



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION AGENDA

100 Main Street, Colleyville, Texas, 76034

TUESDAY, MAY 28, 2024

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

1. CALL TO ORDER

2. PRESENTATION AND DISCUSSION

- 2a** Presentation and discussion of a Replat with a Waiver for side yard setback on Lot 56R, Block 4, Western-Trails Section Two, located at 7608 Overland Trail, Case PC24-004
- 2b** Presentation and discussion of a Special Use Permit to allow for a Carport on Lot 1, Block 1, Debrecht Addition, located at 306 Van Oaks Drive, Case ZC24-008
- 2c** Presentation and discussion of a Rezoning from AG Agricultural to R-40 Single Family Residential on Lot 1, Block 1, Pleasant Run Baptist Church Addition, located at 6001 Pleasant Run Road, ZC24-009

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards *Friday, May 24, 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 PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number 2a

Agenda Date 5/28/2024

Number

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a Replat with a Waiver for side yard setback on Lot 56R, Block 4, Western-Trails Section Two, located at 7608 Overland Trail, Case PC24-004

Explanation

Manny Papadakis, the applicant, has submitted a request for a Replat for review for Lot 56R, Block 4, Western Trails-Colleyville, approximately 0.49 acres, zoned R-20 Single Family Residential district. The purpose of the plat is to revise the south lot line of the property by moving the lot line five feet. The applicant also requests for a plat waiver to allow for a 5-foot side yard setback.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Plat Exhibit
5. Site Plan Exhibit
6. Boundary and Topographic Exhibit

Aerial Map

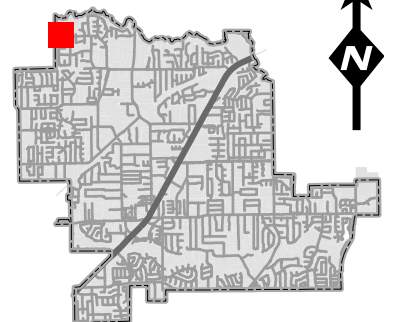


PC24-004

7608 Overland Tr



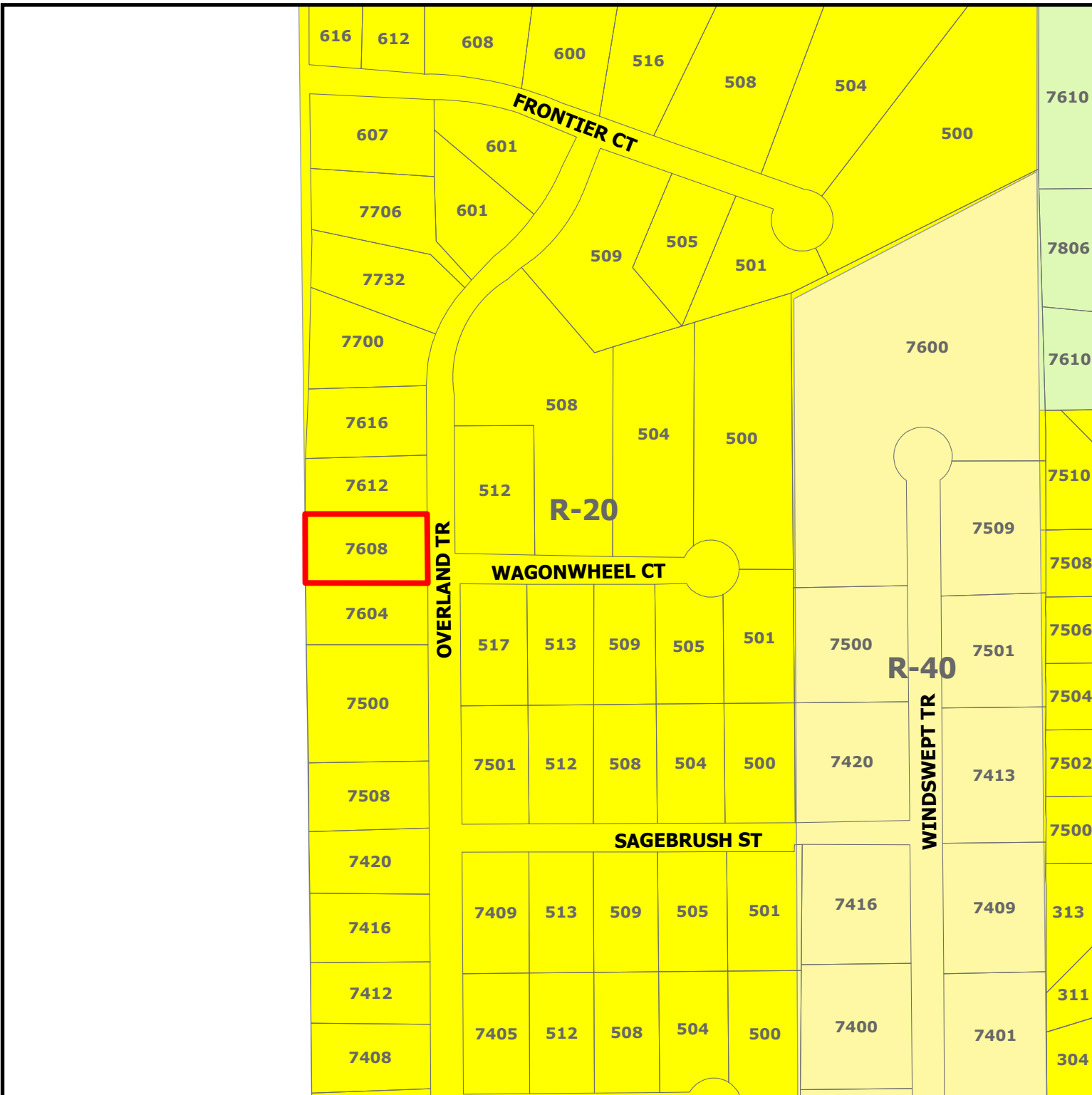
Subject Property



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Zoning Map



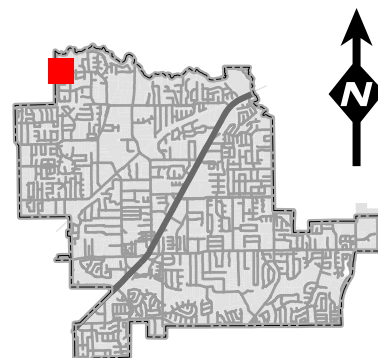
PC24-004

7608 Overland Tr

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☐ Subject Property

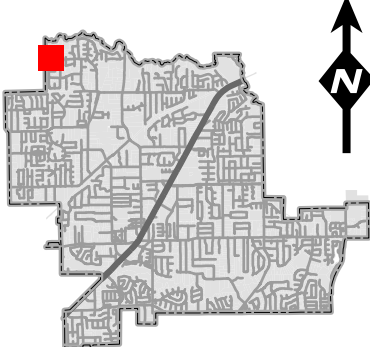


Future Land Use Map

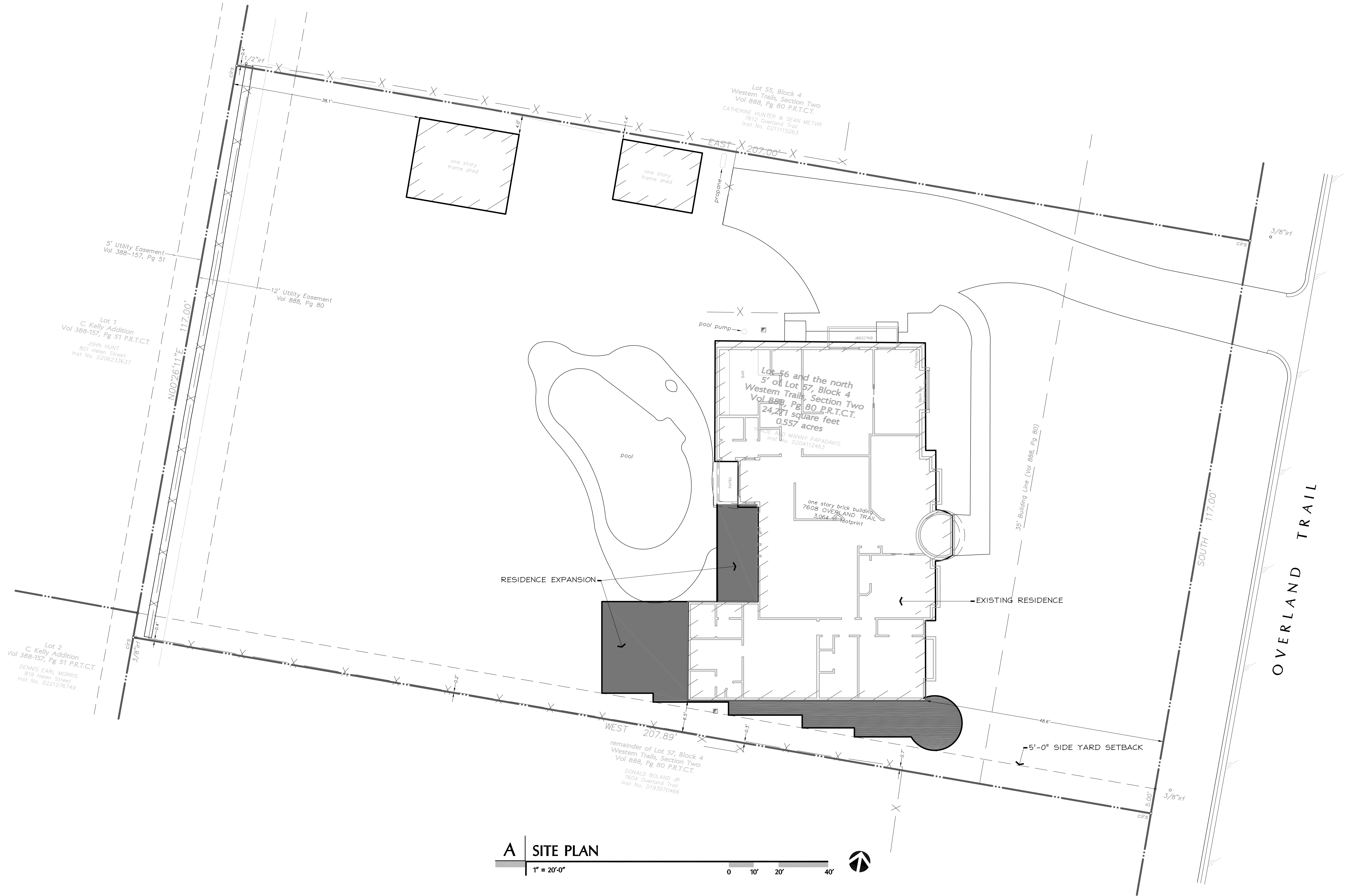


PC24-004
7608 Overland Tr

-  Residential
-  Open Space; Parks
-  Subject Property

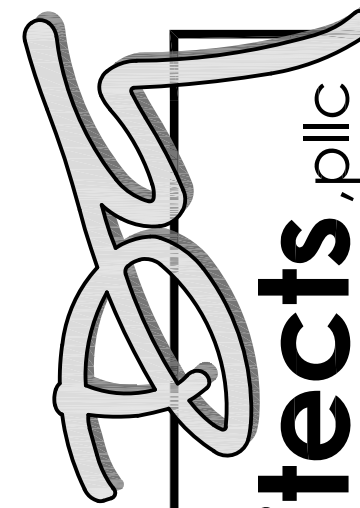


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A SITE PLAN
1" = 20'-0"

0 10' 20' 40'



davidarchitects,pllc

Hico, Texas 76457
www.davidarchitects.com



Papadakis House

7608 Overland Trail
Colleyville, Texas 76034

REVISIONS

NO.	DESCRIPTION	DATE

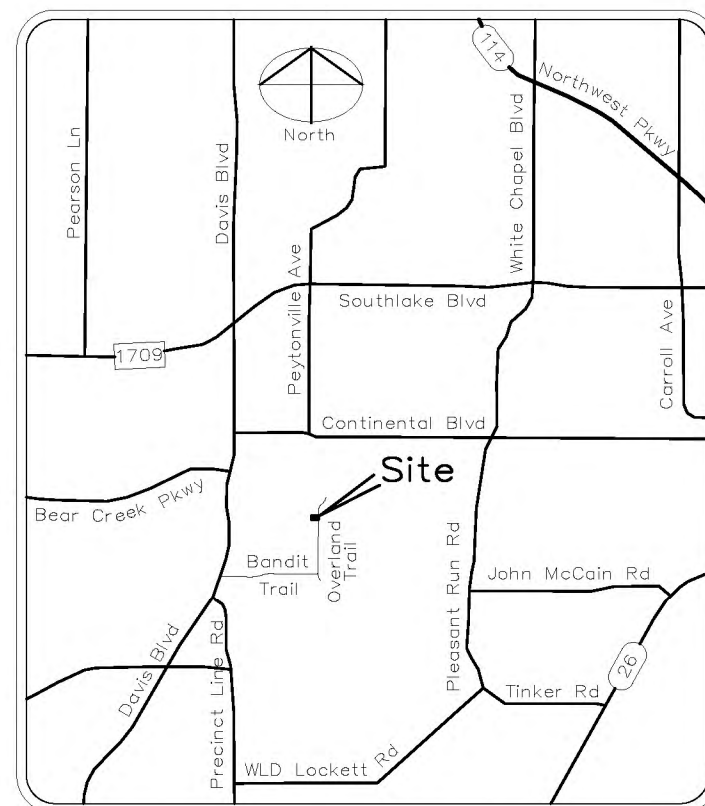
DATE:

SHEET NO.

