



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

100 Main Street Colleyville, Texas 76034

MONDAY, NOVEMBER 13, 2023

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

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

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

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

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

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

1. APPROVAL OF MINUTES

- 1a** Planning and Zoning Commission Meeting Minutes - October 9, 2023
Planning and Zoning Commission Worksession Minutes - October 23,
2023
Planning and Zoning Commission Special Meeting Minutes - October
23, 2023

2. PUBLIC HEARING AGENDA ITEMS

- 2a** Consideration of a Special Use Permit to allow for a fence for Lot 1, Block B, Legacy North, located at 812 Sawyer Drive, Case ZC23-024
TABLED FROM THE OCTOBER 23, 2023 PLANNING AND ZONING COMMISSION SPECIAL MEETING
- 2b** 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. TABLED FROM OCTOBER 9, 2023 PLANNING AND ZONING COMMISSION MEETING
- 2c** Consideration of a Special Use Permit for a contractor office with storage yard on Tract 2K, Abstract 963, Absalom J Lott Survey, located at 6516 Colleyville Boulevard, Case ZC23-029
TABLED FROM THE OCTOBER 9, 2023 PLANNING AND ZONING COMMISSION MEETING. THE APPLICANT REQUESTS TO TABLE TO THE DECEMBER 11th PLANNING AND ZONING COMMISSION MEETING.
- 2d** Consideration of a Minor Plat with a Waiver for Lot Width on Lot 1, Block 1, MCM Addition, located at 309 Glade Road, Case PC23-010
- 2e** Consideration of a rezoning from AG Agricultural to R-40 Single Family Residential for Lot 1, Block 1, Fred C. Rice Addition, located at 6103 Hunter Lane, Case ZC23-032
- 2f** Consideration of a rezoning from AG Agricultural and RE Single Family 'Estate' Residential to R-40 Single Family Residential for Tracts 1B1, 1B2, and 1B3, Abstract 294, Robert Chowning Survey and Lot 1, Block 1, Cero Addition, located at 2417 Wilkes Drive and 6900 Pool Road, Case ZC23-033

3. CITIZEN COMMENTS

4. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards *Thursday, November 9, 2023* by 5:00 p.m.

Jacquelyn Reyff
Planning Manager

A quorum of any Colleyville board, commission, or committee may be present at this meeting. Any matter on this agenda may, at the discretion of the governing body, be opened for public comment and discussion. If you plan to attend this public meeting and have a disability that requires special accommodations, please advise the City Secretary at least 48 hours in advance at 817.503.1133, and reasonable accommodations will be made to assist you.



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number**Agenda Date** 11/13/2023**Type** Approval of Minutes**Department** Community Development

Title

Planning and Zoning Commission Meeting Minutes - October 9, 2023

Planning and Zoning Commission Worksession Minutes - October 23, 2023

Planning and Zoning Commission Special Meeting Minutes - October 23, 2023

Attachments

1. October 09, 2023 P&Z Minutes
2. October 23, 2023 P&Z Worksession Minutes
3. October 23, 2023 Special Meeting Minutes



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION MINUTES

100 Main Street, Colleyville, Texas, 76034

MONDAY, OCTOBER 9, 2023

CALL MEETING TO ORDER EXECUTIVE CONFERENCE ROOM

The City of Colleyville Planning and Zoning Commission Worksession Meeting was called to order by Chair Bevill on October 9, 2023, at 6:15 p.m.

Roll Call

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

Absent:

Staff Present: Ben Bryner, Jacquelyn Reyff, Kris Potts, and Chris Pham

Also Present: Attorney, Nicole Corr, Fire Marshall, Rob Mckeown

There was discussion amongst staff and the Commission regarding updated items to be presented this evening at the regular meeting.

Chair Bevill adjourned the Planning and Zoning Commission Worksession Meeting at 6:54 p.m.

CALL MEETING TO ORDER CITY COUNCIL CHAMBERS

The City of Colleyville Planning and Zoning Commission Meeting was called to order by Chair Bevill on October 09, 2023, at 7:07 p.m.

Roll Call

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

Absent: None

Staff Present: Ben Bryner, Jacquelyn Reyff, Kris Potts, and Chris Pham

Also Present: Attorney, Nicole Corr, Fire Marshall Rob Mckeown

1. APPROVAL OF MINUTES

- 1a** Planning and Zoning Commission Meeting Minutes – September 11, 2023
Planning and Zoning Commission Worksession Minutes – September 25, 2023

Commissioner Alphonso made a motion to approve the September 11, 2023 Planning and Zoning Commission Meeting Minutes, and the September 25, 2023 Planning and Zoning Commission Worksession Minutes. Commissioner Linn seconded the motion.

The motion was carried by the following vote:

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

Nay: 1 - Syed

2. PUBLIC HEARING AGENDA ITMES

- 2a** Tabled from the September 11th meeting - Consideration 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, for Lot 1, Block 1, San Bar Square Addition, located at 105 Cheek-Sparger Road. The request is for medical and general office uses to include a compound pharmacy, Case ZC23-006

Commissioner Claudia Bevill recused herself.

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

The motion was carried by the following vote:

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

Nay: 0

Recusal: 1 - Bevill

Jacquelyn Reyff presented the case and briefed the commission.

Robert Johnson, 845 Enterprise Place, Suite B, Southlake, TX, presented his case for the proposed pharmacy. He answered the Commission's questions regarding the change in site plan showing a decrease in building size and parking required.

The public hearing was opened at 7:19 p.m.

The following citizens did not wish to speak, but did wish to record their opposition.

Greg Rhodes, 114 W Greenbriar Ln
Janet Lenhart, 412 Woodbriar Ct
Jeff Lenhart, 412 Woodbriar Ct
Cynthia Wallace, 104 Greenbriar Ln
David Wallace, 104 Greenbriar Ln
Lee Ann Walker, 409 Briarcliff Ct
Lesa Haskell, 3709 Oakbriar Ln

The following citizens spoke at the public hearing:

Michael Davila, 100 Greenbriar Ln., spoke in opposition of the case, specifically regarding the potential increased traffic through the neighborhood.

Dane Davila, 100 Greenbriar Ln., spoke in opposition of the case, specifically regarding the potential increased traffic through the neighborhood.

Israel Davila, 100 Greenbriar Ln., spoke in opposition of the case, specifically regarding the potential increased traffic through the neighborhood.

J.J Davila, 100 Greenbriar Ln., spoke in opposition of the case, specifically regarding the potential increased traffic through the neighborhood.

Jeff Montague, 3717 Briarhaven Ln., spoke in opposition of the case, specifically regarding the potential increased traffic and the lack of available infrastructure in the neighborhood.

Bob Grant, 3616 Sweetbriar Ln., spoke in opposition of the case.

Jane Clark, 115 W. Greenbriar Ln., spoke in opposition of the case, specifically regarding the potential increase in traffic and the safety concerns for children

walking to the nearby park.

Michael Roberts, 3717 San Bar Ln, spoke in opposition to the case, specifically in regards to the potential increase in traffic, the lack of sidewalks, and lack of stop signs on Greenbriar Ln.

Chelsee Martinez, 3716 Briarhaven Ln., spoke in opposition of the case, specifically stating there were already multiple pharmacies within the vicinity another would be unnecessary.

Sharon Dowdey, 200 Greenbriar Ln., spoke in opposition of the case, specifically regarding a potential increase in crime and traffic. She also spoke about the lighting that would potentially impact nearby properties.

Adnan Syed, 6705 Sapphire Cir. N., spoke in opposition of the case, specifically regarding the pharmacy use and asked questions regarding what will be compounded at the pharmacy.

John Lucas, 4008 Steeplechase Dr., spoke in support of the case, specifically regarding that traffic would not increase through the neighborhood.

With no one else wishing to speak, the public hearing was closed at 7:48 p.m.

Robert Johnson, 845 Enterprise Place, Suite B, Southlake, TX, spoke on the case again and addressed citizen comments regarding increased traffic and medical waste.

Preyesh Kumar, 2205 N. Pearson Ln, Westlake TX, the property owner also spoke and addressed questions regarding the hours of operation, the number of employees, and potential traffic onto San Bar Ln.

The public hearing was re-opened at 8:08 p.m.

Sharon Dowdey, 200 Greenbriar Ln., spoke in regards to the history of zoning on the property.

Morgan Spence, 312 Greenbriar Ln., spoke in opposition of the case, specifically regarding what type of medication be compounded at the pharmacy, and the potential for increased crime.

Lindsey Reyes, 3725 San Bar Ln., spoke in opposition of the case, specifically regarding parking for the pharmacy, and if overflow parking will be deferred to San Bar Ln.

With no one else wishing to speak, the public hearing was closed at 8:12 p.m.

The Commission took a recess for an Executive Session at 8:16 p.m.

The Executive Session ended and the regular meeting resumed at 8:22 p.m.

Commissioner Alphonso made a motion to approve case ZC23-006. Commission Linn seconded the motion.

The motion was carried by the following vote:

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

Nay: 1 - Syed

Recused: 1 – Bevill

- 2b** Tabled from the September 11th meeting - 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 NOVEMBER 13, 2023 PLANNING AND ZONING COMMISSION MEETING

Commissioner Syed made a motion to remove Case ZC23-025 from the table. Commissioner Groves seconded the motion.

The motion was carried by the following vote:

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

Nay: 0

Commissioner Syed made a motion to table Case ZC23-025 to the November 13, Planning and Zoning Commission Meeting. Commissioner Alphonso seconded the motion.

The motion was carried by the following vote:

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

- 2c** Tabled from the September 11th meeting - 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

Jacquelyn Reyff presented the case and briefed the Commission.

Tanner Brandt, the applicant presented his case for the proposed carwash. He answered the commission's questions regarding the noise study, potential water pressure loss, drainage improvements, lighting, and safety concerns.

Mike Roseberry, the potential business manager also spoke and answered the commission's questions regarding staffing levels, hours of operation, and how site maintenance will be performed to keep standards high.

The public hearing was opened at 8:59 p.m.

The following citizens did not wish to speak but did wish to record their opposition.

Shaista Khanmohammed, 5617 Heron Dr. E.
Sheraly Khwaja, 5620 Heron Dr. W.
Becky Smith, 5612 Heron Dr. W.
Dan Smith, 5612 Heron Dr. W.
Leslie Gracey, 5724 Heron Dr. W.
Daniel Lockard, 1009 Heron Dr. E.
Mitch Mueller, 5709 Heron Dr. E.
Leslie Mueller, 5709 Heron Dr. E.
Catherine Scott-Lockard, 1004 Heron Dr. E.
Lisa Denson, 1001 Heron Dr. E.
Thomas Daniell, 5616 Heron Dr. E.
Bonita Davis, 5616 Heron Dr. E.
Amy Daley, 5729 Heron Dr. W.
David Daley, 5729 Heron Dr. W.
Scott Podsednik, 5736 Heron Dr. W.
Pam Bay, 1005 Heron Dr. E.
Jan Crawford, 1009 Heron Dr. E.
Shannon Berquist, 5721 Heron Dr. E.
Dennis Denson, 1001 Heron Dr. E.
Jeff Turton, 5708 Heron Dr. E.

Jenna Turton, 5708 Heron Dr. E.

The following citizens spoke at the public hearing:

Jeff Mills, 5728 Heron Dr. W., spoke in opposition of the case, specifically regarding the multiple other carwash in the nearby vicinity. He also addressed concerns regarding the noise levels of the carwash.

Laurie Stack, 5732 Heron Dr. W., spoke in opposition of the case, specifically regarding the noise levels and safety concerns.

Robin Kuntz, 1008 Heron Dr. E., spoke in opposition of the case, specifically regarding the noise.

Kathleen Nelson, 5700 Heron Dr. E., spoke in opposition of the case, specifically regarding the potential increase in traffic, noise and the potential of property value risks for the neighborhood.

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

Tanner Brandt, the applicant spoke again to address citizen concerns regarding the traffic, noise, and reiterated that Tommy's carwash intends on keeping their site as beautiful with landscaping as possible.

The public hearing was re-opened at 9:40 p.m.

Robin Kuntz, 1008 Heron Dr. E., asked questions regarding the sound study, specifically regarding the high noise spikes.

Tanner Brandt, the applicant, addressed these spikes stating the spikes were the sounds of birds, or larger vehicles on Precinct Line Rd.

With no one else wishing to speak, the public hearing was closed at 9:43 p.m.

Commissioner Alphonso made a motion to approve Case ZC23-028. Commissioner Linn seconded the motion.

Aye: 2 – Alphonso, Linn

Nay: 5 – Syed, Groves, Alphonso, Bevill, and Obinabo

The Motion to approve failed 2-5

- 2d** Consideration of a Replat for Lot 16R1, Block 3, Highland Acres Addition, being a portion of Lot 15 and a portion of Lot 16, Block 3, Highland Acres Addition, located at 105 Timberline Drive South, Case PC23-005

Jacquelyn Reyff presented the case and briefed the Commission.

The applicant, Brock Roorda, 105 Timberline Dr. S., Colleyville, TX 76034, chose not to speak on the case.

The public hearing was opened at 9:47 p.m.

With no one wishing to speak, the public hearing was closed at 9:47 p.m.

Commissioner Syed made a motion to approve Case PC23-005. Commissioner Alphonso seconded the motion.

The motion was carried by the following vote:

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

- 2e** Consideration of a Preliminary/Final Plat for the Park Place Subdivision, being Lot 1, Block 1, Crisp Addition and a portion of Lot 1R, Block 1, Wiggins Addition, located at 5305 Bluebonnet Drive, Case PC23-006

Jacquelyn Reyff presented the case and briefed the Commission.

Curtis Young spoke on behalf of the applicant, Vijay Borra, 826 Mango Ct, Coppell, TX 75019, and came forward to discuss two proposed plats, one with a Janet Ln. connection and one without a connection, but a cul-de-sac. He answered the Commission's questions regarding the possibility of a reduction in the number of lots, possible subdivision gate, drainage concerns, proposed open space utilization, and subdivision entrance design.

The public hearing was opened at 10:00 p.m.

The following citizens did not wish to speak but did wish to record their opposition.

Sean Severide, 5405 Janet Ln.
Solomon and Florence Raquepo, 5402 Janet Ln.

The following citizens spoke at the public hearing:

Suzanne Severide, 5405 Janet Ln., spoke in opposition of the case, specifically with concerns about cut through traffic.

Joe Stout, 5505 Janet Ln., spoke in opposition of the case, specifically with concerns regarding traffic and reduction of community gathering space.

Carlo Silvestri, 1504 Royal Ln., spoke in opposition of the case.

Greg Richards, 5212 Coventry Ct., spoke in opposition of the case, specifically inquiring about neighboring land usage.

With no one else wishing to speak, the public hearing was closed at 10:11 PM.

Commissioner Groves made a motion to approve Case PC23-006. Commissioner Syed seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Groves, Syed, Raine, Linn, and Bevill.

Nay: 2 – Alphonso and Obinabo.

- 2f** Consideration of a Preliminary/Final Plat for the Park Place Subdivision, being Lot 1, Block 1, Crisp Addition and a portion of Lot 1R, Block 1, Wiggins Addition, located at 5305 Bluebonnet Drive, Case PC23-007

Jacquelyn Reyff presented the case and briefed the Commission. Staff and the Commission discussed the possibility of installing an emergency access easement with a gate on the east side of the property to remove the requirement of variances on the plat.

Curtis Young, speaking on behalf of the applicant, Vijay Borra, 826 Mango Ct, Coppell, TX 75019, came forward to discuss with the Commission his thoughts about adding an emergency vehicle gate to prevent cut through traffic.

The public hearing was opened at 10:27 p.m.

The following citizens did not wish to speak but did wish to record their support.

Sean Severide, 5405 Janet Ln.

Suzanne Severide, 5405 Janet Ln.
Mike Arita, 5400 Janet Ln.
Gary Line, 1505 Kingswood Ln.
Solomon and Florence Raquepo, 5402 Janet Ln.
Paula Alison Butts, 1504 Kingswood Ln.

The following citizens spoke at the public hearing:

Mike Matton, 1500 Kingswood Ln., spoke in support of the case, supporting the cul-de-sac from reducing cut through traffic.

Carlo Silvestri, 1504 Royal Ln., spoke in support of the case.

Joe Stout, 5505 Janet Ln., spoke in support of the case.

With no one wishing to speak, the public hearing was closed at 10:35 p.m.

Commissioner Raine made a motion to approve PC23-007 with the recommendation that an emergency access easement with gate be considered. Commissioner Alphonso seconded the motion.

The motion was carried by the following vote:

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

Nay: 1 – Syed

- 2g** Consideration of a Special Use Permit for a Contractor Office with Storage Yard on Tract 2K, Abstract 963, Absalom J Lott Survey, located at 6516 Colleyville Boulevard, Case ZC23-029.

Commissioner Mark Alphonso recused himself.

Jacquelyn Reyff presented the case and briefed the Commission.

James Uperson and Spencer Perkins, the application, spoke on the case and answered the commission's questions regarding the current fencing around the property and potential pavement improvements.

The applicant requested to table to the 11-13-2023 Planning and Zoning meeting.

The public hearing was opened at 10:48 p.m.

Mark McCrary, 6517 Kingston Dr., spoke on the case, stating that he would be in support if a fence was placed between his property's fence and the subject property to act as a screening wall on the rear of the property.

With no one else wishing to speak, the public hearing was closed at 10:52 p.m.

Commissioner Obinabo made a motion to table Case ZC23-029 to the November 13, Planning and Zoning Commission meeting. Commissioner Groves seconded the motion.

The motion was carried by the following vote:

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

Nay: 0

Recusal: 1 - Alphonso

- 2h** Consideration of a Special Use Permit for a Carport on Lot 1, Block 1, of the Howard Place Addition, located at 6113 Bransford Road, Case ZC23-030

Jacquelyn Reyff presented the case and briefed the Commission.

Ken Frisby the applicant, 6775 Florence Rd, Justin, TX, spoke on the case and answered the commission's questions regarding the permitting process of the carport.

The public hearing was opened at 11:11 p.m.

With no one wishing to speak, the public hearing was closed at 11:12 p.m.

Commissioner Alphonso made a motion to approve Case ZC23-030. Commissioner Linn seconded the motion.

The motion was carried by the following vote:

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

Nay: 1 - Syed

3. CITIZEN COMMENTS

The public forum opened at 11:13 p.m. and with no one wishing to speak closed at 11:14 p.m.

4. ADJOURNMENT

The meeting adjourned at 11:14 p.m.

The minutes were written and prepared by:

Kris Potts

Kristopher Potts
Planner

The meeting minutes were approved on November__, 2023 by a vote of __.



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION MINUTES

100 Main Street, Colleyville, Texas, 76034

MONDAY, OCTOBER 23, 2023

CALL MEETING TO ORDER EXECUTIVE CONFERENCE ROOM

The City of Colleyville Planning and Zoning Commission Worksession Meeting was called to order by Chair Bevill on October 23, 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: None

Staff Present: Ben Bryner, Jacquelyn Reyff, Kristopher Potts, and Chris Pham

Also Present: Attorney, Nicole Corr

2. WORKSESSION AGENDA ITMES

- 2a** Presentation and discussion of a Minor Plat with a Waiver for Lot Width on Lot 1, Block 1, MCM Addition, located at 309 Glade Road, Case PC23-010

Jacquelyn Reyff presented item 2a and briefed the Commission. City staff addressed questions from the Commission regarding if the city has received building plans for a home yet, and if the setbacks would remain the same or change as well.

- 2b** Presentation and discussion of a Special Use Permit to allow a Heliport on Lot AR, Block 7, of the Windview Addition, located at 2325 Oak Knoll Drive, Case ZC23-031

Jacquelyn Reyff presented item 2b and briefed the Commission. City staff addressed questions from the Commission regarding where the helicopter would be stored, and how often the applicant would plan on flying. The Commission also addressed the potential noise complaints this could cause.

- 2c** Presentation and discussion of a Rezoning from AG Agricultural to R-40 Single Family Residential for Lot 1, Block A, of the Chamblee Estates, located at 6113 Hunter Lane, Case ZC23-032

Jacquelyn Reyff presented item 2c and briefed the Commission. City staff addressed questions from the Commission regarding the zoning on the property, and if this would impact the setbacks of the current home on the property.

- 2d** Presentation and discussion of a Rezoning from AG Agricultural and RE Single Family 'Estate' Residential district to R-40 Single Family Residential for Tract 1B1, 1B2, and 1B3, Abstract 294, Robert Chowning Survey and Lot 1, Block 1, Cero Addition, located at 2417 Wilkes Drive and 6900 Pool Road, Case ZC23-033

Jacquelyn Reyff presented item 2d and briefed the Commission. City staff addressed questions from the Commission regarding if this would be a gated community, and the length of the proposed cul-de-sac. The Commission also had questions regarding the nature trail improvements and the terrain of the land. There was discussion regarding fencing requirements for the subdivision as well.

3. ADJOURNMENT

The meeting adjourned at 6:39 p.m.

The minutes were written and prepared by:

Kris Potts

Kristopher Potts
Planner

The meeting minutes were approved on November, 2023 by a vote of ().



CITY OF COLLEYVILLE PLANNING AND ZONING SPECIAL MEETING MINUTES

100 Main Street, Colleyville, Texas, 76034

MONDAY, OCTOBER 23, 2023

CALL MEETING TO ORDER EXECUTIVE CONFERENCE ROOM

The City of Colleyville Planning and Zoning Commission Special Meeting was called to order by Chair Bevill on October 23, 2023, at 6:53 p.m.

Roll Call

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

Absent: None

Staff Present: Ben Bryner, Jacquelyn Reyff, Kristopher Potts, and Chris Pham

Also Present: Attorney, Nicole Corr

2. AGENDA ITEMS

- 2a** Presentation and discussion of a Special Use Permit to allow a non-compliant fence for Lot 1, Block B, Legacy North, located at 812 Sawyer Drive, Case ZC23-024

Jacquelyn Reyff presented the case and briefed the Commission.

The applicant, Mike Farley, spoke on the case. He spoke on the current setback of 30 feet, stating that it takes up much of what would be the backyard and the request is to place the fence 10 feet off the property line to still allow for room on the street side.

The public hearing was opened at 7:01 p.m

With no one wishing to speak, the public hearing closed at 7:01 p.m

There was general discussion between the commissioners, Commissioner Groves asked about the fence at the property directly to the North of 812 Sawyer, noting

that this fence meets the required setbacks. The Commission requested updated documents that show the request is for the fence only.

Commissioner Groves made a motion to table case ZC23-024 to the November 13th Planning and Zoning Meeting.

Commissioner Syed seconded the motion.

The motion was carried by the following vote:

Aye: 4 – Groves, Syed, Linn, and Bevill

Nay: 3 – Alphonso, Raine, and Obinabo

3. CITIZEN COMMENTS

The public forum opened at 7:07 p.m. and with no one wishing to speak closed at 7:08 p.m

4. ADJOURNMENT

The meeting adjourned at 7:08 p.m.

The minutes were written and prepared by:

Kris Potts

Kristopher Potts
Planner

The meeting minutes were approved on November, 2023 by a vote of ().



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2a	Agenda Date 11/13/2023	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration of a Special Use Permit to allow for a fence for Lot 1, Block B, Legacy North, located at 812 Sawyer Drive, Case ZC23-024 TABLED FROM THE OCTOBER 23, 2023 PLANNING AND ZONING COMMISSION SPECIAL MEETING

Explanation

TABLED FROM THE OCTOBER 23rd PLANNING AND ZONING COMMISSION SPECIAL MEETING

UPDATE: At the October 17, 2023 City Council meeting, the Council remanded the request back to the Planning and Zoning Commission for review of a modified request. The applicant is officially removing the cabana structure from the plan of 812 Sawyer Drive and pursuing approval for the fence only. At the October 23, 2023 Planning and Zoning Commission Special meeting, the applicant was asked to provide updated exhibits showing the wrought iron fence and removal of the cabana structure. The updated exhibits have been provided.

The Planning and Zoning Commission recommended denial at their September 11, 2023 meeting by a vote of 4-1. When the Planning and Zoning Commission makes a recommendation of denial, a favorable vote of three-fourths (3/4) of all members of the City Council is required for approval of the request.

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.

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 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 21, 2023.

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.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended denial of the request at their September 11, 2023 meeting by a vote of 4-1.

Recommendation

Denial

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Fence Renderings
5. Site Plan Exhibit
6. Notification Map
7. Notification Letter
8. Notification List
9. Letters Received
10. Draft Ordinance O-23-2266

Aerial Map



ZC23-024

812 Sawyer Dr

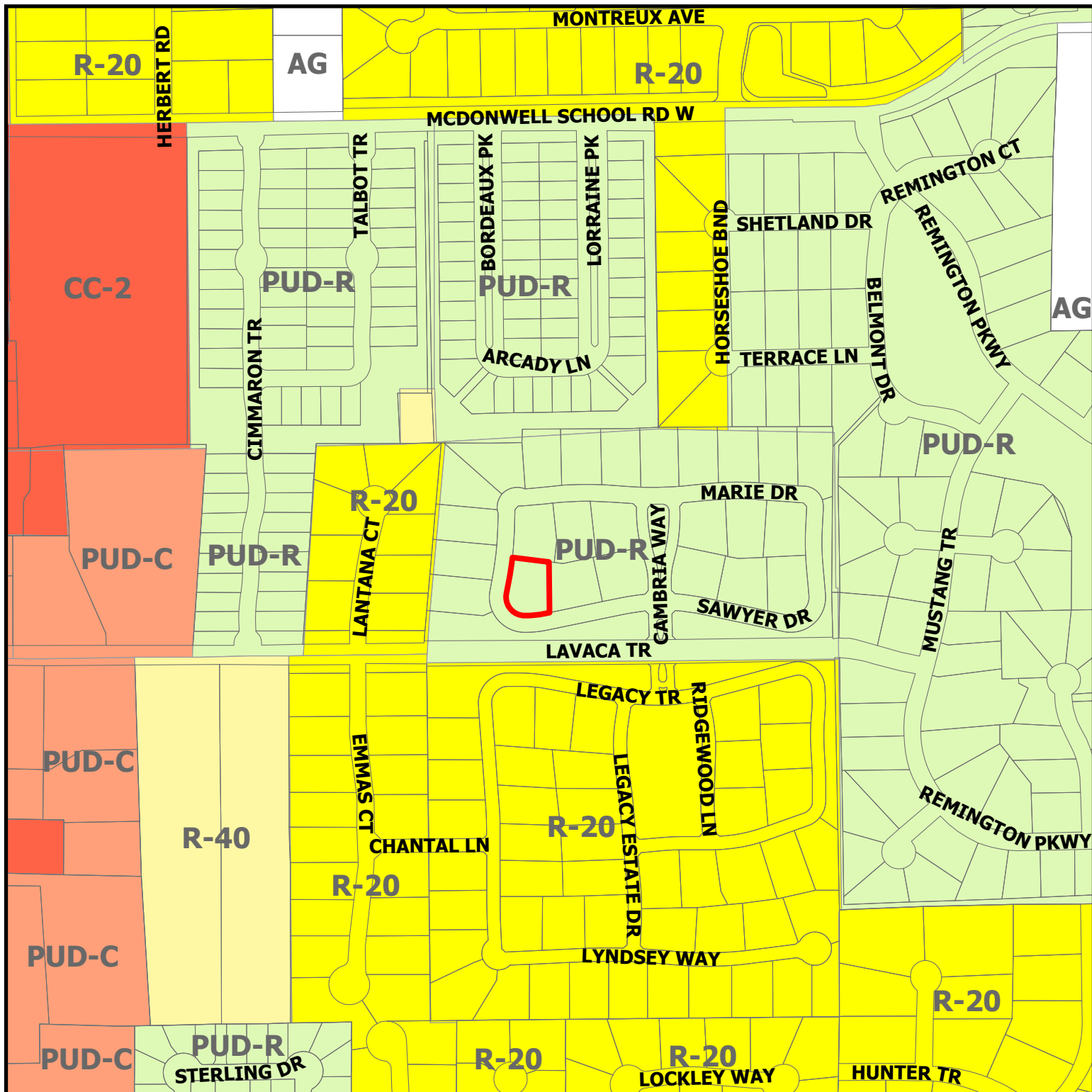


Subject Property



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



ZC23-024

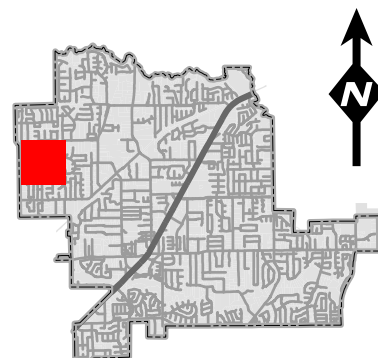
812 Sawyer Dr

DISCLAIMER:

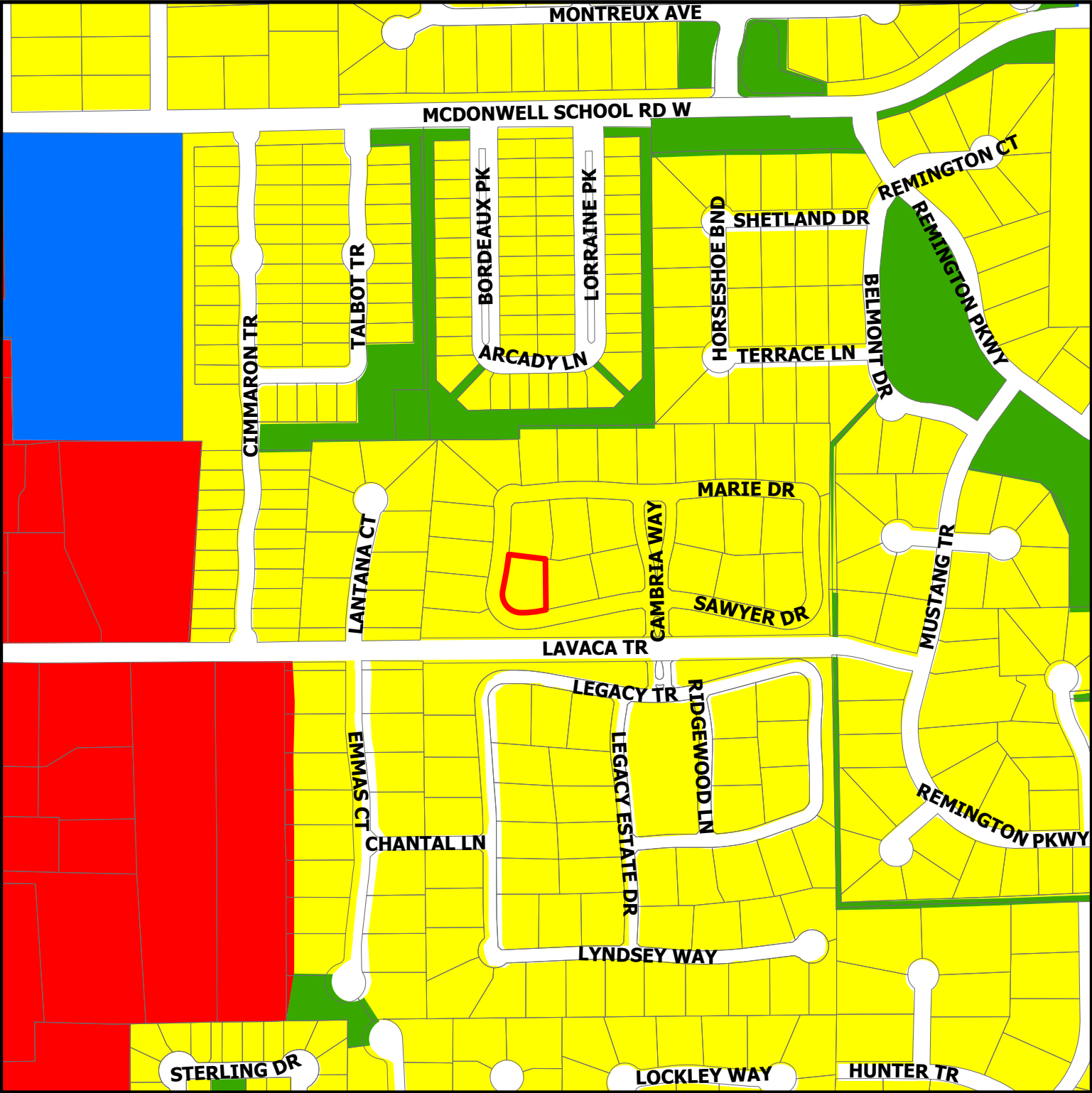
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Subject Property



Future Land Use Map

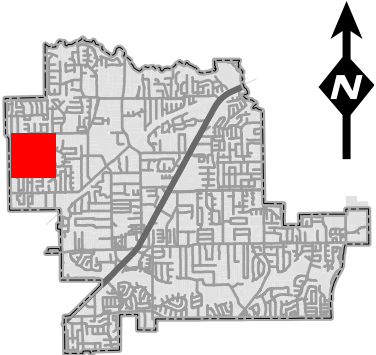


ZC23-024

812 Sawyer Dr

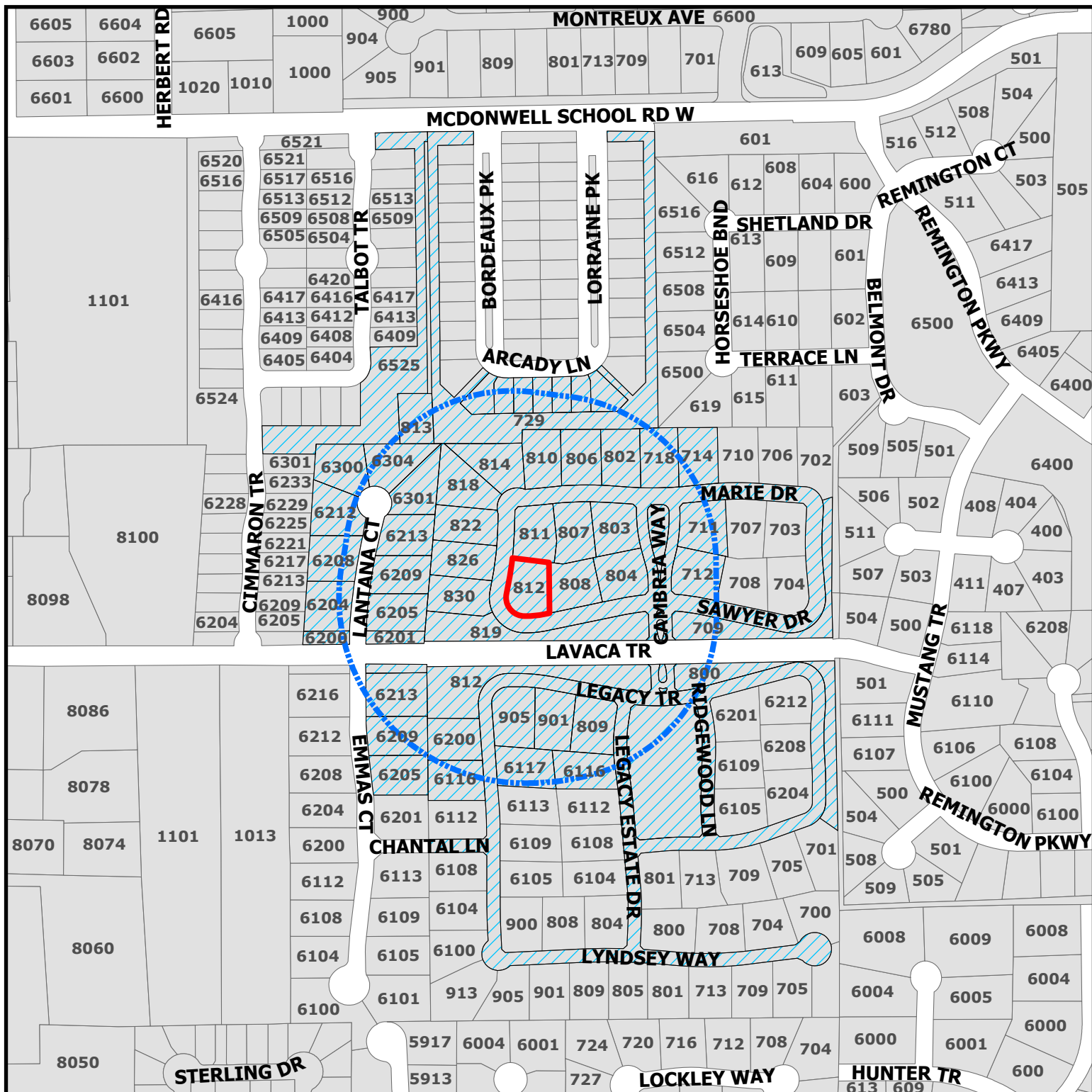
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- | | |
|---|---|
|  Residential |  Open Space; Parks |
|  Commercial |  Subject Property |
|  Institutional | |





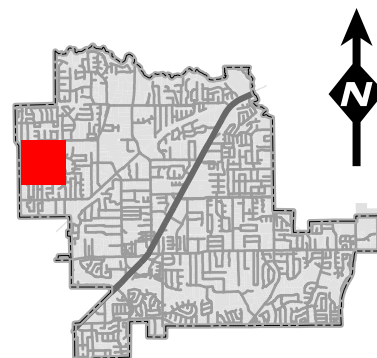
Notification Map



ZC23-024

812 Sawyer Dr

-  Parcels to be notified
-  Buffer
-  Subject Property



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NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, 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

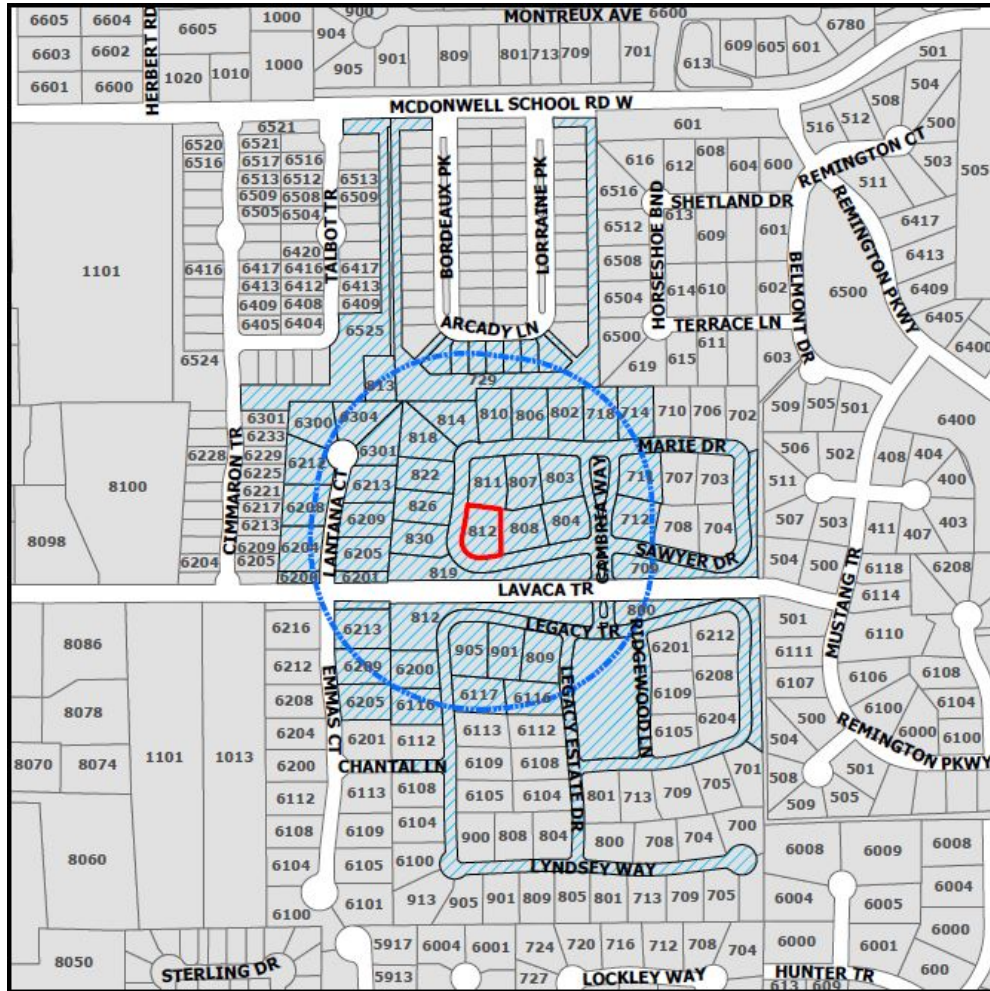
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

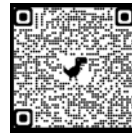
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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

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

STEVE & JOELL GENZER

808 Sawyer Drive

Colleyville, TX 76034 |

September 7, 2023

Dear Ben,

We wanted to send this letter to support our future neighbors in the upcoming meeting regarding the fence permit variance for 812 Sawyer, Colleyville, TX 76034.

We live next door to 812 Sawyer and have already met the new owners building the home. We support their request for the fence variance and believe their backyard plans will only increase the value of their home and the neighborhood. We understand they enjoy entertaining and look forward to being invited to their home as well as having them over to our place. We believe Legacy North is a unique neighborhood and look forward to a very family and neighbor friendly culture.

Please feel free to contact me with any questions.

Sincerely,

Steve and Joell Genzer

September 12, 2023

City Council Members
City of Colleyville
100 Main Street
Colleyville, TX 76034

Dear Council Members,

We are sending this letter to support our future neighbors, Bryan & Danita Stovall, regarding their application for a Special Use Permit at 812 Sawyer, Colleyville, TX 76034.

We are homeowners in the Legacy North subdivision and believe the Stovall's backyard plans will only increase the value of their home and the neighborhood in general. We understand they enjoy entertaining and feel they should be able to utilize their property and enjoy the outdoor living and pool areas as currently designed.

It is our understanding that the Planning and Zoning commission denied the Stovall's application, immediately after approving the application of another neighbor in Legacy North with a fence already installed. We feel it is illogical to allow one homeowner utilization of their property while denying another the same opportunity.

We appreciate your consideration in allowing our neighborhood to be the family and neighbor friendly environment we are all striving to achieve.

Sincerely,

Name Oladotun & Ajoke Akinmurele

Address 802 Marie Dr, Colleyville, TX 76034

From: [Ben Bryner](#)
To: [Jackie Reyff](#); [Kristopher Potts](#); [Scott Hammons](#)
Subject: FW: 812 Sawyer Fence Variance Request
Date: Friday, September 8, 2023 9:12:49 AM

From: Danita Stovall <>
Sent: Friday, September 8, 2023 9:11 AM
To: Ben Bryner <BBryner@colleyville.com>
Cc: Bryan Stovall <>; Travis Franks <>; Jody Alumbaugh <>
Subject: 812 Sawyer Fence Variance Request

Ben,

We wanted to send this letter in preparation for the upcoming meeting regarding our fence permit variance request for 812 Sawyer in Colleyville.

We are well into the construction of our new home in Legacy North in Colleyville. We relocated from Houston over 15 years ago and were fortunate to settle in the Colleyville community. We are very much looking forward to completing our home and spending much time entertaining and enjoying the outdoor area. Bryan and I have been married for 33 years, have no children and enjoy spending our time traveling, entertaining friends and lots of outdoor activities. We put a lot of time and effort working with our architect and builder to design a plan that is perfect for our lifestyle. A key component of that is the outdoor living and pool area.

We respectfully request the consideration of our request for the fence variance. Since our plans were approved by the architectural control committee back in January before we broke ground and there is no mention of the fence limitation in the CCR's, we truly had no idea our plans could present an issue. If we had been aware, quite honestly, we likely would have not started the project, as the back yard is such an important part of our vision. We also believe our plans will only increase the value of the property and neighborhood. We will also be submitting supporting documentation from fellow Legacy North neighbors.

Sincerely,

Danita Stovall

From: [Ben Bryner](#)
To: [Jackie Reyff](#); [Kristopher Potts](#); [Scott Hammons](#)
Subject: FW: Legacy North Fence Variance Support
Date: Thursday, September 7, 2023 4:25:01 PM
Attachments: [image003.png](#)

From: Eason Maykus <eason@maykus.com>
Sent: Thursday, September 7, 2023 4:18 PM
To: Ben Bryner <BBryner@colleyville.com>
Subject: Legacy North Fence Variance Support

Ben,

I support 812 Sawyer, Colleyville's fence variance request. This will allow maximization of the backyard. As the A.R.C. for the community this was approved and is supported by Legacy North's architectural review committee. Please allow the new Colleyville resident this variance to enjoy their backyard and outdoor living spaces.

Thank You,

Eason Maykus



MAYKUS HOMES
& neighborhoods



Attn: Ben Bryner

bbryner@colleyville.com

City of Colleyville

RE: Legacy North Fence variance located at 812 Sawyer, Colleyville TX

To whom it may concern:

We are the neighbors directly behind the applicant located at 811 Marie. We are in favor and support the request to extend the fence to the easement property line. We agree that the current fence language is too restrictive to our property and dimensions the overall value of a usable backyard. Thank you for your consideration.

Thanks,

A handwritten signature in black ink, appearing to be 'R. Ch' or similar, with a large loop at the start and a trailing flourish.

September 12, 2023

City Council Members
City of Colleyville
100 Main Street
Colleyville, TX 76034

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It is our understanding that the Planning and Zoning commission denied the Stovall's application, immediately after approving the application of another neighbor in Legacy North with a fence already installed. We feel it is illogical to allow one homeowner utilization of their property while denying another the same opportunity.

We appreciate your consideration in allowing our neighborhood to be the family and neighbor friendly environment we are all striving to achieve.

Sincerely,

Name Shawn and Faith Garff

Address 806 Marre Dr. Colleyville, TX, 76034

From: Kellie Muncy [REDACTED]
Subject: Letter of support for permit
Date: Oct 2, 2023 at 11:19:56 PM
To: [REDACTED]

September 12, 2023

City Council Members
City of Colleyville
100 Main Street
Colleyville, TX 76034

Dear Council Members,

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Sincerely,

Name max + Kellie Muncy
Address 710 Marie Drive

September 12, 2023

City Council Members
City of Colleyville
100 Main Street
Colleyville, TX 76034

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We appreciate your consideration in allowing our neighborhood to be the family and neighbor friendly environment we are all striving to achieve.

Sincerely,

Name

ISSAM TIANI



Address

814 Marie Dr., Colleyville, TX 76034

ORDINANCE O-23-2266

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 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 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 a 6-foot wrought iron fence 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 5th day of December 2023.

