



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION AGENDA

100 Main Street, Colleyville, Texas, 76034

MONDAY, NOVEMBER 27, 2023

**EXECUTIVE CONFERENCE ROOM - THIRD FLOOR
6:15 P.M.**

1. CALL TO ORDER

2. PRESENTATION AND DISCUSSION

- 2a** Presentation and discussion of a Replat for Lot 3A and 3B, Block 4, Western Trails Addition, being located at 512 Bandit Trail, Case PC23-011
- 2b** Presentation and discussion of a Special Use Permit to allow a Heliport on Lot 1, Block 1, of the Ben and Elizabeth Addition and Lot 1, 2, and 3, Block 4, Stafford Heights Subdivision, located at 1407 through 1505 Oak Knoll Drive, Case ZC23-034
- 2c** Presentation and discussion of a Special Use Permit to allow for a fence on Lot 1R-A, Block 4, Fairway Addition, located at 1020 McDonwell School Road West, Case ZC23-035

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards *Wednesday, November 22, 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 WORKSESSION BRIEFING

Agenda Number 2a

Agenda Date 11/27/2023

Number

Type Regular Agenda Items

Department Community Development

Title

Presentation and discussion of a Replat for Lot 3A and 3B, Block 4, Western Trails Addition, being located at 512 Bandit Trail, Case PC23-011

Explanation

Gary Starr, the applicant, has submitted a request for a Replat on Lot 3, Block 4, Western Trails Addition, being approximately 1.05 acres, and zoned R-20 Single Family Residential. The request is to replat the lot into two separate lots. Both lots will comply with the R-20 zoning standards.

Recommendation

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Plat Exhibit

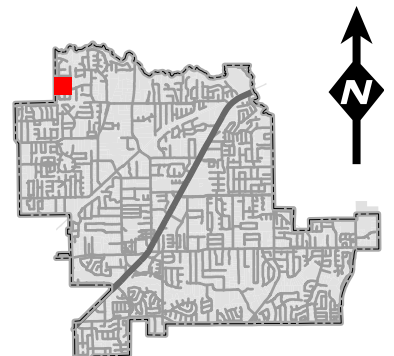
Aerial Map



PC23-011 - Replat

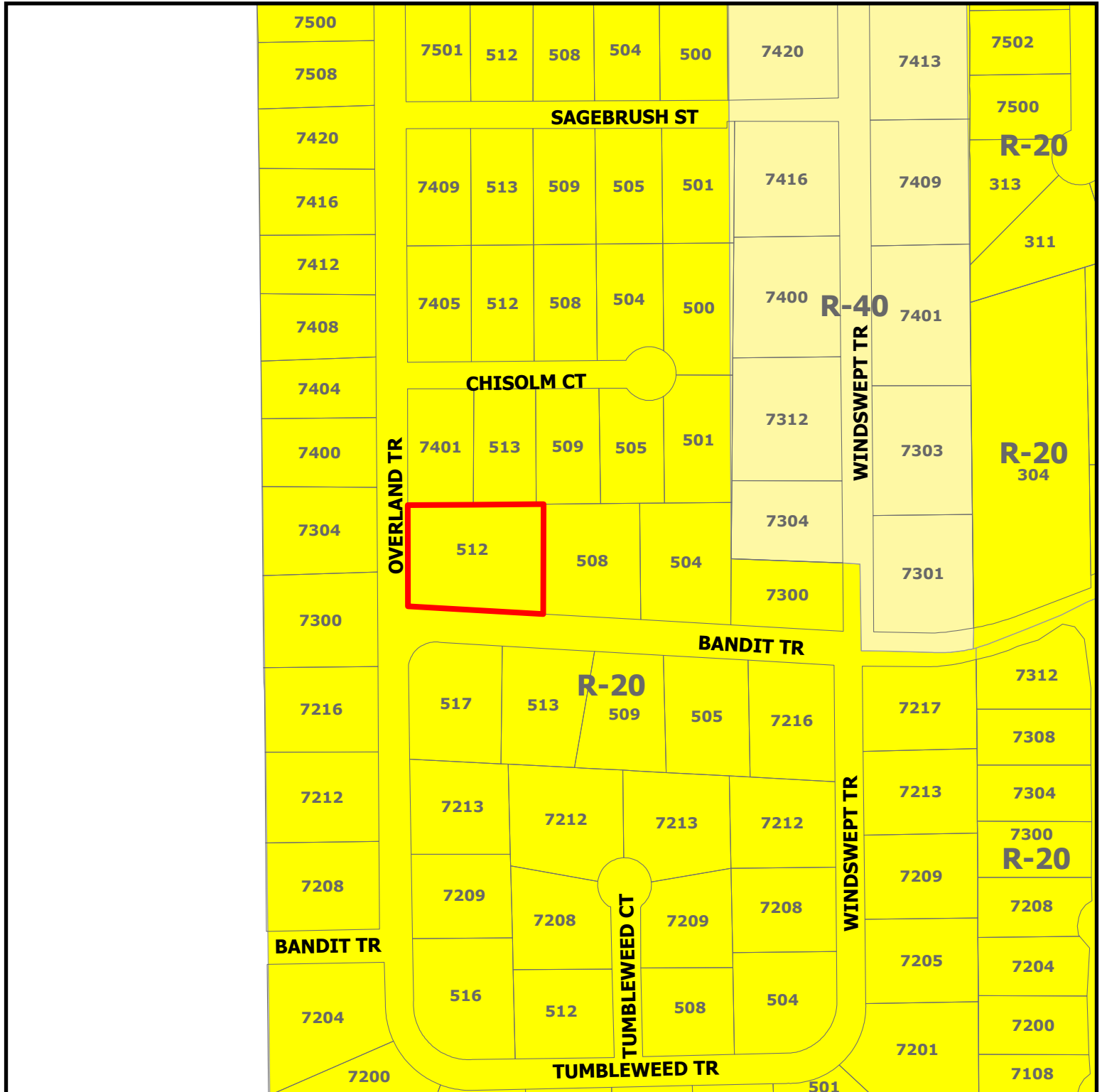
PC23-011

 Subject Property



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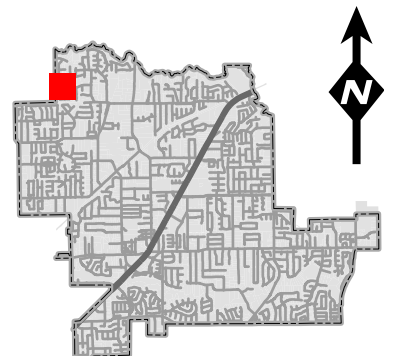
Zoning Map



PC23-011 - Replat

PC23-011

Subject Property



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Future Land Use Map

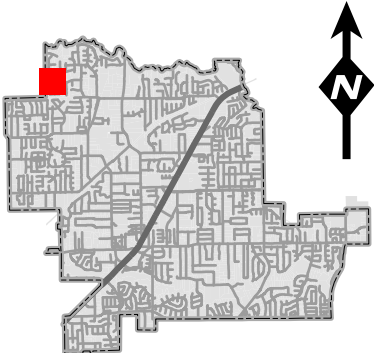


PC23-011 - Replat

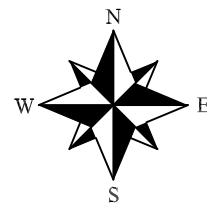
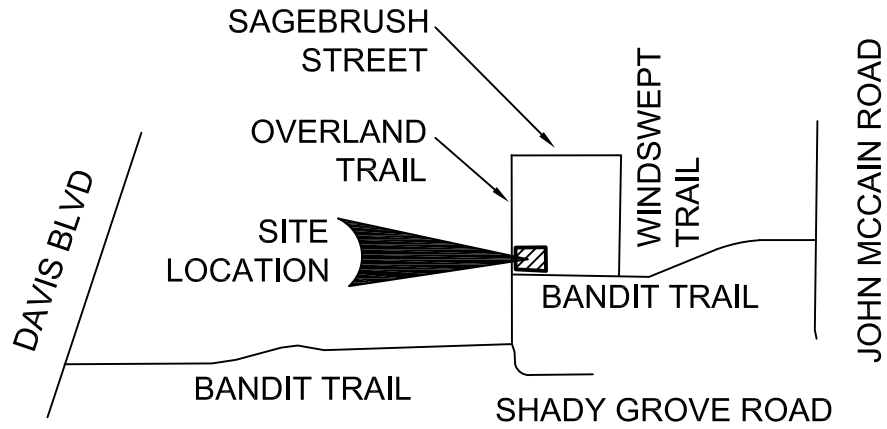
PC23-011

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-  Residential
-  Subject Property



VICINTY MAP
SCALE 1=1500'



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.

