



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

100 Main Street Colleyville, Texas 76034

MONDAY, JUNE 10, 2024

**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: Jerry Savoie
PLEDGE OF ALLEGIANCE**

1. APPROVAL OF MINUTES

- 1a** May 13, 2024 Planning and Zoning Commission Meeting
May 28, 2024 Planning and Zoning Commission Worksession Meeting

2. PUBLIC HEARING AGENDA ITEMS

- 2a** Consideration of a Replat with a waiver for side yard setback on Lot 56A, Block 4, Western-Trails Section Two, located at 7608 Overland Trail, Case PC24-004
- 2b** Consideration 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** Consideration 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. CITIZEN COMMENTS

4. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards *Thursday, June 6, 2024* by 5:00 p.m.

Jaquelyn Reyff
Planning Manager

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

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



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number**Agenda Date** 6/10/2024**Type** Approval of Minutes**Department** Community Development

Title

May 13, 2024 Planning and Zoning Commission Meeting

May 28, 2024 Planning and Zoning Commission Worksession Meeting

Attachments

1. May 13, 2024 Planning and Zoning Minutes
2. May 28, 2024 Planning and Zoning Worksession Minutes



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION MINUTES

100 Main Street, Colleyville, Texas, 76034

MONDAY, MAY 13, 2024

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 May 13, 2024 at 6:15 p.m.

Roll Call

Present: David Groves, Mark Alphonso, Sayeda Syed, Jerry Savoie, Jerome Obinabo, and Claudia Bevill

Absent: Tim Raine

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

Also Present: Attorney, Sarah Ross, Fire Marshal, Rob Mckeown, City Engineer, Larry Wright

Jacquelyn Reyff briefed the commission for case ZC24-001 and showcased new exhibits provided by the applicant. There was general discussion surrounding drainage and the retention pond proposed.

Kristopher Potts briefed the commission for case ZC24-005.

Christopher Pham briefed the commission for case ZC24-007. There was discussion regarding driveway access for lot 7 of the plan, questions regarding drainage, and discussion around building footprints on the lots.

Ben Bryner briefed the commission for cases GC24-004, GC24-005, & GC24-006. There was some discussion regarding the city's goals with the Land Development Code amendments.

Chair Bevill adjourned the Planning and Zoning Commission Worksession Meeting at 6:51 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 May 13, 2024, at 7:01 p.m.

Roll Call

Present: David Groves, Mark Alphonso, Sayeda Syed, Jerry Savoie, Jerome Obinabo, and Claudia Bevill

Absent: Tim Raine

Staff Present: Ben Bryner, Jacquelyn Reyff, Kris Potts, Christopher Pham

Also Present: Attorney, Nicole Corr, Fire Marshal, Rob Mckeown, City Engineer, Larry Wright

1. APPROVAL OF MINUTES

1a April 8, 2024 Planning and Zoning Commission Meeting Minutes

April 22, 2024 Planning and Zoning Commission Worksession Meeting Minutes

Commissioner Alphonso made a motion to approve the April 8, 2024 Planning and Zoning Commission Meeting Minutes and the April 22, 2024 Planning and Zoning Worksession meeting minutes.

Commissioner Groves seconded the motion.

The motion was carried by the following vote:

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

Nay: 0

2. PUBLIC HEARING AGENDA ITEMS

2a TABLED FROM THE APRIL 8, 2024 PLANNING AND ZONING COMMISSION MEETING

Consideration of a Rezoning from PUD-C Planned Unit Development – Commercial to PUD-C Planned Unit Development - Commercial on Lots 1 and 2, Block A, Heritage Farms Addition, located at 913 Cheek-Sparger Road and 3808 Wayne Drive, Case ZC24-001

Commissioner Syed made a motion to remove Case ZC24-001 from the table.

Commissioner Obinabo seconded the motion.

The motion was carried by the following vote:

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

Nay: 0

Jacquelyn Reyff presented the case and briefed the Commission.

H McNeish, 2215 Market Street, Denver, CO, presented his case for the proposed senior living project. He presented information and renderings of the project and information regarding the development and operations groups involved. He answered the Commission's questions regarding the design and material choices of the buildings, the construction timeline for the project, and how the project would be funded. As stated by Mr. McNeish, the development's materials were decided based on financial analyses, the project would have a construction timeline of 20 months, and the development was privately funded with no federal grant funding involved.

The Commission also questioned the development group's portfolio of projects and their overall success rate, whether the senior living facilities were lease only or had the option for tenants to buy property, and the business agreement between Sagora Living and Confluent Development.

Commission Chair Bevill inquired about the neighborhood meetings the group has had with the neighbors and their responses to the development. Chair Bevill also asked about the entrances along Bedford Road, whether the independent living cottage private lawns were factored into the open space calculation, traffic, and

whether the need for senior living would continue in the future. Chair Bevill stated that the building height was too tall at three stories. Commissioner Syed inquired about whether the pickleball courts would be used as air ambulance helipads.

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

Jocelyne Buckelew, 3709 Woodmont Ct, did not wish to speak but did wish to record her opposition.

Tara Finch, 3721 Woodmont Ct, Bedford, TX, spoke in opposition, specifically regarding development of the lot behind her residence, the height of the three story building, traffic concerns, tree impact, and drainage.

Jason Finch, 3721 Woodmont Ct, Bedford, TX, spoke in opposition, specifically regarding drainage concerns and whether the development would offer tax benefits to the City of Colleyville.

Tom Buckelew, 3709 Woodmont Ct, Bedford, TX, spoke in opposition, specifically regarding drainage concerns.

Steven Fryer, 4300 Briar Ridge Dr, spoke in opposition, specifically regarding traffic concerns on Bedford Rd.

Commissioner Groves stated that additional traffic may have been created as a result of the Jackson Road construction that is ongoing.

Jim Makens, 1312 Somerset Ct, spoke neutrally, specifically by supporting the land use for senior living, but citing traffic concerns related to the development, as well as questioning when the roundabout along Cheek Sparger Road would be constructed.

Grady Walker, 7301 John McCain Rd, spoke in support, specifically by supporting the land use for senior living, but criticized the business model of renting units and emphasized traffic concerns.

Bill West, 1009 Michael Sean Ct, Bedford, TX, spoke in opposition, specifically regarding drainage, traffic, lighting, vermin, fencing, and noise concerns.

With no one wishing to speak, the public hearing was closed at 8:42 p.m.

The Commission asked Mr. McNeish questions related to the amount of traffic generated by the development and the timeline on the construction of the

roundabout. Mr. McNeish stated that the traffic analysis determined that based on the math, 800 daily trips could potentially be generated, but that the actual number of trips was projected to be less. Furthermore, the traffic analysis determined that the development would have an approximately 3% impact on adjacent roadways. Mr. McNeish stated that the construction timeline of the roundabout was dependent on the City and that the developer's role in the roundabout is monetary, and thus would not control the timing of roundabout construction.

The Commission inquired about the entry points of the development. Bryan McCaleb answered the Commission's questions, stating that the development would have gates on all of its entry points that stay open during the day and close at night for resident safety.

Kimley-Horn engineer, Joe Fracarro, answered the Commission's questions about drainage concerns, specifically regarding the development's ability to improve drainage on the site, the undersized drainage pipes underneath Tara Village Shopping Center, and the concept of retention to control drainage. Commissioner Syed inquired about the depth of the retention pond and requested a cross-section of the pond. City Engineer, Larry Wright, confirmed that the drainage plan and addition of a retention pond would improve the site's drainage.

The Commission took a recess for an Executive Session at 9:13 p.m.

The Executive Session ended and the regular meeting resumed at 9:28 p.m.

Commissioner Groves stated that the building height was too tall at 3 stories, and if there was any way to reduce the height of the building to be 2 stories instead. Additionally, he inquired about the number of employees that would be working on the site and their shift schedule. The applicant stated that there was no way logistically to reduce the building height and that approximately 125 employees would work and that they would work standard shifts.

Commissioner Savoie stated that the building height was too tall and inquired whether the layout of the main building could be flipped. Commissioner Syed agreed that the building was too tall and stated that the development looked like apartments and duplexes to her. Commissioner Alphonso stated that the roundabout completion date was decided by the city, but inquired if there was a way for the City to tie the roundabout completion date to the issuance of a building permit upon approval. Commission Obinabo inquired whether a building height reduction could be possible, and brought up the idea of tabling the item to see a height reduction.

Commissioner Syed made a motion to deny Case ZC24-001.

Commissioner Groves seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Groves, Syed, Savoie, Obinabo, and Bevill

Nay: 1 - Alphonso

Commission Chair Bevill moved item 2e up the agenda to be heard following 2a to prevent individuals who came to speak regarding item 2e from waiting too long.

2e. Consideration of an amendment to the Land Development Code, Chapter 3, Section 3.24 Schedule of Permitted Uses, specifically to include Special Land Use Standards for Heliports and Airports and Commercial Drone Delivery Hubs, GC24-005

Ben Bryner presented the Land Development Code amendment and briefed the Commission.

Commission Chair Bevill clarified that the heliport, airport, and drone regulations are a proactive move from the City to establish a minimum set of regulations for any future applications, and not an active case submittal. Commissioner Obinabo inquired about job impact of drone delivery and requested language in the Land Development Code regarding drone safety, specifically drone parachutes in the case a drone malfunctions.

The public hearing was opened at 9:49 p.m.

Julie Makens, 1312 Somerset Ct, did not wish to speak but wished to record her opposition.

Jack Hake, 4609 Westbury Dr, spoke in opposition, specifically to request that helipads be restricted commercial zonings.

Jeff Zimmerman, 4404 Bowman Dr, spoke in opposition, specifically to request more restrictive verbiage and to rework the definition of commercial drone delivery.

Jim Makens, 1312 Somerset Ct, spoke in opposition to any helicopters in Colleyville and requested commercial drone delivery to be a separated permitted principle use.

Cynthia Phillips, 4204 York Dr, spoke in opposition, specifically to request additional clarification on the definitions and verbiage in the amendment.

With no one wishing to speak, the public hearing was closed at 10:01 p.m.

There was general discussion amongst the Commission about whether commercial drone delivery should be a separate line item on the principal use chart and what the goals of the Land Development Code amendment were.

Commissioner Alphonso made a motion to approve the Land Development Code Amendment, Case GC24-005.
Commissioner Obinabo seconded the motion.

The motion was carried by the following vote:

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

2b. Consideration of a Special Use Permit to allow for Package Store Sales – Off-premises Consumption on Lot 4B1, Block 1, Brown Trail-West Addition, located at 4405 Colleyville Boulevard, Case ZC24-005

Kristopher Potts presented the case and briefed the Commission.

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

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

Commissioner Groves made a motion to approve Case ZC24-005.
Commissioner Alphonso seconded the motion.

The motion was carried by the following vote:

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

2c. Consideration of a Rezoning from R-20 Single Family Residential and AG Agricultural to RE Single Family Estate Residential, R-40 Single Family Residential, R-30 Single Family Residential, and AG Agricultural on Lot 1, Block 1, Allzim Acres, Tract 4D02, Abstract 295, William E. Crooks Survey, and Tracts 2A7B, 2A8C, and 2A9A, Abstract 533, Mary M. Freeman Survey, located at 7209 John McCain Road and 7215 John McCain Road, Case ZC24-007

Christopher Pham presented the case and briefed the Commission.

Curtis Young, 1130 N Carroll Ave, Suite 200, Southlake, TX, answered the Commission's questions regarding the requested zoning changes and whether the subdivision would be private and gated or public. Mr. Young stated that the subdivision would be public and that the lots were zoned from R-20 to R-30, R-40, and RE due to the owner of the property wanting to build on a larger lot and wanting the rest of the subdivision to match the character of their house. There was discussion regarding the zoning of Lot 7, specifically why it was remaining AG.

The public hearing opened at 10:24 p.m.

Grady Walker, 7301 John McCain Rd, spoke in support, stating its congruence with Colleyville's standards.

Wes Dawson, 7209 John McCain Rd, spoke regarding his proposed development plans for his property. He stated that he likes living in Colleyville, will improve the drainage, and plans on improving the property.

With no one wishing to speak, the public hearing was closed at 10:33 p.m.

**Commissioner Alphonso made a motion to approve Case ZC24-007.
Commissioner Obinabo seconded the motion.**

The motion was carried by the following vote:

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

Nay: 0

2d. TABLED FROM THE APRIL 8, 2024 PLANNING AND ZONING COMMISSION MEETING.

Consideration of amendments to the Land Development Code, Chapter 2 Definitions and Chapter 3, Section 3.28 Supplementary District Regulations, specifically to prohibit the use of a vehicle as a dwelling or housekeeping unit when parked or stored on public property, GC24-004

Commissioner Groves made a motion to remove Case GC24-004 from the table.

Commissioner Alphonso seconded the motion.

The motion was carried by the following vote:

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

Ben Bryner presented the Land Development Code amendments and briefed the Commission.

The public hearing was opened at 10:37 p.m.

With no one wishing to speak, the public hearing was closed at 10:37 p.m.

Commissioner Obinabo made a motion to approve the Land Development Code Amendment, Case GC24-004.

Commissioner Savoie seconded the motion.

The motion was carried by the following vote:

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

2f. Consideration of an amendment to the Land Development Code, Chapter 3, Section 3.24 Schedule of Permitted Uses, specifically to include Special Land Use Standards for Electric Vehicle (EV) Charging Stations, GC24-006

Ben Bryner presented the Land Development Amendment and briefed the Commission.

Staff answered the questions of the Commission regarding the goals of the Land Development Code Amendment, whether taxes or fees could be assessed per commercial Electric Vehicle built, and impact fee schedules that could be added that modeled the impact fees of gasoline stations.

The public hearing was opened at 10:55 p.m.

With no one wishing to speak, the public hearing was closed at 10:55 p.m.

Commissioner Alphonso made a motion to approve the Land Development Code Amendment, Case GC24-007.

Commissioner Obinabo seconded the motion.

The motion was carried by the following vote:

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

Nay: 0

4. CITIZEN COMMENTS

The public forum opened at 10:59 p.m.

With no one wishing to speak, the public forum closed at 10:59 p.m.

5. ADJOURNMENT

The meeting adjourned at 10:59 p.m.

The minutes were written and prepared by:

Christopher Pham

Christopher Pham
Planner

The meeting minutes were approved on June ____, 2024 by a vote of ____.



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION MINUTES

100 Main Street, Colleyville, Texas, 76034

MAY 28, 2024

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 May 28, 2024, at 6:15 p.m.

Roll Call

Present: Mark Alphonso, Sayeda Syed, Jerome Obinabo, Jerry Savoie, and Claudia Bevill

Absent: David Groves, Sayeda Syed

Staff Present: Ben Bryner, Kris Potts, Chris Pham

Also Present: Attorney, Sarah Walsh, Fire Marshal, Rob Mckeown

2. WORKSESSION AGENDA ITMES

- 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

Chris Pham presented item 2a and briefed the Commission. City Staff addressed questions from the Commission regarding when the home was purchased / built. The property was built several decades ago, staff addressed questions regarding the proposed plat waiver for the side yard setback.

- 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

Chris Pham presented item 2b and briefed the Commission. City staff addressed questions from the Commission regarding the location of the proposed carport, and the materials the proposed carport would be built from.

- 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

Kris Potts presented item 2c and briefed the Commission. City staff addressed questions from the Commission regarding the properties adjacency to Colleyville Elementary. Staff also addressed questions regarding the frontage access for the properties.

3. ADJOURMENT

The meeting adjourned at 6:28 p.m.

The minutes were written and prepared by:

Kris Potts

Kris Potts
Planner

The meeting minutes were approved on June___, 2024 by a vote of X-X.



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2a

Agenda Date 6/10/2024

Number

Type Public Hearing Agenda Items

Department Community Development

Title

Consideration of a Replat with a waiver for side yard setback on Lot 56A, 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 with a waiver for Lot 56A, Block 4, Western-Trails-Colleyville, being approximately 0.49 acres, and zoned R-20 Single Family Residential district. The purpose of the plat is to revise the lot lines of the property by moving the lot line five feet to the south and request a plat waiver to allow for a 5' side yard setback.

Existing Conditions/Background: The subject property, 7608 Overland Trail, resides west of the intersection of Overland Trail and Wagonwheel Court. The property currently has a single-family home and two accessory buildings on the property that will remain.

Lot Dimensions and Setbacks: Per Section 3.24 G, Schedule of District Regulations in the Land Development Code, the R-20 zoning regulations require the following standards:

Minimum Lot Size	20,000 sf.	
Minimum Lot Width	100 feet	
Minimum Lot Depth	125 feet	
Front Building Line	30 feet	
Side Building Line	10 feet	5 feet
Rear Building Line	25 feet	
Max. Lot Coverage	30%	
Max. Impervious Coverage	60%	

As submitted, the lot shown on the proposed plat is insufficient in meeting the side yard setback requirement of the R-20 zoning as described in the Land Development Code.

Analysis: The proposed plat will revise the existing lot lines to include 5 feet from the lot to the south and match the existing deed line. When the property was developed, it was erroneously built with a 1.5 foot side yard setback. Additional land was purchased from the lot to the south to provide for a larger side yard setback, but the land has yet to be platted. Additionally, this request includes a waiver request for a 5 foot side yard setback to allow for an addition.

