



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

100 Main Street Colleyville, Texas 76034

MONDAY, AUGUST 28, 2023

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

1. PUBLIC HEARING AGENDA ITEMS

- 1a** 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

2. CITIZEN COMMENTS

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards *Thursday, August 24, 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 1a	Agenda Date 8/28/2023	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

Tabled from the August 14, 2023 Planning and Zoning Commission Meeting

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. Letter Received
12. Draft Ordinance

Aerial Map



ZC23-016

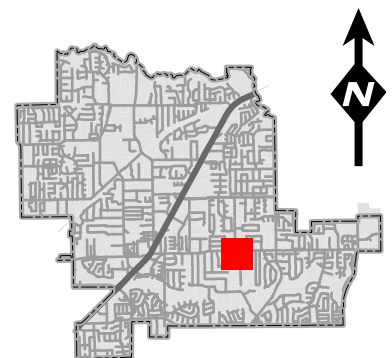
4820 Bill Simmons

DISCLAIMER:

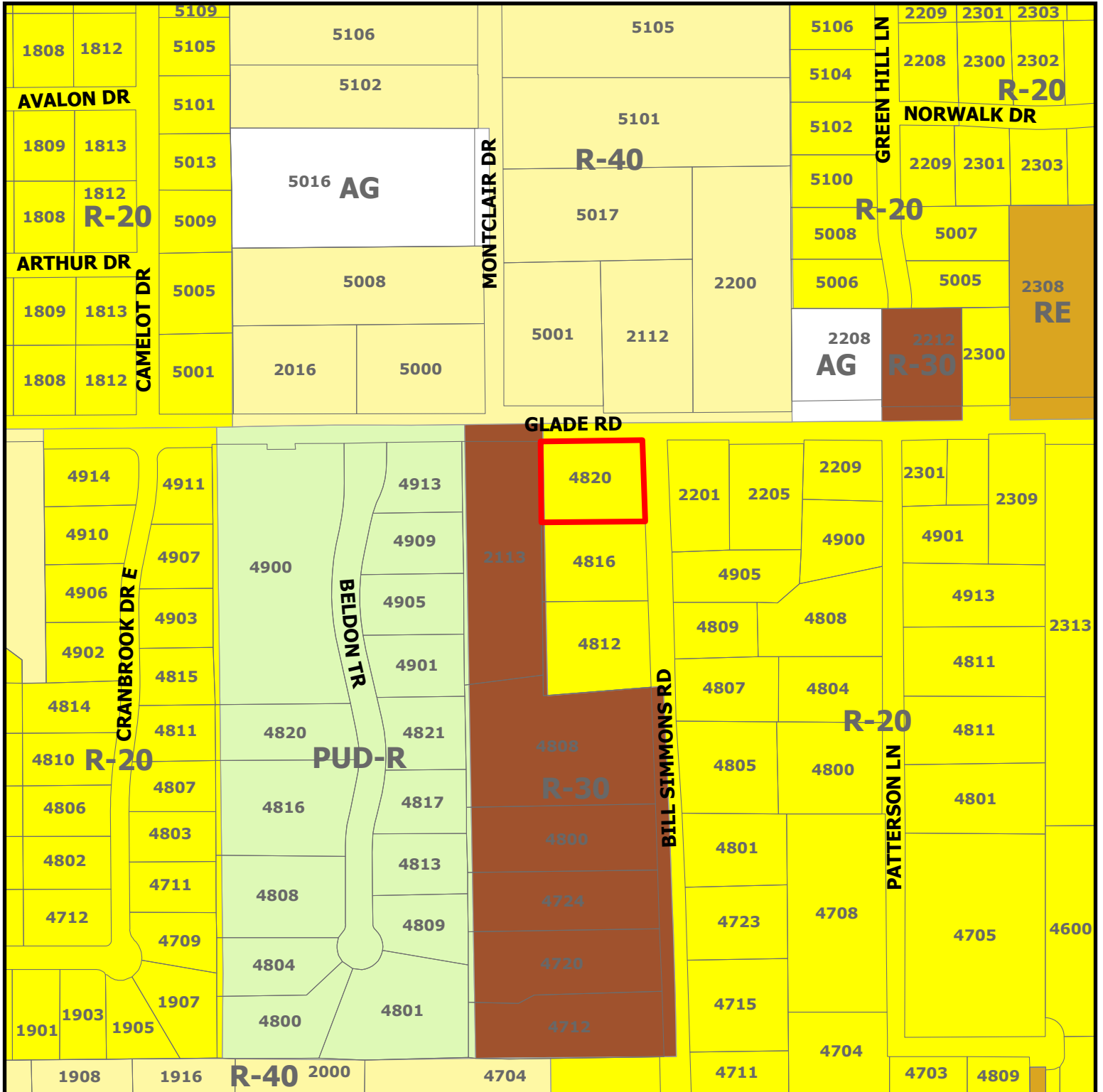
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