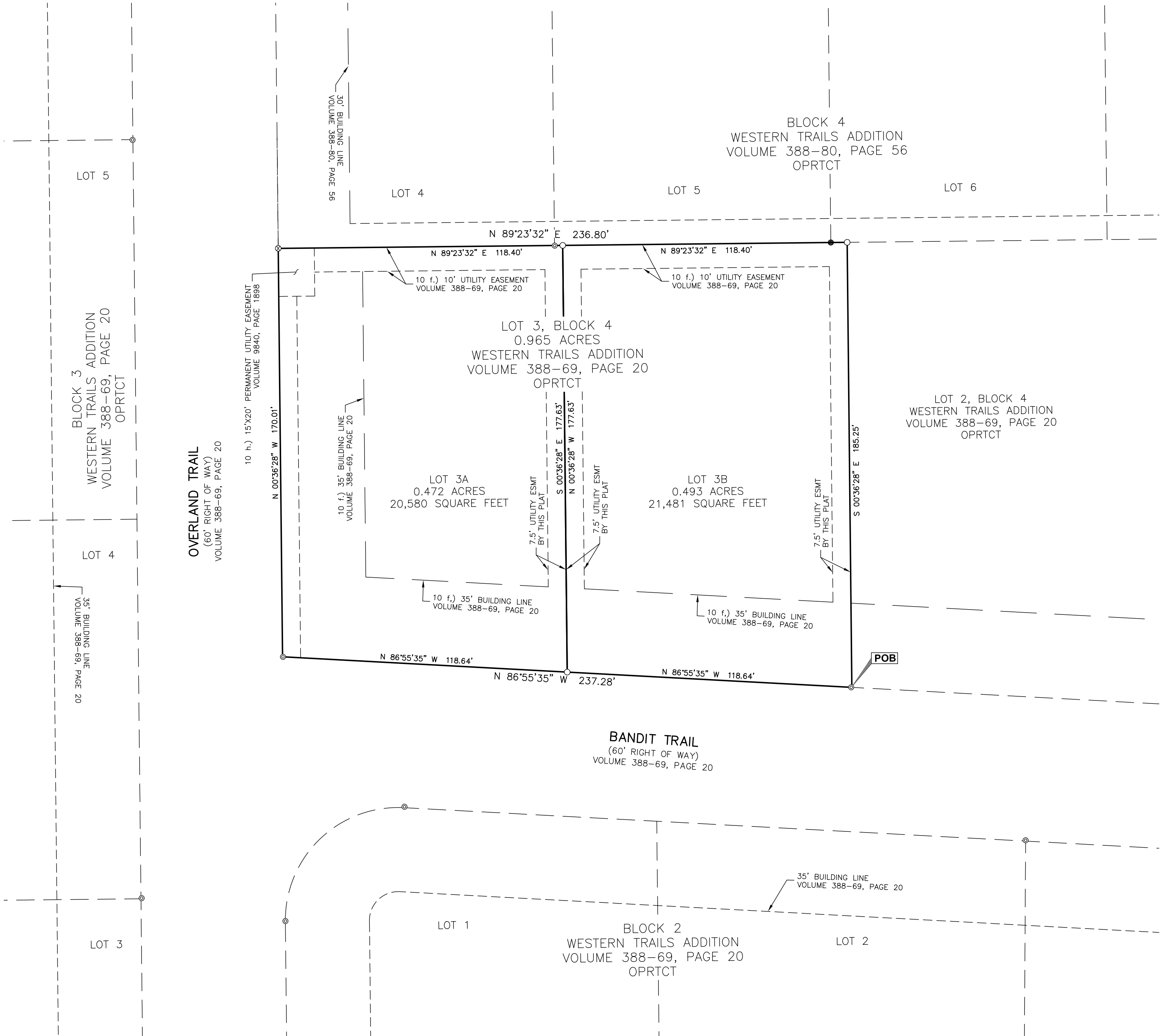
Mayor, City of Colleyville

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

GENERAL NOTES:
1. I HAVE EXAMINED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, MAP NUMBER 49439C00095K, EFFECTIVE DATE 09/25/2009 AND THAT MAP INDICATES THAT THIS PROPERTY IS WITHIN FLOOD ZONE "X" AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.
2. BEARING BASIS HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, REFERENCE FRAME NORTH AMERICAN DATUM 1983 (2011) (EPOCH 2010.0000), AS DETERMINED FROM GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) SURVEY EQUIPMENT BY STATIC, VIRTUAL REFERENCE SYSTEM (VRS) NETWORK AND OR REAL TIME KINEMATIC (RTK). DISTANCES SHOWN HEREON ARE SHOWN AS GRID TEXAS STATE PLANE COORDINATE SYSTEM DISTANCES.
3. BEARINGS ARE BASED ON U.S. STATE PLANE NAD 1983 COORDINATES, TEXAS NORTH CENTRAL ZONE - 4202
4. THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS OUT OF LOT 3, BLOCK 4, WESTERN TRAILS ADDITION, RECORDED IN VOLUME 388-69, PAGE 20, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS.
5. ALL EXISTING BUILDINGS AT THE TIME OF SURVEY ARE TO BE REMOVED.

CITY BENCHMARKS OBSERVED
CITY BENCHMARK # 36
NORTHING: 7019350.090, EASTING: 2377795.784 ELEVATION 614.37'
CITY BENCHMARK # 39
NORTHING: 7018329.027, EASTING: 2376087.642 ELEVATION 656.58'



LEGEND
● SET 1/2" IRON ROD
○ SET 1/2" IRON ROD
● FOUND 1/2-INCH IRON ROD
● POINT FOR CORNER
--- SUBJECT PROPERTY BOUNDARY
--- ADJACENT PROPERTY LINE
- - - - - EASEMENT/BUILDING SET-BACK LINE

STATE OF TEXAS
COUNTY OF TARRANT
Field notes of a 0.965-acre tract of land out of Lot 3, Block 4, Western Trails Addition, an addition to the City of Colleyville, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 388-69, Page 20, Official Public Records, Tarrant County, Texas (OPRTCT), and is more particularly described by notes and bounds as follows:
Beginning at a found 1/2-iron on the north line of Bandit Trail (60' Right-of-Way), being the southeast corner of herein described tract of land and the southwest corner of Lot 2 of said Addition;
Thence North 86°55'35" West, along north line of said Bandit Trail, a distance of 237.28 feet to a found 1/2-inch iron rod for the southwest corner of this herein described tract of land on the east line of Overland Trail (60' Right-of-Way);
Thence North 00°36'28" West, along the east line of said Overland Trail, a distance of 170.01 feet to a set "X" in concrete of this herein described tract of land and at the southwest corner of Lot 4, Block 4, Western Trails Addition, recorded in Volume 388-80, Page 56 (OPRTCT);
Thence North 89°23'32" East, passing at a distance of 115.00 feet, a found 1/2-inch iron rod at the southeast corner of said Lot 4 and the southeast corner of Lot 5 of said Addition, in all 236.80 feet to a set 1/2-inch iron rod for this herein described tract of land;
Thence South 00°36'28" East, along the west line of said Lot 2, a distance of 118.25 feet, to the Point of Beginning, containing 0.965-acres of land, more or less, subject to all easements of record.
Bearing Basis hereon is Texas State Plane Coordinate System, Reference Frame North American Datum 1983 (2011) (EPOCH 2010.0000), as determined from Global Navigation Satellite System (GNSS) survey equipment by Static, Virtual Reference System (VRS) network and or Real Time Kinematic (RTK). Distances shown hereon are shown as grid Texas State Plane Coordinate System distances.

State of Texas
County of Tarrant
Before me, the undersigned Notary Public in and for said county and State on this day personally appeared _____, 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 and considerations therein expressed, and in the capacity therein stated.
Given under my hand and seal of office this _____ day of _____, 2023.
Notary Public in and for Tarrant County _____
By _____
My commission expires _____

PLAT NOTES:
1. a) 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, fence, 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 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, inspection, patrolling, maintaining and adding to or removal all or part of its respective systems without the necessity at any time of procuring the permission of anyone.
2. b) The maintenance of all easements located on the property are the responsibility of the property owner.

STATE OF TEXAS
COUNTY OF TARRANT
OWNERS DEDICATION
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT PALMER EQUITIES, LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOT 3A AND 3B, BLOCK 4, OF THE RE-PLAT WESTERN TRAILS ADDITION, AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS AND EASEMENTS SHOWN THEREON.
WITNESS MY HAND AT _____, TEXAS THIS THE 1ST DAY OF NOVEMBER, 2023.
OWNER: _____

I, Wesley Ray Quinn, Registered Professional Land Surveyor of Texas, do hereby state that this plat represents an actual survey made under my direction to the best of my knowledge and ability, this 16th October 2023.



Registered Prof. Land Surveyor
Texas Registration No. 6625

RE-PLAT
LOT 3A & 3B, BLOCK 4
WESTERN TRAILS ADDITION
0.965 ACRES
M.M. FREEMAN SURVEY
ABSTRACT NO. 533
CITY OF COLLEYVILLE, TEXAS

SCALE 1" = 30 FEET
0 30 60



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number 2b

Agenda Date 11/27/2023

Number

Type Regular Agenda Items

Department Community Development

Title

Presentation and discussion of a Special Use Permit to allow a Heliport on Lot 1, Block 1, of the Ben and Elizabeth Addition and Lot 1, 2, and 3, Block 4, Stafford Heights Subdivision, located at 1407 through 1505 Oak Knoll Drive, Case ZC23-034

Explanation

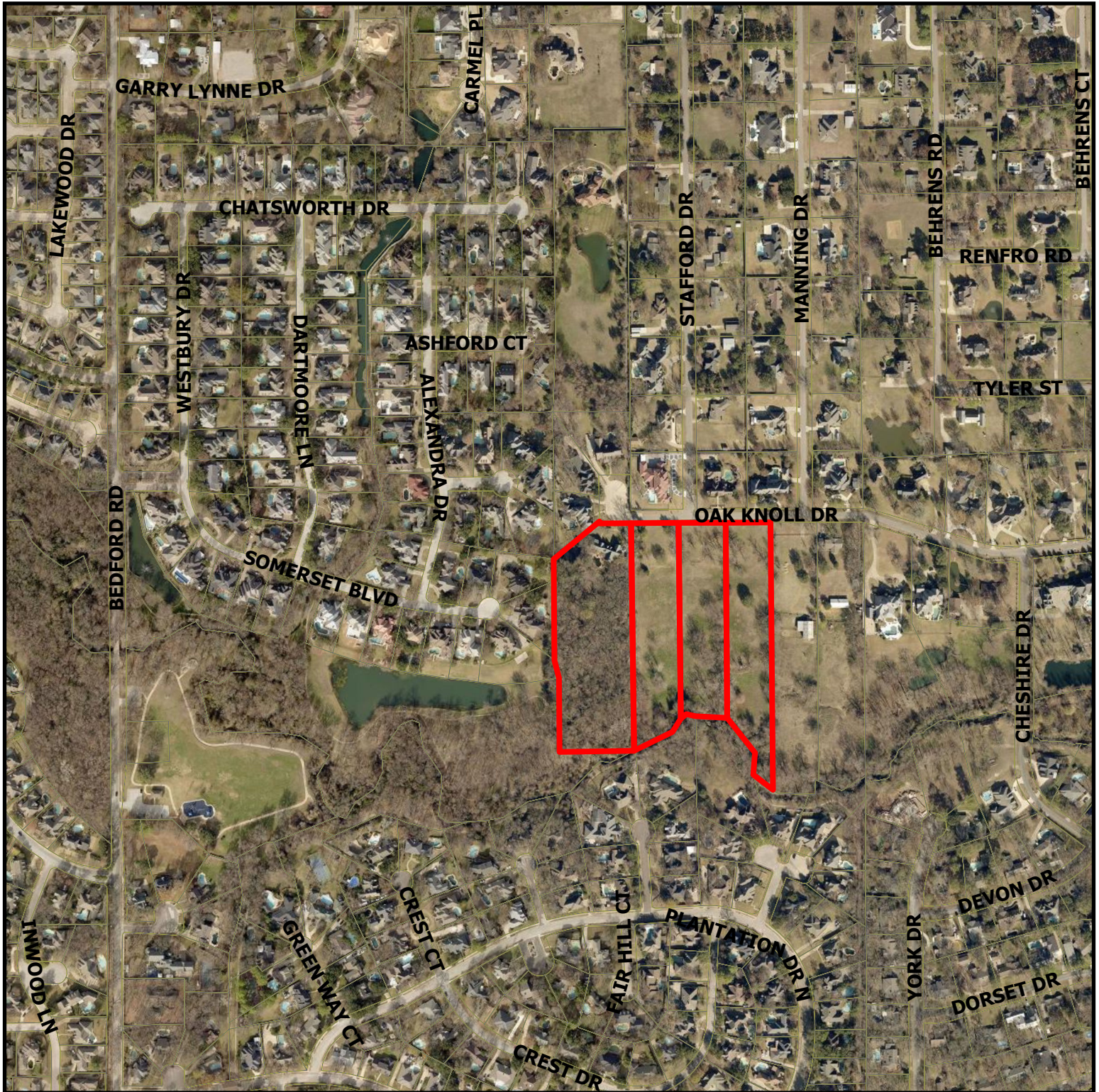
Delane Hutcheson, the applicant, has submitted a request for a SUP for a heliport on Block 1, Lot 1, Ben and Elizabeth Addition and Lots 1, 2, and 3, Block 4, Stafford Heights Additions, being approximately 4.79 acres, and zoned R-30 and R-40 Single Family Residential. The request is to allow for a heliport to be built and used for occasional residential use.