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

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

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit “A” - Location and Zoning Map

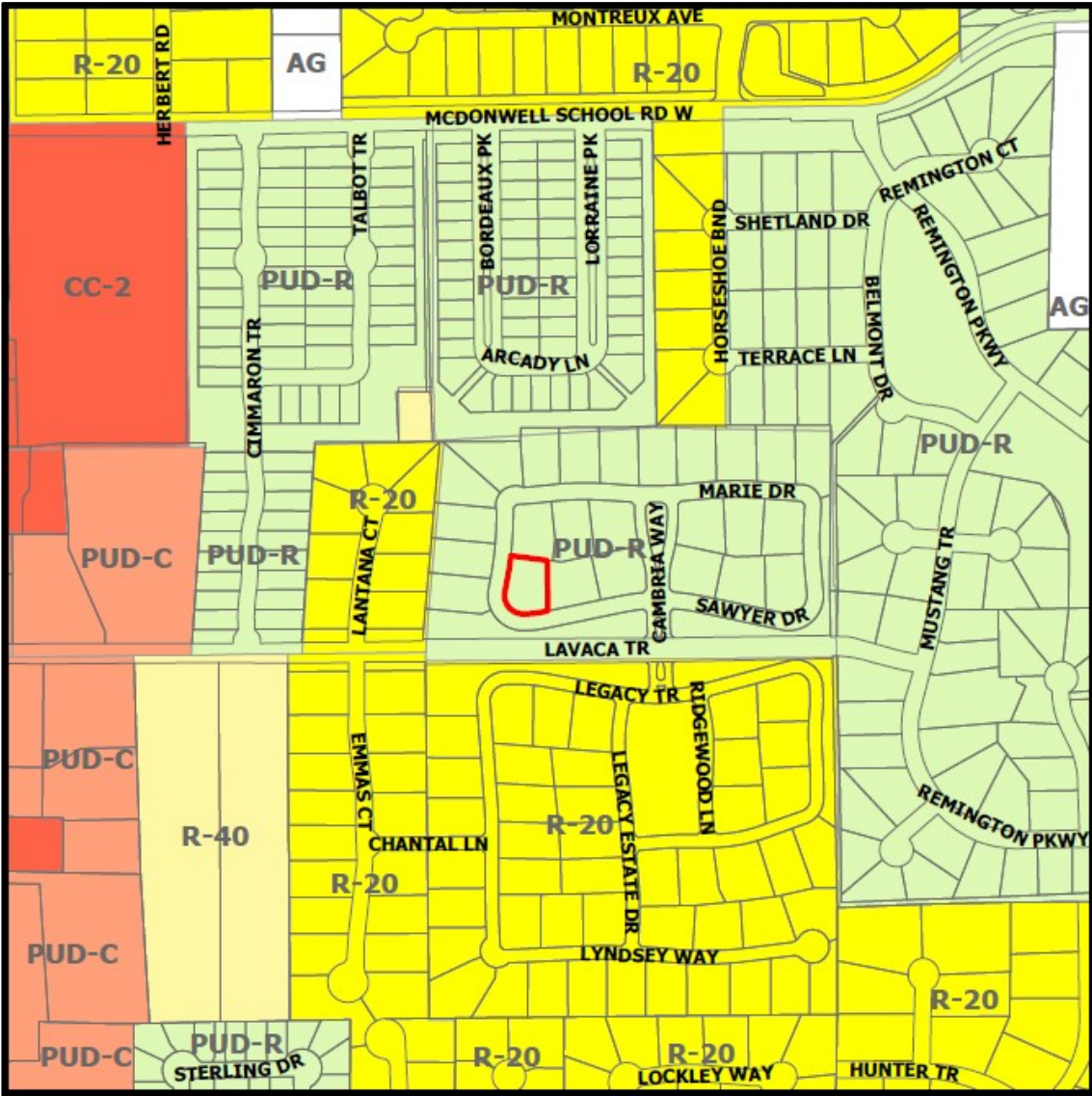
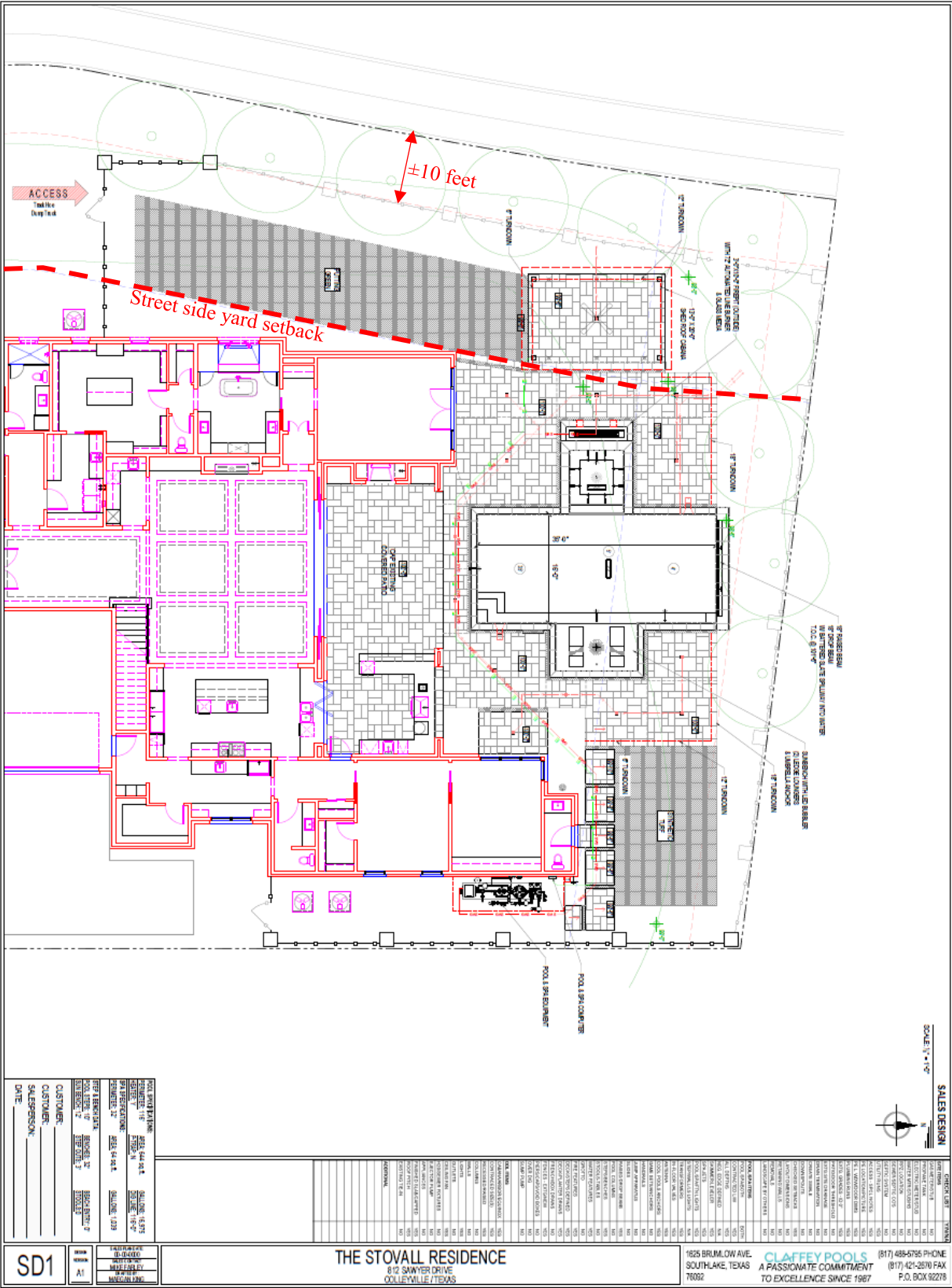


Exhibit "B" – Site Plan





CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2b

Agenda Date 11/13/2023

Number

Type Public Hearing Agenda Items

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. TABLED FROM OCTOBER 9, 2023 PLANNING AND ZONING COMMISSION MEETING

Explanation

TABLED FROM THE OCTOBER 9TH, 2023 PLANNING AND ZONING COMMISSION MEETING.

Antonio Williamson, the applicant, has submitted a request to rezone the 10.02 acres property located at 6400 and 6316 Pleasant Run Road from the AG Agricultural district to the R-30 and R-40 Single Family Residential Development districts. The purpose is to rezone in order to allow for the development of a new eight lot single-family residential subdivision.

Existing Conditions/Background: The subject property is currently two platted lots. Two homes currently exist 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 and R-40 Single Family Residential districts. The request is to construct a new eight lot detached single-family subdivision. Two lots are proposed to have the R-30 zoning. The remaining six lots are proposed to have the R-40 zoning. The minimum standards for the R-40 and R-30 zoning districts are as follows:

Minimum Lot Size	40,000 sq. ft.	30,000 sq. ft.
Minimum Lot Width	150 feet	125 feet
Minimum Lot Depth	150 feet	125 feet
Front Building Line	40 feet	35 feet
Side Building Line	15 feet	10 feet
Rear Building Line	25 feet	25 feet
Max. Lot Coverage	20%	25%
Max. Impervious Coverage	50%	55%

Analysis – Per the proposed, this project is requesting to create a new detached single-family subdivision of eight lots. The entrance and exit to the subdivision would be off 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.

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 conceptual drainage plan was submitted and reviewed. It is conceptually in compliance with the Land Development Code at this time. Further review for compliance will occur during the plat and construction processes.

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. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Streetview
5. Statement of Planning Objectives
6. Zoning Exhibit
7. Existing Drainage Exhibit
8. Proposed Drainage Exhibit
9. Utility Plan
10. Grading Plan Exhibit
11. Notification Map
12. Notification Letter
13. Notification List
14. Draft Ordinance

Aerial Map

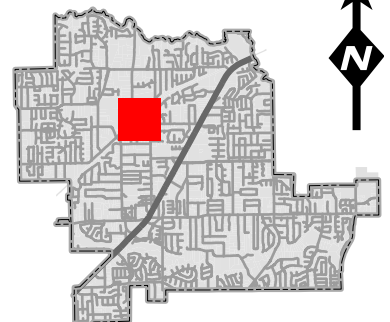


ZC23-025

6400 Pleasant Run Rd

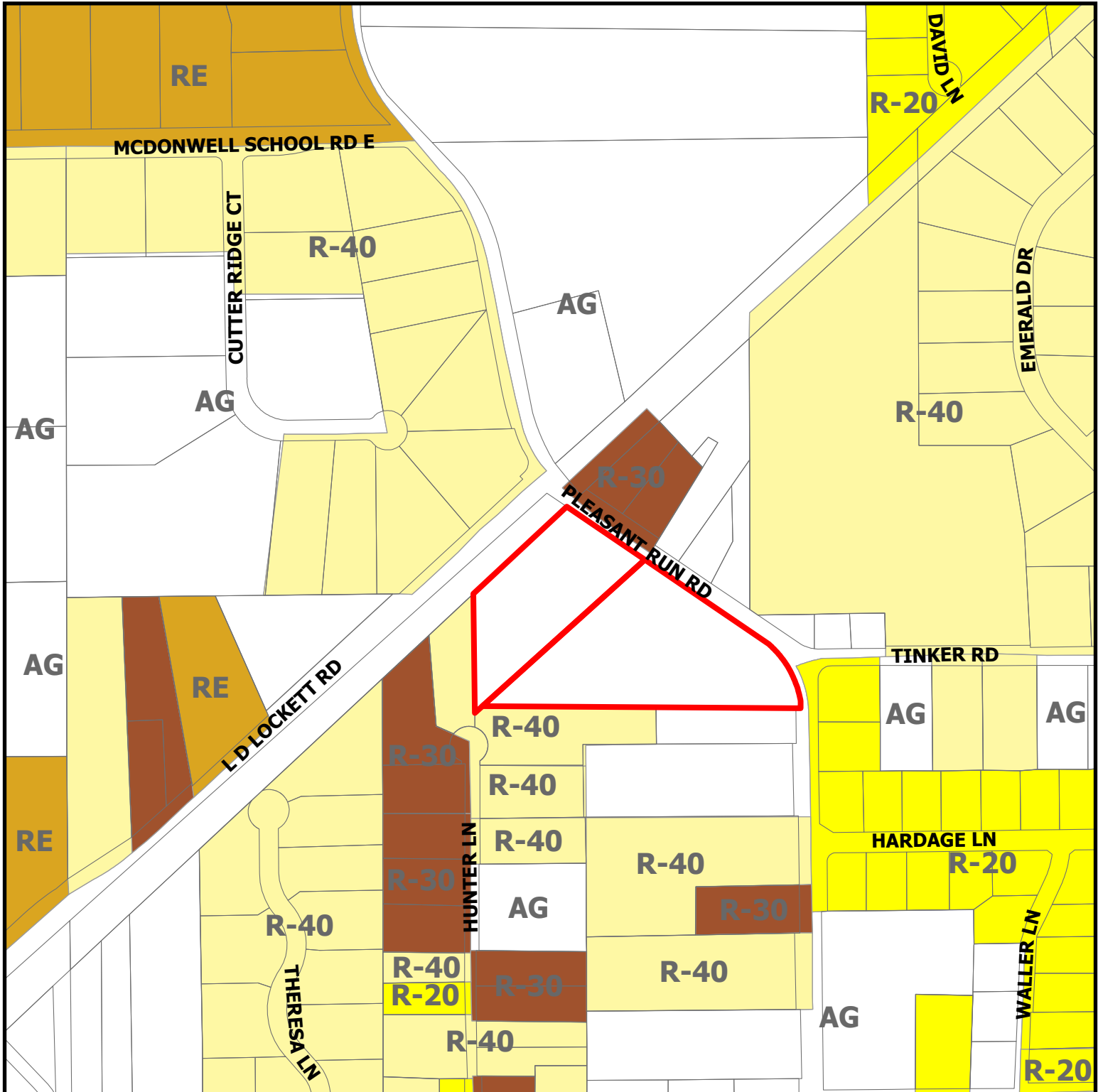


Subject Property



DISCLAIMER:
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Zoning Map

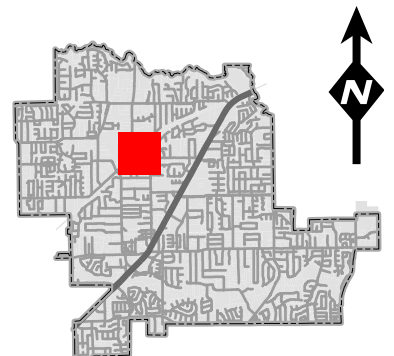


ZC23-025

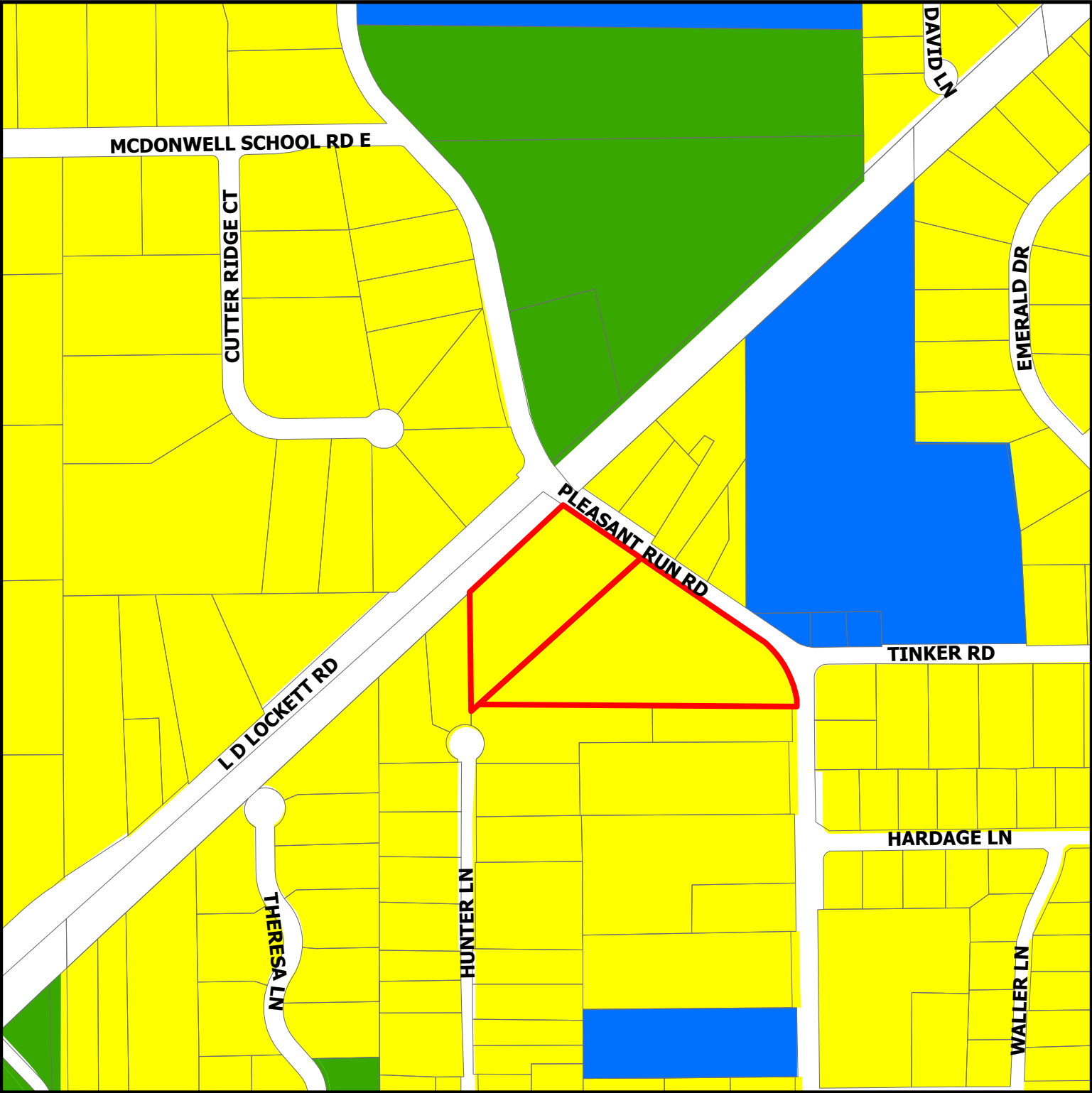
6400 Pleasant Run Rd

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 Subject Property



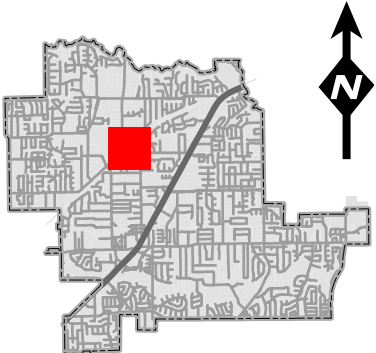
Future Land Use Map



ZC23-025

6400 Pleasant Run Rd

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



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6316 Pleasant Run Road, Colleyville, TX



6310 Pleasant Run Rd

Colleyville, Texas



Google Street View

Apr 2021

[See more dates](#)



Google



"Truth is not subjective."
SHANNON
BRAUN

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

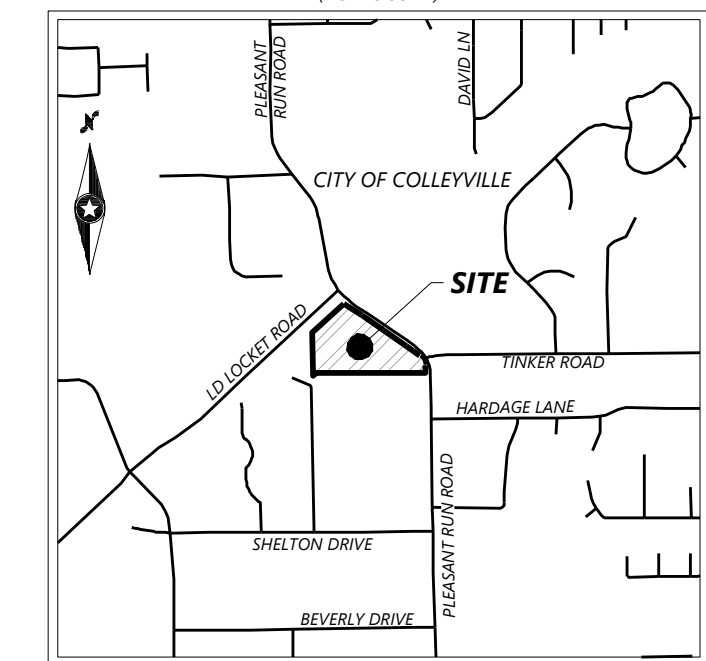


RESIDENTIAL DEVELOPMENT

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

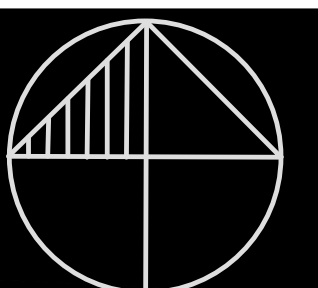
Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
Toll Free (888) 937-5150 Plano, TX 75093
Firm No. F-11756 westwoodps.com

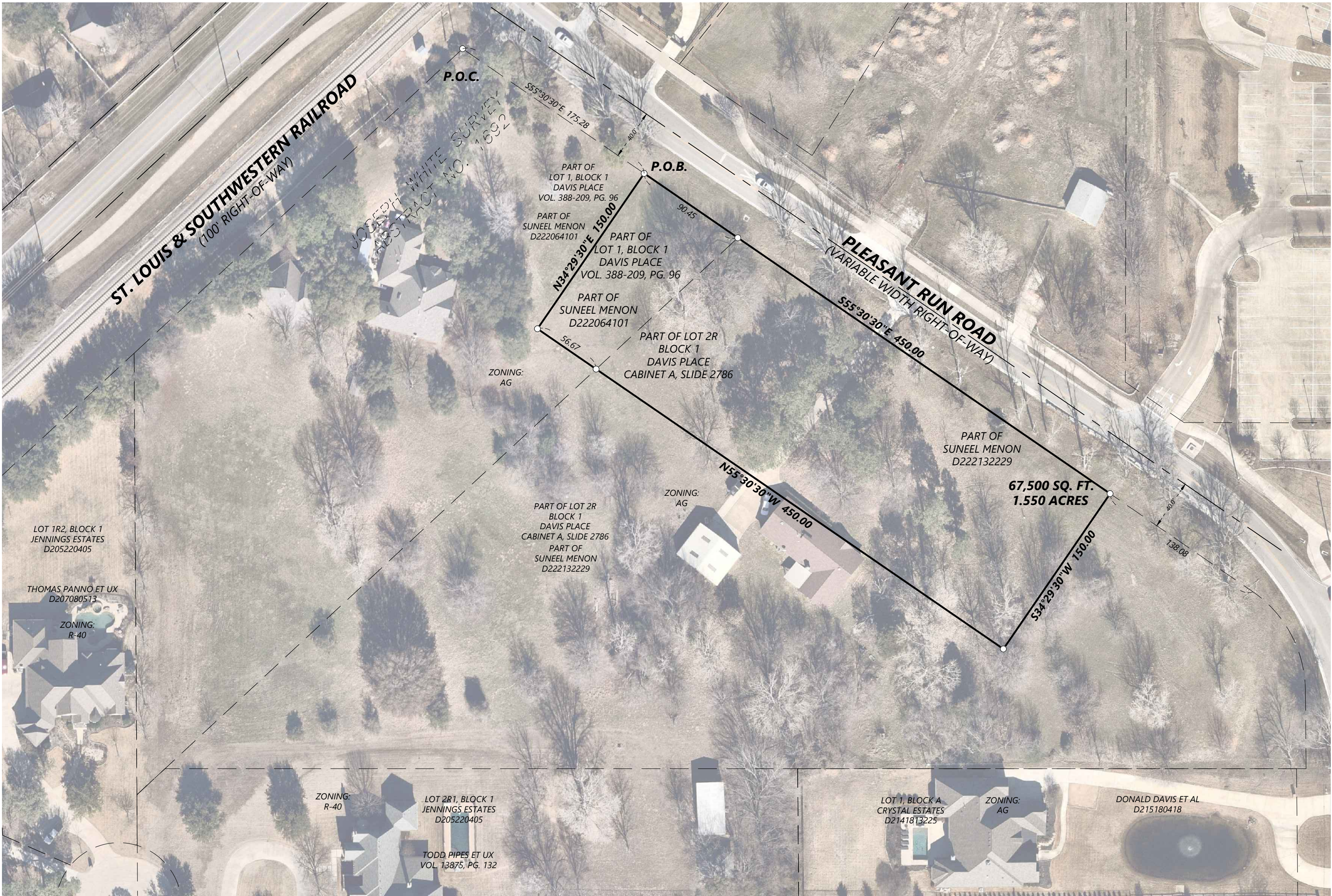
Westwood Professional Services, Inc.

**EXHIBIT
FOR CONCEPTUAL REFERENCE ONLY**

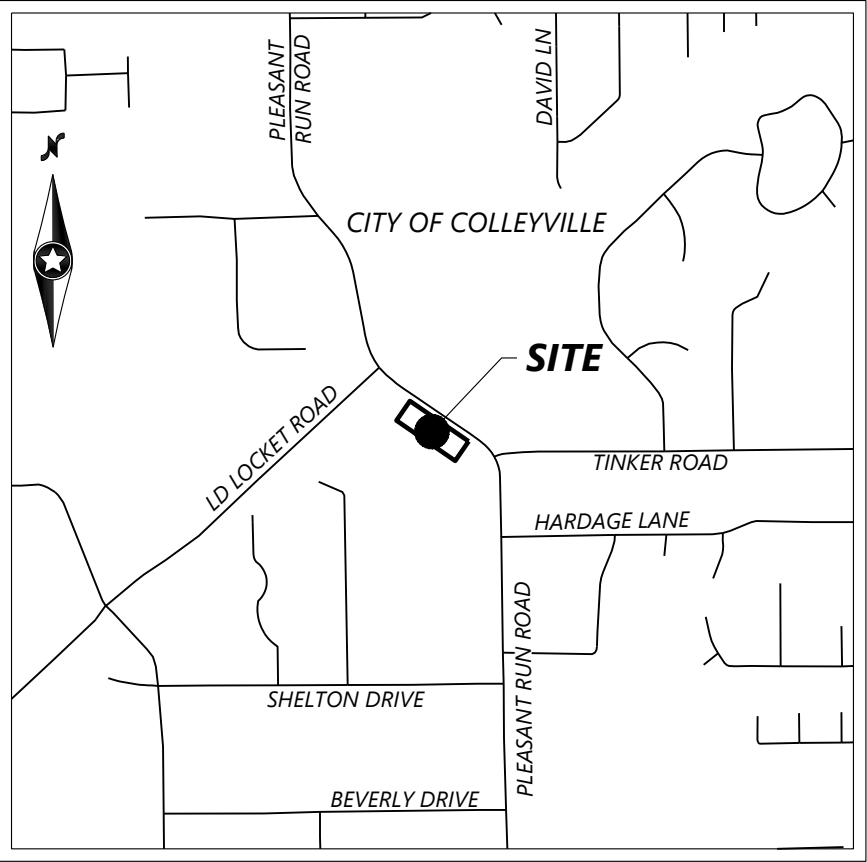
60' _____
120' _____
180' _____

AUGUST 7, 2023
#0044679.00

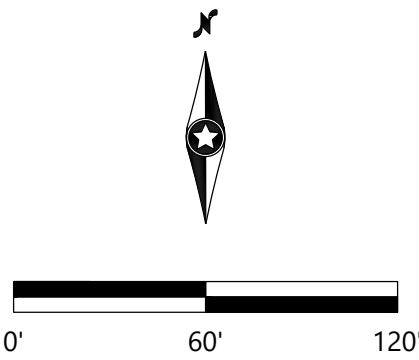




VICINITY MAP
(NOT TO SCALE)



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

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TBPELS ENGINEERING FIRM REGISTRATION NO. 11756
TBPELS SURVEYING FIRM REGISTRATION NO. 10074301

ZONING EXHIBIT
R-30

SHEET NUMBER:

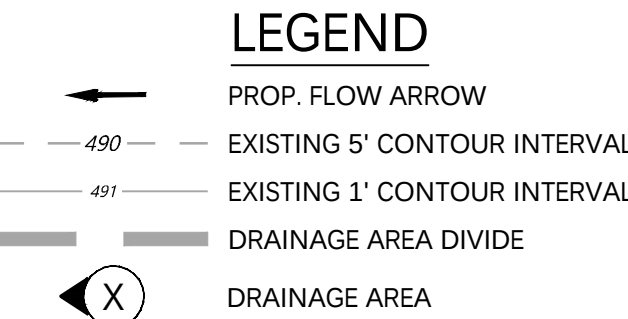
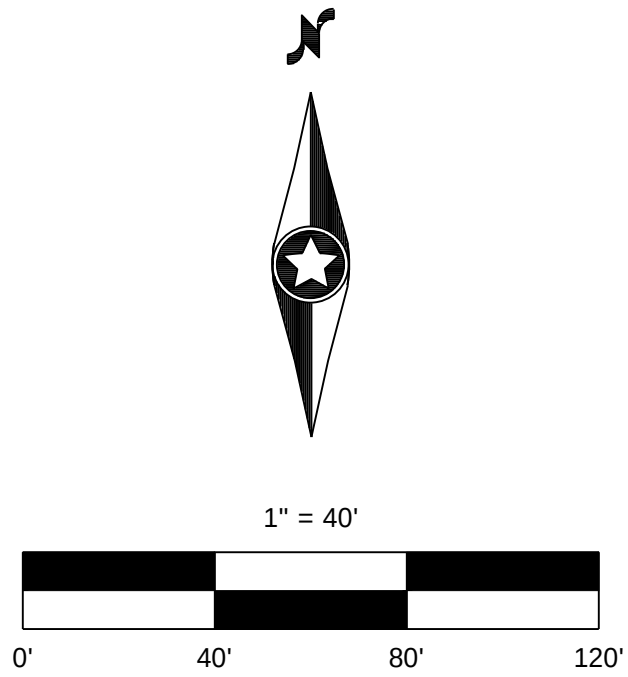
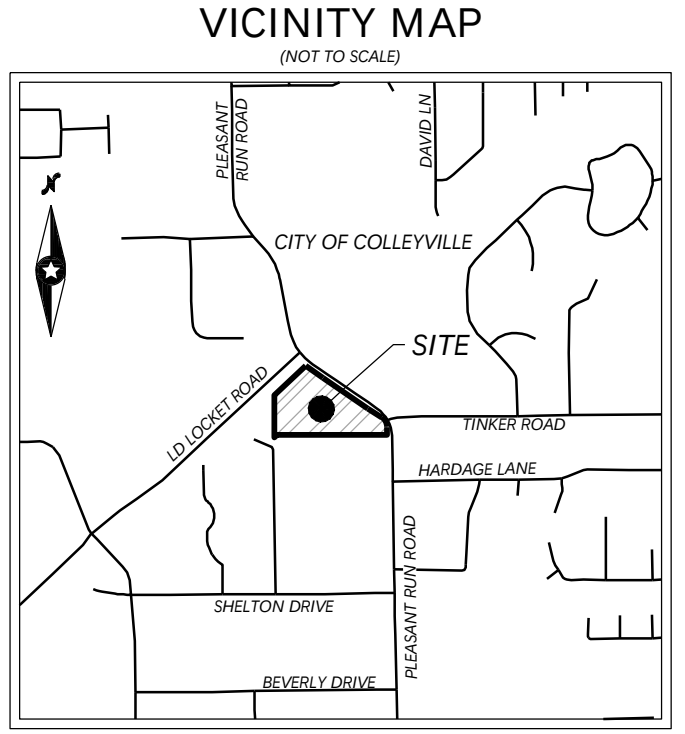
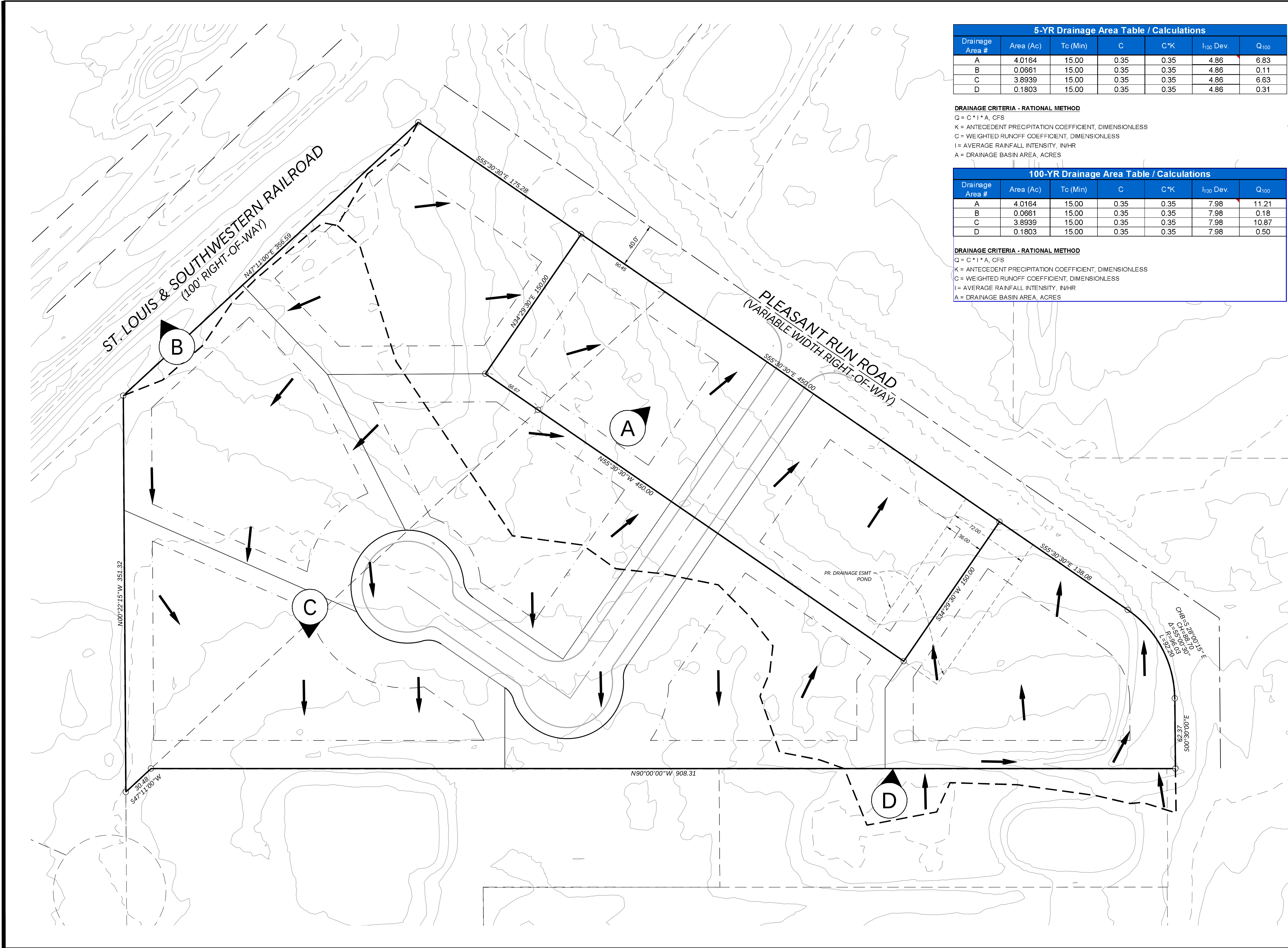
1

OF

1

DATE: 08/02/23

R0044679.00



CAUTION !!!
EXISTING UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED, THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

Texas 811
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Call before you dig.

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HORIZONTAL SCALE: 40'	_____
VERTICAL SCALE: _____	_____

PREPARED FOR:
LAND LINK REALTY
151 PLAYERS CIRCLE, SUITE 200
SOUTHLAKE, TEXAS 76092

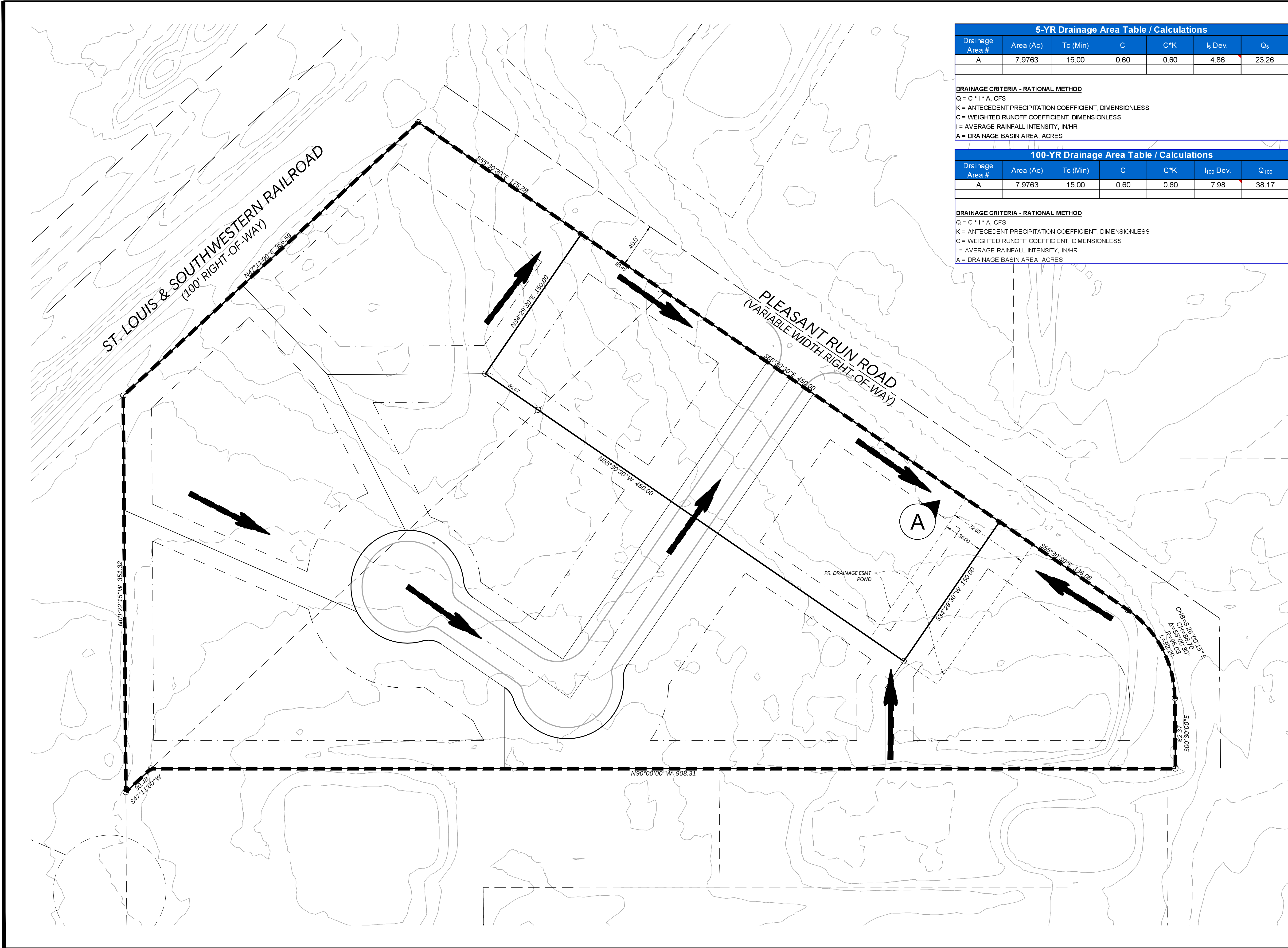
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Engineer: MITTEN D. LEE, P.E.
P.E. No.: 22451
Date: 10-31-2023
Westwood

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COLLEYVILLE, TEXAS

Westwood
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Westwood Professional Services, Inc.
TYPE FIRM REGISTRATION NO. F-11756
TYPE FIRM REGISTRATION NO. 10074302

EXISTING DRAINAGE AREA MAP

SHEET NUMBER:	1.01
PROJECT NUMBER: 0044679.00	DATE: 10/31/2023



5-YR Drainage Area Table / Calculations						
Drainage Area #	Area (Ac)	Tc (Min)	C	C*K	I ₅ Dev.	Q ₅
A	7.9763	15.00	0.60	0.60	4.86	23.26

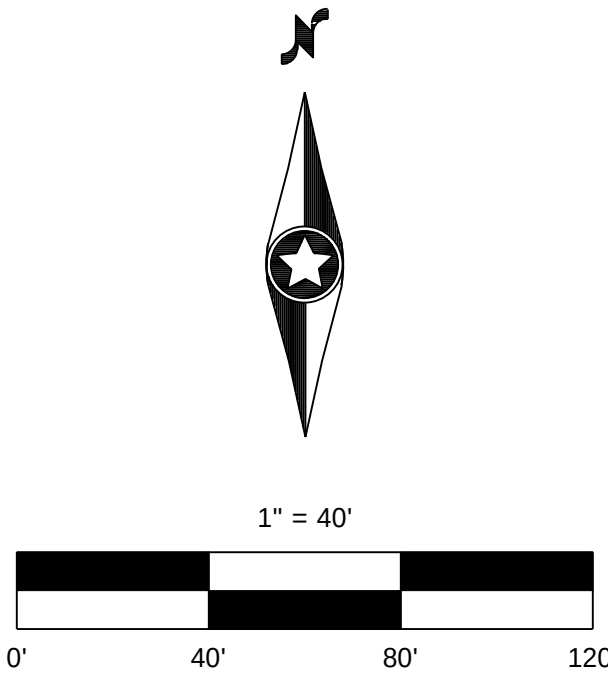
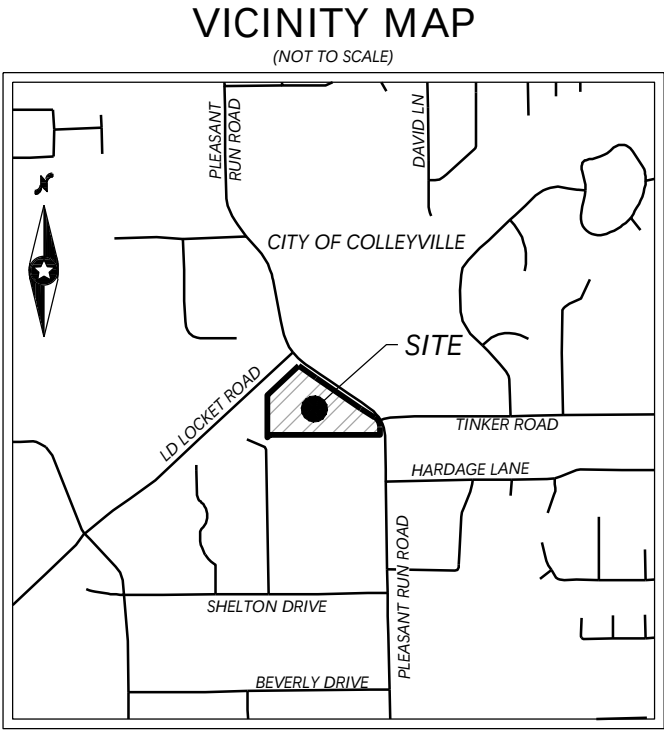
DRAINAGE CRITERIA - RATIONAL METHOD

Q = C * I * A, CFS
K = ANTECEDENT PRECIPITATION COEFFICIENT, DIMENSIONLESS
C = WEIGHTED RUNOFF COEFFICIENT, DIMENSIONLESS
I = AVERAGE RAINFALL INTENSITY, IN/HR
A = DRAINAGE BASIN AREA, ACRES

100-YR Drainage Area Table / Calculations						
Drainage Area #	Area (Ac)	Tc (Min)	C	C*K	I ₁₀₀ Dev.	Q ₁₀₀
A	7.9763	15.00	0.60	0.60	7.98	38.17

DRAINAGE CRITERIA - RATIONAL METHOD

Q = C * I * A, CFS
K = ANTECEDENT PRECIPITATION COEFFICIENT, DIMENSIONLESS
C = WEIGHTED RUNOFF COEFFICIENT, DIMENSIONLESS
I = AVERAGE RAINFALL INTENSITY, IN/HR
A = DRAINAGE BASIN AREA, ACRES



LEGEND	
	STORM DRAIN LINE WITH INLET
	PROPOSED FLOW ARROW
	EXISTING 5' CONTOUR INTERVAL
	EXISTING 1' CONTOUR INTERVAL
	DRAINAGE AREA DIVIDE
	DRAINAGE AREA
	INLET ID

CAUTION !!!
EXISTING UTILITIES

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DRAWN: _____	_____
HORIZONTAL SCALE: 40'	_____
VERTICAL SCALE: _____	_____

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	151 PLAYERS CIRCLE, SUITE 200
	SOUTHLAKE, TEXAS 76092

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P.E. No.: 22451
Date: 10-31-2023

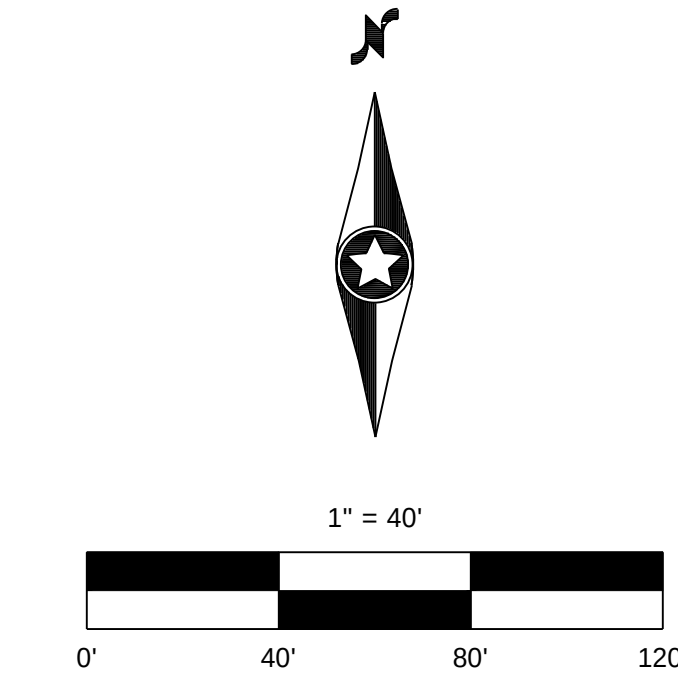
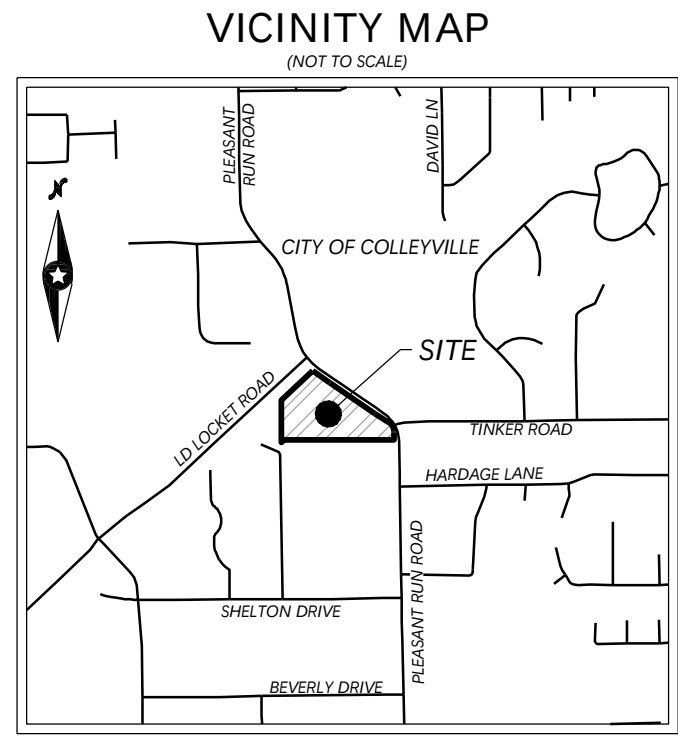
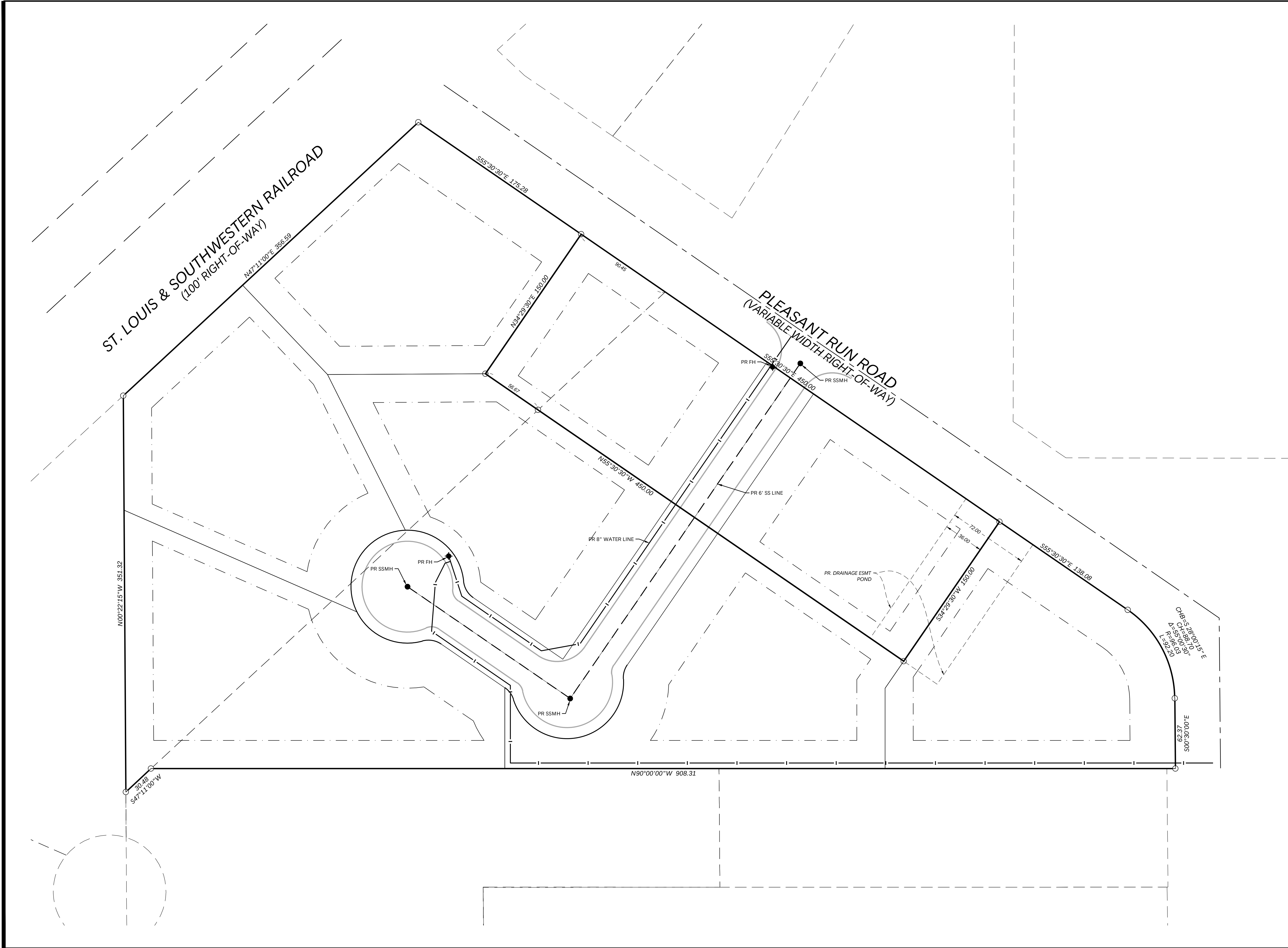
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Toll Free (888) 937-5150 Plano, TX 75093
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TYPE FIRM REGISTRATION NO. F-11756
TYPE FIRM REGISTRATION NO. 10074302