Zoning Map



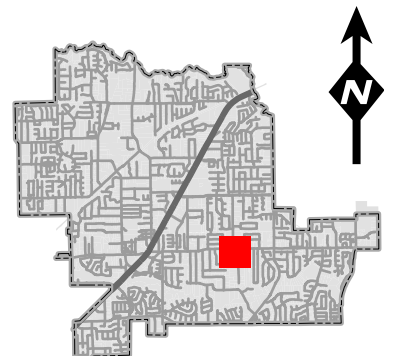
ZC23-016

4820 Bill Simmons

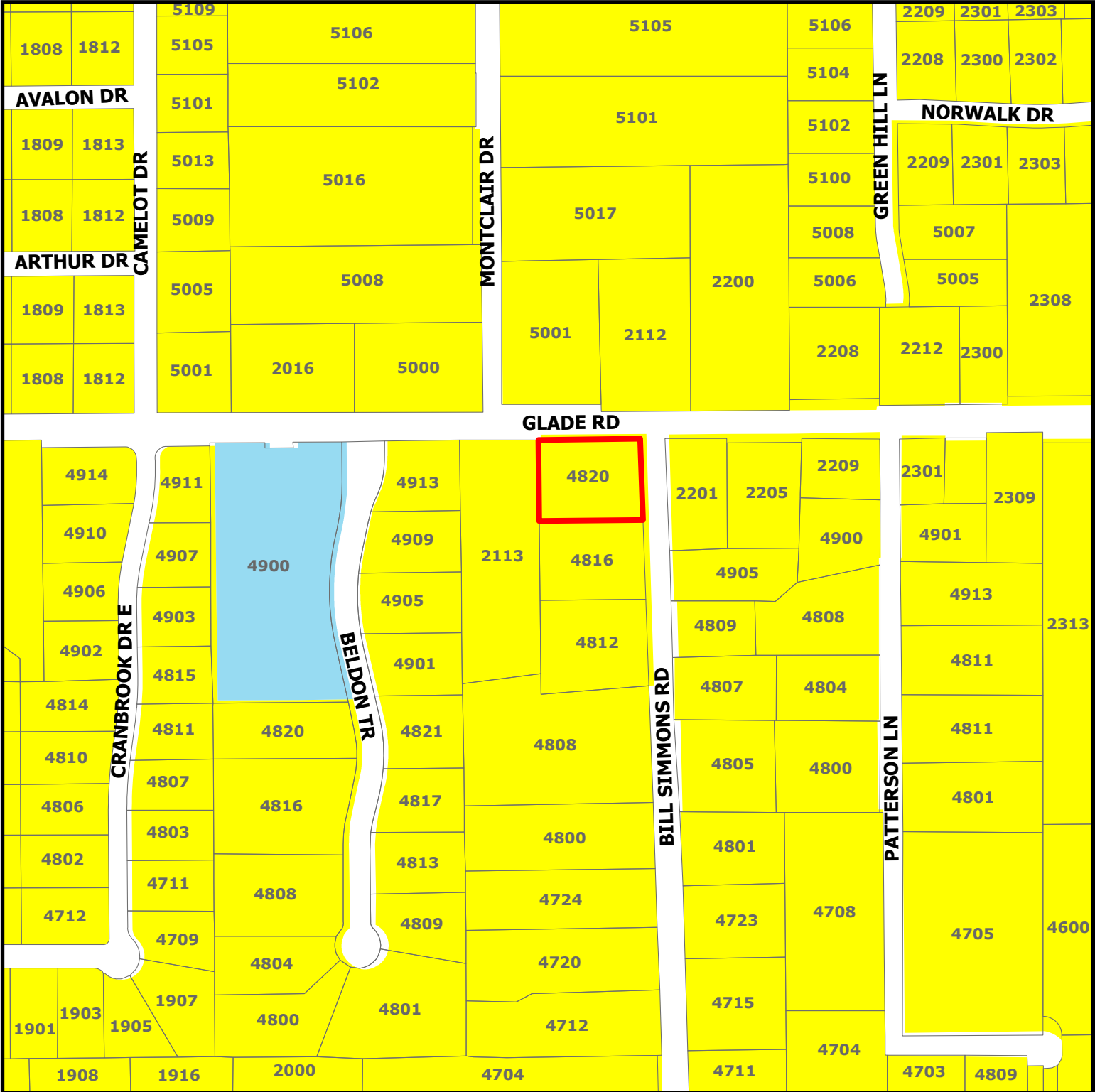
DISCLAIMER:

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

Subject Property



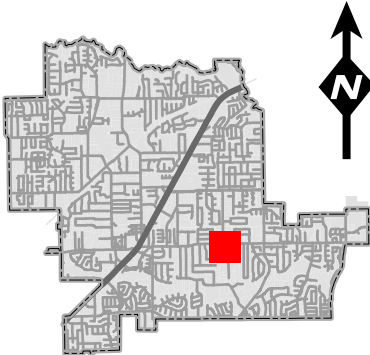
Future Land Use Map



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.

-  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.

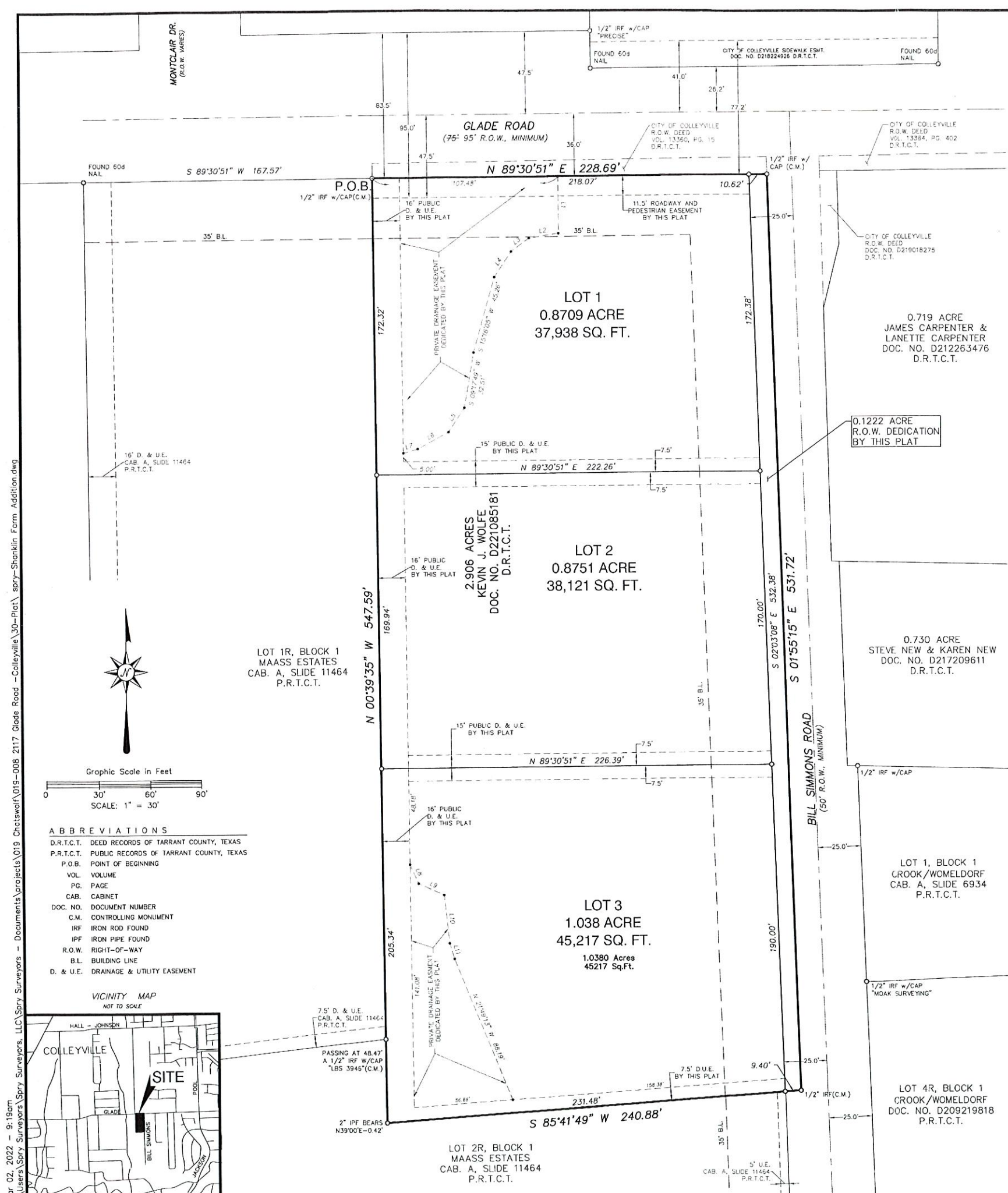
Obviously, some of the arguments for the fence placement do not completely satisfy the objective requirements. However, I do believe that there is a subjective component to these decisions and I think that is what makes the P&Z committee, the City Council and the city staff so valuable. I also think 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



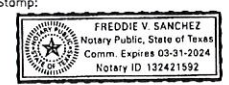
NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

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.