Recommendation

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Site Exhibit

Aerial Map

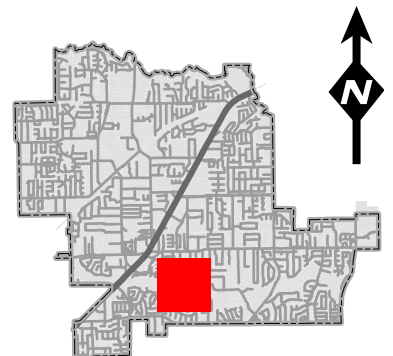


ZC23-034 - SUP Helipad

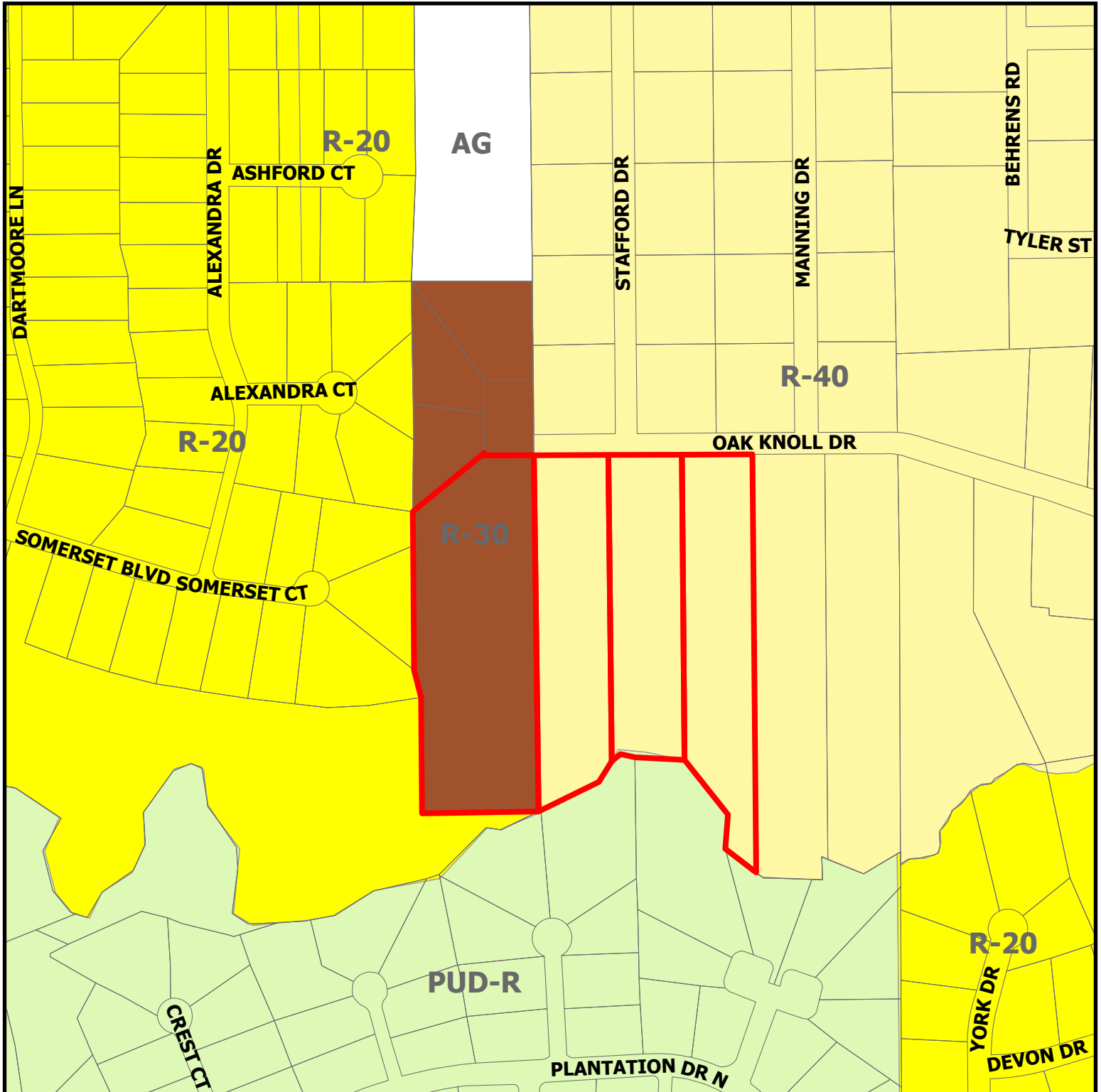
ZC23-034 - SUP Helipad

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 Subject Property



Zoning Map

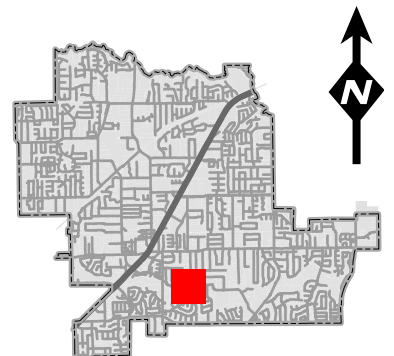


ZC23-034 - SUP Helipad

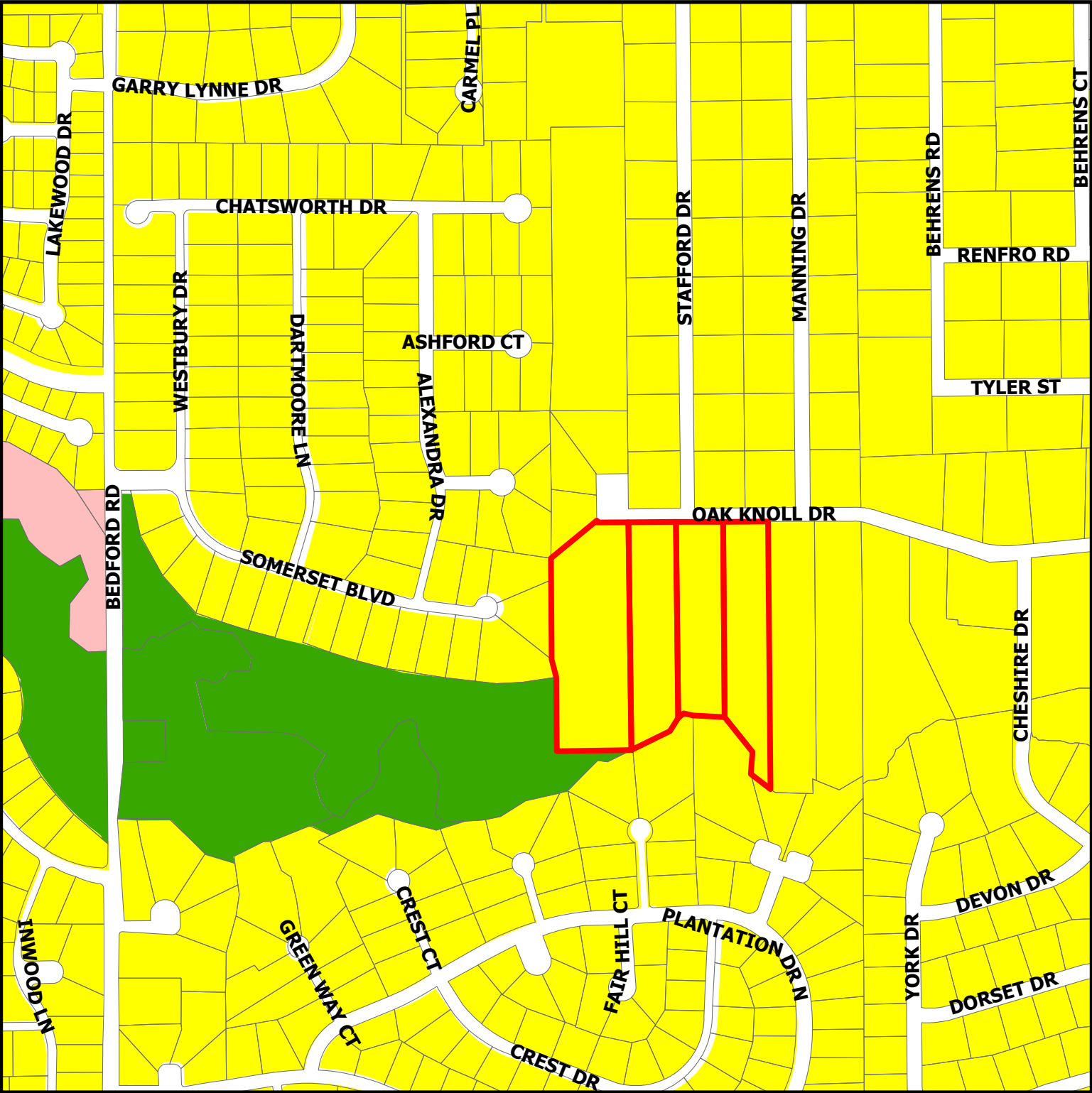
ZC23-034 - SUP Helipad

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 Subject Property



Future Land Use Map

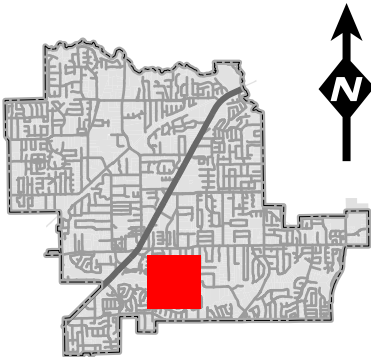


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ZC23-034 - SUP Helipad

ZC23-034 - SUP Helipad

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



CARIS REAL ESTATE LLC
1407 – 1505 OAK KNOLL DRIVE

Application for a Special Use Permit

Application for an occasional use heliport

Delane Hutcheson
dhutcheson@aircaris.com

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Description of Need

David and Kathryn Halbert, owners of Caris Real Estate LLC, are requesting a Special Use Permit, as outlined under sections 3.24 and 3.25 of the Colleyville City Ordinances, for the property located at 1413 Oak Knoll Drive, Colleyville TX.

Caris Real Estate LLC, also owns adjoining properties of 1407, 1501, and 1505 Oak Knoll Drive.

The Halberts propose a helipad be built south of Oak Knoll Drive and north of and adjacent to Little Bear Creek and the associated flood plain. A visual representation of this location is provided in this submission. The Halberts believe this location for the helipad would create a non-disruptive flight path for occasional arrivals and departures into the landing zone.