PROPOSED DRAINAGE AREA MAP	SHEET NUMBER: 1.02
PROJECT NUMBER: 0044679.00	DATE: 10/31/2023



LEGEND	
	EXISTING SIGN
	EXISTING ELECTRIC METER
	EXISTING ELECTRIC PEDESTAL
	EXISTING IRRIGATION VALVE
	EXISTING LIGHT POLE
	EXISTING GAS METER
	EXISTING GAS MANHOLE
	EXISTING GAS VALVE
	EXISTING GUY ANCHOR
	EXISTING POWER POLE
	EXISTING SAN. SEWER CLEANOUT
	EXISTING SAN. SEWER MANHOLE
	EXISTING STORM MANHOLE
	EXISTING TELE. MANHOLE
	EXISTING TRAFFIC SIGNAL POLE
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING WATER MANHOLE
	EXISTING FIRE DEPT. CONNECTION
	PROPOSED WATER MAIN
	PROPOSED FIRE HYDRANT
	PROPOSED WASTEWATER MAIN
	PROPOSED WASTEWATER MH
	PROPOSED CLEAN OUT

CAUTION !!!
EXISTING UTILITIES

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DESIGNED: _____	INITIAL ISSUE: XX/XX/XX
CHECKED: _____	REVISIONS: _____
DRAWN: _____	_____
HORIZONTAL SCALE: 40'	_____
VERTICAL SCALE: _____	_____

PREPARED FOR:

LAND LINK REALTY

151 PLAYERS CIRCLE, SUITE 200
SOUTHLAKE, TEXAS 76092

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Engineer: MITTEN D. LEE, P.E.
P.E. No.: 22451
Date: 10-31-2023

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COLLEYVILLE, TEXAS

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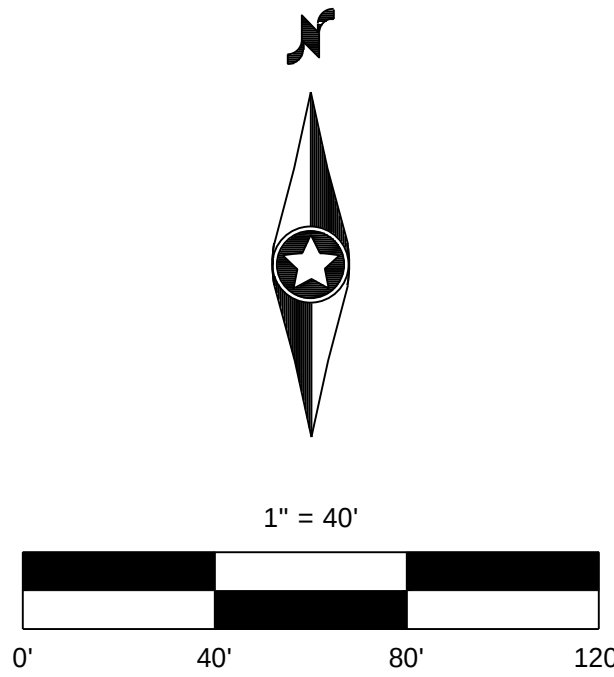
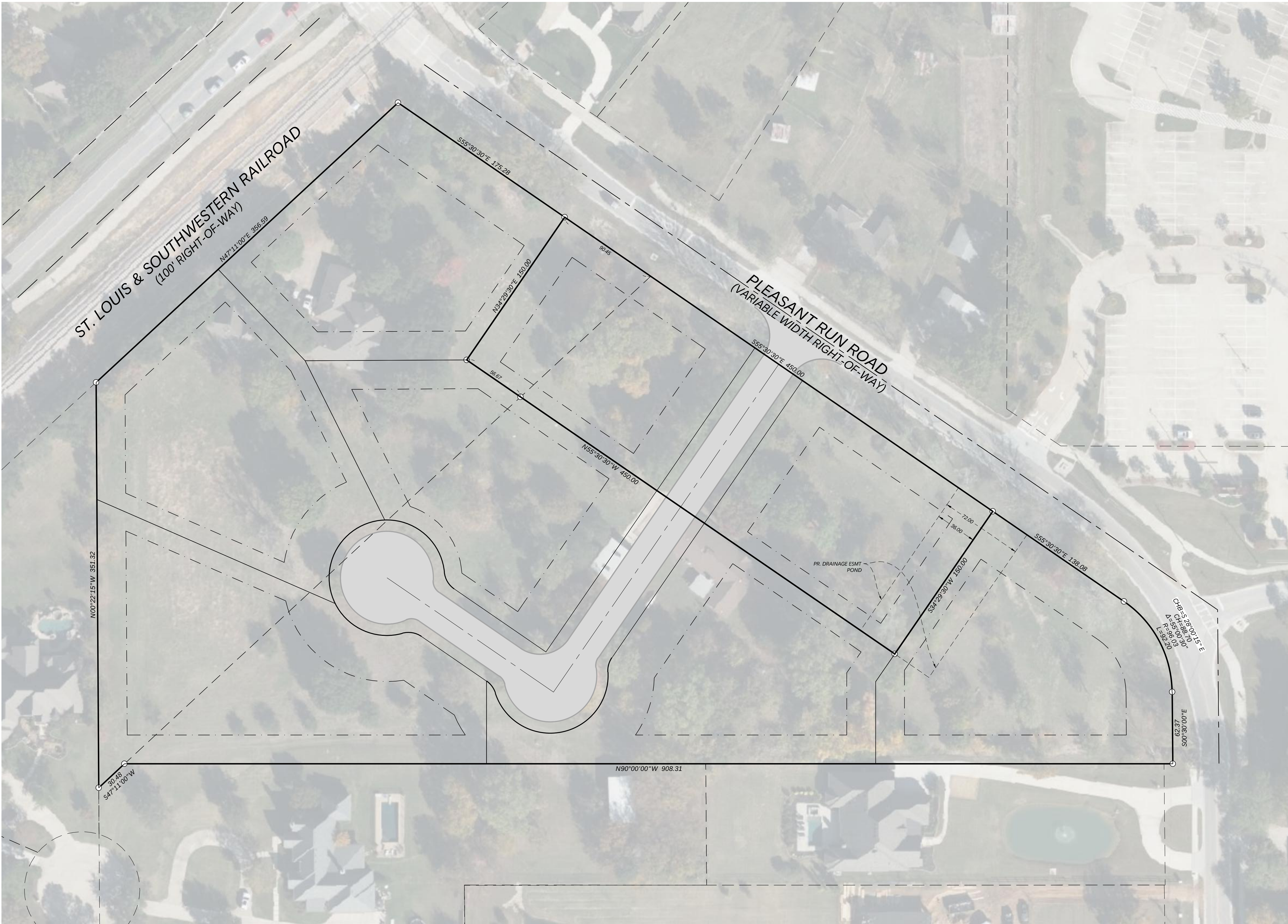
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TSP# FIRM REGISTRATION NO. 10074302

UTILITY PLAN

SHEET NUMBER: 3.01

PROJECT NUMBER: 0044679.00 DATE: 10/31/2023



- LEGEND**
- PROPOSED WATER MAIN
 - PROPOSED FH
 - PROPOSED WASTEWATER MAIN
 - PROPOSED WASTEWATER MH
 - STORM DRAIN LINE WITH INLET
 - RETAINING WALL
 - STREET LIGHT LOCATION

CAUTION !!!
EXISTING UTILITIES

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DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 40'
VERTICAL SCALE: _____

INITIAL ISSUE	XX/XX/XX
REVISIONS:	

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LAND LINK REALTY
151 PLAYERS CIRCLE, SUITE 200
SOUTHLAKE, TEXAS 76092

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Engineer: MITCHELL D. LEE, P.E.
P.E. No.: 22451
Date: 10-31-2023
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COLLEYVILLE, TEXAS

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TSP's FIRM REGISTRATION NO. F-11756
TSP's FIRM REGISTRATION NO. 10074302

PAVING PLAN

SHEET NUMBER:

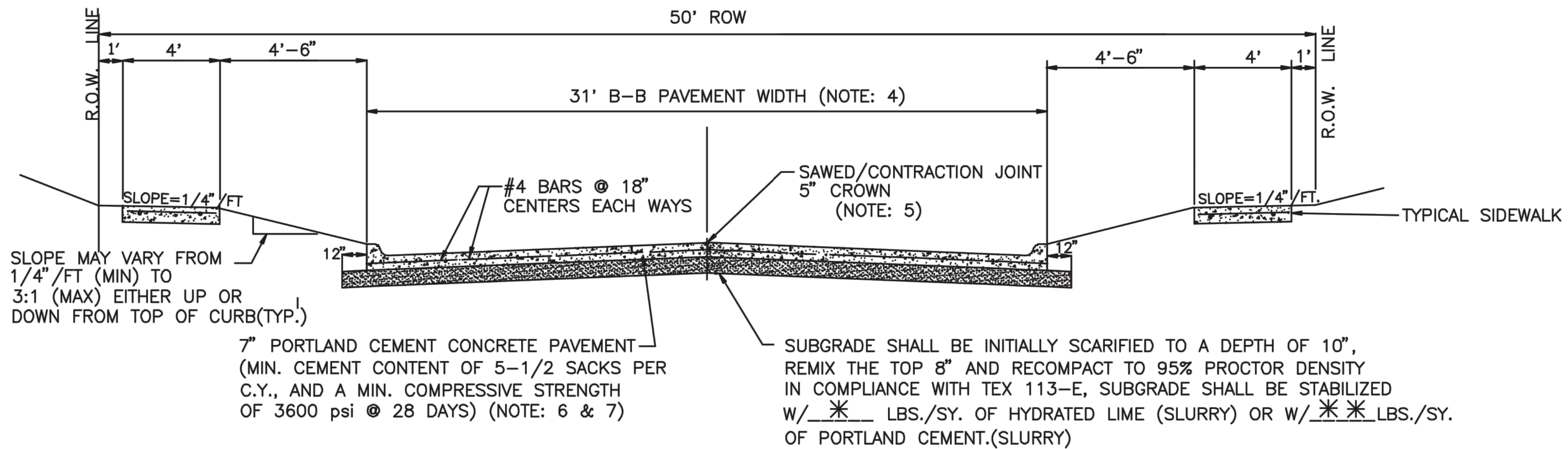
2.01

PROJECT NUMBER: 0044679.00

DATE: 10/31/2023

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N:\0044679\00\06 CAD\DWG\SITE DESIGN CSD\0044679.00-PAV EX.DWG



31' CONCRETE PAVEMENT SECTION
TYPICAL CROSS SECTION

NTS

NOTES:

1. TRANSVERSE SAWED CONTRACTION JOINTS AT 12' INTERVALS FOR CONCRETE PAVEMENT.
- * 2. LIME SHALL BE APPLIED AT 6% BY WEIGHT MINIMUM QUANTITY IS 36 LBS./SY. IN SOME AREAS A GREATER QUANTITY (OR A LIME SERIES TEST) MAY BE REQUIRED AT THE CITY'S DISCRETION.
- ** 3. CEMENT SHALL BE APPLIED AT 5% BY WEIGHT. MINIMUM QUANTITY IS 30#/SY.
4. 43' BB FOR 2-LANE COLLECTOR, 49' BB FOR 4-LANE COLLECTOR
5. 6" CROWN FOR COLLECTOR.
6. 8" THICKNESS FOR COLLECTOR.
7. HAND POURS SHALL BE 6-SACK.

REVISIONS	
REVISIONS	

CONCRETE STREET SECTION



DEC 2013

P-1

DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: ###
VERTICAL SCALE: _____

INITIAL ISSUE: XX/XX/XX
REVISIONS: _____

PREPARED FOR:

LAND LINK REALTY
151 PLAYERS CIRCLE, SUITE 200
SOUTH LAKE, TEXAS 76092

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Engineer: MITTEN D. LEE, P.E.
P.E. No.: 22451
Date: 10-31-2023
Westwood

COLLEYVILLE 8 AC. DEVELOPMENT
COLLEYVILLE, TEXAS

Westwood

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TSP# FIRM REGISTRATION NO. F-11756
TSP# L# FIRM REGISTRATION NO. 10074302

PAVING DETAIL

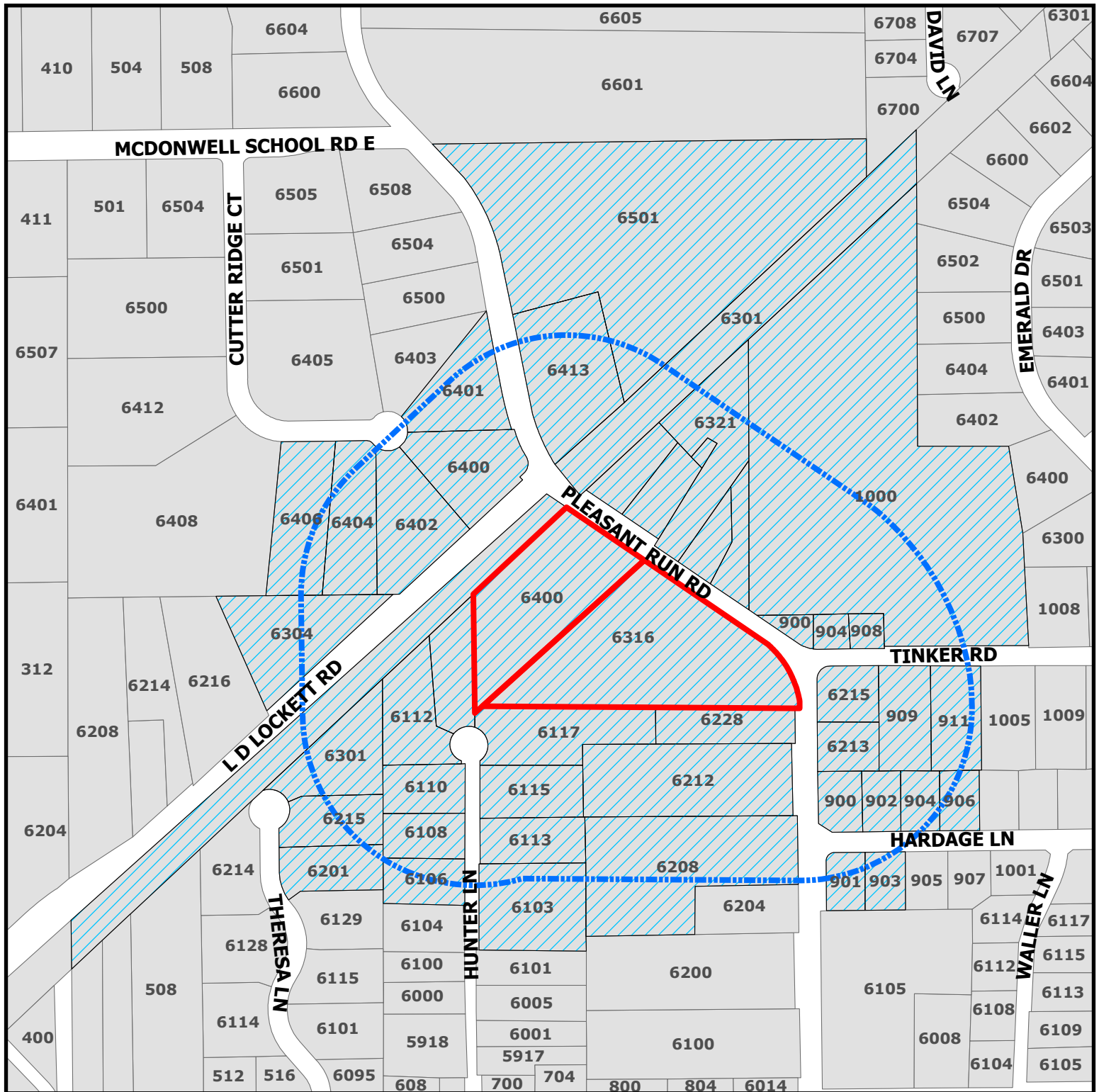
SHEET NUMBER:

2.02

PROJECT NUMBER: 0044679.00 DATE: 10/31/2023

COLLEYVILLE 8 AC. DEVELOPMENT

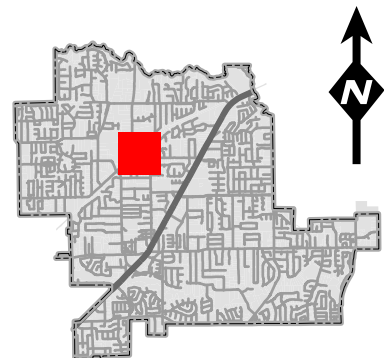
Notification Map



ZC23-025

6400 Pleasant Run Rd

-  Parcels to be notified
-  Buffer
-  Subject Property



DISCLAIMER:
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NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, 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

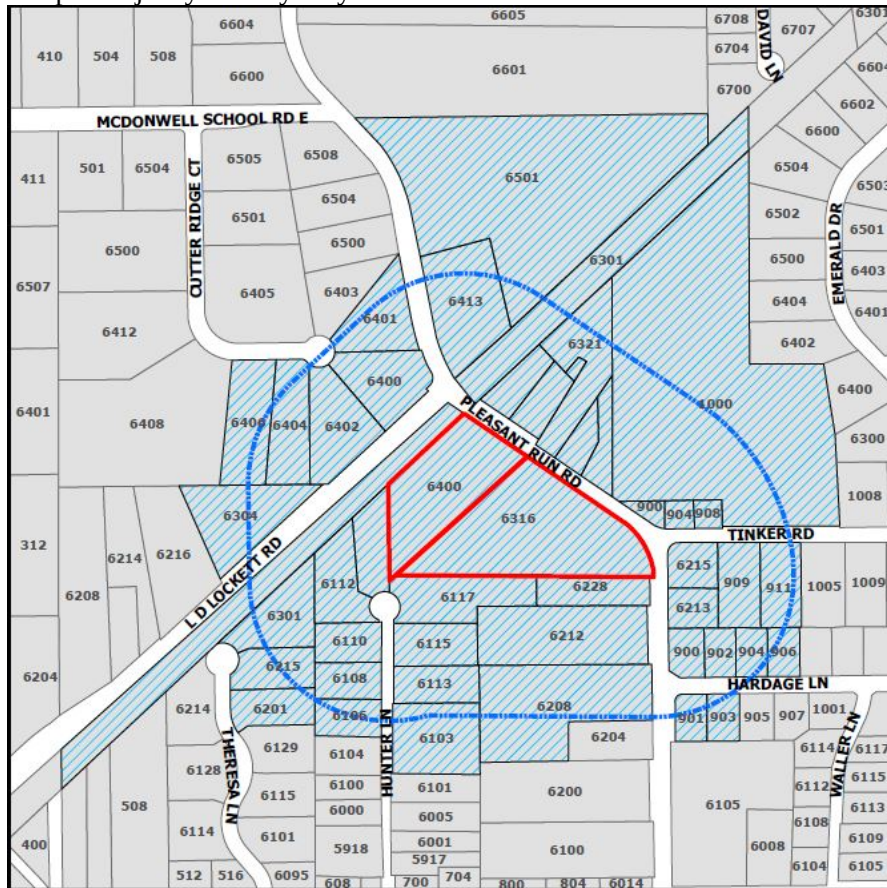
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

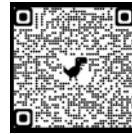
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034

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

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

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 ROAD FROM THE AG AGRICULTURAL DISTRICT TO R-30 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT AND 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 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 5th day of December 2023.

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

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

Mayor Bobby Lindamood
Place 1, Brandi Elder
Place 2, George Bond
Place 3, Scotty Richardson

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



[illegible]

RESIDENTIAL DEVELOPMENT CITY OF COLLEVILLE, TEXAS



THIS MAP IS A PRELIMINARY DRAFT AND SHOULD NOT BE USED FOR CONSTRUCTION OR ANY OTHER PURPOSE WITHOUT THE WRITTEN APPROVAL OF THE CITY ENGINEER.

APPROVED: 3/2023
PROJECT: 2023



Westwood
Professional Services, Inc.
10000 Westwood Blvd, Suite 400
Houston, TX 77036
Phone: 281.417.4400
Fax: 281.417.4401
www.westwoodinc.com

FOR CONCEPTUAL REFERENCE ONLY

60' _____
120' _____
180' _____



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2c	Agenda Date 11/13/2023	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration of a Special Use Permit for a contractor office with storage yard on Tract 2K, Abstract 963, Absalom J Lott Survey, located at 6516 Colleyville Boulevard, Case ZC23-029

TABLED FROM THE OCTOBER 9, 2023 PLANNING AND ZONING COMMISSION MEETING. THE APPLICANT REQUESTS TO TABLE TO THE DECEMBER 11th PLANNING AND ZONING COMMISSION MEETING.

Explanation

TABLED FROM THE OCTOBER 9, 2023 PLANNING AND ZONING COMMISSION MEETING. THE APPLICANT REQUESTS TO TABLE TO THE DECEMBER 11TH PLANNING AND ZONING COMMISSION MEETING.

Streamline Designs, the applicant, has submitted a request for a Special use permit to allow for a contractors office with storage yard on Tract 2K, Abstract 963, Absalom J Lott Survey, being approximately 3.01 acres, and zoned ML Light Manufacturing. The request is for an SUP to allow for the outdoor storage of equipment and materials as part of a landscaping business.

Existing Conditions/Background: The subject property, 6516 Colleyville Boulevard, is zoned ML Light Manufacturing and is located on the west side of Colleyville Boulevard across from Tarrant Lane. The subject property has an office on the front portion of the property and an outdoor storage yard with storage buildings on the rear portion of the property.

SUP Request: The applicant is requesting approval of an SUP to allow for outdoor storage. The property is zoned ML Light Manufacturing which allows for outdoor storage with approval of an SUP. The applicant proposed the following improvements to the site:

1. Improved landscaping
2. Screening fencing around the rear portion of the property.
3. Parking lot surface improvements.

Special Use Permit Provision: Any request for outdoor storage 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 property has had outdoor storage in the past and is zoned ML Light Manufacturing, which allows for the use of a contractors office. The outdoor storage of equipment and materials requires a Special Use Permit.

Plat Status: The property is unplatted as Tract 2K, Abstract 963, Absalom J Lott Survey.

DRC Review: The DRC met on September 18th and determined the request may be scheduled for the upcoming Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The properties to the north are zoned ML Light Manufacturing. To the west the properties are zoned PUD-R, R-20, and AG, and contain single-family residential development. The properties to the south are zoned PUD-C, Planned Unit Development Commercial, and contain offices. The properties to the east are zoned ML Light Manufacturing and contain offices and warehouses.

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.

Recommendation

None

Attachments

1. Request to Table
2. Aerial Map
3. Zoning Map
4. Future Land Use Map
5. Streetview
6. Business Plan
7. Site Plan Exhibit
8. Front Office Exhibit
9. Floor Plan Exhibit
10. Notification Map
11. Notification Letter
12. Notification List
13. Draft Ordinance

From: [James Epperson](#)
To: [Jackie Boyd](#)
Subject: P&Z Update
Date: Wednesday, November 1, 2023 4:36:16 PM
Attachments: [Streamline.docx](#)
[Outlines forP&Z.docx](#)

Hi Jackie,

Yes ma'am.

We were able to connect with Drew and Mark of Montclair today and had a nice conversation and feel we will be able to accommodate their asks. That being said, we would still like to respectfully request that our agenda be tabled until the P&Z Commission meeting after the upcoming meeting on 11/13; the one on 12/11/23. Would that be okay and if so, is there anything else you need from me at this time?

JAMES EPPERSON
Streamline Landscape
p: 817-701-8920
www.streamlineLC.com



Aerial Map

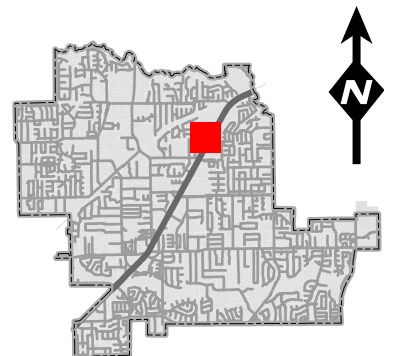


ZC23-029

6516 Colleyville Blvd



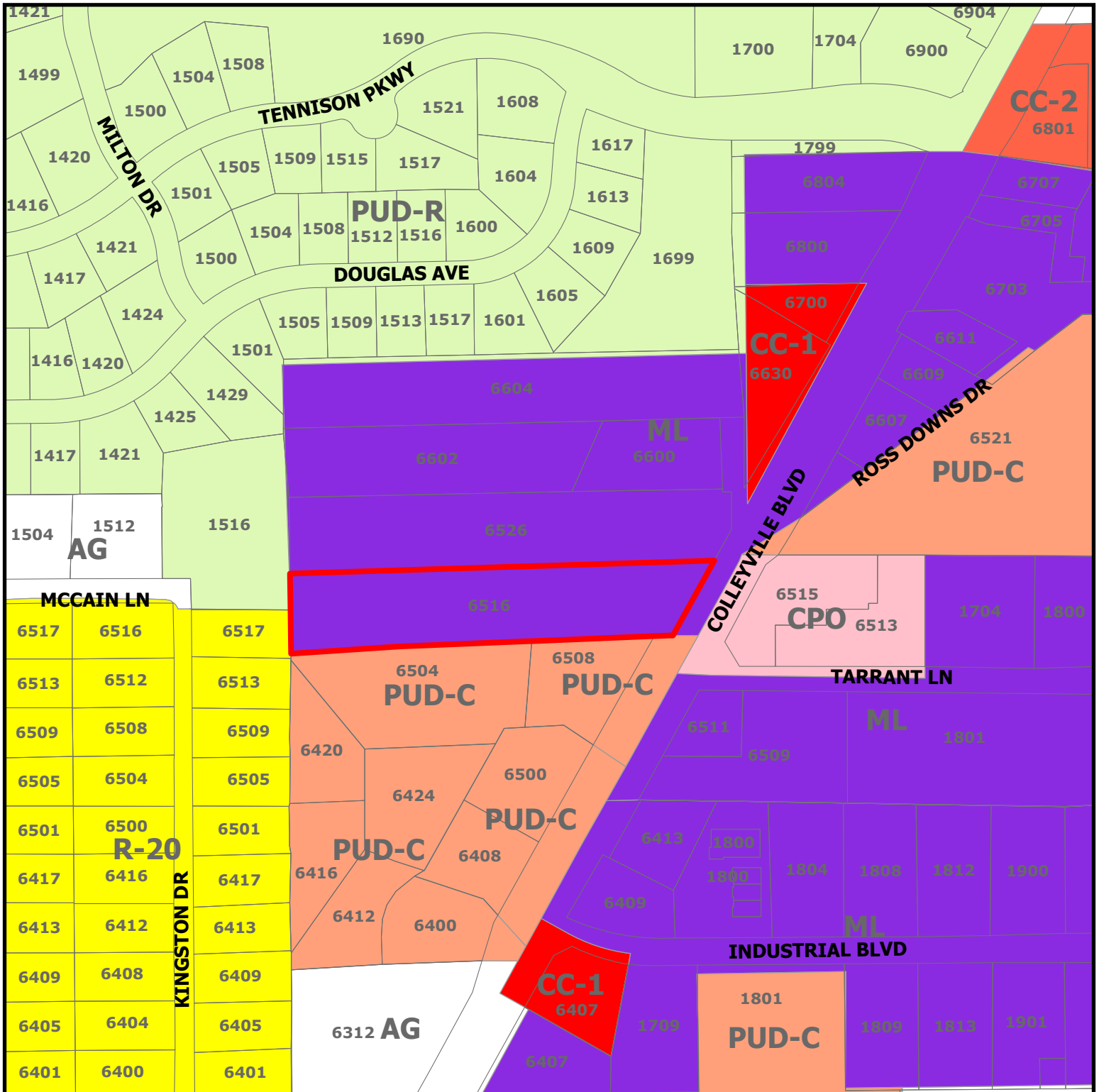
Subject Property



DISCLAIMER:

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Zoning Map

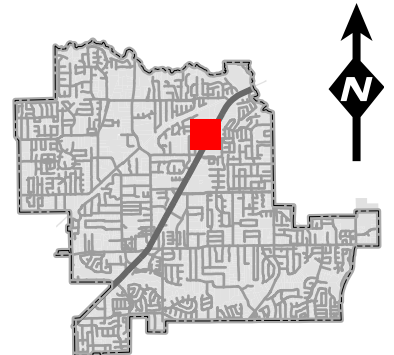


ZC23-029

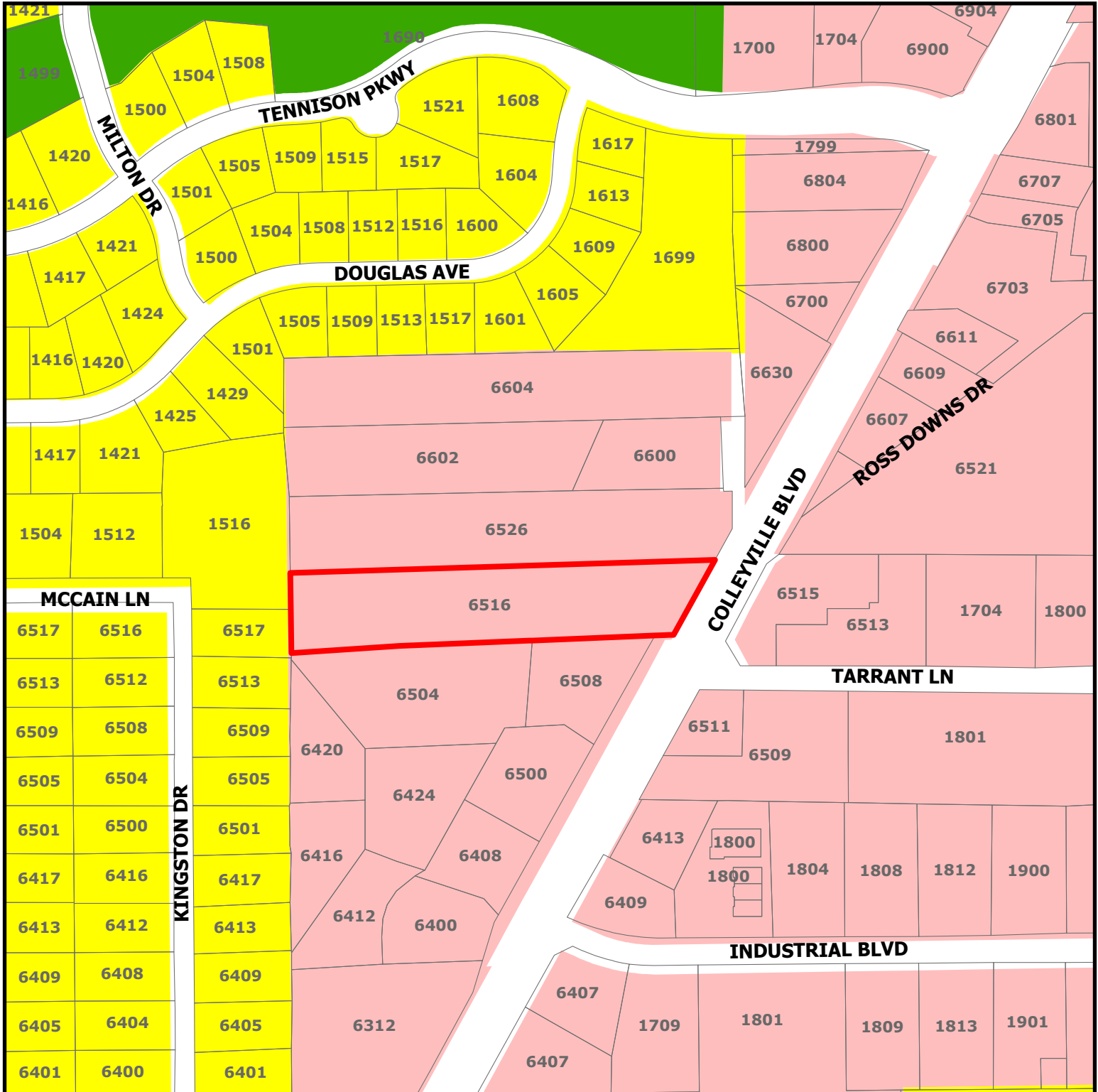
6516 Colleyville Blvd

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Subject Property



Future Land Use Map

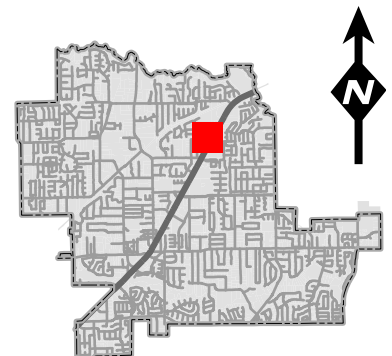


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ZC23-029

6516 Colleyville Blvd

-  Residential
 Colleyville Blvd Corridor
 Open Space; Parks
 Subject Property

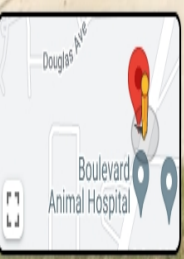


6560 Colleyville Blvd

Colleyville, Texas

 Google Street View

May 2022 See more dates



STREAMLINE

LANDSCAPE

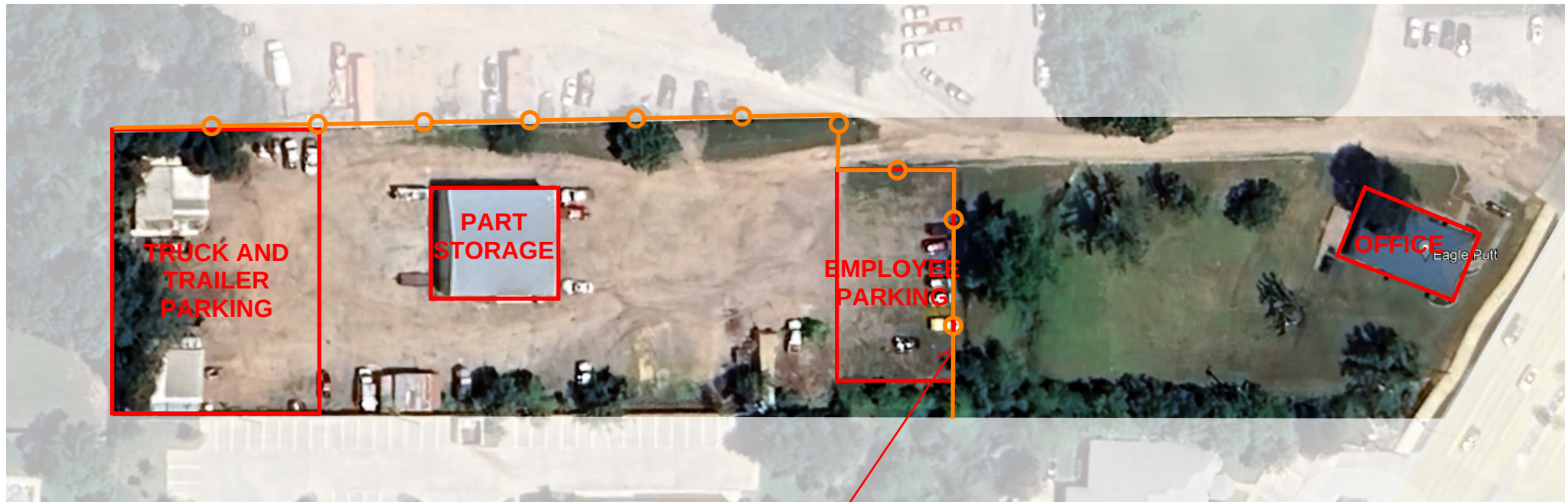
About Us: Streamline Designs Sprinklers and Drainage is a premier residential and commercial landscaping company dedicated to enhancing the beauty, functionality, and value of residential and commercial properties. With a passion for nature and design, our team of skilled landscapers brings together creativity, expertise, and a commitment to quality craftsmanship. From lush gardens to serene patios, we turn outdoor spaces into captivating havens that reflect the unique vision and personality of our clients.

Services We Offer:

1. **Custom Landscape Design:** Our experienced designers work closely with clients to conceptualize and create tailor-made landscape designs that encompass everything from plant selections to hardscape elements, ensuring a cohesive and stunning result.
2. **Hardscape Construction:** We specialize in constructing durable and visually appealing hardscape features, including pathways, retaining walls, outdoor kitchens, fire pits, and more, using high-quality materials that stand the test of time.
3. **Lush Garden Installation:** Our green thumbs bring a wide variety of plants, shrubs, and trees to life, creating vibrant and harmonious garden spaces that thrive in your specific climate and soil conditions.
4. **Lawn Care and Maintenance:** Our dedicated maintenance team keeps your outdoor spaces looking impeccable year-round through lawn mowing, trimming, fertilization, and pest control services.
5. **Irrigation and Drainage Solutions:** We implement efficient irrigation systems to ensure your plants receive the right amount of water, while also addressing drainage challenges to prevent water accumulation and erosion.
6. **Seasonal Enhancements:** Our seasonal services encompass everything from springtime flower planting to fall foliage cleanup, ensuring your landscape remains captivating regardless of the time of year.

Why Choose Streamline Designs Sprinklers and Drainage:

1. **Creative Expertise:** Our team of designers and landscapers is well-versed in the art and science of landscaping, combining aesthetics with functionality to create spaces that inspire.
2. **Quality Craftsmanship:** We prioritize the use of premium materials and techniques to ensure that every project we undertake is of the highest quality, built to withstand the elements and the test of time.
3. **Personalized Approach:** We believe that every property and client is unique. By collaborating closely with our clients, we bring their visions to life, tailoring every aspect of the design and execution to their preferences.
4. **Customer Satisfaction:** Our clients' satisfaction is our top priority. We are committed to open communication, transparency, and exceeding expectations in every project we undertake.
5. **Licensed and Insured:** Streamline Designs Sprinklers and Drainage is a licensed and insured landscaping company, giving our clients peace of mind that they are working with professionals who prioritize safety and compliance. All of our staff are employees and not independent contractors.



Replace chain link
fence with 8' wooden
privacy fence

Scale: NTS

SITE PLAN

6516 COLLEYVILLE BLVD
COLLEYVILLE, TX 76034

STREAMLINE
LANDSCAPE

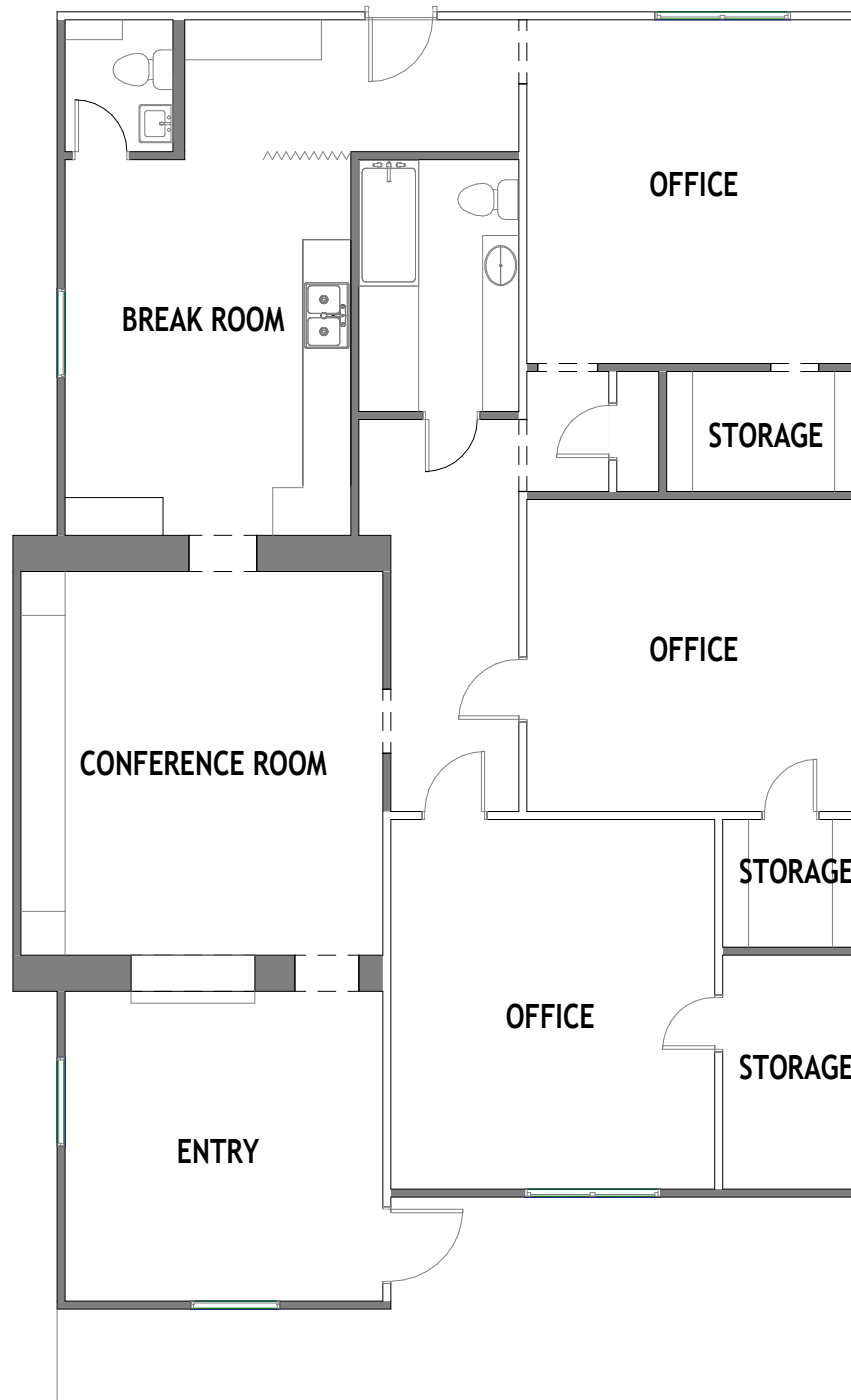


Scale: NTS

FRONT OFFICE - PROPOSED

6516 COLLEYVILLE BLVD
COLLEYVILLE, TX 76034

STREAMLINE
LANDSCAPE



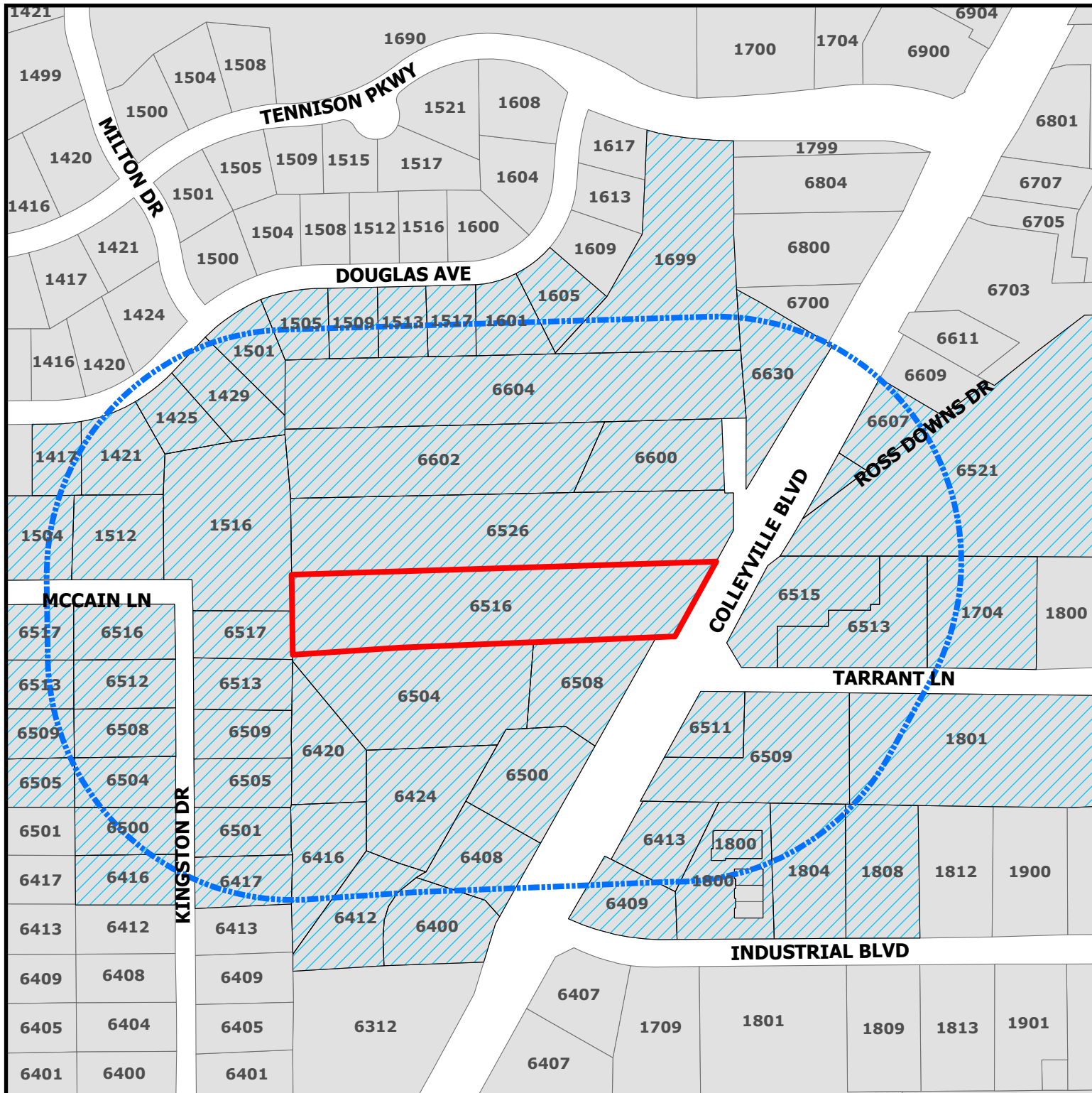
Scale: 1/8" = 1' 0"

EXISTING FLOOR PLAN

6516 COLLEYVILLE BLVD
COLLEYVILLE, TX 76034

STREAMLINE
LANDSCAPE

Notification Map

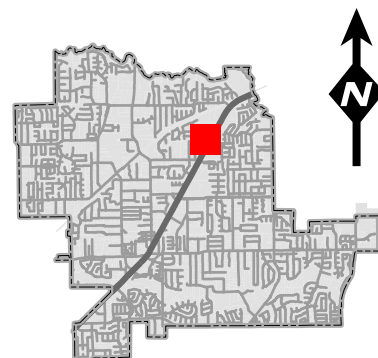
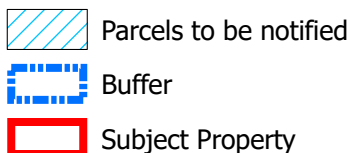


ZC23-029

6516 Colleyville Blvd

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NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, October 9, 2023 at 7:00 p.m.
City Council Meetings: Wednesday, November 8, 2023 & Tuesday, November 21, 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 Contractor Office with Storage Yard on Tract 2K, Abstract 963, Absalom J Lott Survey, located at 6516 Colleyville Boulevard.

