



CITY OF COLLEYVILLE ZONING BOARD OF ADJUSTMENT AGENDA

100 Main Street, Colleyville, Texas, 76034
City Council Chambers - Third Floor

TUESDAY, MARCH 12, 2024 - 7:00 PM

1. PLEDGE OF ALLEGIANCE

2. APPROVAL OF MINUTES

2a May 10, 2022 Zoning Board of Adjustment Minutes

3. PUBLIC HEARING AGENDA ITEMS

3a Consideration of a Variance to Lot Coverage on Lot 1, Block B, Legacy North Addition, being located at 812 Sawyer Drive, Case VC24-001

4. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards *Thursday, March 7, 2024* 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 ZONING BOARD OF ADJUSTMENT BRIEFING

Agenda Number 2a	Agenda Date 3/12/2024	Number
Type Approval of Minutes		
Department Community Development		

Title

May 10, 2022 Zoning Board of Adjustment Minutes

Explanation

This item provides for the approval of the May 10, 2022 Zoning Board of Adjustment minutes.

Recommendation

Approve

Attachments

1. May 10, 2022 Zoning Board of Adjustment Minutes



City of Colleyville Zoning Board of Adjustment Minutes

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

Tuesday, May 10, 2022

City Council Chambers

CALL TO ORDER

The Zoning Board of Adjustment meeting of the City of Colleyville was called to order by Chair Carroll on May 10, 2022 at 7:00 p.m.

Roll Call

Present: Richard Vallario, Dee Kamerman, Dan Shadle, Frank Carroll, and Michael Deakin

Absent: Mary Dede and Eric Holland

Staff Present: Jacquelyn Reyff and Dakari Hill

Also Present: N/A

1. APPROVAL OF MINUTES

1a Zoning Board of Adjustment Meeting Minutes – July 14, 2020

Board member Deakin made a motion to approve the July 14, 2020 Zoning Board of Adjustment Meeting Minutes. Board member Shadle seconded.

The motion was carried by the following vote:

Aye: 5 – Vallario, Kamerman, Shadle, Carroll, and Deakin

Nay: 0

2. PUBLIC HEARING AGENDA ITEMS

2a Consideration of a variance to the provisions of Section 3.24.G, Schedule of District Regulations of the Land Development Code, specifically for lot area in the R-40 Single Family Residential district for Lot 3, Block 3, Stafford Heights Subdivision, located at 4801 Manning Drive, Case VC22-003

Jacquelyn Reyff presented the case and briefed the Board.
Staff answered questions of the Board regarding the restrictions on

building two homes without the variance.

The applicant, Michelle Bahjat, 409 Timberline Drive South, Colleyville, TX, came forward and expressed to the Board that the variance would allow her to build two single family homes on two separate lots.

An associate of the applicant, Greg Reid, 1408 Jacob Avenue, Keller, TX, came forward and expressed to the Board that the variance should be a formality.

Mrs. Bahjat answered questions of the Board regarding the size of both lots and the intent to live in one of the homes.

The public hearing was opened at 7:12 p.m.

Michael Botch, 4613 Stafford Drive, Colleyville, TX, came forward and spoke in opposition to the case. Mr. Botch expressed concern regarding the subdivision of the property.

Linda Baker, 4900 Behrens Road, Colleyville, TX, came forward and spoke in opposition to the case. Mrs. Baker expressed concern regarding the two lots not meeting their zoning requirements.

John Snyder, 4808 Manning Drive, Colleyville, TX, came forward and spoke in opposition to the case. Mr. Snyder expressed concern regarding the subdivision of the property.

Sue Schlotzhauer, 4601 Manning Drive, Colleyville, TX, came forward and spoke in support of the case. Mrs. Schlotzhauer expressed that the request was feasible.

Thomas Crabtree, 4606 Stafford Drive, Colleyville, TX, came forward and spoke in opposition to the case. Mr. Crabtree expressed concern that approval would minimize the country feel and set a bad precedent.

Joey Koshy, 409 Stoney Creek Boulevard, Sunnyvale, TX, came forward and spoke in opposition to the case. Mr. Koshy expressed concern that the quality of the homes would match the aesthetic of the neighborhood.

With no one else wishing to speak, the public hearing was closed at 7:26 p.m.

Mrs. Bahjat answered questions of the Board regarding the hardship and intent to sell the property if the variance was denied.

Board members Kamerman and Deakin stated that the land is platted as two separate lots.

Chair Carroll stated that there was no hardship.

Board member Deakin a motion to approve Case VC22-003. Board member Vallario seconded the motion.

The motion failed by the following vote:

Aye: 2 – Shadle and Carroll

Nay: 3 – Vallario, Kamerman, and Deakin

- 2b** Consideration of a variance to the provisions of Section 3.24.G, Schedule of District Regulations of the Land Development Code, specifically for lot area in the R-40 Single Family Residential district for Lot 2, Block 3, Stafford Heights Subdivision, located at 4809 Manning Drive, Case VC22-004

Board member Deakin a motion to approve Case VC22-004. Board member Vallario seconded the motion.