A1.1

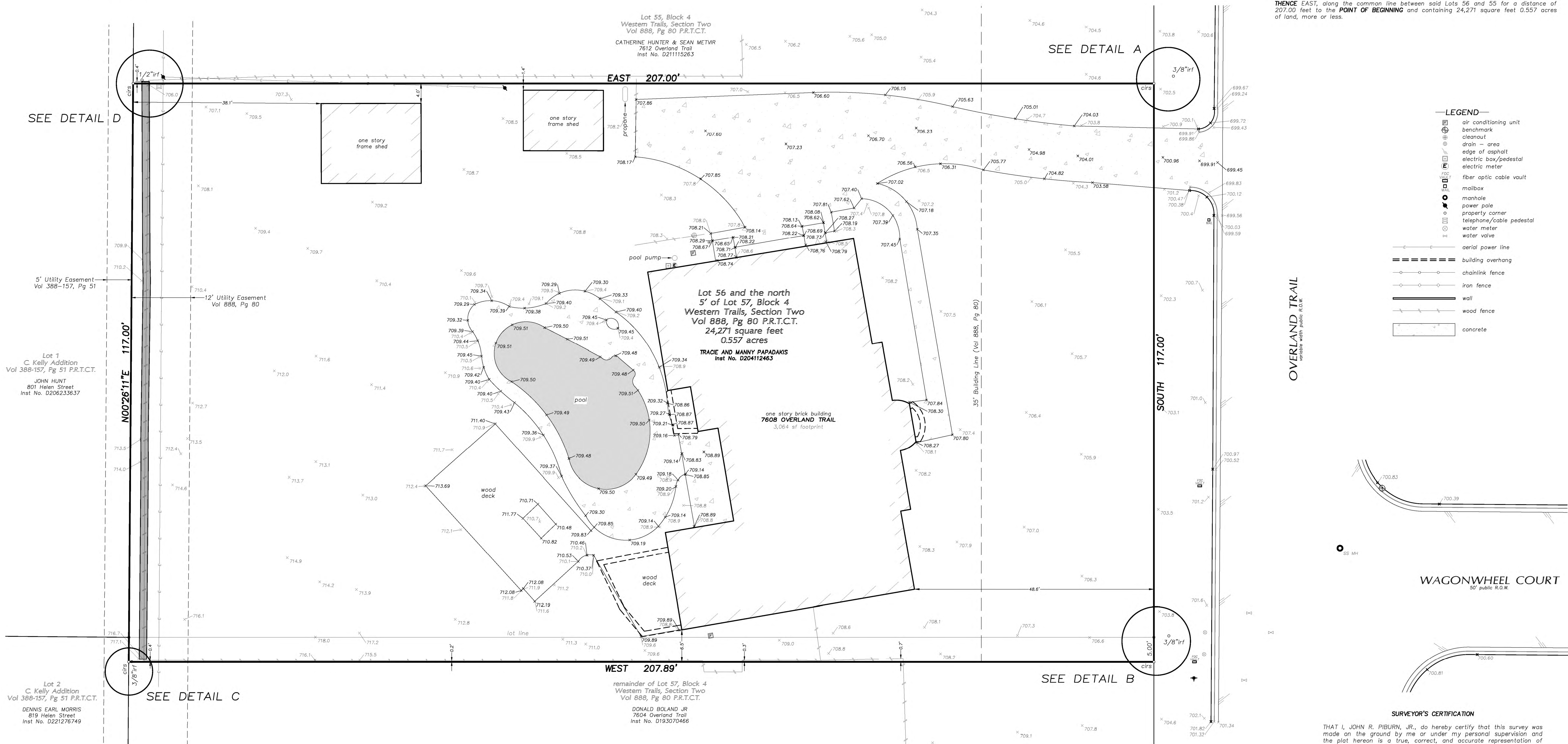
OF

SHEETS



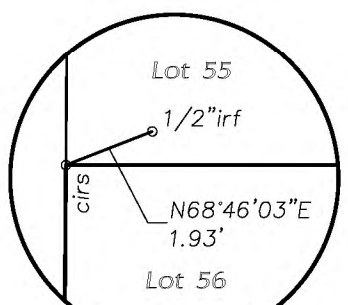
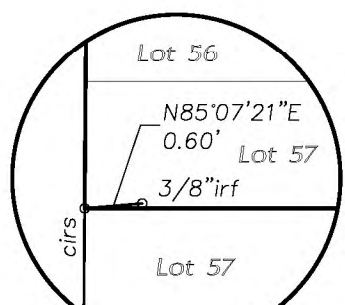
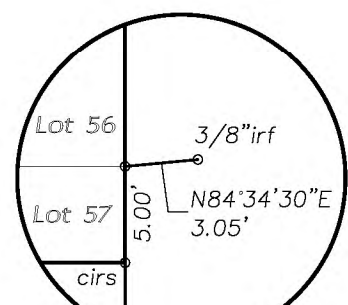
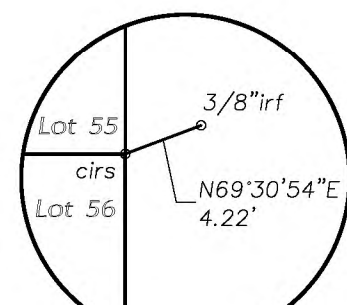
NOTES:

BENCHMARK:

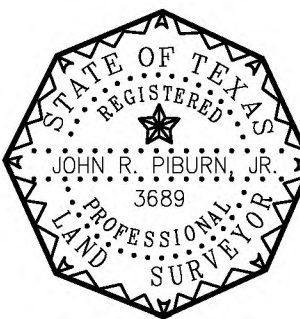
PROPERTY DESCRIPTION

BASIS OF BEARINGS

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PRELIMINARY, FOR REVIEW ONLY



Boundary & Topographic Survey

Piburn & Company, LLC



Scale: 1" = 10'

Date: December 08, 2023

Field Tech: F.C.

Officer T. J. M.

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Project Number	Project Name	Project Manager	Project Status	Project Start Date	Project End Date	Project Budget	Project Progress	Project Risks	Project Issues	Project Comments
1	Project A	John Doe	Completed	2023-01-01	2023-03-31	\$100,000	100%	Low	None	Project completed successfully.
2	Project B	Jane Smith	In Progress	2023-04-01	2023-06-30	\$200,000	75%	Medium	Minor delays in resource allocation.	Project is on track.
3	Project C	Mike Johnson	On Hold	2023-07-01	2023-09-30	\$150,000	0%	High	Significant budget cuts and resource shortages.	Project is on hold.
4	Project D	Sarah Brown	Planned	2023-10-01	2023-12-31	\$80,000	0%	Low	None	Project is planned.

SHEET



OF



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number 2b

Agenda Date 5/28/2024

Number

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a Special Use Permit to allow for a Carport on Lot 1, Block 1, Debrecht Addition, located at 306 Van Oaks Drive, Case ZC24-008

Explanation

Lasso Works Cedar, the applicant, has submitted a request for a residential carport on Lot 1, Block 1, Debrecht Addition, being approximately 0.45 acres, and zoned R-20 Single Family Residential.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Site Plan Exhibit
5. Carport Exhibit
6. Architectural Exhibit
7. Additional Exhibits