Zoning Case: ZC23-029

Applicant: Streamline Designs

Owner: Streamline Designs holdings LLC

Location: 6516 Colleyville Blvd

Property Description: Tract 2K, Abstract 963, Absalom J Lott Survey

Present Zoning: ML, Light Manufacturing

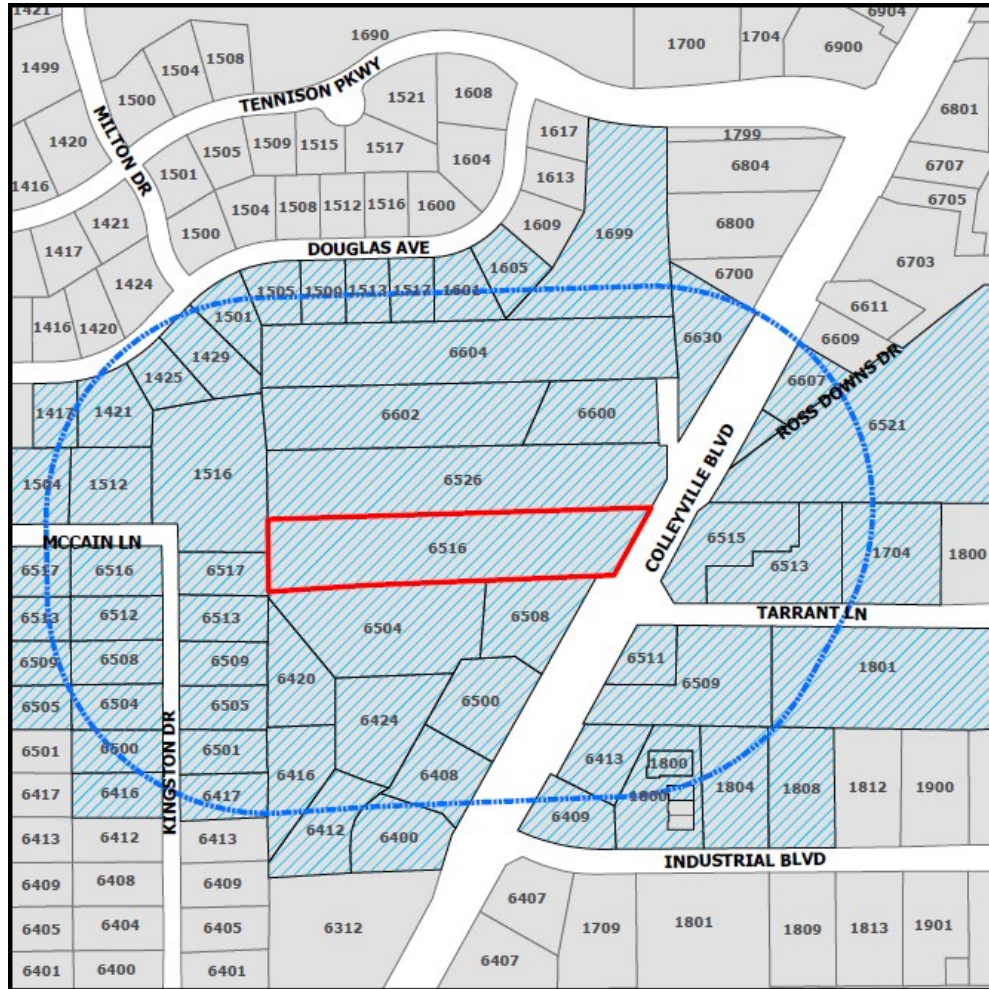
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

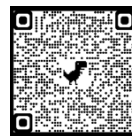
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
HOVERSON PROPERTIES LLC	1808 INDUSTRIAL BLVD STE 101	COLLEYVILLE, TX	76034	1808 INDUSTRIAL BLVD
GCD LAND HOLDINGS LLC	6508 COLLEYVILLE BLVD SUITE 300	COLLEYVILLE, TX	76034	6500 COLLEYVILLE BLVD
SEITEL, NOAH	1517 DOUGLAS AVE	COLLEYVILLE, TX	76034	1517 DOUGLAS AVE
TIERNEY, TOM	1709 INDUSTRIAL BLVD	COLLEYVILLE, TX	76034	6400 COLLEYVILLE BLVD
MANGROLA, SUMA	1605 DOUGLAS AVE	COLLEYVILLE, TX	76034	1605 DOUGLAS AVE
ARROYO NORTE LTD	6516 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	6600 COLLEYVILLE BLVD
SIMS, REX A	6505 KINGSTON	COLLEYVILLE, TX	76034	6505 KINGSTON DR
SPOGGO LLC	1717 N AKARD ST #220	DALLAS, TX	75201	1800 INDUSTRIAL BLVD
BAILEY, ARVEL W	PO BOX 747	COLLEYVILLE, TX	76034	1504 MCCAIN LN
DIMITROV, LACHEZAR P	6509 KINGSTON	COLLEYVILLE, TX	76034	6509 KINGSTON DR
FENNEMA, SEAN	6513 KINGSTON DR	COLLEYVILLE, TX	76034	6513 KINGSTON DR
NELLAHOUND HOLDINGS LLC	6413 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	6413 COLLEYVILLE BLVD
PATEL, ALPESH	1505 DOUGLAS AVE	COLLEYVILLE, TX	76034	1505 DOUGLAS AVE
GUILFORD FAMILY TRUST	6513 PONDEROSA LN	COLLEYVILLE, TX	76034	6513 PONDEROSA LN
BURNES, JORDAN	1512 MCCAIN LN	COLLEYVILLE, TX	76034	1512 MCCAIN LN
REYNOLDS, BRIAN LEE	6604 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	6604 COLLEYVILLE BLVD
3 J GREEN LIMITED PARTNERSHIP	6508 COLLEYVILLE BLVD STE 300	COLLEYVILLE, TX	76034	6508 COLLEYVILLE BLVD
MURPHY, DANIEL	1501 DOUGLAS AVE	COLLEYVILLE, TX	76034	1501 DOUGLAS AVE
SELECT ROOFING LLC	6605 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	6605 COLLEYVILLE BLVD
AMERICA'S STORAGE	4311 OAK LAWN AVE STE 360	DALLAS, TX	75219	6511 COLLEYVILLE BLVD
TRES ROSAS LTD	6516 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	6526 COLLEYVILLE BLVD
3 J GREEN LIMITED PARTNERSHIP	6508 COLLEYVILLE BLVD STE 300	COLLEYVILLE, TX	76034	6630 COLLEYVILLE BLVD
WINDING CREEK VILLAGE LLC	100 DECKER CT STE 197	IRVING, TX	75062	6416 COLLEYVILLE BLVD
JAMZ AVB HOLDINGS LLC	7135 COLLEYVILLE BLVD STE 102	COLLEYVILLE, TX	76034	6504 COLLEYVILLE BLVD
MARS, MARK	1429 DOUGLAS AVE	COLLEYVILLE, TX	76034	1429 DOUGLAS AVE
MONTERRA HOME OWNER'S ASSOC	1900 COUNTRY CLUB DR #120	MANSFIELD, TX	76063	1699 TENNISON PKWY
MOUSA, MARY	1509 DOUGLAS AVE	COLLEYVILLE, TX	76034	1509 DOUGLAS AVE
MCCRARY HOLDINGS III LLC	305 W LD LOCKETT RD	COLLEYVILLE, TX	76034	6517 KINGSTON DR
DACUS, MICHELE R	1417 DOUGLAS AVE	COLLEYVILLE, TX	76034	1417 DOUGLAS AVE
AMERICA'S STORAGE	4311 OAK LAWN AVE STE 360	DALLAS, TX	75219	1801 TARRANT LN
BOWDEN, GERALD W	850 AVENIDA SERENA	MARBLE FALLS, TX	78654	6516 COLLEYVILLE BLVD
1804 INDUSTRIAL LLC	1804 INDUSTRIAL BLVD	COLLEYVILLE, TX	76034	1804 INDUSTRIAL BLVD
COMBINED ENTERPRISES INC	1802 INDUSTRIAL BLVD	COLLEYVILLE, TX	76034	1800 INDUSTRIAL BLVD
PULLEN, TIMOTHY B	6501 KINGSTON	COLLEYVILLE, TX	76034	6501 KINGSTON DR
WINDING CREEK VILLAGE LLC	100 DECKER CT STE 197	IRVING, TX	75062	6424 COLLEYVILLE BLVD
J&C SERVICE GROUP LLC	6521 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	6521 COLLEYVILLE BLVD
MCCRARY, MARCUS	305 WEST LD LOCKETT RD	COLLEYVILLE, TX	76034	1516 MCCAIN LN
FUQUA, WILLIAM L	6517 PONDEROSA LN	COLLEYVILLE, TX	76034	6517 PONDEROSA LN
BIERIG, KELLY D	1425 DOUGLAS AVE	COLLEYVILLE, TX	76034	1425 DOUGLAS AVE
RYAN, GERALD CASEY	6509 PONDEROSA LN	COLLEYVILLE, TX	76034	6509 PONDEROSA LN
REYNOLDS, DOUGLAS	6417 KINGSTON	COLLEYVILLE, TX	76034	6417 KINGSTON DR
HANZELKA, FRANCES	6508 KINGSTON	COLLEYVILLE, TX	76034	6508 KINGSTON DR
SHEARS, THOMAS T TR EST	PO BOX 33349	FORT WORTH, TX	76162	6504 KINGSTON DR
WINDING CREEK VILLAGE LLC	100 DECKER CT STE 197	IRVING, TX	75062	6412 COLLEYVILLE BLVD
COMBINED ENTERPRISES INC	1802 INDUSTRIAL BLVD	COLLEYVILLE, TX	76034	6607 COLLEYVILLE BLVD
GCD LAND HOLDINGS LLC	6508 COLLEYVILLE BLVD SUITE 300	COLLEYVILLE, TX	76034	6408 COLLEYVILLE BLVD
BOYLES, MARTIN	6505 PONDEROSA LN	COLLEYVILLE, TX	76034	6505 PONDEROSA LN
AMERICA'S STORAGE	4311 OAK LAWN AVE STE 360	DALLAS, TX	75219	6509 COLLEYVILLE BLVD
TONDRE, ZACHARY	6512 KINGSTON DR	COLLEYVILLE, TX	76034	6512 KINGSTON DR
COMBINED ENTERPRISES INC	1802 INDUSTRIAL BLVD	COLLEYVILLE, TX	76034	1800 INDUSTRIAL BLVD
GONZALEZ, MARIA D	6516 KINGSTON DR	COLLEYVILLE, TX	76034	6516 KINGSTON DR
BURK AND GLORIA COLLINS TRUST	500 HWY STE 224	HURST, TX	76054	6416 KINGSTON DR
DENTON, SARA A	1601 DOUGLAS AVE	COLLEYVILLE, TX	76034	1601 DOUGLAS AVE
HARRISON, MARK	1421 DOUGLAS AVE	COLLEYVILLE, TX	76034	1421 DOUGLAS AVE
TRES ROSAS LTD	6516 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	6602 COLLEYVILLE BLVD
INGRAM, BEVERLY	212 STRATFORD CT	HURST, TX	76054	6409 COLLEYVILLE BLVD
CROCKER, RHONDA	6500 KINGSTON	COLLEYVILLE, TX	76034	6500 KINGSTON DR
MEYER, DAVID W	1513 DOUGLAS AVE	COLLEYVILLE, TX	76034	1513 DOUGLAS AVE
AMERICA'S STORAGE	4311 OAK LAWN AVE STE 360	DALLAS, TX	75219	1704 TARRANT LN
6515 COLLEYVILLE LLC	6508 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	6513 TARRANT LN
6515 COLLEYVILLE LLC	6508 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	6515 TARRANT LN
ROSS DOWNS ESTATES	4113 Gateway Drive #100	COLLEYVILLE, TX	76034	COURTESY NOTICE
MONTERRA ADDITION	6811 Milton Dr	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED

ORDINANCE O-23-xxxx

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 3.01 ACRES, ON TRACT 2K, ABSTRACT 963, ABSALOM J LOTT SURVEY BY AUTHORIZING A SPECIAL USE PERMIT TO ALLOW FOR A CONTRACTOR OFFICE WITH STORAGE YARD; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit to allow for a contractors office with storage yard, Case No. ZC23-029; 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 to allow for a contractors office with storage yard on 3.01 acres, on Tract 2K, Abstract 963, Absalom J Lott Survey, 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 outside storage of materials directly related to the operation of Streamline Landscaping.

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 5th day of December 2023.

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

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS ON THIS THE 19th DAY OF DECEMBER 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

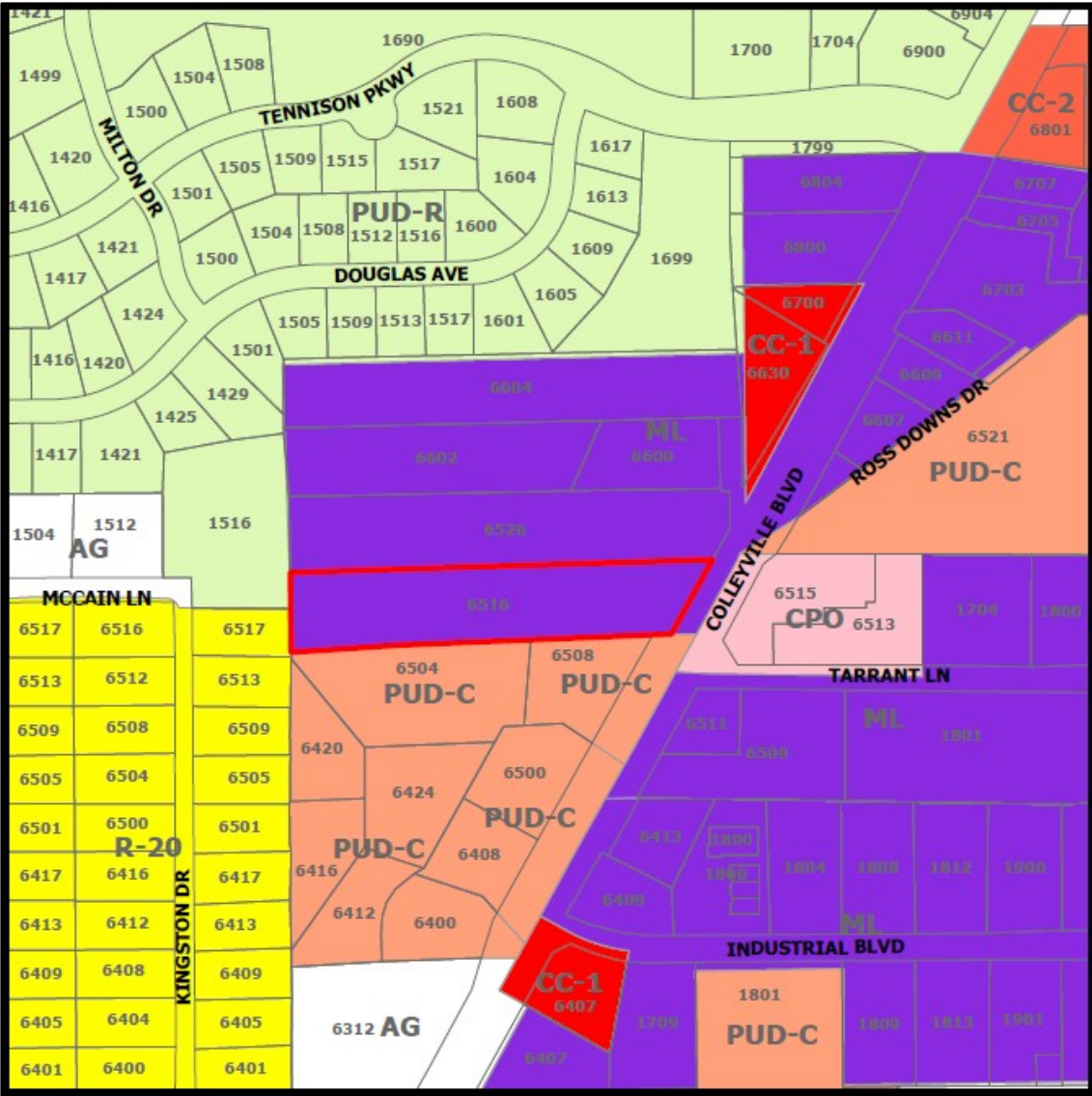


Exhibit “B” – Site Plan



Scale: NTS

SITE PLAN
6516 COLLEYVILLE BLVD
COLLEYVILLE, TX 76034



Exhibit "C" – Proposed Landscaping



Scale: NTS

FRONT OFFICE - PROPOSED

6516 COLLEYVILLE BLVD
COLLEYVILLE, TX 76034

STREAMLINE
LANDSCAPE



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2d	Agenda Date 11/13/2023	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration of a Minor Plat with a Waiver for Lot Width on Lot 1, Block 1, MCM Addition, located at 309 Glade Road, Case PC23-010

Explanation

Bryan Connally, the applicant, has submitted a request for a minor plat with a waiver for lot width on Tract 2N01, Abstract 1248, Thomas J Polson Survey approximately 1.13 acres, and zoned R-40 Single Family Residential. The request is to plat the property and allow for the construction of a new single-family home.

Existing Conditions/Background: The subject property, 309 Glade Road, is zoned R-40 Single Family Residential and is located on the south side of Glade Road. The subject property has a house, which was constructed in 1960 and will be demolished.

Proposed Zoning: *Request* – The applicant requests to Minor Plat the property into one lot and maintain the R-40 zoning district. Per Section 3.24 G, Schedule of District Regulations in the Land Development Code, the minimum standards for the R-40 zoning district are as follows:

Minimum Lot Size	40,000 sf.	
Minimum Lot Width	150 feet	125 feet
Minimum Lot Depth	150 feet	
Front Yard Setback	40 feet	
Side Yard Setback	15 feet	
Rear Yard Setback	25 feet	
Max. Lot Coverage	20%	
Max. Impervious Coverage	50%	

Analysis: The proposed lot is compatible with the R-40 zoning district except for the lot width being 125 feet and not the required 150 feet. The property has been in this configuration since the house was built in 1960.

Plat Status: The property is unplatted as Tract 2N01, Abstract 1248, Thomas J Polson Survey.

DRC Review: The DRC met on October 23rd and offered the following comments to the applicant:

1. Provide a 7.5' drainage and utility easement along the side property lines and a

16' drainage and utility easement along the rear property line.

2. Please remove the contour lines and trees from the plat prior to its recordation.

The applicant updated their exhibits as requested by staff and were received on October 26, 2023.

Drainage: NA

Surrounding Development: The properties to the north, south, east, and west are zoned R-40 and are improved with single-family residential homes.

Tree Preservation: Any subdivision of the subject property must comply with Chapter 5 (Tree Preservation) 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 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 Minor Plat with a waiver for the lot width.

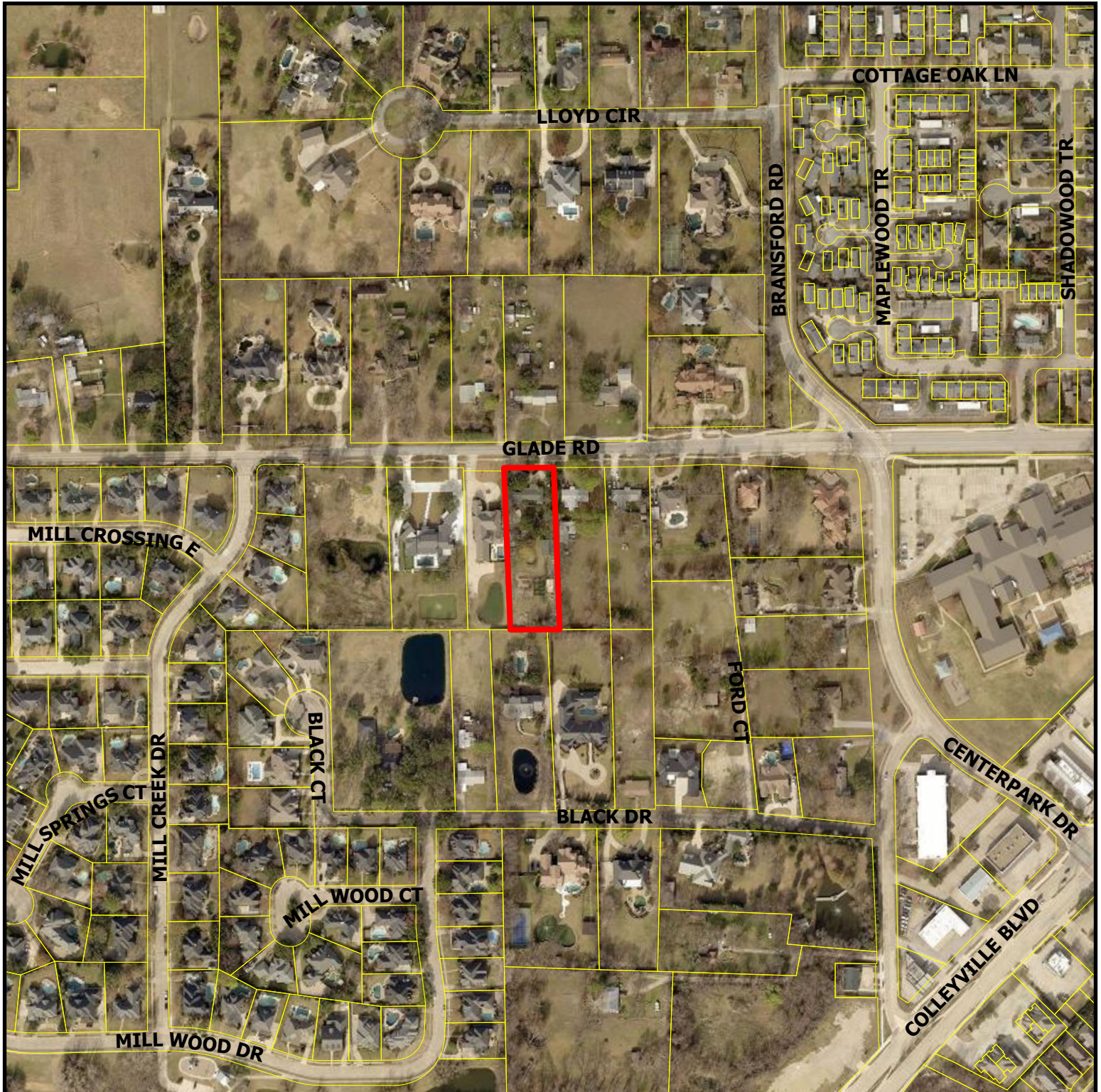
Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Streetview
5. Plat Exhibit
6. Tree Survey
7. Notification Map
8. Notification Letter
9. Notification List
10. Draft Resolution

Aerial Map

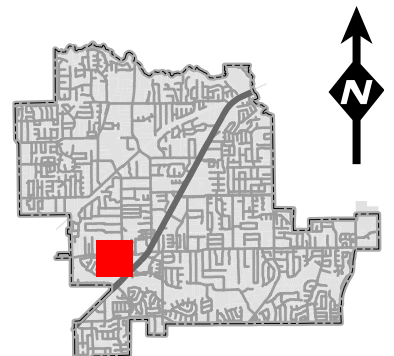


PC23-010

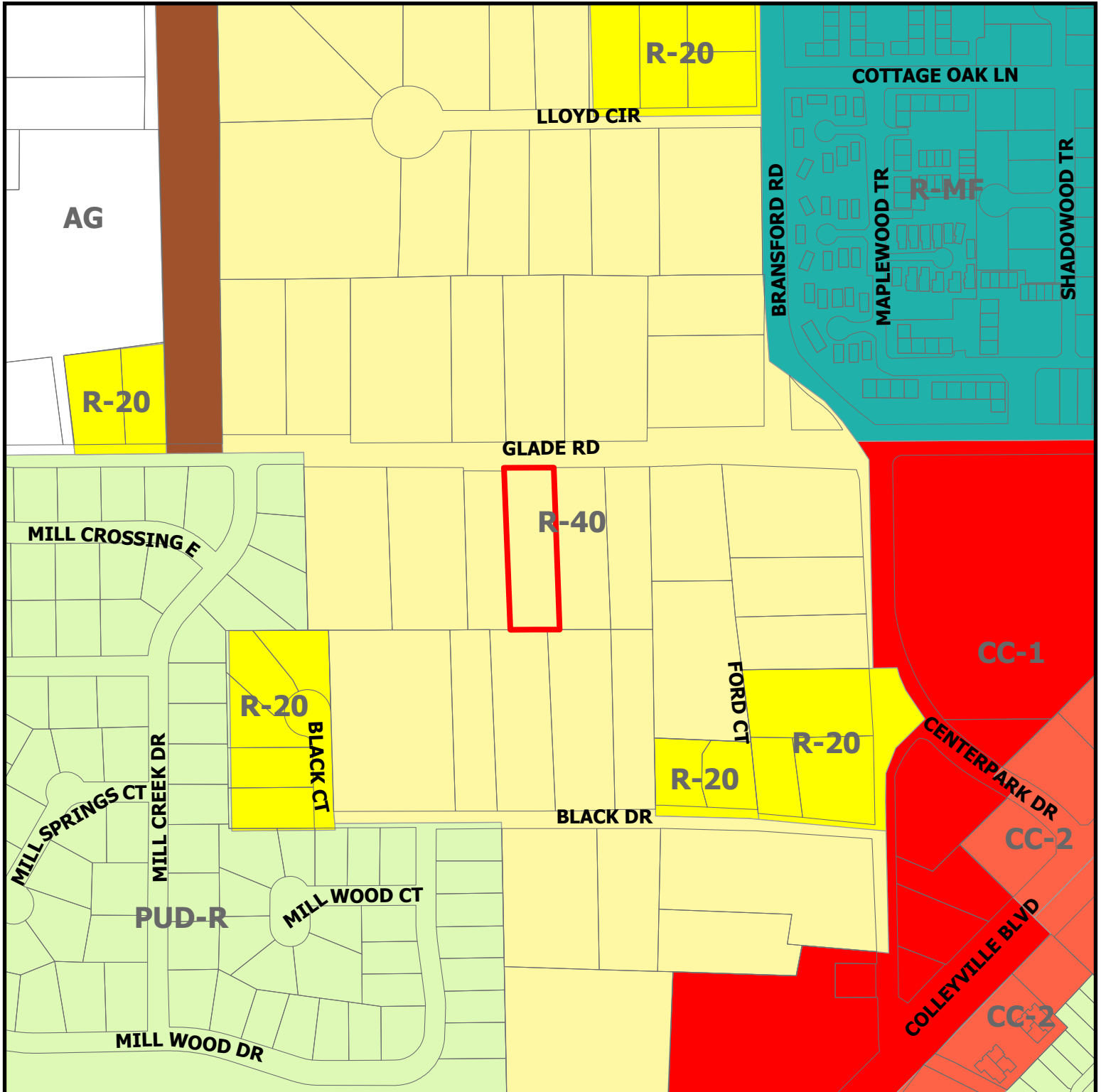
309 Glade Rd

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

 Subject Property



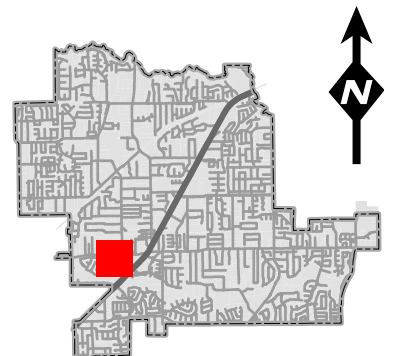
Zoning Map



PC23-010

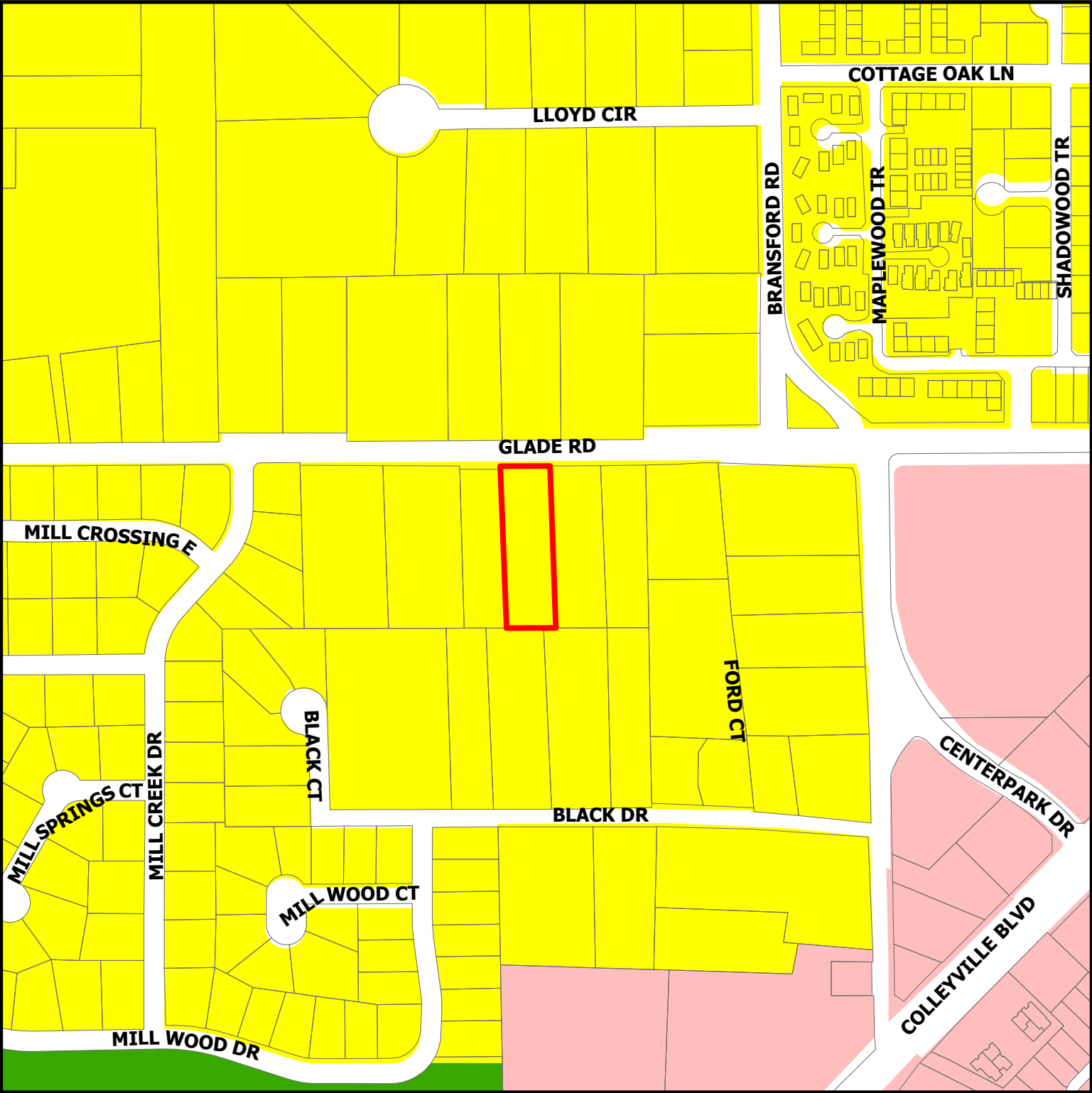
309 Glade Rd

 Subject Property



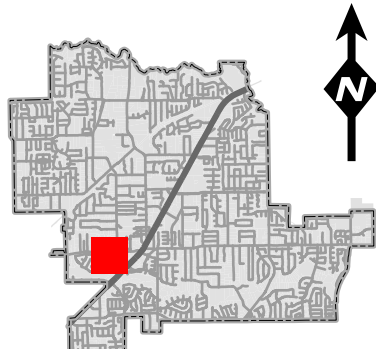
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Future Land Use Map



PC23-010
309 Glade Rd

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



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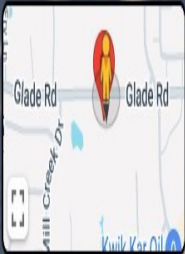
309 Glade Road, Colleyville, TX

304 Glade Rd

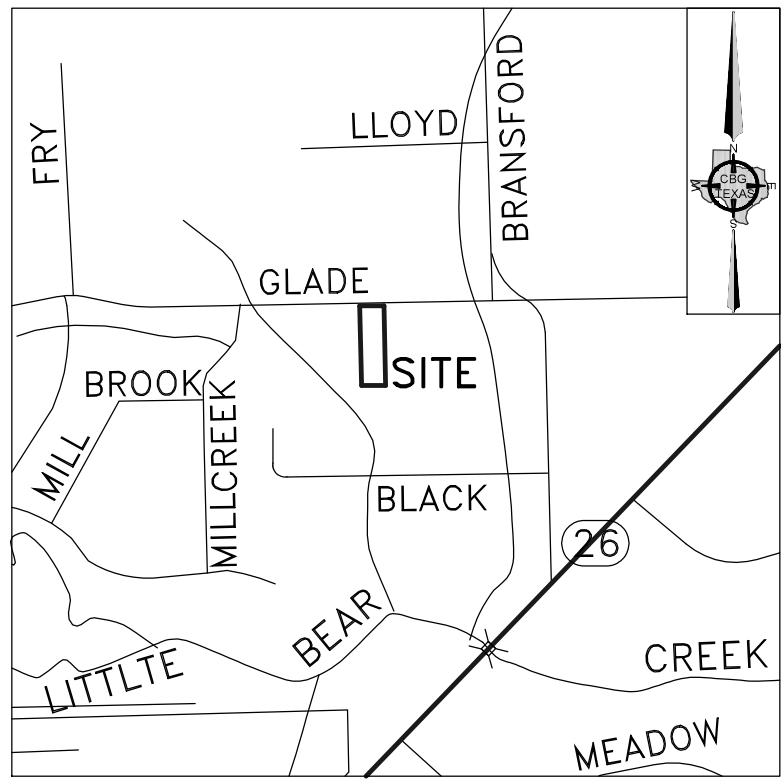
Colleyville, Texas

 Google Street View

May 2022 [See more dates](#)



Google



VICINITY MAP
NOT TO SCALE

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

Whereas, MCM Custom Homes LLC, is the sole owner of a tract of land situated in the Thomas J. Polson Survey, Abstract No. 1248, City of Colleyville, Tarrant County, Texas, same being a tract of land conveyed to MCM Custom Homes LLC, a Texas limited liability company, by General Warranty Deed with Vendor's Lien recorded in Instrument Number D223171237, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner, said corner being along the South right-of-way line of Glade Road (a variable width right-of-way), same being the Northwest corner of a tract of land conveyed to Charles Ray Edwards and Betty Jean Rudel, by deed recorded in instrument Number D214106798, Official Public Records, Tarrant County, Texas, from which a 1/2 inch iron rod found bears South 00 degrees 06 minutes 48 seconds East, a distance of 5.42 feet for witness;

THENCE South 01 degrees 21 minutes 07 seconds East, along the West line of said Edwards/Rudel tract, a distance of 415.03 feet to a point for corner found in a 15" hackberry tree, said corner being the Southwest corner of said Edwards/Rudel tract, same being along the North line of Lot 2, Block 1, Panno Addition, an Addition to the City of Colleyville, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 4983, Plat Records, Tarrant County, Texas;

THENCE South 89 degrees 49 minutes 54 seconds West, along the North line of Lot 2, Block 1, of said Panno Addition, a distance of 126.17 feet to a 1/2 inch iron rod found with yellow cap for corner, said corner being along the North line of Lot 1, Block 1, of said Panno Addition, same being the Southeast corner of Lot 1, Block 1, Abrams & Hawkins Addition, an Addition to the City of Colleyville, Tarrant County, Texas, according to the Plat thereof recorded in County Clerk's Instrument Number D212226407, Plat Records, Tarrant County, Texas;

THENCE North 01 degrees 12 minutes 26 seconds West, along the East line of said Lot 1, Block 1, of said Abrams & Hawkins Addition, a distance of 415.01 feet to a point for corner, said corner being along the South right-of-way line of said Glade Road;

THENCE North 89 degrees 49 minutes 54 seconds East, along the South right-of-way line of said Glade Road, a distance of 125.12 feet to the POINT OF BEGINNING and containing 52,136 square feet and or 1.20 acres of land.

LEGEND

D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
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1/2" SPF = 1/2 INCH SQAURE PIPE FOUND
1/2" IRF = 1/2 INCH IRON ROD FOUND
1/2" IRFYC = 1/2 INCH IRON ROD FOUND WITH YELLOW CAP
PFC = POINT FOR CORNER
ESMT. = EASEMENT

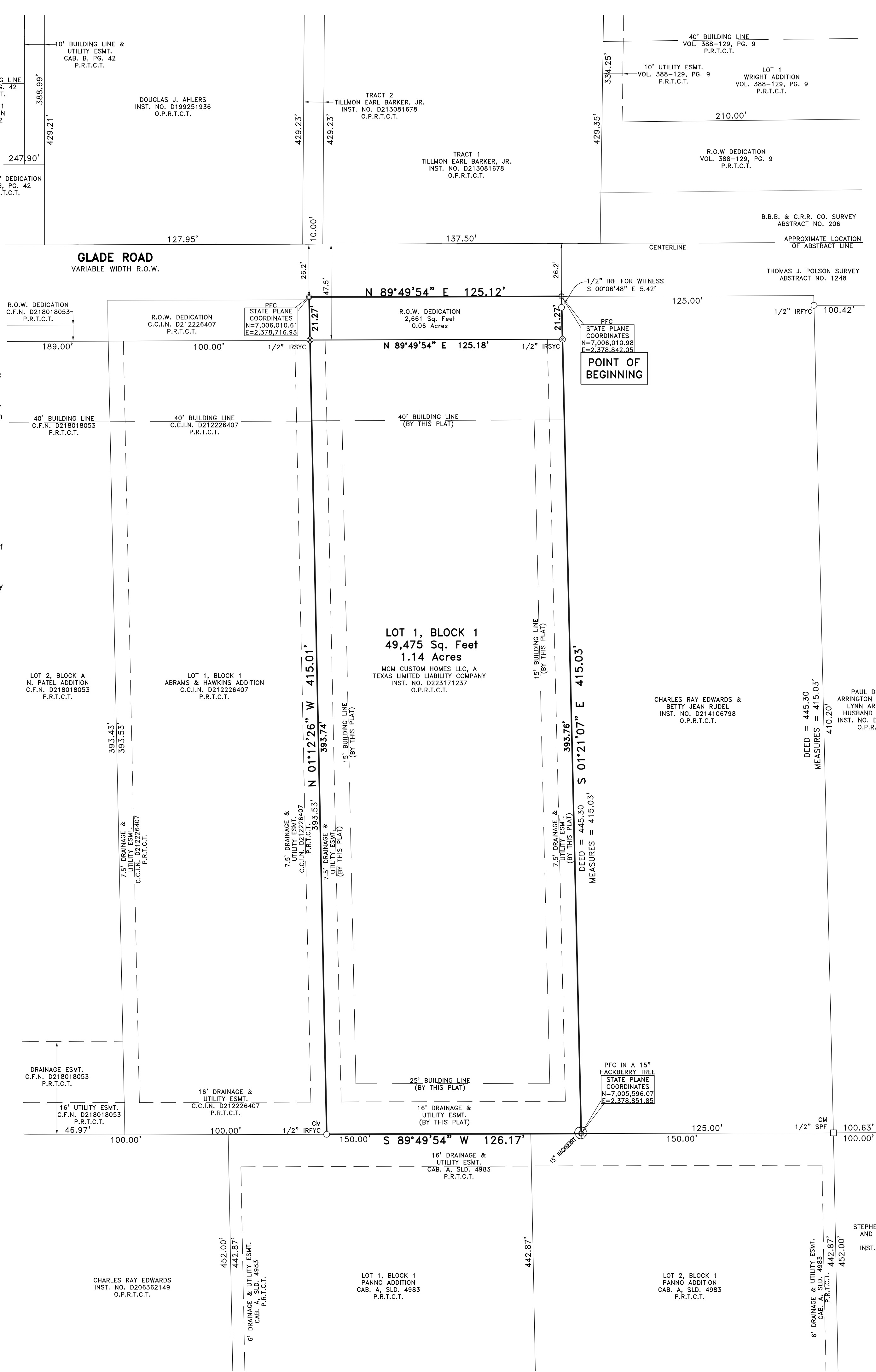
a) **DRAINAGE EASEMENT RESTRICTIONS:** No Construction or filling, without the written approval of the City of Colleyville shall be allowed within a drainage easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result, and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of two feet above the 100-year flood elevation.

b) **UTILITY EASEMENT:** Any public utility, including the City of Colleyville, shall have the right to move and keep moved all or part of any building, fences, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and any public utility, including the City of Colleyville, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

c) The Maintenance of all drainage and utility easements located on private property are the responsibility of the property owner.

GENERAL NOTES

- 1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE, NAD 83 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 6) BENCHMARK IS A CITY OF COLLEYVILLE BENCHMARK (BENCHMARK NO. 56, ELEVATION = 602.34') AND (BENCHMARK NO. 58, ELEVATION = 612.05')
- 7) ACCORDING TO THE F.I.R.M. IN MAP NO. 48439C0095K, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.
- 8) ALL BUILDINGS TO BE REMOVED.



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, MCM Custom Homes LLC, a Texas limited liability company, Owner, do hereby adopt this plat designating the hereinbefore described property as **MCM ADDITION**, and addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use and forever all streets, right-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

Witness by our hands this _____ day of _____, 2023

BY: _____
MCM Custom Homes LLC (Owner) Date
Michael Monk (President)

STATE OF TEXAS
TARRANT COUNTY

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Michael Monk, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2023.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT:

I, Bryan Connolly, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance no. 19455, as amended), and Texas Local Government Code, Chapter 212.

Dated this _____ day of _____, 2023

RELEASED FOR REVIEW 10/26/2023 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connolly
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
TARRANT COUNTY

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connolly known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2023.

Notary Public in and for the State of Texas

PLANNING AND ZONING COMMISSION APPROVAL

WHEREAS The Planning and Zoning Commission of the City of Colleyville, Texas voted affirmatively on this _____ day of _____, 20____, to approve this Plat.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

CITY COUNCIL APPROVAL

Whereas the City Council of the City of Colleyville, Texas voted affirmatively on this _____ day of _____, 20____, to approve of this Plat.

Mayor, City of Colleyville

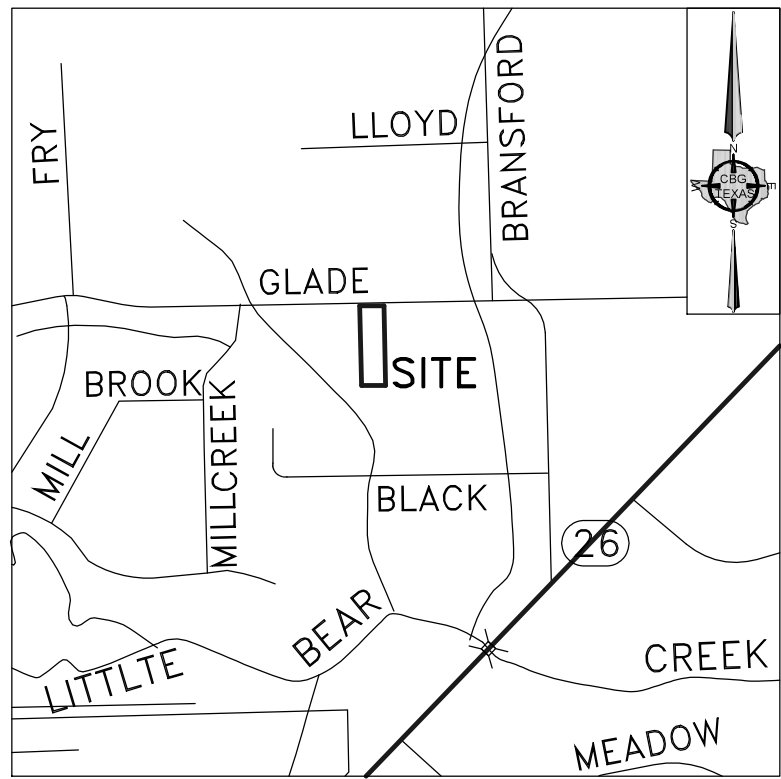
Attest: City Secretary

MINOR PLAT
MCM ADDITION
LOT 1, BLOCK 1
52,136 SQ.FT. / 1.20 ACRES
THOMAS J. POLSON SURVEY, ABSTRACT NO. 1248
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS



OWNER: MCM CUSTOM HOMES LLC
8101 MONTEPELIER WAY
COLLEYVILLE, TX 76034
817-492-5755

SCALE: 1"=30' / DATE: 09/26/2023 / JOB NO. 2314054 / DRAWN BY: JLA



VICINITY MAP
NOT TO SCALE

OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF TARRANT

Whereas, Steve D. Whittle and Shiela D. Whittle, are the sole owners of a tract of land situated in the Thomas J. Polson Survey, Abstract No. 1248, City of Colleyville, Tarrant County, Texas, same being a tract of land conveyed to Steve D. Whittle and Shiela D. Whittle, by Deed recorded in Volume 11813, Page 796, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner, said corner being along the South right-of-way line of Glade Road (a variable width right-of-way), same being the Northwest corner of a tract of land conveyed to Charles Ray Edwards, by deed recorded in Instrument Number D214106798, Official Public Records, Tarrant County, Texas, from which a 1/2 inch iron rod found bears South 00 degrees 06 minutes 48 seconds East, a distance of 5.42 feet for witness;

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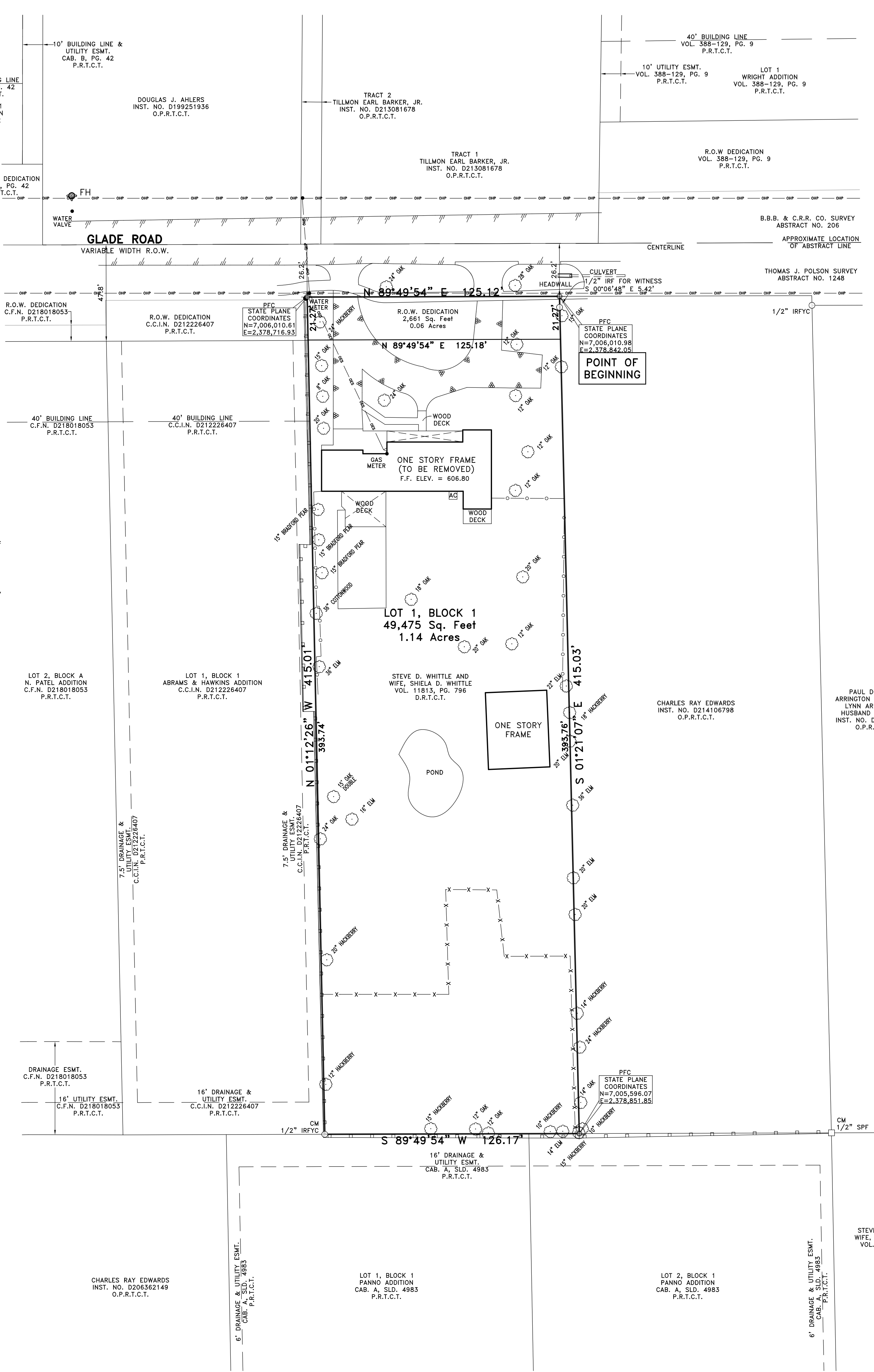
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- 8) ALL BUILDINGS TO BE REMOVED.



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, Steve D. Whittle and Shiela D. Whittle, Owners, do hereby adopt this plat designating the hereinbefore described property as **WHITTLE ADDITION**, and addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use and forever all streets, right-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity of any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

Witness by our hands this _____ day of _____, 2023

By: _____
Steve D. Whittle _____ Date _____

STATE OF TEXAS TARRANT COUNTY

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Steve D. Whittle, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2023.

Notary Public in and for the State of Texas

Witness by our hands this _____ day of _____, 2023

By: _____
Shiela D. Whittle _____ Date _____

STATE OF TEXAS TARRANT COUNTY

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Shiela D. Whittle, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2023.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT:

I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance no. 19455, as amended) , and Texas Local Government Code, Chapter 212.

Dated this the _____ day of _____, 2023

RELEASED FOR REVIEW 10/13/2023 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS TARRANT COUNTY

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connally known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2023.

Notary Public in and for the State of Texas

PLANNING AND ZONING COMMISSION APPROVAL

WHEREAS The Planning and Zoning Commission of the City of Colleyville, Texas voted affirmatively on this _____ day of _____, 20____, to approve this Plat.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

CITY COUNCIL APPROVAL

Whereas the City Council of the City of Colleyville, Texas voted affirmatively on this _____ day of _____, 20____, to approve of this Plat.