Freddie V. Sanchez
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°00'00" 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

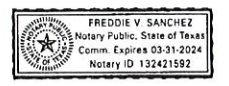
NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

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

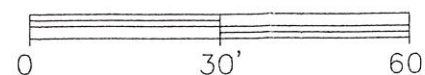
P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY, TEXAS
VOL. VOLUME
PG. PAGE
C.M. CONTROLLING MONUMENT
IRF IRON ROD FOUND
R.O.W. RIGHT-OF-WAY
B.L. BUILDING LINE
D.&U.E. DRAINAGE AND UTILITY EASEMENT
CONC. CONCRETE

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

ROCKS

STONE WALL

18" STONE WALL

35' B.L.

NATURAL GROUND

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.

15' PUBLIC D. & U.E.

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.)

1/2" IRF w/CAP

"SPRY 5647" (C.M.)

1/2" IRF w/CAP

"SPRY 5647" (C.M.)

1/2" IRF w/CAP

"SPRY 5647" (C.M.)

1/2" IRF w/CAP

"SPRY 5647" (C.M.)

1/2" IRF w/CAP

"SPRY 5647" (C.M.)

1/2" IRF w/CAP

"SPRY 5647" (C.M.)

1/2" IRF w/CAP

"SPRY 5647" (C.M.)

1/2" IRF w/CAP

"SPRY 5647" (C.M.)

1/2" IRF w/CAP

"SPRY 5647" (C.M.)

1/2" IRF w/CAP

"SPRY 5647" (C.M.)

1/2" IRF w/CAP

"SPRY 5647" (C.M.)

1/2" IRF w/CAP

"SPRY 5647" (C.M.)

1/2" IRF w/CAP

"SPRY 5647" (C.M.)

1/2" IRF w/CAP

"SPRY 5647" (C.M.)

1/2" IRF w/CAP

"SPRY 5647" (C.M.)

1/2" IRF w/CAP

"SPRY 5647" (C.M.)

1/2" IRF w/CAP

"SPRY 5647" (C.M.)

1/2" IRF w/CAP

"SPRY 5647" (C.M.)

1/2" IRF w/CAP

"SPRY 5647" (C.M.)

1/2" IRF w/CAP

"SPRY 5647" (C.M.)

1/2" IRF w/CAP

"SPRY 5647" (C.M.)

0.8709 ACRE

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

ADDRESS: 4820 BILL SIMMONS ROAD

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.

CONC. DRIVE

7.5'

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

7.5'

S 02°03'08" E 172.38'