Aerial Map

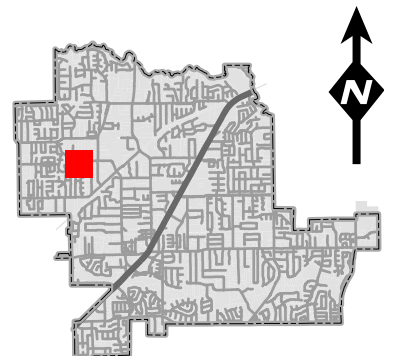


ZC24-008

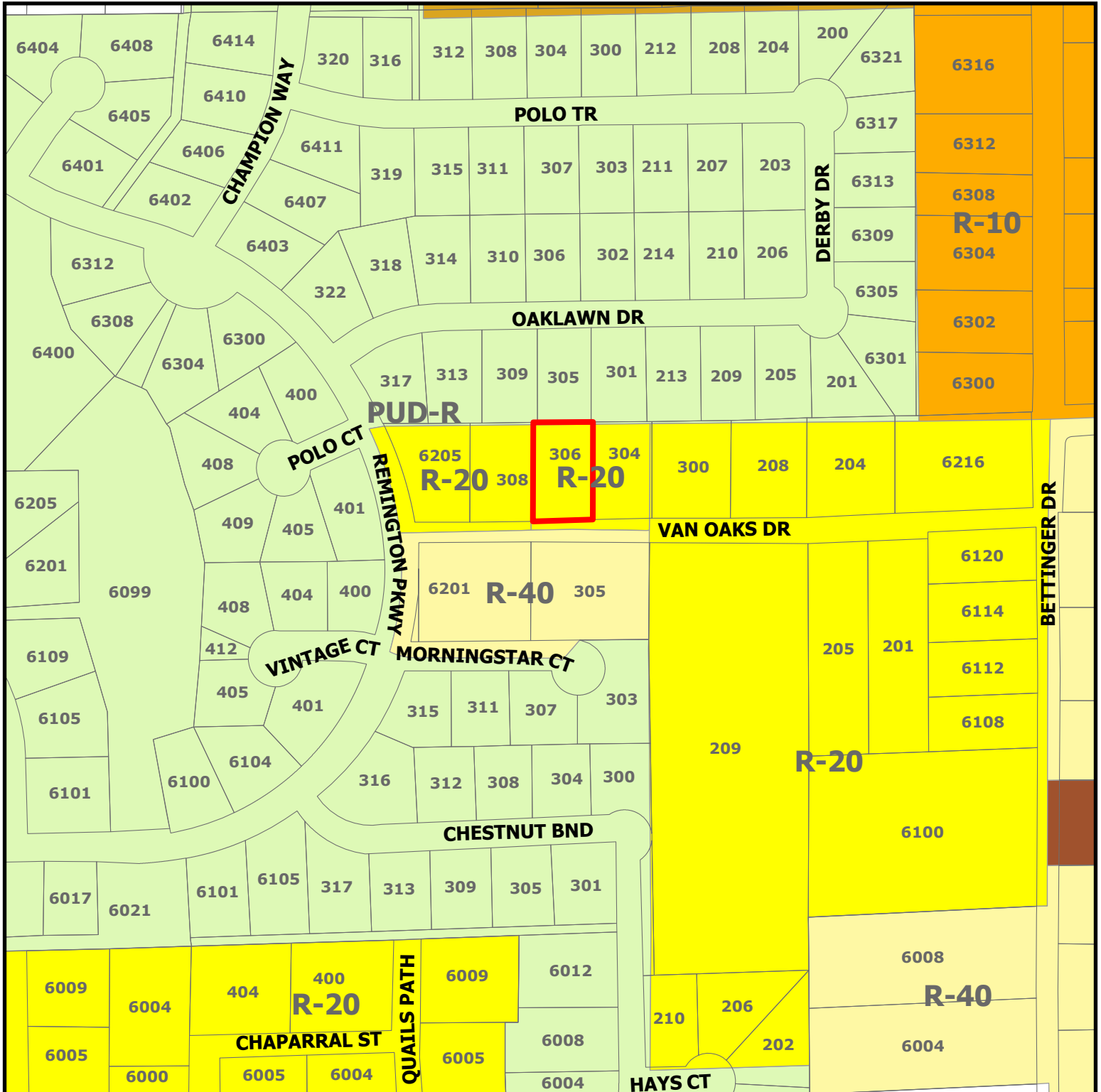
306 Van Oaks Dr

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 Subject Property



Zoning Map

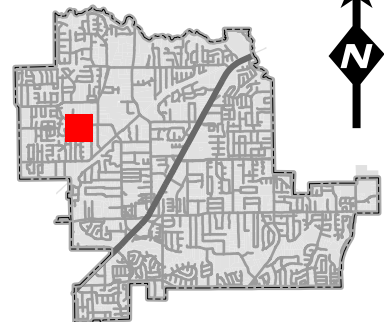


ZC24-008

306 Van Oaks Dr



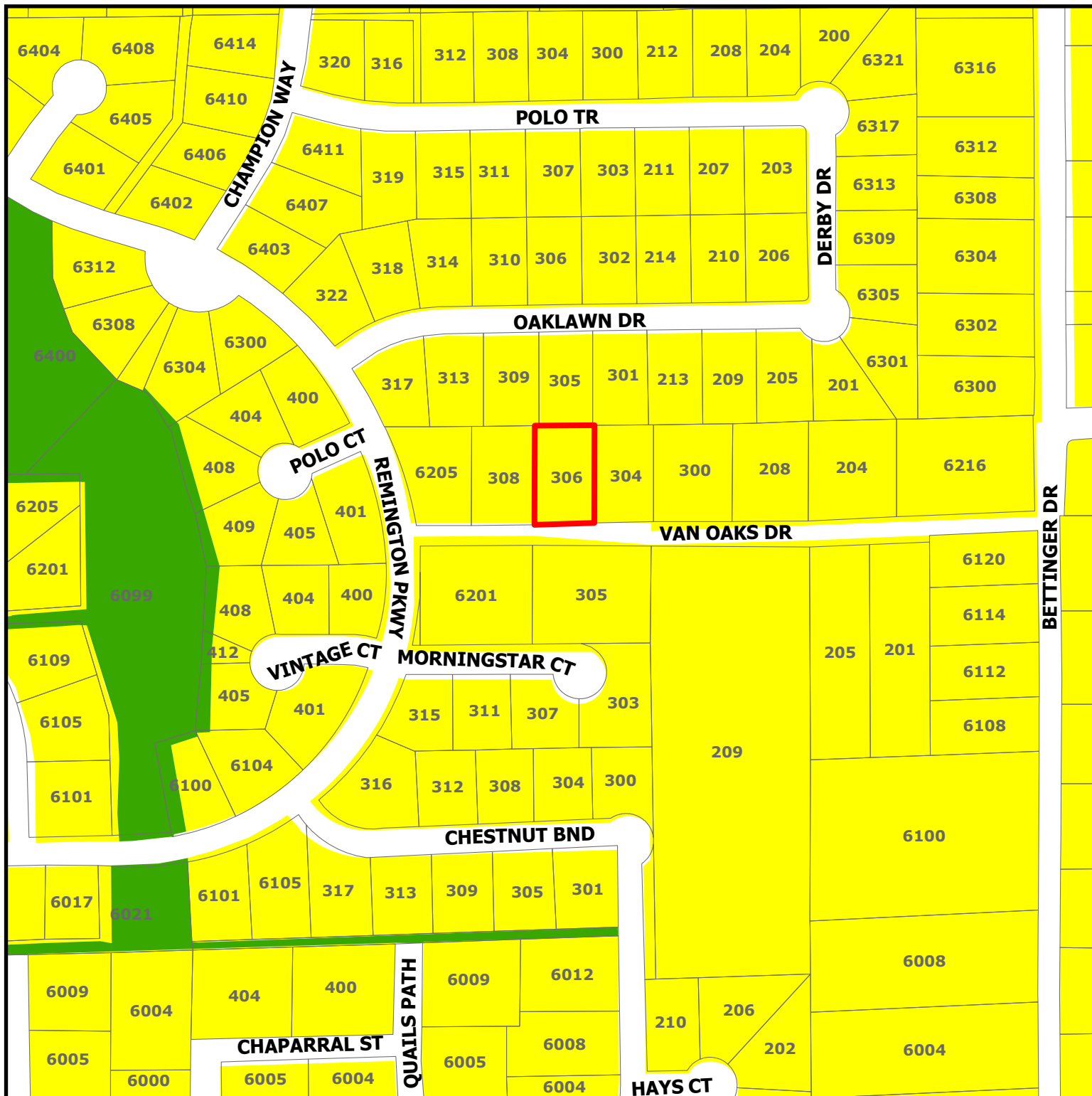
Subject Property



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Future Land Use Map



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ZC24-008

306 Van Oaks Dr

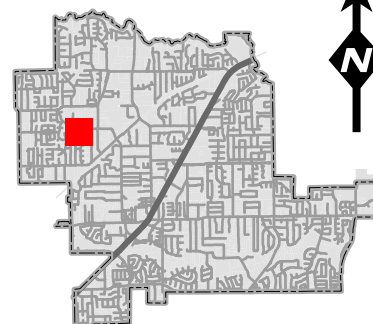
Residential



Open Space; Parks

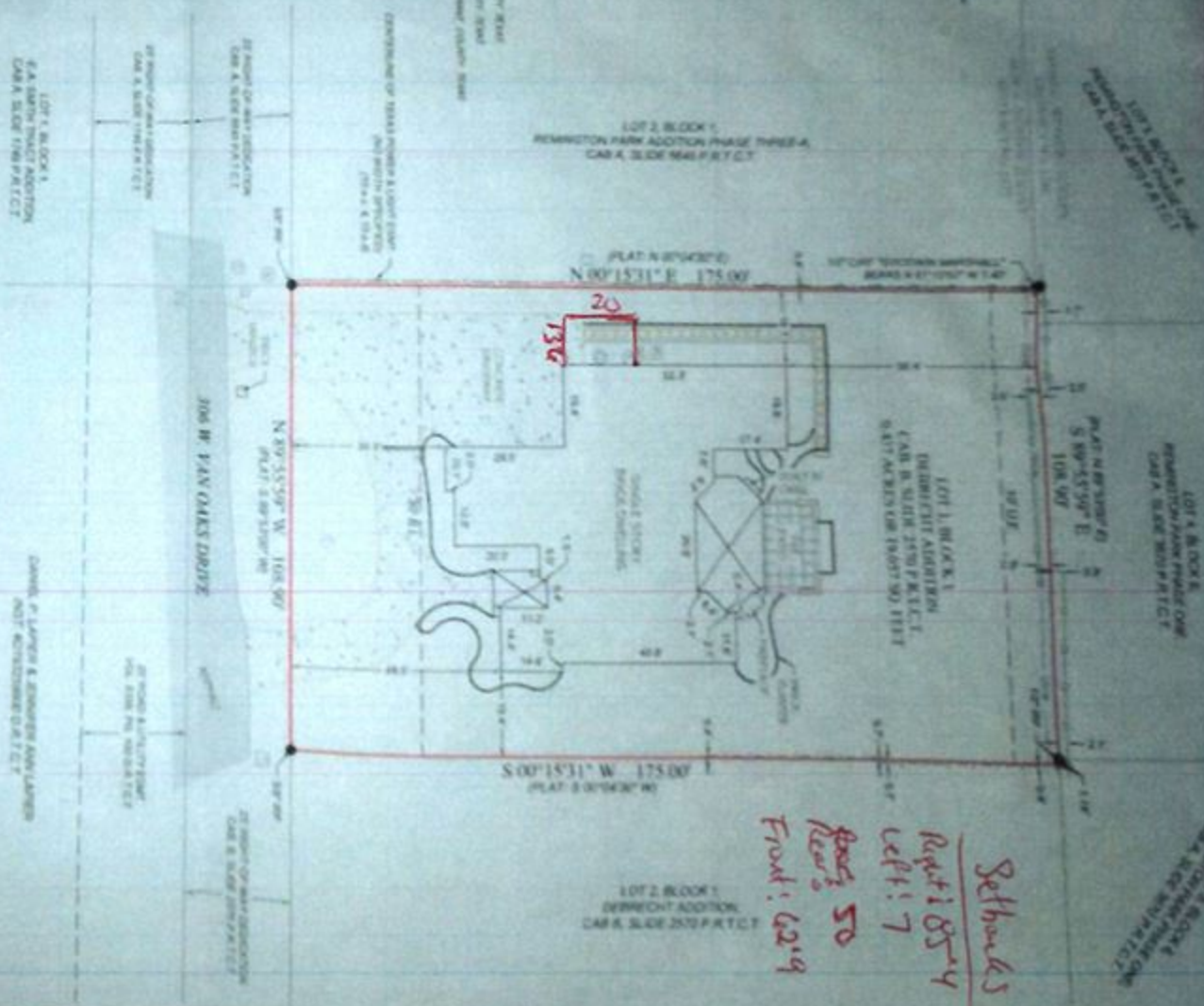


Subject Property





- 1. LOT 1, BLOCK 1, REMINGTON PARK ADDITION, PHASE THREE-A, CAR A, SLIDE 184 P & T.C.T.
- 2. LOT 2, BLOCK 1, REMINGTON PARK ADDITION, PHASE THREE-A, CAR A, SLIDE 184 P & T.C.T.
- 3. LOT 1, BLOCK 1, REMINGTON PARK ADDITION, PHASE THREE-A, CAR A, SLIDE 184 P & T.C.T.
- 4. LOT 2, BLOCK 1, REMINGTON PARK ADDITION, PHASE THREE-A, CAR A, SLIDE 184 P & T.C.T.
- 5. LOT 1, BLOCK 1, REMINGTON PARK ADDITION, PHASE THREE-A, CAR A, SLIDE 184 P & T.C.T.
- 6. LOT 2, BLOCK 1, REMINGTON PARK ADDITION, PHASE THREE-A, CAR A, SLIDE 184 P & T.C.T.
- 7. LOT 1, BLOCK 1, REMINGTON PARK ADDITION, PHASE THREE-A, CAR A, SLIDE 184 P & T.C.T.
- 8. LOT 2, BLOCK 1, REMINGTON PARK ADDITION, PHASE THREE-A, CAR A, SLIDE 184 P & T.C.T.
- 9. LOT 1, BLOCK 1, REMINGTON PARK ADDITION, PHASE THREE-A, CAR A, SLIDE 184 P & T.C.T.
- 10. LOT 2, BLOCK 1, REMINGTON PARK ADDITION, PHASE THREE-A, CAR A, SLIDE 184 P & T.C.T.



Setbacks
Right 85' 4
Left 7
Front 50
Front 62.19

LEGAL DESCRIPTION

LOT 1, BLOCK 1, OF DEWEIGHT ADDITION, AN ADDITION TO THE CITY OF COLLETTVILLE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CARRANT 8, SLIDE 184 P & T.C.T.

NOTES

1. THE SURVEY, COMMENSATE, DISTANCE AND AREA BEING SUBSTANTIALLY CORRECT AND BASED ON THE TEXAS COMMISSIONER OF LAND, SOUTH CENTRAL DISTRICT, COUNTY FOOT, AS ESTABLISHED BY GPS.

2. THIS SURVEY IS BASED ON THE SURVEY AND EVIDENCE OF INFORMATION PROVIDED BY CLIENT, SUBMITTER AND THE SURVEYOR, AND THE SURVEYOR HAS NO KNOWLEDGE OF OTHER ENCUMBRANCES THAT AFFECT THE SURVEY.

3. THE SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER ENCUMBRANCES THAT AFFECT THE SURVEY.

4. THE SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER ENCUMBRANCES THAT AFFECT THE SURVEY.

5. THE SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER ENCUMBRANCES THAT AFFECT THE SURVEY.

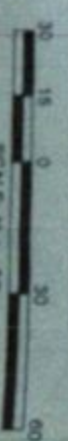
6. THE SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER ENCUMBRANCES THAT AFFECT THE SURVEY.

7. THE SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER ENCUMBRANCES THAT AFFECT THE SURVEY.

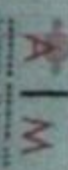
8. THE SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER ENCUMBRANCES THAT AFFECT THE SURVEY.

