



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

100 Main Street Colleyville, Texas 76034

MONDAY, SEPTEMBER 11, 2023

**PRE COMMISSION MEETING
6:15 P.M.
CITY COUNCIL CHAMBERS
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: Jerome Obinabo
PLEDGE OF ALLEGIANCE**

1. APPROVAL OF MINUTES

- 1a** Planning and Zoning Commission Meeting Minutes - August 14, 2023
Planning and Zoning Commission Worksession Meeting Minutes -
August 28, 2023
Planning and Zoning Commission Special Meeting Minutes - August
28, 2023

2. PUBLIC HEARING AGENDA ITEMS

- 2a** Presentation and discussion of a change of zoning from a PUD-C Planned Unit Development – Commercial district to a PUD-C Planned Unit Development – Commercial district, specifically for new commercial offices. The request is for medical and general office uses to include a compound pharmacy.
- 2b** Consideration of a Rezoning from AG Agricultural to R-20 Single Family Residential for Tract 2B09B, Abstract 439, CC Doss Survey, located at 5209 Pool Road, Case ZC23-020
- 2c** Consideration of a Special Use Permit to allow a fence for Lot 5, Block 5, Woodbriar Estates Addition, located at 3716 Briarhaven Lane, Case ZC23-021
- 2d** Consideration of a Special Use Permit to allow for a fence for Lot 1, Block 1, Naler Addition, located at 6101 Waller Lane, Case ZC23-022
- 2e** Consideration of a Special Use Permit to allow for a fence for Lot 4, Block C, Legacy North, located at 703 Marie Drive, Case ZC23-023
- 2f** Consideration of a Special Use Permit to allow for a fence and an accessory building for Lot 1, Block B, Legacy North, located at 812 Sawyer Drive, Case ZC23-024
- 2g** Consideration of a Rezoning from AG Agricultural to R-30 Single Family Residential and R-40 Single Family Residential for Lots 1 and 2R1, Block 1, Davis Place Addition, located at 6400 and 6316 Pleasant Run Road, Case ZC23-025. THE APPLICANT IS REQUESTING TO TABLE TO THE OCTOBER 9, 2023 PLANNING AND ZONING COMMISSION MEETING
- 2h** Consideration of a Special Use Permit to allow for a Veterinarian Clinic for a for Lot 1, Block A, 170 Players Addition, located at 3825 Glade Road, Suite 130, Case ZC23-026
- 2i** Consideration of a Special Use Permit to allow for a fence for Tract 3K & TR 3Y, Abstract 211, BBB & C RY Survey, located at 509 W. LD Lockett Road, Case ZC23-027
- 2j** Consideration of a Planned Unit Development – Commercial Amendment for Lot 2R, Atlantic Oil and Gas Addition, located at 7970 Precinct Line Road, Case ZC23-028

3. CITIZEN COMMENTS**4. ADJOURNMENT**

I hereby certify this agenda was posted on City Hall bulletin boards *Thursday, September 7, 2023* by 5:00 p.m.

Jaquelyn 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 9/11/2023	Number
Type Approval of Minutes		
Department Community Development		

Title

Planning and Zoning Commission Meeting Minutes - August 14, 2023

Planning and Zoning Commission Worksession Meeting Minutes - August 28, 2023

Planning and Zoning Commission Special Meeting Minutes - August 28, 2023

Attachments

1. August 14, 2023 Regular Meeting
2. August 28, 2023 Worksession
3. August 28, 2023 Special Meeting



City of Colleyville Planning and Zoning Commission Minutes

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

Monday, August 14, 2023

Executive Conference Room

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission Worksession Meeting was called to order by Chair Groves on August 14, 2023, at 6:15 p.m.

Roll Call

Present: David Groves, Mark Alphonso, Jim Linn, Sayeda Syed, and Jerome Obinabo

Absent: Claudia Bevill and Tim Raine

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 Groves adjourned the Planning and Zoning Commission Worksession Meeting at 6:45 p.m.

CALL MEETING TO ORDER CITY COUNCIL CHAMBERS

The City of Colleyville Planning and Zoning Commission Meeting was called to order by Chair Groves on August 14, 2023, at 7:00 p.m.

Roll Call

Present: David Groves, Mark Alphonso, Jim Linn, Sayeda Syed, and Jerome Obinabo

Absent: Claudia Bevill and Tim Raine

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 – July 10, 2023
Planning and Zoning Commission Worksession Minutes – July 24, 2023

Commissioner Linn made a motion to approve the July 10, 2023 Planning and Zoning Commission Meeting Minutes and the amended July 24, 2023 Planning and Zoning Commission Worksession Minutes. Commissioner Alphonso seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Groves, Alphonso, Syed, Linn, and Obinabo

Nay: 0

2. PUBLIC HEARING AGENDA ITEMS

- 2a** TABLED FROM July 10th PLANNING AND ZONING COMMISSION MEETING. 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

Commissioner Syed made a motion to remove Case ZC23-013 from the table.

Commissioner Alphonso seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Groves, Alphonso, Syed, Linn, and Obinabo

Nay: 0

Julia Mitchell, 4810 Shady Wood Ln, Colleyville TX, presented her case for the cemetery expansion.

The public hearing was opened at 7:43 p.m.

With no one wishing to speak, the public hearing was closed at 7:43 p.m.

Commissioner Syed made a motion for an executive session, Commissioner Lynn seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Groves, Alphonso, Syed, Linn, and Obinabo
Nay: 0

The commission took a recess for an executive session at 8:01 p.m.

The executive session ended and the regular meeting resumed at 8:15 p.m.

Commissioner Groves made a motion to approve a Special Use Permit on Case ZC23-013, for the back 10 acres owned by Bluebonnet Cemetery. Commissioner Syed seconded the motion.

The motion was carried by the following vote.

Aye: 5 – Groves, Alphonso, Syed, Linn, and Obinabo
Nay: 0

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

Jacquelyn Reyff presented the case and briefed the Commission.

The applicant, Howard Frost, 5009 Copperglen Circle, Colleyville TX, spoke on the case and answered the commissions questions regarding location and cost of the proposed fence.

The public hearing was opened at 8:22 p.m.

Lisa Grossman, 6014 Pleasant Run Rd, Colleyville TX, spoke in support of the proposed fence, stating that a wall would have negative impacts on her home. The main concern was the area between the proposed fences, which CBI stated they would maintain.

With no one else wishing to speak, the public hearing was closed at 8:26 p.m.

Commissioner Syed made a motion to approve Case ZC23-015. Commissioner Alphonso seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Groves, Alphonso, Syed, Linn, and Obinabo
Nay: 0

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

Jacquelyn Reyff presented the case and briefed the Commission.

The applicant, Boyce Estes, 7717 Benjamin Way, Colleyville TX, spoke on the case and answered the commission's questions regarding location of the proposed fence.

The public hearing was opened at 8:52 p.m.

Skye Thibodeaux, 1800 Industrial Blvd ste 120, Colleyville TX, spoke in support of the proposed fence, and how it would provide a more cohesive look driving down Glade Rd.

With no one else wishing to speak, the public hearing was closed at 8:54 p.m.

Commissioner Alphonso made a motion to table Case ZC23-016 for a special session on August 28th. Commissioner Obinabo seconded the motion.

**Aye: 5 – Groves, Alphonso, Syed, Linn, and Obinabo
Nay: 0**

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

Scott Hammons presented the case and briefed the Commission.

The applicant, John Snyder, 1701 Royal Ln, apt 1202, Farmers Branch TX, came forward and discussed the proposed fence.

The public hearing was opened at 9:05 p.m.

Jojoy Koshy, 409 Stoney Creek Blvd, Sunnyvale TX, came forward to speak in support of the proposal.

With no one else wishing to speak, the public hearing was closed at 9:06 p.m.

Commissioner Groves made a motion to deny Case ZC23-017. Commissioner Alphonso seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Groves, Alphonso, Syed, Linn, and Obinabo
Nay: 0

Commissioner Groves made a motion to approve Case ZC23-017.
Commissioner Alphonso seconded the motion.

The motion was carried by the following vote:

Aye: 4 – Groves, Syed, Linn, Obinabo
Nay: 1 – Alphonso

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

Jacquelyn Reyff presented the case and briefed the Commission.

The applicant, Edward Blu, 5050 Quorum Dr, Dallas TX, spoke on the case.

The public hearing was opened at 9:16 p.m.

With no one wishing to speak, the public hearing was closed at 9:17 p.m.

Commissioner Alphonso made a motion to approve Case ZC23-018.
Commissioner Syed seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Groves, Alphonso, Syed, Linn, and Obinabo
Nay: 0

2f Consideration of a Special Use Permit to allow for an accessory dwelling on, Lot 17, Block 3, Highland Acres Addition, located at 5108 Bransford Road, Case ZC23-019

Jacquelyn Reyff presented the case and briefed the Commission.

The applicant, Edward Blu, 5050 Quorum Dr, Dallas TX, spoke on the case. The homeowner, Salman Arab, 2609 Independence Rd, Colleyville TX, also spoke on the case and answered the commission's questions regarding the need for the accessory dwelling.

The public hearing was opened at 9:25 p.m.

Stephen Pratt, 5104 Bransford Rd, Colleyville TX, spoke in opposition to the case due to drainage problems since construction of the home began.

Karen Pratt, 5104 Bransford Rd, Colleyville TX, also spoke in opposition of the case, adding more buildings could potentially make the drainage worse. The builder Edward Blu stated that the drainage will be upgraded and installed to reduce or eliminate the problem.

With no one else wishing to speak, the public hearing was closed at 9:32 p.m.

Commissioner Alphonso made a motion to approve Case ZC23-019. Commissioner Syed seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Groves, Alphonso, Syed, Linn, and Obinabo

Nay: 0

3. CITIZEN COMMENTS

The public forum opened at 9:33 p.m. and with no one wishing to speak closed at 9:34 p.m.

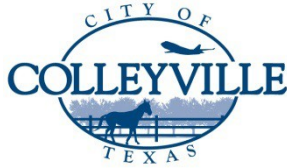
4. ADJOURNMENT

The meeting adjourned at 9:44 p.m.

The minutes were written and prepared by:



Kristopher Potts
Planner



City of Colleyville Planning and Zoning Commission Minutes

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

Monday, August 28, 2023

City Council Chambers

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission Worksession Meeting was called to order by Chair Bevill on August 28, 2023, at 6:15 p.m.

Roll Call

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

Absent: N/A

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

Also Present: Fire Marshal, Robert McKeown and Attorney, Nicole Corr

2. WORKSESSION AGENDA ITEMS

2a

Presentation and discussion of a Rezoning from PUD-C Planned Unit Development – Commercial to PUD-C Planned Unit Commercial for Lot 1, Block 1, of the San Bar Square Addition, located at 105 Cheek Sparger Rd, Case ZC23-006

Jacquelyn Reyff presented item 2a and briefed the Commission. City staff addressed questions from the Commission regarding the updated drainage plans for the project.

2b

Presentation and discussion of a Rezoning from AG Agricultural to R-20 Single Family Residential for Tract 2B09B, Abstract 439, CC Doss Survey, located at 5209 Pool Road, Case ZC23-020

Jacquelyn Reyff presented item 2b and briefed the Commission. City staff addressed questions from the Commission regarding the history of zoning on the property.

2c

Presentation and discussion of a Special Use Permit to allow a fence for Lot 5, Block 5, Woodbriar Estates Addition, located at 3716 Briarhaven Lane, Case ZC23-021

Kristopher Potts presented item 2c and briefed the Commission. City staff addressed questions from the Commission regarding the appearance of the fence, and the location of the proposed fence on the property.

2d

Presentation and discussion of a Special Use Permit to allow a fence for Lot 1, Block 1, Naler Addition, located at 6101 Waller Lane, Case ZC23-022

Kristopher Potts presented item 2d and briefed the Commission. City staff addressed questions from the Commission regarding the appearance of the fence, and the location of the proposed fence on the property.

2e

Presentation and discussion of a Special Use Permit to allow a fence for Lot 4, Block C, Legacy North, located at 703 Marie Drive, Case ZC23-023

Kristopher Potts presented item 2e and briefed the Commission. City staff addressed questions from the Commission regarding the appearance of the fence, and the location of the proposed fence on the property.

2f

Presentation and discussion of a Special Use Permit to allow a fence for Lot 1, Block B, Legacy North, located at 812 Sawyer Drive, Case ZC23-024

Scott Hammons presented item 2f and briefed the Commission. City staff addressed questions from the Commission regarding the appearance and location of the fence, and the location of the proposed patio cover on the property.

2g

Presentation and discussion of a a Rezoning from AG Agricultural to R-30 Single Family Residential and R-40 Single Family Residential for Lots 1 and 2R1, Block 1, Davis Place Addition, located at 6400 and 6316 Pleasant Run Road, Case ZC23-025

Jacquelyn Reyff presented item 2g and briefed the Commission. City staff addressed questions from the Commission and will request more information from the applicant.

2h

Presentation and discussion of a Special Use Permit to allow for a Veterinarian Clinic for a for Lot 1, Block A, 170 Players Addition, located at 3825 Glade Road, Suite 130, Case ZC23-026

Scott Hammons presented item 2h and briefed the Commission. City staff addressed questions from the Commission regarding the SUP request and expansion of TruBond Veterinarian Clinic

2i

Presentation and discussion of a Special Use Permit to allow a fence for Tract 3K & TR 3Y, Abstract 211, BBB & C RY Survey, located at 509 W. LD Lockett Road, Case ZC23-027

Scott Hammons presented item 2f and briefed the Commission. City staff addressed questions from the Commission regarding the appearance of the fence, and the location of the proposed fence on the property.

2j

Presentation and discussion of a request for PUD-C Amendment to allow for a carwash for Lot 2R, Atlantic Oil and Gas Addition, located at 7970 Precinct Line Road, Case ZC23-028

Jacquelyn Reyff presented item 2f and briefed the Commission. City staff addressed questions from the Commission regarding the required masonry fence and preserving the trees on the property.

3. ADJOURNMENT

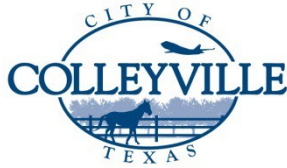
The meeting adjourned at 7:01 p.m.

The minutes were written and prepared by:



Kristopher Potts
Planner

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



City of Colleyville Planning and Zoning Special Meeting Minutes

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

Monday, August 28, 2023

City Council Chambers

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission Worksession Meeting was called to order by Chair Bevill on August 28, 2023, at 7:10 p.m.

Roll Call

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

Absent: N/A

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

Also Present: Fire Marshal, Robert McKeown and Attorney, Nicole Corr

2. WORKSESSION AGENDA ITEMS

AGENDA ITEMS

2a

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 the case and briefed the Commission.

The applicant, Boyce Estes, 7017 Benjamin Way, Colleyville TX, spoke on the case. The developer, Skye Thibodeaux, 1800 Industrial Blvd, Colleyville TX, also spoke on the case.

**Commissioner Alphonso made a motion to approve Case ZC23-016.
Commissioner Raine seconded the motion.**

The motion was carried by the following vote:

Aye: 6 – Alphonso, Syed, Linn, Raine, Obinabo and Bevill
Abstain: 1 Groves

3. ADJOURMENT

The meeting adjourned at 7:38 p.m.

The minutes were written and prepared by:

Kris Potts

Kristopher Potts
Planner

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



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number**Agenda Date** 9/11/2023**Type** Presentation and Discussion**Department** Community Development

Title

Presentation and discussion of a change of zoning from a PUD-C Planned Unit Development – Commercial district to a PUD-C Planned Unit Development – Commercial district, specifically for new commercial offices. The request is for medical and general office uses to include a compound pharmacy.

Explanation

TABLED FROM THE JULY 10th PLANNING AND ZONING COMMISSION MEETING

Robert Johnson, the applicant, has submitted a request to rezone from PUD-C Planned Unit Development – Commercial district to PUD-C Planned Unit Development – Commercial district for the property known as Lot 1, Block 1, San Bar Addition, being approximately 1.94 acres, and addressed as 105 Cheek Sparger Road. The purpose is to allow for new commercial offices with a compounding pharmacy and medical and general office uses.

Existing Conditions/Background: The subject property is currently platted as 1.94 acres known as Lot 1, Block 1, San Bar Square Addition. The applicant proposes to construct two (2) buildings.

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

Proposed PUD-C Ordinance: *Request* – The applicant requests to change zoning to the PUD-C district to allow for two medical and general office buildings (Building one: 6,100 s.f, compounding pharmacy; and, Building two: 7,320 s.f. medical and general office). The base zoning shall be CPO Professional Office.

Analysis: The subject property complies with most of the minimum physical requirements described for the requested PUD-C designation. This request fits into a recent trend of commercial development along and adjacent to the Colleyville Boulevard Corridor. Approval of this PUD would mean the approval of two, one-story office buildings for this property.

The following regulations from the proposed PUD-C ordinance are proposed and would differ from the requirements of the Land Development Code:

- Pharmacy use as a permitted use in Building One.
- No drive-thru businesses permitted.

Plat Status: The property is platted as Lot 1, Block 1, San Bar Square Addition.

DRC Review: The Development Review Committee reviewed the request at their March 20, 2023 meeting and the following comments were provided to the applicant:

1. Comments provided from City Manager's Office: better define the land uses and if the development is expected to be phased please explain; the façade materials appear to be siding, brick and stucco. Could stone also be incorporated? Please provide a color rendering or provide the color of the materials on the façade drawing.
2. Provide the following information on the Site Plan: provided and required sparking spaces; location, size and arrangement of lighting; and current land uses and zoning district of the adjacent properties.
3. Dimension the elevation drawings for the length and the height of the building articulation.
4. Provide a Landscape Plan.
5. Provide a Drainage Plan.
6. Provide an Urban Forestry Plan.
7. Provide a sidewalk on Cheek Sparger Road.

Updated exhibits have been provided and the comments have been addressed.

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

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

Surrounding Development: Properties immediately to the north and east have R-20 Single Family Residential zoning and has developed with residential uses. Property to the south has R-15 Single Family Residential zoning and has developed with Single-Family residential uses. Property to the west has PUD-C Planned Unit Development - Commercial zoning and is improved with a commercial use.

Comprehensive Plan: The City's Comprehensive Plan, Destination Colleyville, designates the subject property and the property along Colleyville Boulevard as part of the Colleyville Boulevard Corridor for future commercial use. The proposed rezoning request complies with the commercial land use designation stated in the comprehensive plan.

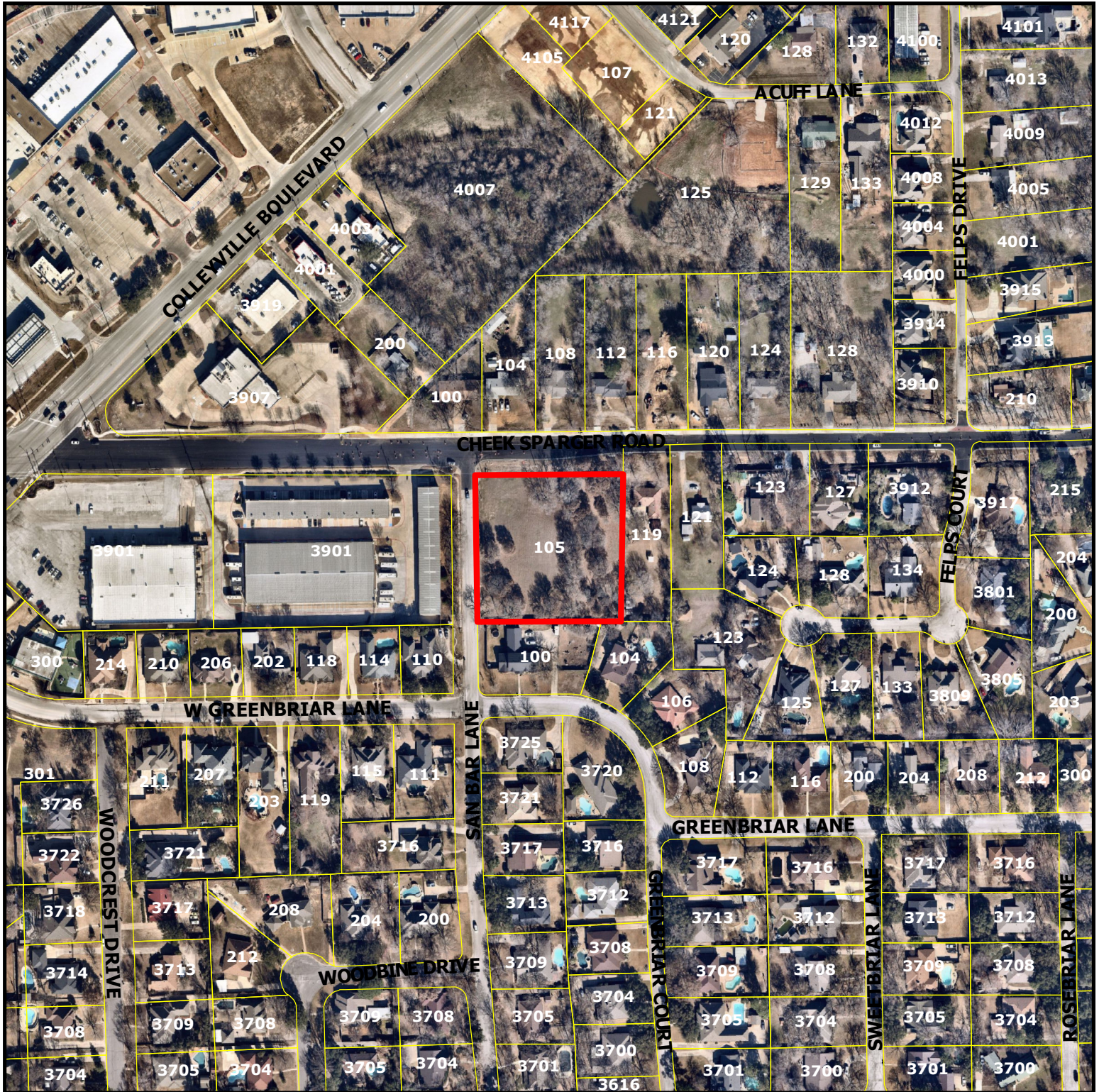
Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1,000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published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

Staff Recommendation: Staff is neutral on the request.

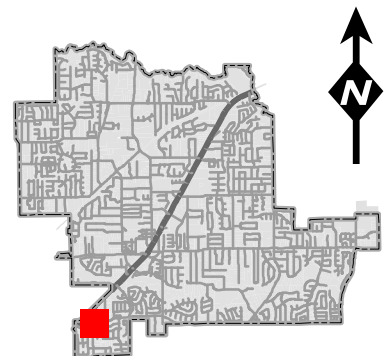
Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Site Plan
5. Elevation Building 1
6. Floor Plan Building 1
7. Elevation Building 2
8. Landscaping Plan
9. Urban Forestry Plan
10. Drainage Plan
11. Ordinance O-85-600
12. Notification Map
13. Notification List
14. Opposition Letters Received
15. Draft Ordinance

Aerial Map



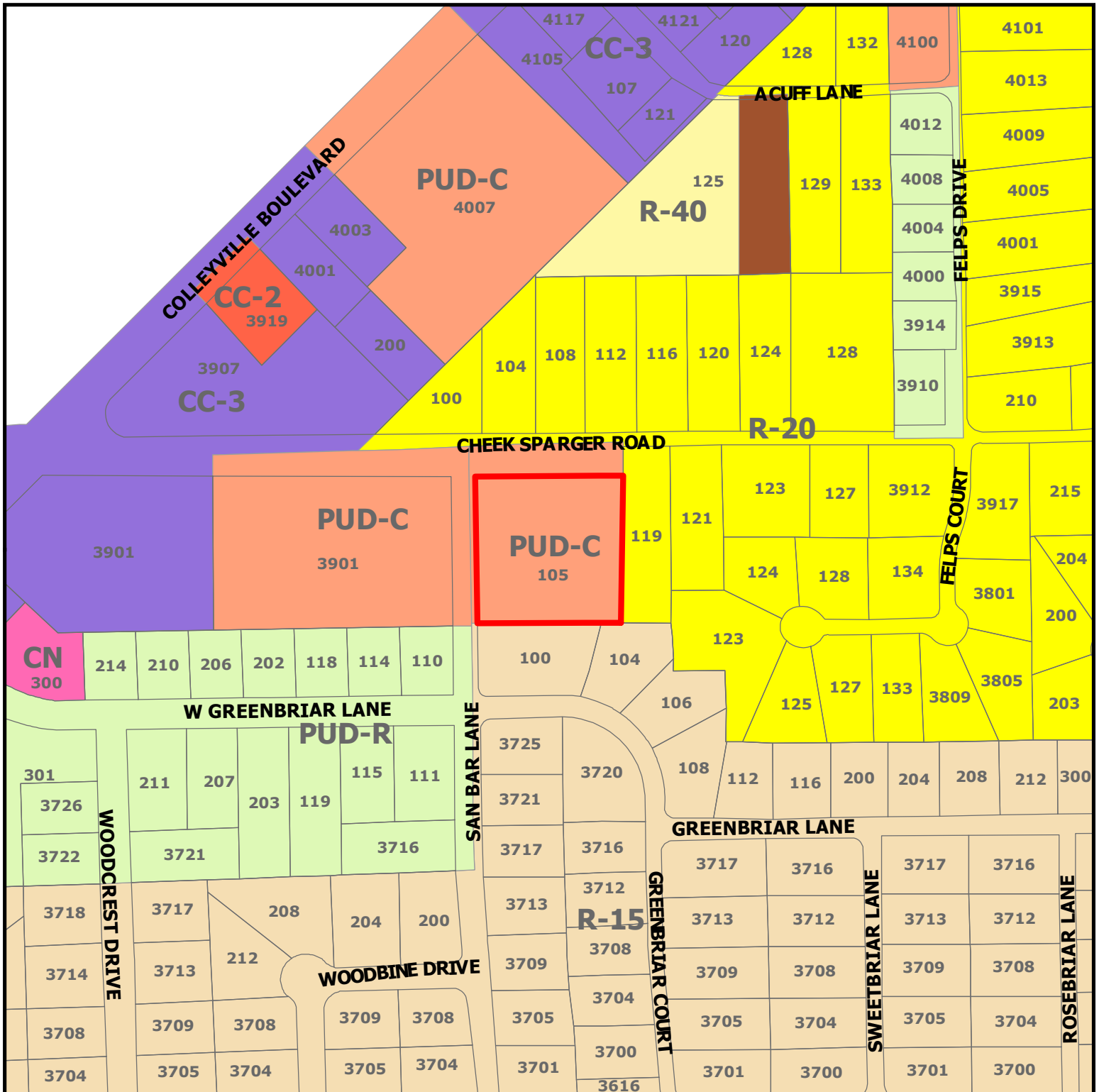
ZC23-006
105 Cheek-Sparger Road



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 Subject Property

Zoning Map



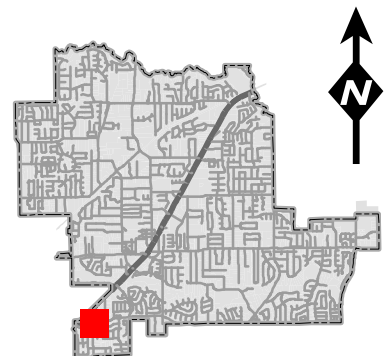
ZC23-006
105 Cheek-Sparger Road

DISCLAIMER:

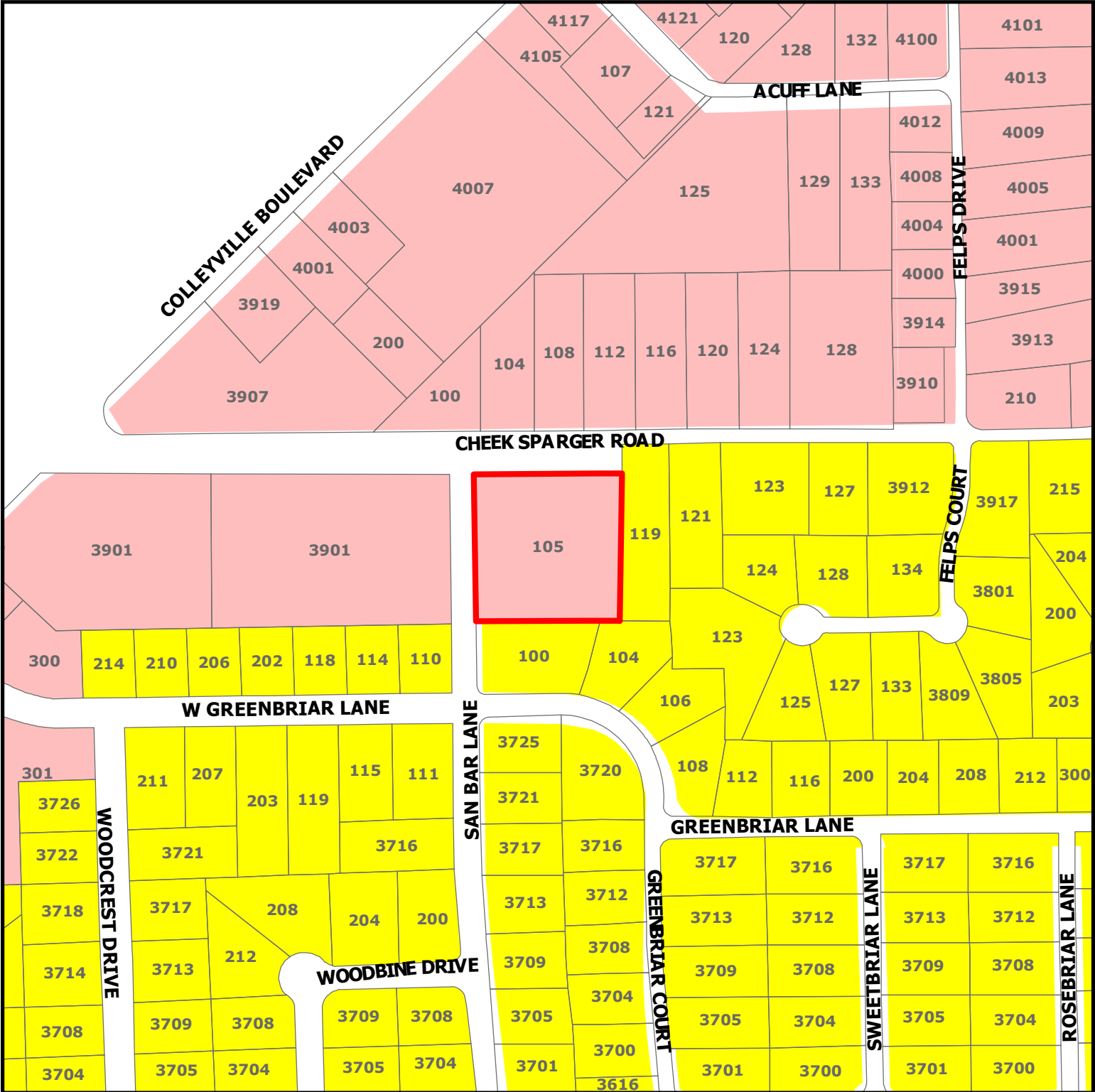
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Subject Property



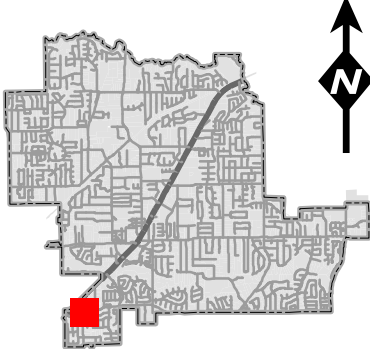
Future Land Use Map



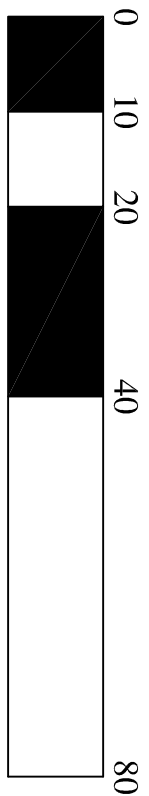
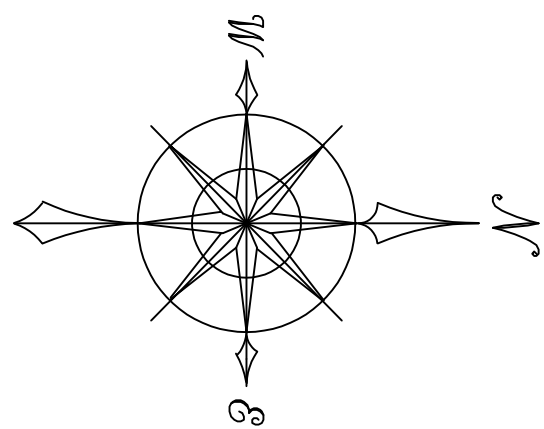
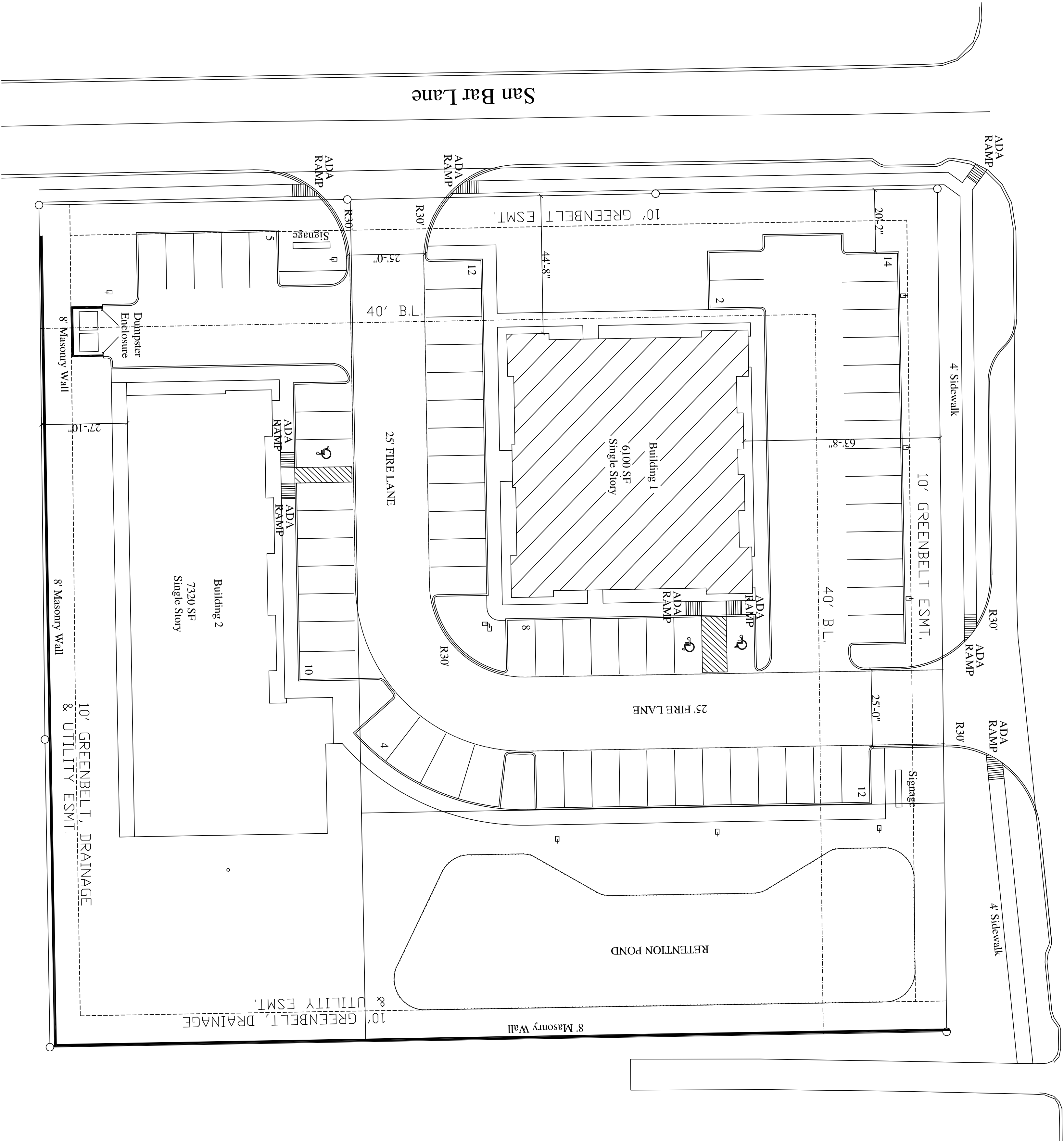
ZC23-006
105 Cheek-Sparger Road

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-  Subject Property
-  Residential
-  Colleyville Blvd Corridor



Cheek Sparger Road



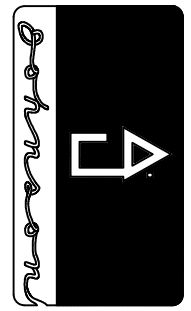
25'-30' LED POLE LIGHT (EXACT HEIGHT AND LOCATIONS TO BE DETERMINED BY PHOTOMETRIC.)

* ADDITIONAL WALL PACK LIGHTING TO BE DETERMINED BY PHOTOMETRIC.

105 CHEEK SPARGER - LOT COVERAGE %						
TOTAL LOT FOOTAGE	BUILDING SF	PAVING SF	PAVING %	GREEN SPACE	GREEN SPACE %	
79492 SF	13420	169 %	30781	38.7 %	39291	44.4 %

PARKING SUMMARY		REQUIRED	PROVIDED
REGULAR	1 PER 200 SQ. FT.	67	67
ACCESSIBLE	1 PER 25 PARKING SPACES	3	3

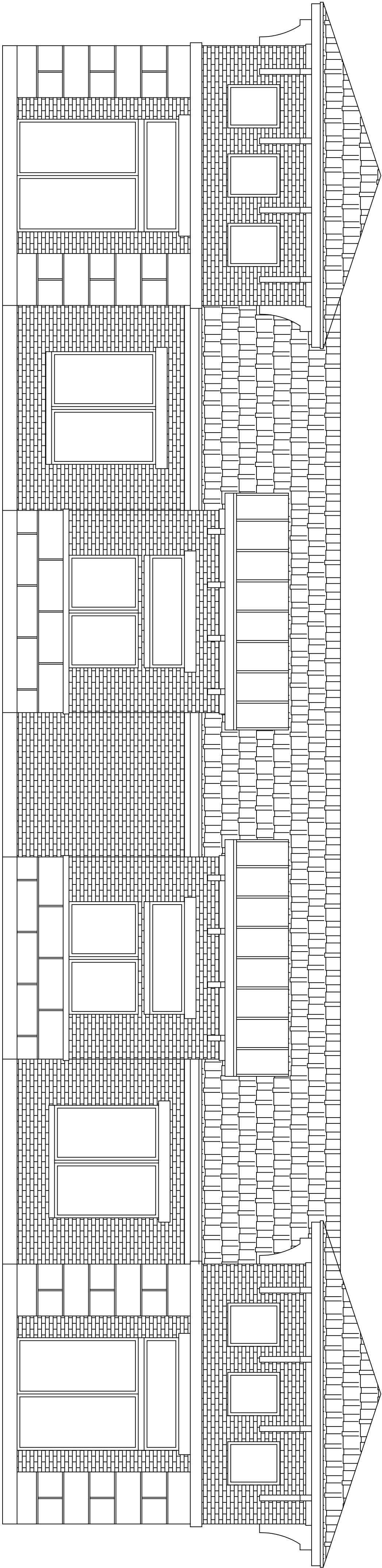
* 2 ADA SPACES ARE VAN ACCESSIBLE



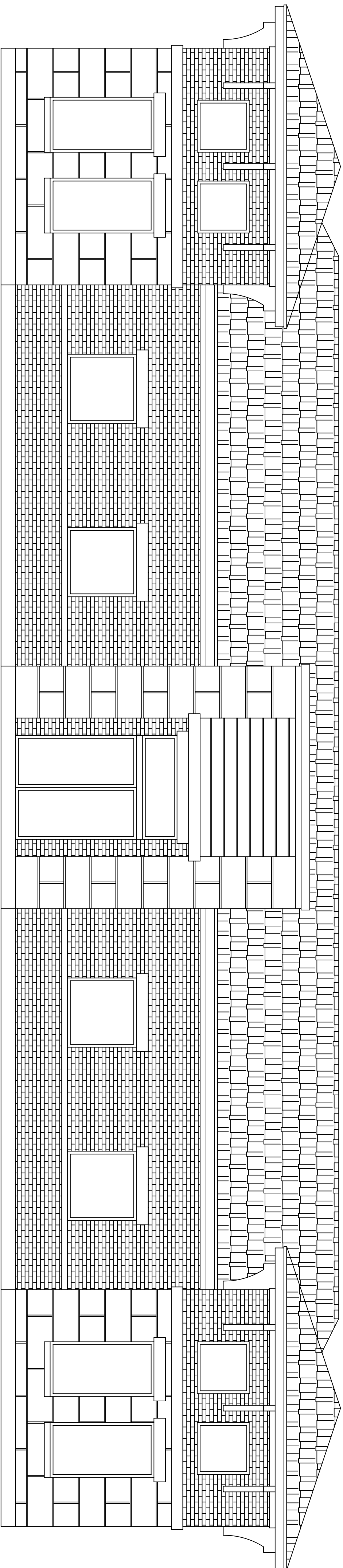
Robert Johnson Designs
845 ENTERPRISE PLACE - SUITE B
SOUTH LAKE, TEXAS 76092
(817) 251-4646

105 Cheek-Sparger Rd.

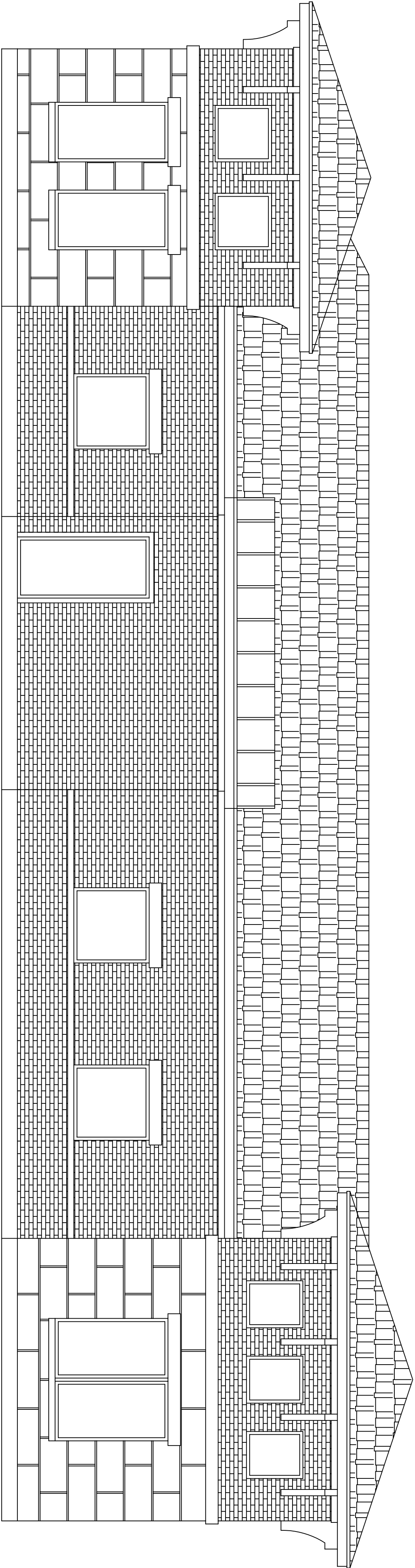
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DATE:	Rev. 29 August 23	Office Park	Site Plan



North Elevation



South Elevation

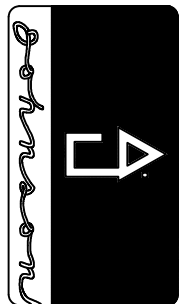


Side Elevations

* EXTERIOR FACADE TO BE OVER 90 % MASONRY

105 CHEEK SPARGER - BUILDING ONE						
ELEVATION	CLADDING	MASONRY	100% MASONRY	TOTAL	% MASONRY	% MASONRY 30% MIN
NORTH	325	999	0	999	100.0 %	0.0 %
SOUTH	266	990	44	1034	96.6 %	5.4 %
EAST	191	875	0	875	100.0 %	0.0 %
WEST	191	875	0	875	100.0 %	0.0 %
GROSS AREA	971	3675	44	3719	99.1 %	0.9 %

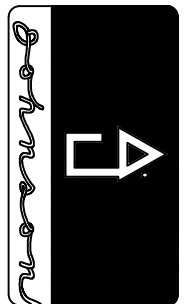
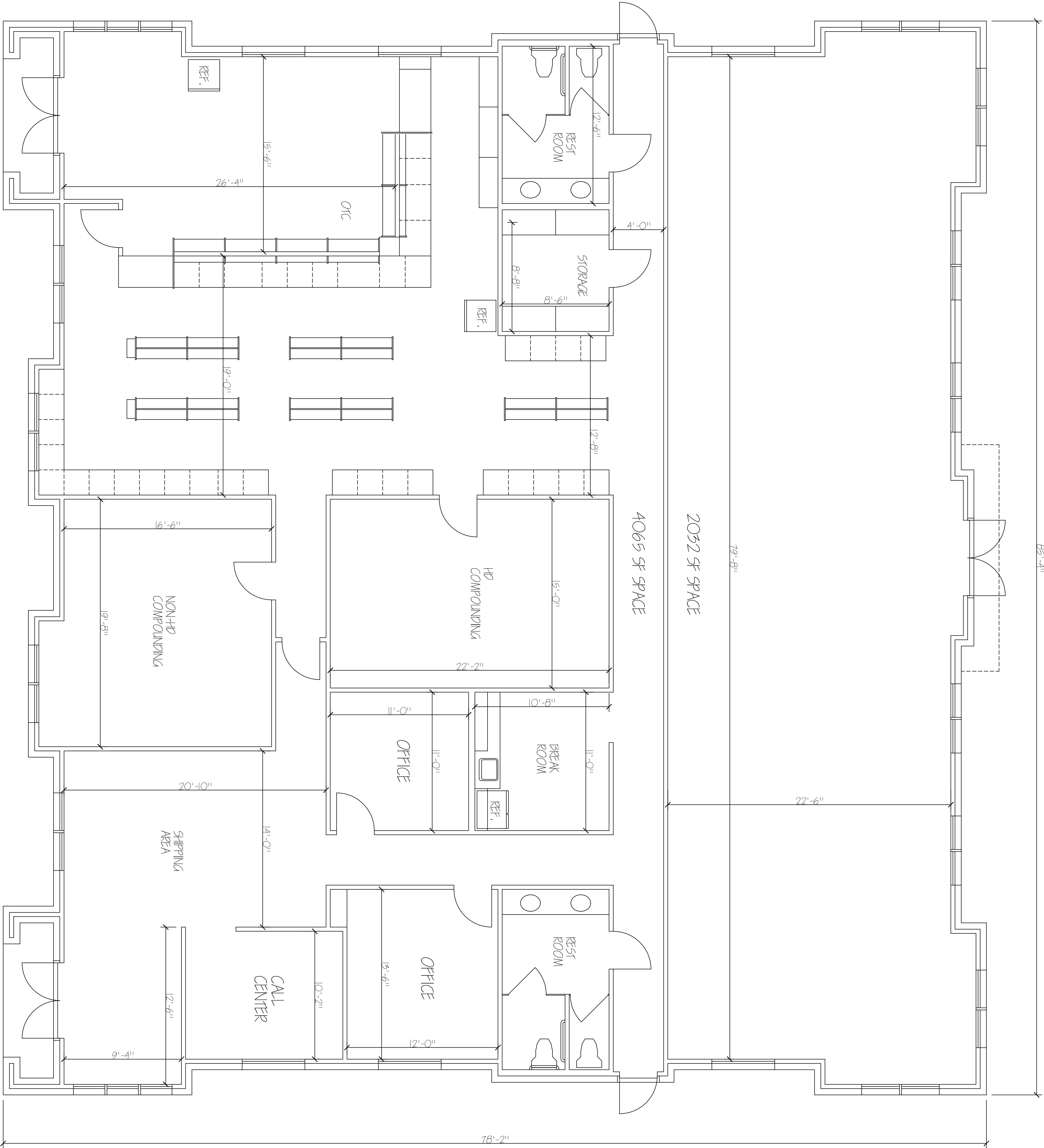
NOTE: NET SQUARE FOOTAGE CALCULATIONS WERE ARE APPROXIMATE



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105 Cheek-Sparger Rd.

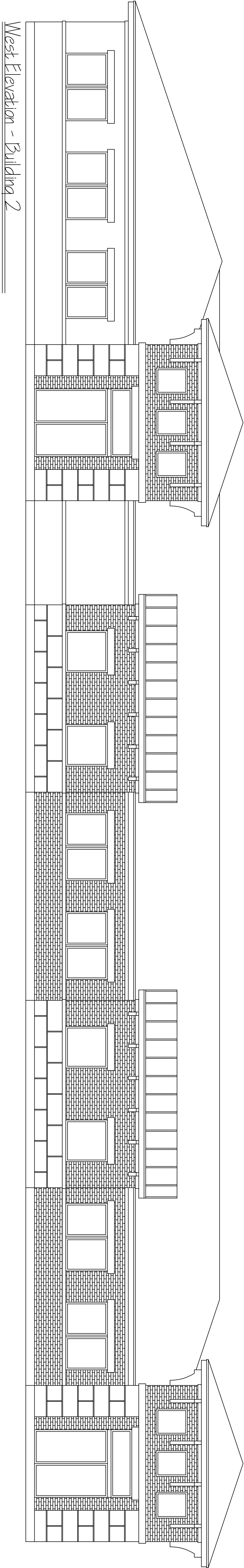
SCALE: NTS		PLAN #:	PAGE:
DATE:	11 August 23	Office Park	Building 1 Elevations



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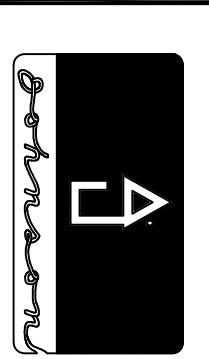
105 Cheek-Sparger Rd.

SCALE:	NTS	PLAN #:	Office Park	PAGE:	Building 1 Floor Plan
DATE:	11 August 23				



West Elevation - Building 2

* EXTERIOR FACADE TO BE OVER 90 % MASONRY

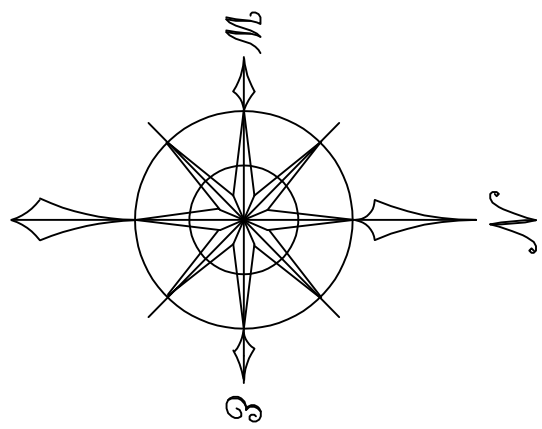
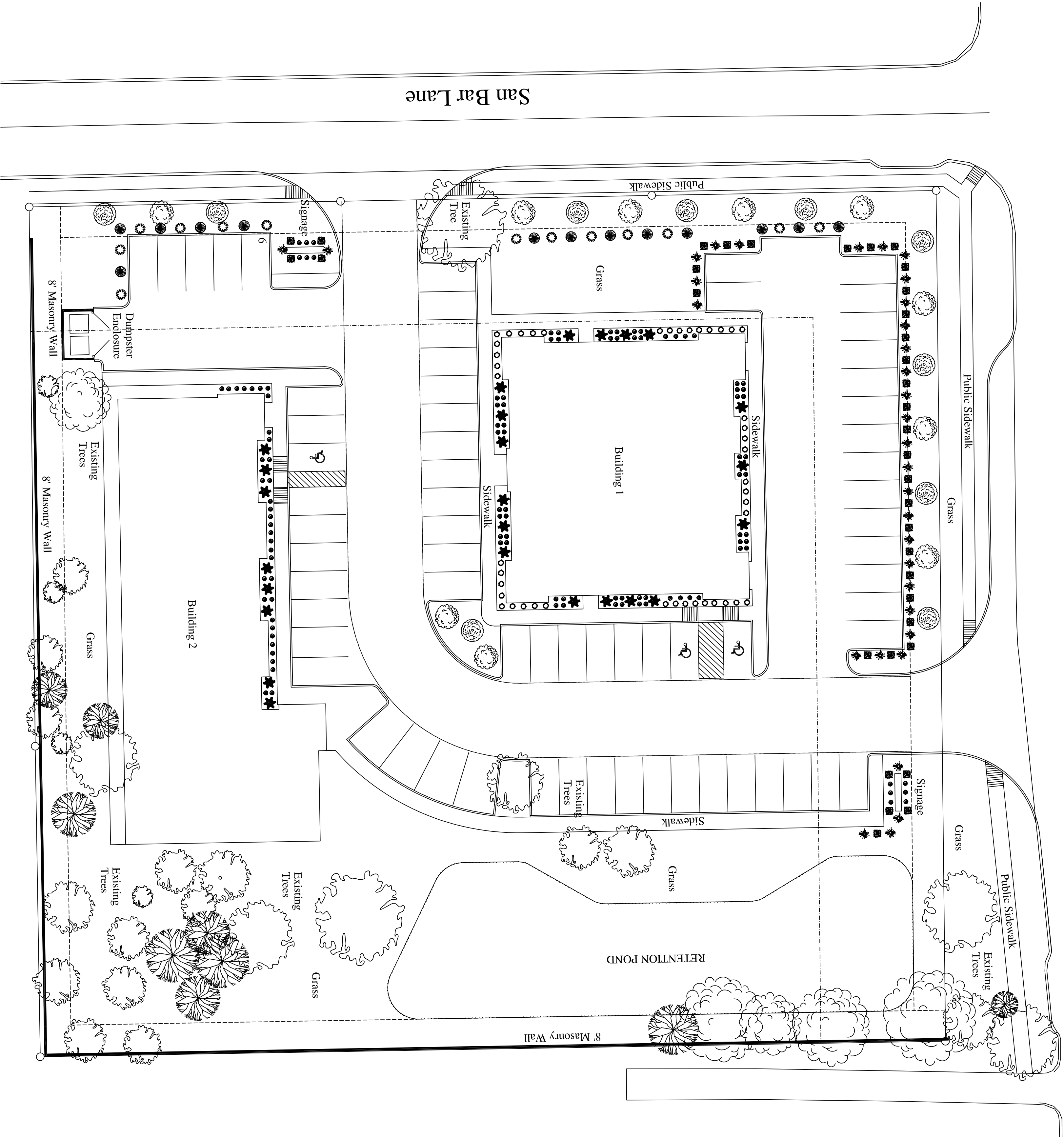


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105 Cheek-Sparger Rd.

SCALE:	NTS	PLAN #:		PAGE:	
DATE:	Rev. 11 August 23	Office Park		Building 2	Front Elevations

Cheek Sparger Road



- Bald Cypress - Taxodium distichum
- Red Oak - Quercus shumardii
- Crape Myrtle - Lagerstroemia indica
- Nandina - Nandina domestica
- Purple Sage - Leucophyllum frutescens
- Juniper - Juniperus chinensis

PLANT LIST		
QUANTITY	MATERIAL	SIZE
4	BALD CYPRESS	3"
29	RED OAK	10 GAL.
64	CRAPENRTLE	5 GAL.
160	NANDINA	5 GAL.
160	PURPLE SAGE	5 GAL.
160	JUNIPER	5 GAL.

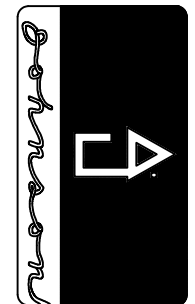
BERMUDA HYDROMULCH ON ALL LANDSCAPED AREAS
FULLY AUTOMATIC IRRIGATION SYSTEM ON ALL LANDSCAPED AREAS

MANDATORY REQUIREMENTS

- SITE TREES
(1) 3" CALIPER TREE PER EACH 40 FT OF STREET FRONTAGE
495 FT OF STREET FRONTAGE: 495 LF / 40 = 13 TREES
17 TREES PROVIDED ON STREET FRONTAGE
- SITE SHRUBS
(1) 18" IN HEIGHT OR 5 GAL PLANT FOR EACH 5 LF OF PUBLIC RIGHT OF WAY
ADJACENT TO THE PROPERTY
495 FT OF STREET FRONTAGE: 495 LF / 5 = 99 SHRUBS
101 TREES PROVIDED ON STREET FRONTAGE

20 % OF THE TOTAL LAND AREA SHALL BE LANDSCAPED
AT LEAST 50 % OF THE TOTAL LANDSCAPED AREA SHALL BE LOCATED IN
THE STREET YARDS

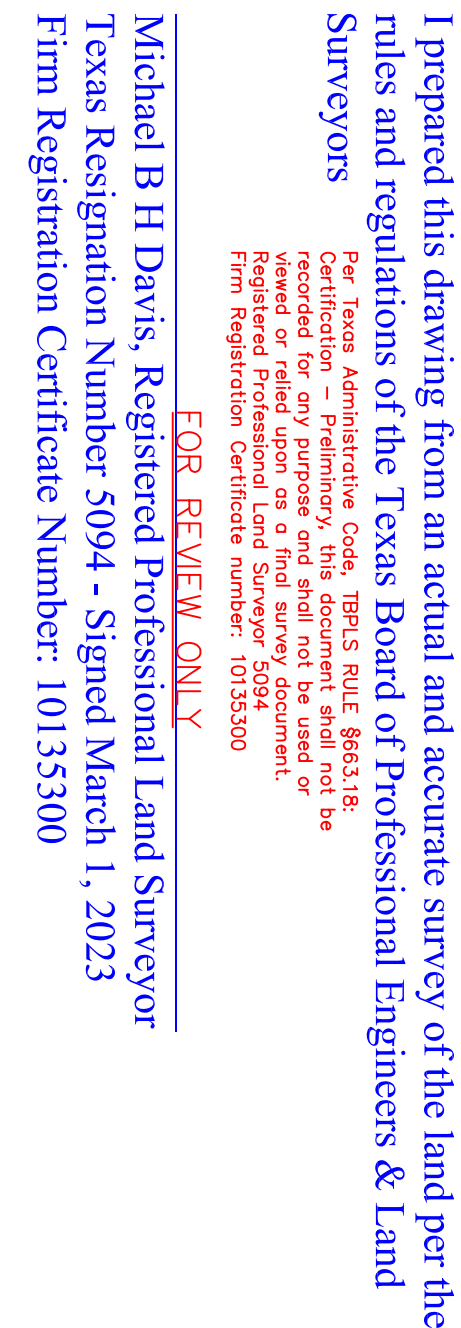
105 CHEEK SPARGER - LOT COVERAGE %					
TOTAL LOT FOOTAGE	BUILDING SF	PAVING SF	PAVING %	GREEN SPACE	GREEN SPACE %
79492 SF	15420	50781	58.7 %	55291	44.4 %



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105 Cheek-Sparger Rd.

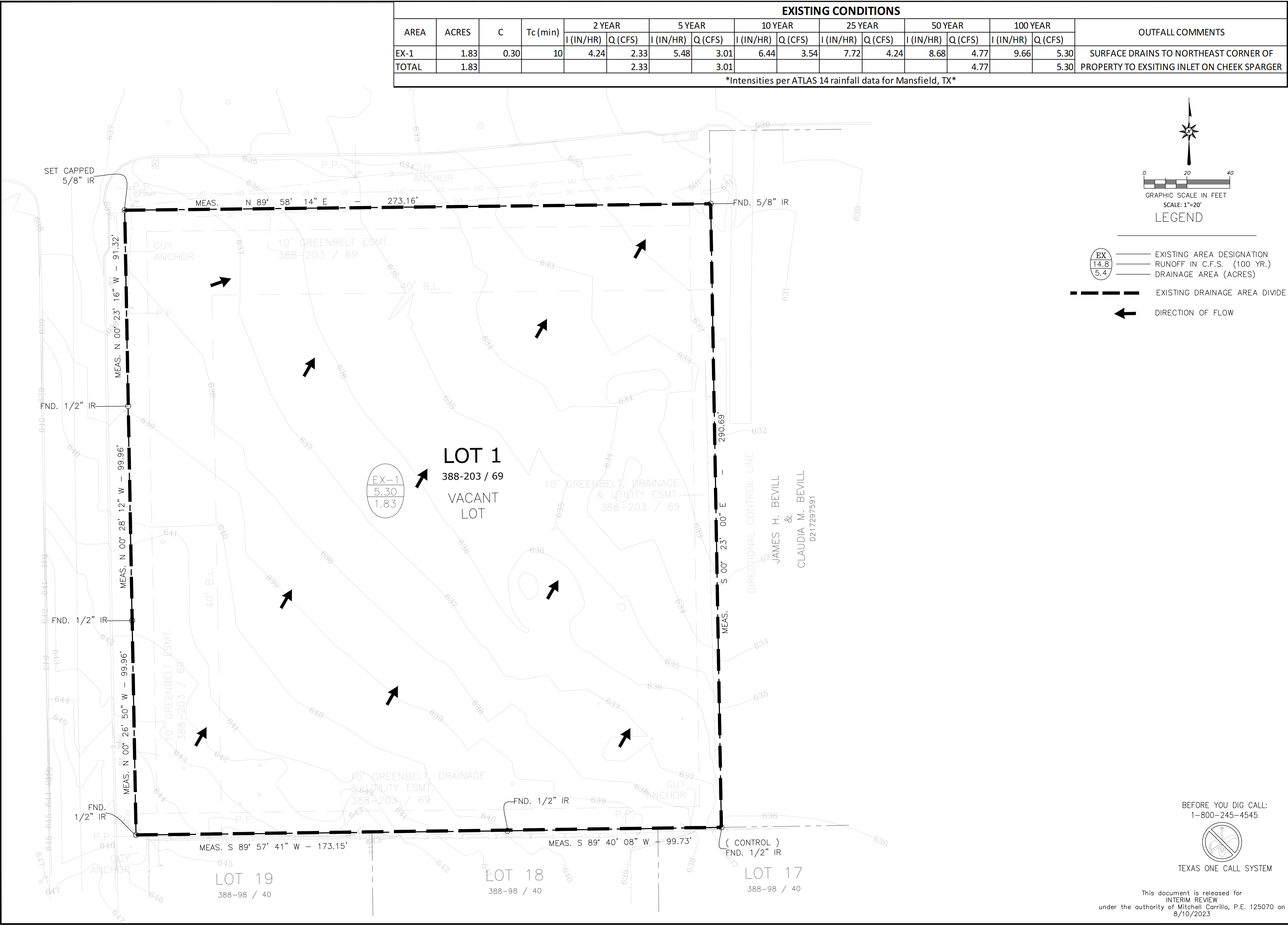
SCALE:	AS SHOWN	PLAN #:	PAGE:
DATE:	Rev. 29 August 23	Office Park	Landscape Plan



LANDSURVEYOR:
ALPHA LAND SURVEYING, INC
969 ELKIN LANE
KELLER, TEXAS 76262-4941
PH 817-614-8017
FAX 817-379-5696
CONTACT: MIKE B DAVIS
mbd7@gte.net

URBAN FORESTRY
PLAN
Lot 1, Block 2
San Bar Square
an addition to the
City of Colleyville, Texas
recorded in
Volume 388-203, Page 69
Plat Records, Tarrant County, Texas
105 Cheek Sparger Road
Field Surveyed:
January 18, 2023
Revised: April 27 2023

Dates: Aug 10, 2023, 4:18pm User: G:\jeff.stewart
File: N:\Land Development\ENG 2023\30.100988 - Colleyville Office Park - Robert Johnson\3 - CAD\Plans\Construction Plans\C1 EXISTING DRAINAGE AREA MAP.dwg



F-324

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1705 WEST NW HWY. STE. 255

GRAPEVINE, TEXAS 76051

PH: (469) 283-2625

COLLEYVILLE OFFICE PARK
105 CHEEK SPARGER RD
COLLEYVILLE, TX 76034

EXISTING DAM

CUSTOMER NAME:

PROJECT INFO:

NAME

DRAWN BY: JSS

CHECKED BY: CGS

DESIGNED BY: JSS

JOB NO.