The motion failed by the following vote:

Aye: 2 – Shadle and Carroll

Nay: 3 – Vallario, Kamerman, and Deakin

3. ADJOURNMENT

The meeting adjourned at 7:41 p.m.

Minutes were written and prepared by:

A handwritten signature in black ink, appearing to be 'DH' or 'Dakari Hill'.

Dakari Hill
Planner

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



CITY OF COLLEYVILLE ZONING BOARD OF ADJUSTMENT BRIEFING

Agenda Number 3a

Agenda Date 3/12/2024

Number

Type Public Hearing Agenda Items

Department Community Development

Title

Consideration of a Variance to Lot Coverage on Lot 1, Block B, Legacy North Addition, being located at 812 Sawyer Drive, Case VC24-001

Explanation

Claffey Pools, the applicant, has submitted a request for a variance to the provisions of Ordinance O-19-2075, specifically for the lot coverage maximum in the PUD-R Planned Unit Development - Residential district. The request is to allow for a 1.27% increase to the maximum allowable lot coverage of 30%. The purpose of the request is for a patio cover to be placed over an existing patio.

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

Surrounding Development: The properties to the north, south, east, and west are zoned PUD-R and contain single-family residential development.

Requested Variance: The applicant is requesting a variance to the allowable maximum lot coverage to allow for a patio cover. The existing PUD-R zoning allows for a maximum lot coverage of 30 percent. The patio cover would put the property's lot coverage at 31.27%.

Ordinance – O-19-2075

Single-family detached residential lot requirements and setbacks shall comply with the following provisions:

Minimum Lot Size	20,000 square feet
Minimum Lot Width	100 feet, except for cul-de-sac lot
Minimum Lot Depth	125 feet
Front/Street Side Building Line	30 feet
Side Building Line	10 feet
Rear Building Line	25 feet
Max. Lot Coverage	30% 31.27%
Max. Impervious Coverage	60% 49.63%

Analysis: The subject property is requesting to have a variance to the maximum lot

coverage. The property is zoned PUD-R and allows for single family residential use. A variance to the maximum lot coverage would allow the ability to build a new patio cover over an existing patio. This would not increase the lot's impervious coverage, which is 49.63%.

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

DRC Review: The Development Review Committee (DRC) reviewed the request at their February 19, 2024 meeting and determined the application was complete and may be scheduled for the next available Planning and Zoning Commission meeting.

Drainage: NA

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 due to technical non-compliance.

