



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

100 Main Street Colleyville, Texas 76034

MONDAY, DECEMBER 11, 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: Claudia Bevill
PLEDGE OF ALLEGIANCE**

1. ELECTION OF OFFICERS

1a Election of Officers

2. APPROVAL OF MINUTES

2a Planning and Zoning Commission Meeting Minutes November 13,
2023
Planning and Zoning Commission Worksession Minutes November 27,
2023

3. PUBLIC HEARING AGENDA ITEMS

- 3a** 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 THE NOVEMBER 13, 2023 PLANNING AND ZONING COMMISSION MEETING
- 3b** 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storage yard on Tract 2K, Abstract 963, Absalom J Lott Survey, located at 6516 Colleyville Boulevard, Case ZC23-029 WITHDRAWN BY APPLICANT
- 3c** Consideration 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 TABLED FROM THE NOVEMBER 13, 2023 PLANNING AND ZONING COMMISSION MEETING
- 3d** Consideration of a Replat for Lot 3A and 3B, Block 4, Western Trails Addition, being located at 512 Bandit Trail, Case PC23-011
- 3e** Consideration 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Block 4, Stafford Heights Subdivision, located at 1407 through 1505 Oak Knoll Drive, Case ZC23-034 THIS ITEM HAS BEEN WITHDRAWN BY APPLICANT
- 3f** Consideration 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

4. CITIZEN COMMENTS**5. ADJOURNMENT**

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

Jacquelyn Reyff
Planning Manager

A quorum of any Colleyville board, commission, or committee may be present at this meeting. Any matter on this agenda may, at the discretion of the governing body, be opened for public comment and discussion.

If you plan to attend this public meeting and have a disability that requires special accommodations, please advise the City Secretary at least 48 hours in advance at 817.503.1133, and reasonable accommodations will be made to assist you.



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 1a	Agenda Date 12/11/2023	Number
Type Report		
Department Community Development		

Title

Election of Officers

Explanation

Election of Chair and Vice Chair of the Planning and Zoning Commission

Recommendation

Attachments



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2a	Agenda Date 12/11/2023	Number
Type Report		
Department Community Development		

Title

Planning and Zoning Commission Meeting Minutes November 13, 2023
Planning and Zoning Commission Worksession Minutes November 27, 2023

Explanation

Recommendation

Approve

Attachments

1. November 13, 2023 Planning and Zoning Commission Meeting Minutes
2. November 27, 2023 Planning and Zoning Commission Worksession Minutes



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION MINUTES

100 Main Street, Colleyville, Texas, 76034

MONDAY, NOVEMBER 13, 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 November 13, 2023 at 6:15 p.m.

Roll Call

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

Absent: Jim Linn

Staff Present: Ben Bryner, Jacquelyn Reyff, 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 6:35 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 November 13, 2023, at 7:02 p.m.

Roll Call

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

Absent: Jim Linn

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

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

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

Commissioner Alphonso made a motion to approve the October 9, 2023 Planning and Zoning Commission Meeting Minutes, the October 23, 2023 Planning and Zoning Commission Worksession Minutes, and the October 23, 2023 Planning and Zoning Commission Special Meeting Minutes. Commissioner Groves seconded the motion.

The motion was carried by the following vote:

Aye: 6 – Groves, Syed, Raine, Alphonso, Bevill, and Obinabo
Nay: 0

2. PUBLIC HEARING AGENDA ITMES

- 2a** Tabled from the October 23rd special meeting - 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.

Commissioner Syed made a motion to remove Case ZC23-024 from the table. Commissioner Alphonso seconded the motion.

The motion was carried by the following vote:

Aye: 6 – Groves, Alphonso, Syed, Raine, Bevill, Obinabo
Nay: 0

Jacquelyn Reyff presented the case and briefed the commission.

Travis Franks, 680 N. Carroll Ave 100, Southlake, TX presented his case for the proposed fence. He answered the Commission's questions regarding the ability to move the setback from 10 feet to 15 feet and the design of the proposed fence.

The public hearing was opened at 7:16 p.m.

With no one else wishing to speak, the public hearing was closed at 7:17 p.m.

The Commissioners discussed with the applicant moving the proposed fence setback from 10 feet to 15 feet to match another approved fence SUP in the neighborhood.

Commissioner Raine made a motion to approve case ZC23-024 with the request that the setback be set at 15 feet rather than 10 feet. Commissioner Alphonso seconded the motion.

The motion was carried by the following vote:

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

Nay: 1 - Syed

- 2b** Tabled from the October 9th Planning and Zoning Commission 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.

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

The motion was carried by the following vote:

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

Nay: 0

Jacquelyn Reyff presented the case and briefed the Commission.

Matthew Lee, the applicant, presented his case for the proposed subdivision. He answered the Commission's questions regarding the setbacks and screening of the lots in relation to the railing adjacent to it.

The public hearing was opened at 7:29 p.m.

Todd & Lisa Pipes, 6117 Hunter Ln, spoke in opposition of the case, specifically regarding drainage concerns.

C.L. Madden, 6112 Hunter Ln, spoke in opposition to the case, specifically regarding drainage concerns.

Kaushal Lapsiwala, 6212 Pleasant Run Rd, spoke in opposition of the case, specifically with concerns regarding drainage, tree impact, and lot size.

With no one else wishing to speak, the public hearing was closed at 7:36 p.m.

The applicant answered the Commission's questions related to the drainage plan and developer discussion with the neighbors. The Commission discussed with the applicant the need for more finalized and detailed drainage plans, the possibility of rezoning to a different zoning district, and the ability to relocate the road or rework the lots to move the detention pond area.

Commissioner Syed made a motion to table Case ZC23-025 to the December 11, 2023 Planning and Zoning Commission Meeting. Commissioner Groves seconded the motion.

The motion was carried by the following vote:

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

Nay: 0

- 2c** Tabled from the October 9th Planning and Zoning Commission meeting. Tabled from the September 11th meeting - 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

THE APPLICANT IS REQUESTING TO TABLE TO THE DECEMBER 11, 2023 PLANNING AND ZONING COMMISSION MEETING

Commissioner Syed made a motion to remove Case ZC23-029 from the table. Commissioner Raine seconded the motion.

The motion was carried by the following vote:

Aye: 6– Groves, Alphonso, Syed, Raine, Bevill, and Obinabo
Nay: 0

Commissioner Groves made a motion to table Case ZC23-029 to the December 11, 2023 Planning and Zoning Commission meeting. Commissioner Bevill seconded the motion.

The motion was carried by the following vote:

Aye: 6– Groves, Alphonso, Syed, Raine, Bevill, and Obinabo
Nay: 0

- 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

Jacquelyn Reyff presented the case and briefed the Commission.

The public hearing was opened at 7:52 p.m.

With no one wishing to speak, the public hearing was closed at 7:52 p.m.

Commissioner Syed made a motion to approve Case PC23-010. Commissioner Obinabo seconded the motion.

The motion was carried by the following vote:

Aye: 6 – Groves, Alphonso, Syed, Raine, Bevill, and Obinabo
Nay: 0

- 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

Jacquelyn Reyff presented the case and briefed the Commission.

Sam Noel, 6105 Bettinger Dr, Colleyville TX, let the Commission know he was available if questions arose.

The public hearing was opened at 7:56 p.m.

With no one else wishing to speak, the public hearing was closed at 7:56 p.m.

Commissioner Alphonso made a motion to approve Case ZC23-032. Commissioner Groves seconded the motion.

The motion was carried by the following vote:

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

Nay: 0

- 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

Jacquelyn Reyff presented the case and briefed the Commission.

Curtis Young, 1130 N Carroll Ave, Southlake, TX presented his case for the proposed subdivision, specifically regarding the adjustments made to the design of the subdivision, renderings of proposed houses, and the addition of an open space lot. He answered questions from the Commission regarding the ownership of the open space lot.

The public hearing was opened at 8:14 p.m.

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

Steve Wasson, 2413 Wilkes Dr

Eric Weiler, 2011 Frances Dr

Stephen & Samita Jo Conover, 3043 Creekview Dr

The following citizens spoke at the public hearing:

Michael Farrell, 2504 Twelve Oaks Ln, spoke in opposition of the case, specifically regarding concerns with the grading of the subdivision and the slope.

Commissioner Groves inquired about the qualifications of Michael Farrell.

Robert Egan, 2410 Twelve Oaks Ln, spoke in opposition, specifically regarding

concerns with the grading and slope of the road impacting fire safety, retaining walls, and drainage impact on downstream properties.

Tim Waterworth, 6808 Rockbrook Ct, spoke in opposition, specifically regarding concerns with drainage impacts, topographic conditions, impact on the Cross Timbers Forest, and ability for the Trust for Public Land to purchase the land.

Marc Goodwin, 585 N Peytonville, Southlake, TX came forward to address the decision to not sell the land to the Trust for Public Land.

With no one wishing to speak, the public hearing was closed at 8:36 p.m.

The Commissioners discussed with the Fire Marshal, Rob McKeown, regarding the maximum grade that a fire safety vehicle can support and the fire sprinkler requirements of the proposed homes.

Curtis Young came forward to address the concerns related to slope and grading and drainage in the floodplain.

The Commission discussed with the applicant regarding the drainage impact on the floodplain and the preservation of trees.

Commissioner Raine made a motion to approve ZC23-033. Commissioner Alphonso seconded the motion.

The motion was carried by the following vote:

Aye: 4 – Groves, Alphonso, Raine, and Bevill

Nay: 2 – Syed and Obinabo

3. CITIZEN COMMENTS

The public forum opened at 9:01 p.m.

Tim Waterworth, 6808 Rockbrook Ct, came forward and provided information regarding the Trust for Public Land.

With no one else wishing to speak, the public forum closed at 9:03 p.m.

4. ADJOURNMENT

The meeting adjourned at 9:04 p.m.

The minutes were written and prepared by:

Christopher Pham

Christopher Pham
Planner

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



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION MINUTES

100 Main Street, Colleyville, Texas, 76034

NOVEMBER 27, 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 November 27, 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

2. WORKSESSION AGENDA ITEMS

- 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

Jacquelyn Reyff presented item 2a and briefed the Commission. City staff addressed questions from the Commission regarding the setbacks, easements, sidewalks, and frontage of the corner property.

- 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

Jacquelyn Reyff presented item 2b and briefed the Commission. City staff addressed questions from the Commission regarding improvements made for a residential heliport site. There was general discussion among The Commission regarding the noise footprint the helicopter could cause, lighting, usage frequency

& hours of operation, and the type of helicopter that would be used. The Commission also discussed whether the heliport fulfilled a hardship requirement and if neighbor discussion had been done by the applicant.

- 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

Jacquelyn Reyff presented item 2c and briefed the Commission. City staff addressed questions from the Commission regarding the zoning on the property. There was general discussion among the Commission regarding the setbacks of the property.

3. ADJOURMENT

The meeting adjourned at 6:37 p.m.

The minutes were written and prepared by:

Chris Pham

Christopher Pham
Planner

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



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 3a

Agenda Date 12/11/2023

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 THE NOVEMBER 13, 2023 PLANNING AND ZONING COMMISSION MEETING

Explanation

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

UPDATE: The applicant has revised the plans and is now proposing 7 lots. The lots comply with the minimum lot area requirement for the R-40 Single Family Residential zoning.

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%

Update: The request has changed from 8 lots to 7 lots and all the lots comply with the R-40 Single Family Residential zoning. Therefore, there will be no lots needing the R-30 Single Family Residential zoning.

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. Previous Zoning Exhibit
7. Updated Zoning Exhibit
8. Existing Drainage Exhibit
9. Proposed Drainage Exhibit
10. Utility Plan
11. Grading Plan Exhibit
12. Notification Map
13. Notification Letter
14. Notification List
15. Letters Received 11.13.23
16. Draft Ordinance

Aerial Map

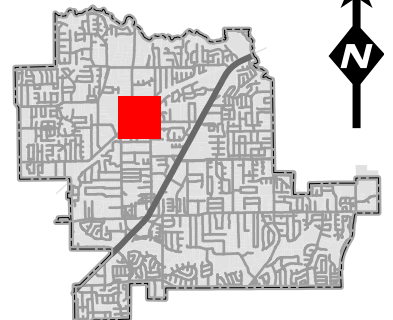


ZC23-025

6400 Pleasant Run Rd

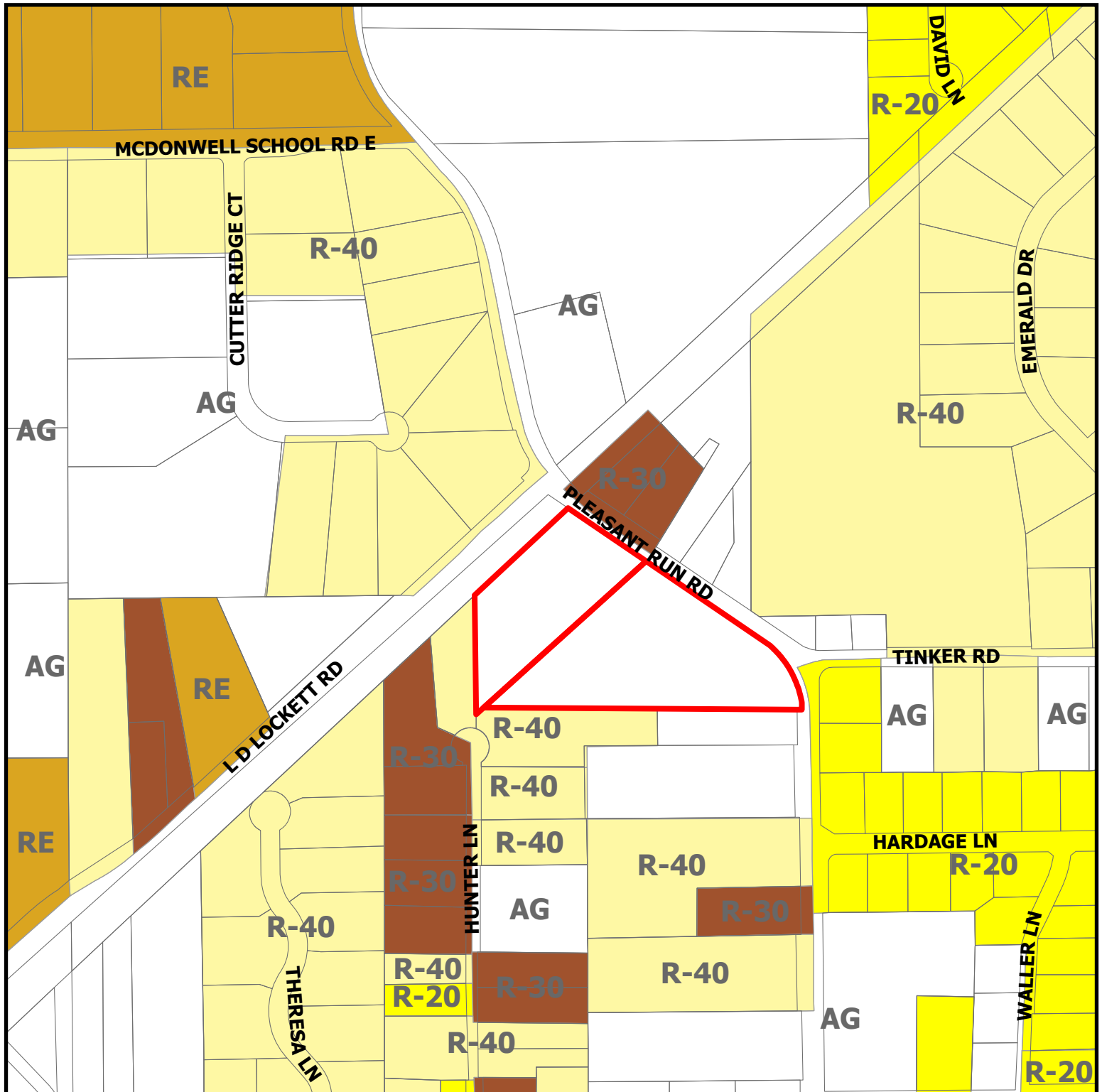


Subject Property



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

Zoning Map

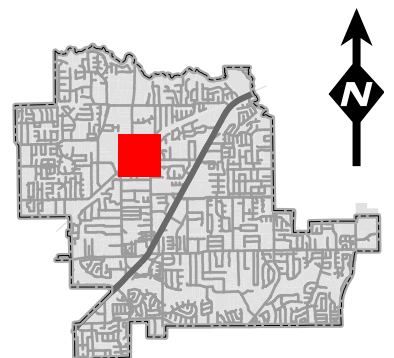


ZC23-025

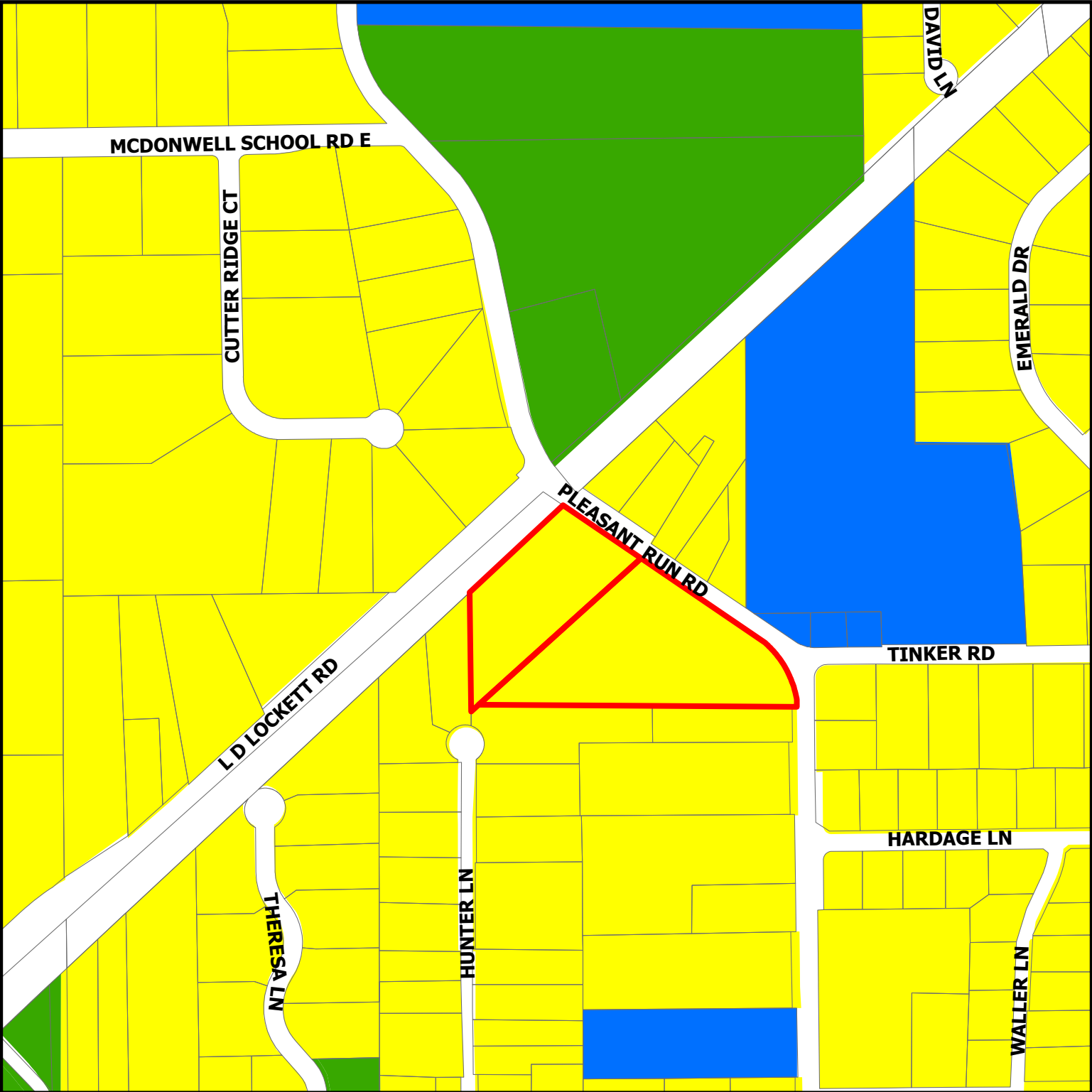
6400 Pleasant Run Rd

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 Subject Property



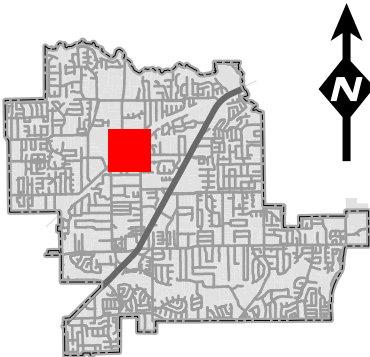
Future Land Use Map



ZC23-025

6400 Pleasant Run Rd

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



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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

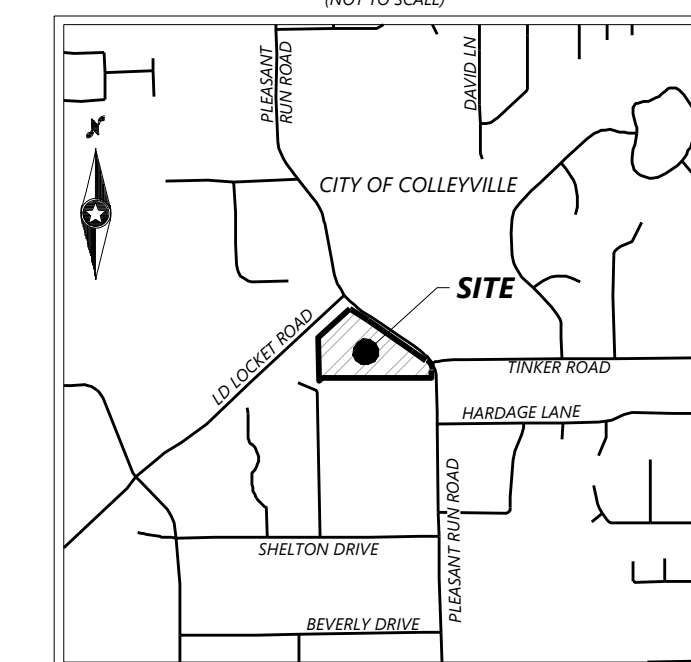


RESIDENTIAL DEVELOPMENT

CITY OF COLLEYVILLE, TEXAS



VICINITY MAP

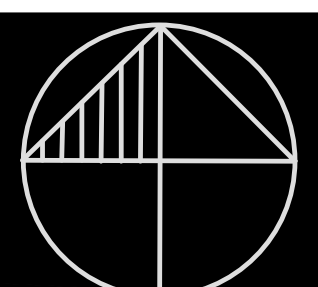


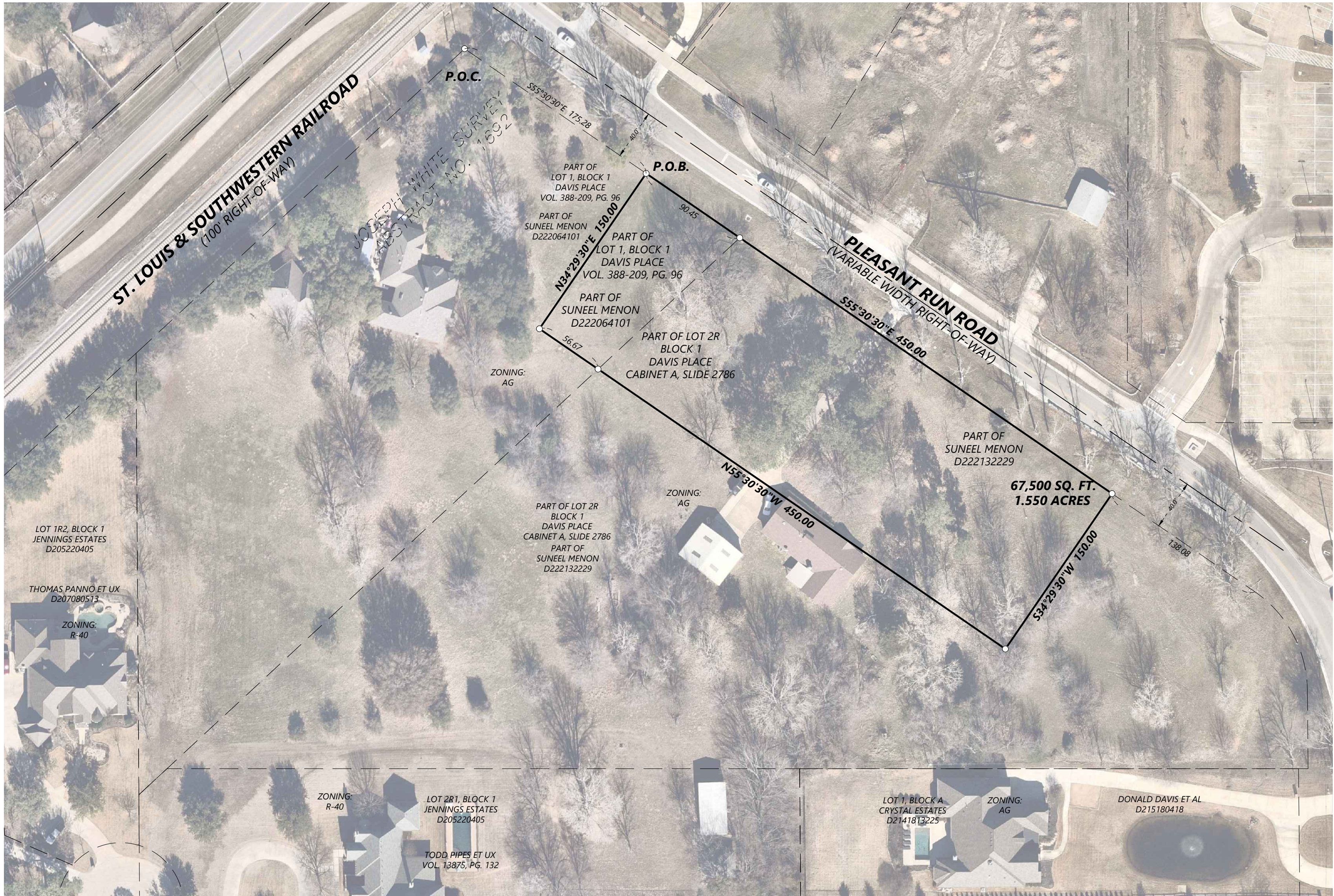
LEGEND

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

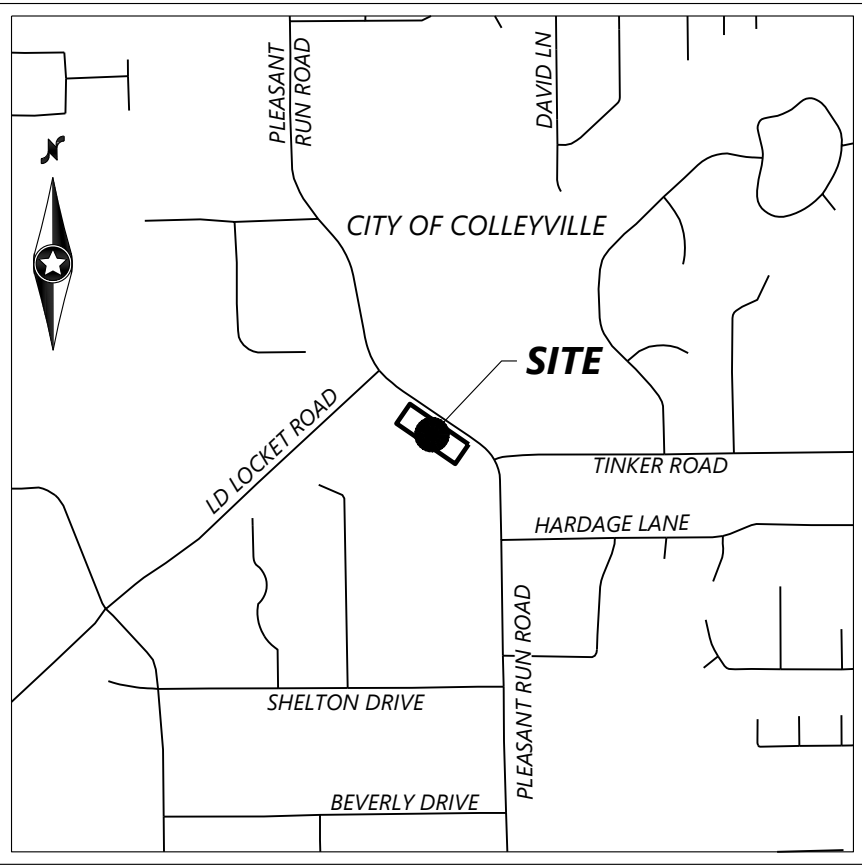
NOTE:
FEMA 100-YR FLOODPLAIN DOES
NOT EXIST ON THE PROPERTY.

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

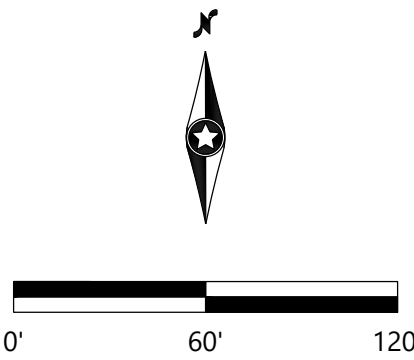




VICINITY MAP
(NOT TO SCALE)



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



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

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



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

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

PREPARED FOR:

EXCEL CORPORATION
12926 JASONCREST TRAIL
DALLAS, TEXAS 75243

CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

Westwood

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

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

ZONING EXHIBIT
R-30

SHEET NUMBER:

1

OF

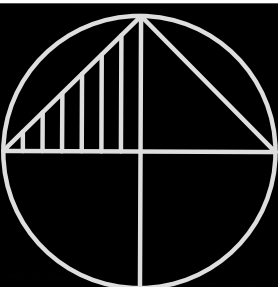
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DATE: 08/02/23

R0044679.00

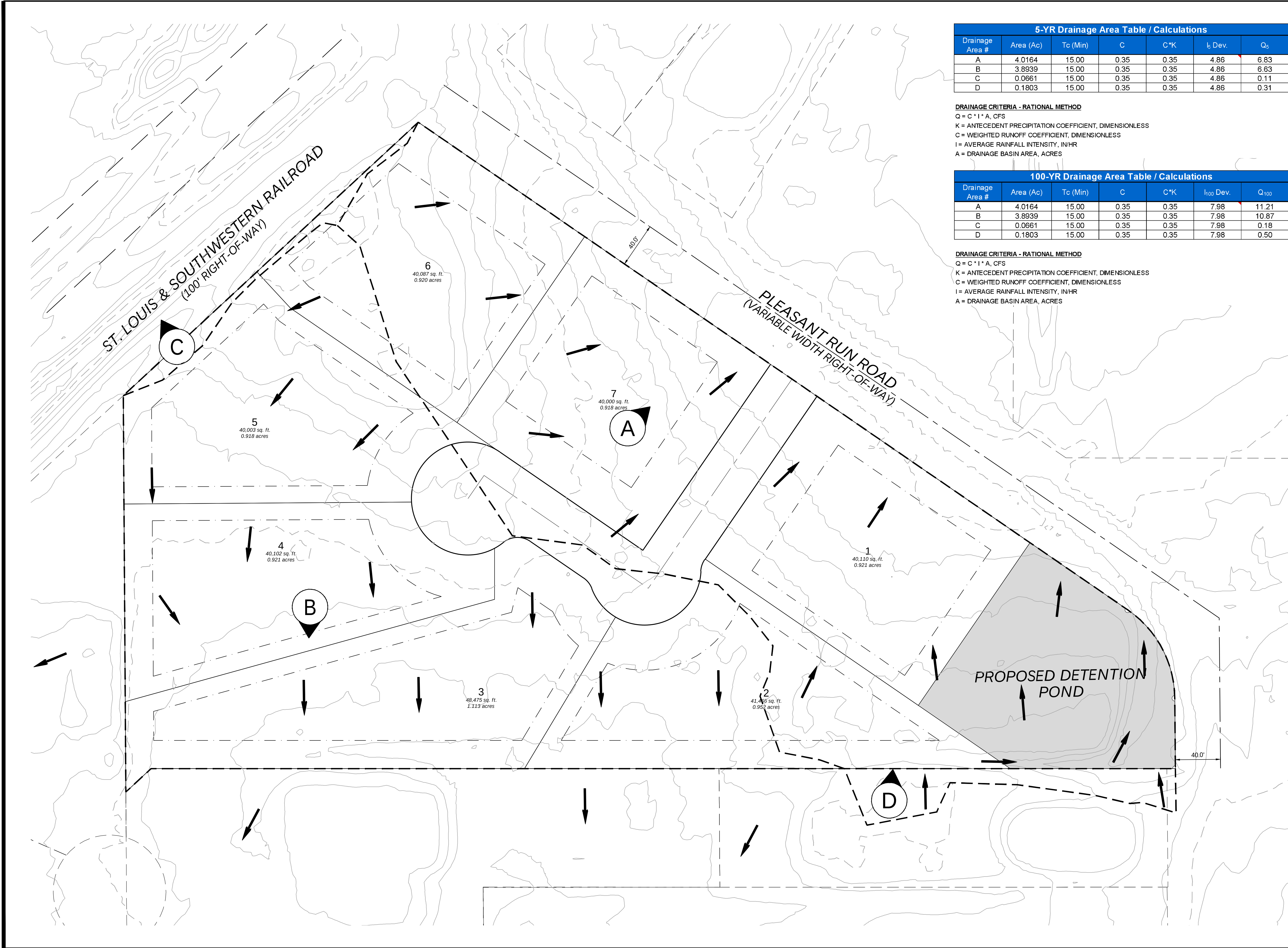
RESIDENTIAL DEVELOPMENT

CITY OF COLLEYVILLE, TEXAS



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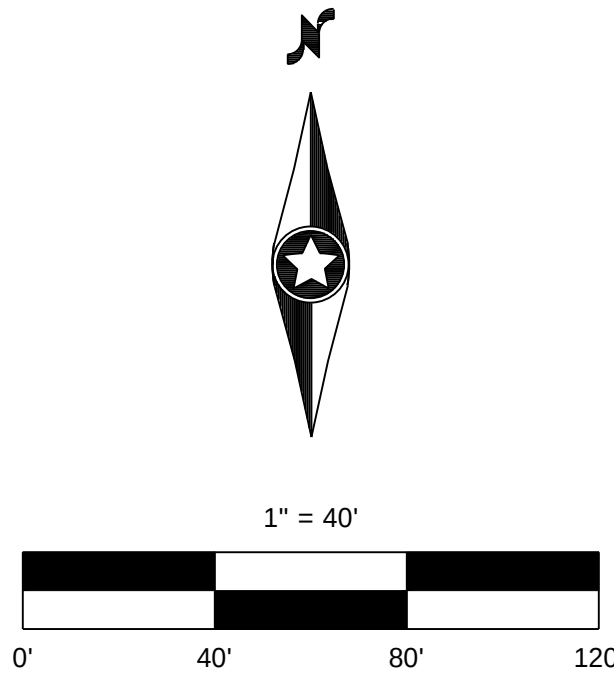
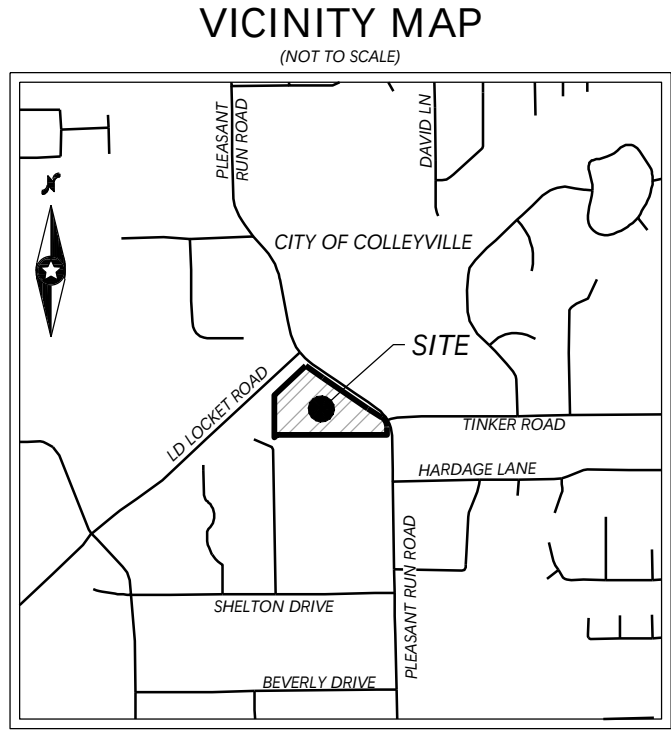


5-YR Drainage Area Table / Calculations						
Drainage Area #	Area (Ac)	Tc (Min)	C	C*K	I ₅ Dev.	Q ₅
A	4.0164	15.00	0.35	0.35	4.86	6.83
B	3.8939	15.00	0.35	0.35	4.86	6.63
C	0.0661	15.00	0.35	0.35	4.86	0.11
D	0.1803	15.00	0.35	0.35	4.86	0.31

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	4.0164	15.00	0.35	0.35	7.98	11.21
B	3.8939	15.00	0.35	0.35	7.98	10.87
C	0.0661	15.00	0.35	0.35	7.98	0.18
D	0.1803	15.00	0.35	0.35	7.98	0.50

DRAINAGE CRITERIA - RATIONAL METHOD
Q = C * I * A, CFS
K = ANTECEDENT PRECIPITATION COEFFICIENT, DIMENSIONLESS
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I = AVERAGE RAINFALL INTENSITY, IN/HR
A = DRAINAGE BASIN AREA, ACRES



- LEGEND**
- PROP. FLOW ARROW
 - EXISTING 5' CONTOUR INTERVAL
 - EXISTING 1' CONTOUR INTERVAL
 - DRAINAGE AREA DIVIDE
 - DRAINAGE AREA

CAUTION !!!
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Engineer: MITTEN D. LEE, P.E.
P.E. No.: 28451
Date: 12/01/2023
Westwood

COLLEYVILLE 8 AC. DEVELOPMENT
COLLEYVILLE, TEXAS

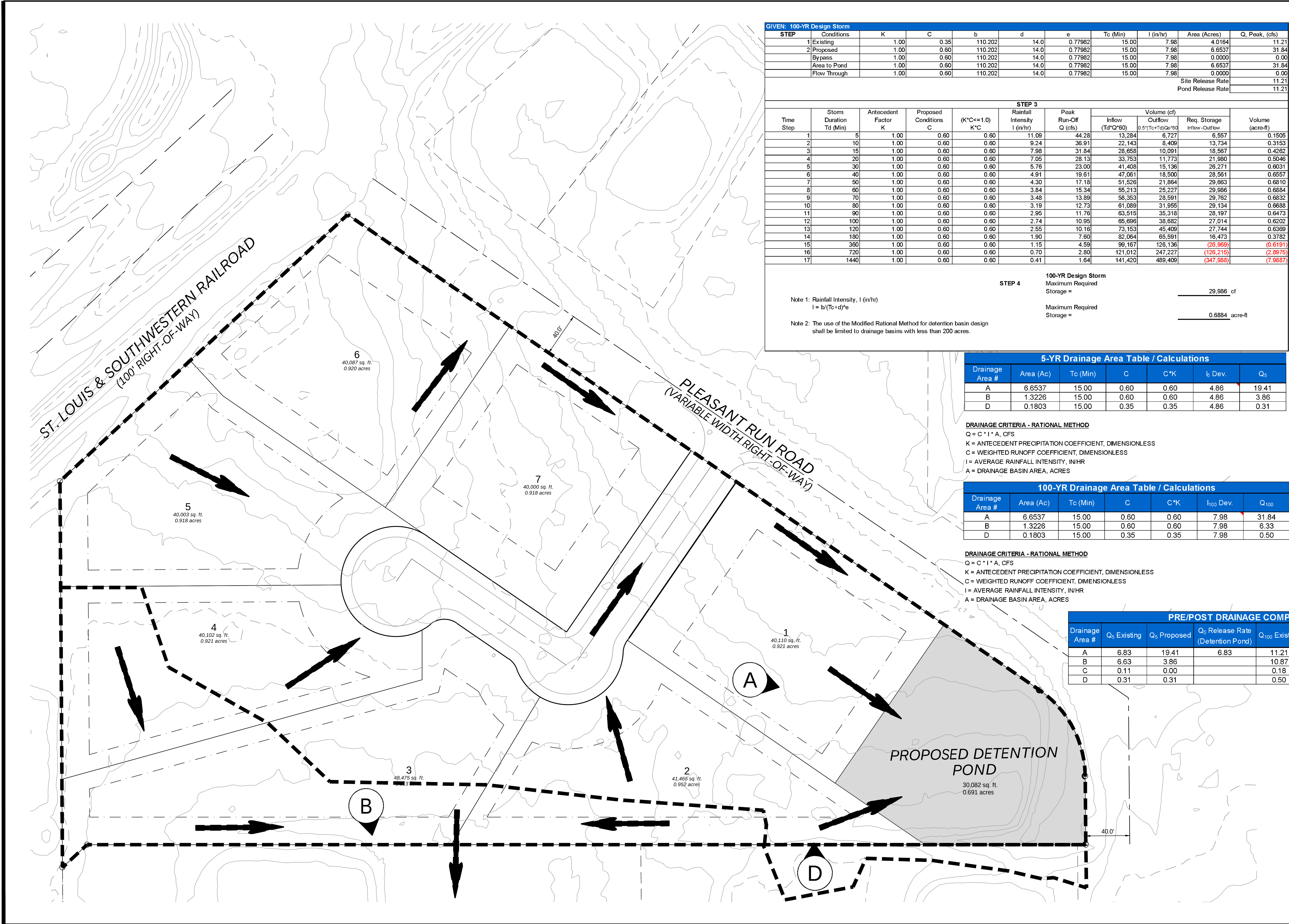
Westwood
Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
Toll Free (888) 937-5150 Plano, TX 75093
westwoodps.com
Westwood Professional Services, Inc.
TYPE FIRM REGISTRATION NO. F-11756
TBP'S FIRM REGISTRATION NO. 10074302

EXISTING DRAINAGE AREA MAP

SHEET NUMBER:
1.01
DATE: 12/01/2023

PROJECT NUMBER: 0044679.00

COLLEYVILLE 8 AC. DEVELOPMENT



GIVEN: 100-YR Design Storm										
STEP	Conditions	K	C	b	d	e	Tc (Min)	I (in/hr)	Area (Acres)	Q _s Peak, (cfs)
1	Existing	1.00	0.35	110.202	14.0	0.77982	15.00	7.98	4.0164	11.21
2	Proposed	1.00	0.60	110.202	14.0	0.77982	15.00	7.98	6.6537	31.84
	Bypass	1.00	0.60	110.202	14.0	0.77982	15.00	7.98	0.0000	0.00
	Area to Pond	1.00	0.60	110.202	14.0	0.77982	15.00	7.98	6.6537	31.84
	Flow Through	1.00	0.60	110.202	14.0	0.77982	15.00	7.98	0.0000	0.00
Site Release Rate										11.21
Pond Release Rate										11.21

STEP 3										
Time Step	Storm Duration Td (Min)	Antecedent Factor K	Proposed Conditions C	(K*C<=1.0) K*C	Rainfall Intensity I (in/hr)	Peak Run-Off Q (cfs)	Volume (cf)		Req. Storage Inflow-Outflow	Volume (acre-ft)
1	5	1.00	0.60	0.60	11.09	44.28	13,284	6,727	6,557	0.1505
2	10	1.00	0.60	0.60	9.24	36.91	22,143	8,409	13,734	0.3153
3	15	1.00	0.60	0.60	7.98	31.84	28,658	10,091	18,567	0.4262
4	20	1.00	0.60	0.60	7.05	28.13	33,753	11,773	21,980	0.5046
5	30	1.00	0.60	0.60	5.76	23.00	41,408	15,136	26,271	0.6031
6	40	1.00	0.60	0.60	4.91	19.61	47,061	18,500	28,561	0.6557
7	50	1.00	0.60	0.60	4.30	17.18	51,526	21,864	29,663	0.6810
8	60	1.00	0.60	0.60	3.84	15.34	55,213	25,227	29,986	0.6884
9	70	1.00	0.60	0.60	3.48	13.89	58,353	28,591	29,762	0.6832
10	80	1.00	0.60	0.60	3.19	12.73	61,089	31,955	29,134	0.6688
11	90	1.00	0.60	0.60	2.95	11.76	63,515	35,318	28,197	0.6473
12	100	1.00	0.60	0.60	2.74	10.95	65,696	38,682	27,014	0.6202
13	120	1.00	0.60	0.60	2.55	10.16	73,153	45,409	27,744	0.6369
14	180	1.00	0.60	0.60	1.90	7.60	82,064	65,591	16,473	0.3782
15	360	1.00	0.60	0.60	1.15	4.59	99,167	126,136	(26,969)	(0.6191)
16	720	1.00	0.60	0.60	0.70	2.80	121,012	247,227	(126,215)	(2.8975)
17	1440	1.00	0.60	0.60	0.41	1.64	141,420	489,409	(347,968)	(7.9887)

STEP 4

100-YR Design Storm
Maximum Required
Storage = 29,986 cf

Maximum Required
Storage = 0.6884 acre-ft

Note 1: Rainfall Intensity, I (in/hr)
I = b/(Tc+d)^e

Note 2: The use of the Modified Rational Method for detention basin design
shall be limited to drainage basins with less than 200 acres.