Mayor, City of Colleyville

Attest: City Secretary

OWNER: STEVE D. WHITTLE
AND SHIELA D. WHITTLE
309 GLADE ROAD
COLLEYVILLE, TX. 76034
817-492-5755

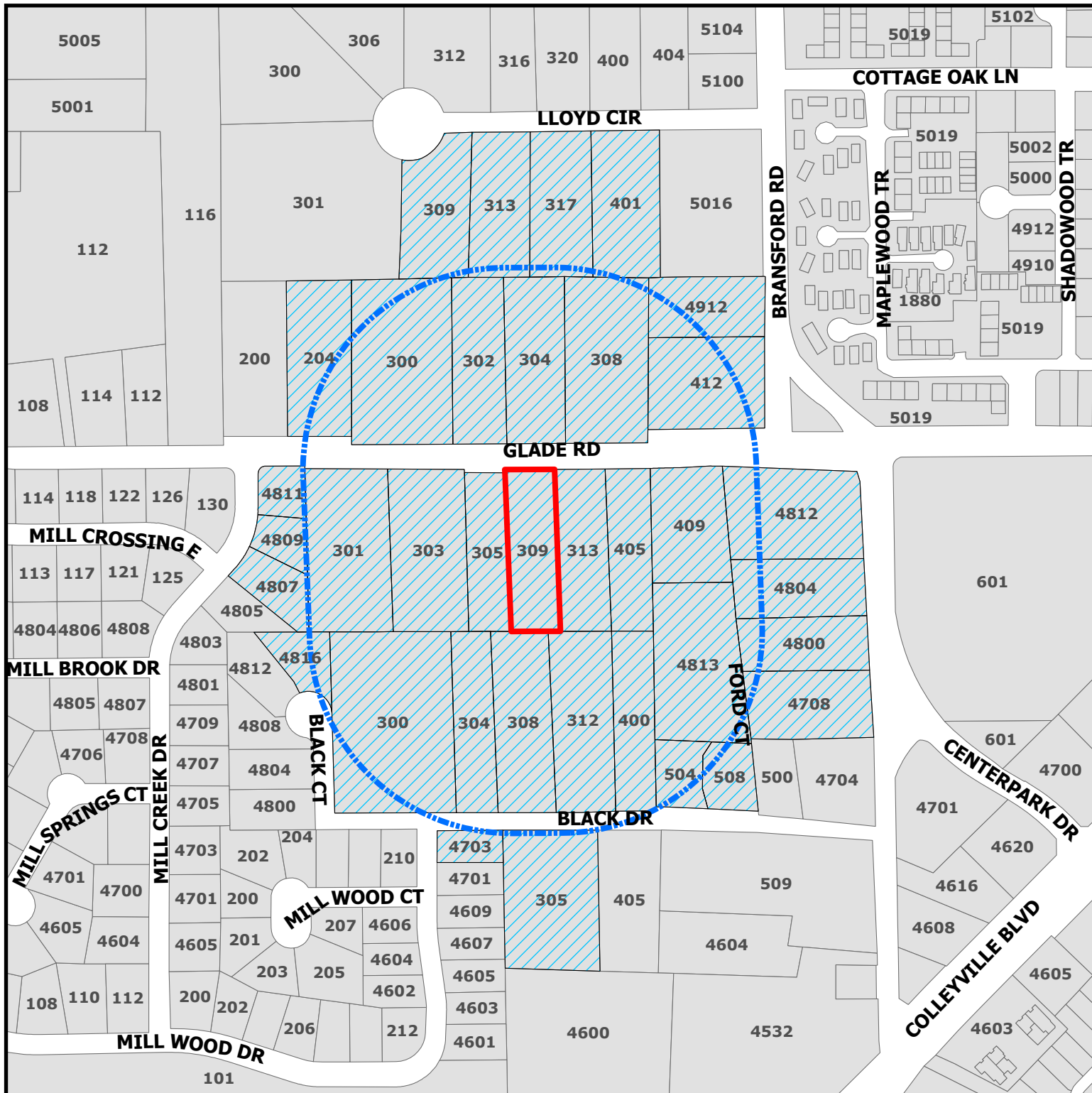
TREE SURVEY
WHITTLE ADDITION
LOT 1, BLOCK 1
52,136 SQ.FT. / 1.20 ACRES
THOMAS J. POLSON SURVEY, ABSTRACT NO. 1248
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

PLANNING & SURVEYING
Main Office
1413 East I-30, Ste. 7
Garland, TX 75043
P 214.349.9485
F 214.481.8716
www.cbgtxl.com

PROFESSIONAL LAND SURVEYOR
Firm No. 10168800
www.cbgtxl.com

SCALE: 1"=30' / DATE: 09/26/2023 / JOB NO. 2314054 / DRAWN BY: JLA

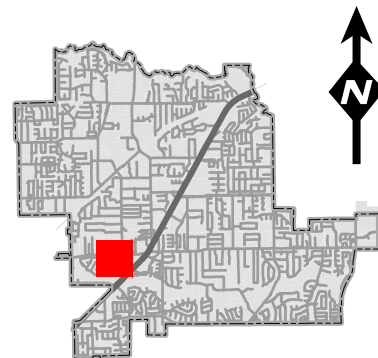
Notification Map



PC23-010

309 Glade Rd

-  Parcels to be notified
-  Buffer
-  Subject Property



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NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, November 13, 2023 at 7:00 p.m.
City Council Meetings: Tuesday, December 5, 2023 & Tuesday, December 19, 2023 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Minor Plat with a Waiver for Lot Width on Lot 1, Block 1, MCM Addition, located at 309 Glade Road, Case PC23-010

Zoning Case: PC23-010

Applicant: Bryan Connally

Owner: Michael Monk

Location: 309 Glade Rd

Property Description: Tract 2N01 Thomas J Polson Survey, Abstract 1248

Present Zoning: R-40 Single Family Residential District.

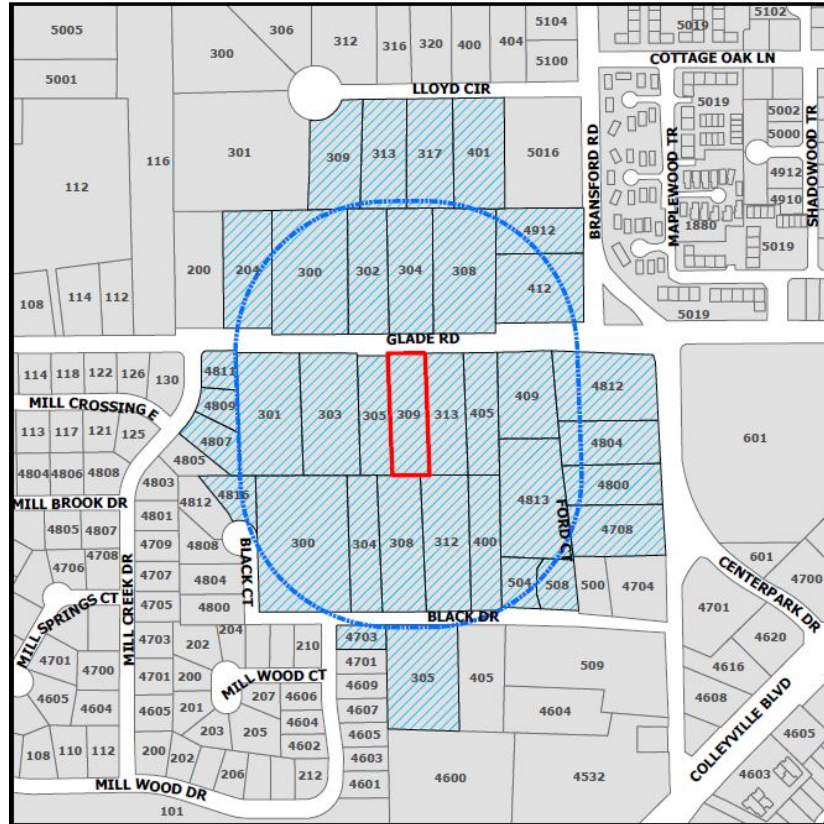
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

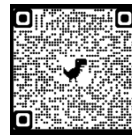
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034

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

NOTICE OF PUBLIC HEARING



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



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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
LEPARD-CAMPBELL, AMY	4800 BRANSFORD RD	COLLEYVILLE, TX	76034	4800 BRANSFORD RD
BARKER, TILLMON EARL	304 GLADE RD	COLLEYVILLE, TX	76034	304 GLADE RD
TRAN, TAI	4804 BRANSFORD RD	COLLEYVILLE, TX	76034	4804 BRANSFORD RD
ROADRUNNER CHARTERS INC	8972 TRINITY BLVD	HURST, TX	76053	301 GLADE RD
KEELING, ALFRED	412 GLADE RD	COLLEYVILLE, TX	76034	412 GLADE RD
EDWARDS, CHARLES RAY	304 BLACK DR	COLLEYVILLE, TX	76034	304 BLACK DR
PEARSON, JOHN	317 LLOYD CIR	COLLEYVILLE, TX	76034	317 LLOYD CIR
VAIL, BENJAMIN	4703 MILL WOOD DR	COLLEYVILLE, TX	76034	4703 MILL WOOD DR
AHLERS, LAWRENCE JOHN	300 GLADE RD	COLLEYVILLE, TX	76034	300 GLADE RD
LORD, LEYLA	312 BLACK DR	COLLEYVILLE, TX	76034	312 BLACK DR
EDWARDS, HELEN L	313 GLADE RD	COLLEYVILLE, TX	76034	313 GLADE RD
WHITTLE, STEVE D	309 GLADE RD	COLLEYVILLE, TX	76034	309 GLADE RD
ARRINGTON, PAUL	405 GLADE RD	COLLEYVILLE, TX	76034	405 GLADE RD
VAUGHN, STEPHEN	400 BLACK DR	COLLEYVILLE, TX	76034	400 BLACK DR
TUTTLE, R	4813 FORD CT	COLLEYVILLE, TX	76034	4813 FORD CT
VILLARREAL, PEDRO C	4809 MILL CREEK DR	COLLEYVILLE, TX	76034	4809 MILL CREEK DR
MCNUTT, VALERIE	305 GLADE RD	COLLEYVILLE, TX	76034	305 GLADE RD
GREENLAW, HOLLIS	204 GLADE RD	COLLEYVILLE, TX	76034	204 GLADE RD
CHANDLER, BRIAN	6205 EMMAS CT	COLLEYVILLE, TX	76034	308 GLADE RD
BLACK TO PARR LIVING TRUST	300 BLACK DR	COLLEYVILLE, TX	76034	300 BLACK DR
CAMPBELL, AMY	305 BLACK DR	COLLEYVILLE, TX	76034	305 BLACK DR
COHEN, RICHARD S	401 LLOYD CIR	COLLEYVILLE, TX	76034	401 LLOYD CIR
TUTTLE, RHONDA	1537 S STORY RD	IRVING, TX	75060	508 BLACK DR
LUNDSBERG, CHRISTIAN	308 BLACK DR	COLLEYVILLE, TX	76034	308 BLACK DR
COSTANZA, BRIAN	4912 BRANSFORD DR	COLLEYVILLE, TX	76034	4912 BRANSFORD RD
OLIVER, SUSAN M	4812 BRANSFORD RD	COLLEYVILLE, TX	76034	4812 BRANSFORD RD
POLLOCK, WESTON A	4816 BLACK CT	COLLEYVILLE, TX	76034	4816 BLACK CT
KNAUS, EDWARD	313 LLOYD CIR	COLLEYVILLE, TX	76034	313 LLOYD CIR
NORRIS & ANN WARD FAMILY TRUST	409 GLADE RD	COLLEYVILLE, TX	76034	409 GLADE RD
TERRY AND DONNA STEPHENS FAMILY	4708 BRANSFORD RD	COLLEYVILLE, TX	76034	4708 BRANSFORD RD
MUCHMORE, DAVID	309 LLOYD CIR	COLLEYVILLE, TX	76034	309 LLOYD CIR
MARYELLA WILLIAMS FAMILY TRUST	4807 MILL CREEK DR	COLLEYVILLE, TX	76034	4807 MILL CREEK DR
AHLERS, DOUGLAS	302 GLADE RD	COLLEYVILLE, TX	76034	302 GLADE RD
VORSE, CRAIG	4811 MILL CREEK DR	COLLEYVILLE, TX	76034	4811 MILL CREEK DR
OLSSON, ROBIN	504 BLACK DR	COLLEYVILLE, TX	76034	504 BLACK DR
WILLS, RONALD	303 GLADE RD	COLLEYVILLE, TX	76034	303 GLADE RD
SHADOWOOD TRAIL CONDOMINIUMS	4113 Gateway Drive #100	COLLEYVILLE ,TX	76034	COURTESY NOTICE
MILL CREEK ADDN-COLLEYVILLE		COLLEYVILLE ,TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
CONNALLY BRYAN	1413 E I-30, SUITE 7	GARLAND, TX		75043 1413 E I-30, SUITE 7

RESOLUTION R-23-XXXX

**A RESOLUTION APPROVING A MINOR PLAT WITH A PLAT WAIVER
FOR LOT WIDTH FOR LOT 1, BLOCK 1, MCM ADDITION**

WHEREAS, the Planning and Zoning Commission recommended approval of the Minor Plat with a Waiver for Lot Width for Lot 1, Block 1, MCM Addition, on November 13, 2023.

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

Sec. 1. THAT the Minor Plat with a Waiver for a Lot Width of 125 feet for Lot 1, Block 1, MCM Addition on approximately 1.20 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS
THE 5th DAY OF DECEMBER 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



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2e

Agenda Date 11/13/2023

Number

Type Public Hearing Agenda Items

Department Community Development

Title

Consideration of a rezoning from AG Agricultural to R-40 Single Family Residential for Lot 1, Block 1, Fred C. Rice Addition, located at 6103 Hunter Lane, Case ZC23-032

Explanation

Valri Robertson, the applicant, has submitted a request for a zoning change from AG Agricultural to R-40 Single Family Residential for Lot 1, Block 1, Fred C. Rice Addition, being approximately 1.78 acres. The request to rezone is to allow for a piece of land to be platted from 6103 Hunter Lane to 6113 Hunter Lane.

Existing Conditions/Background: The subject property, 6103 Hunter Lane, has AG Agricultural zoning. It is located on the east side of Hunter Lane and is north of the intersection with Shelton Drive. The subject property has a single-family residence built in 2014.

Proposed Zoning: *Request* – The applicant requests to rezone the property from AG to the R-40 district. As per Section 3.24 G, Schedule of District Regulations, the minimum standards for the R-40 zoning district are as follows:

Minimum Lot Size	40,000 sf.
Minimum Lot Width	150 feet
Minimum Lot Depth	150 feet
Front Yard Setback	40 feet
Side Yard Setback	15 feet
Rear Yard Setback	25 feet
Max. Lot Coverage	20%
Max. Impervious Coverage	50%

Analysis: The current size of the property does comply with all the minimum standards of the R-40 Single Family Residential zoning.

Plat Status: The property is platted as Lot 1, Block 1, Fred C. Rice Addition.

DRC Review: The DRC reviewed the request during their October 23rd, 2023 meeting and determined the application may be scheduled for the next available Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The property to the north is zoned R-40 and has single-family residential development. The properties to the east and west are zoned R-40 and R-30 and have single-family residential development. The properties to the south are zoned R-40, R-30, and R-20 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 approval of the request.

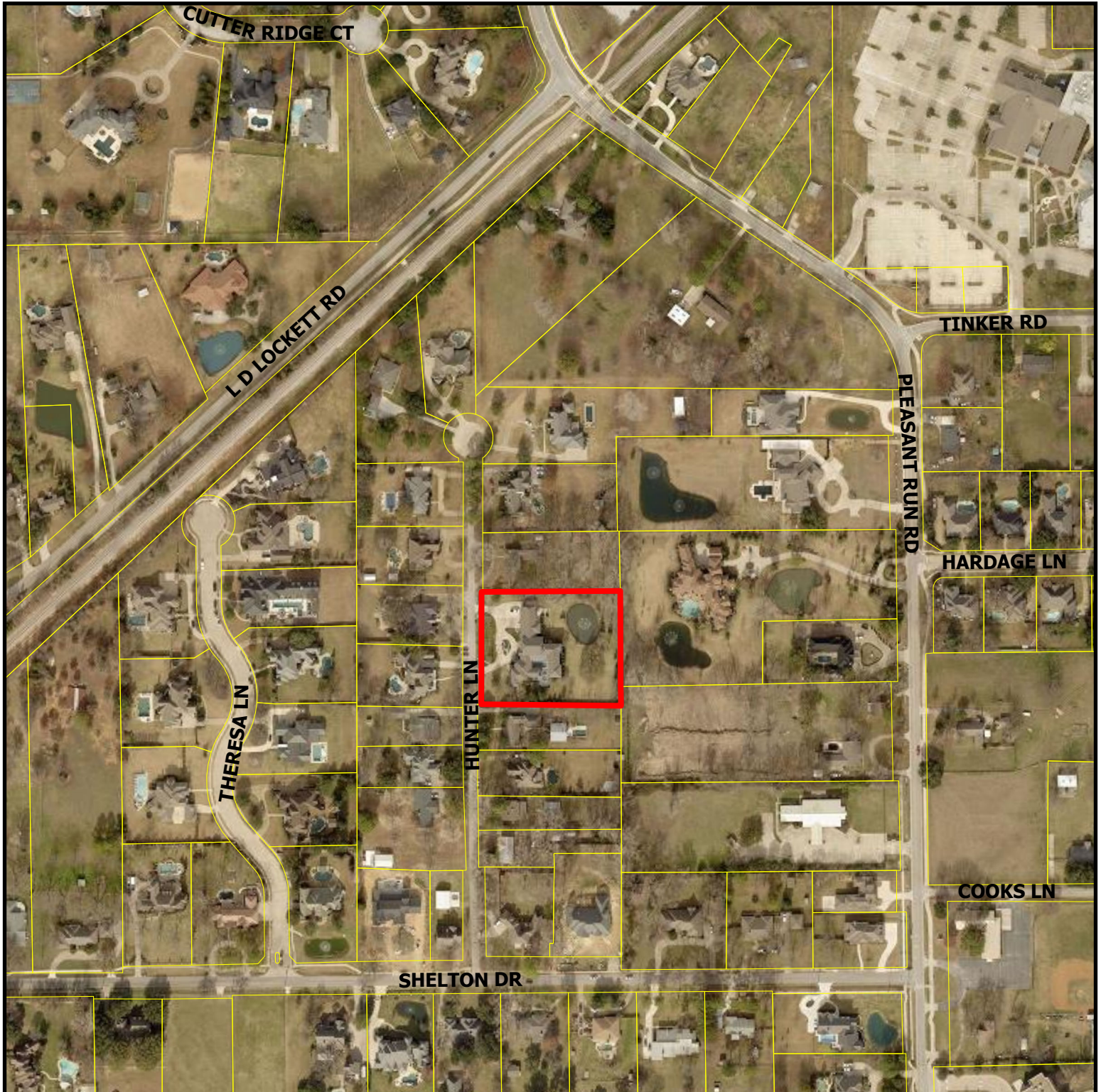
Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Zoning Exhibit
6. Plat Exhibit
7. Notification Map
8. Notification List
9. Notification Letter
10. Draft Ordinance

Aerial Map

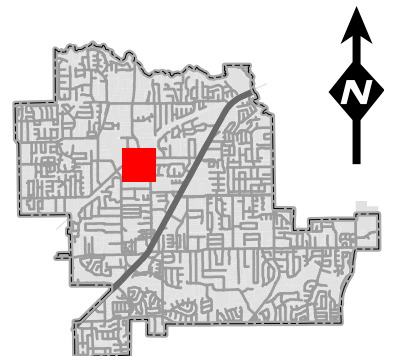


ZC23-032

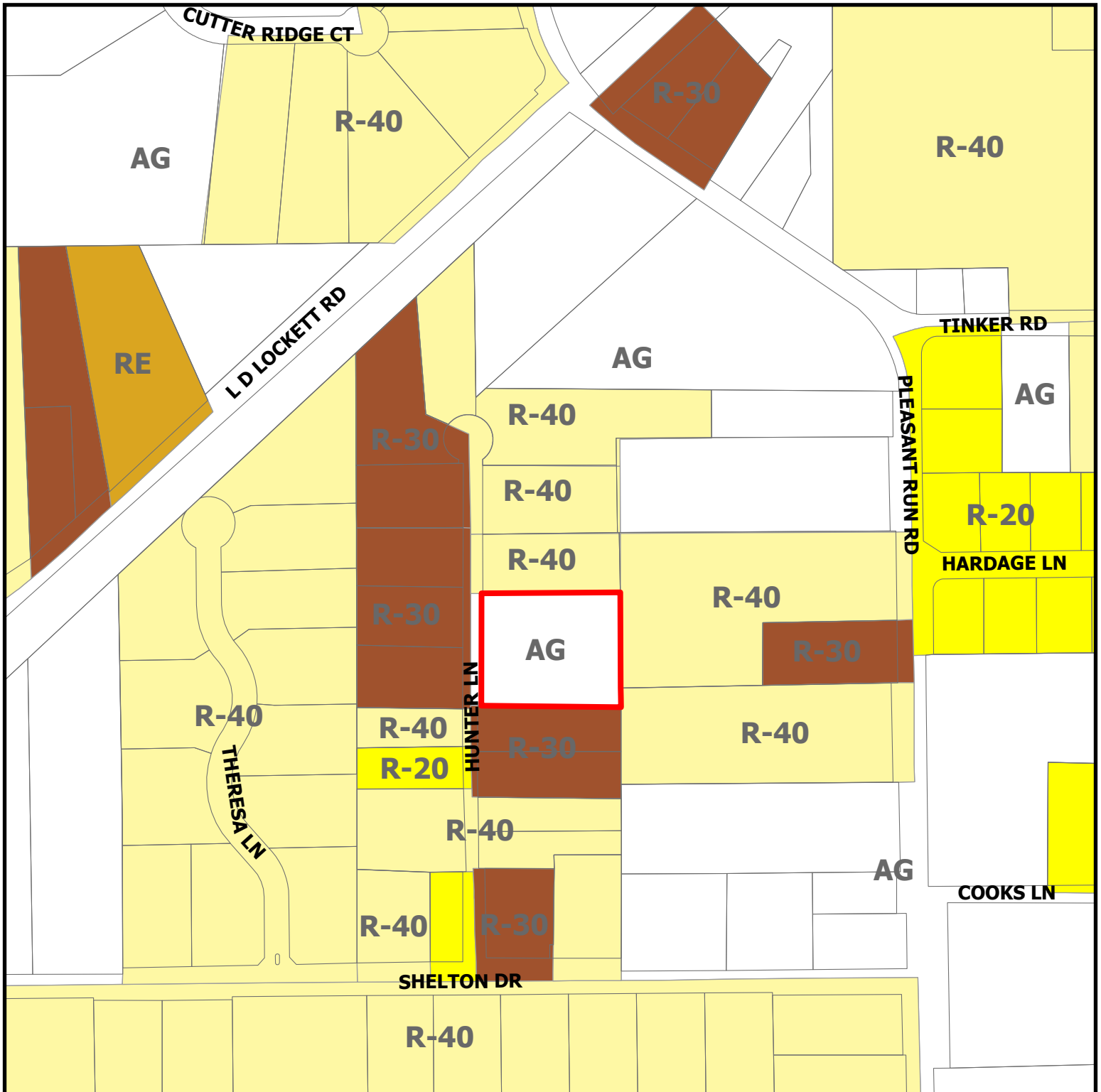
6103 Hunter Ln

DISCLAIMER:
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 Subject Property



Zoning Map

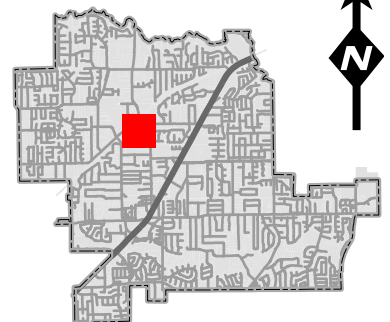


ZC23-032

6103 Hunter Ln

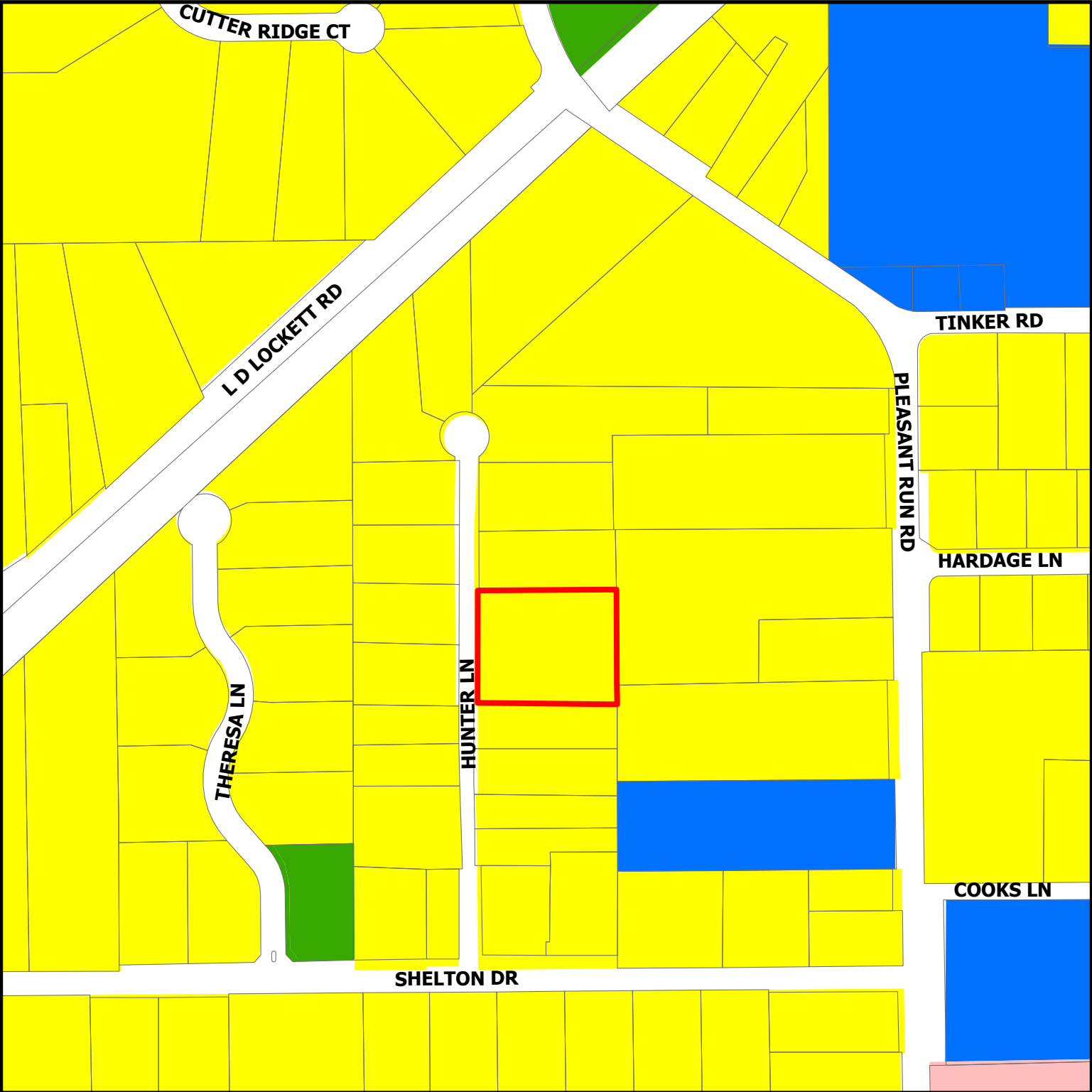


Subject Property



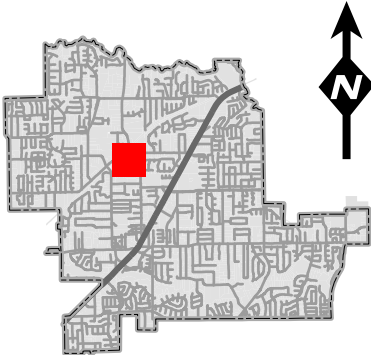
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Future Land Use Map



ZC23-032
6103 Hunter Ln

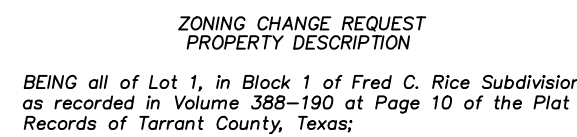
- Residential
- Institutional
- Colleyville Blvd Corridor
- Open Space; Parks
- Subject Property



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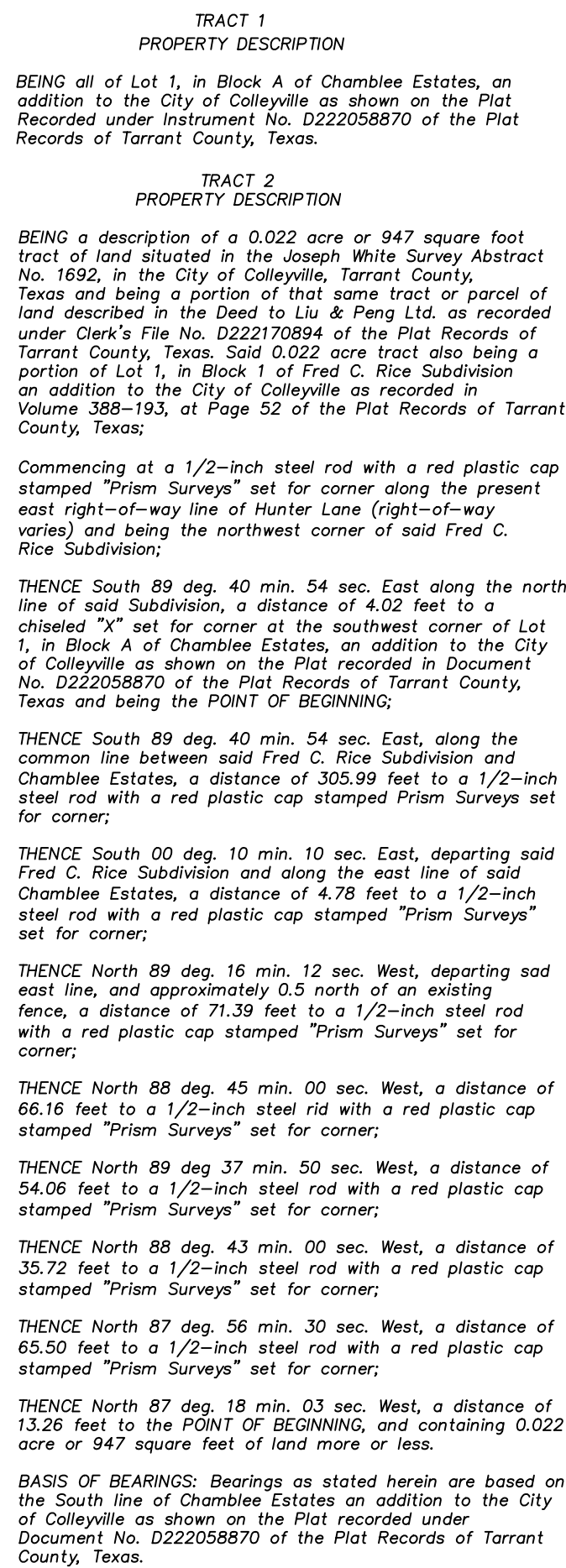
STATEMENT OF PLANNING OBJECTIVE:

The purpose is to move a previously platted lot line to accommodate the location of a fence built on the premises.



Flood Statement
By graphic scaling only from the Flood Insurance Rate Maps
for Tarrant County, Texas, and Incorporated Areas, no portion of
this property is shown in a special flood hazard area. This
property is shown in Zone X (unshaded). Map No. 48439C0095K,
Map Date: September 25, 2009.

1) The purpose of this plat is to move a previously platted lot line to accomodate the location of a fence built on the premises.



those shown.


Michael Dale Link
Registered Professional Land Surveyor No. 4508
DATE: October 9, 2023

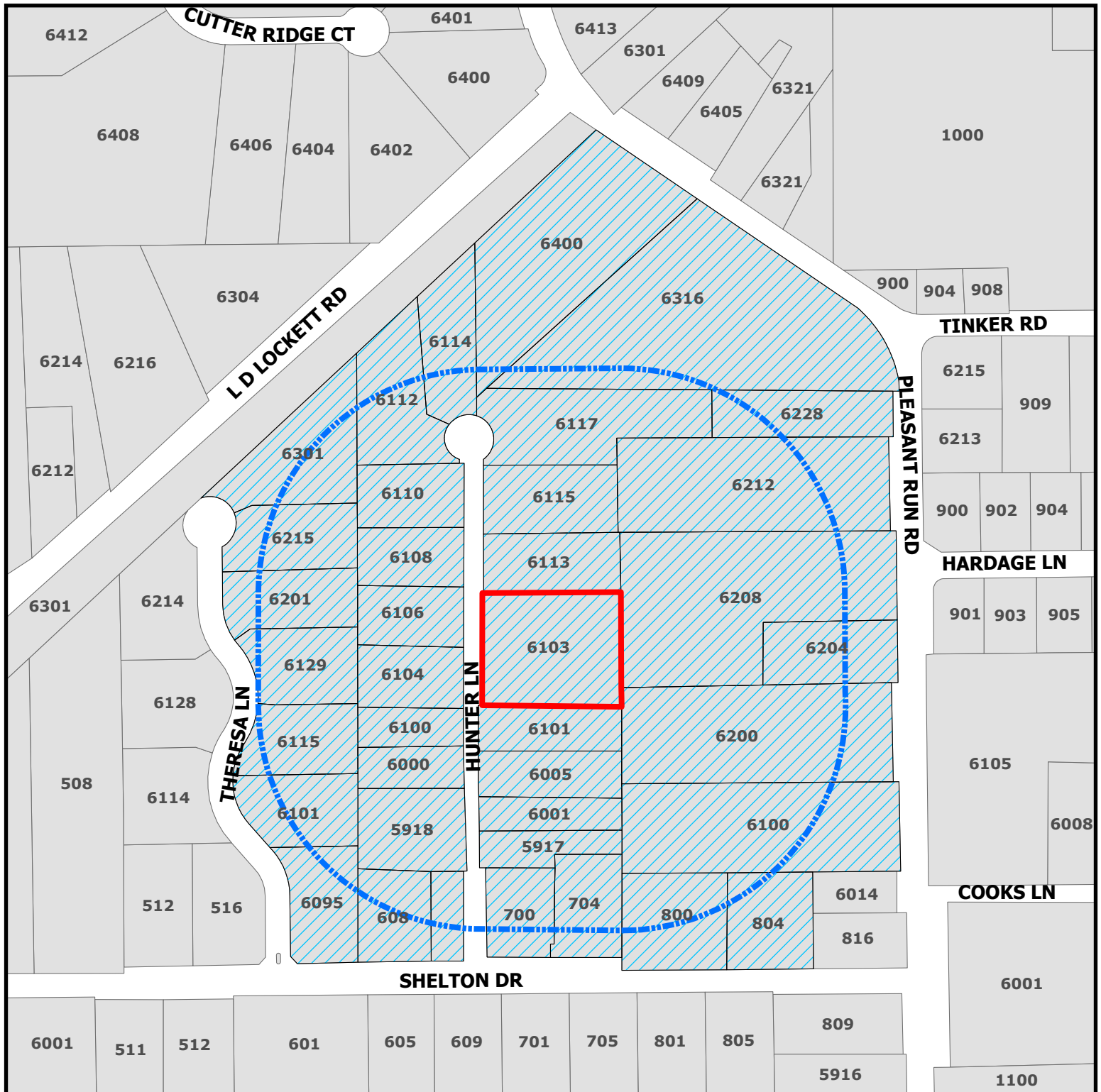


PREPARATION DATE: OCTOBER 8, 2023

- 10J) The portion of subject property within Hunter Lane. The plot recorded under Clerk's File No. 0222058870 of the Plat Records of Tarrant County, Texas dedicated right-of-way along the east portion of Hunter Lane. This item no longer affects Tract 1. (Schedule B, item 10J)
- TRACT 2:
- 10K) Tract 2 is affected by the 40 foot setback line located along the west portion of the property. As shown on the plot recorded in Volume 368-193, containing 52 of the Plat Records of Tarrant County, Texas. This item is shown. (Schedule B, item 10K).
- Tract 2 is affected by the 6' utility easement shown along the north and east portions of the property. This item is shown but not listed in the title commitment provided.

Flood Statement
By graphic scolding only from the Flood Insurance Rate Maps for Tarrant County, Texas, and Incorporated Areas, no portion of this property is shown in a special flood hazard area. This property is shown in Zone X (unshaded). Map No. 48439C0095K, Map Date: September 25, 2009.

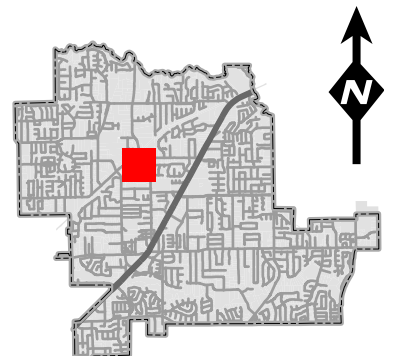
Notification Map



ZC23-032

6103 Hunter Ln

-  Parcels to be notified
-  Buffer
-  Subject Property



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Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
CONGREGATION BETH ISRAEL	PO BOX 397	COLLEYVILLE, TX	76034	6100 PLEASANT RUN RD
PINE, JAMES W	5918 HUNTER LN	COLLEYVILLE, TX	76034	5918 HUNTER LN
DAVIS, DONALD	6228 PLEASANT RUN RD	COLLEYVILLE, TX	76034	6228 PLEASANT RUN RD
REGIONAL RAIL ROW CO	PO BOX 660163	DALLAS, TX	75266	6301 L D LOCKETT RD
LOVE, KEVIN D	6000 HUNTER LN	COLLEYVILLE, TX	76034	6000 HUNTER LN
ROBARE, LISA	6001 HUNTER LN	COLLEYVILLE, TX	76034	6001 HUNTER LN
KHUBCHANDANI, ZUBIN	6208 PLEASANT RUN RD	COLLEYVILLE, TX	76034	6208 PLEASANT RUN RD
EBNER, SEAN	6129 THERESA LN	COLLEYVILLE, TX	76034	6129 THERESA LN
ARMOR CAPITAL LLC	2221 E CONTINENTAL BLVD # 140	SOUTHLAKE, TX	76092	6200 PLEASANT RUN RD
YOUNG, BRADLEY A	6100 HUNTER LN	COLLEYVILLE, TX	76034	6100 HUNTER LN
BAILEY, DANE	6106 HUNTER LN	COLLEYVILLE, TX	76034	6106 HUNTER LN
MENON, SUNEEL	6204 PLEASANT RUN RD	COLLEYVILLE, TX	76034	6204 PLEASANT RUN RD
MOORE, JERRY D	6101 HUNTER LN	COLLEYVILLE, TX	76034	6101 HUNTER LN
LIU & PENG LTD	6103 HUNTER LN	COLLEYVILLE, TX	76034	6103 HUNTER LN
DECOSTA, STEPHEN	6108 HUNTER LN	COLLEYVILLE, TX	76034	6108 HUNTER LN
STACY, MICHAEL	6104 HUNTER LN	COLLEYVILLE, TX	76034	6104 HUNTER LN
JACKSON, AUSTIN	6201 THERESA LN	COLLEYVILLE, TX	76034	6201 THERESA LN
LAPSIWALA, SAMIR	6212 PLEASANT RUN RD	COLLEYVILLE, TX	76034	6212 PLEASANT RUN RD
MENON, SUNEEL	6204 PLEASANT RUN RD	COLLEYVILLE, TX	76034	6400 PLEASANT RUN RD
GIBSON FAMILY TRUST	6115 THERESA LN	COLLEYVILLE, TX	76034	6115 THERESA LN
WALTERS FAMILY FAMILY REVOCABLE	6125 THERESA LN	COLLEYVILLE, TX	76034	6215 THERESA LN
JONES, MICHAEL	6110 HUNTER LN	COLLEYVILLE, TX	76034	6110 HUNTER LN
MCGREGOR, ROBERT M	6115 HUNTER LN	COLLEYVILLE, TX	76034	6115 HUNTER LN
SPRINGER, JACK D	6101 THERESA LN	COLLEYVILLE, TX	76034	6101 THERESA LN
PANNO, THOMAS J	6114 HUNTER LN	COLLEYVILLE, TX	76034	6114 HUNTER LN
LE AND MANG REVOCABLE TRUST	6301 THERESA LN	COLLEYVILLE, TX	76034	6301 THERESA LN
MENON, SUNEEL	6316 PLEASANT RUN RD	COLLEYVILLE, TX	76034	6316 PLEASANT RUN RD
PIPES, TODD	6117 HUNTER LN	COLLEYVILLE, TX	76034	6117 HUNTER LN
MADDEN, C L	6112 HUNTER LN	COLLEYVILLE, TX	76034	6112 HUNTER LN
FARAGHER, JACK	6005 HUNTER LN	COLLEYVILLE, TX	76034	6005 HUNTER LN
CUTTER RIDGE ESTATES ADDITION	6404 Cutter Ridge Court	COLLEYVILLE, TX	76034	COURTESY NOTICE
ALIANNE ESTATES	6201 Theresa Lane	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
ROBERTSON VALRI	3533 BELL DRIVE	HURST, TX	76053	3533 BELL DR



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, November 13, 2023 at 7:00 p.m.
City Council Meetings: Tuesday, December 5, 2023 & Tuesday, December 19, 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-40 Single Family Residential for Lot 1, Block 1, of the Fred C Rice Subdivision, located at 6103 Hunter Lane, Case ZC23-032

Zoning Case: ZC23-032

Applicant: Valri Robertson

Owner: Liu & Pend LTD

Location: 6103 Hunter Ln

Property Description: Lot 1, Block 1 of the Fred C Rice Subdivision

Present Zoning: AG Agricultural

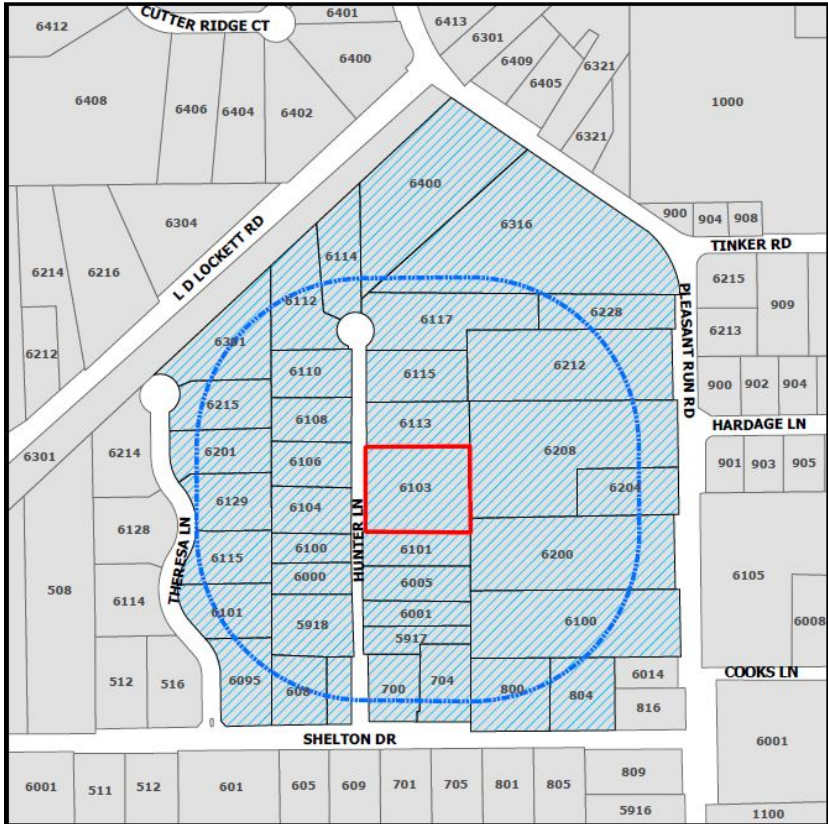
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

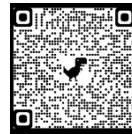
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034

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 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 1.78 ACRES BEING LOT 1, BLOCK 1, FRED C. RICE SUBDIVISION, LOCATED AT 6103 HUNTER LN, FROM THE AG AGRICULTURAL TO THE R-40 SINGLE-FAMILY RESIDENTIAL DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a rezoning of the property from AG Agricultural to R-40 Single Family Residential district for Case No. ZC23-032; and

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

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

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

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

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-40 Single-Family Residential district on 1.78 acres, being Lot 1, Block

1, Fred C. Rice Subdivision, located at 6103 Hunter Ln 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 5th day of December 2023.

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

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____
ABSTENTIONS ON THIS THE 19TH DAY OF DECEMBER 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

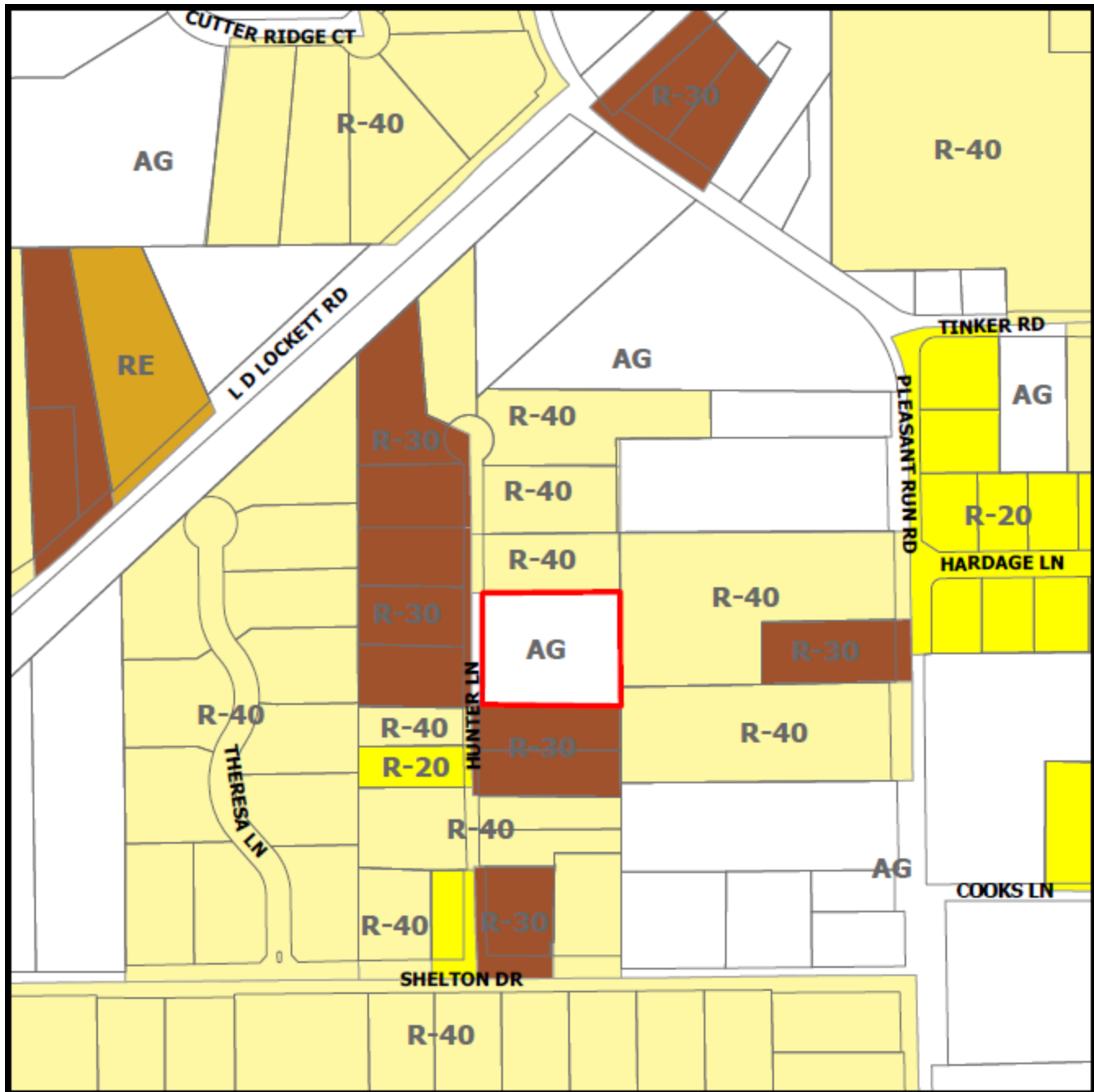
Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A"- Zoning Map



[illegible]



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2f	Agenda Date 11/13/2023	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration of a rezoning from AG Agricultural and RE Single Family 'Estate' Residential to R-40 Single Family Residential for Tracts 1B1, 1B2, and 1B3, Abstract 294, Robert Chowning Survey and Lot 1, Block 1, Cero Addition, located at 2417 Wilkes Drive and 6900 Pool Road, Case ZC23-033

Explanation

Curtis Young, the applicant, has submitted a request for a zoning change for Tract 1B1, 1C1, 1B2, and 1B3, Abstract 294, Robert Chowning Survey, and Lot 1, Block 1, Cero Addition, being approximately 13.84 acres, and zoned AG Agricultural and RE Single Family 'Estate' Residential district. The request is to rezone the property from AG Agricultural and RE Single Family 'Estate' Residential to R-40 Single Family Residential to allow for a new nine-lot single-family detached subdivision.

Existing Conditions/Background: The subject property is currently an unplatted lot and a platted lot. A home currently exists which is proposed to be removed.

Proposed Zoning Change: *Request* – The request is to rezone from the AG and RE districts to the R-40 Single Family Residential district. The request is to construct a new 9 lot detached single-family subdivision to be known as The Bluffs at Colleyville.

Analysis: Per the proposed, this project is requesting to create a new detached single-family subdivision of nine lots. The entrance and exit to the subdivision would be through Pool Road. The lots range from 43,895 s.f. to 52,579 s.f. The average lot size is 46,900 s.f. Along the northern border is an open space lot to include a proposed nature trail which connects to Pool Road.

Plat Status: The subject properties are two lots, one unplatted as Tracts 1B1, 1C1, 1B2, and 1B3, Abstract 294, Robert Chowning Survey and one platted lot being Lot 1, Block 1, Cero Addition.

DRC Review: This request was reviewed during the October 23, 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. Please update the Statement of Planning Objectives specific to minimum lot width. The R-40 zoning requires that a minimum lot width is no less than 150'. Staff recommends removing the Development Standards pages all together.
2. Additionally, please update the Site Data Summary Chart. The Open Space

percentage appears to be from a former configuration.

