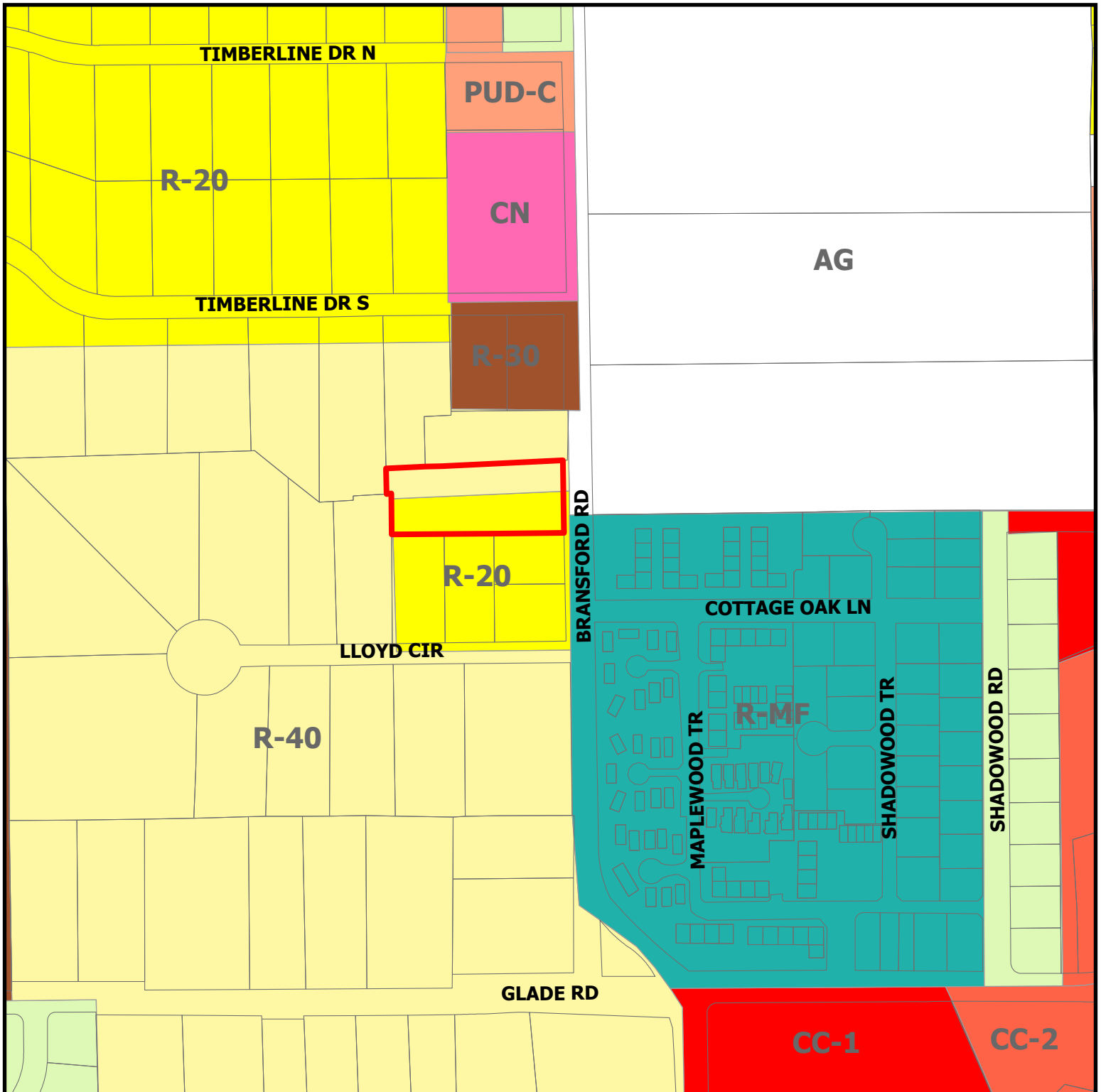
5108 Bransford Rd

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

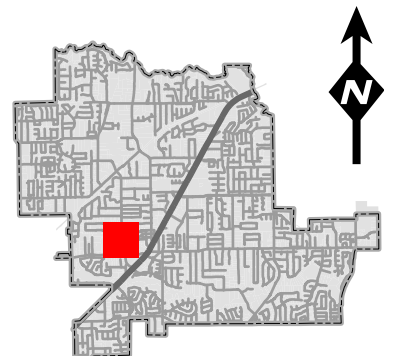


ZC23-018

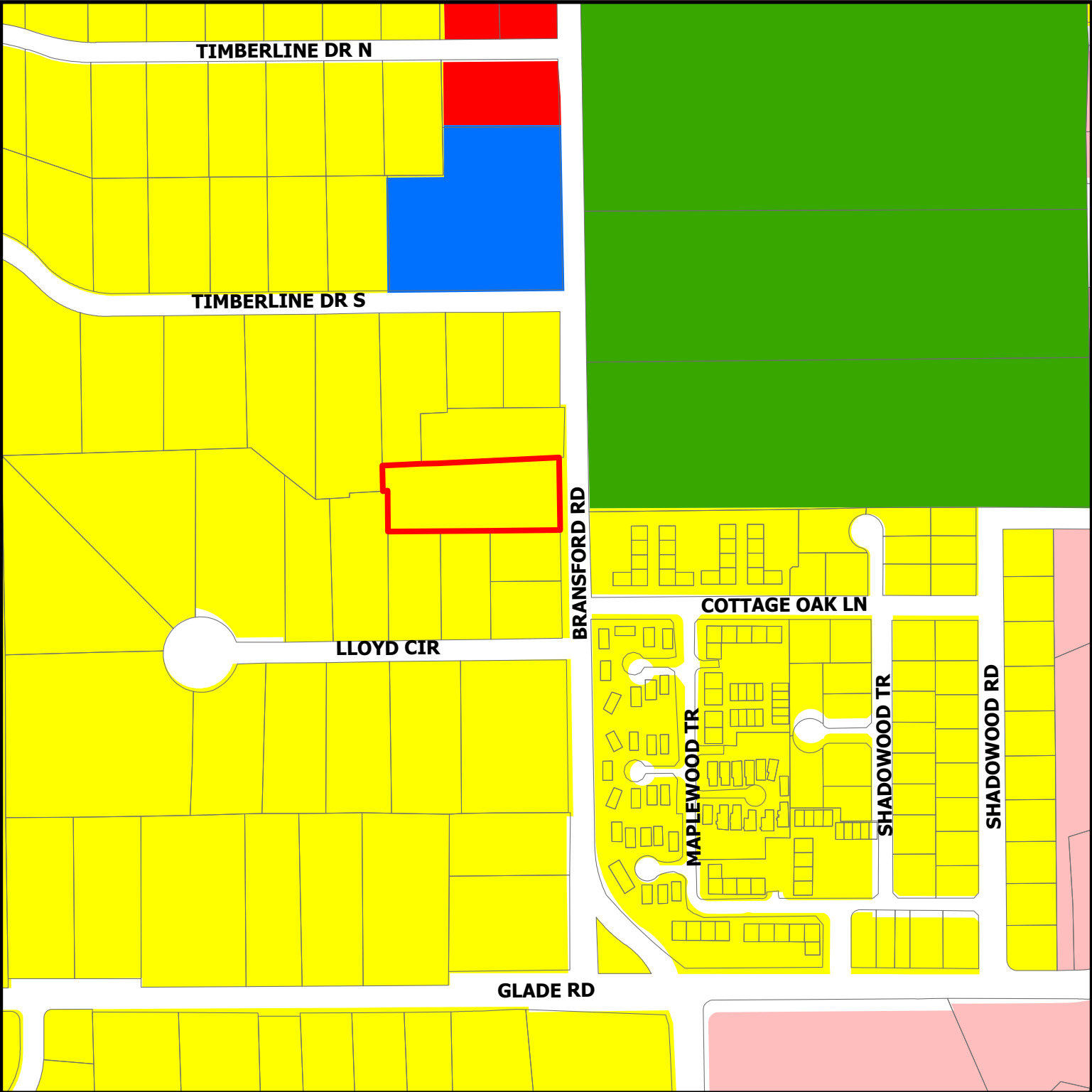
5108 Bransford Rd

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 Subject Property



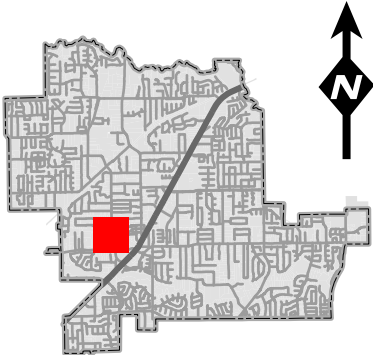
Future Land Use Map



ZC23-018
5108 Bransford Rd

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- | | |
|---|---|
|  Residential |  Colleyville Blvd Corridor |
|  Commercial |  Open Space; Parks |
|  Institutional |  Subject Property |





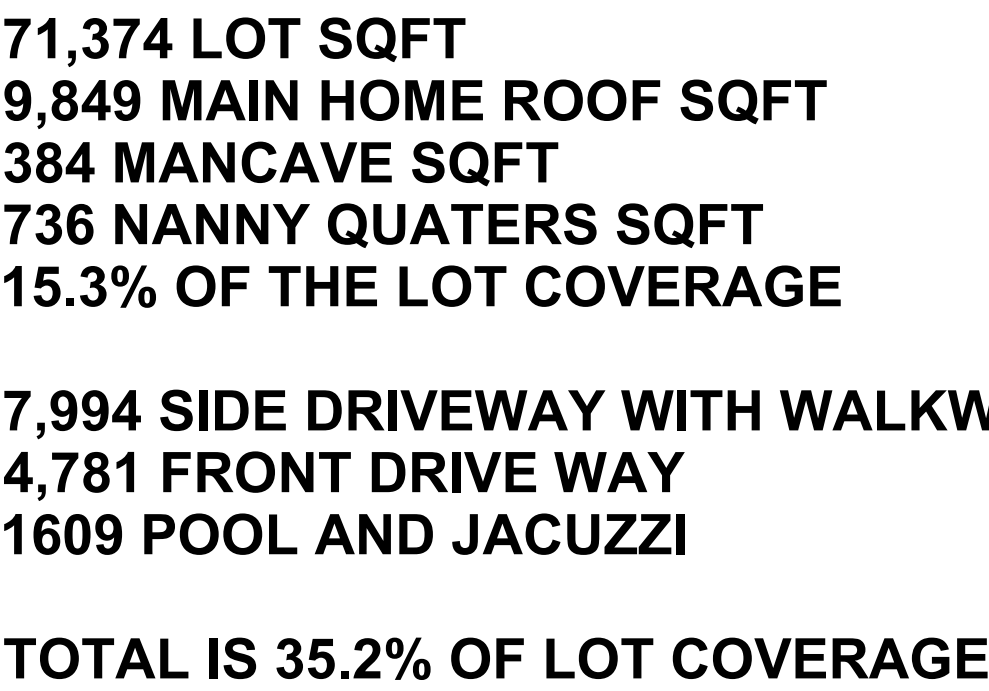
Scale 1" = 5'

LEGEND

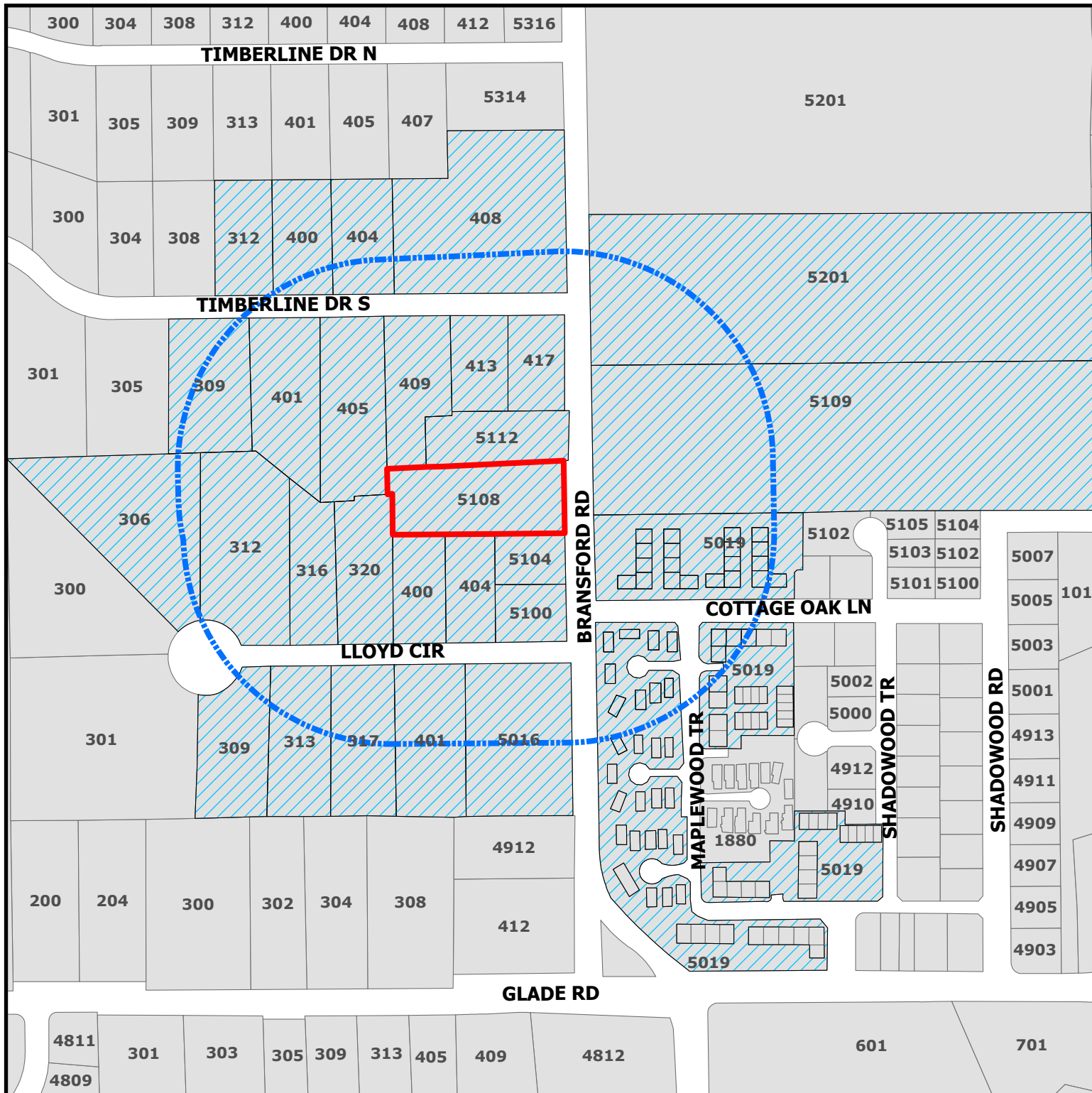
- FOUND STEEL ROD
- ◆ SET GAPPED STEEL ROD
- + CROSS OUT IN CONCRETE
- FOUND STEEL PIPE
- FOUND BOIS DARC STAKE

Moak Surveyors, Inc.
 LICENSED STATE AND REGISTERED
 PROFESSIONAL LAND SURVEYORS
 Texas • New Mexico • Indiana • Nevada
 License No. 11010001
 1189 Clock Spring Road, Cary, Texas 75758
 Meters 817-346-2211 • Fax 817-342-0461
www.moaksurveyors.com

Date April 11, 2015 Job # 14-009



Notification Map

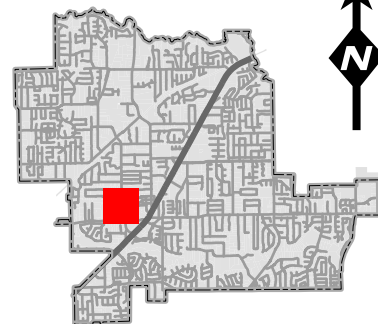


ZC23-018

5108 Bransford Rd

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-  Parcels to be notified
-  Buffer
-  Subject Property