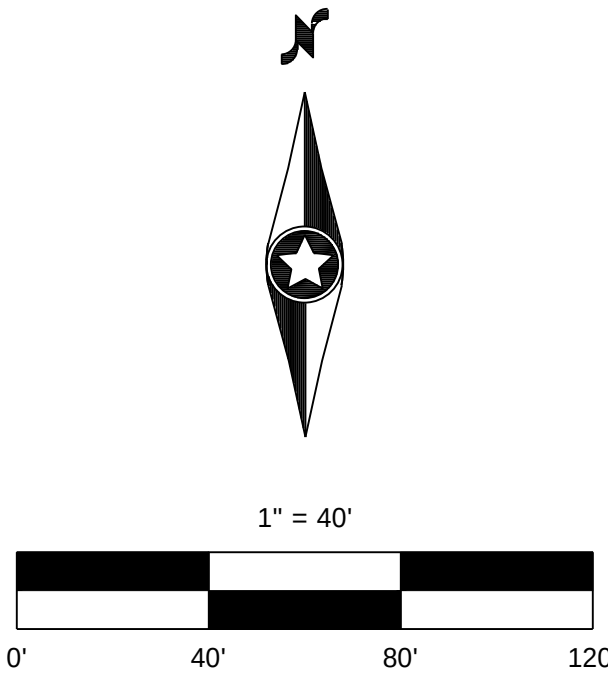
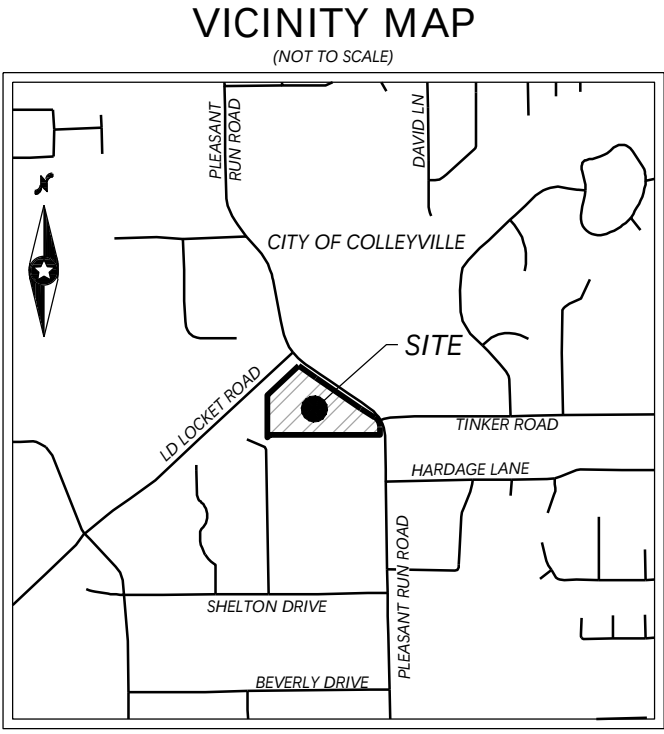
5-YR Drainage Area Table / Calculations						
Drainage Area #	Area (Ac)	Tc (Min)	C	C*K	I _s Dev.	Q _s
A	6.6537	15.00	0.60	0.60	4.86	19.41
B	1.3226	15.00	0.60	0.60	4.86	3.86
D	0.1803	15.00	0.35	0.35	4.86	0.31

DRAINAGE CRITERIA - RATIONAL METHOD
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100-YR Drainage Area Table / Calculations						
Drainage Area #	Area (Ac)	Tc (Min)	C	C*K	I ₁₀₀ Dev.	Q ₁₀₀
A	6.6537	15.00	0.60	0.60	7.98	31.84
B	1.3226	15.00	0.60	0.60	7.98	6.33
D	0.1803	15.00	0.35	0.35	7.98	0.50

DRAINAGE CRITERIA - RATIONAL METHOD
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C = WEIGHTED RUNOFF COEFFICIENT, DIMENSIONLESS
I = AVERAGE RAINFALL INTENSITY, IN/HR
A = DRAINAGE BASIN AREA, ACRES

PRE/POST DRAINAGE COMPARISON						
Drainage Area #	Q _s Existing	Q _s Proposed	Q _s Release Rate (Detention Pond)	Q ₁₀₀ Existing	Q ₁₀₀ Proposed	Q ₁₀₀ Release Rate (Detention Pond)
A	6.83	19.41	6.83	11.21	31.84	11.21
B	6.63	3.86		10.87	6.33	
C	0.11	0.00		0.18	0.00	
D	0.31	0.31		0.50	0.50	



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

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Engineer: **MITCHELL D. LEE, P.E.**
P.E. No.: 26451
Date: 12/01/2023
Westwood

COLLEYVILLE 8 AC. DEVELOPMENT
COLLEYVILLE, TEXAS

Westwood

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

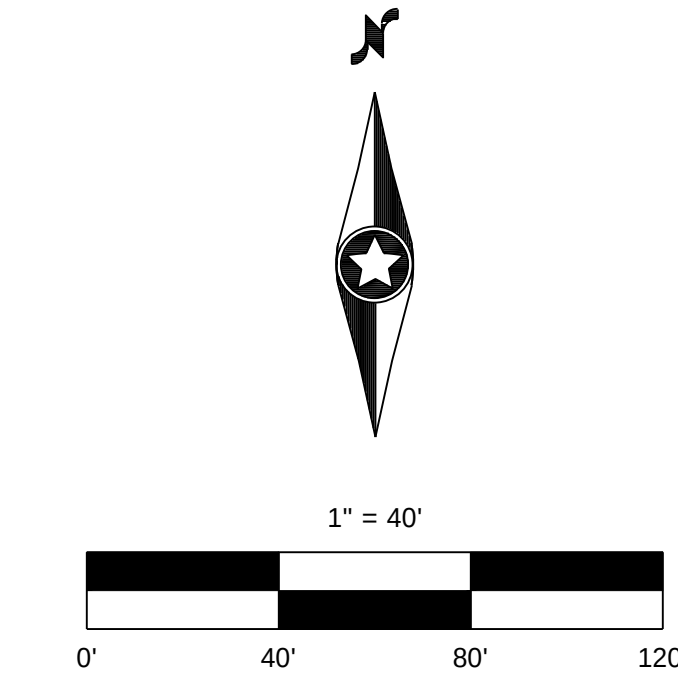
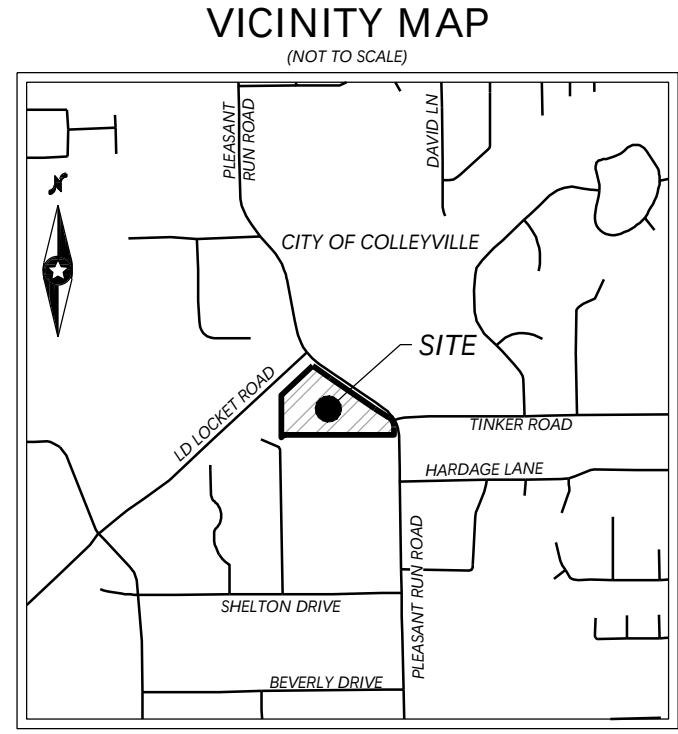
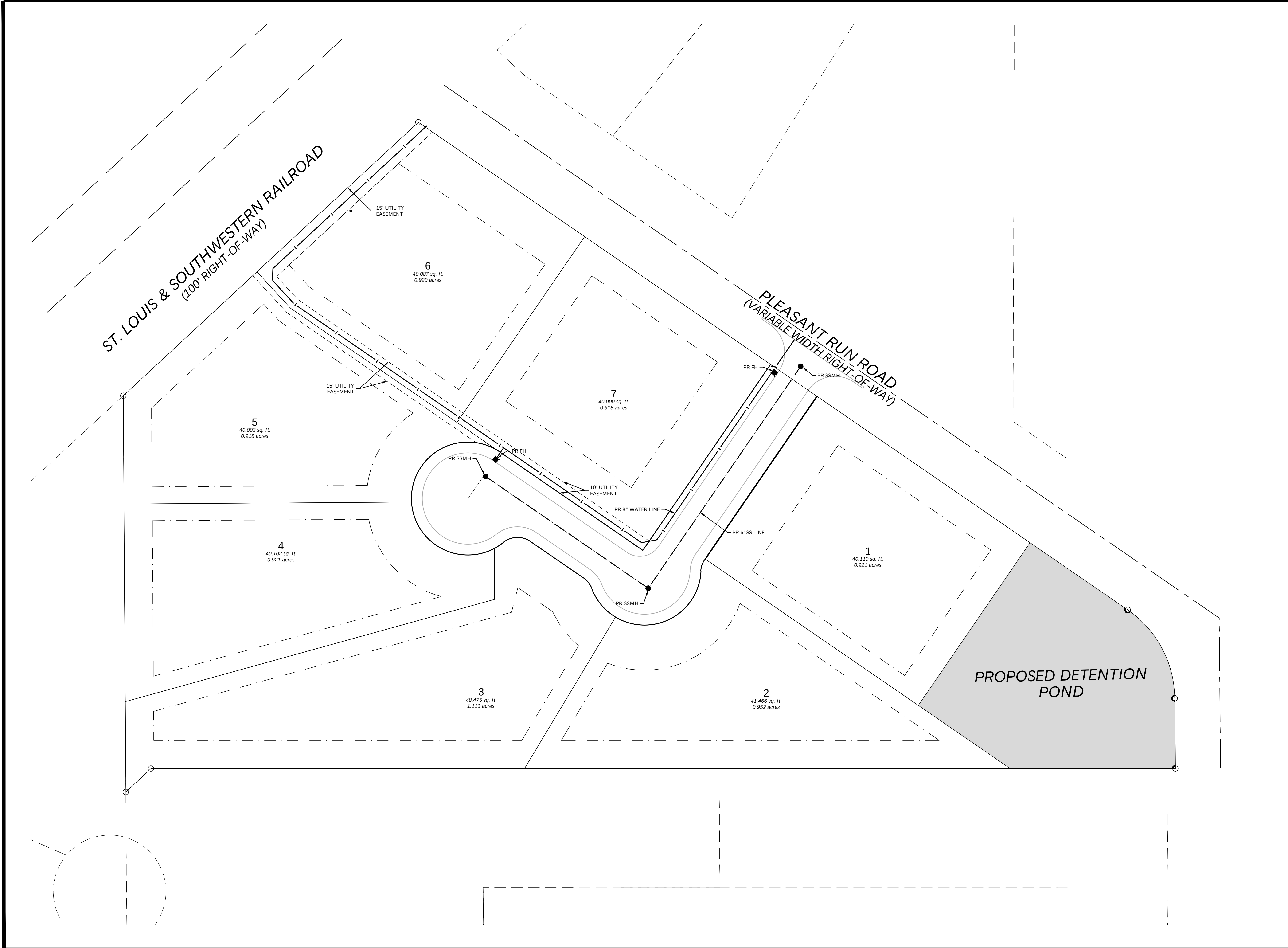
PROPOSED DRAINAGE AREA MAP

SHEET NUMBER:

1.02

PROJECT NUMBER: 0044679.00

DATE: 12/01/2023



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

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

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Engineer: MITCHELL D. LEE, P.E.
P.E. No.: 22451
Date: 12/01/2023

Westwood

COLLEYVILLE 8 AC. DEVELOPMENT

COLLEYVILLE, TEXAS

Westwood

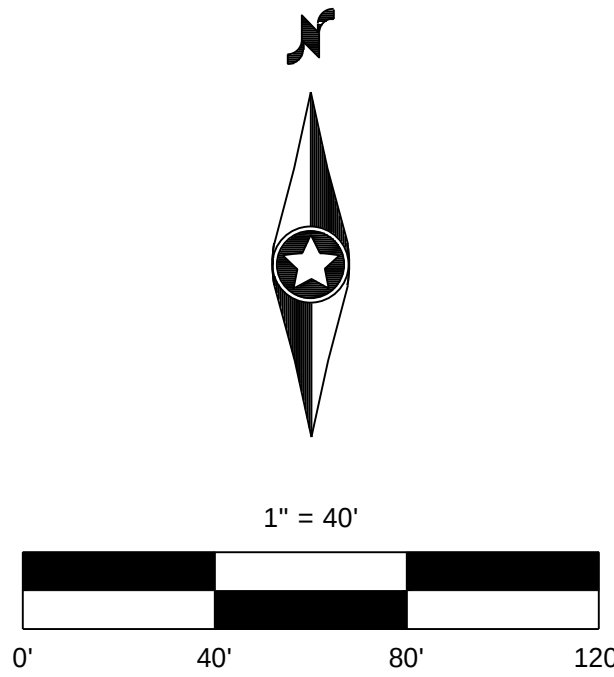
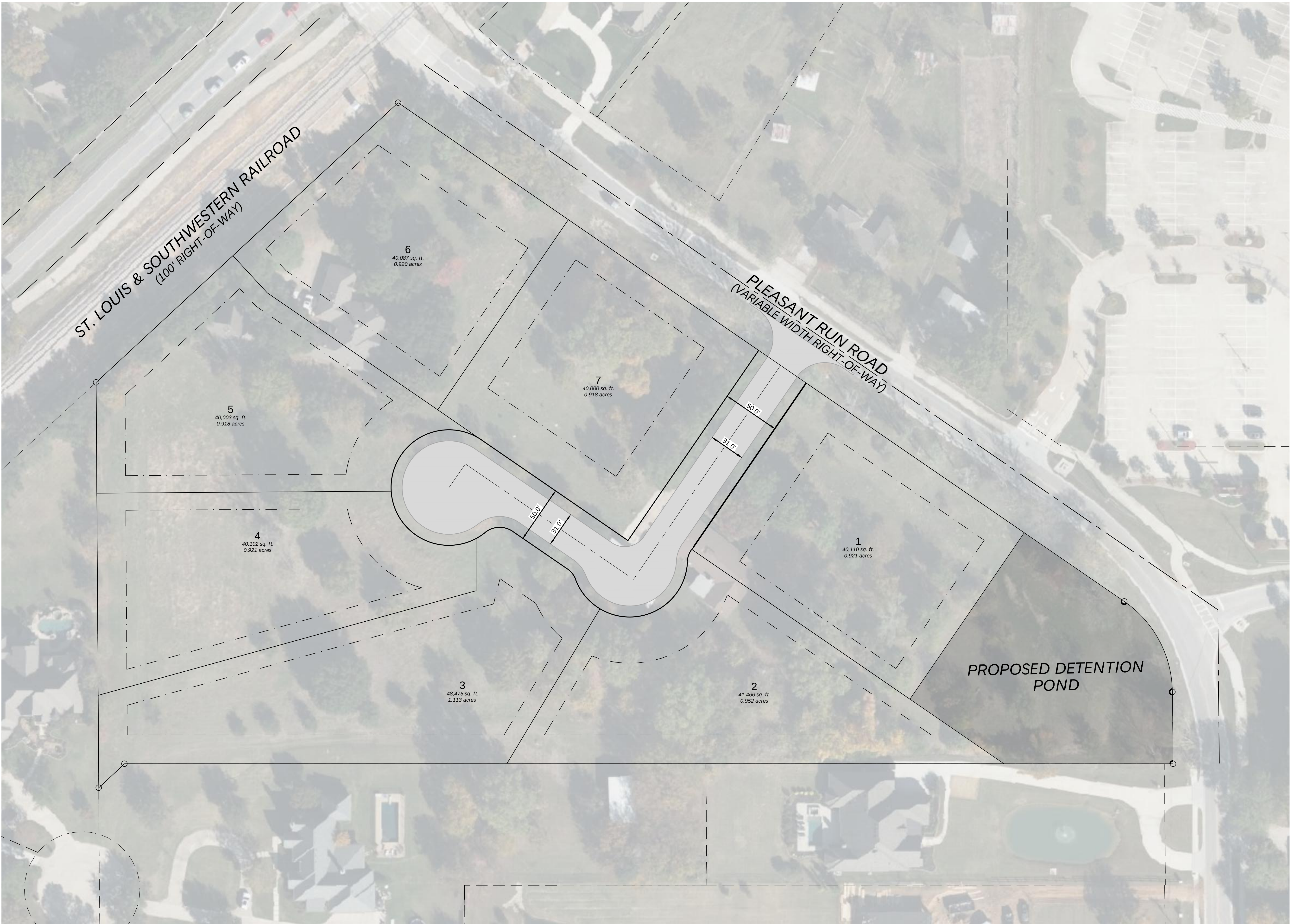
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Toll Free (888) 937-5150 Plano, TX 75093
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Westwood Professional Services, Inc.
TSP# FIRM REGISTRATION NO. F-11756
TSP#S FIRM REGISTRATION NO. 10074302

UTILITY PLAN

SHEET NUMBER:
3.01

PROJECT NUMBER: 0044679.00 DATE: 12/01/2023



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

CAUTION !!!
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COLLEYVILLE, TEXAS

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TYPE FIRM REGISTRATION NO. F-11756
TBP'S FIRM REGISTRATION NO. 10074302

PAVING PLAN

PROJECT NUMBER: 0044679.00

SHEET NUMBER:

2.01

DATE: 12/01/2023

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N:\0044679\00\06 CADD\DWG\SITE DESIGN C3D\0044679.00-PAV EX.DWG

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COLLEYVILLE, TEXAS

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TSP#S FIRM REGISTRATION NO. 10074302

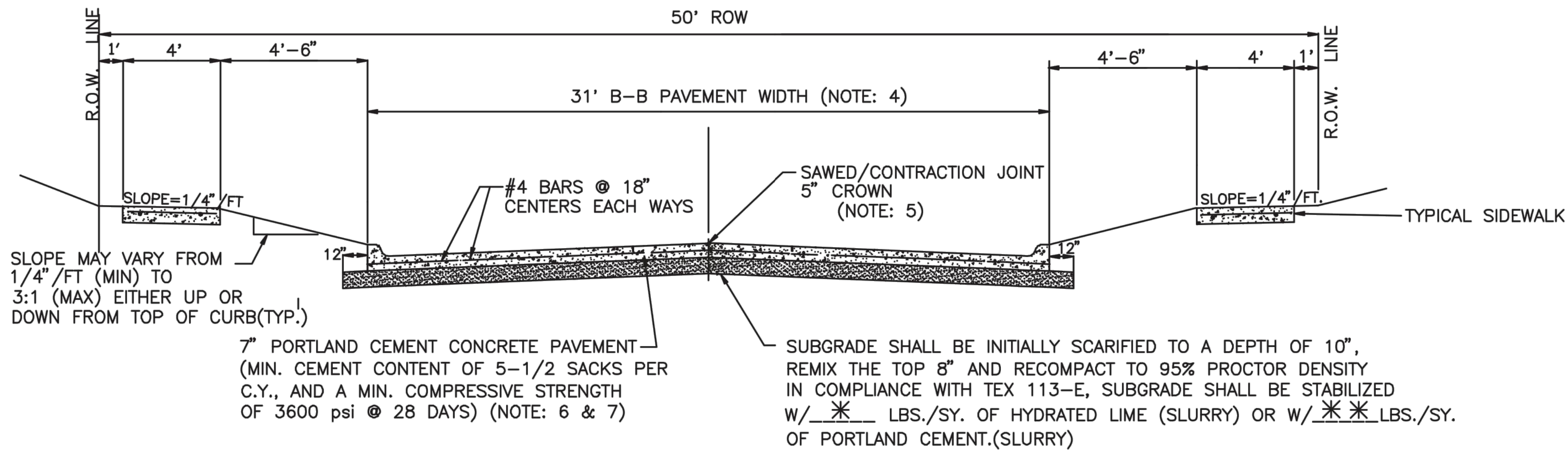
PAVING DETAIL

SHEET NUMBER:

2.02

PROJECT NUMBER: 0044679.00

DATE: 12/01/2023



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

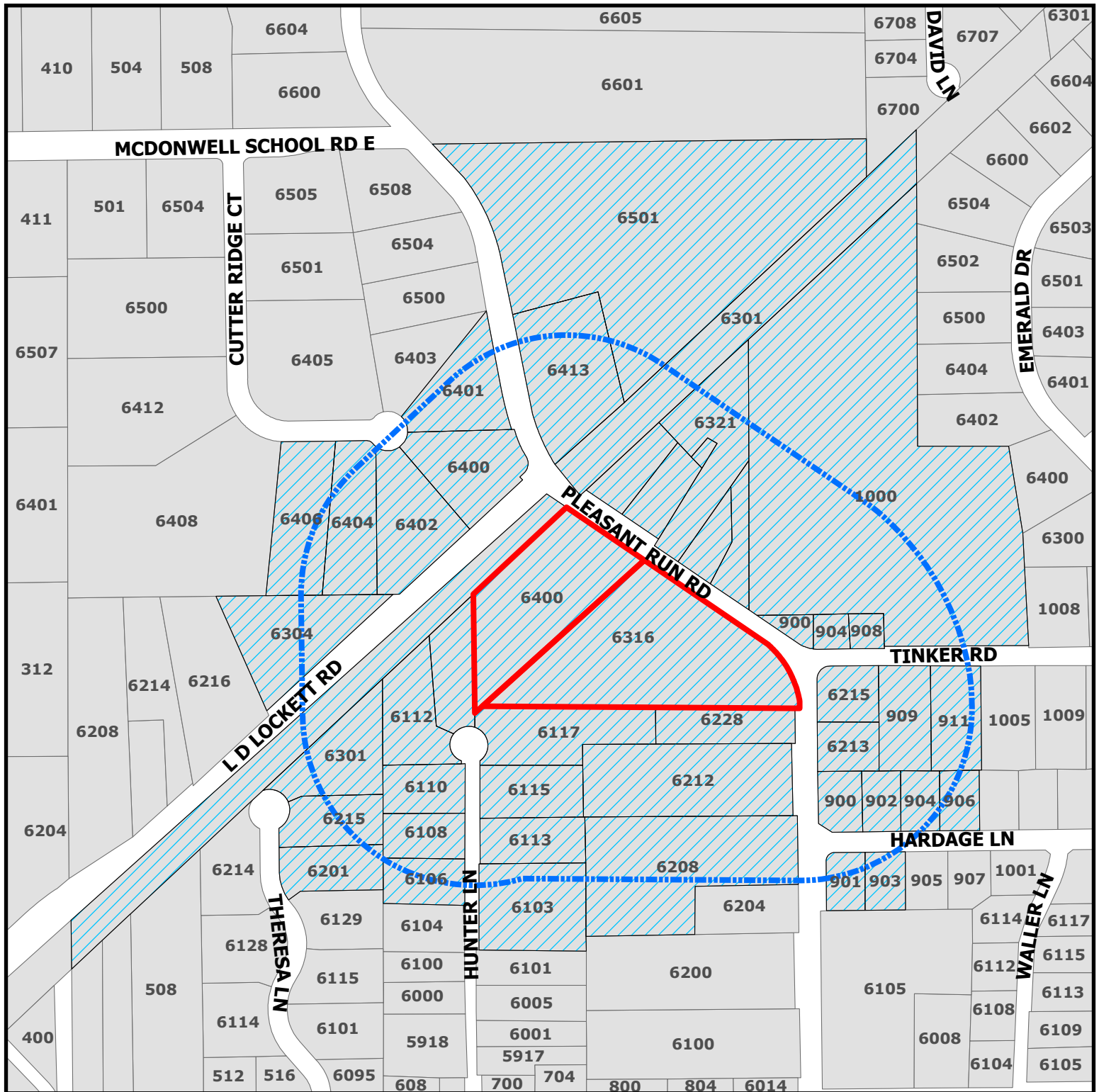


DEC 2013

P-1

COLLEYVILLE 8 AC. DEVELOPMENT

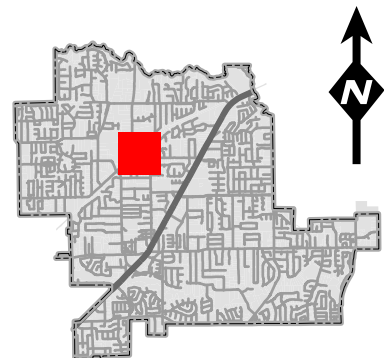
Notification Map



ZC23-025

6400 Pleasant Run Rd

-  Parcels to be notified
-  Buffer
-  Subject Property



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



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

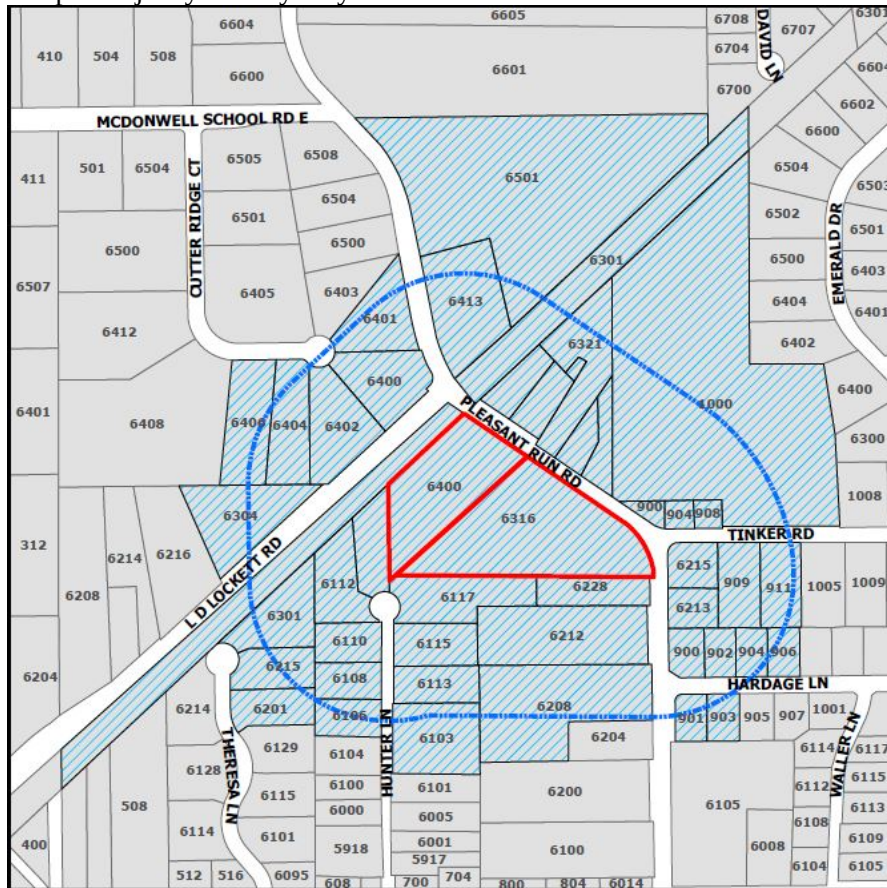
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

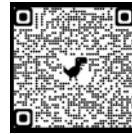
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034

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

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

Good Morning Jacquelyn,

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

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

Cathy Bailey

[REDACTED]
[REDACTED]

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

September 1, 2023

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

City of Colleyville,

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

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

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

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

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

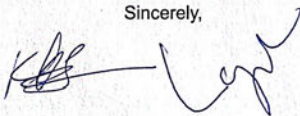
I worry about the existing mature trees (Heritage Trees). How many would be cut down and how would it affect the green space and views?

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

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

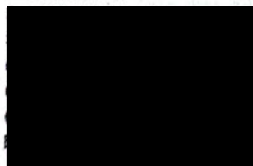
Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Kaushal and Samir Lapsiwala', written over a horizontal line.

Kaushal and Samir Lapsiwala

Brad Land
Allscapes Inc.



To:

Jacquelyn Reyff
Principal Planner
Community Development Dept.
City of Colleyville
100 Main Street
Colleyville, TX 76034

Re:

Zoning Case ZC23-025

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

Thank you,
Todd & Lisa Pipes
6117 Hunter Lane
Colleyville, Texas.

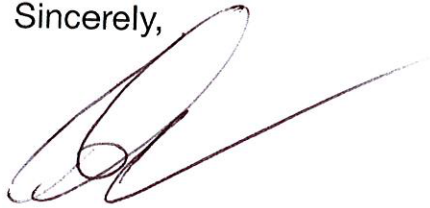


August 29, 2023

Planning and Zoning Commission
c/o Community Development Department,

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

Sincerely,

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

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

Community Development Department

City of Colleyville

100 Main Street

Colleyville, TX 76034

To Whom It May Concern,

This is regarding the consideration of a rezoning from an Agriculture to R-30 and R-40 at the property located at 6400 and 6316 Pleasant Run Road in Colleyville. Our house is within 200 ft of this area, and we are strongly opposed to this. First off; our street already has huge drainage issues. Any big rain or water pipe / sprinkler issue and the street and yards flood. They hold water and take longer than normal to drain out. Second, the traffic on Pleasant Run (right by Tinker) already gets backed up multiple times a day; school drop off / pick up times and rush hour traffic times are always busy. There have been so many near accidents with kids riding or walking to school right at this intersection, adding more traffic would only increase this safety risk.

We bought our property on Hunter lane because of the feeling of country living and the quietness of this street; adding a subdivision off of our cul-de-sac would take all of that away. The charm of Colleyville is the low density feel, please don't let someone come in and change that. Again we are strongly opposed to zoning case ZC23-025.

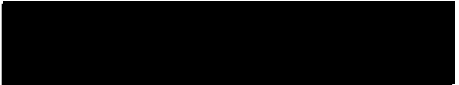
Sincerely,



Steve and Sunny DeCosta

6108 Hunter Lane

Colleyville, TX 7034



Zubin & Cheryl Khubchandani
6208 Pleasant Run Rd.
Colleyville, TX 76034

September 6, 2023

City of Colleyville Planning and Zoning Commission
c/o Community Development Department
100 Main Street
Colleyville, TX 76034

RE: Rezoning of property at 6316 and 6400 Pleasant Run Rd. from Agriculture to R-30 and R-40

Dear City of Colleyville Planning and Zoning Commission,

We are writing to express our opposition to the rezoning proposal for the properties mentioned above.

We are concerned about the water flow problems we have been encountering after it rains. The current drainage flows north to south along the back of our property line. Excessive development "up-stream" with the proposed zoning changes will leave less land for absorption of water resulting in additional flowing water which is already negatively impacting our and our neighbors' properties. We are afraid that this will lead to additional flooding and pooling of rain water on our properties.

We are also concerned that the rezoning will lead to additional traffic, bottlenecks and safety problems at the Pleasant Run Road & Tinker Road intersection. We already have problems with excessive speed of much of southbound traffic on Pleasant Run Road as it makes the right-hand curve approaching Tinker. There have been multiple instances of southbound traffic turning left onto Tinker in an unsafe manner, which is likely due to the turn being less than a 90-degree angle resulting in a "lazy left" rather than a true 90-degree left turn. Additional housing in this area will make an unsafe situation even worse.

Lastly, we believe it is important to maintain the character and continuity of this area by preserving estate lots along Pleasant Run Road. For years, Whites Chapel Road has been well known for estate type lots. As this thoroughfare transitions into Colleyville, Pleasant Run Road has now developed the same recognition as a beautiful road in our community leading to City Hall. We feel that the rezoning of these 2 lots will negatively impact the character of Pleasant Run Road and property values.

Thank you for your consideration of our concerns.

Sincerely,

A handwritten signature in black ink, consisting of a large, stylized 'C' followed by a horizontal line that tapers to the right.

Cheryl Khubchandani

A handwritten signature in black ink, featuring a large, stylized 'Z' followed by a horizontal line that tapers to the right.

Zubin Khubchandani

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

From: Don and Sally Davis
6228 Pleasant Run Road
Colleyville, TX 76034

City of Colleyville,

We write this due to proposed zoning change for AG to R-30 single family residential and R-40 single family residential lots for lots 1 and 2R1, Block 1, Davis Place Addition, located at 6400 and 6316 Pleasant Run Road.

We are concerned that the zoning change will create drainage and car congestion issues.

When we built our house, we worked using city guidance to build our lot higher by bringing in more dirt. We also followed city requirements and created a pond to assist with drainage. The proposed change could challenge these drainage efforts.

Also, the congestion at the intersection of Pleasant Run and Tinker is already challenging. The additional number of proposed homes would put even more burden on the existing issues. In addition, the view leaving our driveway to turn North or South on Pleasant Run Road may be compromised, as cars heading South may not be visible.

Compromised utilities are a high probability too. Since efforts to "clean up" the property started in the spring, our internet connection line has been severed three times. That has resulted in approximately 13 days of no internet access which hampers our ability to work from home.

These risks need to be assessed.

Sincerely,

Don and Sally Davis

Michael and Casey Jones
6110 Hunter Ln
Colleyville, TX 76034

September 3, 2023

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

City of Colleyville,

This letter is in response to zoning case CZ23-025, Davis Place Addition at 6400 and 6313 Pleasant Run Road. As a resident of Hunter Lane, we have several reservations about this development. Of particular concern is the lack of drainage on our street. When we moved to Hunter Lane in 2020, we learned that our lot floods due to the development of Aliane Estates directly behind us. The developers built the houses at a much higher elevation causing their runoff to flood our backyard and pool. As a result, we spent over \$20,000 in french drains and pumps to alleviate the flooding and prevent it from ever reaching the house.

Further down on Hunter Lane, particularly at 6117 experiences the worst of the runoff and is directly adjacent to the proposed development.

Other concerns are the added traffic along the already busy LD Lockett-Pleasant Run-Tinker interchange and diminishing green space. If development proceeds, perhaps it can be reduced to fewer houses on larger lots.