Fire Marshal Comments

1. The sub-division must meet the requirements of the City of Colleyville Land Development Code, and ordinance adopted by City Council.
2. Addresses will be assigned by Community Development per the 911 grid system.
3. Acceptable fire hydrant manufactures are Mueller Centurion with a four and one half steamer to a five inch Storz connection.
4. Standard water line sizes are, 8 inch, 10 inch, 12 inch, 16 inch, 20 inch, and 24 inch diameter. Other sizes may be approved by the Director of Public Works .All water lines shall be looped. Dead end lines shall not exceed 600 feet, unless approved by the Director of Public Works. No services shall be allowed on a dead end.
5. Additional comments may be needed when building plans are submitted.
6. Any private subdivision gate is required to be its own lot and address for electric meter proposes. Gates are a separate permit and plan review and are required to meet Land Development Code Standards. Gates are required to be installed and accepted with Public Improvements.
7. Street names are required to be submitted for approval.

The applicant updated their exhibits as requested by Staff and were received on October 30, 2023.

Drainage: An ISWM analysis, although a standard engineering practice, is not a method currently allowed by the Land Development Code.

Surrounding Development: Property to the north and east is located in the City of Grapevine. Property to the south has R-20 Single Family Residential zoning and has developed with single-family homes. The property to the west has Planned Unit Development – Residential zoning located in the Ross Downs subdivision and has developed 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. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Streetview
5. Statement of Planning Objectives
6. Zoning Exhibit
7. Preliminary Drainage, Grading and Utilities Exhibits
8. Subdivision Entrance Exhibit
9. Urban Forestry Exhibit
10. Notification Map
11. Notification List
12. Notification Letter
13. Draft Ordinance

Aerial Map

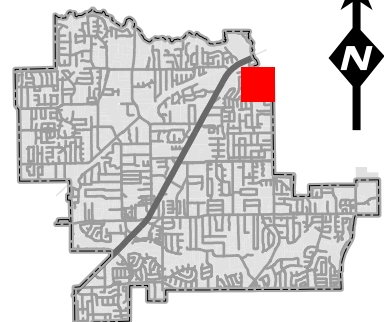


ZC23-033

2417 Wilkes Dr

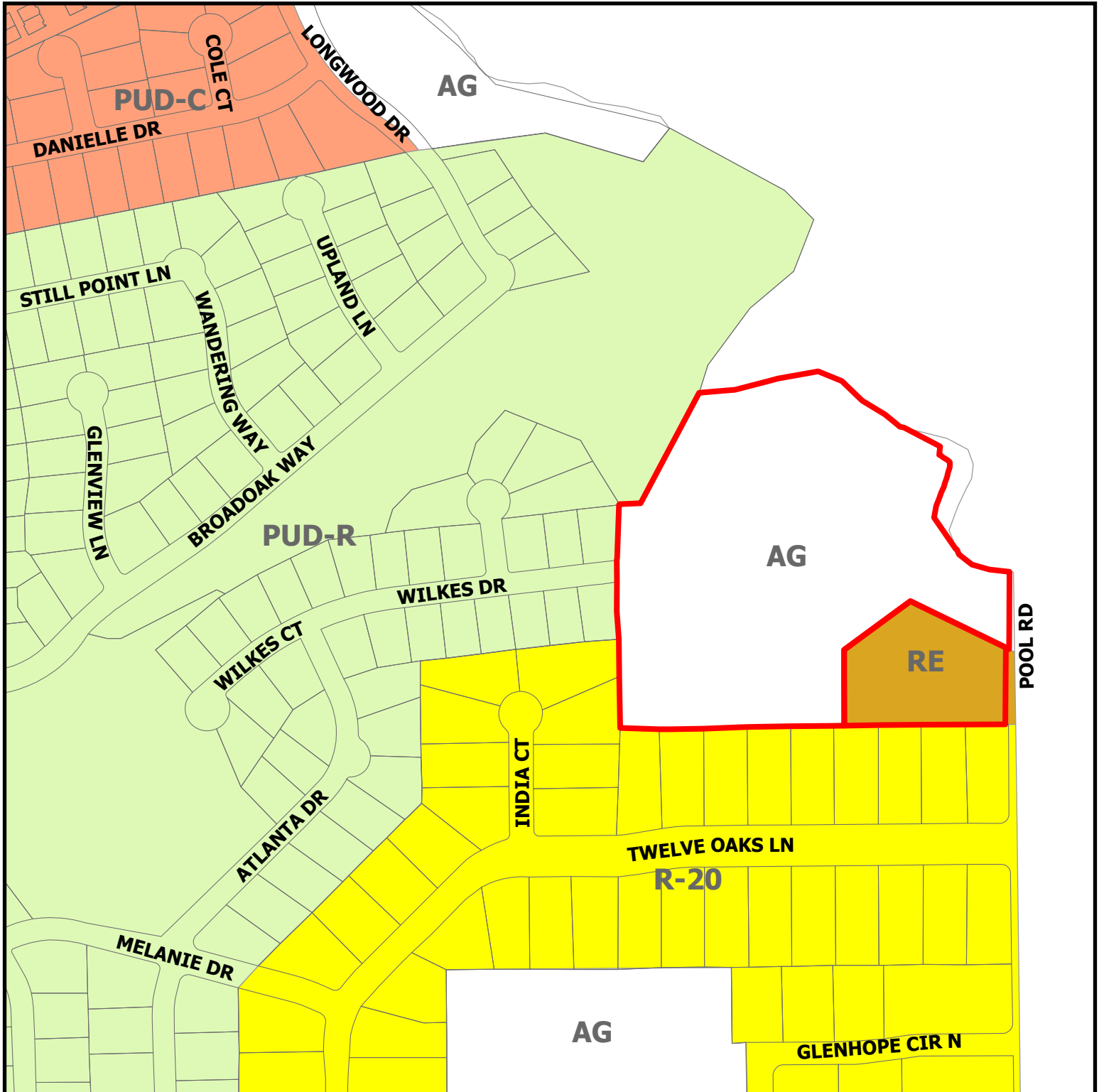


Subject Property



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

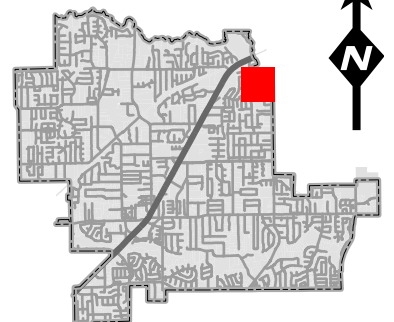


ZC23-033

2417 Wilkes Dr

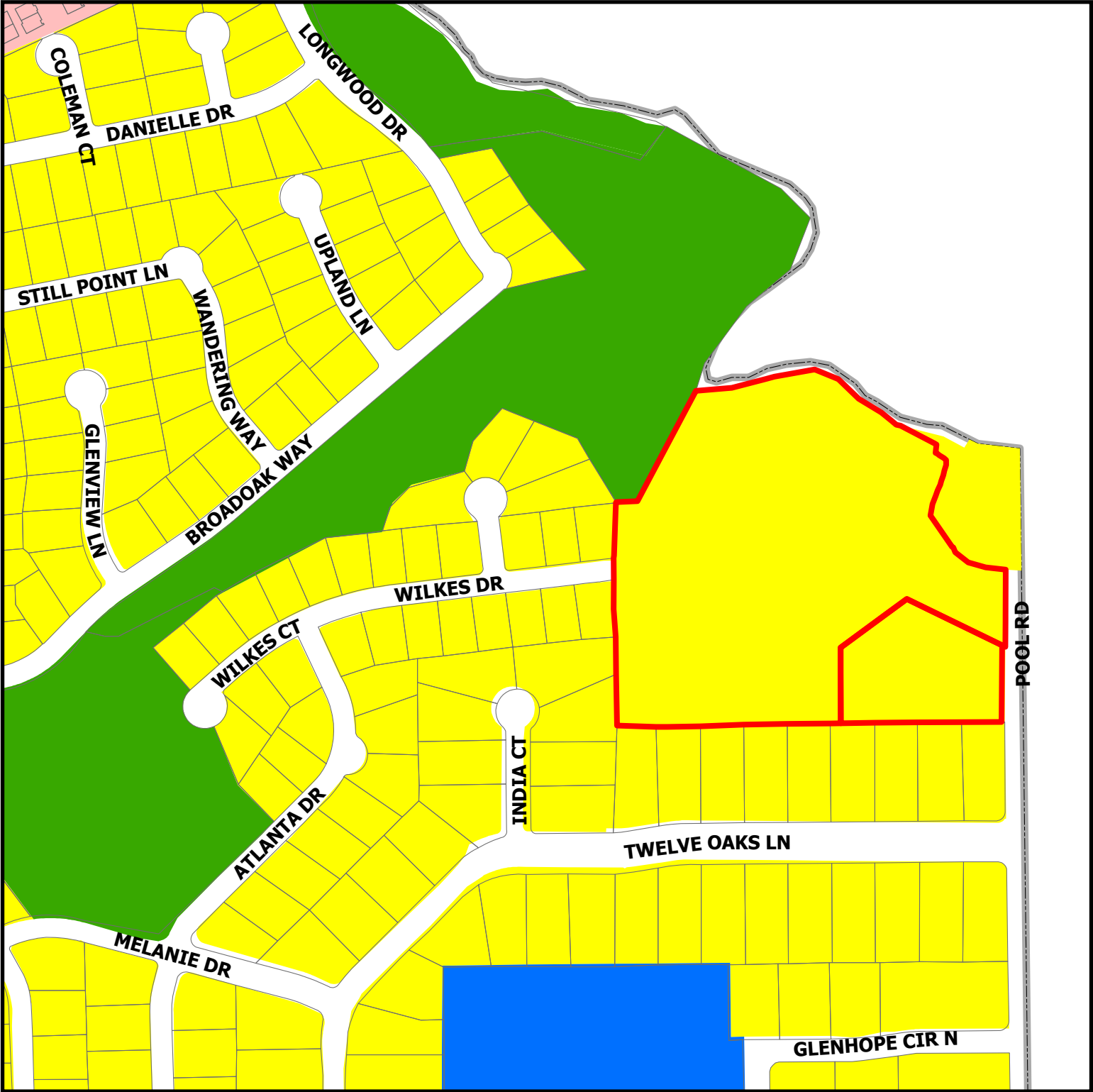


Subject Property



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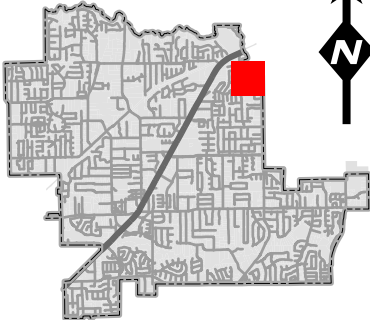
Future Land Use Map



ZC23-033

2417 Wilkes Dr

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



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6900 Pool Road, Colleyville, TX



2964 Pool Rd



Colleyville, Texas



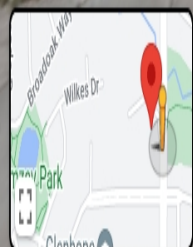
Google Street View

Aug 2016

See more dates



Google



The Bluffs at Colleyville

Colleyville, Texas

Zoning Narrative –30 OCT 2023

WillowTree Development, LLC, Developer

Sage Group, Inc., Land Planner

Statement of Planning Objectives

The Bluffs at Colleyville is a proposed residential neighborhood to be developed by WillowTree Development, LLC, under the R-40 Residential District regulations for residential development in the City of Colleyville. The approximately 14 acre property is located on the west side of Pool Road, just south of Big Bear Creek, which is also the Colleyville/Grapevine city limits.

Adjacencies: The property is adjacent to, and could almost be considered an extension of, the Ross Downs Estates neighborhood- as it is currently accessed through that neighborhood via Wilkes Drive. The Ross Downs Estates lots to the south (off of Twelve Oaks Lane) are ½ acre lots, but the section of Ross Downs Estates through which this property is currently accessed (from the west), is comprised of 10,000+ sf lots. To the north and east is Big Bear Creek, and the City of Grapevine.

The property is primarily currently designated AG (Agriculture), so this would be the initial “development” zoning requested. The intent here is to rezone the entire property to R-40, unifying the property into one cohesive, master planned residential development of the highest quality. There is currently an occupied single-family home on the property, which will be removed as it is developed.

The proposed plan will far exceed the lot sizes, quality and values of the neighborhoods and properties we are adjacent to. Where we are adjacent to the ½ acre Ross Downs lots to the south, and 10,000 sf lots to the west, we are proposing all 40,000 sf+ lots. We have designed the project to be compatible and in harmony with our adjacent neighbors, comply with the requirements of the R-40 Ordinance, and to be consistent with the city’s Comprehensive Plan. Overall density is 0.65 lots per acre.

Quality and compatibility with the adjacent residential, in this portion of Colleyville is essential, and we have designed this proposal with those goals in mind.

Access: The property currently only has one point of street access, determined when Ross Downs was approved and developed. Wilkes Drive currently dead-ends into the property on the west side. After discussions with the neighbors along Wilkes Dr. and elsewhere in Ross Downs- and hearing their concerns of having additional traffic along those streets, an additional property was acquired which will allow access directly from Pool Road. Also, because of proposing fewer than 10 lots, no secondary access point is required, so we are not connecting to Wilkes Dr., thereby putting no additional traffic on Wilkes Drive and other Ross Downs streets.

The residences planned for The Bluffs at Colleyville will be upscale, with selling prices estimated to start at around \$2.5 million. Each home will be required to go through a design review process, prior to construction, to assure a high level of quality and design.

The Bluffs at Colleyville will be developed with the normal Colleyville public street section of 31' (back of curb to back of curb), in a 50' R.O.W., throughout the project.

There will be a requirement of at least two street trees for every residential lot to be installed by the home builders, adjacent to the street rights of way.

The existing and fully developed storm drainage has been carefully analyzed, and will be designed to meet all city regulations and not adversely affect any neighboring properties. The property generally drains to the north, directly into Big Bear Creek. Therefore, no detention ponds will be necessary.

To encourage pedestrian activity in the neighborhood, sidewalks will be built along the front of each lot. The scale and orientation of the development has been designed to have an inviting visual flow with the existing neighborhoods and surrounding uses. The design criteria of the homes will create high quality designed homes in keeping with both the immediate neighborhood and Colleyville as a whole.

Development Schedule

The Bluffs at Colleyville will be developed in one phase, with development commencing upon the successful completion of the zoning and platting and the subsequent approval of the final plat and engineering plans. Construction of homes is anticipated to start immediately upon completion of the subdivision's infrastructure.

Economic Development Information

The Bluffs at Colleyville will have a total of nine (9) homes, each with an estimated average value upon completion of \$2,750,000, resulting in an overall tax base of over \$25,000,000. At the current tax rate of 2.2221%, the total taxes generated from the development are projected to be \$550,000, with over \$75,000 generated directly for the City at buildout.

Site Data Summary Chart

Single Family Residential Lots		9
Residential Lots	69.69%	9.69 ac.
R.O.W.	10.08%	1.42 ac.
Open Space	20.23%	2.78 ac.
Res. Gross Acreage	100.00%	13.89 ac.

Site Data

Gross Acreage	13.89 ac.
Gross Density (lots / acre)	0.65 lots/AC

Existing Zoning: AG

Proposed Zoning: R-40

Existing Use: Residential / AG

Proposed Use: S.F. Residential

Lot Summary

Residential Lots	9
Minimum Lot Area	43,895 s.f.
Average Lot Area	46,900 s.f.

Legend

Sidewalk Easement

5' Sidewalk

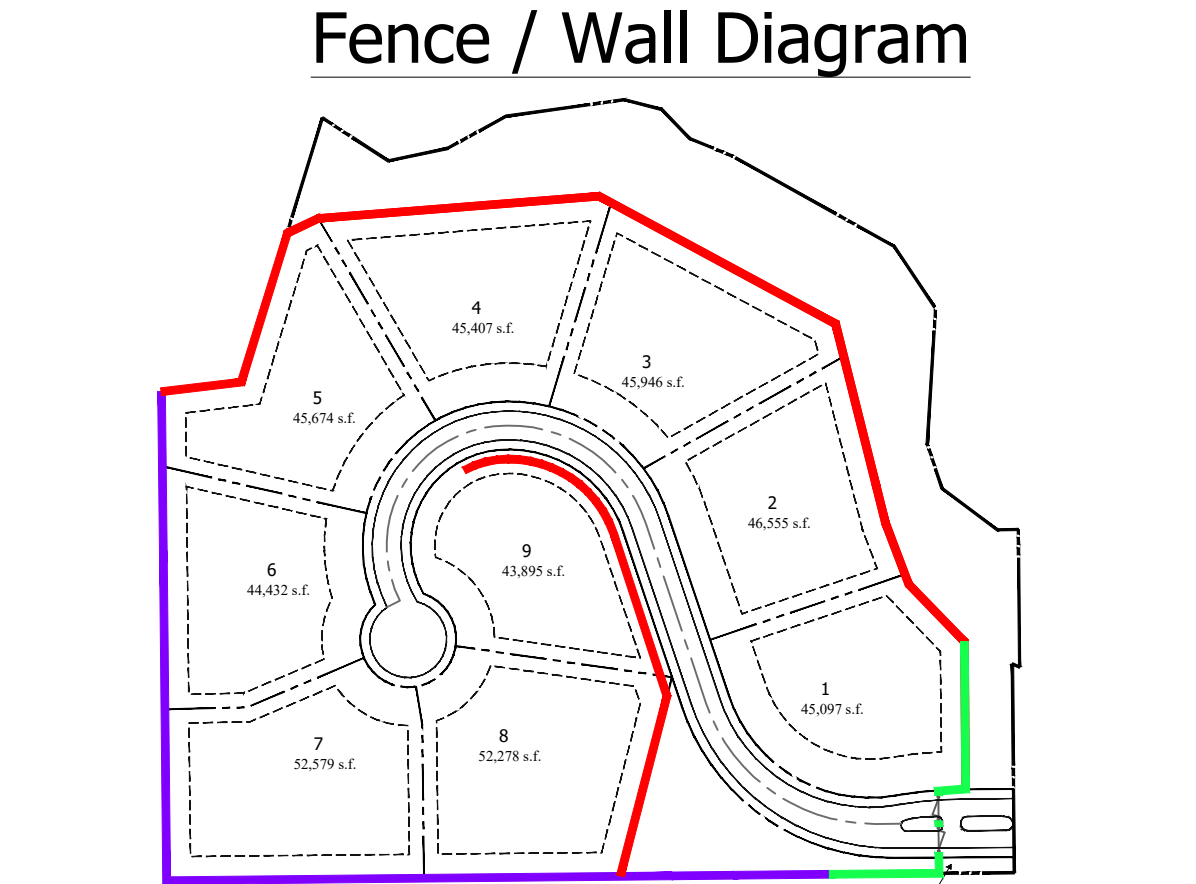
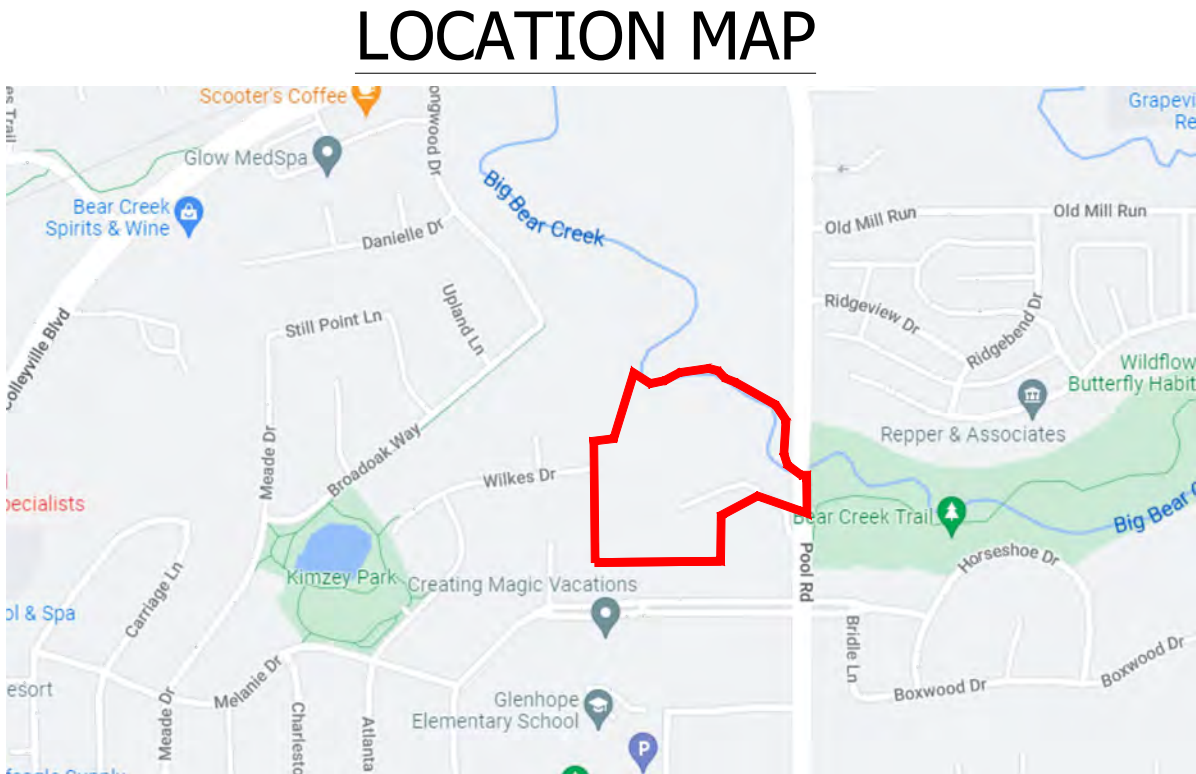
Flood Plain

Fence / Wall Legend

8' Wood Fence

8' Masonry Wall

6' Ornamental Iron Fence



Owner:

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

Developer:

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

Applicant:

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

Engineer:

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

Planner:

SAGE GROUP, INC.

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

30 OCT 23

1" = 50'

0 50' 100' 200'

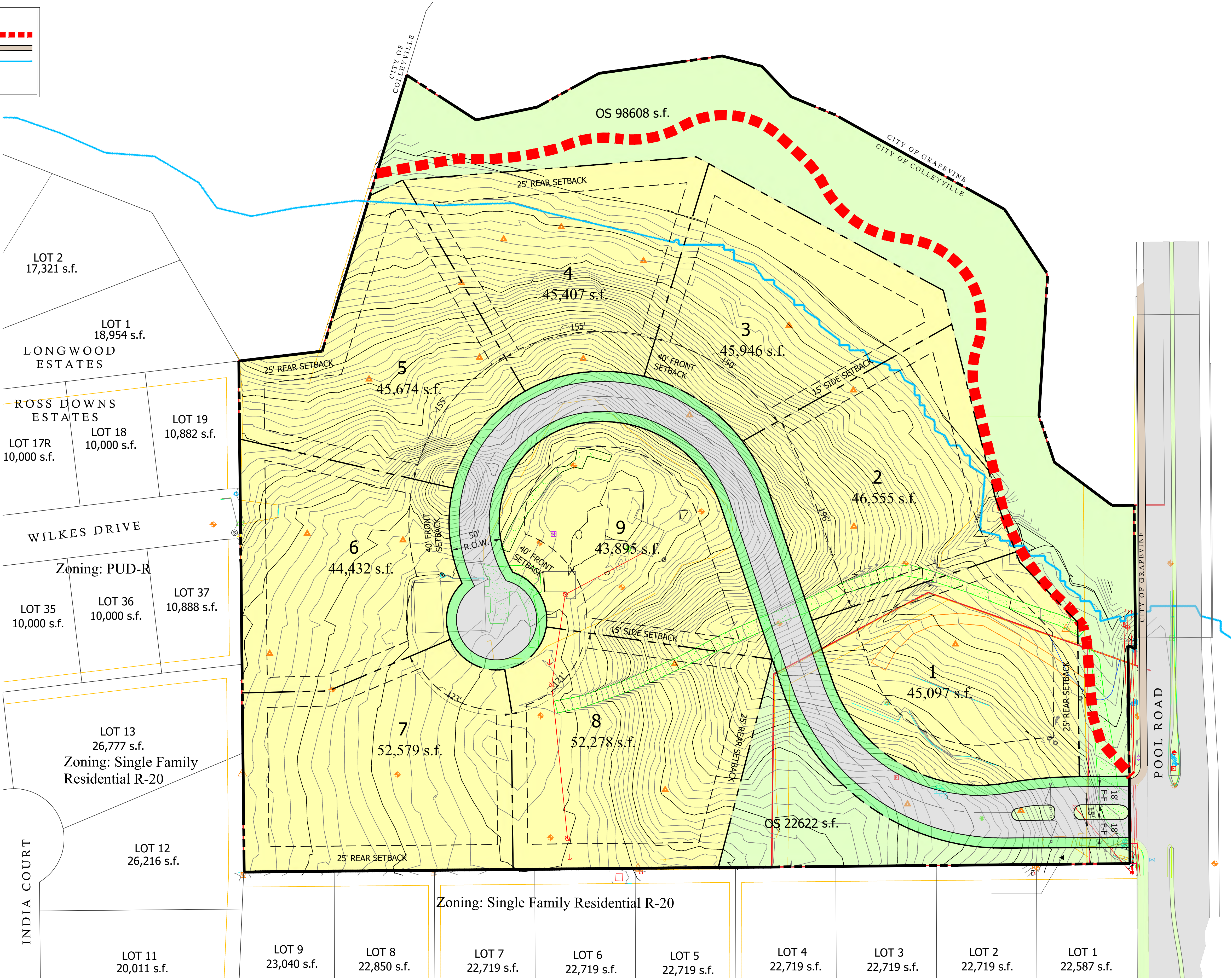
Notes:

- Front are 40' Typical, except where noted.

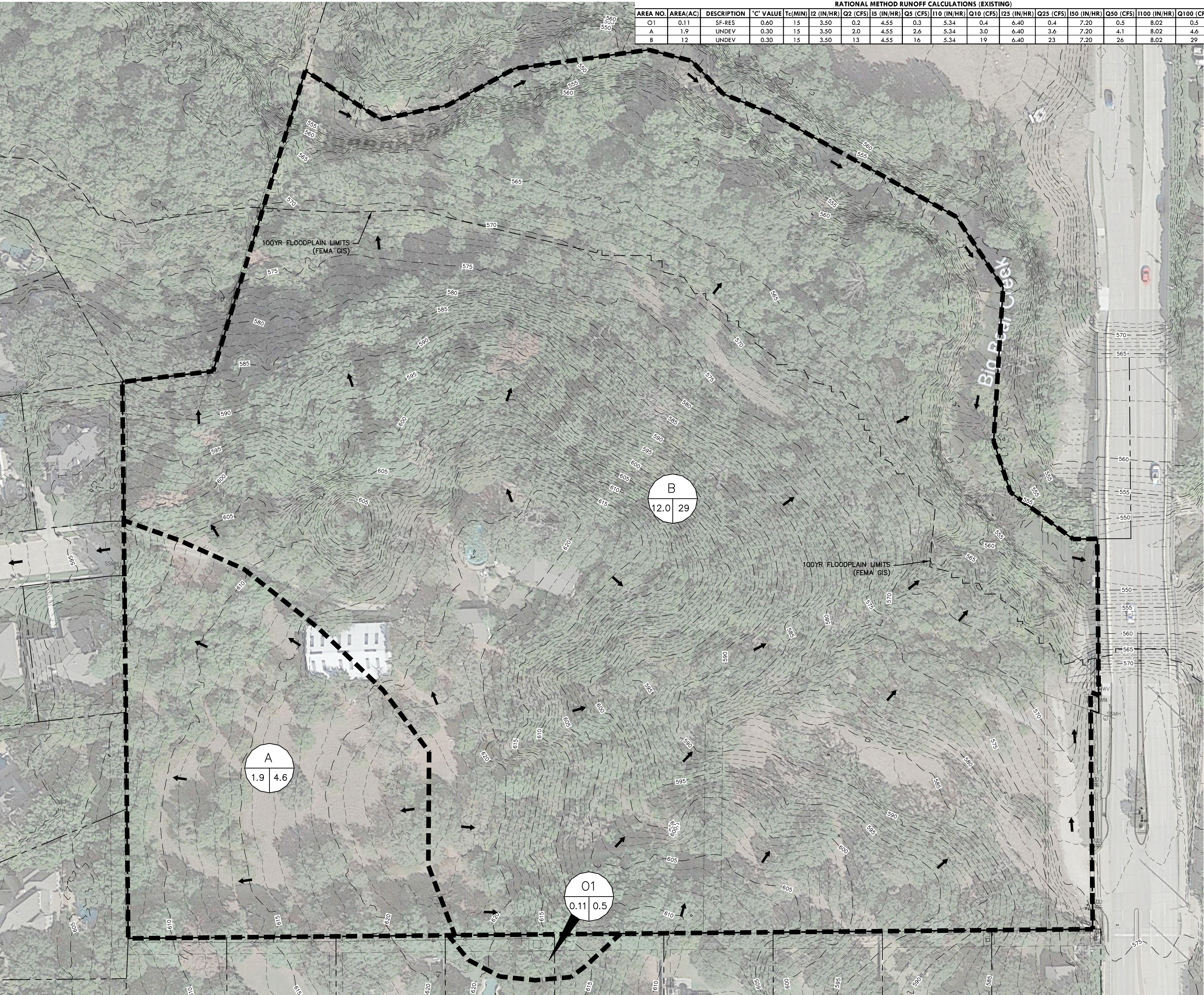
- Side Setbacks are 15' Typical.

- Rear Setbacks are 25' Typical, except where noted.

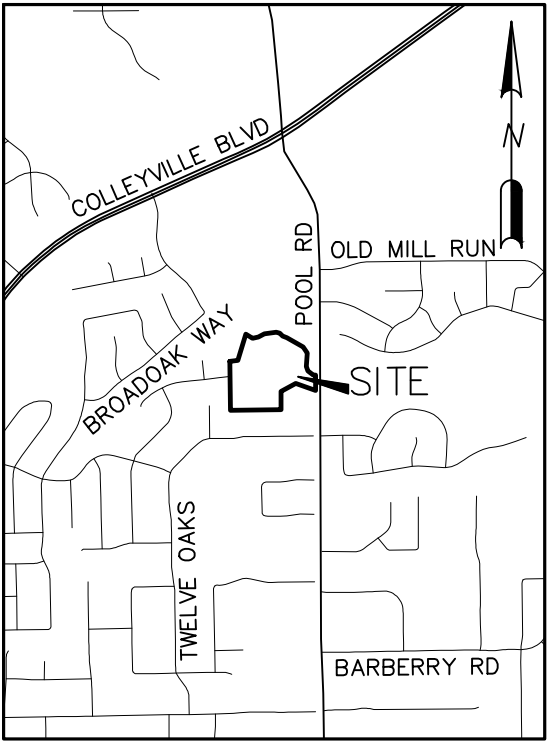
Concept Plan



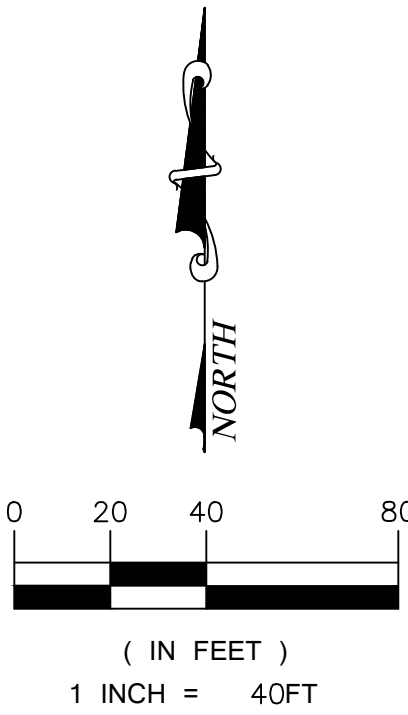
The Bluffs at Colleyville



RATIONAL METHOD RUNOFF CALCULATIONS (EXISTING)																	
AREA NO.	AREA (AC)	DESCRIPTION	'C' VALUE	Tc (MIN)	I2 (IN/HR)	Q2 (CFS)	I5 (IN/HR)	Q5 (CFS)	I10 (IN/HR)	Q10 (CFS)	I25 (IN/HR)	Q25 (CFS)	I50 (IN/HR)	Q50 (CFS)	I100 (IN/HR)	Q100 (CFS)	
01	0.11	SF-RES	0.60	15	3.50	0.2	4.55	0.3	5.34	0.4	6.40	0.4	7.20	0.5	8.02	0.5	
A	1.9	UNDEV	0.30	15	3.50	2.0	4.55	2.6	5.34	3.0	6.40	3.6	7.20	4.1	8.02	4.6	
B	12	UNDEV	0.30	15	3.50	13	4.55	16	5.34	19	6.40	23	7.20	26	8.02	29	



VICINITY MAP
SCALE: 1" = 2000'



- LEGEND
- DRAINAGE AREA LABEL
 - FLOW ARROW (POST-PROJECT)
 - DRAINAGE DIVIDE
 - EXISTING CONTOUR MINOR
 - EXISTING CONTOUR MAJOR
 - DESIGN POINT

1. CRITERIA BASED ON CITY OF COLLEYVILLE ENGINEERING DESIGN STANDARDS.
2. BIG BEAR CREEK SPECIAL FLOOD HAZARD AREA OBTAINED THROUGH TARRANT COUNTY GIS, REFERENCED TO NAD83 TEXAS STATE PLAN COORDINATES, NORTH CENTRAL ZONE, US FEET.

REDINGER GROUP, LLC
P.O. BOX 92006
DALLAS, TEXAS 75292
PHONE (817) 233-2272
FAX (817) 233-2273
ENGINEERING FIRM REGISTRATION NUMBER F-23289
PREPARED FOR: WILLOWTREE DEVELOPMENT, LLC
14145 BARBERRY RD., SUITE 100
COLLEYVILLE, TEXAS 76032
PHONE (817) 617-9105

EXISTING DRAINAGE PLAN
THE BLUFFS AT COLLEYVILLE
14 ACRE PUD-R
COLLEYVILLE, TEXAS

BENCHMARKS:

COLLEYVILLE BM-29
2" BRASS DISC IN CL
INLET IN N. ROW OF
TWELVE OAKS 128' W
OF POOL ROAD & 25.4'
N OF MEDIAN BOC
ELEV = 583.70'

COLLEYVILLE BM-92
2" BRASS DISC IN N
END OF INLET 16.4' W
OF CL OF BROAD OAK ST.
55' S OF CL OF
LONGWOOD ST & 41' SE
OF A FIRE HYDRANT
ELEV = 577.13'

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes

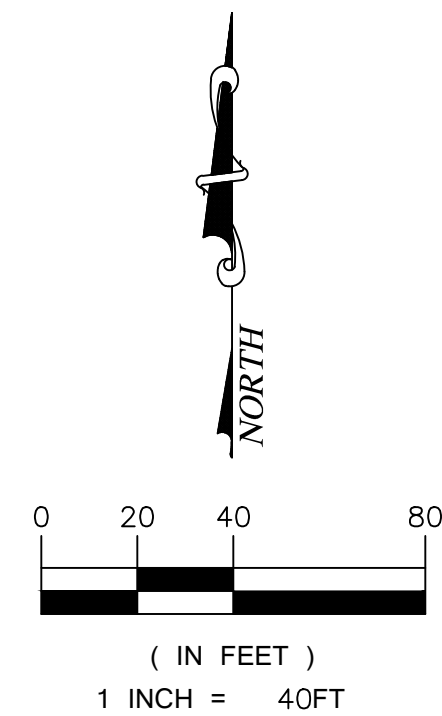
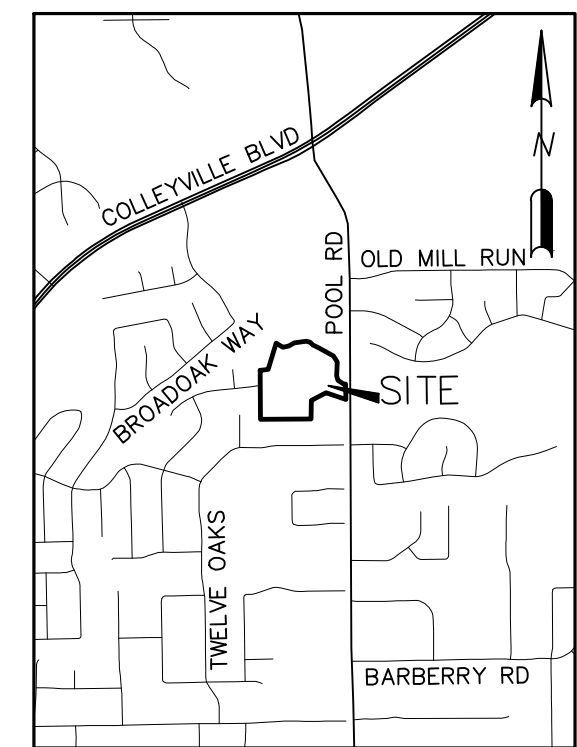
Engineer: CLAYTON T. REDINGER
P.E. No. 97487 Date: 10/16/2023

Drawn By: DSM
Reviewed By: CTR
Project: 1013-01

SHEET
1

CITY CASE NO. ZC23-010

RATIONAL METHOD RUNOFF CALCULATIONS (PROPOSED)																
AREA NO.	AREA(AC)	DESCRIPTION	'C' VALUE	Tc(MIN)	I2 (IN/HR)	Q2 (CFS)	I5 (IN/HR)	Q5 (CFS)	I10 (IN/HR)	Q10 (CFS)	I25 (IN/HR)	Q25 (CFS)	I50 (IN/HR)	Q50 (CFS)	I100 (IN/HR)	Q100 (CFS)
O1	0.11	SF-RES	0.60	15	3.50	0.2	4.55	0.3	5.34	0.4	6.40	0.4	7.20	0.5	8.02	0.5
A1	2.4	SF-RES	0.60	15	3.50	5.0	4.55	6.6	5.34	7.7	6.40	9.2	7.20	10.4	8.02	12
B1	4.2	SF-RES	0.60	15	3.50	8.8	4.55	11	5.34	13	6.40	16	7.20	18	8.02	20
B2	3.9	SF-RES	0.60	15	3.50	8.2	4.55	11	5.34	12	6.40	15	7.20	17	8.02	19
B3	3.3	OPEN SPACE	0.30	15	3.50	3.5	4.55	4.5	5.34	5.3	6.40	6.3	7.20	7.1	8.02	7.9



LEGEND



DRAINAGE AREA LABEL



FLOW ARROW (POST-PROJECT)

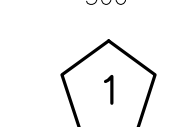


DRAINAGE DIVIDE



EXISTING CONTOUR MINOR

EXISTING CONTOUR MAJOR



DESIGN POINT

1. NO GRADING IS ANTICIPATED WITHIN THE REGULATORY FLOODWAY/FLOODPLAIN OF BIG BEAR CREEK WHICH WOULD REQUIRE A CLOMR SUBMITTAL THROUGH FEMA.
2. CRITERIA BASED ON CITY OF COLLEYVILLE ENGINEERING DESIGN STANDARDS.
3. THE DEVELOPMENT DISCHARGES DIRECTLY TO A FEMA REGULATED FLOOD HAZARD AREA FOR BIG BEAR CREEK.
4. DETENTION ASSESSMENT MEMORANDUM PROVIDED BY SEPARATE CORRESPONDENCE.
5. BIG BEAR CREEK SPECIAL FLOOD HAZARD AREA OBTAINED THROUGH TARRANT COUNTY GIS, REFERENCED TO NAD83 TEXAS STATE PLAN COORDINATES, NORTH CENTRAL ZONE, US FEET.
6. FINAL ENGINEERING REVIEW AND COORDINATION MAY RESULT IN MINOR ADJUSTMENTS TO THIS PLAN

BENCHMARKS:

COLLEYVILLE BM-29
2" BRASS DISC IN CL
INLET IN N. ROW OF
TWELVE OAKS 128' W
OF POOL ROAD & 25.4'
N OF MEDIAN BOC
ELEV = 583.70'

COLLEYVILLE BM-92
2" BRASS DISC IN N
END OF INLET 16.4' W
OF CL OF BROADOAK S
55' S OF CL OF
LONGWOOD ST & 41' SE
OF A FIRE HYDRANT
ELEV = 577.13'

**PRELIMINARY
FOR REVIEW ONLY**

Drawn By: DSM
Reviewed By: CTR
Project: 1013-01

SHEET
2

**PRELIMINARY GRADING & DRAINAGE PLAN
THE BLUFFS AT COLLEYVILLE
14 ACRE PUD-R
COLLEYVILLE, TEXAS**

5

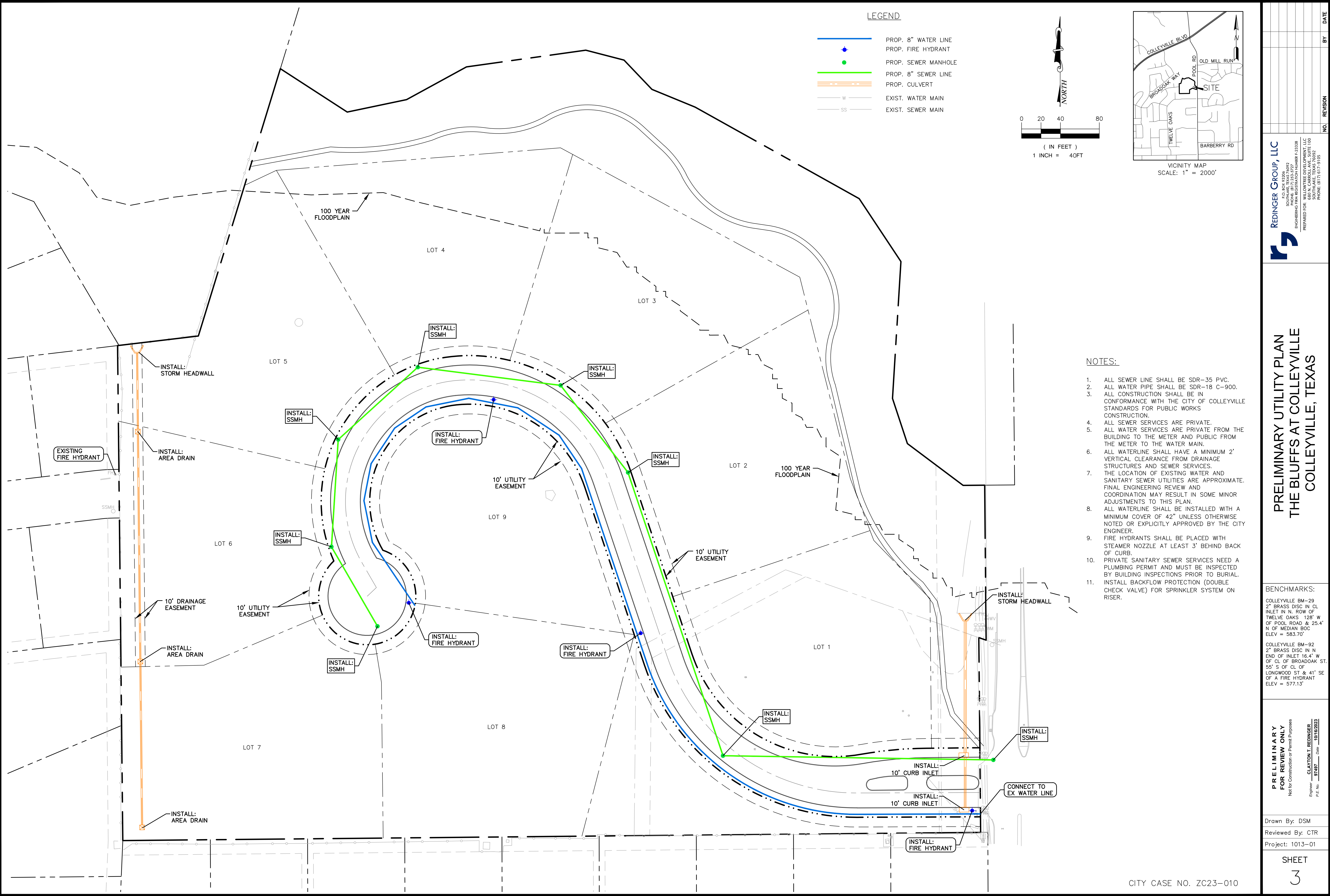
3

REDINGER GROUP, LLC
P.O. BOX 93206
SOUTHLAKE, TEXAS 75092
PHONE: (817) 253-5722
FAX: (817) 253-5722
ENGINEERING FIRM REGISTRATION NUMBER F-22328

PREPARED FOR: WILLOWTREE DEVELOPMENT, LLC
680 N. CARROLL AVE., SUITE 100
SOUTHLAKE, TEXAS 75092
PHONE: (817) 617-9105

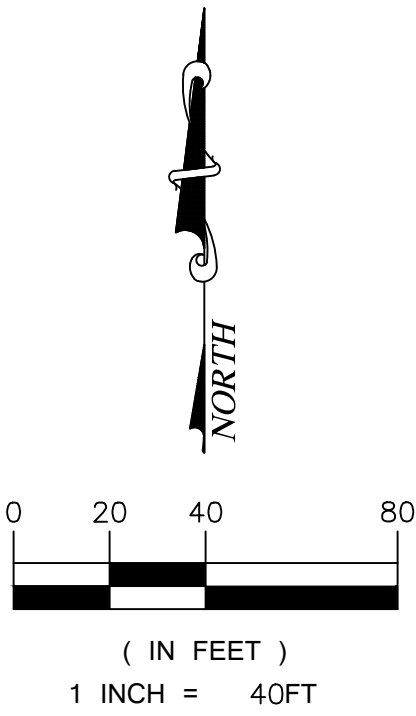
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CITY CASE NO. ZC23-010



LEGEND

- PROP. 8" WATER LINE
- PROP. FIRE HYDRANT
- PROP. SEWER MANHOLE
- PROP. 8" SEWER LINE
- PROP. CULVERT
- W
- SS
- EXIST. WATER MAIN
- EXIST. SEWER MAIN



NOTES:

- ALL SEWER LINE SHALL BE SDR-35 PVC.
- ALL WATER PIPE SHALL BE SDR-18 C-900.
- ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE CITY OF COLLEYVILLE STANDARDS FOR PUBLIC WORKS CONSTRUCTION.
- ALL SEWER SERVICES ARE PRIVATE.
- ALL WATER SERVICES ARE PRIVATE FROM THE BUILDING TO THE METER AND PUBLIC FROM THE METER TO THE WATER MAIN.
- ALL WATERLINE SHALL HAVE A MINIMUM 2' VERTICAL CLEARANCE FROM DRAINAGE STRUCTURES AND SEWER SERVICES.
- THE LOCATION OF EXISTING WATER AND SANITARY SEWER UTILITIES ARE APPROXIMATE. FINAL ENGINEERING REVIEW AND COORDINATION MAY RESULT IN SOME MINOR ADJUSTMENTS TO THIS PLAN.
- ALL WATERLINE SHALL BE INSTALLED WITH A MINIMUM COVER OF 42" UNLESS OTHERWISE NOTED OR EXPLICITLY APPROVED BY THE CITY ENGINEER.
- FIRE HYDRANTS SHALL BE PLACED WITH STEAMER NOZZLE AT LEAST 3' BEHIND BACK OF CURB.
- PRIVATE SANITARY SEWER SERVICES NEED A PLUMBING PERMIT AND MUST BE INSPECTED BY BUILDING INSPECTIONS PRIOR TO BURIAL.
- INSTALL BACKFLOW PROTECTION (DOUBLE CHECK VALVE) FOR SPRINKLER SYSTEM ON RISER.

PRELIMINARY UTILITY PLAN
THE BLUFFS AT COLLEYVILLE
COLLEYVILLE, TEXAS

BENCHMARKS:

COLLEYVILLE BM-29
2" BRASS DISC IN CL
INLET IN N. ROW OF
TWELVE OAKS 128' W
OF POOL ROAD & 25.4'
N OF MEDIAN BOC
ELEV = 583.70'

COLLEYVILLE BM-92
2" BRASS DISC IN N
END OF INLET 16.4' W
OF CL OF BROAD OAK ST.
55' S OF CL OF
LONGWOOD ST & 41' SE
OF A FIRE HYDRANT
ELEV = 577.13'

**PRELIMINARY
FOR REVIEW ONLY**
Not for Construction or Permit Purposes

Engineer: **CLAYTON T. REDINGER**
P.E. No. **97487** Date: **10/16/2023**

Drawn By: DSM
Reviewed By: CTR
Project: 1013-01

NO.	REVISION	BY	DATE

REDINGER GROUP, LLC
P.O. BOX 93206
DALLAS, TEXAS 75293
PHONE (817) 233-2277
FAX (817) 233-2278
ENGINEERING REGISTRATION NUMBER F-23289
PREPARED FOR: WILLOWTREE DEVELOPMENT, LLC
11111 WILLOWTREE DRIVE, SUITE 100
SOUTHDALE, TEXAS 76092
PHONE (817) 617-9105

THE BLUFFS AT COLLEYVILLE

COLLEYVILLE, TARRANT COUNTY, TEXAS

SHEET LEGEND

	COVER SHEET
01	SITE PLAN
02	DETAILS
03	RENDERING
04	PLANTING PLAN

AN EXTERIOR DESIGN PACKAGE FROM

BLOUNT|DESIGNS

SITE CONDITIONS NOTE

ALL EXISTING SITE CONDITIONS & UTILITIES ARE TO BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION. LANDSCAPE DESIGNER SHALL NOT BE HELD ACCOUNTABLE FOR ANY DISCREPANCIES PERTAINING TO SURVEY OR EXISTING CONDITIONS.



THE BLUFFS AT COLLEYVILLE

COLLEYVILLE, TARRANT COUNTY, TEXAS

SHEET TITLE

SITE PLAN

SHEET NO.