Airspace above and near the helipad is controlled by the Federal Aviation Administration (FAA) due to Colleyville's proximity to Dallas Fort Worth International Airport (DFW). Entry into the airspace without permission and direction of air traffic controllers (ATC) is prohibited. Working with DFW ATC, we will propose entry and exit to the area via an entry point at Highway 121 and Little Bear Creek. The flight path will remain over Little Bear Creek to the helipad.

The helipad use will be limited to:

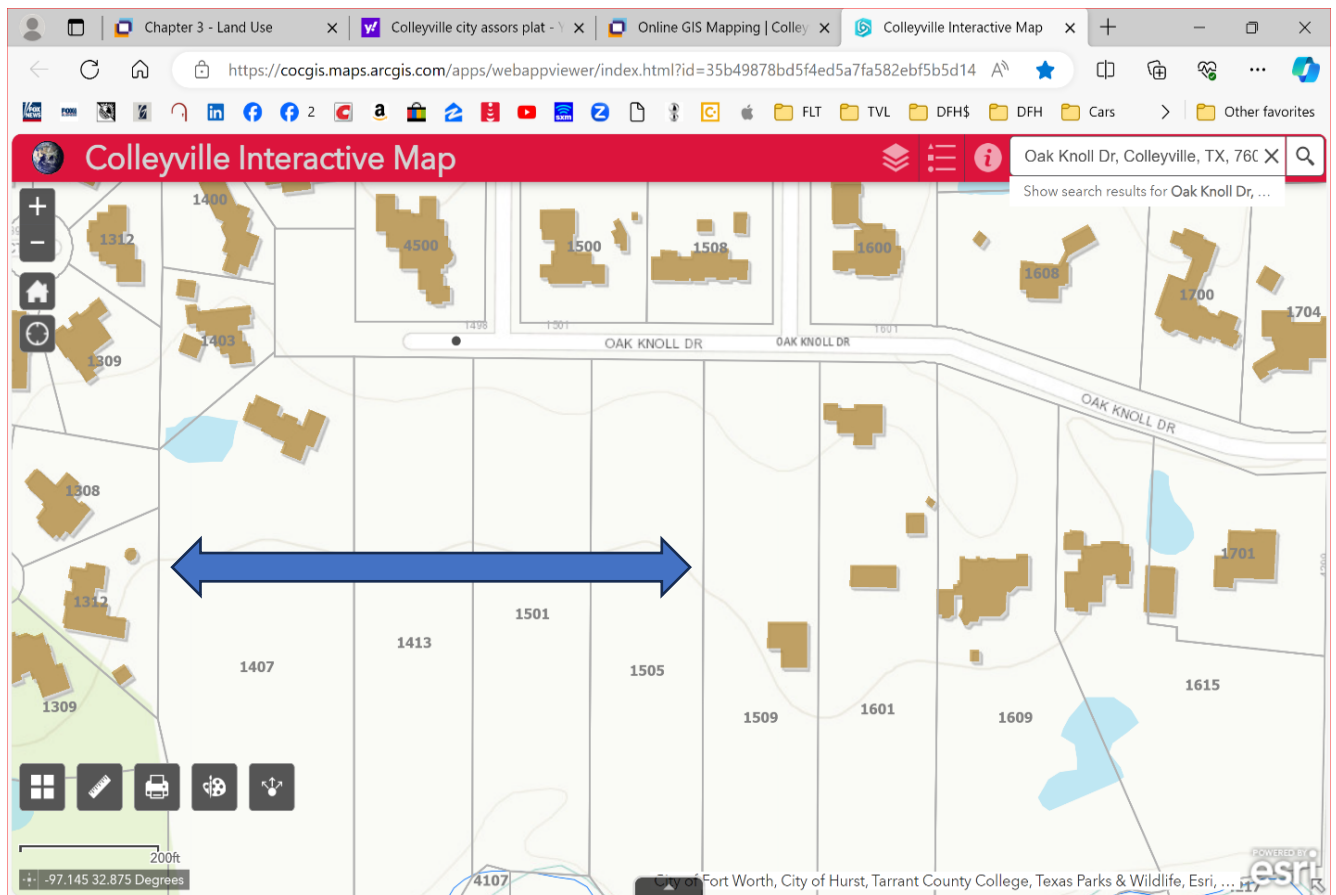
- Private Use
- Operations would not occur before the hour of 0900
- 3 statute miles visibility as mandated by the airspace type
- Personal flights
- Non-scheduled flights
- Occasional use only

Property Location

Account: 07161026		ccount: 02946963		Account: 02946971		Account: 02946998	
Parcel_ID	1000002306	Parcel_ID	1000008375	Parcel_ID	1000006910	Parcel_ID	1000002757
Situs_Address	1407 OAK KNOLL DR	Situs_Address	1413 OAK KNOLL DR	Situs_Address	1501 OAK KNOLL DR	Situs_Address	1505 OAK KNOLL DR
Comment		Comment		Comment		Comment	
PIDN	-2328----1--- -1	PIDN	40080----4---- 1	PIDN	40080----4---- 2	PIDN	40080----4---- 3
Property_Class	A1	Property_Class	C1	Property_Class	C1	Property_Class	C1
Owner_Name	CARIS REAL ESTATE LLC	Owner_Name	CARIS REAL ESTATE LLC	Owner_Name	CARIS REAL ESTATE LLC	Owner_Name	CARIS REAL ESTATE LLC
Owner_Addres s	750 W CARPENTE R FWY # 800	Owner_Addres s	750 W CARPENTER FWY # 800	Owner_Addres s	750 W CARPENTER FWY # 800	Owner_Addres s	750 W CARPENTER FWY # 800
Owner_City	IRVING, TX	Owner_City	IRVING, TX	Owner_City	IRVING, TX	Owner_City	IRVING, TX
Owner_Zip	75039	Owner_Zip	75039	Owner_Zip	75039	Owner_Zip	75039
LegalDescripti on	BEN & ELIZABET H ADDITION Block 1 Lot 1	LegalDescripti on	STAFFORD HEIGHTS SUBDIVISIO N Block 4 Lot 1	LegalDescripti on	STAFFORD HEIGHTS SUBDIVISIO N Block 4 Lot 2	LegalDescripti on	STAFFORD HEIGHTS SUBDIVISIO N Block 4 Lot 3

Geographic Information System Map

GIS map illustrating the property owned by Caris Real Estate LLC. The properties are consecutive parcels adjacent to Little Bear Creek along the south boarder.