OBJECTID	Owner Name
1	BUBERL, CHARLES H
2	GLTM INVESTMENTS LLC
3	COBB, BYRL
4	BUSTER, KRISTAL
6	ADRIAN, CORINTH
7	HOFMANN, JOSEPH R.
8	MAYFIELD, DAVID L
9	MOROCHO FREDDY
10	MOUSA, MERVAT HABASHI
11	ULTRA REAL ESTATE HOLDINGS LLC
12	PEARSON, JOHN
14	APPEL, GREG
15	HILLIARD, ETHEL
16	FICO, CARMELA
17	ORTH, MATTHEW D
18	SANDOCK, MICHAEL F
19	HILL, CAROLA M
20	GODOI, CARLOS
21	MARTINEZ, SUE ANNE
22	DAVIS, JOSHUA
23	HARRISON, AMANDA
24	CALABRESE, ROSA
25	SCHNEIDER, MALLORY
26	SIKES, CRAIG D
27	ZRB LIVING TRUST
28	PAIR, ALLISON
29	MISHENKO, NATALIE
30	DUBOIS, LEAH
32	BARRIOS, HORACIO
33	HIRDLER, JOHN T
34	ZACHGO, DANA
35	TINKIS, JERRY W
36	TRULL, JAMES
37	DAFDLF PROPERTY COMPANY LLC
38	WALLIS, CAYNE
39	CHURCH OF JESUS CHRIST OF LDS
40	MCCURDY, JOHN ANTHONY
41	TUNNELL, ANGELA
42	KORSUNSKY, MARIA
43	DURAN, CHARLES E
44	ARAB, SALMAN
45	LUCEY, RITA B
46	HOSKINS, CINDY L
47	COHEN, RICHARD S
48	GOODLIN, DAVID P
49	COPTIC ORTHODOX PATRIARCHATE
50	SAN ANTONIO, JOEL
51	CHARLOTTE ANN WILLIAMS LIVING T
52	PRATT, STEPHEN
53	LOVELL, WILLIAM A
54	SLH/GLH LLC
55	KROPF, MARSHALL
56	GARVEY, MICHAEL C
57	MACCHIARELLA, PIETRO
58	EL-ATTRACHE, LISA
59	KNAUS, EDWARD
60	USREY, MAURINE E EST
61	MUCHMORE, DAVID
62	RODEN HOMES
64	SHADOWOOD TRAIL CONDOMINIUMS
65	BRAEMAR ADDITION

Owner Address

3535 ASBURY ST
1207 HALL JOHNSON RD
2016 COTTAGE OAK LN
312 TIMBERLINE DR S
2010 COTTAGE OAK LN # 2010
PO BOX 1222
3709 BRENTWOOD CT
1800 MAPLEWOOD TR #1800
1701 MAPLEWOOD TR
PO BOX 574
317 LLOYD CIR
404 LLOYD CIR
5112 BRANSFORD RD
1501 DOUGLAS AVE
413 TIMBERLINE DR S
2101 COTTAGE OAK LN
2116 COTTAGE OAK LN
306 LLOYD CIR
1816 MAPLEWOOD TR
702 COLLEYVILLE TERR
2118 COTTAGE OAKS LN
2100 COTTAGE OAK LN
2114 COTTAGE OAK LN
417 TIMBERLINE DR S
409 TIMBERLINE DR S
320 LLOYD CIR
2012 COTTAGE OAK LN
309 TIMBERLINE DR S
2108 COTTAGE OAK LN
316 LLOYD CIR
1810 MAPLEWOOD TR
401 TIMBERLINE DR S
2715 DEVONSHIRE CT
1705 CRESTRIDGE CT
404 TIMBERLINE DR S
50 E NORTH TEMPLE RM 22
400 LLOYD CIR
2110 COTTAGE OAK LN
2004 COTTAGE OAK LN
PO BOX 837
2609 INDEPENDENCE RD
2002 COTTAGE OAK LN
3014 CRESTHAVEN CT
401 LLOYD CIR
400 TIMBERLINE DR S
PO BOX 1005
5016 BRANSFORD RD
2000 COTTAGE OAK LN
5104 BRANSFORD RD
2104 COTTAGE OAK LN UNIT #2104
7928 CITADEL CT
4612 CRESTHAVEN DR
5905 HUNTER TR
2301 CARLISLE AVE
312 LLOYD CIR
313 LLOYD CIR
1008 TINKER RD
309 LLOYD CIR
5519 RUSTIC TR
4113 Gateway Drive #100
2909 Clairemont Lane

Owner City

[illegible]

Owner Zip	Situs Address
75205	2008 COTTAGE OAK LN
76034	1814 MAPLEWOOD TR
76034	2016 COTTAGE OAK LN
76034	312 TIMBERLINE DR S
76034	2010 COTTAGE OAK LN
76034	1804 MAPLEWOOD TR
76034	1808 MAPLEWOOD TR
76034	1800 MAPLEWOOD TR
76034	1701 MAPLEWOOD TR
76034	5100 BRANSFORD RD
76034	317 LLOYD CIR
76034	404 LLOYD CIR
76034	5112 BRANSFORD RD
76034	1801 MAPLEWOOD TR
76034	413 TIMBERLINE DR S
76034	2101 COTTAGE OAK LN
76034	2116 COTTAGE OAK LN
76034	306 LLOYD CIR
76034	1816 MAPLEWOOD TR
76034	405 TIMBERLINE DR S
76034	2118 COTTAGE OAK LN
76034	2100 COTTAGE OAK LN
76034	2114 COTTAGE OAK LN
76034	417 TIMBERLINE DR S
76034	409 TIMBERLINE DR S
76034	320 LLOYD CIR
76034	2012 COTTAGE OAK LN
76034	309 TIMBERLINE DR S
76034	2108 COTTAGE OAK LN
76034	316 LLOYD CIR
76034	1810 MAPLEWOOD TR
76034	401 TIMBERLINE DR S
76051	2006 COTTAGE OAK LN
76034	2018 COTTAGE OAK LN
76034	404 TIMBERLINE DR S
84150	408 TIMBERLINE DR S
76034	400 LLOYD CIR
76034	2110 COTTAGE OAK LN
76034	2004 COTTAGE OAK LN
76034	2106 COTTAGE OAK LN
76034	5108 BRANSFORD RD
76034	2002 COTTAGE OAK LN
76051	2103 COTTAGE OAK LN
76034	401 LLOYD CIR
76034	400 TIMBERLINE DR S
76034	1806 MAPLEWOOD TR
76034	5016 BRANSFORD RD
76034	2000 COTTAGE OAK LN
76034	5104 BRANSFORD RD
76034	2104 COTTAGE OAK LN
76182	2014 COTTAGE OAK LN
76034	1802 MAPLEWOOD TR
76034	1703 MAPLEWOOD TR
76034	1824 MAPLEWOOD TR
76034	312 LLOYD CIR
76034	313 LLOYD CIR
76034	1812 MAPLEWOOD TR
76034	309 LLOYD CIR
76034	5019 BRANSFORD RD
76034	COURTESY NOTICE
76034	COURTESY NOTICE

66 GRAPEVINE COLLEYVILLE ISD

3051 IRA E WOODS AVE

GRAPEVINE, TX

76051

STATE REQUIRED



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 14, 2023 at 7:00 p.m.
City Council Meetings: Tuesday, September 6, 2023 & September 19, 2023 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration for rezoning from R-20 Single Family Residential to R-40 Single Family Residential zoning on a portion of Lot 17, Block 3, of the Highland Acres Addition. The request is for R-40 zoning on the entire lot.

Zoning Case: ZC23-018

Applicant: Edward Blu

Owner: Arab Salman

Location: 5108 Bransford Rd

Property Description: Lot 17, Block 3, of the Highland Acres Addition

Present Zoning: R-40/ R-20

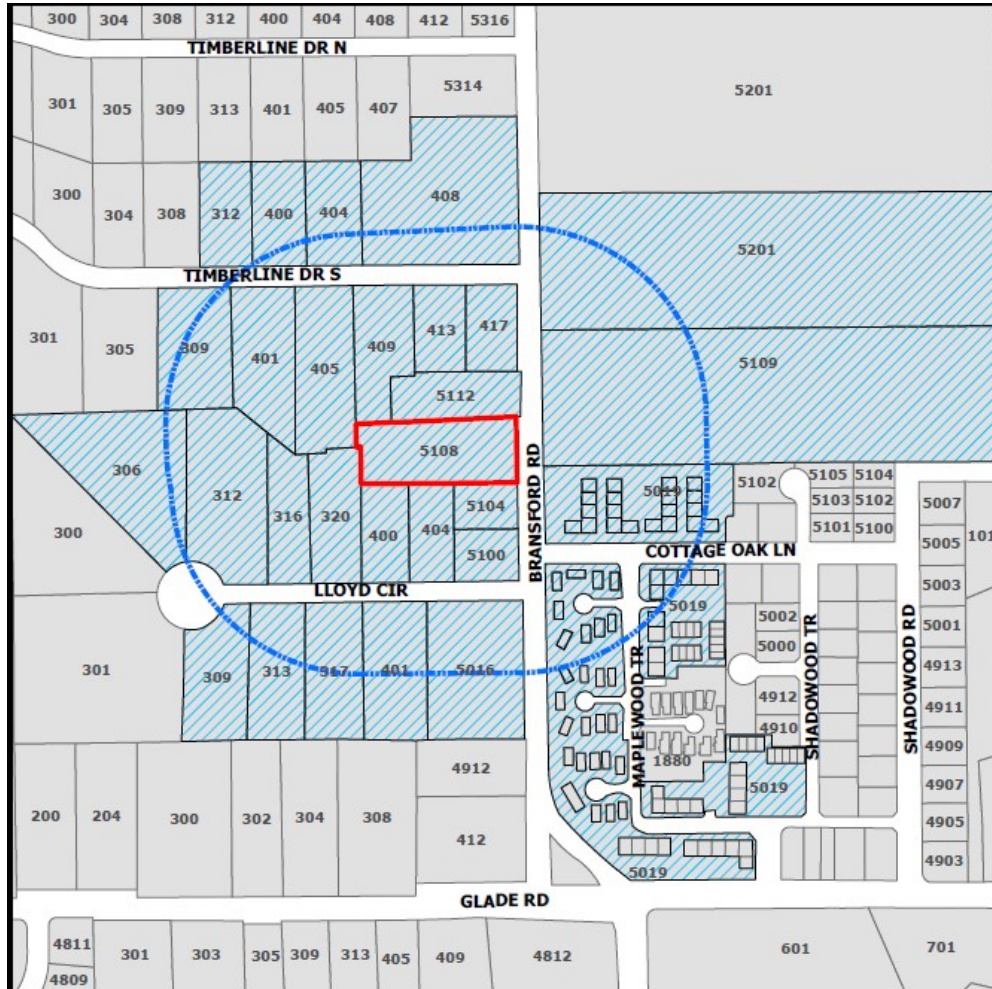
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

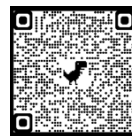
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

From: [Karen Pratt](#)
To: [Jackie Reyff](#)
Subject: Zoning Case ZC23-018 and ZC23-019
Date: Thursday, August 3, 2023 8:34:04 AM

Ms. Reyff,

We are the property owners adjacent to the property in question for these two zoning cases. We have some questions regarding these cases.

1. Re: Case ZC23-018. How close is the setback of the current building on the sides? From the street, it appears that the north side of the building under construction is less than 15' from the property line. We are unsure on the south side, but it is very close to 15'. Our understanding is that R-40 zoning requires a 15' side setback.

2. Re: Case ZC23-019. What is the size of the proposed accessory dwelling? And will it be able to meet the required setback requirements? Are they requesting an additional kitchen to be constructed within that accessory dwelling?

Without further information, we are opposed to both requests. The house that is currently under construction is more than adequately sized to house a nanny. We have also experienced an increase in stormwater draining onto our property since construction began, we believe from the excessive amount of fill dirt that was brought in prior to construction. We are concerned that an additional building, in addition to the immense home being built, will cause future damage to our property from stormwater.

We would be interested in seeing the plans and hope to be able to attend the Planning and Zoning Commission Meeting on August 14.

Respectfully submitted,

Stephen & Karen Pratt
5104 Bransford Rd
Colleyville, TX 76034


ORDINANCE O-23-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON A PORTION OF 1.57 ACRES BEING, LOT 17, BLOCK 3, HIGHLAND ACRES ADDITION, LOCATED AT 5108 BRANSFORD ROAD, FROM THE R-20 SINGLE - FAMILY RESIDENTIAL TO THE R-40 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 a portion of the property from R-20 Single-Family Residential to R-40 Single Family Residential district for Case No. ZC23-018; 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-20 Single-Family Residential to R-40 Single-Family Residential district on a portion of 1.57 acres, being Lot 17, Block 3, Highland Acres Addition, located at 5108 Bransford 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".
- 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 2023.

The second reading and public hearing being conducted on the 19th day of September 2023.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____
ABSTENTIONS ON THIS THE 19th DAY OF SEPTEMBER 2023.

Mayor Bobby Lindamood	_____	Mayor Pro Tem Callie Rigney	_____
Place 1, Brandi Elder	_____	Place 4, Ben Graves	_____
Place 2, George Bond	_____	Place 5, Chuck Kelly	_____
Place 3, Scotty Richardson	_____		

ATTEST:

CITY OF COLLEYVILLE

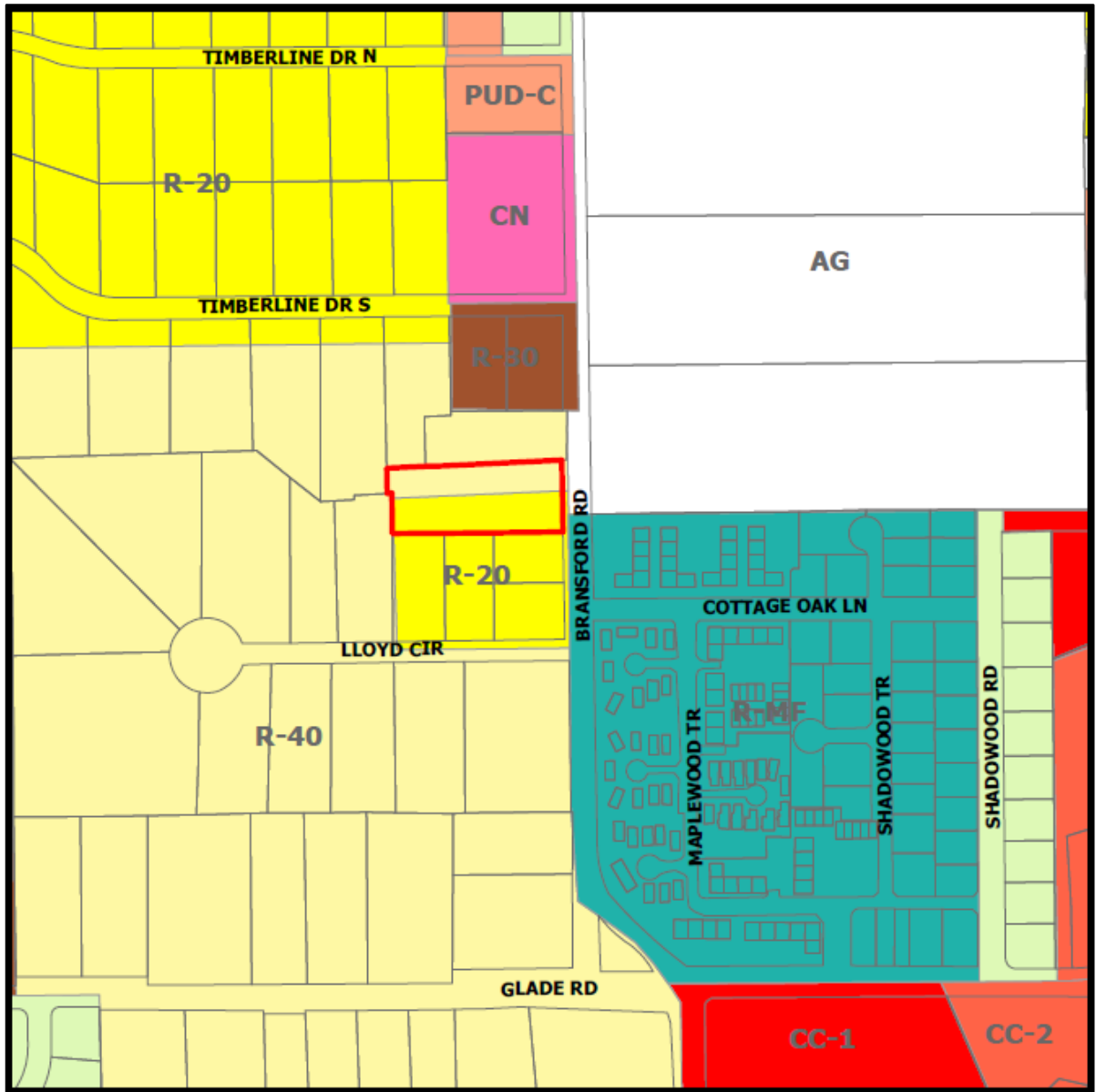
Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whit Wyatt
City Attorney

Exhibit "A"- Zoning Map



[illegible]



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2f	Agenda Date 8/14/2023	Number
Type Presentation and Discussion		
Department Community Development		

Title

Consideration of a Special Use Permit to allow for an Accessory Dwelling for Lot 17, Block 3, Highland Acres Addition, located at 5108 Bransford Road, Case ZC23-019

Explanation

Edward Blu, the applicant, has submitted a request for a Special Use Permit (SUP) for an accessory dwelling on Lot 17, Block 3, of the Highland Acres Addition, being approximately 1.57 acres, and zoned R-20 and R-40 Single Family Residential. The purpose is to allow for a detached accessory dwelling for a live-in nanny.