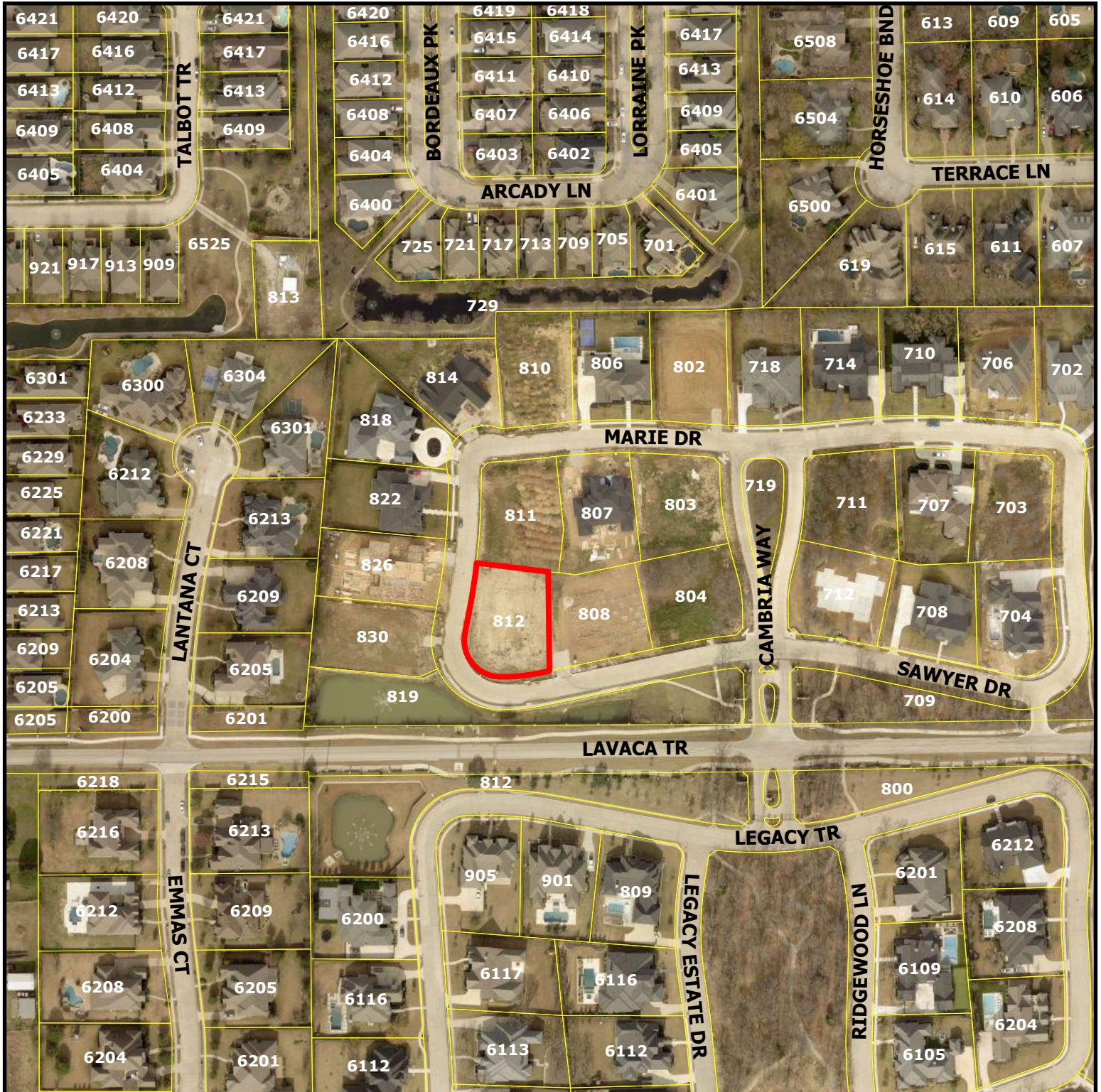
Recommendation

Denial

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Survey Exhibit
6. Site Plan Exhibit
7. Impervious Calculations Exhibit
8. Notification Map
9. Notification List
10. Notification Letter

Aerial Map

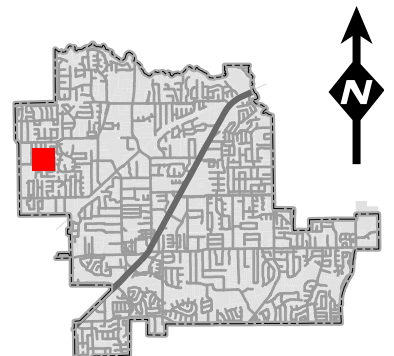


VC24-001

812 Sawyer Dr



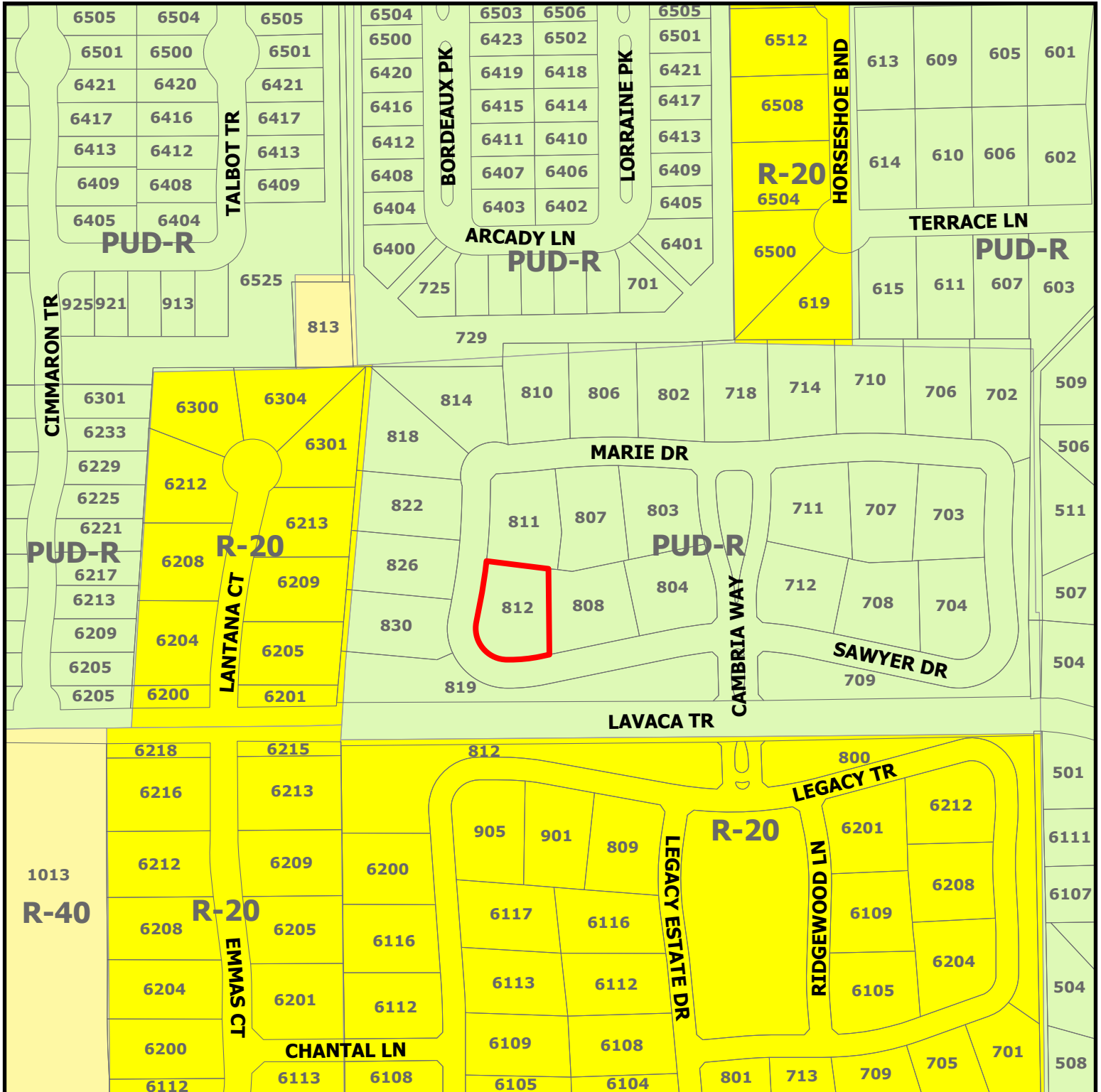
Subject Property



DISCLAIMER:

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

Zoning Map



VC24-001

812 Sawyer Dr

 Subject Property



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Future Land Use Map



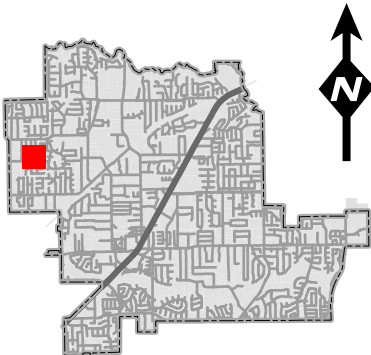
VC24-001

812 Sawyer Dr



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



812 sawyer is R-20 classification which has a max lot coverage of 30%
19,723sf of lot at 30% is 5,916.9sf.

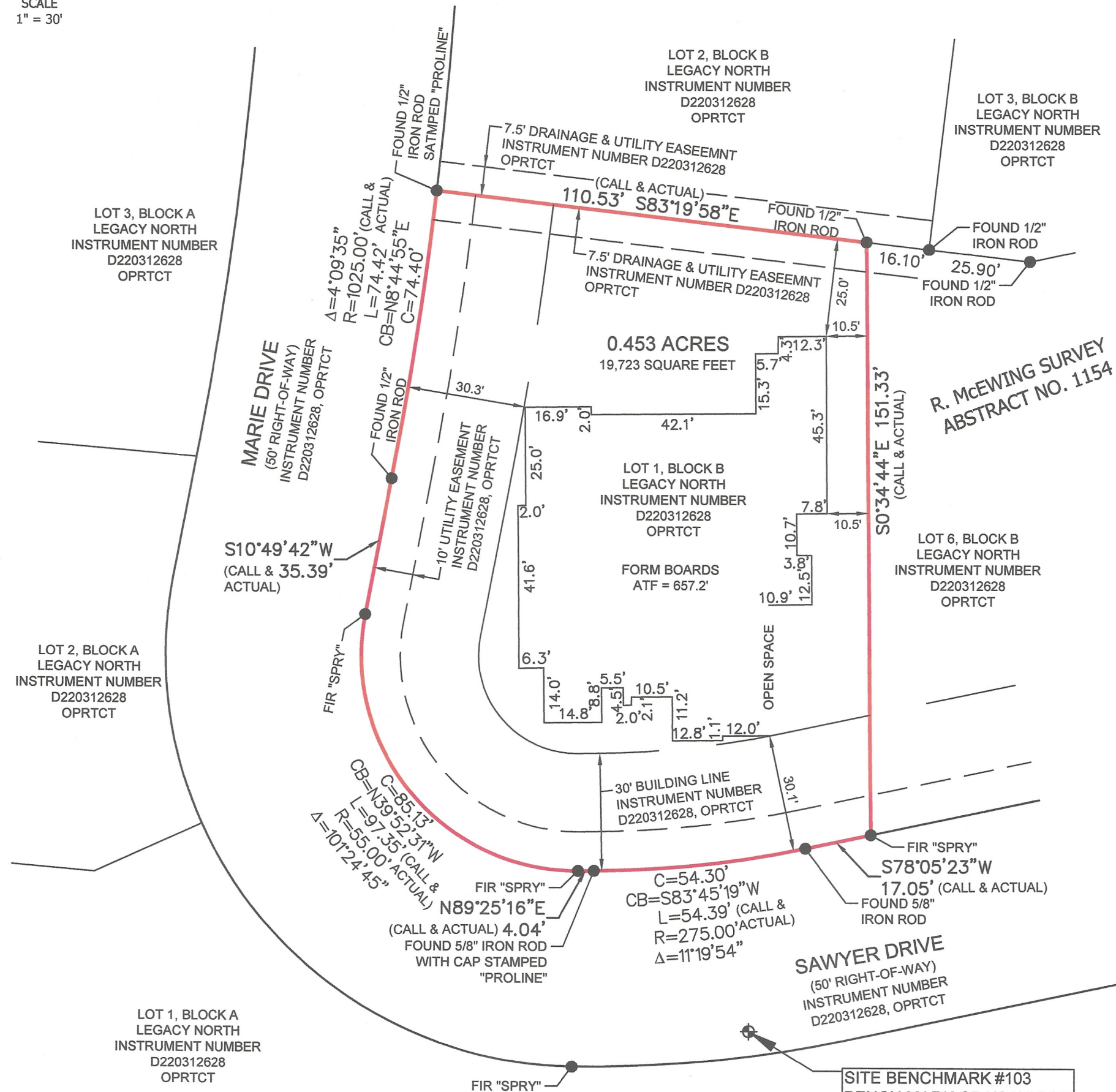
The current house is at 29.6% per Ben of Colleyville for total of 5,837.7

This allows for only 79sf accessory structure. The structure designed is 330 sf
of roof.