"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

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

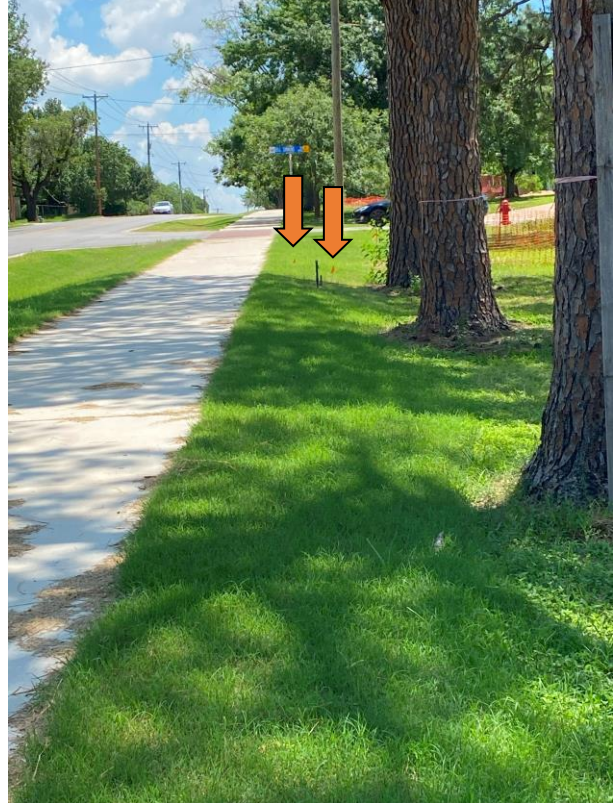
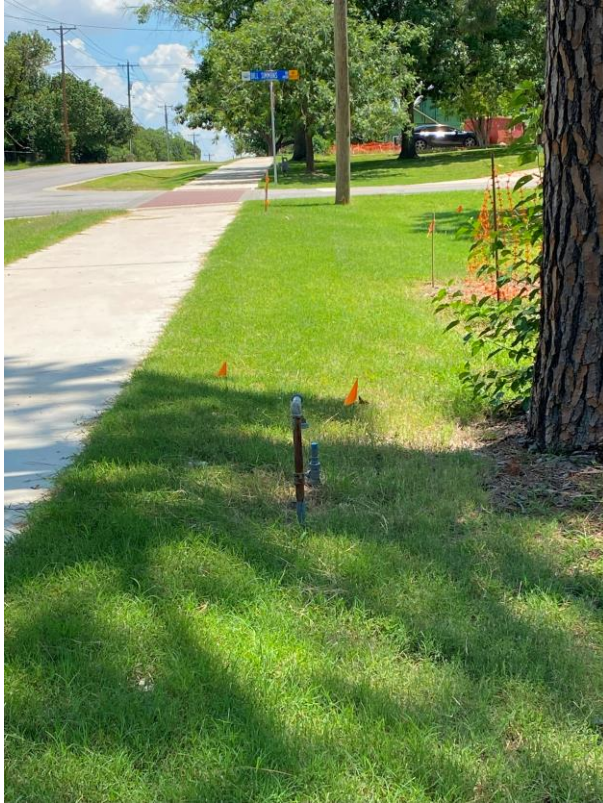
SPRY SURVEYORS

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



March 15, 2022
CERTIFICATE DATE

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



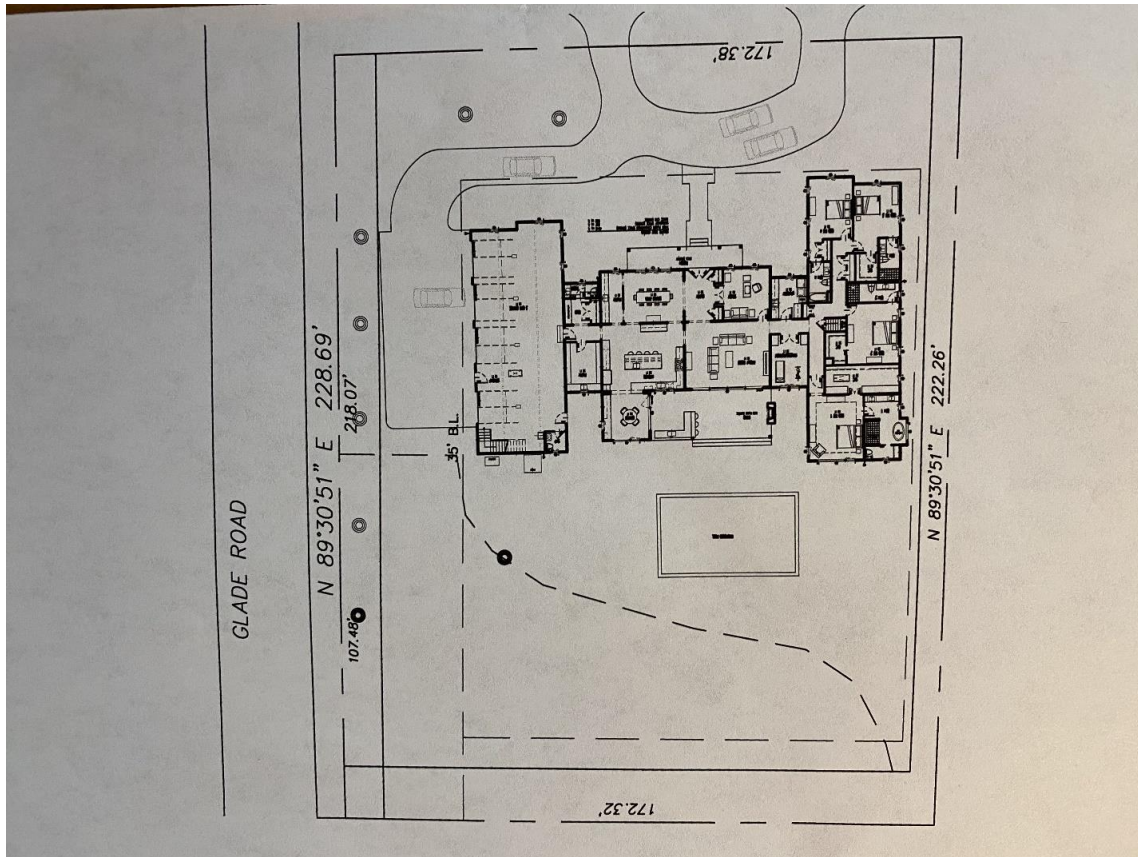
Unbuildable area at the back of the property