Existing Conditions/Background: The subject property is located along the west side of Bransford Rd and north of the intersection with Glade Rd. The property is currently split zoned R-20 and R-40 with a new single family home being built currently. A request to rezone completely to the R-40 district is running concurrently.

SUP Request:

Request – The applicant is requesting approval of an SUP to allow for an accessory dwelling.

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.

b. Accessory dwellings allowed by the Land Development Code shall be limited in size to be no more than the most restrictive of the following:

1. Fifty percent (50%) of the primary structure;
2. The maximum allowed square footage for accessory buildings on the lot; or
3. No more than twelve hundred (1,200) square feet

The applicant is requesting to allow for a new 1,159 s.f. accessory dwelling, which will

be used as a nanny suite. The total lot area is 1.57 acres. The structure will be built behind the home using similar materials to the home. The home being built is 9,849 square feet. The maximum accessory building size allowed is 4% of the lot area. In this case, the max accessory building area allowed would be 5,854 square feet.

Analysis: Accessory dwellings are only permitted by Special Use Permit in the R-40 district.

Plat Status: The property is platted as Lot 17, Block 3 of the Highland Acres Addition

DRC Review: The DRC met on July 24th and determined the request may be scheduled for the upcoming Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The properties to the north and west are zoned R-40 and contain single-family residential development. The properties to the south are zoned R-20 and contain single-family residential development. The properties to the east are zoned R-MF Multi-family Residential and AG Agricultural with attached and detached residential properties, as well as City Park.

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.

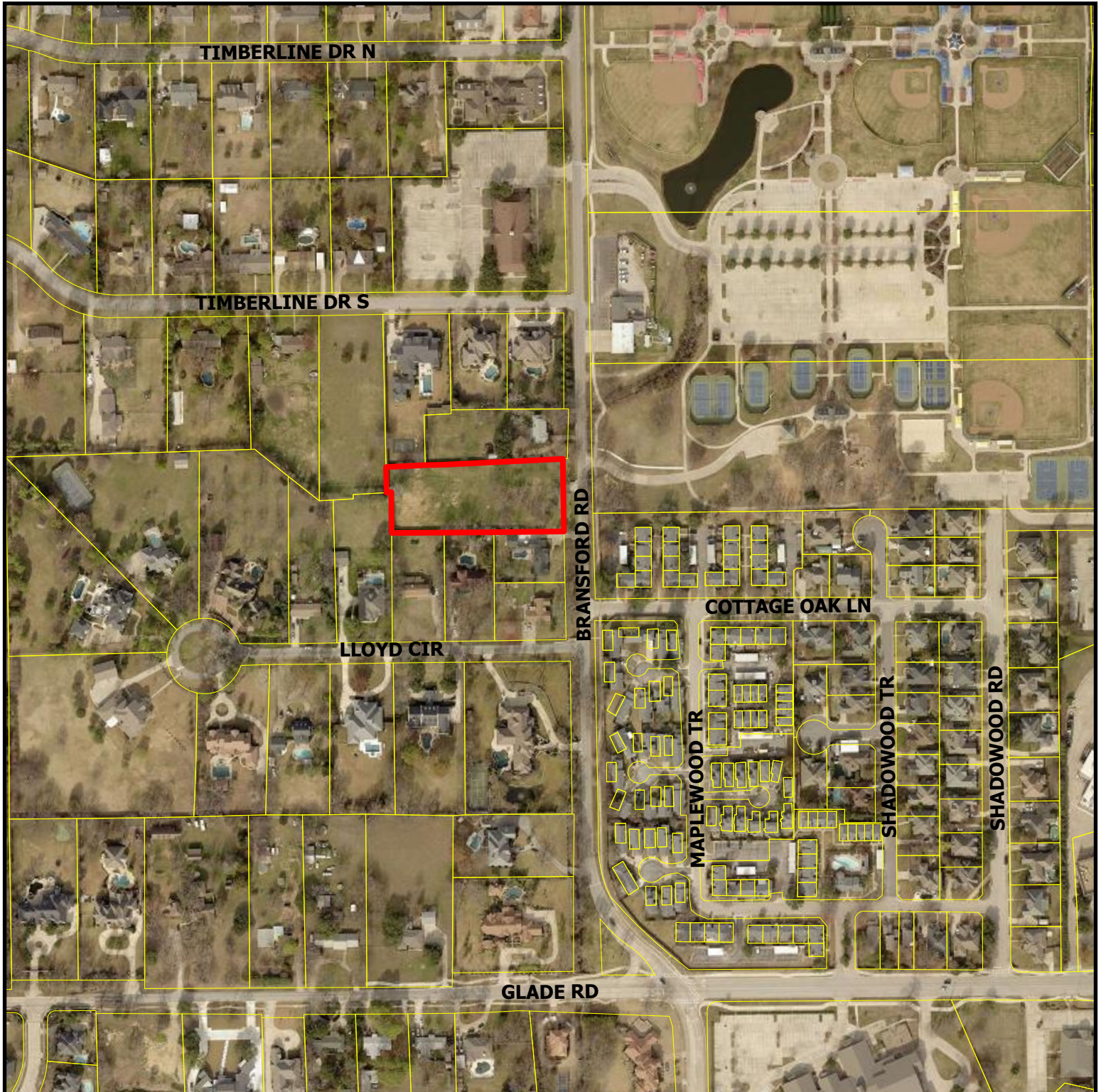
Recommendation

None

Attachments

1. Aerial
2. Zoning
3. Future Land Use Map
4. Site Plan
5. Elevations
6. Drainage and Grading Plans
7. Notification Letter
8. Notification List
9. Notification Map
10. Letter Received
11. Draft Ordinance

Aerial Map

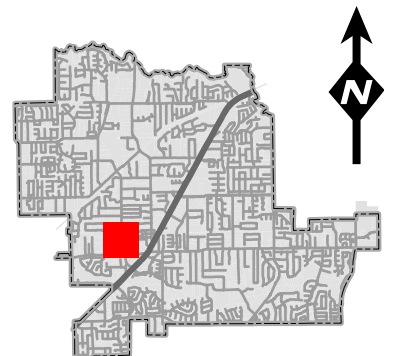


ZC23-018

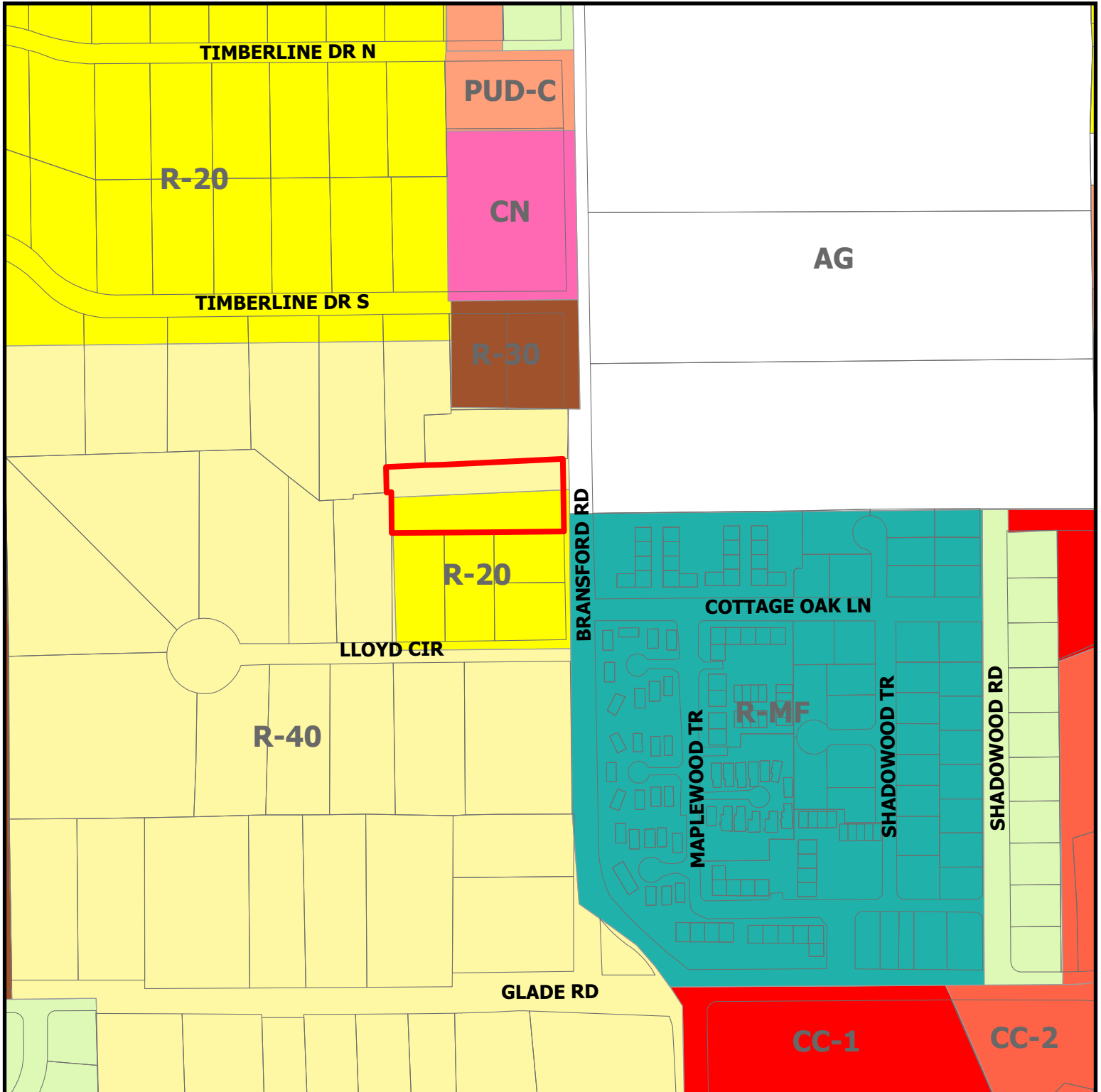
5108 Bransford Rd

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



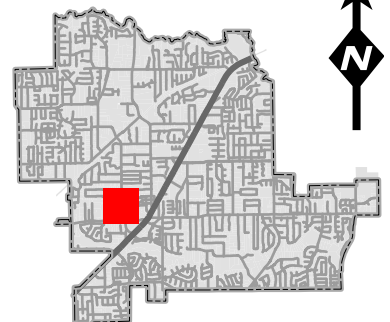
ZC23-018

5108 Bransford Rd

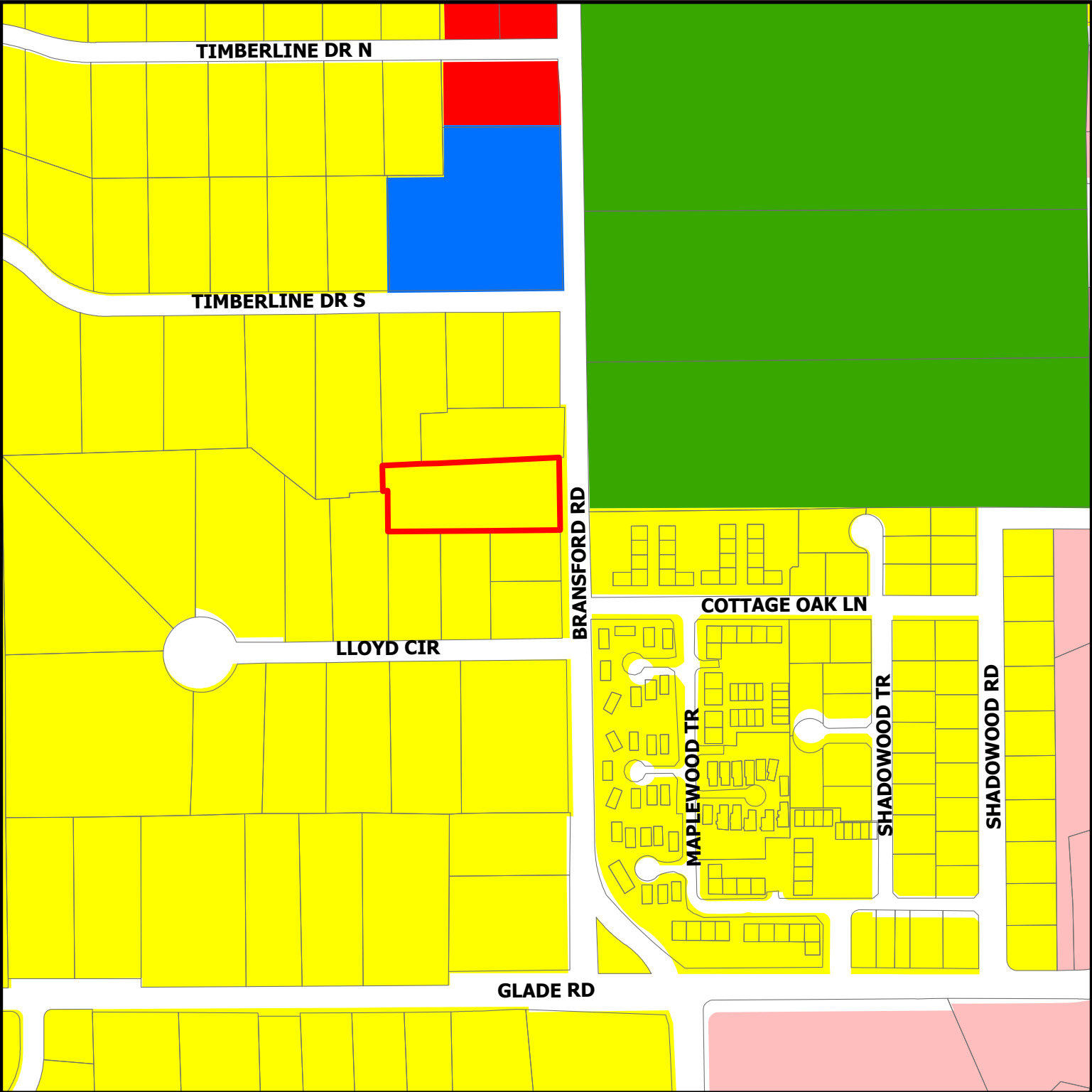
DISCLAIMER:

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 Subject Property



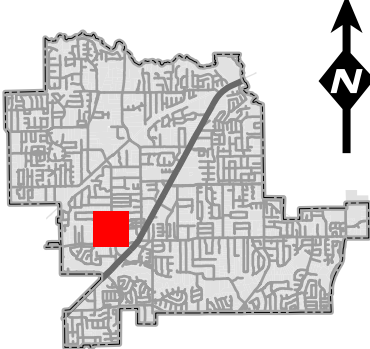
Future Land Use Map

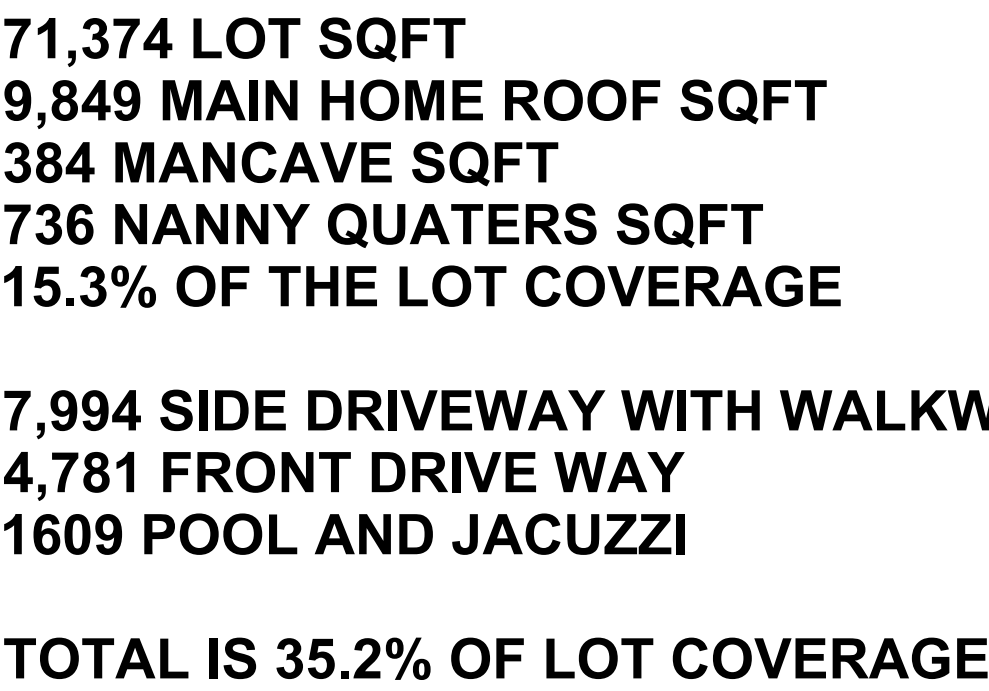


ZC23-018
5108 Bransford Rd

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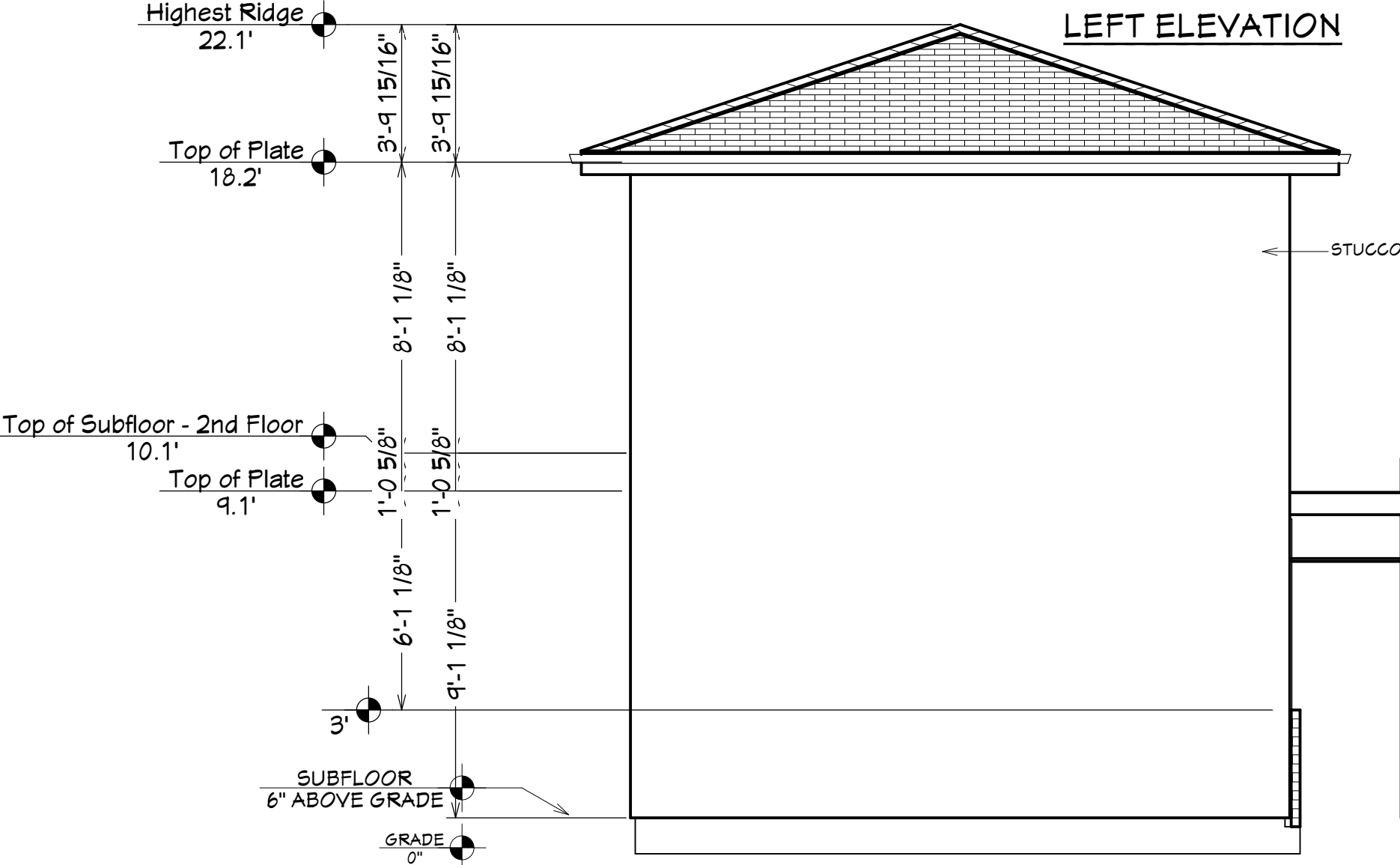
- | | |
|---|---|
|  Residential |  Colleyville Blvd Corridor |
|  Commercial |  Open Space; Parks |
|  Institutional |  Subject Property |



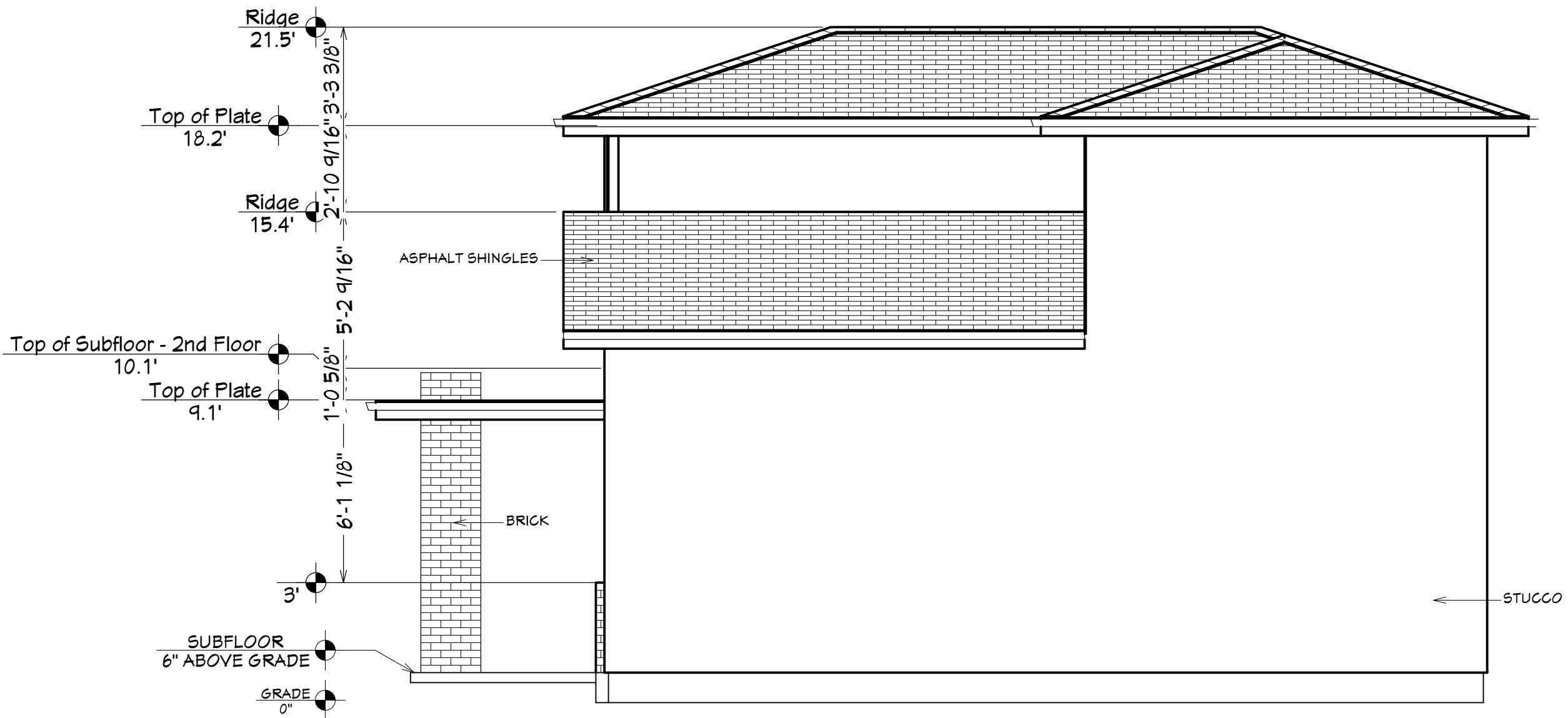


DOOR SCHEDULE						
NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	DESCRIPTION
D01	2668	1	1	2668 R IN	32"x82 1/2"	HINGED DOOR F04
D02	3068	1	1	3068 L EX	38"x83"	EXT. HINGED DOOR E21
D03	3068	2	1	3068 R EX	38"x83"	EXT. HINGED DOOR E21
D04	4068	1	1	4068 L/R IN	50"x82 1/2"	DOUBLE HINGED DOOR F04
D05	4068	1	1	4068	110"x94"	GARAGE GLASS PANEL

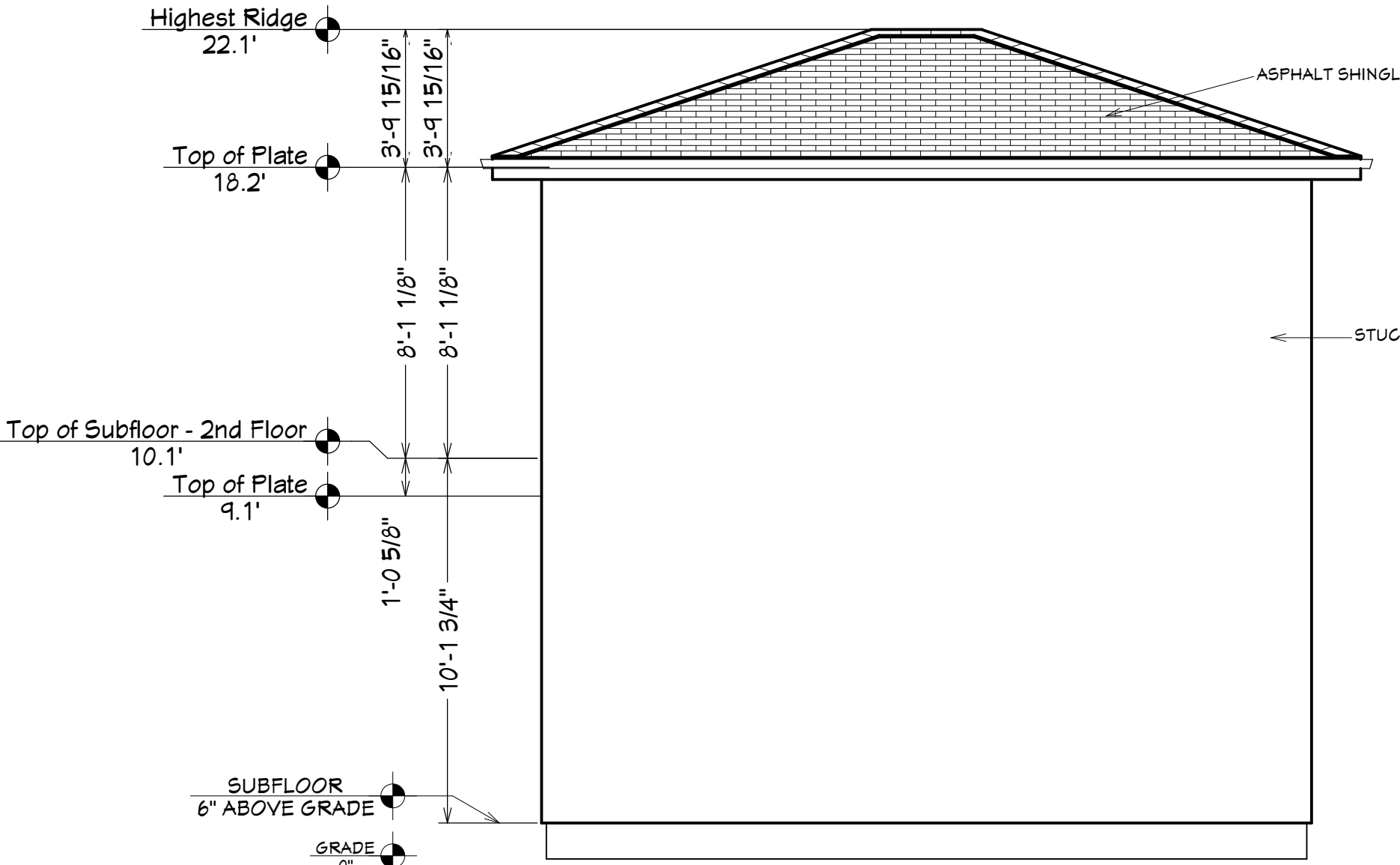
WINDOW SCHEDULE						
NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	DESCRIPTION
W01	4200FX	6	2	4200FX	44"x31"	FIXED GLASS
W02	4040FX	1	2	4040FX	44"x44"	FIXED GLASS
W03	4060FX	3	1	4060FX	44"x13"	FIXED GLASS
W04	5540FX	3	2	5540FX	66"x44"	FIXED GLASS