Plat Status: The property is currently platted as Lot 56, Block 4, Western-Trails Colleyville.

DRC Review: The DRC reviewed the request during their May 20, 2024 meeting and provided the following comments.

1. Provide a more accurate purpose statement of the plat and a centerline for both streets.
2. Add a 16' utility and drainage easement to the rear of the property.
3. Add 7.5' utility and drainage easement on the north side property lines.
4. Add a 5' utility and drainage easement on the south side property line. A waiver will need to be granted to reduce the easement from 7.5' to 5'.

The applicant provided updated exhibits on May 22, 2024.

Drainage: The drainage meets the requirements of the Land Development Code.

Surrounding Development: The properties to the north, east, and south are zoned R-20 Single Family Residential and improved with single-family homes. The properties to the west are located in Keller, TX and improved with single-family 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 with a waiver 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
7. Notification Letter
8. Notification Map
9. Notification List
10. Draft Resolution

Aerial Map

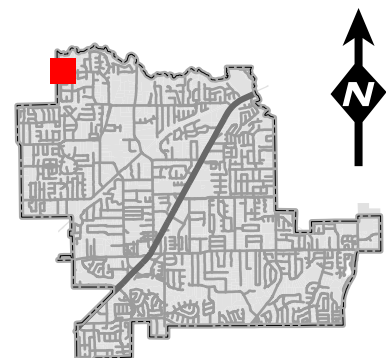


PC24-004

7608 Overland Tr



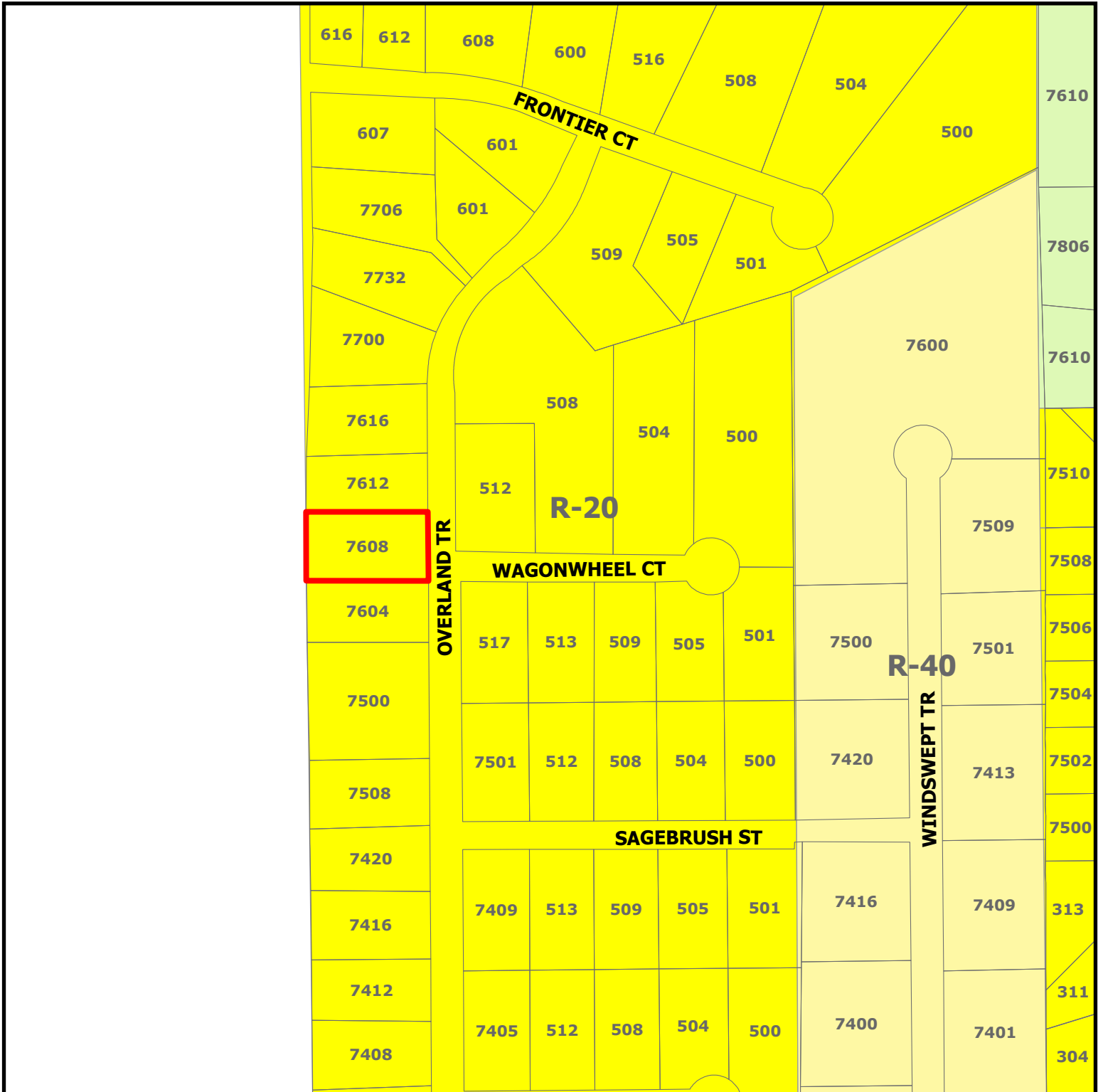
Subject Property



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.

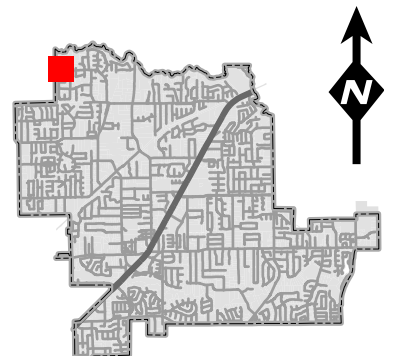
Zoning Map



PC24-004

7608 Overland Tr

Subject Property



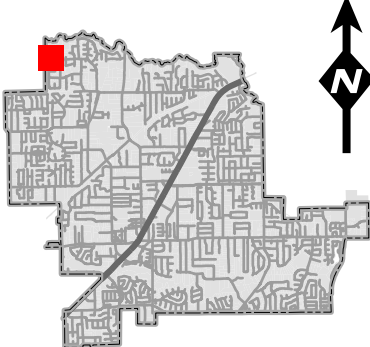
DISCLAIMER:
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances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

Future Land Use Map

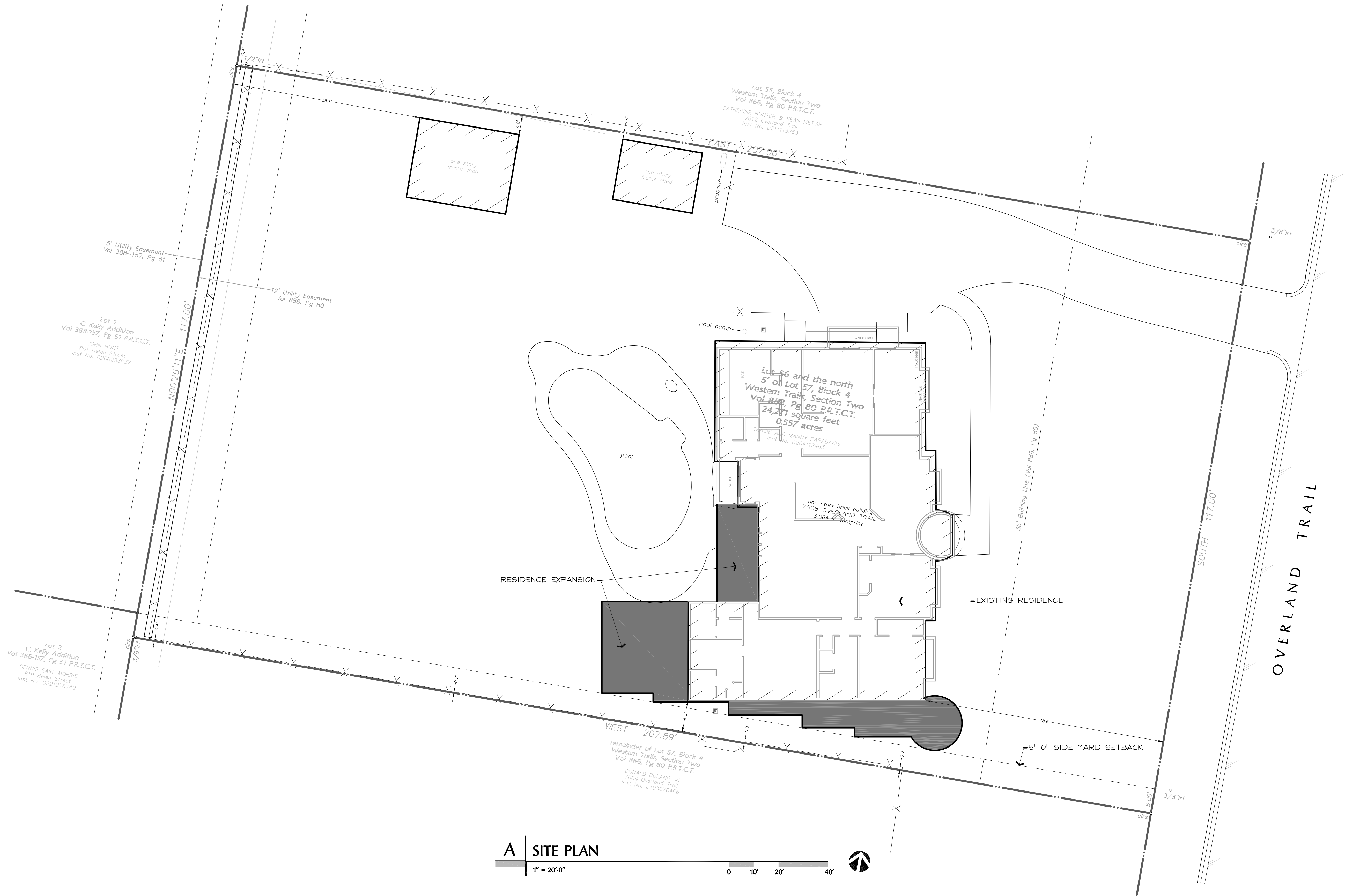


PC24-004
7608 Overland Tr

-  Residential
-  Open Space; Parks
-  Subject Property



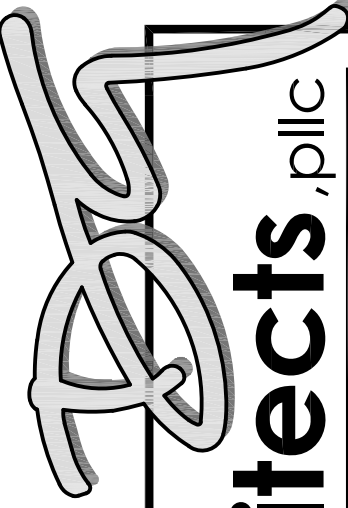
DISCLAIMER:
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances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



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

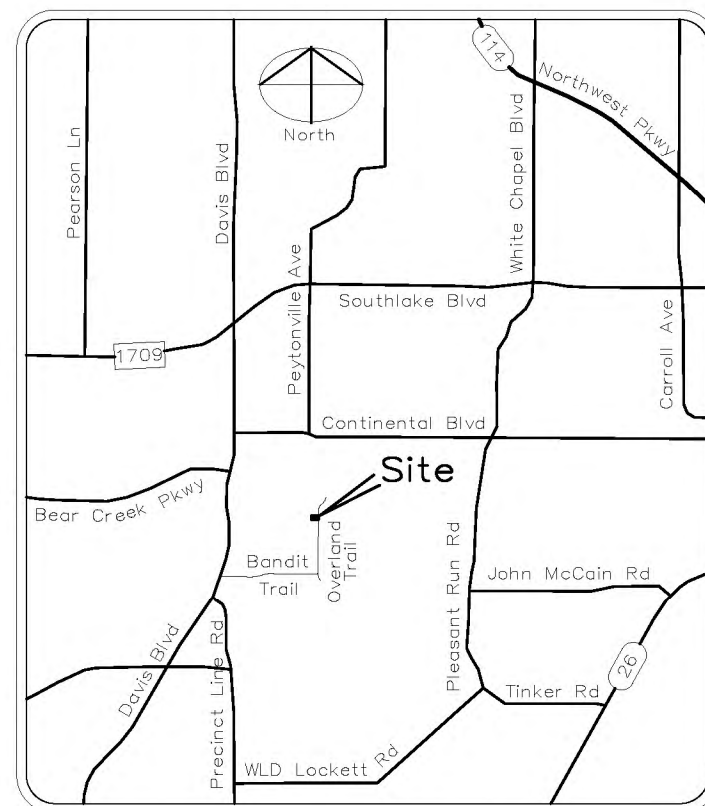
DATE:

SHEET NO.

A1.1

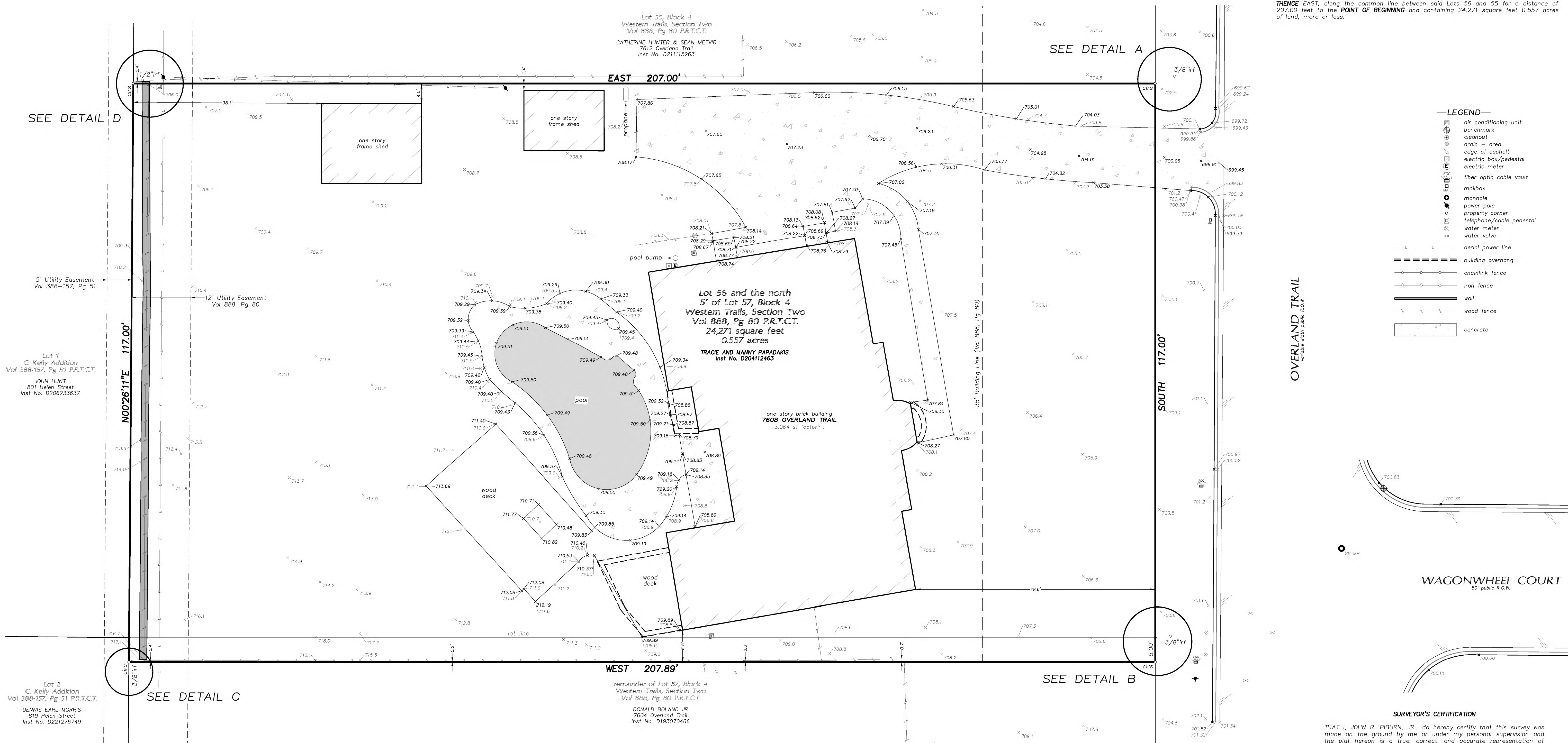
OF

SHEETS



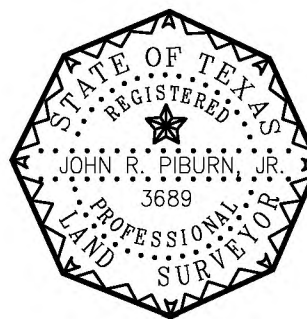
NOTES:

BENCHMARK:



PROPERTY DESCRIPTION

SURVEYOR'S CERTIFICATION



BASIS OF BEARINGS

Copyright 2023 Piburn & Company, LLC. All Rights Reserved. This drawing is the property of Piburn & Company, LLC. Any modification or use of this drawing without the express written authorization of Piburn & Company, LLC is prohibited. This drawing is only valid with a wet ink signature.