9. THE SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER ENCUMBRANCES THAT AFFECT THE SURVEY.

10. THE SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER ENCUMBRANCES THAT AFFECT THE SURVEY.

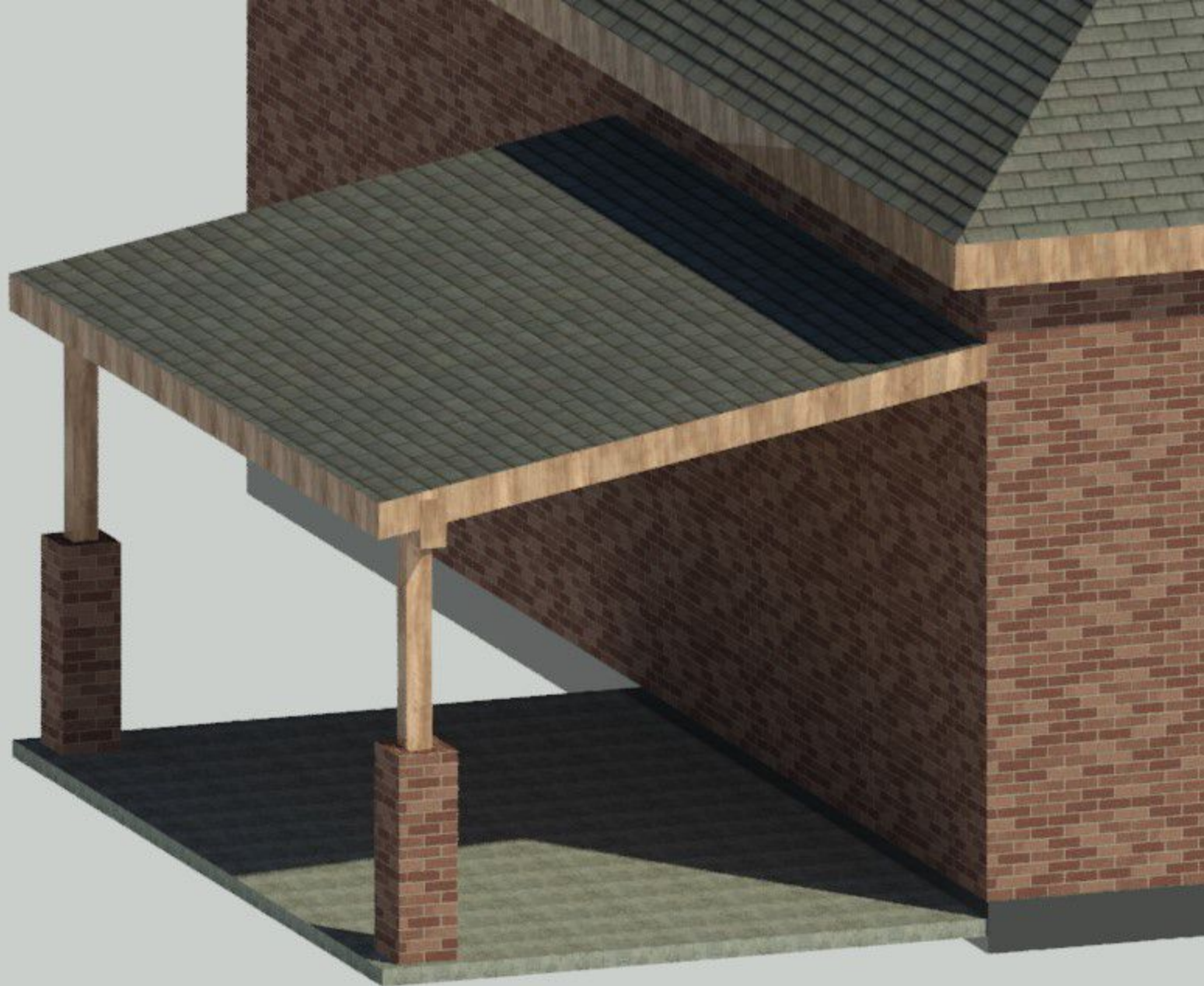


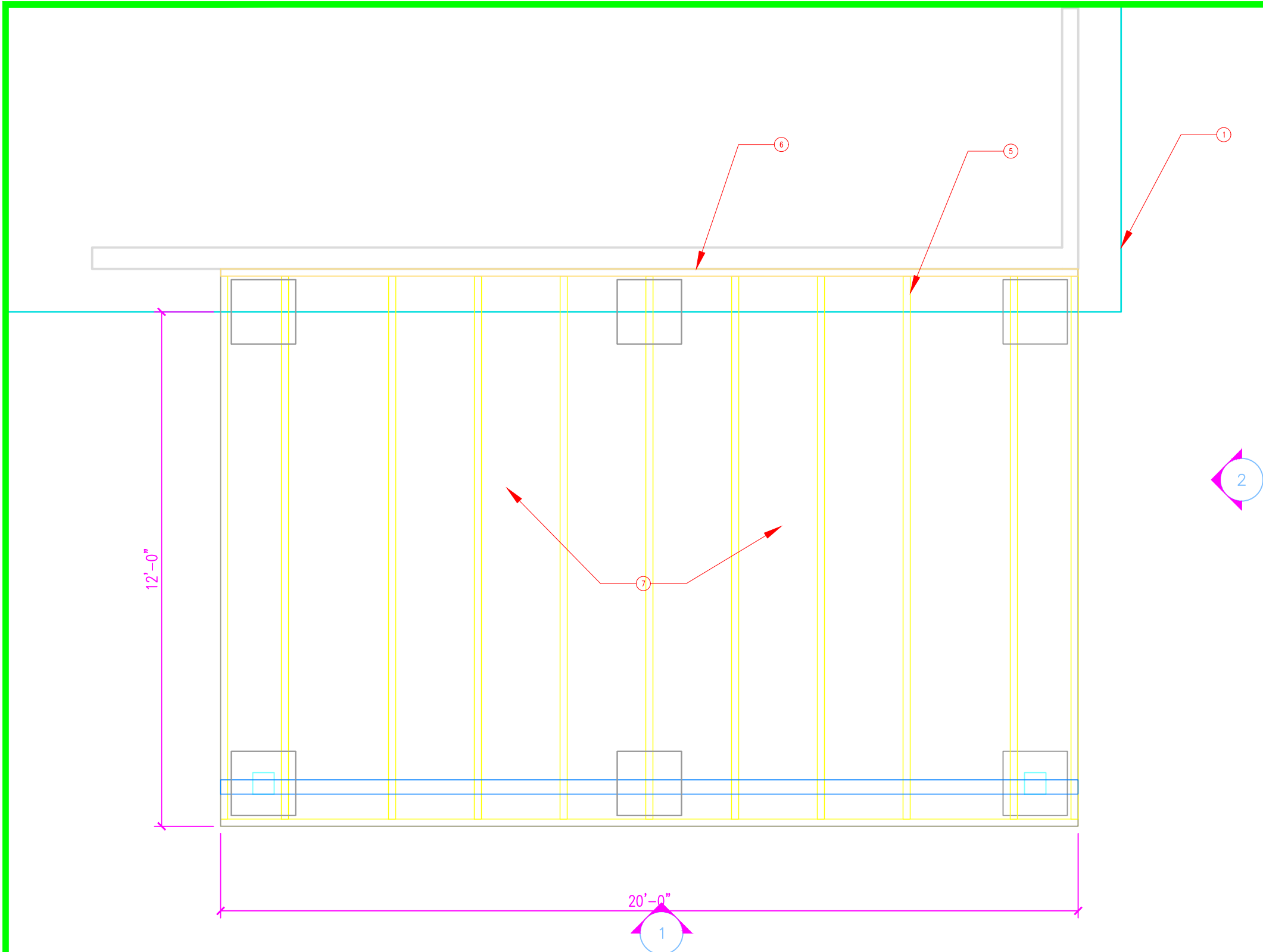
PROJECT NO. 211121



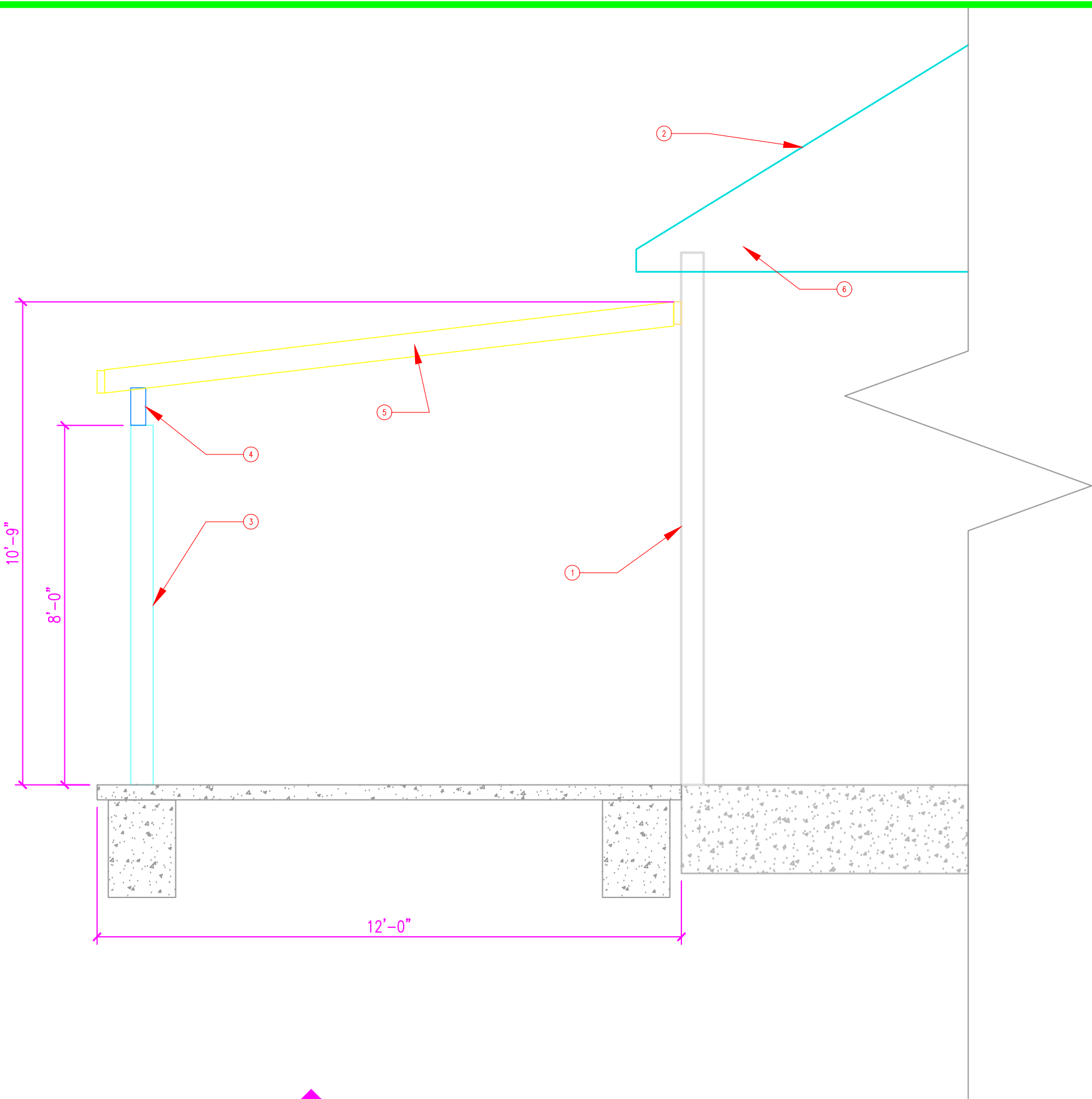
PREPARED FOR
LEGACY LAND & TITLE

AS ADDITION TO THE CITY OF COLLETTVILLE,
TARRANT COUNTY, TEXAS
CARRANT 8, SLIDE 184 P & T.C.T.