So, we need a variance to allow $6167.7 = 31.27\%$ for the additional 251sf.



PROPERTY DESCRIPTION
Lot 1, Block B, Legacy North, an Addition to the City of Colleyville, Tarrant County, Texas, according to the Plat thereof recorded in Instrument Number D220312628, Official Public Records, Tarrant County, Texas.



NOTES

1. Grid Bearings based on the Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone 4202 from GPS observations using the RTK Cooperative Network. Elevations based on City of Colleyville Benchmark No. 47

BM No. 47 - A 2" Brass Disc in Concrete at the northeast corner of the intersection of Mustang Trail and Country Place Court.

2. Easements shown hereon are based on the recorded plat of LEGACY NORTH. This survey was prepared without the benefit of title commitment for title insurance or title search which may reveal easements or other encumbrances that could affect the subject property which the surveyor is unaware of.

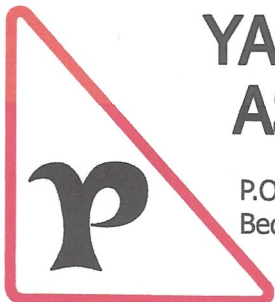
3. The purpose of this Form Board Survey is to define the position of the form boards in relation to the property line.

4. Improvements not shown, only form boards located.

5. Site under construction at time of survey.

LEGEND

OPRTCT = Official Public Records, Tarrant County, Texas
ATF = AVERAGE TOP OF FORM ELEVATION
() = Indicates Plat calls