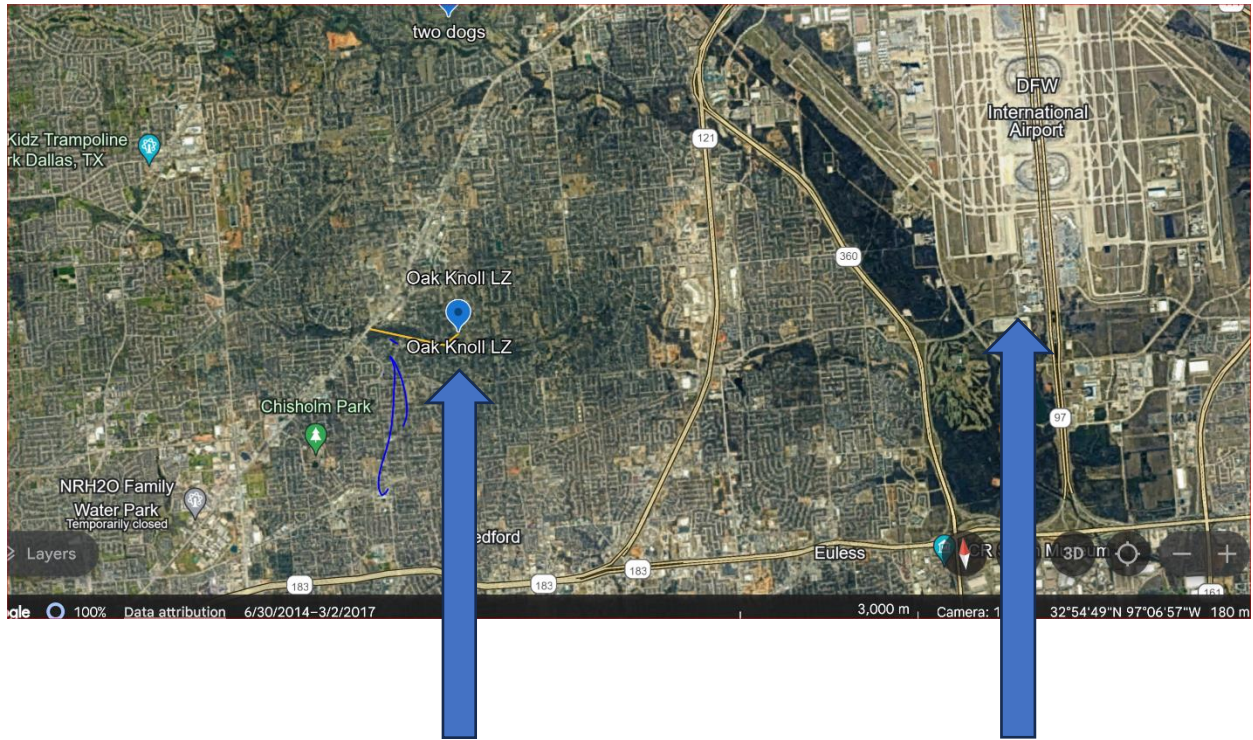
DFW Airspace

The property, and helipad, lies under airspace controlled by DFW Airport. This is the case for most of Colleyville, as depicted in the concentric circles. Airspace within the circle is protected with flight prohibited without contact and approval of ATC. Therefore, there is additional protection from unauthorized use of the helipad. Locating the airspace in this location guarantees separation from aircraft landing and departing DFW.



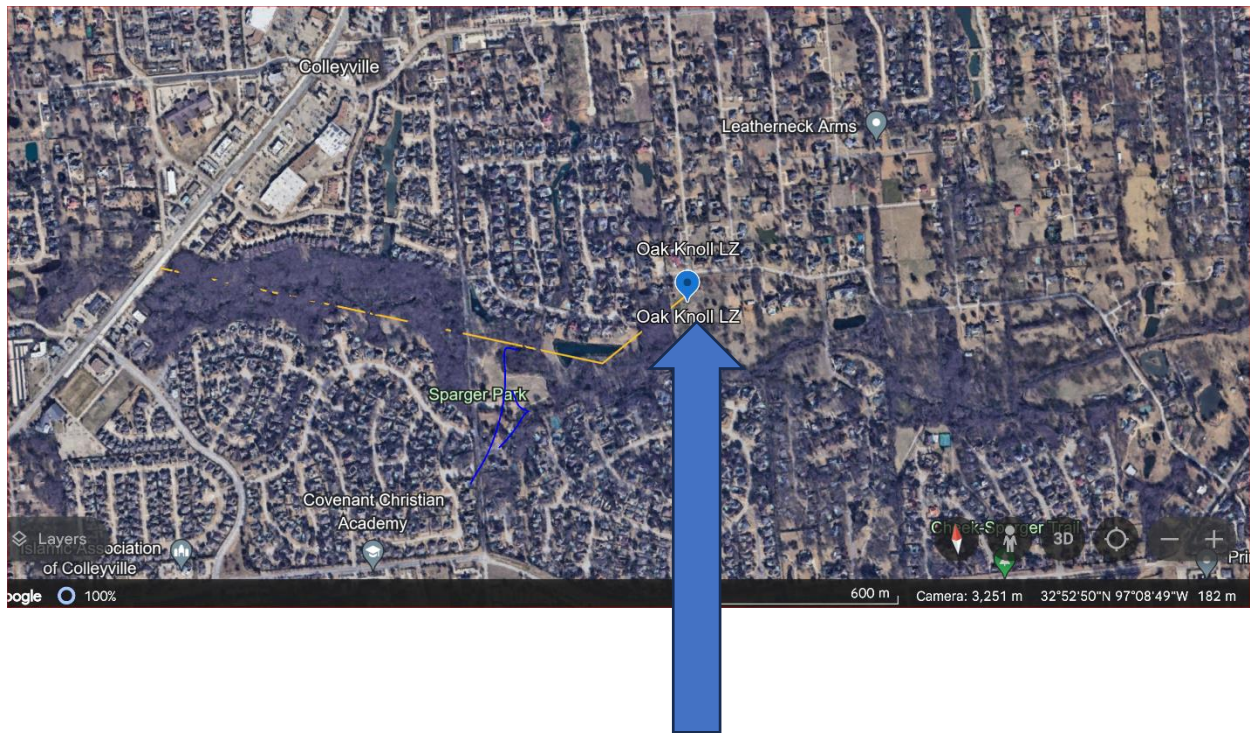
Location referencing DFW

The arrows show the relationship between the proposed helipad and DFW.



Flight Path for Arrivals and Departures

The proposed flight path will have the helicopter join Little Bear Creek at Highway 121 and moving east as depicted by the thin yellow arrow to the landing zone. This route will keep the helicopter flight path free from flying over heavily populated areas.



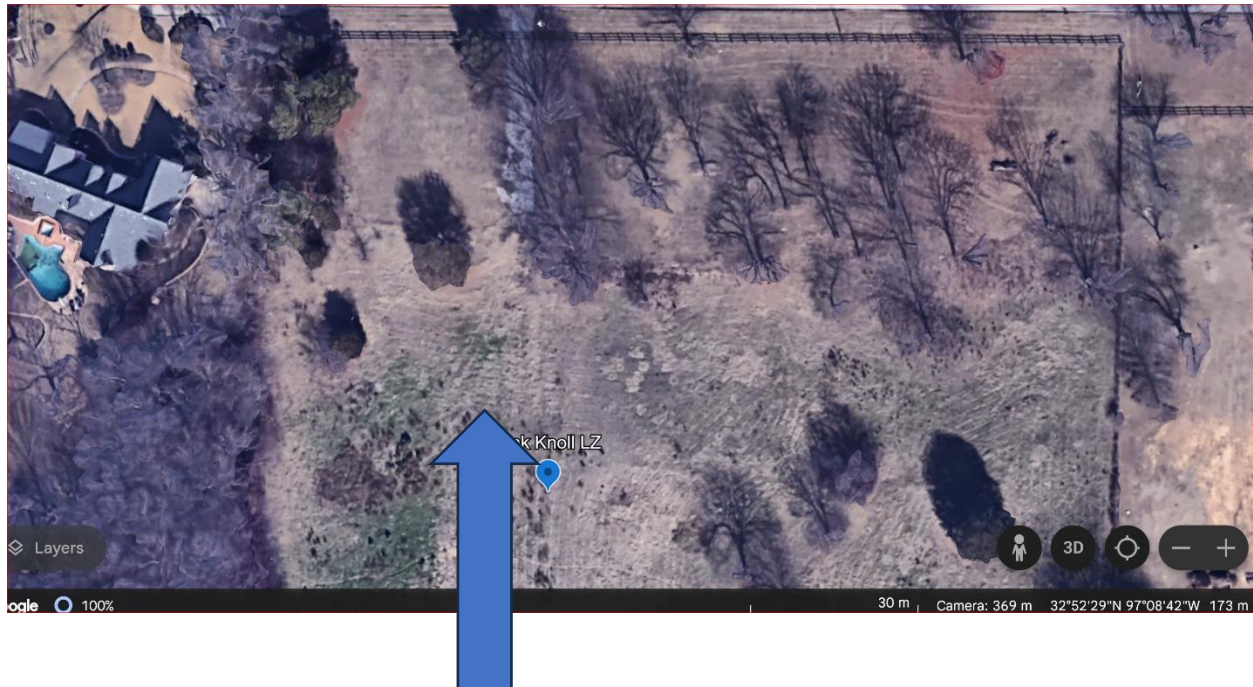
Close in Flight Path

Landing zone at 1413 Oak Knoll Drive looking south from Oak Knoll Drive towards Little Bear Creek.



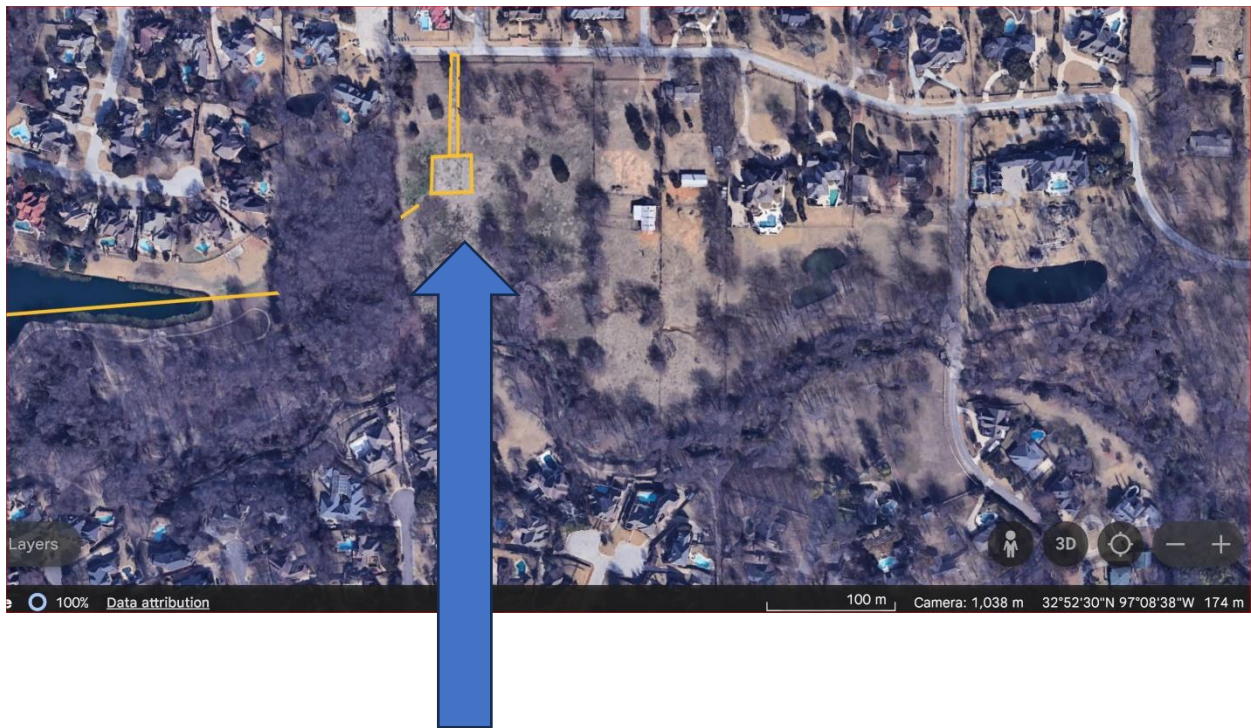
Landing Zone

Close up of the landing zone looking north towards Oak Knoll.