Boundary & Topographic Survey

Scale: 1" = 10'

SHEET



OF



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, June 10, 2024 at 7:00 p.m.

City Council Meetings: Tuesday, July 2, 2024

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

Request: Consideration of a Replat for Lot 56R, Block 4, Western-Trails Section Two. The purpose of the plat is to revise the lot lines of the property by moving the lot line five feet to the south, and request a plat waiver to allow for a 5' side yard setback.

Zoning Case: PC24-004

Applicant: Manny Papadakis

Owner: Tracie Papadakis

Location: 7608 Overland Trail

Property Description: Lot 56, Block 4, Western Trails-Colleyville

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 or email below:

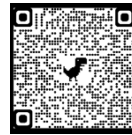
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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 case number when requesting information.

Kris Potts

Kristopher Potts
Planner

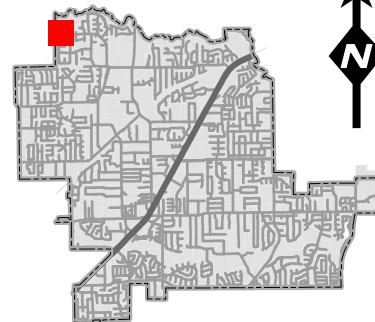
Notification Map



PC24-004

7608 Overland Tr

-  Parcels to be notified
-  Buffer
-  Subject Property



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

Owner Name	Situs Address
MCLAIN, EVELYN L	512 SAGEBRUSH ST
SOWELL, CHARLES R	509 WAGONWHEEL CT
BOWEN, BRADFORD H	508 WAGONWHEEL CT
SEDBERRY, DALE OWEN	7616 OVERLAND TR
HUNTER, CATHERINE METVIR SEAN	7612 OVERLAND TR
BALDWIN, DARREL KEITH	508 SAGEBRUSH ST
ZIMMERMAN, KEVIN	7501 OVERLAND TR
AVELAR, FERNANDO	7508 OVERLAND TR
VALEK, KEVIN	504 WAGONWHEEL CT
DILTZ, DEBBY	7420 OVERLAND TR
ACKELBEIN, JOHN	7706 OVERLAND TR
WAMPLER, JEFFREY W	517 WAGONWHEEL CT
EAVES, CAROL	7409 OVERLAND TR
BOLAND, DONALD	7604 OVERLAND TR
CHAMBERS, SPENCER	504 SAGEBRUSH ST
BROCIOUS, JASON	512 WAGONWHEEL CT
ROBERTS, RONALD A	513 SAGEBRUSH ST
COX, VIRGIL TRUETT EST	7732 OVERLAND TR
JOHNSON, JENNIFER A	509 FRONTIER CT
HARRIS, WESLEY D	513 WAGONWHEEL CT
SHEPHERD, NANCY	500 WAGONWHEEL CT
ALLEN, BLAKE	7700 OVERLAND TR
GERBER, KEVIN M	505 WAGONWHEEL CT
KELLER ISD	STATE REQUIRED
GRAPEVINE COLLEYVILLE ISD	STATE REQUIRED
PAPADAKIS, TRACIE	7608 OVERLAND TR

RESOLUTION R-24-XXXX

**A RESOLUTION APPROVING A REPLAT WITH A PLAT WAIVER FOR
SIDE YARD SETBACK FOR LOT 56A, BLOCK 4, WESTERN-TRAILS
SECTION TWO**

WHEREAS, the Planning and Zoning Commission recommended approval of the Replat with a waiver for a 5 foot side yard setback for Lot 56A, Block 4, Western-Trails Section Two on June 10, 2024.

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

Sec. 1. THAT the Replat with a waiver for a 5 foot side yard setback for Lot 56A, Block 4, Western-Trails Section Two on approximately 0.49 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 2ND DAY OF JULY 2024.

Mayor Bobby Lindamood
Mayor Pro Tem Brandi Elder
Deputy Mayor Pro Tem Scotty Richardson
Kimberly Holt Gunderson, Place 5

, Place 2
Ben Graves, Place 4
Tim Raine, Place 6

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

[illegible]



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2b

Agenda Date 6/10/2024

Number

Type Public Hearing Agenda Items

Department Community Development

Title

Consideration 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 Special Use Permit to allow for a carport on Lot 1, Block 1, Debrecht Addition, being approximately 0.45 acres, and zoned R-20 Single Family Residential.

Existing Conditions/Background: The subject property, 306 Van Oaks, is zoned R-20 Single Family Residential. It is located on the west side of Van Oaks Drive. The property is a platted lot and is developed with a single-family home.

SUP Request: The applicant is requesting approval of an SUP to allow for a carport.

C. Residential Carport Regulations – Carports located in zoning districts, which permit single-family residential dwellings, shall comply with the regulations contained in this section.

1. Approval by Special Use Permit Only: In accordance with the Special Use Permit procedures contained in this Chapter of these zoning regulations, no carport shall be built in the City of Colleyville without approval by the City Council for a Special Use Permit to construct a carport in a zoning district that permits single family residential dwellings.

2. Carport Standards: A carport shall comply with the following regulations, unless the City Council in approving a Special Use Permit for a carport has imposed other requirements necessary in the particular case to protect the public interests.

a. Size: A carport shall not exceed 480 square feet in area. The longest dimension on a carport shall not exceed 24 feet.

b. Height: A carport shall not exceed a maximum height of 15 feet. The height shall be measured from the finished grade to the highest point of the roof.

c. Setbacks:

i. A carport located within ten (10) feet of the principal building shall comply

with the front, side and rear yard setbacks of the zoning district. The distance shall be measured between the two closest points of the carport and principal building.

ii. A carport located 10 feet or more from a principal building may extend into a required side yard, provided all of the following conditions are satisfied:

- (1) Every part of such carport is unenclosed except for necessary structural supports;
- (2) No part of the carport is less than five (5) feet from a side or rear lot line, and
- (3) The carport is located completely within the rear yard area as defined in these zoning regulations

Special Use Permit Provision: Any request for a carport shall only be authorized after approval of a Special Use Permit by the City Council using the procedures contained elsewhere in the Land Development Code.

Analysis: The request is to allow for the construction of a new 272 square foot carport. The carport will be 20 feet in length and be located 10 feet from the side property line. The structure will be constructed on the side of the home using similar materials. The carport meets all the minimum standards in the Land Development Code.

Plat Status: The property is platted as Lot 1, Block 1, Debrecht Addition.

DRC Review: The DRC reviewed the request during their May 20, 2024 meeting and provided the following comments.

1. Please provide an updated setback for the carport. One plan shows the setback at 10' and the other shows it at a 7' setback. What is the setback from the waves? The posts?

The applicant provided updated exhibits on May 23, 2024.

Drainage: NA

Surrounding Development: The properties to the north are zoned PUD-R, Planned Unit Development - Residential and are improved with single-family homes. The properties to the east and west are zoned R-20 Single Family Residential and improved with single-family homes. The property to the south is zoned R-40 Single Family Residential and improved with single-family homes.

Comprehensive Plan: The City's Comprehensive Plan, *Destination Colleyville*, identifies the subject property for commercial development. The proposed SUP does not conflict with any portion of the comprehensive plan.

Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1000 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 Special Use Permit.

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

Aerial Map

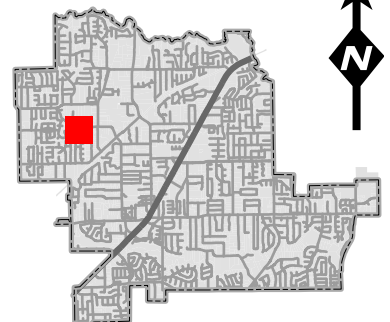


ZC24-008

306 Van Oaks Dr

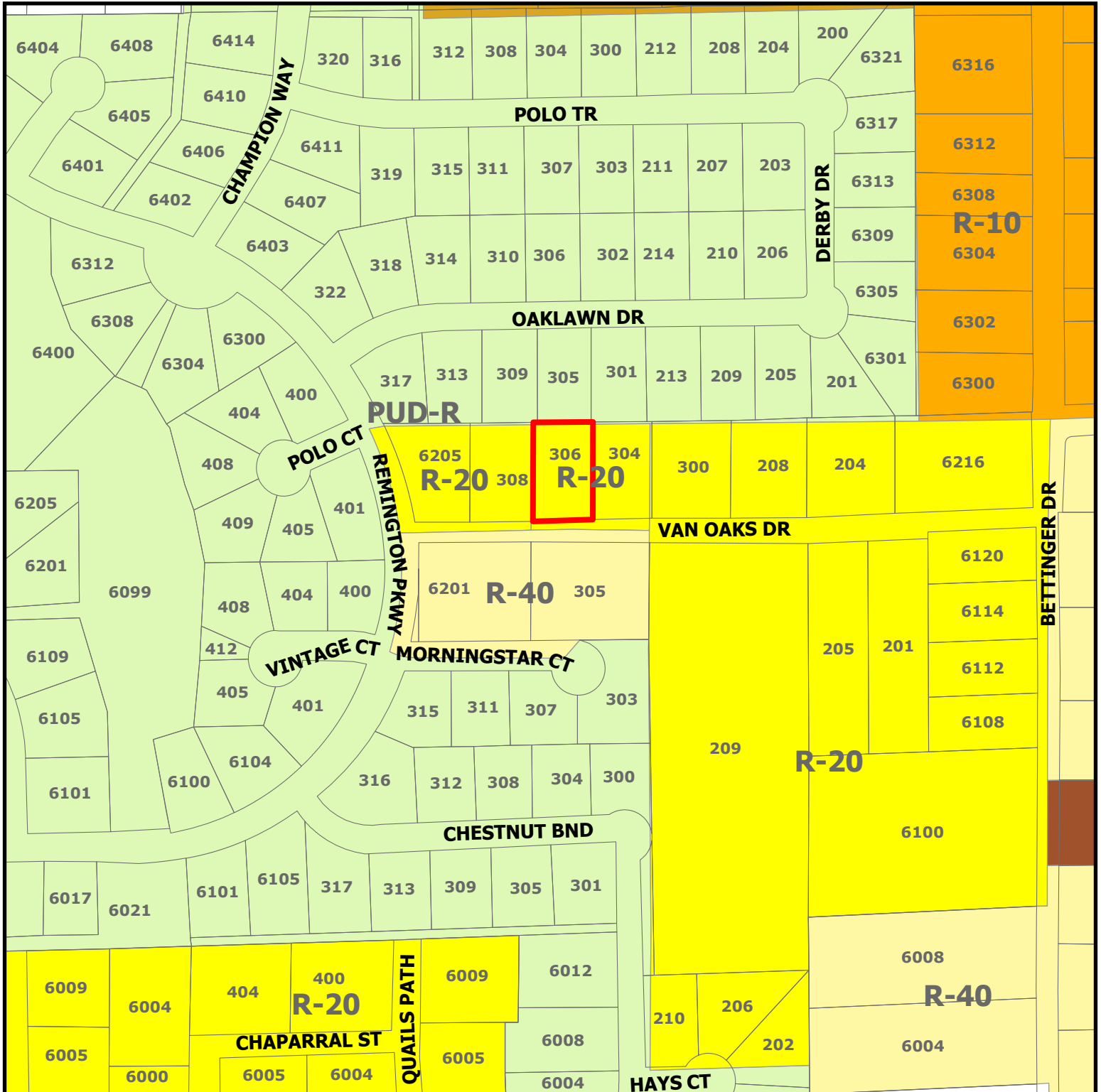


Subject Property



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.

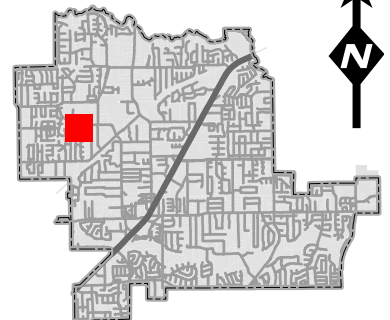
Zoning Map



ZC24-008

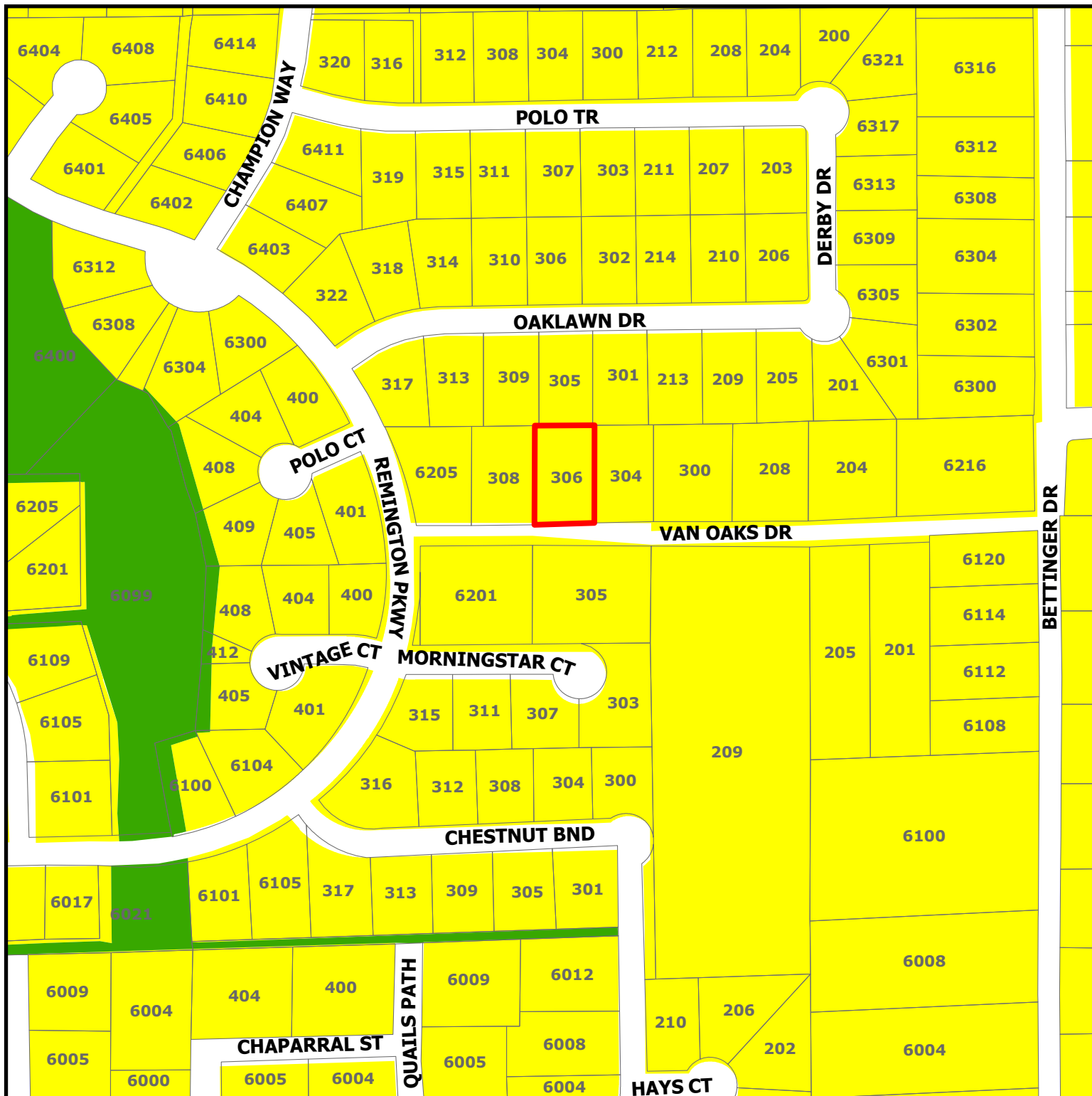
306 Van Oaks Dr

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.

Future Land Use Map



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.