**YAZEL PEEBLES &
ASSOCIATES LLC**

P.O. Box 210097
Bedford, TX 76095

TBPELS 10194022
817.268.3316
ypassociates.com
info@ypassociates.com



REVISED DATE: APRIL 13, 2023

FORM BOARD SURVEY
812 SAWYER DRIVE
LOT 1, BLOCK B
LEGACY NORTH
SITUATED IN THE R. McEWING SURVEY,
ABSTRACT NO. 1154

CITY OF COLLEYVILLE,
TARRANT COUNTY, TEXAS

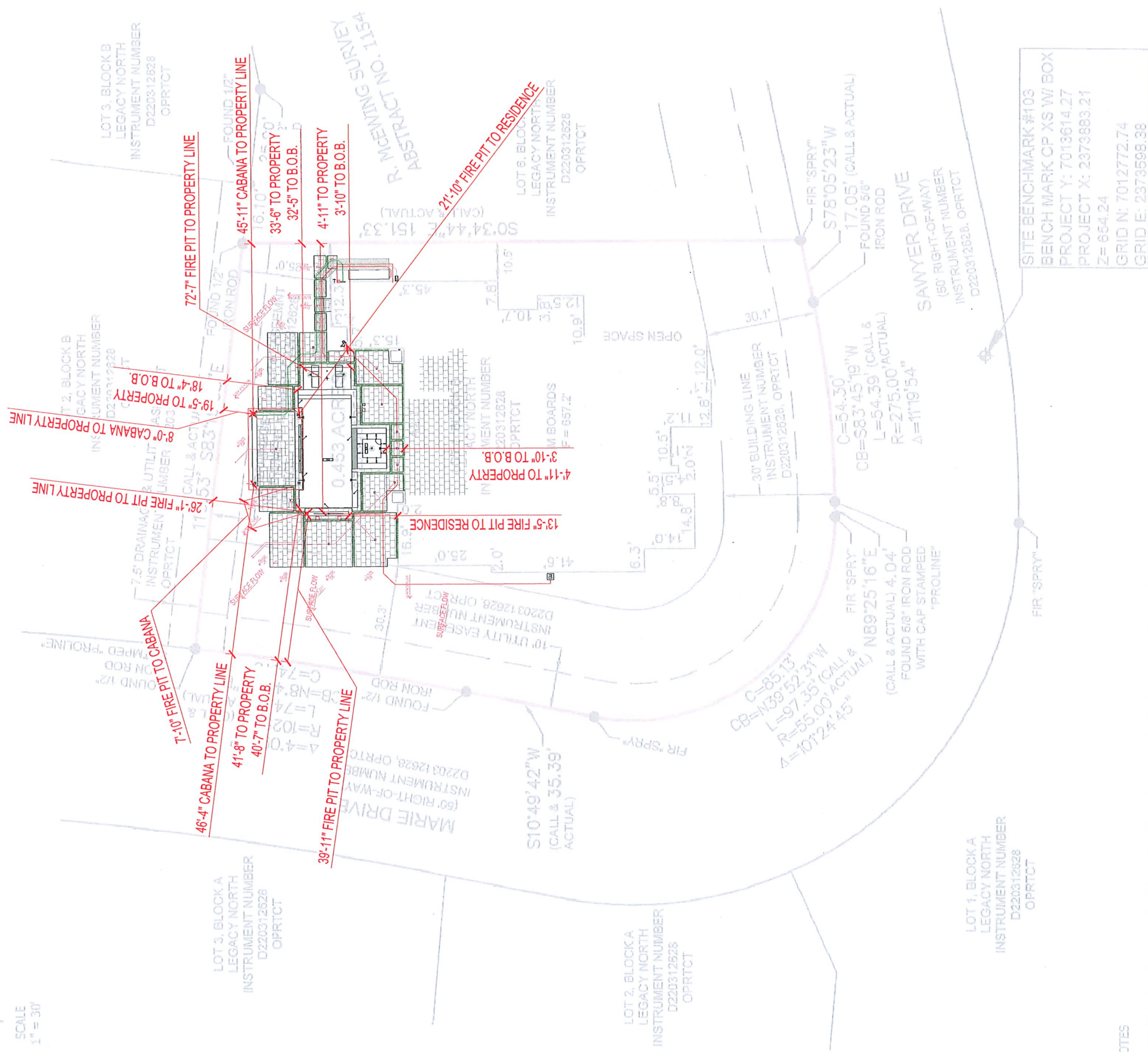


SCALE
1" = 30'



PROPERTY DESCRIPTION

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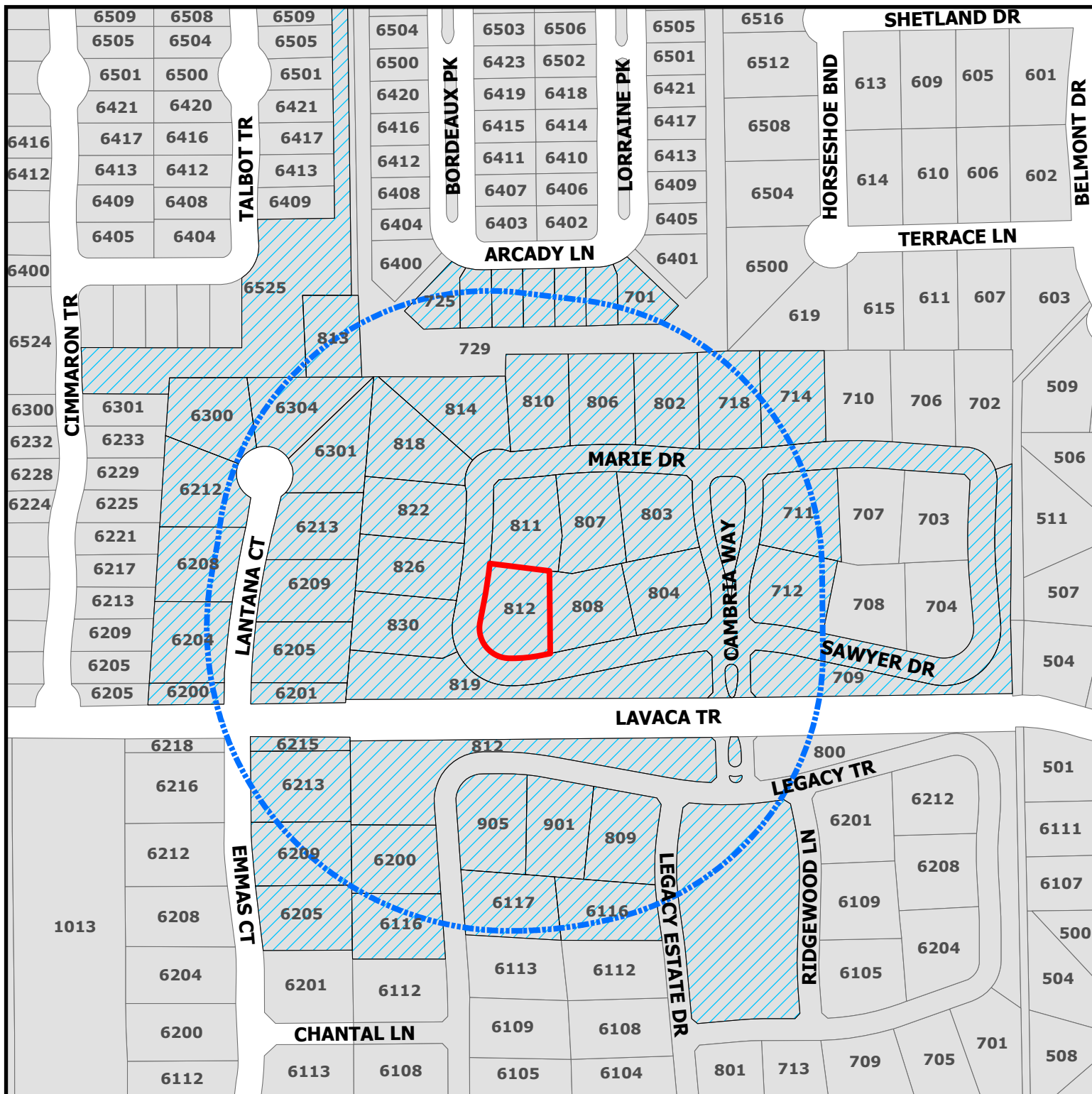
FORM BOARD SURVEY