We appreciate the city's consideration of these issues. I know we all want Colleyville to continue to be the best community it can be.

Michael and Casey Jones




From: [REDACTED]
To: [Jackie Reyff](#)
Subject: Zoning case ZC23-025
Date: Friday, September 8, 2023 10:29:06 AM

Dear Jacquelyn Reyff,

Hoping this reaches the correct people. We would like to express our concern about the development of the property in this case. We fear the additional concrete along with the addition across the street at Good Shepherd will cause more flooding issues. Will the city address this concern and implement a plan?

Thank you for sharing our concerns with the committee.

Steve and Debra Cunningham
6213 Pleasant Run Rd.
Colleyville, TX 76034

Sent from my iPhone

From: [Jodi Millsap](#)
To: [Jackie Reyff](#)
Subject: Zoning CZ23-025
Date: Tuesday, September 12, 2023 5:05:56 PM

100 Main Street
Colleyville, TX 76034

Re: Zoning case CZ23-025

I am writing this letter to express concern for an increase in the traffic at Pleasant Run and Tinker Rd which is already congested. Also, high density housing lowers property value. Additionally, my parents live on Hunter Lane and have spent thousands of dollars trying to keep their home from flooding when Theresa Lane was built and they've received no help from the city. If these houses are built, the elevation will flood the homes on Hunter Lane and that should be of concern to everyone. Thus, we protest zoning case ZC23-025.

Sincerely,
Scott & Jodi Millsap
906 Hardage Lane
Colleyville, TX 76034

Sent from my iPhone

From: [REDACTED]
To: [Jackie Reyff](#)
Subject: ZC23-025
Date: Wednesday, October 4, 2023 3:12:45 PM

I wanted to be clear about the rezoning for this property. I am not against the Menon's selling or building on this property but the drainage problem does need to be addressed.

Thanks for listening (reading).
Debra and Steve Cunningham
Sent from my iPhone

Robert McGregor
6115 Hunter Lane
Colleyville, Texas 76034

October 7th, 2023

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

Attention Planning and Zoning Commission
RE: Case ZC23-025

Dear Commissioners,

Thank you for providing me with written notice of the hearing for zoning request ZC23-025. I am a property owner within 200 feet of the subject parcels.

Per your notice, I am submitting a written opinion for the public record and consideration by the commission in protest of the application and appeal to the commission to deny the request.

I am aware adjacent property owners have also written in protest anticipating additional drainage issues; additional to those caused and not resolved following residential development of other AG zoned parcels on Pleasant Run over the last several years.

While drainage issues concern me and affect my lot, I also wish for you to consider the preservation of the landscape of this community. It is a privilege in this country that property owners can do as they please within the limits of the law and the standards outlined by the community. Thus, the property owner of 6400 – 6316 Pleasant Run (requisitioner) maintains those rights and privileges. However, the property owner knowingly purchased 6400 – 6316 Pleasant Run as is, where is, zoned AG, regardless of future intentions. It is my opinion that those parcels remain zoned AG.

I chose for my family to live in Colleyville for certain reasons. I specifically chose to live on Hunter Lane for the environment afforded by AG and R40 zoning. Texas developers have plenty of opportunities to put brick and mortar on every inch of earth in Frisco and Keller, not Colleyville.

I encourage the commission to deny the application, thereby requiring the parcels remain zoned as is, rather than allow the request. Consider the fact, the adjacent property owners are not taking anything away from the property owner that he or she does not already have. The majority (the neighborhood) should not be compelled by the commission to concede its environment for the benefit of one.

Respectfully,

Robert McGregor

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-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-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-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 3rd day of January 2024.

The second reading and public hearing being conducted on the 16th day of January 2024.

PASSED AND APPROVED BY A VOTE OF __ AYES, __ NAYS, AND __ ABSTENTIONS ON THIS THE 16th DAY OF JANUARY 2024.

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



RESIDENTIAL DEVELOPMENT
CITY OF COLLEYVILLE, TEXAS





CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 3b	Agenda Date 12/11/2023	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

WITHDRAWN BY APPLICANT

Explanation

THIS ITEM HAS BEEN WITHDRAWN BY THE APPLICANT. TABLED FROM THE NOVEMBER 13, 2023 PLANNING AND ZONING COMMISSION MEETING.

Streamline Designs, the applicant, has submitted a request for a Special Use Permit (SUP) 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 Withdraw
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 Reyff](#)
Cc: [Spencer Perkins](#)
Subject: Re: Case ZC23-029
Date: Thursday, November 30, 2023 3:26:56 PM
Attachments: [Outlook-bwdmhi4a.png](#)

Hi Jackie,

It was nice speaking with you earlier today. Just to recap our conversation, we would like to withdraw our SUP.

Also, if you would please let me know if there is anything we need to do to continue pursuing our C/O I would greatly appreciate it.

Thank you!

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

STREAMLINE
LANDSCAPE

Aerial Map

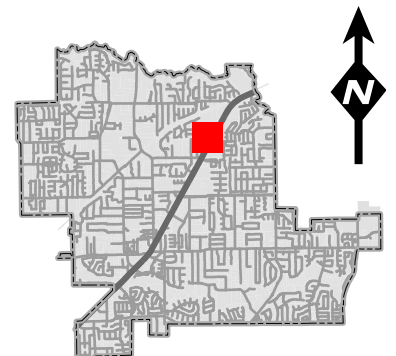


ZC23-029

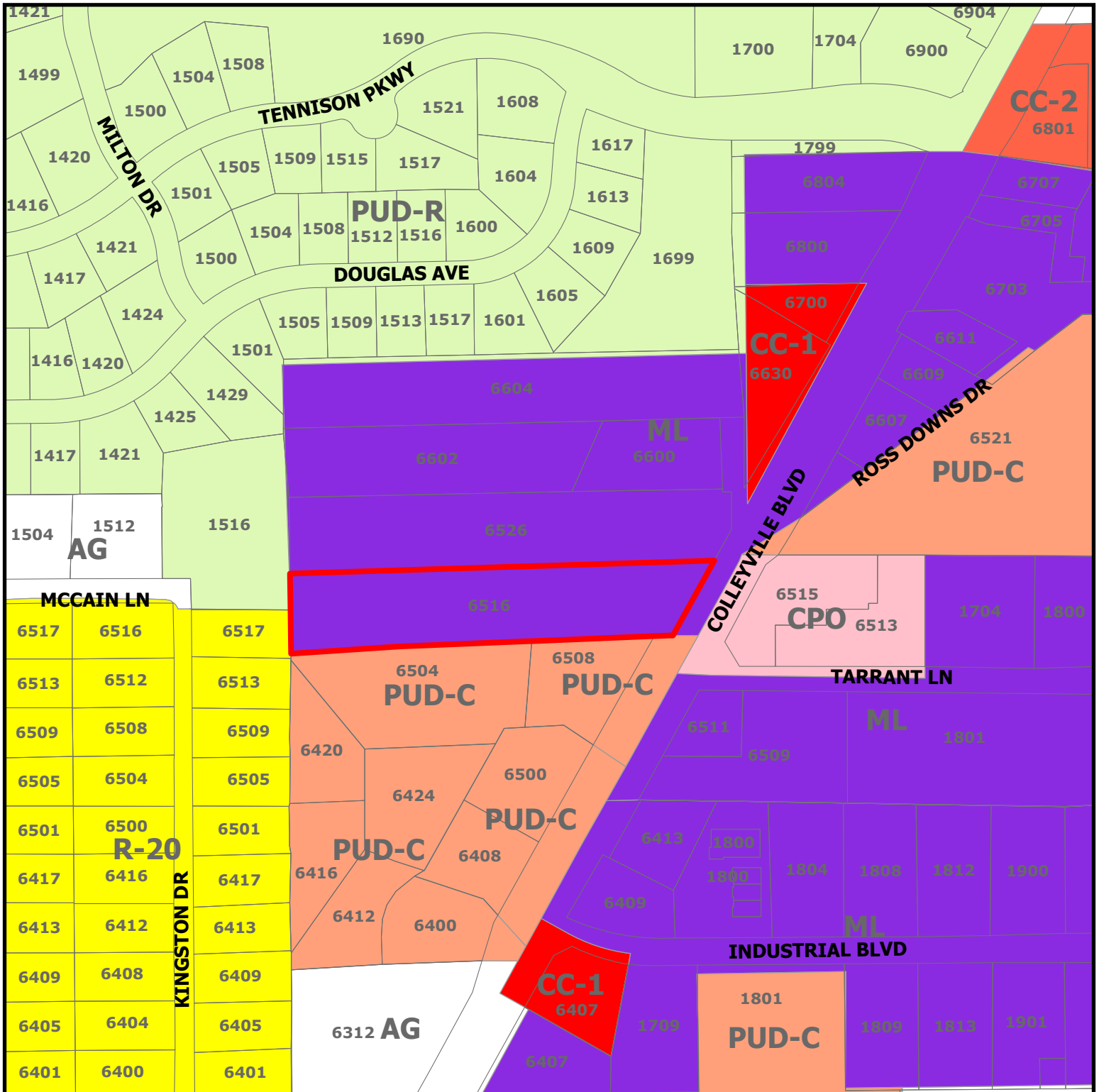
6516 Colleyville Blvd

DISCLAIMER:
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 Subject Property



Zoning Map

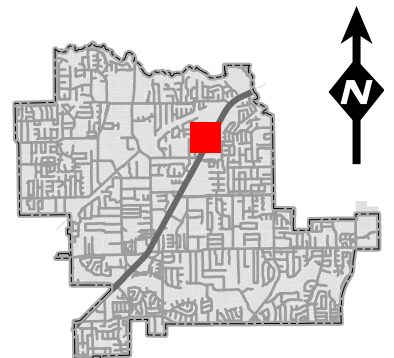


ZC23-029

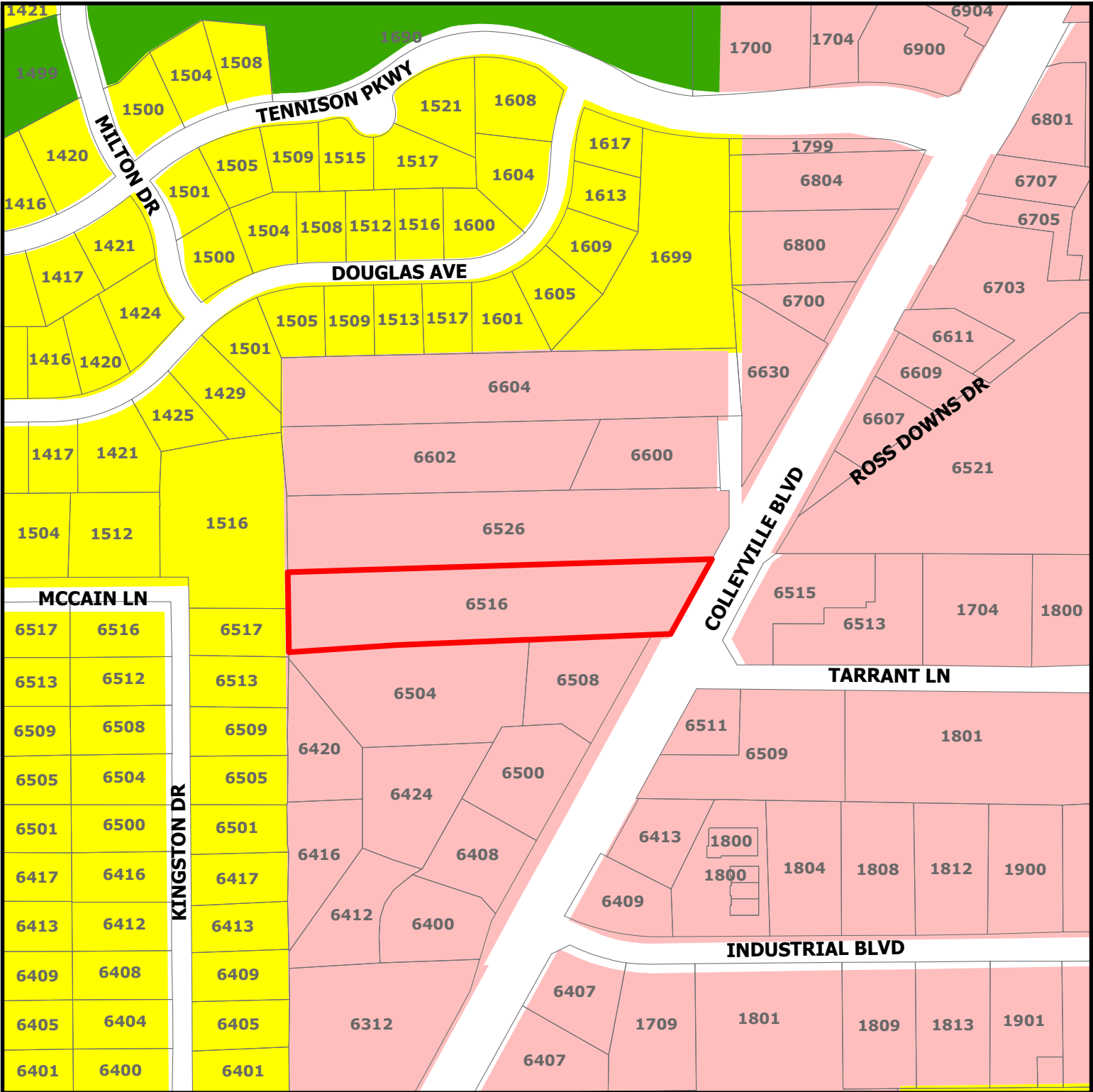
6516 Colleyville Blvd

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 Subject Property



Future Land Use Map

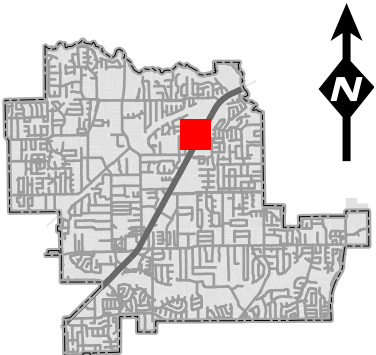


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ZC23-029

6516 Colleyville Blvd

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

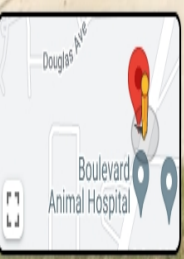


6560 Colleyville Blvd

Colleyville, Texas

 Google Street View

May 2022 See more dates



STREAMLINE

LANDSCAPE

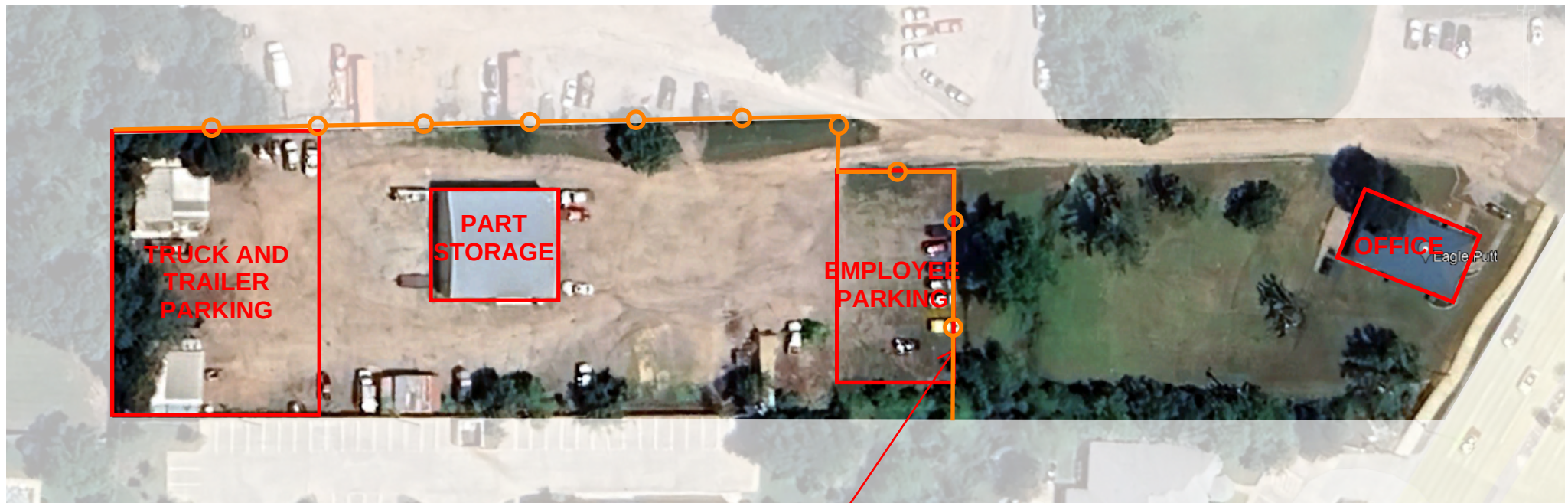
About Us: Streamline Designs Sprinklers and Drainage is a premier residential and commercial landscaping company dedicated to enhancing the beauty, functionality, and value of residential and commercial properties. With a passion for nature and design, our team of skilled landscapers brings together 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

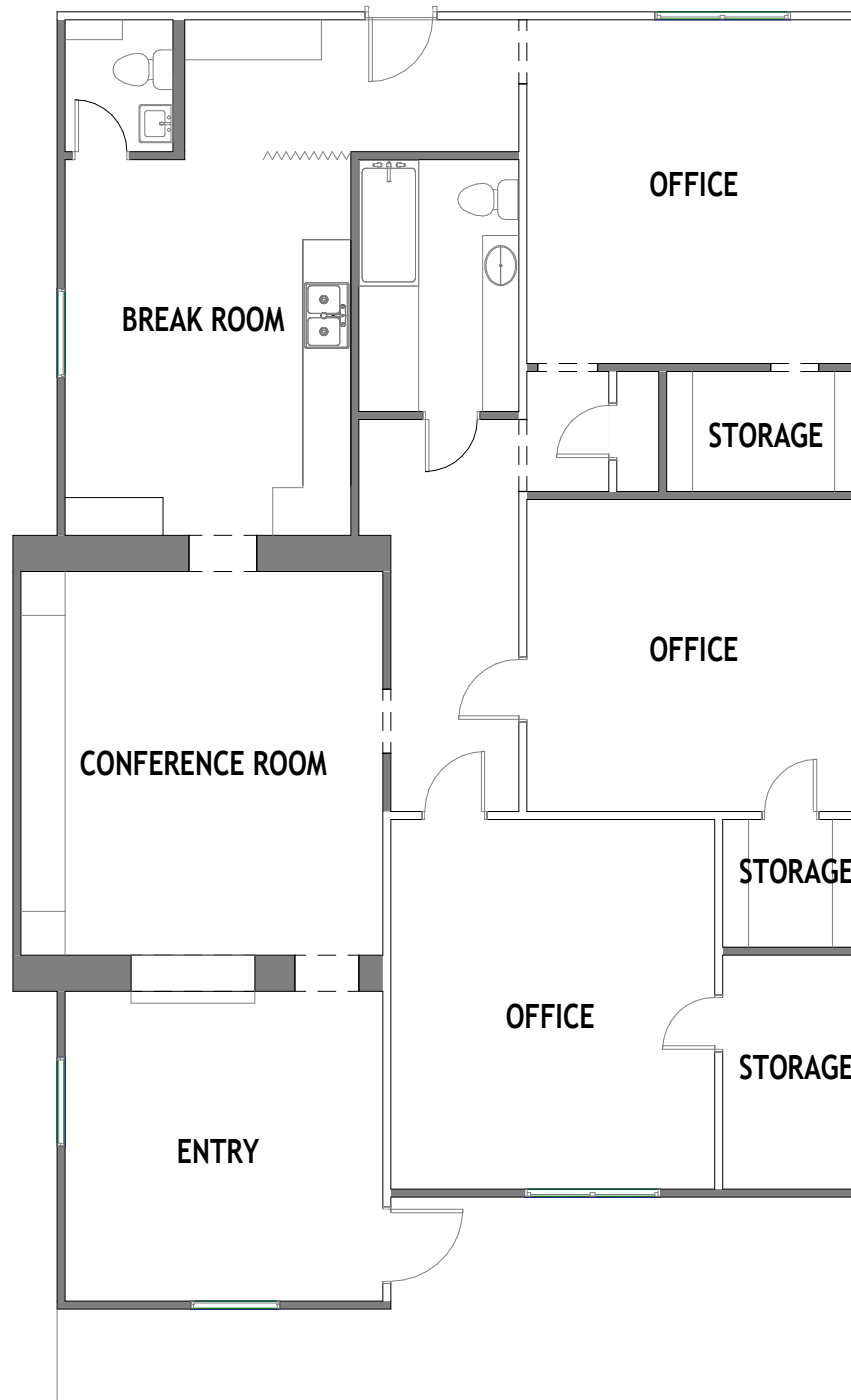


Scale: NTS

FRONT OFFICE - PROPOSED

6516 COLLEYVILLE BLVD
COLLEYVILLE, TX 76034

STREAMLINE
LANDSCAPE

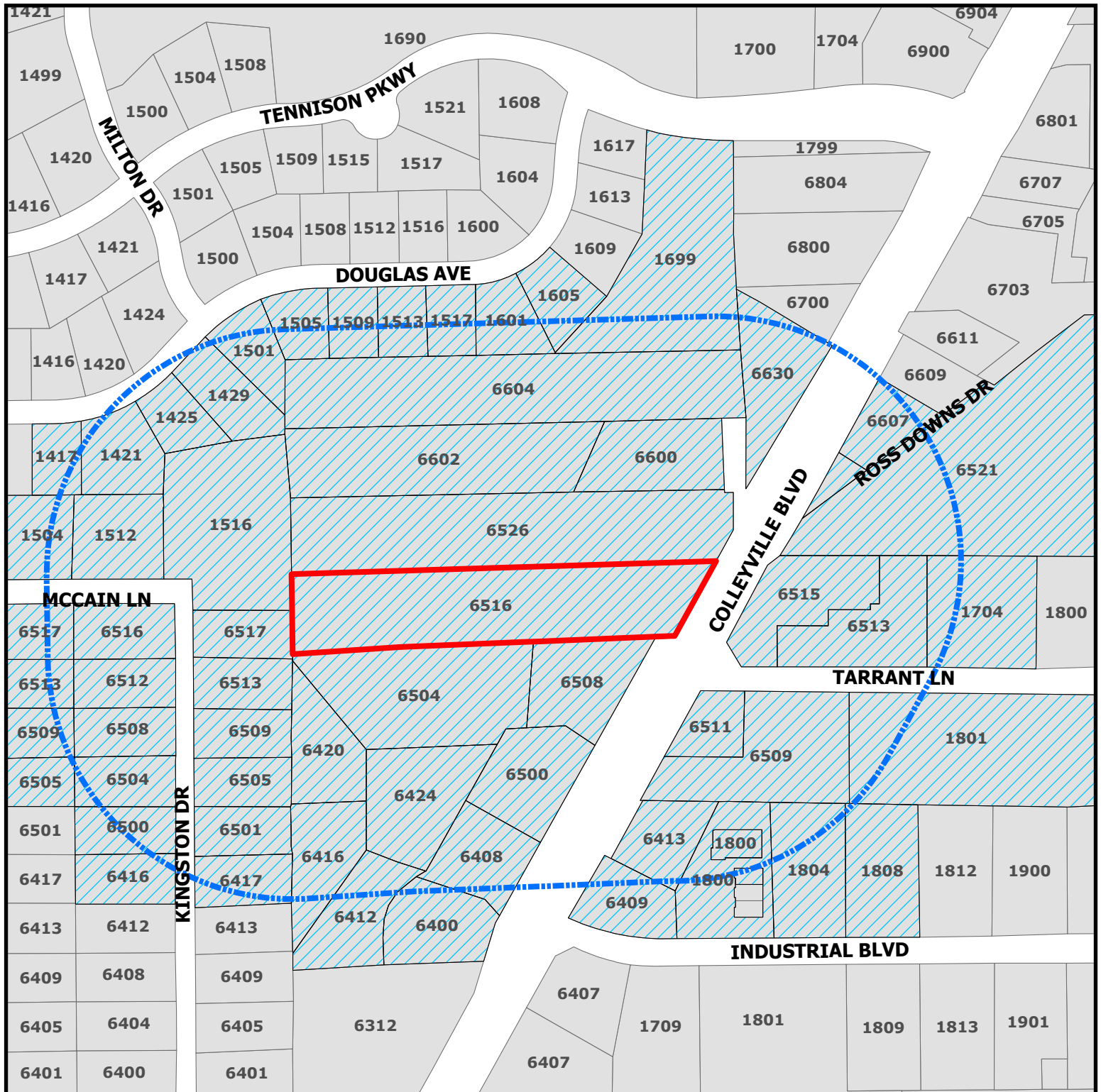


Scale: 1/8" = 1' 0"

EXISTING FLOOR PLAN

6516 COLLEYVILLE BLVD
COLLEYVILLE, TX 76034

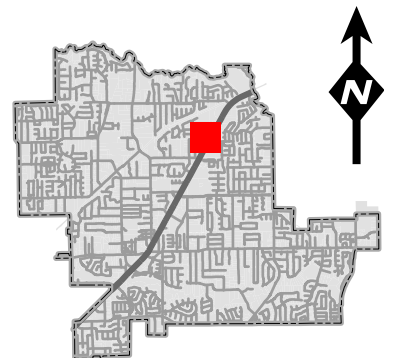
Notification Map



ZC23-029

6516 Colleyville Blvd

-  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, 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

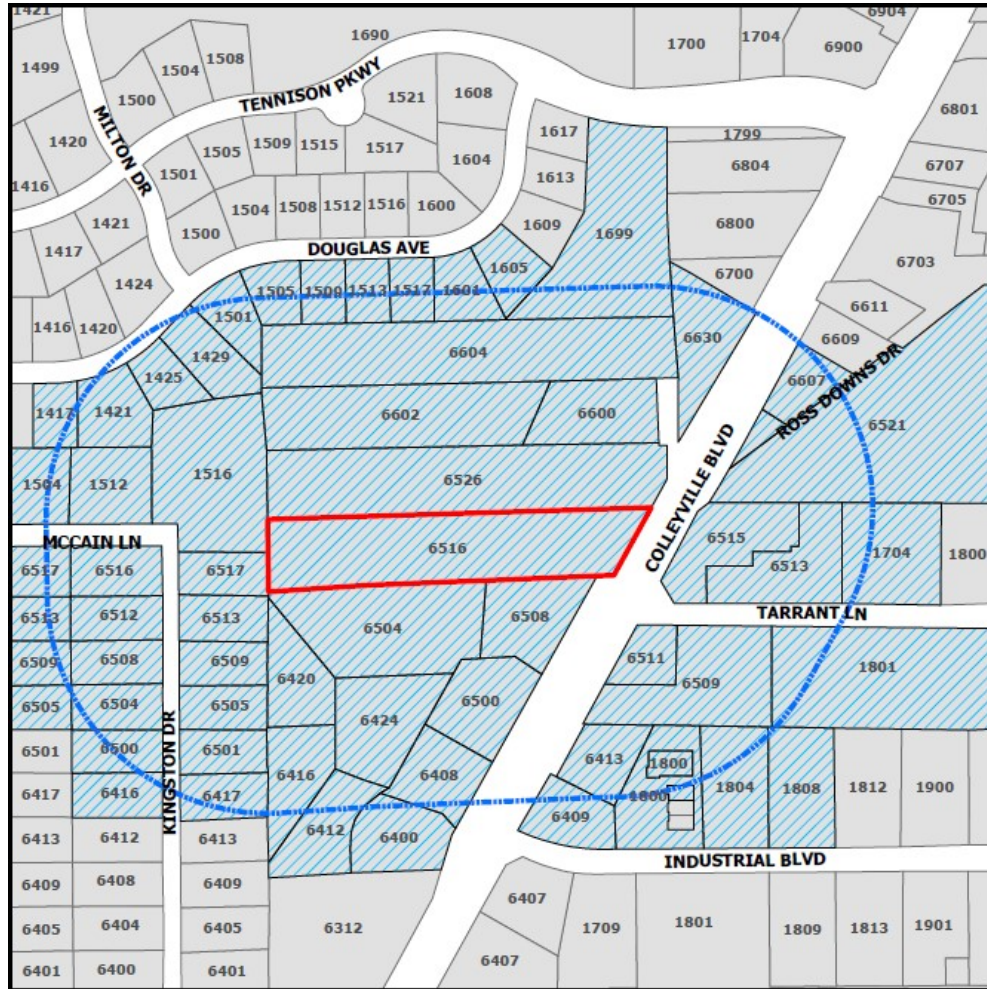
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

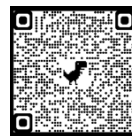
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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

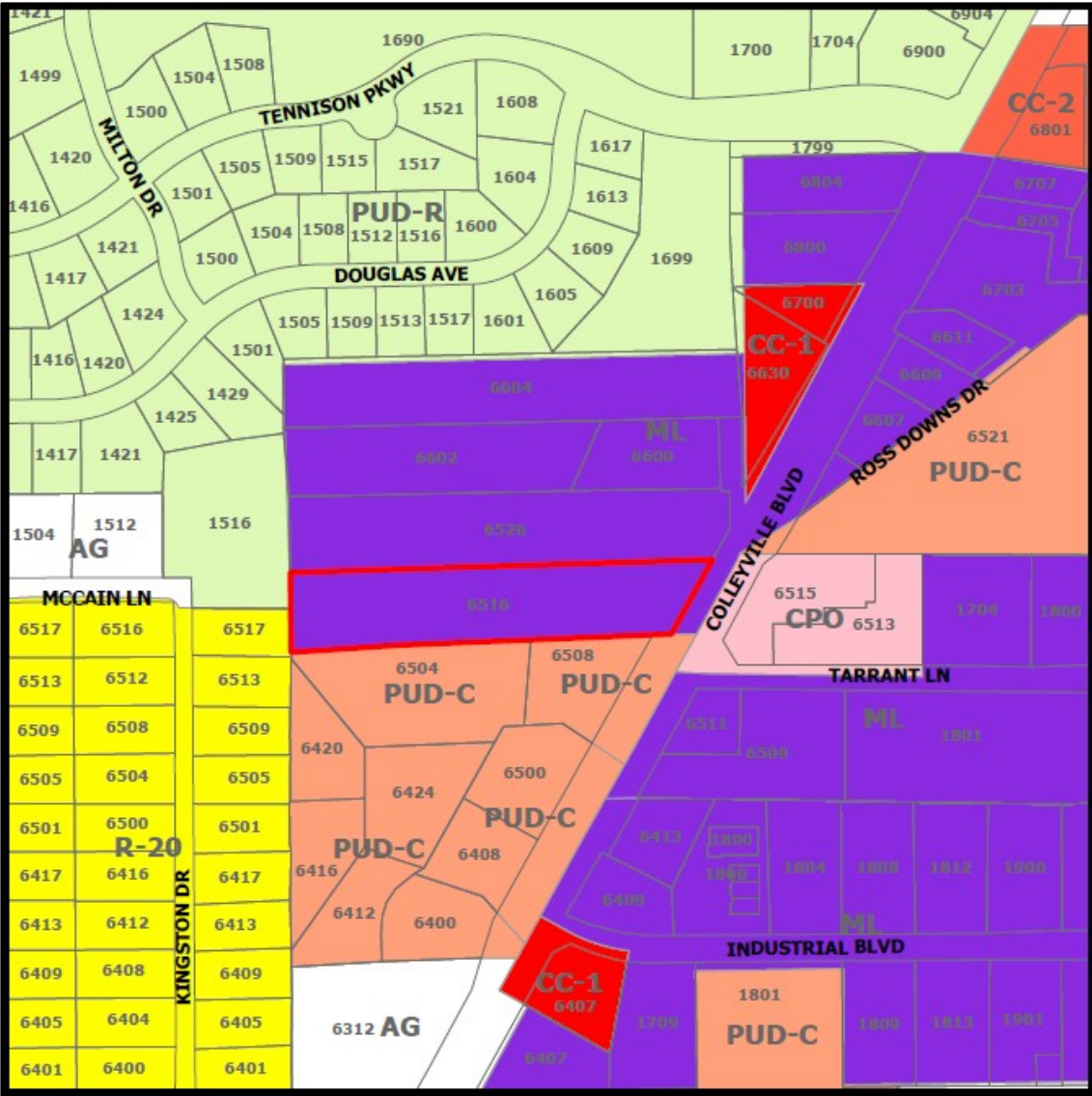


Exhibit “B” – Site Plan



Scale: NTS

SITE PLAN
6516 COLLEYVILLE BLVD
COLLEYVILLE, TX 76034

STREAMLINE
LANDSCAPE

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 3c

Agenda Date 12/11/2023

Number

Type Public Hearing Agenda Items

Department Community Development

Title

Consideration 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 TABLED FROM THE NOVEMBER 13, 2023 PLANNING AND ZONING COMMISSION MEETING

Explanation

TABLED FROM THE NOVEMBER 13, 2023 PLANNING AND ZONING COMMISSION MEETING

Family Tides LLC, the applicant, has submitted a request for an SUP for a Heliport on Lot AR, Block 7, of the Windview Addition, being approximately 8.24 acres, and zoned AG Agricultural district. The request is for an SUP for a heliport.

Existing Conditions/Background: The subject property, 2325 Oak Knoll Drive, is located along the east side of Oak Knoll Drive, north of the intersection of Jackson Road and Cheek-Sparger Road. The property is currently zoned AG Agricultural, and has an existing home and multiple accessory buildings.

SUP Request: The applicant is requesting approval of an SUP to allow for a helicopter landing pad.

Table 3.24.B – Schedule of Permitted Principal Uses – Section I: Airports and Heliports are permitted in all zoning districts with approval of a Special Use Permit.

1. Approval by Special Use Permit Only: In accordance with the Special Use Permit procedures contained in this Chapter of these zoning regulations, no heliport shall be built in the City of Colleyville without approval by the City Council for a Special Use Permit to construct a helicopter landing pad in all zoning districts.

Analysis: The applicant is requesting to allow for a helicopter landing pad. The total lot area is 8.36 acres and zoned AG Agricultural. There is a single family residential home with multiple accessory buildings on the property.

Plat Status: The property is platted as Lot AR, Block 7 of the Windview Addition.

DRC Review: The DRC met on October 23rd and determined the request may be scheduled for the upcoming Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The property to the north is zoned AG. The properties to the east and south are zoned R-40 and contain single-family residential homes. The properties to the West are zoned PUD-R and contain single-family residential homes.

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

Staff Recommendation: Staff is neutral on this request.