ZC24-008

306 Van Oaks Dr

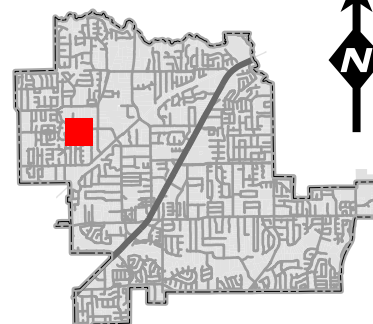
Residential



Open Space; Parks



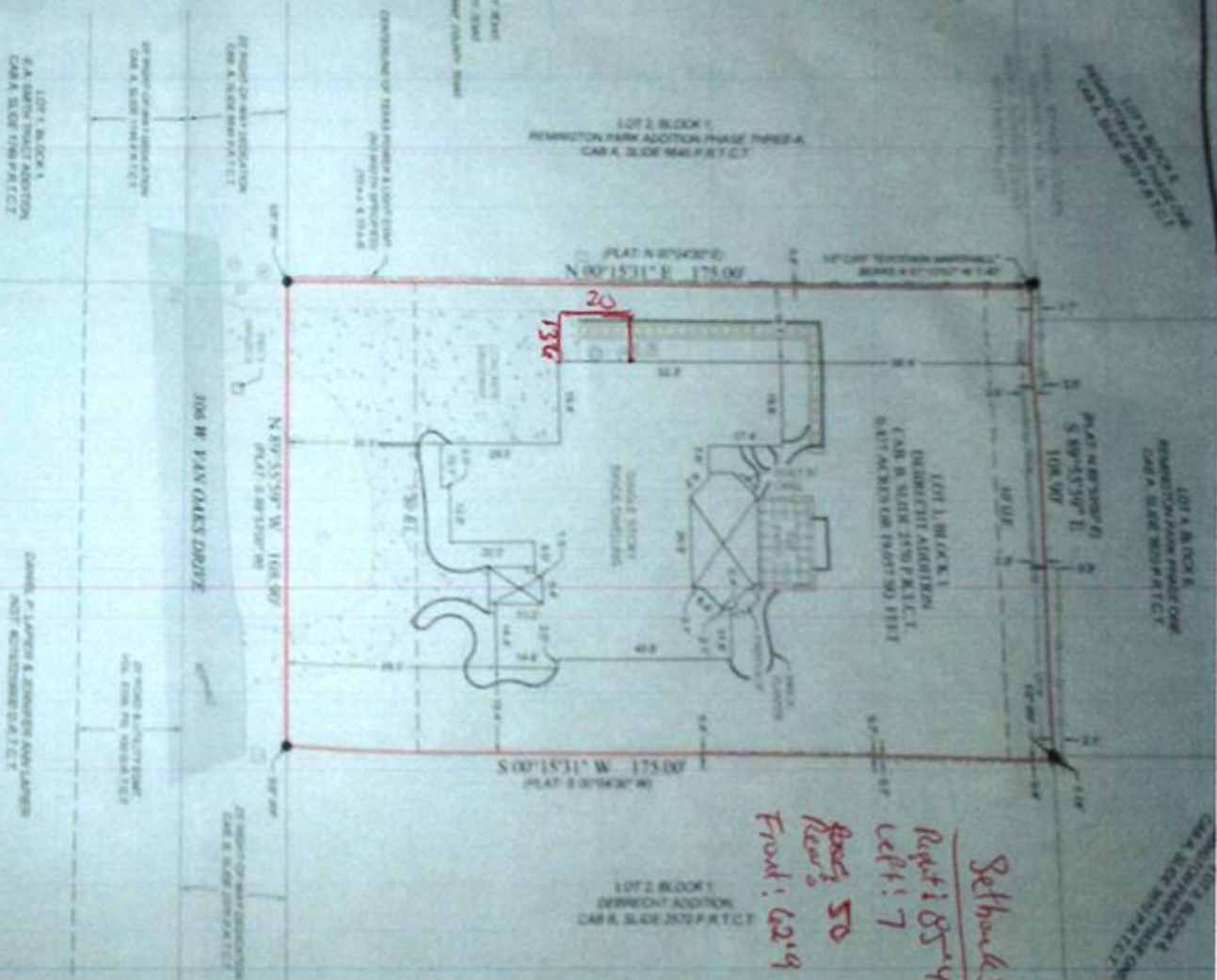
Subject Property





Legend - Symbols and Abbreviations

- Survey Line
- Boundary Line
- Right of Way
- Water
- Other



LEGAL DESCRIPTION

LOT 1, BLOCK 1, OF DEWRIGHT ADDITION, AN ADDITION TO THE CITY OF COLLETTVILLE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CARRANT 8, SIDE 275 P & T.C.T.

NOTES

1. EXAMINATION OF RECORDS, DISTRICT AND DATA FROM AERIAL PHOTOGRAPHY AND BASED ON THE TEXAS COMMISSIONER OF LAND, TARRANT COUNTY, TEXAS, BLOCK 1, CARRANT 8, SIDE 275 P & T.C.T.

2. THIS SURVEY IS BASED ON THE RECORDS AND AERIAL PHOTOGRAPHY PROVIDED BY CLIENT. SUTHERLAND AND ASSOCIATES, INC. HAS NOT CONDUCTED A FIELD SURVEY OF THE PROPERTY OR OTHER ENCUMBRANCES THAT AFFECT THE SURVEY.

3. AERIAL PHOTOGRAPHY, TARRANT COUNTY, TEXAS, CARRANT 8, SIDE 275 P & T.C.T.

4. SUBJECT TRACT LIES WITHIN BLOCK 1, OF THE FEDERAL, TARRANT COUNTY, TEXAS, CARRANT 8, SIDE 275 P & T.C.T.

5. THE SURVEY IS BASED ON THE RECORDS AND AERIAL PHOTOGRAPHY PROVIDED BY CLIENT. SUTHERLAND AND ASSOCIATES, INC. HAS NOT CONDUCTED A FIELD SURVEY OF THE PROPERTY OR OTHER ENCUMBRANCES THAT AFFECT THE SURVEY.

6. THE SURVEY IS BASED ON THE RECORDS AND AERIAL PHOTOGRAPHY PROVIDED BY CLIENT. SUTHERLAND AND ASSOCIATES, INC. HAS NOT CONDUCTED A FIELD SURVEY OF THE PROPERTY OR OTHER ENCUMBRANCES THAT AFFECT THE SURVEY.

7. THE SURVEY IS BASED ON THE RECORDS AND AERIAL PHOTOGRAPHY PROVIDED BY CLIENT. SUTHERLAND AND ASSOCIATES, INC. HAS NOT CONDUCTED A FIELD SURVEY OF THE PROPERTY OR OTHER ENCUMBRANCES THAT AFFECT THE SURVEY.

8. THE SURVEY IS BASED ON THE RECORDS AND AERIAL PHOTOGRAPHY PROVIDED BY CLIENT. SUTHERLAND AND ASSOCIATES, INC. HAS NOT CONDUCTED A FIELD SURVEY OF THE PROPERTY OR OTHER ENCUMBRANCES THAT AFFECT THE SURVEY.

9. THE SURVEY IS BASED ON THE RECORDS AND AERIAL PHOTOGRAPHY PROVIDED BY CLIENT. SUTHERLAND AND ASSOCIATES, INC. HAS NOT CONDUCTED A FIELD SURVEY OF THE PROPERTY OR OTHER ENCUMBRANCES THAT AFFECT THE SURVEY.

10. THE SURVEY IS BASED ON THE RECORDS AND AERIAL PHOTOGRAPHY PROVIDED BY CLIENT. SUTHERLAND AND ASSOCIATES, INC. HAS NOT CONDUCTED A FIELD SURVEY OF THE PROPERTY OR OTHER ENCUMBRANCES THAT AFFECT THE SURVEY.

11. THE SURVEY IS BASED ON THE RECORDS AND AERIAL PHOTOGRAPHY PROVIDED BY CLIENT. SUTHERLAND AND ASSOCIATES, INC. HAS NOT CONDUCTED A FIELD SURVEY OF THE PROPERTY OR OTHER ENCUMBRANCES THAT AFFECT THE SURVEY.

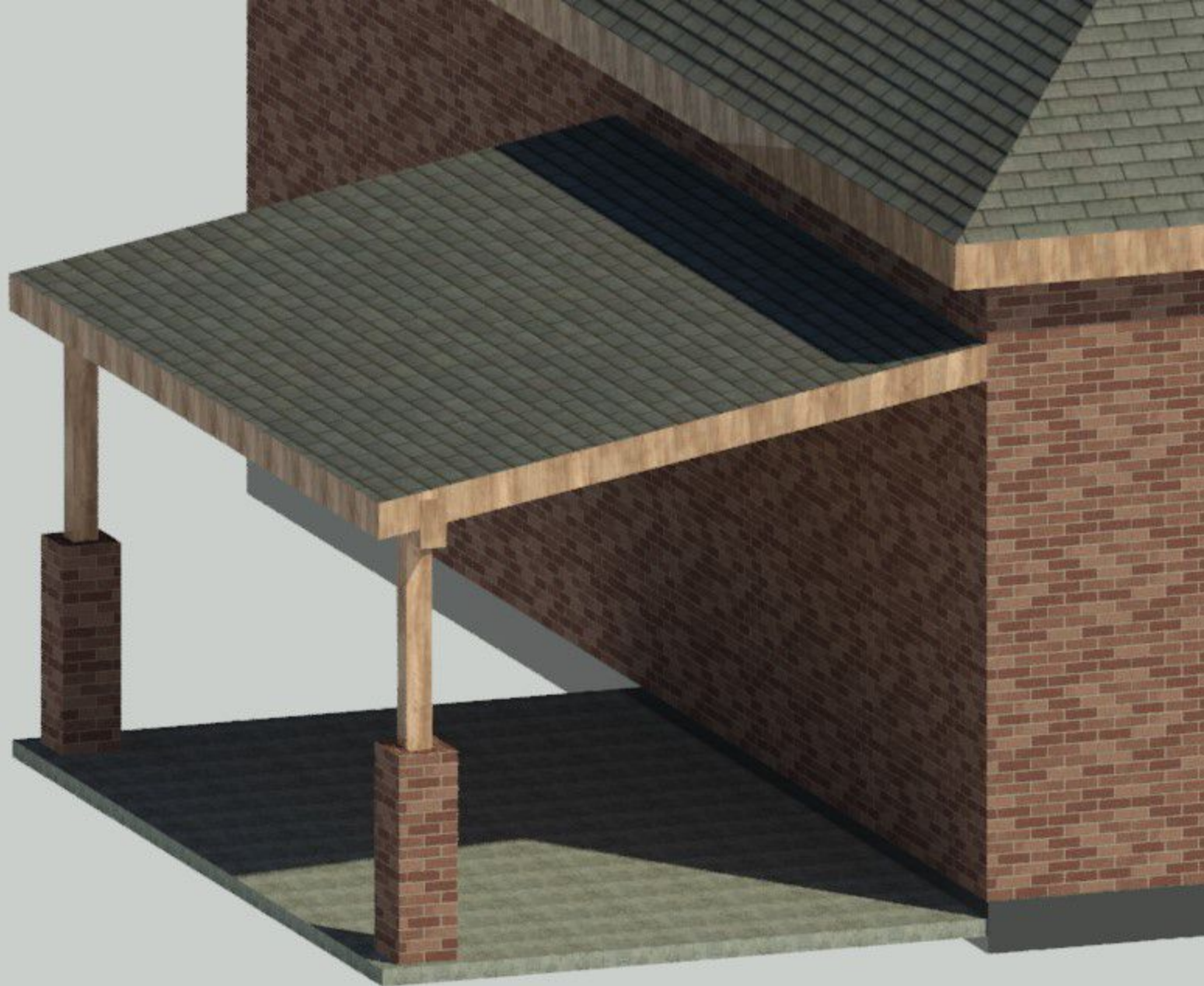


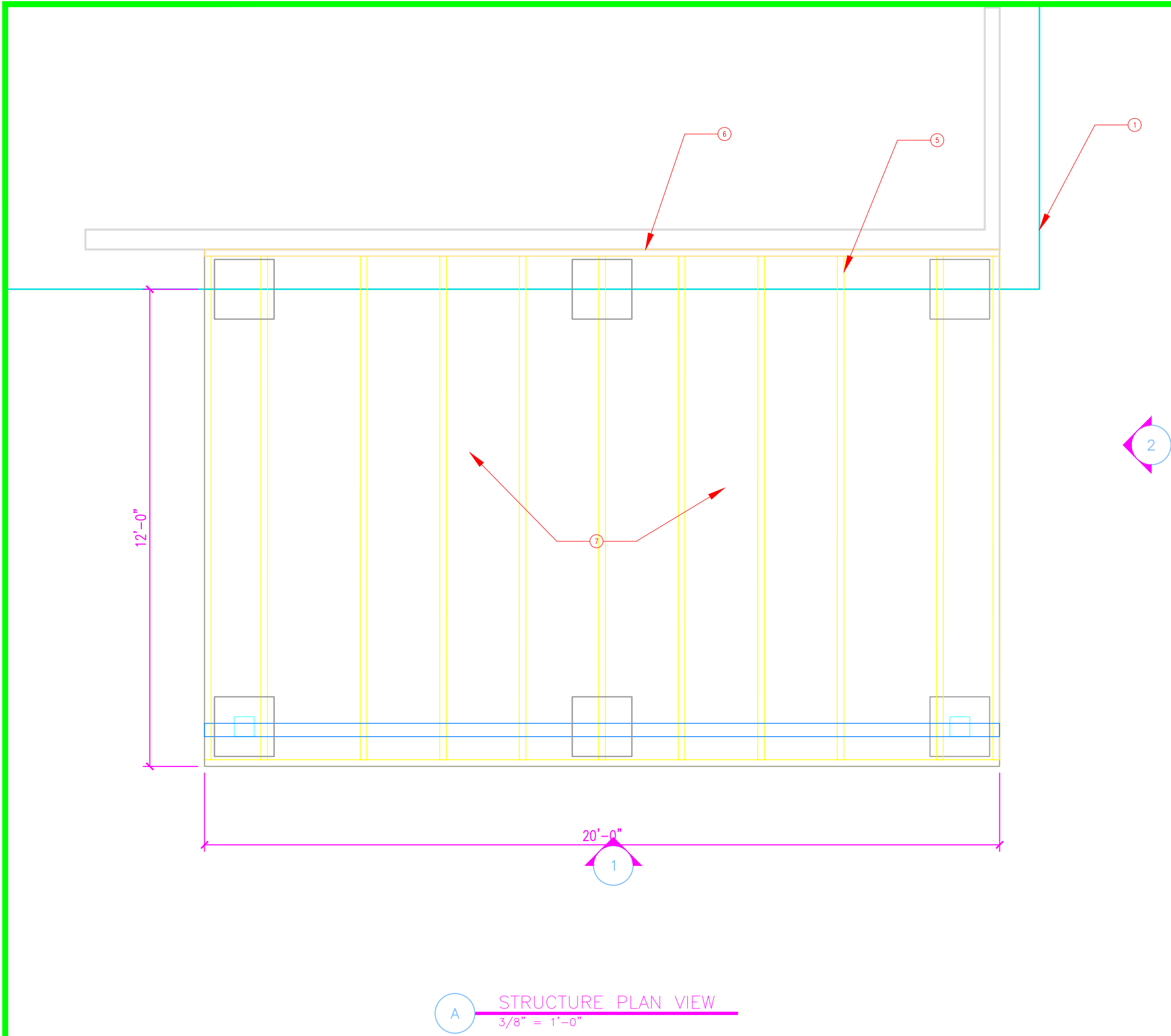
PROJECT NO. 21121

PREPARED FOR
LEGACY LAND & TITLE

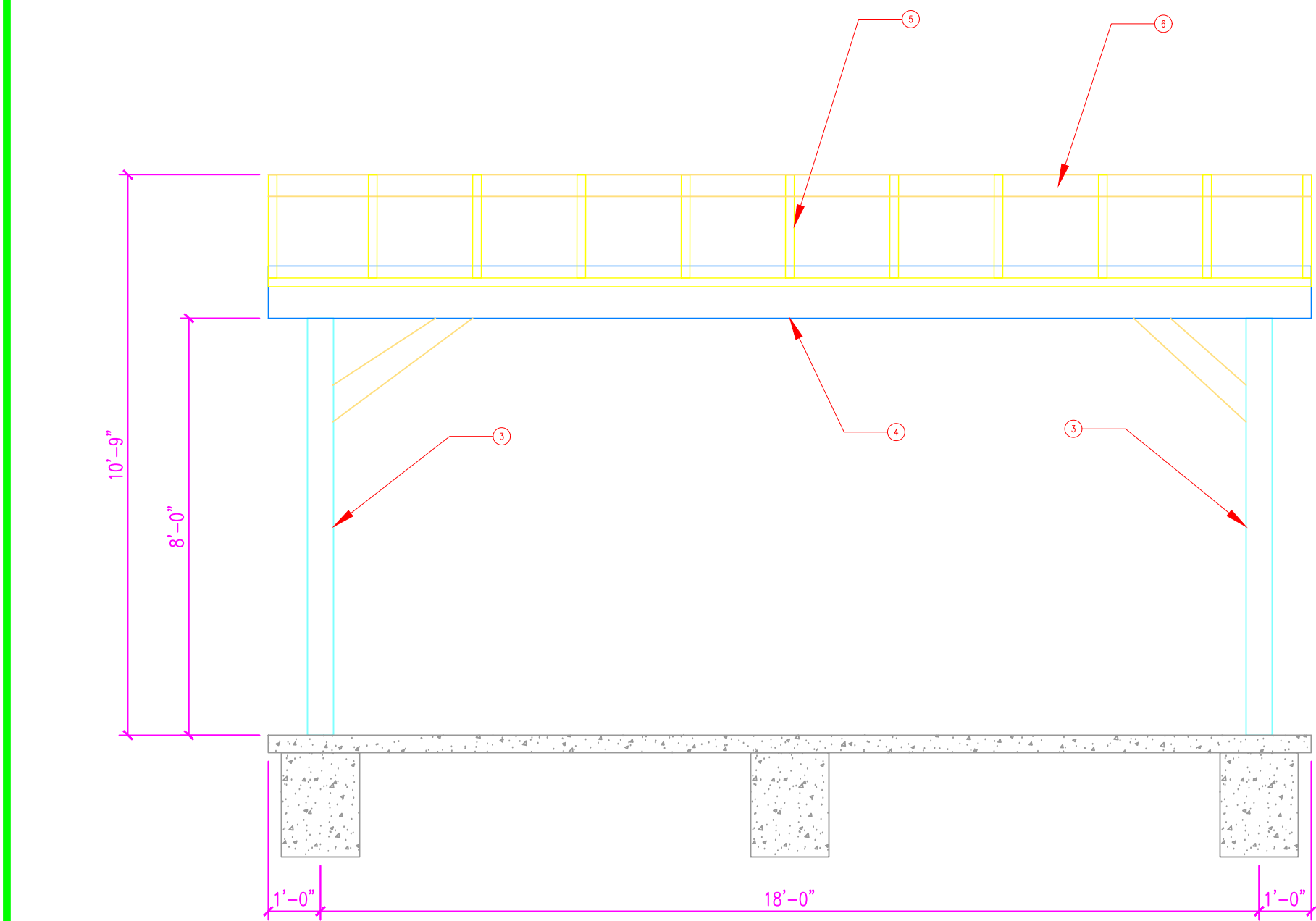
BY
SUTHERLAND AND ASSOCIATES, INC.