30.100988

PRINTED

DATE

REMARKS

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00/00/00

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REMARKS

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REVISION

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00/00/00

REVISION

2

00/00/00

REVISION

3

00/00/00

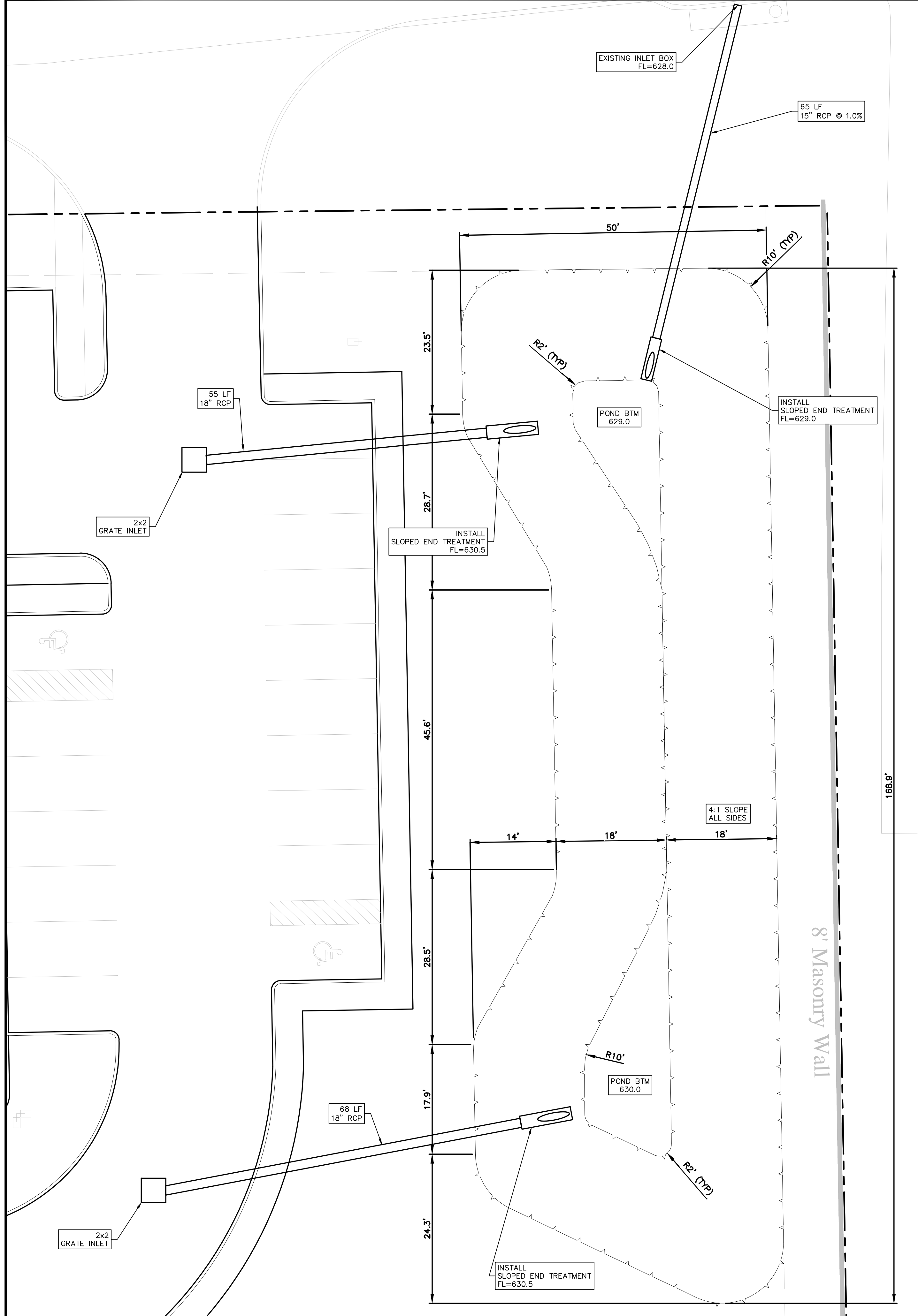
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4

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Date: Aug 10, 2023, 4:18pm User: G:\jeff.stewart
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The standard orifice equation used is:

$$Q = C_o * A * \sqrt{\frac{2 * g * d}{k}} * N_b$$

Where:

- Q = (discharge) [allowable]
A = (actual flow area)
d = (gutter to orifice centroid dist.)
N_b = (# of barrels/orifices) = 1
C_o = (orifice coefficient)
K = (constant) = 1
g = (gravity)

OUTFALL RESTRICTED WITH (1) 9" DIA. ORIFICE.
ORIFICE ELEVATION 629.0 AT POND OUTFALL
INTO (1) 15" RCP PIPE

BEFORE YOU DIG CALL:
1-800-245-4545



TEXAS ONE CALL SYSTEM

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8/10/2023

Standard Orifice Eqtn. 2yr WSE		Standard Orifice Eqtn. 5yr WSE		Standard Orifice Eqtn. 10yr WSE	
Variable	Values at 2yr WSE	Variable	Values at 5yr WSE	Variable	Values at 10yr WSE
WSE =	630.54	WSE =	631.01	WSE =	631.37
C _o =	0.60	C _o =	0.60	C _o =	0.60
A _g =	0.44	A _g =	0.44	A _g =	0.44
g =	32.16	g =	32.16	g =	32.16
d =	1.17	d =	1.64	d =	1.99
Q =	2.30	Q =	2.72	Q =	3.00
Standard Orifice Eqtn. 25yr WSE		Standard Orifice Eqtn. 50yr WSE		Standard Orifice Eqtn. 100yr WSE	
Variable	Values at 25yr WSE	Variable	Values at 50yr WSE	Variable	Values at 100yr WSE
WSE =	631.82	WSE =	632.14	WSE =	632.46
C _o =	0.60	C _o =	0.60	C _o =	0.60
A _g =	0.44	A _g =	0.44	A _g =	0.44
g =	32.16	g =	32.16	g =	32.16
d =	2.44	d =	2.77	d =	3.08
Q =	3.32	Q =	3.54	Q =	3.73

F-324

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GRAPEVINE, TEXAS 76051

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COLLEYVILLE OFFICE PARK

105 CHEEK SPARGER RD

COLLEYVILLE, TX 76034

DETENTION POND

PROJECT NAME:

CUSTOMER NAME:

PROJECT INFO:	NAME	DRAWN BY: JSS	CHECKED BY: CGS	DESIGNED BY: JSS	JOB NO.
					30.100988

PRINTED

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00/00/00	PERMIT
00/00/00	FOR CONSTRUCTION

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00/00/00	REVISION 3
00/00/00	REVISION 4

PAGE NO:

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Pond Report

Hydrology Studio v 3.0.0.27

Project Name:

08-03-2023

Dry Pond

Stage-Storage-Discharge Summary

Stage (ft)	Elev. (ft)	Storage (cuft)	Culvert (cfs)	Orifices, cfs			Riser (cfs)	Weirs, cfs			Pf Riser (cfs)	Exfil (cfs)	User (cfs)	Total (cfs)
				1	2	3		1	2	3				
0.00	629.00	0.000	0.000					0.000						0.000
0.23	629.23	235	0.180 ic					0.000						0.180
0.45	629.45	497	0.633 ic					0.000						0.633
0.68	629.68	787	1.172 ic					0.000						1.172
0.90	629.90	1,107	1.541 ic					0.000						1.541
1.13	630.13	1,459	1.842 ic					0.000						1.842
1.35	630.35	1,843	2.100 ic					0.000						2.100
1.58	630.58	2,261	2.330 ic					0.000						2.330
1.80	630.80	2,716	2.539 ic					0.000						2.539
2.03	631.03	3,207	2.732 ic					0.000						2.732
2.25	631.25	3,737	2.912 ic					0.000						2.912
2.48	631.48	4,307	3.082 ic					0.000						3.082
2.70	631.70	4,919	3.243 ic					0.000						3.243
2.93	631.93	5,574	3.396 ic					0.000						3.396
3.15	632.15	6,273	3.543 ic					0.000						3.543
3.38	632.38	7,018	3.684 ic					0.000						3.684
3.60	632.60	7,811	3.820 ic					0.000						3.820
3.82	632.83	8,652	3.951 ic					0.000						3.951
4.05	633.05	9,544	4.077 ic					0.000						4.077
4.27	633.28	10,487	4.200 ic					0.000						4.200
4.50	633.50	11,484	4.320 ic					0.000						4.320

Suffix key: ic = inlet control, oc = outlet control, s = submerged weir

Pond Report

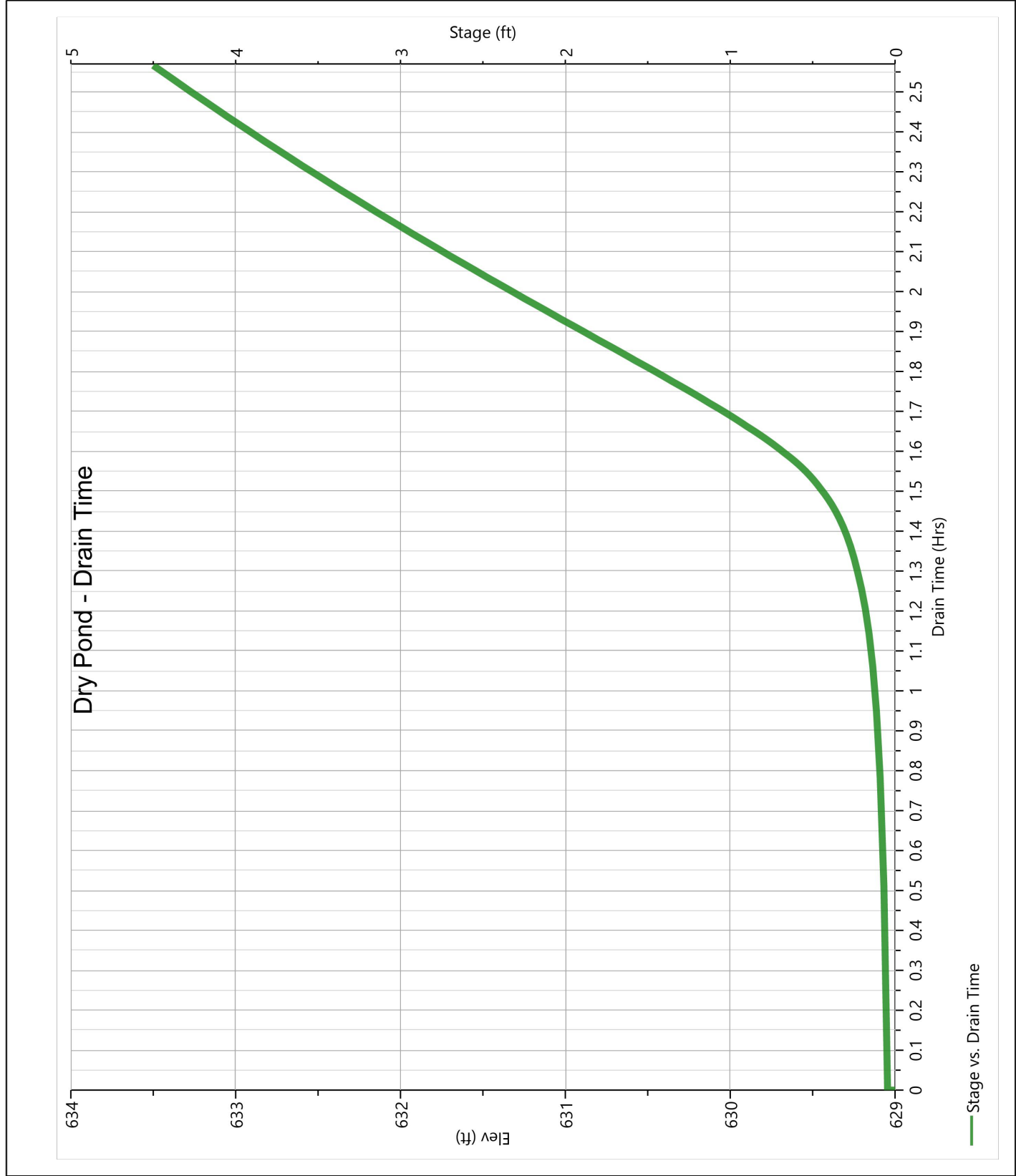
Hydrology Studio v 3.0.0.27

Project Name:

08-03-2023

Dry Pond

Pond Drawdown



Pond Report

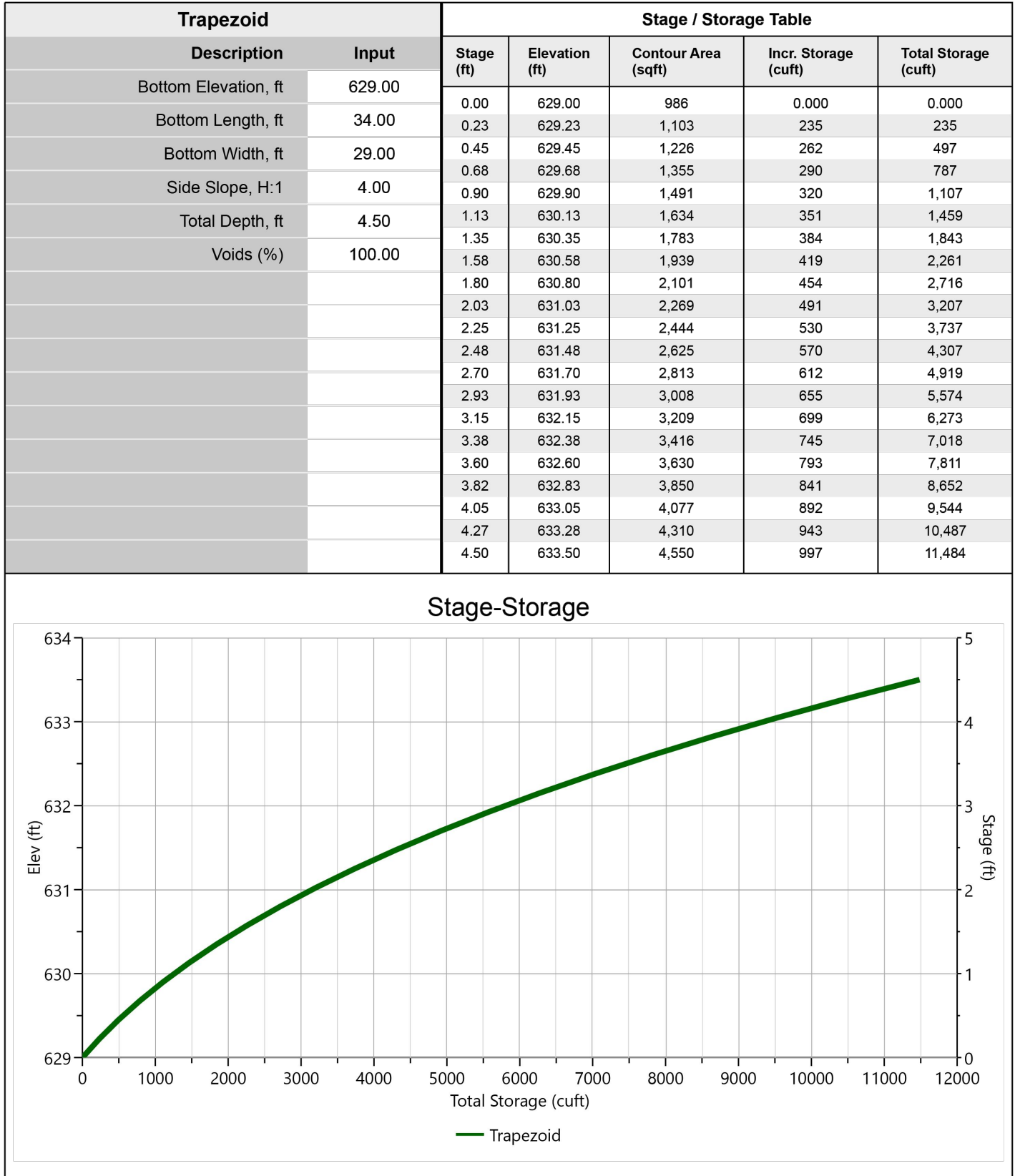
Hydrology Studio v 3.0.0.27

Project Name:

08-03-2023

Dry Pond

Stage-Storage



Pond Report

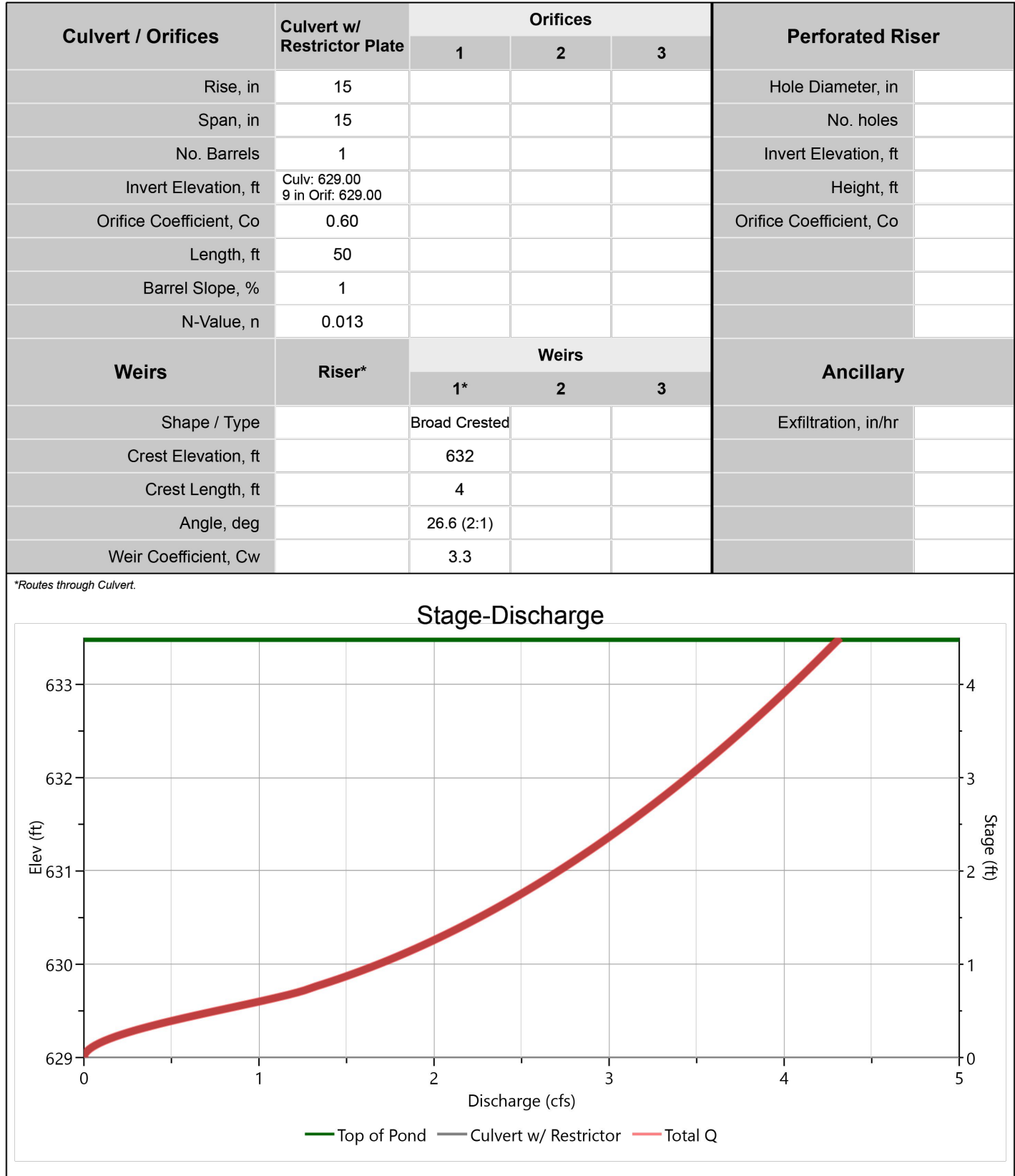
Hydrology Studio v 3.0.0.27

Project Name:

08-03-2023

Dry Pond

Stage-Discharge



The standard orifice equation used is:

$$Q = C_o * A * \sqrt{\frac{2 * g * d}{k}} * N_b$$

Where:

- Q = (discharge) [allowable]
- A = (actual flow area)
- d = (gutter to orifice centroid dist.)
- N_b = (# of barrels/orifices) = 1
- C_o = (orifice coefficient)
- K = (constant) = 1
- g = (gravity)

OUTFALL RESTRICTED WITH (1) 9" DIA. ORIFICE.
ORIFICE ELEVATION 629.0 AT POND OUTFALL
INTO (1) 15" RCP PIPE

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GRAPEVINE, TEXAS 76051
PH: (469) 283-2625



COLLEYVILLE OFFICE PARK
105 CHEEK SPARGER RD
COLLEYVILLE, TX 76034

POND CALCULATIONS

PROJECT NAME:

CUSTOMER NAME:

PROJECT INFO:	NAME	DRAWN BY: JSS	CHECKED BY: CGS	DESIGNED BY: JSS	JOB NO.
					30.100988

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Hydrograph Report

Hydrology Studio v 3.0.0.27

Project Name:

08-03-2023

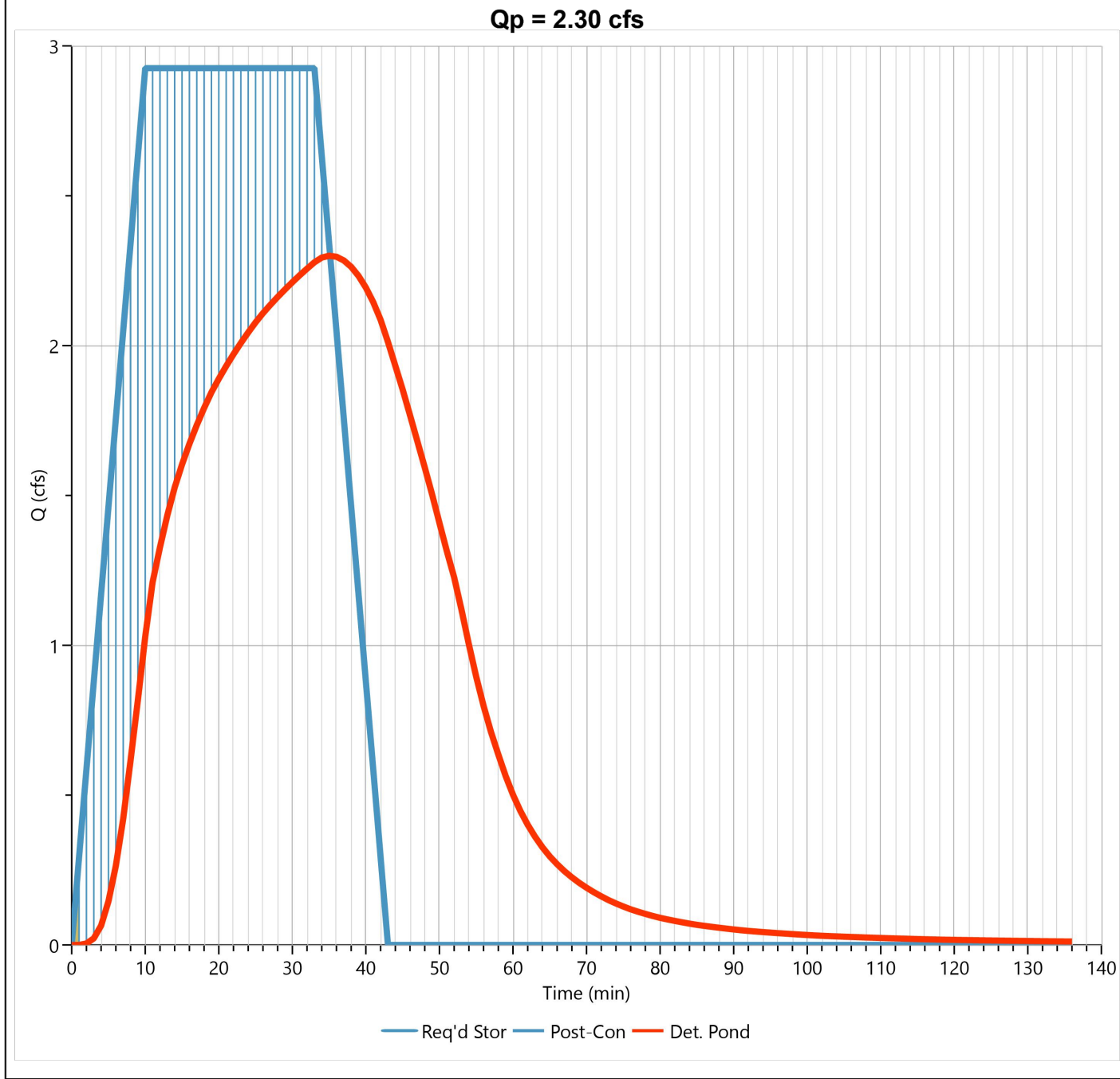
Det. Pond

Hyd. No. 3

Hydrograph Type	= Pond Route	Peak Flow	= 2,300 cfs
Storm Frequency	= 2-yr	Time to Peak	= 0.58 hrs
Time Interval	= 1 min	Hydrograph Volume	= 5,781 cuft
Inflow Hydrograph	= 2 - Post-Con	Max. Elevation	= 630.54 ft
Pond Name	= Dry Pond	Max. Storage	= 2,204 cuft

Pond Routing by Storage Indication Method

Center of mass detention time = 13 min



Hydrograph Report

Hydrology Studio v 3.0.0.27

Project Name:

08-03-2023

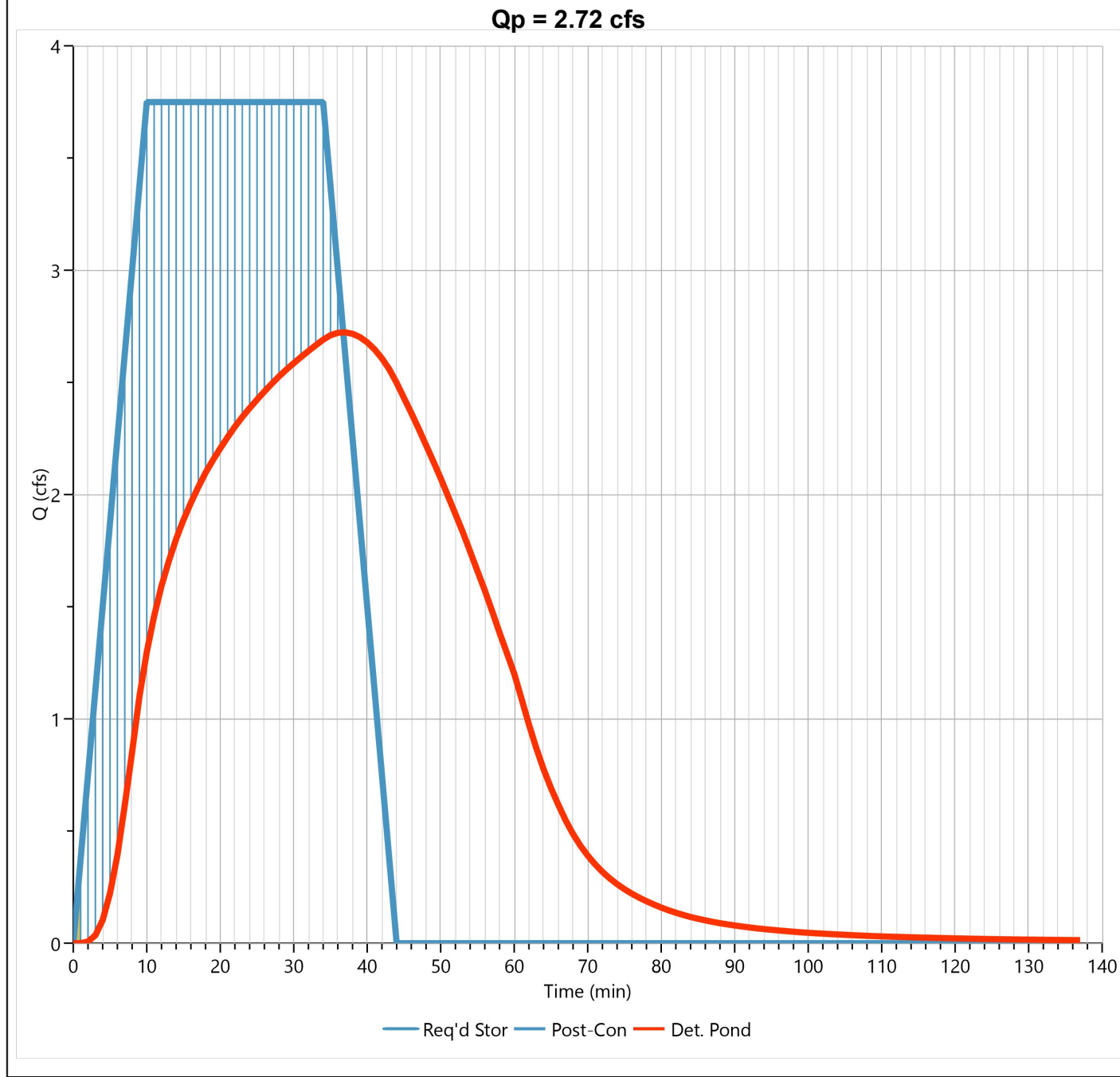
Det. Pond

Hyd. No. 3

Hydrograph Type	= Pond Route	Peak Flow	= 2,723 cfs
Storm Frequency	= 5-yr	Time to Peak	= 0.62 hrs
Time Interval	= 1 min	Hydrograph Volume	= 7,637 cuft
Inflow Hydrograph	= 2 - Post-Con	Max. Elevation	= 631.02 ft
Pond Name	= Dry Pond	Max. Storage	= 3,183 cuft

Pond Routing by Storage Indication Method

Center of mass detention time = 15 min



Hydrograph Report

Hydrology Studio v 3.0.0.27

Project Name:

08-03-2023

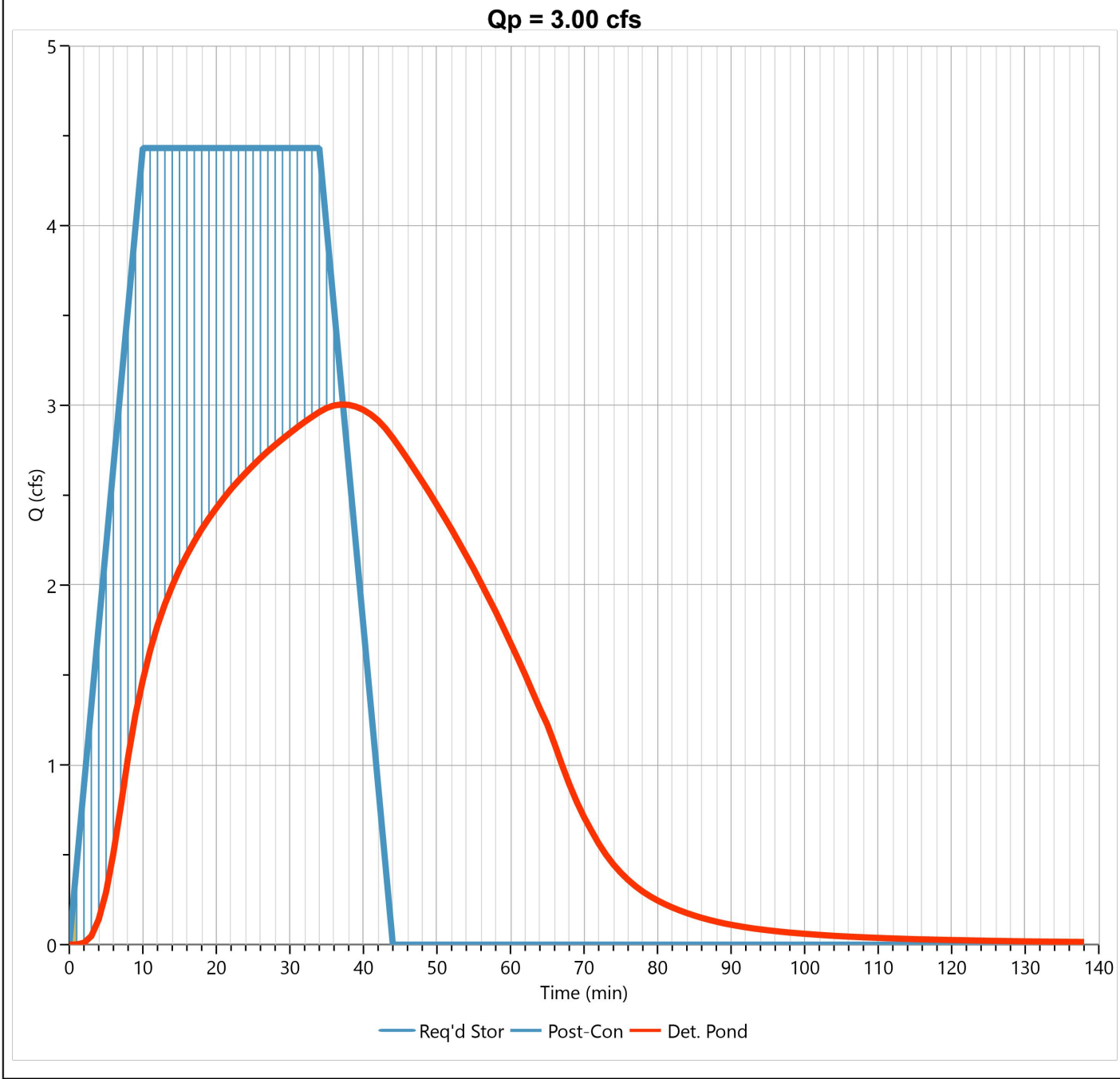
Det. Pond

Hyd. No. 3

Hydrograph Type	= Pond Route	Peak Flow	= 3,005 cfs
Storm Frequency	= 10-yr	Time to Peak	= 0.62 hrs
Time Interval	= 1 min	Hydrograph Volume	= 9,028 cuft
Inflow Hydrograph	= 2 - Post-Con	Max. Elevation	= 631.37 ft
Pond Name	= Dry Pond	Max. Storage	= 4,043 cuft

Pond Routing by Storage Indication Method

Center of mass detention time = 17 min



Hydrograph Report

Hydrology Studio v 3.0.0.27

Project Name:

08-03-2023

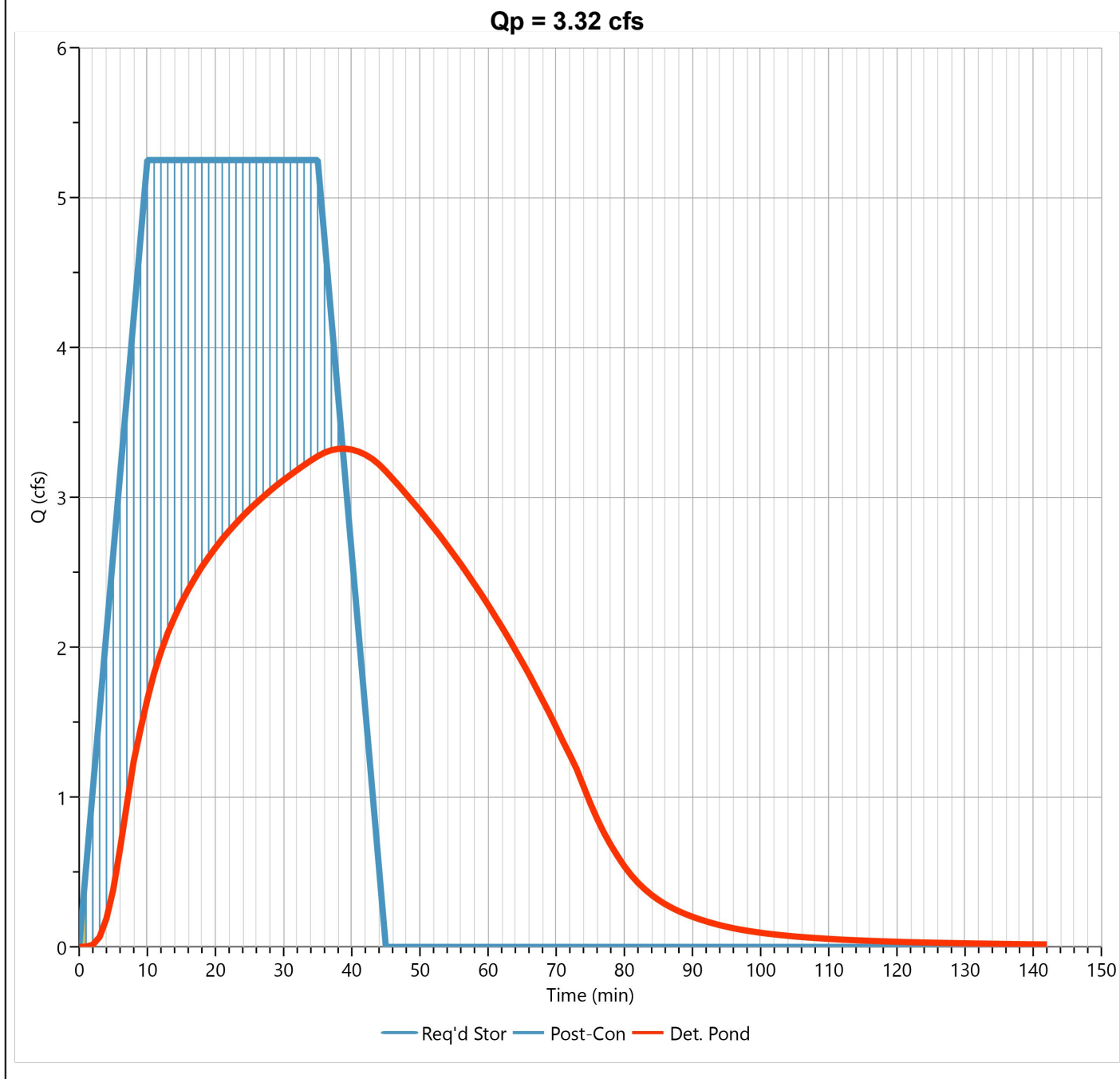
Det. Pond

Hyd. No. 3

Hydrograph Type	= Pond Route	Peak Flow	= 3,324 cfs
Storm Frequency	= 25-yr	Time to Peak	= 0.65 hrs
Time Interval	= 1 min	Hydrograph Volume	= 11,013 cuft
Inflow Hydrograph	= 2 - Post-Con	Max. Elevation	= 631.82 ft
Pond Name	= Dry Pond	Max. Storage	= 5,261 cuft

Pond Routing by Storage Indication Method

Center of mass detention time = 19 min



Hydrograph Report

Hydrology Studio v 3.0.0.27

Project Name:

08-03-2023

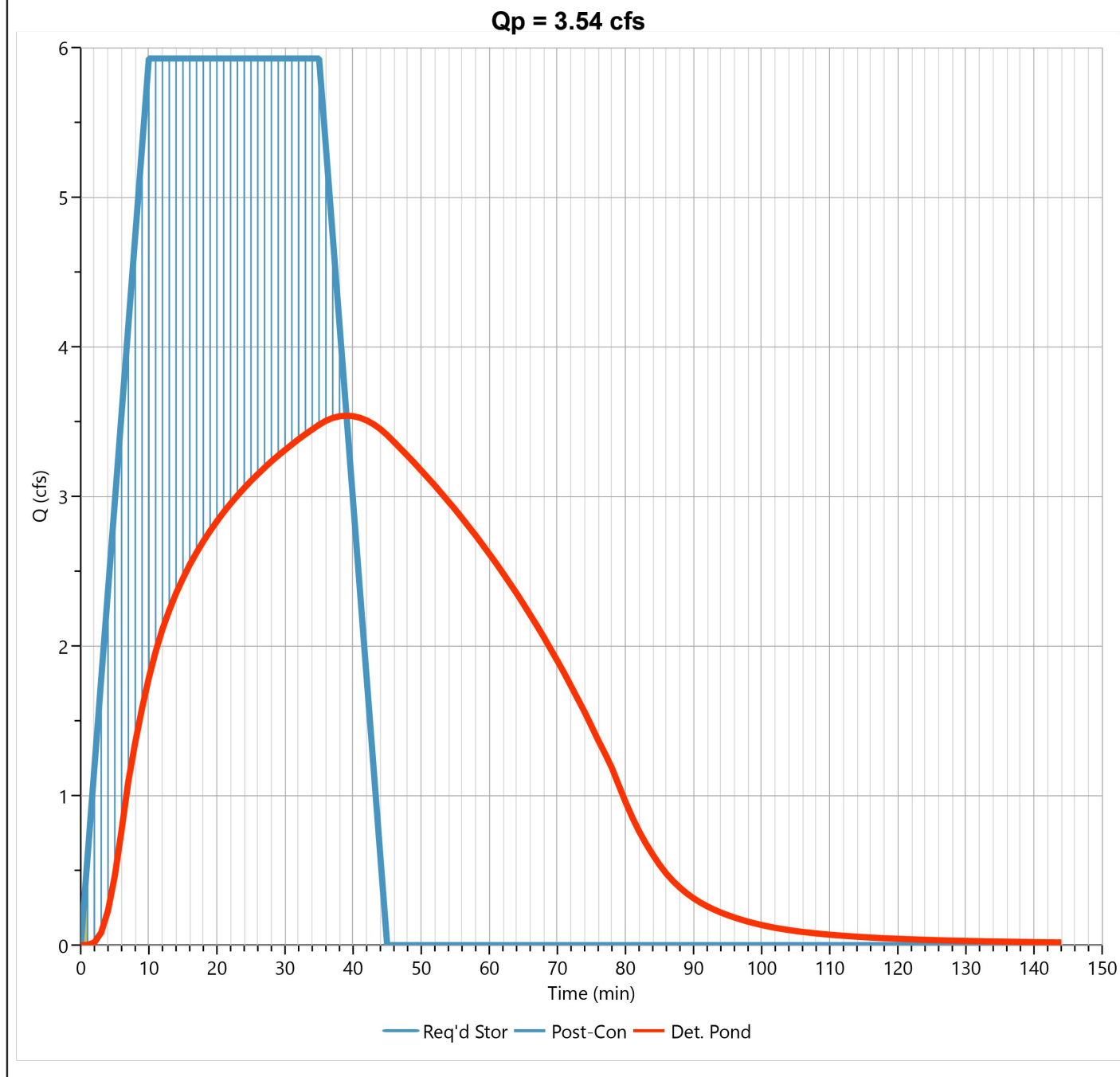
Det. Pond

Hyd. No. 3

Hydrograph Type	= Pond Route	Peak Flow	= 3,539 cfs
Storm Frequency	= 50-yr	Time to Peak	= 0.65 hrs
Time Interval	= 1 min	Hydrograph Volume	= 12,434 cuft
Inflow Hydrograph	= 2 - Post-Con	Max. Elevation	= 632.14 ft
Pond Name	= Dry Pond	Max. Storage	= 6,254 cuft

Pond Routing by Storage Indication Method

Center of mass detention time = 21 min



Hydrograph Report

Hydrology Studio v 3.0.0.27

Project Name:

08-03-2023

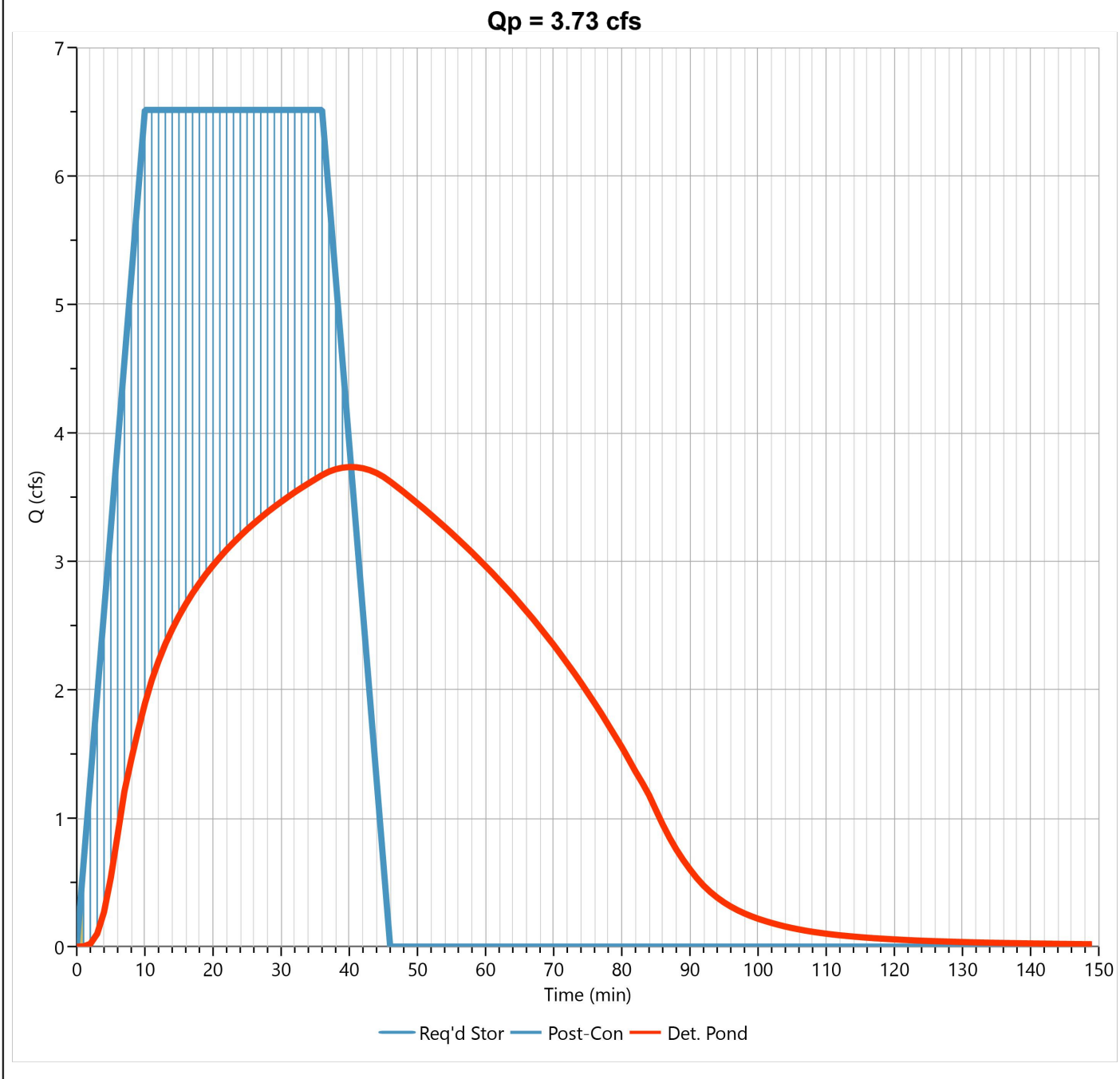
Det. Pond

Hyd. No. 3

Hydrograph Type	= Pond Route	Peak Flow	= 3,734 cfs
Storm Frequency	= 100-yr	Time to Peak	= 0.67 hrs
Time Interval	= 1 min	Hydrograph Volume	= 14,059 cuft
Inflow Hydrograph	= 2 - Post-Con	Max. Elevation	= 632.46 ft
Pond Name	= Dry Pond	Max. Storage	= 7,307 cuft

Pond Routing by Storage Indication Method

Center of mass detention time = 23 min



The standard orifice equation used is:

$$Q = C_o * A * \sqrt{\frac{2 * g * d}{k}} * N_b$$

Where:

- Q = (discharge) [allowable]
- A = (actual flow area)
- d = (gutter to orifice centroid dist.)
- N_b = (# of barrels/orifices) = 1
- C_o = (orifice coefficient)
- K = (constant) = 1
- g = (gravity)

OUTFALL RESTRICTED WITH (1) 9" DIA. ORIFICE.
ORIFICE ELEVATION 629.0 AT POND OUTFALL
INTO (1) 15" RCP PIPE

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GRAPEVINE, TEXAS 76051
PH: (469) 283-2625



COLLEYVILLE OFFICE PARK
105 CHEEK SPARGER RD
COLLEYVILLE, TX 76034

POND CALCULATIONS

PROJECT NAME:

CUSTOMER NAME:

PROJECT INFO:	NAME	DRAWN BY:	JSS	CHECKED BY:	CGS	DESIGNED BY:	JSS	JOB NO.	30,100988
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00/00/00	PERMIT
00/00/00	FOR CONSTRUCTION

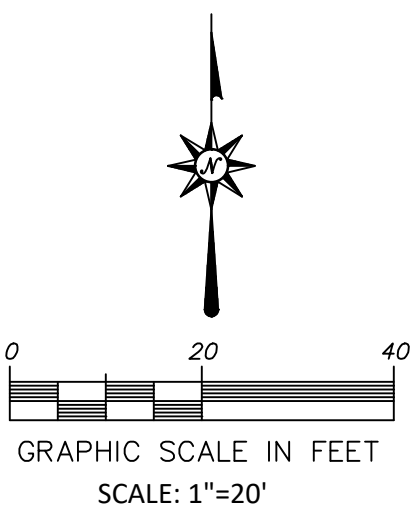
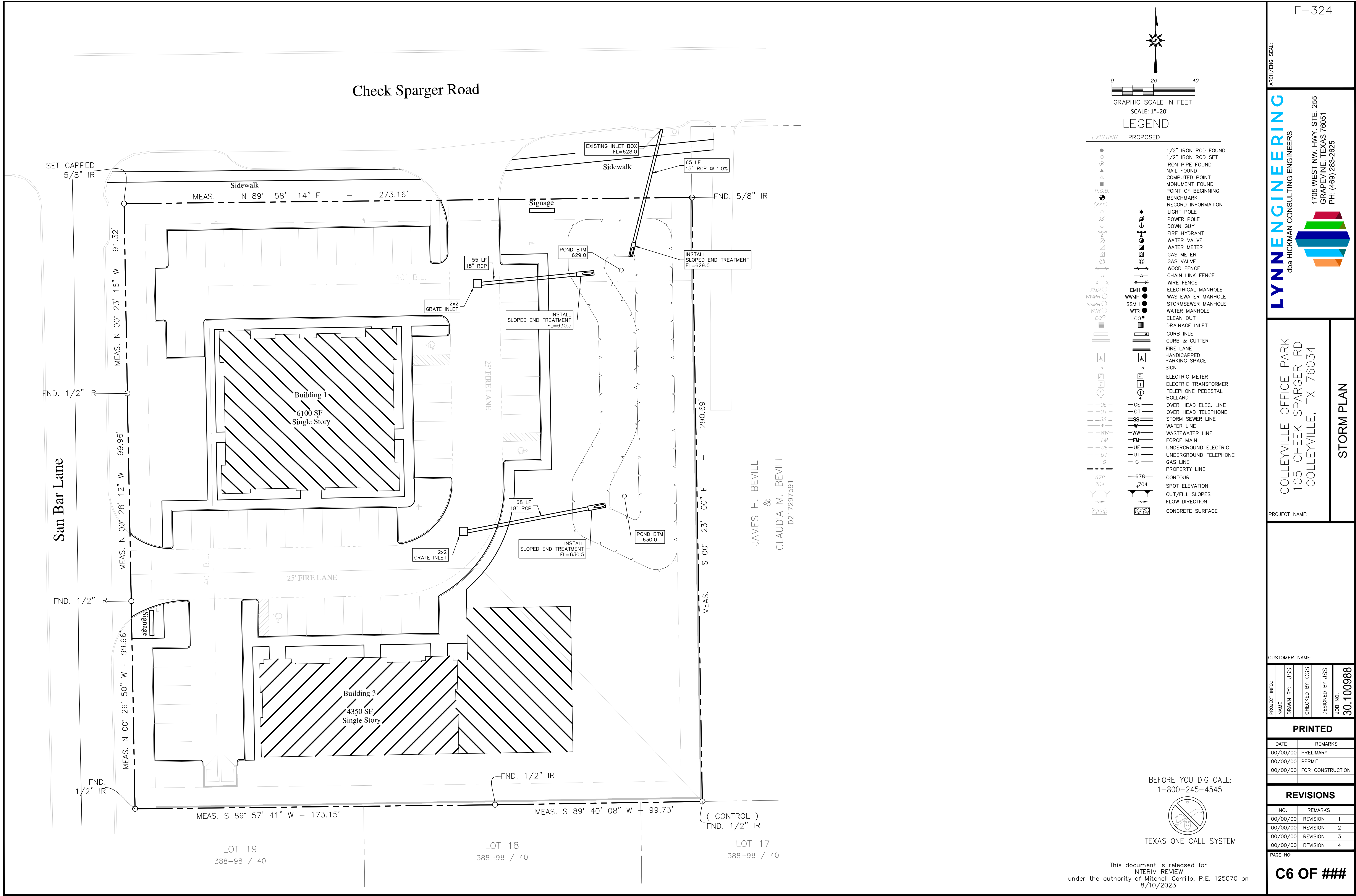
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00/00/00	REVISION 2
00/00/00	REVISION 3
00/00/00	REVISION 4

PAGE NO:

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LEGEND

EXISTING	PROPOSED	
●	●	1/2" IRON ROD FOUND
○	○	1/2" IRON ROD SET
▲	▲	IRON PIPE FOUND
△	△	NAIL FOUND
■	■	COMPUTED POINT
P.O.B.	P.O.B.	MONUMENT FOUND
(XXX)	(XXX)	POINT OF BEGINNING
☆	☆	BENCHMARK
☆	☆	RECORD INFORMATION
☆	☆	LIGHT POLE
☆	☆	POWER POLE
☆	☆	DOWN GUY
☆	☆	FIRE HYDRANT
☆	☆	WATER VALVE
☆	☆	WATER METER
☆	☆	GAS METER
☆	☆	GAS VALVE
☆	☆	WOOD FENCE
☆	☆	CHAIN LINK FENCE
☆	☆	WIRE FENCE
☆	☆	ELECTRICAL MANHOLE
☆	☆	WASTEWATER MANHOLE
☆	☆	STORMSEWER MANHOLE
☆	☆	WATER MANHOLE
☆	☆	CLEAN OUT
☆	☆	DRAINAGE INLET
☆	☆	CURB INLET
☆	☆	CURB & GUTTER
☆	☆	FIRE LANE
☆	☆	HANDICAPPED PARKING SPACE
☆	☆	SIGN
☆	☆	ELECTRIC METER
☆	☆	ELECTRIC TRANSFORMER
☆	☆	TELEPHONE PEDESTAL
☆	☆	BOLLARD
☆	☆	OVER HEAD ELEC. LINE
☆	☆	OVER HEAD TELEPHONE
☆	☆	STORM SEWER LINE
☆	☆	WATER LINE
☆	☆	WASTEWATER LINE
☆	☆	FORCE MAIN
☆	☆	UNDERGROUND ELECTRIC
☆	☆	UNDERGROUND TELEPHONE
☆	☆	GAS LINE
☆	☆	PROPERTY LINE
☆	☆	CONTOUR
☆	☆	SPOT ELEVATION
☆	☆	CUT/FILL SLOPES
☆	☆	FLOW DIRECTION
☆	☆	CONCRETE SURFACE

BEFORE YOU DIG CALL:
1-800-245-4545



TEXAS ONE CALL SYSTEM

This document is released for
INTERIM REVIEW
under the authority of Mitchell Carrillo, P.E. 125070 on
8/10/2023

F-324

ARCH/ENG SEAL:

LYNNENGINEERING

dba HICKMAN CONSULTING ENGINEERS

1705 WEST NW HWY. STE. 255

GRAPEVINE, TEXAS 76051

PH: (469) 283-2625

COLLEYVILLE OFFICE PARK
105 CHEEK SPARGER RD
COLLEYVILLE, TX 76034

STORM PLAN

CUSTOMER NAME:

PROJECT INFO:

NAME

DRAWN BY: JSS

CHECKED BY: CGS

DESIGNED BY: JSS

JOB NO.

30.100988

PRINTED

DATE

REMARKS

00/00/00

PRELIMINARY

00/00/00

PERMIT

00/00/00

FOR CONSTRUCTION

REVISIONS

NO.

REMARKS

00/00/00

REVISION

1

00/00/00

REVISION

2

00/00/00

REVISION

3

00/00/00

REVISION

4

PAGE NO:

C6 OF ###

Posted
12-13-85
4:30 P.M.
ly

ORDINANCE 0-85-600 ✓✓✓

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, BY AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING OF A TRACT OF LAND SITUATED IN THE JONATHON RILEY SURVEY, ABSTRACT 1356, TRACT 3G AND WOODBRIAR ESTATES ADDITION, BLOCK 7, LOTS 20,21, AND 22 TO THE CITY OF COLLEYVILLE, TEXAS FROM R-15 AND R-20 TO PUD-C; PROVIDING A PENALTY AND AUTHORIZING PUBLICATION.

WHEREAS, an application for zoning change was filed by C. M. Bollinger, Inc. , October 22, 1985 under Case No. Z-85-547; and,

WHEREAS, notice of a hearing before the Planning and Zoning Commission was sent to real property owners within 200 feet of the property herein described at least 10 days before such hearing; and,

WHEREAS, notice of a public hearing before the City Council was published in a newspaper of general circulation in Colleyville at least 15 days before such hearing; and,

WHEREAS, notices were posted on the subject land as provided by the zoning ordinance; and,

WHEREAS, public hearings to change the zoning on the property herein described were held before both the Planning and Zoning Commission and the City Council, and the Planning and Zoning Commission has heretofore made a recommendation concerning the zone change; and,

WHEREAS, the City Council is of the opinion that the zone change herein effectuated furthers the purpose of zoning as set forth in the Zoning Ordinance and is in the best interest of the citizens of the City of Colleyville;

NOW, THEREFORE,

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

Sec. 1. THAT Zoning Ordinance of the City of Colleyville, Texas, and the accompanying Zoning Map are hereby amended insofar as they relate to certain land located in Colleyville, Tarrant County, Texas, and described as follows:

BEING a tract of land in the JONATHON RILEY SURVEY, Abstract NO. 1356, City of Colleyville, Tarrant County, Texas, as surveyed by C.K. Vermillion, Registered Public Surveyor No. 552, in August 1966, and being more particularly described as follows:

BEGINNING at an iron pin in the South line of Cheek-Sparger Road, said point being 202.0 feet east and 15.0 feet south of the most westerly NW corner of said Riley survey;

Thence East 100.00 feet along the south line of said Cheek-Sparger Road to an iron pin;

Thence S 00° 23' E, 325.9 feet to an iron pin;

Thence S 89° 42' W, 100.0 feet to an iron pin;

Thence N 89° 36' W, 173.4 feet to an iron pin;

Thence N 00° 06' E, 300.00 feet to a point;

Thence S 89° 36' E, 173.4 feet to a point;

Thence N 00° 06' W, 23.60 feet to the point of beginning and containing 1.943 acres of land.

by changing the zoning thereof from R-15 and R-20 to PUD-C. **

Sec. 2. Any person, firm or corporation violating any of the provisions of this ordinance as read together with the Zoning Ordinance of the City of Colleyville and accompanying official Zoning Map thereto shall be guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed Two Hundred Dollars (\$200.00). Each and every day such violation continues shall constitute a separate offense and shall be punishable as such.

Sec. 3. The City Secretary is hereby authorized and directed to cause publication of the descriptive caption and penalty clause hereof as an alternative method of publication provided by law.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the
day of December, 1985.
The second reading and public hearing being conducted on the
day of January, 1986.
The third reading and public hearing being conducted on the
day of January, 1986.

ATTEST:

CITY OF COLLEYVILLE

Lavada Johnson
City Secretary

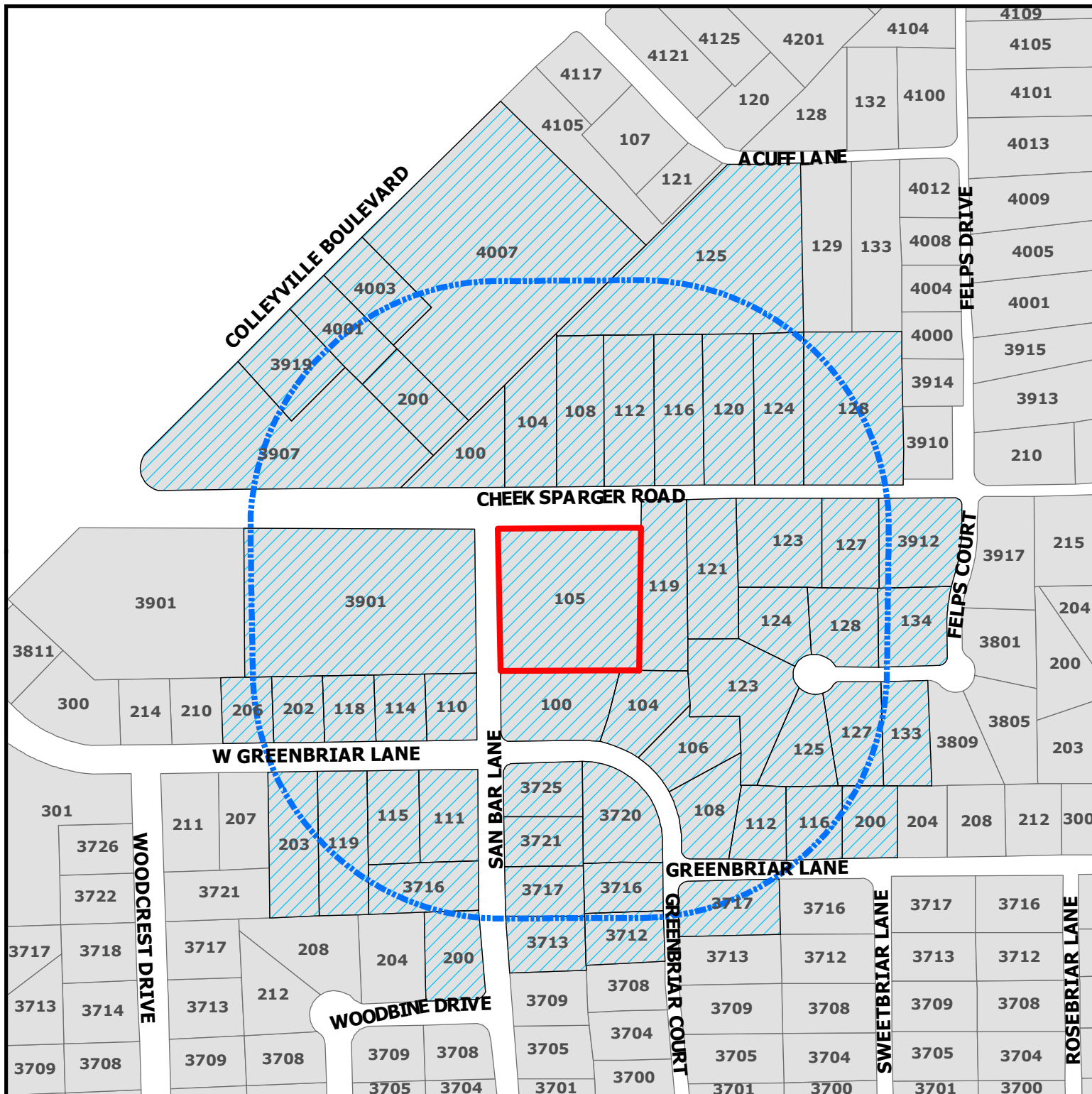
J.R. "Buck" Hubbard
J.R. "Buck" Hubbard
Mayor

Approved as to Form and Legality:

Ross T. Foster
Ross T. Foster, City Attorney

**together with all site plans, supporting documents,
and other conditions and restrictions imposed by
and approved by the Council, which are incorporated
herein by reference.

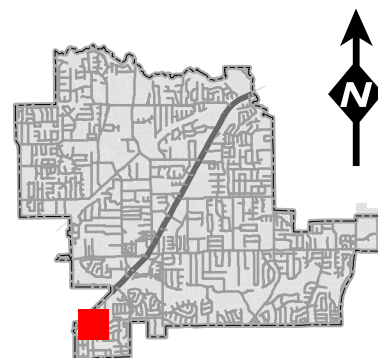
Notification Map



ZC23-006
105 Cheek-Sparger Road

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

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



Owner Name	Owner Address	Owner City	Owner Zip
A & S COLLEYVILLE LLC	11445 EMERALD ST STE 112	DALLAS, TX	75229
ARYAL, SUBHASH	206 W GREENBRIAR LN	COLLEYVILLE, TX	76034
BEVILL JAMES RLT	119 CHEEK SPARGER RD	COLLEYVILLE, TX	76034
BLESSING, LANE GRANER	6808 HILLIER CT	COLLEYVILLE, TX	76034
BOYER, PHILIP	133 FELPS CT	COLLEYVILLE, TX	76034
BRAND, NETA FAY	121 CHEEK SPARGER RD	COLLEYVILLE, TX	76034
BURNS, EDWARD H	7713 LEXUS DR	FORT WORTH, TX	76137
BURSON, THOMAS WARREN	3720 GREENBRIAR CT	COLLEYVILLE, TX	76034
CALLAWAY, CURTIS L	124 FELPS CT	COLLEYVILLE, TX	76034
CAMPBELL, H P	203 W GREENBRIAR LN	COLLEYVILLE, TX	76034
CLARK FAMILY TRUST	115 W GREENBRIAR LN	COLLEYVILLE, TX	76034
CLEGHORN, MAURICE M	108 GREENBRIAR LN	COLLEYVILLE, TX	76034
CURTIS, JERRY M	128 FELPS CT	COLLEYVILLE, TX	76034
CURTIS, PEGGY ELAINE	3712 GREENBRIAR CT	COLLEYVILLE, TX	76034
DAVILA, MICHAEL	100 GREENBRIAR LN	COLLEYVILLE, TX	76034
DE LA HOZ, JOSE M	112 GREENBRIAR LN	COLLEYVILLE, TX	76034
DOBSON FAMILY TRUST	3725 SAN BAR LN	COLLEYVILLE, TX	76034
DOWDEY, MARK C	200 GREENBRIAR LN	COLLEYVILLE, TX	76034
EPCM REALTY INC	2008 N 1 35	CARROLLTON, TX	75006
EVANS, TONI	112 CHEEK SPARGER RD	COLLEYVILLE, TX	76034
FIRST CV LLC	6871 FOUR SIXES RANCH RD	NORTH RICHLAND HILLS, TX	76182
FLYNN, ANGELA	3912 FELPS CT	COLLEYVILLE, TX	76034
FORRESTER, JENNETTE	202 W GREENBRIAR LN	COLLEYVILLE, TX	76034
GRAGG, CHRISTINA	3716 GREENBRIAR CT	COLLEYVILLE, TX	76034
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051
GRUBBS, JONATHAN M	111 W GREENBRIAR LN	COLLEYVILLE, TX	76034
GUEST, ELIZABETH V	106 GREENBRIAR LN	COLLEYVILLE, TX	76034
HAHN, EDWARD	7500 WINDSWEPT TR	COLLEYVILLE, TX	76034
HART, RODNEY D	116 GREENBRIAR LN	COLLEYVILLE, TX	76034
HIBERNIA NATIONAL BANK	275 BROADHOLLOW RD	MELVILLE, NY	11747
HOWELL, DEAN G	104 CHEEK SPARGER RD	COLLEYVILLE, TX	76034
HURST EULESS BEDFORD ISD	1849 CENTRAL DR	BEDFORD, TX	76022
JOHNSON, MARK S	3716 SAN BAR LN	COLLEYVILLE, TX	76034
JOHNSON, ROBERT	845 ENTERPRISE PL STE B	SOUTHLAKE, TX	76092
J-W 777 REVOCABLE FAMILY TRUST	4109 PADDINGTON LN	COLLEYVILLE, TX	76034
LACEY, KATHERINE	3713 SAN BAR LN	COLLEYVILLE, TX	76034
MCDOWELL, TOMMY N	128 CHEEK SPARGER RD	COLLEYVILLE, TX	76034
MCWILLIAMS, LANCE	3060 OLD MILL RUN	GRAPEVINE, TX	76051
MOREFIELD, JEANNY	134 FELPS CT	COLLEYVILLE, TX	76034
MORRISON, PAMELA M	123 FELPS CT	COLLEYVILLE, TX	76034
PHAN, KHANH D	108 SILVERWOOD RANCH	SHENANDOAH, TX	77384
PHELPS, RODNEY	119 W GREENBRIAR LN	COLLEYVILLE, TX	76034
PODSEDNIK, ADRIAN	125 FELPS CT	COLLEYVILLE, TX	76034
RHODES, GREGORY	114 W GREENBRIAR LN	COLLEYVILLE, TX	76034
ROBERTS, MICHAEL	3717 SAN BAR LN	COLLEYVILLE, TX	76034
SKINNER, FLOYD DAVID	110 W GREENBRIAR LN	COLLEYVILLE, TX	76034
SKOOG, FREDERICK H	127 CHEEK SPARGER RD	COLLEYVILLE, TX	76034
SNYDER, REGAN	200 WOODBINE DR	COLLEYVILLE, TX	76034
STAR SELF STOR OF COLLEYVILLE	5605 TYLER ST	PEARLAND, TX	77581
SWANN, SCOTT C	3717 GREENBRIAR CT	COLLEYVILLE, TX	76034
TRACY, SUZANNE C	3721 SAN BAR LN	COLLEYVILLE, TX	76034
TRAN, CHAU D	620 WARWICK BLVD	LEWISVILLE, TX	75056
UHLENHAKER, RONNIE R	PO BOX 1705	COLLEYVILLE, TX	76034
ULERY, RICHARD G	123 CHEEK SPARGER RD	COLLEYVILLE, TX	76034
VELASQUEZ, DAISY	1869 CHRIS CRAFT DR	GRAPEVINE, TX	76051
WALLACE, DAVID A	104 GREENBRIAR LN	COLLEYVILLE, TX	76034
WALTON, GERALD WAYNE	127 FELPS CT	COLLEYVILLE, TX	76034
WOODBRIAR ESTATES ADDITION	3700 SWEETBRIAR	COLLEYVILLE, TX	76034

To: Colleyville Zoning Board and Colleyville City Council
Case #ZC23-006

Date: 5-8-23

The City of Colleyville has before it a request for zoning change to build a compounding pharmacy and 2 additional commercial office buildings for a total of 3 buildings and 85 parking spaces with entrance/exit points being placed on both Cheek Sparger and San Bar Lane. A commercial business park of this nature, once built and fully occupied, would have a direct impact on our neighborhood. This project will negatively impact our community with unnecessary increased traffic, including additional cut-through traffic through many of our streets, noise pollution, lack of green space, and the general safety of our neighborhood families and children. This project poses a significant threat to the character, safety, and livability of our small community.

The undersigned residents of Woodbriar Estates and surrounding residents, strongly oppose the construction of the Commercial Office Park at 105 Cheek Sparger Road.

We believe that this development is not in the best interests of our community, and we request that the project be stopped, immediately. We urge the local officials to take action to protect our neighborhood and preserve its unique character and livability.

Therefore, we, the undersigned, hereby petition against the construction of the Commercial Office Park at 105 Cheek Sparger Road and request that our voices be heard in this matter.

We understand this property has been zoned commercial since the mid 1980's. However, for the safety and livability of our community having a commercial park of this magnitude that also includes an entrance/exit on San Bar Lane is not in the best interest of our neighborhood.

received
5/8/23 6:29am

Signature	Printed Name	Address
<i>Michael Roberts</i>	Michael Roberts	3717 San Bar Lane
<i>Katie Lacey</i>	Katie Lacey	3713 San Bar Ln
<i>Paul Myers</i>	Paul Myers	3604 Cliffwood Ln
<i>Jane Ellis</i>	Jane Ellis	3613 San Bar Ln
<i>Terry Ellis</i>	Terry Ellis	3613 San Bar Ln
<i>Jeff D. Constanza</i>	Jeff D. Constanza	3704 San Bar Ln
<i>Monica Johnson</i>	Monica Johnson	3716 San Bar Lane
<i>Thomas Snyder</i>	Thomas Snyder	200 Woodbine Dr
<i>Bill Stevenson</i>	BILL STEVENSON	3709 SAN BAR
<i>Christopher Ha Hom</i>	Christopher Ha Hom	3700 San Bar
<i>John Covey</i>	John Covey	3608 San Bar
<i>James Stephens</i>	JAMES STEPHENS	3604 San Bar
<i>Sean Kizicki</i>	SEAN KIZICKI	3512 SAN BAR
<i>Courtney Atwood</i>	Courtney Atwood	3609 San Bar Lane
<i>Taylor Atwood</i>	Taylor Atwood	3609 San Bar Lane
<i>ILKNUR GRUBBS</i>	ILKNUR GRUBBS	111 W. Greenbriar Ln
<i>Jonathan Grubbs</i>	Jonathan Grubbs	111 W. Greenbriar Ln
<i>JEFF CLARK</i>	JEFF CLARK	115 W Greenbriar Ln
<i>Jane Clark</i>	Jane Clark	115 W Greenbriar Ln
<i>Barb Campbell</i>	Barb Campbell	203 W. Greenbriar Ln
<i>Wendee Davis</i>	Wendee DAVIS	211 W. Greenbriar Lane
<i>William Gilchrist</i>	William Gilchrist	214 W. Greenbriar Ln.
<i>Rodney Phelps</i>	Rodney Phelps	119 W. Greenbriar Ln.
<i>Beth Rhodes</i>	Beth Rhodes	114 W. Greenbriar Lane
<i>Tom Burson</i>	TOM BURSON	3720 Greenbriar Ct.
<i>Alan Esten</i>	Alan Esten	3716 Sweetbriar
<i>Dennis Golden</i>	Dennis Golden	3700 Sweetbriar Ln
<i>Regina Swann</i>	Regina Swann	3717 Greenbriar Ct
<i>Suzanne Tracy</i>	Suzanne Tracy	3721 San Bar Ln.

LETTER OF OPPOSITION

Ben Bryner
Director of Community Development
City of Colleyville

RE: ZC 023-006 PUD-C to include a compounding pharmacy

As a tax paying citizen of Colleyville and property owner with (300 feet of my property) adjacent to the above referenced proposed development, I am in opposition for a number of reasons.

- This property may be designated as commercial on the Future Zoning Map for Colleyville, but I believe this is inappropriate, as this parcel anchors two residential neighborhoods i.e. Andy Felps Addition and Oak Briar Addition.
- A pharmacy in a Commercial Neighborhood Districts requires a special use permit (compounding pharmacy doesn't have its own designation, but it should) so under a PUD, will this SUP requirement apply?
- Drainage issues
- Loss of heritage trees
- The applicant requests to modify new Cheek Sparger Rd for access to his property
- Proposed undeveloped pad sites implies ongoing construction noise (need to place restrictions on future uses)
- The residents of these neighborhoods have just endured 2 years of Cheek Sparger Road construction, silt fences and port-a-potties
- There are already 4 compounding pharmacies within 5 miles of this location (not needed)
- San Bar residents are opposed to this development which will increase traffic at this already busy intersection.

And finally an approval of this request should dictate a construction of a screening wall for the privacy of my family prior to/during construction.

Please deny this request.

Respectfully



James Bevill

ORDINANCE O-23-XXXX

AN ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, BY REZONING FROM PUD-C PLANNED UNIT DEVELOPMENT – COMMERCIAL TO PUD-C PLANNED UNIT DEVELOPMENT – COMMERCIAL DISTRICT ON LOT 1, BLOCK 1, SAN BAR SQUARE ADDITION LOCATED AT 105 CHEEK SPARGER ROAD; BEING APPROXIMATELY 1.94 ACRES, 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 change the zoning from PUD-C Planned Unit Development – Commercial to PUD-C Planned Unit Development – Commercial district, Case No. ZC23-006; 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 purpose of this ordinance is to amend the base zoning for the real property described as Lot 1, Block 1, San Bar Square Addition, commonly known as 105 Cheek Sparger Road (the "Property"), and to further provide for a PUD-C overlay district to allow for a compounding pharmacy and medical and general office uses.

THAT the zoning for the Property is hereby amended as follows:

Sec. 2.

1. GENERAL

- a. The Property shall further be subject to a PUD-C overlay district (the "Overlay District") upon the effective date of this ordinance. The Overlay District shall be subject to all CPO Professional Office base zoning district regulations, except as expressly provided otherwise in this ordinance.

2. DEVELOPMENT OF THE PROPERTY

- a. The Property shall be developed with two office buildings (Compounding Pharmacy in Building 1; medical office and general office in Building 2) generally consistent with the Statement of Planning Objectives and Site Plan, which are attached hereto as Exhibit "B" and Exhibit "C", respectively.
- b. The buildings erected on the Property shall be consistent with the elevations, materials, and articulation as depicted in Exhibit "D", unless expressly provided otherwise in this ordinance.

3. PUD-C OVERLAY DISTRICT REGULATIONS

The following PUD-C Overlay District regulations shall apply to the Property while the Overlay District is in effect:

a. Permitted Uses.

1. The permitted uses shall be those listed for the CPO Professional Office Commercial base zoning district. The following uses shall be permitted by right:
 - a. A Pharmacy to including compounding shall be allowed in building 1.

The permitted land uses shall be allowed on the subject properties per the use designations labeled on the buildings shown in Exhibit "C".

b. Lighting.

1. All lighting including parking lot, building and security lighting shall be directed away from residential areas and shall provide a maximum candle illumination of 0.5 foot candles as measured from the residential property line.

c. Landscaping.

1. All required landscaping shall meet the minimum requirements of Chapter 4 - Landscaping and Buffering in the Land Development Code.

d. Building Design.

1. All building designs shall be generally consistent within the elevations shown in Exhibit "D".
2. Building designs shall meet the minimum articulation requirements of Chapter 6 - Building Design in the Land Development Code.
3. There shall be no drive-thrus.

4. Building(s)

- a) Building one: one-story, 6,100 s.f.; and, building two; one story, 7,320 s.f.
- b) Development shall generally conform to the Conceptual Site Plan.

e. Fencing and Screening. A minimum eight (8) foot masonry fence shall be constructed along the south and east property line adjacent to existing residential properties prior to the issuance of any certificate of occupancy.

f. Parking

The number of parking spaces provided shall be 65 spaces.

- Sec. 3. THAT the Property 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. All requirements of the Land Development Code shall be met, except as expressly 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 4th day of October 2023.

The second reading and public hearing being conducted on the 17th day of October 2023.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS ON THIS THE 17th DAY OF OCTOBER 2023.

Mayor Bobby Lindamood _____ Mayor Pro Tem Kathy Wheat _____

Place 1, Brandi Elder
Place 2, George Bond
Place 4, George Dodson

_____	Place 5, Chuck Kelley	_____
_____	Place 6, Callie Rigney	_____

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" – Zoning Exhibit

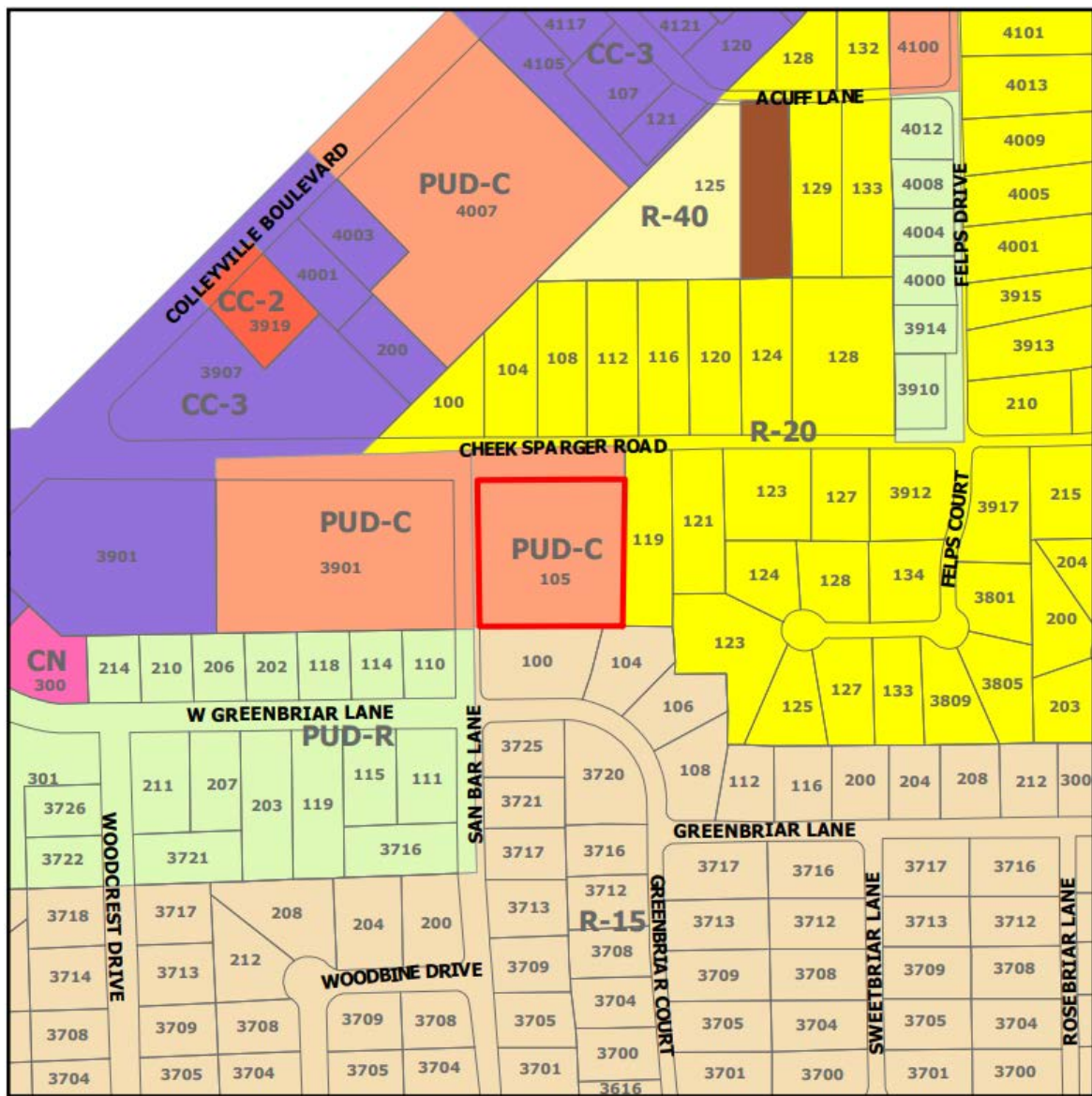


Exhibit “B” – Statement of Program Objectives

1. Standard operations of the compound pharmacy - The pharmacy will be compounding both non-sterile and sterile compounds. The pharmacy will also be providing immunization, counselling, point of care testing service to the community. There will also be dispensing of legend medications along with over-the-counter area for applicable medications.
2. Will there be any required outside or inside gases? - There will not be any gas required for operations of the pharmacy. Are you referring to gas for heating? - then, yes.
3. Anticipated number of customers per day - The pharmacy will be providing delivery service and also store pick up so number of customers will vary from day to day
4. Number of employees - It will be determined based on the business growth but initially the pharmacy will be employed with about 10 employees.
5. Will there be any retail products sold? - Yes, over the counter medications, Durable medical equipment etc.