Recommendation

None

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Plan Exhibit
6. Notification Map
7. Notification Letter
8. Notification List
9. Letters Received for Case ZC23-031
10. Draft Ordinance

Aerial Map

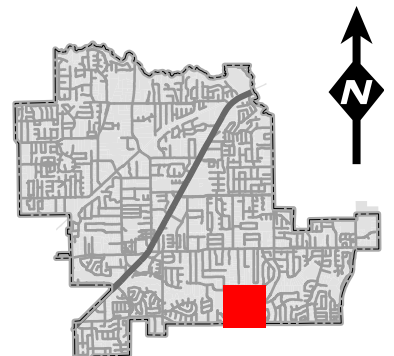


ZC23-031

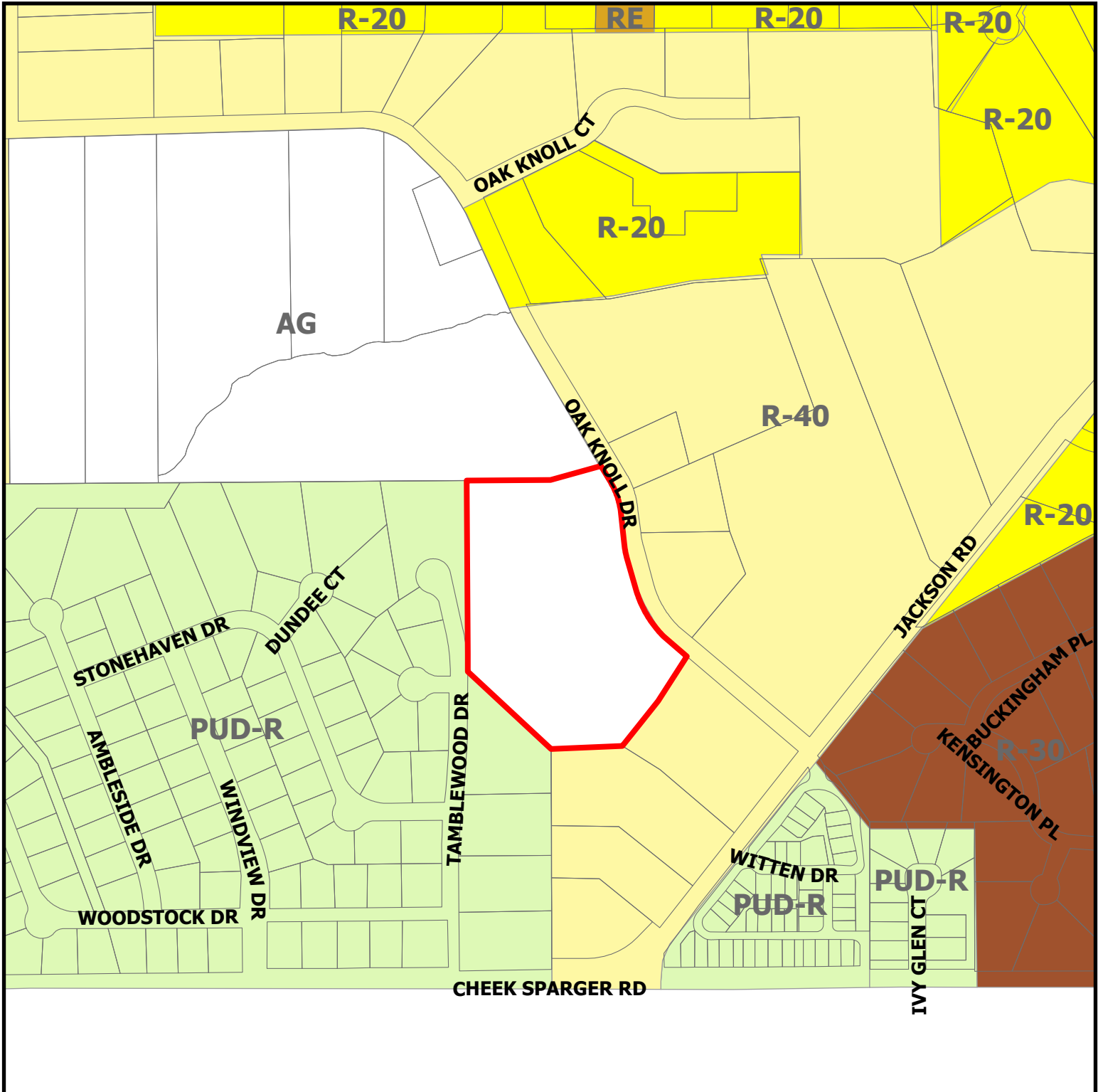
2325 Oak Knoll Dr

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 Subject Property



Zoning Map

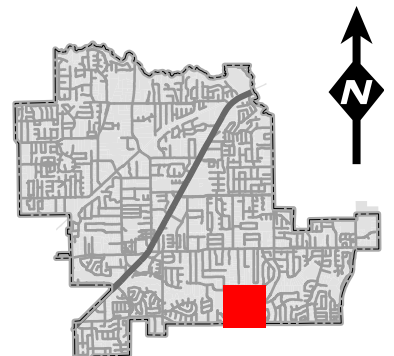


ZC23-031

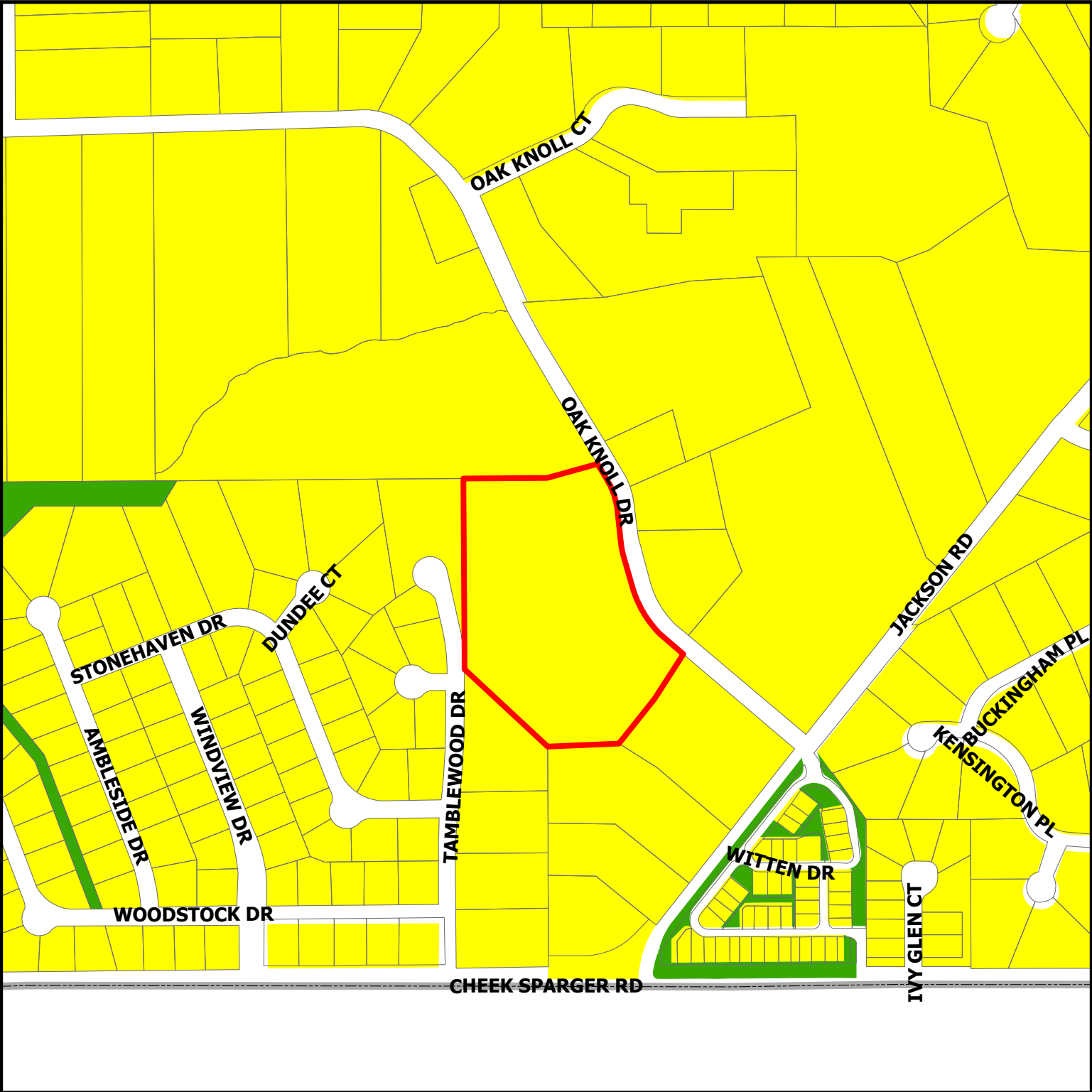
2325 Oak Knoll Dr

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 Subject Property



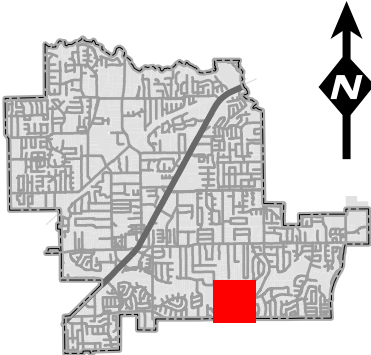
Future Land Use Map



ZC23-031
2325 Oak Knoll Dr

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-  Residential
-  Open Space; Parks
-  Subject Property

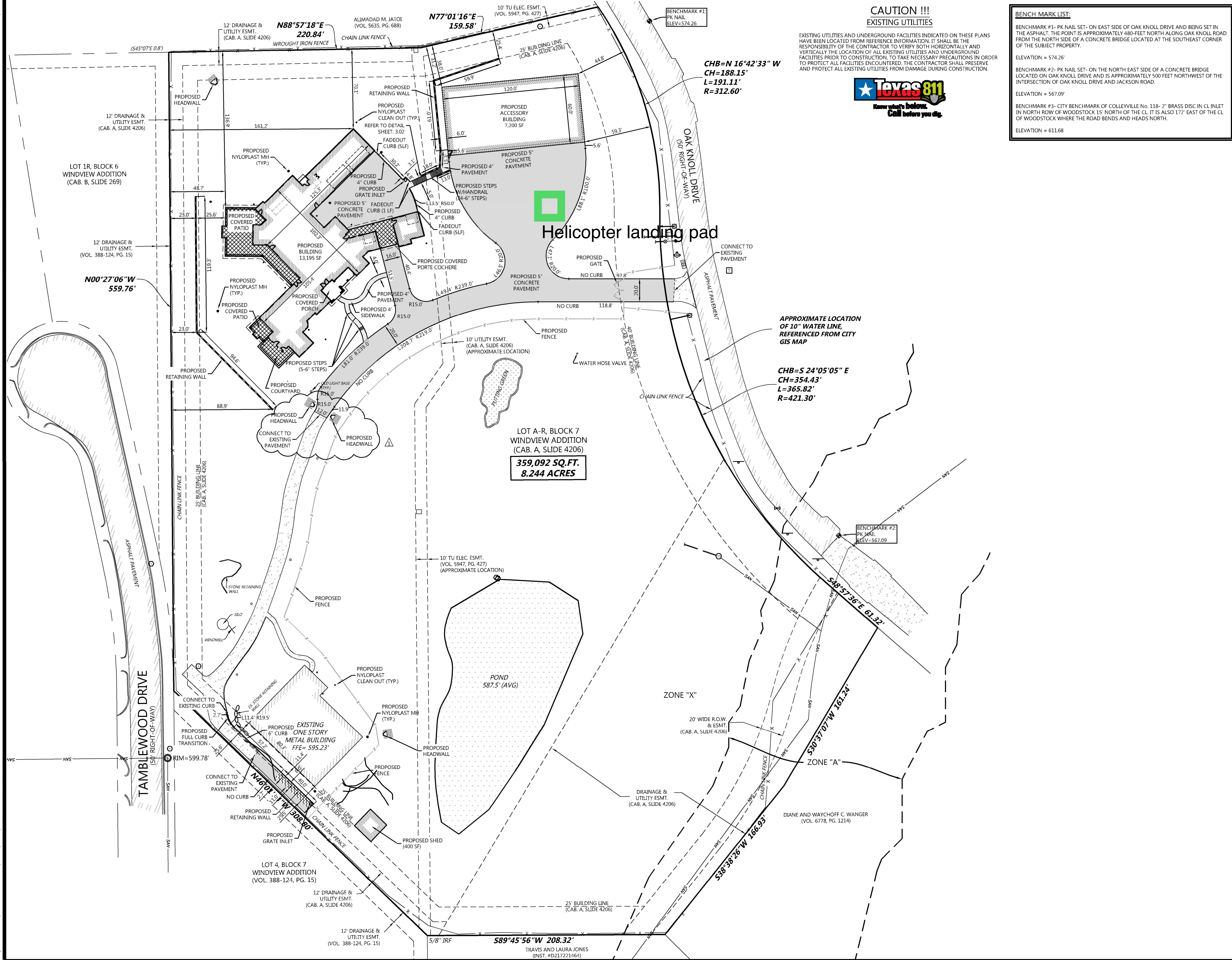


Statement of Planning Objectives

To Whom it may concern,

McMahan Revocable Trust at 2325 Oak Knoll Drive Colleyville, TX 76034 is seeking special use at the property to fly and land a personally owned helicopter. This helicopter is used for pleasure and will not be used every day, only on occasion. No additional structures are needed, nor any construction or additional materials. There is ample space as well as flight lights on the existing driveway as it sits currently. Please see photos below for landing area with flight lights.





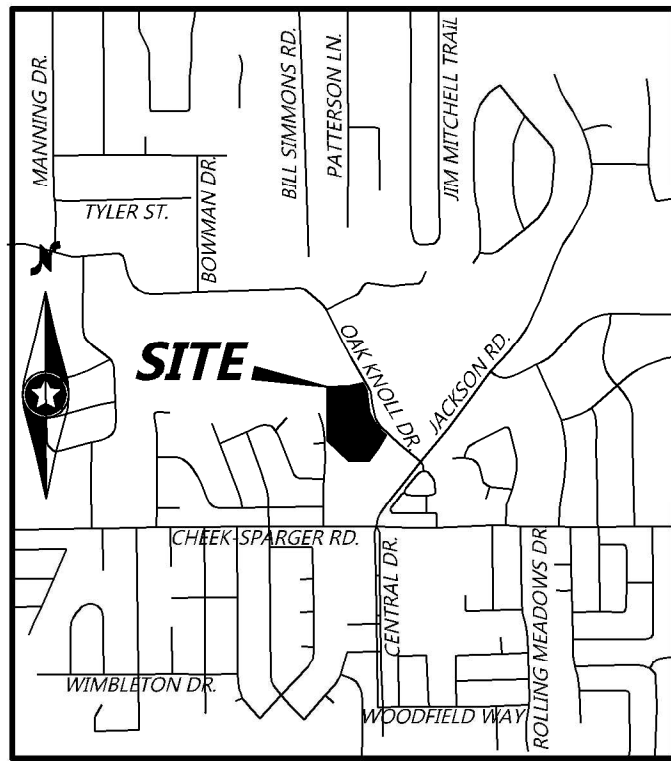
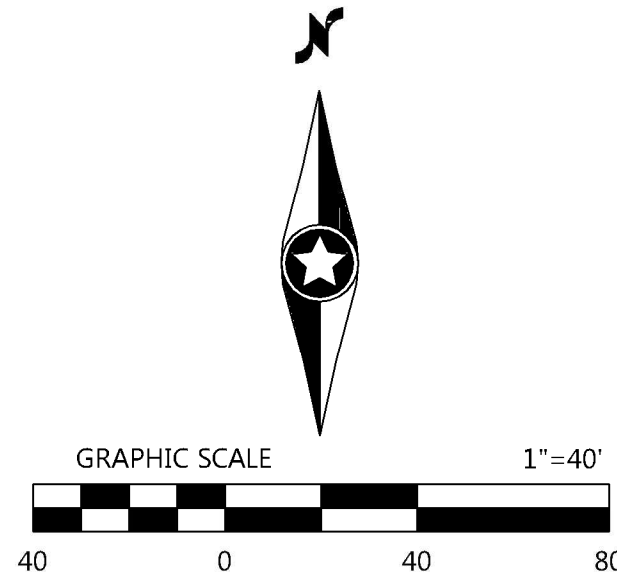
CAUTION !!!
EXISTING UTILITIES

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.



BENCH MARK LIST:

BENCHMARK #1- PK NAIL SET- ON EAST SIDE OF OAK KNOLL DRIVE AND BEING SET IN THE ASPHALT. THE POINT IS APPROXIMATELY 480-FEET NORTH ALONG OAK KNOLL ROAD FROM THE NORTH SIDE OF A CONCRETE BRIDGE LOCATED AT THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY.
ELEVATION = 574.26'
BENCHMARK #2- PK NAIL SET- ON THE NORTH EAST SIDE OF A CONCRETE BRIDGE LOCATED ON OAK KNOLL DRIVE AND IS APPROXIMATELY 500 FEET NORTHWEST OF THE INTERSECTION OF OAK KNOLL DRIVE AND JACKSON ROAD.
ELEVATION = 567.09'
BENCHMARK #3- CITY BENCHMARK OF COLLEYVILLE No. 118- 2" BRASS DISC IN CL INLET IN NORTH ROW OF WOODSTOCK 15' NORTH OF THE CL. IT IS ALSO 172' EAST OF THE CL OF WOODSTOCK WHERE THE ROAD BENDS AND HEADS NORTH.
ELEVATION = 611.68'



VICINITY MAP
NOT TO SCALE

LEGEND

- CONCRETE PAVEMENT
8" CLASS "C", 3600 PSI CONCRETE
- CONCRETE PAVEMENT
5" CLASS "C", 3600 PSI CONCRETE
- SIDEWALK PAVEMENT
4" CLASS "A", 3000 PSI CONCRETE
- FOUNDATION CONCRETE
REFER TO STRUCTURAL PLANS FOR SPECS

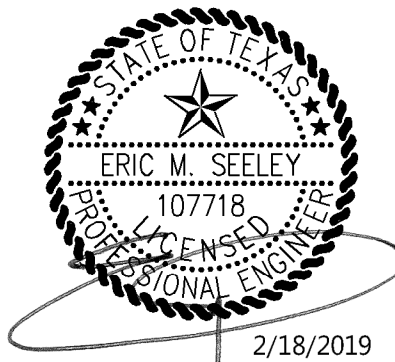
SITE DATA SUMMARY TABLE	
ITEM	LOT A-R, BLOCK 7
GENERAL SITE DATA	
ZONING (FROM ZONING MAP)	AG
LAND USE (FROM ZONING ORDINANCE)	AGRICULTURAL
LOT AREA (SQUARE FEET)	359,092
LOT AREA (ACRES)	8.2436
BUILDING FOOTPRINT AREA (SF) - EXISTING	5,124
BUILDING FOOTPRINT AREA (SF) - PROPOSED	20,395
TOTAL BUILDING AREA (SF)	25,519
FLOOR AREA - RESIDENTIAL	13,195
FLOOR AREA - ACCESSORY BUILDING	7,200
BUILDING HEIGHT (FT/STORIES)	31'-57/2
LOT COVERAGE (%)	7.11%
FLOOR AREA RATIO (XX:1)	0.07
LANDSCAPE AREA TABULATION	
SITE LIVING LANDSCAPE REQUIRED (10%) (SF)	35,909
SITE LIVING LANDSCAPE PROVIDED (SF)	306,474
IMPERVIOUS AREA TABULATION	14.65%
BUILDING FOOTPRINT AREA (SF)	25,519
OTHER IMPERVIOUS AREA (SF)	27,099
TOTAL IMPERVIOUS AREA (SF)	52,618

DESIGNED: EMS
CHECKED: AWS
DRAWN: WTW
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE:

INITIAL ISSUE: 02/13/2019
REVISIONS:
02/18/2019 REVISED GRADING & STORM

PREPARED FOR:

MCMAHAN FLOORING
5124 SHARP STREET
DALLAS, TEXAS, 75247



2/18/2019

MCMAHAN RESIDENCE

LOT A-R, BLOCK 7
WINDVIEW ADDITION
2325 OAK KNOLL DRIVE
COLLEYVILLE, TEXAS 76065

Westwood

Phone (214) 473-4640 2740 Dallas Parkway, Suite 280
Toll Free (888) 937-5150 Plano, TX 75093
westwoodps.com

Westwood Professional Services, Inc.
TYPE FIRM REGISTRATION NO. F-11726
TYPE L FIRM REGISTRATION NO. L0006901

SITE PLAN &
PAVING PLAN

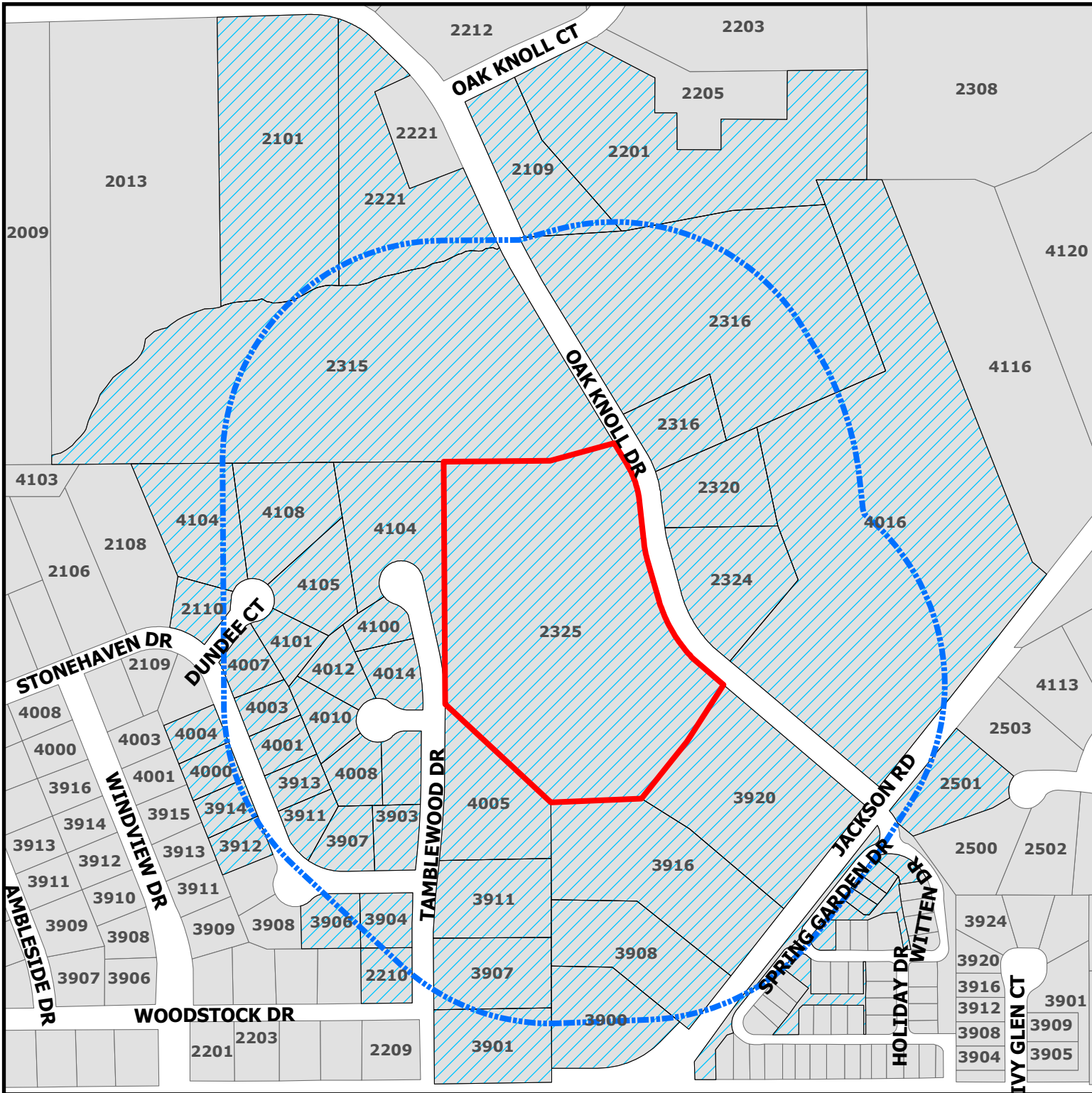
SHEET NUMBER:

1.02

DATE: 02/13/2019

0021192.00

Notification Map

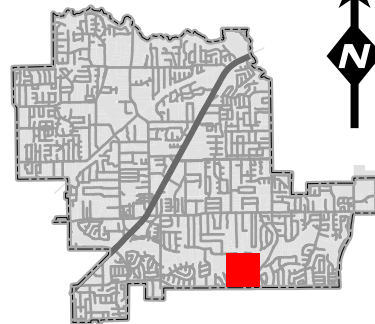


DISCLAIMER:
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ZC23-031

ZC23-031 Heliport

-  Parcels to be notified
 Buffer
 Subject Property





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, December 11, 2023 at 7:00 p.m.
City Council Meetings: Wednesday, January 3, 2023 & Tuesday, January 16, 2023 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit to allow a Heliport on Lot AR, Block 7, of the Windview Addition. The request is to allow for a heliport to be built and used for occasional residential use.

Zoning Case: ZC23-031

Applicant: Family Tides LLC

Owner: McMahan Revocable Trust

Location: 2325 Oak Knoll Dr

Property Description: Lot AR, Block 7, of the Windview Addition

Present Zoning: AG Agricultural district

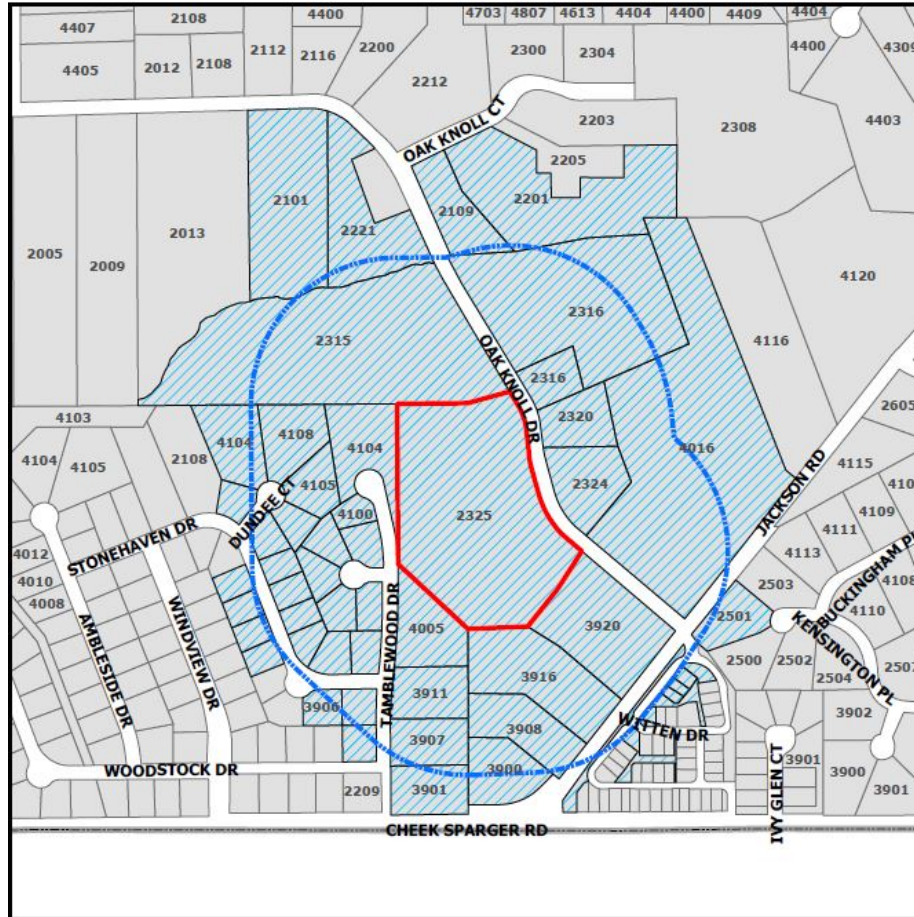
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

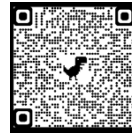
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034

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
JONES, LAURA	3916 JACKSON RD	COLLEYVILLE, TX	76034	3916 JACKSON RD
MOHAMED, MISHKAT	4001 STONEHAVEN DR	COLLEYVILLE, TX	76034	4001 STONEHAVEN DR
SAPKOTA, RAMESH	4007 STONEHAVEN DR	COLLEYVILLE, TX	76034	4007 STONEHAVEN DR
COSTELLO, DANIEL	4005 TAMBLEWOOD DR	COLLEYVILLE, TX	76034	4005 TAMBLEWOOD DR
GROUND, JEFFREY S	4108 DUNDEE CT	COLLEYVILLE, TX	76034	4108 DUNDEE CT
LARSON, BLAKE	3913 STONEHAVEN DR	COLLEYVILLE, TX	76034	3913 STONEHAVEN DR
SMITH, EARL P	3912 STONEHAVEN DR	COLLEYVILLE, TX	76034	3912 STONEHAVEN DR
SCHOLLMAYER, BRUCE	2316 OAK KNOLL DR	COLLEYVILLE, TX	76034	2316 OAK KNOLL DR
JENKINSON, GORDON F	2210 WOODSTOCK DR	COLLEYVILLE, TX	76034	2210 WOODSTOCK DR
SUNDAY LIVING TRUST	3904 STONEHAVEN DR	COLLEYVILLE, TX	76034	3904 STONEHAVEN DR
CARTER, BRIAN	3907 TAMBLEWOOD DR	COLLEYVILLE, TX	76034	3907 TAMBLEWOOD DR
HASHEM, ROBBIE A	2501 KENSINGTON PL	COLLEYVILLE, TX	76034	2501 KENSINGTON PL
WANGER, DIANE	3920 JACKSON RD	COLLEYVILLE, TX	76034	3920 JACKSON RD
SCHOLLMAYER, BRUCE	2316 OAK KNOLL DR	COLLEYVILLE, TX	76034	2316 OAK KNOLL DR
MARKGRAF, DERYL E	3901 TAMBLEWOOD DR	COLLEYVILLE, TX	76034	3901 TAMBLEWOOD DR
AKKINENI, SIVA	3900 JACKSON RD	COLLEYVILLE, TX	76034	3900 JACKSON RD
SCHOLLMAYER, BRUCE	2316 OAK KNOLL DR	COLLEYVILLE, TX	76034	2320 OAK KNOLL DR
PINKERD, DAVID R	4010 RAMSGATE CT	COLLEYVILLE, TX	76034	4010 RAMSGATE CT
MIDDLETON, WILLIAM HEATH	3911 STONEHAVEN DR	COLLEYVILLE, TX	76034	3911 STONEHAVEN DR
MAGEE, JOHN KEVIN	3903 STONEHAVEN DR	COLLEYVILLE, TX	76034	3903 STONEHAVEN DR
BARNETT, KEVIN	4003 STONEHAVEN DR	COLLEYVILLE, TX	76034	4003 STONEHAVEN DR
MCLEOD, JOHN M	4012 RAMSGATE CT	COLLEYVILLE, TX	76034	4101 DUNDEE CT
BROWN, ARLYN J	PO BOX 821603	N RICHLND HLS, TX	76182	3995 SPRING GARDEN DR
CHASTANT, PAUL	3993 SPRING GARDEN DR	COLLEYVILLE, TX	76034	3993 SPRING GARDEN DR
MATHEW, CHRISTOPHER	3914 STONEHAVEN DR	COLLEYVILLE, TX	76034	3914 STONEHAVEN DR
NAGIB, BERNADETTE	4004 STONEHAVEN DR	COLLEYVILLE, TX	76034	4004 STONEHAVEN DR
GAINER, JENSON	PO BOX 58	COLLEYVILLE, TX	76034	2109 OAK KNOLL CT
ABLETSHAUSER, ASHLEIGH	3978 WITTEN DR	COLLEYVILLE, TX	76034	3978 WITTEN DR
JENKINS, KARYN	3991 SPRING GARDEN DR	COLLEYVILLE, TX	76034	3991 SPRING GARDEN DR
FOREMAN, SUSANNE	PO BOX 308	COLLEYVILLE, TX	76034	4016 JACKSON RD
COLLEYVILLE SPRING GARDEN TNHM	12750 MERIT DR STE 1424	DALLAS, TX	75251	3900 SPRING GARDEN DR
MCMAHAN REVOCABLE TRUST	2335 OAK KNOLL DR	COLLEYVILLE, TX	76034	2325 OAK KNOLL DR
MCMAHAN REVOCABLE TRUST	1008 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	2315 OAK KNOLL DR
MCKNIGHT, WESLEY J	3911 TAMBLEWOOD DR	COLLEYVILLE, TX	76034	3911 TAMBLEWOOD DR
MORGAN, MICHAEL	4104 TAMBLEWOOD DR	COLLEYVILLE, TX	76034	4104 TAMBLEWOOD DR
ABBOTT, DENZEL O	3908 JACKSON RD	COLLEYVILLE, TX	76034	3908 JACKSON RD
TROTTER, BROOKS PAYNE	4104 DUNDEE CT	COLLEYVILLE, TX	76034	4104 DUNDEE CT
COLLEYVILLE SPRING GARDEN TNHM	12750 MERIT DR STE 1424	DALLAS, TX	75251	3959 SPRING GARDEN DR
COLLEYVILLE SPRING GARDEN TNHM	12750 MERIT DR STE 1424	DALLAS, TX	75251	3988 WITTEN DR
SCHOLLMAYER, BRUCE	2316 OAK KNOLL DR	COLLEYVILLE, TX	76034	2324 OAK KNOLL DR
CORREIA PAUL	4014 RAMSGATE CT	COLLEYVILLE, TX	76034	4014 RAMSGATE CT
ANDREWS, J A	400 COUNTY ROAD 174	BROWNWOOD, TX	76801	2221 OAK KNOLL DR
BEGIN, MICHAEL LEON	4000 STONEHAVEN DR	COLLEYVILLE, TX	76034	4000 STONEHAVEN DR
ANDREWS, J A	400 COUNTY ROAD 174	BROWNWOOD, TX	76801	2101 OAK KNOLL DR
LAFOLLETTE, COURTNEY	3906 STONEHAVEN DR	COLLEYVILLE, TX	76034	3906 STONEHAVEN DR
HORN, BRIAN	4105 DUNDEE CT	COLLEYVILLE, TX	76034	4105 DUNDEE CT
MCLEOD, JOHN M	4012 RAMSGATE CT	COLLEYVILLE, TX	76034	4012 RAMSGATE CT
ANDERSON, BRENT A	3907 STONEHAVEN DR	COLLEYVILLE, TX	76034	3907 STONEHAVEN DR
MILLER, SILVER C	2110 STONEHAVEN DR	COLLEYVILLE, TX	76034	2110 STONEHAVEN DR
KASSNER, ROSANNA CAPILI	4100 TAMBLEWOOD DR	COLLEYVILLE, TX	76034	4100 TAMBLEWOOD DR
MARSH, KEITH R	2201 OAK KNOLL CT	COLLEYVILLE, TX	76034	2201 OAK KNOLL CT
RECORDS, ROBERT E	4008 RAMSGATE CT	COLLEYVILLE, TX	76034	4008 RAMSGATE CT
HUGHES, ROBERT	4006 RAMSGATE CT	COLLEYVILLE, TX	76034	4006 RAMSGATE CT
TERRY C AND SHANDA L CECIL TRUS	3986 WITTEN DR	COLLEYVILLE, TX	76034	3986 WITTEN DR
SPRING GARDEN ADDITION	3980 Witten Drive	COLLEYVILLE ,TX	76034	COURTESY NOTICE
HILLS OF CENTRAL PK, THE	4101 Buckingham Place	COLLEYVILLE ,TX	76034	COURTESY NOTICE
WINDVIEW ADDITION	4012 Ambleside	COLLEYVILLE ,TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED

Letters Received for Case ZC23-031 click here:
<https://colleyville.files.com/f/b3779273ce0ea353>

ORDINANCE O-23-xxxx

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 8.24 ACRES, BEING LOT AR, BLOCK 7, OF THE WINDVIEW ADDITION BY AUTHORIZING A SPECIAL USE PERMIT TO ALLOW FOR A HELIPORT; 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 heliport, Case No. ZC23-031; 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 heliport on 8.24 acres, being Lot AR, Block 7, of the Windview Addition, located at 2325 Oak Knoll Drive, as depicted on the attached as Exhibit "A".

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

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

1. GENERAL

- a. The Special Use Permit shall allow for a heliport.
- 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 3rd day of January 2024.

The second reading and public hearing being conducted on the 16th day of January 2024.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS ON THIS THE 16TH DAY OF JANUARY 2024.

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

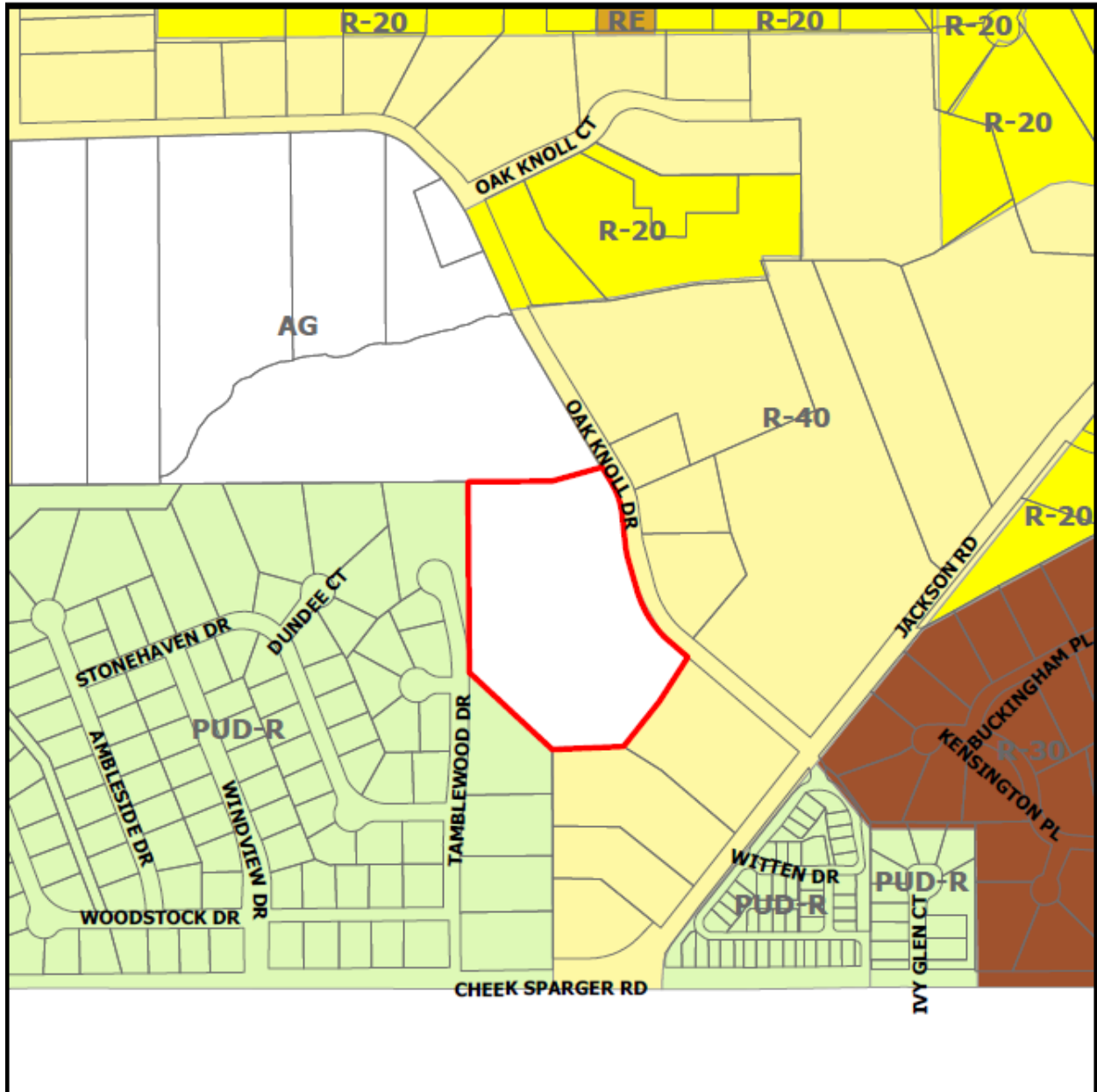
Christine Loven, TRMC
City Secretary

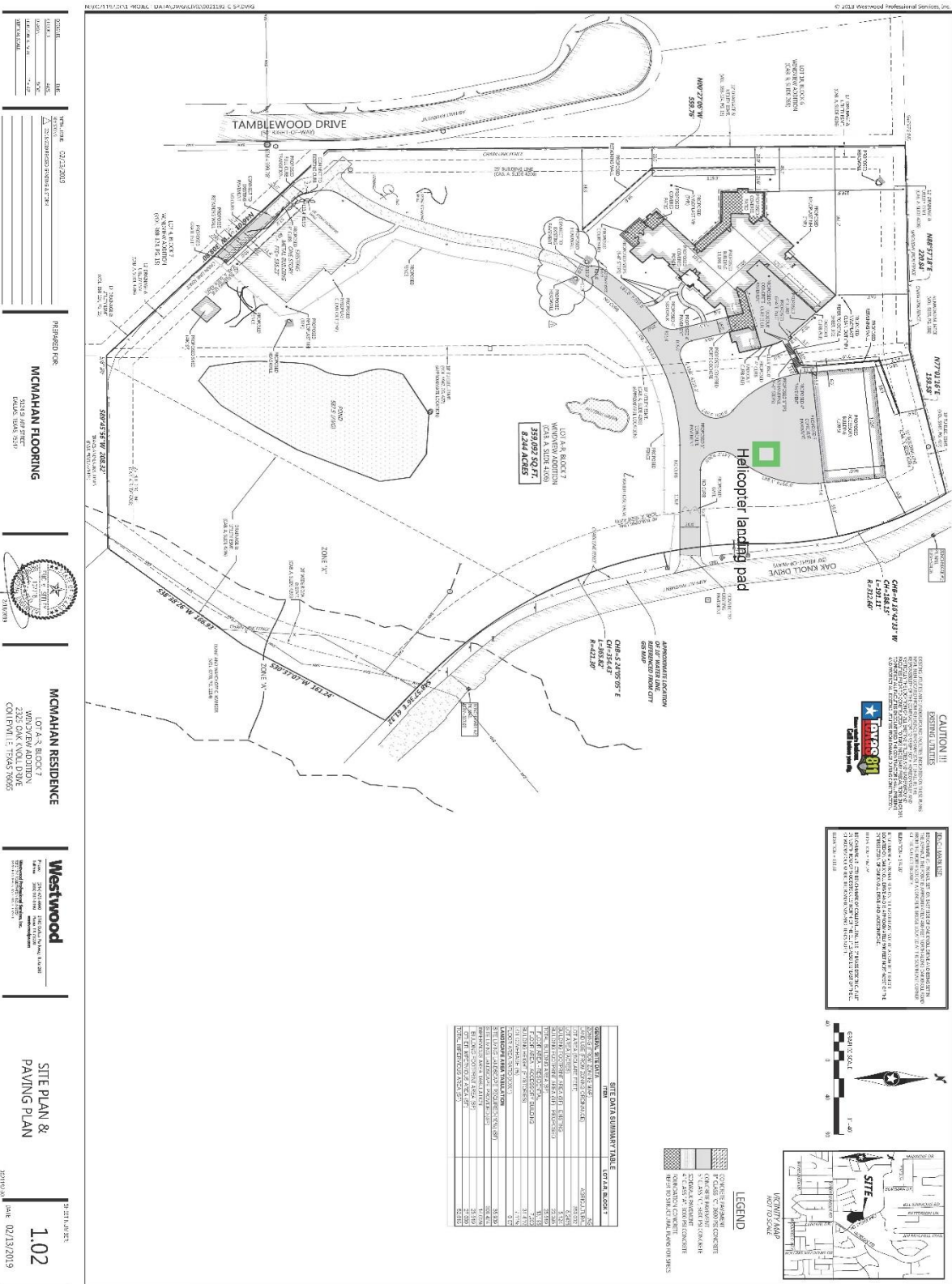
Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map











CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 3d	Agenda Date 12/11/2023	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration 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 for Lot 3A and 3B, Block 4, Western Trails Addition, being approximately 1.05 acres, and zoned R-20 Single Family Residential district. The request is to replat the property into two separate lots.

Existing Conditions/Background: The subject property, 512 Bandit Trail, is zoned R-20 Single Family Residential district and is located on the north side of Bandit Trail. The subject property has a house which was constructed in 1972 that will be demolished.