3012 E. Highway 101, Suite 213
Arlington, Texas 76010
(817) 340-0000

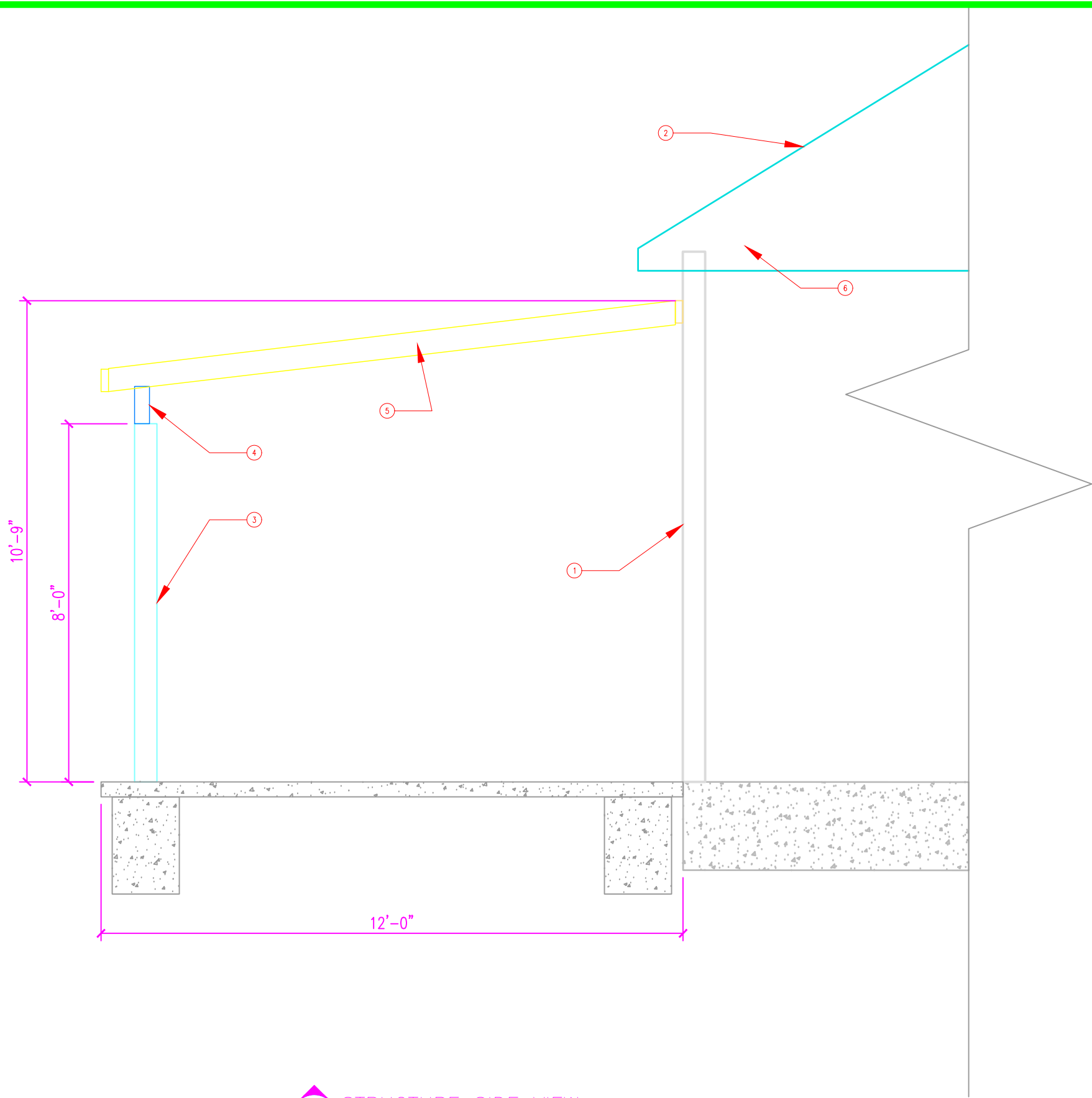




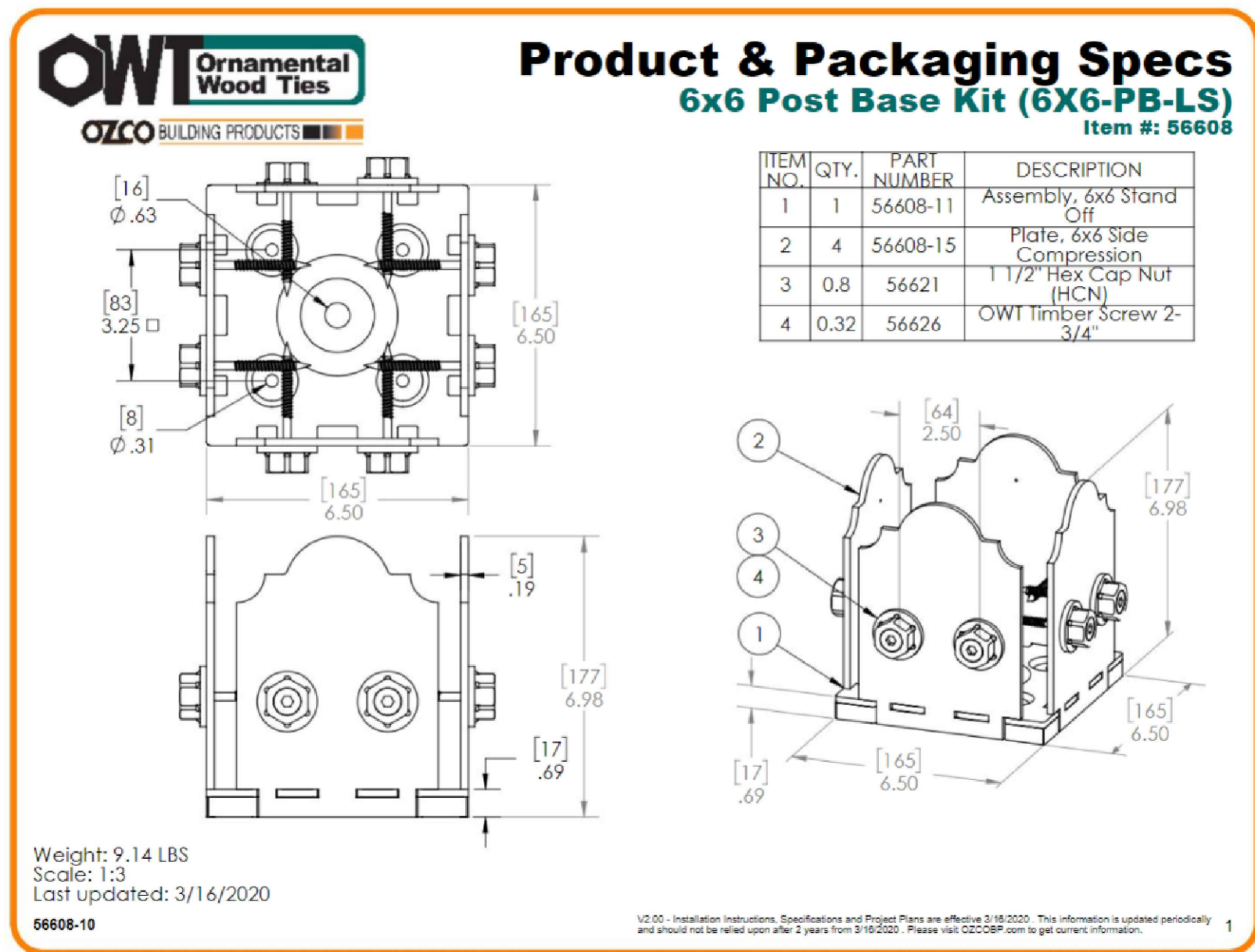
A STRUCTURE PLAN VIEW
3/8" = 1'-0"



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



2 STRUCTURE SIDE 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".

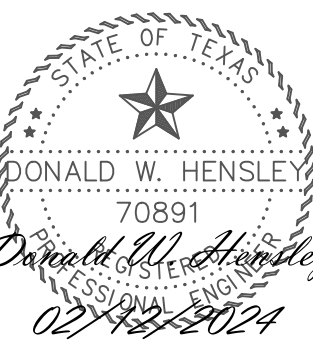
Shed Cover:

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.



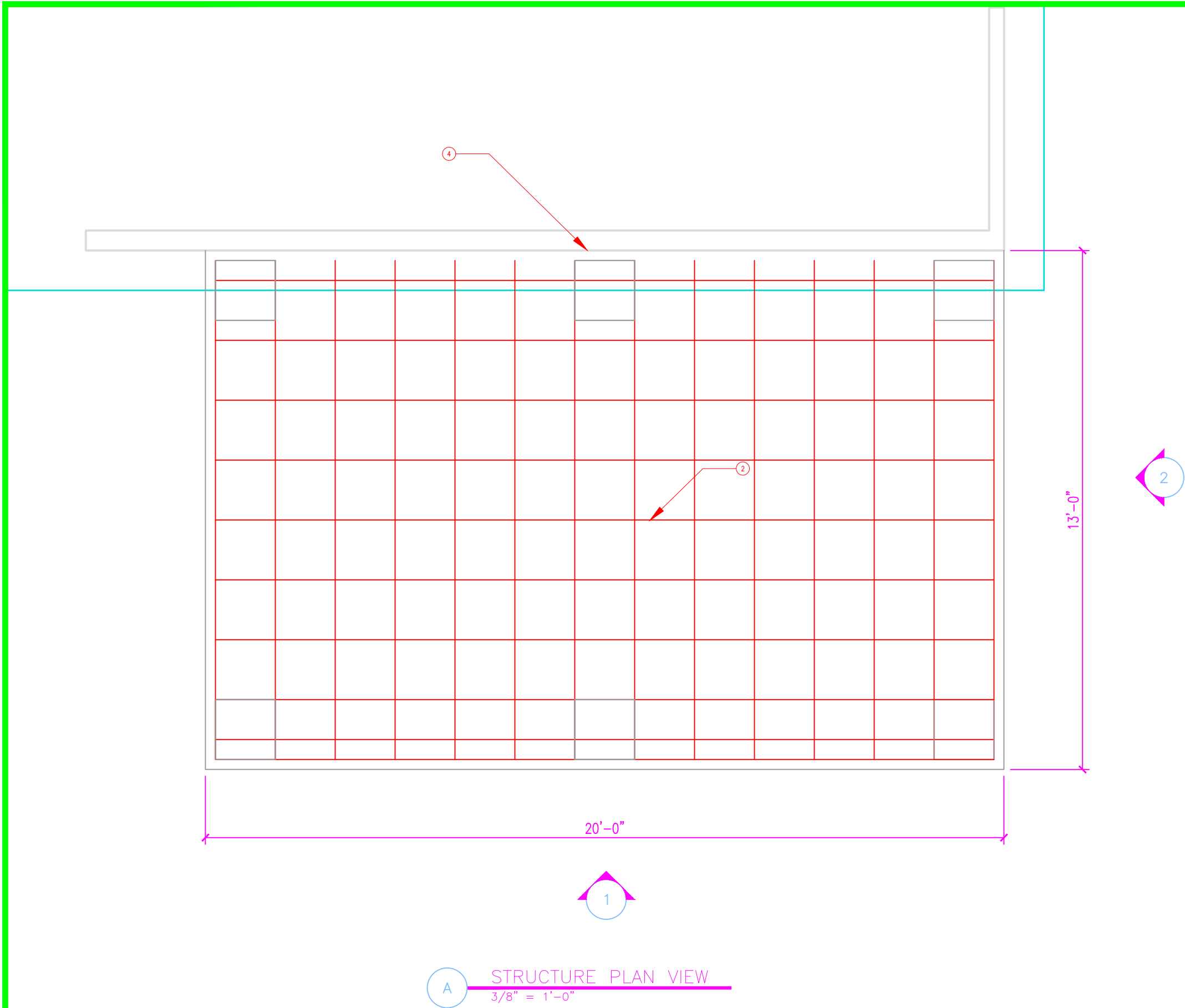
306 VAN OAKS DR.
COLLEYVILLE, TX 76034

SHED PATIO COVER

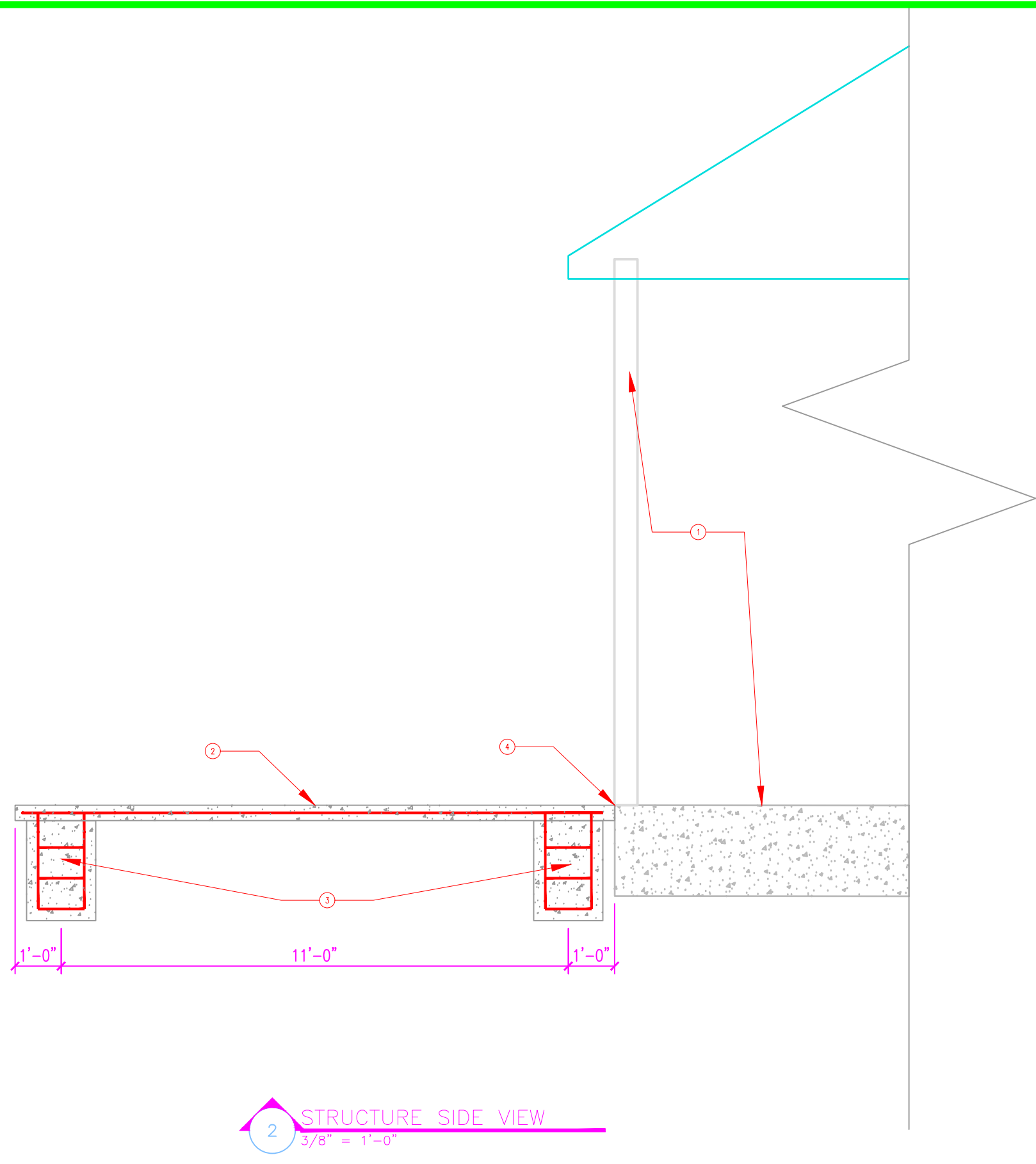


PROJECT: 24-CORRELL	DESIGNED BY: DWH
FILE: CORRELL SHED COVER	DRAWN BY: DWH
DATE: 02/12/2024	CHECKED BY: DWH
SCALE: 3/8" = 1' - 0"	REVISED BY: ---