Exhibit “C” – Site Plan

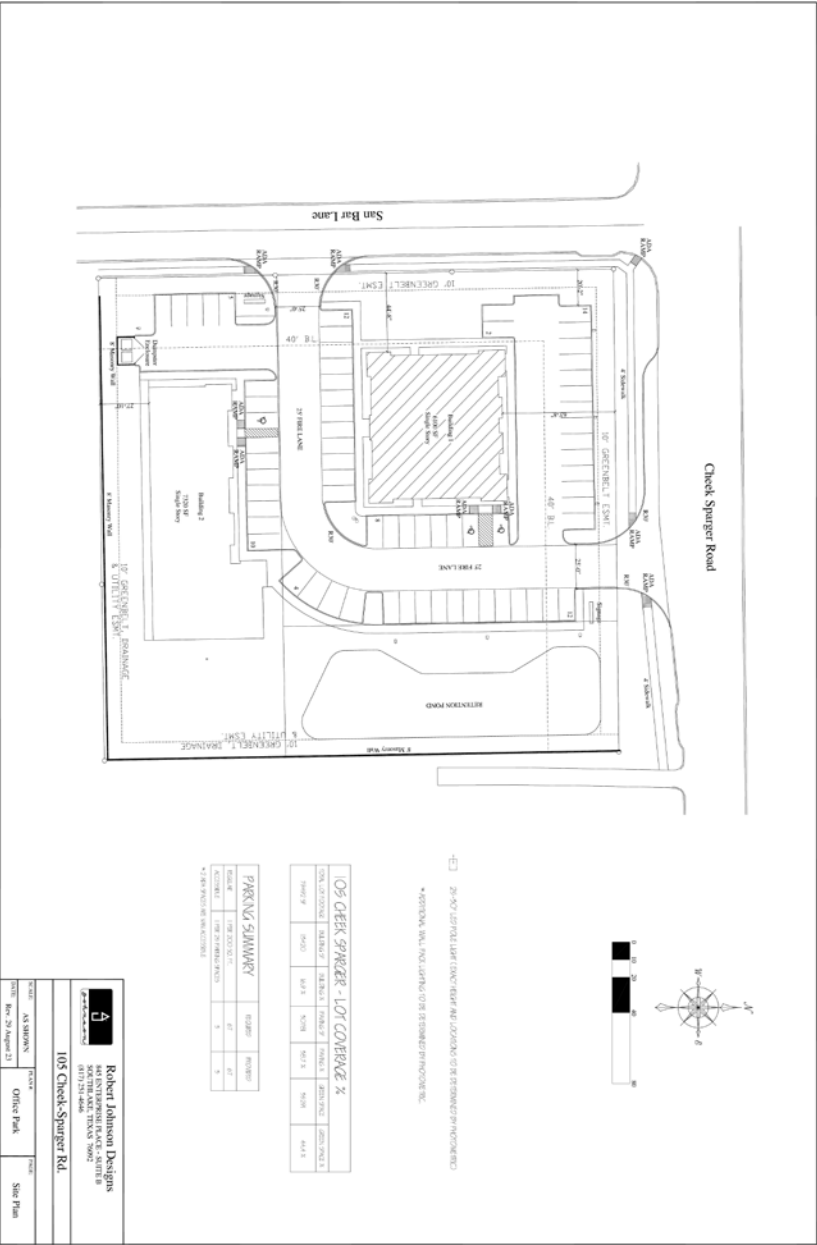
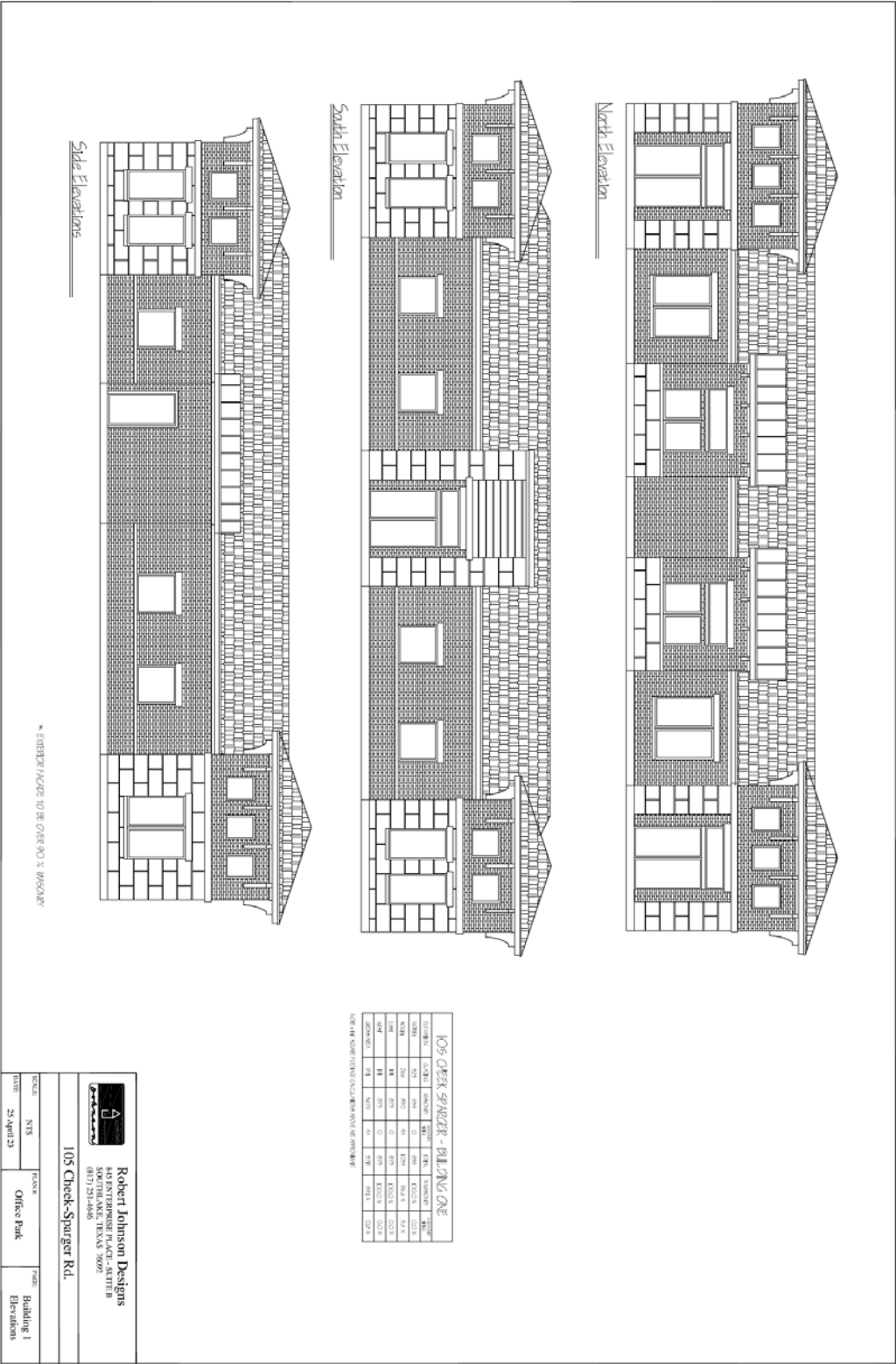
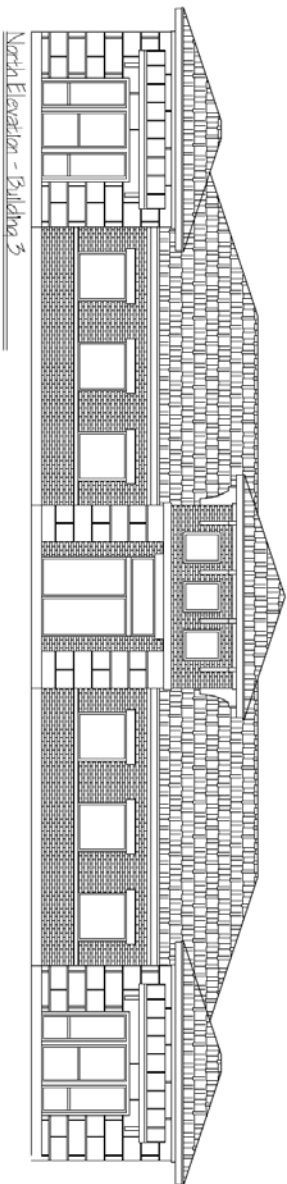


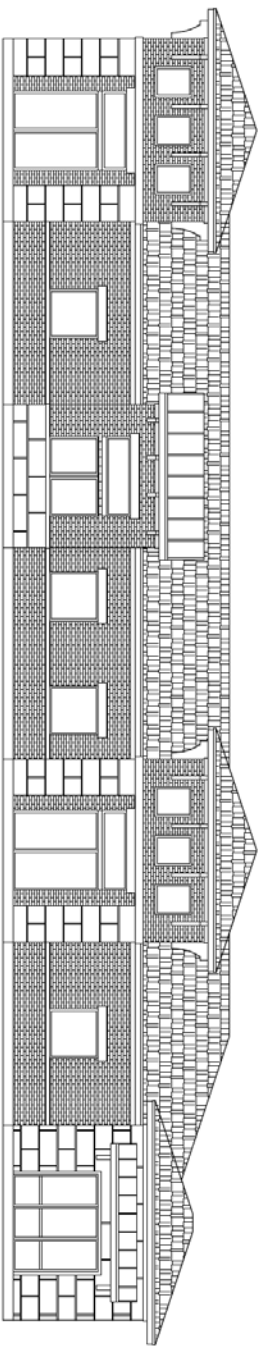
Exhibit “D” – Building Elevations, Landscape Plan & Tree Survey





North Elevation - Building 3

EXHIBIT/FACADE TO BE OPENED & MASONRY



West Elevation - Building 2

 **Robert Johnson Designs**
845 ENTERPRISE PLACE - SUITE B
SCOTTLAND, TEXAS 78092
(817) 251-4866

105 Creek-Sparger Rd.

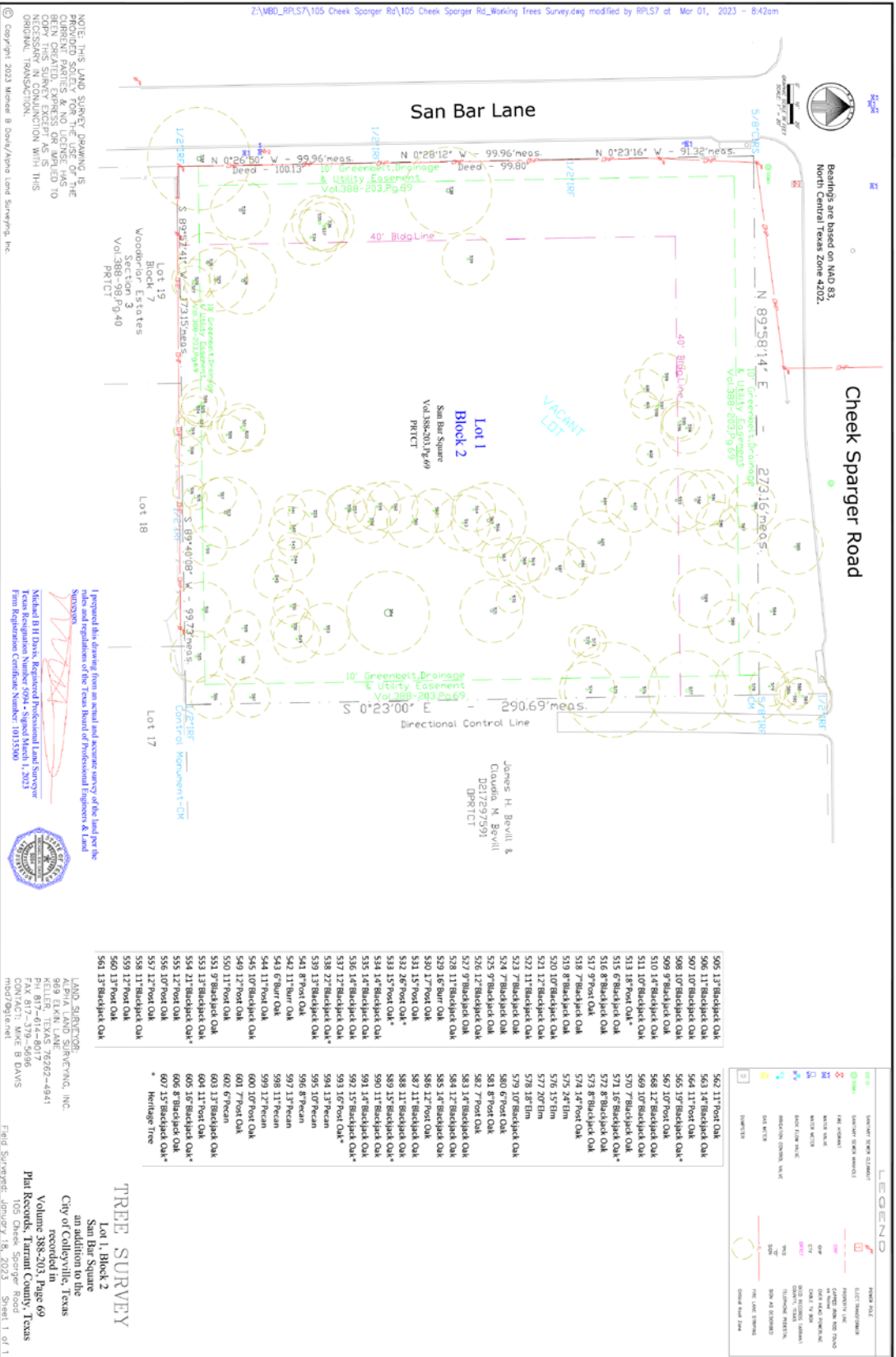
SCALE:	NTS	PLAN:	SECTION:
DATE:	29 April 23	Office Park	Building 2&3 Front Elevations



IOS CHEEK SPARKER - LOT CONFERENCE %				
SPN LOT100026	PLATING %	PLATING %	PLATING %	SPIN SPIN %
200029	94.02	94.7 %	94.7 %	94.4 %

PARKING SUMMARY		RECAP	MOVES
REGULAR	1 FEB 2005 11:	07	07
ACCESSORIES	1 FEB 2010 09:55:05	5	5

		Robert Johnson Designs 848 ENTERPRISE PLACE, SUITE B SOUTH LAKES, TEXAS 76062 (817) 251-4666	
105 Check-Spurger Rd.			
SCALE: AS SHOWN DATE: Rev. 29 August 21		PLANE: Office Park	PLOTS: Site Plan





CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2b

Agenda Date 9/11/2023

Number

Type Presentation and Discussion

Department Community Development

Title

Consideration of a Rezoning from AG Agricultural to R-20 Single Family Residential for Tract 2B09B, Abstract 439, CC Doss Survey, located at 5209 Pool Road, Case ZC23-020

Explanation

Theodis Simmons, the applicant, has submitted a request for a zoning change on Tract 2B09B, Abstract 439, CC Doss Survey, being approximately 0.61 acres, and zoned AG Agricultural. The purpose is to rezone from the AG Agricultural district to the R-20 Single-Family Residential district. The purpose is for a new single family home to be built.

Existing Conditions/Background: The subject property, 5209 Pool Road, has AG Agricultural zoning. It is located on the east side of Pool Road and north of the intersection with Pool Road. The subject property has a single-family residence that will be demolished.

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

Minimum Lot Size	20,000 square feet
Minimum Lot Width	100 feet
Minimum Lot Depth	125 feet
Front Building Line	40 feet
Side Building Line	30 feet
Rear Building Line	10 feet
Max. Lot Coverage	30%
Max. Impervious Coverage	60%

Analysis: The current size of the property does comply with all the minimum standards of the R-20 Single Family Residential zoning.

Plat Status: The property is unplatted and will need to be platted for building permits.

DRC Review: The DRC reviewed the request during their August 22nd, 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 property to the north is zoned AG Agricultural and has single-family residential development. The properties to the east, west and south are zoned R-20 and contain single-family residential development. The City's Fire Station #2 exists across Pool Road.

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. Survey
5. Zoning Exhibit
6. Notification Map
7. Notification List
8. Notification Letter
9. Draft Ordinance

Aerial Map

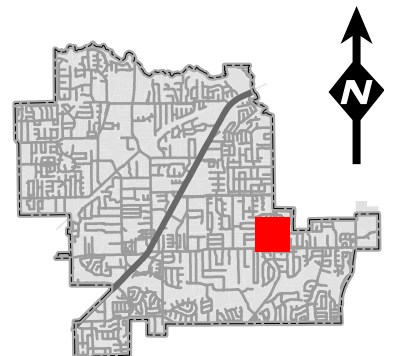


ZC23-020

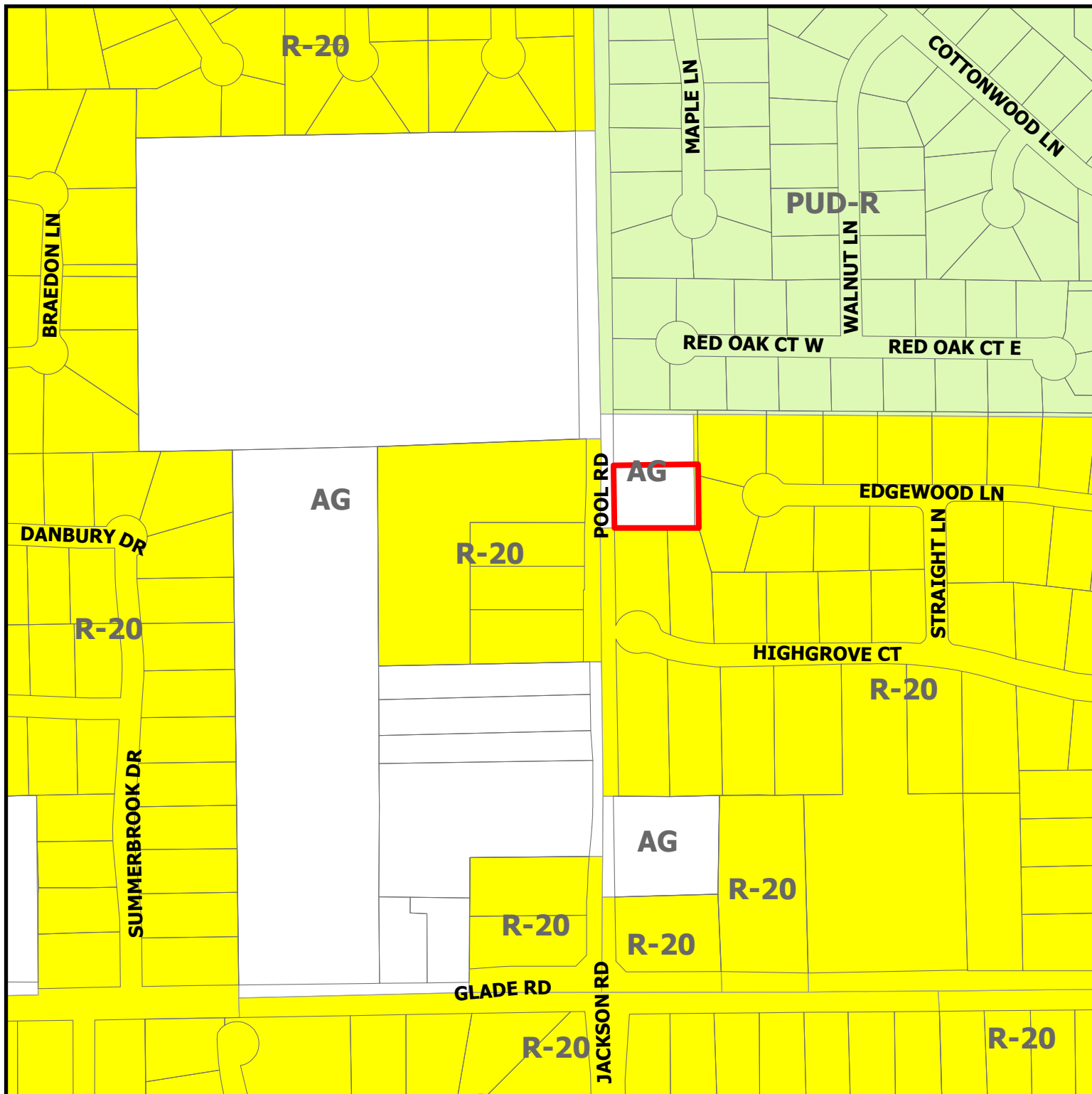
5209 Pool Rd

DISCLAIMER:
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 Subject Property



Zoning Map

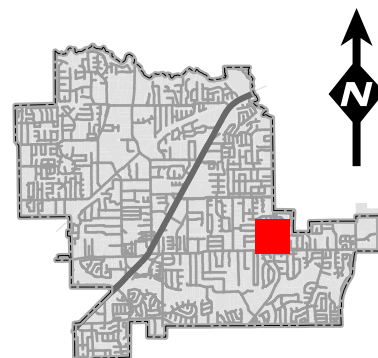


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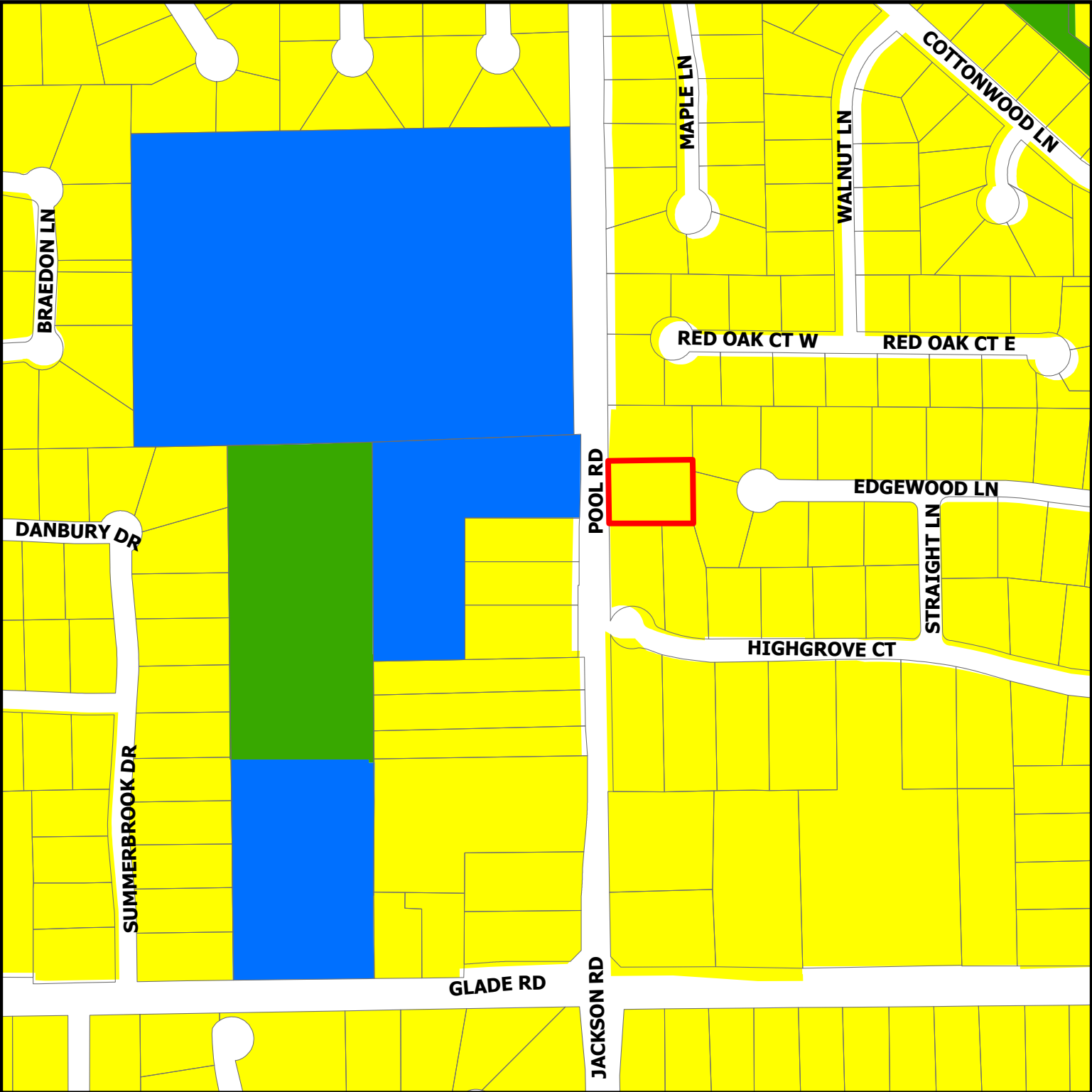
5209 Pool Rd

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 Subject Property



Future Land Use Map

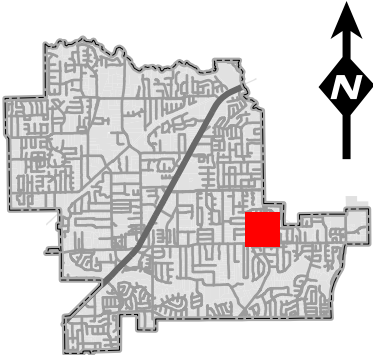


ZC23-020

5209 Pool Rd

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

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SURVEY



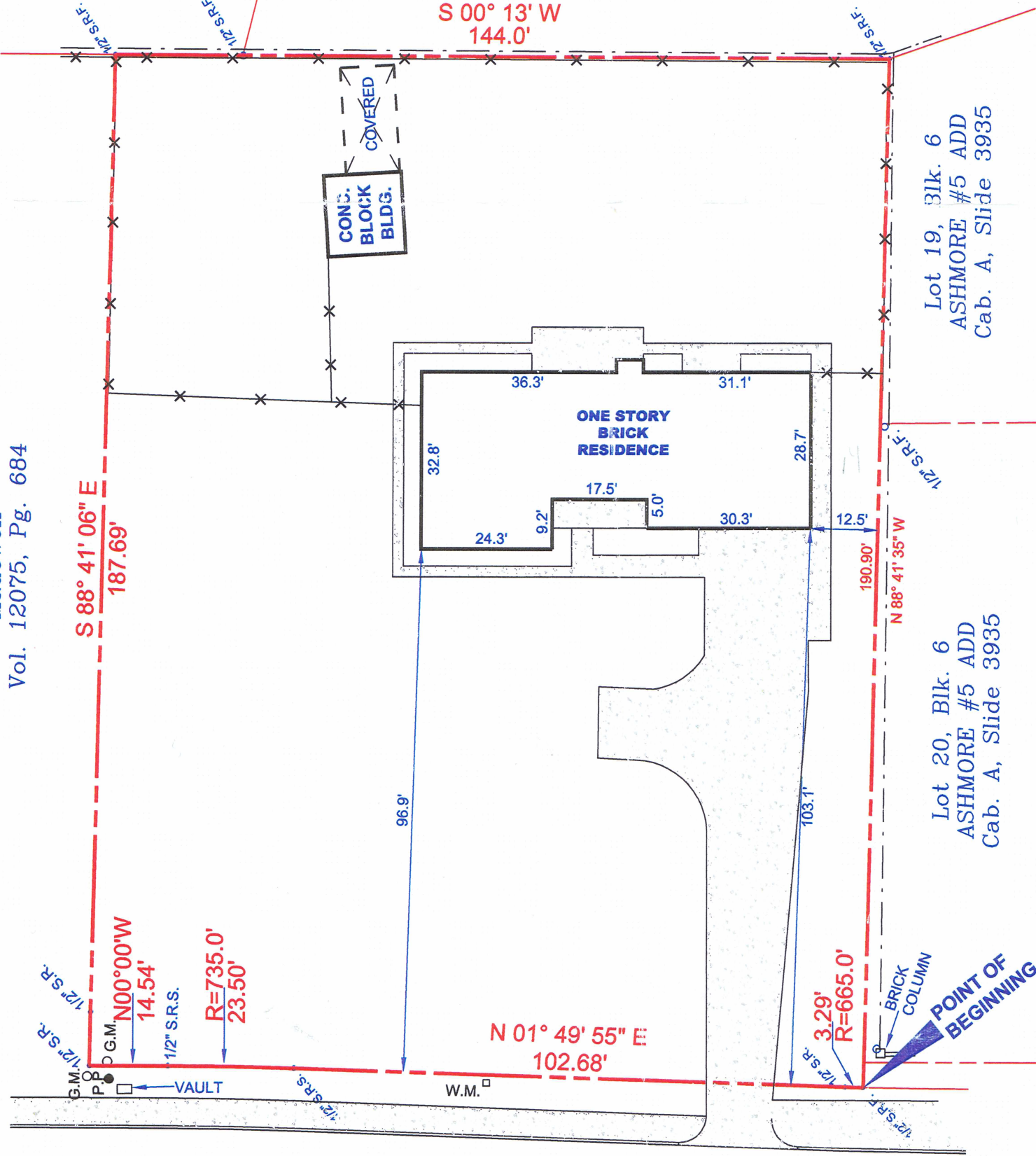
5209
POOL ROAD

Lot 10, Blk. 6
ASHMORE #4 ADD
Cab. A, Slide 1757

Lot 11R, Blk. 6
ASHMORE #5 ADD
Cab. A, Slide 3935

Lot 19, Blk. 6
ASHMORE #5 ADD
Cab. A, Slide 3935

Lot 20, Blk. 6
ASHMORE #5 ADD
Cab. A, Slide 3935



LEGEND	
O G.M.	GAS METER
□ W.M.	WATER METER
CONCRETE	STONE
S.R.F. °	STEEL ROD FOUND
S.R.S. •	STEEL ROD SET CAPPEE T. VOGT
---	PROPERTY LINE
---	WOOD FENCE
---	CHAIN LINK FENCE

DATE: October 22, 2015
SURVEY NO.: 15-28656
TITLE SEARCH:
First Western Title
G.F.: 15-08565-121
PURCHASER: Madere
SELLER: Bailey
SCALE: 1 inch = 25 feet

SURVEYOR NOTES:

- Bearings from PREVIOUS deed.
- Steel rods found at property corners used for control.
- Use north property line for directional control.
- Street right of way dedicated with Vol. 10735, Pg. 2175, D.R.T.C.T.



TO: Harold J. Madere & Joyce M. Madere; Mid America Mortgage, Inc.; and First Western Title the undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct and that there are no discrepancies, conflicts, encroachments, overlapping of improvements, visible easements or rights of way, except as shown hereon and that said property has access to and from a dedicated roadway. Any reference to the 100 year flood plain or flood hazard zones are an estimate based on data shown on the Flood Insurance Rate Map provided by FEMA and should not be interpreted as a study or determination of the flooding propensities of this property.

ADDRESS: 5209 Pool Road, COLLEYVILLE, Texas.

LEGAL: Being all that certain lot, tract or parcel of land situated in the C.C. DOSS SURVEY, ABSTRACT NO. 439, Tarrant County, Texas, and being the same tract as described in deed to Craig B. Collins, recorded in Volume 10735, Page 2175, of the Deed Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2 inch steel rod in the east right of way line of Pool Road and a curve to the right, having a radius of 665.00 feet, said steel rod being in the east line of a tract of land as described in deed to the City of Colleyville, according to the deed thereof recorded in Volume 10114, Page 2376, of the Deed Records of Tarrant County, Texas, said steel rod being 11.01 feet South 87 degrees 46 minutes 19 seconds East, of the southwest corner of said Collins tract;

THENCE along the east line of said Pool Road, the east line of said City of Colleyville tract, and said curve to the right, an arc length of 3.29 feet, a chord bearing of North 01 degrees 41 minutes 25 seconds East, a chord length of 3.29 feet, and a delta of 00 degrees 17 minutes 00 seconds to a found 1/2 inch steel rod;

THENCE North 01 degrees 49 minutes 55 seconds East, along the east line of said Pool Road, the east line of said City of Colleyville tract, a distance of 102.68 feet to a found 1/2 inch steel rod at the beginning of a curve to the left, having a radius of 735.00 feet, and a delta of 01 degrees 49 minutes 55 seconds;

THENCE continuing along the east line of said Pool Road, the east line of said City of Colleyville tract, and said curve to the left, an arc length of 23.50 feet, a chord bearing of North 00 degrees 54 minutes 57 seconds East, and a chord length of 23.50 feet to a found 1/2 inch steel rod;

THENCE North, a distance of 14.54 feet to a found 1/2 inch steel rod in the north line of said Collins tract;

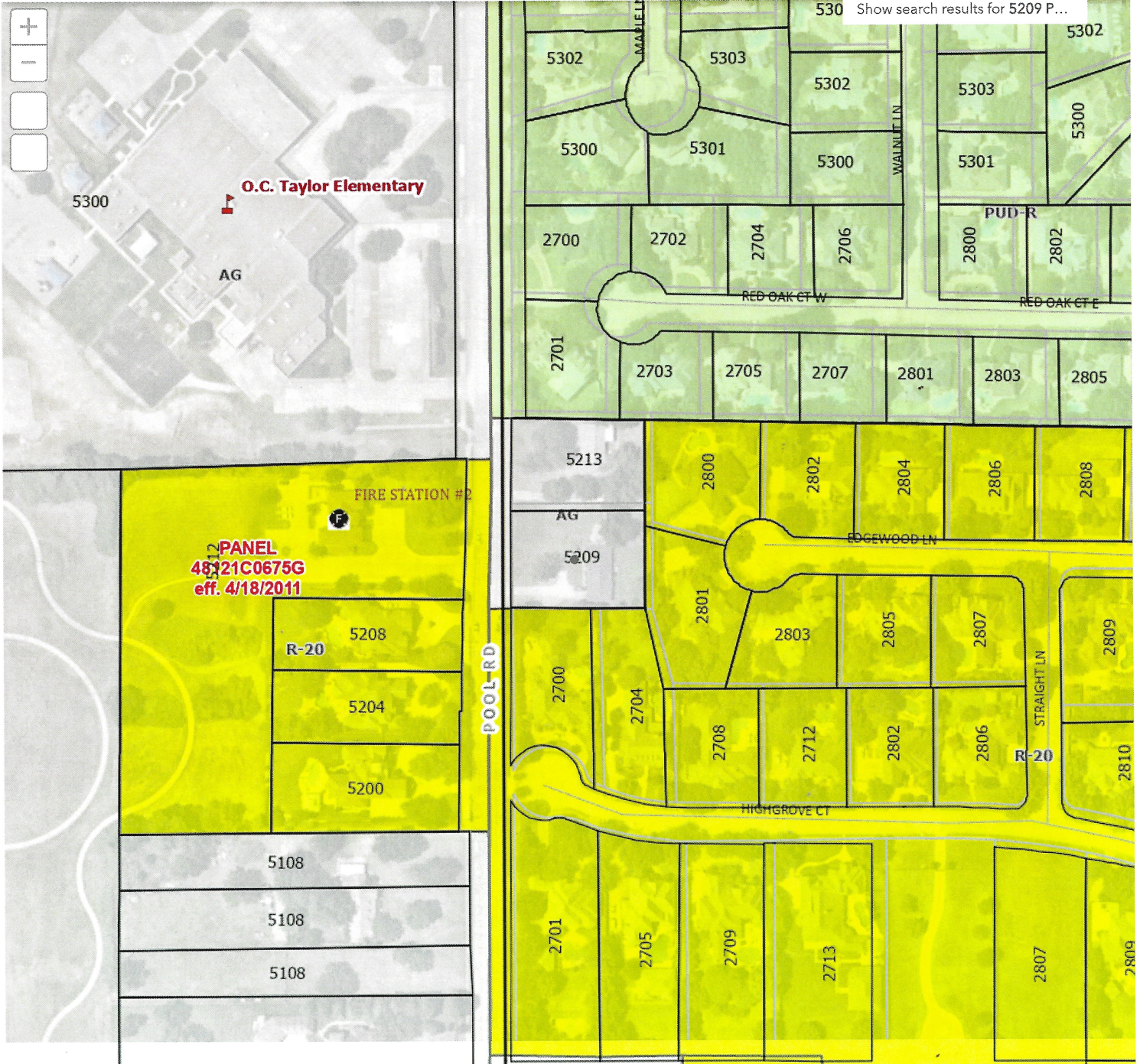
THENCE South 88 degrees 41 minutes 06 seconds East, departing the east line of said Pool Road, the east line of said City of Colleyville tract, and along the north line of said Collins tract, and passing at 9.98 feet a found 1/2 inch steel rod, and continuing for a total distance of 187.69 feet to a found 1/2 inch steel rod at the northeast corner of said Collins tract and the westerly line of Lot 10, Block 6, Ashmore No. 4 Addition, as recorded in Cabinet A, Slide 1757, Real Property Records, Tarrant County, Texas;

THENCE South 00 degrees 13 minutes 00 seconds West, along the east line of said Collins tract, a distance of 144.00 feet to a found 1/2 inch steel rod and being a westerly corner of Lot 11R, Block 6, Ashmore No. 5 Addition as recorded in Cabinet A, Slide 3935, Real Property Records, Tarrant County, Texas;

THENCE North 88 degrees 41 minutes 35 seconds West, along the south line of said Collins tract, passing the northwest corner of Lot 20, Block 6, said Ashmore No. 5 Addition at 187.26 feet continuing for a total distance of 190.90 feet to the POINT OF BEGINNING and containing 27,208 square feet or 0.625 acre of land, more or less.

THOMAS W. VOGT
LAND SURVEYOR
R.P.L.S. No 1928

4102 Inwood Lane • Colleyville, TX 76034
817.946.1279 • Fax 817.428.8640
office@vogtsurveying.com



5209 POOL ROAD

ZONING EXHIBIT
FOR ZONING CHANGE

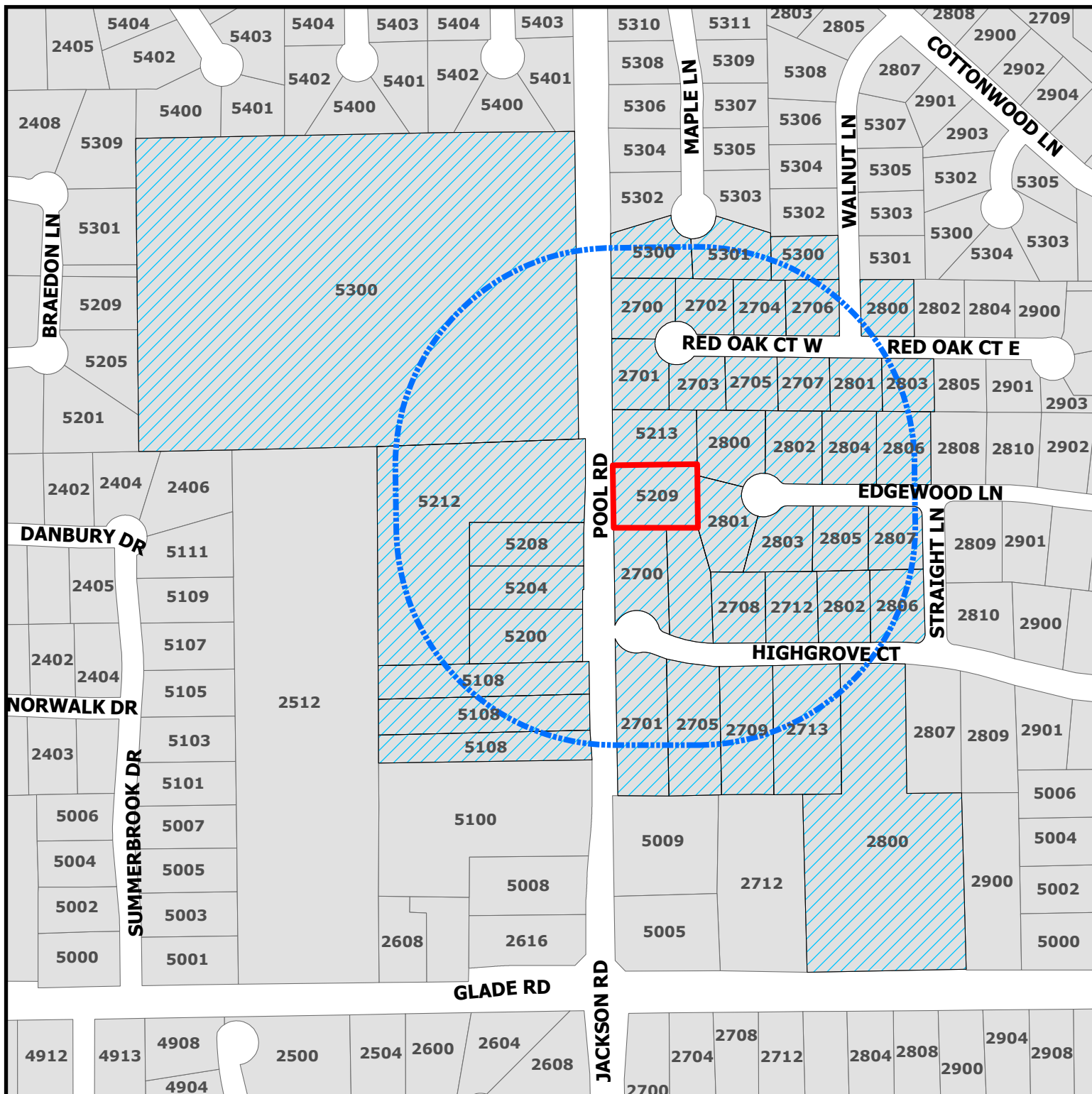
REQUEST FROM AG TO R20



200ft

loading...

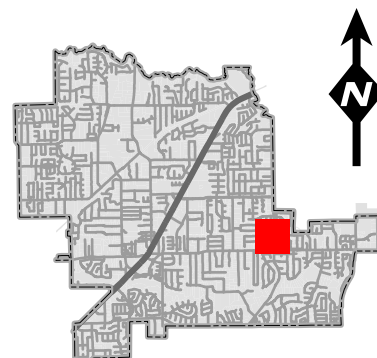
Notification Map



ZC23-020

5209 Pool Rd

-  Parcels to be notified
-  Buffer
-  Subject Property



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Owner Name	Owner Address	Owner City	Owner Zip
CARTER, GEORGE	5300 WALNUT LN	COLLEYVILLE, TX	76034
DO, PHUONG N	2700 HIGHGROVE CT	COLLEYVILLE, TX	76034
WEZNIAK, DOUGLAS F	5204 POOL RD	COLLEYVILLE, TX	76034
NEMATI, MEHDI	2704 RED OAK CT W	COLLEYVILLE, TX	76034
MADERE, HAROLD	5209 POOL RD	COLLEYVILLE, TX	76034
FYFFE, JACK B	2708 HIGHGROVE CT	COLLEYVILLE, TX	76034
JOHNSON, ZACHARY S	2713 HIGHGROVE CT	COLLEYVILLE, TX	76034
CONETTA, ANTHONY	2806 EDGEWOOD LN	COLLEYVILLE, TX	76034
FONTENOT, KELLY R	2705 HIGHGROVE CT	COLLEYVILLE, TX	76034
ROUGON, SONDRAM	2705 RED OAK CT W	COLLEYVILLE, TX	76034
MCCORMICK, ROBERT	2220 POOL RD STE 100	GRAPEVINE, TX	76051
FOGLE, RICHARD	2701 HIGHGROVE CT	COLLEYVILLE, TX	76034
DILORETO, FARHAT	2805 EDGEWOOD LN	COLLEYVILLE, TX	76034
DZURA, MICHAEL	2704 HIGHGROVE CT	COLLEYVILLE, TX	76034
FOLKERTSMA, PHILLIP	2800 RED OAK CT E	COLLEYVILLE, TX	76034
HALAI, AKEEL S	2806 HIGHGROVE CT	COLLEYVILLE, TX	76034
YOUNG, STEPHEN R	2706 RED OAK CT W	COLLEYVILLE, TX	76034
SCHLAGER, SEYMOUR	2707 RED OAK CT W	COLLEYVILLE, TX	76034
TENGLER, MARK	2709 HIGHGROVE CT	COLLEYVILLE, TX	76034
MIKULIK, WALTER K	5100 POOL RD	COLLEYVILLE, TX	76034
MERRIL AND COLLEEN LIEB REVOCAB	2804 EDGEWOOD LN	COLLEYVILLE, TX	76034
GREEN, BRITTON B	2807 EDGEWOOD LN	COLLEYVILLE, TX	76034
RAMACHANDRAN, SUNIL	2802 HIGHGROVE CT	COLLEYVILLE, TX	76034
THE ANNIE AND RYAN PEARLMAN FAM	5200 POOL RD	COLLEYVILLE, TX	76034
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034
PETERSON, MARIEL M	5208 POOL RD	COLLEYVILLE, TX	76034
REIMANN, WILLIAM	2712 HIGHGROVE CT	COLLEYVILLE, TX	76034
DUTTON, BRIAN D	2801 RED OAK CT E	COLLEYVILLE, TX	76034
DEACON, WM F	5300 MAPLE LN	COLLEYVILLE, TX	76034
MCHOLT PROPERTIES LP	2700 RED OAK CT W	COLLEYVILLE, TX	76034
HEDTKE, JAN	5301 MAPLE LN	COLLEYVILLE, TX	76034
GRAPEVINE COLLEYVILLE, ISD	3051 IRA WOODS AVE E	GRAPEVINE, TX	76051
BAILEY, JOHN	2801 EDGEWOOD LN	COLLEYVILLE, TX	76034
HENNESSY, BRYAN	2803 RED OAK CT E	COLLEYVILLE, TX	76034
KLUBER, JOHN	2802 EDGEWOOD LN	COLLEYVILLE, TX	76034
BRANDT, JEREMY	2803 EDGEWOOD LN	COLLEYVILLE, TX	76034
GEORGE, WILLIAM O	2703 RED OAK CT W	COLLEYVILLE, TX	76034
MARTIN, C DAVID	2800 EDGEWOOD LN	COLLEYVILLE, TX	76034
THOMPSON, JUSTIN	2702 RED OAK CT W	COLLEYVILLE, TX	76034
FOLGER, WILLIAM P	2701 RED OAK CT W	COLLEYVILLE, TX	76034
SUMMERTREE III	P.O. Box 385	COLLEYVILLE, TX	76034
ARBOR ESTATES	5506 Sycamore Drive	COLLEYVILLE, TX	76034
SUMMERTREE ADDITION	P.O. Box 385	COLLEYVILLE, TX	76034
ASHMORE ADDITION	P.O. Box 1923	COLLEYVILLE, TX	76034
SUMMERTREE II	P.O. Box 385	COLLEYVILLE, TX	76034
SUMMERBROOK ADDN (COLLEYVILLE)	P.O. Box 864	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, September 11th, 2023 at 7:00 p.m.
City Council Meetings: Wednesday, October 4, 2023 & Tuesday, October 17, 2023 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Rezoning change from AG Agricultural to R-20 for Tract 2B09B, Abstract 439, CC Doss Survey, located at 5209 Pool Road. The request is to rezone to allow a new home to be built.

Zoning Case: ZC23-020

Applicant: Theodis Simmons

Owner: Harold J. and Joyce Madere

Location: 5209 Pool Rd

Property Description: Tract 2B09B, Abstract 439, CC Doss Survey

Present Zoning: AG, Agricultural

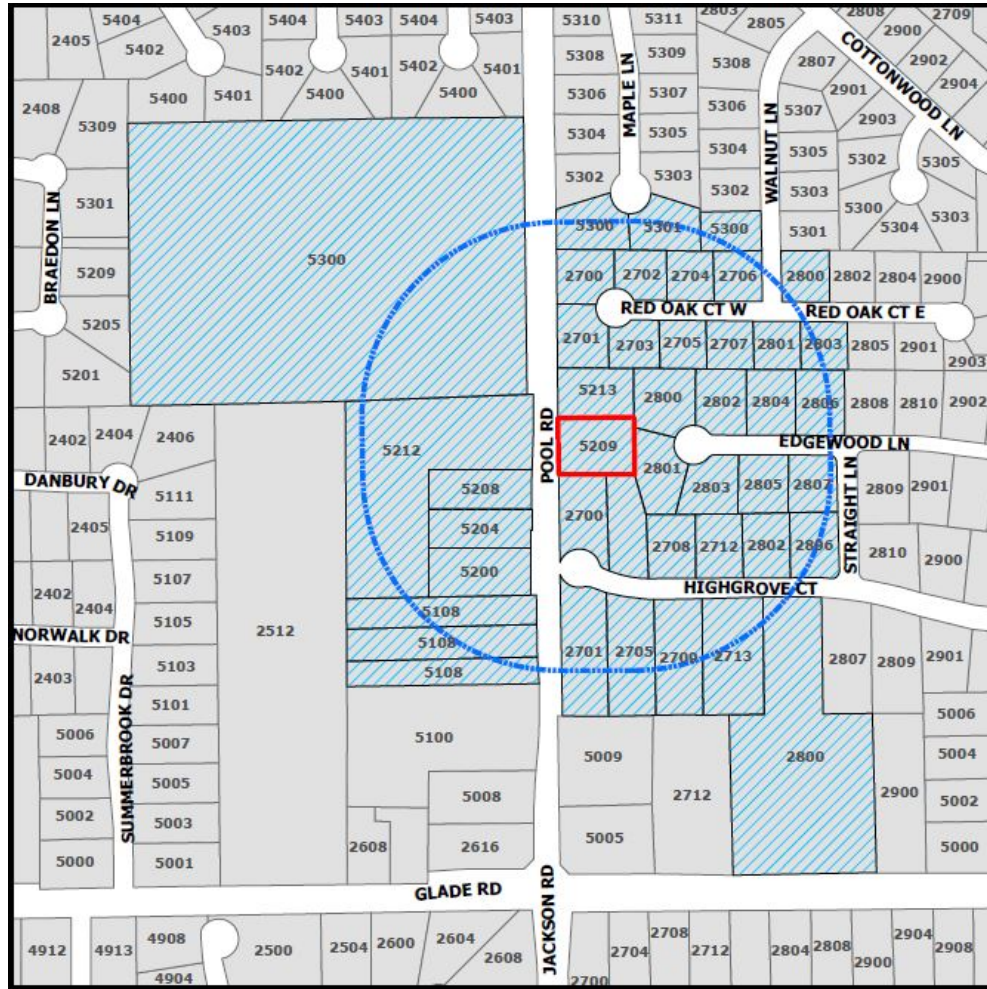
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

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

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

NOTICE OF PUBLIC HEARING



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



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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

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 0.61 ACRES BEING, TRACT 2B09B , ABSTRACT 439, CC DOSS SURVEY, LOCATED AT 5209 POOL ROAD, FROM THE AG AGRICULTURAL TO THE R-20 SINGLE-FAMILY RESIDENTIAL DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a rezoning of a portion of the property from AG Agricultural to R-20 Single Family Residential district for Case No. ZC23-020; 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 AG Agricultural to R-20 Single-Family Residential district on 0.61 acres, being Tract 2B09B, Abstract 439, CC Doss Survey, located at 5209 Pool 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 4th day of October 2023.

The second reading and public hearing being conducted on the 17th day of October 2023.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____
ABSTENTIONS ON THIS THE 17th DAY OF OCTOBER 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

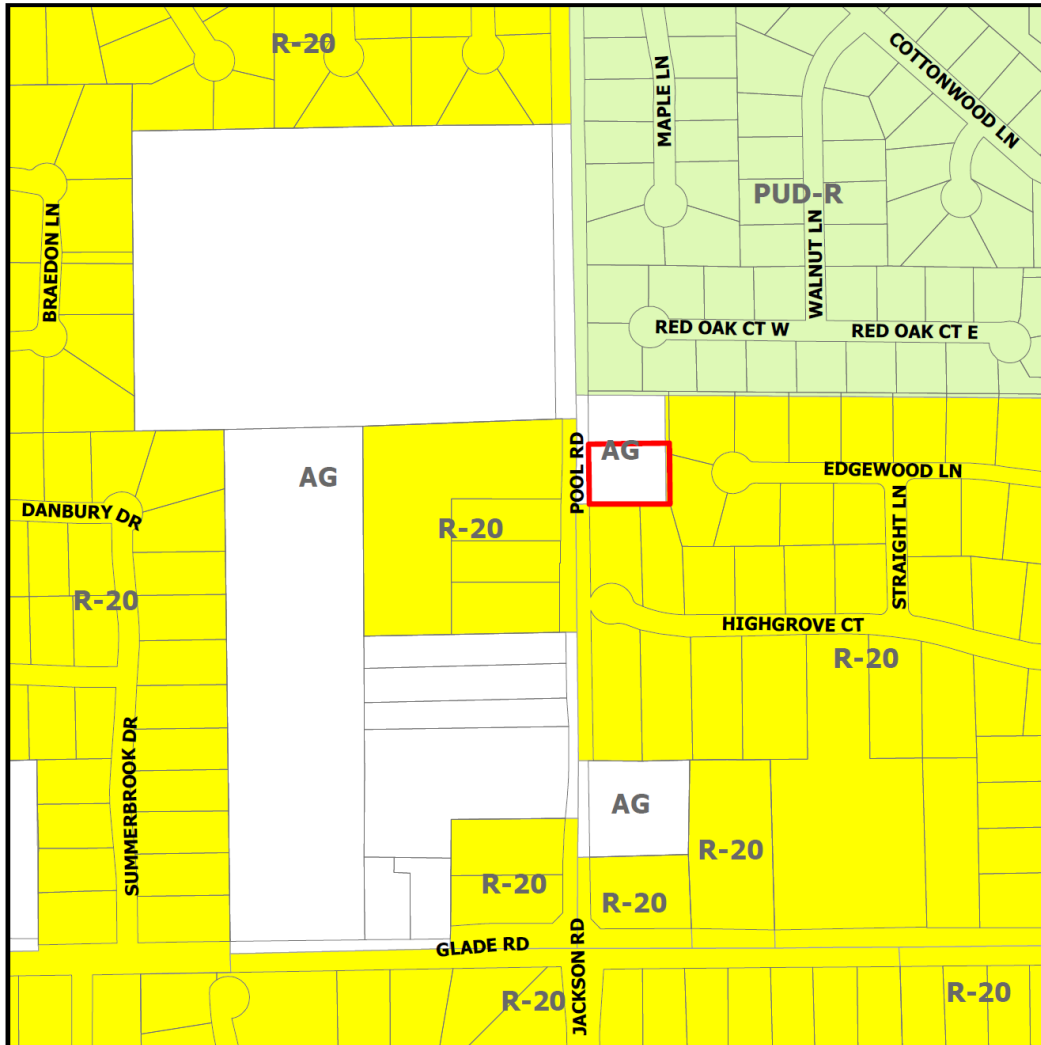
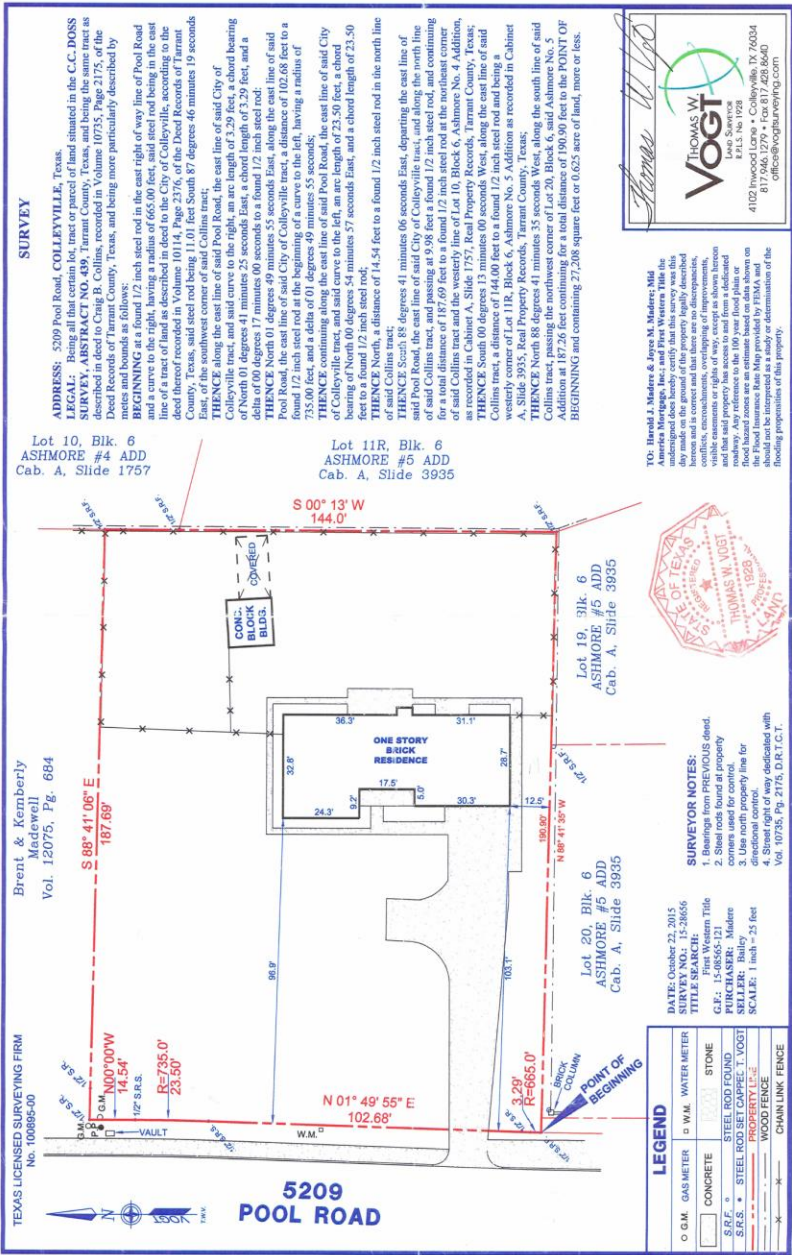


Exhibit "B"- Zoning Exhibit





CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2c	Agenda Date 9/11/2023	Number
Type Presentation and Discussion		
Department Community Development		

Title

Consideration of a Special Use Permit to allow a fence for Lot 5, Block 5, Woodbriar Estates Addition, located at 3716 Briarhaven Lane, Case ZC23-021

Explanation

Freedom Fence, the applicant, has submitted a request for a Special Use Permit (SUP) to allow a fence to encroach into the street side yard setback on Lot 5, Block 5, Woodbriar Estates Addition, being approximately 0.42 acres, and zoned R-15 Single Family Residential district.

Existing Conditions/Background: The subject property, 3716 Briarhaven Lane, has R-15 zoning and is located in the Woodbriar Estates Subdivision, South of Cheek Sparger Road. This lot is a corner lot.

SUP Request: The applicant is requesting approval of a SUP to allow for an opaque wood fence 8-feet in height to encroach into the street side yard setback. 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 freestanding 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.

2. Corner Side Yards: Except where allowed elsewhere in this chapter, no fence or freestanding 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. A decorative wall or fence (which is defined as any wall or fence not greater than thirty inches in height and not greater than twenty-five percent opaque construction) within a required street side yard shall not be placed less than three feet (3') from the side property line, and shall not be subject to the provisions of the preceding paragraph."

Regulation "1" above applies in this case for the opaque wood material on the proposed fence. Street side fencing, when allowed, must be a non-opaque material such as wrought iron. Regulation "2" above applies in this case for the proposed location of the fence. The current fence in the proposed location does not conform to the Land Development Code. The LDC 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: Any request for a residential fence which differs from the Land Development Code shall only be authorized after approval of a Special Use Permit by the City Council. The applicant is proposing a wood fence 8-feet in height with a motorized iron gate to extend into the street side yard setback and located on the property line.

Plat Status: The property is platted as Lot 5, Block 5, Woodbriar Estates Addition.

DRC Review: The DRC met on August 22nd 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-15 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.

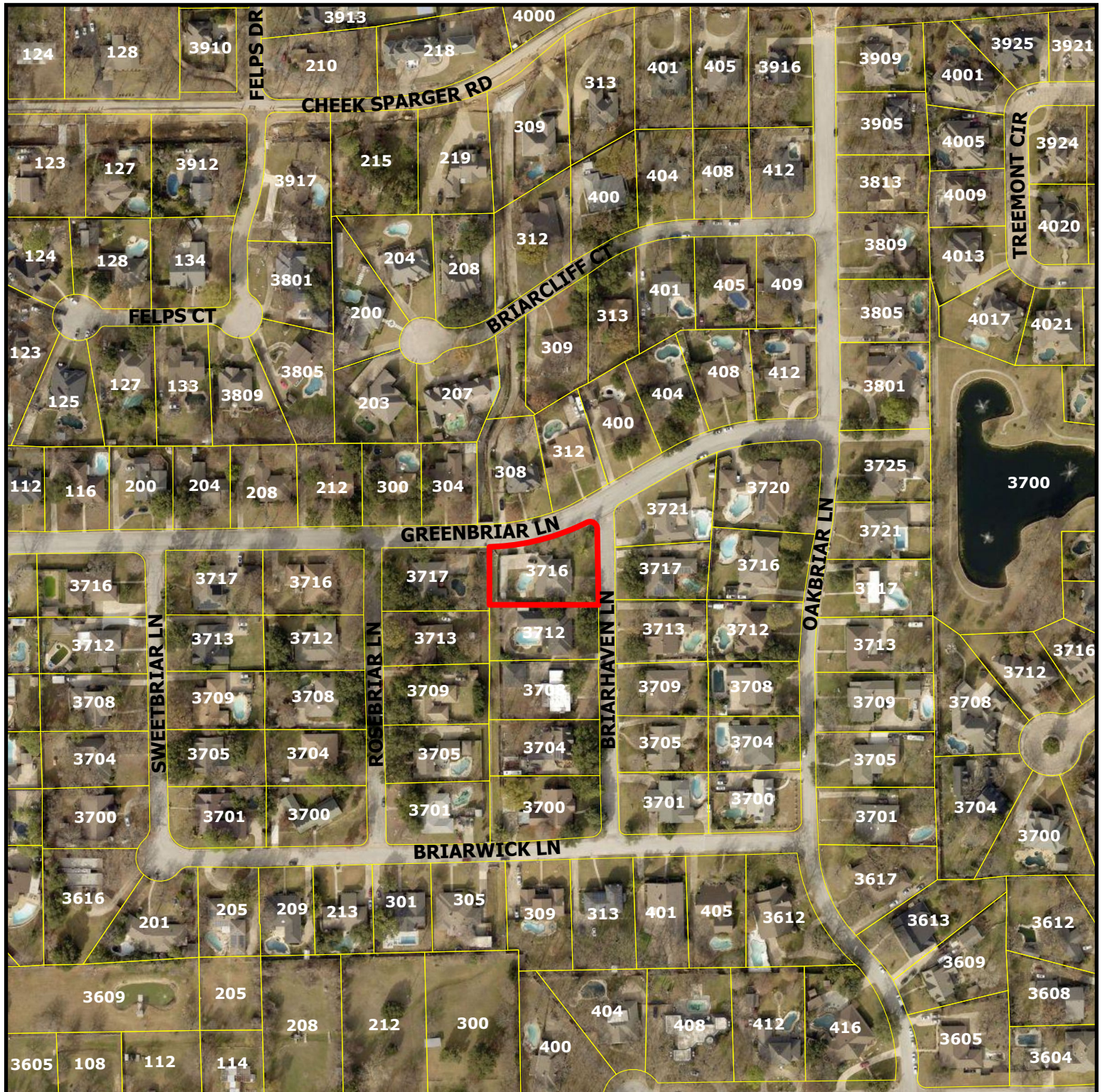
Recommendation

Denial

Attachments

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

Aerial Map

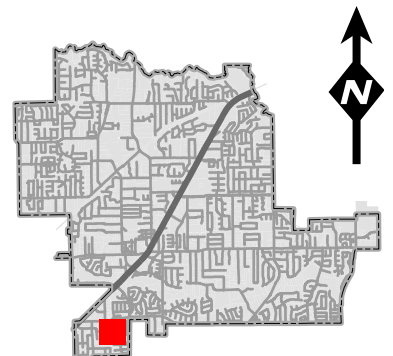


ZC23-021

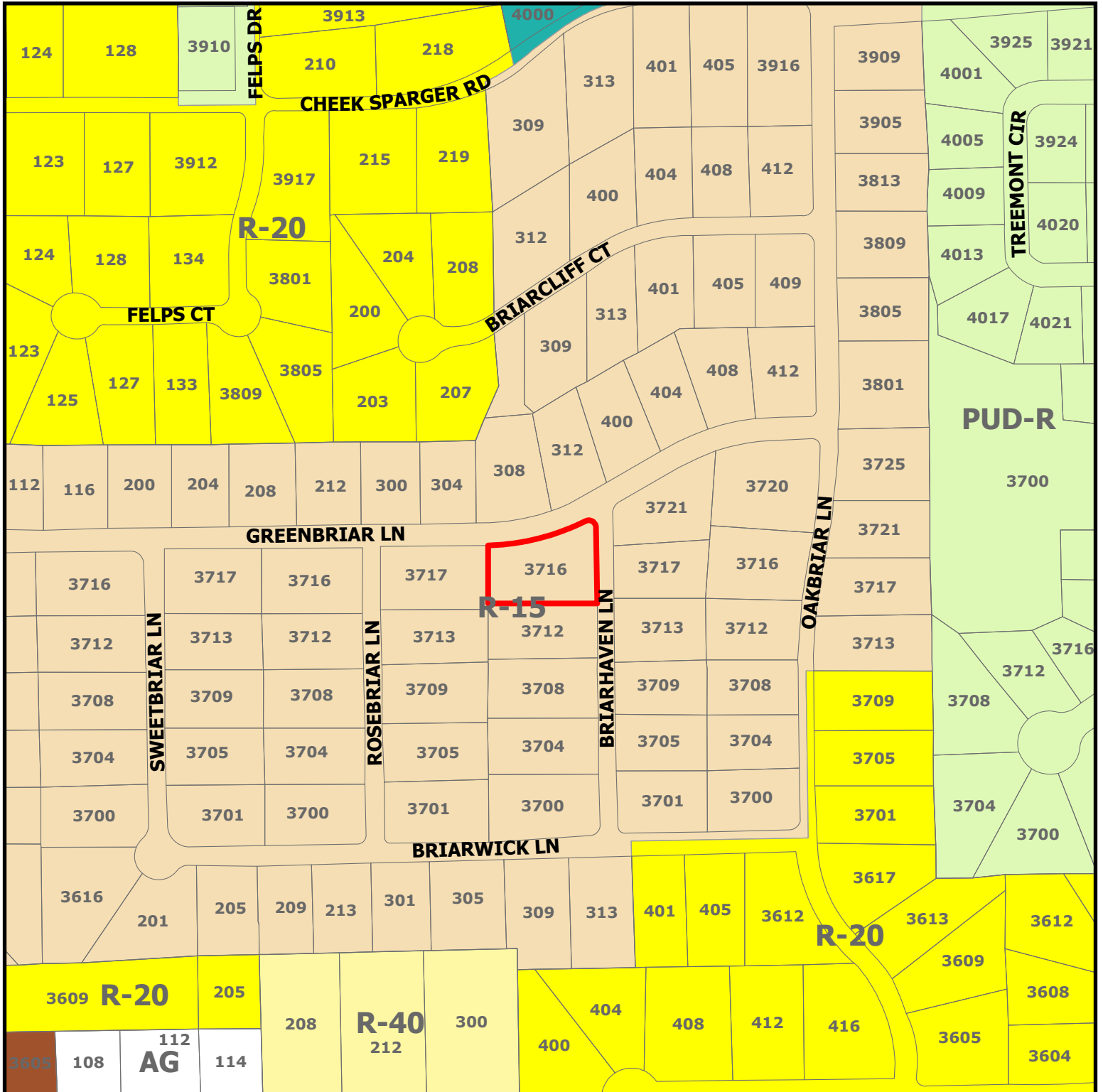
3716 Briarhaven Ln

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 Subject Property



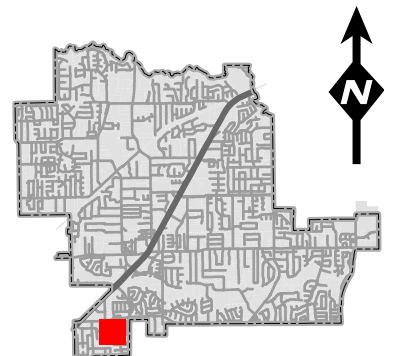
Zoning Map



ZC23-021

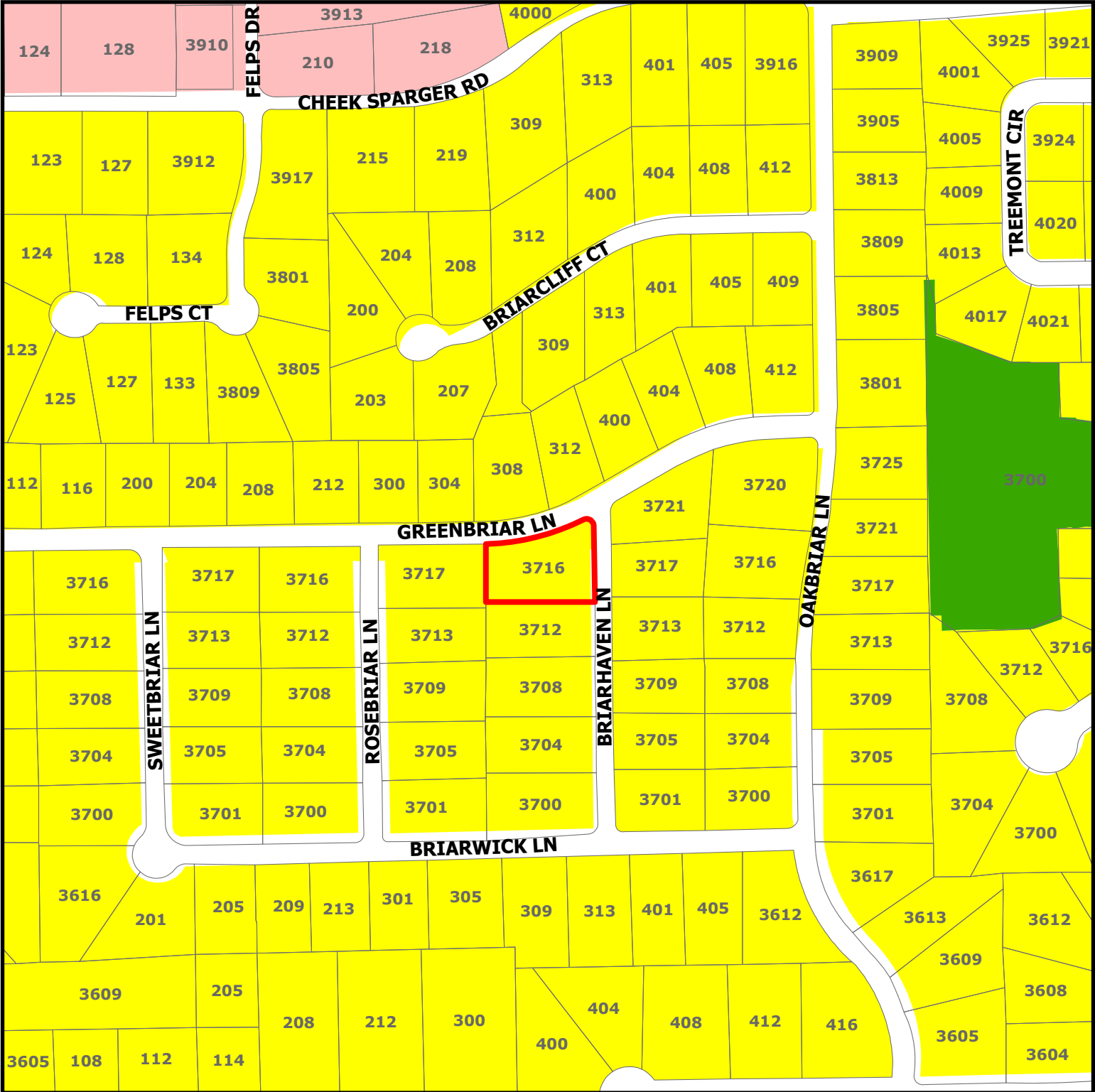
3716 Briarhaven Ln

Subject Property



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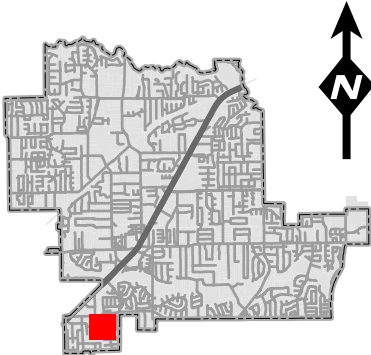
Future Land Use Map



ZC23-021

3716 Briarhaven Ln

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

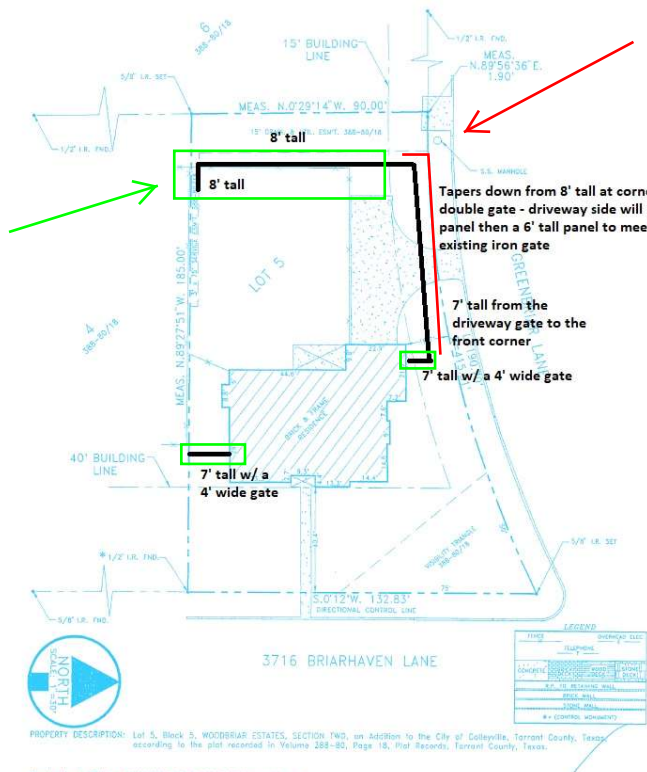


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Statement of Planning Objectives

Submitted by: Freedom Fence TX owner and Colleyville Resident Zach Stewart on behalf of 3716 Briarhaven owner Maury Contreras and Chelsee Barragan

We are requesting a SUP for the corner lot located at 3716 Briarhaven to install a wooden privacy fence. The homeowner is trying to provide privacy for themselves and their children while swimming in the pool without being visible from the street. The current fence is a non opaque older painted hardy board / concrete siding made into a fence and is not as aesthetically appealing as the desired replacement fence. It has been non-opaque along with all other corner lots in this neighborhood. The proposed replacement fence is going to be a gorgeous stained western red cedar board on board cap and trim fence that will improve the overall look of the property by removing the existing deteriorating concrete board fence. Attached reference photos for neighboring lots as well as appearance of the new fence.