Landing Zone with Proposed Access and Pad

Proposed drive way and helipad location (not to scale). Yellow line to the left indicates the proposed flight path to and from the helipad.





CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number 2c

Agenda Date 11/27/2023

Number

Type Regular Agenda Items

Department Community Development

Title

Presentation and discussion of a Special Use Permit to allow for a fence on Lot 1R-A, Block 4, Fairway Addition, located at 1020 McDonwell School Road West, Case ZC23-035

Explanation

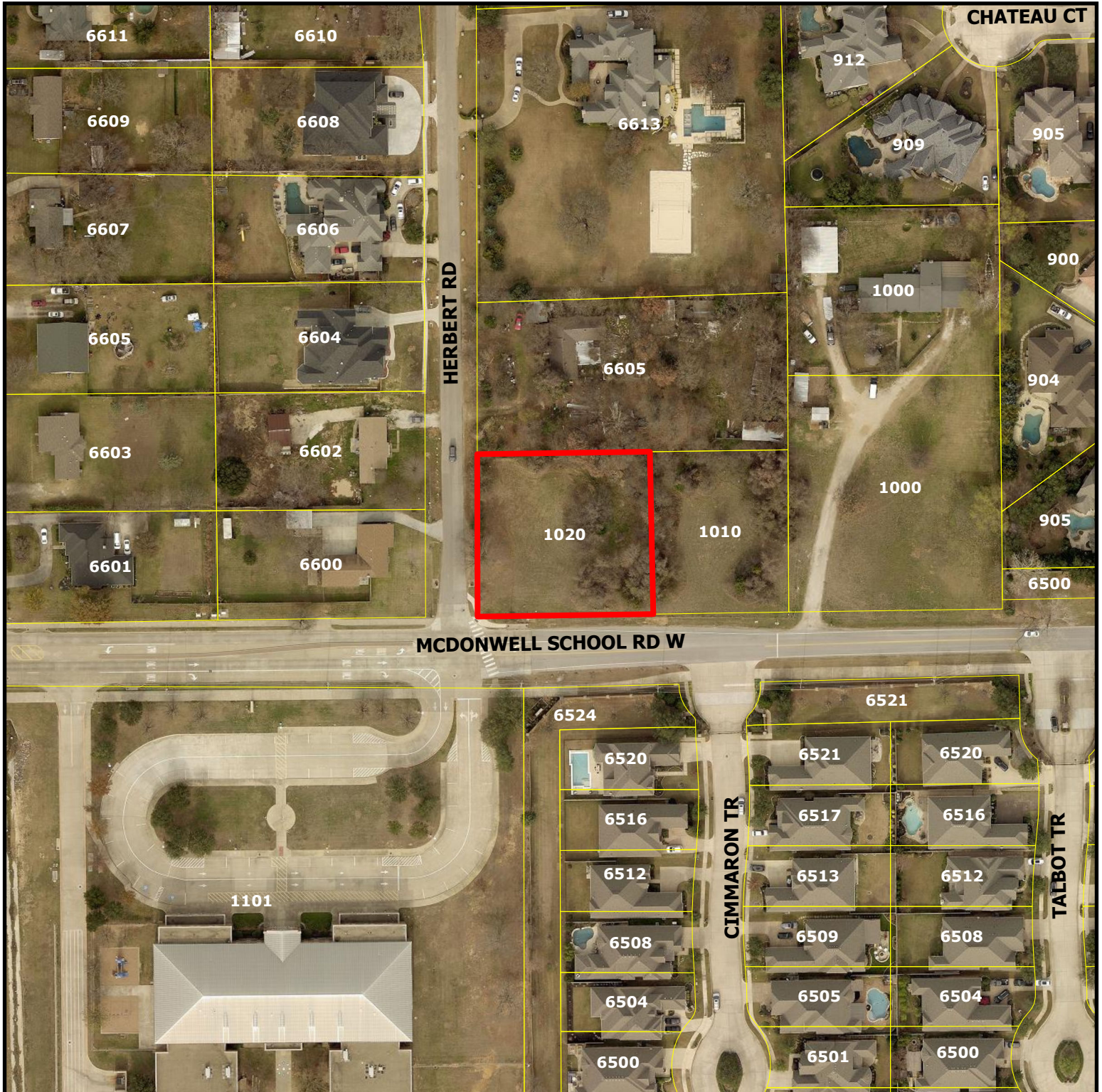
Osama Nashed, the applicant, has submitted a request for an SUP for a fence on Lot 1R-A, Block 4, Fairway Addition, being approximately 0.60 acres, and zoned R-20 Single Family Residential. The request is to allow for a fence to encroach into both the front and street side yard setbacks and for the fence to be located along the property lines.