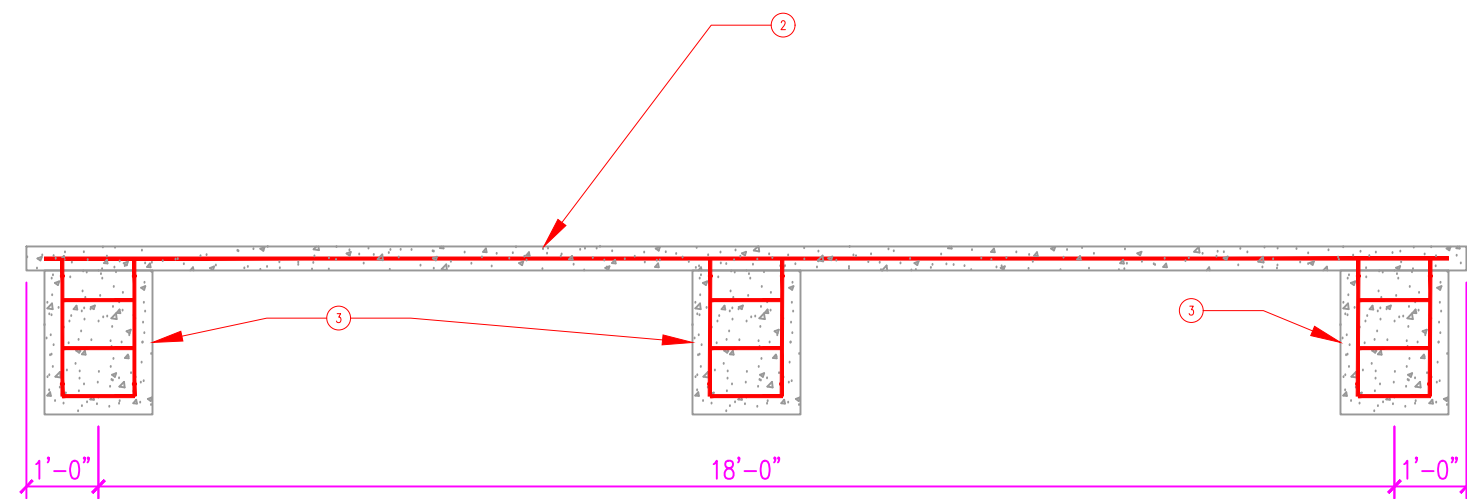
NO.	BY	DATE	REVISION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			



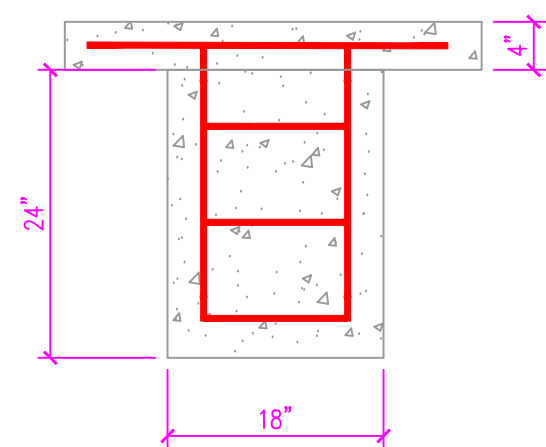
A STRUCTURE PLAN VIEW
3/8" = 1'-0"



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

NO.	BY	DATE	REVISION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
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

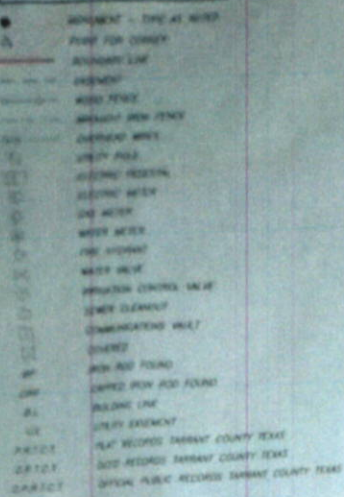
Applicant Signature	
Printed Name Daniel Crumpton	Signature <i>[Signature]</i>

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 _____

Building Inspections
100 Main Street
Colleyville, TX 76034

817-503-1030 (office)
817-503-1039 (fax)

www.colleyville.com



1073 BLACK &
REARVIEW MIRROR PHASE ONE
LAB A, CASE M19 P.1 E.F.

LOT 4, BLOCK 8
REMINGTON PARK PHASE ONE
C&A, BLDG 3670 P.R.T.C.T.

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

LOT 2 BLOCK 6
AND TOWN PARK PHASE ONE
CANA SIDE W/ PAT CT

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

LOT 2 BLOCK 1
CHERRY CREEK ADDITION
TOWN & SUBDIVISION
TOWN & SUBDIVISION

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

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

25 RIGHT-OF-WAY DEDICATION

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.

* A building set-back line, as disclosed by Plat
 Recording No. Cabinet S, Side 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 said trackage.
Purpose, utility easement
Affects: 10 feet
Recording No. Cabinet 8, Slide 2570, Plat Records, Tarrant County Tax
AS SHOWN ON SURVEY

c. 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 3563, Page 247, Real Property Records, Tarrant County, Texas
CENTERLINE SHOWN ON SURVEY (NO WIDTH PROVIDED)

8. Easement(s) and rights incident thereto, as granted in a document
Granted to: Texas Power & Light Company
Purpose: As provided in said document
Recording Date: December 11, 1979
Recording No./Volume 5750, Page 16 Real Property Records, Tarrant County, Texas
CENTERLINE SHOWN ON SURVEY (NO WIDTH 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.

7.3 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: 306 WYAN OAK 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 10, 2008.

[illegible]

PERFORMED UNDER MY CREDIT SUPERVISION
SLAVEY DATE 12.17.2023

11-17-1473



PROJECT NO. 231121

A | M

TSPELS FIRM 10194563
2012 E. Randol Mill Rd. Suite 213
Arlington, Texas 76011
(817) 940-2662
info@tspeels.com

PREPARED FOR
LEGACY LAND & TITLE

SURVEY PLAT OF
LOT 1, BLOCK 1,
OF DEBBRICHY ADDITION
AN ADDITION TO THE CITY OF COLLYVILLE,
TARRANT COUNTY, TEXAS
CARROLL B. BLOOM 2020 0 1 1 1



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, June 10, 2024 at 7:00 p.m.
City Council Meetings: Tuesday, July 2, 2024 & Tuesday, July 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 carport on Lot 1, Block 1, Debrecht Addition.

Zoning Case: ZC24-008

Applicant: Lasso Works Cedar

Owner: Bryan and Joy Corbell Revocable Trust

Location: 306 Van Oaks Drive

Property Description: Lot 1, Block 1, Debrecht Addition

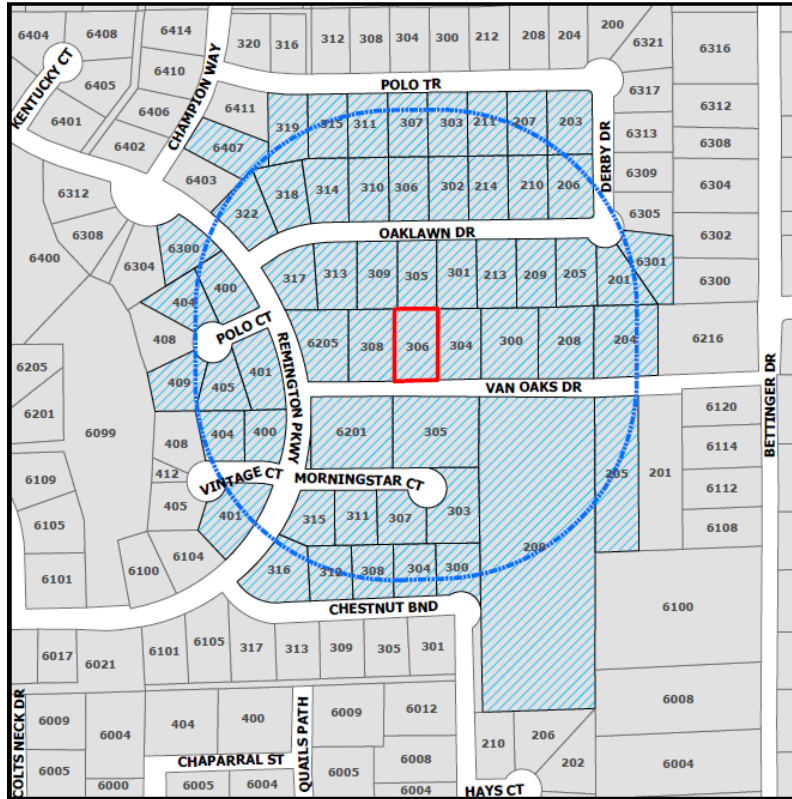
Present Zoning: R-20 Single Family Residential

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 or email below:

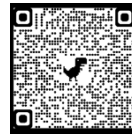
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@colleyville.com

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):

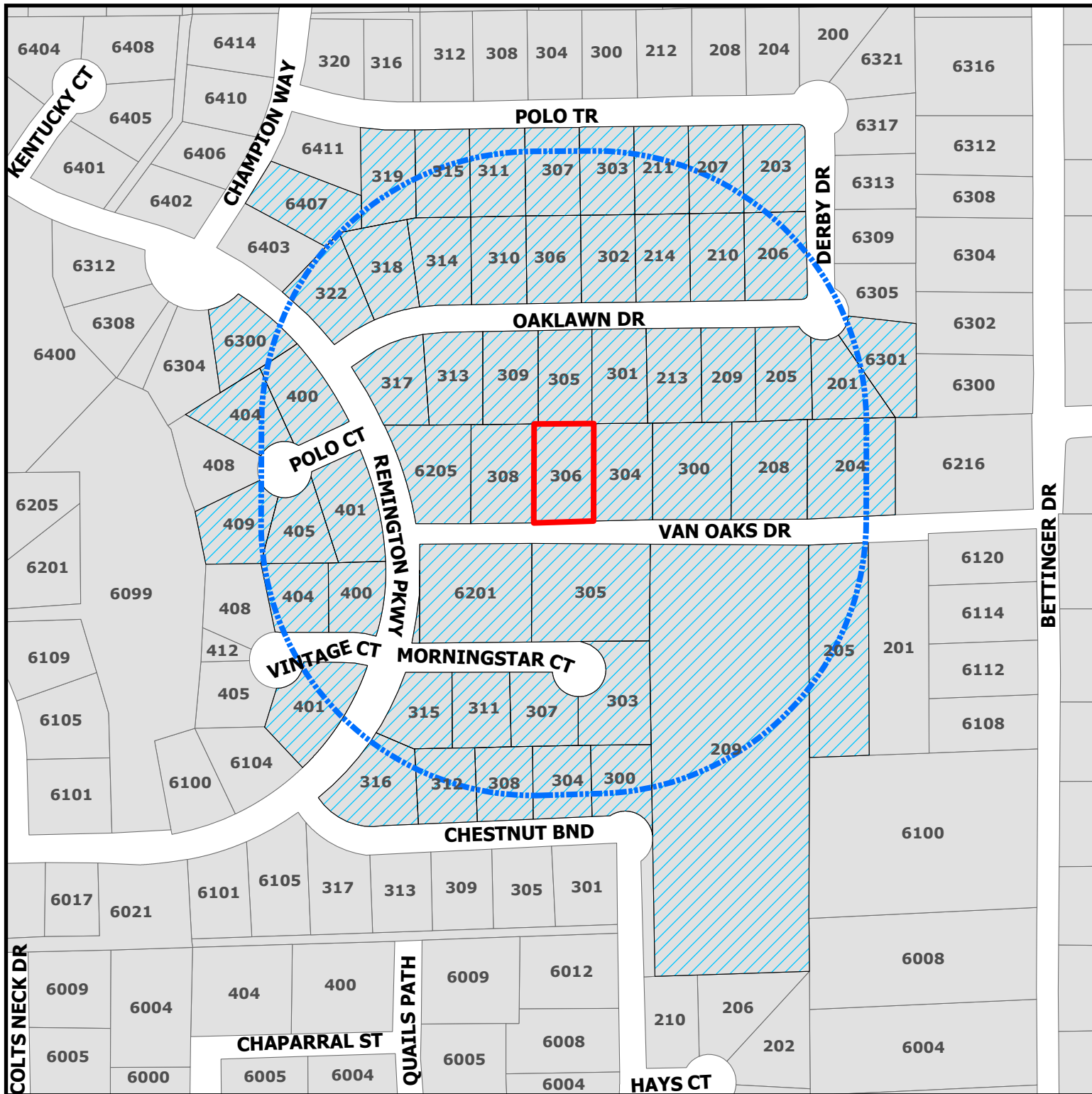


For additional information, please contact the Community Development Department at 817.503.1050. Please reference the zoning case number when requesting information.

Christopher Pham

Christopher Pham
Planner

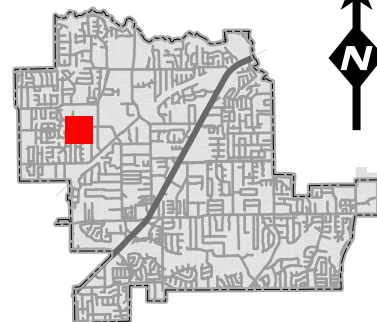
Notification Map



ZC24-008

306 Van Oaks Dr

-  Parcels to be notified
-  Buffer
-  Subject Property



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

Owner Name	Situs Address
LAPPO, ERICA	213 OAKLAWN DR
CONOVER STEPHEN C	404 VINTAGE CT
HELMS, JUDITH ANN	306 VAN OAKS DR
CISEK, KIMBERLY	211 POLO TR
JOHN AND CHARLOTTE KEANY LIVING	203 POLO TR
JENSEN, GEOFFREY	311 MORNINGSTAR CT
COLLIER, MICHAEL	319 POLO TR
ADAMS, MATTHEW	205 OAKLAWN DR
ABREU, ADRIANO	322 OAKLAWN DR
OSBORN, GEORGE	316 CHESTNUT BEND
LOHOEFER, CONRAD	313 OAKLAWN DR
MOLOIAN, JOHN	6407 CHAMPION WAY
PUTLAK, WAYNE A	409 POLO CT
LAPIER, DANIEL	305 VAN OAKS DR
CHURCH, GUY	205 VAN OAKS DR
FLORIN, MARK	204 VAN OAKS DR
NAPIERALSKI, JOHN	315 MORNINGSTAR CT
SIVLEY, THOMAS R	304 VAN OAKS DR
DAVIS, GENEVIEVE	401 VINTAGE CT
SANDY, TAYLOR	300 VAN OAKS DR
LEWIS, CLINTON W	307 POLO TR
NHERERA, LEO	309 OAKLAWN DR
SMYTH, EDWARD M	308 CHESTNUT BEND
DELONG, BRADLEY	303 POLO TR
SWINDLE, AMBER L	210 OAKLAWN DR
LEHNER, LESLEY	405 POLO CT
JIM & DENISE MCKNIGHT REVOCABLE	207 POLO TR
WEINSTEIN, JENNIFER	317 OAKLAWN DR
LEWIS, LARRY T	209 OAKLAWN DR
HARRISON, MACLYN F	206 OAKLAWN DR
RYBACK, JENNIFER	305 OAKLAWN DR
OMAR R SAMANIEGO AND PRISCILLA	304 CHESTNUT BEND
SHERMAN, ROBERT	208 VAN OAKS DR
PUTNAM, ROBERT Y	315 POLO TR
ESEMUEDE, JOHN	214 OAKLAWN DR
IDOL, WALTER SMALL	6201 REMINGTON PKWY
HANSEN, GREGG	314 OAKLAWN DR
LAROVERE, RALPH D	306 OAKLAWN DR
HOPKINS, PAIGE N	308 VAN OAKS DR
HENDERSON, WILLIAM	312 CHESTNUT BEND
GANAWAY, ANGELA	310 OAKLAWN DR
KITTLE, DANA	400 POLO CT
SIMPSON, GREGORY	209 VAN OAKS DR
BALLEJOS, CHRISTOPHER	307 MORNINGSTAR CT
KING, MICHAEL	404 POLO CT
HENDERSON, MARK S	302 OAKLAWN DR
KING, BRIAN	6301 DERBY DR
COSTANTINI, ANDREW	201 OAKLAWN DR
PINCKNEY-MAAS, SHERYL	6300 REMINGTON PKWY
ORR, GENE	301 OAKLAWN DR
PRYOR, ANDREW L	311 POLO TR
SQUIRES, STEVEN	303 MORNINGSTAR CT
HARRIS, BRANDON	318 OAKLAWN DR
BELL, CARLA	6205 REMINGTON PKWY
SALDIVIA, GALO D	401 POLO CT
WOODDELL, CHARLES	400 VINTAGE CT
EDEN ROAD TRUST	300 CHESTNUT BEND
REMINGTON PARK ADDITION	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	STATE REQUIRED
LASSO WORKS CEDAR	APPLICANT

ORDINANCE O-24-22XX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 0.45 ACRES, BEING LOT 1, BLOCK 1, DEBRECHT ADDITION, LOCATED AT 306 VAN OAKS DRIVE, BY AUTHORIZING A SPECIAL USE PERMIT TO ALLOW FOR A CARPORT; 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 Carport under Case No. ZC24-008; 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 for a Carport on 0.45 acres, being Lot 1, Block 1, Debrecht Addition, located at 306 Van Oaks 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 a carport being 20 feet in length and 272 square feet in area.