Waiting on SUP process, installing fence where code allows. Front section will need SUP for opaque regulation, green sections are good to build as of 7.19.23

All materials will be a prestained western red cedar. Fence spec'd is board on board with cap and trim and galvanized posts boxed in.

8' sections will be 6' on center posts set 3' deep in concrete

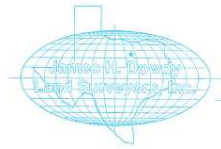
7 and 6' sections will be 8' on center posts set minimum of 2' deep in concrete

PROPERTY DESCRIPTION: Lot 5, Block 5, WOODBRIAR ESTATES, SECTION TWO, an Addition to the City of Colleyville, Tarrant County, Texas, according to the plat recorded in Volume 288-80, Page 18, Plat Records, Tarrant County, Texas.

REFERENCE NO: 52983
LENDER: PHH MORTGAGE
TITLE CO: ALAMO TITLE
PURCHASER: LYNNESS G/F OF 00264011 KS
DATE: 7-11-27

SURVEYOR'S CERTIFICATION

The undersigned Registered Professional Land Surveyor certifies to purchaser Lender and Title Company as noted that: (A) this plat of survey and the property description and facts herein are a true representation to each party of the true and actual on-the-ground survey; (B) such survey was conducted by the surveyor or under his supervision; (C) there are no other encroachments, conflicts, shortages in area or boundary line, except as shown; (D) the property has access to a public street unless otherwise noted; (E) the final document based on the most recent data available to the surveyor, and while this survey was done the property was to be in a special flood hazard area, all areas may be subject to some degree of flooding, for more information contact your local flood plain administrator or the Federal Emergency Management Agency; (F) reflects easements affecting the property, evidence of which is visible on the grounds or of which the surveyor has been notified.



Roland Rodriguez
ROLAND RODRIGUEZ, R.L.S., No. 4887
6550 MANHATTAN BLVD., SUITE 310
FORT WORTH, TEXAS 76120
(817) 439-9838



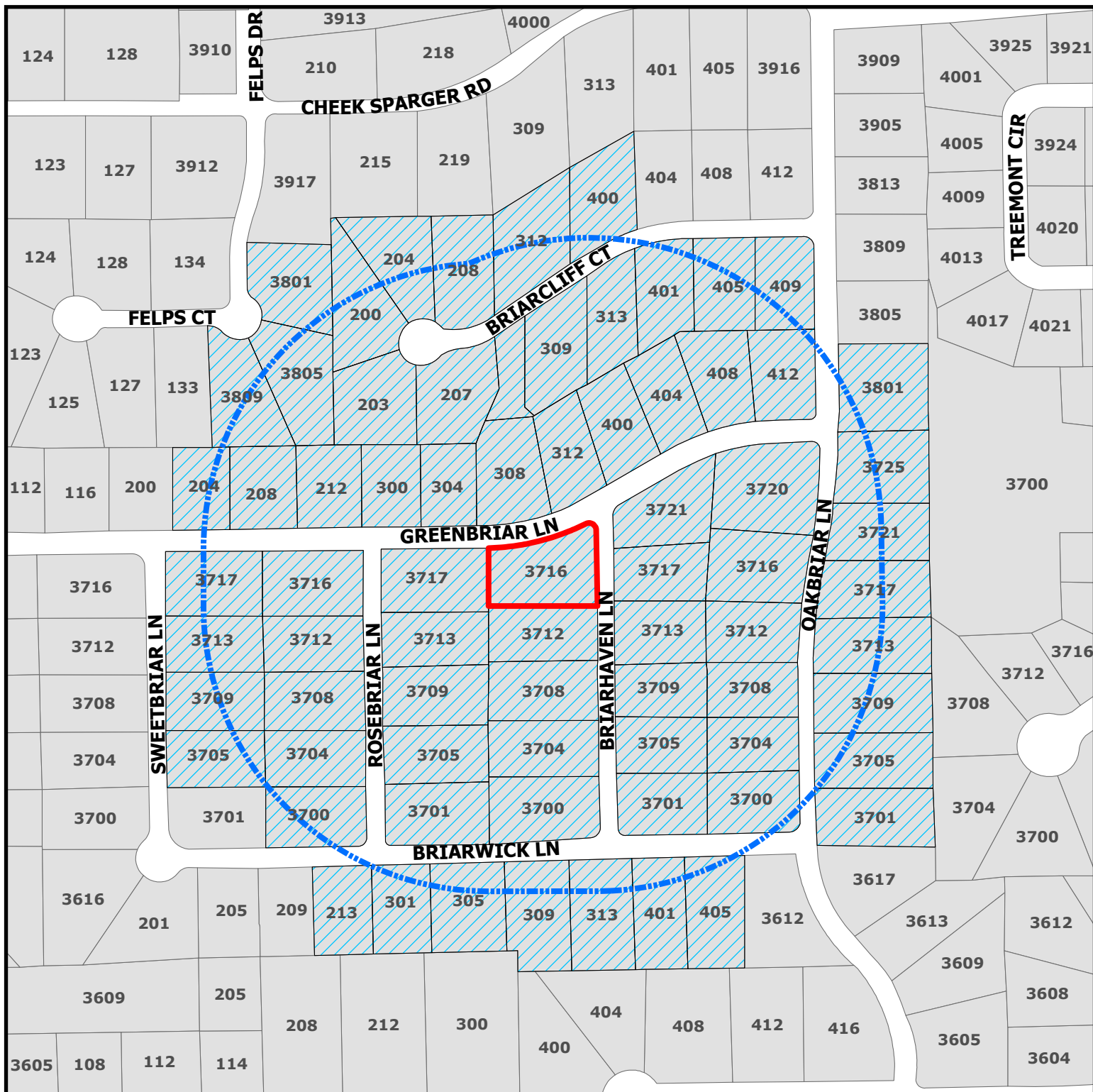








Notification Map

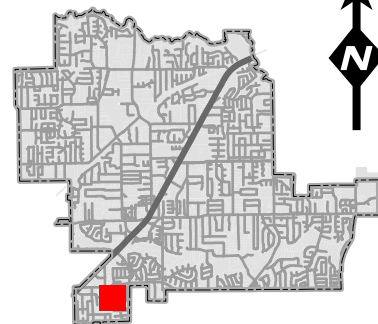


ZC23-021

3716 Briarhaven Ln

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-  Parcels to be notified
-  Buffer
-  Subject Property



Owner Name	Owner Address	Owner City	Owner Zip
MCLP PROPERTY SOLUTIONS, LLC	13201 S BERENDO AVE	GARDENA, CA	90247
HURST EULESS BEDFORD ISD	1849 CENTRAL DR	BEDFORD, TX	76022
MARX, ANDRIES	200 BRIARCLIFF CT	COLLEYVILLE, TX	76034
BASHAM, FRANCINE C	203 BRIARCLIFF CT	COLLEYVILLE, TX	76034
LANDON, STEVEN F	204 BRIARCLIFF CT	COLLEYVILLE, TX	76034
WATSON, MARY HANNAH	204 GREENBRIAR LN	COLLEYVILLE, TX	76034
LACEY, EDWARD	208 BRIARCLIFF CT	COLLEYVILLE, TX	76034
GRAMLING, M S	208 GREENBRIAR LN	COLLEYVILLE, TX	76034
HALCOMB, RANDY	212 GREENBRIAR LN	COLLEYVILLE, TX	76034
SCHRAEDER, ROBERT	213 BRIARWICK LN	COLLEYVILLE, TX	76034
SWAIN, THERESA	301 BRAIRWICK LN	COLLEYVILLE, TX	76034
BRANCH, SONDR A GAIL	304 GREENBRIAR LN	COLLEYVILLE, TX	76034
REEVES, DAVID A	305 BRIARWICK LN	COLLEYVILLE, TX	76034
DENYER, STUART	308 GREENBRIAR LN	COLLEYVILLE, TX	76034
CEKUTA, CHRISTOPHER	309 BRIARCLIFF CT	COLLEYVILLE, TX	76034
KUNEY HAZEL MAY REVOCABLE LIVIN	309 BRIARWICK LN	COLLEYVILLE, TX	76034
KLAMT, LYNN RAY	312 BRIARCLIFF CT	COLLEYVILLE, TX	76034
JOHNSON, MORGAN	312 GREENBRIAR LN	COLLEYVILLE, TX	76034
EVANS, JON R	313 BRIARCLIFF CT	COLLEYVILLE, TX	76034
ODOMORE, FRIDAY	313 BRIARWICK LN	COLLEYVILLE, TX	76034
CAMPBELL, CANDACE	3601 SAN BAR LN	COLLEYVILLE, TX	76034
WARREN, MARY EST	3700 BRIARHAVEN LN	COLLEYVILLE, TX	76034
GRIFFITH, CARL D	3700 OAKBRIAR LN	COLLEYVILLE, TX	76034
ALLRED, JON G	3700 ROSEBRIAR LN	COLLEYVILLE, TX	76034
WOODBRIAR ESTATES ADDITION	3700 Sweetbriar	COLLEYVILLE, TX	76034
WOODBRIAR NORTH ADDITION	3700 Sweetbriar	COLLEYVILLE, TX	76034
ALTSCHUL, DANIEL	3701 BRIARHAVEN LN	COLLEYVILLE, TX	76034
CUSICK, LAURANCE A	3701 OAKBRIAR LN	COLLEYVILLE, TX	76034
HODGES, CHEVI	3701 ROSEBRIAR LN	COLLEYVILLE, TX	76034
WOLFE, JAMES D	3704 BRIARHAVEN LN	COLLEYVILLE, TX	76034
RIZKAL, SAM P	3704 OAKBRIAR LN	COLLEYVILLE, TX	76034
DUGGAN, RICHARD L	3704 ROSEBRIAR LN	COLLEYVILLE, TX	76034
BENNETT, JERRY LEE	3705 BRIARHAVEN LN	COLLEYVILLE, TX	76034
ZAK, GARY	3705 OAKBRIAR LN	COLLEYVILLE, TX	76034
SIDES, MICHAEL	3705 ROSEBRIAR LN	COLLEYVILLE, TX	76034
BROWN, MICHELLE	3705 SWEETBRIAR LN	COLLEYVILLE, TX	76034
PRIEST, WILLIAM	3708 BRAIRHAVEN LN	COLLEYVILLE, TX	76034
AKSENTOWITZ, J	3708 OAKBRIAR LN	COLLEYVILLE, TX	76034
TAMAYO, JESSE F	3708 ROSEBRIAR LN	COLLEYVILLE, TX	76034
HOLLOWAY, LENDON	3709 BRIARHAVEN LN	COLLEYVILLE, TX	76034
HASKELL, NORMAN E	3709 OAKBRIAR LN	COLLEYVILLE, TX	76034
MATHIS, CECIL S	3709 ROSEBRIAR LN	COLLEYVILLE, TX	76034
MURPHY, JAMES F	3709 SWEETBRIAR LN	COLLEYVILLE, TX	76034
GOODSON, TONI	3712 BRIARHAVEN LN	COLLEYVILLE, TX	76034
SZAKIN, PETER T	3712 OAKBRIAR LN	COLLEYVILLE, TX	76034
POWELL, ROBERT L	3712 ROSEBRIAR LN	COLLEYVILLE, TX	76034
LYNCH, VICKI	3713 BRIARHAVEN LN	COLLEYVILLE, TX	76034
LACKEY FAMILY TRUST	3713 OAKBRIAR LN	COLLEYVILLE, TX	76034
BELLEFEUILLE, PHIL	3713 ROSEBRIAR LN	COLLEYVILLE, TX	76034
HENDERSON, BROOKE	3713 SWEETBRIAR LN	COLLEYVILLE, TX	76034
CONTRERAS, MAURICA	3716 BRIARHAVEN LN	COLLEYVILLE, TX	76034
DASHNER, MELVIN L	3716 OAKBRIAR LN	COLLEYVILLE, TX	76034
WITT, ROBERT W	3716 ROSEBRIAR LN	COLLEYVILLE, TX	76034
MONTAGUE, JEFFREY	3717 BRIARHAVEN LN	COLLEYVILLE, TX	76034
TUPPER, KARLY	3717 OAKBRIAR LN	COLLEYVILLE, TX	76034
WATTS, JENNINGS R	3717 ROSEBRIAR LN	COLLEYVILLE, TX	76034
INGERSOLL, MICHAEL	3717 SWEETBRIAR LN	COLLEYVILLE, TX	76034
GARMAN, DONALD J	3720 OAKBRIAR LN	COLLEYVILLE, TX	76034
ROBERTS, SHONNA K	3721 BRIARHAVEN LN	COLLEYVILLE, TX	76034
WARMERDAM, BRADLEY	3721 OAKBRIAR LN	COLLEYVILLE, TX	76034
MARINO, ROBERT A	3725 OAKBRIAR LN	COLLEYVILLE, TX	76034
MORIARTY, KENNETH	3801 FELPS CT	COLLEYVILLE, TX	76034
BARTLETT, DEL W	3805 FELPS CT	COLLEYVILLE, TX	76034
BRIAN AND SUZANNE DUNN REVOCABL	3809 FELPS CT	COLLEYVILLE, TX	76034
KELLEY, ANN	400 BRIARCLIFF CT	COLLEYVILLE, TX	76034
BUDRI, TAMEEM	400 GREENBRIAR LN	COLLEYVILLE, TX	76034
BAUGUS, MITCHELL	401 BRIARCLIFF CT	COLLEYVILLE, TX	76034
WOODS OF COLLEYVILLE ADDN, THE	4024 Treemont Circle	COLLEYVILLE, TX	76034
JONES, DAN W	404 GREENBRIAR LN	COLLEYVILLE, TX	76034
THE ROTH FAMILY LIVING TRUST	405 BRIARCLIFF CT	COLLEYVILLE, TX	76034
BOBBY RAY AND CHERYL VIRGINIA C	405 BRIARWICK LN	COLLEYVILLE, TX	76034
TABORSKY, ANNA	408 GREENBRIAR LN	COLLEYVILLE, TX	76034
WALKER, RANCE LEE ANN	409 BRIARCLIFF CT	COLLEYVILLE, TX	76034
OPENDOOR PROPERTY TRUST I	410 N SCOTTSDALE RD STE 1600	TEMPE, AZ	85281
BRIDLEWOOD ESTATES	4110 Coachman	COLLEYVILLE, TX	76034
HINSON, DANA Y	412 GREENBRIAR LN	COLLEYVILLE, TX	76034
NORTHEAST CONSTR CO INC	5137 DAVIS BLVD	NORTH RICHLAND HILLS, TX	76180
GALLEGOS, ELVIS	7207 MONTICELLO PKWY	COLLEYVILLE, TX	76034



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, September 11, 2023 at 7:00 p.m.

City Council Meetings: Tuesday, October 4, 2023 & October 17, 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 fence on Lot 5, Block 5, Woodbriar Estates Addition. The request is for a wood fence to be located within the street side yard setback.

Zoning Case: ZC23-021

Applicant: Freedom Fence

Owner: Maurica Ann Contreras Revocable Trust

Location: 3716 Briarhaven Ln

Property Description: Lot 5, Block 5, Woodbriar Estates Addition

Present Zoning: R-15, Single Family Residential

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

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

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

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

[illegible]

Jacquelyn Reyer

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

ORDINANCE O-23-xxxx

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 0.42 ACRES, ON LOT 5, BLOCK 5, WOODBRIAR ESTATES ADDITION BY AUTHORIZING A SPECIAL USE PERMIT TO ALLOW FOR A FENCE TO BE LOCATED WITHIN 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 for a fence to be located within the street side yard setback under Case No. ZC23-021; 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 within the street side yard setback on 0.42 acres, on Lot 5, Block 5, Woodbriar Estates Addition, 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 wood fence 8 feet in height with a motorized iron gate to extend into the street side yard setback.
- 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 4th day of October 2023.

The second reading and public hearing being conducted on the 17th day of October 2023.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS
ON THIS THE 17TH DAY OF OCTOBER 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

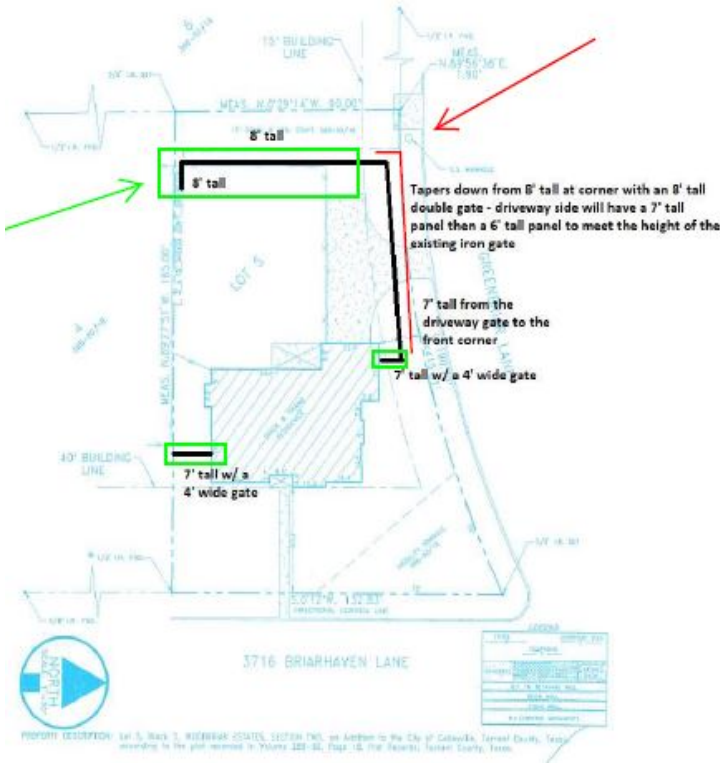
Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit “B” – Site Plan



All materials will be a prestained western red cedar. Fence speed is board on board with cap and trim and galvanized posts boxed in.

8" sections will be 6' on center posts set
3" deep in concrete

7 and 6' sections will be 8' on center posts
set minimum of 2' deep in concrete



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2d	Agenda Date 9/11/2023	Number
Type Presentation and Discussion		
Department Community Development		

Title

Consideration of a Special Use Permit to allow for a fence for Lot 1, Block 1, Naler Addition, located at 6101 Waller Lane, Case ZC23-022

Explanation

Mike Besgrove, the applicant, has submitted a request for a Special Use Permit (SUP) to allow an opaque wood fence to be located within the front yard setback along the front property line on Lot 1, Block 1, of the Naler Addition, being approximately 1.27 acres, and zoned R-40 Single Family Residential district.

Existing Conditions/Background: The subject property, 6101 Waller Lane, has R-40 zoning and is located on the east side of Pleasant Run Road at the intersection of Waller Lane and Cooks Lane.

SUP Request: The applicant is requesting approval of an SUP to allow for a wood fence 6 feet in height 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.d" above applies in this case requiring that a fence allowed within the front yard setback be no more than 25% opaque. This lot does meet the exception due to size, but the applicant wishes for an opaque wood fence instead of the allowed non-opaque fence, such as wrought iron. 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 opaque wood fence 6-feet in height in lieu of a fence that is no more than 25% opaque. The proposed fence is requested to be placed approximately on the property line. The lot size is 55,500 square feet.

Plat Status: The property is platted as Lot 1, Block 1, of the Naler Addition.

DRC Review: The DRC met on August 22nd 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 east are R-20 Single Family Residential. The property to the south is zoned AG Agricultural and contains a single family home. The property to the west is zoned R-40 and contains a single family home.

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
4. Statement of Planning Objectives
5. Plat
6. Notification Map
7. Notification List
8. Notification Letter
9. Draft Ordinance

Aerial Map

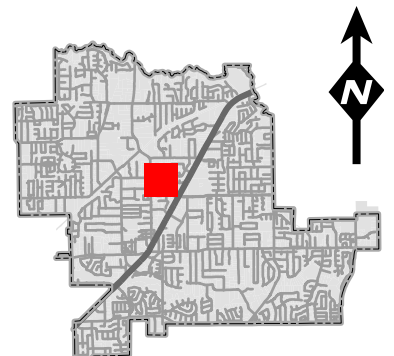


ZC23-022

6101 Waller Ln



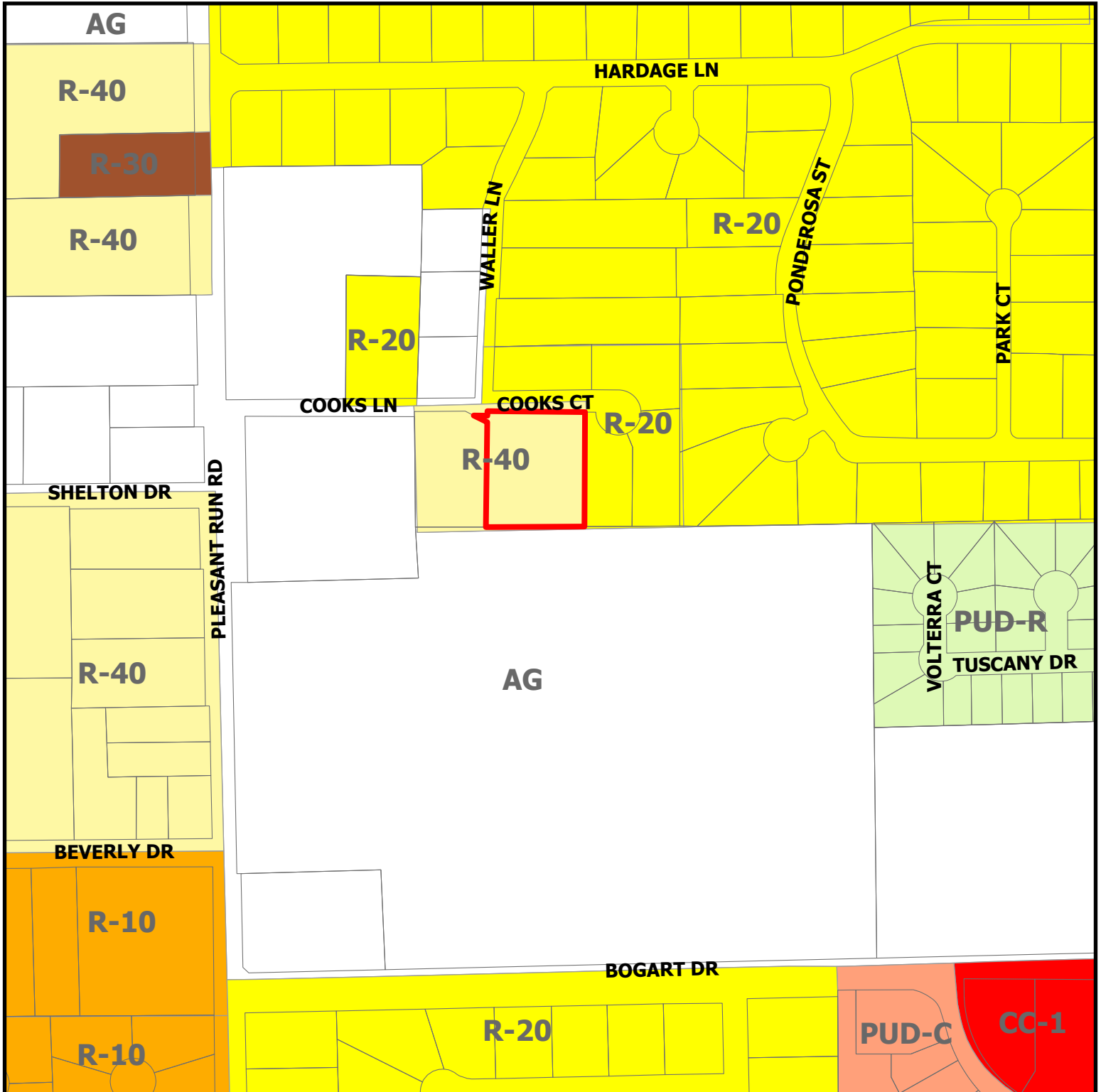
Subject Property



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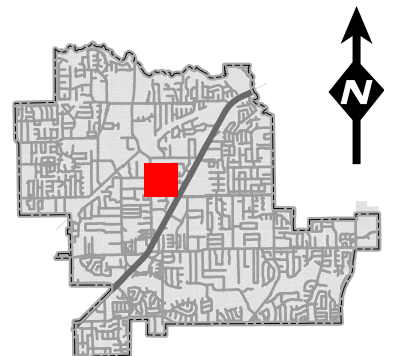
Zoning Map



ZC23-022

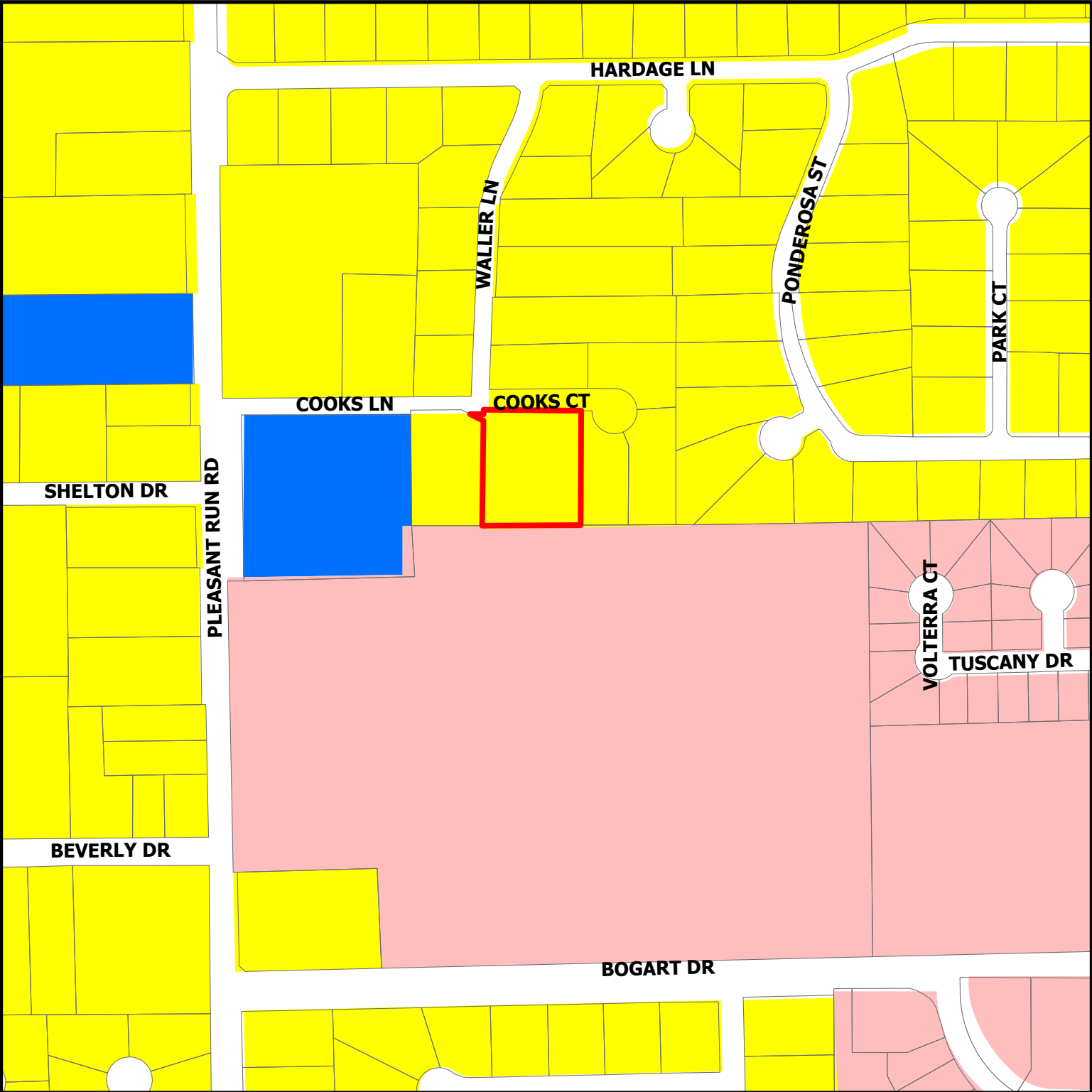
6101 Waller Ln

 Subject Property



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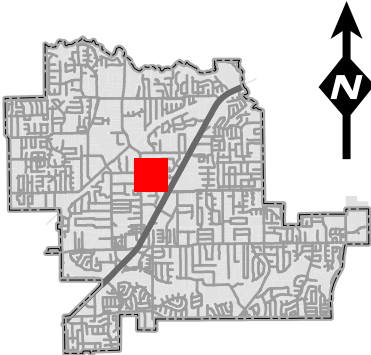
Future Land Use Map



ZC23-022
6101 Waller Ln

-  Residential
-  Institutional
-  Colleyville Blvd Corridor
-  Subject Property

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Mike Besgrove, 6101 Waller Ln

Statement of planning objectives

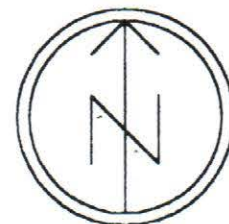
Request to replace current fence with privacy fence. Primary bedroom is on North side of house within 25 feet of Cooks Court; Lack of any privacy from street whatsoever – front, side yard and back yard; Street and Construction noise (as early as 5:30a in mid-July when contractor was loading a skid steer on to a trailer); Car headlights up and down the road at all hours; Back yard is exposed to Cooks Court. Cooks Court is not a “frontage” road to our address at 6101 Waller Lane; rather, it is a side street to our property. The proposed fence would have the required 40’ setback on the property’s north side.

We respectfully request this variance be approved, as we believe a 6’ cedar fence will greatly enhance our entitlement to quiet enjoyment of our home.

PLOT PLAN

EVANGELINE M. MALIN
TRUSTEE
VOL. 13257, P. 131

L. D. LONG
VOLUME 2759, PAGE 582



SCALE: 1" = 50'

COOKS
LANE

WALLER
LANE

1/2" ROD

S 63°39' E
55.80'

HATCHED AREA DENOTES RIGHT-
OF-WAY DEDICATED PER PLAT.

JAY BARTLEY McMEANS,
ET UX
VOL. 11923, P. 796

ANDREW J. CALDWELL SURVEY,
ABSTRACT NO. 331

NANCY B. LOONEY SURVEY,
ABSTRACT NO. 937

S 89°43'57" W 266.80'

METAL CARPORT
24' X 24'

Proposed Fence Replacement

Mike Besgrove
6101 Waller Ln.
Colleyville Tx. 76034
817-832-4180

LOT 1
BLOCK 1

6' Cedar board
Steel post
Good side faces 6101 Waller

Contractor -
RSA Construction/Remodeling
682-553-1273

WOOD BARN
8.1' X 12.1'

WOOD BARN

NORTH

SOUTH 230.00'

7.5' DRAINAGE AND UTILITY EASEMENT

40' BUILDING LINE

16' DRAINAGE AND UTILITY EASEMENT

N 89°43'57" E

216.80'

1/2" ROD

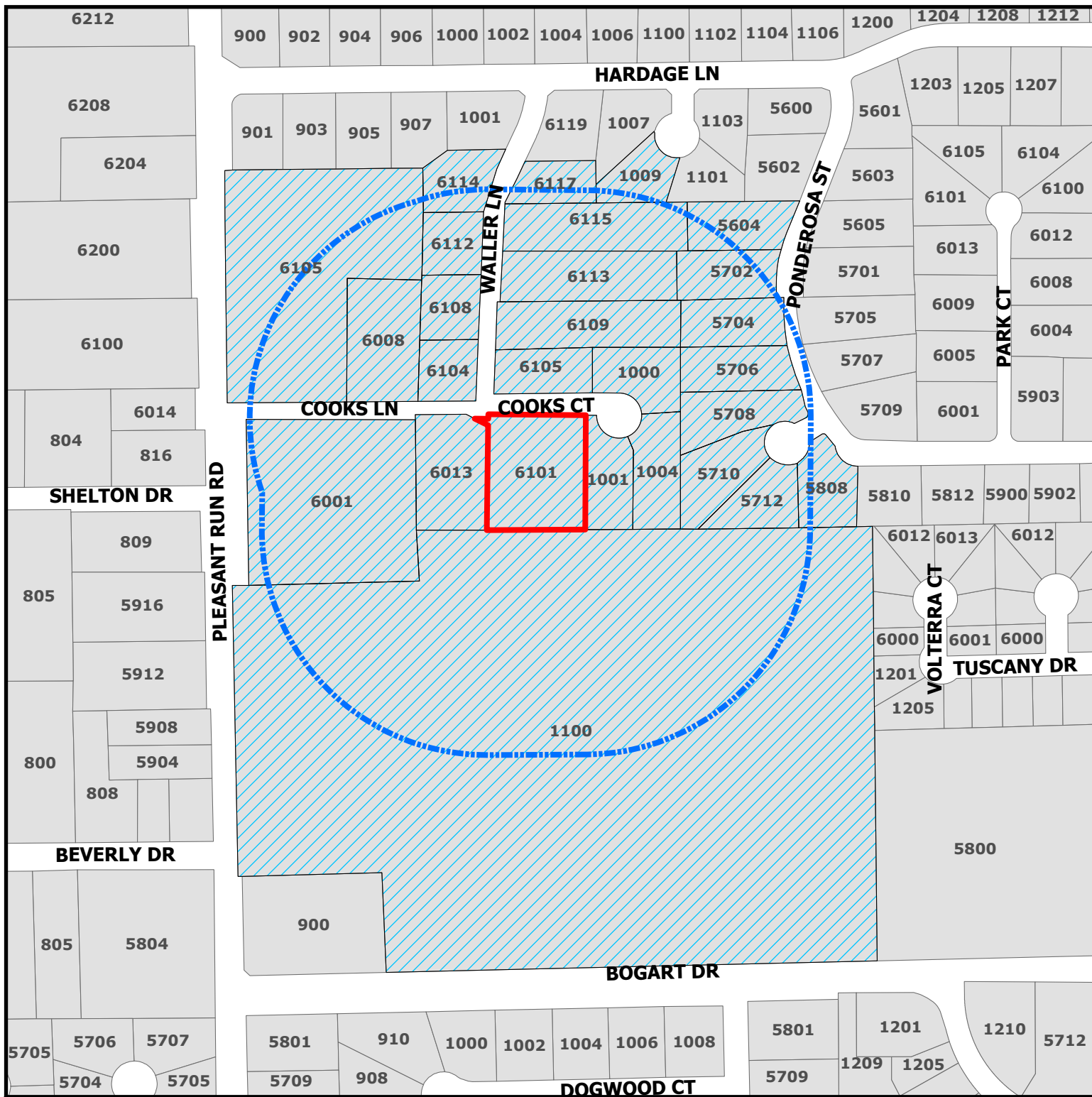
GRAPEVINE I. S. D.
VOLUME 4896, PAGE 47

No Part of the subject property lies within the 100 year flood plain.

Flood Zone X Community 430530 Panel 0133-H Eff. Date 8-2-95

I hereby certify that this sketch of survey of the above described property is true and correct to the best of my

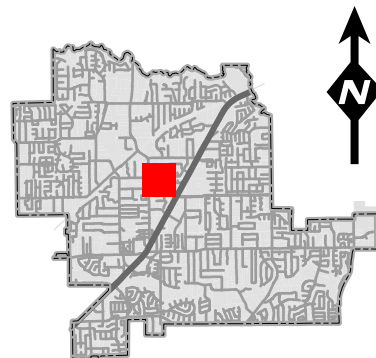
Notification Map



ZC23-022

6101 Waller Ln

-  Parcels to be notified
-  Buffer
-  Subject Property



DISCLAIMER:
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Owner Name	Owner Address	Owner City	Owner Zip
ENGLERT, EVELYN H	6114 WALLER LN	COLLEYVILLE, TX	76034
SHELLY BILLUPS FAMILY TRUST	5704 PONDEROSA ST	COLLEYVILLE, TX	76034
SLINEY, PAMELA M	6008 COOKS LN	COLLEYVILLE, TX	76034
MCMEANS, JAY B	6013 COOKS LN	COLLEYVILLE, TX	76034
SHIPP, JORDAN	1004 COOKS CT	COLLEYVILLE, TX	76034
NALER, DEE ANN	6101 WALLER LN	COLLEYVILLE, TX	76034
BROOKS, MARCELA	6112 WALLER LN	COLLEYVILLE, TX	76034
HEDGES, B D	6104 WALLER LN	COLLEYVILLE, TX	76034
ZIOBER, ALVIN	6109 WALLER LN	COLLEYVILLE, TX	76034
BARBER, JAMES T	1009 HARDAGE CIR	COLLEYVILLE, TX	76034
MALIN, DAVID	6117 WALLER LN	COLLEYVILLE, TX	76034
GAVLAK, KEVIN	925 S MAIN ST UNIT 3302	GRAPEVINE, TX	76051
MILLER, TODD	6113 WALLER LN	COLLEYVILLE, TX	76034
PLEASANT RUN BAPTIST CHURCH	6005 PLEASANT RUN RD	COLLEYVILLE, TX	76034
STEENWYK, CHAD	5706 PONDEROSA ST	COLLEYVILLE, TX	76034
WAI, SHELBY	6115 WALLER LN	COLLEYVILLE, TX	76034
SRP SUB LLC	1717 MAIN ST SUITE 2000	DALLAS, TX	75201
PHILLIPS, JAMES	5808 PONDEROSA ST	COLLEYVILLE, TX	76034
COULTER, MONA COOK	6105 PLEASANT RUN RD	COLLEYVILLE, TX	76034
GRAPEVINE, ISD	3051 IRA WOODS AVE E	GRAPEVINE, TX	76051
GROVES, DAVID	5702 PONDEROSA ST	COLLEYVILLE, TX	76034
FISHER LIVING TRUST	5710 PONDEROSA CT	COLLEYVILLE, TX	76034
SOUTHALL, RICHARD	5708 PONDEROSA CT	COLLEYVILLE, TX	76034
MURARI FAMILY REVOCABLE LIVING	3819 ROOSEVELT DR	IRVING, TX	75063
JUSTICE, ANTHONY	5975 INDIGO SKY DR	FRISCO, TX	75036
HENDRIX, NOELANI	1001 COOKS CT	COLLEYVILLE, TX	76034
HIDDEN OAKS ESTATES		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, September 11th, 2023 at 7:00 p.m.
City Council Meetings: Wednesday, October 4, 2023 & Tuesday, October 17, 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 Naler Addition. The request is for an opaque wood fence to be located within the front yard setback.

Zoning Case: ZC23-022

Applicant: Mike Besgrove

Owner: Mike and Dee Ann Naler

Location: 6101 Waller Ln

Property Description: Lot 1, Block 1, of the Naler Addition

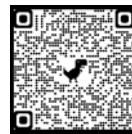
Present Zoning: R-40, Single Family Residential

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

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

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

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

[illegible]

Jacquelyn Reyer

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

ORDINANCE O-23-xxxx

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 1.27 ACRES, ON LOT 1, BLOCK 1, OF THE NALER ADDITION BY AUTHORIZING A SPECIAL USE PERMIT TO ALLOW FOR AN OPAQUE WOOD FENCE TO BE LOCATED WITHIN THE FRONT 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 for An opaque fence to be located within the front yard setback under Case No. ZC23-022; 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 an opaque fence to be located within the front yard setback on 1.27 acres, on Lot 1, Block 1, of the Naler Addition, 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 wood fence 6 feet in height within the front yard setback and be located along the front property line.
- 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 4th day of October 2023.

The second reading and public hearing being conducted on the 17th day of October 2023.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS
ON THIS THE 17TH DAY OF OCTOBER 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

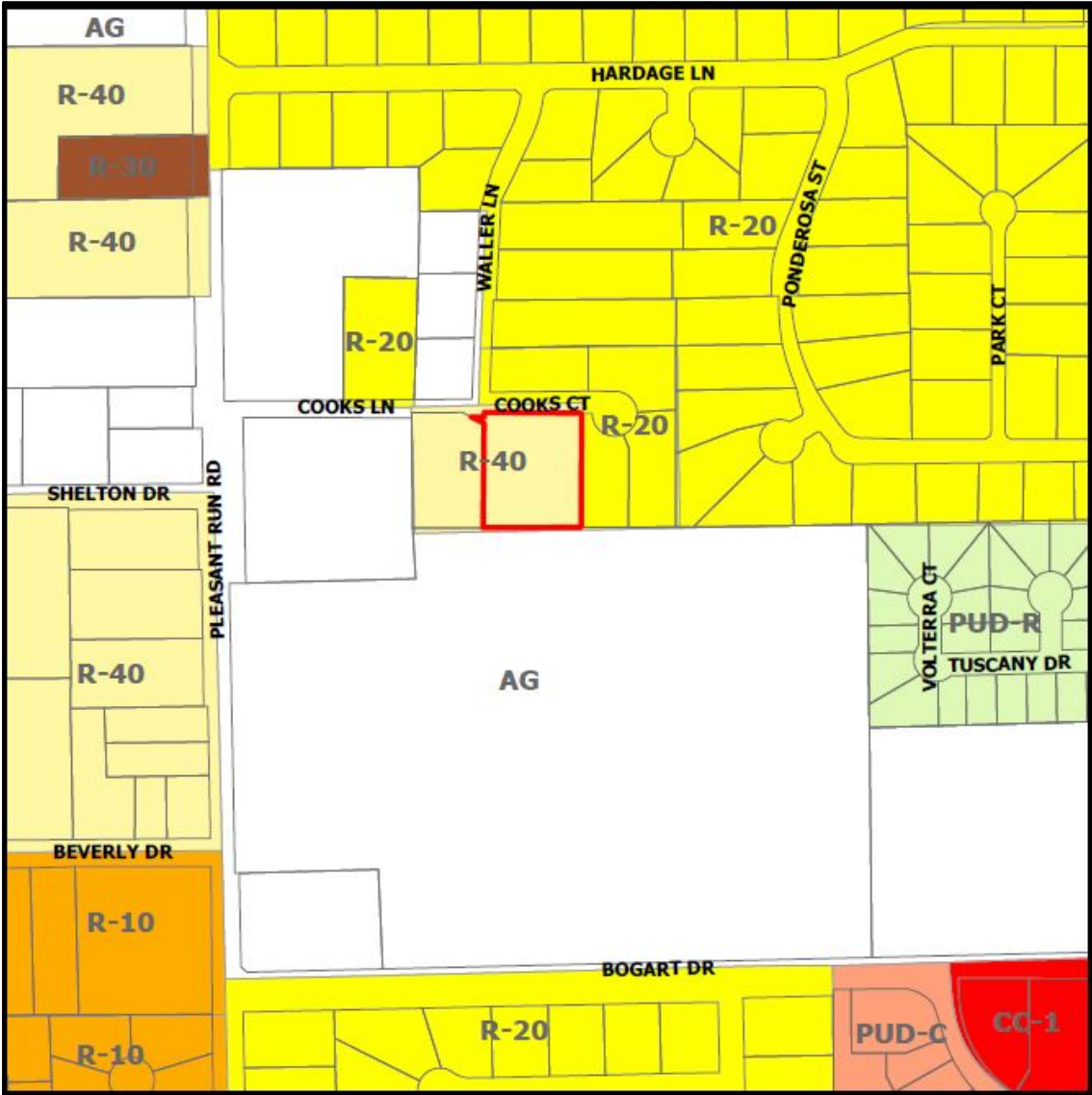
Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map



No Part of the subject property lies within the 100 year flood plain.

Flood Zone X Community 435322 Panel 0123-H Eff. Date 8-2-95

I hereby certify that this sketch of survey of the above described property is true and correct to the best of my



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2e	Agenda Date 9/11/2023	Number
Type Presentation and Discussion		
Department Community Development		

Title

Consideration of a Special Use Permit to allow for a fence for Lot 4, Block C, Legacy North, located at 703 Marie Drive, Case ZC23-023

Explanation

Kensington Homes, the applicant, has submitted a request for a Special Use Permit (SUP) to allow a fence to extend into the street side yard setback on Lot 4, Block C, Legacy North Addition, being approximately 0.46 acres, and zoned PUD-R Planned Unit Development Residential district.

Existing Conditions/Background: The subject property, 703 Marie Dr, has PUD-R zoning and is located on the west side of Sawyer Dr, south of Marie St. The subject property has a new single-family residence.

SUP Request: The applicant is requesting approval of an SUP to allow for an iron fence 6-feet in height to extend into the street side yard setback. The proposed fence is requested to be placed approximately 15-feet from 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.

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 required street side yard. 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 to extend into the required street side yard setback. The proposed fence is requested to be placed approximately 15-feet from the property line.

Plat Status: The property is platted as Lot 4, Block C, Legacy North Addition.

DRC Review: The DRC met on August 21st 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 PUD-R 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. Photos provided by Applicant
7. Notification Map
8. Notification List
9. Notification Letter
10. Draft Ordinance

Aerial Map

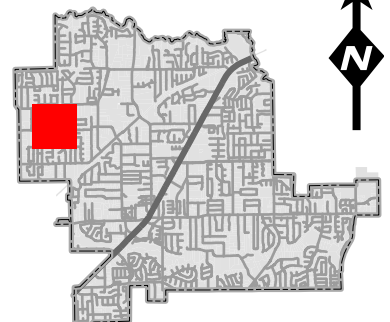


ZC23-023

703 Marie Dr

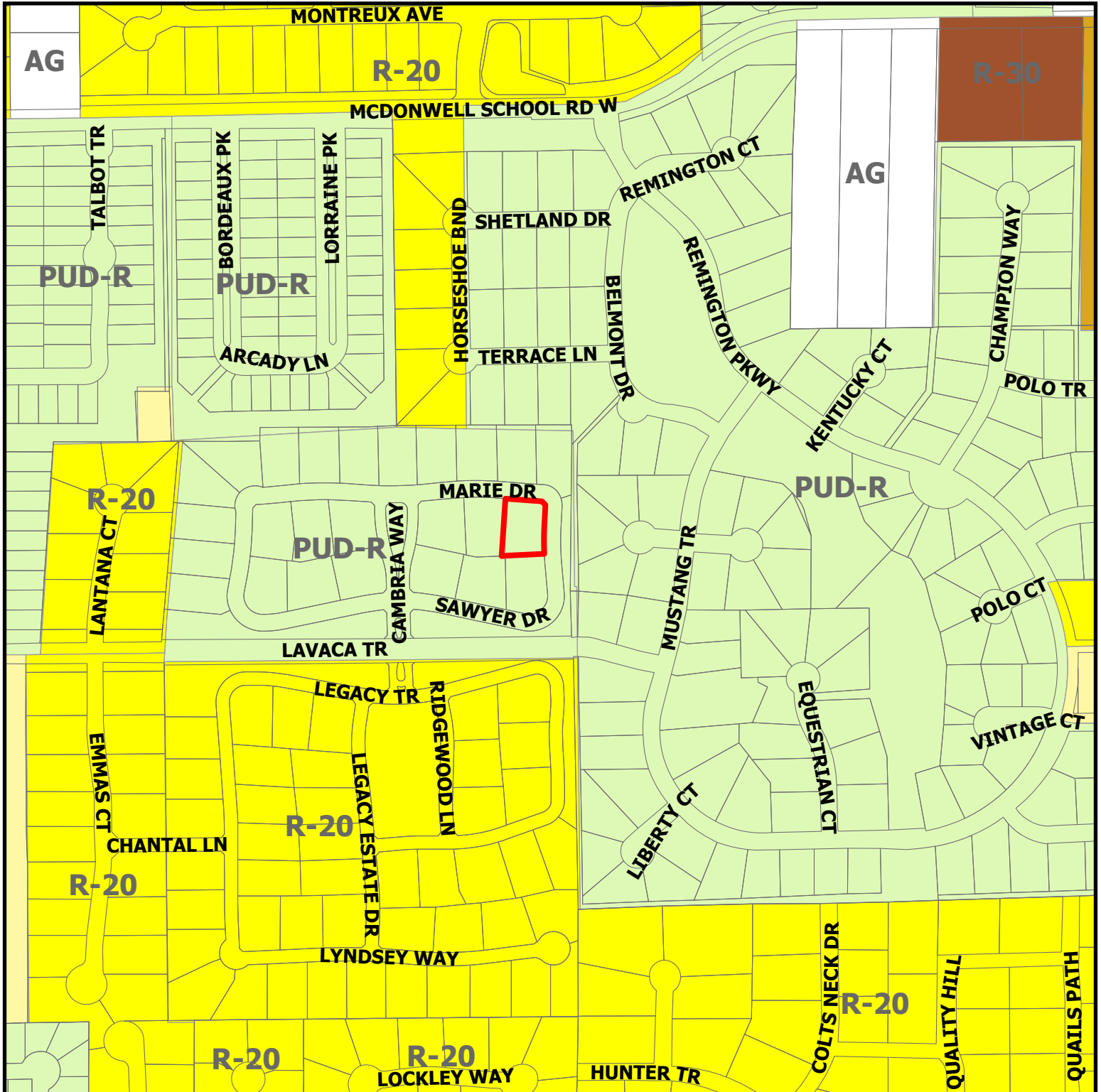


Subject Property



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Zoning Map

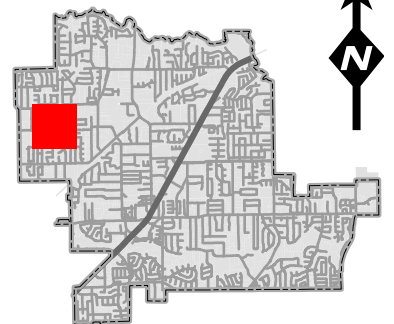


ZC23-023

703 Marie Dr

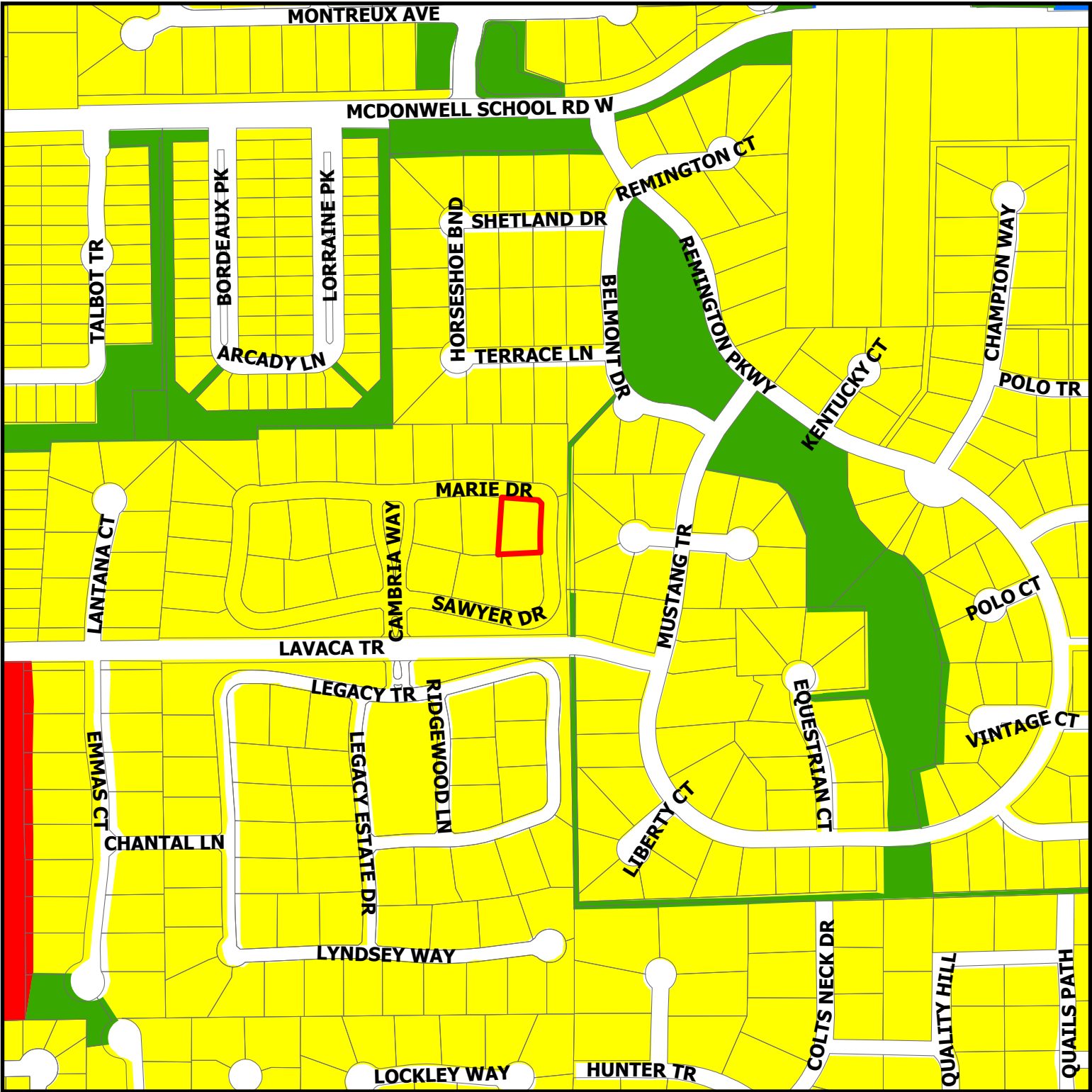


Subject Property



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Future Land Use Map

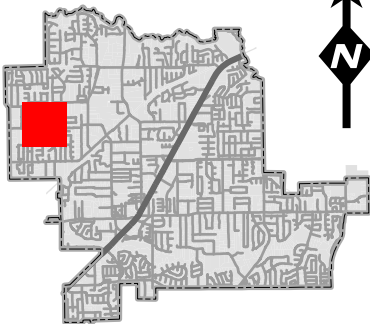


ZC23-023

703 Marie Dr

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



From: [Ben Bryner](#)
To: [Jackie Reyff](#); [Kristopher Potts](#); [Scott Hammons](#)
Subject: FW: 703 Marie Fencing Information for Consideration
Date: Friday, August 11, 2023 11:04:00 AM
Attachments: [IMG_7523.mov](#)

[For one of the fence SUP submittals...](#)

From: Laura Miller <lauramillercfa@gmail.com>
Sent: Friday, August 11, 2023 10:51 AM
To: Ben Bryner <BBryner@colleyville.com>
Subject: 703 Marie Fencing Information for Consideration

Good morning Mr. Brynar,

My name is Laura Miller, the homeowner at 703 Marie Drive in Colleyville. I'm writing regarding the discrepancy over the location of our iron fence.

In July of 2022, Kosse, the developer, encouraged me to find a corner lot on the original side of Legacy to see how far the fence was. I visited 6201 Ridgewood in the original Legacy and measured their fence at 21 feet. I gave this information to Nick and Kosse and was told 19 feet would be where our fence should go. I am aware 6201 was built in 2016- which is prior to the change in 2019 where they made the requirement 30 feet. We were never made aware of this 30 foot requirement until this week. However, our neighborhoods are connected by name and I believe they should be cohesive in design and opportunity. Attached is my screen shot on July 11 at their house.

I did also want to add we are in a unique situation where my neighbor has faced her house a different way than the rest of the neighborhood. So our home faces North, and her home faces East. It was approved by the developer, but nevertheless a little unique. In order to not have a straight view of her driveway and garage, I would ask that you consider allowing our fence to stay where it is currently located. If we are to move our iron fence 11 feet in, we would also be moving that amount the wooden fence that is blocking her driveway from view from my master bedroom and back yard. In addition, the Willowtree home in our neighborhood that is having this same fence location issue does not have a home facing the wrong direction near them. So I ask that you please look at our property as an individual decision. I've attached an aerial view of our unique situation.

The last thing we ask to be considered is that corner lots are typically more expensive than a regular lot. In our case this is very true. It feels strange to pay more and get less useable space because of the 30 foot regulations. In addition, a regular lot does not have fence limitations, allowing them to use their entire lot and giving them a larger safe back yard space to fence in and keep their children safe from the road. We have a two year old and four year old that would live outside if we allowed them. Our fenced in back yard is

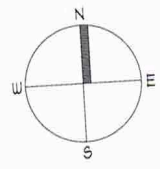
a safe space for them to play and explore.

I'm sorry the fence was not constructed properly in the beginning, I did everything in my power to ask the right questions and get the information I needed from people I trusted to ask the right sources. This is the first home we have built, and we have learned a LOT, good, bad and ugly if we ever choose to build again.

I appreciate your consideration in the unique matter, and thank you very much for your time. If you need additional information, photos or prefer to converse in person or by phone, please don't hesitate to contact me.

Thank you,
Laura Miller
(630) 334-2023

 WROUGHT IRON
 WOOD



SAWYER DRIVE



103 MARIE DRIVE

AREAS	
HOUSE FOOT PRINT	6003*
LOT	20010*
COVERAGE	30.00%



Distinctive Dwellings
Dwell in the possibilities

www.DistinctiveDwellings.net
t. 817 481 1249

PLOT PLAN

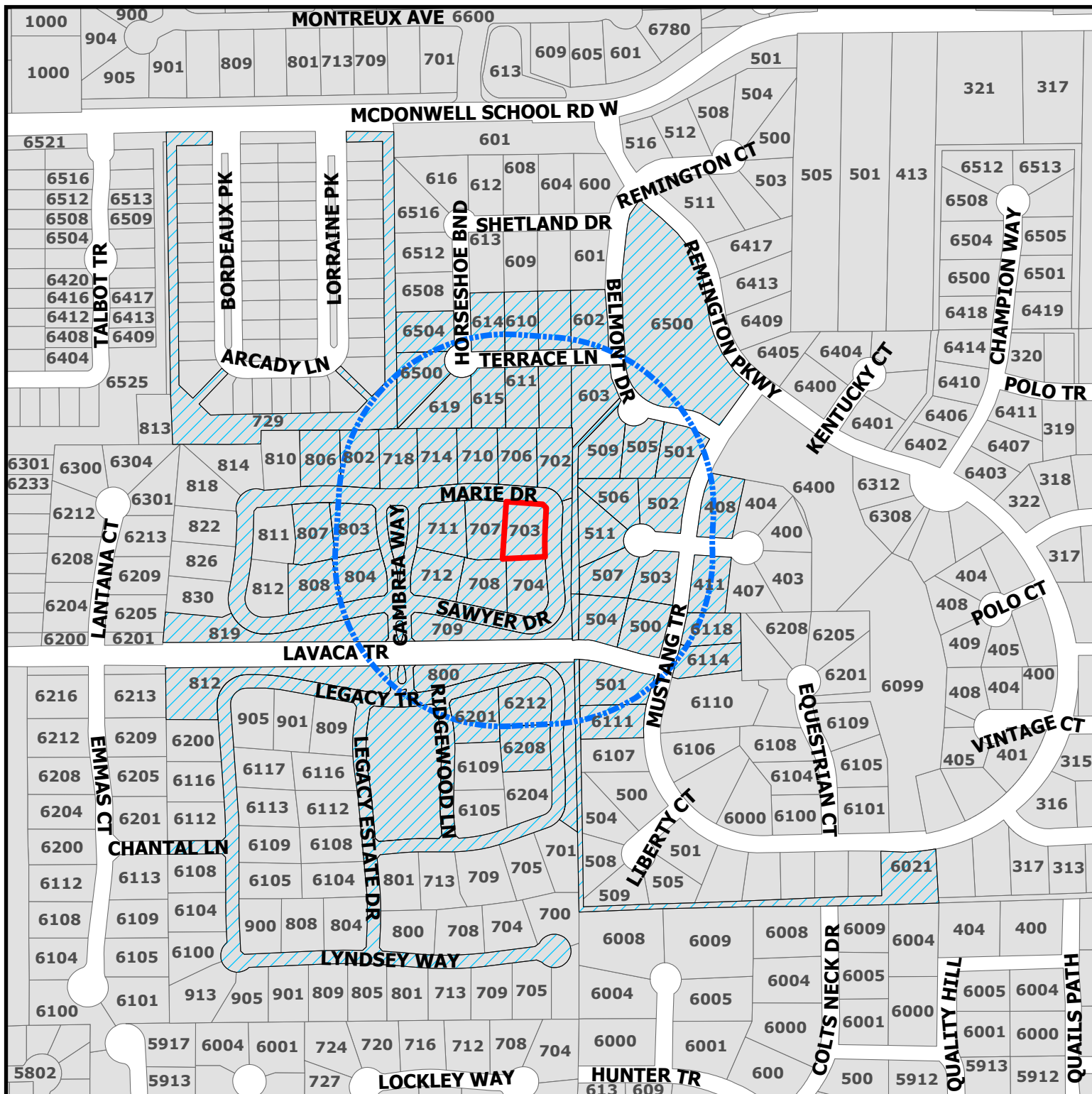
1"=30'
 LOT 4 BLK C
 LEGACY NORTH
 COLLEYVILLE, TEXAS
 KENSINGTON C.H.
 MILLER RESIDENCE
 REV 11-16-21

* Builder/Owner to verify and check all aspects of this site and plot plan prior to any construction JOB # 202143

202143



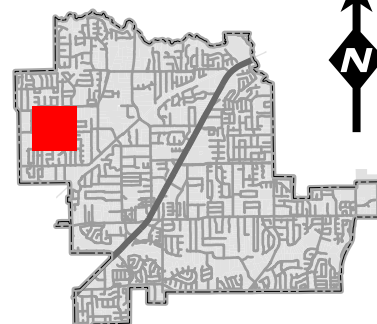
Notification Map



ZC23-023

703 Marie Dr

-  Parcels to be notified
-  Buffer
-  Subject Property



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Owner Name	Owner Address	Owner City	Owner Zip
TBNR PROPERTIES LLC	1143 S MAIN ST	GRAPEVINE, TX	76051
SOUTHERN PLACES LLC	1330 N WHITE CHAPEL BLVD SUITE	SOUTHLAKE, TX	76092
KELLER ISD	350 KELLER PKWY	KELLER, TX	76248
ROZYCKI, MICHAEL	408 COUNTRY PL	COLLEYVILLE, TX	76034
SLICKER, ROBERT M	411 COUNTRY PL	COLLEYVILLE, TX	76034
AKINMURELE OLADOTUN	430 E UNIVERSITY DR	PORTALES, NM	88130
PATEL, RUPAL	44252 HUNTER PL	FREMONT, CA	94539
HALL, CHARLES ONEIL	500 LAVACA TR	COLLEYVILLE, TX	76034
GLAZE, LARRY	501 BELMONT DR	COLLEYVILLE, TX	76034
RASMUSSEN, JASON	501 LAVACA TR	COLLEYVILLE, TX	76034
CRAWFORD, SCOTT	502 MUSTANG CT	COLLEYVILLE, TX	76034
LAMBERTH, GEORGE	503 MUSTANG CT	COLLEYVILLE, TX	76034
GUERRA, ROBERT	503 TERRACE LN	COLLEYVILLE, TX	76034
LANDIS, ROBIN L	505 BELMONT DR	COLLEYVILLE, TX	76034
MANER, JOLENE C	506 MUSTANG CT	COLLEYVILLE, TX	76034
PEEK, EDWARD ALLEN	507 MUSTANG CT	COLLEYVILLE, TX	76034
ANDERSON, GREGORY L	509 BELMONT DR	COLLEYVILLE, TX	76034
COCHRAN, JERRY W	511 MUSTANG CT	COLLEYVILLE, TX	76034
REMINGTON PARK ADDITION	5751 Kroger Drive	KELLER ,TX	76244
SCHAAF, KATHRINE	602 TERRACE LN	COLLEYVILLE, TX	76034
OAKLEY, THOMAS	603 TERRACE LN	COLLEYVILLE, TX	76034
LEGACY NORTH COLLEYVILLE LLC	604 E NORTHWEST HWY STE 102	GRAPEVINE, TX	76051
BROWN, DAVID S	606 TERRACE LN	COLLEYVILLE, TX	76034
GARDNER, THOMAS J	607 TERRACE LN	COLLEYVILLE, TX	76034
KERKERING, KENNETH	610 TERRACE LN	COLLEYVILLE, TX	76034
BOUTON, TERRY L	611 TERRACE LN	COLLEYVILLE, TX	76034
KELEHER, PETE	6111 MUSTANG TRL	COLLEYVILLE, TX	76034
SWEENEY, MATTHEW	6114 MUSTANG TR	COLLEYVILLE, TX	76034
YARBROUGH, JOHN D	6118 MUSTANG TR	COLLEYVILLE, TX	76034
BOLTON, VICTOR	614 TERRACE LN	COLLEYVILLE, TX	76034
BURTON, BARRY L	615 TERRACE LN	COLLEYVILLE, TX	76034
WILLIAM J AND SHELLEY R CONN FA	619 TERRACE LN	COLLEYVILLE, TX	76034
COMMONWEALTH VICTORY TRUST	6201 RIDGEWOOD LN	COLLEYVILLE, TX	76034
CRENSHAW, BARBARA	6208 LEGACY TRL	COLLEYVILLE, TX	76034
MEYERS, KEVIN	6212 LEGACY TRL	COLLEYVILLE, TX	76034
WIRDZEK, TODD	6500 HORSESHOE BEND	COLLEYVILLE, TX	76034
HALLETT, CHARLES E	6504 HORSESHOE BND	COLLEYVILLE, TX	76034
BROADWAY, CATHY	702 MARIE DR	COLLEYVILLE, TX	76034
MENTAVLOS, MICHAEL	704 SAWYER DR	COLLEYVILLE, TX	76034
MOWDY, FLOYD DANIEL	706 MARIE DR	COLLEYVILLE, TX	76034
FRENCH BEARS REVOCABLE TRUST	710 MARIE DR	COLLEYVILLE, TX	76034
TRAINOR, KAREN	712 SAWYER DR	COLLEYVILLE, TX	76034
JOAN C HUEY REVOCABLE LIVING TR	718 MARIE DR	COLLEYVILLE, TX	76034
YUHAN, JOHN	729 GRAPEVINE HWY #171	HURST, TX	76054
GARFF, WHITNEY F	806 MARIE DR	COLLEYVILLE, TX	76034
GENZER, STEPHEN	808 SAWYER DR	COLLEYVILLE, TX	76034
MILLER, KENNETH	8228 FENWICK DR	NORTH RICHLAND HILLS, TX	76182
LAIRD, JOHN	8356 SADDLEBROOK DR	NORTH RICHLAND HILLS, TX	76182
ROSEWOOD VILLAS	P.O. Box 463	COLLEYVILLE ,TX	76034
THE LEGACY	PO Box #51555	DENTON ,TX	76206
JBH IRREVOCABLE ASSET TRUST	PO BOX 171195	ARLINGTON, TX	76003
CHIP ROOP IRREVOCABLE LIVING TR	PO BOX 2947	PIKEVILLE, KY	41502
ROSEWOOD VILLAS HOA INC	PO BOX 463	COLLEYVILLE, TX	76034
LEGACY AT COLLEYVILLE LLC THE	PO BOX 92747	SOUTHLAKE, TX	76092
REM PARK H A INC	PO BOX 935	KELLER, TX	76248



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, September 11th, 2023 at 7:00 p.m.
City Council Meetings: Wednesday, October 4, 2023 & Tuesday, October 17, 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 fence on Lot 4, Block C, Legacy North Addition. The request is for a wrought-iron fence to be located within the street side yard setback.

Zoning Case: ZC23-023

Applicant: Kensington Homes

Owner: Laura and Kenneth Miller

Location: 703 Marie Dr

Property Description: Lot 4, Block C, Legacy North Addition

Present Zoning: PUD-R, Planned Unit Development Residential

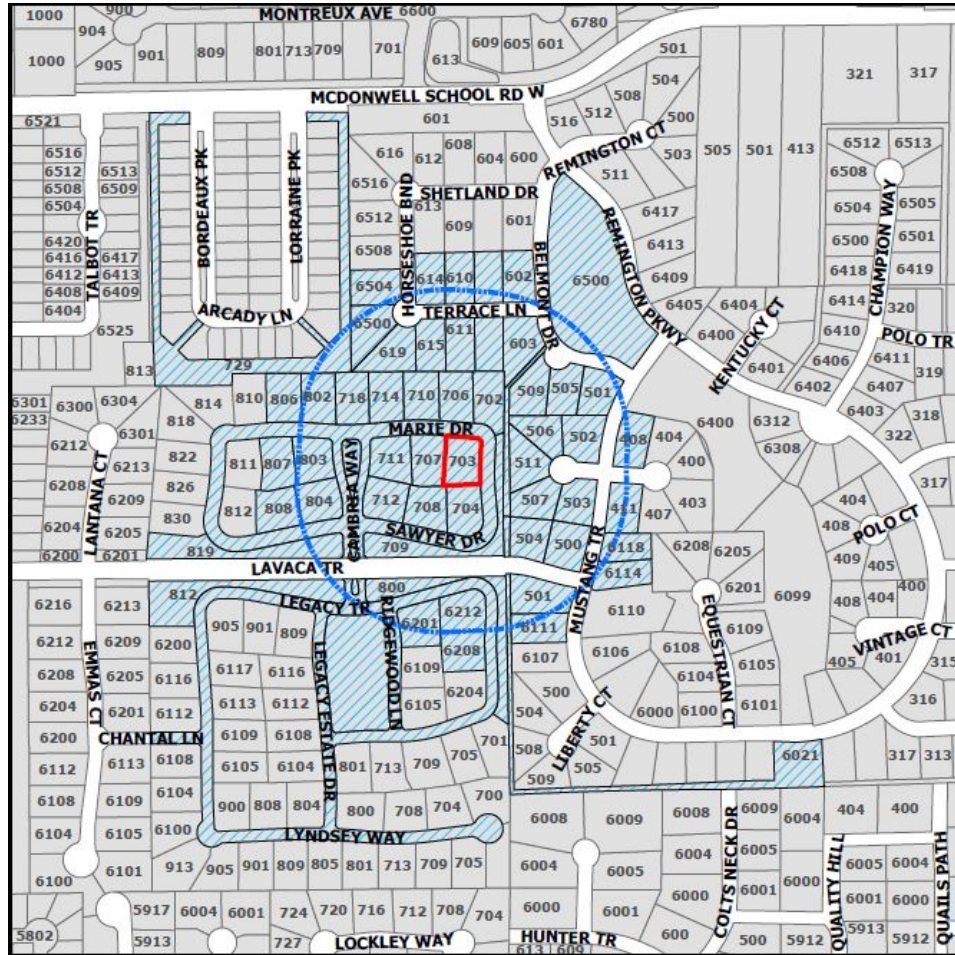
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

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

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

ORDINANCE O-23-xxxx

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 0.46 ACRES, ON LOT 4, BLOCK C, LEGACY NORTH ADDITION BY AUTHORIZING A SPECIAL USE PERMIT TO ALLOW FOR A FENCE BEYOND THE FRONT BUILD LINE 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. ZC23-023; 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 0.46 acres, on Lot 4, Block C, Legacy North Addition, 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 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 4th day of October 2023.