Proposed Zoning: Request – The applicant requests to Replat the property into two lots and maintain the R-20 zoning district. Per Section 3.24 G, Schedule of District Regulations in the Land Development Code, the minimum standards for the R-20 zoning district are as follows:

Minimum Lot Size	20,000 sf.
Minimum Lot Width	100 feet
Minimum Lot Depth	125 feet
Front Yard Setback	30 feet
Side Yard Setback	10 feet
Rear Yard Setback	25 feet
Max. Lot Coverage	30%
Max. Impervious Coverage	60%

Analysis: The proposed Lots 3A and 3B, Block 4, Western Trails Addition are compatible with the R-20 zoning district and meet the intent of the City's Comprehensive Master Plan.

Plat Status: The property is platted as Lot 3, Block 4, Western Trails Addition.

DRC Review: The DRC met on November 20, 2023 and offered the following comments to the applicant:

1. Extend easements to ROW line.
2. Add drainage components to the side and rear easements.

3. Drainage mitigation is required for additional storm water runoff.
4. The dashed line along Overland Trail is for what purpose? It is not labeled.
5. The R-20 zoning only requires a 30 foot front yard setback. You may either change it to 30 feet or remove it from the plat and state in the notes that the plat shall comply with city zoning standards.
6. The last call out states 118.25 feet and does not match the dimension on the plat. Please update to match.
7. Add owner / subdivider information.
8. Add date of the plat preparation.
9. In the title block add, "A Replat of Lot 3, Block 4, Western Trails Addition."
10. Follow the correct format for the Dedication Certificate Surveyor Certification language.

Drainage: NA

Surrounding Development: The properties to the north, south, east, and west are zoned R-20 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 Replat.

Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Plat Exhibit
5. Notification Map
6. Notification Letter

7. Notification List
8. Draft Resolution

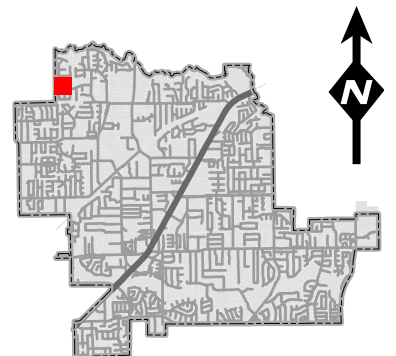
Aerial Map



PC23-011 - Replat

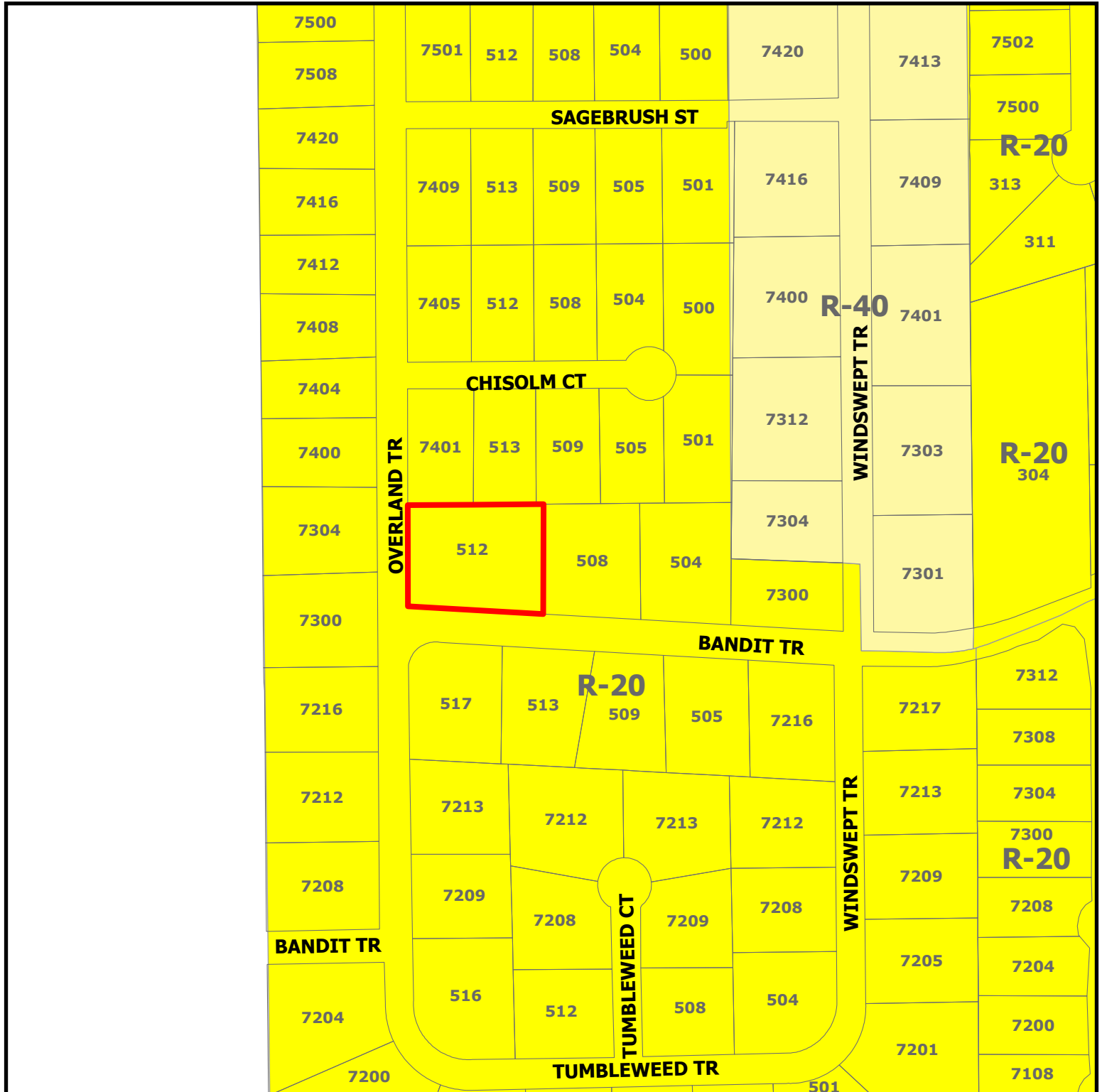
PC23-011

Subject Property



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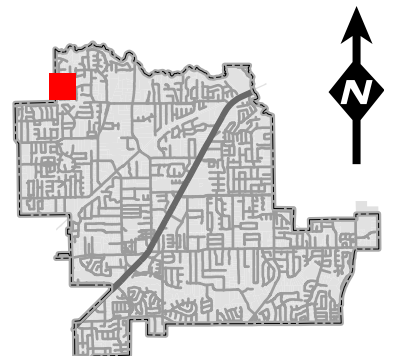
Zoning Map



PC23-011 - Replat

PC23-011

Subject Property



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Future Land Use Map

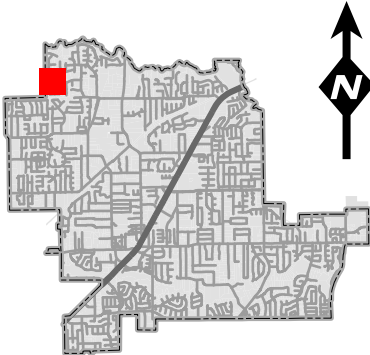


PC23-011 - Replat

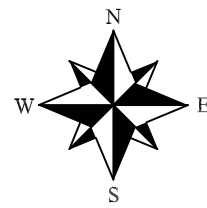
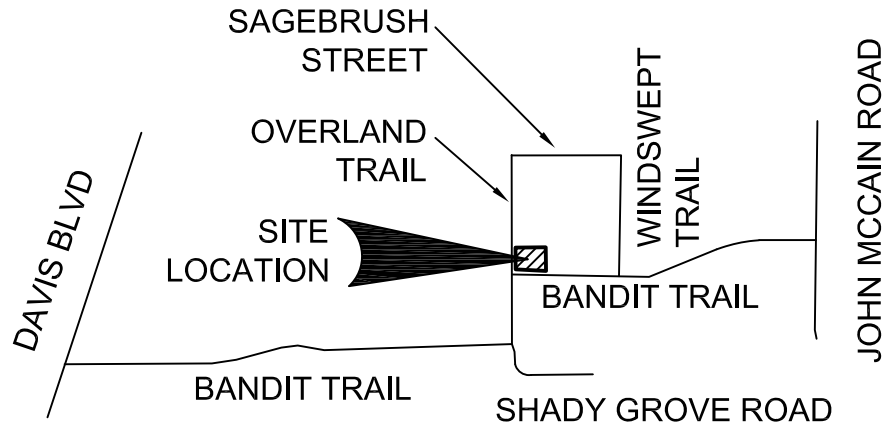
PC23-011

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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.

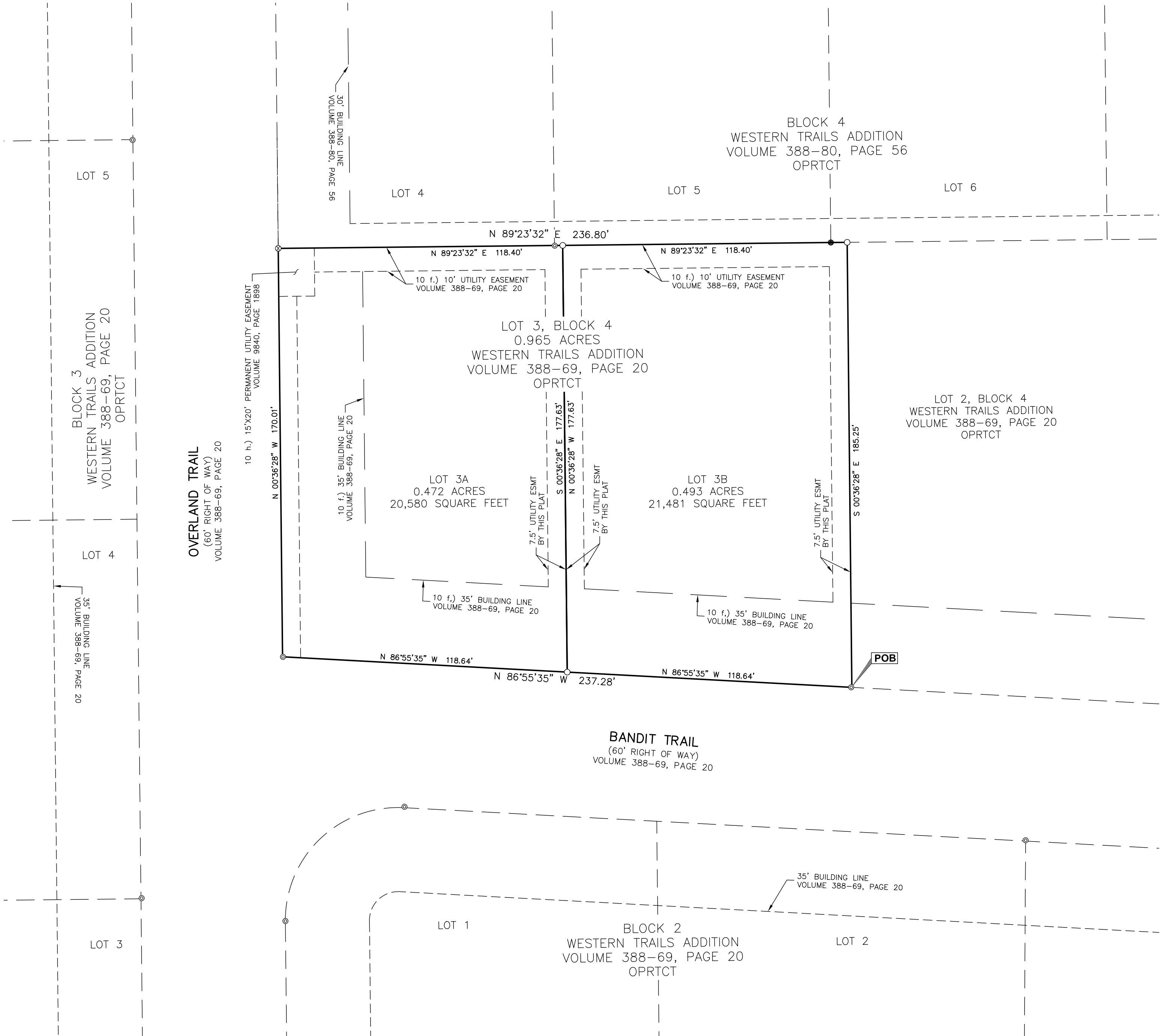
Mayor, City of Colleyville

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.

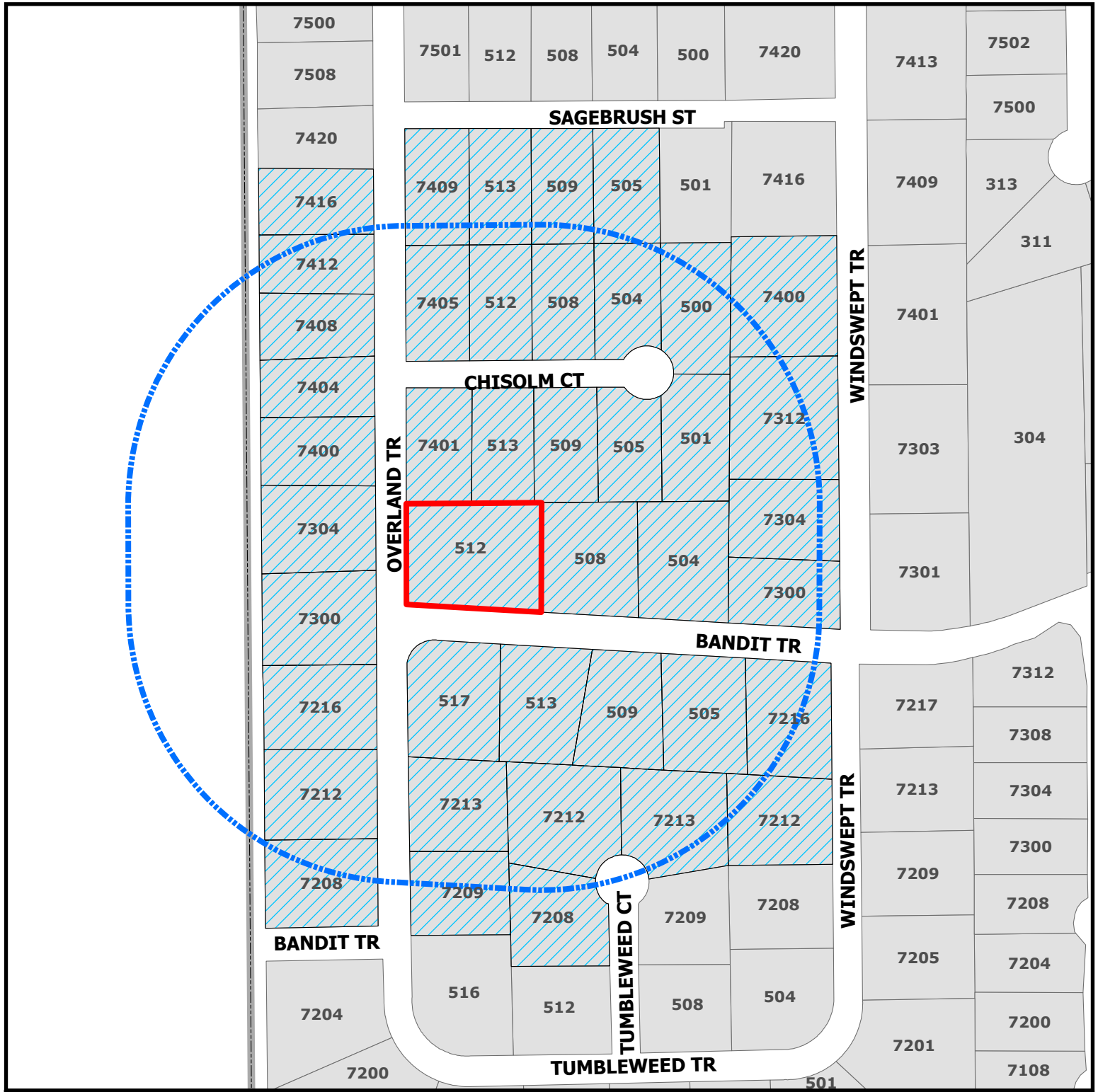


Registered Prof. Land Surveyor
Texas Registration No. 6625

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

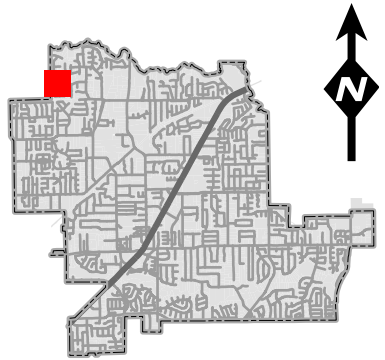
Notification Map



PC23-011 - Replat

PC23-011

-  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, December 11, 2023 at 7:00 p.m.

City Council Meetings: Wednesday, January 3, 2024

3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Replat for Lot 3A & 3B, Block 4, Western Trails Addition, being Lot 3, Block 4, Western Trails Addition. The request is to replat the lot into two separate lots. Both lots will comply with the R-20 zoning standards.

Zoning Case: PC23-011

Applicant: Gary Starr

Owner: Palmer Equities, LLC

Location: 512 Bandit Tr

Property Description: Lot 3, Block 4, Western-Trails Colleyville

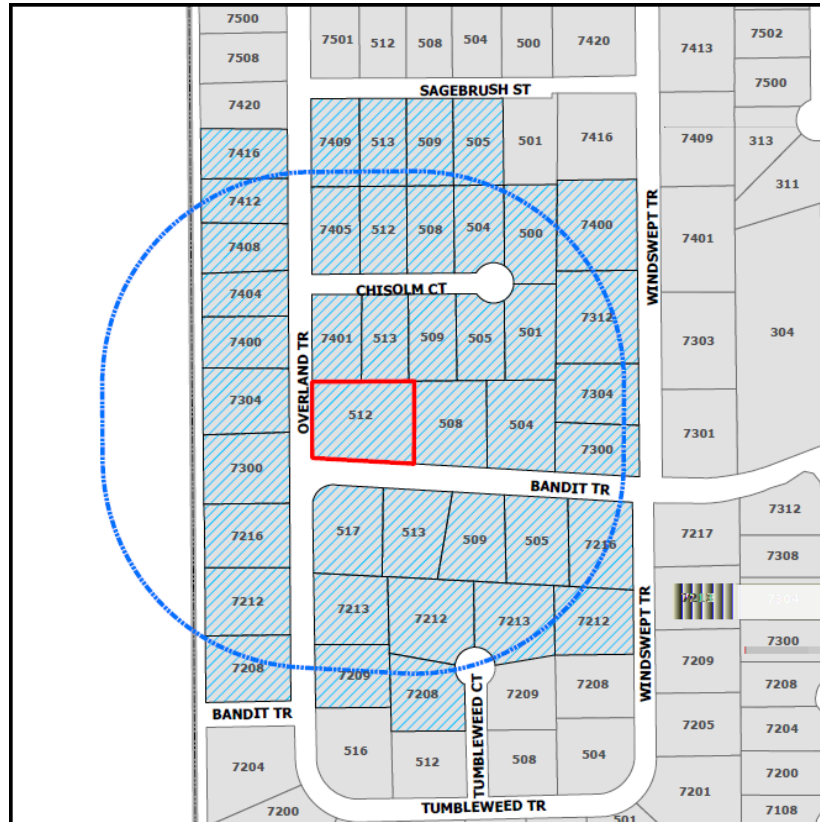
Present Zoning: R-20 Single Family Residential District

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 1,000 feet. Action by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request.

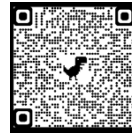
All interested persons are encouraged to attend the public hearing and express their opinions on the plat request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address below:

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

NOTICE OF PUBLIC HEARING



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.

Chris Pham

Christopher Pham
Planner
cpham@colleyville.com

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
KELSO, TIMOTHY M	504 BANDIT TR	COLLEYVILLE, TX	76034	504 BANDIT TR
SARTAIN, DARIN	7400 OVERLAND TR	COLLEYVILLE, TX	76034	7400 OVERLAND TR
RAMANUJAM, KANNAN	513 BANDIT TR	COLLEYVILLE, TX	76034	513 BANDIT TR
UMPHREY, BARBARA JOYCE	7312 WINDSWEPT TRL	COLLEYVILLE, TX	76034	7312 WINDSWEPT TR
IHNAT, PETER	7405 OVERLAND TRL	COLLEYVILLE, TX	76034	7405 OVERLAND TR
BURLESON, JAMES W	7304 WINDSWEPT TR	COLLEYVILLE, TX	76034	7304 WINDSWEPT TR
ANDERSON, LEE TAYLOR	7213 OVERLAND TR	COLLEYVILLE, TX	76034	7213 OVERLAND TR
STEWART, ROBYN E	7212 OVERLAND TR	COLLEYVILLE, TX	76034	7212 OVERLAND TR
TEAFATILLER, CHLOE L	508 CHISOLM CT	COLLEYVILLE, TX	76034	508 CHISOLM CT
FISCHBACH, BERNARD	7300 OVERLAND TRL	COLLEYVILLE, TX	76034	7300 OVERLAND TR
TALLO, JEREMY	7401 OVERLAND TRL	COLLEYVILLE, TX	76034	7401 OVERLAND TR
REDD, JUSTIN	509 CHISOLM CT	COLLEYVILLE, TX	76034	509 CHISOLM CT
GILLENWATER, ANTHONY W	7408 OVERLAND TR	COLLEYVILLE, TX	76034	7408 OVERLAND TR
SCOTT, ANDREW	7212 TUMBLEWEED CT	COLLEYVILLE, TX	76034	7212 TUMBLEWEED CT
LEDING, JONATHAN	501 CHISOLM CT	COLLEYVILLE, TX	76034	501 CHISOLM CT
MANRY LIVING TRUST	7300 WINDSWEPT TR	COLLEYVILLE, TX	76034	7300 WINDSWEPT TR
WHISENAND, MICHAEL DEREK	513 CHISOLM CT	COLLEYVILLE, TX	76034	513 CHISOLM CT
MCCOY, MICHAEL J	505 CHISOLM CT	COLLEYVILLE, TX	76034	505 CHISOLM CT
GILES, GARY W	512 BANDIT TR	COLLEYVILLE, TX	76034	512 BANDIT TR
THORNSBURG, MARK	512 CHISOLM CT	COLLEYVILLE, TX	76034	512 CHISOLM CT
EDINGTON, RONALD J	505 SAGEBRUSH ST	COLLEYVILLE, TX	76034	505 SAGEBRUSH ST
CICHERSKI, THOMAS J	7404 OVERLAND TR	COLLEYVILLE, TX	76034	7404 OVERLAND TR
WESSNER, JOHN J	7216 OVERLAND TR	COLLEYVILLE, TX	76034	7216 OVERLAND TR
ANGLIN, L PAT ETAL	505 BANDIT TR	COLLEYVILLE, TX	76034	505 BANDIT TR
TERANDO FAMILY TRUST	509 SAGEBRUSH ST	COLLEYVILLE, TX	76034	509 SAGEBRUSH ST
BROWN, MICHAEL W	508 BANDIT TR	COLLEYVILLE, TX	76034	508 BANDIT TR
EAVES, CAROL	7409 OVERLAND TRL	COLLEYVILLE, TX	76034	7409 OVERLAND TR
KONECNY, KERRY L	516 TUMBLEWEED TRL	COLLEYVILLE, TX	76034	7209 OVERLAND TR
GONZALES, MICHAEL	7412 OVERLAND TR	COLLEYVILLE, TX	76034	7412 OVERLAND TR
FINLEY, JACQUELINE	7400 WINDSWEPT TR	COLLEYVILLE, TX	76034	7400 WINDSWEPT TR
ROBERTS, RONALD A	513 SAGEBRUSH ST	COLLEYVILLE, TX	76034	513 SAGEBRUSH ST
JAEGER, BOBBIE E	200 E CROSLIN	AUSTIN, TX	78752	509 BANDIT TR
DAVIS, MICHAEL	7212 WINDSWEPT TR	COLLEYVILLE, TX	76034	7212 WINDSWEPT TR
BABCOCK, ISAIAH	7304 OVERLAND TRL	COLLEYVILLE, TX	76034	7304 OVERLAND TR
SCHUMACHER, ROBERT	7416 OVERLAND TRL	COLLEYVILLE, TX	76034	7416 OVERLAND TR
PICKERING, FOREST A	7208 OVERLAND TR	COLLEYVILLE, TX	76034	7208 OVERLAND TR
RAKOCZY, JOE	7208 TUMBLEWEED CT	COLLEYVILLE, TX	76034	7208 TUMBLEWEED CT
BROWN, CHRISTOPHER	7213 TUMBLEWEED CT	COLLEYVILLE, TX	76034	7213 TUMBLEWEED CT
HIGGINS, JAMES V	500 CHISOLM CT	COLLEYVILLE, TX	76034	500 CHISOLM CT
O'CONNOR, JO NELL	517 BANDIT TR	COLLEYVILLE, TX	76034	517 BANDIT TR
THAYER, JAMES	7216 WINDSWEPT TR	COLLEYVILLE, TX	76034	7216 WINDSWEPT TR
BENTON, MATT	504 CHISOLM CT	COLLEYVILLE, TX	76034	504 CHISOLM CT
VANGUARD ESTATES ADDITION	7205 Vanguard Court	COLLEYVILLE ,TX	76034	COURTESY NOTICE
MONTICELLO ADDITION-COLLEYVLL	P.O. Box 254	COLLEYVILLE ,TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED

RESOLUTION R-23-XXXX

**A RESOLUTION APPROVING A REPLAT FOR LOT 3A & 3B, BLOCK 4,
WESTERN TRAILS ADDITION**

WHEREAS, the Planning and Zoning Commission recommended approval of the Replat for Lot 3A & 3B, Block 4, Western Trails addition, on December 11, 2023.

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

Sec. 1. THAT the Replat for Lot 3A & 3B, Block 4, Western Trails addition on approximately 1.05 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 3RD DAY OF JANUARY 2024.

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

[illegible]



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 3e

Agenda Date 12/11/2023

Number

Type Public Hearing Agenda Items

Department Community Development

Title

Consideration 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 THIS ITEM HAS BEEN WITHDRAWN BY APPLICANT

Explanation

THIS ITEM HAS BEEN WITHDRAWN BY THE APPLICANT

Delane Hutcheson, the applicant, has submitted a request for an SUP for a heliport on Lot 1, Block 1, Ben and Elizabeth Addition and Lot 1, 2, and 3, Block 4, Stafford Heights Subdivision, being approximately 13.60 acres, and zoned R-30 Single Family Residential and R-40 Single Family Residential districts. The request is for an SUP for a heliport for private residential use only.

Existing Conditions/Background: The subject properties (1407 through 1505 Oak Knoll Drive) are located along the south side of Oak Knoll Drive, at the intersection of Stafford Drive. One of the properties is zoned R-30 Single Family Residential and the other three are zoned R-40 Single Family Residential. The R-30 lot is improved with a single family home constructed in 2000 and the R-40 lots are currently unimproved. The majority of the lots are located in the floodplain.

SUP Request: The applicant is requesting approval of an SUP to allow for a helicopter landing pad.

Table 3.24.B – Schedule of Permitted Principal Uses – Section I: Airports and Heliports are permitted in all zoning districts with approval of a Special Use Permit.

1. Approval by Special Use Permit Only: In accordance with the Special Use Permit procedures contained in this Chapter of these zoning regulations, no heliport or airport shall be built in the City of Colleyville without approval by the City Council for a Special Use Permit to construct a helicopter landing pad in all zoning districts.

Analysis: The applicant is requesting to allow for a private use helicopter landing pad on the properties. It would be limited to operations not before 9:00 a.m., and only for occasional use. The flight path is expected to be along Little Bear Creek and run west to Highway 26. Additionally, the applicant is required to work with the Dallas Fort Worth (DFW) air traffic control due to the proximity to DFW Airport.

Plat Status: The properties are platted as Lot 1, Block 1, Ben & Elizabeth Addition & Lot 1, 2, and 3, Block 4, Stafford Heights Subdivision.

DRC Review: The DRC met on November 20, 2023 and offered the following comments to the applicant.

1. Change in the Statement of Planning Objectives from Highway 121 to Hwy 26.

The applicant updated their exhibits as requested by Staff and were received on November 21, 2023.

Drainage: NA

Surrounding Development: The property to the north is zoned R-30 Single Family Residential and contains single-family residential homes. The property to the east is zoned R-40 Single Family Residential and contains single family homes. The property to the south is zoned PUD-R Planned Unit Development – Residential and contains single family residential homes. The property to the west is zoned R-20 Single Family Residential and contains single-family residential homes.

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

Staff Recommendation: Staff is neutral on this request.

Recommendation

None

Attachments

1. Withdrawal Request
2. Aerial Map
3. Zoning Map
4. Future Land Use Map
5. Site Exhibit
6. Notification Map
7. Notification Letter
8. Notification List
9. Opposition Map
10. Opposition Report
11. Draft Ordinance

From: [Delane Hutcheson](#)
To: [Jackie Reyff](#)
Cc: [Ben Bryner](#); [Larry Wright](#); [Earl Escobar](#); [Kristopher Potts](#); [Christopher Pham](#)
Subject: RE: DRC Comments Case ZC23-034 14074 Oak Knoll Drive SUP Heliport
Date: Sunday, December 3, 2023 5:15:07 PM
Attachments: [image001.jpg](#)
[image002.jpg](#)
[image003.jpg](#)
[image004.jpg](#)
[image005.jpg](#)

Jackie,

We have decided to move a different direction and request that you remove our special use request, ZC23-034, from the agendas of the Planning and Zoning Committee and the City Council.

We are not pursuing a Special Use Permit for a heliport at 14704 Oak Knoll Drive.

Thanks to you and the Planning and Zoning Committee for the time invested in our initial filing.

Merry Christmas.

Regards,
Delane Hutcheson

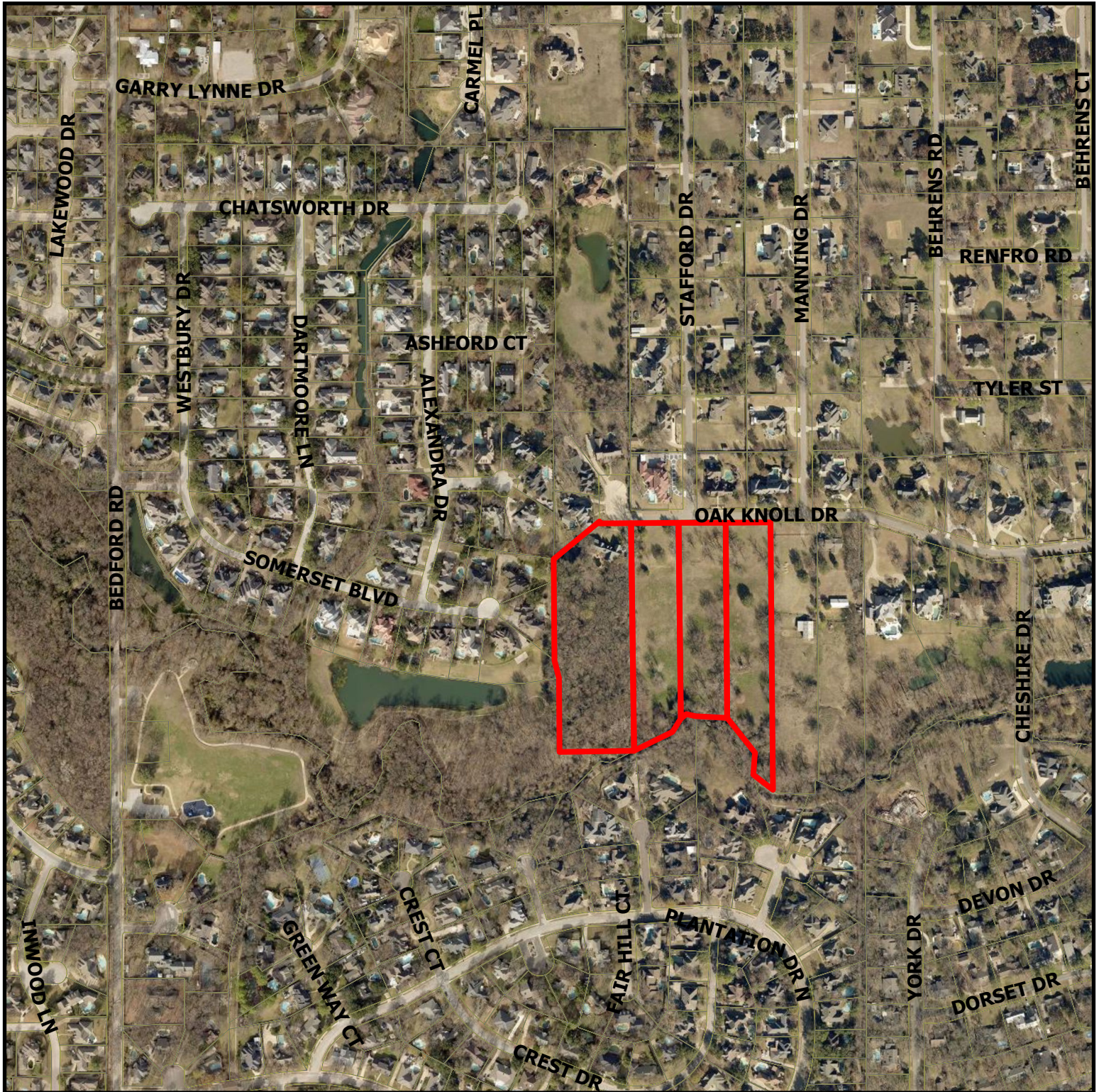
From: Jackie Reyff <JReyff@colleyville.com>
Sent: Tuesday, November 21, 2023 9:15 AM
To: Delane Hutcheson [REDACTED]
Cc: Ben Bryner <BBryner@colleyville.com>; Larry Wright <LWright@colleyville.com>; Earl Escobar <EEscobar@colleyville.com>; Kristopher Potts <KPotts@colleyville.com>; Christopher Pham <CPham@colleyville.com>
Subject: RE: DRC Comments Case ZC23-034 14074 Oak Knoll Drive SUP Heliport

Mr. Hutcheson,

Ok thank you.

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

Aerial Map

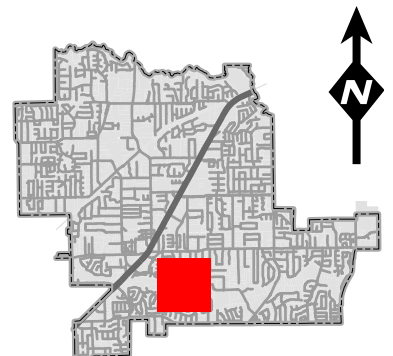


ZC23-034 - SUP Helipad

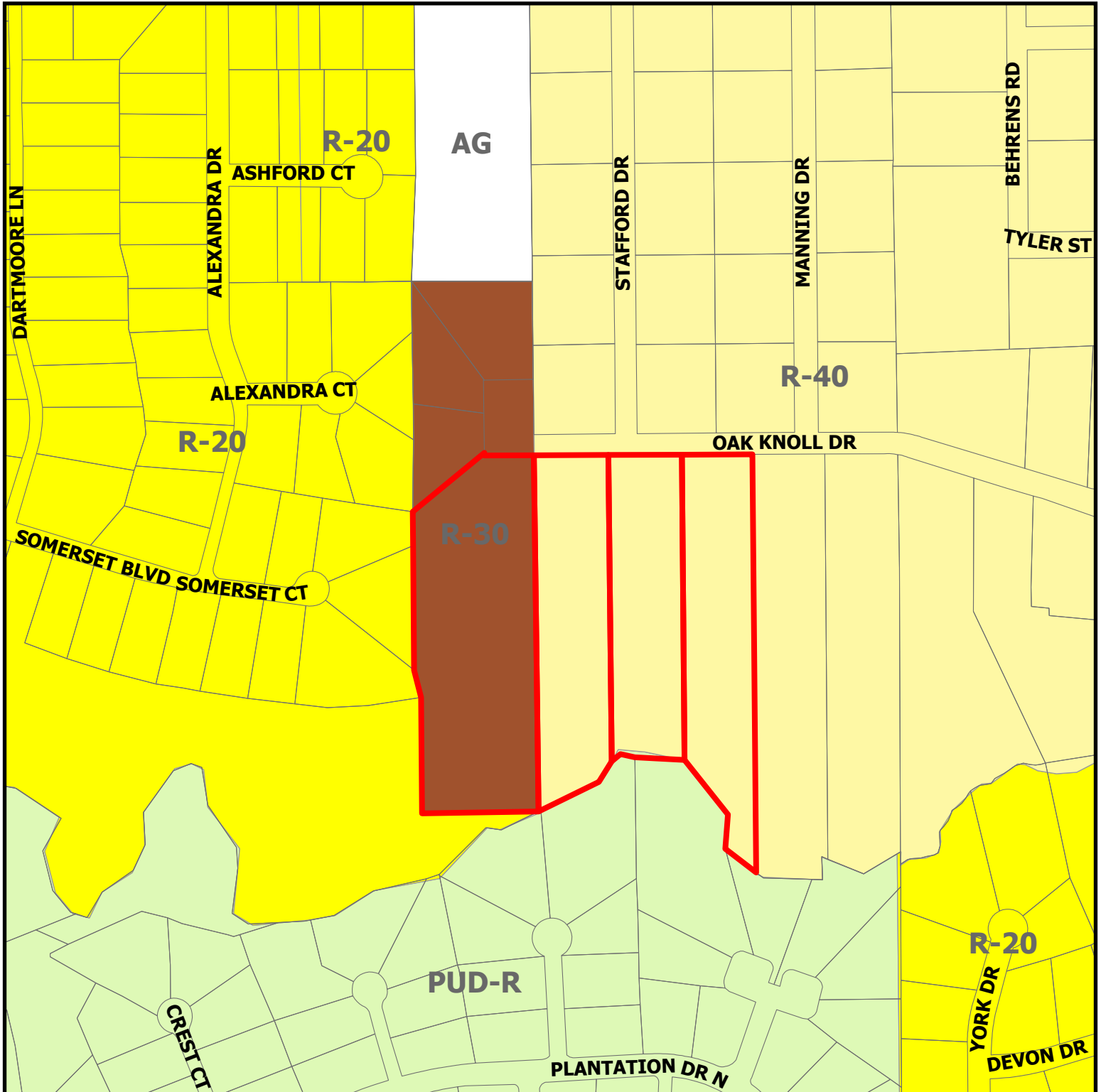
ZC23-034 - SUP Helipad

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 Subject Property



Zoning Map

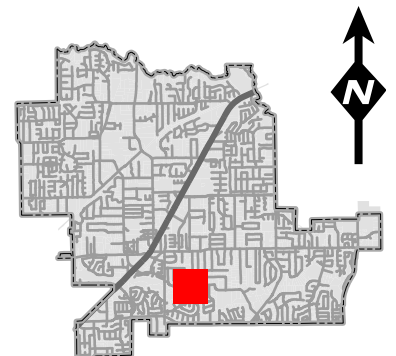


ZC23-034 - SUP Helipad

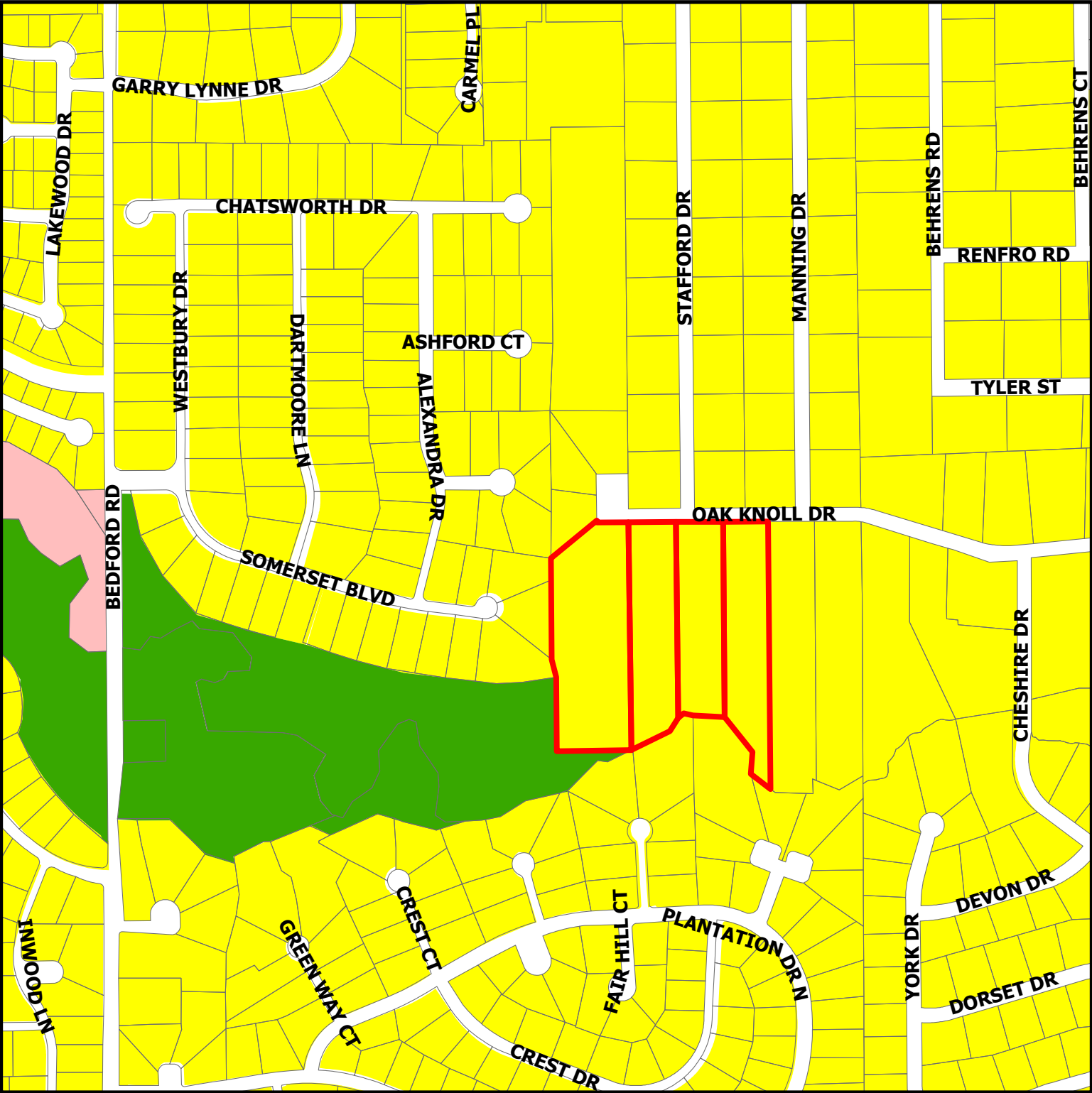
ZC23-034 - SUP Helipad

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 Subject Property



Future Land Use Map

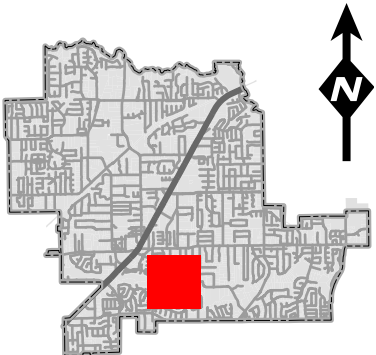


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ZC23-034 - SUP Helipad

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

Table of Contents

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Procedures - Description of Need	2
Site Plan - Property Location	3
Geographic Information System Map (GIS)	4
DFW Airport Airspace Constraints	5
Location Referencing DFW	6
Flight Path for Arrivals and Departures	7
Close in Flight Path	8
Landing Zone	9
Landing Zone with Proposed Access and Pad	10

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 26 and Little Bear Creek. The flight path will remain over Little Bear Creek to the helipad.