812 SAWYER DRIVE
LOT 1, BLOCK B
LEGACY NORTH
SITUATED IN THE R. McEWING SURVEY,
ABSTRACT NO. 1154
CITY OF COLLEYVILLE,
TARRANT COUNTY, TEXAS

City of Colleyville Impervious Coverage Worksheet

Building Square Foot		Paved + Pool/Spa Square Foot		
Existing	Dwelling + Garage	5,085	Driveway	1,310
	Covered Porch	63	Sidewalk	259
	Covered Patio	684	Uncovered Patio	
	Accessory Structures		Uncovered Deck	
	Other roofed areas		Pool/Spa (Surface area)	
New	Dwelling + Garage		Pool/Spa Deck (surface area)	
	Covered Porch		Sport Court	
	Covered Patio		Driveway	
	Accessory Structures	235	Sidewalk	
	Other roofed areas		Uncovered Patio	
			Uncovered Deck	
			Pool/Spa (Surface area)	796
			Pool/Spa Deck (surface area)	1,357
			Sport Court	
Total (Under Roof)		6,067	Total Uncovered	3,722
			Total Impervious (Under roof + Uncovered)	9,789
Total Under Roof/Lot Size		30.76 %		
			Total Impervious/ Lot Size	49.63 %
Lot Size (sq. feet)		19,722 SF		

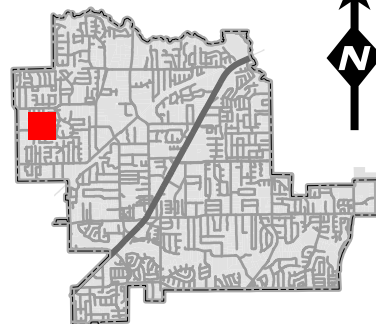
Notification Map



VC24-001

812 Sawyer Dr

-  Parcels to be notified
-  Buffer
-  Subject Property



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Owner Name	Owner City	Owner Zip	Situs Address
SCHEEF, CRAIG	COLLEYVILLE, TX	76034	701 ARCADY LN
DYNIOWSKI, JOSH	COLLEYVILLE, TX	76034	6301 LANTANA CT
PRAKASH, ANA	COLLEYVILLE, TX	76034	6213 LANTANA CT
HSU, LISA L W	MCKINNEY, TX	75070	6204 LANTANA CT
NIXON, MARK	COLLEYVILLE, TX	76034	6209 LANTANA CT
GTP ACQUISITION PARTNERS II	ATLANTA, GA	31139	813 MCDONWELL SCHOOL RD W
MATHEW, ARUN	COLLEYVILLE, TX	76034	6304 LANTANA CT
LANE, THOMAS M	COLLEYVILLE, TX	76034	6300 LANTANA CT
DURBIN, RICHARD G	COLLEYVILLE, TX	76034	725 ARCADY LN
ROUILLIER, NORMAN	COLLEYVILLE, TX	76034	713 ARCADY LN
HOPKINS FAMILY REVOCABLE TRUST	COLLEYVILLE, TX	76034	6208 LANTANA CT
TARVER, RUSSELL	COLLEYVILLE, TX	76034	6205 LANTANA CT
HUCKINS, BRUCE	COLLEYVILLE, TX	76034	6212 LANTANA CT
DERGANC, CHRISTOPHER	COLLEYVILLE, TX	76034	705 ARCADY LN
KLEIN, DONALD W	COLLEYVILLE, TX	76034	721 ARCADY LN
EVANS, DAVID	COLLEYVILLE, TX	76034	717 ARCADY LN
GARRETT, COY E	ARLINGTON, TX	76013	709 ARCADY LN
PHINNEY, JASON	COLLEYVILLE, TX	76034	6213 EMMAS CT
CHANDLER, CHARLOTTE	COLLEYVILLE, TX	76034	6205 EMMAS CT
GEORGE, ANISH	COLLEYVILLE, TX	76034	6209 EMMAS CT
SCHNIEGENBERG, GREGORY	COLLEYVILLE, TX	76034	901 LEGACY TR
KELLY, MATTHEW	COLLEYVILLE, TX	76034	6117 LEGACY TR
FORD, DOUGLAS	COLLEYVILLE, TX	76034	6200 LEGACY TR
CAPPS FAMILY TRUST	COLLEYVILLE, TX	76034	6116 LEGACY TR
LAINE, RURI	COLLEYVILLE, TX	76034	905 LEGACY TR
CHUNG, KRAMER	COLLEYVILLE, TX	76034	809 LEGACY TR
MOORE, DAVID	COLLEYVILLE, TX	76034	6116 LEGACY ESTATES DR
JBH IRREVOCABLE ASSET TRUST	ARLINGTON, TX	76003	807 MARIE DR
GENZER, STEPHEN	COLLEYVILLE, TX	76034	808 SAWYER DR
STOVALL, DANITA	COLLEYVILLE, TX	76034	812 SAWYER DR
ANAND, KAPIL	FORT WORTH, TX	76244	811 MARIE DR
PATEL, RUPAL	FREMONT, CA	94539	803 MARIE DR
CHIP ROOP IRREVOCABLE LIVING TR	PIKEVILLE, KY	41502	804 SAWYER DR
TRAINOR, KAREN	COLLEYVILLE, TX	76034	712 SAWYER DR
LAIRD, JOHN	NORTH RICHLAND HILLS, TX	76182	711 MARIE DR
STALLINGS FAMILY LIMITED PARTNE	SOUTHLAKE, TX	76092	830 MARIE DR
WINSTAR CONTRACTORS LP	FORT WORTH, TX	76116	826 MARIE DR
GATHWAL, KRISHNA	COLLEYVILLE, TX	76034	822 MARIE DR
OFF COURSE LLC	SOUTHLAKE, TX	76092	818 MARIE DR
KM PROPERTIES INCORPORATED	GRAPEVINE, TX	76051	814 MARIE DR
MORTON, JOHN	SOUTHLAKE, TX	76092	810 MARIE DR
GARFF, WHITNEY F	COLLEYVILLE, TX	76034	806 MARIE DR
AKINMURELE OLADOTUN	PORTALES, NM	88130	802 MARIE DR
JOAN C HUEY REVOCABLE LIVING TR	COLLEYVILLE, TX	76034	718 MARIE DR
GUERRA, ROBERT	COLLEYVILLE, TX	76034	714 MARIE DR
REMINGTON PARK ADDITION	KELLER, TX	76244	COURTESY NOTICE
THE LEGACY	DENTON, TX	76206	COURTESY NOTICE
LAVACA TRAIL ESTATES	COLLEYVILLE, TX	76034	COURTESY NOTICE
ROSEWOOD VILLAS	COLLEYVILLE, TX	76034	COURTESY NOTICE
VILLAS OF COLLEYVILLE	NORTH RICHLAND HILLS, TX	76180	COURTESY NOTICE
KELLER ISD	KELLER, TX	76248	STATE REQUIRED