01

PROJECT NUMBER: 23032
ISSUE DATE: 06.16.2023
SHEET SIZE: 24"X36"

BLOUNTDESIGNS

SITE CALCULATIONS

-BED PREP AND MULCH: 3,206 SF
(3" DEPTH, TREES IN SOD TO RECEIVE 4' DIA. RING)

-BERMUDA SOD: 8,186 SF

-EDGING - 3/4" METAL (BLACK): 480 LF

-GRAVEL (DECOMPOSED GRANITE): 580 SF

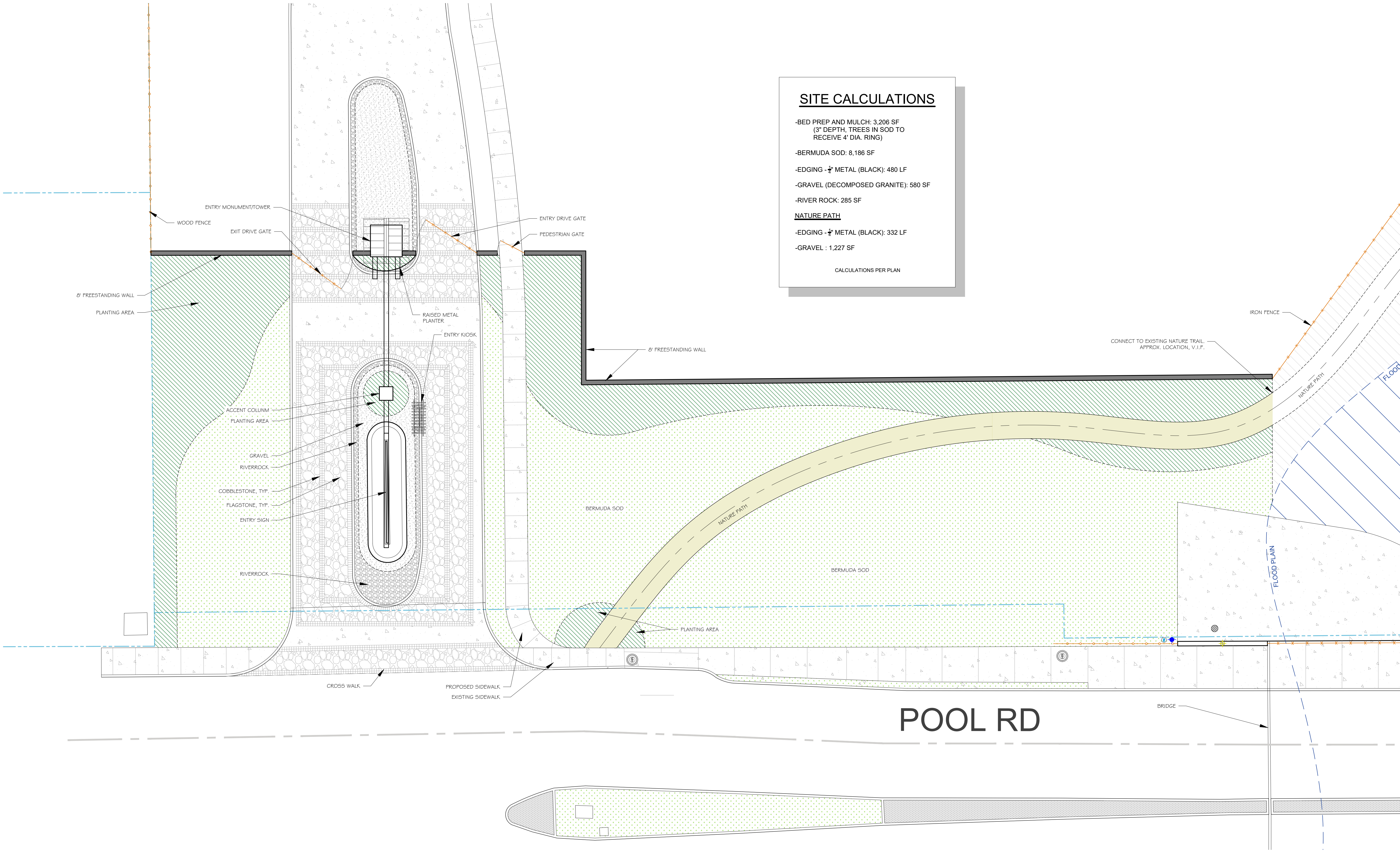
-RIVER ROCK: 285 SF

NATURE PATH

-EDGING - 3/4" METAL (BLACK): 332 LF

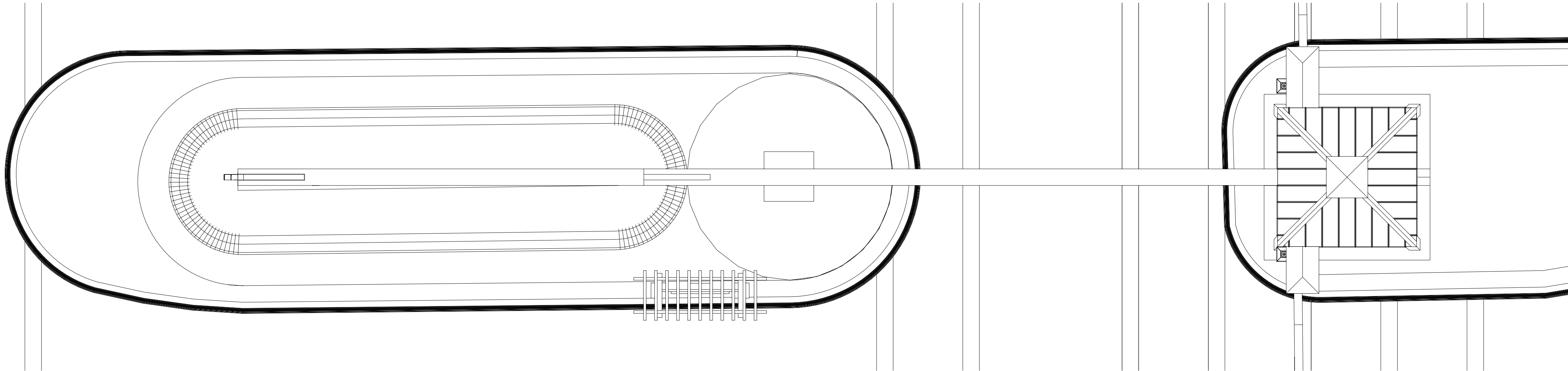
-GRAVEL : 1,227 SF

CALCULATIONS PER PLAN



Scale: 1:10

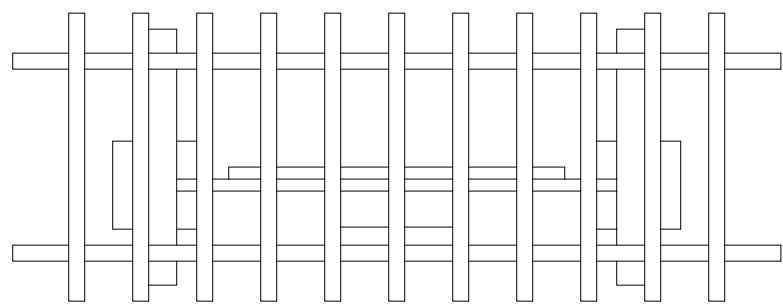
SITE PLAN - ENTRY & R.O.W.



ENTRY PLAN

C

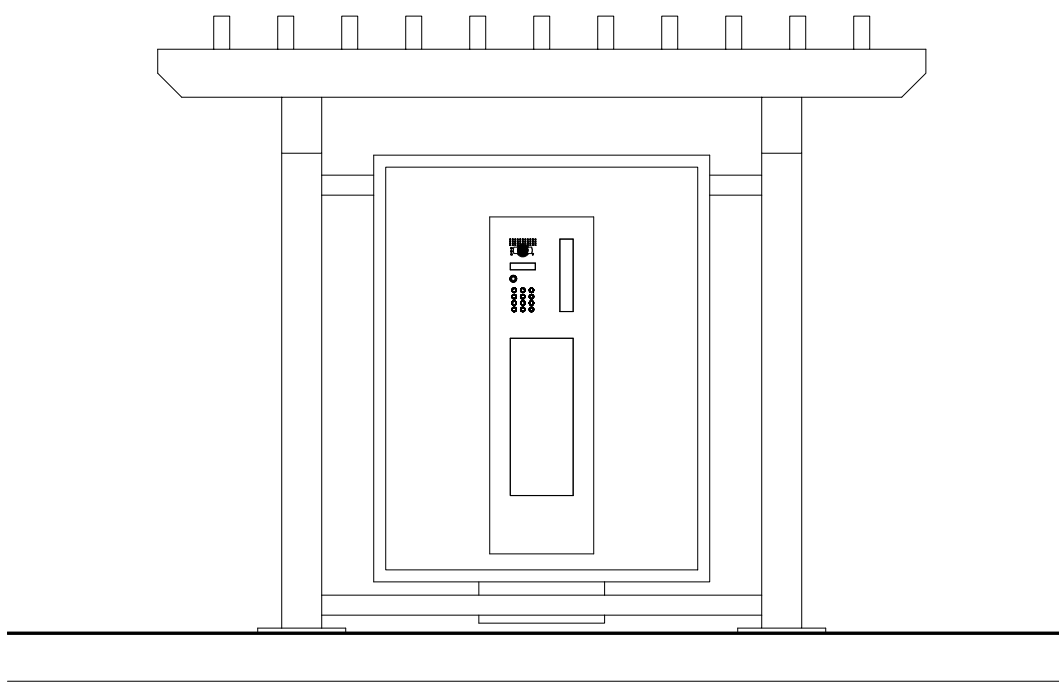
Scale: 1/4" = 1'-0"



ENTRY KIOSK - PLAN

F

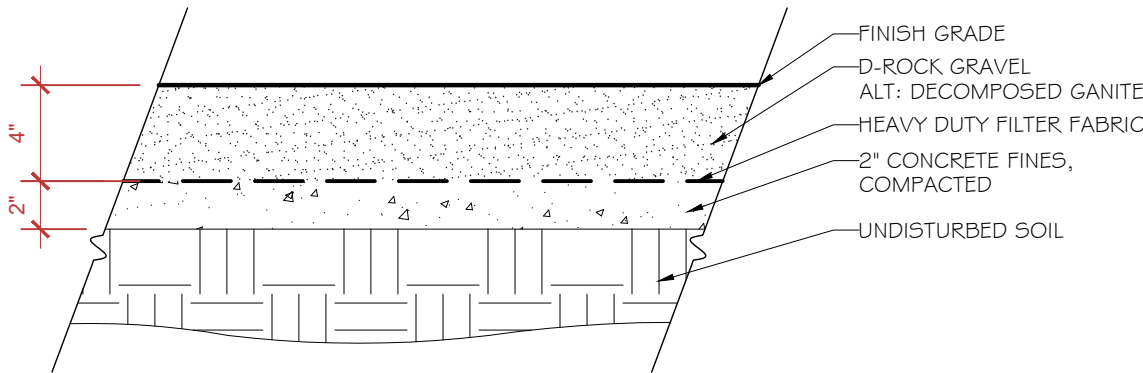
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ENTRY KIOSK - ELEVATION

E

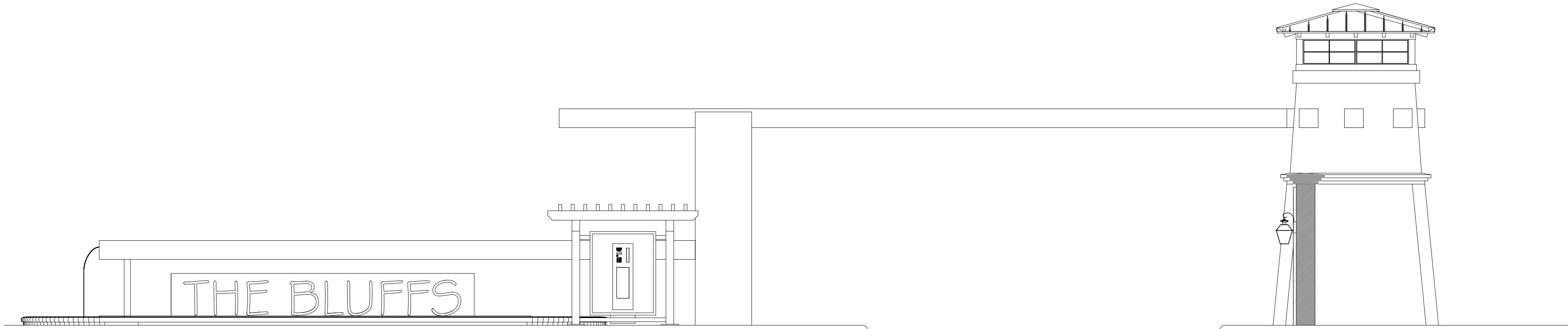
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NATURE PATH - SECTION

D

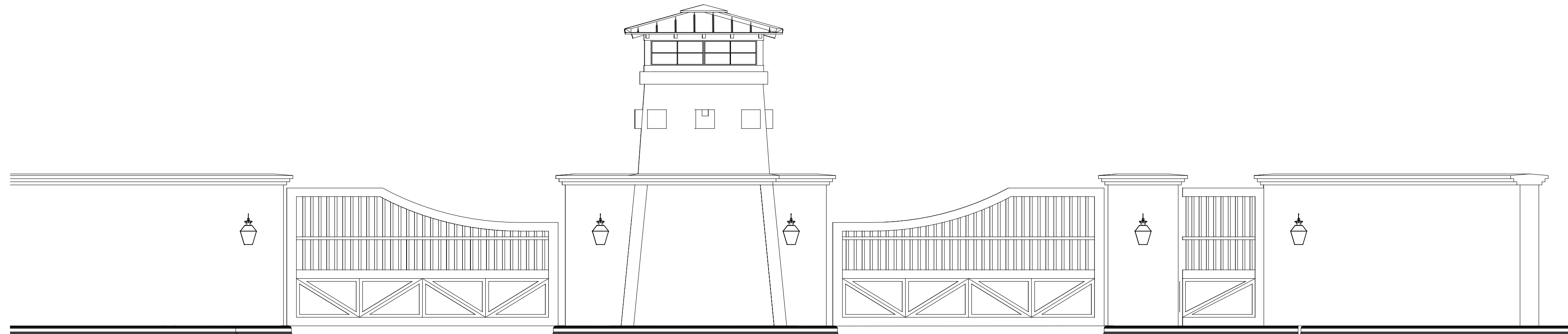
Scale: 1-1/2" = 1'-0"



ENTRY - SIDE ELEVATION

B

Scale: 1/4" = 1'-0"



ENTRY - FRONT ELEVATION

A

Scale: 1/4" = 1'-0"



B|D

THE BLUFFS AT COLLEYVILLE

COLLEYVILLE, TARRANT COUNTY, TEXAS

SHEET TITLE

RENDERINGS

SHEET NO.

03

PROJECT NUMBER: 23032
ISSUE DATE: 06.16.2023
SHEET SIZE: 24"X36"

BLOUNT|DESIGNS

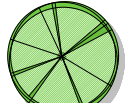
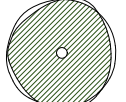
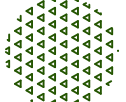
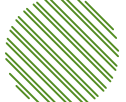
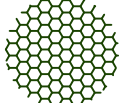
SHEET TITLE

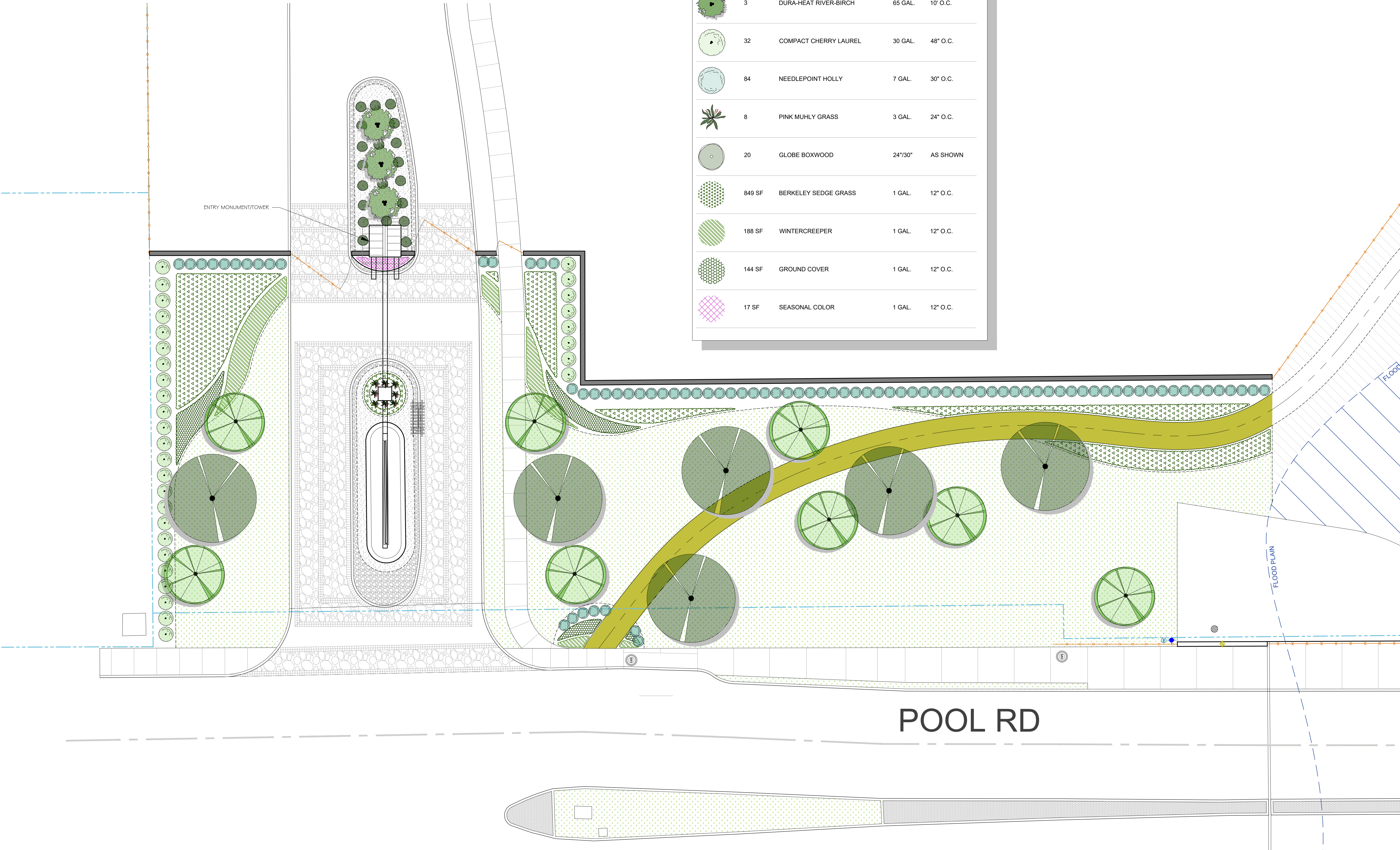
PLANTING
PLAN

SHEET NO.

04

PROJECT NUMBER: 23032
ISSUE DATE: 06.16.2023
SHEET SIZE: 24"X36"

PLANT SCHEDULE				
SYMB.	QTY.	COMMON NAME	SIZE	SPACING
	6	LIVE OAK	6" CAL.	AS SHOWN
	8	AUTUMN BLAZE MAPLE	6" CAL.	AS SHOWN
	3	DURA-HEAT RIVER-BIRCH	65 GAL.	10' O.C.
	32	COMPACT CHERRY LAUREL	30 GAL.	48" O.C.
	84	NEEDLEPOINT HOLLY	7 GAL.	30" O.C.
	8	PINK MUHLY GRASS	3 GAL.	24" O.C.
	20	GLOBE BOXWOOD	24"/30"	AS SHOWN
	849 SF	BERKELEY SEDGE GRASS	1 GAL.	12" O.C.
	188 SF	WINTERCREEPER	1 GAL.	12" O.C.
	144 SF	GROUND COVER	1 GAL.	12" O.C.
	17 SF	SEASONAL COLOR	1 GAL.	12" O.C.



Tree #	Common name or species	*DBH (in)	Canopy Area (ft²)	Preservation Status	Heritage Tree	Exclusions Exempt	Tree Mitigation	Penalty / Violation	Comments
2549	LOBLOLLY PINE	23	1,662	REM					
2558	POST OAK	13	531	PRES					
2559	POST OAK	20	1,257	PRES	HERITAGE				
2560	POST OAK	6	113	REM					
2561	POST OAK	22	1,521	PRES	HERITAGE				
2562	POST OAK	15	707	PRES	HERITAGE				
2563	POST OAK	9	254	PRES					
2564	POST OAK	17	908	REM	HERITAGE		MITIGATE		
2565	POST OAK	17	908	PRES	HERITAGE				
2566	LOBLOLLY PINE	8	201	PRES					
2567	LOBLOLLY PINE	18	1,018	PRES					
2568	LOBLOLLY PINE	18	1,018	PRES					
2569	POST OAK	20	1,257	PRES	HERITAGE				
2581	POST OAK	8	201	PRES					
2582	POST OAK	12	452	PRES					
2583	EASTERN REDCEDAR	19	1,134	PRES					
2584	LOBLOLLY PINE	8	201	PRES					
2585	AMERICAN ELM	10	314	PRES					
2586	POST OAK	15	707	PRES	HERITAGE				
2587	POST OAK	11	804	PRES					
2588	LOBLOLLY PINE	7	154	PRES					
2589	LOBLOLLY PINE	13	531	PRES					
2590	LOBLOLLY PINE	22	1,521	PRES					
2591	POST OAK	11	380	REM					
2592	POST OAK	11	380	REM					
2593	POST OAK	7	154	PRES					
2594	POST OAK	25	1,963	PRES	HERITAGE				
2595	POST OAK	20	1,257	PRES	HERITAGE				
2596	LOBLOLLY PINE	22	1,521	REM					
2597	LOBLOLLY PINE	8	201	REM					
2598	LOBLOLLY PINE	7	154	REM					
2599	LOBLOLLY PINE	22	1,521	REM					
2600	POST OAK	8	201	PRES					
2604	POST OAK	16	804	REM	HERITAGE		MITIGATE		
2605	POST OAK	22	1,521	PRES	HERITAGE				
2606	AMERICAN ELM	10	314	PRES					
2607	EASTERN REDCEDAR	9	254	REM		NON-P			
2608	POST OAK	19	1,134	REM	HERITAGE		MITIGATE		
2609	EASTERN REDCEDAR	9	254	REM		NON-P			
2610	POST OAK	17	908	REM	HERITAGE		MITIGATE		
2611	POST OAK	19	1,134	REM	HERITAGE		MITIGATE		
2612	AMERICAN ELM	6	113	REM					
2613	POST OAK	14	616	REM					
2614	POST OAK	17	908	REM	HERITAGE		MITIGATE		
2615	AMERICAN ELM	16	804	REM					
2616	EASTERN REDCEDAR	7	154	PRES		NON-P			
2617	EASTERN REDCEDAR	6	113	PRES		NON-P			
2618	POST OAK	21	1,385	REM	HERITAGE		MITIGATE		
2619	POST OAK	16	804	REM	HERITAGE		MITIGATE		
2620	EASTERN REDCEDAR	8	201	PRES		NON-P			
2621	AMERICAN ELM	6	113	REM					
2622	POST OAK	28	2,463	PRES	HERITAGE				
2623	POST OAK	6	113	PRES					
2624	POST OAK	28	2,463	PRES	HERITAGE				
2625	POST OAK	24	1,810	REM	HERITAGE		MITIGATE		
2626	AMERICAN ELM	6	113	REM					
2627	POST OAK	25	1,963	PRES	HERITAGE				
2628	POST OAK	27	2,290	REM	HERITAGE		MITIGATE		
2629	POST OAK	21	1,385	REM	HERITAGE		MITIGATE		
2630	HACKBERRY	7	154	PRES		NON-P			
2631	HACKBERRY	12	452	PRES		NON-P			
2632	CALLERY PEAR	7	154	PRES					
2633	POST OAK	25	1,963	PRES	HERITAGE				
2634	HACKBERRY	7	154	PRES		NON-P			
2635	POST OAK	10	314	PRES					
2636	POST OAK	7	154	PRES					
2637	HACKBERRY	28	2,463	REM		NON-P			
2638	POST OAK	17	908	REM	HERITAGE		MITIGATE		
2639	HACKBERRY	18	1,018	REM		NON-P			
2640	HACKBERRY	9	254	REM		NON-P			
2641	POST OAK	22	1,521	REM	HERITAGE		MITIGATE		
2642	AMERICAN ELM	14	616	PRES					
2643	POST OAK	13	531	REM					
2644	POST OAK	25	1,963	REM	HERITAGE		MITIGATE		
2645	POST OAK	6	113	REM					
2646	EASTERN REDCEDAR	13	531	REM					
2647	POST OAK	16	804	REM	HERITAGE		MITIGATE		
2648	POST OAK	25	1,963	REM	HERITAGE		MITIGATE		
2649	POST OAK	18	1,018	REM	HERITAGE		MITIGATE		
2650	POST OAK	6	113	REM					
2651	POST OAK	9	254	REM					
2652	POST OAK	6	113	REM					
2653	POST OAK	6	113	REM					
2654	LOBLOLLY PINE	6	113	REM					
2655	LOBLOLLY PINE	25	1,963	REM	HERITAGE		MITIGATE		
2656	POST OAK	7	154	REM					
2657	LOBLOLLY PINE	11	380	REM					
2658	LOBLOLLY PINE	22	1,521	REM					
2659	LOBLOLLY PINE	8	201	REM					
2660	POST OAK	7	154	REM					
2661	LOBLOLLY PINE	15	707	REM					
2662	LOBLOLLY PINE	8	201	REM					
2663	LOBLOLLY PINE	25	1,963	REM	HERITAGE		MITIGATE		
2664	LOBLOLLY PINE	24	1,810	REM					
2665	LOBLOLLY PINE	10	314	REM					
2666	LOBLOLLY PINE	8	201	REM					
2668	POST OAK	10	314	REM					
2669	POST OAK	10	314	REM					
2670	POST OAK	14	616	REM					
2671	LOBLOLLY PINE	9	254	PRES					
2672	POST OAK	16	804	REM	HERITAGE		MITIGATE		
2673	POST OAK	11	380	REM					
2674	POST OAK	12	452	REM					
2675	AMERICAN ELM	9	254	PRES					
2676	LOBLOLLY PINE	10	314	PRES					
2677	AMERICAN ELM	7	154	PRES					
2678	LOBLOLLY PINE	11	380	PRES					
2679	POST OAK	10	314	PRES					
2680	POST OAK	6	113	PRES					
2681	POST OAK	6	113	PRES					
2682	POST OAK	9	254	PRES					
2683	POST OAK	11	380	PRES					
2684	POST OAK	10	314	PRES					
2685	POST OAK	7	154	REM					
2686	POST OAK	8	201	REM					
2687	POST OAK	9	254	REM					
2688	EASTERN REDCEDAR	8	201	REM		NON-P			
2689	POST OAK	21	1,385	REM	HERITAGE		MITIGATE		
2690	POST OAK	18	1,018	REM	HERITAGE		MITIGATE		
2691	AMERICAN ELM	6	113	REM					
2692	AMERICAN ELM	9	254	REM					
2693	POST OAK	10	314	REM					
2695	EASTERN REDCEDAR	16	804	PRES					

Tree #	Common name or species	*DBH (in)	Canopy Area (ft ²)	Preservation Status	Heritage Tree	Exclusions Exempt	Tree Mitigation	Penalty / Violation	Comments
2696	EASTERN REDCEDAR	8	201	PRES		NON-P			
2697	AMERICAN ELM	10	314	PRES					
2698	POST OAK	15	707	REM	HERITAGE		MITIGATE		
2699	EASTERN REDCEDAR	8	201	REM		NON-P			
2700	POST OAK	17	908	REM	HERITAGE		MITIGATE		
2701	HACKBERRY	6	113	PRES		NON-P			
2702	PLUM	6	113	PRES					
2703	OSAGE ORANGE	8	201	REM		NON-P			
2704	EASTERN REDCEDAR	10	314	REM		NON-P			
2705	POST OAK	10	314	REM					
2706	HACKBERRY	6	113	REM		NON-P			
2707	POST OAK	23	1,662	REM	HERITAGE		MITIGATE		
2708	POST OAK	8	201	PRES					
2709	POST OAK	7	154	REM					
2710	POST OAK	13	531	REM					
2711	POST OAK	15	707	REM	HERITAGE		MITIGATE		
2712	POST OAK	7	154	REM					
2713	POST OAK	19	1,134	REM	HERITAGE		MITIGATE		
2714	OSAGE ORANGE	6	113	PRES		NON-P			
2715	OSAGE ORANGE	13	531	PRES		NON-P			
2716	OSAGE ORANGE	6	113	REM		NON-P			
2717	POST OAK	7	154	PRES					
2718	POST OAK	10	314	PRES					
2719	POST OAK	8	201	PRES					
2720	POST OAK	12	452	PRES					
2721	EASTERN REDCEDAR	7	154	PRES		NON-P			
2722	OSAGE ORANGE	13	531	PRES		NON-P			
2723	EASTERN REDCEDAR	7	154	REM		NON-P			
2724	OSAGE ORANGE	10	314	REM		NON-P			
2725	POST OAK	8	201	REM					
2726	POST OAK	20	1,257	REM	HERITAGE		MITIGATE		
2727	POST OAK	6	113	PRES					
2729	POST OAK	7	154	PRES					
2732	OSAGE ORANGE	6	113	REM		NON-P			
2733	OSAGE ORANGE	6	113	REM		NON-P			
2734	EASTERN REDCEDAR	8	201	PRES		NON-P			
2735	EASTERN REDCEDAR	8	201	PRES		NON-P			
2736	POST OAK	6	113	PRES					
2737	POST OAK	15	707	PRES					
2738	EASTERN REDCEDAR	16	804	PRES					
2739	EASTERN REDCEDAR	15	707	PRES					
2740	POST OAK	6	113	REM	HERITAGE		MITIGATE		
2741	POST OAK	8	201	REM					
2742	EASTERN REDCEDAR	13	531	PRES					
2743	POST OAK	10	314	PRES					
2744	POST OAK	9	254	PRES					
2745	POST OAK	7	154	REM					
2746	HACKBERRY	6	113	REM		NON-P			
2747	AMERICAN ELM	17	908	PRES					
2748	HACKBERRY	8	201	PRES		NON-P			
2749	AMERICAN ELM	10	314	PRES					
2750	AMERICAN ELM	22	1,521	PRES					
2751	POST OAK	6	113	PRES					
2752	POST OAK	17	908	PRES	HERITAGE				
2753	LOBLOLLY PINE	11	380	PRES					
2754	LOBLOLLY PINE	26	2,124	PRES	HERITAGE				
2755	POST OAK	7	154	PRES					
2756	POST OAK	13	531	PRES					
2757	POST OAK	6	113	PRES					
2758	POST OAK	7	154	PRES					
2759	POST OAK	7	154	PRES					
2760	POST OAK	7	154	PRES					
2761	POST OAK	25	1,963	PRES	HERITAGE				
2762	POST OAK	13	531	PRES					
2764	HACKBERRY	8	201	PRES		NON-P			
2765	HACKBERRY	12	462	PRES		NON-P			
2766	POST OAK	7	154	PRES					
2767	POST OAK	10	314	PRES					
2768	HACKBERRY	8	201	PRES		NON-P			
2769	HACKBERRY	10	314	PRES		NON-P			
2770	EASTERN REDCEDAR	7	154	PRES		NON-P			
2771	LOBLOLLY PINE	29	2,642	PRES	HERITAGE				
2772	LOBLOLLY PINE	20	1,257	PRES					
2773	AMERICAN ELM	7	154	PRES					
2774	LOBLOLLY PINE	6	113	PRES					
2775	EASTERN REDCEDAR	9	254	PRES		NON-P			
2776	POST OAK	6	113	PRES					
2777	AMERICAN ELM	17	908	PRES					
2778	EASTERN REDCEDAR	6	113	PRES		NON-P			
2779	AMERICAN ELM	7	154	PRES					
2780	AMERICAN ELM	14	616	PRES					
2781	OSAGE ORANGE	13	531	PRES		NON-P			
2782	OSAGE ORANGE	9	254	PRES		NON-P			
2783	POST OAK	12	452	PRES					
2784	POST OAK	15	707	PRES	HERITAGE				
2785	POST OAK	9	254	PRES					
2786	LOBLOLLY PINE	7	154	PRES					
2787	LOBLOLLY PINE	9	254	PRES					
2788	AMERICAN ELM	8	201	PRES					
2789	LOBLOLLY PINE	8	201	PRES					
2790	EASTERN REDCEDAR	7	154	PRES		NON-P			
2791	POST OAK	8	201	PRES					
2792	EASTERN REDCEDAR	8	201	PRES		NON-P			
2793	EASTERN REDCEDAR	7	154	PRES		NON-P			
2794	EASTERN REDCEDAR	6	113	PRES		NON-P			
2795	POST OAK	11	380	PRES					
2796	AMERICAN ELM	10	314	PRES					
2797	EASTERN REDCEDAR	12	452	PRES		NON-P			
2798	POST OAK	9	254	PRES					
2799	POST OAK	16	804	PRES	HERITAGE				
2800	POST OAK	11	380	PRES					
2801	EASTERN REDCEDAR	12	452	REM		NON-P			
2802	EASTERN REDCEDAR	11	380	REM		NON-P			
2803	POST OAK	8	201	REM					
2804	HACKBERRY	6	113	REM		NON-P			
2805	POST OAK	8	201	REM					
2806	POST OAK	6	113	REM					
2807	POST OAK	8	201	REM					
2808	POST OAK	8	201	REM					
2809	HACKBERRY	10	314	REM		NON-P			
2810	POST OAK	17	908	REM	HERITAGE		MITIGATE		
2811	HACKBERRY	12	452	REM		NON-P			
2812	POST OAK	19	1,134	REM	HERITAGE		MITIGATE		
2814	EASTERN REDCEDAR	6	113	REM		NON-P			
2815	EASTERN REDCEDAR	17	908	REM					
2816	POST OAK	6	113	REM					
2817	POST OAK	8	201	REM					
2818	LOBLOLLY PINE	24	1,810	REM					
2819	LOBLOLLY PINE	19	1,134	REM					
2820	LOBLOLLY PINE	12	452	REM					
2821	LOBLOLLY PINE	16	804	REM					
2822	LOBLOLLY PINE	17	908	REM					
2823	LOBLOLLY PINE	12	452	REM					

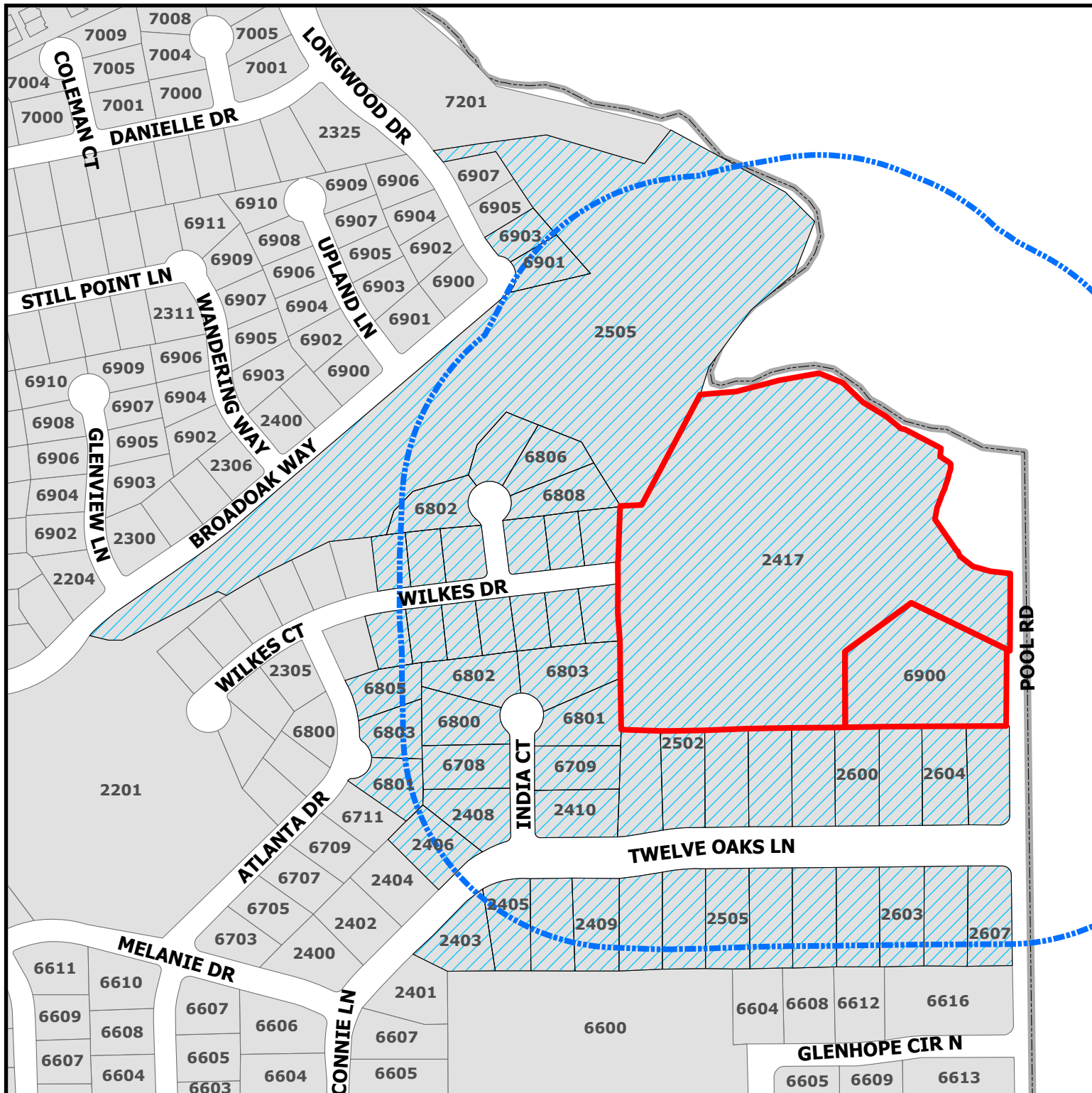
Tree #	Common name or species	*DBH (in)	Canopy Area (ft²)	Preservation Status	Heritage Tree	Exclusions Exempt	Tree Mitigation	Penalty / Violation	Comments
2950	EASTERN REDCEDAR	7	154	REM		NON-P			
2951	LOBLOLLY PINE	14	616	REM					
2952	POST OAK	19	1,134	REM	HERITAGE		MITIGATE		
2953	POST OAK	6	113	REM					
2954	LOBLOLLY PINE	18	1,018	REM					
2955	LOBLOLLY PINE	15	707	REM					
2956	LOBLOLLY PINE	24	1,810	REM					
2957	POST OAK	7	154	REM					
2958	LOBLOLLY PINE	22	1,521	REM					
2959	POST OAK	11	380	REM					
2960	POST OAK	9	254	PRES					
2961	LOBLOLLY PINE	13	531	PRES					
2962	LOBLOLLY PINE	10	314	PRES					
2963	LOBLOLLY PINE	9	254	PRES					
2964	POST OAK	17	908	PRES	HERITAGE				
2965	EASTERN REDCEDAR	8	201	PRES		NON-P			
2966	LOBLOLLY PINE	20	1,257	PRES					
2967	LOBLOLLY PINE	16	804	PRES					
2968	LOBLOLLY PINE	16	804	PRES					
2969	EASTERN REDCEDAR	11	380	PRES		NON-P			
2970	LOBLOLLY PINE	21	1,385	PRES					
2971	LOBLOLLY PINE	21	1,385	PRES					
2972	LOBLOLLY PINE	21	1,385	PRES					
2973	LOBLOLLY PINE	17	908	REM					
2974	LOBLOLLY PINE	16	804	REM					
2975	LOBLOLLY PINE	14	616	REM					
2976	EASTERN REDCEDAR	7	154	REM		NON-P			
2977	LOBLOLLY PINE	15	707	REM					
2978	LOBLOLLY PINE	20	1,257	REM					
2979	EASTERN REDCEDAR	6	113	REM		NON-P			
2980	LOBLOLLY PINE	24	1,810	PRES					
2981	PLUM	6	113	REM					
2982	LOBLOLLY PINE	27	2,290	REM	HERITAGE		MITIGATE		
2983	LOBLOLLY PINE	7	154	REM					
2984	AMERICAN ELM	7	154	PRES					
2985	POST OAK	10	314	REM					
2986	POST OAK	11	380	REM					
2987	AMERICAN ELM	7	154	PRES					
2988	LOBLOLLY PINE	30	2,827	REM	HERITAGE		MITIGATE		
2989	LOBLOLLY PINE	12	452	REM					
2990	POST OAK	6	113	REM					
2991	LOBLOLLY PINE	19	1,134	REM					
2993	LOBLOLLY PINE	24	1,810	REM					
2994	LOBLOLLY PINE	16	804	REM					
2995	POST OAK	13	531	REM					
2996	EASTERN REDCEDAR	8	201	REM		NON-P			
2997	POST OAK	26	2,124	REM	HERITAGE		MITIGATE		
2998	POST OAK	21	1,385	REM	HERITAGE		MITIGATE		
2999	EASTERN REDCEDAR	6	113	REM		NON-P			
3000	EASTERN REDCEDAR	7	154	REM		NON-P			
6101	HACKBERRY	6	113	REM		NON-P			
6102	POST OAK	11	380	PRES					
6103	CEDAR ELM	7	154	PRES					
6104	POST OAK	12	452	PRES					
6105	POST OAK	18	1,018	PRES	HERITAGE				
6106	POST OAK	11	380	REM					
6107	POST OAK	14	616	REM					
6108	POST OAK	16	804	REM	HERITAGE		MITIGATE		
6109	POST OAK	9	254	REM					
6110	POST OAK	18	1,018	REM	HERITAGE		MITIGATE		
6111	POST OAK	8	201	REM					
6112	POST OAK	16	804	REM	HERITAGE		MITIGATE		
6113	POST OAK	8	201	REM					
6114	POST OAK	8	201	REM					
6115	POST OAK	14	616	REM					
6116	POST OAK	13	531	REM					
6117	POST OAK	15	707	REM	HERITAGE		MITIGATE		
6118	POST OAK	12	452	REM					
6119	POST OAK	9	254	REM					
6120	POST OAK	11	380	REM					
6121	POST OAK	11	380	REM					
6122	POST OAK	21	1,385	REM	HERITAGE		MITIGATE		
6123	POST OAK	12	452	REM					
6124	POST OAK	13	531	REM					
6125	POST OAK	9	254	REM					
6126	POST OAK	12	452	REM					
6127	POST OAK	13	531	REM					
6128	POST OAK	13	531	REM					
6129	EASTERN REDCEDAR	13	531	REM					
6130	POST OAK	10	314	REM					
6131	POST OAK	11	380	REM					
6132	POST OAK	15	707	REM	HERITAGE		MITIGATE		
6133	POST OAK	15	707	REM	HERITAGE		MITIGATE		
6134	POST OAK	18	1,018	REM	HERITAGE		MITIGATE		
6135	POST OAK	10	314	REM					
6136	POST OAK	11	380	REM					
6137	POST OAK	10	314	REM					
6138	POST OAK	15	707	REM	HERITAGE		MITIGATE		
6139	POST OAK	12	452	REM					
6140	POST OAK	14	616	REM					
6141	CEDAR ELM	13	531	PRES					
6142	POST OAK	15	707	REM	HERITAGE		MITIGATE		
6143	POST OAK	13	531	PRES					
6144	POST OAK	12	452	REM					
6145	POST OAK	11	380	PRES					
6146	POST OAK	12	452	PRES					
6147	POST OAK	13	531	PRES					
6148	POST OAK	12	452	PRES					
6149	POST OAK	12	452	PRES					
6150	POST OAK	14	616	PRES					
6151	POST OAK	16	804	PRES	HERITAGE				
6152	CEDAR ELM	13	531	PRES					
6153	POST OAK	18	1,018	PRES	HERITAGE				
6154	POST OAK	15	707	REM	HERITAGE		MITIGATE		
6155	CEDAR ELM	11	380	PRES					
6156	POST OAK	12	452	PRES					
6157	POST OAK	12	452	PRES					
6158	POST OAK	18	1,018	PRES	HERITAGE				
6159	POST OAK	12	452	PRES					
6160	POST OAK	12	452	REM					
6161	POST OAK	11	380	REM					
6162	POST OAK	15	707	REM	HERITAGE		MITIGATE		
6163	POST OAK	13	531	REM					
6164	POST OAK	12	452	REM					
6165	POST OAK	12	452	REM					
6166	POST OAK	10	314	REM					
6167	POST OAK	7	154	REM					
6168	POST OAK	13	531	REM					
6169	AMERICAN ELM	10	314	PRES					
6170	POST OAK	12	452	PRES					
6171	POST OAK	12	452	PRES					
6172	POST OAK	12	452	REM					
6173	POST OAK	14	616	REM					

Tree #	Common name or species	*DBH (in)	Canopy Area (ft²)	Preservation Status	Heritage Tree	Exclusions Exempt	Tree Mitigation	Penalty / Violation	Comments
6174	POST OAK	14	616	REM					
6175	POST OAK	8	201	REM					
6176	POST OAK	16	804	REM	HERITAGE		MITIGATE		
6177	POST OAK	15	707	REM	HERITAGE		MITIGATE		
6178	POST OAK	17	908	REM	HERITAGE		MITIGATE		
6179	LOBLOLLY PINE	8	201	PRES					
6180	POST OAK	10	314	REM					
6181	POST OAK	11	380	REM					
6182	POST OAK	16	804	REM	HERITAGE		MITIGATE		
6183	POST OAK	9	254	REM					
6184	POST OAK	19	1,134	REM	HERITAGE		MITIGATE		
6185	POST OAK	18	1,018	REM	HERITAGE		MITIGATE		
6186	HACKBERRY	7	154	REM		NON-P			
6187	POST OAK	11	380	REM					
6188	POST OAK	18	1,018	REM	HERITAGE		MITIGATE		
6189	POST OAK	14	616	REM					
6190	POST OAK	10	314	REM					
6191	POST OAK	14	616	PRES					
6192	POST OAK	16	804	PRES	HERITAGE				
6193	POST OAK	15	707	PRES	HERITAGE				
6194	POST OAK	11	380	REM					
6195	POST OAK	10	314	REM					
6196	LIVE OAK	9	254	REM					
6197	POST OAK	12	452	REM					
6198	POST OAK	13	531	REM					
6199	POST OAK	13	531	REM					
6200	POST OAK	9	254	REM					
6287	POST OAK	10	314	PRES					
6288	POST OAK	17	908	PRES	HERITAGE				
6289	POST OAK	13	531	PRES					
6290	POST OAK	12	452	PRES					
6291	POST OAK	14	616	REM					
6292	POST OAK	15	707	REM	HERITAGE		MITIGATE		
6293	POST OAK	8	201	REM					
6294	POST OAK	18	1,018	REM	HERITAGE		MITIGATE		
6295	POST OAK	14	616	REM					
6296	POST OAK	19	1,134	REM	HERITAGE		MITIGATE		
6297	POST OAK	13	531	REM					
6298	POST OAK	15	707	REM	HERITAGE		MITIGATE		
6299	POST OAK	8	201	REM					
6300	POST OAK	10	314	REM					
7975	POST OAK	15	707	PRES	HERITAGE				
7976	POST OAK	12	452	PRES					
7978	POST OAK	15	707	PRES					
7979	POST OAK	19	1,134	PRES	HERITAGE				
7981	POST OAK	14	616	PRES					
7982	POST OAK	18	1,018	PRES	HERITAGE				
7983	POST OAK	17	908	PRES	HERITAGE				
8001	POST OAK	17	908	PRES	HERITAGE				
8002	POST OAK	16	804	PRES	HERITAGE				
8003	HACKBERRY	6	113	PRES		NON-P			
8004	HACKBERRY	9	254	REM		NON-P			
8005	POST OAK	16	804	REM	HERITAGE		MITIGATE		
8006	AMERICAN ELM	9	254	PRES					
8007	POST OAK	13	531	PRES					
8008	POST OAK	16	804	PRES	HERITAGE				
8009	AMERICAN ELM	6	113	PRES					
8010	AMERICAN ELM	8	201	REM					
8011	POST OAK	11	380	REM					
8012	HACKBERRY	8	201	PRES		NON-P			
8013	EASTERN REDCEDAR	10	314	PRES		NON-P			
8014	POST OAK	20	1,257	PRES	HERITAGE				
8015	EASTERN REDCEDAR	11	380	PRES		NON-P			
8016	POST OAK	24	1,810	PRES	HERITAGE				
8017	EASTERN REDCEDAR	8	201	PRES		NON-P			
8018	LOBLOLLY PINE	24	1,810	PRES					
8019	LOBLOLLY PINE	20	1,257	PRES					
8020	POST OAK	9	254	PRES					
8022	LOBLOLLY PINE	25	1,963	PRES	HERITAGE				
8023	LOBLOLLY PINE	14	616	PRES					
8024	LOBLOLLY PINE	22	1,521	PRES					
8025	LOBLOLLY PINE	7	154	PRES					
8026	POST OAK	20	1,257	PRES					
8027	AMERICAN ELM	12	452	PRES					
8028	LOBLOLLY PINE	16	804	PRES					
8029	LOBLOLLY PINE	18	1,018	PRES					
8030	POST OAK	7	154	PRES					
8031	LOBLOLLY PINE	23	1,662	PRES					
8032	POST OAK	7	154	REM					
8033	EASTERN REDCEDAR	9	254	REM		NON-P			
8034	EASTERN REDCEDAR	8	201	REM		NON-P			
8035	POST OAK	20	1,257	PRES	HERITAGE				
8036	POST OAK	18	1,018	PRES	HERITAGE				
8037	HACKBERRY	7	154	PRES		NON-P			
8038	POST OAK	18	1,018	PRES	HERITAGE				
8039	POST OAK	13	531	PRES					
8040	POST OAK	14	616	REM					
8041	POST OAK	10	314	REM					
8042	POST OAK	8	201	REM					
8043	POST OAK	11	380	REM					
8044	POST OAK	15	707	REM	HERITAGE		MITIGATE		
8045	POST OAK	8	201	REM					
8046	POST OAK	15	707	REM	HERITAGE		MITIGATE		
8047	POST OAK	9	254	REM					
8048	POST OAK	11	380	REM					
8049	POST OAK	8	201	REM					
8050	POST OAK	13	531	REM					
8051	POST OAK	9	254	REM					
8052	POST OAK	17	908	REM					
8053	POST OAK	14	616	REM					
8054	POST OAK	16	804	REM	HERITAGE		MITIGATE		
8055	POST OAK	14	616	REM					
8056	POST OAK	14	616	REM					
8057	POST OAK	14	616	REM					
8058	POST OAK	8	201	REM					
8059	POST OAK	17	908	REM	HERITAGE		MITIGATE		
8060	POST OAK	15	707	REM	HERITAGE		MITIGATE		
8061	EASTERN REDCEDAR	7	154	REM		NON-P			
8062	POST OAK	15	707	REM	HERITAGE		MITIGATE		
8063	HACKBERRY	6	113	REM		NON-P			
8064	POST OAK	6	113	REM					
8065	POST OAK	20	1,257	REM	HERITAGE		MITIGATE		
8066	EASTERN REDCEDAR	7	154	REM		NON-P			
8067	EASTERN REDCEDAR	8	201	REM		NON-P			
8068	POST OAK	21	1,385	REM	HERITAGE		MITIGATE		
8069	HACKBERRY	8	201	REM		NON-P			
8070	POST OAK	7	154	PRES					
8071	LOBLOLLY PINE	23	1,662	PRES					
8072	EASTERN REDCEDAR	12	452	PRES		NON-P			
8073	POST OAK	7	154	PRES					
8074	LOBLOLLY PINE	22	1,521	PRES					
8075	POST OAK	7	154	PRES					