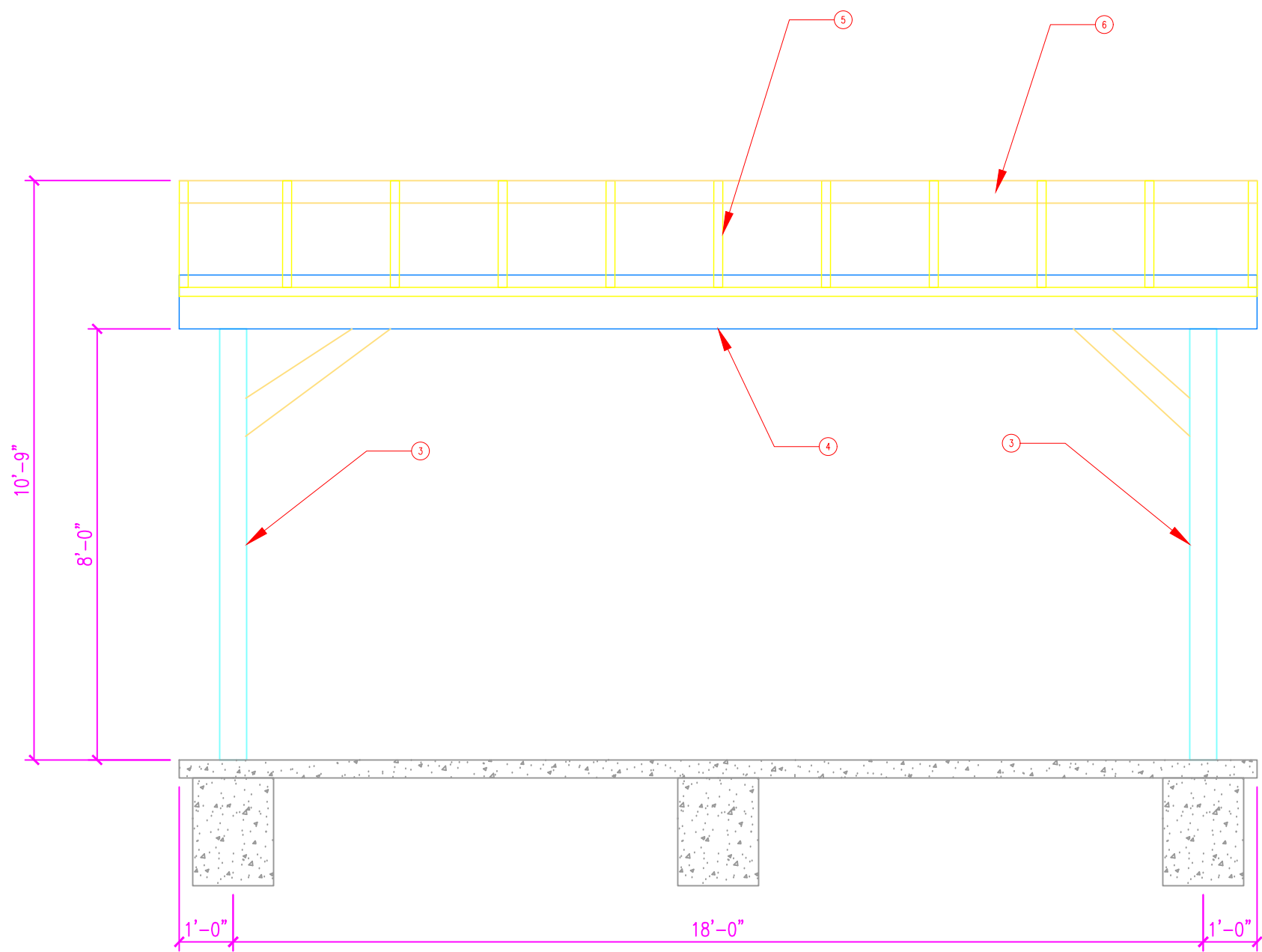




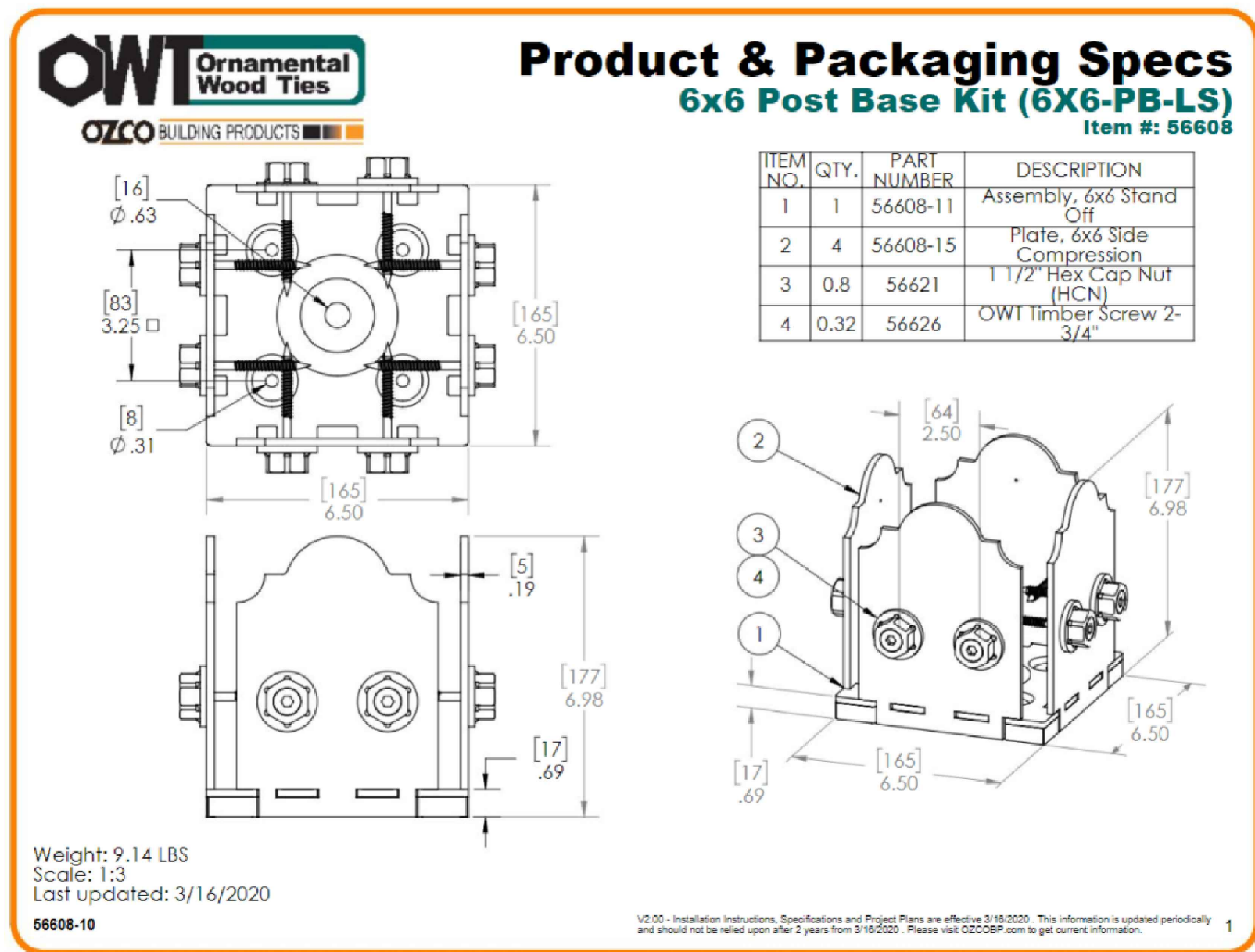
A STRUCTURE PLAN VIEW
3/8" = 1'-0"



2 STRUCTURE SIDE VIEW
3/8" = 1'-0"



1 STRUCTURE FRONT VIEW
3/8" = 1'-0"



B POST TO CONCRETE BRACKET
NONE

KEY NOTES:

- EXISTING STRUCTURE/WALL
- EXISTING SLOPED ROOF
- 6X6 POSTS
- 4X12 MAIN SUPPORT BEAM
- 2X6 RAFTER, 24" OC (TYP)
- 2X6 LEDGER BOARD
- 1X6 ROOF DECKING

GENERAL NOTES

- DECKING AND TRIM NOT SHOWN FOR CLARITY IN VIEWS.
- POST AND BEAM SIZING BASED ON WESTERN RED CEDAR, #2 OR BETTER GRADE WITH NO VISIBLE DEFECTS THAT WOULD AFFECT STRUCTURAL INTEGRITY.
- LOAD CALCULATIONS MATERIAL PROPERTIES:
 - MODULUS OF ELASTICITY - 1×10^6 PSI
 - EXTREME FIBER STRESS IN BENDING - 700 PSI
 - TENSION PARALLEL TO GRAIN - 425 PSI
 - HORIZONTAL SHEAR - 155 PSI
 - COMPRESSION PARALLEL TO GRAIN - 650 PSI
 - COMPRESSION PERPENDICULAR TO GRAIN - 425 PSI
 - ROOF LOAD - 10 PSF DEAD LOAD AND 5 PSF LIVE LOAD

SCOPE OF WORK

Materials:

All wood used in construction is 100% Western Red Cedar, graded #2 or better. Concealed members may be pine of same nominal dimensions. Material applications with sizes are:

- 2x6 rafters spaced <24" O.C.
- 1x6 soffit trim and bracing
- 2x6 ledger board
- 1x4 trim
- 4x12 support beams
- 6x6 posts to support the 4x12 beam and roof load
- 6"x1" Cedar decking
- Asphalt composite shingles to match home roofing
- 3/4" Galvanized nails for shingles and flashing
- GRK 3/8" x 6, 10 and 12-inch structural screws

Main Support Posts:

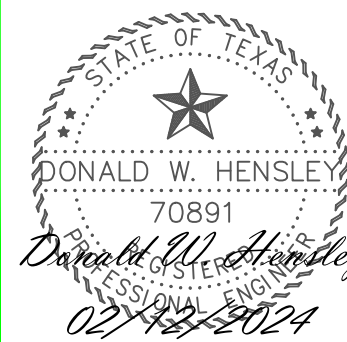
2-6x6 posts will support the beam supporting the outer end of the cover. Posts will be attached to the new concrete patio above the concrete footings per "Detail B".

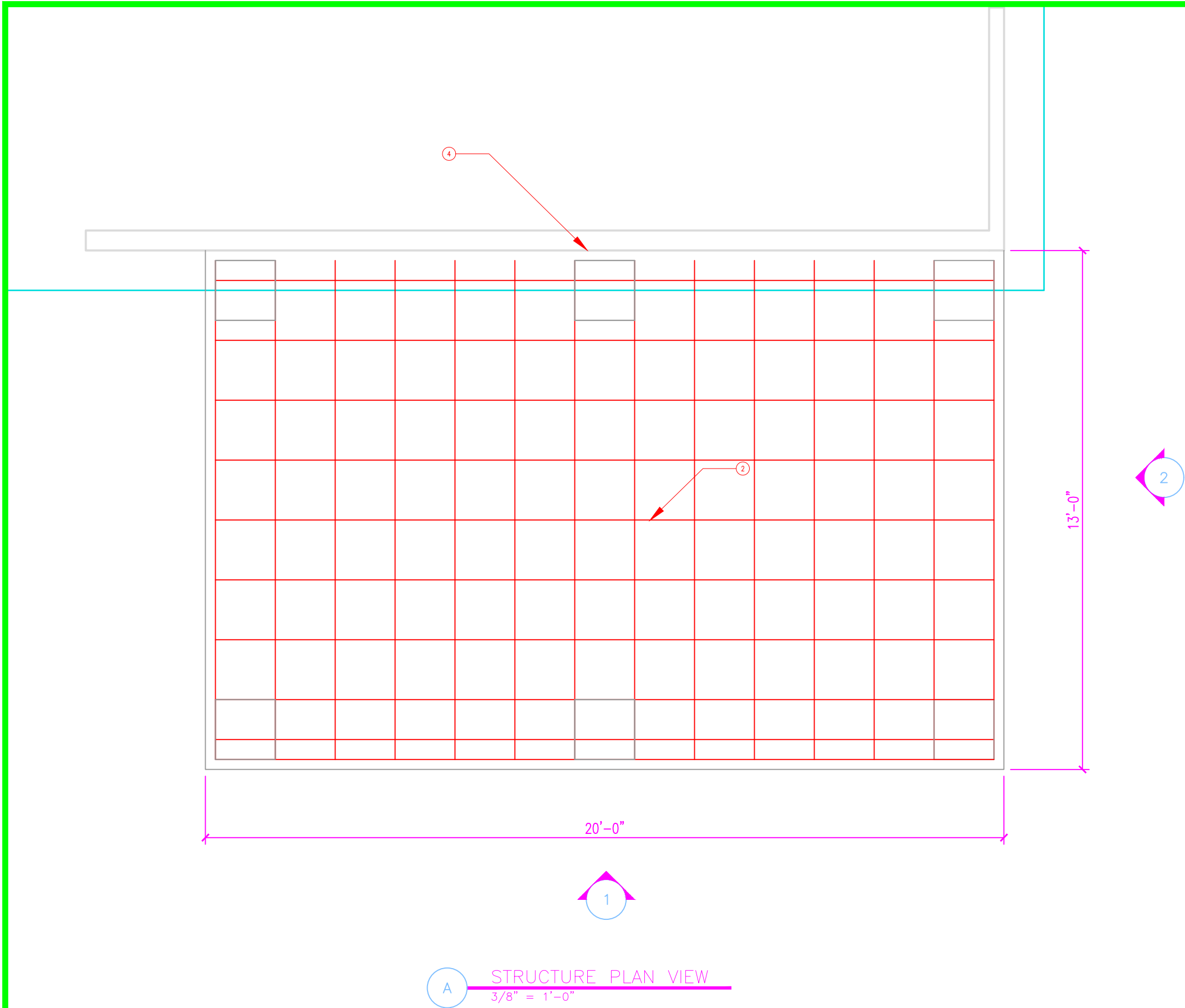
Shed Cover:

The cover will have 6x6 posts installed as stated in the post section with 4x12 beam as main support for the 2x6 rafters. The posts and the 4x10 beams will hold the 2x6 rafters for the shed roof. Rafters will be wind bracing strapped to support beam. The slope of the gable roof will be less than 1:12, with drideck underlayment and roll asphalt roof to match the home shingles color as closely as possible.