Recommendation

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Site Exhibit

Aerial Map

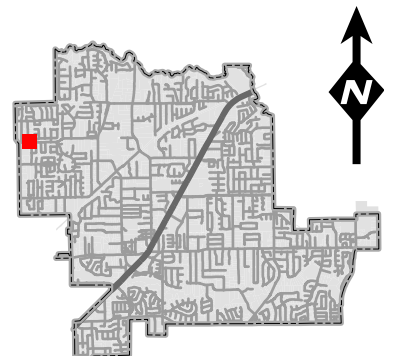


ZC23-035 - SUP Fence

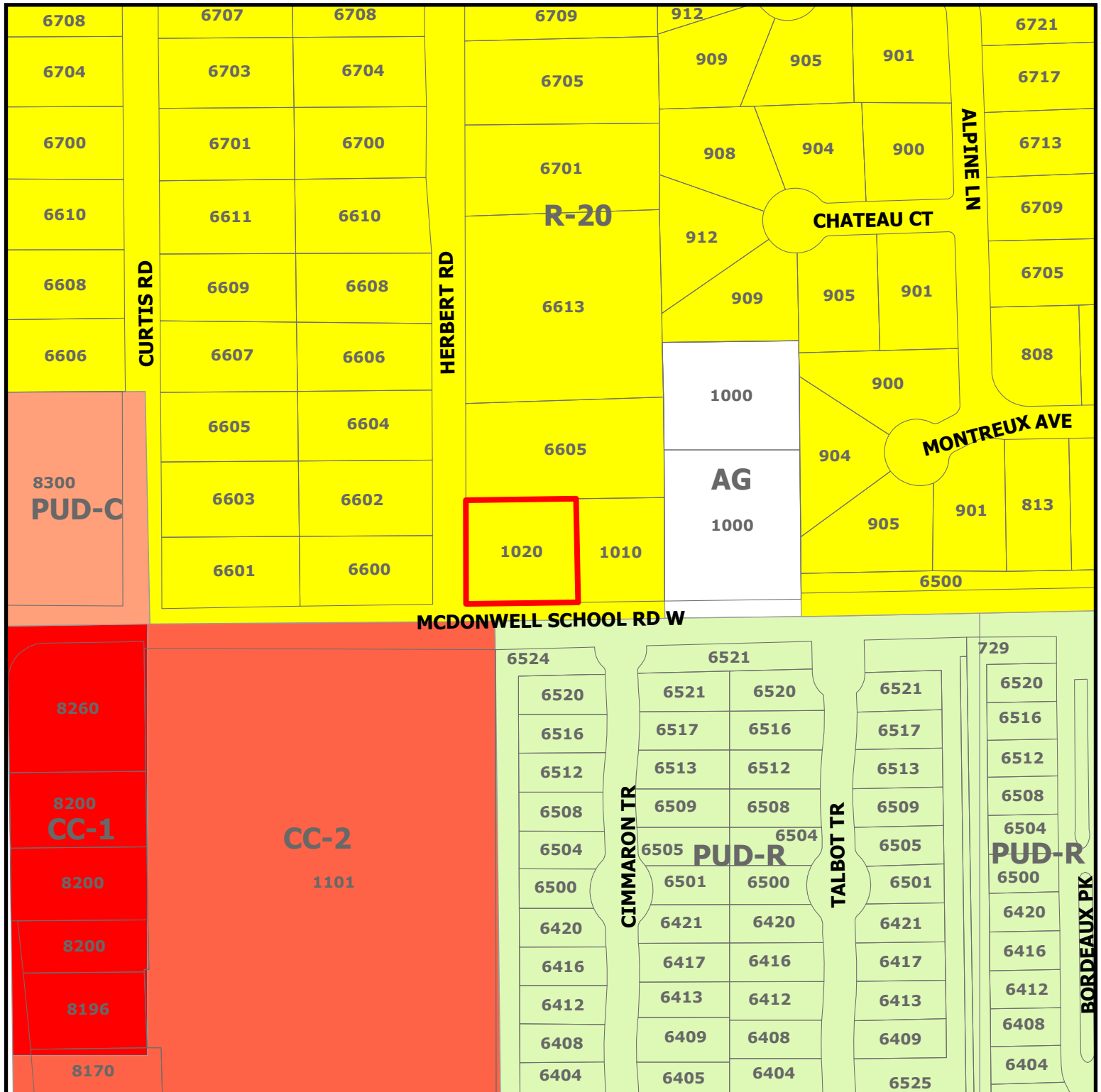
ZC23-035

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 Subject Property



Zoning Map

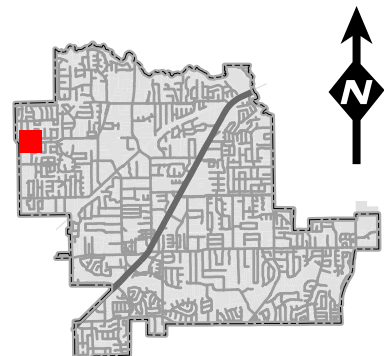


ZC23-035 - SUP Fence

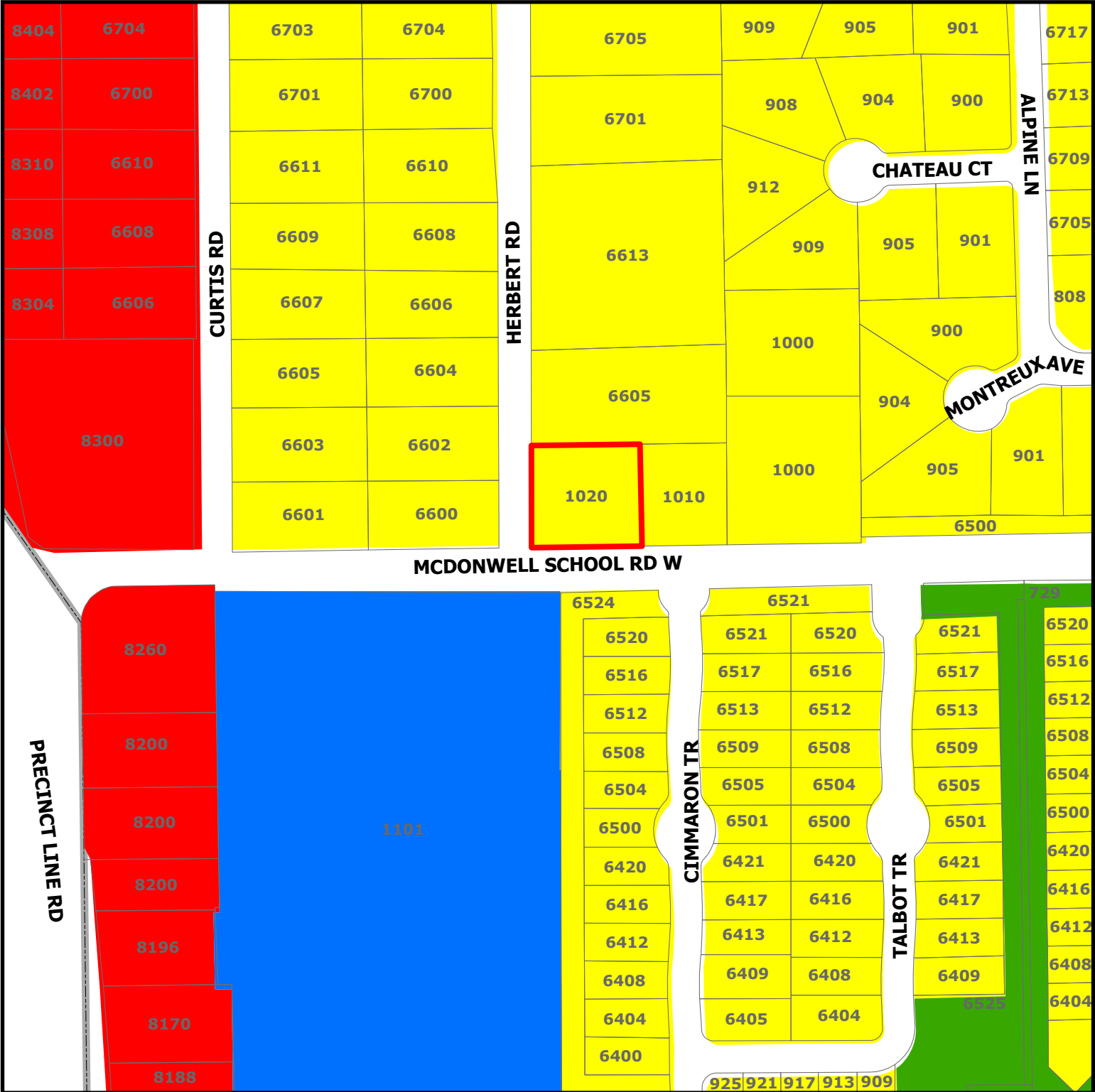
ZC23-035

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 Subject Property



Future Land Use Map

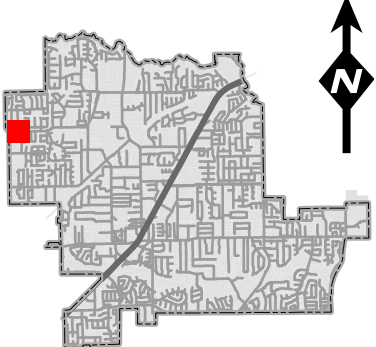


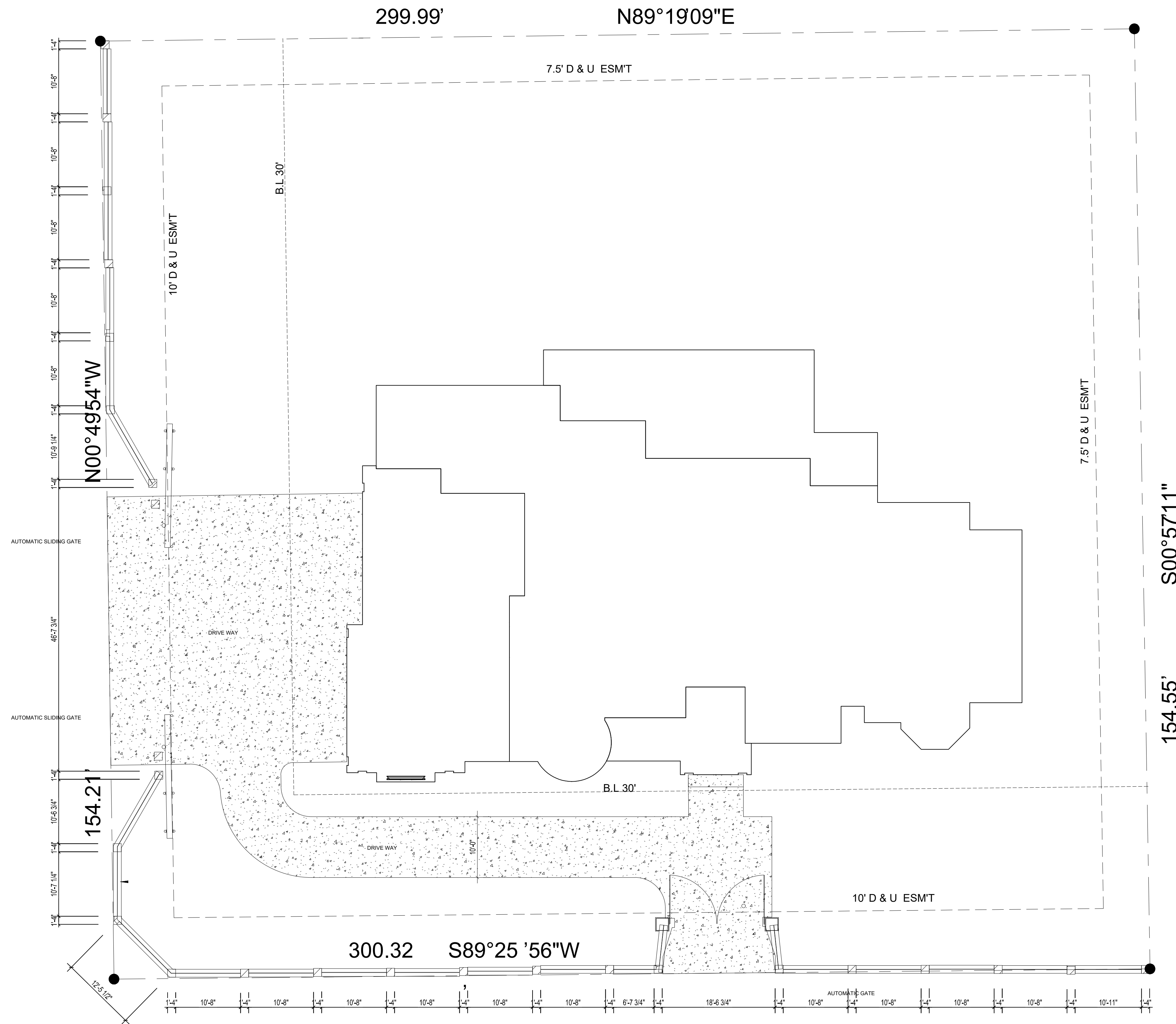
ZC23-035 - SUP Fence

ZC23-035

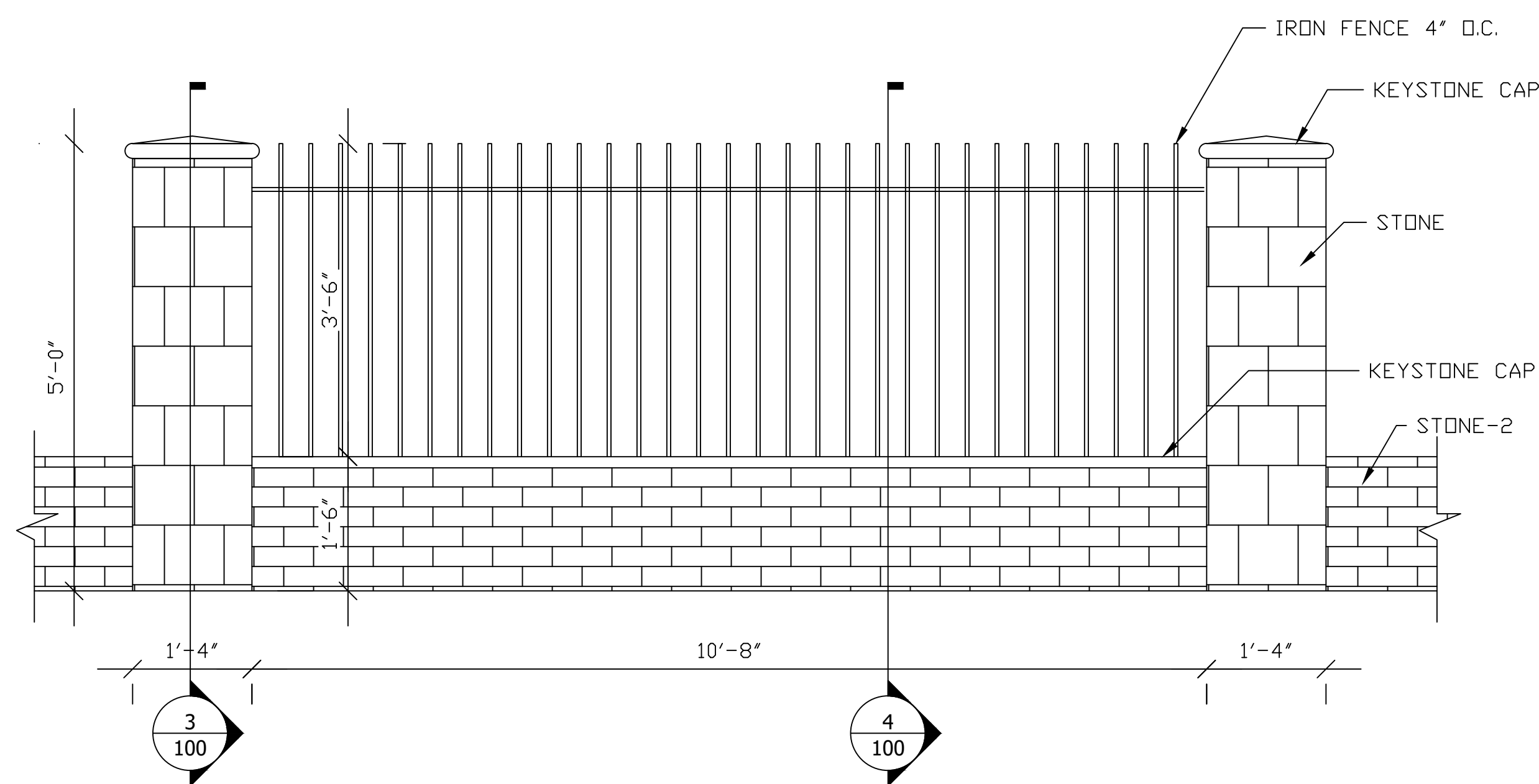
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- Residential
- Commercial
- Institutional