Tree #	Common name or species	*DBH (in)	Canopy Area (ft²)	Preservation Status	Heritage Tree	Exclusions Exempt	Tree Mitigation	Penalty / Violation	Comments
8301	POST OAK	10	314	PRES					
8302	POST OAK	17	908	PRES	HERITAGE				
8303	LOBLOLLY PINE	8	201	PRES					
8304	LOBLOLLY PINE	8	201	PRES					
8305	LOBLOLLY PINE	12	452	PRES					
8306	LOBLOLLY PINE	14	616	PRES					
8307	AMERICAN ELM	8	201	PRES					
8308	LOBLOLLY PINE	18	1,018	PRES					
8309	LOBLOLLY PINE	11	380	PRES					
8310	LOBLOLLY PINE	17	908	PRES					
8311	AMERICAN ELM	11	380	PRES					
8312	AMERICAN ELM	7	154	PRES					
8313	AMERICAN ELM	6	113	PRES					
8314	LOBLOLLY PINE	9	254	PRES					
8315	EASTERN REDCEDAR	10	314	PRES		NON-P			
8316	EASTERN REDCEDAR	8	201	PRES		NON-P			
8318	POST OAK	11	380	REM					
8319	POST OAK	9	254	REM					
8320	POST OAK	13	531	REM					
8322	POST OAK	11	380	REM					
8324	EASTERN REDCEDAR	8	201	PRES		NON-P			
8325	POST OAK	7	154	PRES					
8326	POST OAK	8	201	PRES					
8327	POST OAK	12	452	PRES					
8328	POST OAK	12	452	PRES					
8329	POST OAK	8	201	PRES					
8330	POST OAK	8	201	PRES					
8331	POST OAK	6	113	PRES					
8332	POST OAK	19	1,134	PRES	HERITAGE				
8333	POST OAK	24	1,810	PRES	HERITAGE				
8334	POST OAK	7	154	PRES					
8335	POST OAK	9	254	PRES					
8336	AMERICAN ELM	6	113	PRES					
8337	POST OAK	17	908	PRES	HERITAGE				
8338	EASTERN REDCEDAR	6	113	PRES		NON-P			
8339	POST OAK	17	908	PRES	HERITAGE				
8340	POST OAK	9	254	PRES					
8341	POST OAK	9	254	PRES					
8342	POST OAK	9	254	PRES					
8343	HACKBERRY	6	113	PRES		NON-P			
8344	POST OAK	15	707	PRES	HERITAGE				
8346	AMERICAN ELM	6	113	PRES					
8347	POST OAK	8	201	PRES					
8348	POST OAK	6	113	PRES					
8349	POST OAK	8	201	PRES					
8350	POST OAK	16	804	PRES	HERITAGE				
8351	POST OAK	7	154	PRES					
8352	POST OAK	20	1,257	PRES	HERITAGE				
8353	POST OAK	8	201	PRES					
8354	POST OAK	12	452	PRES					
8355	EASTERN REDCEDAR	9	254	PRES		NON-P			
8356	POST OAK	13	531	PRES					
8357	POST OAK	11	380	PRES					
8358	POST OAK	14	616	PRES					
8359	POST OAK	23	1,662	PRES	HERITAGE				
8360	POST OAK	14	616	PRES					
8361	POST OAK	14	616	PRES					
8362	AMERICAN ELM	8	201	PRES					
8363	AMERICAN ELM	9	254	PRES					
8364	POST OAK	10	314	PRES					
8365	POST OAK	9	254	PRES					
8366	POST OAK	14	616	PRES					
8367	POST OAK	15	707	PRES	HERITAGE				
8368	POST OAK	20	1,257	PRES	HERITAGE				
8369	POST OAK	14	616	PRES					
8370	POST OAK	12	452	PRES					
8371	AMERICAN ELM	6	254	PRES					
8372	EASTERN REDCEDAR	7	154	REM		NON-P			
8373	POST OAK	13	531	REM					
8374	EASTERN REDCEDAR	13	531	REM					
8376	POST OAK	15	707	REM	HERITAGE		MITIGATE		
8379	POST OAK	11	380	REM					
8380	POST OAK	13	531	REM					
8381	POST OAK	17	908	REM	HERITAGE		MITIGATE		
8382	EASTERN REDCEDAR	10	314	REM		NON-P			
8383	POST OAK	16	804	REM	HERITAGE		MITIGATE		
8384	POST OAK	8	201	REM					
8385	POST OAK	10	314	REM					
8386	POST OAK	11	380	REM					
8387	POST OAK	14	616	REM					
8388	POST OAK	12	452	REM					
8389	POST OAK	11	380	REM					
8390	EASTERN REDCEDAR	10	314	PRES		NON-P			
8392	POST OAK	6	113	REM					
8393	EASTERN REDCEDAR	8	201	REM		NON-P			
8394	AMERICAN ELM	6	113	REM					
8395	POST OAK	19	1,134	REM	HERITAGE		MITIGATE		
8396	EASTERN REDCEDAR	6	113	REM		NON-P			
8397	POST OAK	6	113	REM					
8398	EASTERN REDCEDAR	9	254	REM		NON-P			
8399	POST OAK	7	154	REM					
8400	EASTERN REDCEDAR	8	201	REM		NON-P			
8401	POST OAK	14	616	REM					
8402	POST OAK	7	154	PRES					
8403	POST OAK	16	804	PRES	HERITAGE				
8404	POST OAK	11	380	PRES					
8405	POST OAK	15	707	PRES	HERITAGE				
8406	AMERICAN ELM	13	621	PRES					
8407	POST OAK	25	1,963	PRES	HERITAGE				
8408	POST OAK	11	380	PRES					
8409	POST OAK	19	1,134	PRES	HERITAGE				
8410	AMERICAN ELM	6	113	PRES					
8413	POST OAK	19	1,134	PRES	HERITAGE				
8414	POST OAK	20	1,257	PRES	HERITAGE				
8415	POST OAK	13	531	PRES					
8416	POST OAK	7	154	PRES					
8417	POST OAK	7	154	REM					
8418	POST OAK	15	707	REM	HERITAGE		MITIGATE		
8419	AMERICAN ELM	9	254	REM					
8420	AMERICAN ELM	7	154	PRES					
8421	AMERICAN ELM	12	452	PRES					
8422	EASTERN REDCEDAR	11	380	PRES		NON-P			
8423	EASTERN REDCEDAR	9	254	REM		NON-P			
8424	POST OAK	19	1,134	REM	HERITAGE		MITIGATE		
8425	EASTERN REDCEDAR	19	1,134	PRES					
8426	POST OAK	6	113	PRES					
8427	POST OAK	8	201	PRES					
8428	POST OAK	12	452	PRES					
8429	POST OAK	11	380	PRES					
8430	POST OAK	20	1,257	PRES	HERITAGE				
8431	HACKBERRY	8	201	PRES		NON-P			
8432	POST OAK	12	452	PRES					
8433	EASTERN REDCEDAR	9	254	REM		NON-P			

Tree #	Common name or species	*DBH (in)	Canopy Area (ft²)	Preservation Status	Heritage Tree	Exclusions Exempt	Tree Mitigation	Penalty / Violation	Comments
8434	CALLERY PEAR	7	154	PRES					
8435	POST OAK	7	154	REM					
8436	EASTERN REDCEDAR	15	707	PRES					
8437	POST OAK	20	1,257	PRES	HERITAGE				
8438	POST OAK	20	1,257	REM	HERITAGE		MITIGATE		
8439	EASTERN REDCEDAR	10	314	REM		NON-P			
8440	EASTERN REDCEDAR	20	1,257	REM	HERITAGE		MITIGATE		
8441	POST OAK	15	707	REM	HERITAGE		MITIGATE		
8442	POST OAK	7	154	REM					
8443	POST OAK	10	314	REM		NON-P			
8444	EASTERN REDCEDAR	12	452	REM		NON-P			
8445	EASTERN REDCEDAR	22	1,521	REM	HERITAGE		MITIGATE		
8447	HACKBERRY	8	201	REM		NON-P			
8448	HACKBERRY	9	254	PRES		NON-P			
8601	POST OAK	16	804	REM	HERITAGE		MITIGATE		
8602	AMERICAN ELM	8	201	PRES					
8603	LOBLOLLY PINE	22	1,521	PRES					
8604	OSSAGE ORANGE	7	154	PRES		NON-P			
8605	POST OAK	21	1,385	PRES	HERITAGE				
8606	POST OAK	15	707	PRES	HERITAGE				
8607	HACKBERRY	6	113	PRES		NON-P			
8608	HACKBERRY	8	201	PRES		NON-P			
8609	LOBLOLLY PINE	20	1,257	PRES					
8610	POST OAK	9	254	PRES					
8611	POST OAK	7	154	PRES					
8612	EASTERN REDCEDAR	9	254	PRES		NON-P			
8613	LOBLOLLY PINE	20	1,257	PRES					
8614	LOBLOLLY PINE	19	1,134	PRES					
8615	HACKBERRY	8	201	PRES		NON-P			
8616	POST OAK	7	154	REM					
8617	POST OAK	11	380	REM					
8618	POST OAK	19	1,134	REM	HERITAGE		MITIGATE		
8619	POST OAK	9	254	REM					
8620	POST OAK	25	1,963	REM	HERITAGE		MITIGATE		
8621	LOBLOLLY PINE	6	113	PRES					
8622	POST OAK	17	908	PRES	HERITAGE				
8623	LOBLOLLY PINE	8	201	PRES					
8624	LOBLOLLY PINE	6	113	PRES					
8626	LOBLOLLY PINE	16	804	PRES					
8627	LOBLOLLY PINE	15	707	PRES					
8628	POST OAK	22	1,521	PRES	HERITAGE				
8629	LOBLOLLY PINE	17	908	PRES					
8630	LOBLOLLY PINE	18	1,018	PRES					
8631	LOBLOLLY PINE	12	452	PRES					
8632	LOBLOLLY PINE	14	616	PRES					
8633	LOBLOLLY PINE	16	804	PRES					
8634	POST OAK	6	113	PRES					
8635	POST OAK	7	154	PRES					
8636	LOBLOLLY PINE	16	804	PRES					
8637	HERCULES CLUB	11	380	PRES		NON-P			
8638	POST OAK	8	201	PRES					
8639	POST OAK	6	113	PRES					
8640	EASTERN REDCEDAR	9	254	PRES		NON-P			
8641	EASTERN REDCEDAR	6	113	PRES		NON-P			
8642	POST OAK	22	1,521	REM	HERITAGE		MITIGATE		
8643	POST OAK	6	113	PRES					
8644	EASTERN REDCEDAR	6	113	PRES		NON-P			
8645	EASTERN REDCEDAR	8	201	PRES		NON-P			
8646	POST OAK	7	154	PRES					
8647	POST OAK	23	1,662	PRES	HERITAGE				
8648	LOBLOLLY PINE	22	1,521	PRES					
8649	POST OAK	6	113	PRES					
8650	POST OAK	22	1,521	PRES	HERITAGE				
8651	EASTERN REDCEDAR	13	531	PRES					
8652	POST OAK	14	616	PRES					
8653	POST OAK	6	113	PRES					

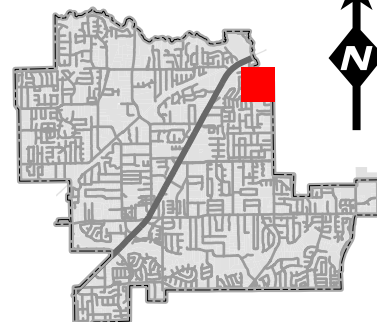
Notification Map



ZC23-033

2417 Wilkes Dr

-  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	Situs Address
JORDAN, HENRY	2505 TWELVE OAKS LN	COLLEYVILLE, TX	76034	2505 TWELVE OAKS LN
ROBERTSON, BARRY E	2415 WILKES DR	COLLEYVILLE, TX	76034	2415 WILKES DR
JOHANNESSEN, CAROL J	2507 TWELVE OAKS LN	COLLEYVILLE, TX	76034	2507 TWELVE OAKS LN
DRIES ERIK	2503 TWELVE OAKS LN	COLLEYVILLE, TX	76034	2503 TWELVE OAKS LN
WEIR, RICKY G	2405 TWELVE OAKS LN	COLLEYVILLE, TX	76034	2405 TWELVE OAKS LN
NEAL, RONALD	2501 TWELVE OAKS LN	COLLEYVILLE, TX	76034	2501 TWELVE OAKS LN
AGUIRRE, JASON	2402 WILKES DR	COLLEYVILLE, TX	76034	2402 WILKES DR
BURKE, MICHELLE E	2406 WILKES DR	COLLEYVILLE, TX	76034	2406 WILKES DR
PADILLA, MARCO A	6901 LONGWOOD DR	COLLEYVILLE, TX	76034	6901 LONGWOOD DR
HEARN, ELIZABETH	2409 WILKES DR	COLLEYVILLE, TX	76034	2409 WILKES DR
COWGILL, JARED	2600 TWELVE OAKS LN	COLLEYVILLE, TX	76034	2600 TWELVE OAKS LN
CAMPBELL, CYNTHIA KAY	2410 WILKES DR	COLLEYVILLE, TX	76034	2410 WILKES DR
TRIMBLE, DENNIS	6803 INDIA CT	COLLEYVILLE, TX	76034	6803 INDIA CT
TICHACEK, PAUL V	2403 TWELVE OAKS LN	COLLEYVILLE, TX	76034	2403 TWELVE OAKS LN
ORLER, JOHN J	2408 TWELVE OAKS LN	COLLEYVILLE, TX	76034	2408 TWELVE OAKS LN
PORTER, WILLIAM G	2506 TWELVE OAKS LN	COLLEYVILLE, TX	76034	2506 TWELVE OAKS LN
ALVARADO, ALEX	2407 TWELVE OAKS LN	COLLEYVILLE, TX	76034	2407 TWELVE OAKS LN
LAVAS, TIMOTHY J	2405 WILKES DR	COLLEYVILLE, TX	76034	2405 WILKES DR
BRADY, PATRICK	2406 TWELVE OAKS LN	COLLEYVILLE, TX	76034	2406 TWELVE OAKS LN
VANZANT, JEFFERY	2412 WILKES DR	COLLEYVILLE, TX	76034	2412 WILKES DR
WATERWORTH FAMILY REVOCABLE TRU	6808 ROCKBROOK CT	COLLEYVILLE, TX	76034	6808 ROCKBROOK CT
KIRKPATRICK, D A	2403 WILKES DR	COLLEYVILLE, TX	76034	2403 WILKES DR
SCHAEFER, JOHN W	6803 ATLANTA DR	COLLEYVILLE, TX	76034	6803 ATLANTA DR
ROBINSON, DANIEL	6802 INDIA CT	COLLEYVILLE, TX	76034	6802 INDIA CT
BRYANT, LYNN W	2605 TWELVE OAKS LN	COLLEYVILLE, TX	76034	2605 TWELVE OAKS LN
STEWART, BRIAN	2502 TWELVE OAKS LN	COLLEYVILLE, TX	76034	2502 TWELVE OAKS LN
HEMINGER, VICTORIA	6804 ROCKBROOK CT	COLLEYVILLE, TX	76034	6804 ROCKBROOK CT
COOK, PAUL	2411 WILKES DR	COLLEYVILLE, TX	76034	2411 WILKES DR
GASKA, ANDREW PETER	6801 INDIA CT	COLLEYVILLE, TX	76034	6801 INDIA CT
FARRELL, MICHAEL T	2504 TWELVE OAKS LN	COLLEYVILLE, TX	76034	2504 TWELVE OAKS LN
WASSON, STEVEN W	2413 WILKES DR	COLLEYVILLE, TX	76034	2413 WILKES DR
UNIQUE FORTUNE LLC	400 N CARROLL AVE	SOUTHLAKE, TX	76092	2417 WILKES DR
				2505 BROADOAK WAY
MCKENNEY, ROSS S	2607 TWELVE OAKS LN	COLLEYVILLE, TX	76034	2607 TWELVE OAKS LN
ANDERSON, CHARLES	2414 WILKES DR	COLLEYVILLE, TX	76034	2414 WILKES DR
ACTKINSON, K TRS	2500 TWELVE OAKS LN	COLLEYVILLE, TX	76034	2500 TWELVE OAKS LN
CHAWNER, JOHN	2601 TWELVE OAKS LN	COLLEYVILLE, TX	76034	2601 TWELVE OAKS LN
ABSHIRE, RICHARD	2606 TWELVE OAKS LN	COLLEYVILLE, TX	76034	2606 TWELVE OAKS LN
DAULERIO FAMILY REVOCABLE TRUST	2603 TWELVE OAKS LN	COLLEYVILLE, TX	76034	2603 TWELVE OAKS LN
EGAN FAMILY TRUST	2410 TWLEVE OAKS LN	COLLEYVILLE, TX	76034	2410 TWELVE OAKS LN
DELUCA, SALVATORE	2404 WILKES DR	COLLEYVILLE, TX	76034	2404 WILKES DR
TAYLOR, STACEY	4501 SHADYCREEK LN	COLLEYVILLE, TX	76034	6900 POOL RD
REED, CLAY P	6806 ROCKBROOK CT	COLLEYVILLE, TX	76034	6806 ROCKBROOK CT
MOHAWK LIVING TRUST	6800 INDIA CT	COLLEYVILLE, TX	76034	6800 INDIA CT
COSAND, JEFFREY W	2604 TWELVE OAKS LN	COLLEYVILLE, TX	76034	2604 TWELVE OAKS LN
NORRIS, MICHAEL	2602 TWELVE OAKS LN	COLLEYVILLE, TX	76034	2602 TWELVE OAKS LN
RICHARD, RANDALL M	6709 INDIA CT	COLLEYVILLE, TX	76034	6709 INDIA CT
MILLER, ROBERT	2407 WILKES DR	COLLEYVILLE, TX	76034	2407 WILKES DR
MARTINEZ, STEFANIE	2508 TWELVE OAKS LN	COLLEYVILLE, TX	76034	2508 TWELVE OAKS LN
THOMPSON, TERESEA	2409 TWELVE OAKS LN	COLLEYVILLE, TX	76034	2409 TWELVE OAKS LN
HOWARD FAMILY REVOCABLE LIVING	2509 TWELVE OAKS LN	COLLEYVILLE, TX	76034	2509 TWELVE OAKS LN
ROBERT G ZEBIAN & RITA MARIE ZE	6708 INDIA CT	COLLEYVILLE, TX	76034	6708 INDIA CT
WARD, SALLY	6801 ATLANTA DR	COLLEYVILLE, TX	76034	6801 ATLANTA DR
STONE, BRYCE	6802 ROCKBROOK CT	COLLEYVILLE, TX	76034	6802 ROCKBROOK CT
MOORE, ERIC M	6805 ATLANTA DR	COLLEYVILLE, TX	76034	6805 ATLANTA DR
BLAXTON, MATHEW	6903 LONGWOOD DR	COLLEYVILLE, TX	76034	6903 LONGWOOD DR
ROSS DOWNS ESTATES	4113 Gateway Drive #100	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
YOUNG CURTIS	1130 NORTH CARROLL AVE	SOUTHLAKE, TX	76092	1130 NORTH CARROLL AVE SUITE 200



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, November 13, 2023 at 7:00 p.m.

**City Council Meetings: Tuesday, December 5, 2023 & Tuesday, December 19, 2023 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas**

Request: Consideration of a Rezoning from AG Agricultural and RE Single Family 'Estate' Residential district to R-40 Single Family Residential for Tract 1B1, 1B2, and 1B3, Abstract 294, Robert Chowning Survey and Lot 1, Block 1, Cero Addition, located at 2417 Wilkes Drive and 6900 Pool Road, Case ZC23-033

Zoning Case: ZC23-033

Applicant: Curtis Young

Owner: Unique Fortune LLC

Location: 2417 Wilkes Dr

Property Description: Tract 1B1, 1C1, 1B2, and 1B3, Abstract 294, Robert Chowning Survey, and Lot 1, Block 1, Cero Addition

Present Zoning: AG Agricultural and RE Single Family 'Estate' Residential district

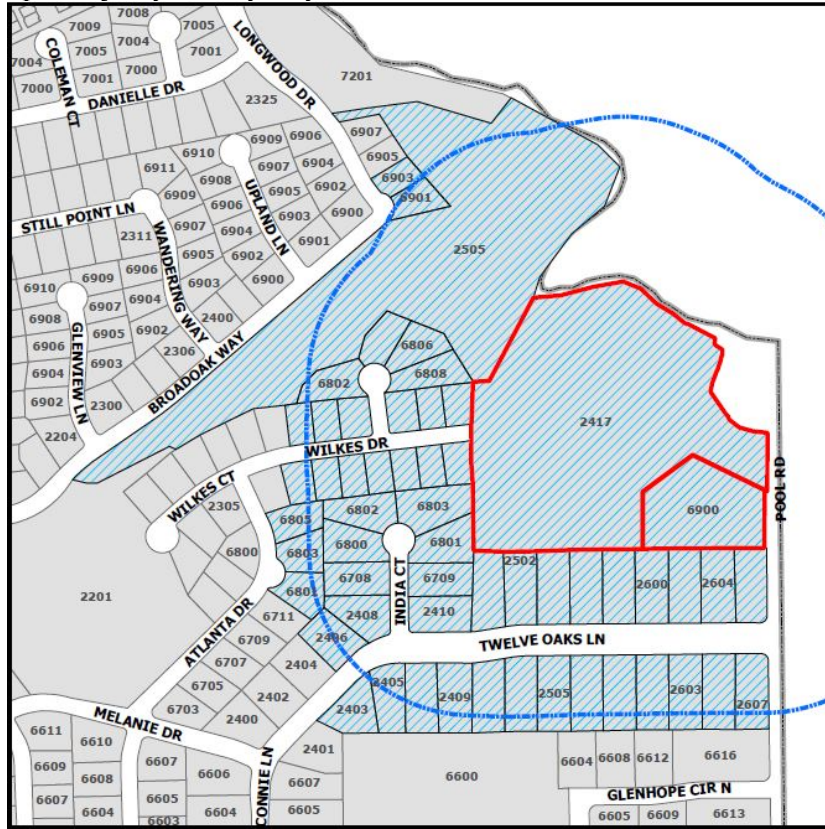
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

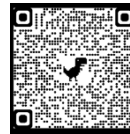
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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 817.503.1055. Please reference the zoning case number when requesting information.

Kris Potts

Kris Potts
Planner – Urban Forester
Citizenletters@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 13.84 ACRES BEING TRACT 1B1, 1C1, 1B2, AND 1B3, ABSTRACT 294, ROBERT CHOWNING SURVEY, AND LOT 1, BLOCK 1, CERO ADDITION, LOCATED AT 2417 WILKES DRIVE AND 6400 POOL ROAD FROM THE AG AGRICULTURAL AND THE RE SINGLE FAMILY 'ESTATE' RESIDENTIAL DISTRICTS TO THE 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 and RE Single Family 'Estate' Residential district to R-40 Single Family Residential district under Case No. ZC23-033; 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 and RE Single Family 'Estate' Residential district to R-40 Single-Family Residential district on 13.84 acres, being Tract 1B1, 1C1, 1B2, and 1B3, Abstract 294, Robert Chowning Survey, and Lot 1, Block 1, Cero Addition located at 2417 Wilkes Drive and 6400 Pool Road as depicted on the attached as Exhibit "A".

- Sec. 2. THAT the above described tracts 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 tracts 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 5th day of December 2023.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF COLLEYVILLE, TEXAS, ON THIS THE 19TH DAY OF DECEMBER 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

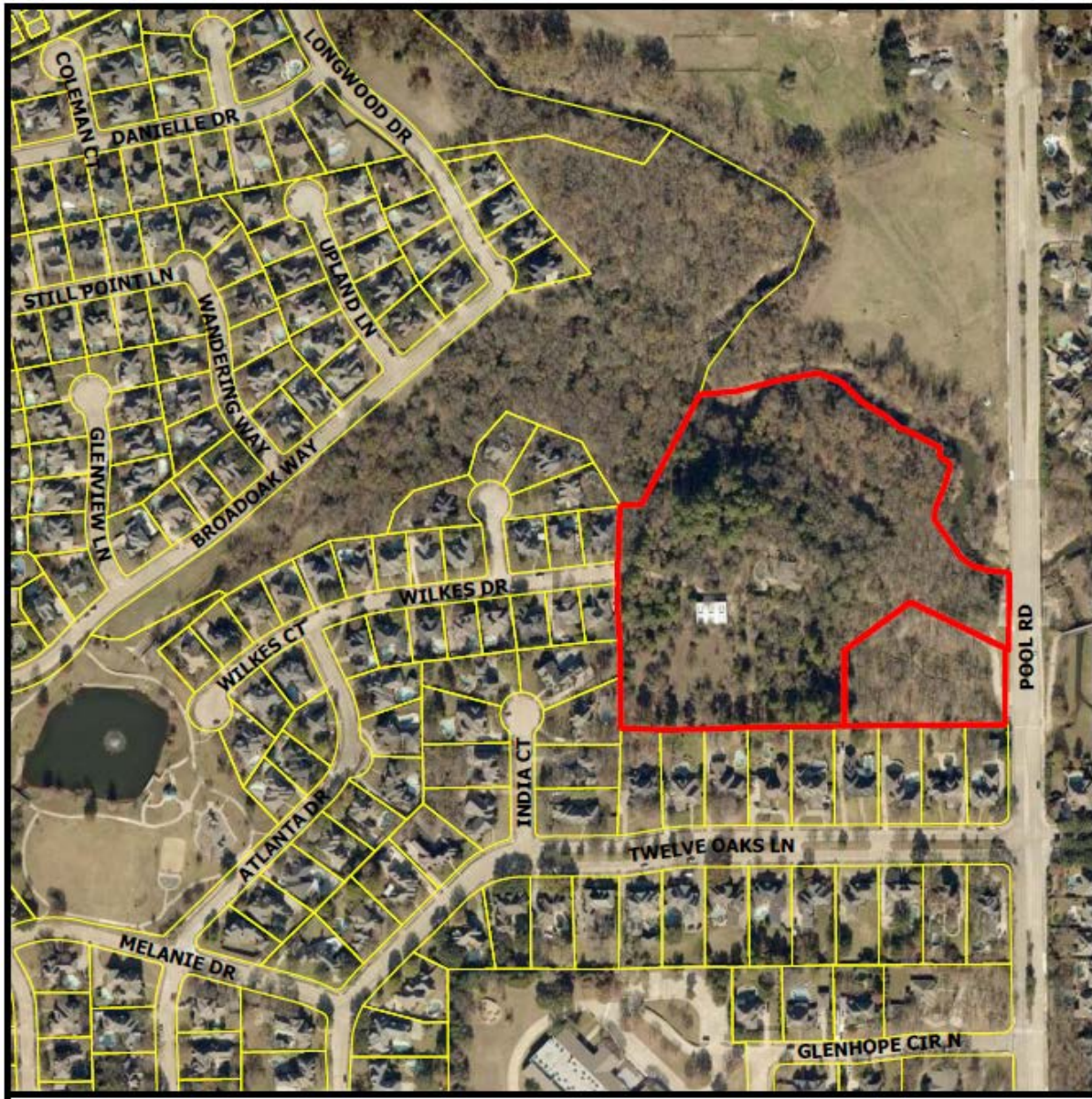
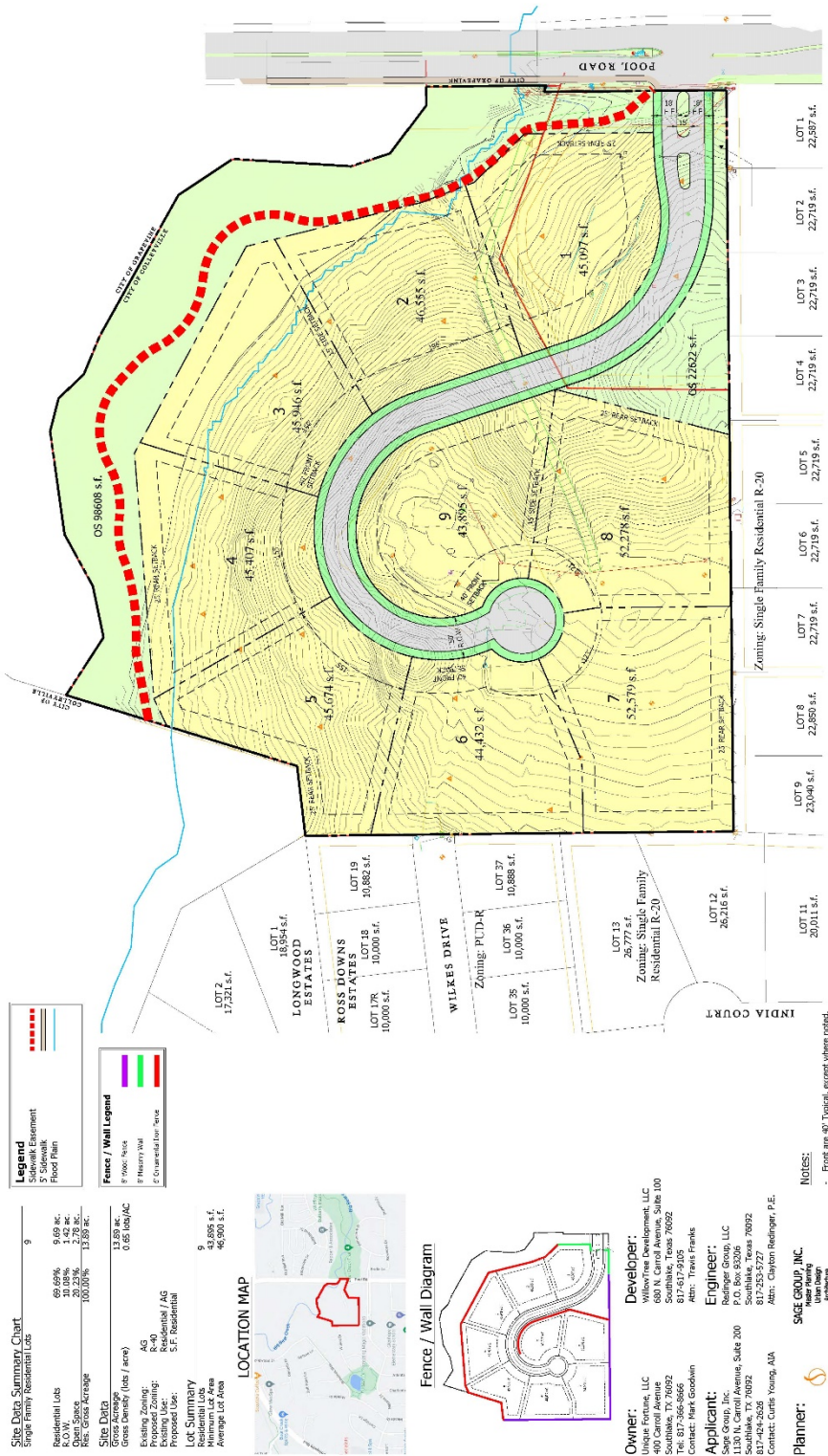


Exhibit "B" - Development Plan



Legend

- Shaded Area
- 5' Sidewalk
- Flood Plain

Fence / Wall Legend

- 8' Wood Fence
- 8' Masonry Wall
- 8' Concrete Wall

Site Data Summary Chart

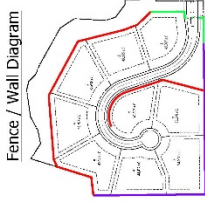
Residential Lots	9	9.69 ac.
Lot Area	69.69%	1.72 ac.
Lot Area	1.72%	2.78 ac.
Lot Area	20.23%	2.78 ac.
Lot Area	100.00%	13.89 ac.

Site Data

Gross Acreage	13.89 ac.
Gross Density (lots / acre)	0.65 lots/acre
Existing Zoning	R-40
Existing Use	Residential / AG
Proposed Use	S.F. Residential

Lot Summary

Minimum Lot Area	43,895 s.f.
Average Lot Area	46,900 s.f.



Owner:
W. J. Jones, LLC
400 Carroll Avenue
Southlake, TX 76092
Tel: 817-364-8666
Contact: Hank Goodwin

Developer:
W. J. Jones, LLC
680 N. Carroll Avenue, Suite 100
Southlake, Texas 76092
Tel: 817-617-9105
Attn: Travis Franks

Engineer:
Redinger Group, LLC
1118 N. Central Ave., Suite 200
Southlake, TX 76092
Tel: 817-253-5727
Attn: Carlton Redinger, P.E.

Planner:
SAGE GROUP, INC.
1118 N. Central Ave., Suite 200
Southlake, TX 76092
Tel: 817-424-2626
Contact: Curtis Young, AIA

- NOTES:**
- Front are 40' Typical, except where noted.
 - Side Setbacks are 15' Typical.
 - Rear Setbacks are 25' Typical, except where noted.

Concept Plan

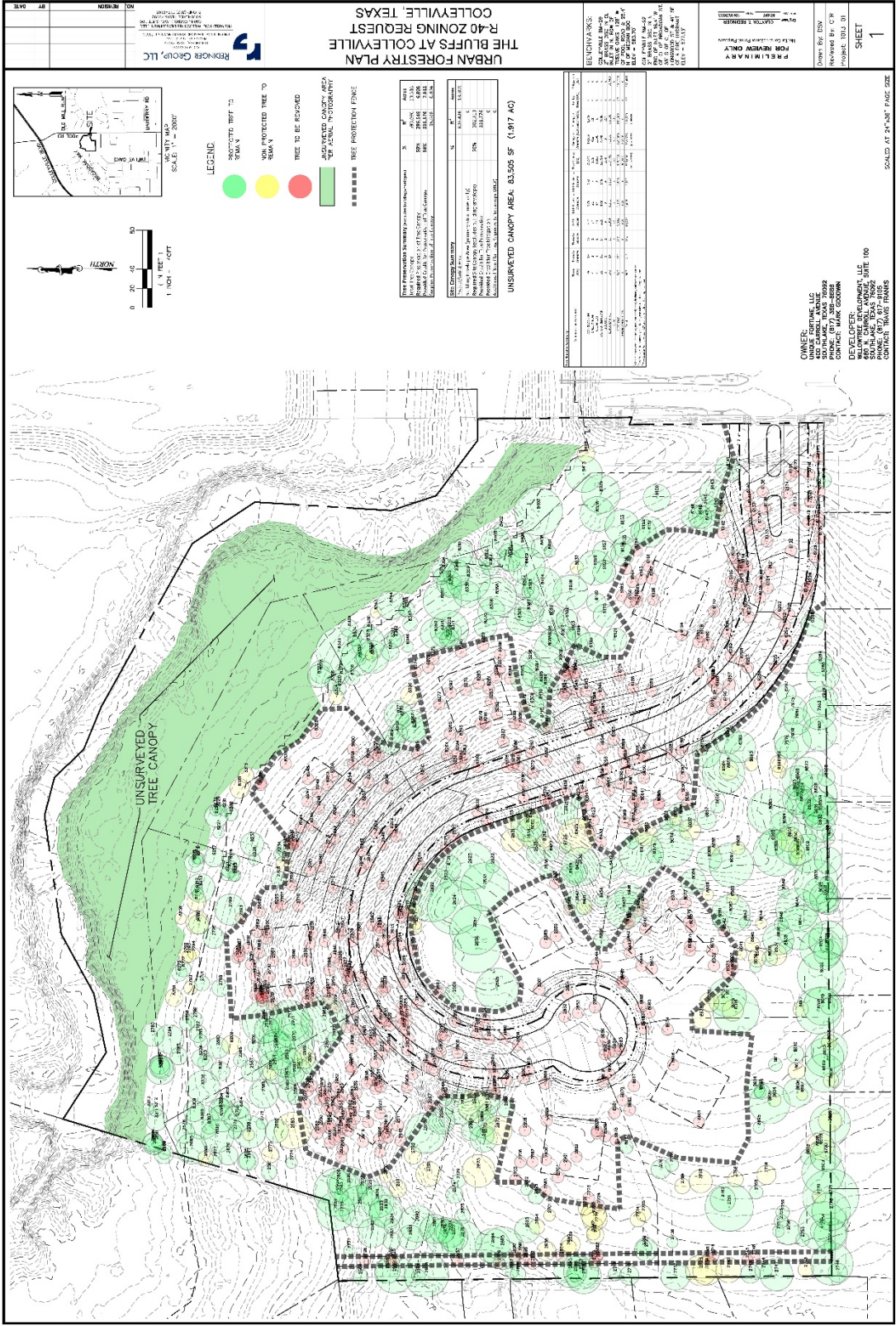
30 OCT 23
1" = 50'

0 50' 100' 200'

Case ZC23-033
Zoning Exhibit for Zoning Change Request From AG to R-40

The Bluffs at Colleyville

Colleyville, Tarrant County, Texas



URBAN FORESTRY PLAN
THE BLUFFS AT COLLEYVILLE
R40 ZONING REQUEST
COLLEYVILLE, TEXAS

RENDER GROUP, PROJECT NO. 10-2-C - JERRY FLORES - LMA FOR THE BLUFFS AT COLLEYVILLE - COLLEYVILLE, TEXAS

RENDER GROUP, PROJECT NO. 10-2-C - JERRY FLORES - LMA FOR THE BLUFFS AT COLLEYVILLE - COLLEYVILLE, TEXAS

RENDER GROUP, PROJECT NO. 10-2-C - JERRY FLORES - LMA FOR THE BLUFFS AT COLLEYVILLE - COLLEYVILLE, TEXAS

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RENDER GROUP, PROJECT NO. 10-2-C - JERRY FLORES - LMA FOR THE BLUFFS AT COLLEYVILLE - COLLEYVILLE, TEXAS



THE BLUFFS AT COLLEYVILLE

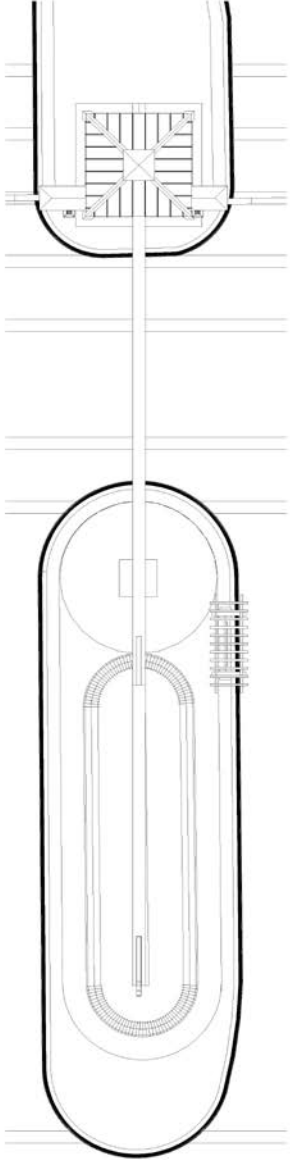
COLLEYVILLE, TARRANT COUNTY, TEXAS

SHEET TITLE
SITE PLAN

SHEET NO.
02

PROJECT NUMBER: 22032
ISSUE DATE: 06.16.2023
SHEET SIZE: 24" X 36"

BLOUNT DESIGNS



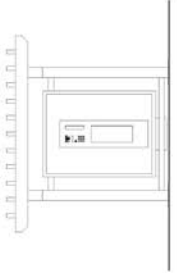
ENTRY PLAN C

Scale: 1/4" = 1'-0"



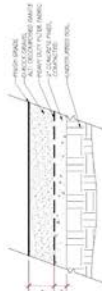
ENTRY KIOSK - PLAN F

Scale: 1/2" = 1'-0"



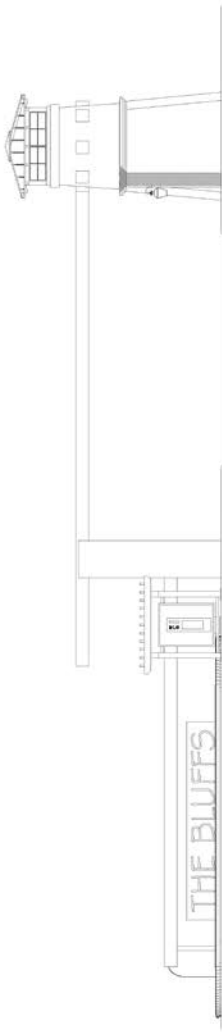
ENTRY KIOSK - ELEVATION E

Scale: 1/2" = 1'-0"



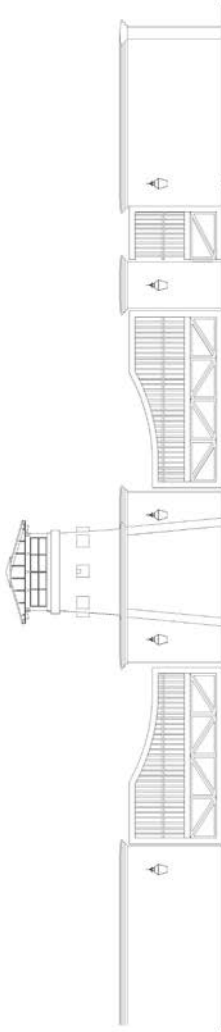
NATURE PATH - SECTION D

Scale: 1/2" = 1'-0"



ENTRY - SIDE ELEVATION B

Scale: 1/4" = 1'-0"



ENTRY - FRONT ELEVATION A

Scale: 1/4" = 1'-0"



THE BLUFFS AT COLLEYVILLE

COLLEYVILLE, TARRANT COUNTY, TEXAS

SHEET TITLE
RENDERINGS

SHEET NO.
03

PROJECT NUMBER: 23032
ISSUE DATE: 06.16.2023
SHEET SIZE: 24"X36"

BLOUNT DESIGNS





THE BLUFFS AT COLLEYVILLE

COLLEYVILLE, TARRANT COUNTY, TEXAS

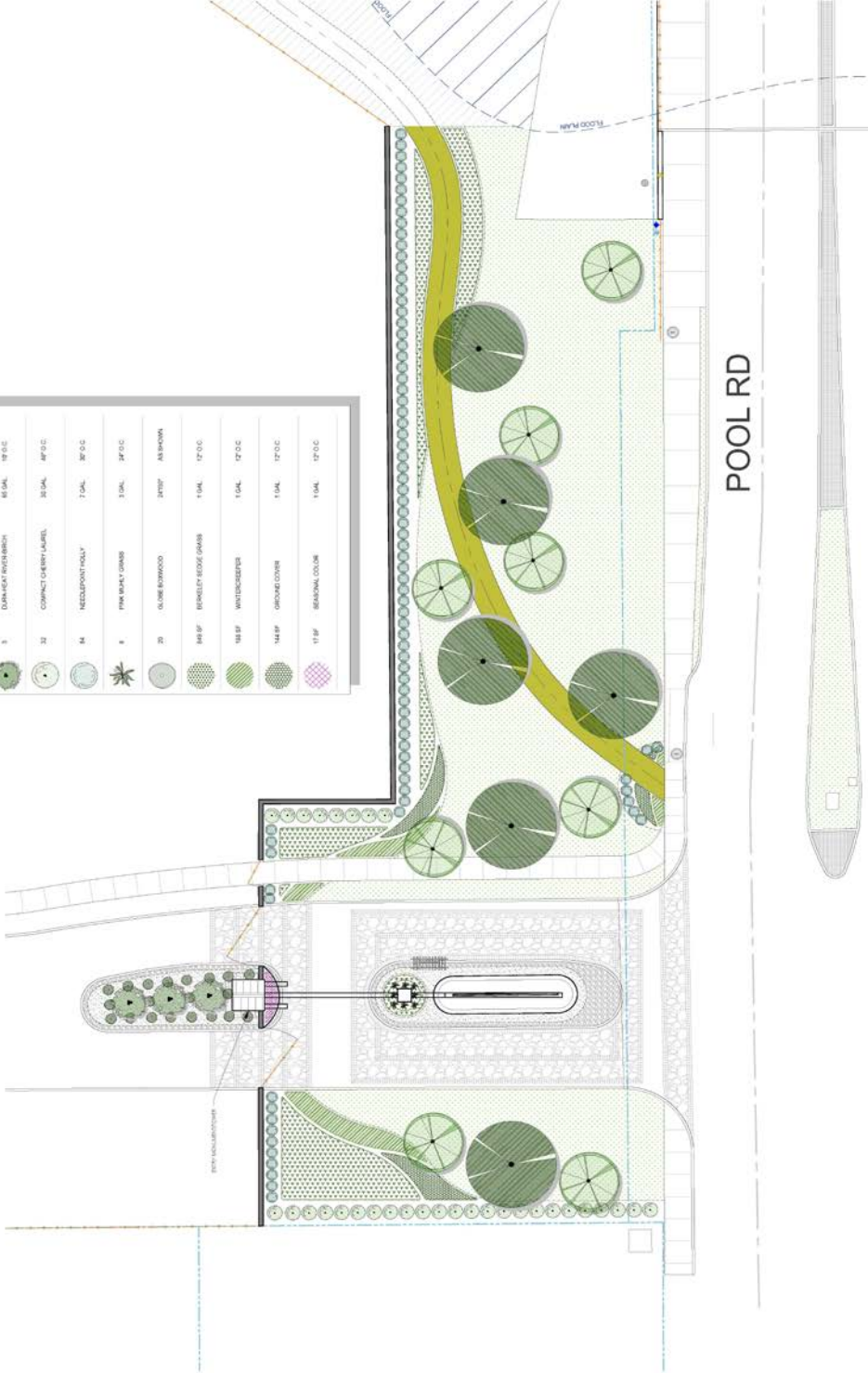
SHEET TITLE
PLANTING PLAN

SHEET NO.
04

PROJECT NUMBER: 22002
DATE: 02/28/2023
SHEET SIZE: 24" X 36"

BLOUNTDESIGNS

PLANT SCHEDULE				
SYMB.	QTY.	COMMON NAME	SIZE	SPACING
	8	LIVE OAK	8" CAL. AIR BROWN	
	8	AUTUMN BLAZE MAPLE	8" CAL. AIR BROWN	
	3	OAK LEAFY BRANCH	60 GAL. 18" O.C.	
	32	COMPACT OAK LEAFY BRANCH	60 GAL. 18" O.C.	
	24	REDPOINT HOLLY	1" GAL. 30" O.C.	
	8	PINK WAXY GRASS	3" GAL. 24" O.C.	
	20	OLIVE BOXWOOD	24" HGT. AIR BROWN	
	168 SF	EMERALD ROSE GRASS	1" GAL. 12" O.C.	
	168 SF	WHITE STARBURST	1" GAL. 12" O.C.	
	144 SF	GRASS COVER	1" GAL. 12" O.C.	
	11 SF	SEASONAL COLOR	1" GAL. 12" O.C.	



PLANTING PLAN - ENTRY & R.O.W.

Scale: 1/8" = 1'-0"