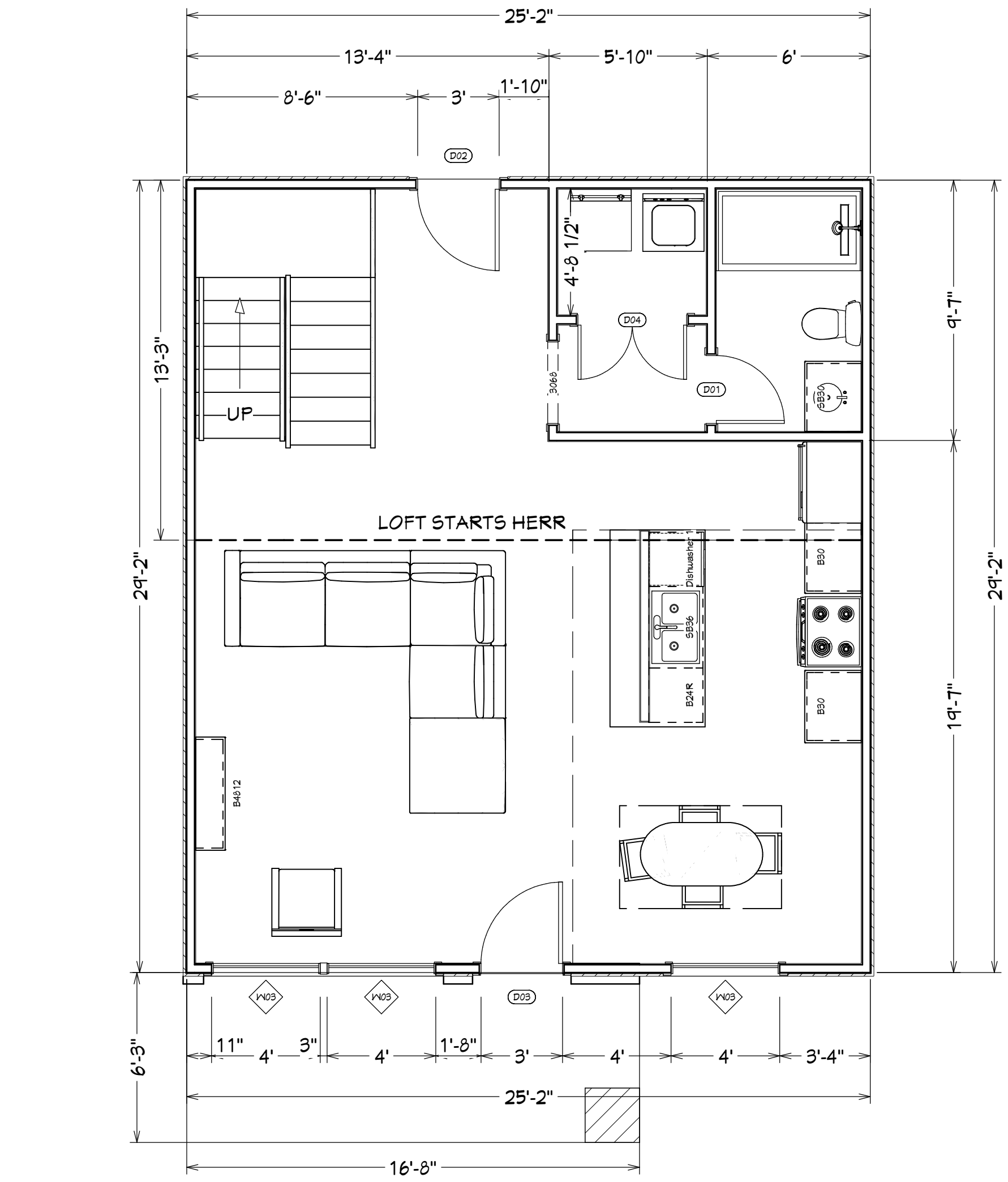
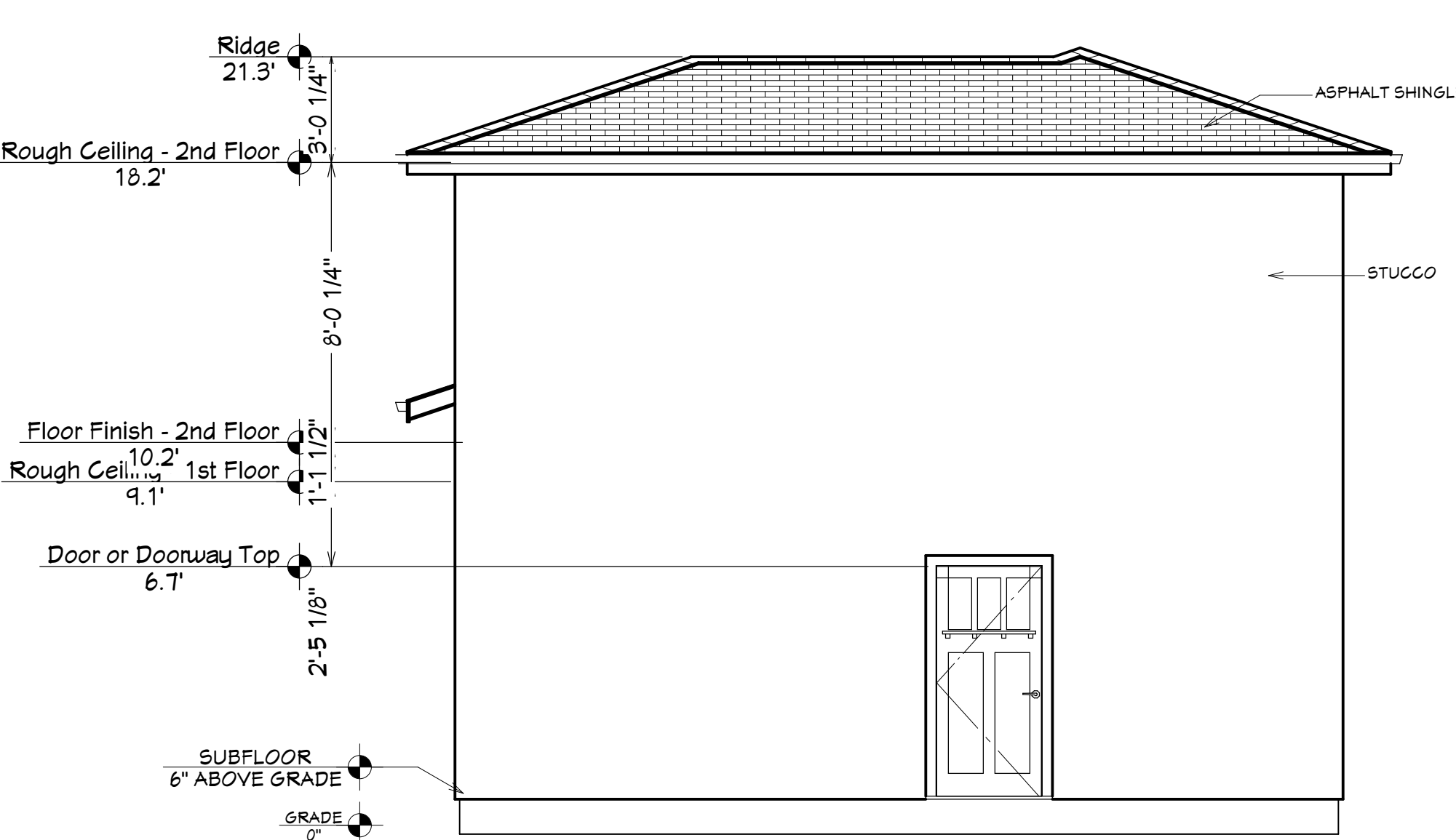
RIGHT ELEVATION NANNY