The second reading and public hearing being conducted on the 17th day of October 2023.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS ON THIS THE 17TH DAY OF OCTOBER 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

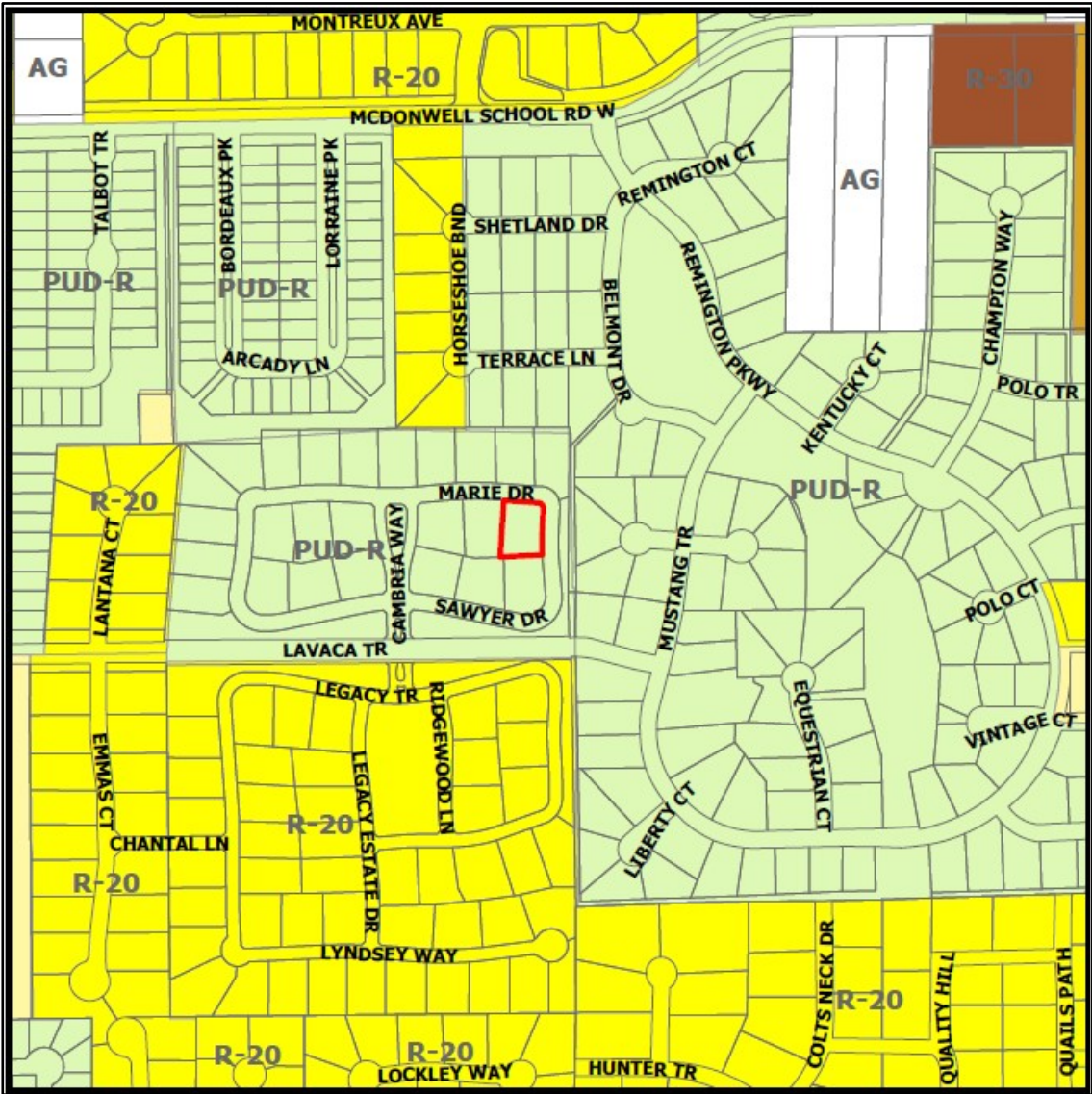
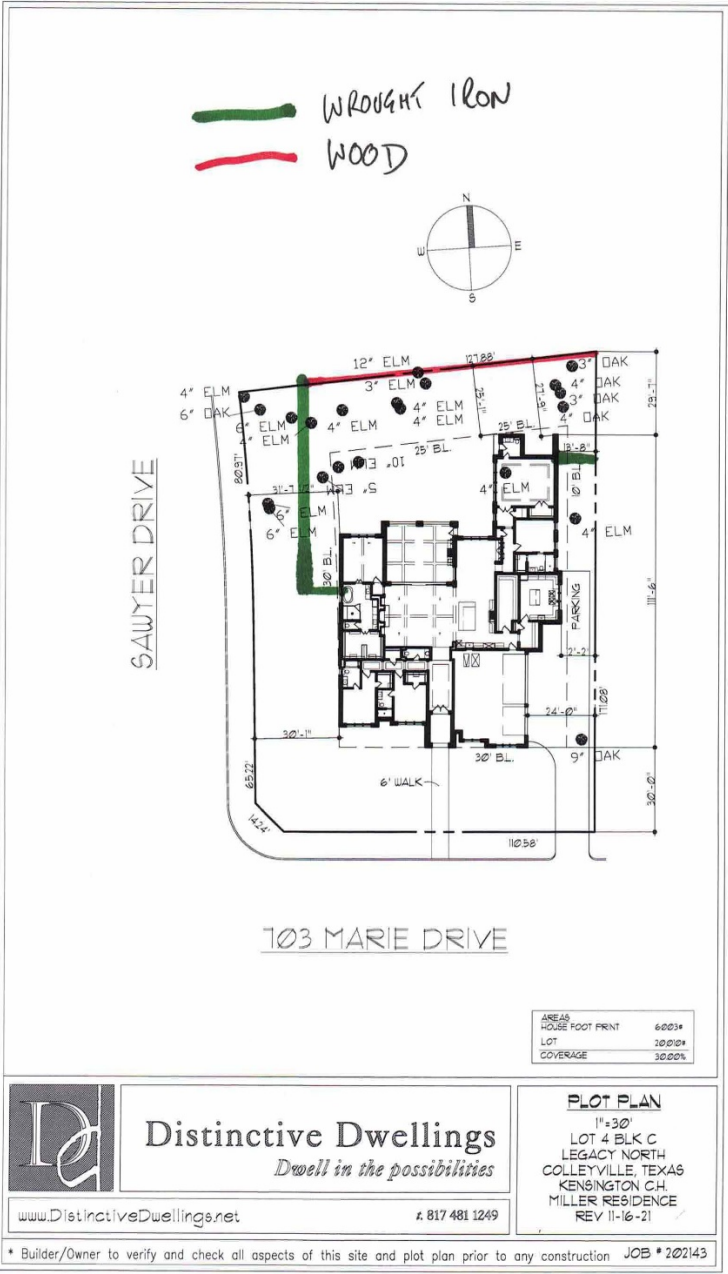


Exhibit "B" – Site Plan



202143



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2f	Agenda Date 9/11/2023	Number
Type Presentation and Discussion		
Department Community Development		

Title

Consideration of a Special Use Permit to allow for a fence and an accessory building for Lot 1, Block B, Legacy North, located at 812 Sawyer Drive, Case ZC23-024

Explanation

Jody Alumbaugh, the applicant, has submitted a request for a Special Use Permit (SUP) to allow a fence and patio cover to extend into the street side yard setback on Lot 4, Block C, Legacy North Addition, being approximately 0.46 acres, and zoned PUD-R Planned Unit Development Residential district.

Existing Conditions/Background: The subject property, 812 Sawyer Drive has PUD-R zoning and is located on the north side of Sawyer Drive west of Marie Street. The subject property has a new single-family residence.

SUP Request: The applicant is requesting approval of a Special Use Permit for a fence and patio cover to extend into the street side yard setback. The proposed fence is requested to be placed approximately 10-feet from the property line. The patio cover is proposed to be located just inside the proposed fence.

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."

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

"A. Accessory Buildings Located in Residential Zoning Districts

3. Setbacks:

d. Detached accessory buildings – A detached accessory building shall comply with

the setback lines established for the applicable zoning district, unless the accessory building is located totally behind the rear of the principal building, then it shall not be placed closer than five (5) feet to any side or rear lot line."

Regulation "2" above applies in this case requiring that no fence be allowed to extend into the street side yard setback. The Land Development Code provides the opportunity to request an SUP to modify from the requirements.

Regulation "3.d" above applies in this case requiring that no accessory building be allowed to extend into the street side yard setback. The applicant proposes a patio cover to be located just within the proposed fence area.

Special Use Permit Provision: Any request for a building permit for a fence/wall and accessory building which does not meet the criteria in those Sections 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 fence and patio cover structure to extend into the street side yard setback. The lot size is 20,000 square feet in size.

Plat Status: The property is platted as Lot 1, Block B, Legacy North Addition.

DRC Review: The DRC met on August 21st 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 PUD-R 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

4. Zoning Exhibit
5. Floor Plan
6. Renderings
7. Notification
8. Notification List
9. Notification Letter
10. Draft Ordinance

Aerial Map

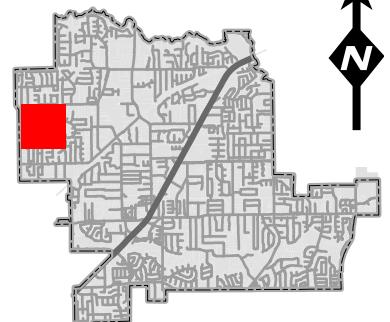


ZC23-024

812 Sawyer Dr

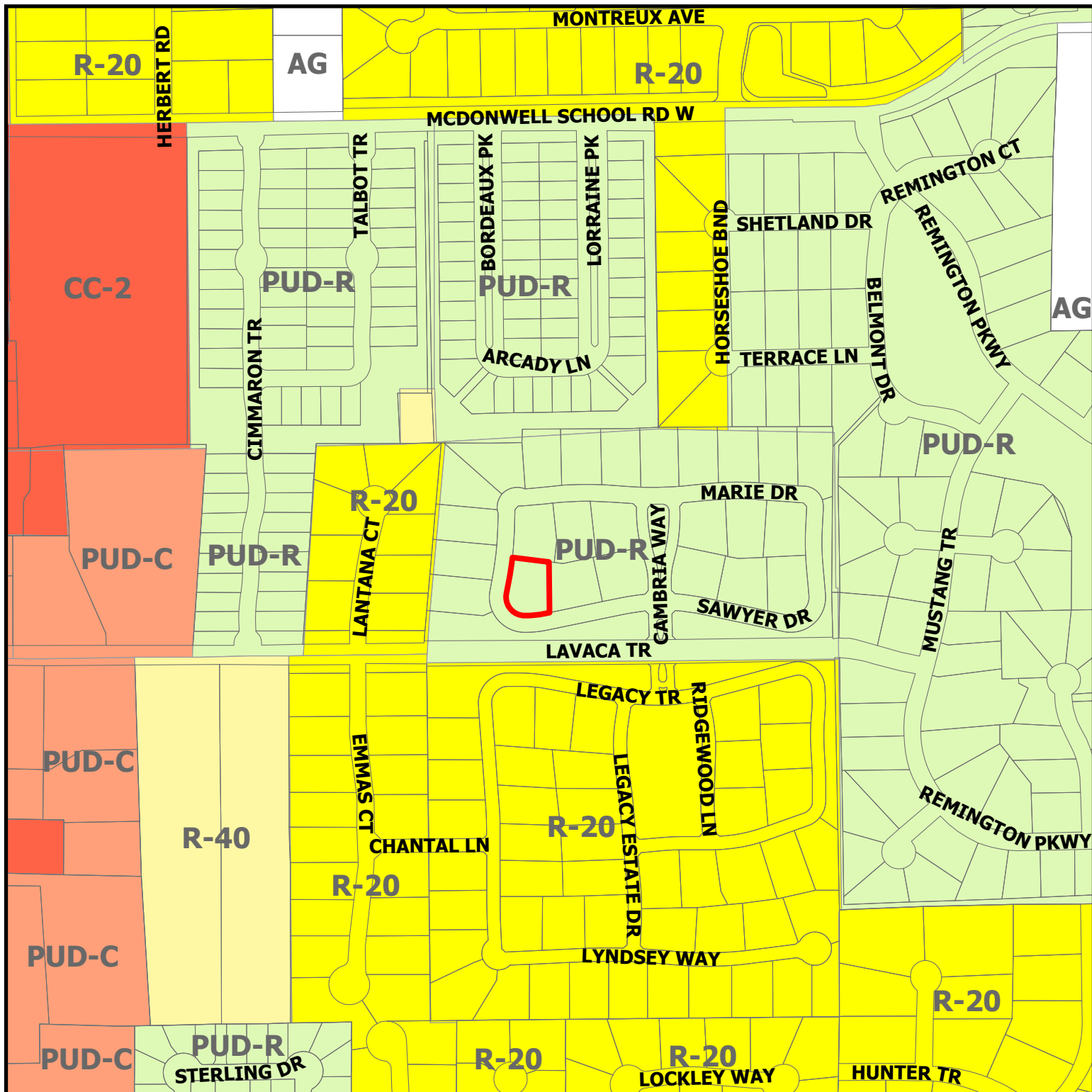


Subject Property



DISCLAIMER:
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Zoning Map



ZC23-024

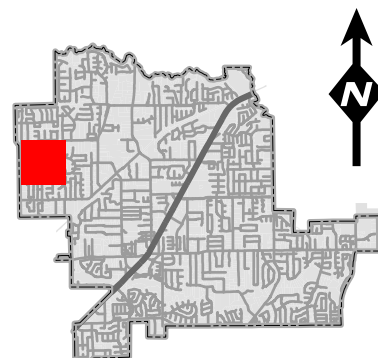
812 Sawyer Dr

DISCLAIMER:

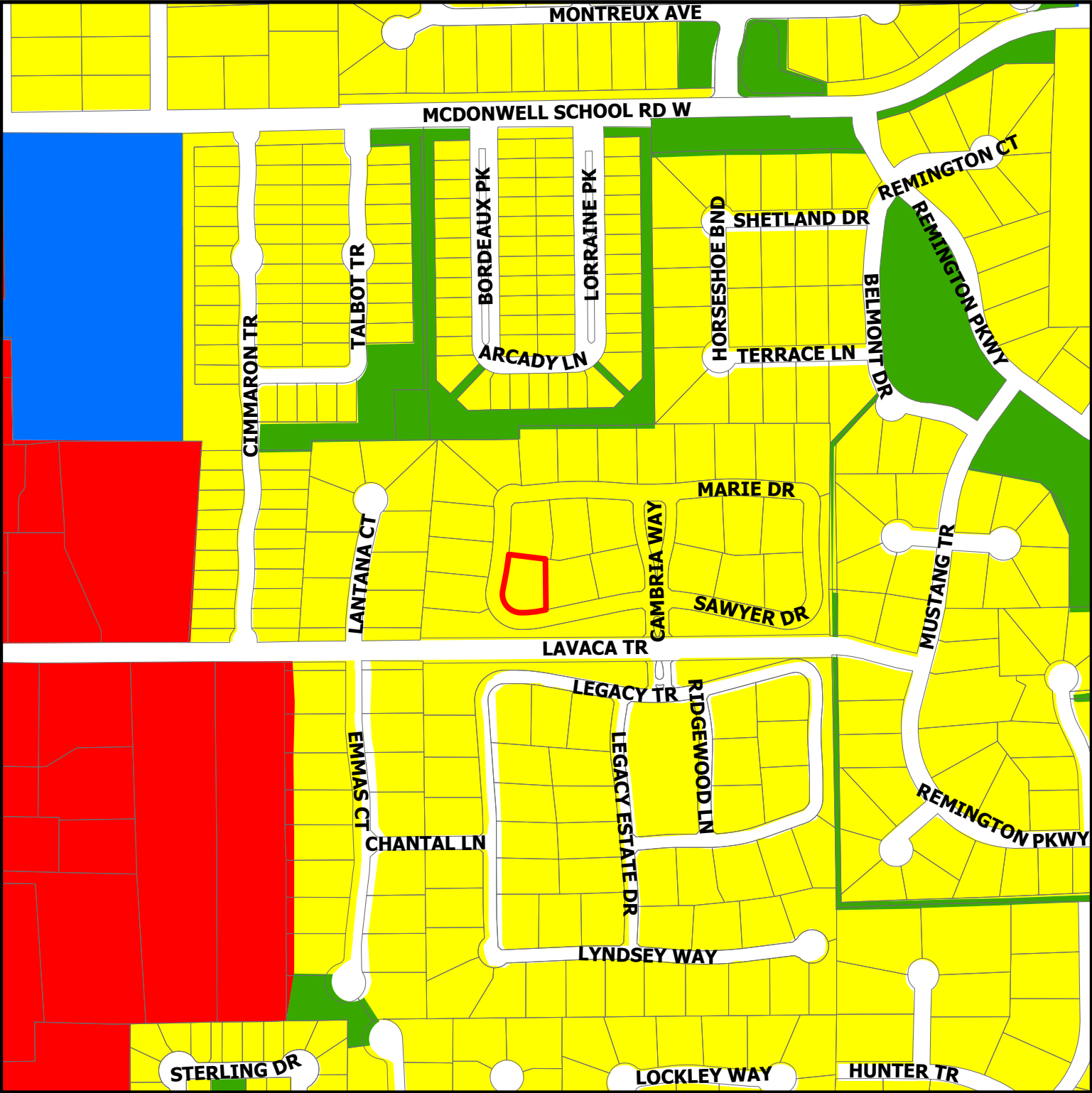
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Subject Property



Future Land Use Map

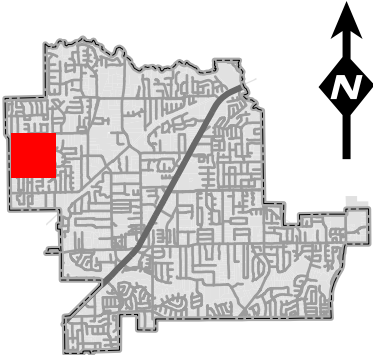


ZC23-024

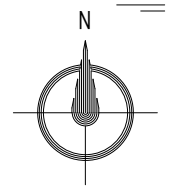
812 Sawyer Dr

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



SCALE: $\frac{1}{8}" = 1'-0"$



CHECK LIST	Y/N/NA
SITE ITEMS	
GAS METER/STUB	NO
PROPANE TANK	NO
ELECTRIC METER/STUB	NO
WATER MTR/STUB/H	NO
RPZ LOCATION	NO
SEWER/SEPTIC CO'S	NO
SEPTIC SYSTEM	NO
UTILITY RUNS	YES
ACCESS - SPCL NOTES	YES
PE LOCATION/PICTURE	YES
PE L. W/DOW/DIM'S	YES
PLUMBING RUNS	YES
EX. GRADES - ID "0"	YES
PATIODROR THRESHOLD	NO
EXISTS SITE DRAINAGE	NO
DRAIN TERMINATION	NO
CREATE SWALE	NO
DOWNSPOUTS	NO
CHECKED SETBACKS	YES
LAYOUT DIMENSIONS	NO
RETAINING WALLS	NO
REMOVALS	NO
LANDSCAPE BY OTHERS	NO

POOL/SPA ITEMS	
POOL/SPA/OTH	BOTH
CONTRACTED LW	YES
ALL DEPTHS	YES
NEG. EDGE DEFINED	N/A
SKIMMER/LEVELER	YES
SPA JETS	YES
POOL/SPA/FTN LIGHTS	YES
STEP/WALLS/LIGHTS	N/A
TRANSFORMERS	YES
IN-FLOOR VALVES	YES
ANTENNA	YES
COOL POOLS/ANCHORS	YES
GAME SETS/ANCHORS	NO
HANDRAILS	NO
JUMP APPARATUS	NO
SLIDES	NO
RAISED/DROP BEAMS	YES
POOL COLUMNS	NO
STEPS/BENCHES	YES
STOOLS-TABLES	NO
WATER FEATURES	YES
GROTTO	NO
FIRE FEATURES	YES
DECK/STEPS DEFINED	YES
DECK/PLANTER DRAINS	YES
FRENCH/BOX DRAINS	NO
PIECES - EXT-GNEW	YES
PIER/CAPS/VOID BOXES	NO
OVER DIG	NO
SUMP PUMP	NO

ODL ITEMS	
CABANA/ARBOR/EQUINOX	YES
CONTRACTED SIZE(S)	YES
RECESSED/RAISED	YES
COLUMNS	NO
WALLS	NO
LIGHTS	YES
OUTLETS	NO
CEILING FAN	YES
H2O/SEWER FIXTURES	NO
EJECTOR PUMP	NO
APPLIANCES	NO
FINISHED SLAB/CAPPED	YES
ROOF PITCH	YES
EXISTING TIE-IN	NO

[illegible]

POOL SPECIFICATIONS:		
PERIMETER: 116'	AREA: 644 sq.ft.	GALLONS: 16,975
HEATER: Y	P-TRAP: N	DIG LINE: 116'-0"
SPA SPECIFICATIONS:		
PERIMETER: 32'	AREA: 64 sq.ft.	GALLONS: 1,039

STEP & BENCH DATA:		
<u>POOL STEPS:</u> 10'	<u>BENCHES:</u> 32'	<u>BEACH ENTRY:</u> 0'
<u>SUN BENCH:</u> 12'	<u>STEP OUTS:</u> 3'	<u>STOOLS:</u> 0

CUSTOMER: _____
CUSTOMER: _____
SALESPERSON: _____
DATE: _____

CUSTOMER: _____
CUSTOMER: _____
SALESPERSON: _____
DATE: _____

CLAYFEY POOLS
A PASSIONATE COMMITMENT
TO EXCELLENCE SINCE 1987

1023 DROMILOW AVE.
SOUTHLAKE, TEXAS
76092

(817) 421-2670 FAX
(817) 406-5130 PHONE
P.O. BOX 92278

THE SIOVALL RESIDENCE
812 SAWYER DRIVE
COLLEYVILLE / TEXAS

00-00-0000
SALES CONTACT
MIKE FARLEY
DRAFTED BY:
MAEGAN KING

VERSION: A1

SD1

- GENERAL PROJECT NOTES
- 10

THESE CONSTRUCTION DOCUMENTS ARE INTENDED TO MEET ALL APPLICABLE CODES AND ORDINANCES. CONTRACTOR TO COMPLY WITH ALL LOCAL CODES, ORDINANCES AND DEED RESTRICTIONS. CONTRACTOR SHALL ALSO REQUIRE ALL SUBCONTRACTORS TO COMPLY WITH THESE REGULATIONS.
- 20

ANY DISCREPANCIES IN CONSTRUCTION DOCUMENTS OR NONCOMPLIANCE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ANY WORK BEING PERFORMED OR MATERIALS BEING ORDERED.
- 30

BUILDER ACCEPTS FULL RESPONSIBILITY FOR CHECKING PLANS TO ASSURE CONFORMITY TO CURRENT LOCAL BUILDING CODES. SHOULD ANY CHANGES BE MADE TO THESE PLANS BY BUILDER OR HIS REPRESENTATIVES WITHOUT CONTACTING THE ARCHITECT, THE BUILDER WILL ACCEPT FULL LIABILITY FOR AMENDED PLANS.
- 40

ARCHITECTS ARE GOVERNED BY THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS, (512)458-1363.
- 50

WHILE THESE DRAWINGS ARE INTENDED TO SHOW SAME, THE ARCHITECT IS NOT RESPONSIBLE FOR GOVERNING AUTHORITY INTERPRETATIONS WHERE THOSE INTERPRETATIONS CONFLICT WITH THESE DRAWINGS &/OR SPECS.
- 60

PORTIONS OF THIS WORK MAY NOT HAVE BEEN DRAWN BY A REGISTERED ARCHITECT.
- 70

THESE DRAWINGS/SPECS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT IS EXECUTED OR NOT. THESE DRAWINGS SHALL NOT BE USED BY THE CLIENT FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT, OR FOR COMPLETION OF THIS PROJECT BY OTHERS WITHOUT PERMISSION OF THIS ARCHITECT.
- 80

THESE DOCUMENTS DO NOT SHOW TYPICAL DETAILING &/OR WATERPROOFING.
- 90

THESE DOCUMENTS DO NOT SPECIFY ACTUAL PRODUCTS OR MATERIAL SELECTIONS. CONTRACTOR ACCEPTS FULL RESPONSIBILITY FOR APPROPRIATE AND PROPER DETAILING FOR AND BETWEEN ALL ACTUAL PRODUCTS/MATERIALS SELECTED WHEN INSTALLED.
- 100

ALL COMPONENTS, MATERIALS, ASSEMBLIES AND FINISHES TO BE CONSTRUCTED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS, CODE REQUIREMENTS AND REGULATED BUILDING PRACTICES.
- 110

ARCHITECT IS NOT RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION WHICH ARE NOT DETAILED IN THESE CONSTRUCTION DOCUMENTS. CONTRACTOR WILL BE RESPONSIBLE FOR ALL ASPECTS OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO ALL WATER AND DAMP PROOFING, LOAD CONNECTIONS AND MECHANIC, ELECTRICAL AND PLUMBING SYSTEMS.
- 120

ALL MATERIALS AND LABOR TO BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL PAYMENT, IN ADDITION TO ALL WARRANTIES THAT ARE STANDARD TO THE INDUSTRY. CONTRACTOR TO PROVIDE (SUPPLY AND INSTALL) ALL EQUIPMENT, LABOR SERVICES, AND MATERIALS REQUIRED FOR THE COMPLETE APPROVED INSTALLATION OF THE SYSTEMS CALLED FOR.
- 130

THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS NECESSARY FOR COMPLETION OF WORK.
- 140

ALL DIMENSIONS TO BE VERIFIED IN THE FIELD. REPORT ANY AND ALL DISCREPANCIES, ERRORS OR OMISSIONS TO THE ARCHITECT PRIOR TO COMMENCING WORK AND/OR ORDERING MATERIALS. MINOR DEVIATIONS, SUBJECT TO CONSTRUCTION REQUIREMENTS AND FIELD CONDITIONS, CAN BE EXPECTED.
- 150

UNDER NO CIRCUMSTANCES SHALL ANY DIMENSION BE SCALED FROM THESE DRAWINGS. ANY CRUCIAL DIMENSION NOT GIVEN SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- 160

ALL DIMENSIONS SHOWN ON PLAN ARE TO THE STRUCTURAL FACE OF WALL AND DO NOT INCLUDE WALL FINISHES OR FURRING.
- 170

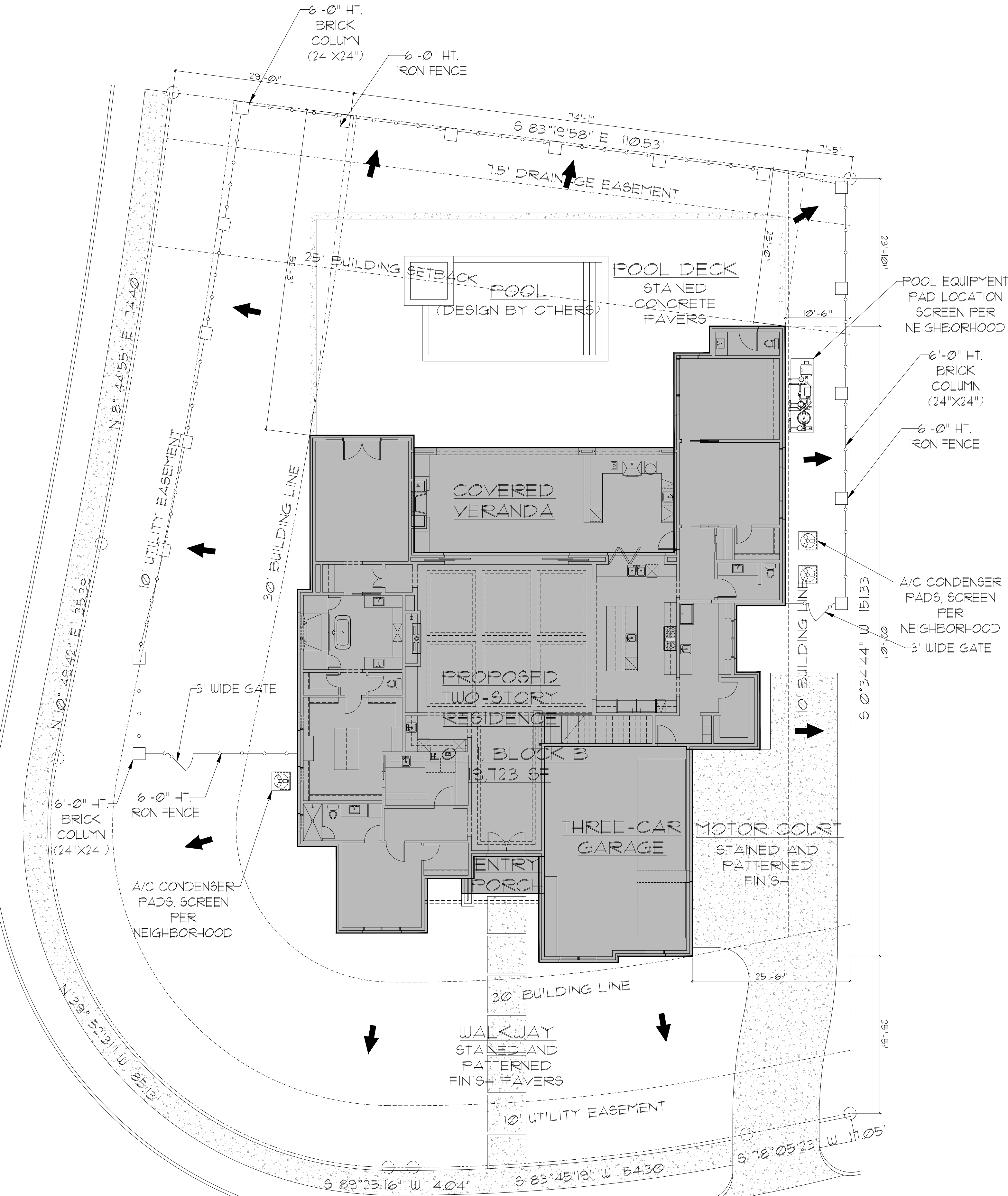
THE CONTRACTOR SHALL GIVE NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS OR PERSONS IN CHARGE OF UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCING WORK.
- 180

THE CONTRACTOR IS TO FILE FOR AND SECURE ALL APPROVALS, PERMITS, TESTS, INSPECTIONS AND CERTIFICATES OF COMPLIANCE AS REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR ASSURING THAT ALL PERMITS NECESSARY TO LEGALLY PERFORM THE WORK HAVE BEEN OBTAINED PRIOR TO COMMENCING CONSTRUCTION.
- 190

VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION START.
- 200

IN CASE OF DISCREPANCIES OR CONFLICTS ON THE DRAWINGS AND SPECIFICATIONS, OR BETWEEN THE DRAWINGS AND THE EXISTING CONDITIONS, CONTACT THE ARCHITECT OR OWNER'S BEFORE PROCEEDING WITH THE WORK.
- 210

CONTRACTOR SHALL CLEAN UP CONSTRUCTION AREAS AFFECTED BY DAILY WORK AND MAINTAIN A CLEAN AND ORDERLY WORK AREA AT ALL TIMES. REMOVE MATERIALS TO APPROVED DUMP SITES ONLY.



- GENERAL SITE PLAN NOTES
- 10

BUILDER TO RESCULPTURE TOPO/FINISH GRADE TO PROVIDE PROPER DRAINAGE OF SURFACE WATER AWAY FROM BUILDING AS REQ'D.
- 20

FINAL LOCATION OF PROPOSED RESIDENCE TO BE DETERMINED BY BUILDER.
- 30

EXPOSED FOUNDATION TO BE MINIMUM OF 8" AND A MAXIMUM OF 24" ABOVE FINISHED GRADE OR PER SUBDIVISION REQUIREMENTS. UNDERPIN ALL EXPOSED FOUNDATIONS.
- 40

THERE ARE NO STORM SEWER INLETS WITHIN THE LOT FRONTAGE OR 10'-0" BEYOND THE SIDE PROPERTY LINES.
- 50

UTILITY LINE LOCATIONS ARE APPROXIMATES- GENERAL CONTRACTOR TO FIELD VERIFY FOR EXACT LOCATIONS.
- 60

VERIFY METER AND UTILITY SERVICE LOCATIONS PRIOR TO INSTALLATION.
- 70

EROSION CONTROL BARRIERS TO BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 80

STABILIZED TEMPORARY CONSTRUCTION DRIVEWAY TO BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 90

CONFIRM ALL DRIVEWAY, WALKWAY AND PVC LAYOUTS/LOCATIONS PRIOR TO COMMENCING WORK.
- 100

PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS AND PATIOS.
- 110

ALL EXTERIOR HVAC EQUIPMENT TO BE SCREENED PER CITY REQUIREMENTS, DEED RESTRICTIONS OF SUBDIVISION OR NEIGHBORHOOD ASSOCIATION.
- 120

GARBAGE RECEPTACLES TO BE STORED IN GARAGE OR SCREENED FROM VIEW AND ANIMAL ACCESS.
- 130

LOCATION OF MAILBOX AND EXTERIOR DRIVEWAY LIGHT(S) TO BE VERIFIED PRIOR TO INSTALLATION.
- 140

ALL CONSTRUCTION MATERIALS AND WASTE TO BE STORED ON SITE DURING CONSTRUCTION.
- 150

LANDSCAPE PLANS TO BE PROVIDED BY OTHERS AND PERMIT FOR SAME TO BE OBTAINED SEPARATELY FROM THESE PLANS.
- 160

NO EXISTING TREES TO BE REMOVED OR DISTURBED WITHOUT OWNER'S APPROVAL.
- 170

ALL STUMPS AND ROOTS SHALL BE REMOVED FROM THE SOIL TO A DEPTH OF 12" BELOW THE SURFACE OF THE GROUND IN THE AREA OF THE BUILDING.
- 180

CONTRACTOR SHALL CLEAN UP AREAS AFFECTED BY DAILY WORK AND REMOVE DEBRIS AND MATERIALS FROM THE SITE UPON COMPLETION OF THE WORK.
- LEGAL DESCRIPTION:

LOT 1, BLOCK B
812 SAWYER DRIVE
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS
- NOTE:

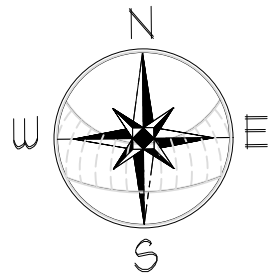
REFER TO CIVIL GRADING PLANS FOR PROPOSED GRADING AND DRAINAGE INFORMATION.
- NOTE:

REFER TO LANDSCAPE ARCHITECT'S PLANS FOR PROPOSED LANDSCAPE WALLS & PAVING INFORMATION.

LOT COVERAGE CALCULATIONS

BUILDING COVERAGE:		5,821 / 19,668 (29.6% COVERAGE)
IMPERVIOUS COVERAGE:		
BUILDING FOOTPRINT (SLAB)	5,825 sq.ft.	
DRIVEWAY/MOTOR COURT	1,462 sq.ft.	
POOL DECK	1,899 sq.ft.	
POOL CORING	106 sq.ft.	
A/C CONDENSOR PADS	21 sq.ft.	
LANDSCAPE & RETAINING WALLS	156 sq.ft.	
SIDE WALKS	228 sq.ft.	
TOTAL:	9,613 sq.ft.	
IMPERVIOUS:		
PERVIOUS:	9,613 sq.ft. / 49%	
TOTAL:	9,995 sq.ft. / 50.8%	
TOTAL:	19,668 sq.ft. / 100%	

SAWYER DR.



1 SITE PLAN
SCALE: 1"=20'-0"

archhouse

COLLABORATIVE

ARCH HOUSE COLLABORATIVE
445 S KIMBALL AVE,
SUITE 160
SOUTHLAKE, TX 76092
0.817.882.8882
WWW.ARCHHOUSECO.COM

Copyright, ARCH HOUSE COLLABORATIVE, LLC. - 2023
These plans are to be used for the construction of the project only and are not to be used for any other purpose. The user of these plans is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The user of these plans is also responsible for obtaining all necessary insurance and bonding. The user of these plans is also responsible for obtaining all necessary permits and approvals from the appropriate authorities. The user of these plans is also responsible for obtaining all necessary insurance and bonding. The user of these plans is also responsible for obtaining all necessary permits and approvals from the appropriate authorities. The user of these plans is also responsible for obtaining all necessary insurance and bonding.

STOVALL RESIDENCE
LOT 1, BLOCK B
812 SAWYER DRIVE
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

PLAN NUMBER

DATE
01/12/2023
SHEET NUMBER
A3





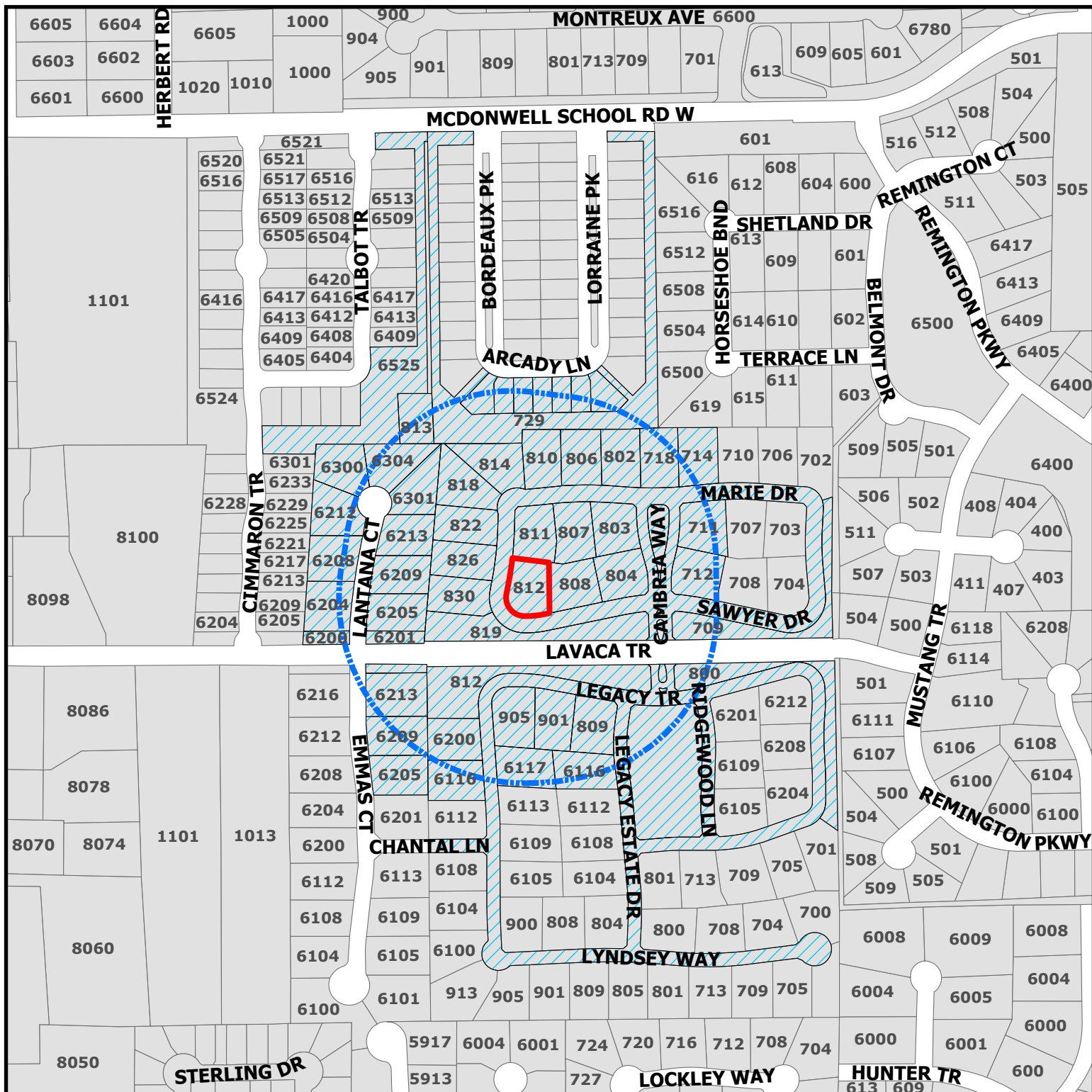


Downloaded by
Dustin Shultz 4/3/2023

Downloaded by
Dustin Shultz 4/3/2023



Notification Map

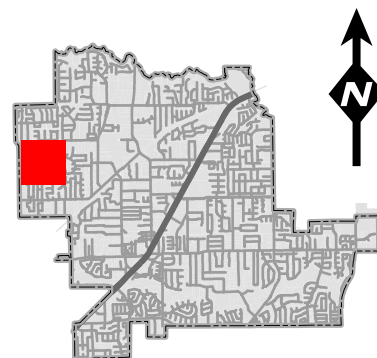


ZC23-024

812 Sawyer Dr

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-  Parcels to be notified
-  Buffer
-  Subject Property



Owner Name	Owner Address	Owner City	Owner Zip
VILLAS OF COLLEYVILLE HOA LLC	1108 W PIONEER PKWY	ARLINGTON, TX	76013
OFF COURSE LLC	1330 N WHITE CHAPEL BLVD STE 20	SOUTHLAKE, TX	76092
LAVACA PARC HOMEOWNERS ASSC	1540 KELLER PKWY STE 108-151	KELLER, TX	76248
GARRETT, COY E	1600 W ABRAM	ARLINGTON, TX	76013
L T ESTATES HOA INC	17319 SAN PEDRO STE 300	SAN ANTONIO, TX	78232
MORTON, JOHN	2409 REMUDA CT	SOUTHLAKE, TX	76092
STALLINGS FAMILY LIMITED PARTNE	2600 E SOUTHLAKE BLVD SUITE 120	SOUTHLAKE, TX	76092
KELLER ISD	350 KELLER PKWY	KELLER, TX	76248
ANAND, KAPIL	3804 HEATHER MEADOWS DR	FORT WORTH, TX	76244
AKINMURELE OLADOTUN	430 E UNIVERSITY DR	PORTALES, NM	88130
PATEL, RUPAL	44252 HUNTER PL	FREMONT, CA	94539
GUERRA, ROBERT	503 TERRACE LN	COLLEYVILLE, TX	76034
REMINGTON PARK ADDITION	5751 Kroger Drive	KELLER, TX	76244
KM PROPERTIES INCORPORATED	604 E NORTHWEST HWY #102	GRAPEVINE, TX	76051
LEGACY NORTH COLLEYVILLE LLC	604 E NORTHWEST HWY STE 102	GRAPEVINE, TX	76051
MOORE, DAVID	6116 LEGACY ESTATES DR	COLLEYVILLE, TX	76034
CAPPS FAMILY TRUST	6116 LEGACY TRL	COLLEYVILLE, TX	76034
KELLY, MATTHEW	6117 LEGACY TRL	COLLEYVILLE, TX	76034
FORD, DOUGLAS	6200 LEGACY TRL	COLLEYVILLE, TX	76034
CHANDLER, CHARLOTTE	6205 EMMAS CT	COLLEYVILLE, TX	76034
TARVER, RUSSELL	6205 LANTANA CT	COLLEYVILLE, TX	76034
HOPKINS FAMILY REVOCABLE TRUST	6208 LANTANA CT	COLLEYVILLE, TX	76034
GEORGE, ANISH	6209 EMMAS CT	COLLEYVILLE, TX	76034
NIXON, MARK	6209 LANTANA CT	COLLEYVILLE, TX	76034
HUCKINS, BRUCE	6212 LANTANA CT	COLLEYVILLE, TX	76034
PHINNEY, JASON	6213 EMMAS CT	COLLEYVILLE, TX	76034
PRAKASH, ANA	6213 LANTANA CT	COLLEYVILLE, TX	76034
LANE, THOMAS M	6300 LANTANA CT	COLLEYVILLE, TX	76034
DYNIOWSKI, JOSH	6301 LATANA CT	COLLEYVILLE, TX	76034
MATHEW, ARUN	6304 LANTANA CT	COLLEYVILLE, TX	76034
HSU, LISA L W	6725 SHINNECOCK HILLS DR	MCKINNEY, TX	75070
SCHEEF, CRAIG	701 ARCADY LN	COLLEYVILLE, TX	76034
STOVALL, DANITA	7024 BENJAMIN WAY	COLLEYVILLE, TX	76034
DERGANC, CHRISTOPHER	705 ARCADY LN	COLLEYVILLE, TX	76034
TRAINOR, KAREN	712 SAWYER DR	COLLEYVILLE, TX	76034
ROUILLIER, NORMAN	713 ARCADY LN	COLLEYVILLE, TX	76034
EVANS, DAVID	717 ARCADY LN	COLLEYVILLE, TX	76034
JOAN C HUEY REVOCABLE LIVING TR	718 MARIE DR	COLLEYVILLE, TX	76034
KLEIN, DONALD W	721 ARCADY LN	COLLEYVILLE, TX	76034
DURBIN, RICHARD G	725 ARCADY LN	COLLEYVILLE, TX	76034
GARFF, WHITNEY F	806 MARIE DR	COLLEYVILLE, TX	76034
GENZER, STEPHEN	808 SAWYER DR	COLLEYVILLE, TX	76034
CHUNG, KRAMER	809 LEGACY TRL	COLLEYVILLE, TX	76034
GATHWAL, KRISHNA	822 MARIE DR	COLLEYVILLE, TX	76034
LAIRD, JOHN	8356 SADDLEBROOK DR	NORTH RICHLAND HILLS, TX	76182
VILLAS OF COLLEYVILLE	9001 Airport Freeway Suite 450	NORTH RICHLAND HILLS ,TX	76180
SCHNIEGENBERG, GREGORY	901 LEGACY TRL	COLLEYVILLE, TX	76034
LAINE, RURI	905 LEGACY TRL	COLLEYVILLE, TX	76034
WINSTAR CONTRACTORS LP	9728 CAMP BOWIE BLVD	FORT WORTH, TX	76116
ROSEWOOD VILLAS	P.O. Box 463	COLLEYVILLE ,TX	76034
THE LEGACY	PO Box #51555	DENTON, TX	76206
JBH IRREVOCABLE ASSET TRUST	PO BOX 171195	ARLINGTON, TX	76003
CHIP ROOP IRREVOCABLE LIVING TR	PO BOX 2947	PIKEVILLE, KY	41502
ROSEWOOD VILLAS HOA INC	PO BOX 463	COLLEYVILLE, TX	76034
GTP ACQUISITION PARTNERS II	PO BOX 723597	ATLANTA, GA	31139
LEGACY AT COLLEYVILLE LLC THE	PO BOX 92747	SOUTHLAKE, TX	76092
LEGACY AT COLLEYVILLE LLC THE	PO BOX 92747	SOUTHLAKE, TX	76092
LAVACA TRAIL ESTATES		COLLEYVILLE ,TX	76034



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, September 11th, 2023 at 7:00 p.m.
City Council Meetings: Wednesday, October 4, 2023 & Tuesday, October 17, 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 and an accessory building on Lot 1, Block B, Legacy North Addition. The request is for a wrought-iron fence and patio cover to extend into the street side yard setback.

Zoning Case: ZC23-024

Applicant: Jody Alumbaugh

Owner: Stovall Danita Kay, Stovall Bryan Lee

Location: 812 Sawyer Dr

Property Description: Lot 1, Block B, Legacy North Addition

Present Zoning: PUD-R, Planned Unit Development Residential

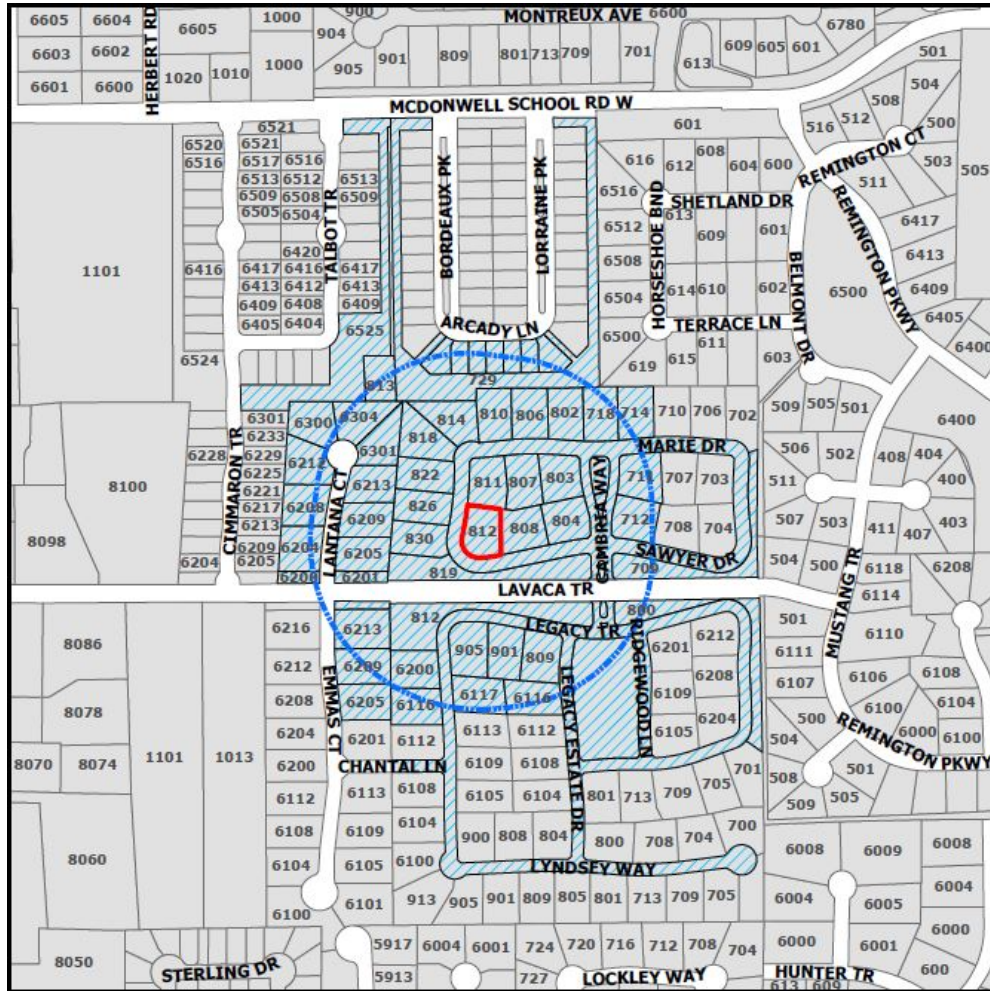
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

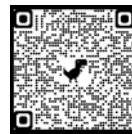
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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

ORDINANCE O-23-xxxx

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 0.46 ACRES, ON LOT 1, BLOCK B, LEGACY NORTH ADDITION BY AUTHORIZING A SPECIAL USE PERMIT TO ALLOW FOR A FENCE AND A PATIO COVER TO EXTEND INTO 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 for a fence and patio cover to extend into the street side yard setback under Case No. ZC23-024; 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 for a fence and a patio cover to extend into the street side yard setback on 0.46 acres, on Lot 1, Block B, Legacy North Addition, 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 allow for a fence and patio cover to extend into the street side yard setback.
- 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 4th day of October 2023.

The second reading and public hearing being conducted on the 17th day of October 2023.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS ON THIS THE 17TH DAY OF OCTOBER 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

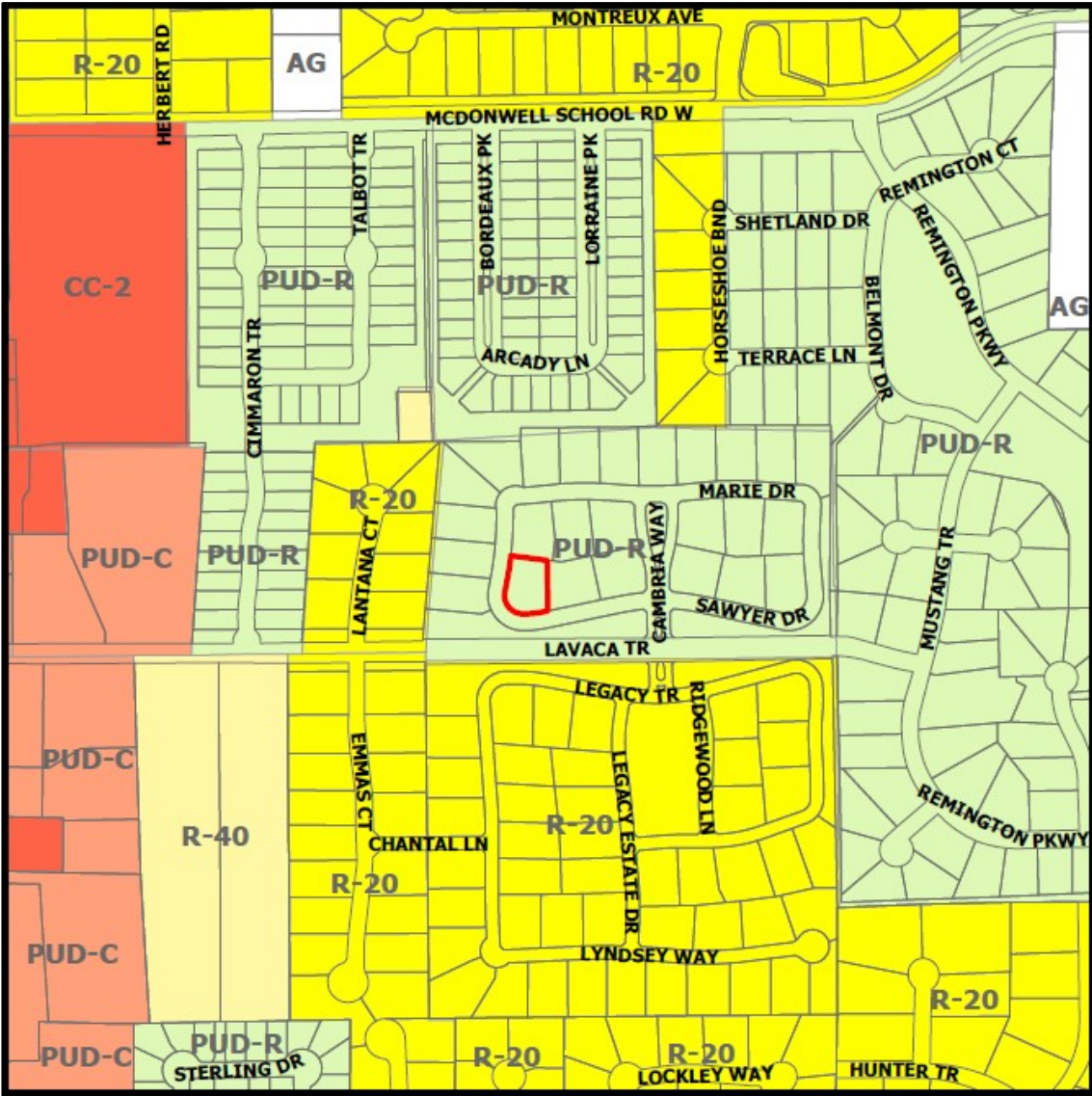
Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit “A” - Location and Zoning Map



THE STOVALL RESIDENCE

812 SAWYER DRIVE
COLLEGEVILLE, TEXAS

1625 BRUMLOW AVE.
SOUTH LAKE, TEXAS
76092

CLAFFEY POOLS
A PASSIONATE COMMITMENT
TO EXCELLENCE SINCE 1987

(817) 488-6795 PHONE
(817) 421-2670 FAX
P.O. BOX 92278

ROOM	AREA	PERIMETER	LENGTH	WIDTH	HEIGHT	FINISHES	NOTES
1. LIVING ROOM	1,200	120	120	10	10	10	10
2. KITCHEN	1,000	100	100	10	10	10	10
3. BATH	500	50	50	10	10	10	10
4. BEDROOM	800	80	80	10	10	10	10
5. HALL	200	20	20	10	10	10	10
6. CLOSET	100	10	10	10	10	10	10
7. PORCH	300	30	30	10	10	10	10
8. GARAGE	400	40	40	10	10	10	10
9. STAIRS	100	10	10	10	10	10	10
10. ENTRY	100	10	10	10	10	10	10
11. BREAKFAST ROOM	600	60	60	10	10	10	10
12. DINING ROOM	700	70	70	10	10	10	10
13. LIVING ROOM	1,200	120	120	10	10	10	10
14. KITCHEN	1,000	100	100	10	10	10	10
15. BATH	500	50	50	10	10	10	10
16. BEDROOM	800	80	80	10	10	10	10
17. HALL	200	20	20	10	10	10	10
18. CLOSET	100	10	10	10	10	10	10
19. PORCH	300	30	30	10	10	10	10
20. GARAGE	400	40	40	10	10	10	10
21. STAIRS	100	10	10	10	10	10	10
22. ENTRY	100	10	10	10	10	10	10
23. BREAKFAST ROOM	600	60	60	10	10	10	10
24. DINING ROOM	700	70	70	10	10	10	10
25. LIVING ROOM	1,200	120	120	10	10	10	10
26. KITCHEN	1,000	100	100	10	10	10	10
27. BATH	500	50	50	10	10	10	10
28. BEDROOM	800	80	80	10	10	10	10
29. HALL	200	20	20	10	10	10	10
30. CLOSET	100	10	10	10	10	10	10
31. PORCH	300	30	30	10	10	10	10
32. GARAGE	400	40	40	10	10	10	10
33. STAIRS	100	10	10	10	10	10	10
34. ENTRY	100	10	10	10	10	10	10
35. BREAKFAST ROOM	600	60	60	10	10	10	10
36. DINING ROOM	700	70	70	10	10	10	10
37. LIVING ROOM	1,200	120	120	10	10	10	10
38. KITCHEN	1,000	100	100	10	10	10	10
39. BATH	500	50	50	10	10	10	10
40. BEDROOM	800	80	80	10	10	10	10
41. HALL	200	20	20	10	10	10	10
42. CLOSET	100	10	10	10	10	10	10
43. PORCH	300	30	30	10	10	10	10
44. GARAGE	400	40	40	10	10	10	10
45. STAIRS	100	10	10	10	10	10	10
46. ENTRY	100	10	10	10	10	10	10
47. BREAKFAST ROOM	600	60	60	10	10	10	10
48. DINING ROOM	700	70	70	10	10	10	10
49. LIVING ROOM	1,200	120	120	10	10	10	



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2g	Agenda Date 9/11/2023	Number
Type Presentation and Discussion		
Department Community Development		

Title

Consideration of a Rezoning from AG Agricultural to R-30 Single Family Residential and R-40 Single Family Residential for Lots 1 and 2R1, Block 1, Davis Place Addition, located at 6400 and 6316 Pleasant Run Road, Case ZC23-025. THE APPLICANT IS REQUESTING TO TABLE TO THE OCTOBER 9, 2023 PLANNING AND ZONING COMMISSION MEETING

Explanation

APPLICANT HAS REQUESTED TO TABLE TO THE OCTOBER 9, 2023 PLANNING AND ZONING COMMISSION MEETING. Antonio Williamson, the applicant, has submitted a request to rezone 10.02 acres of property located at 6400 & 6316 Pleasant Run Road from the AG Agricultural district to the R-30 & R-40 Single Family Residential Development districts. The purpose is to rezone in order to allow for the development of a new 8 lot single-family residential subdivision.

Existing Conditions/Background: The subject property is currently two platted lots. A home currently exists on each lot which are proposed to be removed.

Proposed Zoning Change: *Request* – The request is to rezone from the AG Agricultural to the R-30 & R-40 Single Family Residential districts. The request is to construct a new 8-lot single-family detached subdivision.

Analysis – Per the proposed plan, this project is requesting to create a new single-family detached subdivision of 8 lots. The entrance and exit to the subdivision would be off of Pleasant Run Road. The lots range from 30,000 s.f. to 50,902 s.f.. The average lot size is ~39,315 s.f. Two (2) lots are proposed to have the R-30 zoning. The remaining 6 lots are proposed to have the R-40 zoning.

Plat Status: The subject property is platted as Lots 1, and 2R1, Davis Place Addition.

DRC Review: This request was reviewed during the August 22, 2023 DRC meeting and determined the application may be scheduled for the next available Planning and Zoning Commission meeting. The DRC provided the following comments:

1. Provide preliminary utility, grading and drainage plans for review.

Drainage: A drainage plan has not been submitted and reviewed for the proposed subdivision.

Surrounding Development: The subject property abuts the rail line and Cottenbelt Trail on the north. The properties to the south are zoned R-40 Single Family Residential zoning and AG Agricultural and have been developed with single-family homes. The property to the east is zoned AG Agricultural and is improved as a church. The property to the west is zoned R-40 Single Family residential and is improved with single-family homes.

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

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

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

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

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

Staff Recommendation: Staff is neutral on this request.

Recommendation

None

Attachments

1. Request to Table
2. Aerial Map
3. Zoning Map
4. Future Land Use Map
5. Statement of Planning Objectives
6. Zoning Exhibit
7. Notification Map
8. Notification List

9. Notification Letter
10. Letters Received
11. Draft Ordinance

From: [Antonio Williamson](#)
To: [Jackie Reyff](#)
Cc: [Matt Lee](#)
Subject: RE: DRC Comments Rezoning 6400 & 6316 Pleasant Run Road Case ZC23-025
Date: Tuesday, September 5, 2023 9:45:37 AM

Good morning Jackie,

Thank you for taking my call. We wanted to request to table our meeting for the next meeting on October 9th. That way we have enough time to provide the preliminary utility, grading, and drainage plans that you need.

Also, do you have a recent project that we could use as go by to make sure we have everything that you guys need?

Regards,

Antonio Williamson, EIT

Civil Graduate Engineer

antonio.williamson@westwoodps.com

direct (210) 265-8326
main (214) 473-4640
cell (972) 505-0460

Westwood

Parkway Centre 1
2901 Dallas Parkway, Suite 400
Plano, TX 75093

westwoodps.com

(888) 937-5150

From: Jackie Reyff <JReyff@colleyville.com>

Sent: Tuesday, August 22, 2023 3:12 PM

To: Antonio Williamson <antonio.williamson@westwoodps.com>

Cc: Ben Bryner <BBryner@colleyville.com>; Larry Wright <LWright@colleyville.com>; Scott Hammons <SHammons@colleyville.com>; Kristopher Potts <KPotts@colleyville.com>

Subject: DRC Comments Rezoning 6400 & 6316 Pleasant Run Road Case ZC23-025

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Mr. Williamson,

The Development Review Committee offers the following Comments:

1. Provide preliminary utility, grading and drainage plans for review.

The Development Review Committee has met and Case ZC23-025 has been scheduled with the Planning and Zoning Commission at 7:00 p.m. on September 11th and City Council meetings on October 4th and the 17th. Please be or have someone in attendance of the meetings.

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

Jackie

Jacquelyn Reyff, AICP
Planning Manager



817.503.1056

Integrity ~ Communication ~ Excellence ~ Transparency



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

Aerial Map

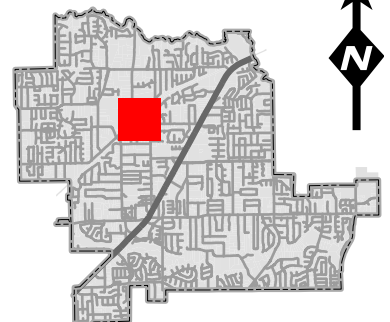


ZC23-025

6400 Pleasant Run Rd



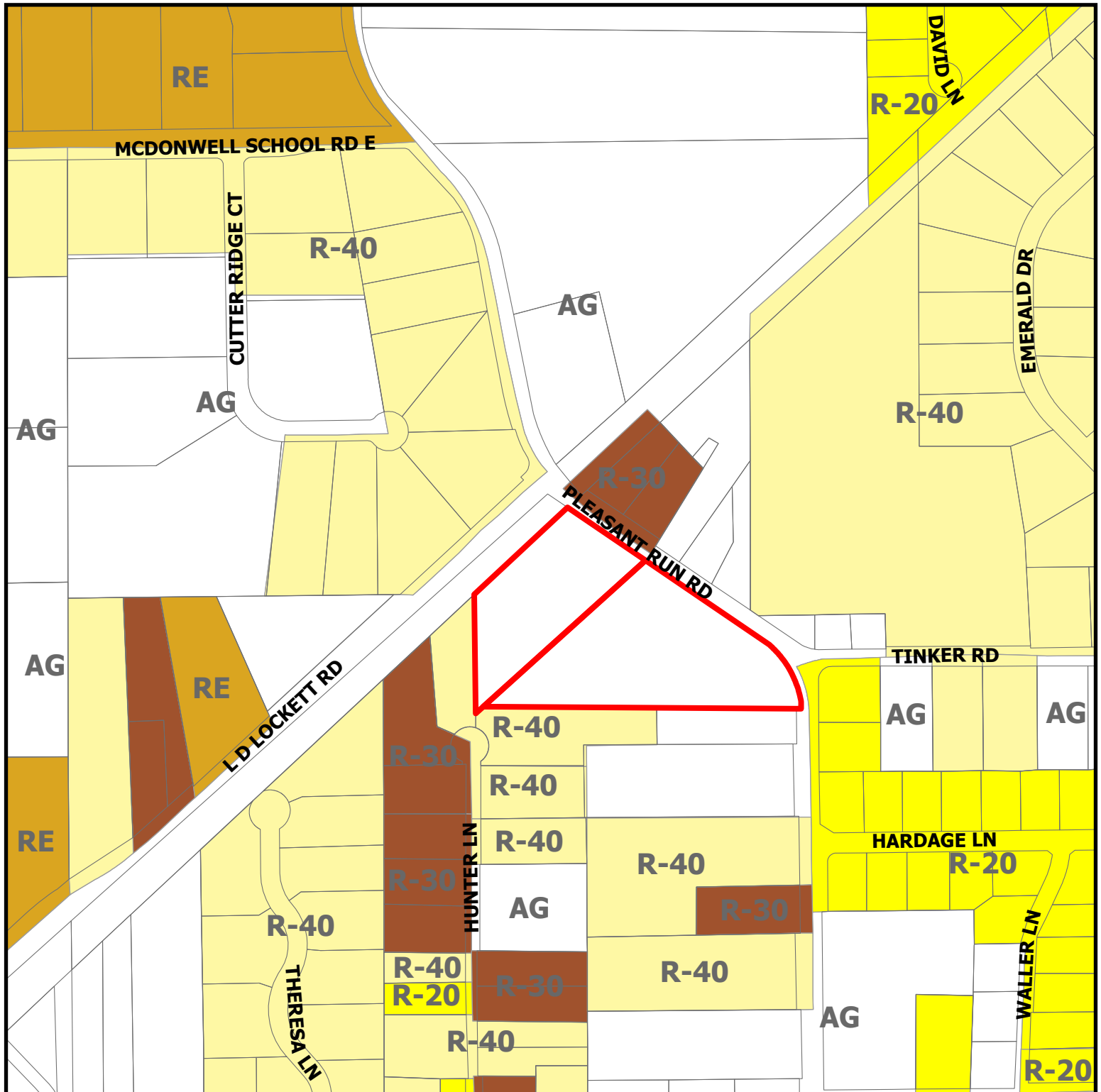
Subject Property



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

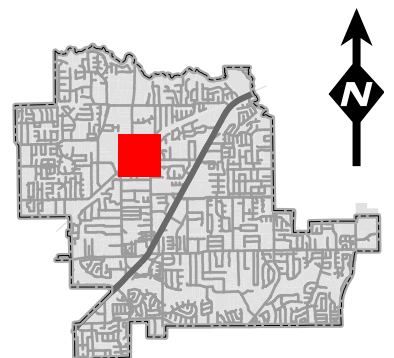


ZC23-025

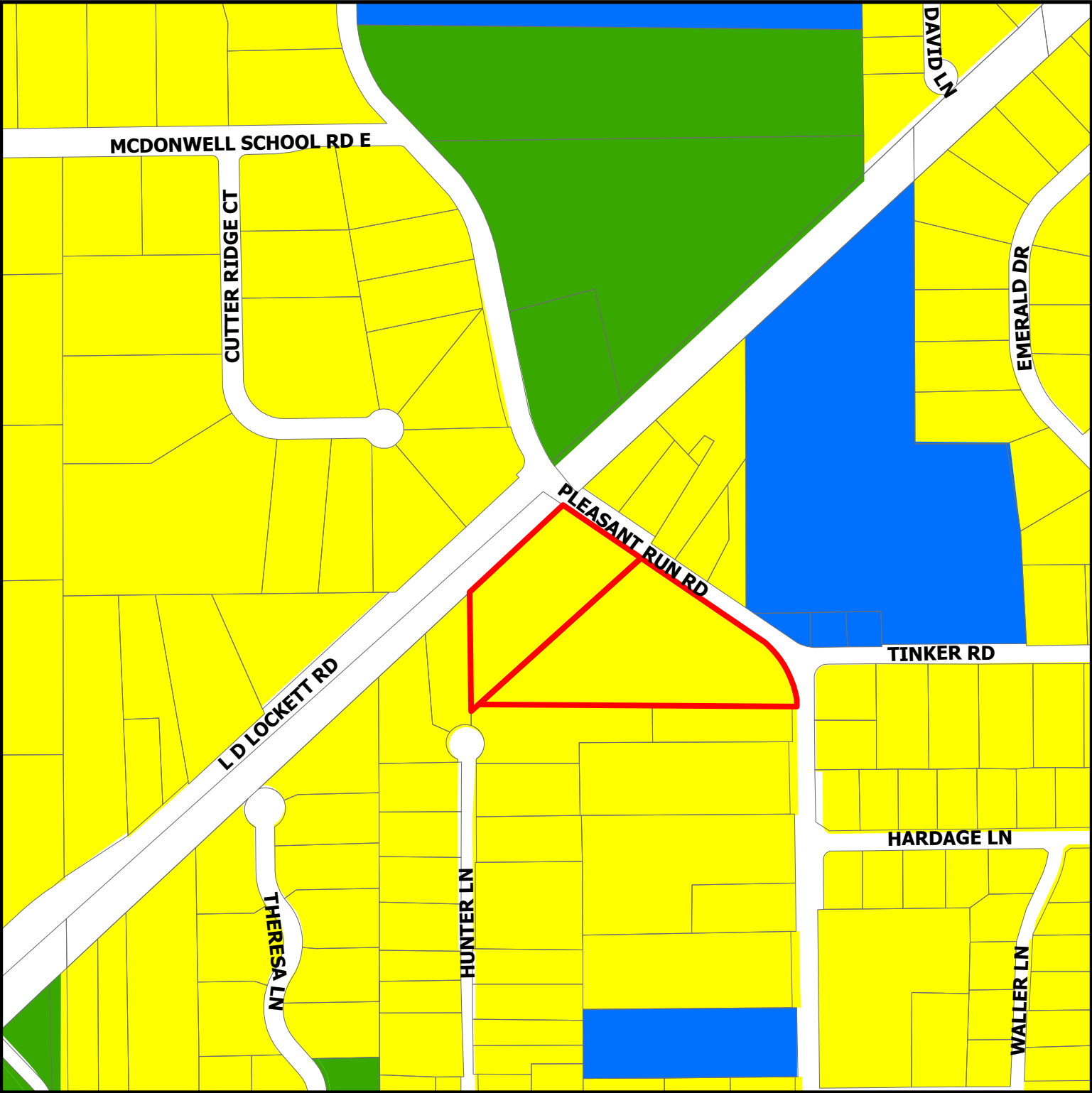
6400 Pleasant Run Rd

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 Subject Property



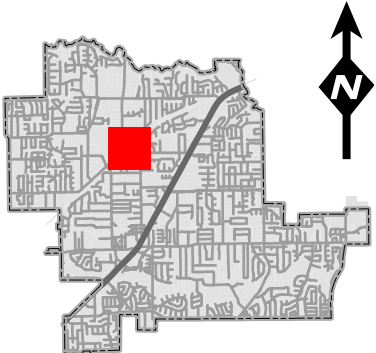
Future Land Use Map



ZC23-025

6400 Pleasant Run Rd

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



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August 11, 2023

City of Colleyville
Colleyville Building Inspections
100 Main Street
Colleyville, TX 76034

RE: Statement of Planning Objectives – Rezoning of 6400 Pleasant Run Rd & 6316 Pleasant Run Rd

To whom it may concern,

This proposed project involves rezoning two lots (6400 Pleasant Run Rd & 6316 Pleasant Run Rd). Currently, the existing zoning is AG and its existing use is SF-Residential. The proposed zoning is a combination of R30 & R40. The R40 zoning will be the zoning adjacent to any of the existing residential lots. The R30 zoning will be the zoning that is located at the intersection of the proposed road and Pleasant Run Rd.

The proposed use will be SF-Residential. There are six R40 lots and two R30 lots proposed with this project. The gross acreage of the 2 existing lots is about 7.982 acres.

Please let us know if you have any questions or comments.

Thanks

Ayaz Syed

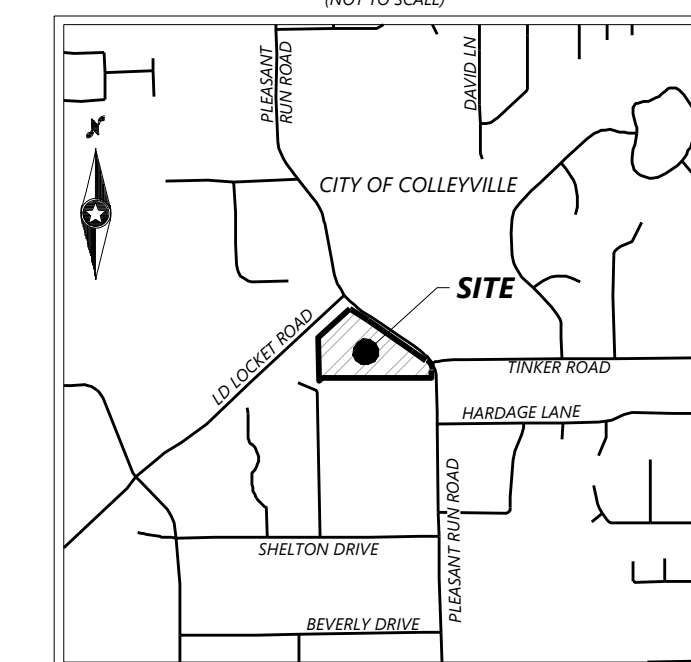


RESIDENTIAL DEVELOPMENT

CITY OF COLLEYVILLE, TEXAS



VICINITY MAP



LEGEND

- _____ PROPOSED LOT LINE
 - - - - - PROPOSED SETBACK LINE
 _____ PROPOSED PAD
 _____ ADJACENT PROPERTY LINE

NOTE:
FEMA 100-YR FLOODPLAIN DOES
NOT EXIST ON THE PROPERTY.

NOTE: ZONING EXHIBIT FOR ZONING CHANGE REQUEST FROM AG TO R-30/R-40

Westwood

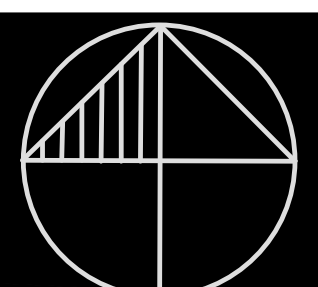
Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
Toll Free (888) 937-5150 Plano, TX 75093
Firm No. F-11756 westwoodps.com

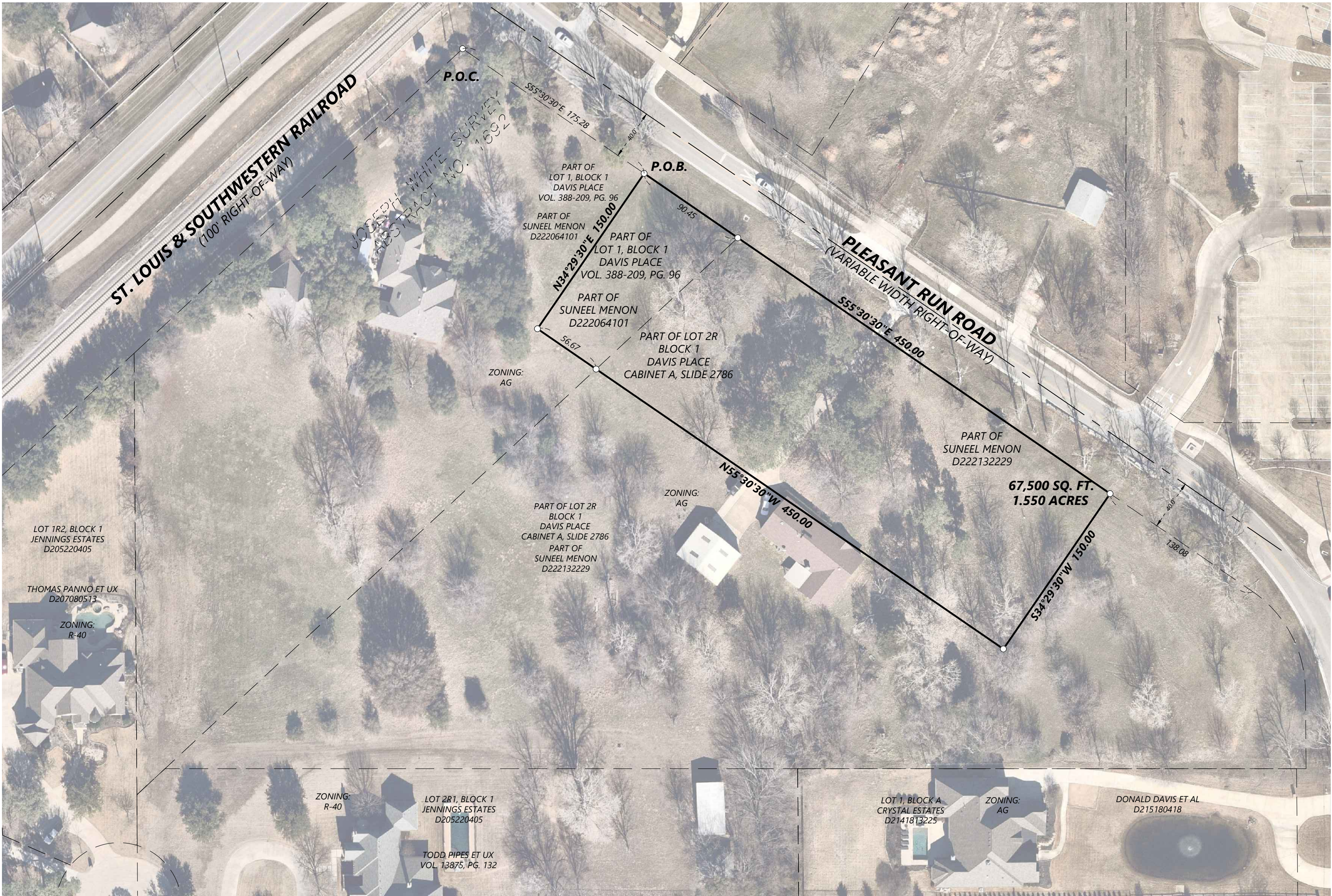
Westwood Professional Services, Inc.