The helipad use will be limited to:

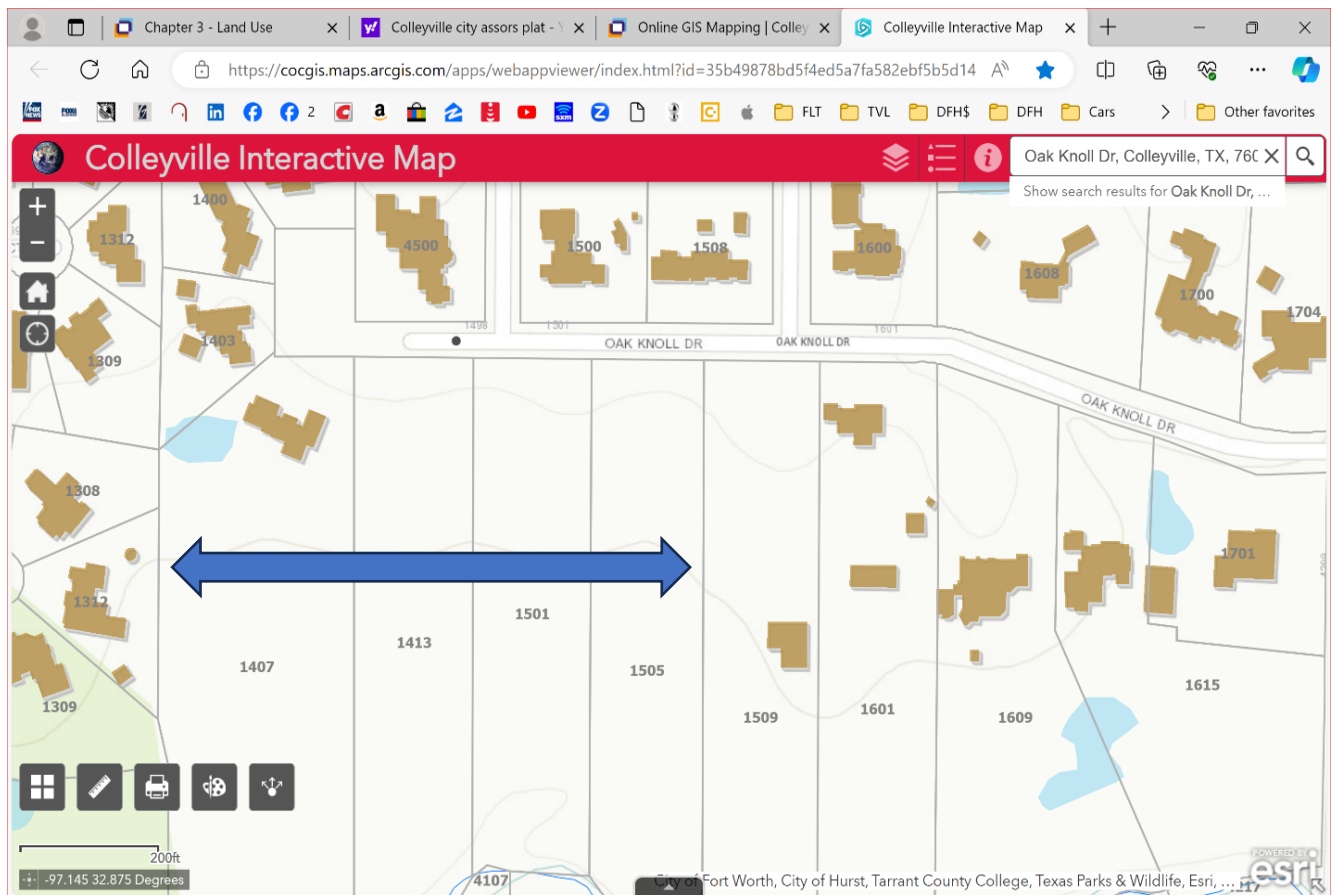
- Private Use
- Operations would not occur before the hour of 0900
- 3 statute miles visibility as mandated by the airspace type
- Personal flights
- Non-scheduled flights
- Occasional use only

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.



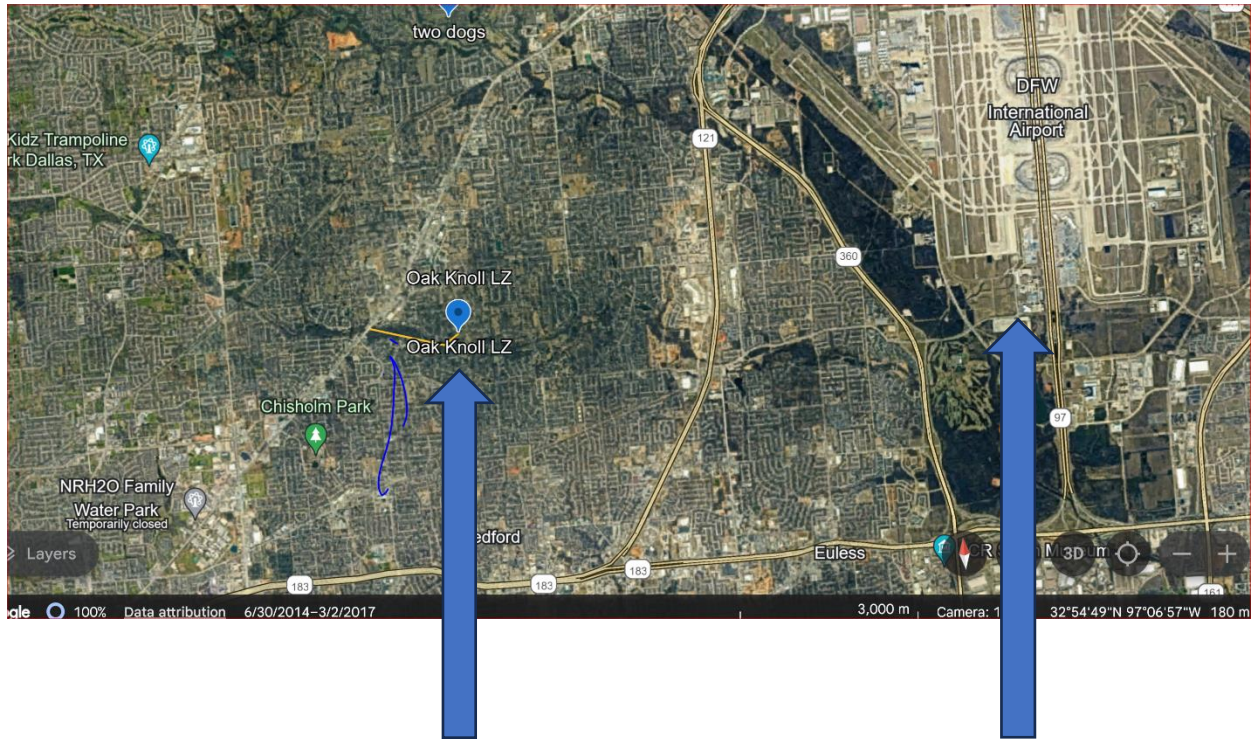
DFW Airspace

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.



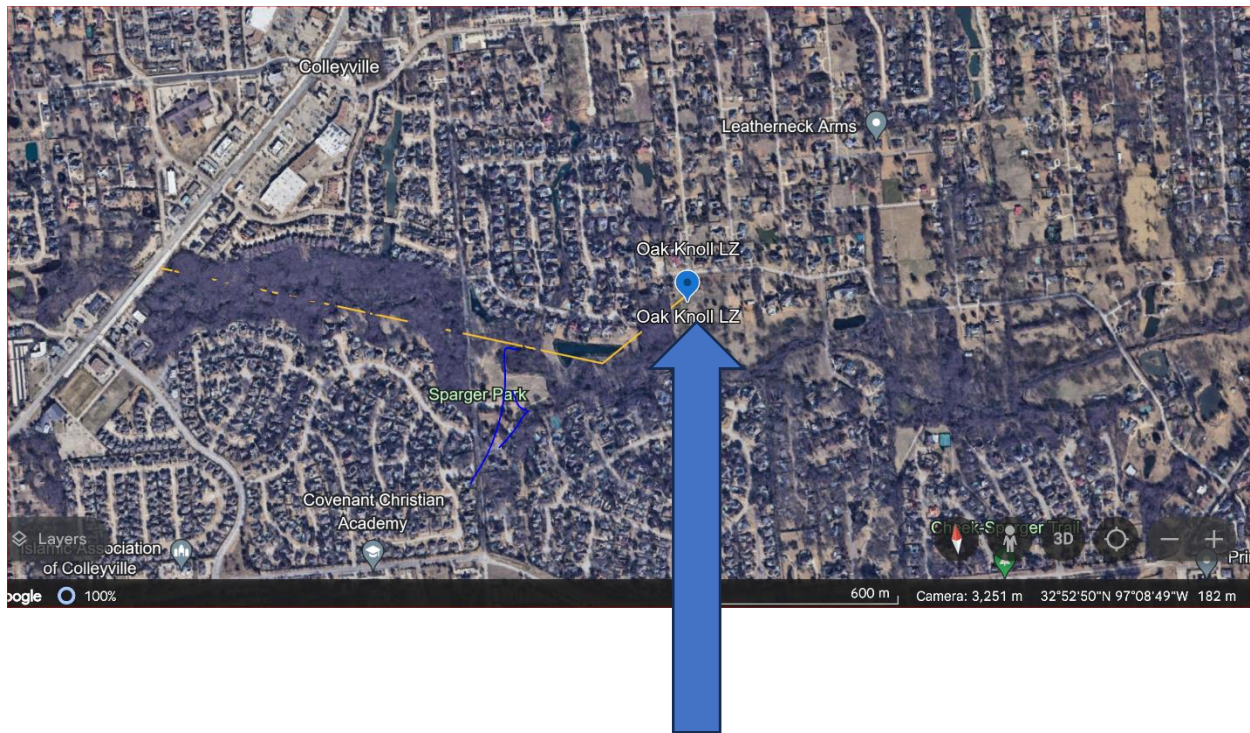
Location referencing DFW

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 26 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.



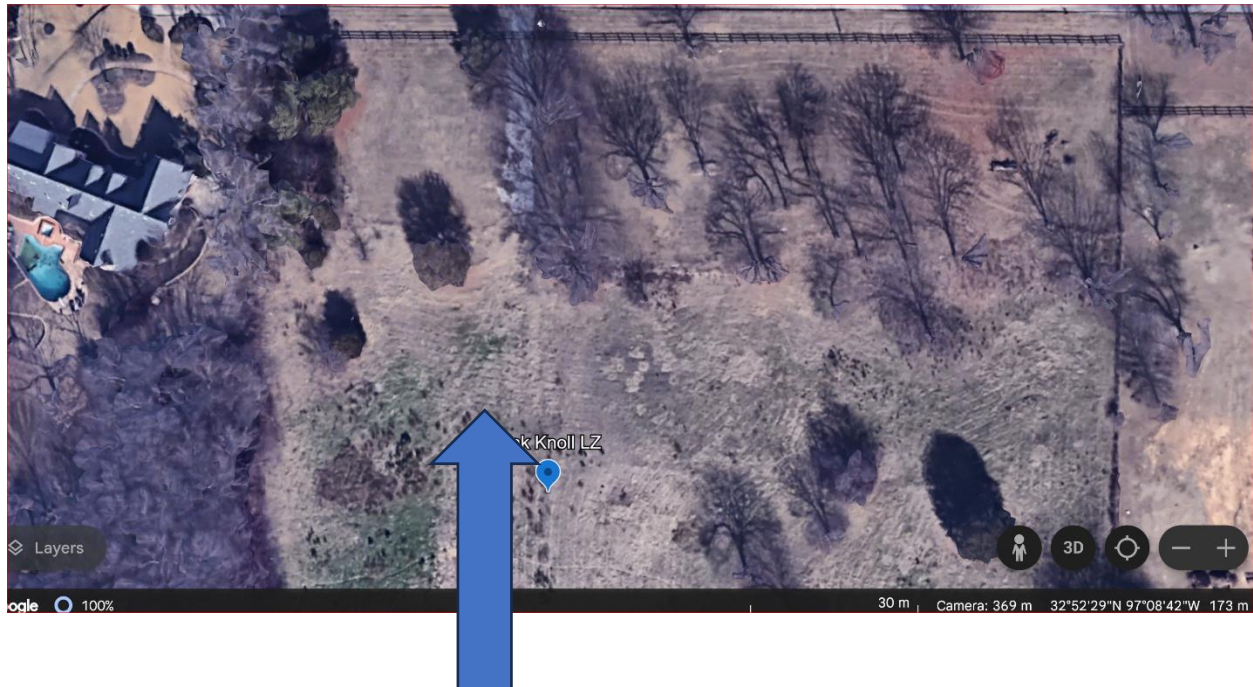
Close in Flight Path

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



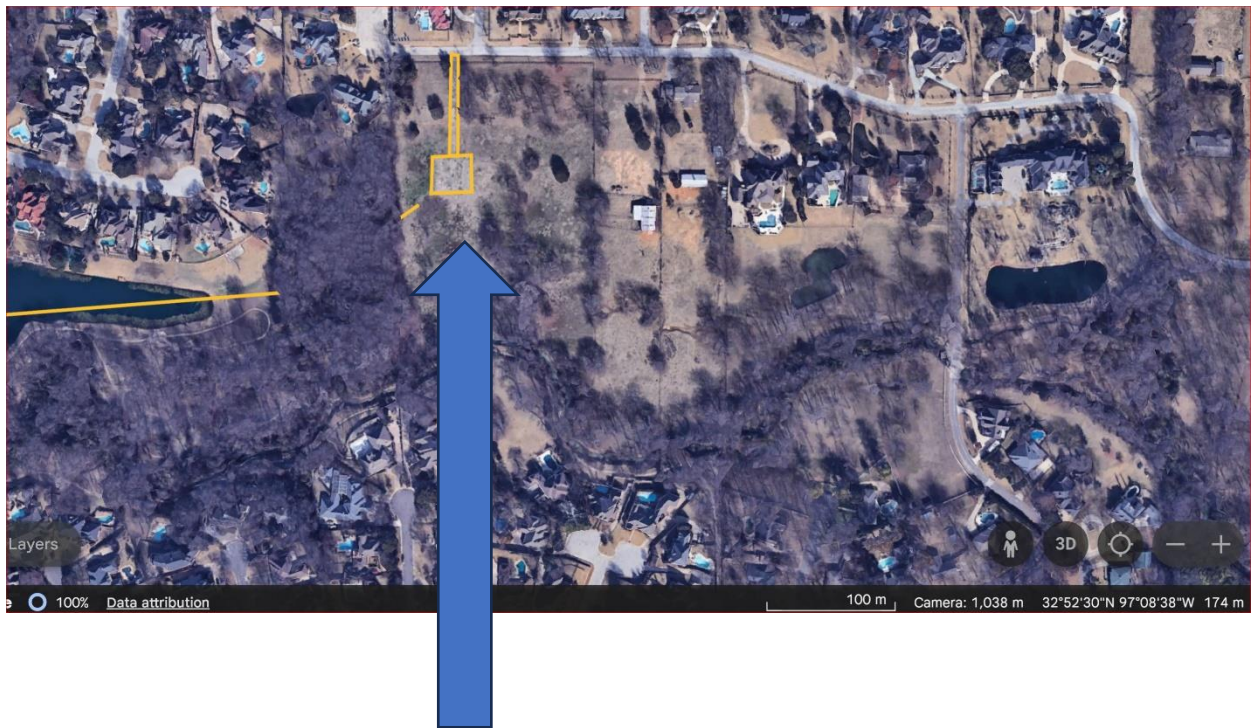
Landing Zone

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

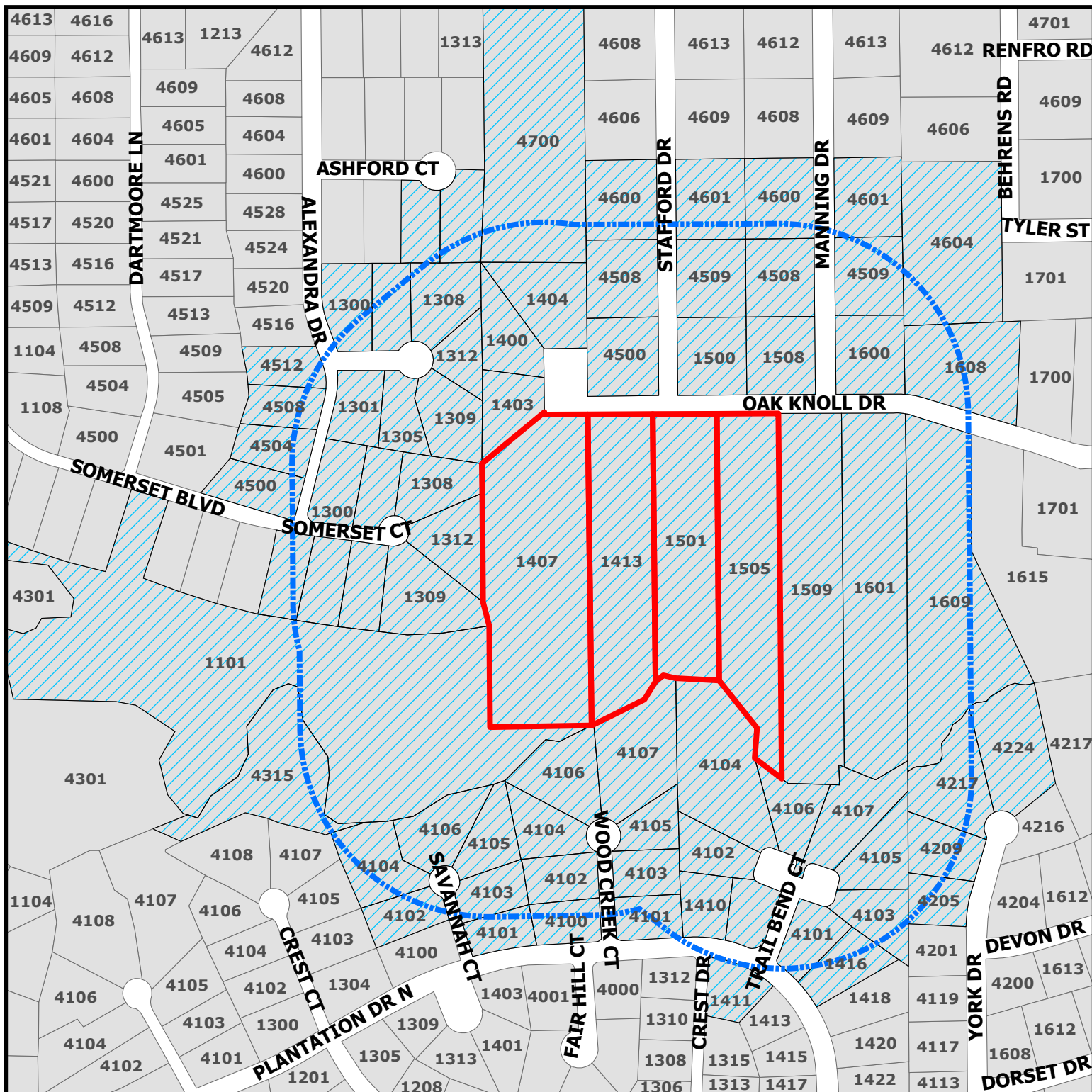


Landing Zone with Proposed Access and Pad

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



Notification Map

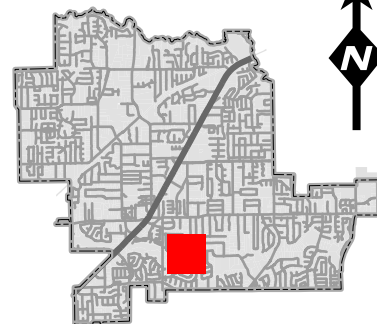


ZC23-034 - SUP Helipad

ZC23-034 - SUP Helipad

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-  Parcels to be notified
-  Buffer
-  Subject Property





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, December, 11 2023 at 7:00 p.m.
City Council Meetings: Wednesday, January 3, 2024 & Tuesday, January 16, 2024 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit to allow a Heliport on Lot 1, Block 1, Ben & Elizabeth Addition and Lots 1, 2, & 3, Stafford Heights Subdivision. The request is to allow for a heliport to be built and used for occasional residential use.

Zoning Case: ZC23-034

Applicant: Delane Hutcheson

Owner: Caris Real Estate LLC

Location: 1407 Oak Knoll Dr

Property Description: Lot 1, Block 1, Ben & Elizabeth Addition and Lots 1, 2, & 3, Stafford Heights Subdivision

Present Zoning: R-30 and R-40 Single Family Residential District

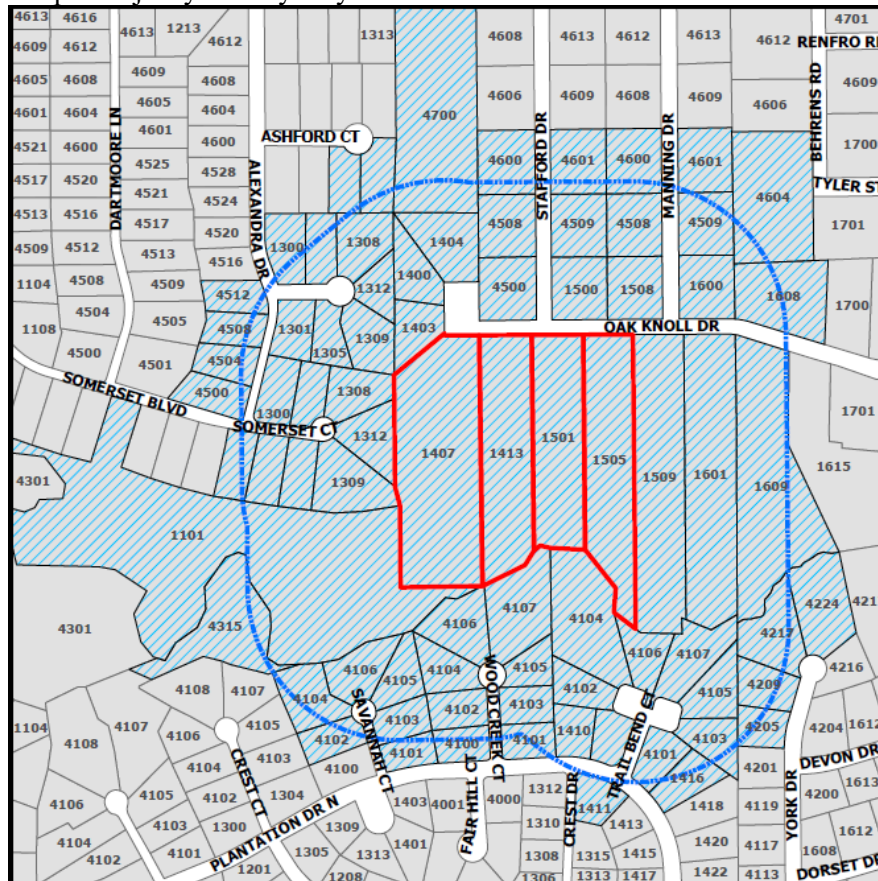
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

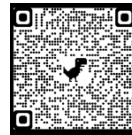
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034

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):



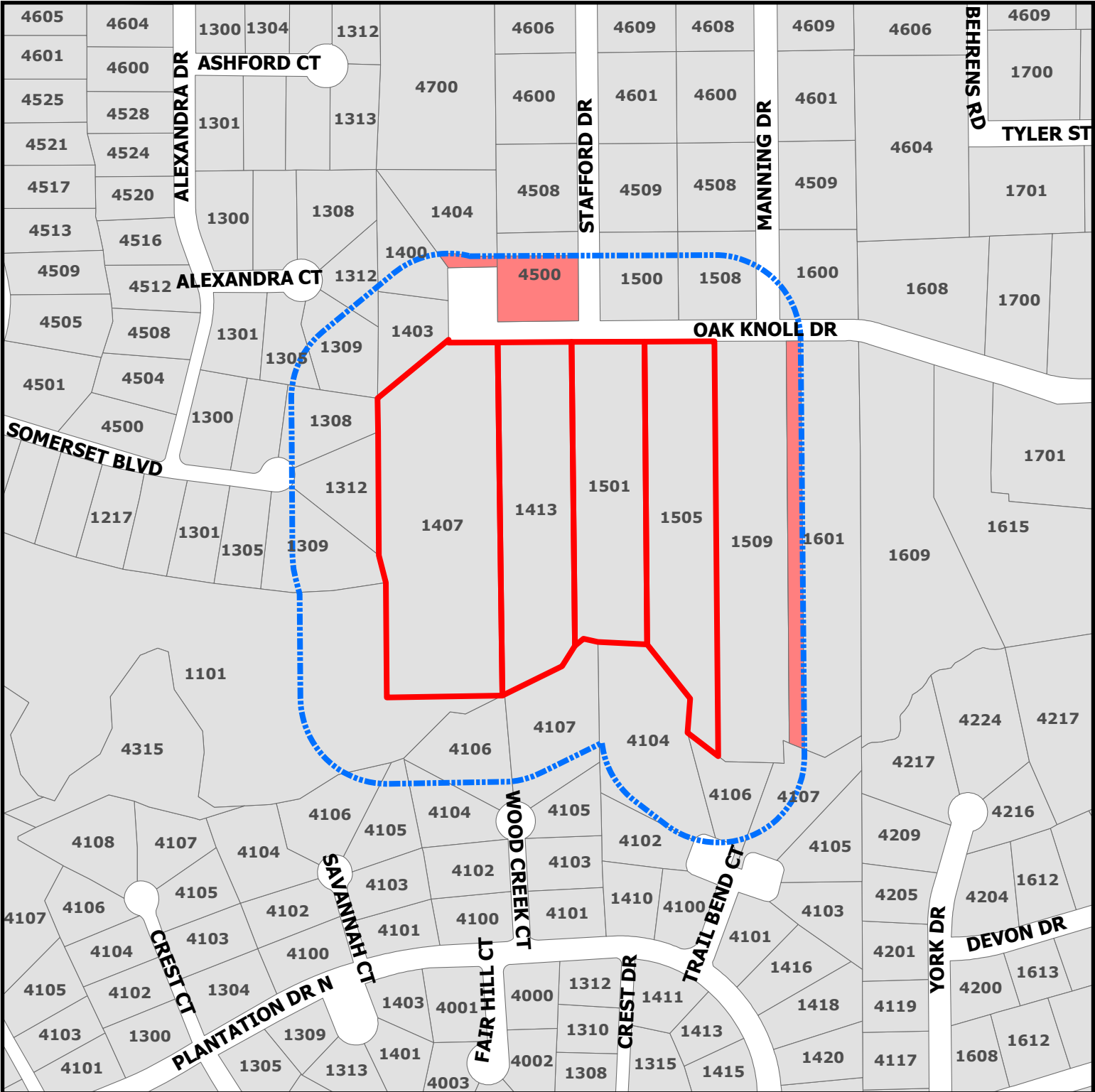
For additional information, please contact the Community Development Department at 817.503.1056. Please reference the zoning case number when requesting information.

Kris Potts

Kris Potts
Planner – Urban Forester
Kpotts@Colleyville.com

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
MAKENS, JAMES	1312 SOMERSET CT	COLLEYVILLE, TX	76034	1312 SOMERSET CT
EVANS, CHARLES A	1403 OAK KNOLL DR	COLLEYVILLE, TX	76034	1403 OAK KNOLL DR
MCLEMORE, SHEILA	4508 MANNING DR	COLLEYVILLE, TX	76034	4508 MANNING DR
GOBER, JOHN R	1309 SOMERSET CT	COLLEYVILLE, TX	76034	1309 SOMERSET CT
ARTZ, RHONDA LEE	4512 ALEXANDRA DR	COLLEYVILLE, TX	76034	4512 ALEXANDRA DR
ALVAREZ, CHAD	1508 OAK KNOLL DR	COLLEYVILLE, TX	76034	1508 OAK KNOLL DR
HIDDEN, SHARON L	4106 WOODCREEK CT	COLLEYVILLE, TX	76034	4106 WOOD CREEK CT
ZIKOS, JOHN	1404 OAK KNOLL DR	COLLEYVILLE, TX	76034	1404 OAK KNOLL DR
BENNETT, DANIEL	1309 ALEXANDRA CT	COLLEYVILLE, TX	76034	1309 ALEXANDRA CT
PARRENT, CHARLES	4104 WOOD CREEK CT	COLLEYVILLE, TX	76034	4104 WOOD CREEK CT
LEWIS, DOUGLAS F	4100 WOOD CREEK CT	COLLEYVILLE, TX	76034	4100 WOOD CREEK CT
GORDON, CHARLES K	1300 SOMERSET CT	COLLEYVILLE, TX	76034	1300 SOMERSET CT
PYHTILA, ERIC	4104 TRAIL BEND CT	COLLEYVILLE, TX	76034	4104 TRAIL BEND CT
MILLER, MICHAEL	4102 TRAIL BEND CT	COLLEYVILLE, TX	76034	4102 TRAIL BEND CT
LEVERETT, DANNY	1900 HANDLEY EDERVILLE RD	FORT WORTH, TX	76118	4700 STAFFORD DR
SANDERS, DONNA M	4105 SAVANNAH CT	COLLEYVILLE, TX	76034	4105 SAVANNAH CT
BOND, MICHAEL	4600 STAFFORD DR	COLLEYVILLE, TX	76034	4600 STAFFORD DR
SADD, PATRIACK	1301 SOMERSET CT	COLLEYVILLE, TX	76034	1301 SOMERSET CT
HICKSON, BENNY S	4500 ALEXANDRA DR	COLLEYVILLE, TX	76034	4500 ALEXANDRA DR
BELL, RICHARD	1304 SOMERSET CT	COLLEYVILLE, TX	76034	1304 SOMERSET CT
STANFORD, JAMES D	1400 OAK KNOLL DR	COLLEYVILLE, TX	76034	1400 OAK KNOLL DR
PUCKETT, G	4504 ALEXANDRA DR	COLLEYVILLE, TX	76034	4504 ALEXANDRA DR
SMYTH, PAUL	1312 ALEXANDRA CT	COLLEYVILLE, TX	76034	1312 ALEXANDRA CT
CAPSON, GEORGE	4102 SAVANNAH CT	COLLEYVILLE, TX	76034	4102 SAVANNAH CT
BACA, RICHARD	4713 BEHRENS RD	COLLEYVILLE, TX	76034	4509 STAFFORD DR
SANDERS, MARK R	4106 SAVANNAH CT	COLLEYVILLE, TX	76034	4106 SAVANNAH CT
O'NEAL, MICHAEL R	1500 OAK KNOLL DR	COLLEYVILLE, TX	76034	1500 OAK KNOLL DR
WILLIAMS, JERRALYNN	4102 WOOD CREEK CT	COLLEYVILLE, TX	76034	4102 WOOD CREEK CT
QUOTT INVESTMENTS LTD	4605 WESTBURY DR	COLLEYVILLE, TX	76034	1509 OAK KNOLL DR
JEZ, MICHAEL	1305 SOMERSET CT	COLLEYVILLE, TX	76034	1305 SOMERSET CT
BARZELAY, WILLIAM	4508 ALEXANDRA DR	COLLEYVILLE, TX	76034	4508 ALEXANDRA DR
GABRIEL, RONALD	4104 SAVANNAH CT	COLLEYVILLE, TX	76034	4104 SAVANNAH CT
ROJAS, MICHAEL	4103 WOOD CREEK CT	COLLEYVILLE, TX	76034	4103 WOOD CREEK CT
ALI, IMAN	1101 SOMERSET BLVD	COLLEYVILLE, TX	76034	1101 SOMERSET BLVD
PHELPS LIVING TRUST	4101 WOOD CREEK CT	COLLEYVILLE, TX	76034	4101 WOOD CREEK CT
WICKREMasinghe, ITALIA	4107 WOOD CREEK CT	COLLEYVILLE, TX	76034	4107 WOOD CREEK CT
GEORGE AND ELEZEBETH VARUGHESE	4508 STAFFORD DR	COLLEYVILLE, TX	76034	4508 STAFFORD DR
CHO, PAUL H	1308 SOMERSET CT	COLLEYVILLE, TX	76034	1308 SOMERSET CT
HASSEMER, JODY	4500 STAFFORD DR	COLLEYVILLE, TX	76034	4500 STAFFORD DR
GOODMAN, LESTER	10318 CRESTOVER DR	DALLAS, TX	75229	1221 SOMERSET BLVD
BOGDOS, LOUIS	1301 ALEXANDRA CT	COLLEYVILLE, TX	76034	1301 ALEXANDRA CT
WEBRE, JOHN	1410 PLANTATION DR N	COLLEYVILLE, TX	76034	1410 PLANTATION DR N
KILPATRICK, BRYAN C	4101 SAVANNAH CT	COLLEYVILLE, TX	76034	4101 SAVANNAH CT
LIMLAMAI, LILI LUCK	6601 REEVES ST	RICHLAND HILLS, TX	76118	4315 BEDFORD RD
STEINKAMP, JAMES E	1313 ASHFORD CT	COLLEYVILLE, TX	76034	1313 ASHFORD CT
MANUEL, MELVIN B	1305 ALEXANDRA CT	COLLEYVILLE, TX	76034	1305 ALEXANDRA CT
PRESTON, TED L	4106 TRAIL BEND CT	COLLEYVILLE, TX	76034	4106 TRAIL BEND CT
ELKINS, ANDREW PHILIP	4103 SAVANNAH CT	COLLEYVILLE, TX	76034	4103 SAVANNAH CT
MANN, THOMAS	4105 WOOD CREEK CT	COLLEYVILLE, TX	76034	4105 WOOD CREEK CT
BUCHWALD, R W	1309 ASHFORD CT	COLLEYVILLE, TX	76034	1309 ASHFORD CT
CARROLL, WILLIAM F	1304 ALEXANDRA CT	COLLEYVILLE, TX	76034	1304 ALEXANDRA CT
NAIR, C K P	1308 ALEXANDRA CT	COLLEYVILLE, TX	76034	1308 ALEXANDRA CT
SNEED, THURMAN C	1300 ALEXANDRA CT	COLLEYVILLE, TX	76034	1300 ALEXANDRA CT
TARA PLANTATION ADDITION	P.O. Box 565	COLLEYVILLE, TX	76034	COURTESY NOTICE
LAKES OF SOMERSET	1104 Chatsworth Court West	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
CARIS REAL ESTATE LLC	750 W CARPENTER FWY # 800	IRVING, TX	75039	1407 OAK KNOLL DR

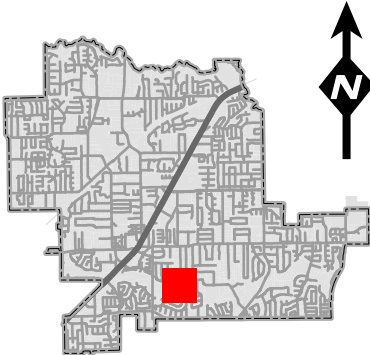
Opposition Map



ZC23-034
1407 Oak Knoll Dr

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- Subject Property
- Opposing
- Buffer_Protest



List of Opposing Properties

Address	Owner's Name	Percentage
1601 OAK KNOLL DR	AMY, MARE' ELLEN	2.68%
4500 STAFFORD DR	HASSEMER, JODY	2.38%
1404 OAK KNOLL DR	ZIKOS, JOHN	0.29%

Address Count : 3

Total Percentage: 5.35%

ORDINANCE O-23-xxxx

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 13.60 ACRES, LOT 1, BLOCK 1, OF THE BEN & ELIZABETH ADDITION & LOTS 1, 2, AND 3, BLOCK 4, STAFFORD HEIGHTS SUBDIVISION BY AUTHORIZING A SPECIAL USE PERMIT TO ALLOW FOR A HELIPORT; 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 heliport, Case No. ZC23-034; 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 heliport on 13.60 acres, on Lot 1, Block 1, Ben & Elizabeth Addition & Lot 1, 2, and

3, Block 4, Stafford Heights Subdivision, located at 1407 through 1505 Oak Knoll Drive, as depicted on the attached as Exhibit "A".