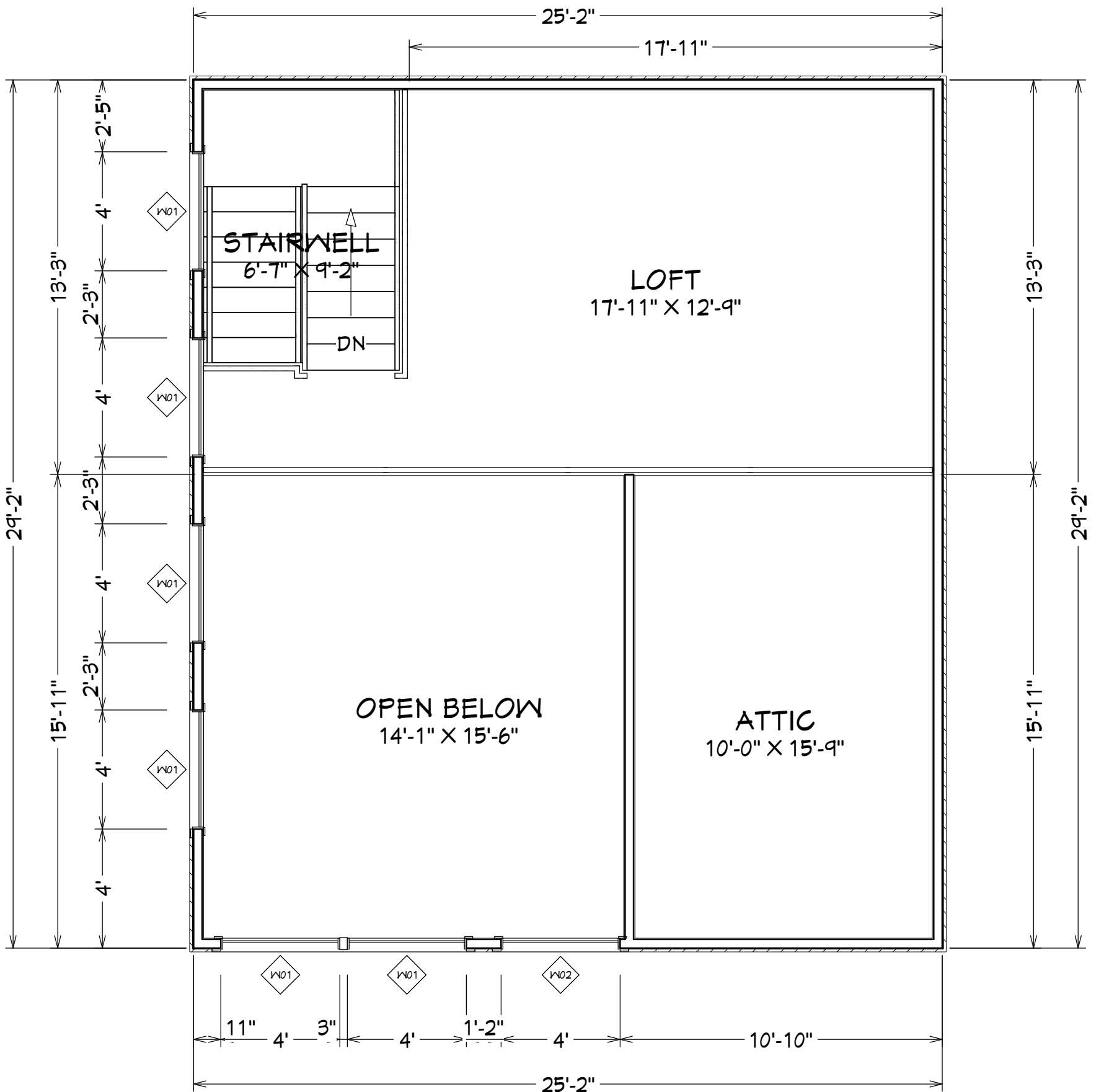
REAR ELEVATION MANGAVE



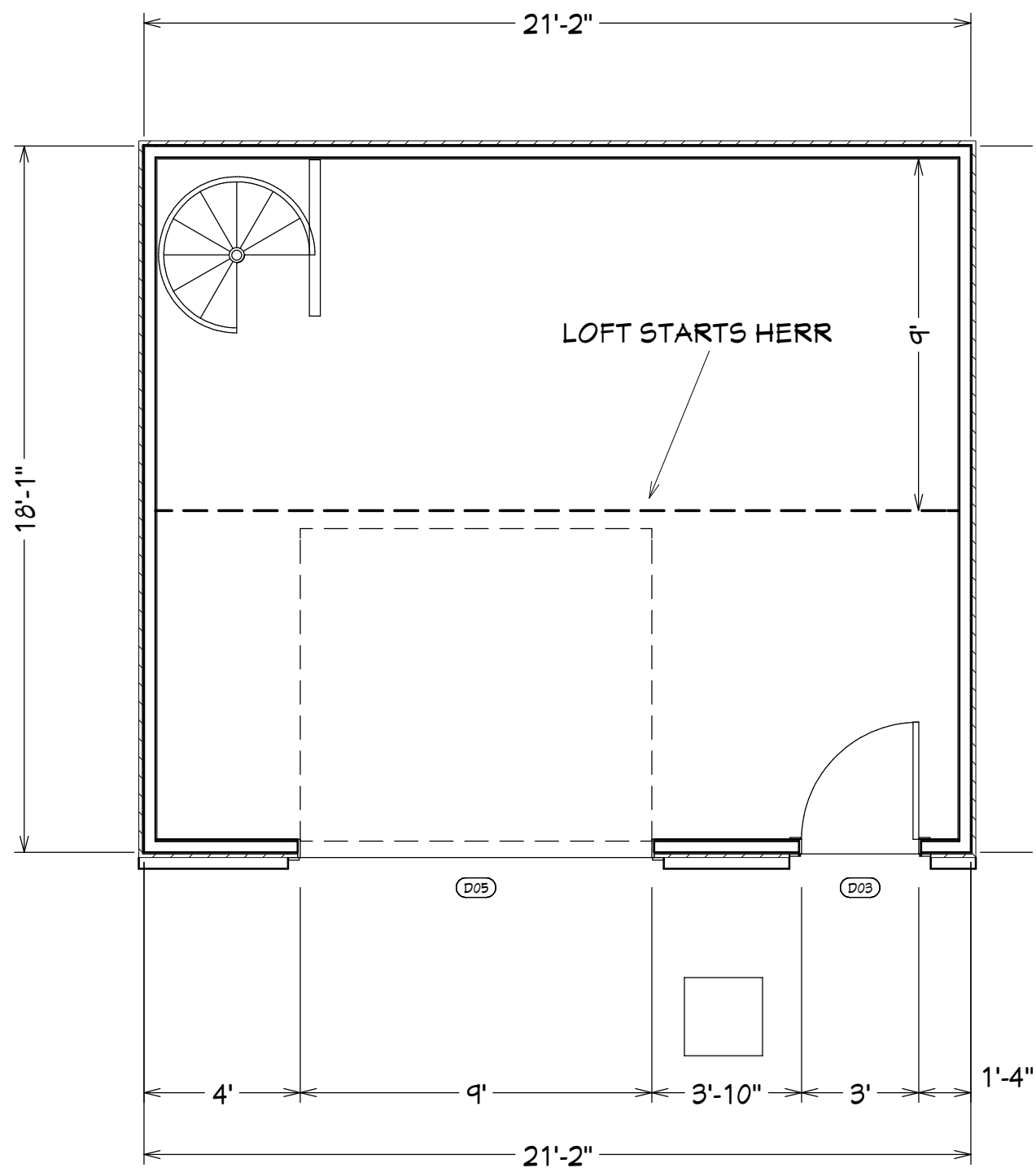
REAR ELEVATION NANNY



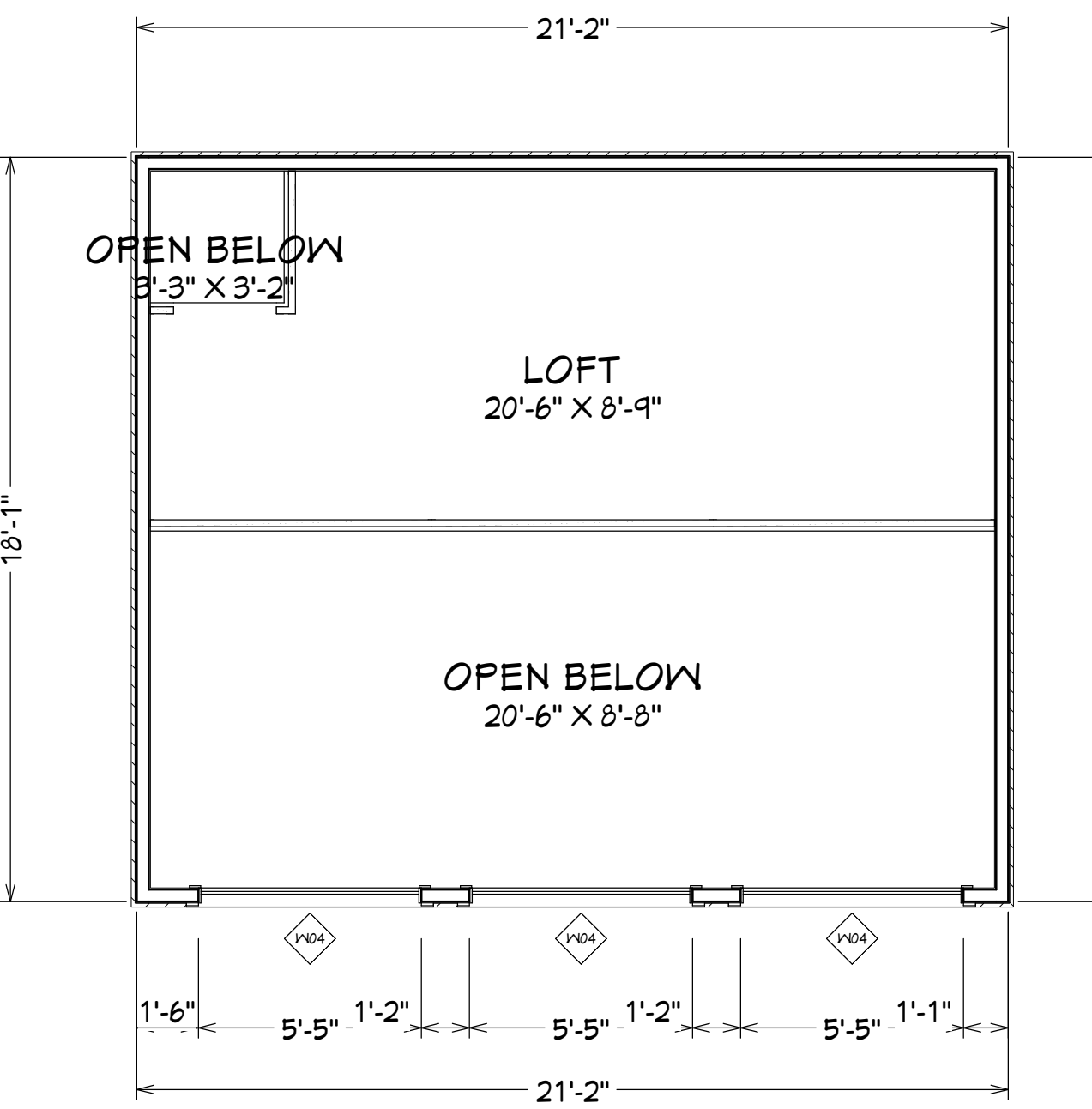
LIVING AREA
134 SQ. FT.



LIVING AREA
266 SQ. FT.

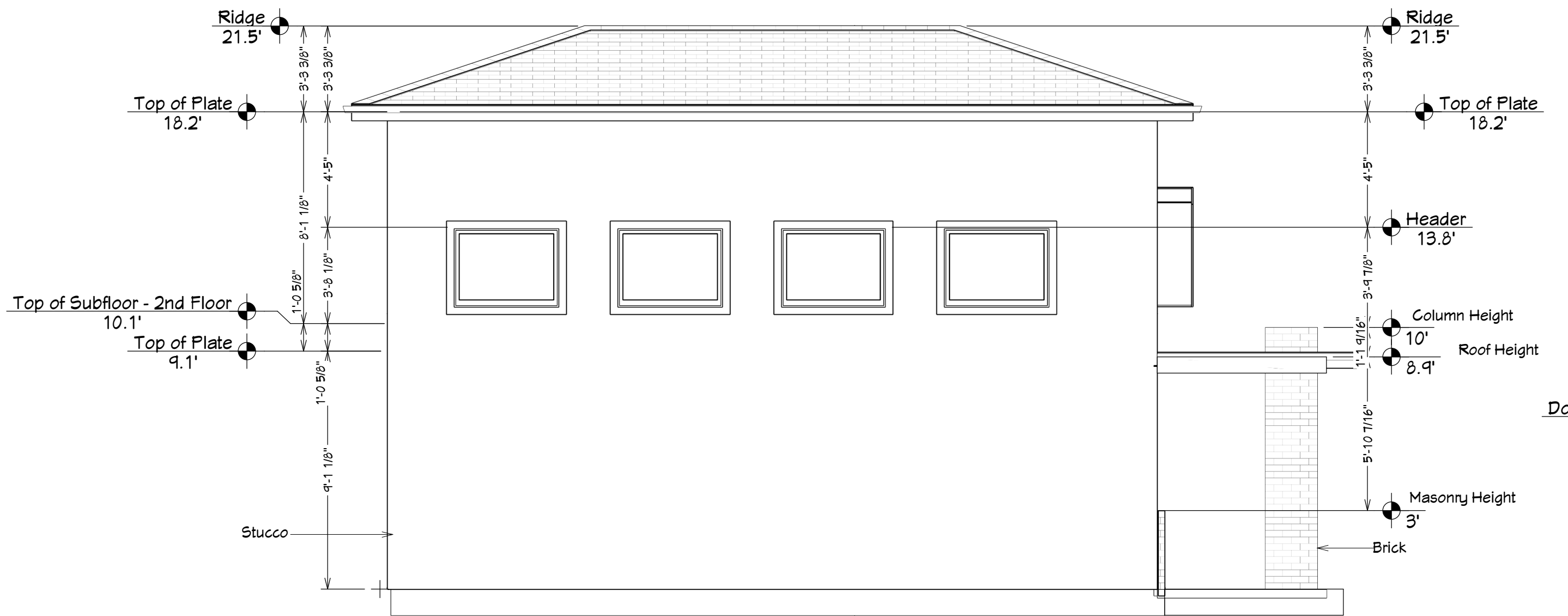


LIVING AREA
388 SQ. FT.

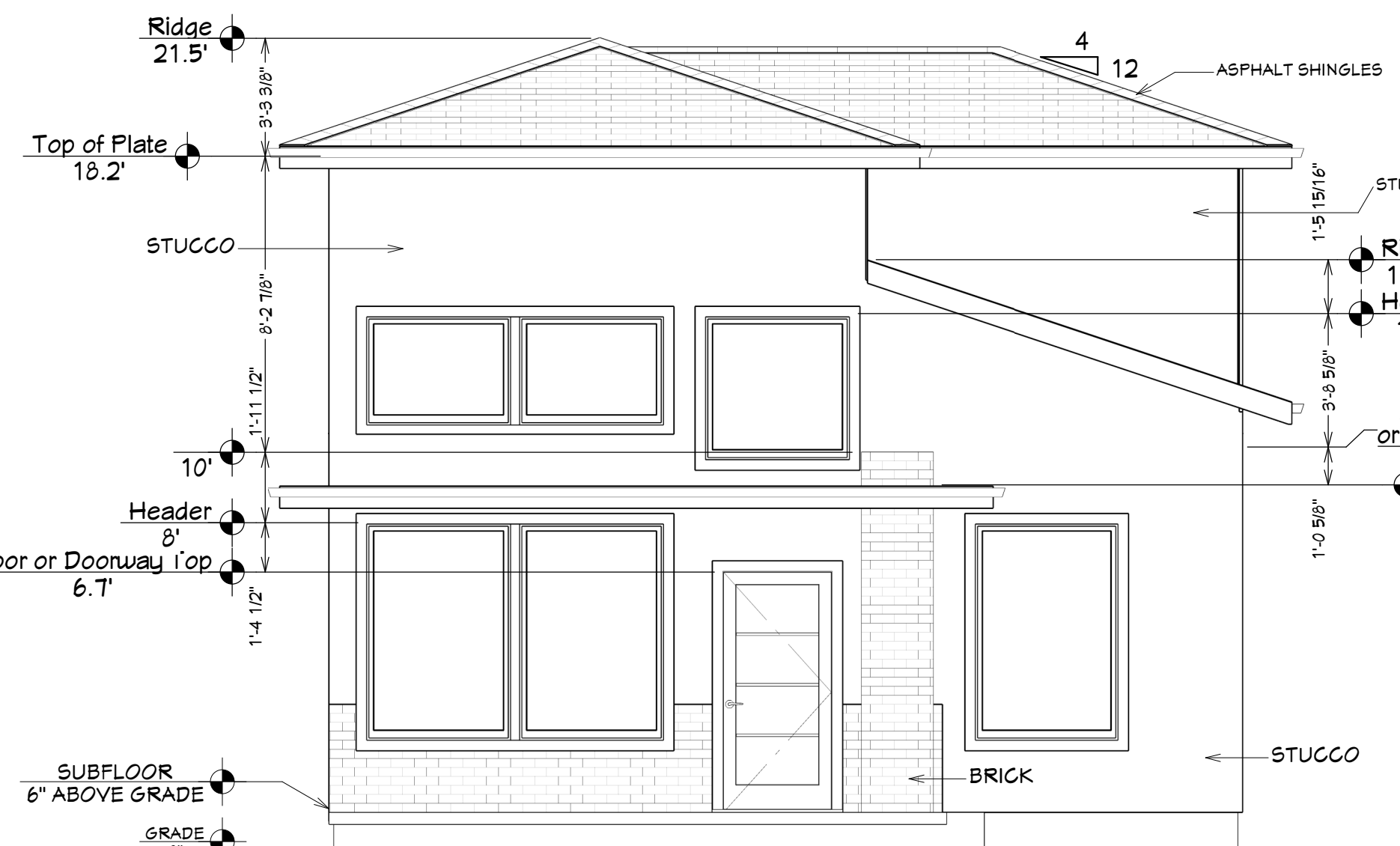


LIVING AREA
266 SQ. FT.

LEFT ELEVATION NANNY



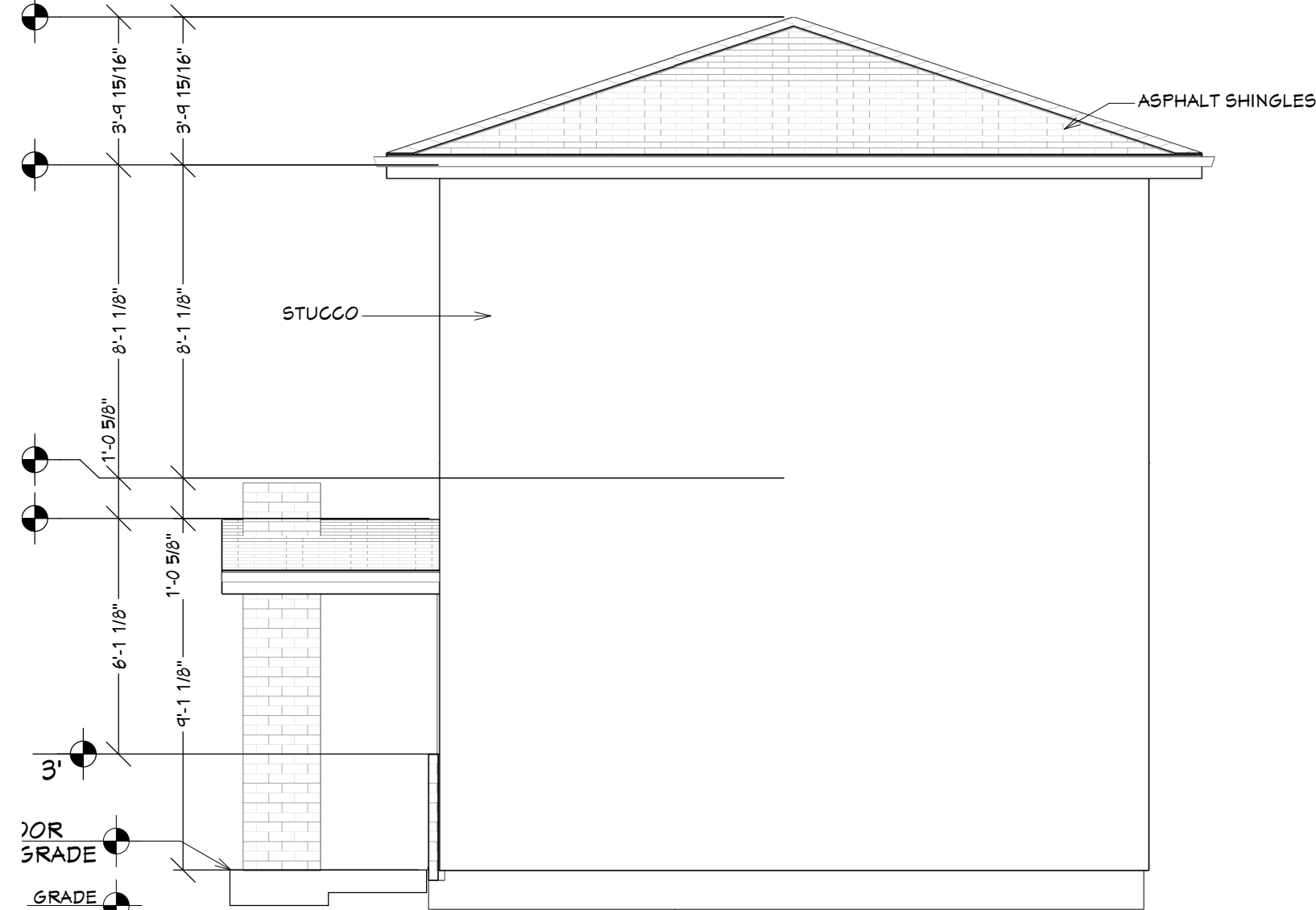
FRONT ELEVATION NANNY



FRONT ELEVATION MANGAVE



RIGHT ELEVATION MANGAVE



36 X 48
PAPER SIZE

REVISION TABLE		REVISION BY		DESCRIPTION	
NUMBER	DATE	NUMBER	DATE	NUMBER	DATE

CUSTOMER:

DRAWINGS PROVIDED BY:
EDWARD BLU, LLC
5050 QUORUM DR., STE 700
DALLAS, TX 75254
(469)-931-8811

DATE:

1/6/22

SCALE:

1/4" = 1'

SHEET:

A-1

DOWNSTREAM ASSESSMENT:
IN ORDER TO HAVE NO ADVERSE IMPACT TO THE ADJACENT NEIGHBORING PROPERTY TO THE WEST. THE SITE IS GRADED SUCH THAT THE LOT WILL DRAIN WEST VIA SWALES TO THE BRANSFORD RD.

BASIN A: TO ADJACENT PROPERTY
THIS AREA IS NOT BEING DEVELOPED, POST-DEVELOPMENT CONDITION IS MATCHING THE PRE-DEVELOPMENT CONDITIONS.
THERE IS NO INCREASE IN RUNOFF TO THE ADJACENT NEIGHBOR.

BASIN B:
6.37 CFS IS DRAINING WEST TO BRANSFORD RD. IN THE PRE-DEVELOPMENT CONDITION 4.40 WAS DRAINING TO BRANSFORD RD. BOTH DIRECTLY AND INDIRECTLY THROUGH THE ADJACENT NEIGHBOR. NO RUNOFF IS DRAINING TO THE ADJACENT NEIGHBOR WITH THE PROPOSED GRADING DESIGN.