Photo 14



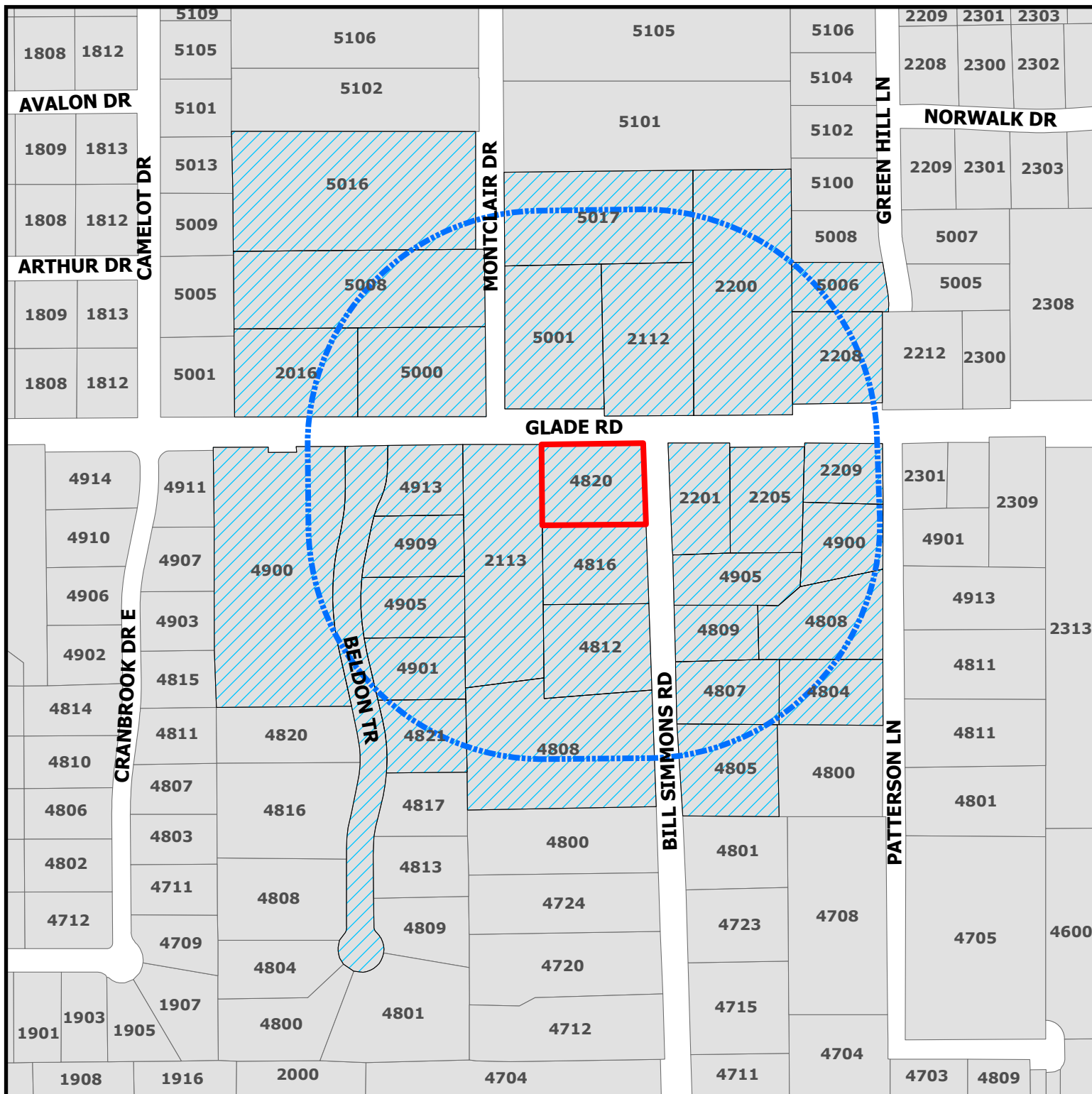
Unbuildable area at back of the property

Exhibit 3



Site plan

Notification Map

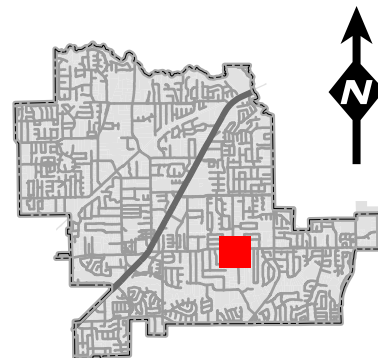


ZC23-016

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.