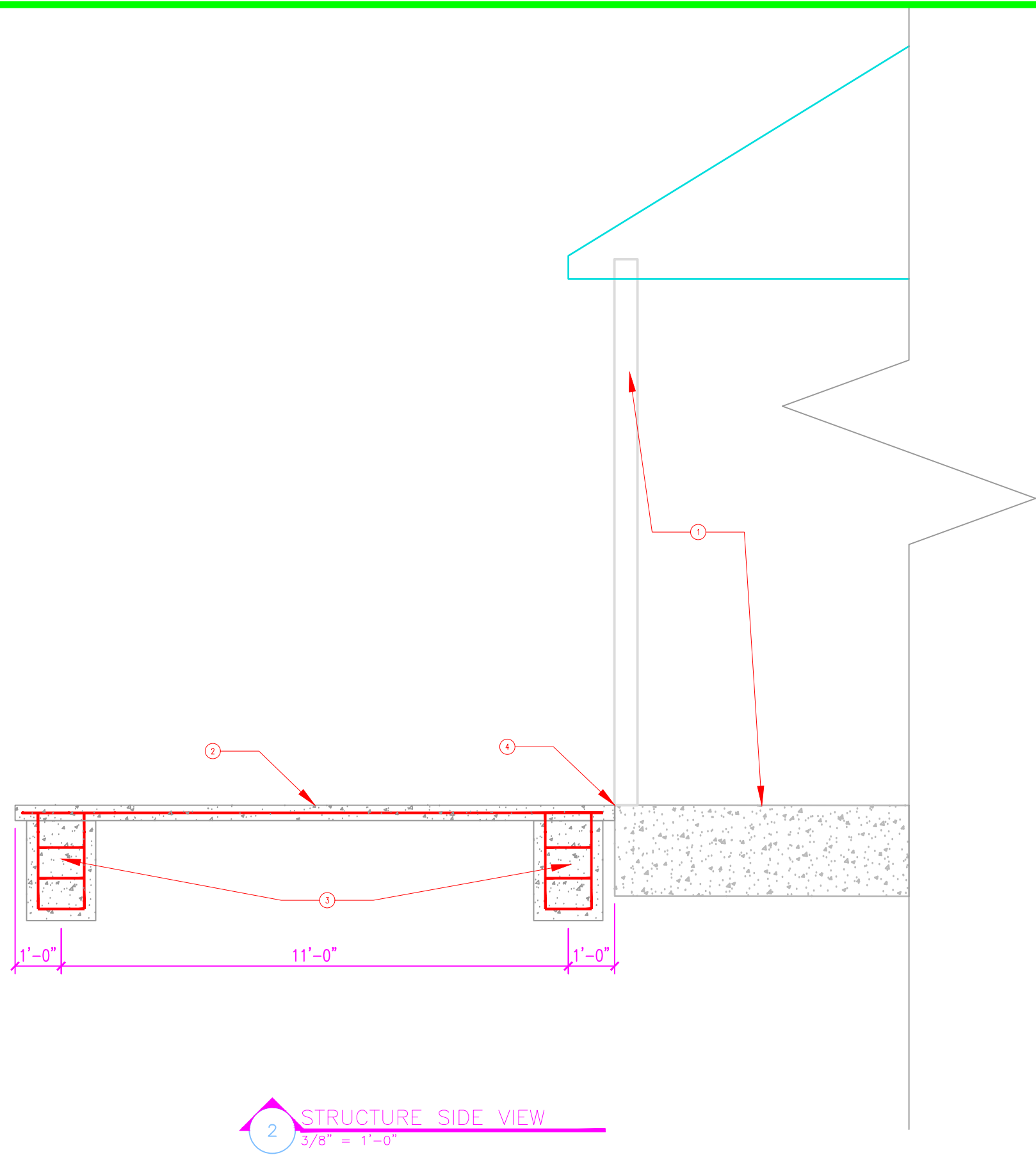
306 VAN OAKS DR.
COLLEYVILLE, TX 76034

SHED PATIO COVER

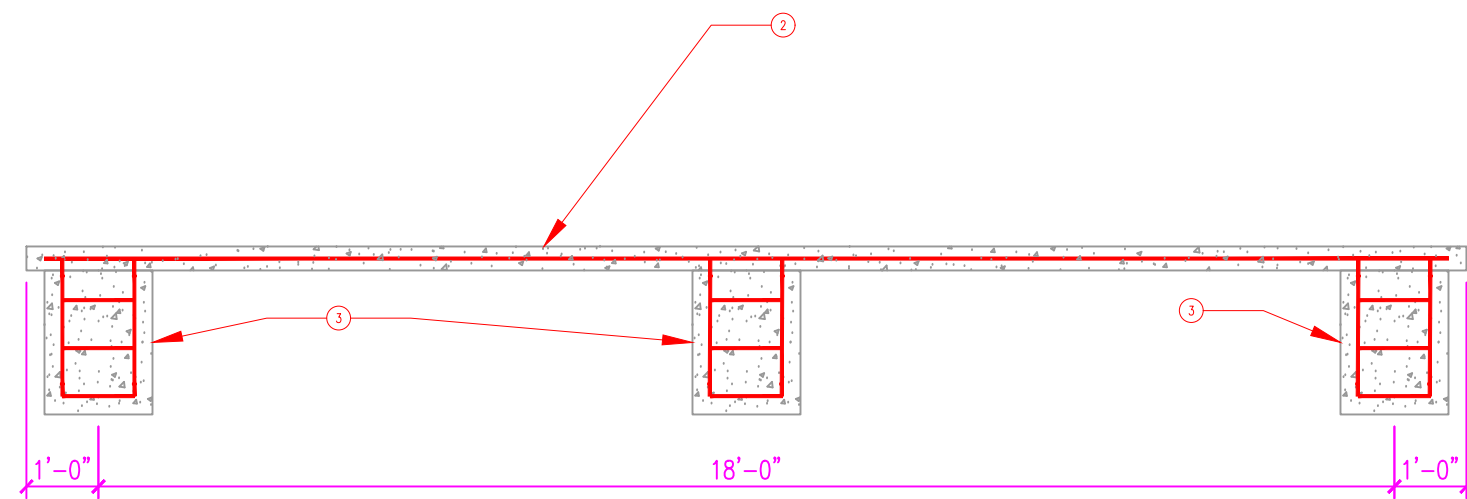




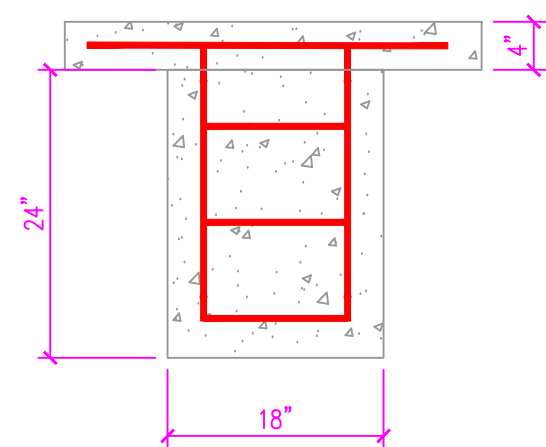
A STRUCTURE PLAN VIEW
3/8" = 1'-0"



2 STRUCTURE SIDE VIEW
3/8" = 1'-0"



1 STRUCTURE FRONT VIEW
3/8" = 1'-0"



B POST FOOTING DETAIL
NONE

KEY NOTES:

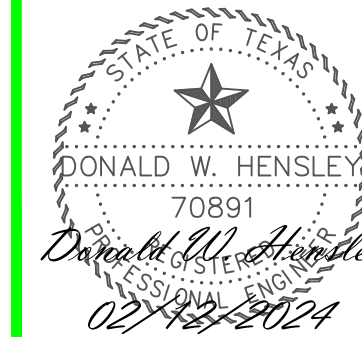
- EXISTING STRUCTURE/WALL
- NEW 4" (MIN.) CONCRETE SLAB
- NEW 18"x18"x24" PIERS LOCATED AS SHOWN.
- SEALED EXPANSION JOINT

GENERAL NOTES

- 3000 PSI CONCRETE
- #3 REBAR, 18" OC EACH DIRECTION
- PIERS HAVE 2 LAYERS OF #3 REBAR, 8" OC EACH DIRECTION WITH 4 VERTICAL TIES THAT CONNECT TO SLAB REBAR.
- CONCRETE IS 4" THICK, MINIMUM, POURED ON 4" SELECT FILL, COMPACTED IN 2 LIFTS.
- BOTTOM OF PIERS TO BE ON UNDISTURBED OR WELL COMPACTED EARTH.
- CONTRACTOR TO COORDINATE WITH AND VERIFY FINAL DIMENSIONS AND SLAB LOCATION WITH HOME OWNER AND COVER CONTRACTOR.

306 VAN OAKS DR
COLLEYVILLE, TX 76034

PATIO CONCRETE



PROJECT: 24-CORBELL	DESIGNED BY: DMH
FILE: CORBELL SHED COVER	DRAWN BY: DMH
DATE: 02/12/2024	CHECKED BY: DMH
SCALE: 3/8" = 1' - 0"	REVISED BY: -- -- --

NO.	BY	DATE	REVISION
1	DMH	02/12/2024	1. INITIAL DESIGN
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
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19			
20			



ALTERATION, ADDITION OR ACCESSORY BLDG APPLICATION

Residential

(Please print clearly)

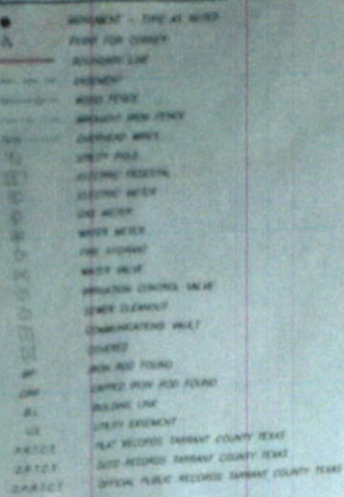
Property Owner Information		Applicant/Contractor Information	
Project Address 306 Van Oaks		General Contractor (Co. Name) LASSO WORKS CEDAR	
Lot Block Subdivision 1 1 Debrecht addition		Applicant Name Daniel Crumpton	
Property Owner Name Bryan Corbell		Applicant Email daniel@lassoworkscedar.com	
Property Owner Address 306 Van Oaks		Applicant Phone	
City / State / Zip Colleyville, TX		Field contact person (if different than above)	Cell phone:

Alteration/Addition Permit Areas	Accessory Buildings	Setbacks Shown
Remodel Area _____ s.f.	Building Area _____	Front 62'9"
New 1st floor living area _____ s.f.	Ext. Wall Height _____	Left 10'
New 2nd floor living area _____ s.f.	Roof Pitch _____	Right 85'4"
New Total living area _____ s.f.	Overall Height _____	Rear 50'
New Garage area _____ s.f.	No. of Existing Accessory Buildings _____	To Dwelling Attached
New Porches & Patios 272 s.f.	on this site _____	
TOTAL NEW AREA 272 s.f.	Total Area of All Existing Acc. Bldgs. _____	
Total EXISTING Area _____ s.f.	on this site _____	
Estimated value \$ 4500	Estimated value \$ _____	

Subcontractor Information	
Electrical	Mechanical
Plumbing	3rd Party Energy

Applicant Signature	
Printed Name Daniel Crumpton	Signature <i>[Signature]</i>

Office Use Only	Existing Structures	\$Fees
Permit Number	Existing Living Area _____	Building Permit Fee _____
Plan Reviewer & Date	Existing Garage Area _____	Plan Review Fee _____
Electric Permit Fee	Existing Porches/Patios _____	MEP Fees _____
Plumbing Permit Fee	Existing Under Roof _____	Contractor Reg. Fee _____
Mechanical Permit Fee	Existing Accessory Bldgs. _____	Other _____
	Existing Area of Acc. Use _____	Other _____
		Total Fees _____



1073 BLOCK 8
PENDING FOR PHASE ONE
CAN A SLIDE INTO P.T.C.I

LOT 4, BLOCK 8,
REMINGTON PARK PHASE ONE
CASA BLIDE 3870 P.R.T.C.T.