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 2nd day of July 2024.

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

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

Mayor Bobby Lindamood
Mayor Pro Tem Brandi Elder
Deputy Mayor Pro Tem Scotty Richardson
Kimberly Holt Gunderson, Place 5

, Place 2
Ben Graves, Place 4
Tim Raine, Place 6

ATTEST:

CITY OF COLLEYVILLE

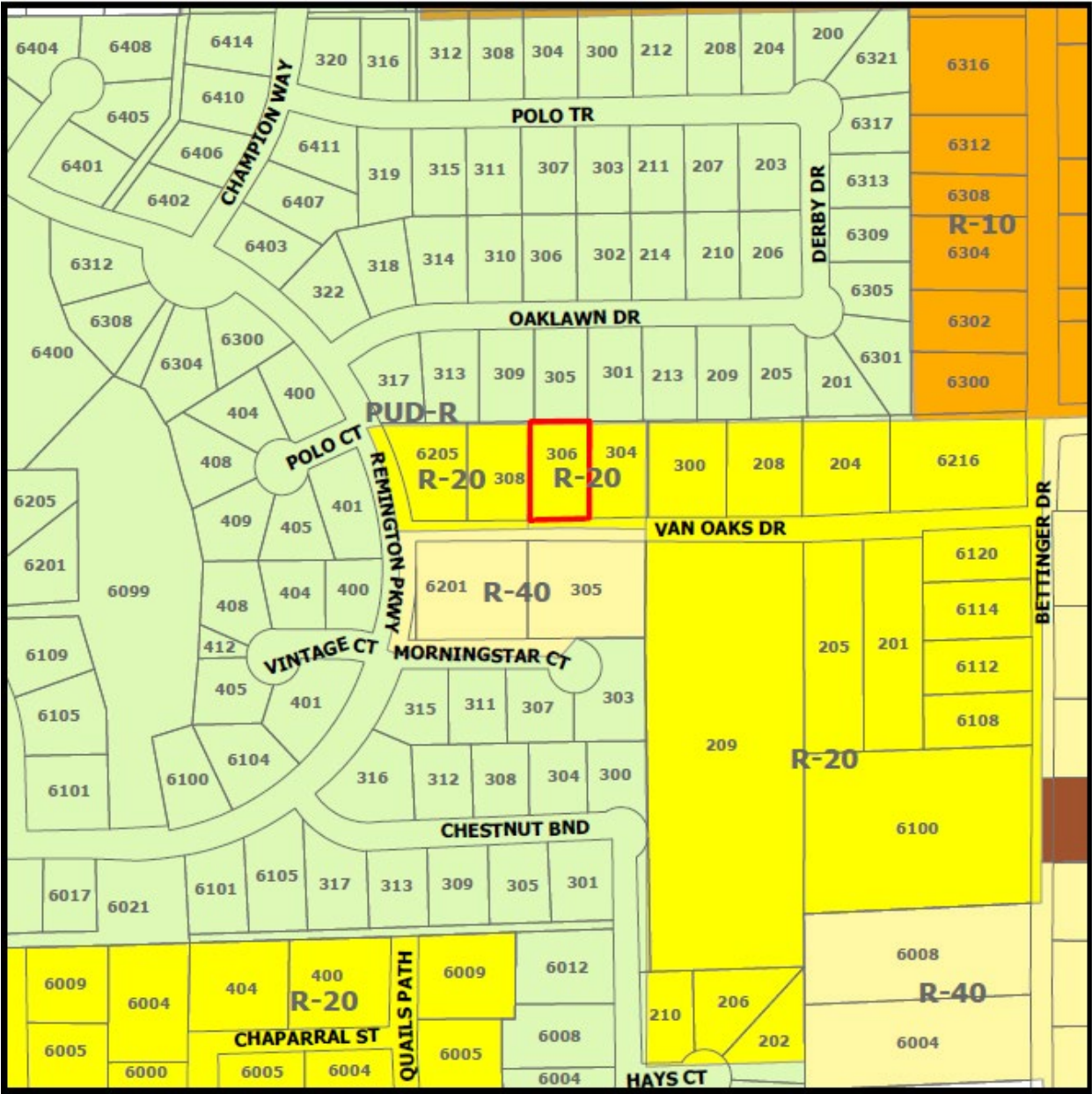
Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

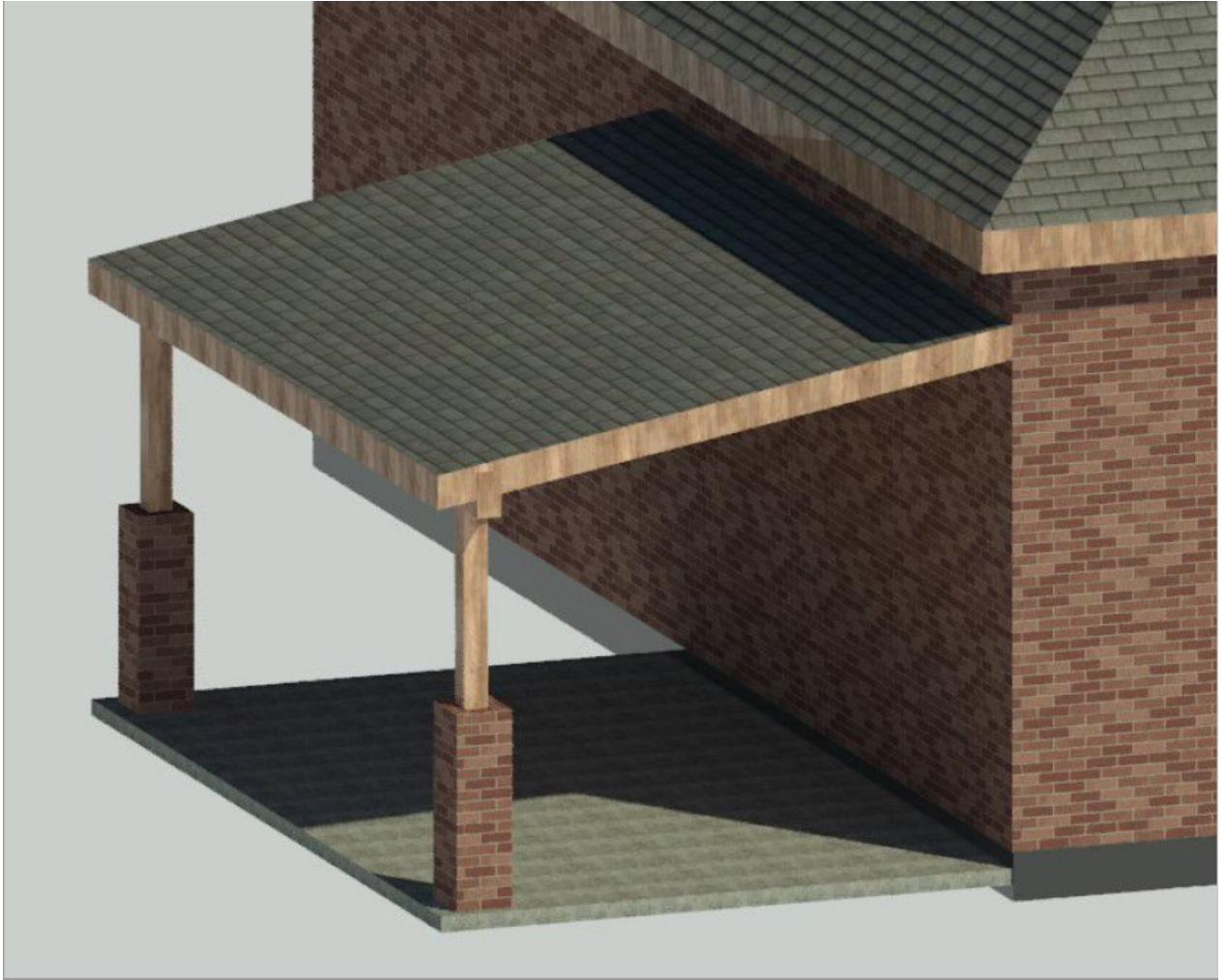
APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map



[illegible]





CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2c

Agenda Date 6/10/2024

Number

Type Public Hearing Agenda Items

Department Community Development

Title

Consideration 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 purpose of the rezoning is to allow for a new three lot residential subdivision.

Existing Conditions/Background: The subject property, 6001 Pleasant Run Road, is zoned AG Agricultural. It is located on the southeast corner of the intersection of Pleasant Run Road and Cooks Court. It is currently developed as the Pleasant Run Baptist Church. The existing church will be demolished to allow for new residential homes to be built.

Proposed Zoning Change: The request is to rezone from the AG Agricultural to the R-40 Single Family Residential zoning district. The request is to allow for the construction of single-family homes in a three lot configuration.

Analysis: Per the proposed, this project is requesting to rezone the property to allow for residential homes to be built. In the R-40 zoning, the property can be subdivided into three (3) lots and satisfy the requirements of the zoning district. Each home would have separate access.

Plat Status: The subject property is platted as Lot 1, Block 1, Pleasant Run Baptist Church Addition.

DRC Review: The DRC reviewed the request during their May 20, 2024 meeting and provided the following comments:

1. Add 7.5' Utility and Drainage easements on the side property lines of the lots.
2. Add a 16' Utility and Drainage easement on the rear property lines.
3. Onsite detention required for Lot 2.
4. 25' ROW dedication from center line of the road required.

Drainage: NA

Surrounding Development: The properties to the north are zoned AG Agricultural and R-20 Single Family Residential and are improved with single-family homes. The property to the south is zoned AG Agricultural and improved with the Colleyville Elementary school and Colleyville Middle school. The property to the east is zoned R-40 Single Family Residential and improved with a single-family home. The properties to the west are zoned AG Agricultural and R-40 Single Family Residential and are improved with single-family homes.

Comprehensive Plan: The City's Comprehensive Plan, *Destination Colleyville*, identifies the subject property for institutional development. The proposed request does not comply with the institutional land use designation stated in the comprehensive plan.

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 within 1000 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.

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 - Three lots
7. Notification Letter
8. Notification Map
9. Notification List
10. Draft Ordinance

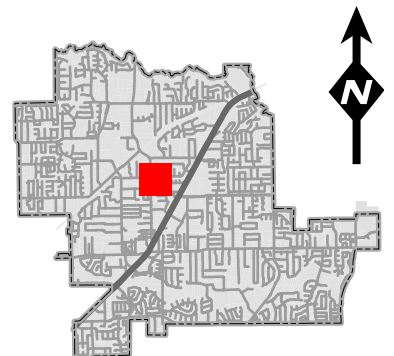
Aerial Map



ZC24-009

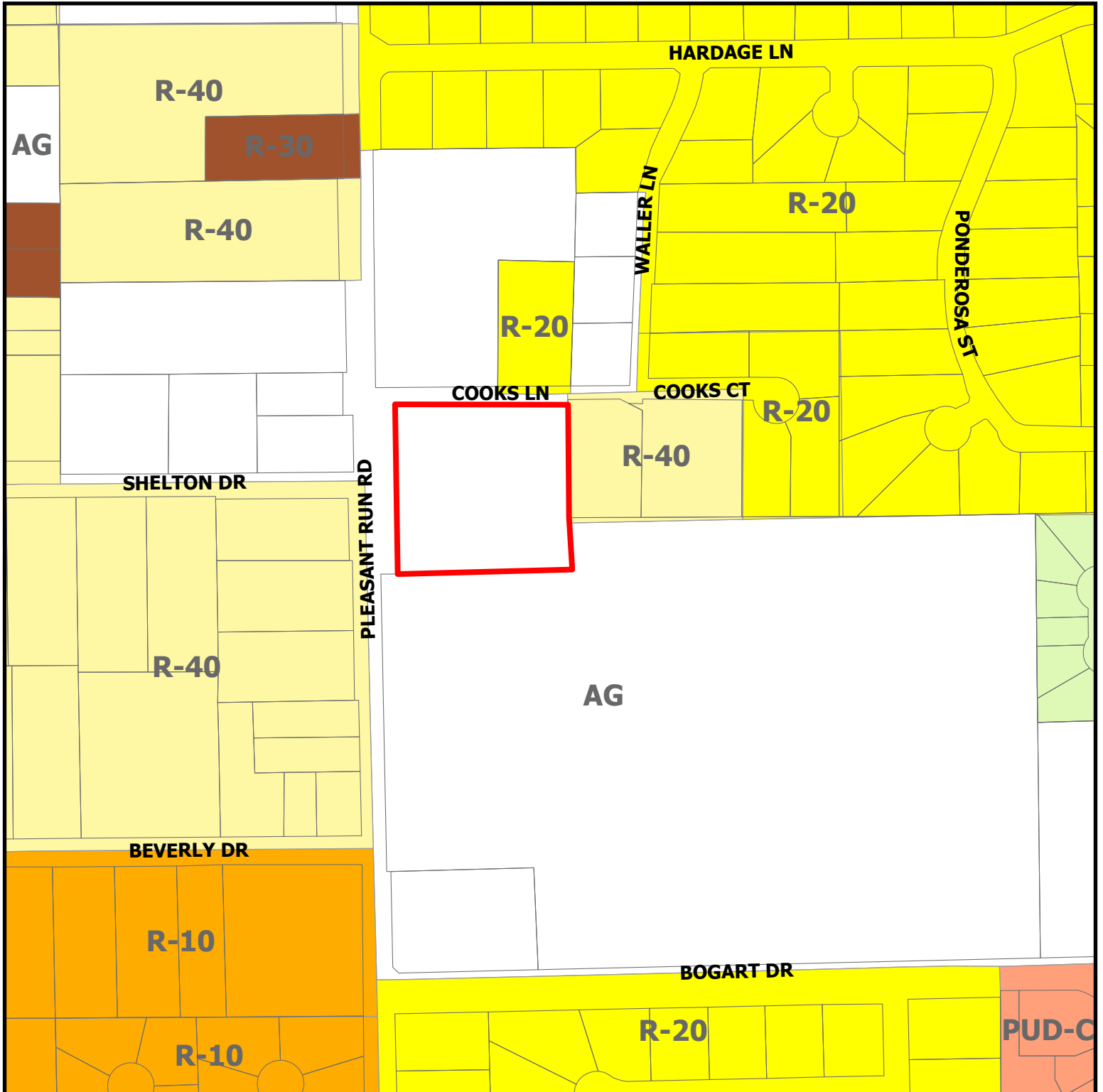
6001 Pleasant Run Rd

 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.