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

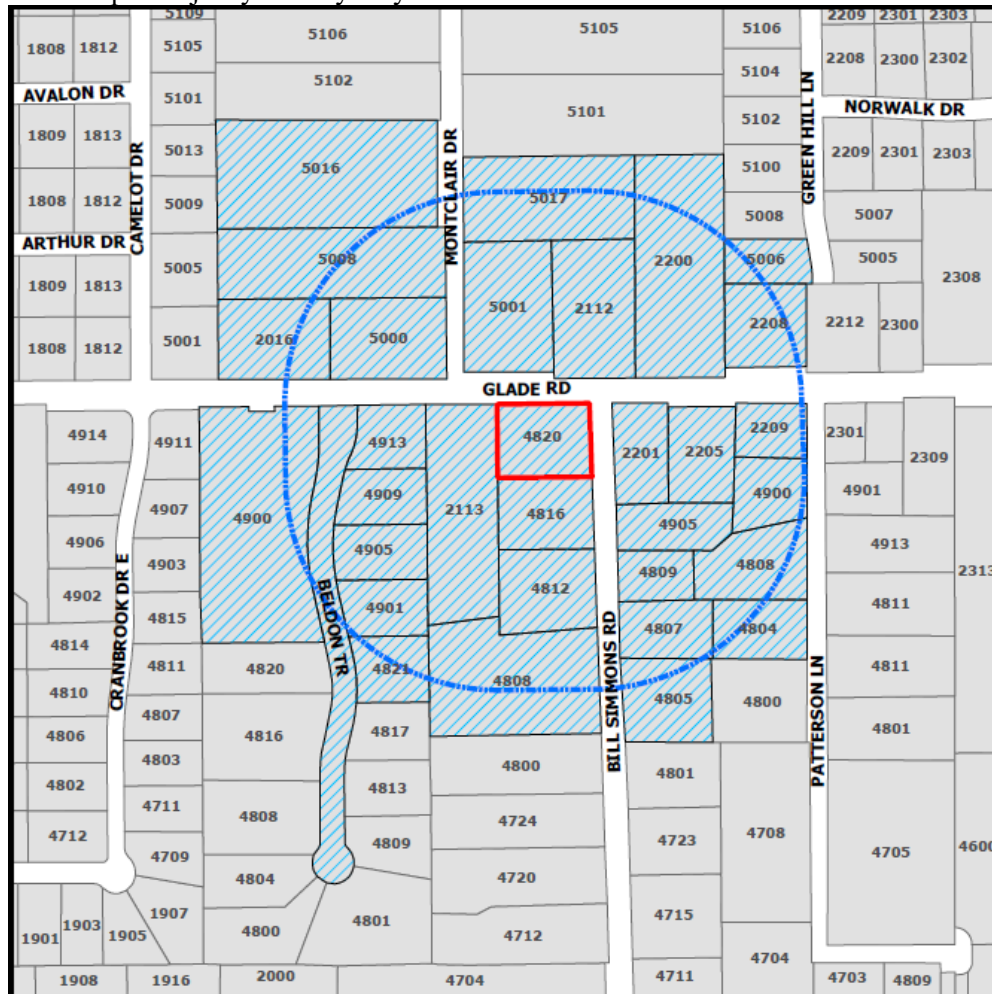
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

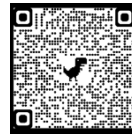
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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

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

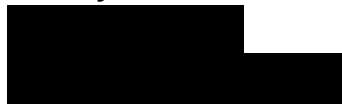
From: [Kevin Wolfe](#)
To: [Jackie Reyff](#)
Subject: Zoning Case ZC23-016 Boyce Estes
Date: Monday, August 7, 2023 8:34:55 PM

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

From: [Boyce Estes](#)
To: [Jackie Reyff](#)
Subject: Fwd: ZC23-016 Support
Date: Sunday, August 13, 2023 6:57:40 PM

Jackie, I just received this today. I know it will not be in the packet for the P&Z meeting, but thought it might be included for the city council meetings.