THE IMPERVIOUS PERCENTAGE FOR THE SITE IS 35%, MEETING THE TYPICAL ACCEPTABLE RESIDENTIAL IMPERVIOUS PERCENTAGE PER THE CITY OF COLLEYVILLE ENGINEERING DESIGN MANUAL.

DRAINAGE CALCULATIONS NOTE:
THE CITY OF COLLEYVILLE ENGINEERING DESIGN STANDARDS CHAPTER 14 WAS REFERENCED FOR THE CALCULATIONS SHOWN ON THIS TABLE.
RECOMMENDED BY THE MANUAL THE RATIONAL METHOD EQUATION (Q=CIA) WAS USED TO CALCULATE THE STORM RUNOFF FOR THE 2-YR, 5-YR, 10-YR, 25-YR, 50-YR, 100-YR STORM EVENTS.
THE 'C' VALUE, RUNOFF COEFFICIENT WAS CALCULATED USING THE COMPOSITE METHOD BY USING C=0.90 FOR IMPERVIOUS AREAS AND C=0.30 FOR PERVIOUS AREAS.
STORM INTENSITIES 'I' VALUES ARE BASED ON THE ISWM RECOMMENDED VALUES FOR TARRANT COUNTY, FOR THE 15MIN DURATION STORM FREQUENCIES.
TIME OF CONCENTRATION 'TC' IS BASED ON THE MINIMUM TIME AS OUTLINED FOR THIS ZONING, WHICH FOR THIS SITE IS RESIDENTIAL.

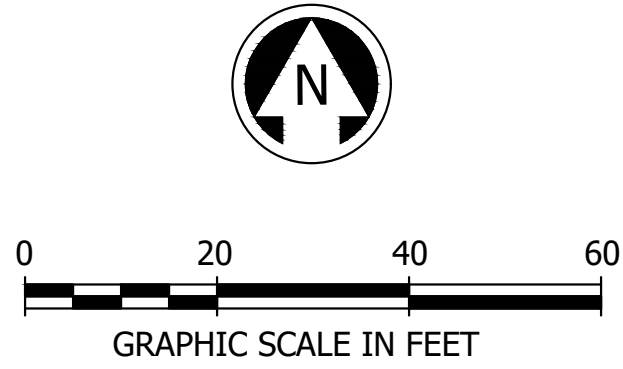
Pre Development Conditions																	
Table 1.00 Runoff Calculations - Rational Method Equation																	
AREA	AREA (ac.)	C	C*A	Tc (min)	I2 (in/hr)	Q2 (cfs)	I5 (in/hr)	Q10 (cfs)	I10 (in/hr)	Q10 (cfs)	I25 (in/hr)	Q25 (cfs)	I50 (in/hr)	Q50 (cfs)	I100 (in/hr)	Q100 (cfs)	Comments
A	0.20	0.30	0.06	15	3.90	0.23	4.86	0.29	5.53	0.33	6.46	0.39	7.20	0.43	7.98	0.48	To adjacent neighbor
B	1.44	0.38	0.55	15	3.90	2.15	4.86	2.68	5.53	3.05	6.46	3.57	7.20	3.97	7.98	4.40	To public ROW, Bransford Rd.

Post Development Conditions																	
Table 2.00 Runoff Calculations - Rational Method Equation																	
AREA	AREA (ac.)	C	C*A	Tc (min)	I2 (in/hr)	Q2 (cfs)	I5 (in/hr)	Q10 (cfs)	I10 (in/hr)	Q10 (cfs)	I25 (in/hr)	Q25 (cfs)	I50 (in/hr)	Q50 (cfs)	I100 (in/hr)	Q100 (cfs)	Comments
A	0.20	0.30	0.06	15	3.90	0.23	4.86	0.29	5.53	0.33	6.46	0.39	7.20	0.43	7.98	0.48	To adjacent neighbor
B	1.44	0.55	0.80	15	3.90	3.11	4.86	3.88	5.53	4.41	6.46	5.16	7.20	5.75	7.98	6.37	To public ROW, Bransford Rd.

Table 1.10 Pre-Development Runoff Coefficient C-Value Calculation				
BASIN	Area Impervious C=0.90	Area Pervious C=0.30	Total Area	Composite C Value
A	0.00	0.20	0.20	0.30
B	0.20	1.24	1.44	0.38

Table 2.10 Post-Development Runoff Coefficient C-Value Calculation				
BASIN	Area Impervious C=0.90	Area Pervious C=0.30	Total Area	Composite C Value
A	0.00	0.20	0.20	0.30
B	0.61	0.83	1.44	0.55

THE IMPERVIOUS PERCENTAGE FOR THE SITE IS 37% BASED ON THE CALCULATIONS SHOWN ON TABLE 2.10.



LEGEND

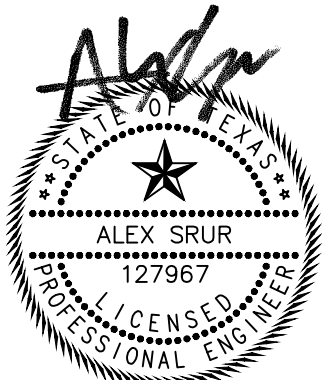
— 588 — EXISTING CONTOUR
— 588 — PROPOSED CONTOUR
— DRAINAGE DIVIDE
→ FLOW ARROW

DRAINAGE AREA
0.89AC

AREA

POST DEVELOPMENT IMPERVIOUS AREA

PRE DEVELOPMENT IMPERVIOUS AREA FROM 2016 SITE



A.N.A. CONSULTANTS, LLC
TBPB REGISTERED FIRM NO. F-20

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ALEX SRUR, P.E. #127967 ON 05/24/2022

A.N.A. CONSULTANTS, L.L.C.
ENGINEERS and SURVEYORS
5000 Thompson Terrace, Colleyville, TX 76034
Tel: 817.335.9900 Fax: 817.335.9955
TBPB Firm No. 20
TBPB Firm No. 10090800

NO.	REVISION DESCRIPTIONS:	DATE:

AVIATION RESPONSE
HIGHLAND ACRES/BRANSFORD RD 3
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

**DRAINAGE AREA MAP
AND CALCULATIONS**

ANA PROJECT NO. 22-0200
DATE 5/24/2022
SHEET NO. C2.0



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 14, 2023 at 7:00 p.m.
City Council Meetings: Tuesday, September 6, 2023 & September 19, 2023 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit to allow for an Accessory Dwelling on Lot 17, Block 3, Highland Acres Addition. The request is to allow for a nanny's suite located within a detached building.

Zoning Case: ZC23-019

Applicant: Edward Blu

Owner: Arab Salman

Location: 5108 Bransford Rd

Property Description: Lot 17, Block 3, of the Highland Acres Addition

Present Zoning: R-40/ R-20

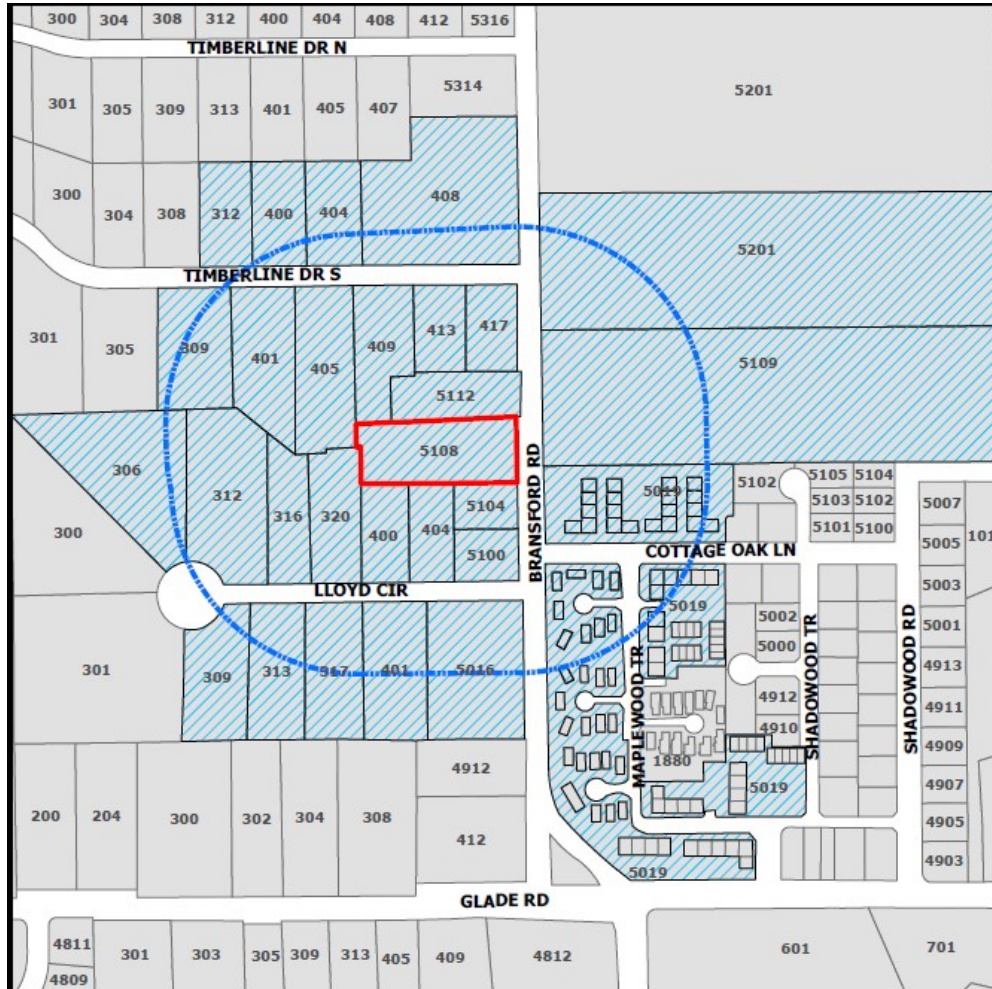
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

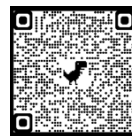
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034

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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

OBJECTID	Owner Name
1	BUBERL, CHARLES H
2	GLTM INVESTMENTS LLC
3	COBB, BYRL
4	BUSTER, KRISTAL
5	MACCHIARELLA, PIETRO
6	ADRIAN, CORINTH
7	HOFMANN, JOSEPH R.
8	MAYFIELD, DAVID L
9	MOROCHO FREDDY
10	MOUSA, MERVAT HABASHI
11	ULTRA REAL ESTATE HOLDINGS LLC
12	PEARSON, JOHN
13	GARVEY, MICHAEL C
14	APPEL, GREG
15	HILLIARD, ETHEL
16	FICO, CARMELA
17	ORTH, MATTHEW D
18	SANDOCK, MICHAEL F
19	HILL, CAROLA M
20	GODOI, CARLOS
21	MARTINEZ, SUE ANNE
22	DAVIS, JOSHUA
23	HARRISON, AMANDA
24	CALABRESE, ROSA
25	SCHNEIDER, MALLORY
26	SIKES, CRAIG D
27	ZRB LIVING TRUST
28	PAIR, ALLISON
29	MISHENKO, NATALIE
30	DUBOIS, LEAH
32	BARRIOS, HORACIO
33	HIRDLER, JOHN T
34	ZACHGO, DANA
35	TINKIS, JERRY W
36	TRULL, JAMES
37	DAFDLF PROPERTY COMPANY LLC
38	WALLIS, CAYNE
39	CHURCH OF JESUS CHRIST OF LDS
40	MCCURDY, JOHN ANTHONY
41	TUNNELL, ANGELA
42	KORSUNSKY, MARIA
43	DURAN, CHARLES E
44	ARAB, SALMAN
45	LUCEY, RITA B
46	HOSKINS, CINDY L
47	COHEN, RICHARD S
48	GOODLIN, DAVID P
49	COPTIC ORTHODOX PATRIARCHATE
50	SAN ANTONIO, JOEL
51	CHARLOTTE ANN WILLIAMS LIVING T
52	PRATT, STEPHEN
53	LOVELL, WILLIAM A
54	SLH/GLH LLC
55	KROPF, MARSHALL
58	EL-ATTRACHE, LISA
59	KNAUS, EDWARD
60	USREY, MAURINE E EST
61	MUCHMORE, DAVID
62	RODEN HOMES
64	SHADOWOOD TRAIL CONDOMINIUMS
65	BRAEMAR ADDITION

Owner Address

3535 ASBURY ST
1207 HALL JOHNSON RD
2016 COTTAGE OAK LN
312 TIMBERLINE DR S
2301 CARLISLE AVE
2010 COTTAGE OAK LN # 2010
PO BOX 1222
3709 BRENTWOOD CT
1800 MAPLEWOOD TR #1800
1701 MAPLEWOOD TR
PO BOX 574
317 LLOYD CIR
5905 HUNTER TR
404 LLOYD CIR
5112 BRANSFORD RD
1501 DOUGLAS AVE
413 TIMBERLINE DR S
2101 COTTAGE OAK LN
2116 COTTAGE OAK LN
306 LLOYD CIR
1816 MAPLEWOOD TR
702 COLLEYVILLE TERR
2118 COTTAGE OAKS LN
2100 COTTAGE OAK LN
2114 COTTAGE OAK LN
417 TIMBERLINE DR S
409 TIMBERLINE DR S
320 LLOYD CIR
2012 COTTAGE OAK LN
309 TIMBERLINE DR S
2108 COTTAGE OAK LN
316 LLOYD CIR
1810 MAPLEWOOD TR
401 TIMBERLINE DR S
2715 DEVONSHIRE CT
1705 CRESTRIDGE CT
404 TIMBERLINE DR S
50 E NORTH TEMPLE RM 22
400 LLOYD CIR
2110 COTTAGE OAK LN
2004 COTTAGE OAK LN
PO BOX 837
2609 INDEPENDENCE RD
2002 COTTAGE OAK LN
3014 CRESTHAVEN CT
401 LLOYD CIR
400 TIMBERLINE DR S
PO BOX 1005
5016 BRANSFORD RD
2000 COTTAGE OAK LN
5104 BRANSFORD RD
2104 COTTAGE OAK LN UNIT #2104
7928 CITADEL CT
4612 CRESTHAVEN DR
312 LLOYD CIR
313 LLOYD CIR
1008 TINKER RD
309 LLOYD CIR
5519 RUSTIC TR
4113 Gateway Drive #100
2909 Clairemont Lane

Owner City

[illegible]

Owner Zip	Situs Address
75205	2008 COTTAGE OAK LN
76034	1814 MAPLEWOOD TR
76034	2016 COTTAGE OAK LN
76034	312 TIMBERLINE DR S
76034	2102 COTTAGE OAK LN
76034	2010 COTTAGE OAK LN
76034	1804 MAPLEWOOD TR
76034	1808 MAPLEWOOD TR
76034	1800 MAPLEWOOD TR
76034	1701 MAPLEWOOD TR
76034	5100 BRANSFORD RD
76034	317 LLOYD CIR
76034	2112 COTTAGE OAK LN
76034	404 LLOYD CIR
76034	5112 BRANSFORD RD
76034	1801 MAPLEWOOD TR
76034	413 TIMBERLINE DR S
76034	2101 COTTAGE OAK LN
76034	2116 COTTAGE OAK LN
76034	306 LLOYD CIR
76034	1816 MAPLEWOOD TR
76034	405 TIMBERLINE DR S
76034	2118 COTTAGE OAK LN
76034	2100 COTTAGE OAK LN
76034	2114 COTTAGE OAK LN
76034	417 TIMBERLINE DR S
76034	409 TIMBERLINE DR S
76034	320 LLOYD CIR
76034	2012 COTTAGE OAK LN
76034	309 TIMBERLINE DR S
76034	2108 COTTAGE OAK LN
76034	316 LLOYD CIR
76034	1810 MAPLEWOOD TR
76034	401 TIMBERLINE DR S
76051	2006 COTTAGE OAK LN
76034	2018 COTTAGE OAK LN
76034	404 TIMBERLINE DR S
84150	408 TIMBERLINE DR S
76034	400 LLOYD CIR
76034	2110 COTTAGE OAK LN
76034	2004 COTTAGE OAK LN
76034	2106 COTTAGE OAK LN
76034	5108 BRANSFORD RD
76034	2002 COTTAGE OAK LN
76051	2103 COTTAGE OAK LN
76034	401 LLOYD CIR
76034	400 TIMBERLINE DR S
76034	1806 MAPLEWOOD TR
76034	5016 BRANSFORD RD
76034	2000 COTTAGE OAK LN
76034	5104 BRANSFORD RD
76034	2104 COTTAGE OAK LN
76182	2014 COTTAGE OAK LN
76034	1802 MAPLEWOOD TR
76034	312 LLOYD CIR
76034	313 LLOYD CIR
76034	1812 MAPLEWOOD TR
76034	309 LLOYD CIR
76034	5019 BRANSFORD RD
76034	COURTESY NOTICE
76034	COURTESY NOTICE