LOT 2 BLOCK 6
WILLOW PARK PHASE ONE
CASA SUE MINI PRCT

(PLAT. N 89° 52' 00" E)
S 89° 55' 59" E
108.90'

LOT 1, BLOCK 1
DIERICHT ADDITION
CAB. B. SLIDE 2570 P.M.L.C.T.
0.437 ACRES OR 19,057 SQ. FT.

Bethacks
Right: 85'4"
Left: 710
Rear: 50
Front: 62'9"

LOT 2 BLOCK 1
DEWEY ADDITION
BAR & SLIDE 250 PCT

LOT 2, BLOCK 1,
HUNTINGTON HILL ADDITION PHASE THREE-A

CENTERLINE OF TEXAS POWER & LIGHT CO.
NO. WITH SPECIES
(1900 & 1901)

25 RIGHT-OF-WAY DEDICATION

25 RIGHT OF WAY GRADATION
CAS. A. SLIDE 1785 P.R.T.C.T.

LOT 1, BLOCK 1,
E.A. SMITH TRACT ADDITION
CABA, SLIDE 1749 P.R.T.C.T.

DANIEL P. LAPIER & JENNIFER ANN LAPIER
INSTR. 4019329660 D.R.T.C.T.

Research of Easements by this Surveyor was limited to a Title Policy Prepared by Fidelity National Title Insurance Company, GP No. WPR230516, Effective Date, October 3, 2023, 12:00 am and Issued October 13, 2023, 6:00 am.

Schedule 35 Item 10 a.

is A building set-back line, as disclosed by Plat
Recording No. Cabinet B, Slide 2575, Plat Records, Tarrant County, Texas
Affects 30' front
AS SHOWN ON SURVEY

b. Easement(s) for the purpose(s) shown below and rights incident thereto as delineated or as offered for dedication, on the map of subdivision.

Purpose: utility easement

Affects: 10' rear

Recording No. Cactret B, Slide 2370, Plat Records, Tarrant County Texas
AS SHOWN ON SURVEY

6. Easement(s) and rights incidental thereto, as granted in a document
Granted to: Texas Power & Light Company
Purpose: As provided in said document
Recording Date: June 17, 1974
Recording No./Volume 0063, Page 347, Real Property Records, Tarrant County, Texas
CENTERLINE SHOWN ON SURVEY (NO WIDTH PROVIDED)

2. Easement(s) and rights incidental thereto, as granted in a document
 Granted to: Texas Power & Light Company
 Purpose: As provided in said document
 Recording Date: December 11, 1974
 Recording No. Volume 5700, Page 56, Real Property Records, Tarrant County, Texas
 CERTIFICATE SHOWN ON SURVEY (NO WITH PROVIDED)

LEGAL DESCRIPTION

LOT 1, BLOCK 1, OF DESBRECHT ADDITION, AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 8, SLIDE 2570, PLAT RECORDS, TARRANT COUNTY, TEXAS.

NOTES

1. BEARINGS, COORDINATES, DISTANCE AND AREA SHOWN HEREON ARE GRID BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, U.S. SURVEY FOOT, AS DETERMINED BY GPS OBSERVATIONS USING THE ALTIMETER CENTRAL VRS NETWORK.

7. THIS SURVEY IS BASED ON OWNERSHIP AND EASEMENT INFORMATION PROVIDED BY CLIENT. SURVEYOR DID NOT ABSTRACT SUBJECT TRACT AND THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES THAT AFFECT THE SUBJECT TRACT THAT ARE NOT SHOWN HEREON.

3. ADDRESS OF SUBJECT PARCEL: 361 WYAN OAKS DR, COLLEYVILLE, TX 76034

A) SUBJECT TRACT LIES WITHIN FLOOD ZONE X OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS ACCORDING TO MAP NUMBER 48430C004N EFFECTIVE ON 09/25/2008.

1. INSTRUMENT OF RECORD SPECIAL WARRANTY DEED RECORDED AS INSTRUMENT NO. 200804107 IN THE
OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS ON NOVEMBER 11, 2008.

[illegible]

PERFORMED UNDER MY CREDIT SUPERVISION
SLAVEY DATE 12.17.2023

11-17-1473



PROJECT NO. 231121



789 ELS FURN 10194563
2012 E Randal Mill Rd, Suite 212
Arlington, Texas 76011
(917) 848-2662
info@elsfurn.com

PREPARED FOR
LEGACY LAND & TITLE

SURVEY PLAT OF
LOT 4, BLOCK 4,
OF DESHPRECHT ADDITION
AN ADDITION TO THE CITY OF COLLYVILLE
TARRANT COUNTY, TEXAS
CARROLL B. BLANK 2670-1-1-1-1



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number 2c

Agenda Date 5/28/2024

Number

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a Rezoning from AG Agricultural to R-40 Single Family Residential on Lot 1, Block 1, Pleasant Run Baptist Church Addition, located at 6001 Pleasant Run Road, ZC24-009

Explanation

Trevor Truss, the applicant, has submitted a request for a rezoning from AG Agricultural to R-40 Single Family Residential on Lot 1, Block 1, Pleasant Run Baptist Church Addition, being approximately 3.16 acres, and zoned AG Agricultural. The rezoning request is to allow for a two-lot, possibly three-lot, residential subdivision.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Metes and Bounds Exhibit
6. Zoning Exhibit
7. Zoning Exhibit - Three lots