Thanks

Sent from my iPhone

Begin forwarded message:

From: Max Reising <[REDACTED]>
Date: August 13, 2023 at 5:50:30 PM CDT
To: [REDACTED]
Cc: Max Reising <[REDACTED]>
Subject: ZC23-016 Support

Boyce, I am in receipt of the public hearing notice from the city of Colleyville for your special use permit Zoning Case ZC23-016.

Please accept this email as formal support for your request to the city to extend beyond the building setback for the construction of your fence on the property line adjacent to Glade Road.

If you need an other documentation or other support, please feel free to reach out.

Welcome to the neighborhood!

Max Reising
2113 Glade Road
Colleyville, TX 76034
[REDACTED]

This transmission contains CONFIDENTIAL INFORMATION which may be legally privileged and which is intended only for the use of the named addressee(s). Unless otherwise noted, this message does not create an attorney-client relationship in the absence of such an existing relationship. The name and biographical data contained herein are for informational purposes only and do not constitute a signature or other indication of an intent by the sender to authenticate the contents of this message.

August 10th 2023

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

To whom it may Concern,

My name is Bud Shipman and own the house located at 4913 Beldon Trail, Colleyville, TX 76034.

I am writing to **PROTEST** the request listed below:

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: R-20 Single Family Residential

This is a very trafficked area with local home owners walking, jogging and walking the pets such as dogs.

Also its my opinion that it would have an adverse effect on the overall appraisal value of the homes located in close proximity.

Regards;



Bud and Linda Shipman

August 11, 2023

4821 Beldon Trail
Colleyville, TX 76034

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

Reference: Consideration of special use permit for a non compliant fence on Lot 1, Block A, of the Shanklin Farm addition. Zoning case ZC23-016.

Dear Jacquelyn,

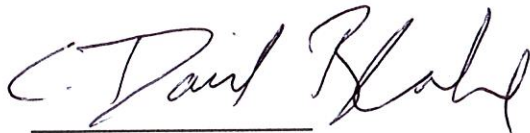
Received your notice for public hearing for the subject request. I am writing to you on behalf of my wife and I to provide our formal comments ahead of the public hearing on this subject.

I wish to formally inform you that we are opposed to this zoning request. We do not believe that the applicant for this case should be granted this special use permit.

I moved to Colleyville over 30 years ago due Colleyville being a great and beautiful place to live. We believe that these setbacks are needed to continue to maintain the look & feel of the Glade Road, which affects all neighbors.

Thank you very much.

Regards

A handwritten signature in black ink, appearing to read "C. David Blake". The signature is fluid and cursive, with the first name "C." and last name "Blake" clearly distinguishable.

C. David Blake

August 11, 2023

4901 Beldon Trail
Colleyville, TX 76034

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

Reference: Consideration of special use permit for a non compliant fence on Lot 1, Block A, of the Shanklin Farm addition. Zoning case ZC23-016.

Dear Jacquelyn,

Received your notice for public hearing for the subject request. I am writing to you to provide my formal comments ahead of the public hearing on this subject.

I wish to formally inform you that I am opposed to this zoning request. I do not believe that the applicant for this case should be granted this special use permit.

I believe that these setbacks are needed to continue to maintain the look & feel of the Glade Road, which affects all neighbors.

Thank you very much.

Regards


Donald Ferando

August 7, 2023

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

Reference: Consideration of special use permit for a non compliant fence on Lot 1, Block A, of the Shanklin Farm addition. Zoning case ZC23-016.

Dear Jacquelyn

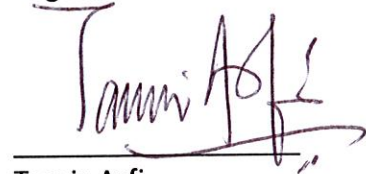
We are in receipt of your notice for public hearing for the subject request. I am writing to you on behalf of the Beldon Hollow HOA, as its President for the 2023 term, to provide our formal comments ahead of the public hearing on this subject.

I wish to formally inform you that the Beldon Hollow HOA board has unanimously approved a position that **we are opposed** to this zoning request. We do not believe that the applicant for this case should be granted this special use permit.

Beldon Hollow HOA also has a large portion of our side fence along Glade road and we have followed the zoning regulations and proper setbacks. We believe that these setbacks are needed to continue to maintain the look & feel of the Glade Road which affects all neighbors.

Thank you very much and please feel free to direct any question to me

Regards

A handwritten signature in dark ink, appearing to read 'Tanvir Arfi', with a horizontal line underneath.

Tanvir Arfi
President, Beldon Hollow Home Owners Association (BHHA)

Cc: Jyothi Chennu – Board Member BHHA
Dave Blake – Board Member BHHA
Frank McDonald – Treasurer BHHA

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