**EXHIBIT
FOR CONCEPTUAL REFERENCE ONLY**

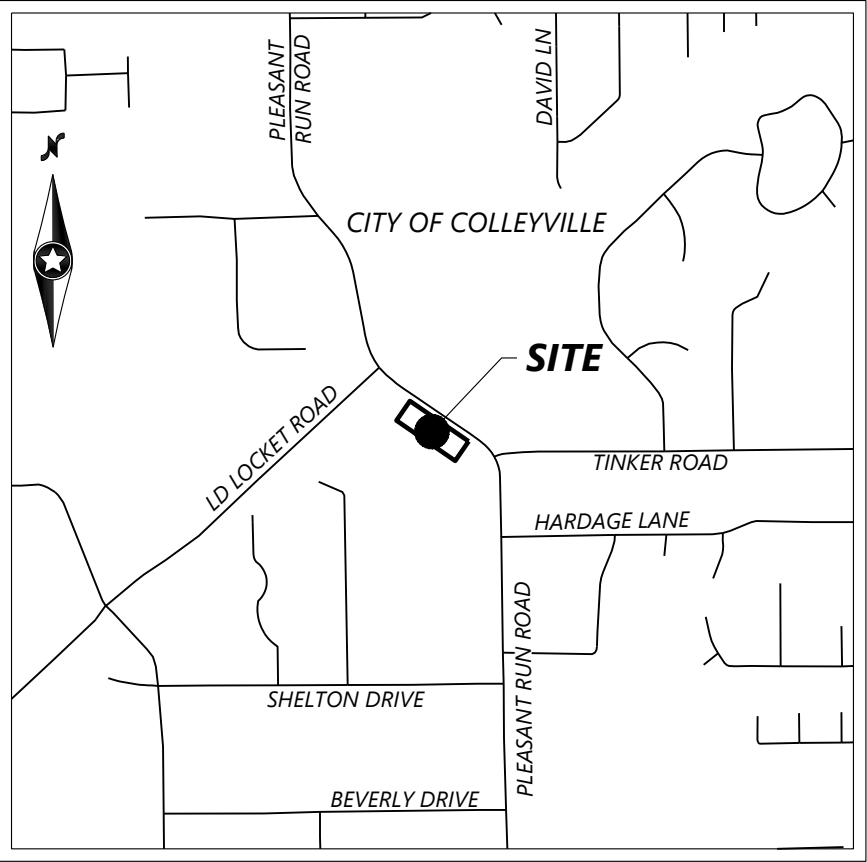
60' _____
120' _____
180' _____

AUGUST 7, 2023
#0044679.00

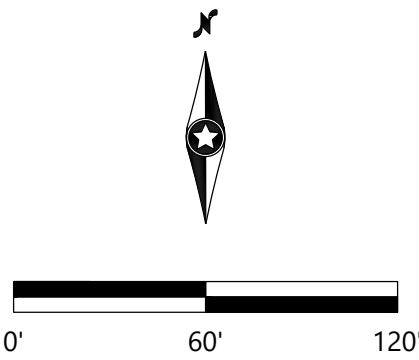




VICINITY MAP
(NOT TO SCALE)



LEGEND
VOL. PG. VOLUME, PAGE
P.O.C. POINT OF COMMENCING
P.O.B. POINT OF BEGINNING



ZONING EXHIBIT FOR ZONING CHANGE
REQUEST FROM ZONE AG TO ZONE R-30

This exhibit and the description attached
were prepared using record documents. No
field work was collected or monumentation
verified on the ground.



ROMAN L. GROYSMAN RPLS NO. 5864
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR

DESIGNED:		INITIAL ISSUE:	08/02/23
CHECKED:	RLG	REVISIONS:	
DRAWN:	JSJ		

PREPARED FOR:

EXCEL CORPORATION
12926 JASONCREST TRAIL
DALLAS, TEXAS 75243

CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

Westwood

Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
Toll Free (888) 937-5150 Plano, TX 75093
westwoodps.com

Westwood Professional Services, Inc.
TBPELS ENGINEERING FIRM REGISTRATION NO. 11756
TBPELS SURVEYING FIRM REGISTRATION NO. 10074301

ZONING EXHIBIT
R-30

SHEET NUMBER:

1

OF

1

DATE: 08/02/23

R0044679.00

CITY OF COLLEYVILLE
ZONING – RESIDENTIAL (R-30)
SUNEEL MENON
1.550 ACRES

BEING a 1.550 acre tract of land situated in the Joseph White Survey, Abstract No. 1692, Tarrant County, Texas, and being part of a tract of land conveyed by a Warranty Deed to Suneel Menon as recorded in Instrument Number D222064101, Official Public Records, Tarrant County, Texas and being part of Lot 1, Block 1, Davis Place, an addition to the City of Colleyville according to the plat recorded thereof in Volume 388-209, Page 96, Plat Records, Tarrant County, Texas; being part of a called 4.964 acre tract of land conveyed by a Suneel Menon as recorded in Instrument Number D222132229, Official Public Records, Tarrant County, Texas and being part of Lot 2R, Block 1, Davis Place, an addition to the City of Colleyville according to the plat recorded thereof in Cabinet A, Slide 2786, Official Public Records, Tarrant County, Texas; said 1.550 acre tract being more particularly described as follows:

COMMENCING at the north corner of said Lot 1, Block 1, at the intersection of the southeast right-of-way line of St. Louis & Southwestern Railroad (100' right-of-way) and the southwest right-of-way line of Pleasant Run Road (variable width right-of-way);

THENCE South 55 degrees 30 minutes 30 seconds East along the northeast line of said Lot 1, Block 1 and said southwest right-of-way line of Pleasant Run Road, a distance of 175.28 feet to the POINT-OF-BEGINNING;

THENCE South 55 degrees 30 minutes 30 seconds East continuing along said northeast line of said Lot 1, Block 1 and said southwest right-of-way line of Pleasant Run Road, passing at a distance of 90.45 feet, the east corner of said Lot 1, Block 1 and the north corner of said Lot 2R, Block 1, continuing along the northeast line of said Lot 2R, Block 1, in all a total distance of 450.00 feet to a point for corner;

THENCE South 34 degrees 29 minutes 30 seconds West departing said southwest right-of-way line of Pleasant Run Road and said northeast line of Lot 2R, Block 1, over and across said Lot 2R, Block 1, a distance of 150.00 feet to a point for corner;

THENCE North 55 degrees 30 minutes 30 seconds West continuing over and across said Lot 2R, Block 1, passing at a distance of 393.33 feet, the northwest line of said Lot 2R, Block 1 and the southeast line of said Lot 1, Block 1, continuing over and across said Lot 1, Block 1 in all a total distance of 450.00 feet to a point for corner;

THENCE North 34 degrees 29 minutes 30 seconds East, distance of 150.00 feet to the POINT-OF-BEGINNING and containing 1.550 acres of land.

Bearings for this description cited are based on Grid North State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization (CORS 96).

This exhibit and the description attached were prepared using record documents. No field work was collected or monumentation verified on the ground.

An exhibit of even date accompanies this description.

Date: August 02, 2023

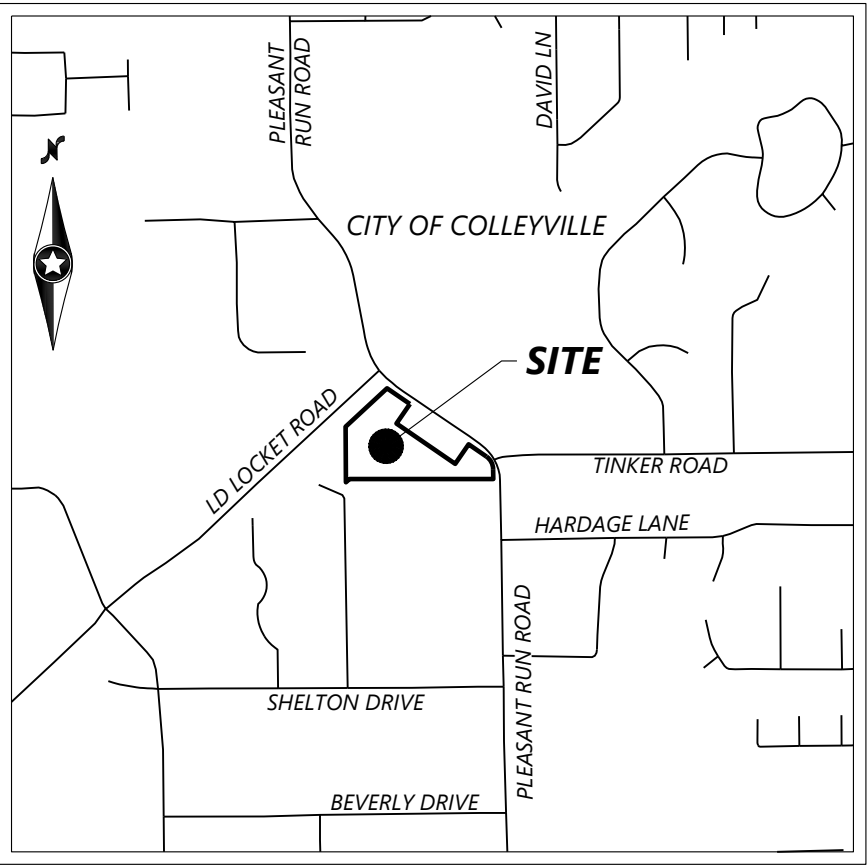
R. Groysman

Roman L. Groysman
Registered Professional Land Surveyor
Texas Registration No. 5864

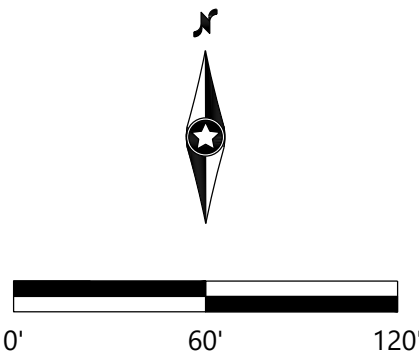




VICINITY MAP
(NOT TO SCALE)

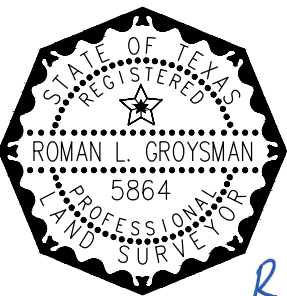


LEGEND
VOL. PG. VOLUME, PAGE
P.O.C. POINT OF COMMENCING
P.O.B. POINT OF BEGINNING



ZONING EXHIBIT FOR ZONING CHANGE
REQUEST FROM ZONE AG TO ZONE R-40

This exhibit and the description attached
were prepared using record documents. No
field work was collected or monumentation
verified on the ground.



ROMAN L. GROYSMAN RPLS NO. 5864
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR

DESIGNED:	RLG
CHECKED:	RLG
DRAWN:	JSJ
INITIAL ISSUE:	08/02/23
REVISIONS:	

PREPARED FOR:

EXCEL CORPORATION
12926 JASONCREST TRAIL
DALLAS, TEXAS 75243

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Westwood Professional Services, Inc.
TPELS ENGINEERING FIRM REGISTRATION NO. 11756
TPELS SURVEYING FIRM REGISTRATION NO. 10074301

ZONING EXHIBIT
R-40

SHEET NUMBER:	1	OF	1
DATE:	08/02/23		

R0044679.00

CITY OF COLLEYVILLE
ZONING – RESIDENTIAL (R-40)
SUNEEL MENON
6.427 ACRES

BEING a 6.427 acre tract of land situated in the Joseph White Survey, Abstract No. 1692, Tarrant County, Texas, and being part of a tract of land conveyed by a Warranty Deed to Suneel Menon as recorded in Instrument Number D222064101, Official Public Records, Tarrant County, Texas and being part of Lot 1, Block 1, Davis Place, an addition to the City of Colleyville according to the plat recorded thereof in Volume 388-209, Page 96, Plat Records, Tarrant County, Texas; being part of a called 4.964 acre tract of land conveyed by a Suneel Menon as recorded in Instrument Number D222132229, Official Public Records, Tarrant County, Texas and being part of Lot 2R, Block 1, Davis Place, an addition to the City of Colleyville according to the plat recorded thereof in Cabinet A, Slide 2786, Official Public Records, Tarrant County, Texas; said 6.427 acre tract being more particularly described as follows:

BEGINNING at the north corner of said Lot 1, Block 1, at the intersection of the southeast right-of-way line of St. Louis & Southwestern Railroad (100' right-of-way) and the southwest right-of-way line of Pleasant Run Road (variable width right-of-way);

THENCE South 55 degrees 30 minutes 30 seconds East along the northeast line of said Lot 1, Block 1 and said southwest right-of-way line of Pleasant Run Road, a distance of 175.28 feet to a point for corner;

THENCE South 34 degrees 29 minutes 30 seconds West departing the northeast line of said Lot 1, Block 1 and said southwest right-of-way line of Pleasant Run Road, over and across said Lot 1, Block 1, a distance of 150.00 feet to a point for corner;

THENCE South 55 degrees 30 minutes 30 seconds East, passing at a distance of 56.67 feet, the northwest line of said Lot 2R, Block 1 and the southeast line of said Lot 1, Block 1, continuing over and across said Lot 2R, Block 1 in all a total distance of 450.00 feet to a point for corner;

THENCE North 34 degrees 29 minutes 30 seconds East, a distance of 150.00 feet to a point in said southwest right-of-way line of Pleasant Run Road and the northeast line of said Lot 2R, Block 1;

THENCE along said southwest right-of-way line and the west right-of-way line of Pleasant Run Road and the northerly line of said Lot 2R, Block 1, the following three (3) courses and distances:

South 55 degrees 30 minutes 30 seconds East, a distance of 138.08 feet to the beginning of a tangent curve to the right;

Along said tangent curve to the right having a central angle of 55 degrees 00 minutes 30 seconds, a radius of 96.03 feet, and an arc length of 92.20 feet (chord bears South 28 degrees 00 minutes 15 seconds East, 88.70 feet) to the end of said curve;

South 00 degrees 30 minutes 00 seconds East, a distance of 62.37 feet to the southeast corner of said Lot 2R, Block 1 and an angle point in the west right-of-way line of Pleasant Run Road;

THENCE West along the south line of said Lot 2R, Block 1 and the west right-of-way line of said Pleasant Run Road, passing at a distance of 7.59 feet, an angle point in the west right-of-way line of Pleasant Run Road, the northeast corner of Lot 1, Block A, Crystal Estates, an addition to the City of Colleyville according to the plat recorded thereof in Instrument Number D2141813225, Official Public Records, Tarrant County, Texas; continuing along the north line of said Lot 1, Block A, passing at a distance of 404.70 feet, the northwest corner of said Lot 1, Block A, a re-entrant corner of said Lot 2R, Block 1 and the northeast corner of Lot 2R1, Block 1, Jennings Estates, an addition to the City of Colleyville according to the plat recorded thereof in Instrument Number D205220405, Official Public Records, Tarrant County, Texas; continuing along the north line of said Lot 2R1, Block 1, over and across said Lot 2R, Block 1, in all a total distance of 908.31 feet to the northwest corner of said Lot 2R1, Block 1 and in the common line between said Lot 2R, Block 1 and said Lot 1, Block 1;

THENCE South 47 degrees 11 minutes 00 seconds West along the northwest line of said Lot 2R1, Block 1 and the southeast line of said Lot 1, Block 1, a distance of 30.48 feet to the south corner of said Lot 1, Block 1, a northwest corner of said Lot 2R1, Block 1 and in the east line of said Lot 1R2, Block 1 of said Jennings Estates;

THENCE North 00 degrees 22 minutes 15 seconds West along the west line of said Lot 1, Block 1 and the east line of said Lot 1R2, Block 1, a distance of 351.32 feet to the northwest corner of said Lot 1, Block 1, the northeast corner of said Lot 1R2, Block 1 and in the southeast right-of-way line of said St. Louis & Southwestern Railroad;

THENCE North 47 degrees 11 minutes 00 seconds East, along the said southeast right-of-way line of said St. Louis & Southwestern Railroad and the northwest line of said Lot 1, Block 1, a distance of 356.59 feet to the POINT-OF-BEGINNING and containing 6.427 acres of land.

Bearings for this description cited are based on Grid North State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization (CORS 96).

This exhibit and the description attached were prepared using record documents. No field work was collected or monumentation verified on the ground.

An exhibit of even date accompanies this description.

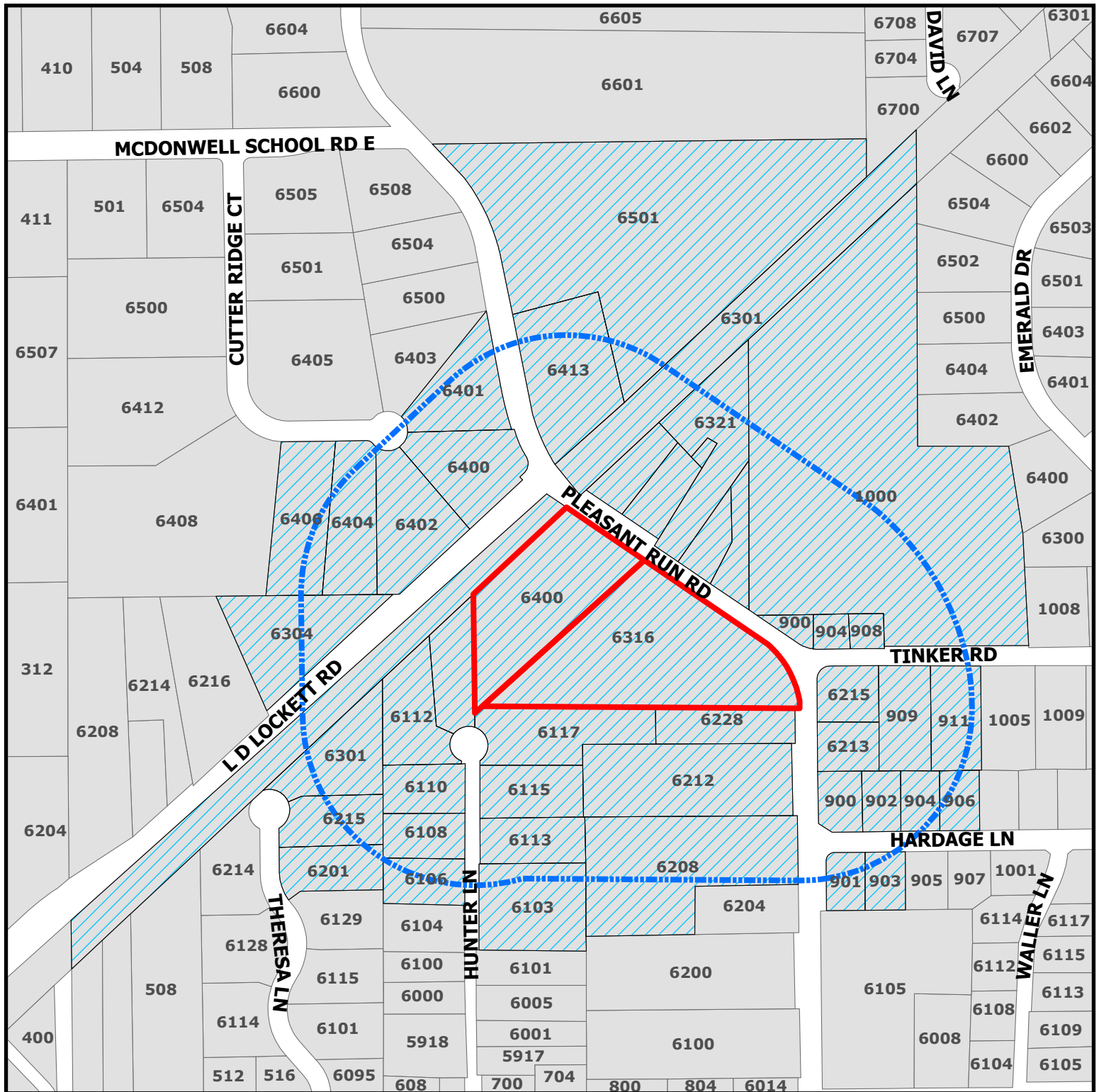
Date: August 02, 2023

R. Groysman

Roman L. Gorysman
Registered Professional Land Surveyor
Texas Registration No. 5864



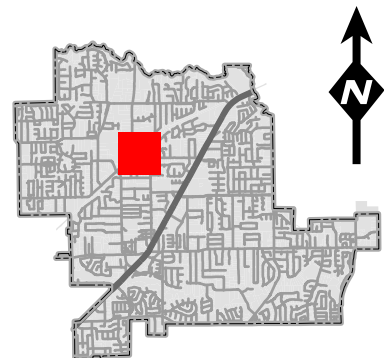
Notification Map



ZC23-025

6400 Pleasant Run Rd

-  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
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051
LIU & PENG LTD	6103 HUNTER LN	COLLEYVILLE, TX	76034
BAILEY, DANE	6106 HUNTER LN	COLLEYVILLE, TX	76034
DECOSTA, STEPHEN	6108 HUNTER LN	COLLEYVILLE, TX	76034
JONES, MICHAEL	6110 HUNTER LN	COLLEYVILLE, TX	76034
MADDEN, C L	6112 HUNTER LN	COLLEYVILLE, TX	76034
PANNO, THOMAS J	6114 HUNTER LN	COLLEYVILLE, TX	76034
MCGREGOR, ROBERT M	6115 HUNTER LN	COLLEYVILLE, TX	76034
PIPES, TODD	6117 HUNTER LN	COLLEYVILLE, TX	76034
WALTERS FAMILY FAMILY REVOCABLE	6125 THERESA LN	COLLEYVILLE, TX	76034
ALIANNE ESTATES	6201 Theresa Lane	COLLEYVILLE, TX	76034
JACKSON, AUSTIN	6201 THERESA LN	COLLEYVILLE, TX	76034
MENON, SUNEEL	6204 PLEASANT RUN RD	COLLEYVILLE, TX	76034
KHUBCHANDANI, ZUBIN	6208 PLEASANT RUN RD	COLLEYVILLE, TX	76034
LAPSIWALA, SAMIR	6212 PLEASANT RUN RD	COLLEYVILLE, TX	76034
CUNNINGHAM, STEVEN MICHAEL	6213 PLEASANT RUN RD	COLLEYVILLE, TX	76034
VENCILL, ROBERT	6215 PLEASANT RUN RD	COLLEYVILLE, TX	76034
DAVIS, DONALD	6228 PLEASANT RUN RD	COLLEYVILLE, TX	76034
LE AND MANG REVOCABLE TRUST	6301 THERESA LN	COLLEYVILLE, TX	76034
BARGY, TODD M	6304 LD LOCKETT RD	COLLEYVILLE, TX	76034
MENON, SUNEEL	6316 PLEASANT RUN RD	COLLEYVILLE, TX	76034
FISCHER, CARY	6400 CUTTER RIDGE CT	COLLEYVILLE, TX	76034
WORLEY, LAWRENCE	6401 CUTTER RIDGE CT	COLLEYVILLE, TX	76034
BYRD, JOSEPH	6402 CUTTER RIDGE CT	COLLEYVILLE, TX	76034
CUTTER RIDGE ESTATES ADDITION	6404 Cutter Ridge Court	COLLEYVILLE, TX	76034
NORWOOD, TODD ETAL	6404 CUTTER RIDGE CT	COLLEYVILLE, TX	76034
DIAZ, DREW	6406 CUTTER RIDGE CT	COLLEYVILLE, TX	76034
HANKINSON, JAMES	6409 PLEASANT RUN RD	COLLEYVILLE, TX	76034
GOOD SHEPHERD CATHOLIC CH	800 W LOOP 820 S	FORT WORTH, TX	76108
CATHOLIC DIOCESE OF FORT WORTH	800 W LOOP 820 S	FORT WORTH, TX	76108
GEIGENMILLER, STACY	900 HARDAGE LN	COLLEYVILLE, TX	76034
HUGHES, HOWARD	901 HARDAGE LN	COLLEYVILLE, TX	76034
ASAFF, CHRISTOPHER	902 HARDAGE LN	COLLEYVILLE, TX	76034
HOPSON, JOHN D	903 HARDAGE LN	COLLEYVILLE, TX	76034
GOMEZ SPLAWN, ESTHER	904 HARDAGE LN	COLLEYVILLE, TX	76034
MILLSAP, JODI	906 HARDAGE LN	COLLEYVILLE, TX	76034
GORENA, SANDI J	909 TINKER RD	COLLEYVILLE, TX	76034
BRENDEL, MATTHEW	911 TINKER RD	COLLEYVILLE, TX	76034
ONCOR ELECTRIC DELIVERY CO LLC	PO BOX 139100	DALLAS, TX	75313
BRANSFORD PARK LAND TRUST	PO BOX 185	COLLEYVILLE, TX	76034
REGIONAL RAIL ROW CO	PO BOX 660163	DALLAS, TX	75266



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, September 11th, 2023 at 7:00 p.m.
City Council Meetings: Wednesday, October 4, 2023 & Tuesday, October 17, 2023 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Rezoning from AG Agricultural to R-30 Single Family Residential and R-40 Single Family Residential for Lots 1 and 2R1, Block 1, Davis Place Addition, located at 6400 and 6316 Pleasant Run Road. The request is for a new 8-lot single family residential subdivision development. Two lots are proposed to have R-30 zoning and six lots are proposed to have R-40 zoning.

Zoning Case: ZC23-025

Applicant: Antonio Williamson

Owner: Suneel Menon

Location: 6400 & 6316 Pleasant Run Rd

Property Description: Lot 1 block 1 and Lot 2R1 Block 1, of the David Place Addition

Present Zoning: AG, Agricultural

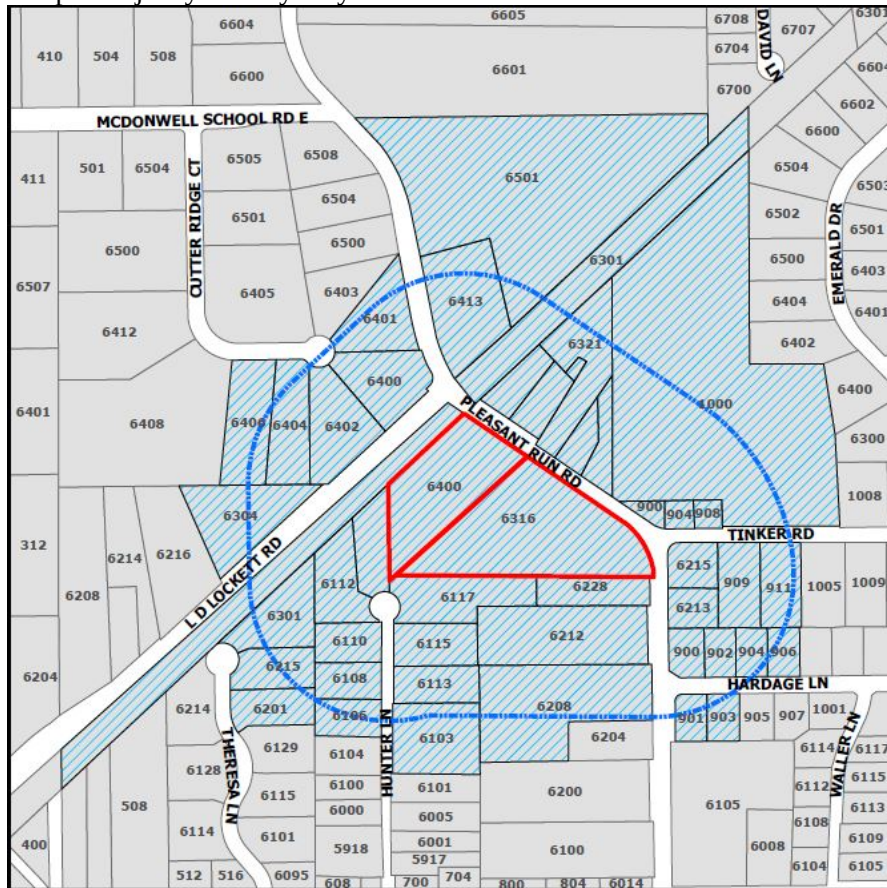
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

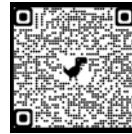
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034

NOTICE OF PUBLIC HEARING

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



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



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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

From: [Cathy](#)
To: [Jackie Reyff](#)
Subject: Ref: Zoning case #ZC23-025
Date: Wednesday, August 30, 2023 7:41:57 AM

Good Morning Jacquelyn,

I am writing in regards to the rezoning of the property at 6400 & 6316 Pleasant Run Rd. The request is for a new 8 lot single family residential subdivision development. We received this letter because we reside at 6106 Hunter Lane and are within the 200 foot notification area. My husband, Dane and I are not in favor of this zoning request and would like to protest prior to the public hearing.

Please confirm receipt and let me know if there is any additional information you should need.
Kind Regards,
Cathy and Dane Bailey
6106 Hunter Lane

Cathy Bailey

[REDACTED]
[REDACTED]

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

September 1, 2023

From: Samir and Kaushal Lapsiwala
6212 Pleasant Run Road
Colleyville, TX 76034

City of Colleyville,

We write this letter in response to the consideration of a Rezoning from AG to R-30 Single Family Residential and R-40 Single Family Residential lots for Lots 1 and 2R1, Block 1, Davis Place Addition, located at 6400 and 6316 Pleasant Run Road.

We have huge concerns for the proposed 8-lot single family residential subdivision development. We moved into our home about 2 years ago. There was a terrible drainage issue and we have spent a lot of time and money to make things better for us and our neighbors. There has been flooding, accumulated overflow, and many headaches overall. The City reviewed our property when we submitted for our home remodel. City Engineer Larry Wright is aware that our section of the city drains extremely slowly. I have videos and photos to share with anyone interested clearly showing how badly flooded it can get. The back portion of our property is only usable for a pond and landscape. We are not in a flood plain, but my photos would lead one to believe we might be in a flood plain based on how high the water can rise.

The West end of our property only has 12" of fall from the North property line to the South property line. That is nowhere near sufficient to move additional water. Basically asking our property to accept additional water overflow is not feasible.

Regarding permeable space which allows water to drain down into the soil- the developer has proposed several 1 acre lots. Each acre is 43,560 SF. By the time a house is built, driveway, swimming pool, outdoor living space, playset/sport area, less than 1/4 of the 1 acre lot will remain permeable space. Where is all this water supposed to go except toward our home?

The proposed development is asking for many lots which are 1/3 less than our lot size. If building homes must be done, then I would want larger Estate lots (2-3 acres each) which I believe would fit much better with the existing development along the West side of Pleasant Run from John McCain to Shelton, and help with any negative impact.

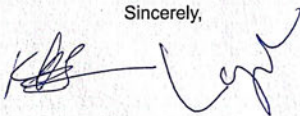
I worry about the existing mature trees (Heritage Trees). How many would be cut down and how would it affect the green space and views?

We love our home. We love the privacy that our home has. Aside from not wanting 8 more homes two doors down from me, I truly do fear the disruption will cause drainage issues that will be beyond repair.

I asked my landscaper, Brad Land, to help me draft this letter. He has been on board with us since we moved into the home and is very aware of all the water issues we have had. He can help answer any questions or concerns as well. His contact is below. We appreciate your consideration and concern for the existing homes in the neighborhood that will be affected by neighboring development.

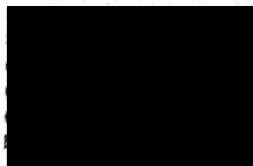
Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Kaushal and Samir Lapsiwala', with a horizontal line extending from the middle of the signature.

Kaushal and Samir Lapsiwala

Brad Land
Allscapes Inc.



To:

Jacquelyn Reyff

Principal Planner

Community Development Dept.

City of Colleyville

100 Main Street

Colleyville, TX 76034

Re:

Zoning Case ZC23-025

This is a protest of the zoning request regarding Lots 1 and 2R1, Block 1, Davis Place Addition located at 6400 and 6316 Pleasant Run Road. The property in question currently contributes to poor drainage and flooding. More houses will undoubtedly make matters worse. The construction of Teresa Lane several years ago has created horrific flooding on our street (Hunter Lane) even during minor rains. (We were told by the City of Colleyville at that time that the addition would be without negative impact.) Current Colleyville City officials, while sympathetic, have ultimately told us that they were not employed by Colleyville at the time, and since the construction is completed, they can do little to help—other than to advise us to get ahead of any new construction in our floodplain area. We have taken this advice, and thus we protest zoning case ZC23-025.

Thank you,

Todd & Lisa Pipes

6117 Hunter Lane

Colleyville, Texas.

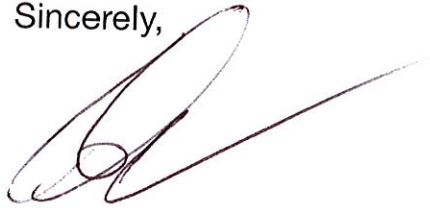


August 29, 2023

Planning and Zoning Commission
c/o Community Development Department,

Regarding the consideration of a rezoning from Agricultural to R-30 and R-40 at the property located at 6400 and 6316 Pleasant Run Rd. in Colleyville, we would like to express our sincere concern as neighbors living within 200 feet of the area in question and in fact, in our case, sharing a 350 foot property line with the land in question. Not only would the traffic on Pleasant Run Road increase greatly, but our primary and personal concern is the extensive drainage problem that this re-zoning would cause directly to our property at 6114 Hunter Lane. Anything as little as a 3 inch increase in elevation will cause water to pond in our backyard leaving no place to drain off. Therefore, we strongly DISAGREE with this re-zoning request and wish to file a written protest.

Sincerely,

A large, stylized handwritten signature in dark ink, likely belonging to Tom Panno, written over a horizontal line.A smaller, cursive handwritten signature in dark ink, likely belonging to Stacy Panno, written to the right of the first signature.

Tom and Stacy Panno
6114 Hunter Lane
Colleyville, TX 76034
[REDACTED]

ORDINANCE O-23-xxxx

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 10.02 ACRES BEING LOT 1 BLOCK 1 AND LOT 2R1 BLOCK 1, OF THE DAVIS PLACE ADDITION, LOCATED AT 6400 & 6316 PLEASANT RUN RD FROM THE AG AGRICULTURAL DISTRICT TO R-30 & R-40 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a rezoning from AG Agricultural district to R-30 and R-40 Single Family Residential Districts under Case No. ZC23-025; 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 AG Agricultural district to R-30 & R-40 Single Family Residential districts on 10.02 acres, being Tract Lot 1 block 1 and Lot 2R1 Block 1, of the Davis Place Addition, located at 6400 & 6316 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. 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 4th day of October 2023.

The second reading and public hearing being conducted on the 17th day of October 2023.

PASSED AND APPROVED BY A VOTE OF __ AYES, __ NAYS, AND __ ABSTENTIONS ON THIS THE 17TH DAY OF OCTOBER 2023.

Mayor Bobby Lindamood
Place 1, Brandi Elder

____ Mayor Pro Tem Callie Rigney ____
____ Place 4, Ben Graves ____

Place 2, George Bond
Place 3, Scotty Richardson

_____Place 5, Chuck Kelley

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

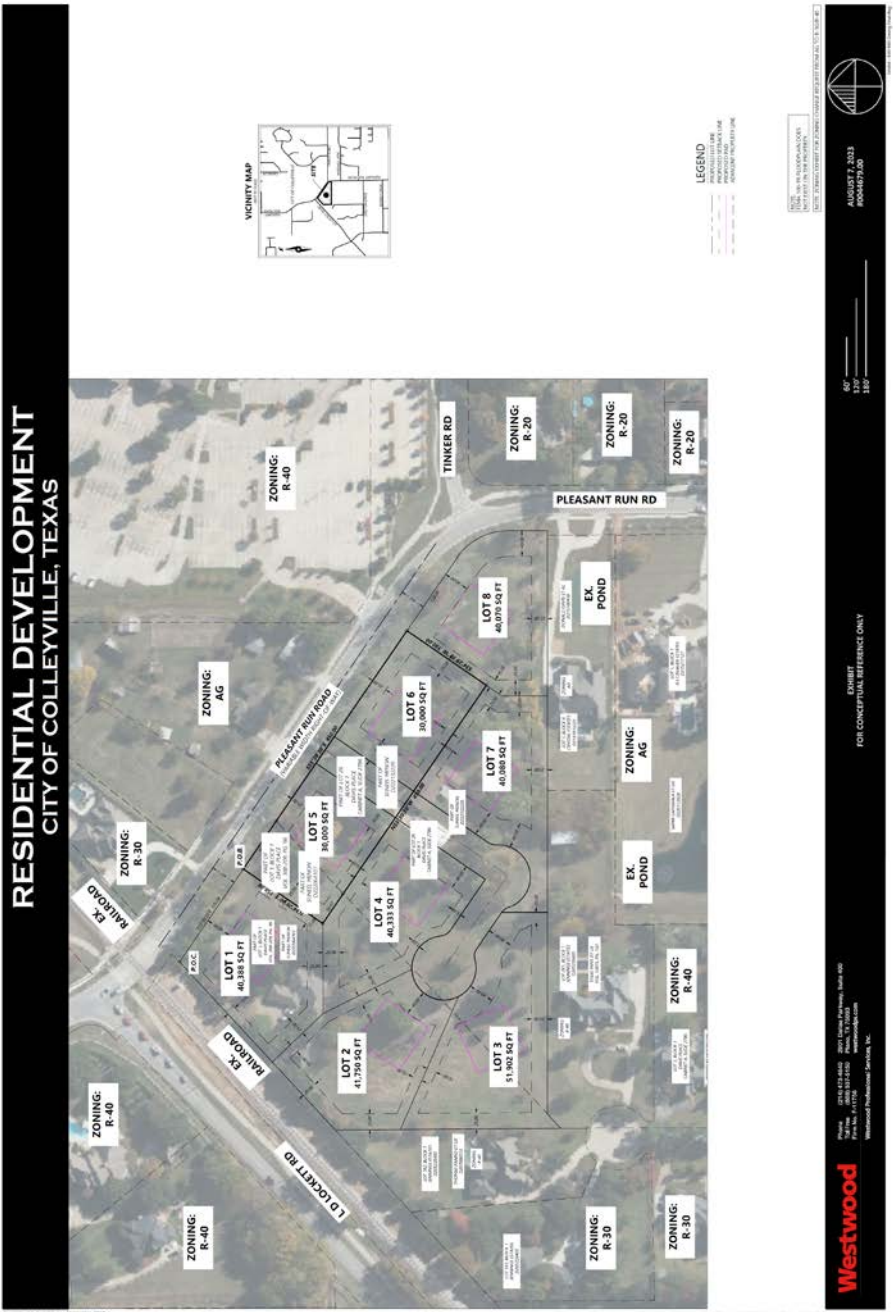
APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" – Location and Zoning Map



Exhibit "B" –Development Plan



RESIDENTIAL DEVELOPMENT CITY OF COLLEVILLE, TEXAS



DATE: 10/10/2023
TIME: 10:10:10 AM
PROJECT: COLLEGEVILLE CITY OF COLLEGEVILLE, TEXAS
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN
APPROVED BY: J. B. BROWN

APPROVED BY: J. B. BROWN
DATE: 10/10/2023
TIME: 10:10:10 AM



Westwood

Westwood
10000 Westwood Blvd
Suite 100
Dallas, TX 75240
Phone: 214-416-1111
Fax: 214-416-1112
www.westwood.com

FOR CONCEPTUAL REFERENCE ONLY

60' 120' 180'



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2h	Agenda Date 9/11/2023	Number
Type Presentation and Discussion		
Department Community Development		

Title

Consideration of a Special Use Permit to allow for a Veterinarian Clinic for a for Lot 1, Block A, 170 Players Addition, located at 3825 Glade Road, Suite 130, Case ZC23-026

Explanation

Chris Dietrich, the applicant, has submitted a request for a Special Use Permit (SUP) to allow for Veterinary Clinic services at 3825 Glade Road, Suite 130. The subject property is zoned Planned Unit Development – Residential district. A Veterinary Clinic business is only allowed in commercial districts with the approval of an SUP.

Existing Conditions/Background: The subject property is currently known as Creekside Commercial North and is developed as a retail shopping center with commercial retail uses. The Veterinary Clinic received a Special Use Permit in 2021 to operate in Suite 140. The proposed use would be for the Clinic to expand into Suite 130 for truBond Veterinary Center.

Surrounding Development: The properties to the east and south are zoned PUD-R Planned Unit Development - Residential and are improved with retail commercial uses and single-family homes. The property to the east is zoned R-30 and developed as St. Mary's Orthodox Church.

Proposed Business: Per the attached Statement of Planning Objectives, the proposed name of the business is "truBond Veterinary Center" and is an operating veterinary business. There will be no outdoor kennels, no vacation boarding services, and no pet daycare services. They will offer spa-style pet grooming services. They will also install sound-proof walls.

Ordinance – Chapter 3 (Land Use) of the Land Development Code identifies the purpose of a Special Use Permit as:

"The purpose of a Special Use Permit is to allow a use not normally allowed in a zoning district, which could be of benefit in a particular case to the general welfare, provided adequate development standards and special requirements are imposed to protect surrounding uses or to preserve the character of the neighborhood."

Analysis – The Special Use Permit request up for consideration is consistent with the land uses located on the subject property and the governing zoning district.

Plat Status: The property is platted as Lot 1, Block A, 170 Players Addition.

DRC Review: The DRC reviewed the request during their August 22, 2023 meeting and determined the application was complete and may be scheduled for the next available Planning and Zoning Commission meeting.

Drainage: NA

Hours of Operation: According to the statement of planning objectives, the hours of operation of the business will be:

- 8:00 am to 6:00 pm Monday-Friday
- 9:00 am to 5:00 pm Saturday
- Closed on Sundays

Parking: The Land Development Code does prescribe a specific number of parking spaces for the proposed land use of 1 space per 300 s.f.. Utilizing this ratio, 14 parking spaces will be required for the proposed use. Sufficient parking exists within the Creekside Commercial North development for the proposed expanded use.

Comprehensive Plan: The City's Comprehensive Plan, *Destination Colleyville*, identifies the subject property for commercial development. The proposed SUP does not conflict with any portion of the comprehensive plan.

Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code.

Staff Recommendation: Staff recommends approval of the Special Use Permit. The proposed zoning change is generally consistent with the City's comprehensive plan. Additionally, the request is consistent with the land uses located on the subject property and the governing zoning district.

Recommendation

Approve

Attachments

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

7. Notification Map
8. Notification List
9. Notification Letter
10. Draft Ordinance

Aerial Map

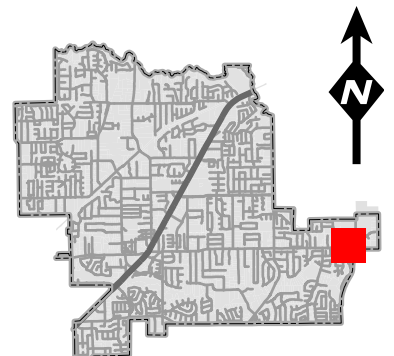


ZC23-026

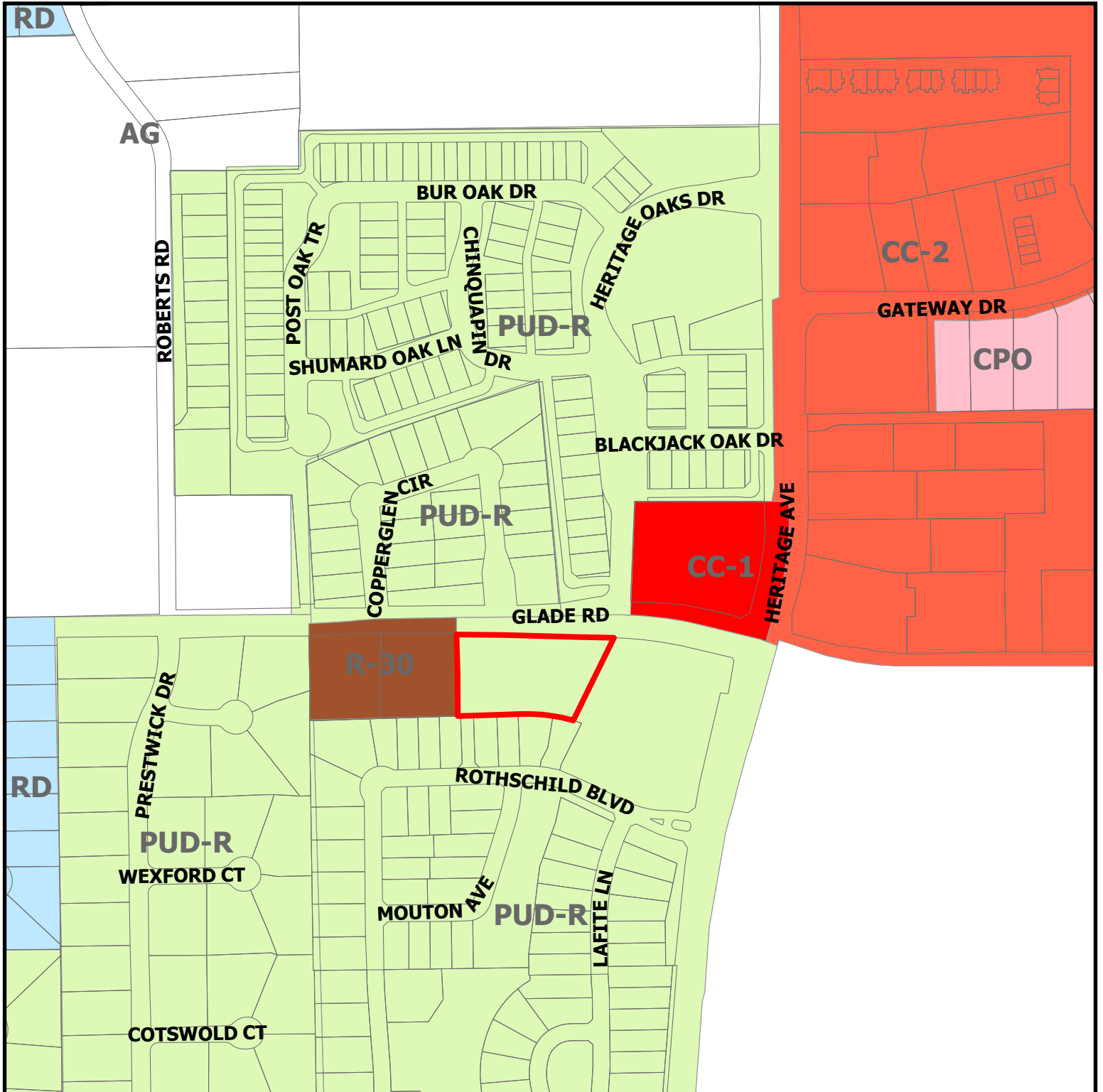
3809 Glade Rd

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 Subject Property



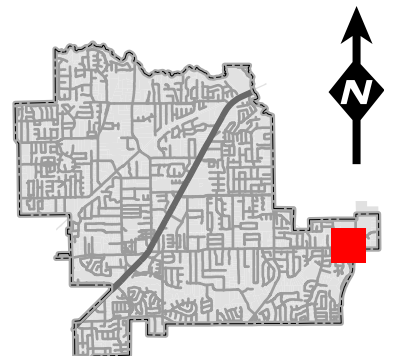
Zoning Map



ZC23-026

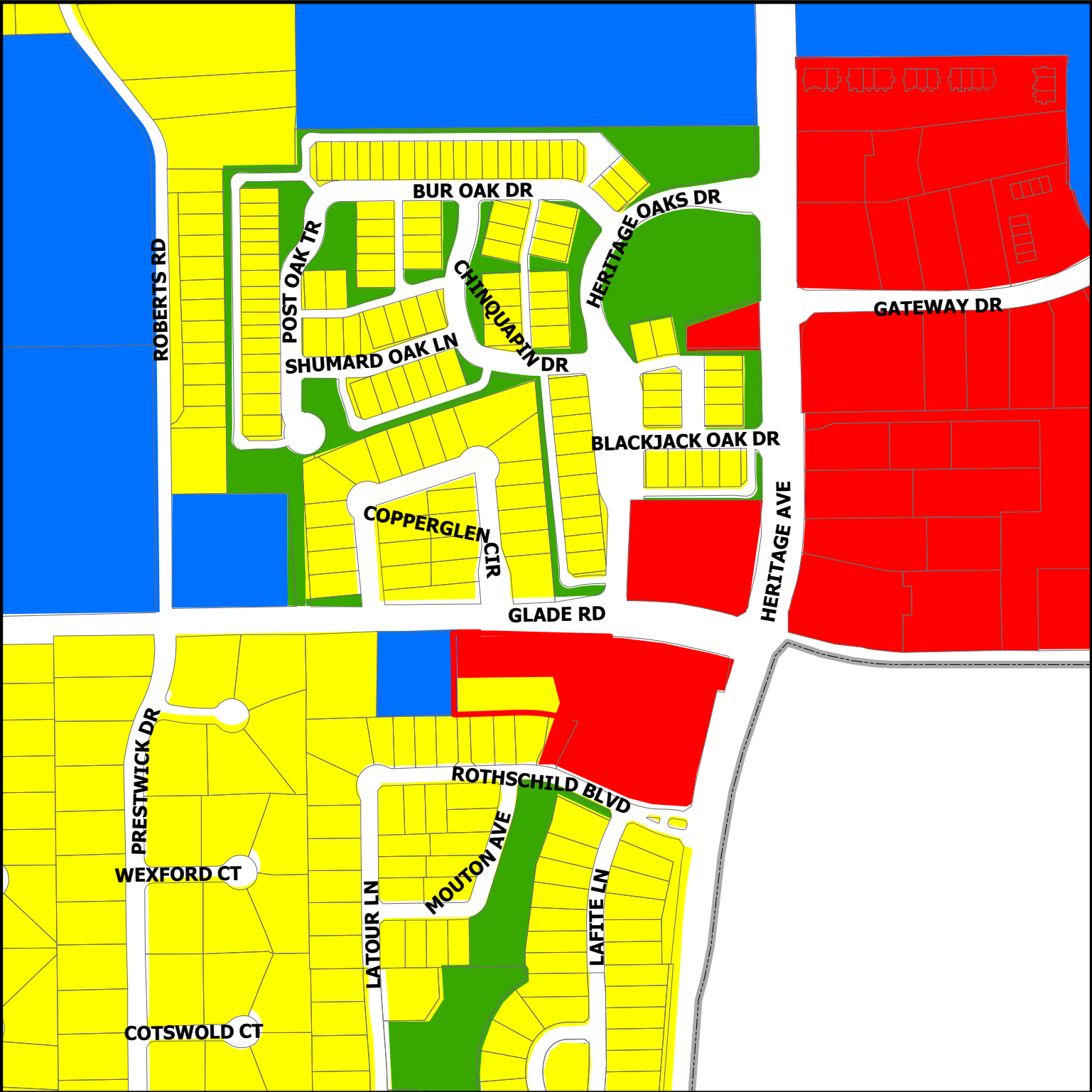
3809 Glade Rd

 Subject Property



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Future Land Use Map

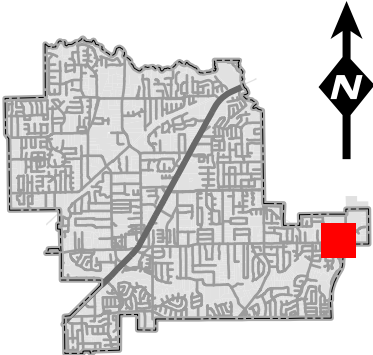


ZC23-026

3809 Glade Rd

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



Statement of Planning Objectives - truBOND Veterinary Center Expansion

My name is Dr. Chris Dietrich, and I'm the owner of truBOND Veterinary Center. We opened truBOND Veterinary Center in 2021 and we have been overwhelmed by the incredible response we received from our clients. The veterinary center has grown from 1 doctor practicing 6 days a week (myself) to a 3 doctor practice, with a 4th doctor to start in October, in less 2 years. We currently employ a total of 22 employees including 2 pet groomers, and we have over 3,000 clients and have helped almost 4,000 patients. Our grooming services are currently booked out completely for over 1 month with many on the waiting list.

We've earned a reputation for excellent customer service, compassionate and high quality care, and dedication to educating our clients on their pets needs. We currently have a 5-star rating on Google with 134 reviews and have been voted Neighborhood Favorite in 2022 and 2023 on Nextdoor. Our facebook page has almost 750 followers with 19K views of our highest viewed "reel". We've also had very little turnover in our team with only 6 terminated employees with most of these due to life changes (new career, school, moving). One of our technicians has been accepted to veterinary school and one is waiting to hear back regarding Medical School applications. We hosted a 4th year extern from the Texas A&M College of Veterinary Medicine are currently helping one of technicians complete her Licensed Veterinary Technician training.

We are expanding our facility to accommodate continued client/patient growth, and the addition of more doctors and team members. This expansion will allow the addition of exam rooms, a dedicated dental suite, and expansion of our treatment, surgery, and grooming areas.

One of things we've enjoyed most is being active members in the local community. We've had the pleasure to serve as mentor to 8 students in the GCISD non-paid Vet Assisting internship program for the 2021-2022 and 2022-2023 academic years. Two of these students joined our team part-time while they complete their college education. We've sponsored many local sports programs including Colleyville Heritage High School Football, Baseball, Soccer, Cheer, and Wrestling, and we are an Annual Sponsor to Heritage Elementary School. We participated in Career Day at OC Taylor Elementary School. We also have sponsored both the Colleyville Police and Fire Departments. Recently we've formed a non-profit organization, The truBOND Gold Foundation, and looking forward to offering more ways of giving back to the communities we serve.

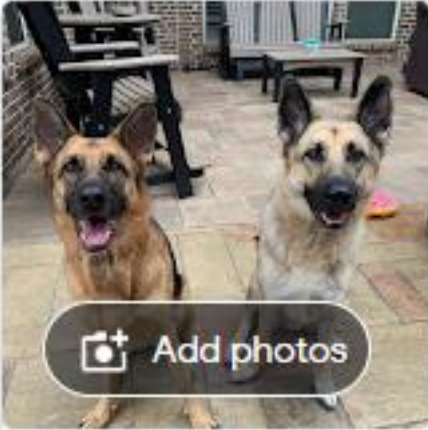
It's been our honor and privilege to serve the community we live in and we are looking forward to many more years of dedicated service. Thank you for your consideration of our special use permit.

Thank you,

A handwritten signature in black ink, appearing to read "Chris Dietrich DVM".

Chris Dietrich, DVM
truBOND Veterinary Center, Owner

Home: 4807 Meandering Way, Colleyville, TX 76034
Mobile: 817-713-4790
Chris.dietrich@trubondvet.com





WORK (truBOND Veterinary Center)

[Website](#) [Directions](#) [Saved](#) [Call](#)

5.0 ★★★★★ 134 Google reviews

Veterinarian in Colleyville, Texas

 You manage this Business Profile 

Address: 3825 Glade Rd Suite 140, Colleyville, TX 76034

Hours: Open · Closes 6 PM ▼

Phone: (817) 527-1595



Laura Ballam

3 reviews

★★★★★ a day ago **NEW**

True pet lovers, explain everything clearly and no pressure at all! We've found our new vet!





Lane Cox

7 reviews



★★★★★ a week ago **NEW**

Truly cannot say enough good things. They are fantastic. All of our pets come here for care. Across each of our pets we have done just about everything from annual care, allergy ear infections, to end of life care. You can tell that everyone here truly cares about your pet and wants what is best for them. They truly take the time to talk with you to develop a treatment plan, and explain everything from the cause of the problems to how the treatment works. They are so great that all of our dogs are excited when they get to go to the vet! Your pets are in the best hands here and I never hesitate to recommend them.



Jstubby68

3 reviews · 3 photos



★★★★★ 2 weeks ago **NEW**

I took my cat here to truBOND Veterinary Center for treatment. I was very impressed with the look and design of the clinic. Very modern, sleek, stylish and well laid out. As wonderful as the building was, the doctor and staff were even more impressive!! I felt welcomed and my business appreciated. They took great care of my cat-MissYuki. They were kind and gentle when they dealt with her. She was seen by Dr. Dietrich. He explained everything thoroughly in easy to understand terms regarding her care and treatment. Not being a scientist or medical professional, I appreciated that!

In summary, I am very happy with my decision to take my beloved cat here. I feel she is receiving top notch care from doctors and staff that genuinely care about the wellbeing of animals.



Fletcher Sanders

4 reviews



★★★★★ 3 weeks ago **NEW**

Another amazing experience at truBOND. Cat, Mittens, did not want to go to the vet and fought me every step of the way. When I finally got her to truBOND she was as calm and cool as a cucumber. Either they put tranquilizer in the air or the techs really know what they are doing. Everything went smoothly. Amazing !



Julimar Guerra

2 reviews



★★★★★ 2 months ago

As a first time dog owner I was very particular on where I wanted to take my dog, and the staff at truBOND were nothing but AMAZING. They loved on my boy like he was their own. Dr.Dietrich was super helpful and explained everything easily for me to understand! I appreciate y'all! And I know Choko will always be in good hands!



672 likes + 740 followers

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👍 Liked

 Message

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We are here for anyone that loves their pet and wants the best for them.

Promote Website

 Offers free Wi-Fi

 truBOND Veterinary Center
July 23, 2022

Best Day Ever! See what happens when 11 Golden Retrievers get the Golden Standard of Care, all at once.

truBOND Veterinary Center
25h · 🌐

It's National Back to School Month, and that means pet parents may be noticing signs of separation anxiety in their furry friends! Not sure how to deal with your pet's anxiety? Give our veterinarian team a call! <https://trubondvet.com/>

#Colleyvillevet #Colleyvilleveterinarian #Colleyvilletexasvet #texasvet #Colleyvillegroomer
#Colleyvilletexasgroomer #Veterinariantexas #texasgroomer #tribond

[See all photos](#)



NATIONAL BACK-TO-SCHOOL MONTH

truB[®]ND
WITH INFLUENZA - CONTROL

SYMPTOMS OF SEPARATION ANXIETY

Nextdoor App:

nextdoor

Sign in

Join

Texas > Colleyville > truBOND Veterinary Center



Colleyville, TX

🕒 Open until 6:00 PM

 info@trubondvet.com

 trubondvet.com

truBOND Veterinary Center

 16

Veterinarian

Dog groomer

 Fave

 Message

 Call

Awards

[See all](#)

Neighborhood
Fave



Neighborhood
Fave

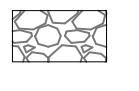
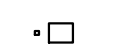
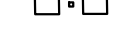
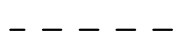
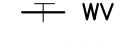
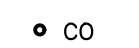
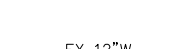
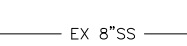
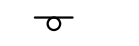
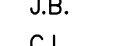
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DEVELOPER
MONTAGE DEVELOPMENT, LLC
151 PLAYERS CIRCLE, SUITE 200
SOUTHLAKE, TX 76092
817.944.4980 PH

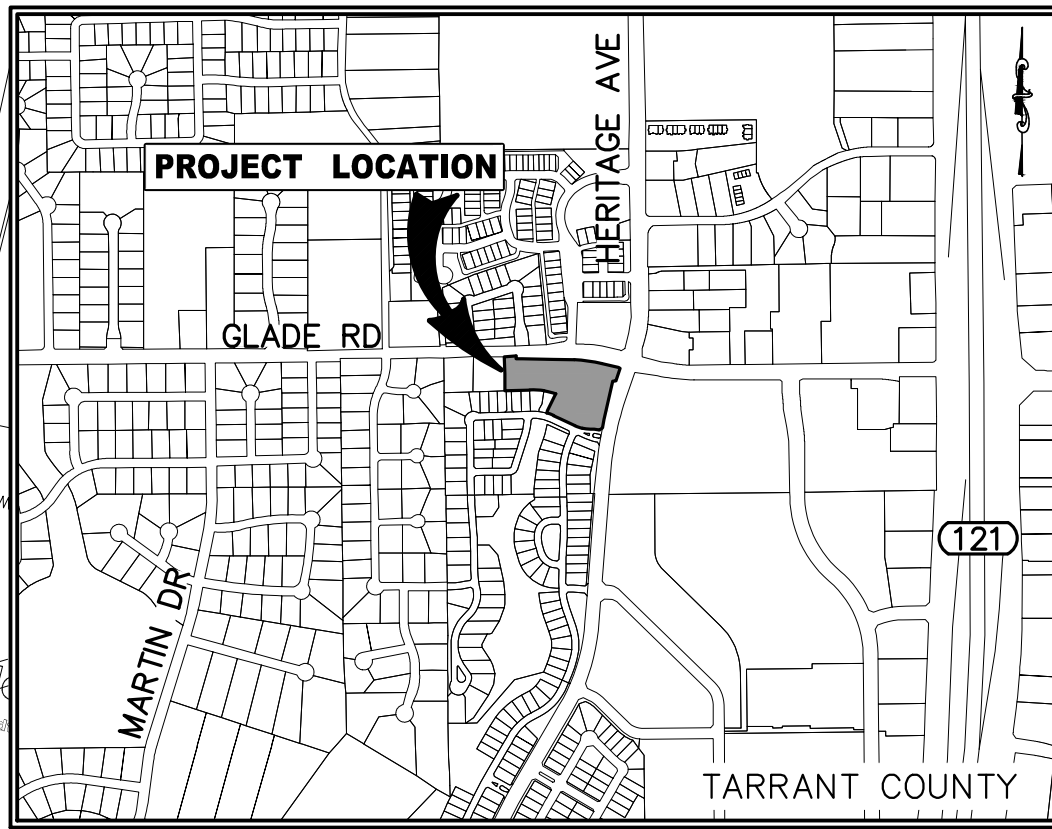
ENGINEER
HPcivil Engineering, LLC
5339 ALPHA ROAD, SUITE 300
DALLAS, TEXAS 75240
972.701.9636 PH
972.701.9639 FAX
JASON T. PYKA, P.E.

ARCHITECT
BLAKE ARCHITECTS
1202 S. WHITE CHAPEL RD.
SOUTHLAKE, TEXAS 76092
817.488.9397 PH

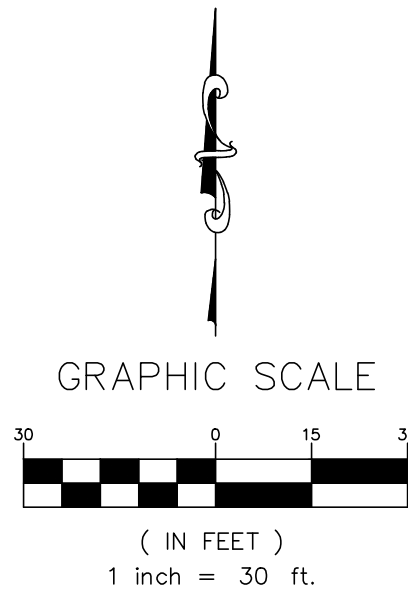
SURVEYOR
REALSEAL OF TEXAS, LLC
P.O. BOX 1006
GODLEY, TEXAS 76044
817.937.2655 PH
JEREMY LUKE DEAL, R.P.L.S.

LEGEND			
	PROPOSED FIRELANE		PROP. GABION MATTRESS
	ACCESSIBLE CROSSWALK		BARRIER FREE RAMP-BFR
	ACCESSIBLE ROUTE		PROP. LIGHT POLE 1-FIXTURE
	PROPOSED RETAINING WALL		PROP. LIGHT POLE 2-FIXTURES
	SETBACK LINE: BUILDING LINE & L/S BUFFER		PROP. TRANSFORMER PAD
	PROP. EASEMENT LINE		PROP. FIRE HYDRANT
	PROP. SAWCUT LINE		PROP. FIRE DEPT. CONNECTION
	EX. EASEMENT LINE		PROP. WATER METER AND VAULT
	PROP. SANITARY SEWER LINE		PROP. WATER METER
	PROP. WATER LINE		PROP. WATER VALVE
	EX. WATER LINE		PROP. SEWER DOUBLE CLEANOUT
	EX. SANITARY SEWER LINE		PROP. SEWER SINGLE CLEANOUT
	EX. STORM LINE		PROP. SEWER MANHOLE
	PROP. PROPERTY LINE		PROP. GREASE TRAP
	PROPERTY LINE OFF-SITE		PROP. SIGN
			PROP. GRATE INLET
			PROP. JUNCTION BOX
			CURB INLET
			PARKING COUNT
			MUTUAL & EMERGENCY ACCESS AND PUBLIC UTILITY EASEMENT
			PROP. ELEVATED WALKWAY (SEE NOTES)

CITY OF COLLEYVILLE ACCEPTABLE
HAMMERHEAD FIRE LANE CONFIGURATION
(LAND DEVELOPMENT CODE, PG 14-8)



VICINITY MAP
(NOT TO SCALE)



NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- REFER TO SHEET C01 FOR GENERAL NOTES AND LEGEND.
- REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING, DUMPSTER ENCLOSURE AND DETACHED GARAGE FOUNDATION LAYOUT AND DESIGN.
- REFER TO LANDSCAPE PLANS FOR FENCE AND HARDSCAPE LAYOUT AND DESIGN.
- ALL DRIVEWAY APPROACHES, FIRE HYDRANTS, AND FIRE LANES ARE REQUIRED TO BE INSTALLED PRIOR TO CONSTRUCTION ABOVE THE FOUNDATION.
- ALL LIGHTS SHALL BE SHIELDED FROM ANY RESIDENTIAL USES.
- ELEVATED SIDEWALK/WALKWAY BEHIND BUILDING 2 TO BE DESIGNED BY A LICENSED ENGINEER PROFICIENT IN STRUCTURAL ENGINEERING DESIGN PRIOR TO INSTALLATION. SIDEWALK TO COMPLY WITH ALL ADA REQUIREMENTS.

SITE DATA SUMMARY TABLE

ZONING	PUD-R
PROPOSED LAND USE	RESTAURANT / RETAIL
LOT AREA	170,890.32 SF / 3.92 AC
BUILDING AREA	
BLDG. A:	19,600 SF
BLDG. B:	9,500 SF
BUILDING HEIGHT	30'-0" (1 STORY)
LANDSCAPE AREA REQUIRED: MINIMUM 20% SITE	34,181 SF / 0.78 AC
PARKING REQUIRED	
RESTAURANT - 1 SP / 100 SF	78 SPACES
RETAIL - 1 SP / 200 SF	107 SPACES
TOTAL:	185 SPACES
TOTAL PARKING PROVIDED	191 SPACES

BENCHMARKS

BM-1: 2" BRASS DISC IN TOP OF CURB AT SOUTH END OF MEDIAN IN CENTERLINE OF MARTIN STREET LOCATED 23' EAST OF WEST BACK OF CURB. ALSO LOCATED 52' NORTH OF ST. ALBANS FROM THE CENTERLINE.

NORTHING=7,006,375.864'
EASTING=2,394,116.655'
(ELEVATION=587.18')

BM-2: 2" BRASS DISC IN THE SOUTHWEST CORNER OF A CONCRETE PAD IN THE SOUTHWEST QUADRANT OF GLADE ROAD AND HERITAGE ROAD. LOCATED 9' SOUTHWEST OF A TRAFFIC LIGHT POLE, 65' WEST OF THE CENTERLINE OF HERITAGE ROAD AND 42.5' SOUTH OF GLADE ROAD.

NORTHING=7,006,498.192'
EASTING=2,396,465.156'
(ELEVATION=584.76')

BM-3: 2" BRASS DISC ON EAST BACK OF CURB OF WINEWOOD COURT, LOCATED 6' SOUTH OF THE POINT OF CURVATURE IN THE CUL-DE-SAC 46.4' NORTHEAST OF THE RADIUS POINT.

NORTHING=7,004,542.182'
EASTING=2,395,257.402'
(ELEVATION=576.69')

CREEKSIDE COMMERCIAL - NORTH LOT 1 AND 2, BLOCK A

CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

HPcivil engineering, LLC.

5339 ALPHA ROAD, SUITE 300 DALLAS, TEXAS 75240
972.701.9636 • 972.701.9639 FAX
TX REGISTERED ENGINEERING FIRM F-12600
www.hpcivileng.com



SHEET TITLE

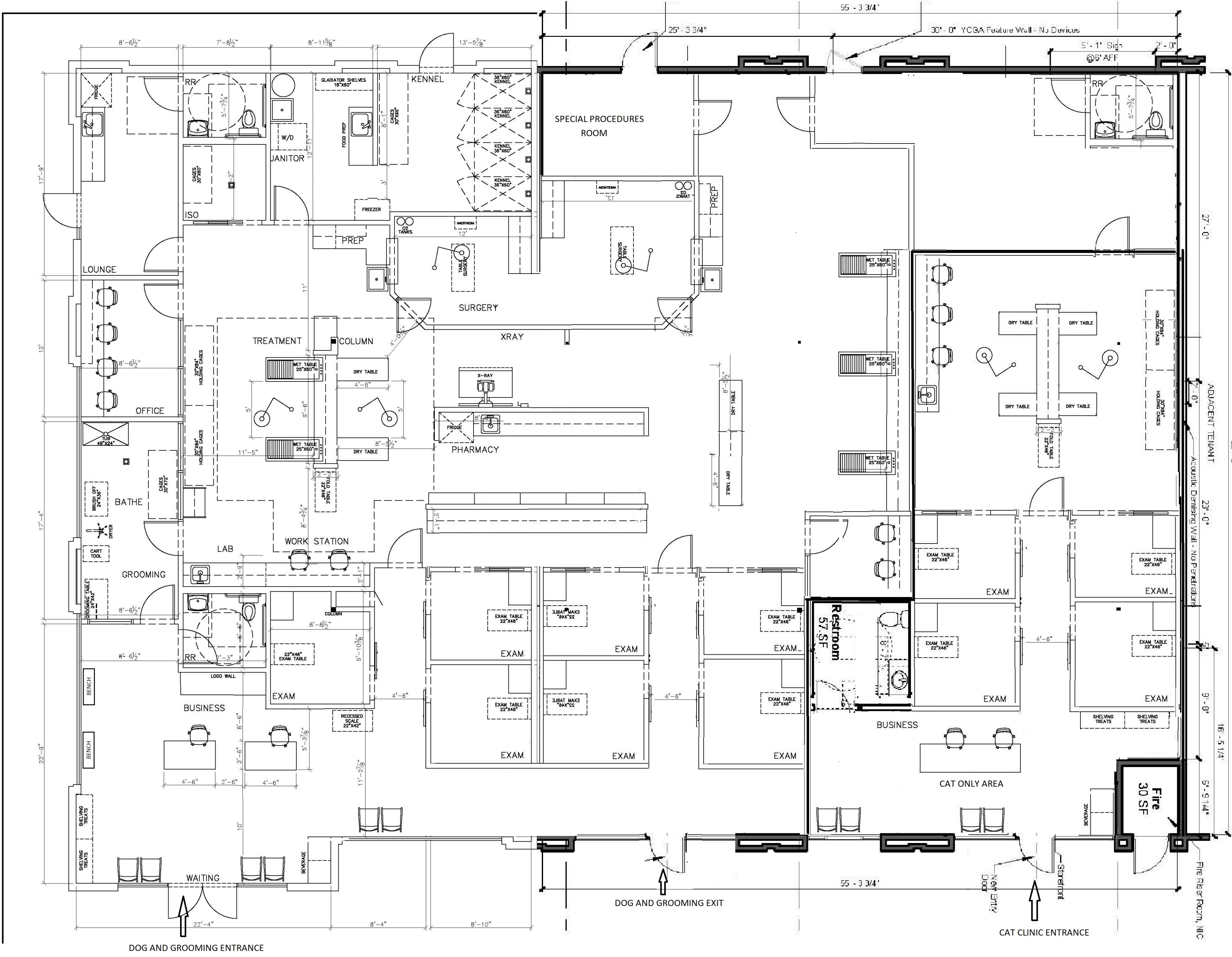
SITE PLAN

SHEET NO.