Aerial Map

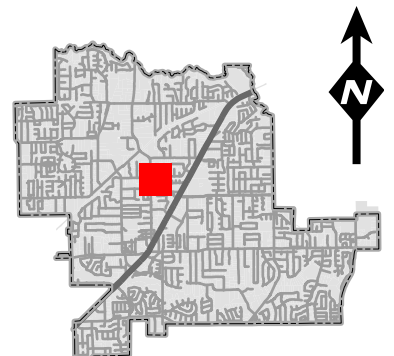


ZC24-009

6001 Pleasant Run Rd

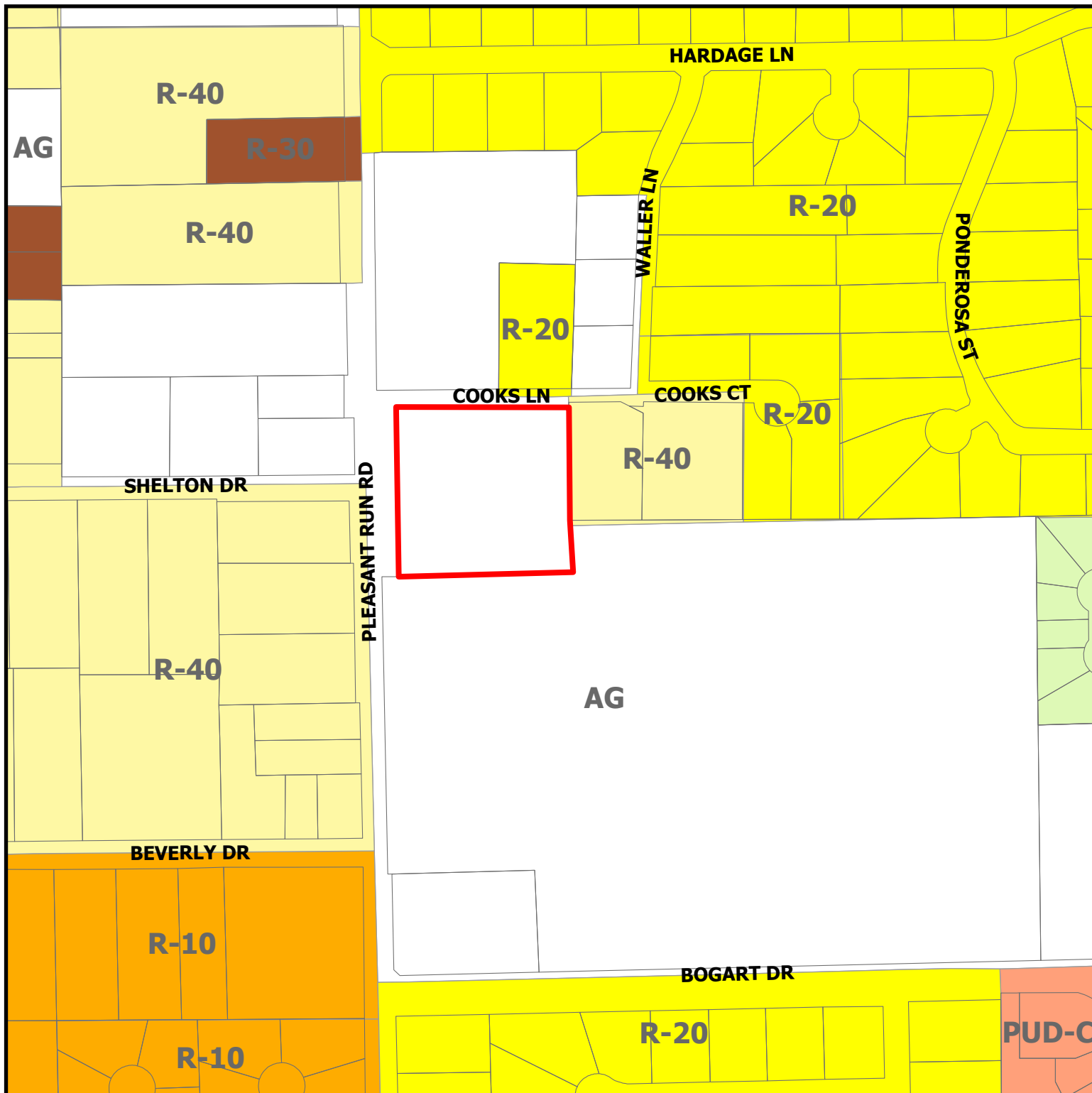


Subject Property



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

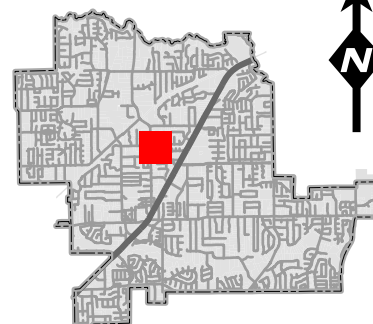


ZC24-009

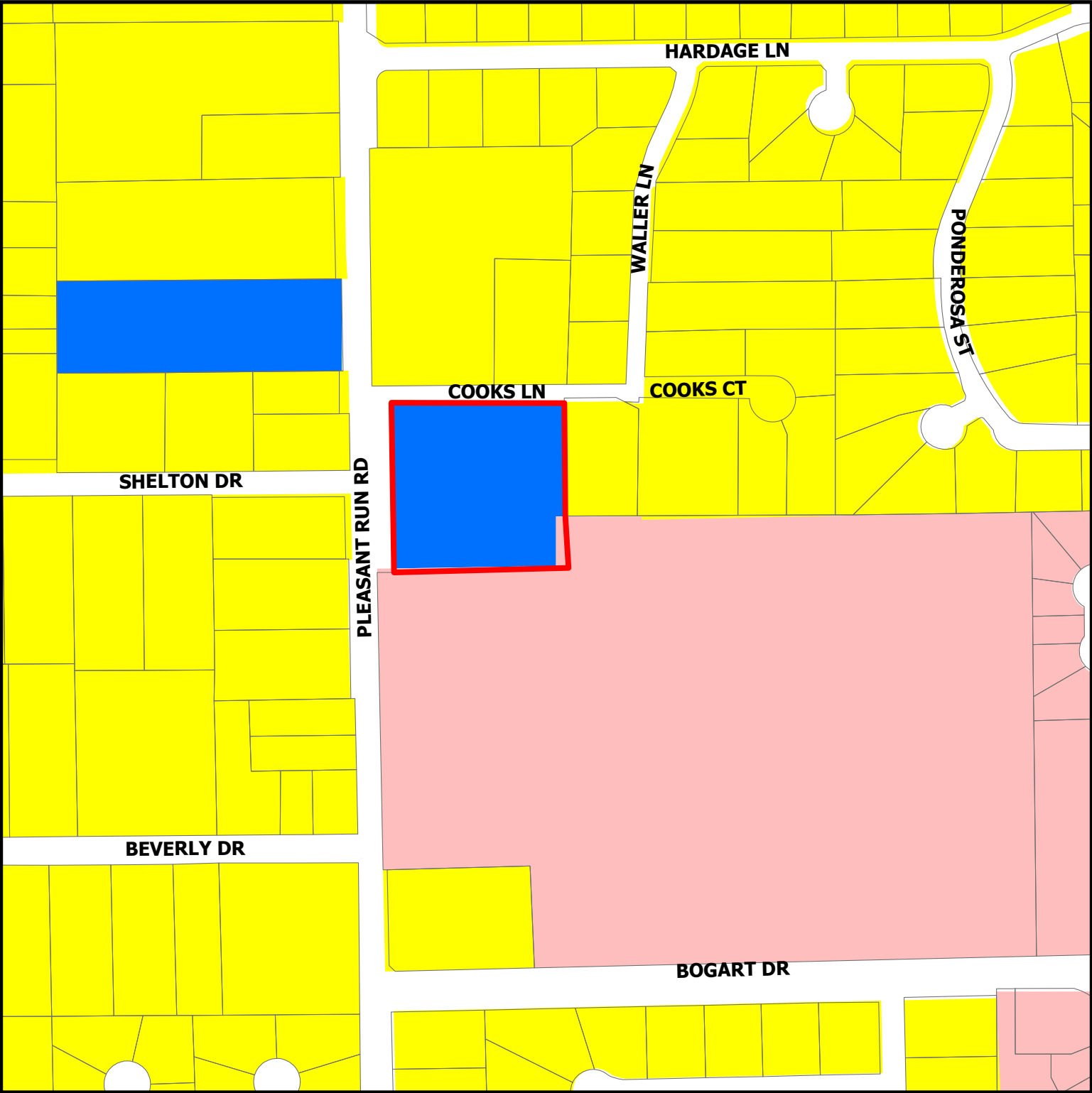
6001 Pleasant Run Rd

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 Subject Property



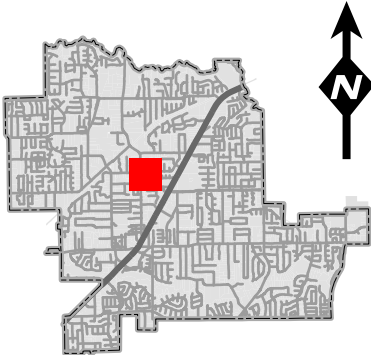
Future Land Use Map



ZC24-009

6001 Pleasant Run Rd

-  Residential
-  Institutional
-  Colleyville Blvd Corridor
-  Subject Property



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Fegan Place

A Proposed Single Family Residential Development

Located in

Colleyville, Texas

At

Pleasant Run Road and Cooks Lane

Zoning Change Request Supporting Information

Presented By:

COMPASS REALTY, LP

*P.O. Box 126
Colleyville, TX 76034
PH 817-966-6626*

April 17, 2024

TABLE OF CONTENTS

- I. Statement of Intent and Economic Impact
- II. Development Schedule

I. STATEMENT OF INTENT AND ECONOMIC IMPACT

The proposed development will be a residential neighborhood of two (2) 1.5 acre lots. The homes on each lot will have an expected sales price of \$3.5 to \$4 million dollars. Each home would generate roughly \$10,000 per year in tax revenue for the City of Colleyville. The total value of the finished homes would be roughly \$7 to \$8 million with a total tax revenue of approximately \$20,000 per year for the City.

II. DEVELOPMENT SCHEDULE

It is anticipated that zoning and development will take approximately 120 days.

METES AND BOUNDS DESCRIPTION
3.200 ACRES
LOT 1, BLOCK 1, PLEASANT RUN BAPTIST CHURCH ADDITION
IN THE A. J. CALDWELL SURVEY, A- 331 AND
THE NANCY LOONEY SURVEY, A-987
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

All that certain 3.200 acres of land, which is Lot 1, Block 1, Pleasant Run Baptist Church Addition, recorded in Document Number D204132342, in the Plat Records of Tarrant County, Texas (P.R.T.C.T), in the A. J. Caldwell Survey, A-331 and the Nancy Looney Survey, A-987, City of Colleyville, Tarrant County, Texas and more particularly described by metes and bounds as follows: (All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone)

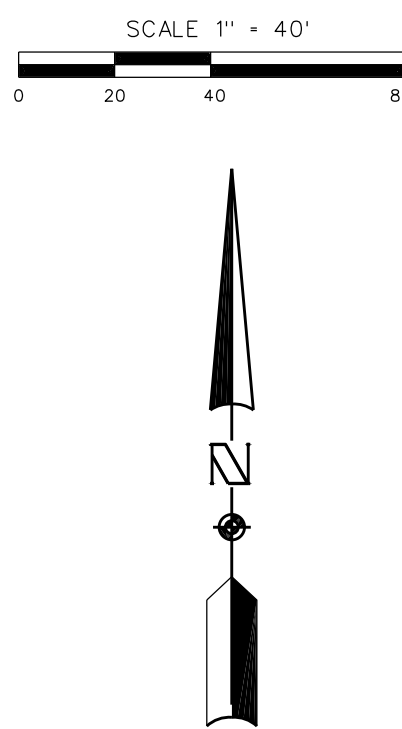
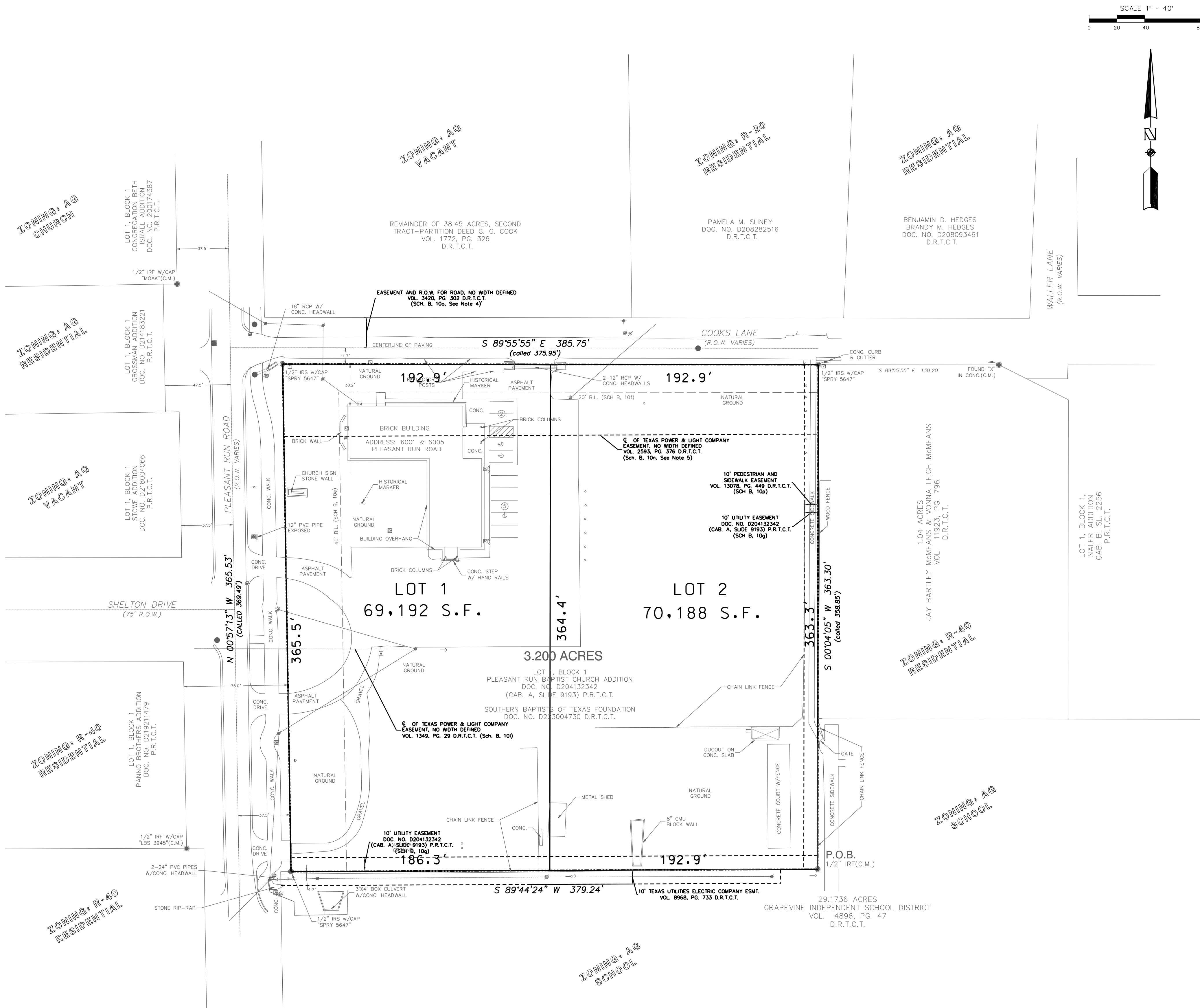
BEGINNING at a 1/2" iron rod found for the southeast corner of said Lot 1, Block 1, Pleasant Run Church Addition, common to an interior angle corner of 29.1736 acre tract, described in the deed to Grapevine Independent School District, recorded in Volume 4896, Page 47 in the Deed Records of Tarrant County, Texas;

THENCE South 89° 44' 24" West - 379.24' along a north line of said 29.1736 acre tract, to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the southwest corner of the herein described tract, in the east right-of-way line of Pleasant Run Road (R.O.W. Varies), which is also 37.5' east of the centerline of said Pleasant Run Road;

THENCE North 00° 57' 13" West - 365.53' (called 369.49') along the east right-of-way line of said Pleasant Run Road, to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the northwest corner of the herein described tract, at the intersection of the east right-of-way line of said Pleasant Run Road, and the south right-of-way line of Cooks Lane (R.O.W. Varies), which is approximately 11.7' south of the center of the asphalt paving of said Cooks Lane;

THENCE South 89° 55' 55" East - 385.75' (called 375.95') along the south right-of-way line of said Cooks Lane, to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the northeast corner of the herein described tract, common to the northwest corner of the 1.04 acre tract, described in the deed to Jay Bartley McMeans and Vonna Leigh McMeans, recorded in Volume 11923, Page 796 D.R.T.C.T, from which an "X" in concrete found for the most northerly northeast corner of said 1.04 acre tract, bears South 89° 55' 55" East – 130.20';

THENCE South 00° 04' 05" West - 363.30't (called 358.85') along the west line said 1.04 acre tract, and a west line of said 29.1736 acre tract, to the POINT OF BEGINNING and containing 3.200 acres of land.



LOCATON MAP
N.T.S.

METES AND BOUNDS DESCRIPTION
3.200 ACRES
LOT 1, BLOCK 1, PLEASANT RUN BAPTIST CHURCH ADDITION
IN THE A. J. CALDWELL SURVEY, A-331 AND
THE NANCY LOONEY SURVEY, A-987
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

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APPLICANT/DEVELOPER:
COMPASS REALTY, LP
P.O. BOX 126
COLLEYVILLE, TX 76034
JOHN FEGAN
(817) 966-6626

OWNER:
SOUTHERN BAPTIST OF TEXAS FOUNDATION
2331 BROOKHOLLOW PLAZA DRIVE
ARLINGTON, TEXAS 76006
MIKE RHINE
(682) 347-4904

ENGINEER:
HAMILTON DUFFY, PC
8241 MID-CITIES BLVD., #100
NORTH RICHLAND HILLS, TX 76182
KEITH HAMILTON, P.E.
(817) 268-0408
www.hamitonduffy.com

ZONING EXHIBIT REZONING OF

DESCRIBED AS:

6001 & 6005 PLEASANT RUN ROAD
LOT 1, BLOCK 1, PLEASANT RUN
BAPTIST CHURCH ADDITION IN THE
A.J. CALDWELL SURVEY, A-331 AND
THE NANCY LOONEY SURVEY, A-987

CITY OF COLLEYVILLE,
TARRANT COUNTY, TEXAS

(3.200 ACRES)

DATE OF PREPARATION 4-17-24

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

PLEASANT RUN ROAD

COOKS LANE

ROW DEDICATION