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

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

1. GENERAL

a. The Special Use Permit shall allow for a heliport.

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 3rd day of January 2024.

The second reading and public hearing being conducted on the 16th day of January 2024.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS ON THIS THE 16TH DAY OF JANUARY 2024.

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

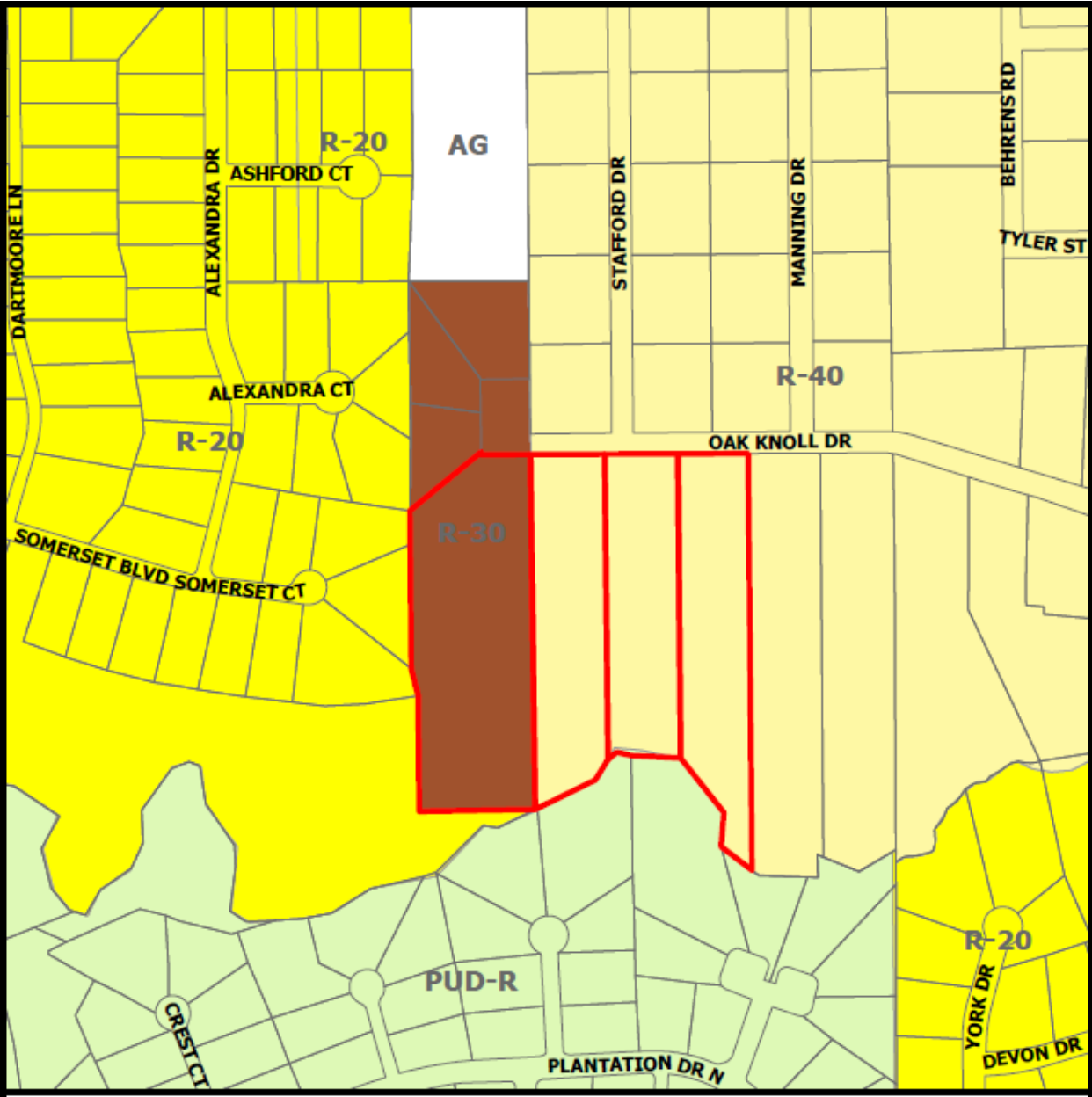
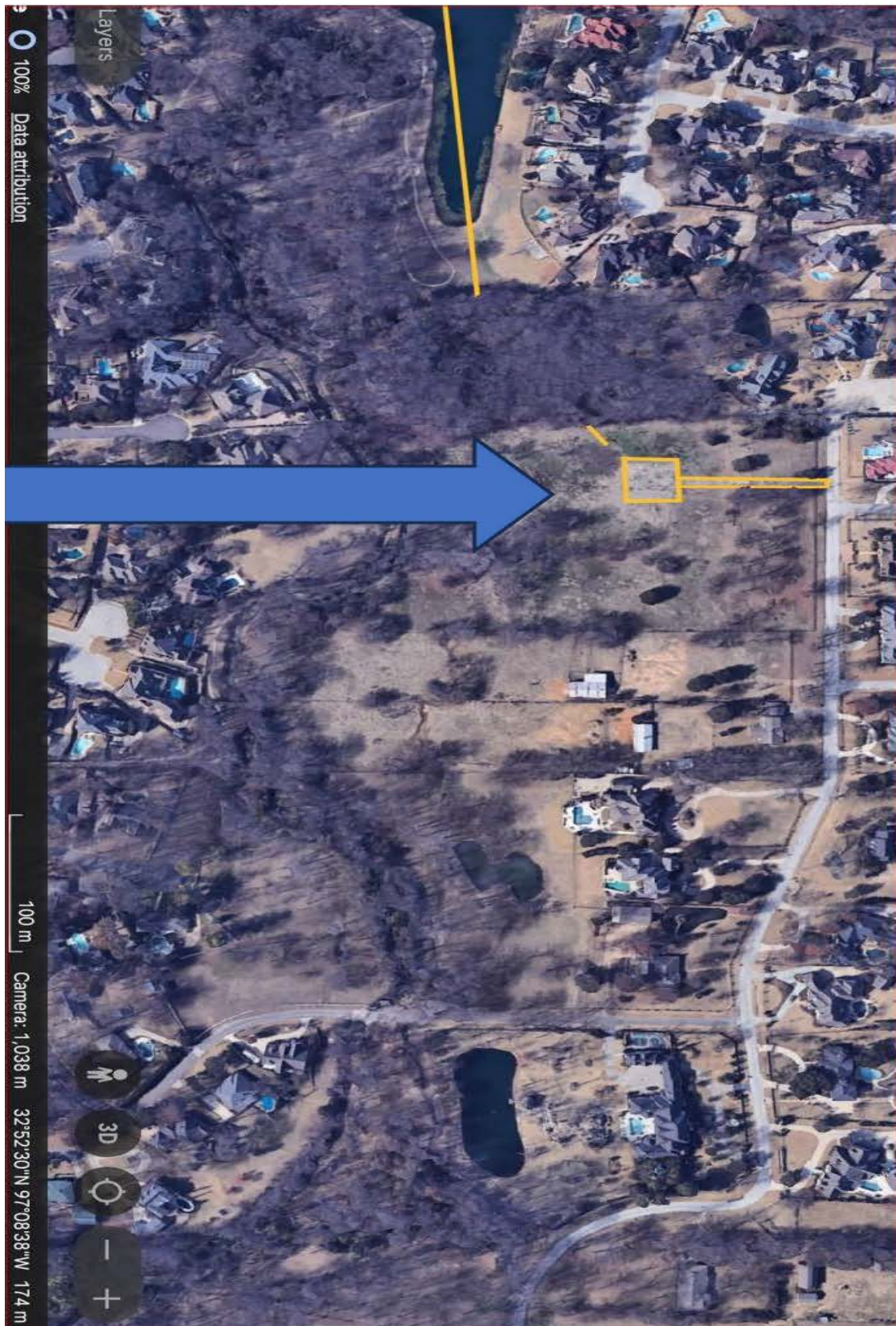
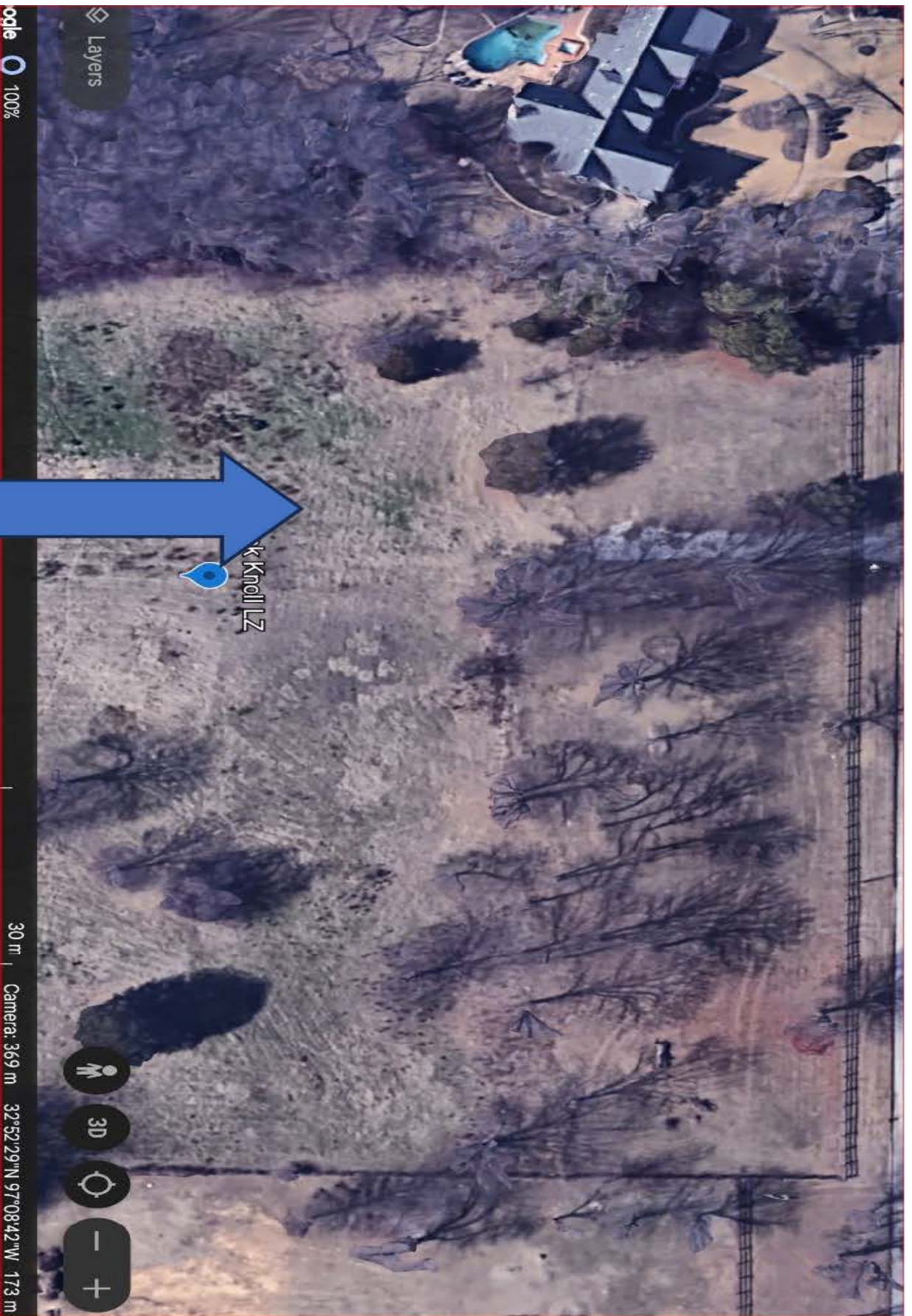


Exhibit "B" – Site Plan





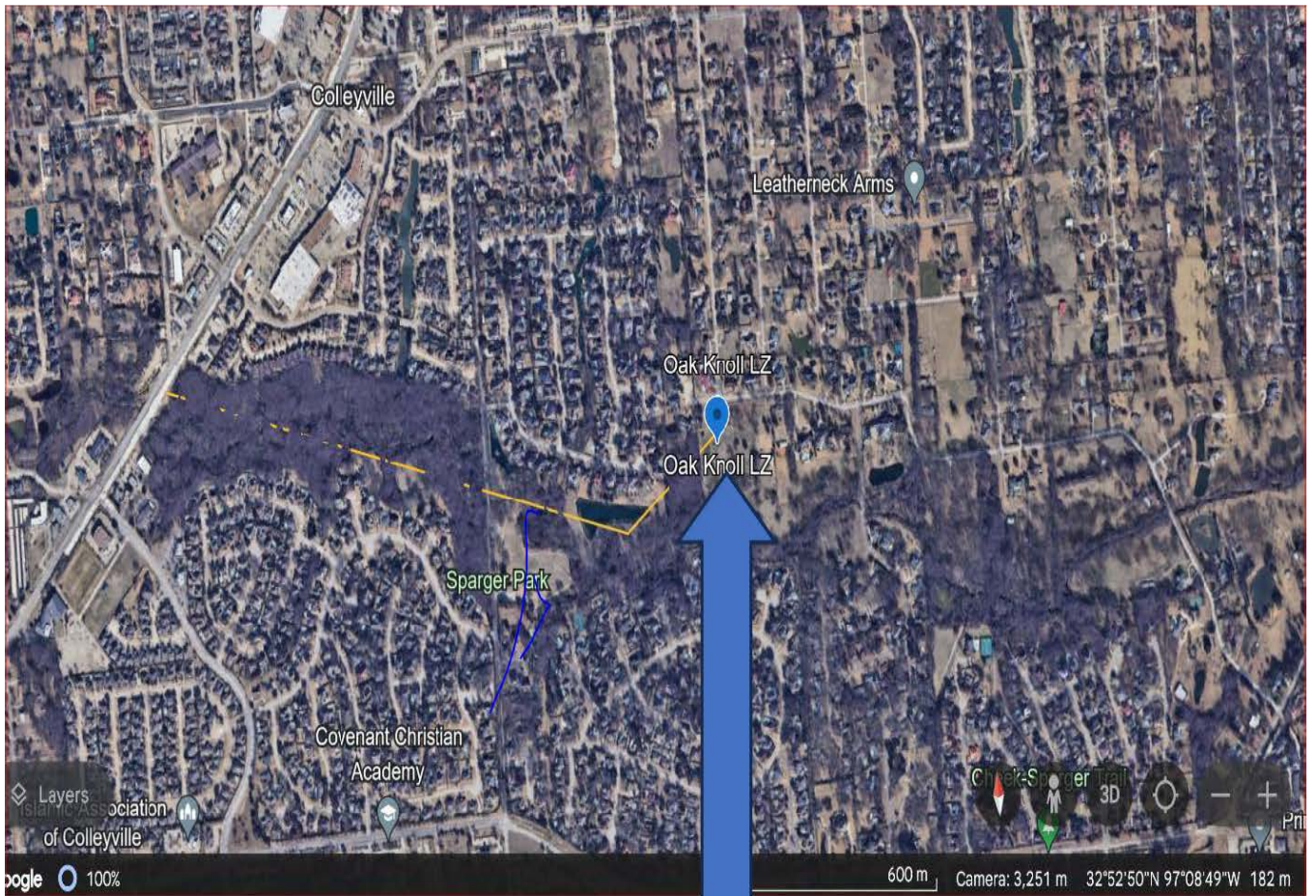
Layers

100%

Knoll LZ

30 m | Camera: 369 m 32°52'29"N 97°08'42"W 173 m





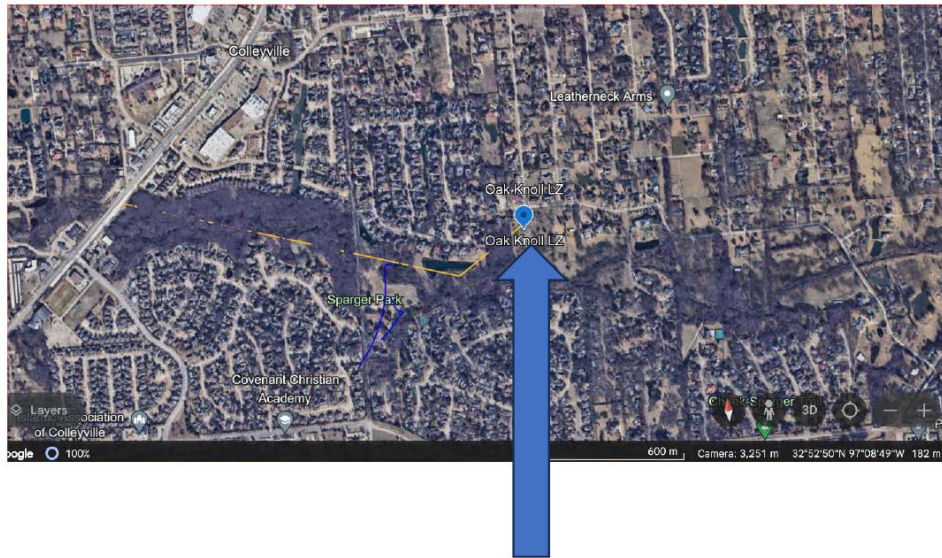
DFW Airspace

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.



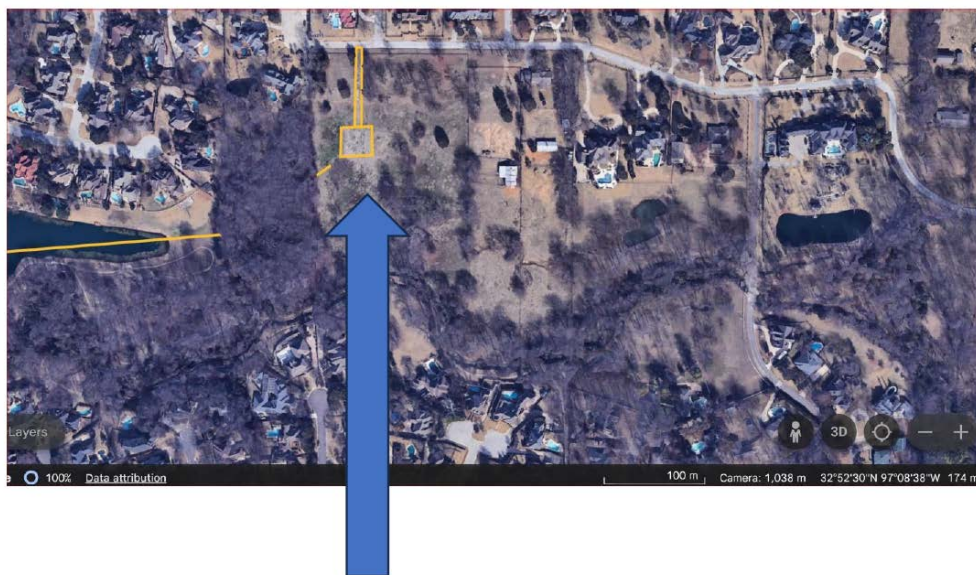
Flight Path for Arrivals and Departures

The proposed flight path will have the helicopter join Little Bear Creek at Highway 26 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.



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 BRIEFING

Agenda Number 3f	Agenda Date 12/11/2023	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration 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 district. The request is for a fence to encroach into both the front and street side yard setbacks and for the fence to have greater than 25% opacity.

Existing Conditions/Background: The subject property, 1020 McDonwell School Road West, has R-20 zoning and is located on the north side of McDonwell School Road at the intersection with Herbert Road. A new single-family home is under construction.

SUP Request: The applicant is requesting approval of an SUP to allow for a masonry and wrought iron fence 5 feet in height to be placed within the front and street side yard setbacks and for the fence to have greater than 25% opacity. The fence is proposed to be located on the property lines.

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

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

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

4. Exceptions to front yard requirement: Lots containing a minimum of 40,000 square feet, and subdivisions, shall be allowed to construct a perimeter fence within the front yard setback. Said fencing shall be no greater than eight (8) feet in height and shall have no greater than twenty-five (25) percent opaque construction within the front yard. Allowed construction materials shall be the same as paragraph "1.a" above. This exception shall not apply to properties zoned as a PUD district.

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

regulations of 1.a through 1.d above shall apply."

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

Analysis: The applicant is making the request to protect the property from kids going in and out of the school and for liability. The fence being proposed would be a 5-foot tall masonry and iron fence with masonry columns, and it would encroach into the front and street side yard setbacks. The fencing would be placed on the property lines. Additionally, the fence as proposed would have greater than 25% opacity.

Plat Status: The property is platted as Lot 1R-A, Block 4, Fairway Addition.

DRC Review: The DRC met on November 20th and determined the case could be scheduled for the next available Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The properties to the north, east, and west are zoned R-20 Single Family Residential district and improved with single-family homes. The properties to the south are zoned CC-2 Shopping Center district and PUD-R Planned Unit Development - Residential and improved with single family homes and Liberty Elementary School.

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

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

Recommendation

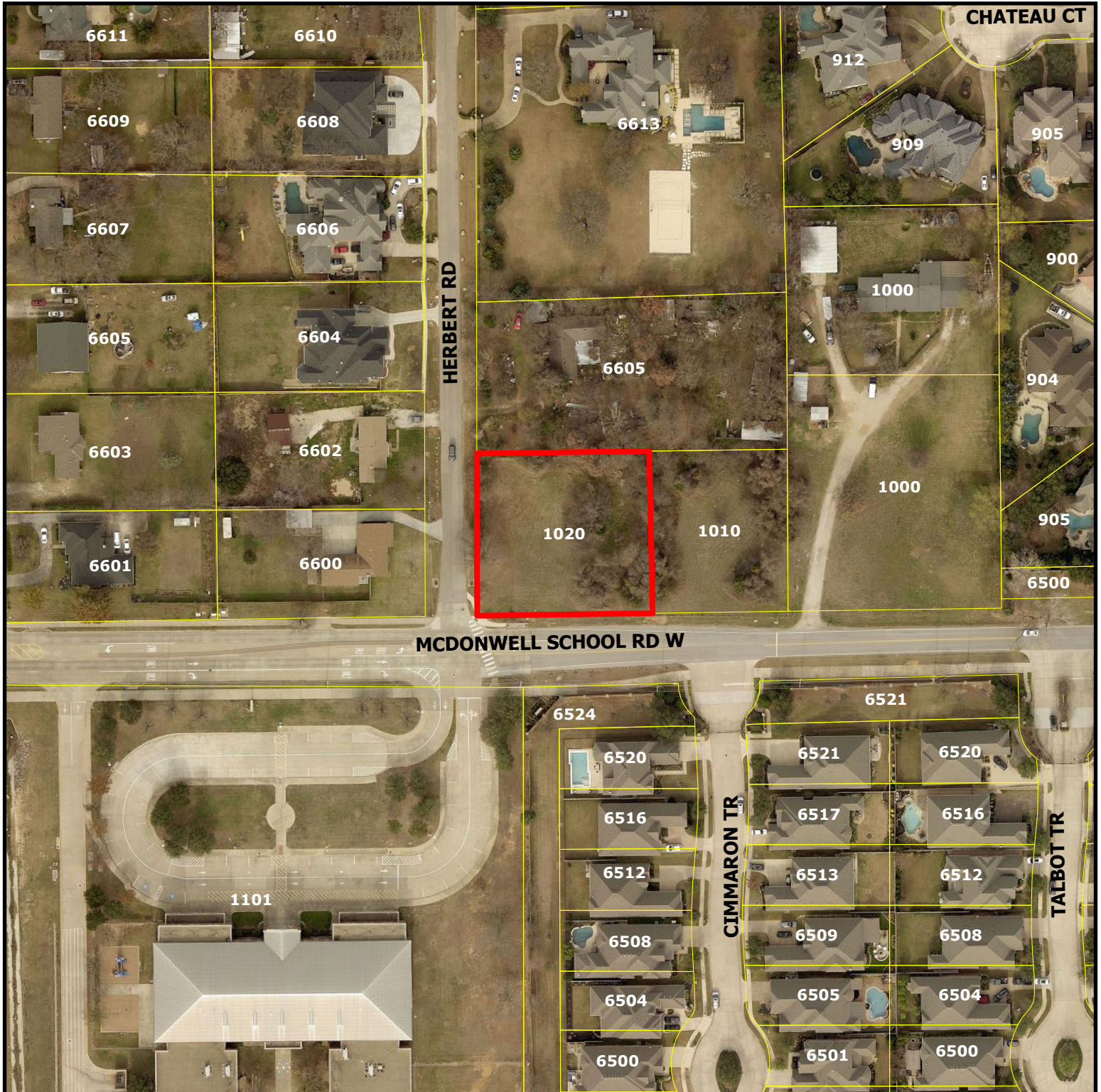
Denial

Attachments

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

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

Aerial Map

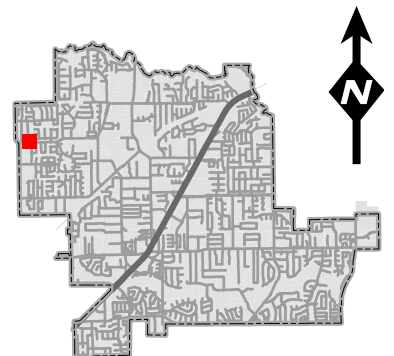


ZC23-035 - SUP Fence

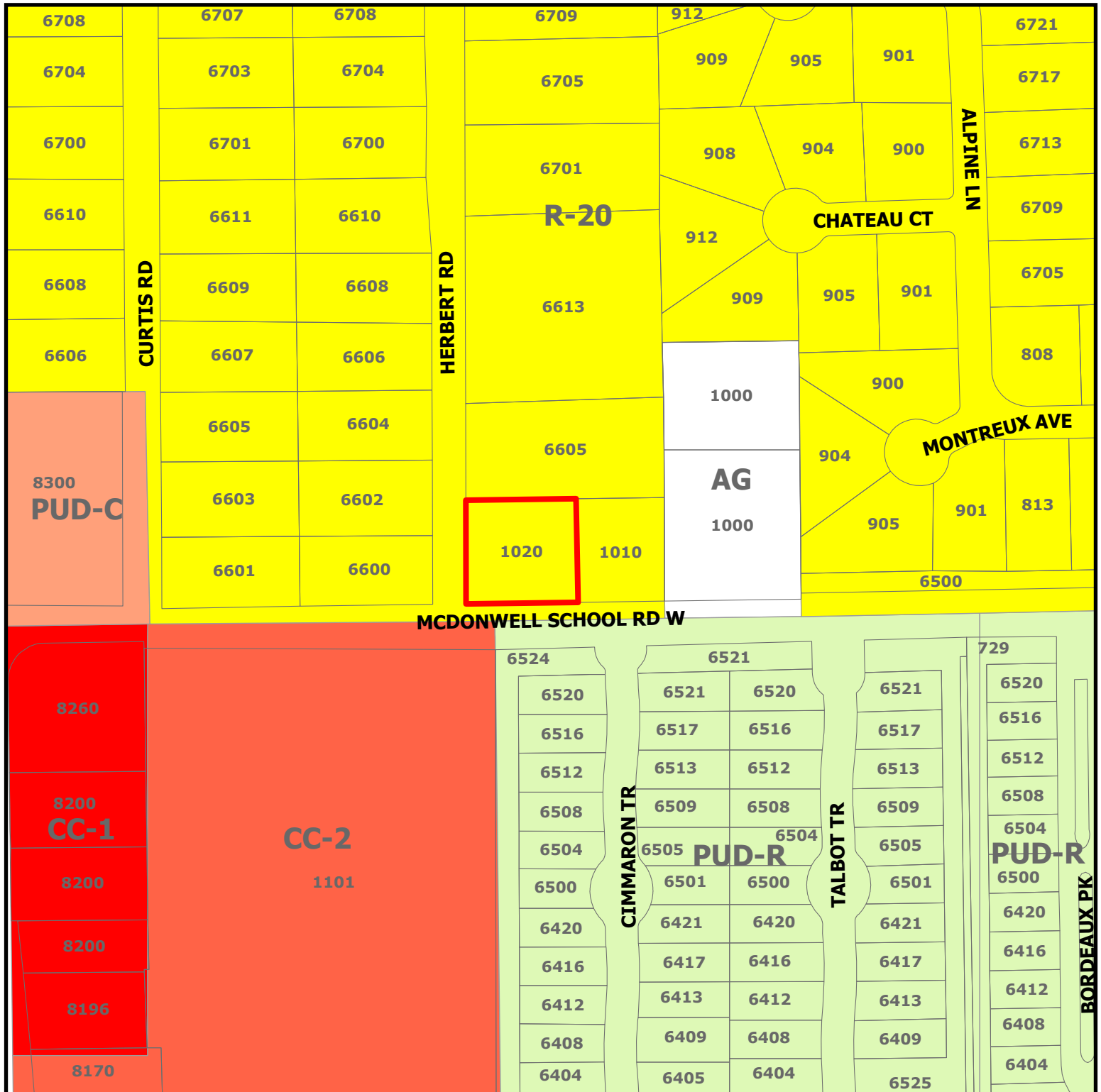
ZC23-035

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 Subject Property



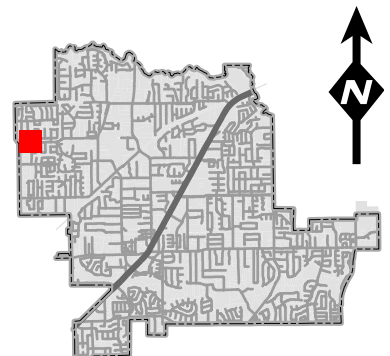
Zoning Map



ZC23-035 - SUP Fence

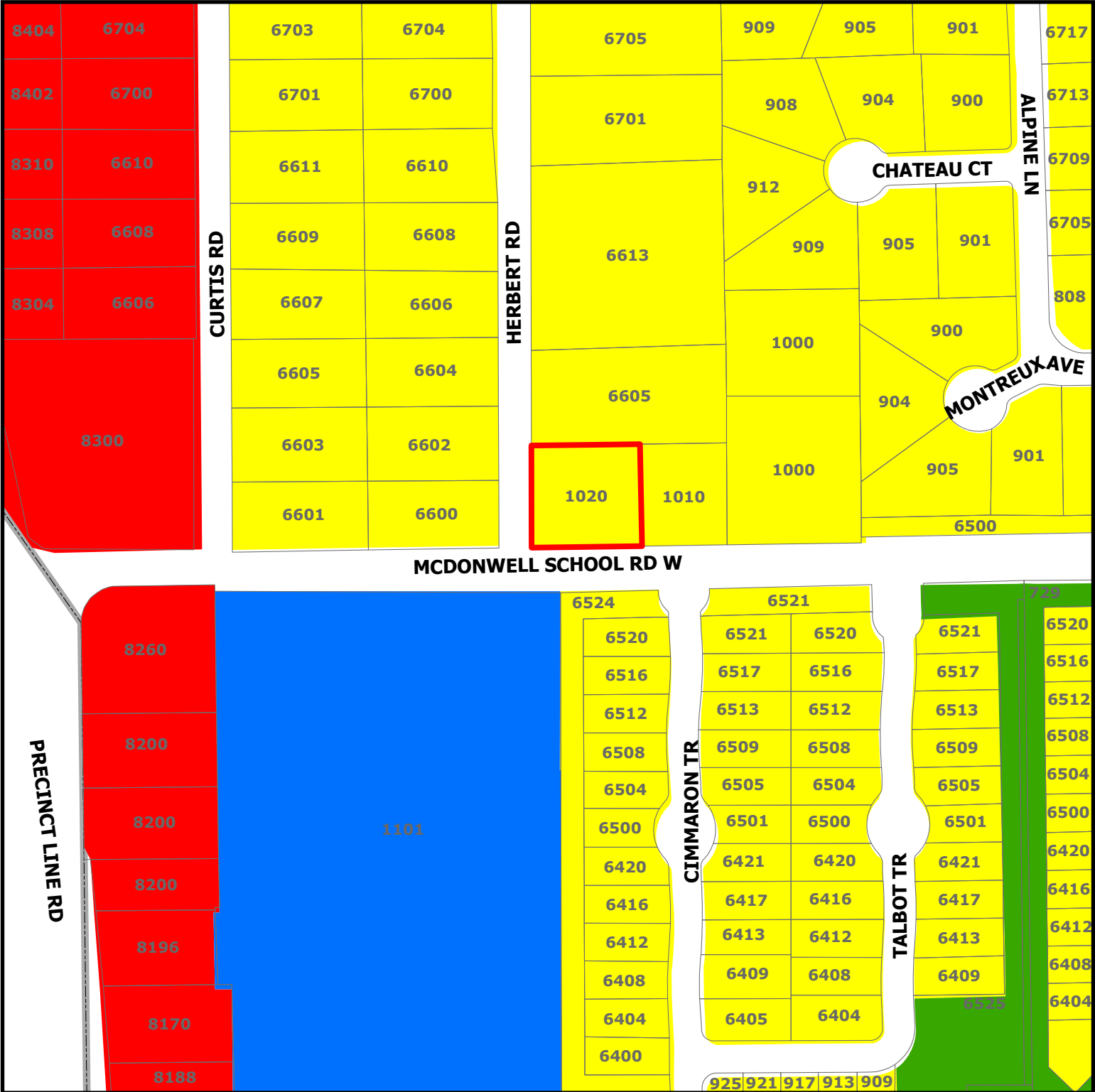
ZC23-035

Subject Property



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Future Land Use Map

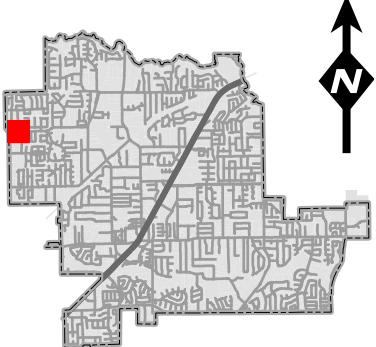


ZC23-035 - SUP Fence

ZC23-035

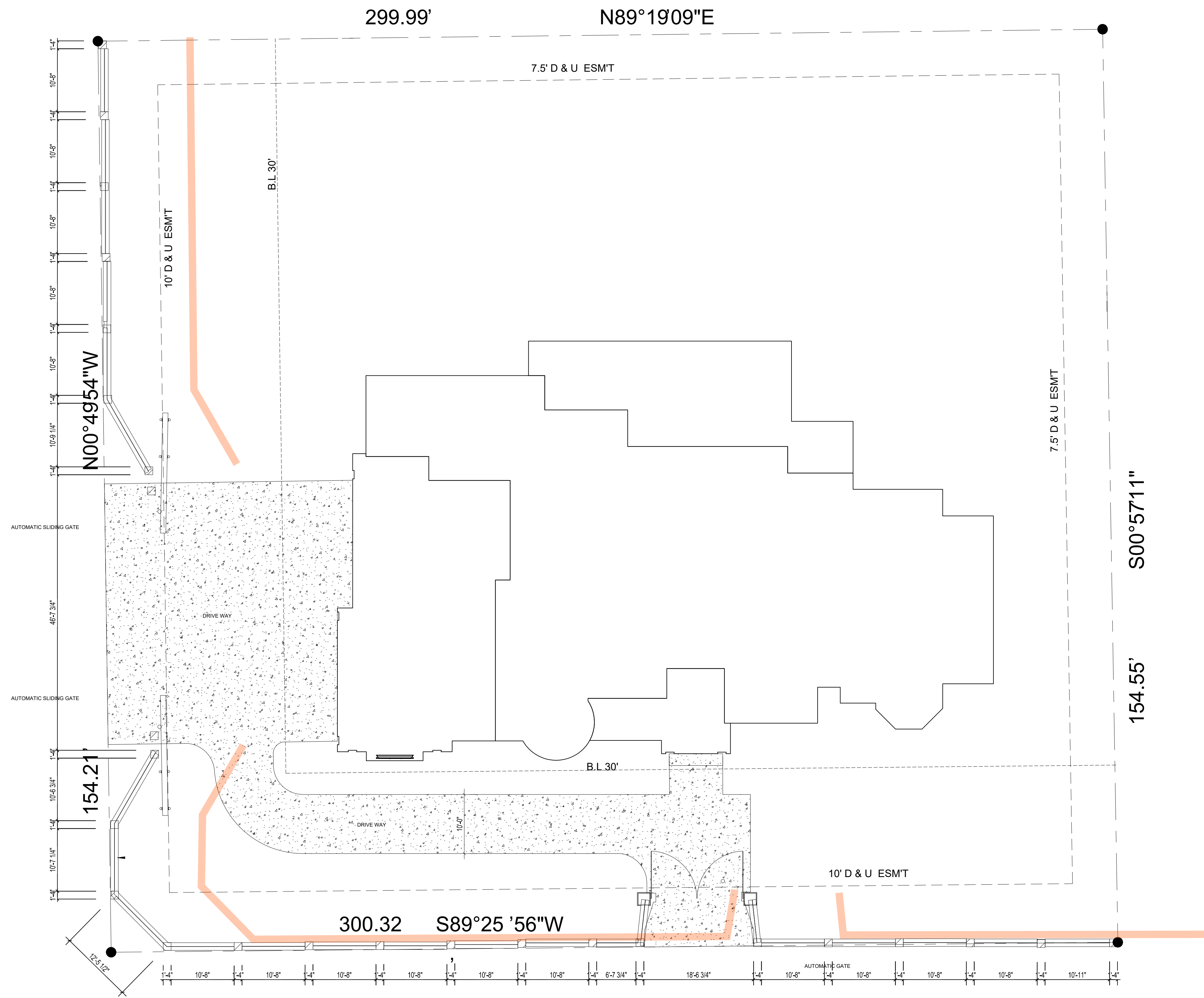
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- Residential
- Commercial
- Institutional
- Open Space; Parks
- Subject Property

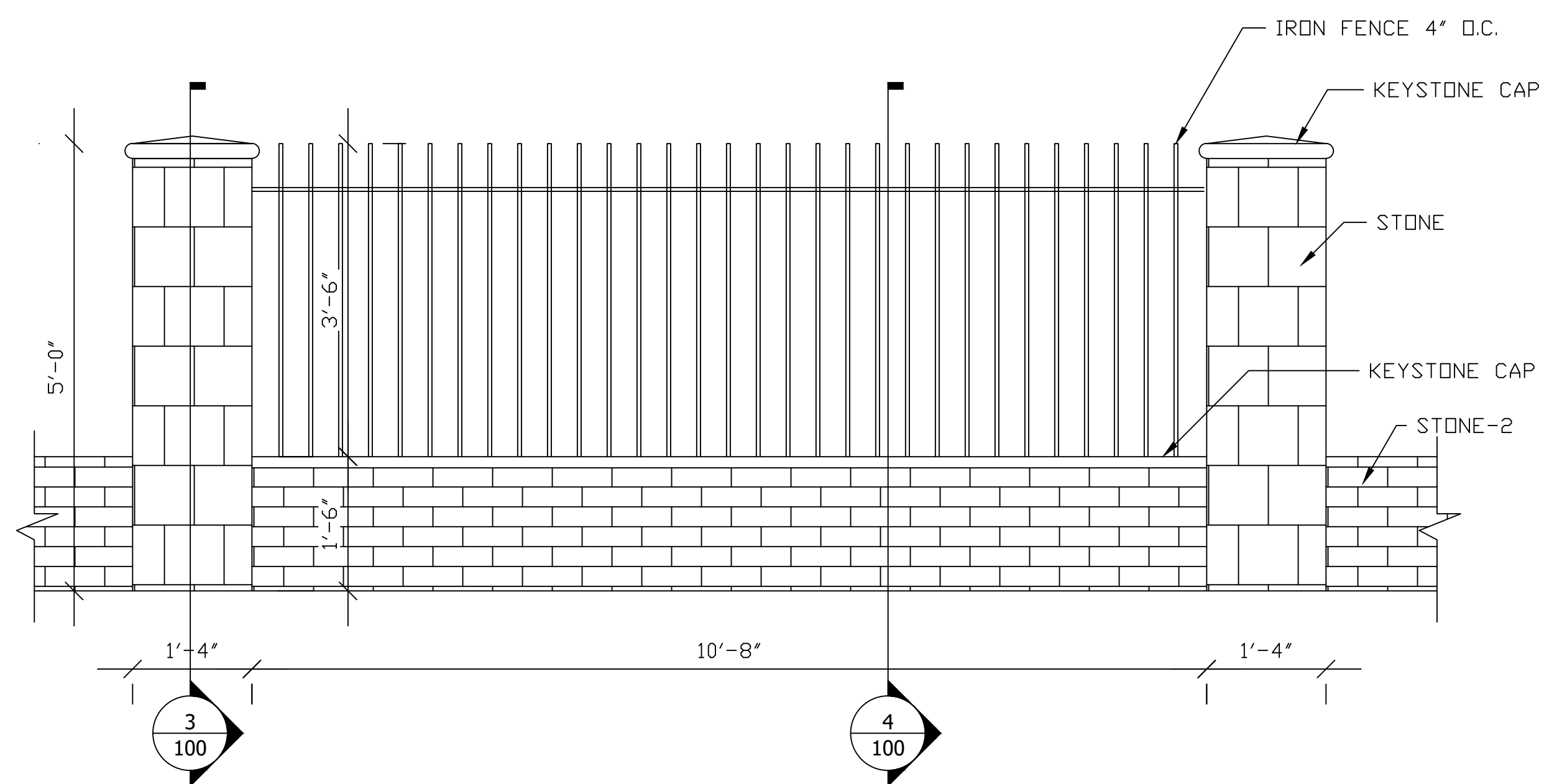


Statement of Planning Objectives – ZC23-035

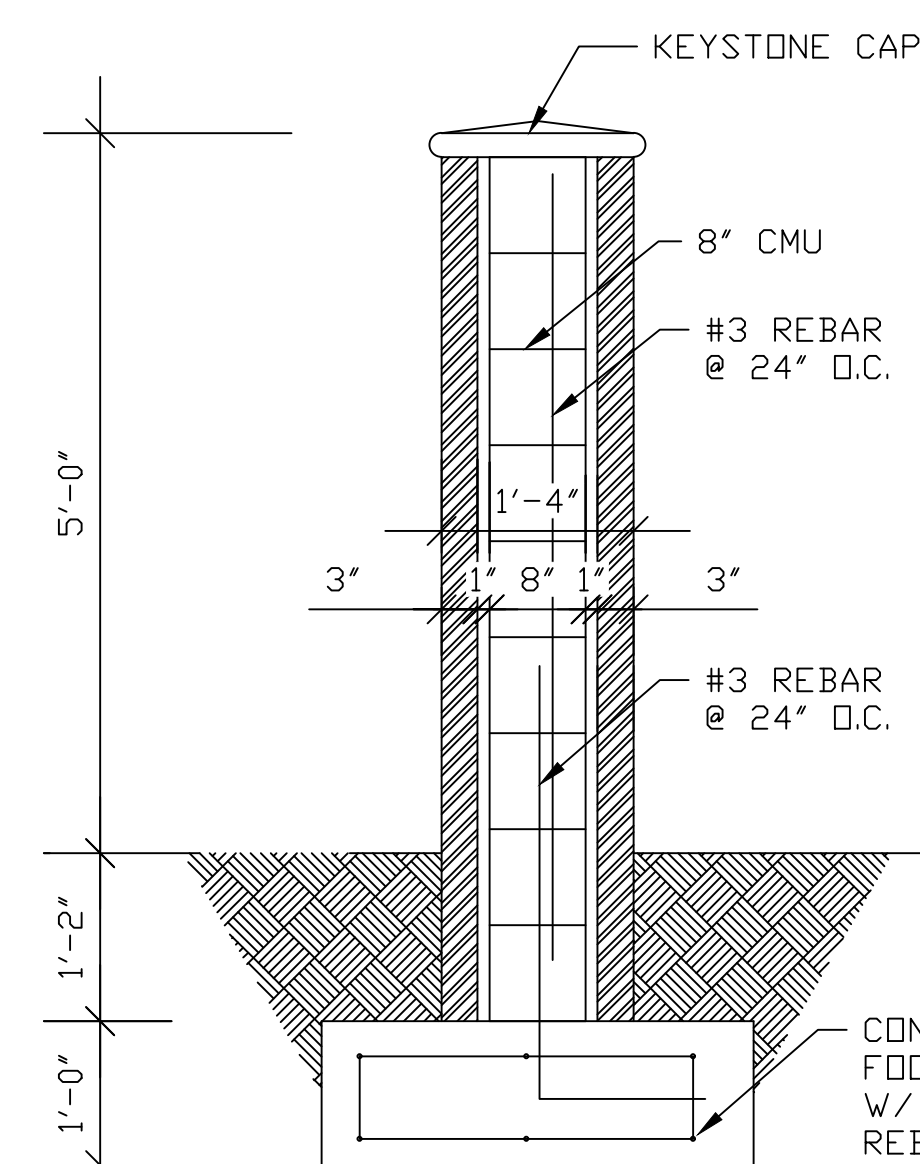
The purpose of this request is to install 5' Parameter Rod-iron Fence with Rock Columns in the corner of W. McDonwell School Road and Herbert Road, to Protect kids going in and out of the Liberty Elementary School.