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:

**Zoning Board of Adjustment Meeting: Tuesday, March 12, 2024 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas**

Request: Consideration of a Variance to Lot Coverage on Lot 1, Block B, Legacy North Addition. The purpose of the variance is to allow for a patio cover which exceeds the allowable lot coverage for the property. The allowable lot coverage is 30%. The proposed patio cover brings the lot coverage to 31.27%.

Zoning Case: VC24-001

Applicant: Claffey Pools

Owner: Danita Stovall

Location: 812 Sawyer Drive

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

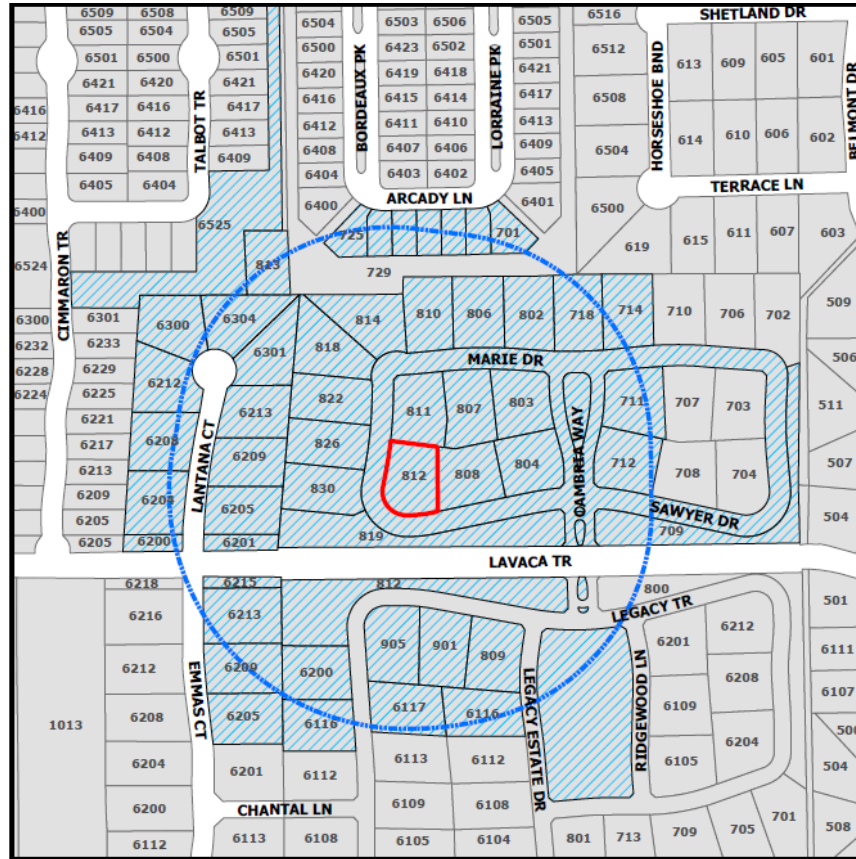
Present Zoning: PUD-R, Planned Unit Development Residential

This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Action by the Zoning Board of Adjustments serves as a final action on the request. The City Council cannot review or overturn decisions of the Board. The decisions of the Board can only be appealed to District Court.

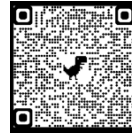
All interested persons are encouraged to attend the public hearing and express their opinions on the zoning change request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address or email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

**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@colleyville.com**

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 817.503.1050. Please reference the zoning case number when requesting information.

Christopher Pham

Christopher Pham
Planner