66 GRAPEVINE COLLEYVILLE ISD

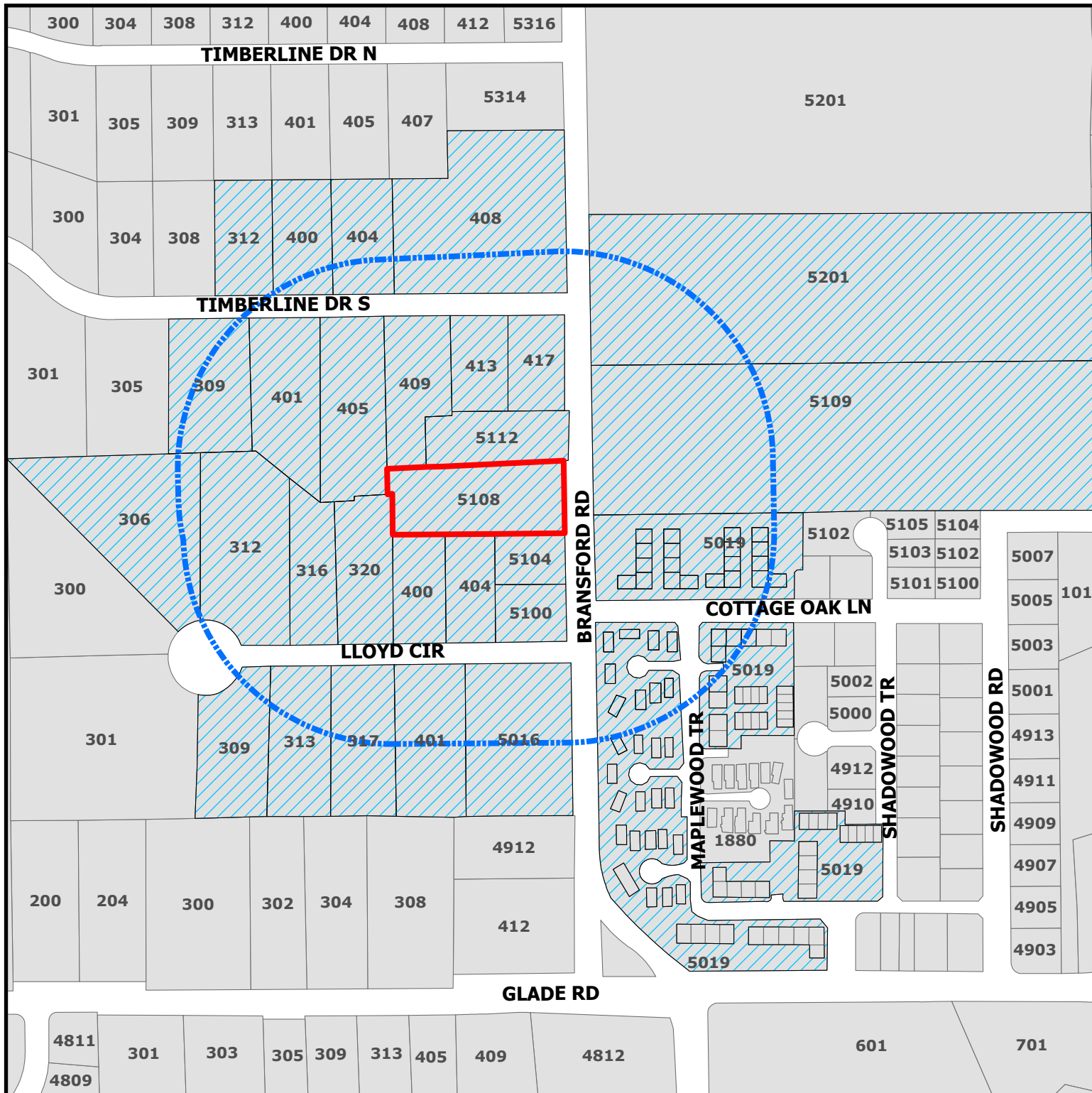
3051 IRA E WOODS AVE

GRAPEVINE, TX

76051

STATE REQUIRED

Notification Map

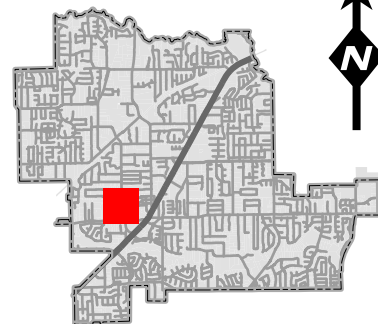


ZC23-018

5108 Bransford Rd

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.

-  Parcels to be notified
-  Buffer
-  Subject Property



From: [Karen Pratt](#)
To: [Jackie Reyff](#)
Subject: Zoning Case ZC23-018 and ZC23-019
Date: Thursday, August 3, 2023 8:34:04 AM

Ms. Reyff,

We are the property owners adjacent to the property in question for these two zoning cases. We have some questions regarding these cases.

1. Re: Case ZC23-018. How close is the setback of the current building on the sides? From the street, it appears that the north side of the building under construction is less than 15' from the property line. We are unsure on the south side, but it is very close to 15'. Our understanding is that R-40 zoning requires a 15' side setback.

2. Re: Case ZC23-019. What is the size of the proposed accessory dwelling? And will it be able to meet the required setback requirements? Are they requesting an additional kitchen to be constructed within that accessory dwelling?

Without further information, we are opposed to both requests. The house that is currently under construction is more than adequately sized to house a nanny. We have also experienced an increase in stormwater draining onto our property since construction began, we believe from the excessive amount of fill dirt that was brought in prior to construction. We are concerned that an additional building, in addition to the immense home being built, will cause future damage to our property from stormwater.

We would be interested in seeing the plans and hope to be able to attend the Planning and Zoning Commission Meeting on August 14.

Respectfully submitted,

Stephen & Karen Pratt
5104 Bransford Rd
Colleyville, TX 76034


ORDINANCE O-23-xxxx

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 1.57 ACRES BEING, LOT 17, BLOCK 3, HIGHLAND ACRES ADDITION, LOCATED AT 5108 BRANSFORD ROAD, BY AUTHORIZING A SPECIAL USE PERMIT FOR AN ACCESSORY DWELLING; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit for an accessory dwelling under Case No. ZC23-019; 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 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 an accessory dwelling on 1.57 acres, being Lot 17, Block 3, Highland Acres Addition, located at 5108 Bransford Road, as depicted on the 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 accessory dwelling of approximately 1,159 s.f.
- b. The accessory dwelling shall be generally consistent with the site plan and building plans as depicted on the attached Exhibit "B".
- c. The accessory dwelling 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.

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 2023.

The second reading and public hearing being conducted on the 19th day of September 2023.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 19th DAY OF SEPTEMBER 2023.

Mayor Bobby Lindamood	_____	Mayor Pro Tem Callie Rigney	_____
Place 1, Brandi Elder	_____	Place 4, Ben Graves	_____
Place 2, George Bond	_____	Place 5, Chuck Kelly	_____
Place 3, Scotty Richardson	_____		

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whit Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map

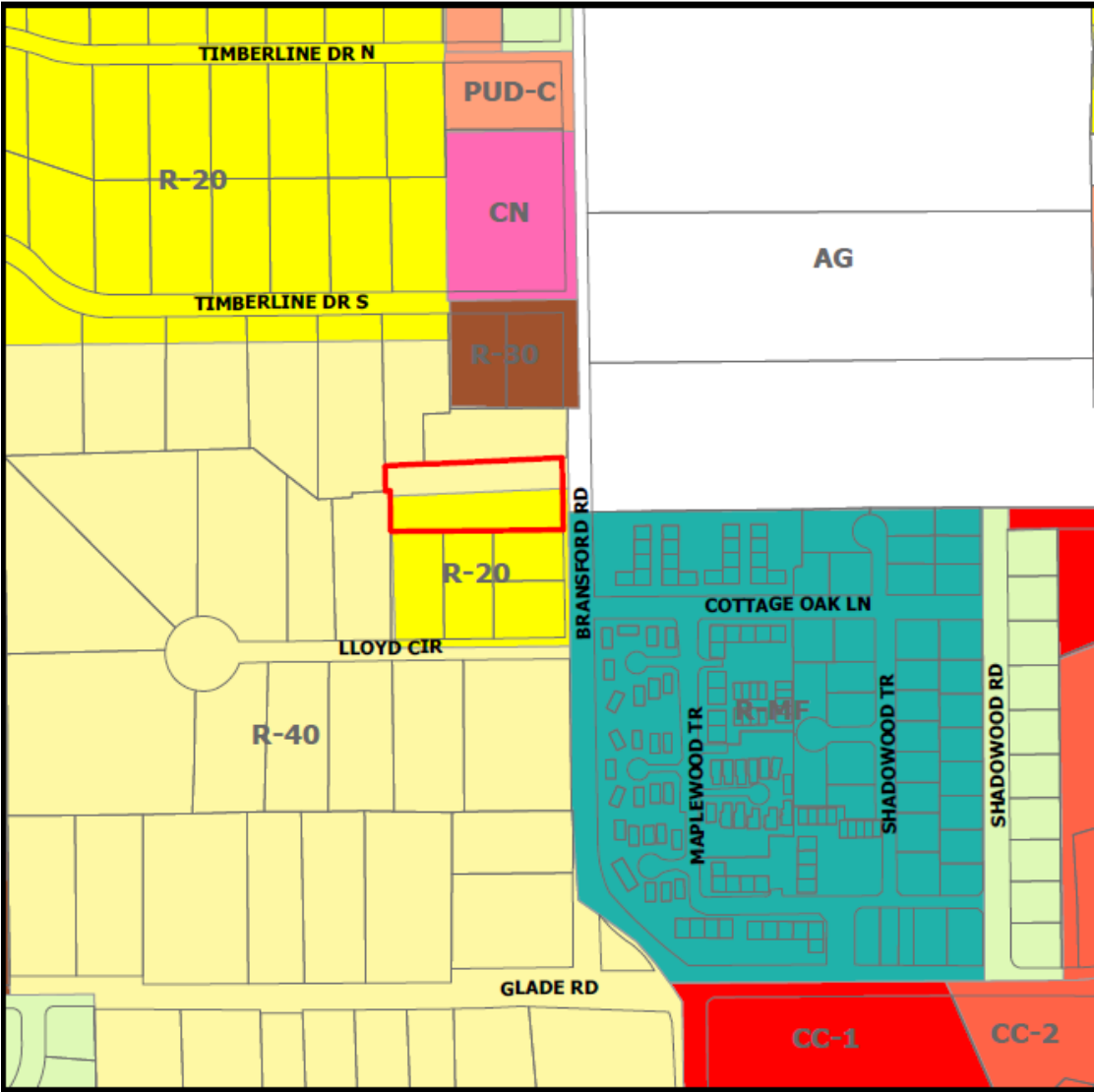


Exhibit "B" – Site Plan

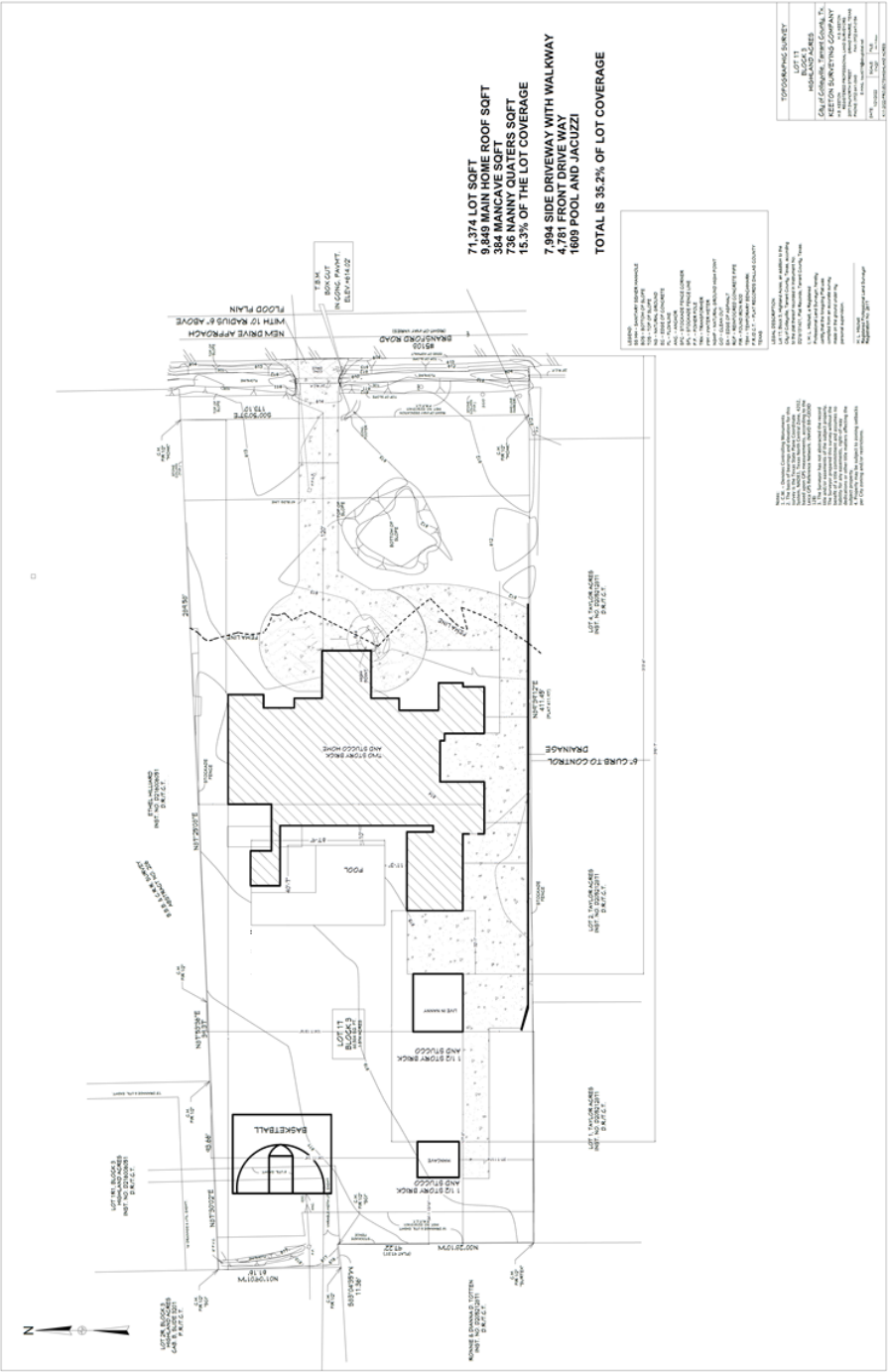


Exhibit "C" – Elevations & Floor Plan