- Open Space; Parks
- Subject Property

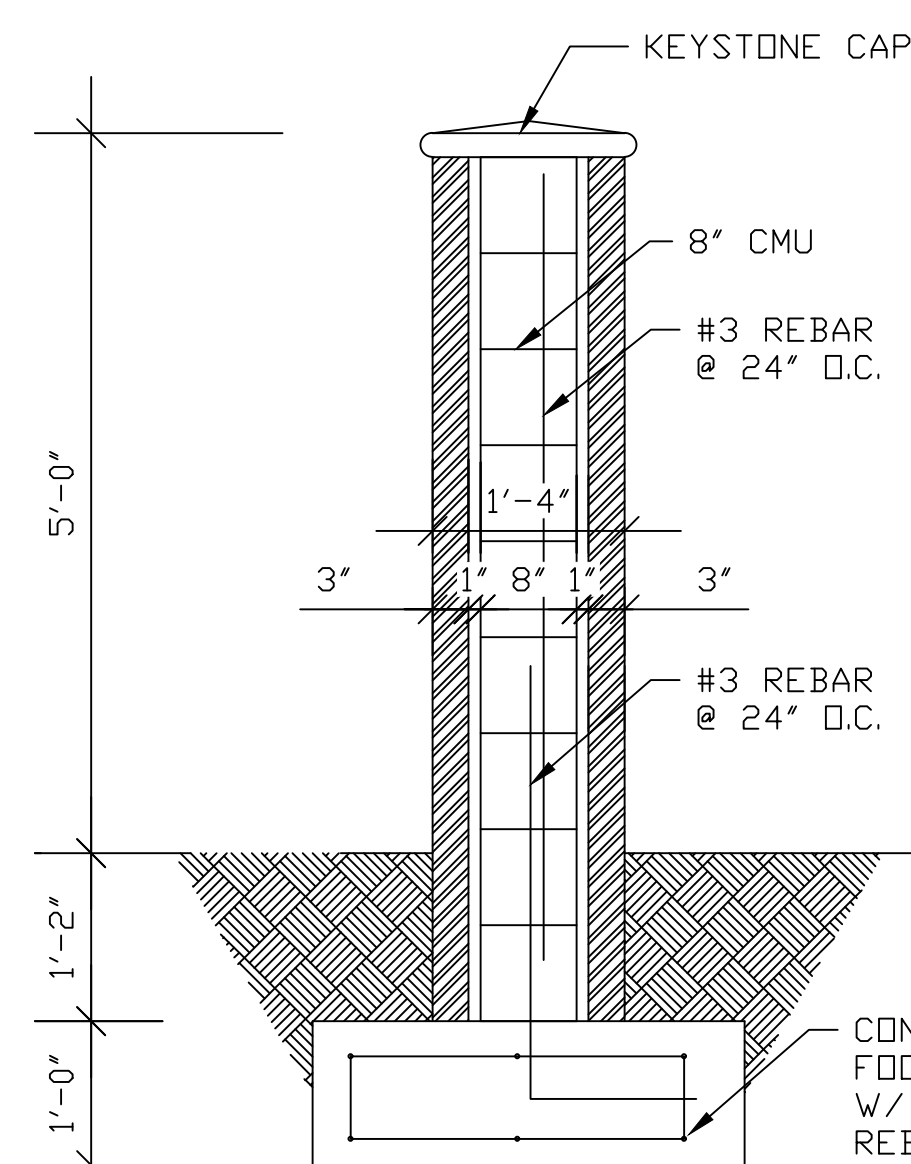




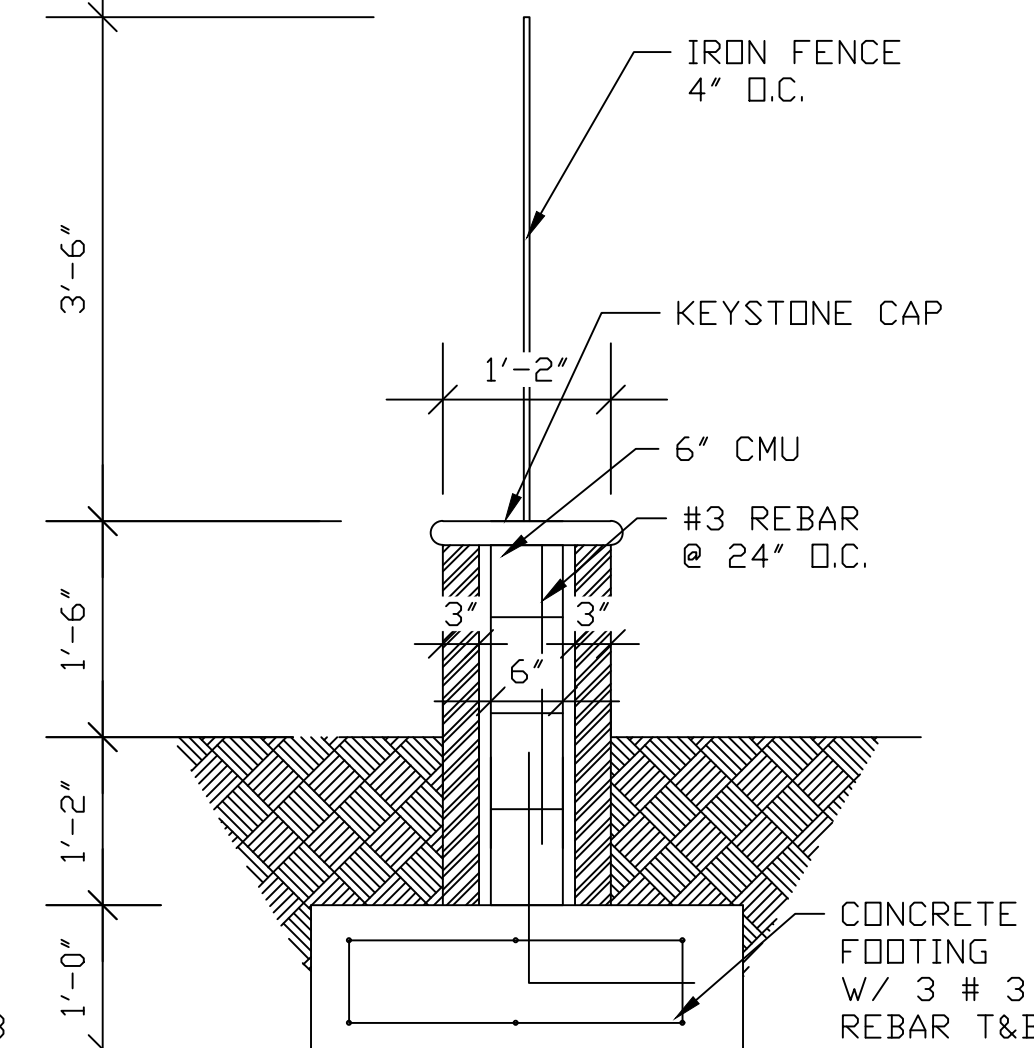
1 SITE PLAN
1" = 10'-0"



2 FENCE TYPICAL ELEVATION
3/8" = 1'-0"



3 FENCE COLUMN SECTION
3/8" = 1'-0"



4 FENCE SECTION
3/8" = 1'-0"



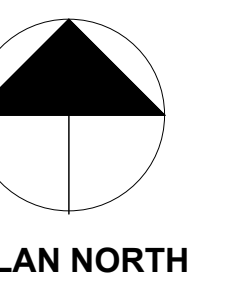
(817) 440-4800
Info@masterplan-design.com
www.masterplan-design.com

OWNER:
WAGIH FAHMY

PHONE: (682) 559-9697
EMAIL: WAGIH71@GMAIL.COM

Issue	Issue Name	Date
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PROJECT: **FAHMY FAMILY LUXURY VILLA**
1020 W Mc DONWELL SCHOOL RD.
COLLEYVILLA, TX 76034



CONSTRUCTION SET

Sheet Name
FENCE PLAN AND DETAILS

Original Issue 12/10/2022 / CONSTRUCTION SET
Sheet Number

A1.00
Project # 192
Drawing Date 12/10/2022