C0.4

HPCE #17-316

Engineer of Record: JAL		
Drawn by: AA		
Date Plotted: 5/16/2019		
Issue for Pricing / Bidding:		
Issue for Permit Application:		
Issue for Construction:		
REVISIONS		
#	DATE	COMMENTS
1	05/13/2019	PHASING PLAN



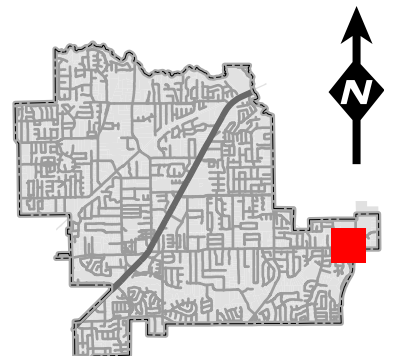
Notification Map



ZC23-026

3809 Glade Rd

-  Parcels to be notified
-  Buffer
-  Subject Property



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Owner Name	Owner Address	Owner City	Owner Zip
ALLICK, SUZETTE	3913 BLACKJACK OAK DR	COLLEYVILLE, TX	76034
VOTAW, ROBERT B	5032 HERITAGE OAKS DR	COLLEYVILLE, TX	76034
FROST, HOWARD M	5009 COPPERGLEN CIR	COLLEYVILLE, TX	76034
BRADFORD TRUST	5005 COPPERGLEN CIR	COLLEYVILLE, TX	76034
SHA, CHANG	5056 HERITAGE OAKS DR	COLLEYVILLE, TX	76034
COPPERGLEN HOA INC	PO BOX 1901	COLLEYVILLE, TX	76034
MCCASKEY, SANFORD	5004 COPPERGLEN CIR	COLLEYVILLE, TX	76034
COLLEYVILLE ASSOC HERITAGE OAK	4760 PRESTON RD STE 244-238	FRISCO, TX	75034
COPPERGLEN HOA INC	PO BOX 1901	COLLEYVILLE, TX	76034
LUCAS, TAMA	5060 HERITAGE OAKS DR	COLLEYVILLE, TX	76034
GREENWAY GLADE PARTNERS LP	2808 FAIRMOUNT ST STE 100	DALLAS, TX	75201
KUEN I TANG TRUST	5008 COPPERGLEN CIR	COLLEYVILLE, TX	76034
RECTOR, BEVERLY	5060 COPPERGLEN CIR	COLLEYVILLE, TX	76034
SZABO, STEVE	5040 COPPERGLEN CIR	COLLEYVILLE, TX	76034
COPPERGLEN HOA INC	PO BOX 1901	COLLEYVILLE, TX	76034
ALI, AHMED	3917 BLACKJACK OAK DR	COLLEYVILLE, TX	76034
MAI, NGAN	5024 COPPERGLEN CIR	COLLEYVILLE, TX	76034
WITTE, DAN	5036 COPPERGLEN CIR	COLLEYVILLE, TX	76034
BENDER, JEFFERY	5020 COPPERGLEN CIR	COLLEYVILLE, TX	76034
SUBLETT, DELORES C	3608 WEXFORD CT	COLLEYVILLE, TX	76034
COLLEYVILLE ASSOC HERITAGE OAK	4760 PRESTON RD STE 244-238	FRISCO, TX	75034
BRYANT, ROSIE	5064 COPPERGLEN CIR	COLLEYVILLE, TX	76034
PLEASANT GLADE BAPTIST CHURCH	3708 GLADE RD	COLLEYVILLE, TX	76034
BIBEAU, GUY R	5052 COPPERGLEN CIR	COLLEYVILLE, TX	76034
MILLER, DEBRA	5028 HERITAGE OAKS DR	COLLEYVILLE, TX	76034
TUTTLE, TODD E	5044 HERITAGE OAKS DR	COLLEYVILLE, TX	76034
PITTS, WALLACE J	3612 AMBERLEY CT	COLLEYVILLE, TX	76034
O'SHELL, HOWARD C	5012 COPPERGLEN CIR	COLLEYVILLE, TX	76034
MINDIOLA, JUAN C	3925 BLACKJACK OAK DR	COLLEYVILLE, TX	76034
COLLEYVILLE ASSOC HERITAGE OAK	4760 PRESTON RD STE 244-238	FRISCO, TX	75034
RODRIGUEZ, SARA	5032 COPPERGLEN CIR	COLLEYVILLE, TX	76034
GIBSON, DARWIN	5028 COPPERGLEN CIR	COLLEYVILLE, TX	76034
NAGUBOINA, RAMESH	3929 BLACKJACK OAK DR	COLLEYVILLE, TX	76034
SANDOVAL, ALEXANDER	5036 HERITAGE OAKS DR	COLLEYVILLE, TX	76034
WEAKLEY, JERRY	5016 COPPERGLEN CIR	COLLEYVILLE, TX	76034
WANG, JULIE	5065 COPPERGLEN CIR	COLLEYVILLE, TX	76034
BHAIDANI, SALIM	4437 LAFITE LN	COLLEYVILLE, TX	76034
ROSSO, PATRICK	3933 BLACKJACK OAK DR	COLLEYVILLE, TX	76034
POLAKALA, REKHA	5048 HERITAGE OAKS DR	COLLEYVILLE, TX	76034
SHARP, LINDA CAROLYN	5061 COPPERGLEN CIR	COLLEYVILLE, TX	76034
HOLDER, JAMES	5053 COPPERGLEN CIR	COLLEYVILLE, TX	76034
BHAT, PREVEEN KUMAR	5052 HERITAGE OAKS DR	COLLEYVILLE, TX	76034
MDC-HERITAGE OAKS ESTATES LTD	545 E JOHN CARPENTER FWY	IRVING, TX	75062
SOHN, TAESIK	3608 AMBERLEY CT	COLLEYVILLE, TX	76034
PIRANI, SALIMA	5013 COPPERGLEN CIR	COLLEYVILLE, TX	76034
COMER, CLARENCE	5056 COPPERGLEN CIR	COLLEYVILLE, TX	76034
BRACEVILLE LLC	2501 KENSINGTON PL	COLLEYVILLE, TX	76034
SCOTT, LARRY P	PO BOX 1159	DEERFIELD, IL	60015
MDC-HERITAGE OAKS ESTATES LTD	545 E JOHN CARPENTER FWY	IRVING, TX	75062
COPPERGLEN HOA INC	PO BOX 1901	COLLEYVILLE, TX	76034
JEANS, COURNTEY	5049 COPPERGLEN CIR	COLLEYVILLE, TX	76034
COPPERGLEN HOA INC	PO BOX 1901	COLLEYVILLE, TX	76034
COLLEYVILLE ASSOC HERITAGE OAK	4760 PRESTON RD STE 244-238	FRISCO, TX	75034
WARD, IRVING	5057 COPPERGLEN CIR	COLLEYVILLE, TX	76034
COLLEYVILLE ASSOC HERITAGE OAK	4760 PRESTON RD STE 244-238	FRISCO, TX	75034
SAINT MARY'S ROMANIAN ORTH CH	3801 GLADE RD	COLLEYVILLE, TX	76034
HASAN, AARESH	3713 ROTHSCHILD BLVD	COLLEYVILLE, TX	76034
CREEKSIDE AT COLLEYVILLE HOA IN	106 N DENTON TAP RD # 210-375	COPPELL, TX	75019
MAGAN, KRISHAN	4817 LAFITE LN	COLLEYVILLE, TX	76034
ROY, MATHEW	4820 MOUTON AVE	COLLEYVILLE, TX	76034
JAYARAM, SHANKAR	4820 LAFITE LN	COLLEYVILLE, TX	76034
CHARANIA, AMEEN	4828 LAFITE LN	COLLEYVILLE, TX	76034
SIDDIQUI, IRMAN	3713 MOUTON AVE	COLLEYVILLE, TX	76034
NGUYEN, LISA HONG	4809 LATOUR LN	COLLEYVILLE, TX	76034
PURDY, JULIE	4808 LAFITE LN	COLLEYVILLE, TX	76034
KRUSH, ANDREW	4808 MOUTON AVE	COLLEYVILLE, TX	76034
PALMER, STACY	3712 ROTHSCHILD BLVD	COLLEYVILLE, TX	76034
MALLICK, HIMANSU	4809 LAFITE LN	COLLEYVILLE, TX	76034
CREEKSIDE AT COLLEYVILLE HOA IN	106 N DENTON TAP RD # 210-375	COPPELL, TX	75019
SAMANT, VIPUL	4805 LATOUR LN	COLLEYVILLE, TX	76034
NAGABHUSHAN, MEGHNA	3709 ROTHSCHILD BLVD	COLLEYVILLE, TX	76034
PATEL, CHANDRAKALA	2520 NE 28TH ST	FORT WORTH, TX	76106
SHI, LILI	3732 ROTHSCHILD BLVD	COLLEYVILLE, TX	76034
GUPTA, PRATEEK	4813 LAFITE LN	COLLEYVILLE, TX	76034
PATEL, PREMAL	4816 LATOUR LN	COLLEYVILLE, TX	76034
PRESSON, ERIC W	3717 MOUTON AVE	COLLEYVILLE, TX	76034
BAHA INVESTMENTS LLC	10620 TREENA ST STE 230	SAN DIEGO, CA	92131
HOUGHTON, JUSTIN	3728 ROTHSCHILD BLVD	COLLEYVILLE, TX	76034
MARTINS VERAS FAMILY REVOCABLE	3705 ROTHSCHILD BLVD	COLLEYVILLE, TX	76034
BESSE, DANIEL	4900 LATOUR LN	COLLEYVILLE, TX	76034
THAKUR, AJAY	4824 LAFITE LN	COLLEYVILLE, TX	76034
UEBELE, ROBERT	4808 LATOUR LN	COLLEYVILLE, TX	76034
CREEKSIDE AT COLLEYVILLE HOA IN	106 N DENTON TAP RD # 210-375	COPPELL, TX	75019
BRUENNIG LIVING TRUST	4816 MOUTON AVE	COLLEYVILLE, TX	76034
THE MOHAMED FAMILY TRUST	3704 ROTHSCHILD BLVD	COLLEYVILLE, TX	76034
RAMIREDDY, CHANDRASEKHAR	3709 MOUTON AVE	COLLEYVILLE, TX	76034
WINSTEAD, SCOTT	4812 LAFITE LN	COLLEYVILLE, TX	76034
HUNTINGTON BEACH PROPERTIES LLC	151 PLAYERS CIR	SOUTHLAKE, TX	76092
CORDELL, ELLEN A	4804 MOUTON AVE	COLLEYVILLE, TX	76034
GUO, JINGHUA	3708 ROTHSCHILD BLVD	COLLEYVILLE, TX	76034
LAKHANI, SAHANAWAZ	4813 LATOUR LN	COLLEYVILLE, TX	76034
SAINT MARY'S ROMANIAN ORTH CH	3801 GLADE RD	COLLEYVILLE, TX	76034
COLLINS FAMILY TRUST	4820 LATOUR LN	COLLEYVILLE, TX	76034
NEO, ALAN	4812 LATOUR LN	COLLEYVILLE, TX	76034
RASHID, KARIM	4812 MOUTON AVE	COLLEYVILLE, TX	76034
BENAVIDES, GABRIEL	4816 LAFITE LN	COLLEYVILLE, TX	76034
THIRUVEEDULA, THIRUMALESWARA	3705 MOUTON AVE	COLLEYVILLE, TX	76034
ALAGARSAMY, LAKKUREDDI	3724 ROTHSCHILD BLVD	COLLEYVILLE, TX	76034
ACOSTA, JOHNNY	3716 ROTHSCHILD BLVD	COLLEYVILLE, TX	76034
PATEL, SAGAR	4821 LAFITE LN	COLLEYVILLE, TX	76034
TRAN, TAM THI	3613 AMBERLEY CT	COLLEYVILLE, TX	76034
SHADMAN FAMILY REVOCABLE TRUST	3612 WEXFORD CT	COLLEYVILLE, TX	76034
CROWLEY, BRIAN	3609 AMBERLEY CT	COLLEYVILLE, TX	76034
CREEKSIDE AT COLLEYVILLE HOA IN	106 N DENTON TAP RD # 210-375	COPPELL, TX	75019
COPPERGLEN ADDITION	P.O. Box 323	COLLEYVILLE ,TX	76034
WOODLAND HILLS (COLLEYVILLE)	4100 Oxford Court	COLLEYVILLE ,TX	76034
CREEKSIDE	106 N Denton Tap Rd # 210-375	COPPELL ,TX	75019
PRESTWICK PARK SOUTH	3605 Cotswold Court	COLLEYVILLE ,TX	76034
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051

NOTICE 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, September 11th, 2023 at 7:00 p.m.
City Council Meetings: Wednesday, October 4, 2023 & Tuesday, October 17, 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 a veterinary clinic on Lot 1, Block A, of the Players Addition. The request is for TruBond Veterinary Clinic to expand into an additional suite.

Zoning Case: ZC23-026

Applicant: Chris Dietrich

Owner: Chris Dietrich

Location: 3809 Glade Rd

Property Description: Lot 1, Block A, Players Addition

Present Zoning: PUD-R, Planned Unit Development Residential

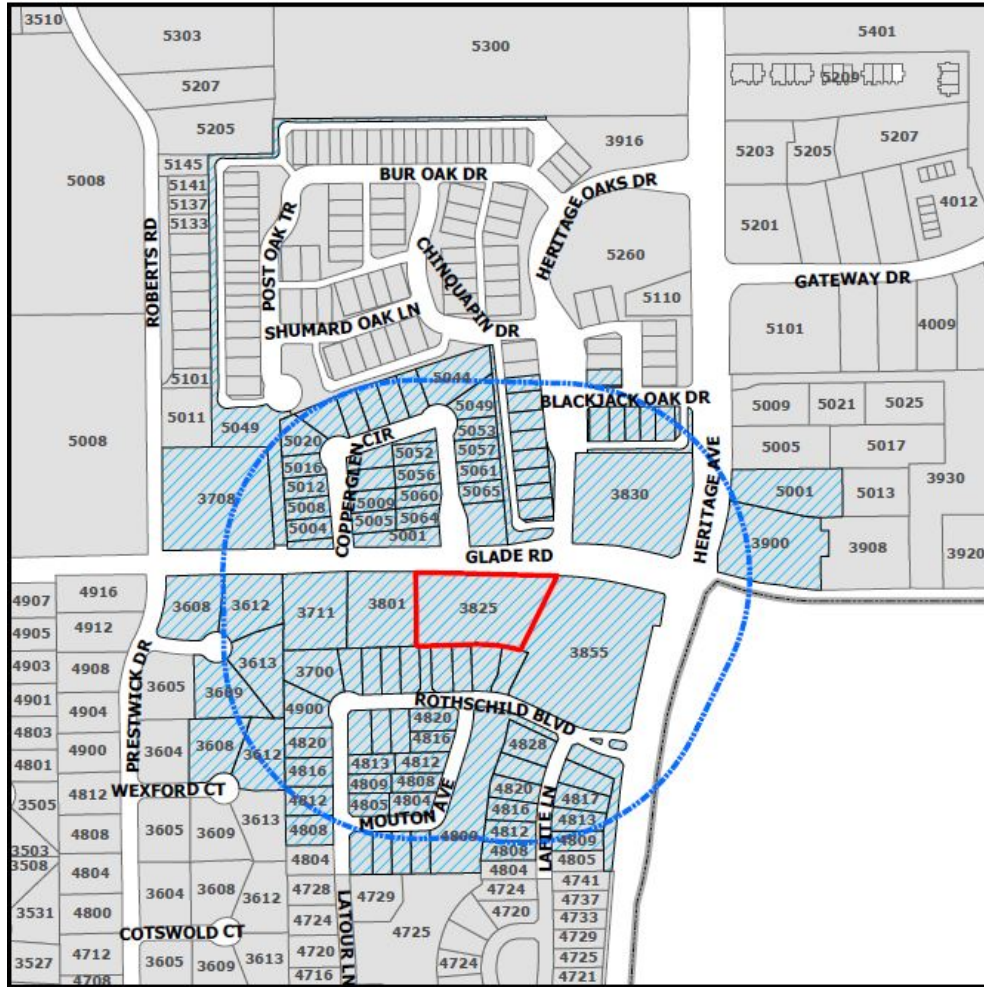
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

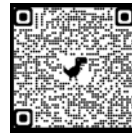
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034

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
Principal Planner
jreyff@colleyville.com

ORDINANCE O-23-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 1.35 ACRES, BEING LOT 1, BLOCK A, 170 PLAYERS ADDITION, LOCATED AT 3825 GLADE ROAD, SUITE 130, BY AUTHORIZING A SPECIAL USE PERMIT FOR VETERINARY CLINIC SERVICES FOR THE BUSINESS KNOWN AS TRUBOND VETERINARY CENTER; 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 veterinary clinic services business Case No. ZC23-026; and

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

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

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

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

Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit for a Veterinary Clinic on 1.35 acres, being Lot 1, Block A, of the 170 Players Addition, located at 3825 Glade Road, Suite 130, for the business known as TruBond Veterinary Center, 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 the Veterinary Clinic business only.
- b. The name of the business authorized for Veterinary Clinic by this Special Use Permit shall be called "truBond Veterinary Center".
- c. The hours of operation are: Monday – Friday 8:00 am – 6:00 pm; Saturday 9:00 am- 5:00 pm; and Closed on Sundays.
- d. The entire business must be conducted within a soundproofed building. Noise and odors created by activities within the building shall not be discernible beyond the property line.
- e. No animals shall be kept outside the building.
- f. The clinic shall be for outpatient services only.
- g. The Special Use Permit shall automatically expire upon the abandonment of the business, change in use, a change in ownership or upon the expiration or termination of the Certificate of Occupancy.
- h. 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 4th day of October 2023.

The second reading and public hearing being conducted on the 17th day of October 2023.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS ON THIS THE 17TH DAY OF OCTOBER 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

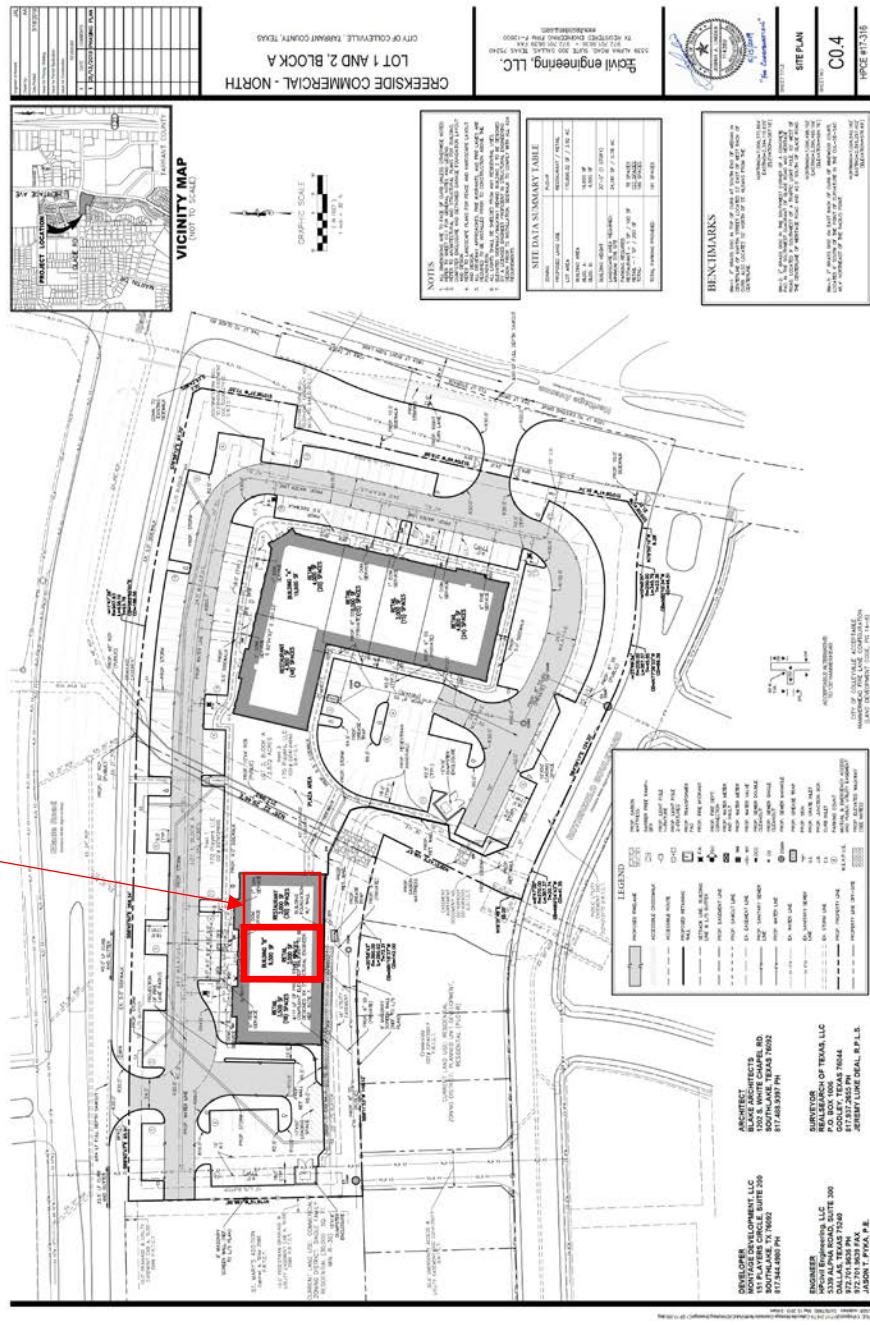
Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

The map displays a residential area with various streets and zoning designations. Key streets include Roberts Road, Post Oak Trail, Shumard Oak Lane, Chiquar Drive, Heritage Oaks Drive, Glade Road, Prestwick Drive, Wexford Court, Cotswold Court, Latour Lane, Mouton Avenue, Rothschild Boulevard, and Heritage Avenue. Zoning designations include AG, PUD-R, R-30, CC-1, CC-2, and CPO. Lot numbers are provided for many of the parcels. A red outline highlights a specific lot at the intersection of Glade Road and Heritage Avenue, with the number 3825.

Approved
2021





CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2i	Agenda Date 9/11/2023	Number
Type Presentation and Discussion		
Department Community Development		

Title

Consideration of a Special Use Permit to allow for a fence for Tract 3K & TR 3Y, Abstract 211, BBB & C RY Survey, located at 509 W. LD Lockett Road, Case ZC23-027

Explanation

Cory Watson, the applicant, has submitted a request for a Special Use Permit (SUP) to allow an opaque wood fence to be located within the street side yard setback on Tract 3K & TR 3Y, BBB & C RY Survey, Abstract 211, being approximately 1.69 acres, and zoned R-40 Single Family Residential district.

Existing Conditions/Background: The subject property, 509 W. LD Lockett Road, has R-40 zoning and is located on the south side of W. LD Lockett at the intersection with Regan Road.

SUP Request:

Request – The applicant is requesting approval of an SUP to allow for a wood fence 6-feet in height to be placed within the street side yard setback and be non-opaque.

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.

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. A decorative wall or fence (which is defined as any wall or fence not greater than thirty inches in height and not greater than twenty-five percent opaque construction) within a required street side yard shall not be placed less than three feet (3') from the side property line, and shall not be subject to the provisions of the preceding paragraph."

Regulation "2" above applies in this case requiring that a fence allowed within the front yard setback be no more than 25% opaque. This lot does meet the exception due to size, but the applicant wishes for a solid, opaque wood fence instead of the allowed non-opaque fence, such as wrought iron. 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 solid, opaque wood fence 6 feet in height in lieu of a fence that is no more than 25% opaque. The lot size is 73,485 square feet.

Plat Status: The property is unplatted as BBB & C RY Survey Abstract 211 Tract 3K & TR 3Y. The applicant is currently in the process of platting.

DRC Review: The DRC met on August 22nd 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 are zoned R-20 Single Family Residential and improved with single-family homes. The properties to the south, east and west are zoned R-40 Single Family Residential and are improved with single-family homes.

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. Zoning Exhibit
6. Photos provided by Applicant
7. Notification Map
8. Notification List
9. Notification Letter
10. Draft Ordinance

Aerial Map

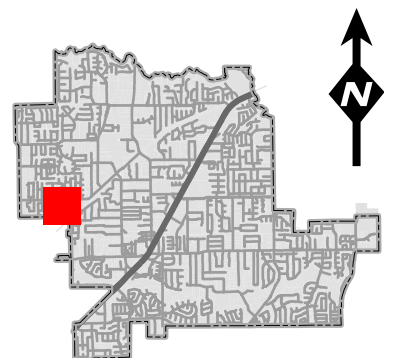


ZC23-027

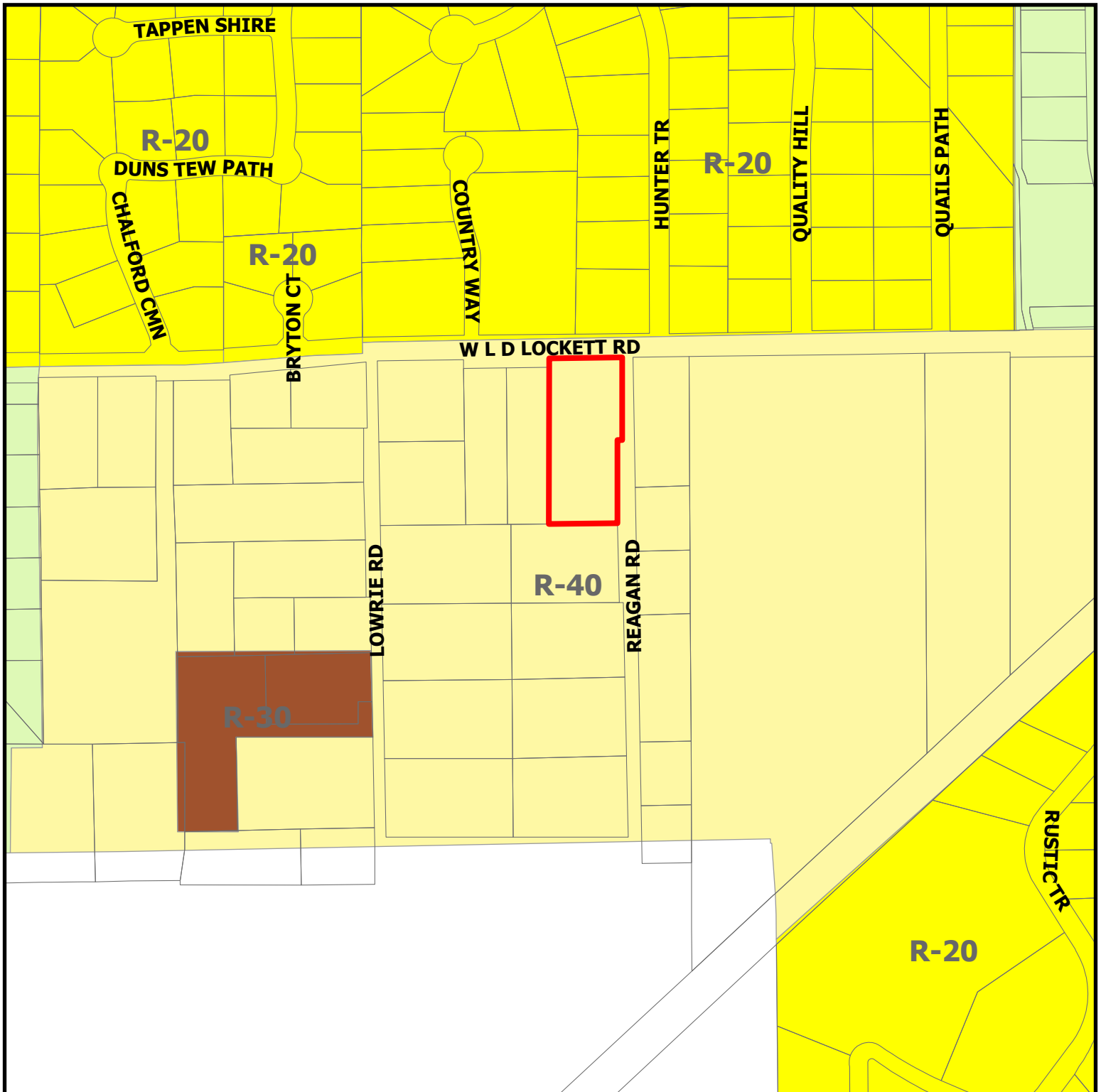
509 L D Lockett

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



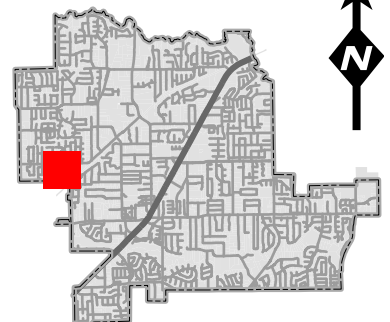
Zoning Map



ZC23-027

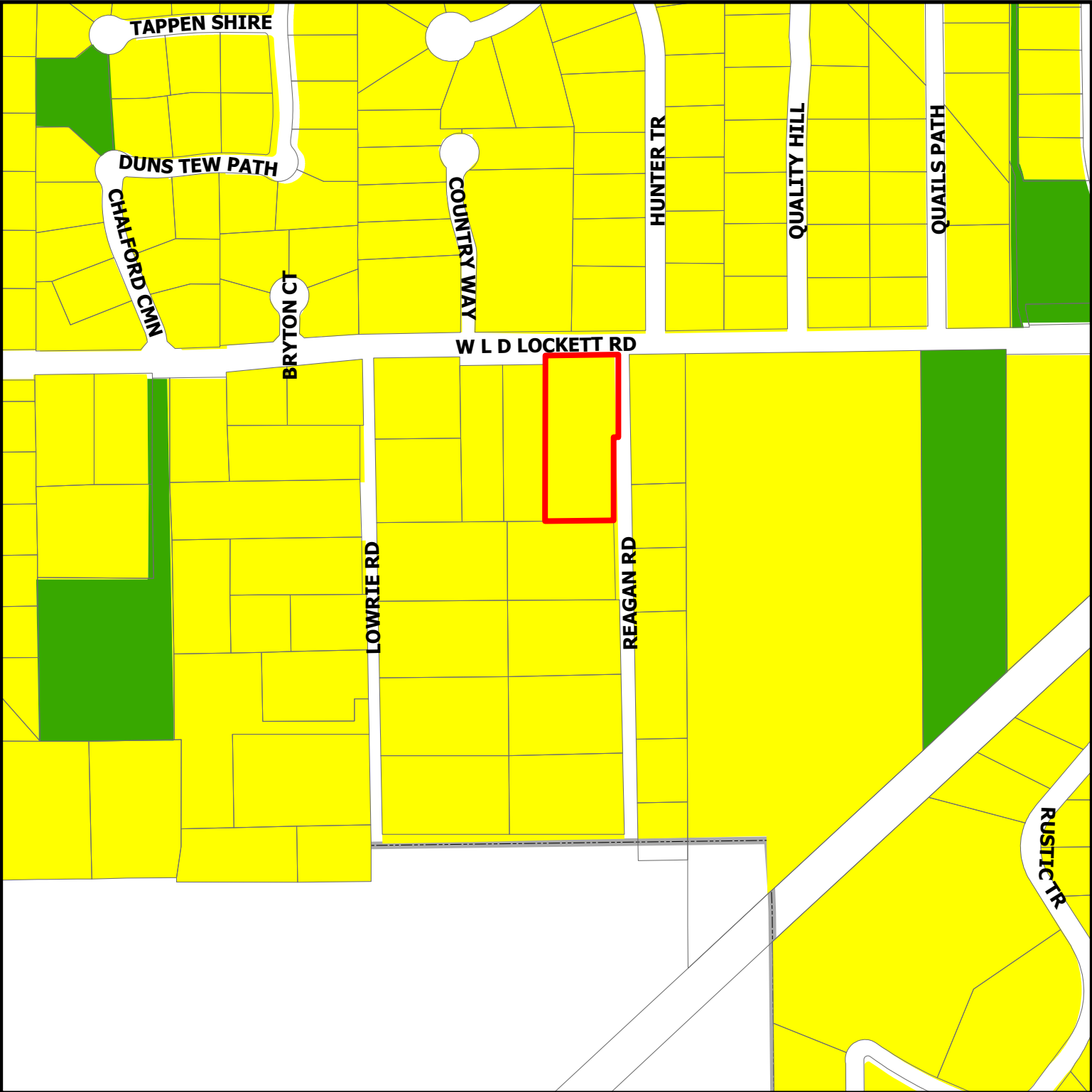
509 L D Lockett

 Subject Property



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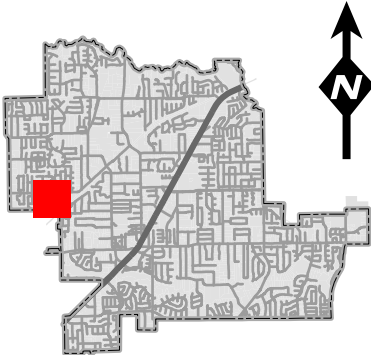
Future Land Use Map



ZC23-027
509 L D Lockett

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-  Residential
-  Open Space; Parks
-  Subject Property



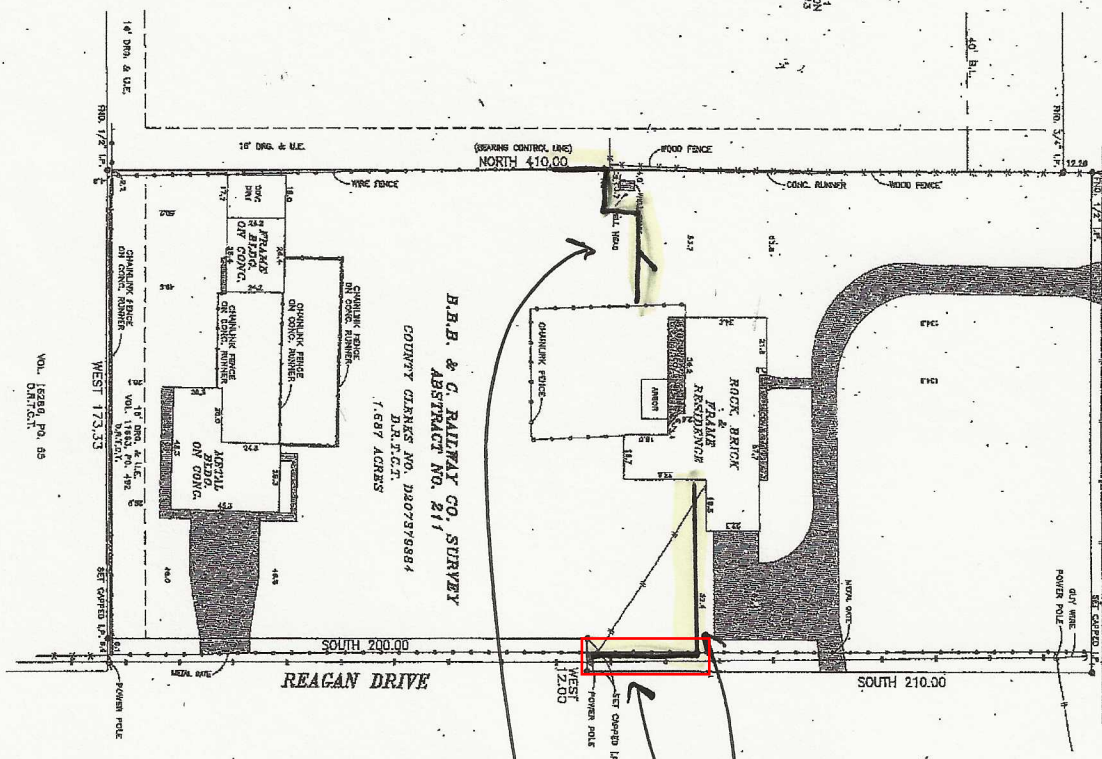
STATEMENT OF PLANNING OBJECTIVES

We're replacing a portion of an existing wooden fence with wooden slats; we're keeping the existing poles and runners. We're adding new wooden fence returns to keep our dogs in.

509 W. L.D. LOCKETT ROAD

EAST 185.33

LOT 1, BLOCK 1
KUHLMAN ADDITION
CAB. A, SLD, 973
P.R.T.O.T.



B.B.B. & C. RAILWAY CO. SURVEY
ABSTRACT NO. 211
COUNTY CLERKS NO. D207376884
D.R.T.C.T.
1.687 ACRES

VOL. 16289, P.O. 63
D.A.T.C.T.

7395-44

[illegible]

6' CEILING BOARD ON BOARD
TOPCAP, TAILIN, ME-STAND
ME-DIAM GROUND
(1) 4X6 GATE

CP
50
+
T
2

FIRST WESTERN TITLE CO., - OF NO. 14-08490-22

[illegible]

LEGEND

●	IRON PIN
○	IRON NUT
△	BOIS D'ARC ROD
□	CONCRETE TIE ROD
—	POWER LINE
-T-T-	TELEPHONE LINE
-O-O-	CABLE TELEVISION
	CONCRETE PAVEMENT
	ASYMPT. PAVEMENT

VEGETATION INDEX

14-110

DATE: 01-06-15

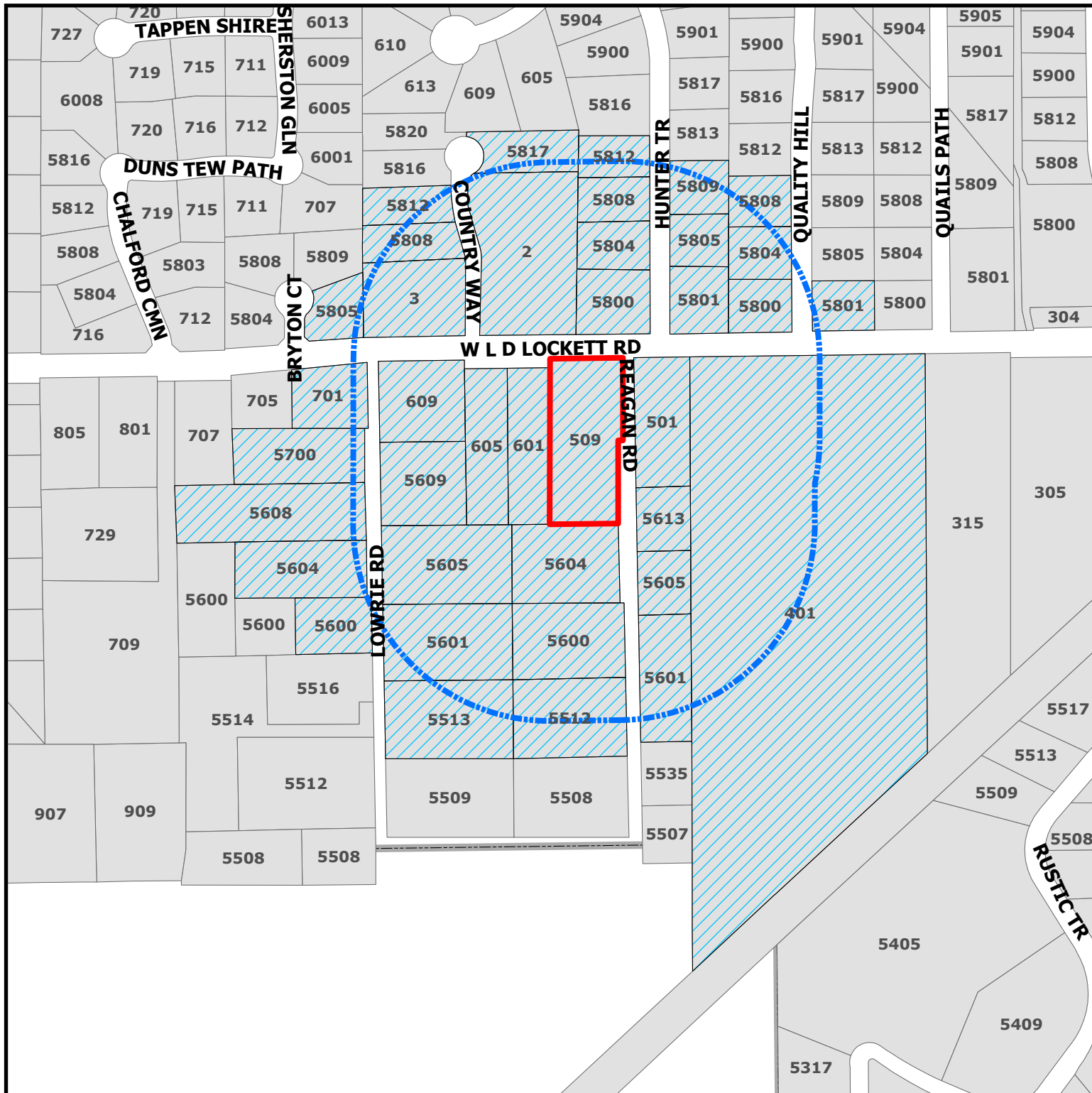
LOYD BRANSON SURVEYORS INC.
CHARLES B. HOOKS, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
1028 NORTH SYLVANIA AVENUE
FT. WORTH, TEXAS 76111
(817) 834-3477







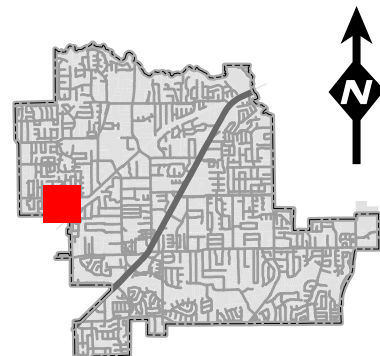
Notification Map



ZC23-027

509 L D Lockett

-  Parcels to be notified
-  Buffer
-  Subject Property



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Owner Name	Owner Address	Owner City	Owner Zip
TERSIGNI, LUCILLE	1718 PEREGRINO WAY	SAN JOSE, CA	95125
TOMERLIN, MARTHA	2 COUNTRY WAY	COLLEYVILLE, TX	76034
MOBLEY, KENNETH	3 COUNTRY WAY	COLLEYVILLE, TX	76034
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051
DOODY, KEVIN J	401 W LD LOCKETT RD	COLLEYVILLE, TX	76034
DELGADO, TIMOTHY	501 W L D LOCKETT RD	COLLEYVILLE, TX	76034
WATSON, CORY	509 W D LOCKET RD	COLLEYVILLE, TX	76034
SANCHEZ, JUAN	5512 REGAN RD	COLLEYVILLE, TX	76034
JUSTISS, LISA	5513 LOWRIE RD	COLLEYVILLE, TX	76034
GIBSON, SCOTT C	5600 REAGAN RD	COLLEYVILLE, TX	76034
MCINTOSH, JOSEPH	5601 LOWRIE RD	COLLEYVILLE, TX	76034
HEDDEN, J MICHAEL	5601 REAGAN RD	COLLEYVILLE, TX	76034
MCCANN, ROBERT E	5604 LOWRIE RD	COLLEYVILLE, TX	76034
FINLEY, DOUGLAS	5604 REAGAN RD	COLLEYVILLE, TX	76034
RADTKE, ROBERT	5605 REAGAN RD	COLLEYVILLE, TX	76034
DULANEY, NANCY	5608 LOWERIE RD	COLLEYVILLE, TX	76034
BIASATTI, DORIS M	5609 LOWRIE RD	COLLEYVILLE, TX	76034
VANDER ARK, ROBERT	5613 REAGAN RD	COLLEYVILLE, TX	76034
REMINGTON PARK ADDITION	5750 KROGER DR	KELLER ,TX	76244
COVINGTON ADDITION	5751 KROGER DR	KELLER ,TX	76034
MILITANO, JENNIFER	5800 HUNTER TR	COLLEYVILLE, TX	76034
MILLER, VICTOR A	5800 QUALITY HILL RD	COLLEYVILLE, TX	76034
TICE, VIRGINIA B	5801 HUNTER TR	COLLEYVILLE, TX	76034
SAILER, RAYMOND	5801 QUALITY HILL RD	COLLEYVILLE, TX	76034
WALLACE, C J	5804 HUNTER TR	COLLEYVILLE, TX	76034
GRAFF, MASON R	5804 QUALITY HILL RD	COLLEYVILLE, TX	76034
COOK BOATMAN LIVING TRUST	5805 BRYTON CIR	COLLEYVILLE, TX	76034
KIM, JESSICA	5805 HUNTER TRL	COLLEYVILLE, TX	76034
SILVESTRI, MARIO	5808 COUNTRY WAY	COLLEYVILLE, TX	76034
SEARLE, CHERYL W	5808 HUNTER TR	COLLEYVILLE, TX	76034
MILNE REGAN BRUCE	5808 QUALITY HILL RD	COLLEYVILLE, TX	76034
MARAKI, DANE	5809 HUNTER TRL	COLLEYVILLE, TX	76034
PYRON, THOMAS S	5812 COUNTRY WAY	COLLEYVILLE, TX	76034
MCHUGH, JESSE	5812 HUNTER TRL	COLLEYVILLE, TX	76034
MCKENZIE, DAVID	605 W LD LOCKETT RD	COLLEYVILLE, TX	76034
FLEISCHER, LAWRENCE	609 W LD LOCKETT RD	COLLEYVILLE, TX	76034
CATHOLIC DIOCESE OF FT WORTH	800 W LOOP 820 S	FORT WORTH, TX	76108
MCM CUSTOM HOMES LLC	8101 MONTPELIER WAY	COLLEYVILLE, TX	76034



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, September 11th, 2023 at 7:00 p.m.
City Council Meetings: Wednesday, October 4, 2023 & Tuesday, October 17, 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 a fence for Tract 3K & TR 3Y, Abstract 211, BBB & C RY Survey, located at 509 W. LD Lockett Road. The request is for an opaque fence located within the street side yard setback.

Zoning Case: ZC23-027

Applicant: Cory Watson

Owner: Cory Watson

Location: 509 W. LD Lockett Rd

Property Description: BBB & C RY SURVEY Abstract 211 Tract 3K & TR 3Y

Present Zoning: R-40, Single Family Residential

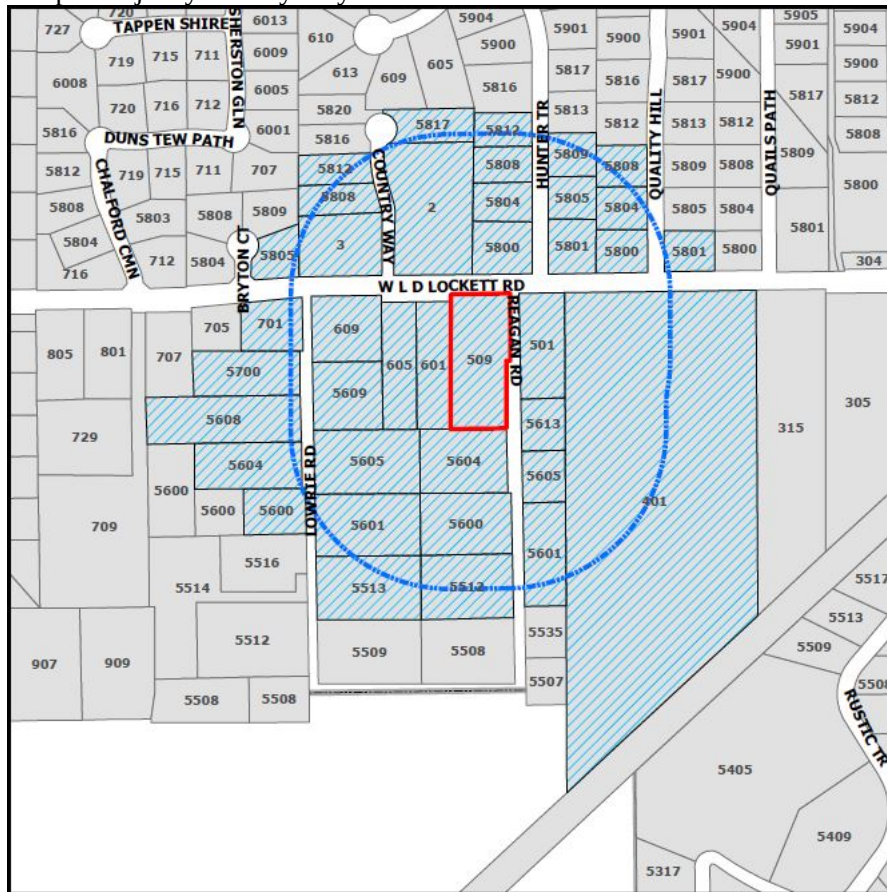
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

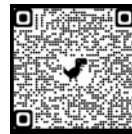
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034

NOTICE OF PUBLIC HEARING

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



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



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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

ORDINANCE O-23-xxxx

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 1.69 ACRES, ON BBB & C RY SURVEY ABSTRACT 211 TRACT 3K & TR 3Y BY AUTHORIZING A SPECIAL USE PERMIT TO ALLOW FOR A SOLID, OPAQUE FENCE WITHIN THE STREET SIDE YARD SETBACK AN LOCATED ALONG THE PROPERTY LINE; 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 solid, opaque fence within the street side yard setback an located along the property line under Case No. ZC23-027; and

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

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

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

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

- Sec. 1. THAT 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 for a solid, opaque fence within the street side yard setback an located along the property line on 1.69 acres, on BBB & C RY Survey Abstract 211 Tract 3K & TR 3Y, 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 wooden fence, 6 feet in height within the street side yard setback and be located along the side property line.
- 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 4th day of October 2023.

The second reading and public hearing being conducted on the 17th day of October 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

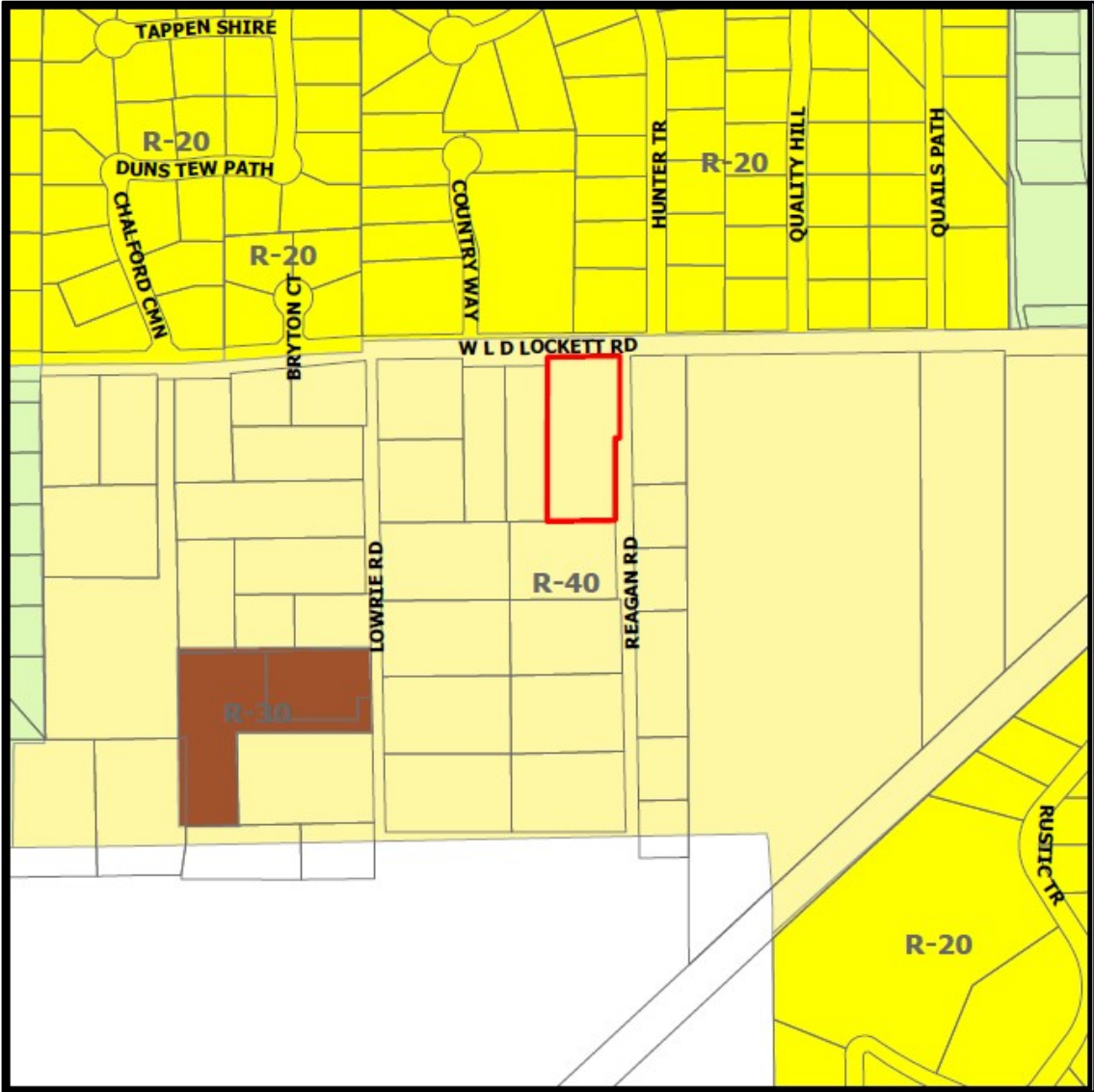
Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map



[illegible]



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2j	Agenda Date 9/11/2023	Number
Type Presentation and Discussion		
Department Community Development		

Title

Consideration of a Planned Unit Development – Commercial Amendment for Lot 2R, Atlantic Oil and Gas Addition, located at 7970 Precinct Line Road, Case ZC23-028

Explanation

Tanner Brandt, the applicant, has submitted a request for an amendment to the existing PUD-C Planned Unit Development – Commercial ordinance for a Tommy’s Express carwash development, being approximately, 2.59 acres. The purpose is to amend the PUD-C’s ordinance in order to allow for a new 5,243 s.f. carwash to be located at 7970 Precinct Line Road.

Existing Conditions/Background: The subject property consists of one open lot for new commercial construction. This property was rezoned in 2000 to allow for a new restaurant with a drive-thru, which was never built.

Proposed Amendment: *Request* – The applicant requests to amend the PUD Ordinance to allow for a new 5,243 s.f. carwash.

Analysis - The requested PUD-C amendment is for a new carwash. The previous ordinance was approved in 2000 and the site plan had one drive-thru restaurant building. The applicant desires for the 5,243 s.f. carwash to have 18 parking spaces with vacuums. There shall be an 8-foot masonry screening fence adjacent to the residential subdivision to the east. To change the approved site plan of the PUD-C ordinance from a drive-thru restaurant building to a carwash requires an amendment to Ordinance O-00-1258.

There may be additional variations requested for this request due to elements as per Chapter 6 of the Colleyville Land Development Code, but Staff has not received or reviewed those exhibits.

Plat Status: The property is platted as Lot 2R, Atlantic Oil and Gas Addition.

DRC Review: The DRC reviewed the request during their August 22, 2023 meeting and provided the following comments to the applicant:

1. Refer to Land Development Code, Chapter 6 Commercial Design Standards and provide updated exhibits based on these standards. Also, provide façade

elevations including the building materials and their percentages.

2. Engineering comments:

Utility Plan:

1. Install sanitary sewer cleanout at easement line after connection to public sewer main.

Drainage Plan:

2. Drainage analysis for downstream impact in form of a note is insufficient. Onsite detention will be required to be provided for this development. A detailed drainage plan is required for review.

Drainage: At this time, a drainage plan has not been submitted for review, which meets the City's requirements.

Surrounding Development: The property to the north is zoned PUD-C Planned Unit Development – Commercial and has developed as a gas station and liquor store. The property to the south has R-40 Single Family zoning and is improved as a church. The property to the east is zoned PUD-R Planned Unit Development – Residential and is developed as single-family residential. The property to the west is located in the City of North Richland Hills.

Comprehensive Plan: The City's Comprehensive Plan, *Destination Colleyville*, identifies the subject property for commercial development and is located in the Colleyville Boulevard Corridor. The proposed change to the PUD-C ordinance does not conflict with any portion of the comprehensive plan.

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. Statement of Planning Objectives
5. Economic Development Information
6. Development Schedule

7. Site Plan
8. Elevations
9. Ordinances O-00-1258
10. Proposed Drainage
11. Grading Plan
12. Platting
13. Landscaping Plan
14. Existing Drainage Plan
15. Proposed Drainage Plan
16. Utility Plan
17. Notification Map
18. Notification List
19. Notification Letter
20. Letters Received
21. Draft Ordinance

Aerial Map



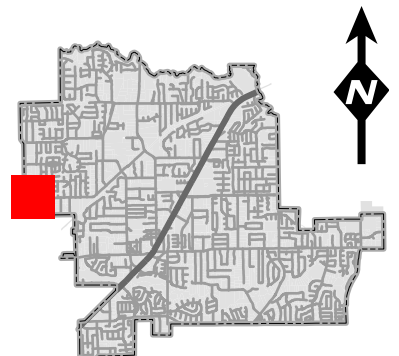
ZC23-028

7970 Presinct Line Rd.

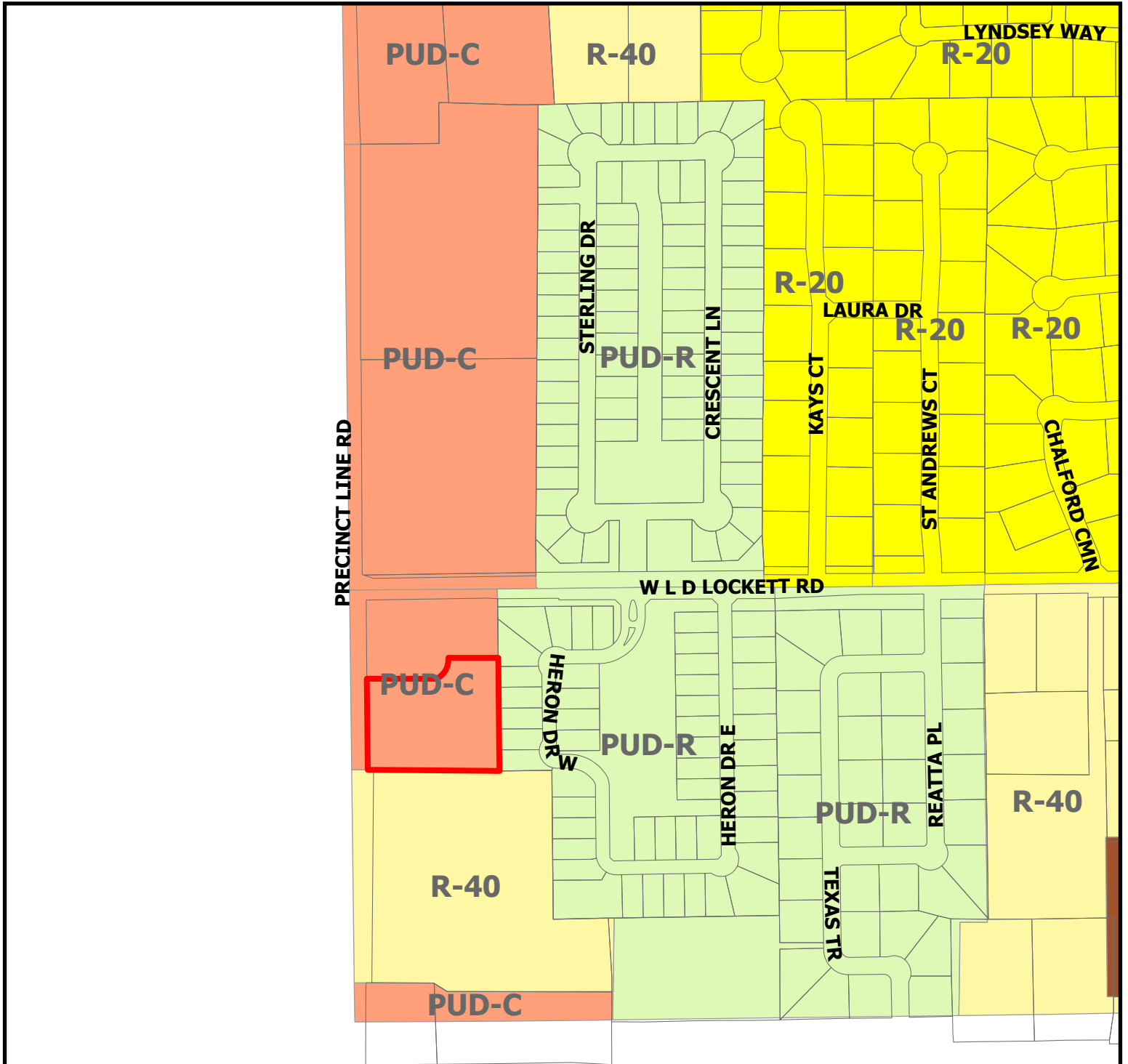
DISCLAIMER:

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 Subject Property



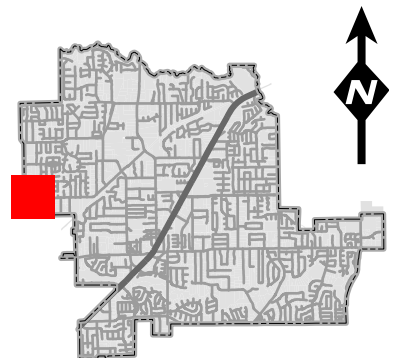
Zoning Map



ZC23-028

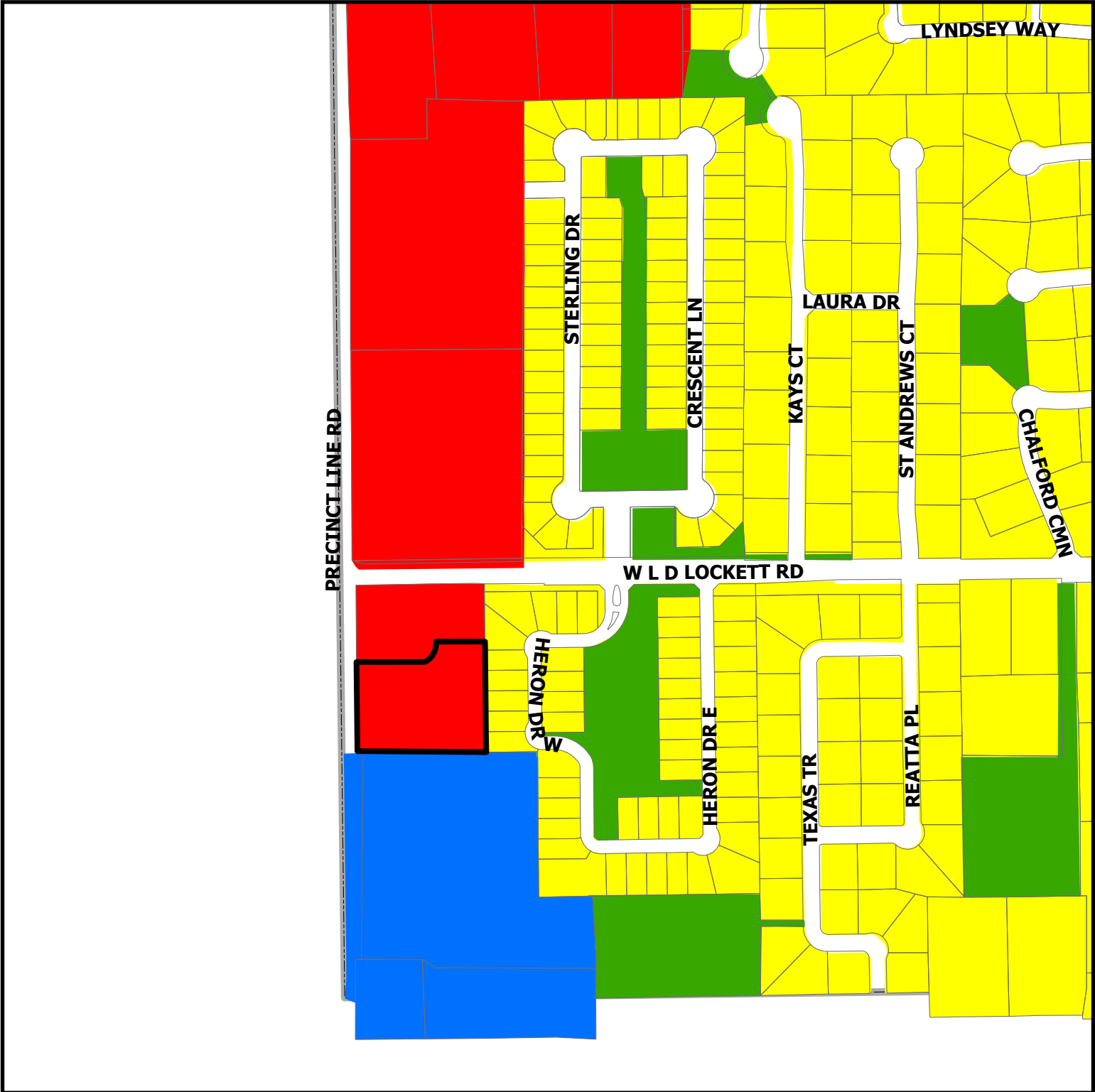
7970 Presinct Line Rd.

Subject Property



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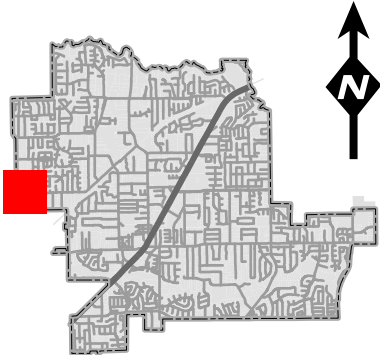
Future Land Use Map



ZC23-028
7970 Presinct Line Rd.

DISCLAIMER:
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- | | | | |
|--|---------------|--|-------------------|
| | Residential | | Open Space; Parks |
| | Commercial | | Subject Property |
| | Institutional | | |





CHRISTIANSON

C O M P A N I E S

Monday, August 7, 2023

City of Colleyville

RE: PUD Amendment Statement of Planning Objectives

Tommy's Express Car Wash- 7970 Precinct Line Road

To whom it may concern,

Christianson Companies and PWS Holdings 23, LLC are requesting the approval of a Planned Unit Development Amendment for a car wash project located at 7970 Precinct Line Road. This property is currently zoned PUD-C and we are requesting an amendment to the PUD to allow a car wash use to be built at this location.

Tommy's Express is one of the largest and fastest growing franchises in the country. Our business model includes individual washes as well as a monthly TommyClub membership that gives customers unlimited washes, access to the TommyClub express lane, and allows them to update their membership on the Tommy's Express Mobile App. Our car wash is also environmentally friendly. We utilize a water reclamation system that reuses 30% of the water used per wash and our clear acrylic roof system allows for daylight harvesting so no lighting is required during most operational hours. In our express wash, customers never get out of their car or enter the building. They are in their car during the wash and then they can park in the vacuum stalls in the parking lot to use the vacuums. The only reason a customer would enter the building is to use the public restroom. The hours of operation are 7AM-9PM Monday-Sunday.

For these reasons, we sincerely ask the Planning Commission and City Council to approve our request for a PUD Amendment at this location. Tommy's Express offers the best car wash on the market and holds its franchises to the highest standards of training, efficiency, and professionalism. We would love to provide a valuable service to the citizens of Colleyville, and partner with the community to be a benefit to all who live there.

Sincerely,

Tanner Brandt

Christianson Companies/PWS Holdings 23, LLC

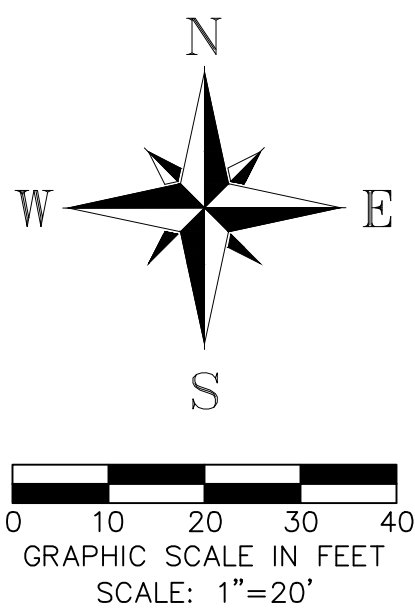
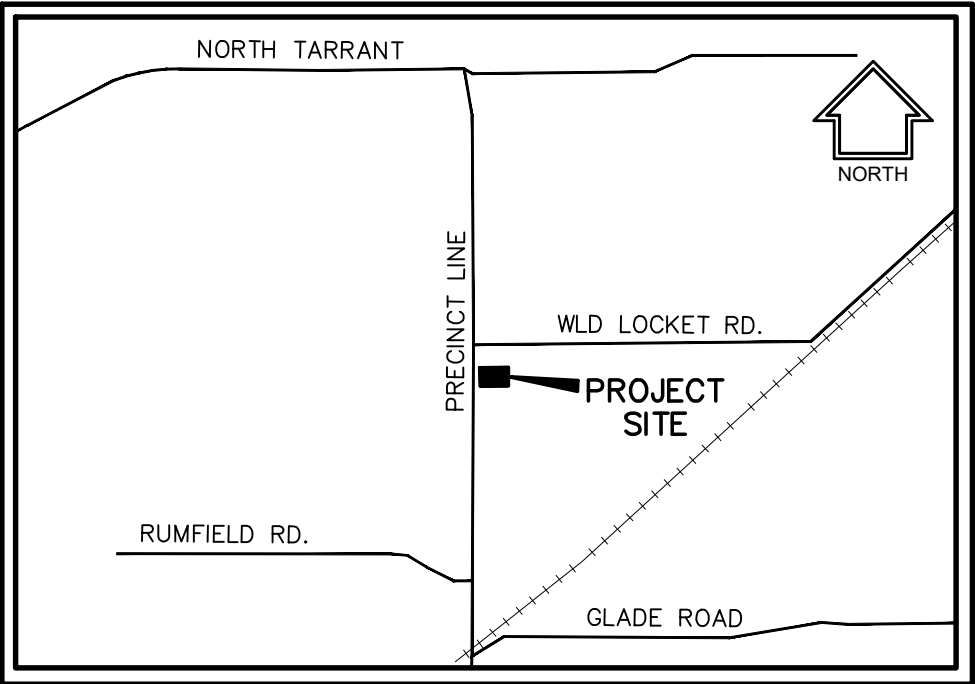
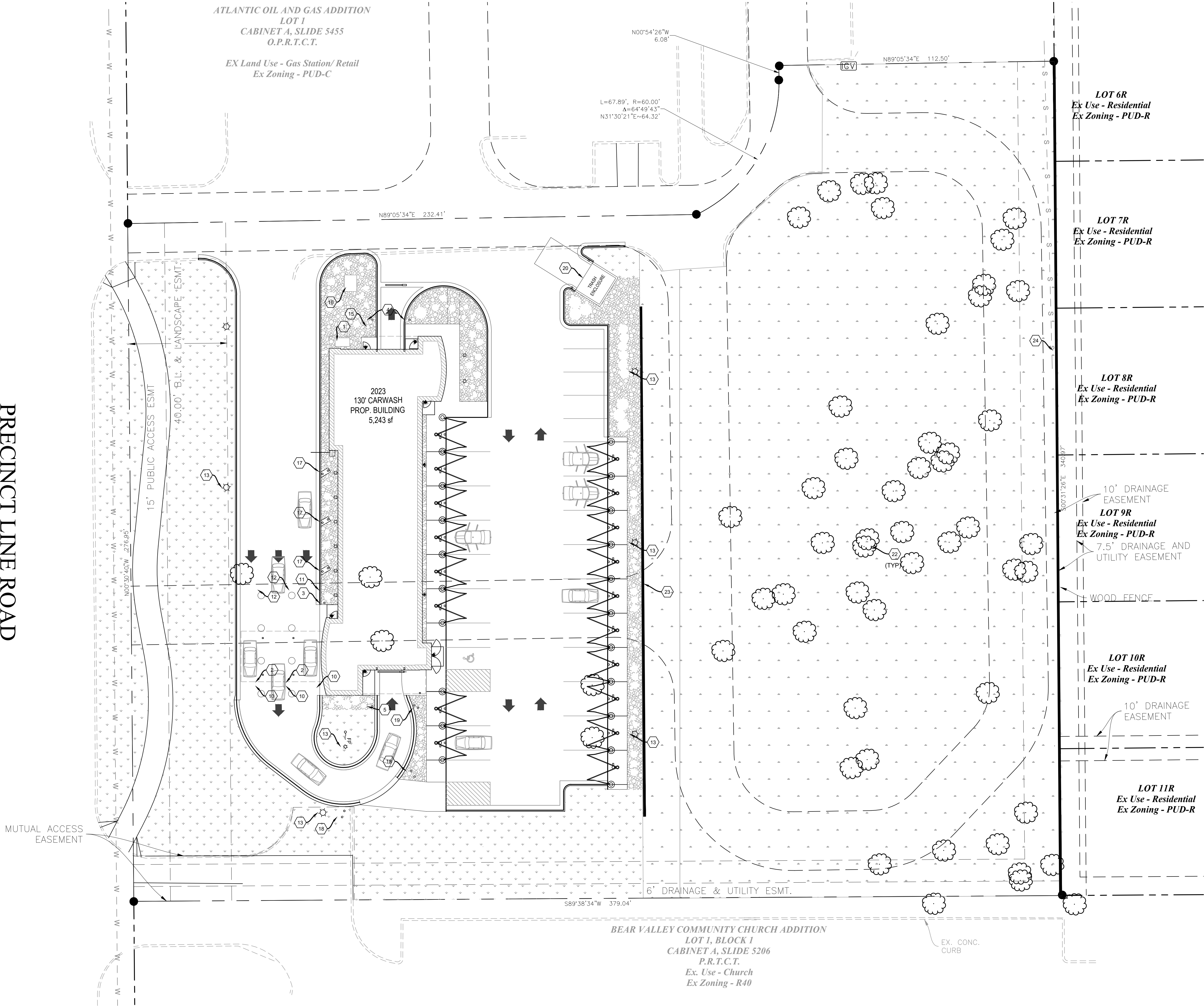
Economic Development Information

1. Total Square Footage of Building Area	5,724
2. Estimated Sales per Square Foot	\$ 436.76
3. Estimated Sales Per Year	\$ 2,500,000.00
4. Estimated Ad Valorum Taxes per Year	Unknown

Development Schedule

8/14/2023 Submit for PUD Amendment
9/11/2023 P&Z Meeting
10/4/2023 City Council Meeting 1
10/17/2023 City Council Meeting 2
11/1/2023 Finalize Civil and Building Plans
11/6/2023 Submit for Building Permit
12/20/2023 Receive Building Permit
1/5/2024 Receive and approve Construction Bids
10/15/2024 Finish Construction
10/30/2024 Open Car Wash

PRECINCT LINE ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)



SITE DATA FOR CHRISTIANSON CAR WASH	
LOT AREA	112,964 SF; 2.593 AC
BUILDING HEIGHT	1 STORIES; 21'-0"
BUILDING AREAS (2)	5,243 SF
FLOOR AREA RATIO	0.075
TOTAL IMPERVIOUS AREA	41,783 SF (37.0% COVERAGE)
LANDSCAPED AREA	71,181 SF (63.0% COVERAGE)
EXISTING ZONING	PUD-C
PROPOSED USAGE	CAR WASH
REQUIRED PARKING	10 SPACES (1/500 SF)
PROVIDED PARKING	18 CAR VAC SPACES

KEY NOTES

- AIR CONDITIONING CONDENSING UNIT. 3' X 18" CONCRETE PAD. TOP OF CONCRETE TO MATCH FINISH GRADE.
- APPROVE / GO LIGHT PROVIDED BY OTHERS, INSTALLED BY E.C. ANCHORED TO CONCRETE ISLAND.
- BOLLARD. S.D.: 15/A100
- CAMERA POLE PROVIDED BY OTHERS, INSTALLED BY E.C. 18" X 2" DEEP SONOTUBE BY CONC. SUB. - TOP OF CONCRETE TO MATCH FINISH GRADE.
- CAMERA POLE PROVIDED BY OTHERS, INSTALLED BY E.C. ANCHOR TO CONCRETE WALK.
- DIRECTIONAL "CLEAN CAR / VACUUM" SIGN AND CONC. BASE BY OTHERS.
- DIRECTIONAL "ENTRANCE" SIGN BY OTHERS AND CONC. BASE BY OTHERS
- DIRECTIONAL "EXIT" SIGN BY OTHERS AND CONC. BASE BY OTHERS.
- NOT USED
- GATE ARM ASSEMBLY PROVIDED BY OTHERS. INSTALLED AND ANCHORED TO CONC. BY E.C.
- LICENSE PLATE READER PROVIDED BY OTHERS, INSTALLED AND ANCHORED TO CONC. BY E.C. 18" X 2" DEEP SONOTUBE BY CONC. SUB. TOP OF CONCRETE TO MATCH FINISH GRADE.
- LICENSE PLATE READER PROVIDED BY OTHERS, INSTALLED AND ANCHORED TO CONC. ISLAND BY E.C.
- LIGHT POLE - COORDINATE WITH SITE ELECTRICAL PLAN.
- PYLON SIGN (20' TALL) PROVIDED AND INSTALLED BY OTHERS.
- RELAX / GO SIGN PROVIDED BY OTHERS, INSTALLED BY E.C. 10" X 2" DEEP SONOTUBE BY CONC. SUB. - TOP OF CONCRETE TO MATCH FINISH GRADE
- TRANSFORMER PAD. COORDINATE SIZE AND EXACT LOCATION WITH THE ELECTRICAL CONTRACTOR.
- U-SHAPED SNAP SIGN (9 SF) PROVIDED BY OTHERS, INSTALLED BY CARPENTRY SUB. 2' X 4.5' CONCRETE PAD BY CONC. SUB., 8" THICK AT 60 DEGREE ANGLE FROM BACK OF CURB. S.D. D14.
- U-SHAPED SNAP SIGN (9 SF) PROVIDED BY OTHERS, INSTALLED BY CARPENTRY SUB. 2' X 4.5' CONCRETE PAD BY CONC. SUB., 8" THICK S.D. D14.
- U-SHAPED SNAP SIGN (9 SF) PROVIDED BY OTHERS, INSTALLED BY CARPENTRY SUB.TO CONC. WALK S.D. D14. (SIM.)
- TRASH ENCLOSURE. COORDINATE WITH ARCHITECTURE PLANS
- 8' HIGH MASONRY WALL.
- EXISTING TREES TO REMAIN
- MASONRY WALL - OPTION 1 LOCATION
- MASONRY WALL - OPTION 2 LOCATION

SITE PLAN
for
TOMMY'S EXPRESS CAR WASH
7970 Precinct Line Road
Lots 2R
2.593 Acres
out of the
Atlantic Oil And Gas Addition
I. Caroline Survey, Abst. No. 356
in the
City of Colleyville, Tarrant County, Texas

Date: 08/10/2023

OWNER: PRECINCT PARTNERS, LLC
3301 MINNOW ROAD
COPPELL, TEXAS 75019
PHONE: (214) 335-3988
CONTACT: RAVIKANTH MANTENA

APPLICANT: PWS HOLDINGS 23, LLC
4609 33RD AVENUE S., SUITE 400
FARGO, ND. 58104
PHONE: (701) 499-3936
CONTACT: TANNER BRANDT

ENGINEER: DEG ENGINEERING, INC.
1688 KELLER PARKWAY, SUITE 100
KELLER, TEXAS 76248
PHONE: (817) 874-2941
CONTACT: DAVID C. GREGORY, P.E.
ENGINEERING FIRM REGISTRATION NUMBER F-21947



ORDINANCE O-00-1258

AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE OF THE CITY OF COLLEYVILLE, TEXAS, BY AMENDING THE OFFICIAL ZONING MAP AND AMENDING ORDINANCES O-96-1053 AND O-99-1146 CONDITIONS, AND AUTHORIZING A RESTAURANT WITH DRIVE-THROUGH SERVICE; PROVIDING FOR A PENALTY FOR VIOLATIONS AND AUTHORIZING PUBLICATION

WHEREAS, an application to amend Ordinances O-96-1053 and O-99-1146 conditions was filed by Awad Eskander representing Perry Mulubhoy on September 29, 2000, under Case No. Z-00-073; and

WHEREAS, notice of a hearing before the Planning and Zoning Commission was sent to real property owners within 200 feet of the property herein described at least 10 days before such hearing; and

WHEREAS, notice of a public hearing before the City Council was published in a newspaper of general circulation in Colleyville at least 15 days before such hearing; and

WHEREAS, notices were posted on the subject land as provided by the zoning ordinance; and

WHEREAS, public hearings to change the zoning and the Master Plan on the property herein described were held before the Planning and Zoning Commission and the City Council, and the Planning and Zoning Commission has heretofore made a recommendation; and

WHEREAS, the City Council is of the opinion that the zoning change herein made furthers the purpose of zoning as set forth in the *Land Development Code* and is in the best interest of the citizens of the City of Colleyville.