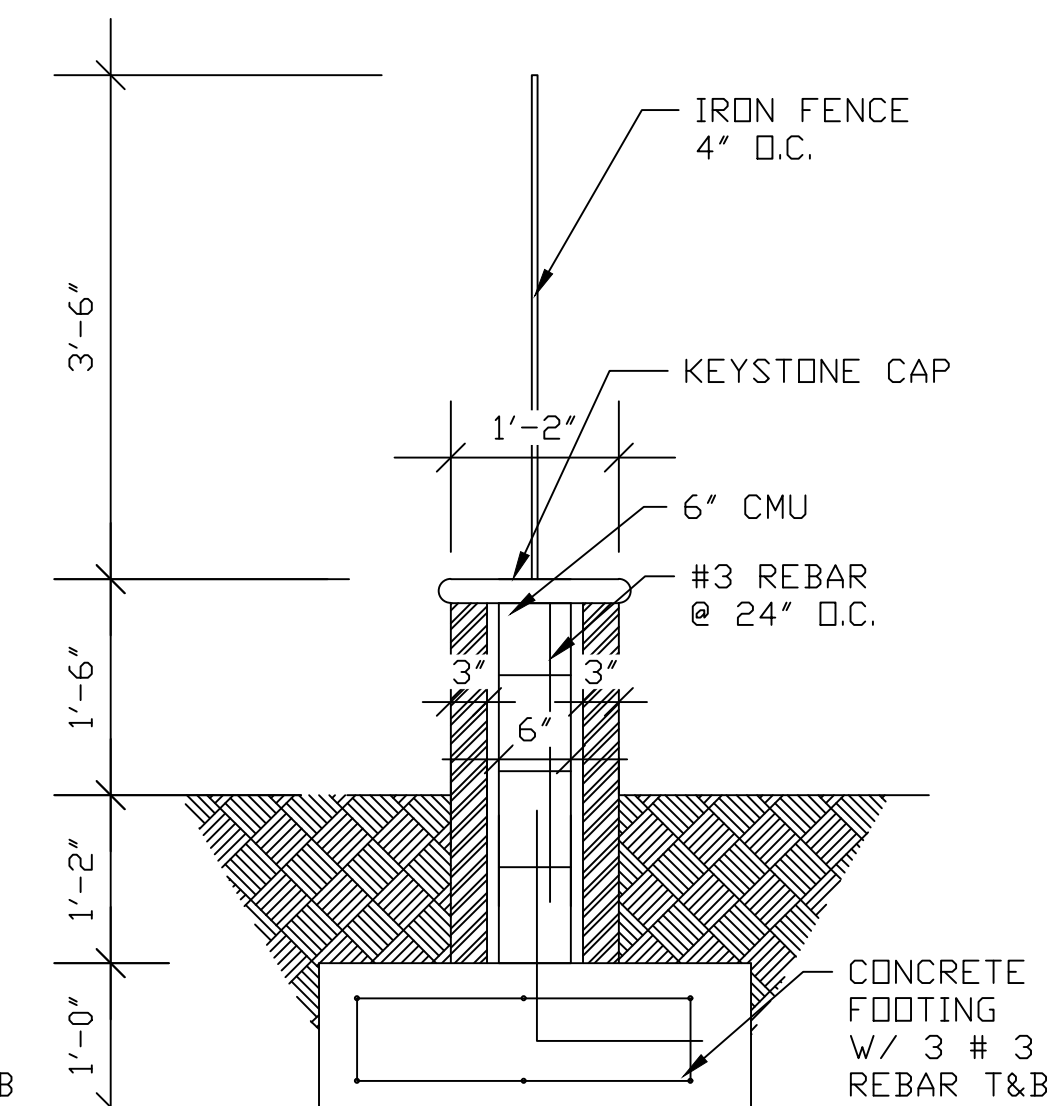
1 SITE PLAN
1" = 10'-0"



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



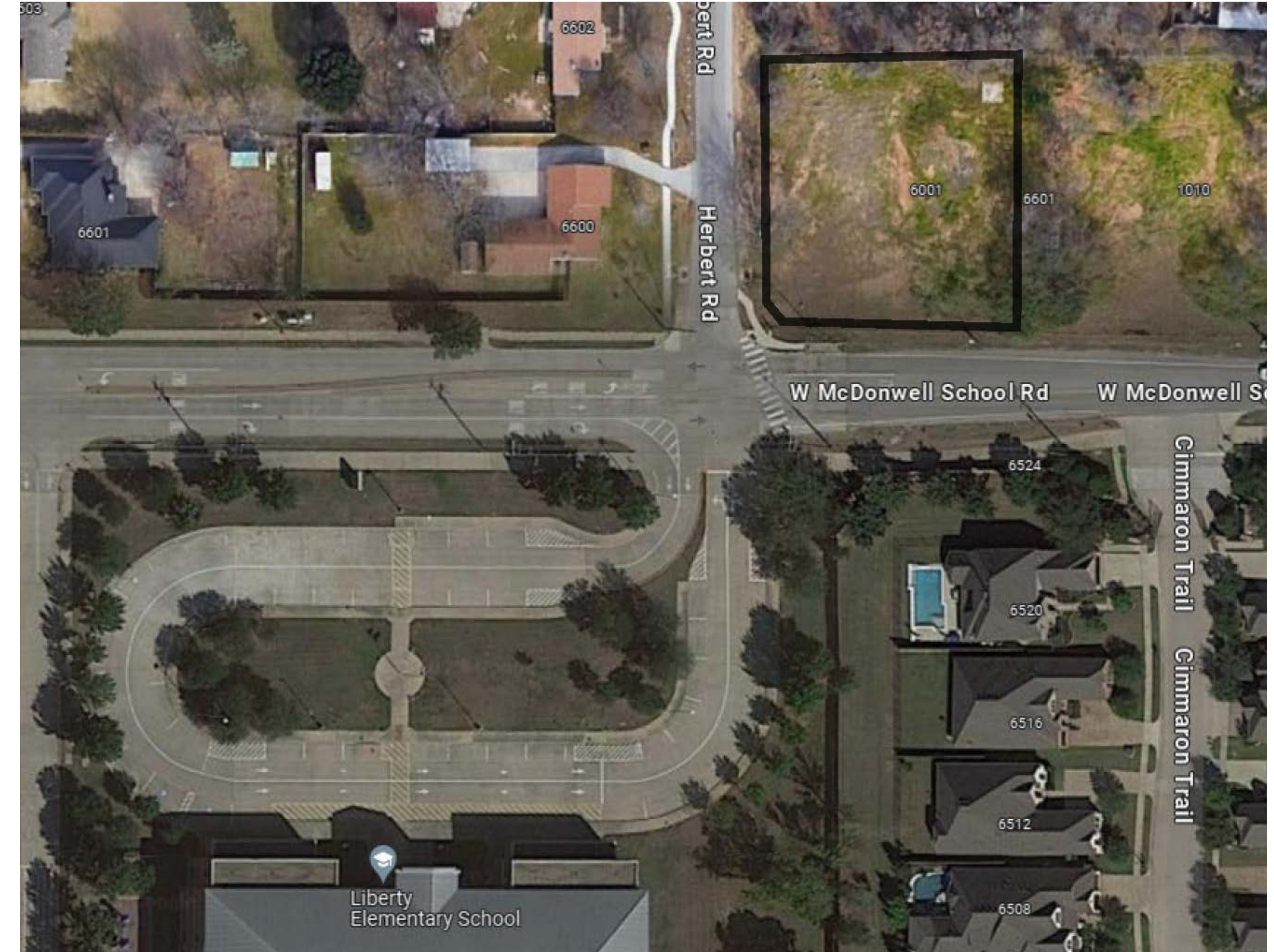
3 FENCE COLUMN SECTION
3/8" = 1'-0"



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

Statement of Planning Objectives

The purpose of this request is to install 5' Parameter Rod-iron Fence with Rock Columns in the corner of W. McDonwell School Road and Herbert Road, to Protect kids going in and out of the Liberty Elementary School.



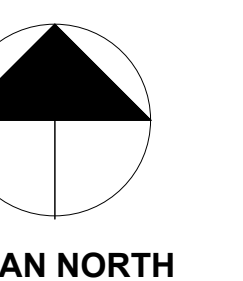
ARCHITECTURE
DEVELOPMENT
PLANNING

OWNER:
WAGIH FAHMY

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

Issue Issue Name Date

PROJECT: **FAHMY FAMILY LUXURY VILLA**
1020 W Mc DONWELL SCHOOL RD.
COLLEYVILLE, TX 76034



PLAN NORTH

CONSTRUCTION SET

Sheet Name
FENCE PLAN AND DETAILS

Original Issue 12/10/2022 / CONSTRUCTION SET

Sheet Number

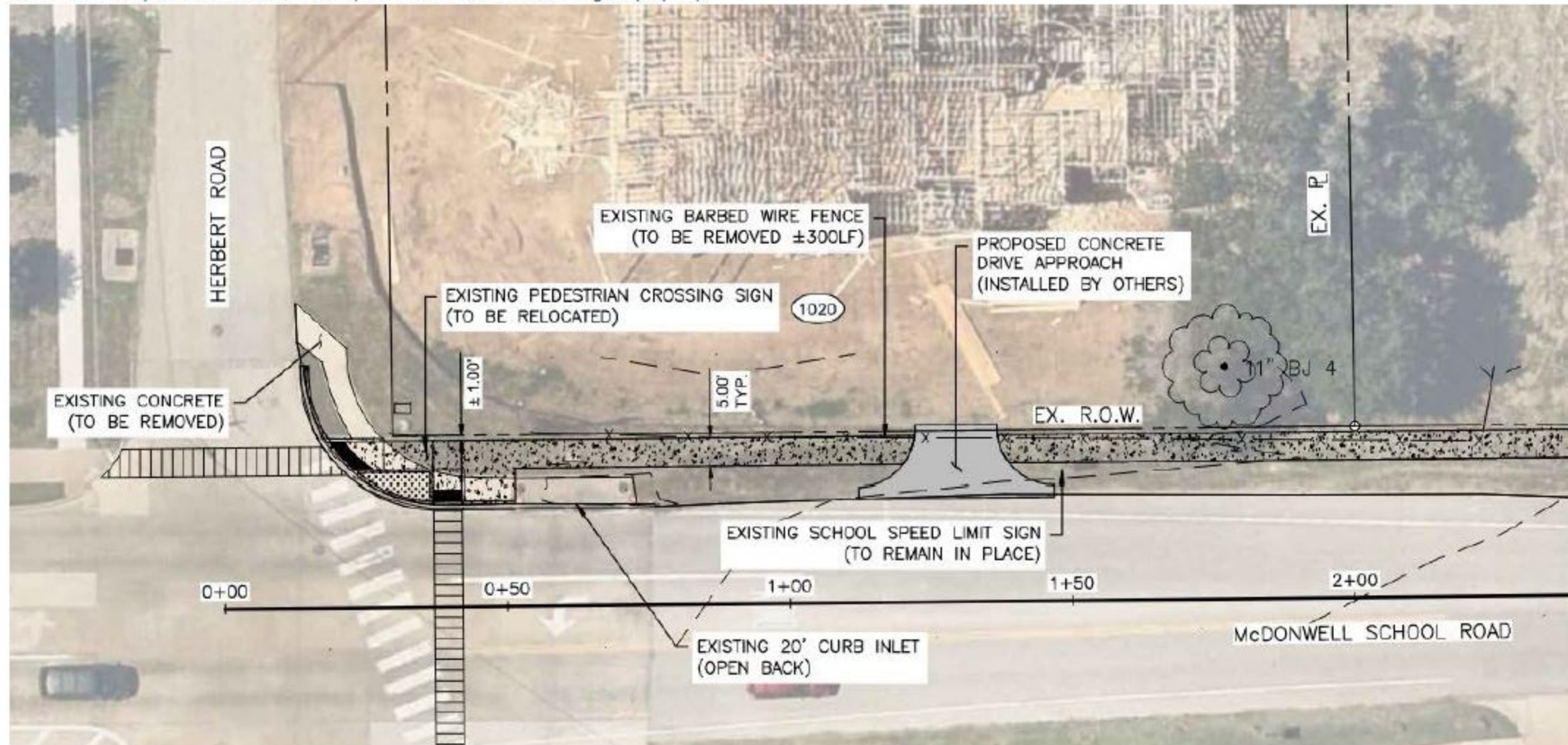
A1.00

Project # 192 Drawing Date 12/10/2022

From: [Earl Escobar](#)
To: [Kristopher Potts](#)
Cc: [Larry Wright](#)
Subject: RE: DRC Case ZC23-035 1020 McDonwell School Road SUP Fence
Date: Wednesday, November 29, 2023 11:12:23 AM
Attachments: [image002.png](#)

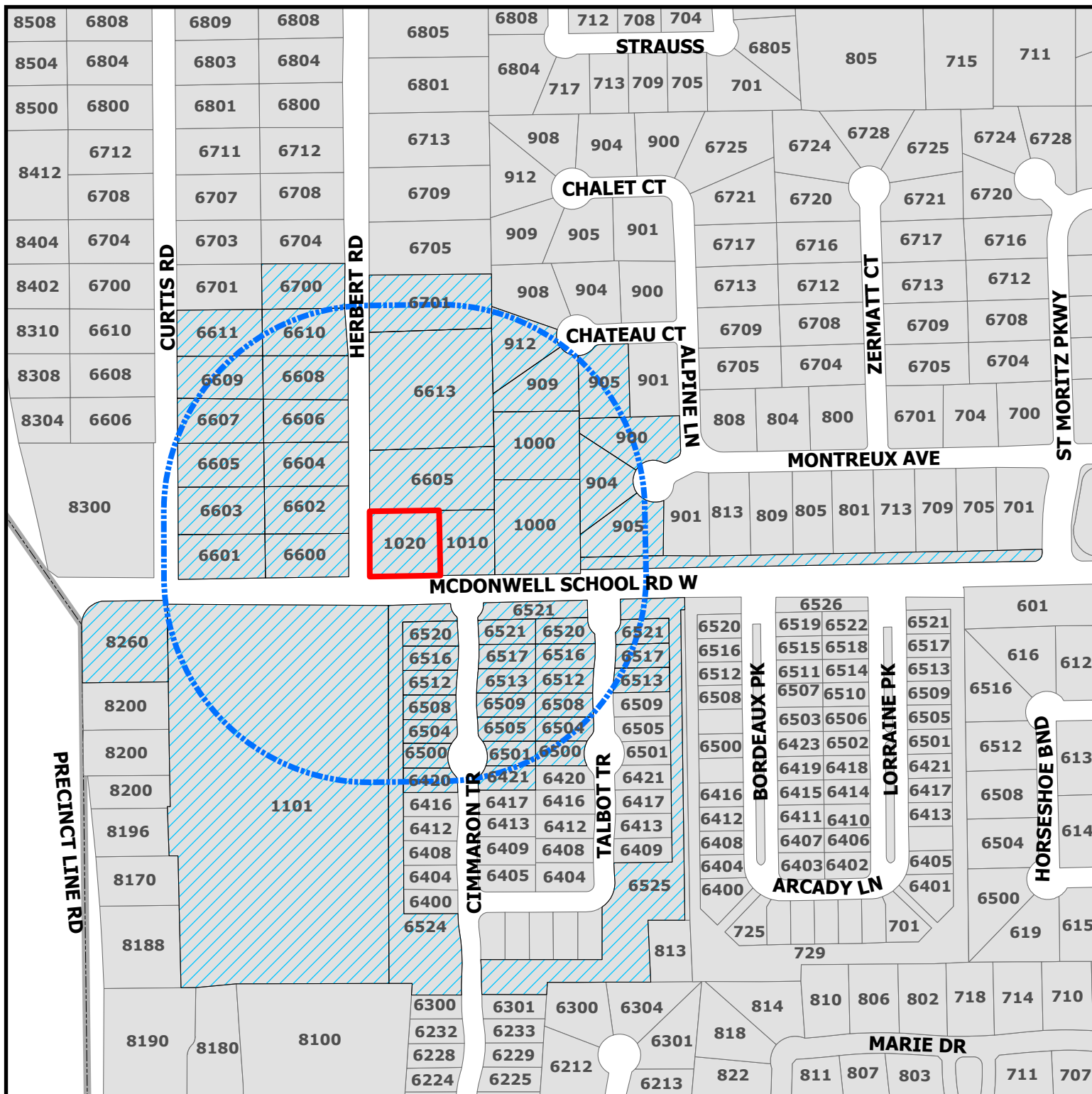
Kris:

Here is conceptual layout of pedestrian sidewalk. This will allow the children from Clairemont to travel from their neighborhood to the school and cross at Herbert intersection in lieu of midblock further east. The masonry fence could create visibility issues with their vehicle exiting the property.



Thank you,
Earl A. Escobar, P.E.
Public Works Project Engineer
100 Main Street
Colleyville, Texas 76034
Ph: (817) 503-1106

Notification Map

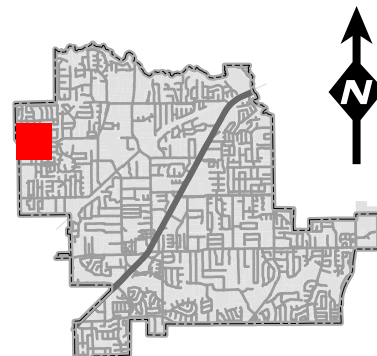


ZC23-035 - SUP Fence

ZC23-035

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

-  Parcels to be notified
-  Buffer
-  Subject Property





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, December 11, 2023 at 7:00 p.m.
City Council Meetings: Wednesday, January 3, 2024 & Tuesday, January 16, 2024 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit to allow for a fence on Lot 1R-A, Block 4, Fairway Addition. The request is to allow for a fence to encroach into both the front & street side yard setbacks and for the fence to be located along the property lines.

Zoning Case: ZC23-035

Applicant: Osama Nashed

Owner: Meawad Wagih

Location: 1020 McDonwell School Rd W

Property Description: Lot 1R-A, Block 4, Fairway Addition

Present Zoning: R-20 Single Family Residential

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

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

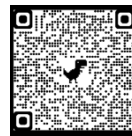
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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

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 817.503.1051. Please reference the zoning case number when requesting information.

Chris Pham

Christopher Pham
Planner
cpham@colleyville.com

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
KELLEY, KEVIN	4500 RAWHIDE CT	GRANBURY, TX	76049	6600 HERBERT RD
GEIGER, BRUCE	6516 TALBOT TRL	COLLEYVILLE, TX	76034	6516 TALBOT TR
RATTAN, JASWINDER S	6420 CIMMARON TR	COLLEYVILLE, TX	76034	6420 CIMMARON TR
BOLES, ALYSHA	6611 CURTIS RD	COLLEYVILLE, TX	76034	6611 CURTIS RD
ONDERDONK REVOCABLE FAMILY TRUS	6401 KENTUCKY CT	COLLEYVILLE, TX	76034	6516 CIMMARON TR
SMITH, SANDRA	6513 CIMARRON TR	COLLEYVILLE, TX	76034	6513 CIMMARON TR
RHODA, DARIN	905 CHATEAU CT	COLLEYVILLE, TX	76034	905 CHATEAU CT
ISHAK, ASHRAF Z	104 W LD LOCKETT RD	COLLEYVILLE, TX	76034	1000 MCDONWELL SCHOOL RD W
INGALLS, SEAN	6700 HERBERT RD	COLLEYVILLE, TX	76034	6700 HERBERT RD
WOLF, ARTHUR	900 MONTREUX AVE	COLLEYVILLE, TX	76034	900 MONTREUX AVE
KEATING, CATHERINE	912 CHATEAU CT	COLLEYVILLE, TX	76034	912 CHATEAU CT
DEARING, JULIA F	6701 HERBERT RD	COLLEYVILLE, TX	76034	6701 HERBERT RD
RADER, MICHAEL	PO BOX 2027	COLLEYVILLE, TX	76034	6509 CIMMARON TR
PETERSEN, ELDON	6513 TALBOT TR	COLLEYVILLE, TX	76034	6513 TALBOT TR
ALEXANDER, MERRIE LESLIE	905 MONTREUX AVE	COLLEYVILLE, TX	76034	905 MONTREUX AVE
OKEMAN CONSTRUCTION LLC	10587 N MCARTHUR BLVD APT 1188	IRVING, TX	75033	6602 HERBERT RD
LAPRADE, MARK	6605 CURTIS RD	COLLEYVILLE, TX	76034	6605 CURTIS RD
BUKHARI SYED	6521 TALBOT TR	COLLEYVILLE, TX	76034	6521 TALBOT TR
BLISS, DEBORAH J	6607 CURTIS RD	COLLEYVILLE, TX	76034	6607 CURTIS RD
BEACH LIVING TRUST	6517 TALBOT TRL	COLLEYVILLE, TX	76034	6517 TALBOT TR
KITCHENS, MICHAEL D	6508 CIMMARON TR	COLLEYVILLE, TX	76034	6508 CIMMARON TR
GOLLIHER, JOHN	6501 CIMMARON TRL	COLLEYVILLE, TX	76034	6501 CIMMARON TR
CAMPO SAN ANTONIO LLC	PO BOX 15697	NEWPORT BEACH, CA	92659	8260 PRECINCT LINE RD
BURGESS, KATY	6508 TALBOT LN	COLLEYVILLE, TX	76034	6508 TALBOT TR
STANLEY, JASON	909 CHATEAU CT	COLLEYVILLE, TX	76034	909 CHATEAU CT
BRILEY, ANTHONY	6601 CURTIS RD	COLLEYVILLE, TX	76034	6601 CURTIS RD
SCHLIEMAN, NORMA	6605 HERBERT RD	COLLEYVILLE, TX	76034	6605 HERBERT RD
NICHOLS, RICHARD P	6517 CIMMARON TR	COLLEYVILLE, TX	76034	6517 CIMMARON TR
BECAFT, JEREMY	6520 CIMMARON TRL	COLLEYVILLE, TX	76034	6520 CIMMARON TR
BERNSTEIN, JONATHAN	204 MANOR PL	SOUTHLAKE, TX	76092	6603 CURTIS RD
HODGES, JAMES W	6512 TALBOT TR	COLLEYVILLE, TX	76034	6512 TALBOT TR
NEAL, DAVID	6504 TALBOT TRL	COLLEYVILLE, TX	76034	6504 TALBOT TR
STANSBERGER, KENNETH L	6521 CIMMARON TR	COLLEYVILLE, TX	76034	6521 CIMMARON TR
ELMORE REVOCABLE TRUST	6613 HERBERT RD	COLLEYVILLE, TX	76034	6613 HERBERT RD
HICKS, MARY	6512 CIMMARON TRL	COLLEYVILLE, TX	76034	6512 CIMMARON TR
ALANIZ CARIE	904 MONTREUX AVE	COLLEYVILLE, TX	76034	904 MONTREUX AVE
PHILLIPS, MARK DANIEL	6609 CURTIS RD	COLLEYVILLE, TX	76034	6609 CURTIS RD
TRIPURANANI, VIKRAM	6608 HERBERT RD	COLLEYVILLE, TX	76034	6608 HERBERT RD
BARTOSH, WILLIAM	1205 WHITE CHAPEL BLVD	SOUTHLAKE, TX	76092	6610 HERBERT RD
STERNFELD, TODD	6520 TALBOT TRL	COLLEYVILLE, TX	76034	6520 TALBOT TR
BLW LIVING TRUST	6500 CIMMARON TRL	COLLEYVILLE, TX	76034	6500 CIMMARON TR
SPERA, JAMES	6504 CIMMARON TRL	COLLEYVILLE, TX	76034	6504 CIMMARON TR
EURICH, DANA A	6421 CIMMARON TR	COLLEYVILLE, TX	76034	6421 CIMMARON TR
NUTTALL, MARK	6606 HERBERT RD	COLLEYVILLE, TX	76034	6606 HERBERT RD
DUNNING, STEVE	6500 TALBOT TRL	COLLEYVILLE, TX	76034	6500 TALBOT TR
MASHUSHIRE, DAVID	6604 HERBERT RD	COLLEYVILLE, TX	76034	6604 HERBERT RD
KAFLEY, SUVASH	6505 CIMMARON TRL	COLLEYVILLE, TX	76034	6505 CIMMARON TR
KELLER, ISD	350 KELLER PKWY	KELLER, TX	76248	1101 MCDONWELL SCHOOL RD W
CLAIREMONT ADDITION	8528 Davis Blvd Suite 172	NORTH RICHLAND HILLS ,TX	76182	COURTESY NOTICE
ROSEWOOD VILLAS	P.O. Box 463	COLLEYVILLE ,TX	76034	COURTESY NOTICE
VILLAS OF COLLEYVILLE	9001 Airport Freeway Suite 450	NORTH RICHLAND HILLS ,TX	76180	COURTESY NOTICE
KELLER ISD	350 KELLER PKWY	KELLER, TX	76248	STATE REQUIRED
GHBYRAL, MARIM R	708 CARMEL DR	KELLER, TX	76248	1020 MCDONWELL SCHOOL RD W

ORDINANCE O-23-xxxx

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 0.60 ACRES, LOT 1R-A, BLOCK 4, FAIRWAY ADDITION BY AUTHORIZING A SPECIAL USE PERMIT TO ALLOW FOR A FENCE TO EXTEND INTO THE FRONT AND STREET SIDE YARD SETBACK AND HAVE GREATER THAN 25% OPACITY; 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 front and street side yard setback and have greater than 25% opacity, Case No. ZC23-035; 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 on 0.60 acres,

on Lot 1R-A, Block 4, of the Fairway Addition, located at 1020 McDonwell School Road West, 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 fence to extend into the front and street side yard setbacks and have greater than 25% opacity.
- 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 3rd day of January 2024.

The second reading and public hearing being conducted on the 16th day of January 2024.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS ON THIS THE 16TH DAY OF JANUARY 2024.

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

ATTEST:

CITY OF COLLEYVILLE

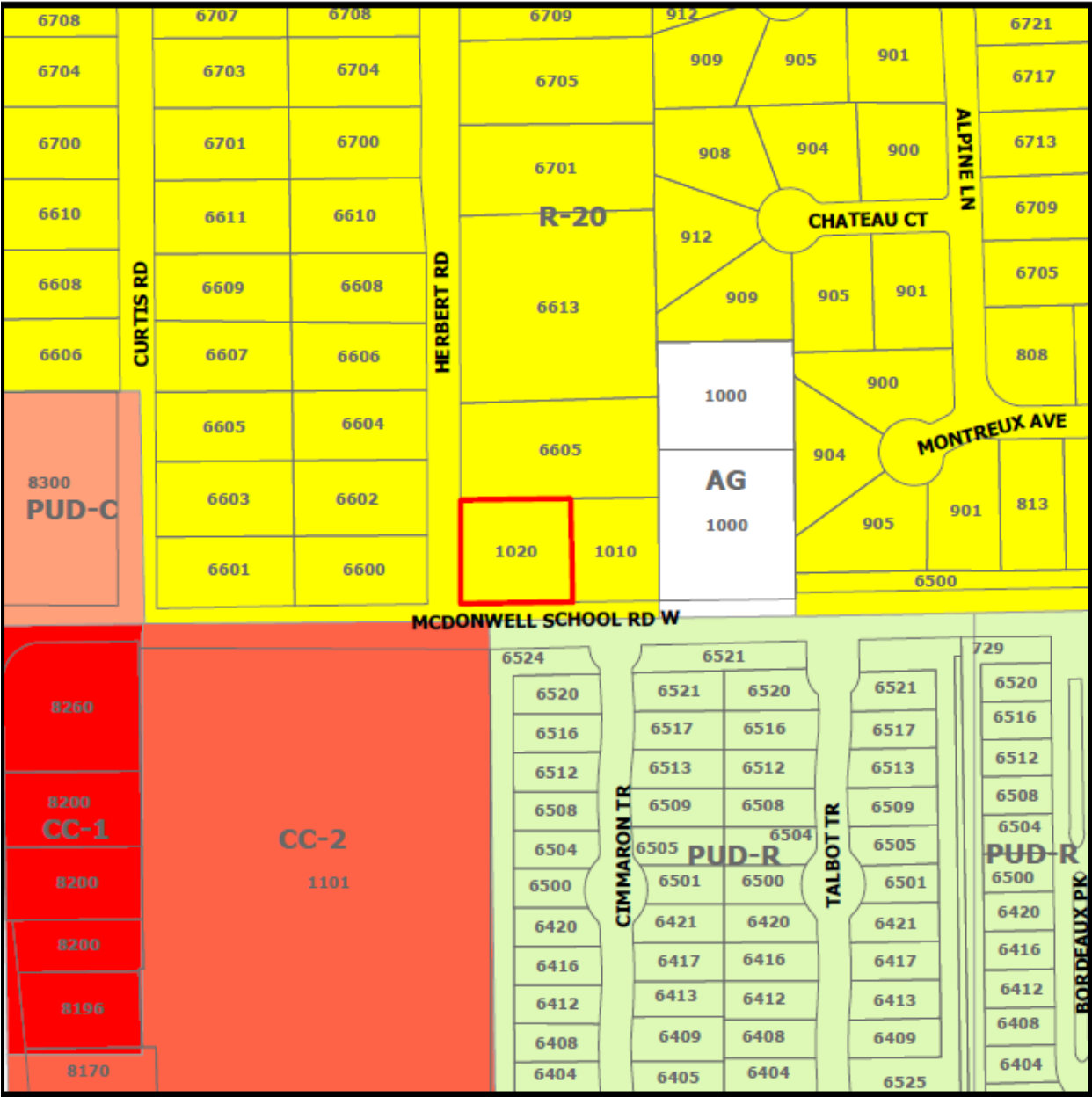
Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

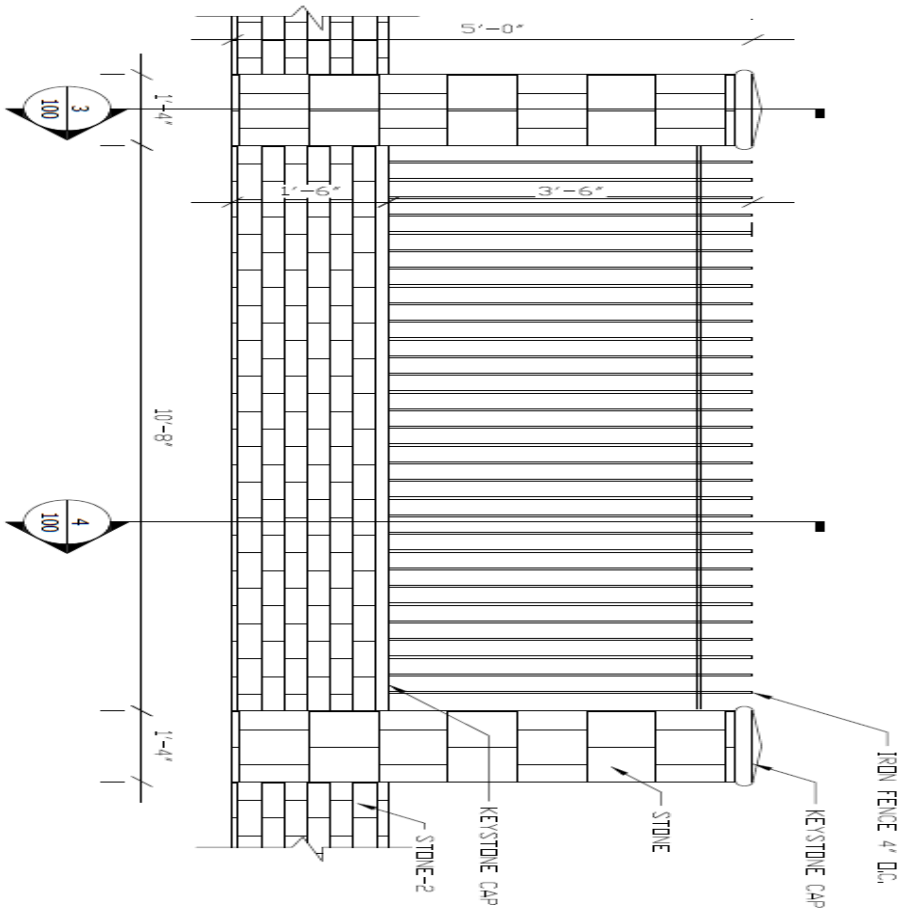
APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

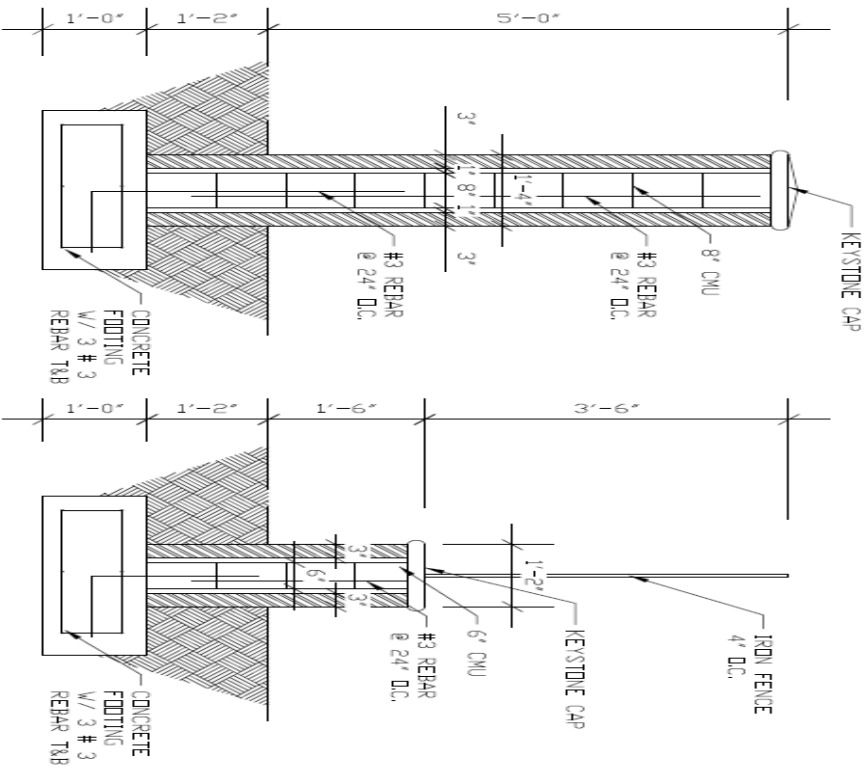
Exhibit "A" - Location and Zoning Map



[illegible]



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



3 FENCE COLUMN SECTION
1/2" = 1'-0"

4 FENCE SECTION
1/2" = 1'-0"