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

Sec. 1. THAT the Master Plan, the *Land Development Code* of the City of Colleyville, Texas, and the accompanying Zoning Map (Exhibit A) are hereby amended insofar as they relate to certain land located in Colleyville, Texas, described as Lot 3, Atlantic Oil & Gas Addition, by amending the special conditions for Ordinances O-96-1053 and O-99-1146 to allow a restaurant with drive-through service, together with the conceptual site plan (Exhibit B) and subject to the following conditions:

- a. The building shall be constructed as the new prototype buildings, provided the City's existing building design, landscaping, signage and other critical site standards are met.

- b. The drive-through window shall be located at the rear of the building, as shown in Exhibit B.

Sec. 2. THAT any person, firm or corporation violating any of the provisions of this ordinance as read together with the Land Development Code of the City of Colleyville shall be guilty of a misdemeanor and upon conviction thereof shall be fined a sum not to exceed Two Thousand Dollars (\$2,000.00). Each and every day such violation continues shall constitute a separate offense and shall be punishable as such.

Sec. 3 THAT the City Secretary is hereby authorized and directed to cause publication of the descriptive caption and penalty clause hereof as an alternate method of publication provided by law.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 5th day of December 2000.

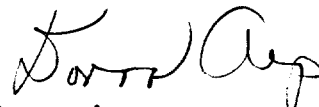
The second reading and public hearing being conducted on the 19th day of December 2000.

ATTEST:



Cynthia Singleton
City Secretary

CITY OF COLLEYVILLE:

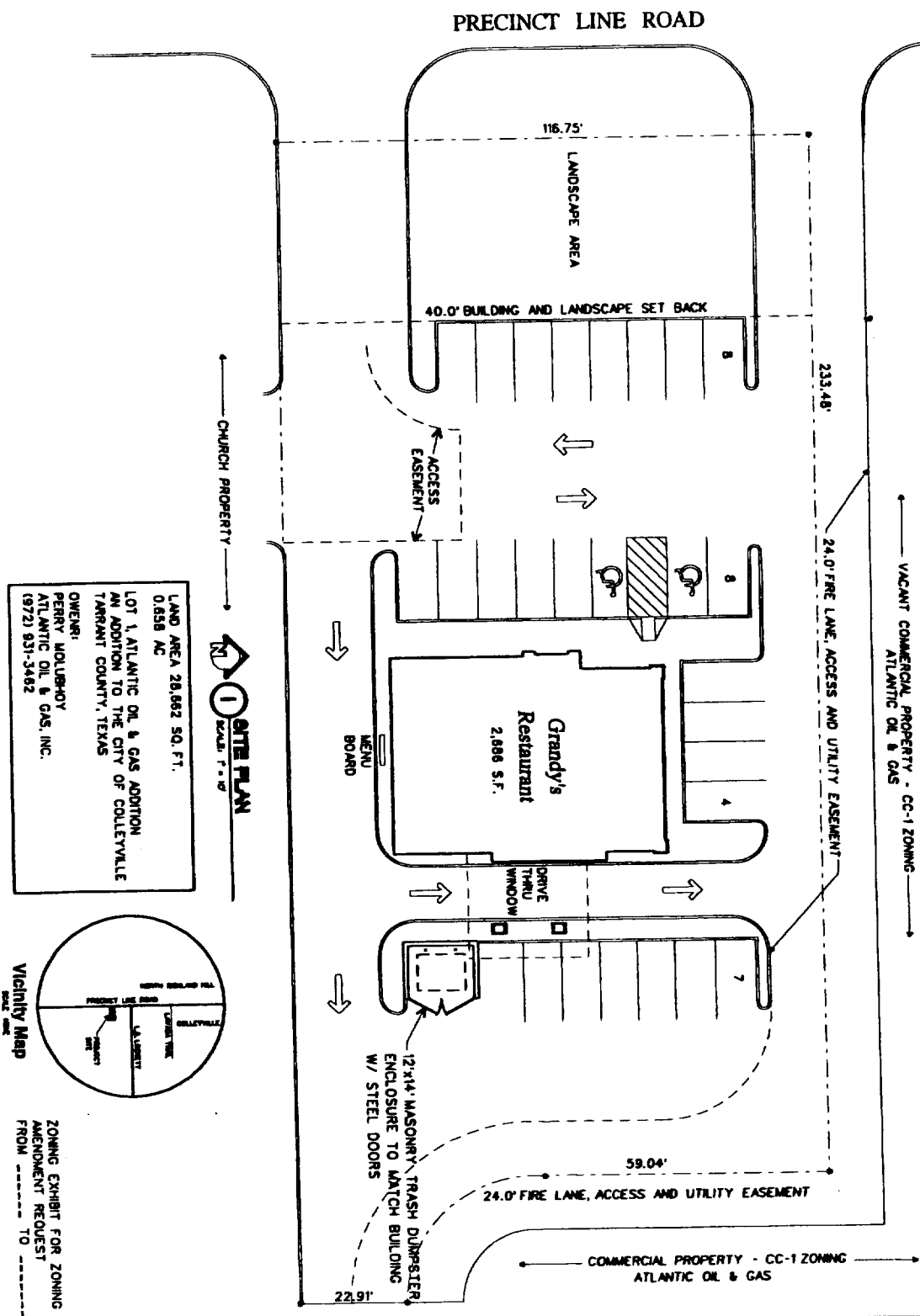


Donna Arp
Mayor

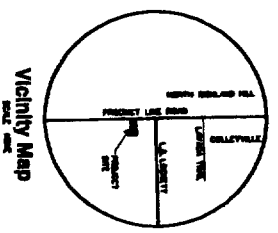
APPROVED AS TO FORM AND LEGALITY:



Ross T. Foster
City Attorney



LAND AREA 28,662 SQ. FT.
0.658 AC
LOT 1, ATLANTIC OIL & GAS ADDITION
AN ADDITION TO THE CITY OF COLEYVILLE
TARRANT COUNTY, TEXAS
OWNER:
PERRY MOLUBHOY
ATLANTIC OIL & GAS, INC.
(972) 831-3462



ZONING EXHIBIT FOR ZONING
AMENDMENT REQUEST
FROM _____ TO _____

A101

Site Plan



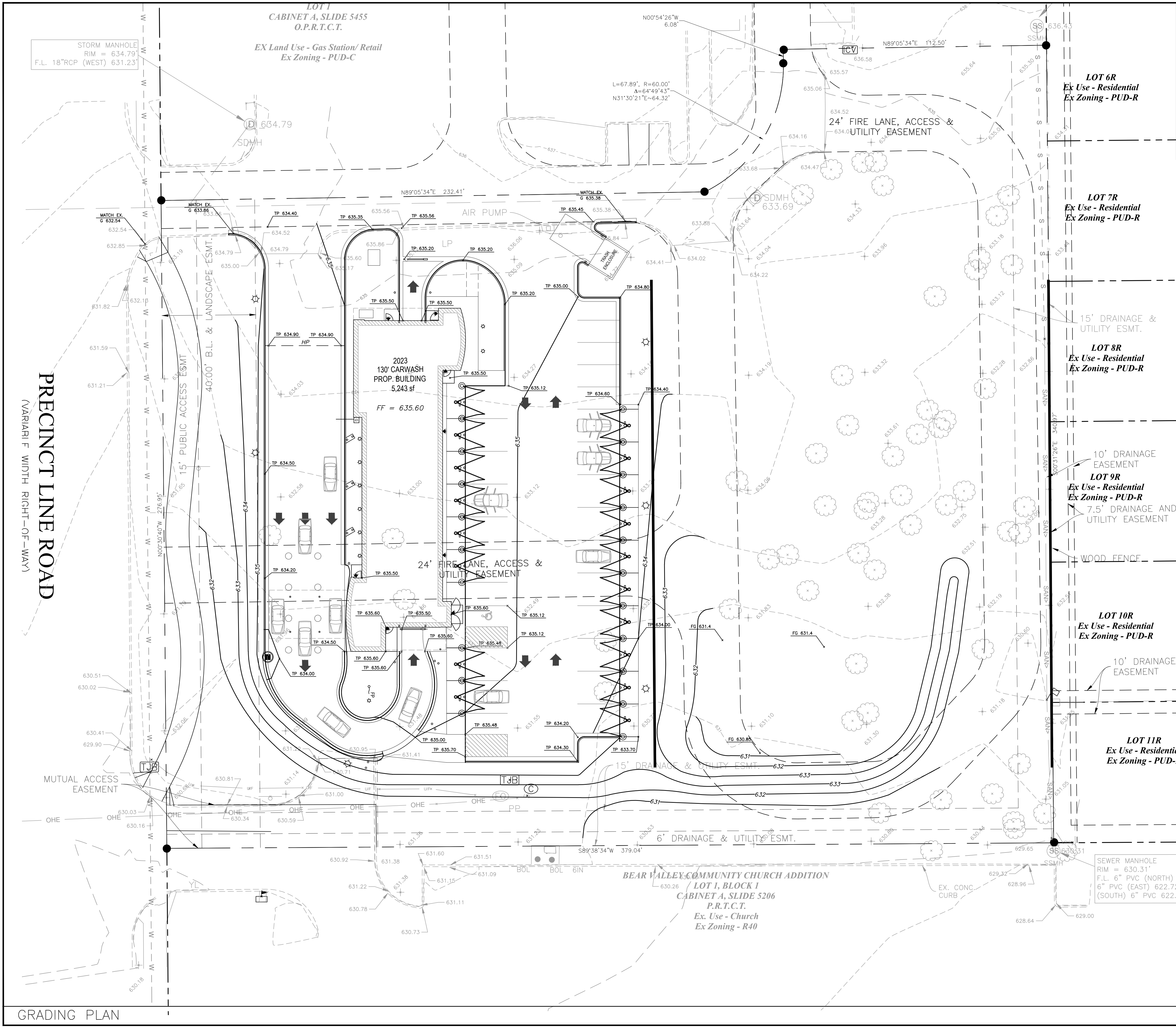
PRECINCT LINE RD
● L.D. LOCKETT
COLEYVILLE

Grandy's
Coleyville

PARADIGM CONSULTING

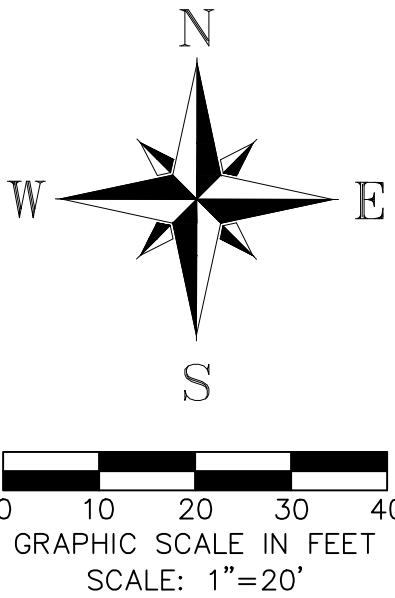


SCALE 1" = 20'



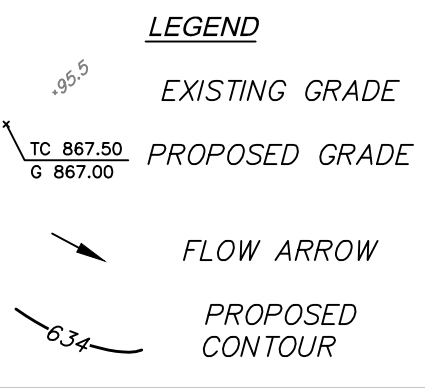
GENERAL NOTES

- BUILDING FOUNDATION HAS BEEN DESIGNED USING EXTERIOR GRADE BEAMS AS STIPULATED IN THE GEOTECHNICAL REPORT. BUILDING PAD SHALL BE IN ACCORDANCE TO THE GEOTECHNICAL ENGINEER'S RECOMMENDATION.
- SELECT FILL SHALL BE USED TO BRING PAD TO PROPOSED GRADE. SELECT FILL SHALL MEET SPECIFICATIONS SET IN T.
- SELECT FILL SHALL BE PLACED IN LIFTS AND DENSITIES MEETING GEOTECHNICAL SPECIFICATIONS. ANY LIFTS THAT DO NOT MEET COMPACTION STANDARDS SHALL BE REMOVED, AND REWORKED AT THE CONTRACTOR'S EXPENSE.
- SPOILS SHALL BE REMOVED AND DISPOSED OFF-SITE.



NOTES:

- ALL SPOT GRADES ARE TO GUTTER UNLESS STATED OTHERWISE.
- STANDARD 6" CURB SHALL BE USED UNLESS OTHERWISE NOTED.
- HC STALLS SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
- ADA PATH FROM HC STALLS TO DOORS SHALL NOT HAVE GREATER THAN 2% CROSS SLOPE OR 5% STRAIGHT SLOPE.
- GRADES BY DOORS SHALL NOT EXCEED 2% IN ANY DIRECTION FOR A 60" ZONE IN FRONT OF THE DOOR.



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Engineer: DAVID C. GREGORY
P.E. No. 89296 Date: 08/10/2023

JOB NO. 1060.01



CHRISTIANSON
COMPANIES

TOMMY'S EXPRESS
CAR WASH

7970 PRECINCT LINE ROAD
COLLEYVILLE, TEXAS

CAR WASH

PRELIMINARY
GRADING PLAN

C5

PLOT DATE:

SCALE 1" = 20'

BEING a 2.593 acre tract of land situated in the I Carodine Survey, Abstract Number 356, Tarrant County, Texas, being all of Lot 2R of Atlantic Oil and Gas Addition, an addition to the City of Colleyville, as recorded in Cabinet A, Page 10912, Plat Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" Cut found for the northwest corner of said Lot 2R, same being the southwest corner of Lot 1 of Atlantic Oil and Gas Addition, an addition to the City of Colleyville, as recorded in Cabinet A, Page 5455, Plat Records, Tarrant County, Texas and lying on the east right-of-way line of Precinct Line Road (Variable Width right-of-way);

THENCE North 89 degrees 05 minutes 34 seconds East, departing the east right-of-way line of said Precinct Line Road, with the south line of said Lot 1, a distance of 232.41 feet to an "X" Cut found for corner and being the beginning of a curve to the left with a radius of 60.00 feet, a central angle of 64 degrees 49 minutes 43 seconds and a chord bearing and distance of North 31 degrees 30 minutes 21 seconds East, a distance of 64.32 feet;

THENCE with said curve to the left, an arc length of 67.89 feet to an "X" Cut found for corner;

THENCE North 00 degrees 54 minutes 26 minutes West, with an east line of said Lot 1, a distance of 6.08 feet to an "X" Cut set for corner;

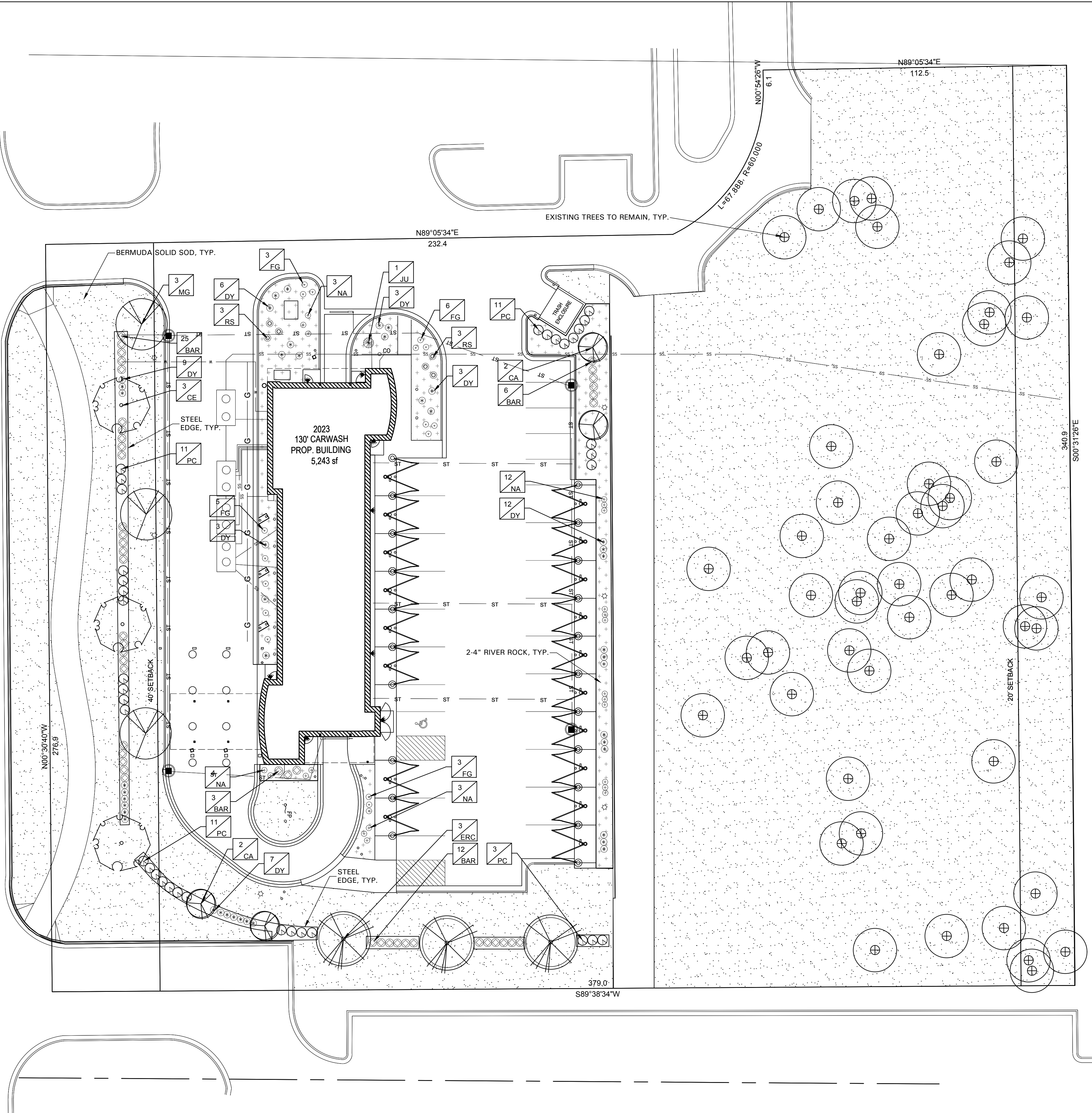
THENCE North 89 degrees 05 minutes 34 seconds East, with a south line of said Lot 1, a distance of 112.50 feet to a point for corner from which a 5/8 inch rebar capped found bears North 06 degrees 58 minutes 22 seconds East, a distance of 0.90 feet;

THENCE South 00 degrees 31 minutes 26 seconds East, with a west line of Block A of Heron Pond, an addition to the City of Colleyville, as recorded in Instrument Number D215136248, Plat Records, Tarrant County, Texas, a total distance of 340.97 feet to a point for the northeast corner of Lot 1, Block 1 of Bear Valley Community Church Addition, an addition to the City of Colleyville, as recorded in Cabinet A, Page 5206, Plat Records, Tarrant County, Texas from which a 5/8 inch rebar found bears South 30 degrees 56 minutes 54 seconds West, a distance of 1.33 feet;

THENCE South 89 degrees 38 minutes 34 seconds West, with the north line of said Bear Valley tract, a distance of 379.04 feet to an "X" Cut found for the northwest corner of said Bear Valley tract and lying on the east right-of-way line of said Precinct Line Road;

THENCE North 00 degrees 30 minutes 40 seconds West, with the east lie of said Precinct Line Road, a distance of 276.95 feet to THE POINT OF BEGINNING and containing 112,964 square feet or 2.593 acres of land, more or less.

PRECINCT LINE Rd.



GENERAL LAWN NOTES

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER
- LAWN AREAS SHALL BE LEFT 1\"/>

SOLID SOD:

- SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.
- SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDERSIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4\"/>

HYDROMULCH:

- SCARIFY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4\"/>
- BERMUDA GRASS SEED SHALL BE EXTRA HULLED, TREATED LAWN TYPE. SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET ALL STATE/LOCAL LAW REQUIREMENTS.
- FIBER SHALL BE 100% WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY 'CONWEB' OR EQUAL.
- FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS UNOPENED CONTAINER AND SHALL BE 'TERRO-TACK ONE', AS MANUFACTURED BY GROWERS, INC. OR APPROVED EQUAL.
- HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF 2 POUNDS PER 1000 S.F.
- USE A BATTER BOARD AGAINST ALL BED AREAS TO PREVENT OVER SPRAY.
- IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.
- INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MAY 1ST, ALL HYDROMULCH AREAS SHALL BE OVER-SEEDDED WITH WINTER RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDA GRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
- AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.
- ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE TABULATIONS for COLLEYVILLE, TX
SITE LANDSCAPING

- A minimum of twenty (20%) percent of the total land area shall be landscaped. At least fifty (50%) percent shall be located in the streetyard.
- Shrubs shall be provided such that one 18\"/>

Site area = 112,935 s.f.

REQUIRED	PROVIDED
22,587 s.f. (20%)	66878 s.f. (59%)
11,294 s.f. (50%)	11,300 s.f.

Precinct Line Road = 243 l.f.

REQUIRED	PROVIDED
49 shrubs (18\"/>	49 shrubs (5 gal.)
6 trees, 3\"/>	6 trees, 3\"/>

PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
SHADE TREES					
3	CE	Cedar Elm	<i>Ulmus crassifolia</i>	3\"/>	12\"/>
3	ERC	Blue Eastern Red Cedar	<i>Juniperus virginiana 'Glaucia'</i>	6\"/>	3\"/>
3	MG	Southern Magnolia	<i>Magnolia grandiflora</i>	3\"/>	12\"/>
ORNAMENTAL TREES					
4	CA	Prairiefire Crabapple	<i>Malus x 'Prairiefire'</i>	30 gal.	8\"/>
SHRUBS					
46	BAR	Red Leaf Japanese Barberry	<i>Berberis thunbergii 'Atropurpurea'</i>	5 gal.	full, 20\"/>
43	DY	Dwarf Yaupon Holly	<i>Ilex vomitoria 'Nana'</i>	5 gal.	full, 24\"/>
17	FG	Fairy Tails Fountain Grass	<i>Pennisetum x 'Fairy tails'</i>	3 gal.	full, 20\"/>
1	JU	Savin Juniper	<i>Juniperus sabina</i>	7 gal.	4\"/>
22	NA	Compact Nandina	<i>Nandina domestica 'Compacta'</i>	3 gal.	full, 20\"/>
36	PC	Purple Chokecherry	<i>Photinia floribunda</i>	7 gal.	full, 30\"/>
6	RS	Russian Sage	<i>Perovskia atriplicifolia</i>	5 gal.	full, 24\"/>

GROUND COVER/VINES/GRASS

Bermuda Solid Sod	<i>Cynodon dactylon</i>	
River Rock		2-4\"/>

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

LANDSCAPE NOTES

- CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
- A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3\"/>
- LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
- PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2\"/>
- EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
- MULCH SHALL BE INSTALLED AT 1/2\"/>
- QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
- CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
- TREES SHALL BE PLANTED AT A MINIMUM OF 5\"/>
- SIDEWALK OR CURB. TREES SHALL ALSO BE 10\"/>
- 4\"/>
- WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIN. 1405 WEED BARRIER OR APPROVED EQUAL. CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:

- ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS:

- VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
- MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.
- ALL LANDSCAPE AREAS SHALL BE KEPT CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS:

- STEEL EDGING SHALL BE 3/16\"/>
- RIVER ROCK SHALL BE ARIZONA RIVER ROCK, 2\"/>
- DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8\"/>
- BOULDERS SHALL BE ON AVERAGE 36\"/>

PRUNING AND TRIMMING NOTES

- CONTRACTOR SHALL PRUNE ALL EXISTING TREES ON-SITE USING STANDARD GUIDELINES IN THE INDUSTRY.
- ALL TREES SHALL BE TRIMMED SO THAT NATURAL SHAPES OF THE PLANTS ARE RETAINED.
- DO NOT TOP OR HEAD TREES.
- IF BAILING OR SHEARING OF TREES HAS OCCURRED IN THE PAST, DISCONTINUE THIS PRACTICE AND ALLOW PLANTS TO GROW INTO NATURAL SHAPE.
- REMOVE SUCKERS, DEAD, DYING, DISEASED, BROKEN AND / OR WEAK BRANCHES FROM ALL TREES ALONG THE MAIN TRUNK STRUCTURE AND WITHIN THE BRANCHING AREA.
- CONTRACTOR SHALL PRUNE EXISTING DECIDUOUS HARDWOOD BY REMOVING LOWER LIMBS TO RAISE THE CANOPY. THE BOTTOM OF THE CANOPY SHALL BE RAISED TO 12\"/>
- CONTRACTOR SHALL PRUNE THE CANOPY BY ONE-FOURTH. PRUNE TREE TO EVENLY SPACE BRANCHES WITHIN THE CANOPY WHENEVER POSSIBLE. REMOVE THOSE LIMBS THAT CROSS OTHERS, DOUBLE LEADERS AND THOSE THAT EXCESSIVELY EXTEND BEYOND THE NATURAL CROWN OF THE TREE.
- CONTRACTOR SHALL PROVIDE DEEP ROOT FEEDING AND INVIGORATION OF EXISTING TREES. THIS SHALL BE ORGANIC BASED NUTRIENTS BASED FOR ROOT GROWTH AND LEAF GROWTH STIMULATION.
- CONTRACTOR SHALL BE REQUIRED TO CHIP ALL REMOVED BRANCHES, LEAFS, ETC.



Project Number: 23136

Drawn By: AWR

Checked By: AWR

Issue Date: 8-14-23

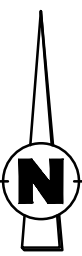
Revisions

Sheet Title:

LANDSCAPE
PLAN

Sheet Number:

L1.01



GRAPHIC SCALE

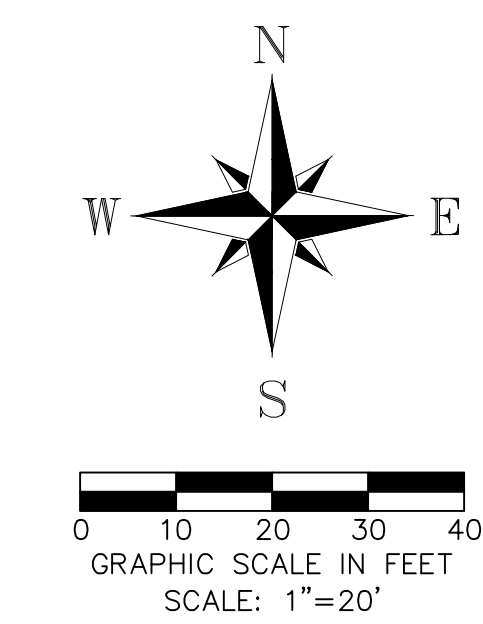
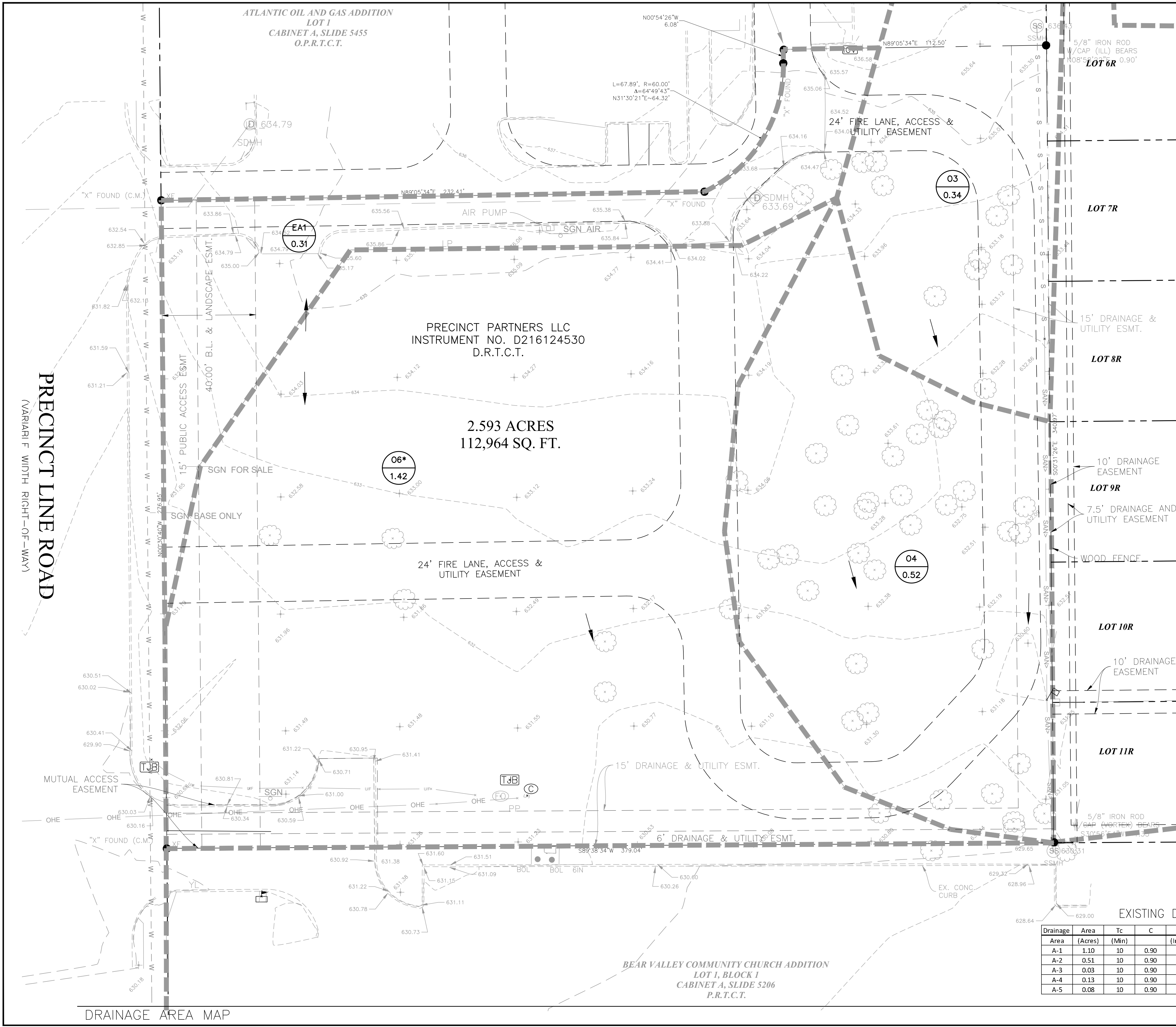
0 20 40 FEET

Scale 1"=20' - 0"

CAR WASH

7970 PRECINCT LINE ROAD
COLLEYVILLE, TEXAS





LEGEND	
	DRAINAGE DESIGNATION DRAINAGE AREA ACRES
	FLOW ARROW
	INLET/CURB OPENING DESIGNATION

EXISTING DRAINAGE AREAS SHOWN MATCH THE DRAINAGE AREAS SHOWN IN THE SITE CONSTRUCTION PLANS OF HERON POND AS PREPARED BY HAMILTON DUFFY. PLANS DATED 07/07/2015.

DRAINAGE AREA 06* HAS BEEN TRUNCATED TO SHOW THE PORTION OF THE DRAINAGE BASIN ON THE SUBJECT SITE. THE REMAINING PORTION OF 06* IS THE CHURCH PROPERTY TO THE SOUTH OF THE SUBJECT SITE.

DRAINAGE FACILITIES DOWNSTREAM HAVE BEEN DESIGNED TO HANDLE FULLY DEVELOPED CONDITIONS UPSTREAM (ENCLUSIVE OF SUBJECT PROPERTY).

EXISTING DRAINAGE AREA CALCULATIONS

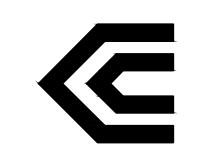
Drainage Area	Area (Acres)	Tc (Min)	C	I5 (in/Hr)	Q5 (cfs)	I25 (in/Hr)	Q25 (cfs)	I100 (in/Hr)	Q100 (cfs)	Comments
A-1	1.10	10	0.90	6.2	6.14	8.1	8.02	12.2	12.08	Sheet flow to Southwest
A-2	0.51	10	0.90	6.2	2.85	8.1	3.72	12.2	5.60	Sheet Flow South
A-3	0.03	10	0.90	6.2	0.17	8.1	0.22	12.2	0.33	Sheet flow North
A-4	0.13	10	0.90	6.2	0.73	8.1	0.95	12.2	1.43	Sheet flow Southwest
A-5	0.08	10	0.90	6.2	0.45	8.1	0.58	12.2	0.88	Sheet flow Northeast



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7970 PRECINCT LINE ROAD
COLLEYVILLE, TEXAS

CAR WASH

EXISTING
DRAINAGE
AREA MAP

C6.1

SCALE 1" = 20'

PLOT DATE:



Engineer DAVID C. GREGORY
P.E. No. 89296 Date 08/10/2023



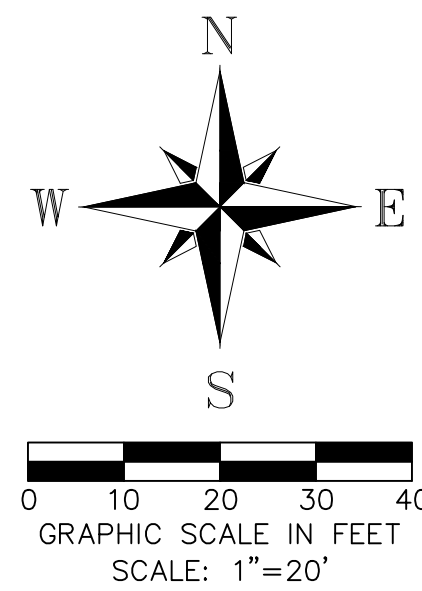
CAR WASH

PROPOSED DRAINAGE AREA MAP C6.2

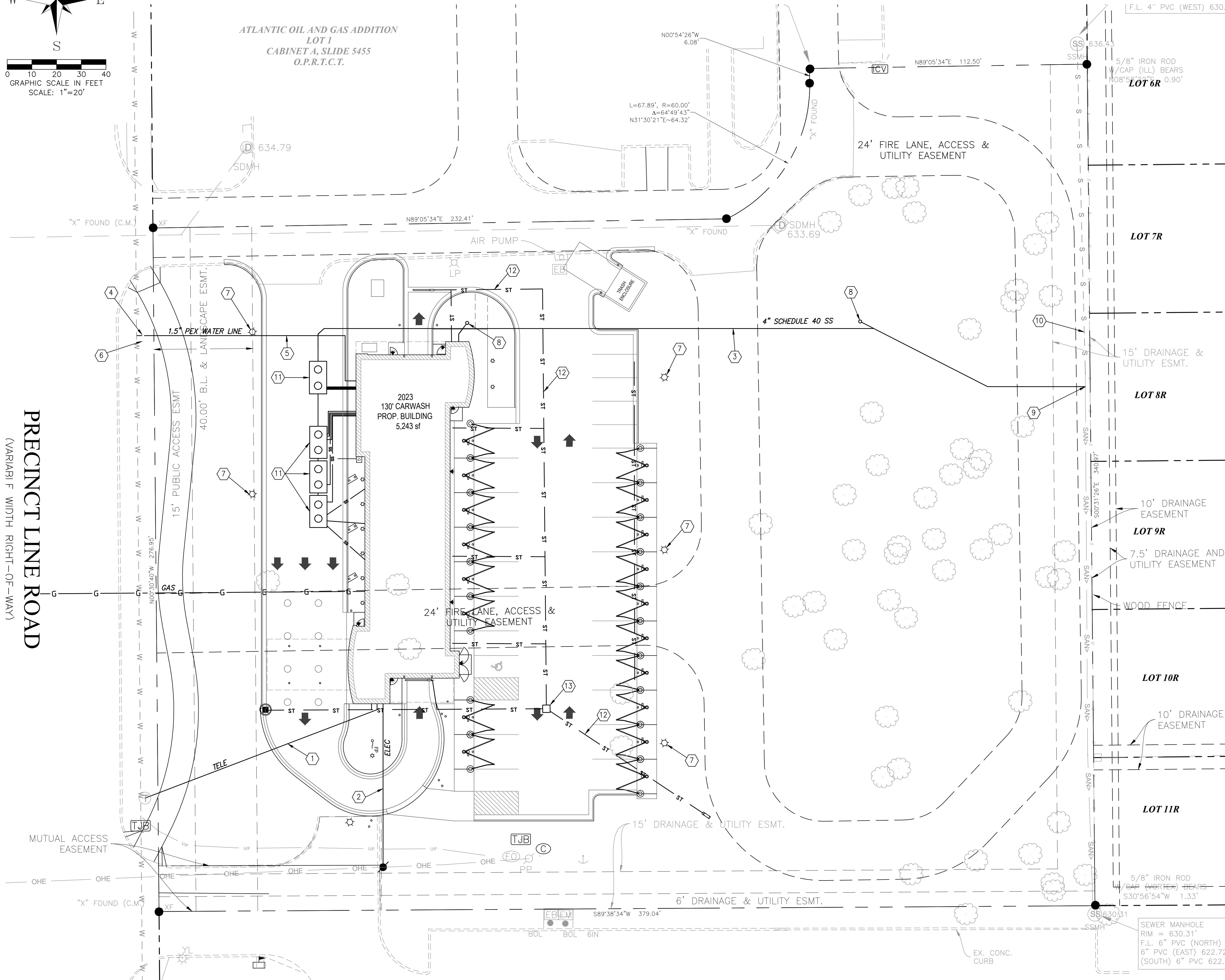
Drainage Area	Area (Acres)	Tc (Min)	C	J5 (in / Hr)	Q5 (cfs)	J25 (in / Hr)	Q25 (cfs)	J100 (in / Hr)	Q100 (cfs)	Comments
A-1	0.08	10	0.90	5.74	0.41	7.55	0.54	9.24	0.67	Sheet flow to Precinct
A-2	0.10	10	0.35	5.74	0.20	7.55	0.26	9.24	0.32	Sheet flow to Precinct
A-3	0.12	10	0.35	5.74	0.24	7.55	0.32	9.24	0.39	Sheet flow to Precinct
B-1	2.04	10	0.90	5.74	10.54	7.55	13.86	9.24	16.96	Flow into Pr System
B-2	0.18	10	0.55	5.74	0.57	7.55	0.75	9.24	0.91	Sheet flow to South
c-1	0.08	10	0.90	5.74	0.41	7.55	0.54	9.24	0.67	Flow to SD system

SCALE 1" = 20'

PLOT DATE



PRECINCT LINE ROAD
(VARIABLY WIDTH RIGHT-OF-WAY)



UTILITY PLAN NOTES

1. ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATIONS SHALL BE AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND SHALL BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS. COMPACTION SHALL BE FORMED IN 8 INCH LOOSE LIFTS COMPACTED TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY.
2. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE PROPER SHORING AND TRENCH PROTECTION IN ACCORDANCE WITH ALL STATE AND LOCAL SAFETY CODES AND ORDINANCES.
3. THE INTENT OF THIS PLAN IS A COMPLETED JOB. ANY MATERIALS OR WORK NOT SPECIFICALLY LISTED AS A PAY ITEM IS CONSIDERED TO BE INCIDENTAL AND IS TO BE INCLUDED IN THE PRICE BID FOR OTHER ITEMS FOR PAYMENT. THE CONTRACTOR SHALL, UPON REVIEW OF THE PLANS, AND PRIOR TO SUBMITTING THE BID NOTIFY THE ENGINEER AND OWNER OF ANY SPECIFIC NON-PAY ITEM TO BE BID.
4. VERIFY SIZE OF WATER LINE AND SPECIFIC METERING REQUIREMENTS WITH BOTH CITY & COUNTY AND LOCAL UTILITY COMPANY. NOTE: A MIN. OF 42" COVER IS REQUIRED.
5. MINIMUM 4" SANITARY SEWER. VERIFY MATERIAL AND CONNECTION REQUIREMENTS WITH BOTH CITY & COUNTY AND OR LOCAL SEWER JURISDICTION PRIOR TO CONSTRUCTION.
6. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
7. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
8. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE APPROPRIATE GOVERNING AUTHORITY.
9. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. OWNER /DEVELOPER AND ENGINEER SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.

LEGEND

<u>GAS</u>	PROP. GAS LINE
<u>G</u>	EX. GAS LINE
<u>UNDERGROUND TELEPHONE</u>	PROP. UNDERGROUND TELEPHONE LINE
<u>OHT</u>	EX. OVERHEAD TELEPHONE LINE
<u>UNDERGROUND ELECTRIC</u>	PROP. ELECTRIC LINE
<u>OHE</u>	EX. OVERHEAD ELECTRIC LINE
<u>1 1/2" WATER</u>	PROP. WATER LINE
<u>8"W</u>	EX. WATER LINE
<u>6" SEWER</u>	PROP. SANITARY SEWER
<u>8"SS</u>	EX. SANITARY SEWER
<u>18" STORM DRAIN</u>	PROP STORM DRAIN
<u>EX. STORM DRAIN</u>	EX. STORM DRAIN

SSMH	EX. SANITARY SEWER MANHOLE
SL	SITE LIGHT FIXTURE
WM	EX. WATER METER
WV	EX. WATER VALVE
PP	EX. POWER POLE

KEYNOTES

1. G.C. TO VERIFY TELEPHONE SERVICE AND CONNECTION REQUIREMENTS WITH PHONE COMPANY.
2. BURIED ELECTRICAL SERVICE FROM POLE MOUNTED TRANSFORMER TO BUILDING AS PER LOCAL UTILITY CO. REQUIREMENTS. CC SHALL PROVIDE WORK AND MATERIALS FOR 2-4" PVC CONDUITS, CONNECT TO EXISTING CONDUIT
3. INSTALL 6" SANITARY SEWER SERVICE. SERVICE SHALL BE CONSTRUCTED OF PVC ASTM 3034, SDR-35.
4. INSTALL NEW 1" METER FOR DOMESTIC SERVICE.
5. INSTALL 108 LF OF 1-1/2" WATER LINE. WATERLINE SHALL BE ENDDOT/ENDCO TRACE AWWA C901 HDPE TUBING-TRACEABLE. ALL WORK AND MATERIALS BY G.C.
6. INSTALL NEW 1" METER FOR IRRIGATION SERVICE.
7. SITE LIGHT(S) W/UNDERGROUND ELEC. SERVICE. RE: SITE ELECTRICAL PLAN
8. INSTALL SANITARY SEWER CLEANOUT(S)
9. CONNECT TO EXISTING SANITARY SEWER SERVICE. PLUMBING CONTRACTOR SHALL VERIFY DEPTH OF CONNECTION PRIOR TO PLACEMENT OF ANY LINES.
10. APPROXIMATE LOCATION OF EXISTING SANITARY SEWER SERVICE LINE.
11. SAND/OIL RECLAMATION SYSTEM INTERCEPTOR TANK
12. 12" STORM LINE PER CITY STANDARDS & SPECIFICATIONS.
13. 2' X 2' JUNCTION BOX PER CITY STANDARDS & SPECIFICATIONS.

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Engineer **DAVID C. GREGORY**
P.E. No. **89296** Date **08/10/2023**

**CHRISTIANSON
COMPANIES**

**TOMMYS EXPRESS
CAR WASH**

7970 PRECINCT LINE ROAD
COLLEYVILLE, TEXAS

CAR WASH

**PRELIMINARY
UTILITY PLAN**

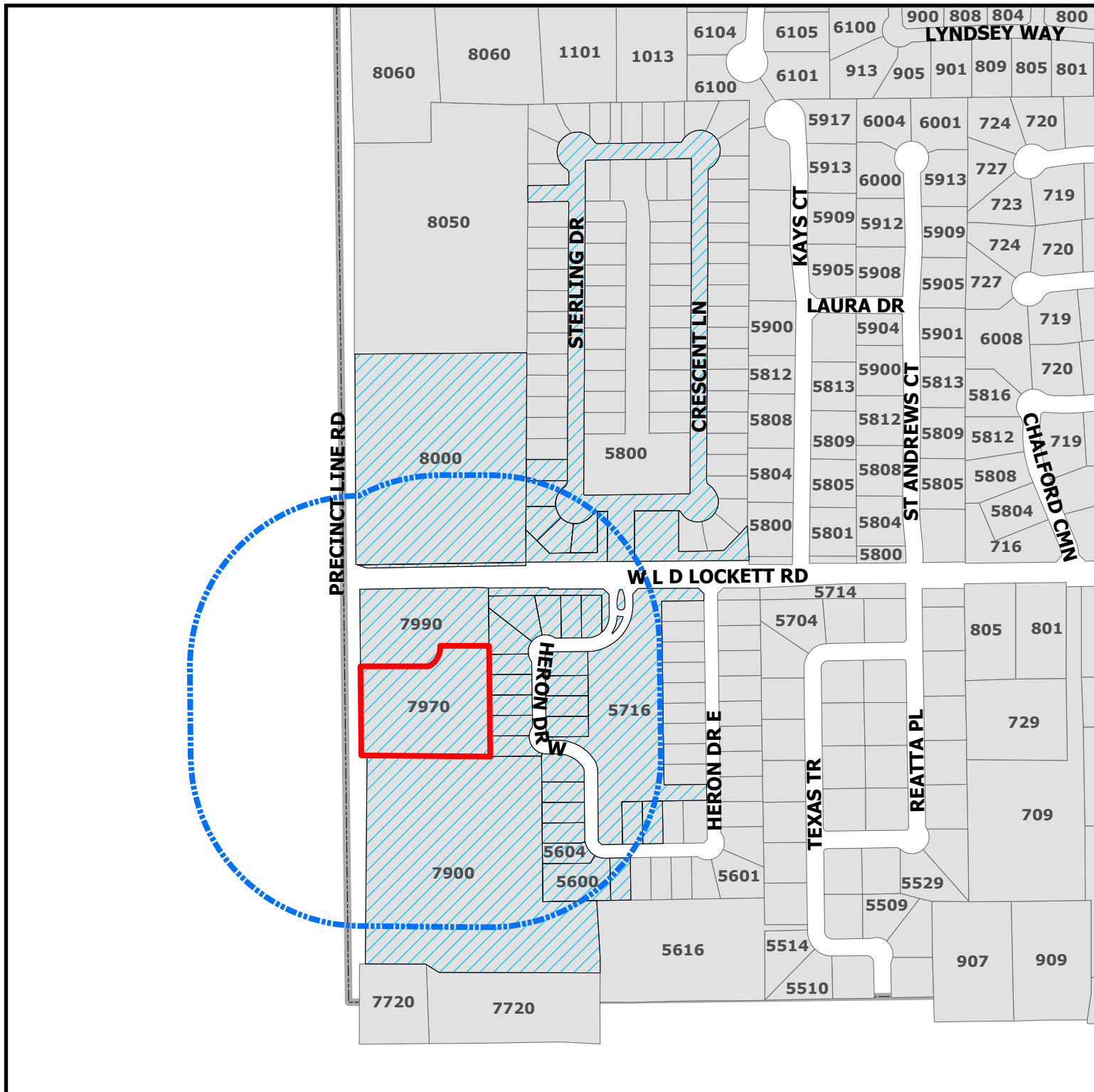
C8

PLOT DATE:

UTILITY PLAN

SCALE 1" = 20'

Notification Map

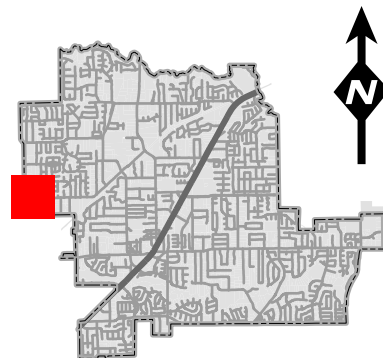


ZC23-028

7970 Precinct Line Rd

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-  Parcels to be notified
-  Buffer
-  Subject Property



Owner Name	Owner Address	Owner City	Owner Zip
MIRZA, FAIZ A	1000 HERON DR W	COLLEYVILLE, TX	76034
KESIRY, RIAD	1004 HERON DR W	COLLEYVILLE, TX	76034
KUNTZ, ROBIN	1008 HERON DR E	COLLEYVILLE, TX	76034
HANSON, NANCY L	1008 HERON DR W	COLLEYVILLE, TX	76034
TELLEZ, KATHLEEN	1012 HERON DR	COLLEYVILLE, TX	76034
TAYLOR, TOLLESON	1012 HERON DR W	COLLEYVILLE, TX	76034
STEELE, CHARLES	1017 HERON DR E	COLLEYVILLE, TX	76034
JOSEPH PRINCE MINISTRIES INC	1075 MAXWELL MILL RD	FORT MILL, SC	29708
COLLEYVILLE HERON POND HOA	1723 E SOUTHLAKE BLVD STE 120	SOUTHLAKE, TX	76092
PRECINCT PARTNERS LLC	2985 MUIRFIELD DR	LEWISVILLE, TX	75067
EMERALD PARK H A INC	400 COUNTRY PL	COLLEYVILLE, TX	76034
KANWAL, AYESHA	5516 CASA GRANDE TR	MIDLAND, TX	79707
SUSAN ADAMS LIVING TRUST	5604 HERON DR W	COLLEYVILLE, TX	76034
ANTONY, MATHEW	5608 HERON DR W	COLLEYVILLE, TX	76034
J DANIEL & BECKY S SMITH REVOC A	5612 HERON DR W	COLLEYVILLE, TX	76034
THE CHENG JIANG AND HUALIAN WAN	5616 HERON DR	COLLEYVILLE, TX	76034
KHWAJA, SHERALY	5617 HERON DR E	COLLEYVILLE, TX	76034
REATTA PLACE	5700 Texas Trail	COLLEYVILLE, TX	76034
HERON POND	5712 Heron Drive E	COLLEYVILLE, TX	76034
MCKITTRICK, CHARLES	5721 HERON DR W	COLLEYVILLE, TX	76034
GRACEY, LESLIE	5724 HERON DR W	COLLEYVILLE, TX	76034
PEDERSEN, KATHLEEN P	5725 HERON DR W	COLLEYVILLE, TX	76034
MILLS, JEFFREY	5728 HERON DR W	COLLEYVILLE, TX	76034
DALEY LIVING TRUST	5729 HERON DR W	COLLEYVILLE, TX	76034
THE STACK FAMILY TRUST	5732 HERON DR W	COLLEYVILLE, TX	76034
PODSEDNIK, SCOTT	5736 HERON DR W	COLLEYVILLE, TX	76034
MUZAFFAR, MUHAMMAD K	5740 HERON DR W	COLLEYVILLE, TX	76034
KIM, TAE WOO	5804 STERLING DR	COLLEYVILLE, TX	76034
VORA, JAY	5808 STERLING DR	COLLEYVILLE, TX	76034
KUO, MAN-LI	5812 STERLING DR	COLLEYVILLE, TX	76034
SIRISAKD, NED	5816 STERLING DR	COLLEYVILLE, TX	76034
GIEBLER, TERRY L	5820 STERLING DR	COLLEYVILLE, TX	76034
EMERALD PARK ADDITION -COLLEY	5902 Crescent Ln	COLLEYVILLE, TX	76034
BEAR VALLEY COMMUNITY CHURCH	7900 PRECINCT LINE RD	COLLEYVILLE, TX	76034
VICTRON STORES LP	PO BOX 2599	WAXAHACHIE, TX	75168
LAVACA TRAIL ESTATES		COLLEYVILLE, TX	76034



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, September 11th, 2023 at 7:00 p.m.
City Council Meetings: Wednesday, October 4, 2023 & Tuesday, October 17, 2023 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Planned Unit Development – Commercial Amendment for Lot 2R, Atlantic Oil and Gas Addition, located at 7970 Precinct Line Road. The request is for an amendment to the current PUD-C to allow for a carwash.

Zoning Case: ZC23-028

Applicant: Tanner Brandt

Owner: Ravikanth Mantena

Location: 7970 Precinct Line Rd

Property Description: Lot 2R of the Atlantic Oil and Gas Addition

Present Zoning: PUD-C, Planned Unit Development Commercial

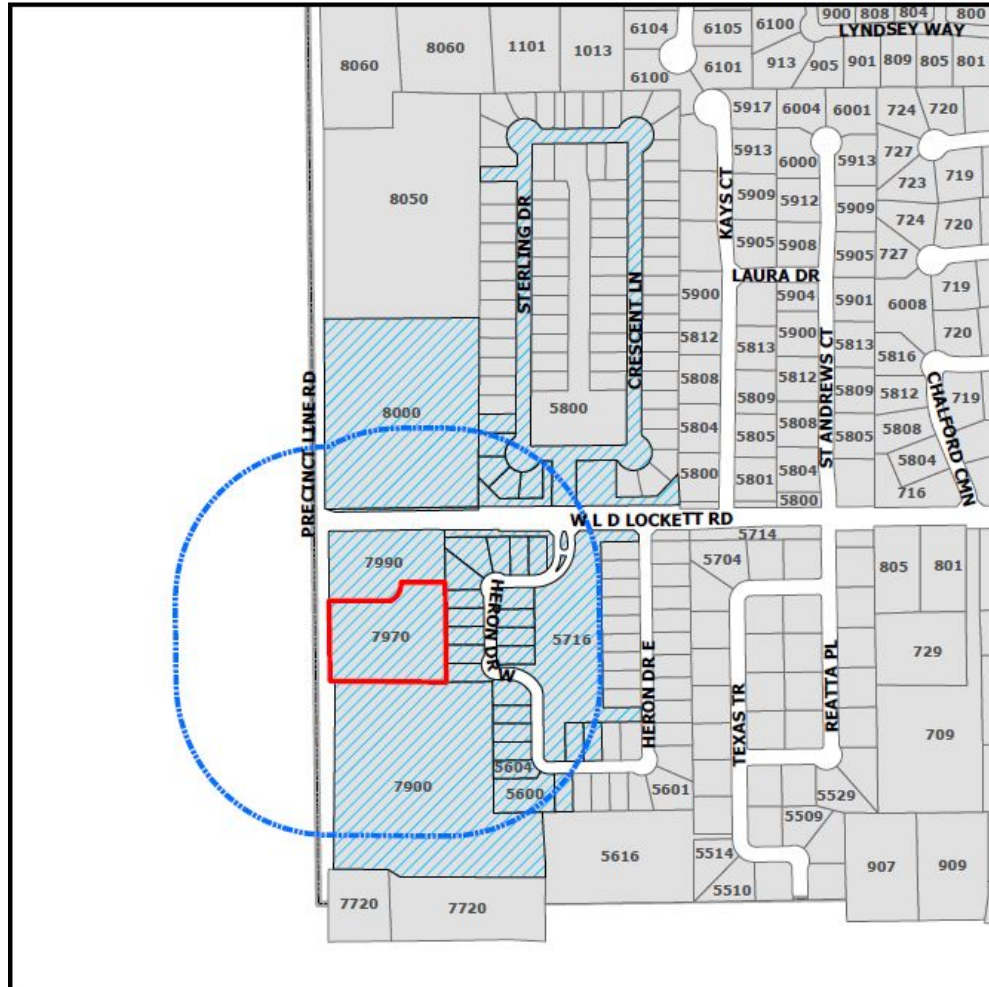
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

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

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

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
Principal Planner
jreyff@colleyville.com

31 AUG 2023

From:
Jeffrey S. Mills
5728 Heron Drive West
Colleyville, TX 76034

To:
Planning and Zoning Commission
City of Colleyville
100 Main Street
Colleyville, TX 76034

Subj: REZONING REQUEST FOR 7970 PRECINCT LINE ROAD, ZONING CASE
ZC23-028

1. The purpose of this letter is to serve as my written protest prior to the public hearing regarding the rezoning request for 7970 Precinct Line Road, Zoning Case ZC23-028.

2. My home is adjacent to 7970 Precinct Line Road, and I have lived there since June 2017.

3. I have several concerns regarding the proposed development of 7970 Precinct Line Road into a carwash. My concerns are listed below:

- The amount of noise from the carwash operating (carwash machine, dryers, vacuums, etc), and the noise from its customers (loud vehicles and loud music).

- The decrease in water pressure for my home and other homes within my community due to the carwash.

- The smell of the chemicals used by the carwash, and the potential hazardous effects to the soil and our water supply.

- The potential damage or destruction of the trees behind my home due to chemical residue from the carwash operating and the increased amount of vehicle traffic.

4. I believe that if the rezoning request for 7970 Precinct Line Road is approved, then it will have a significant, negative impact on the value of my property as well as my ability to enjoy my home.

Sincerely,

//signed//

J. S. MILLS

From: [Ben Bryner](#)
To: [Jackie Reyff](#); [Kristopher Potts](#); [Scott Hammons](#)
Subject: FW: Special Use Zoning For Car Wash Precinct Line
Date: Friday, September 1, 2023 4:00:31 PM

FYI...

From: Jerry Ducay <JDucay@colleyville.com>
Sent: Friday, September 1, 2023 4:00 PM
To: Scott Podsednik [REDACTED]
Cc: Christine Loven <cloven@colleyville.com>; Ben Bryner <BBryner@colleyville.com>
Subject: RE: Special Use Zoning For Car Wash Precinct Line

Scott:

I will make sure your objection is included in the public record.

Have a great holiday weekend.

Jerry Ducay
City Manager
City of Colleyville
100 Main Street
Colleyville, Texas 76034
817-503-1116 (office)
817-312-2030 (cell)



817.503.1111

Integrity ~ Communication ~ Excellence ~ Transparency



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

From: Scott Podsednik [REDACTED] >
Sent: Friday, September 1, 2023 12:42 PM
To: Jerry Ducay <JDucay@colleyville.com>
Subject: Special Use Zoning For Car Wash Precinct Line

Jerry,

Thank you for talking with me today. I plan on attending the meeting Monday September 11 but I am sending this email to formally object to the special use zoning

change request for a car wash at 7970 Precinct Line Rd, Colleyville. My concerns are aesthetics, commotion, foot traffic, car traffic, the removal of trees, noise, and lighting. Thank you for hearing our concerns.

Scott Podsednik
5736 Heron Dr W
Colleyville, TX 76034



ORDINANCE O-23-XXXX

AMENDING ORDINANCE O-00-1258 CONDITIONS; 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 Council approved Ordinance O-00-1258 on December 17, 2000 to grant a rezoning request from the PUD - C Planned Unit Development Commercial district to the PUD-C Planned Unit Development – Commercial district on 2.59 acres located at 7970 Precinct Line Road, under Cases O-74-177, O-96-1053, O99-1146; and

WHEREAS, the applicant has requested an amendment to Ordinance O-00-1258 to amend Exhibit “B” as referenced in Section 1 to allow for a new carwash; 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 changing the zoning on 7970 Precinct Line Road by amending the existing Planned Unit Development-Commercial Zoning district to allow for a carwash, as depicted in the attached Exhibits “B” and “C”.

- 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:

General

The following amendments to Ordinance O-00-1258 are hereby authorized:

- Exhibit "B" as referenced in 1 of Ordinance O-00-1258 is hereby amended to allow for a new carwash attached as Exhibit "B" in this ordinance.
 - The following conditions shall be included:
 - The carwash shall be 5,243 s.f.
 - There shall be 18 parking spaces with vacuums.
 - There shall be an 8' masonry screening fence adjacent to the residential subdivision to the east.
- 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 4th day of October 2023.

The second reading and public hearing being conducted on the 17th day of October 2023.

PASSED AND APPROVED BY A VOTE OF _____AYES, _____NAYS, AND _____ABSTENTIONS ON THIS THE 17th DAY OF OCTOBER 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

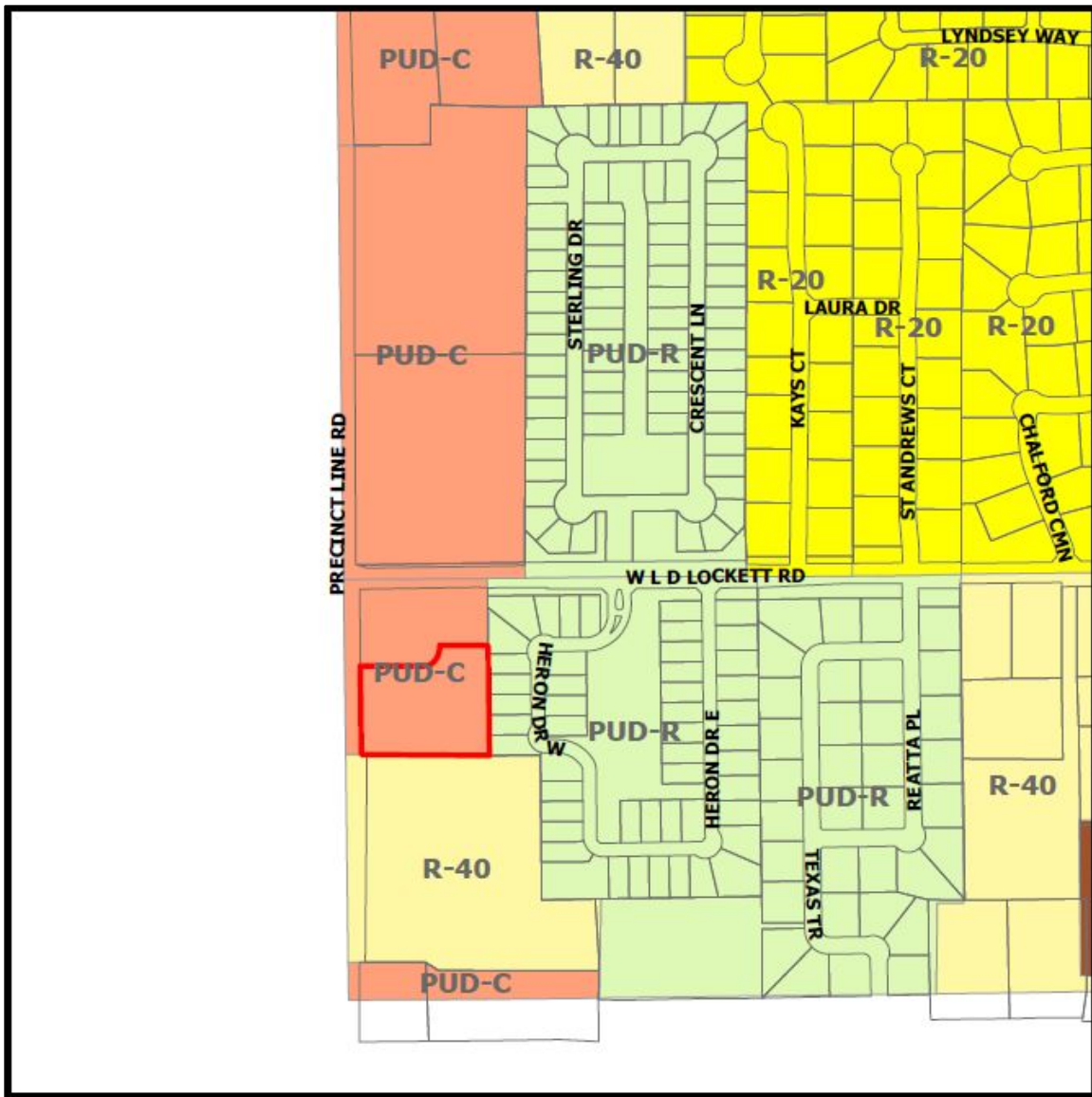
Christine Loven, TRMC
Assistant City Secretary

Bobby Lindamood
Mayor

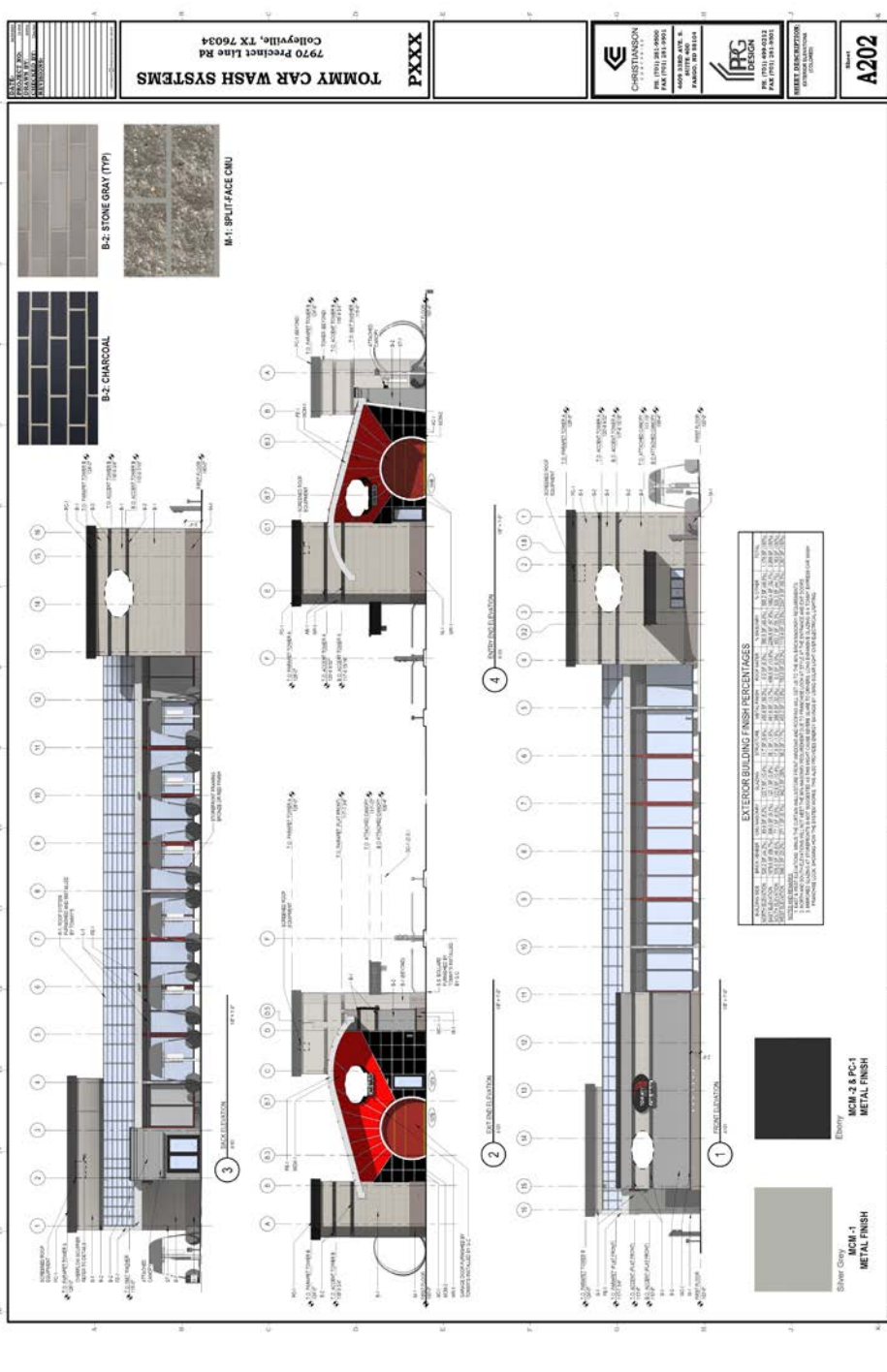
APPROVED AS TO FORM:

Whitt L. Wyatt
City Attorney

Exhibit "A"- Zoning Map



[illegible]



TOMMY CAR WASH SYSTEMS
7970 Precinct Line Rd
Colleyville, TX 76034

PXXX

CHRISTIANSON
10000 138th Ave. S.
Minnetonka, MN 55345
TEL: 763.853.0000
FAX: 763.853.0001
WWW.CS-USA.COM

FRS
10000 138th Ave. S.
Minnetonka, MN 55345
TEL: 763.853.0000
FAX: 763.853.0001
WWW.FRS-USA.COM

A202

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