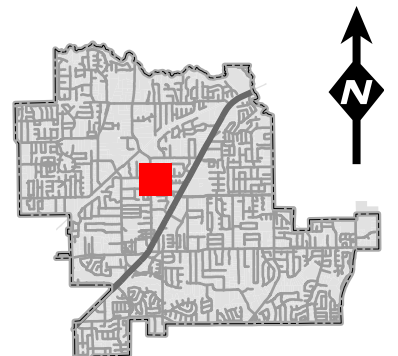
Zoning Map



ZC24-009

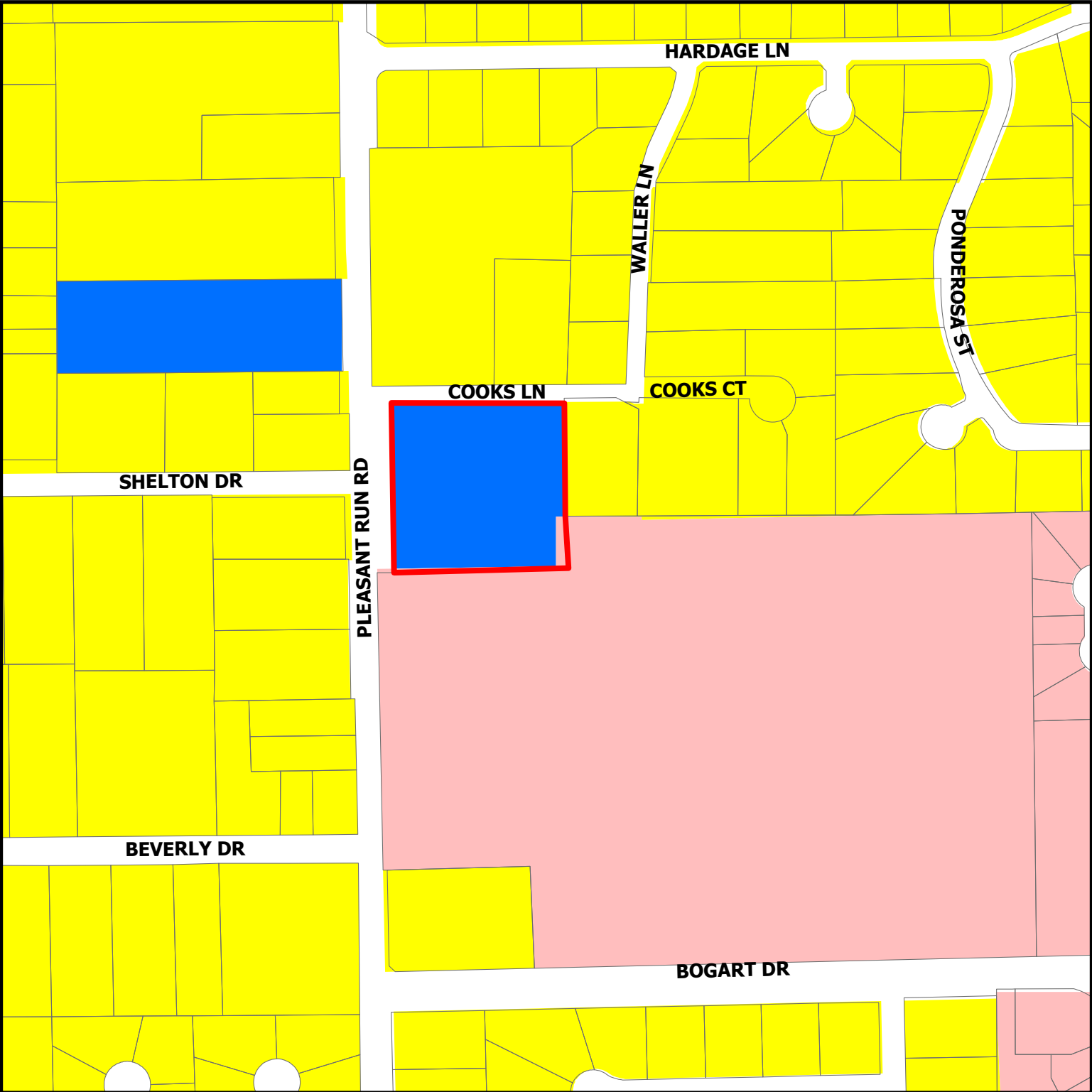
6001 Pleasant Run Rd

 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.

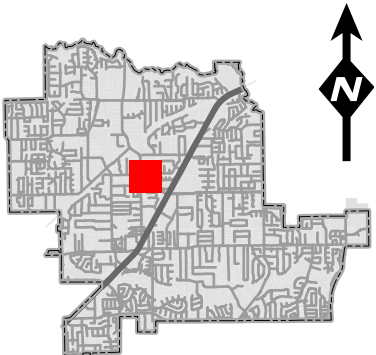
Future Land Use Map



ZC24-009

6001 Pleasant Run Rd

-  Residential
-  Institutional
-  Colleyville Blvd Corridor
-  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.

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;

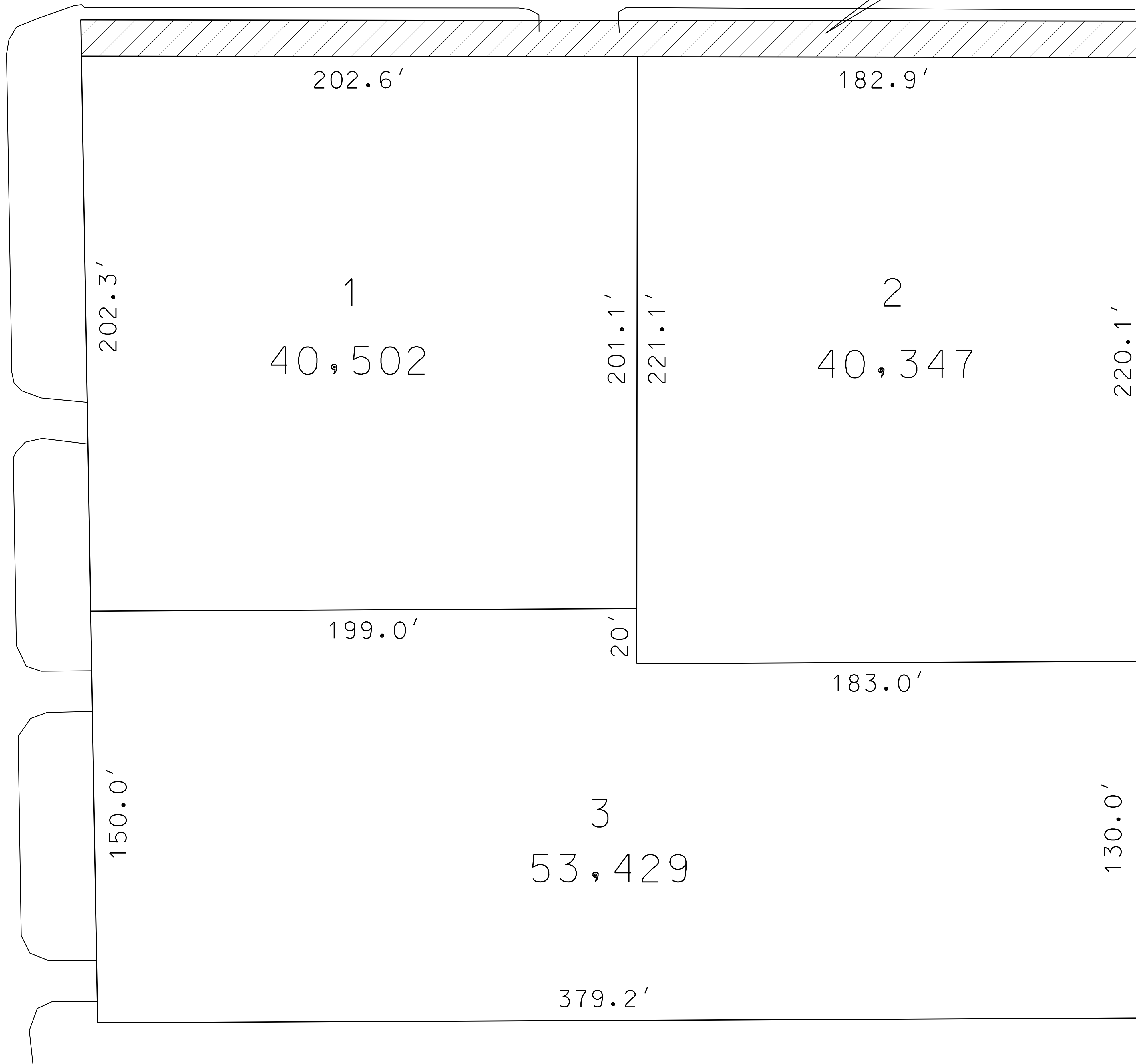
THENCE South 89° 55' 55" East - 385.75' (called 375.95') along the south right-of-way line of said Cooks Lane, to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the northeast corner of the herein described tract, common to the northwest corner of the 1.04 acre tract, described in the deed to 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.

PLEASANT RUN ROAD

COOKS LANE

ROW DEDICATION





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, June 10, 2024 at 7:00 p.m.
City Council Meetings: Tuesday, July 2, 2024 & Tuesday, July 16, 2024 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a rezoning from AG Agricultural to R-40 Single Family Residential on Lot 1, Block 1, Pleasant Run Baptist Church Addition. The request is to allow for a two lot subdivision.

Zoning Case: ZC24-009

Applicant: Trevor Truss

Owner: Southern Baptists of Texas Foundation

Location: 6001 Pleasant Run Road

Property Description: Lot 1, Block 1, Pleasant Run Baptist Addition

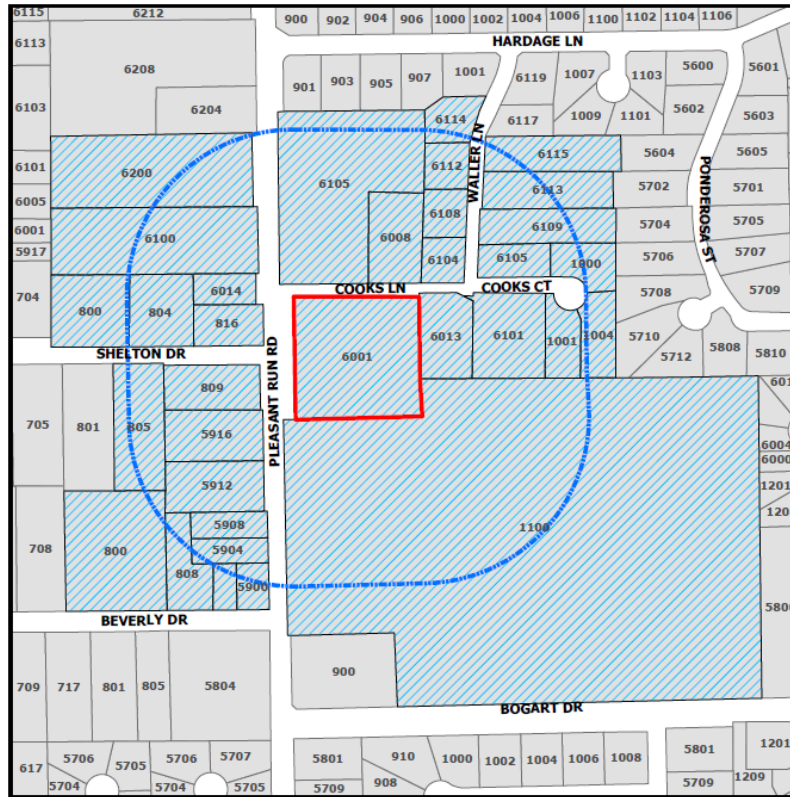
Present Zoning: AG Agricultural

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 or email below:

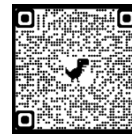
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@colleyville.com

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):

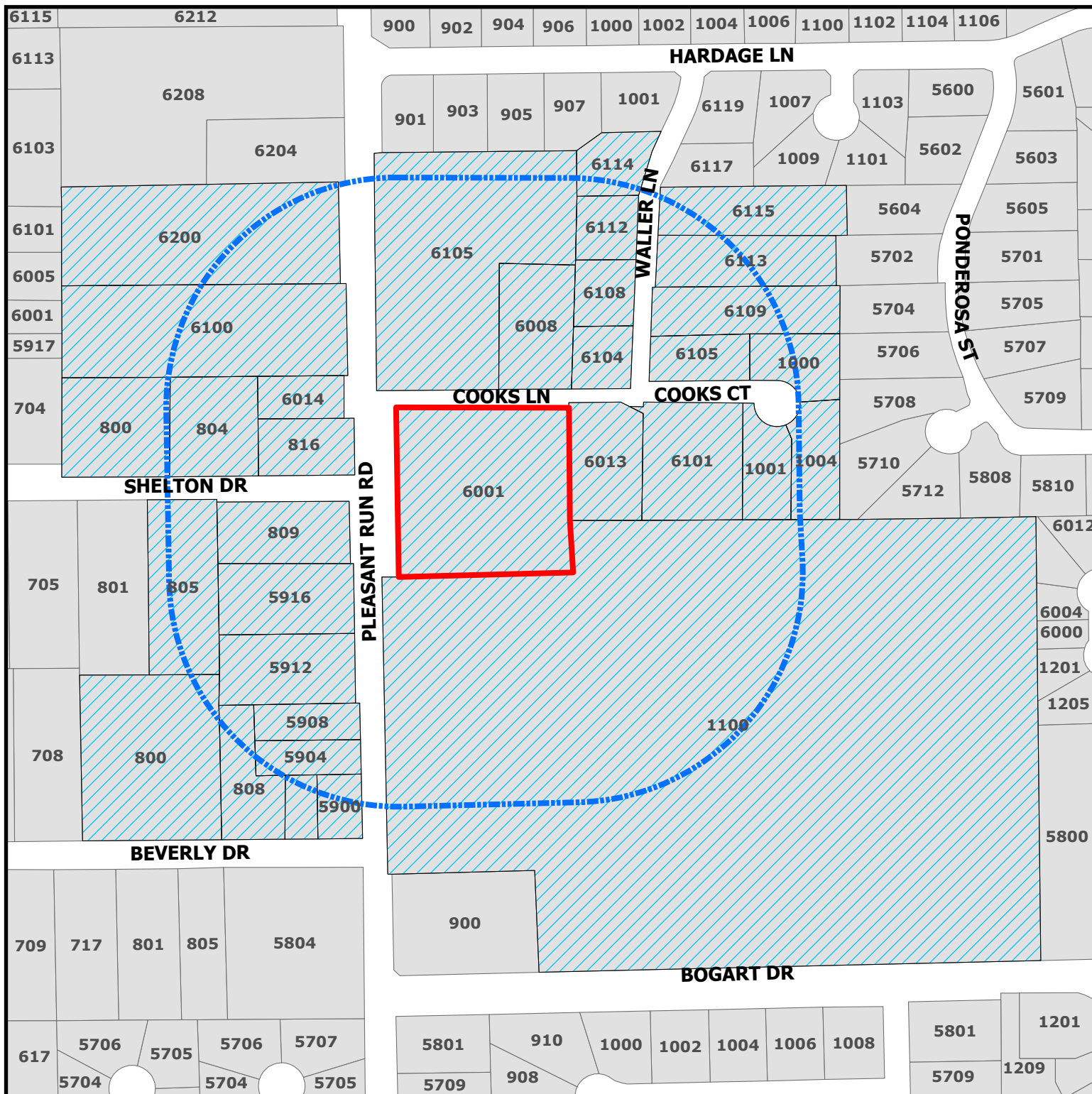


For additional information, please contact the Community Development Department at 817.503.1050. Please reference the zoning case number when requesting information.

Christopher Pham

Christopher Pham
Planner

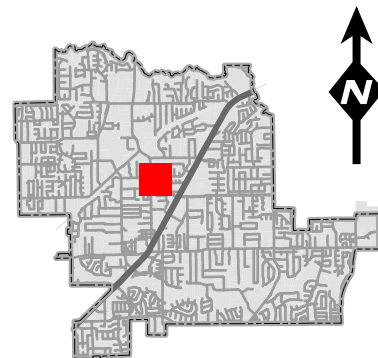
Notification Map



ZC24-009

6001 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.

Owner Name	Situs Address
ENGLERT, EVELYN H	6114 WALLER LN
CONGREGATION BETH ISRAEL	6100 PLEASANT RUN RD
SLINEY, PAMELA M	6008 COOKS LN
MCCLURE, RICK	800 BEVERLY DR
MCMEANS, JAY B	6013 COOKS LN
SHIPP, JORDAN	1004 COOKS CT
NALER, DEE ANN	6101 WALLER LN
BROOKS, MARCELA	6112 WALLER LN
ROBBINS, JANICE W	5900 PLEASANT RUN RD
HEDGES, B D	6104 WALLER LN
ZIOBER, ALVIN	6109 WALLER LN
GUNNIP, MATTHEW	809 SHELTON DR
HASSAN FAMILY TRUST, THE	5912 PLEASANT RUN RD
ARMOR CAPITAL LLC	6200 PLEASANT RUN RD
GROSSMAN, LISA	6014 PLEASANT RUN RD
RICKS, JEROME	816 SHELTON DR
MILLER, TODD	6113 WALLER LN
PLEASANT RUN BAPTIST CHURCH	6001 PLEASANT RUN RD
MENON, SUNEEL	5904 PLEASANT RUN RD
PENNINGTON, DAVID F	812 BEVERLY DR
DAY, JAMES B	805 SHELTON DR
KAUL, SONIA	5908 PLEASANT RUN RD
KERLEE, TWYLA	800 SHELTON DR
SRP SUB LLC	6108 WALLER LN
WALKER, DONNA	804 SHELTON DR
CRUSON, GLEN A	5916 PLEASANT RUN RD
WAI, ROBERT	6115 WALLER LN
COULTER, MONA COOK	6105 PLEASANT RUN RD
GRAPEVINE, ISD	1100 BOGART DR
MURARI FAMILY REVOCABLE LIVING	6105 WALLER LN
JUSTICE, ANTHONY	1000 COOKS CT
HENDRIX, NOELANI	1001 COOKS CT
HIDDEN OAKS ESTATES	COURTESY NOTICE
LAUREL OAKS ESTATES	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	STATE REQUIRED
TREVOR TRUSS	APPLICANT

ORDINANCE O-24-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 3.16 ACRES, BEING LOT 1, BLOCK 1, PLEASANT RUN BAPTIST CHURCH ADDITION, BY AUTHORIZING A REZONING FROM AG AGRICULTURAL TO R-40 SINGLE FAMILY RESIDENTIAL; 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 to R-40 Single Family Residential under Case No. ZC24-009; 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 rezoning from AG Agricultural to R-40 Single Family Residential on 3.16 acres, being Lot 1, Block 1, Pleasant Run Baptist Church Addition, located at 6001 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 2nd day of July 2024.

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

Mayor Bobby Lindamood
Mayor Pro Tem Brandi Elder
Deputy Mayor Pro Tem Scotty Richardson
Kimberly Holt Gunderson, Place 5

, Place 2
Ben Graves, Place 4
Tim Raine, Place 6

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map

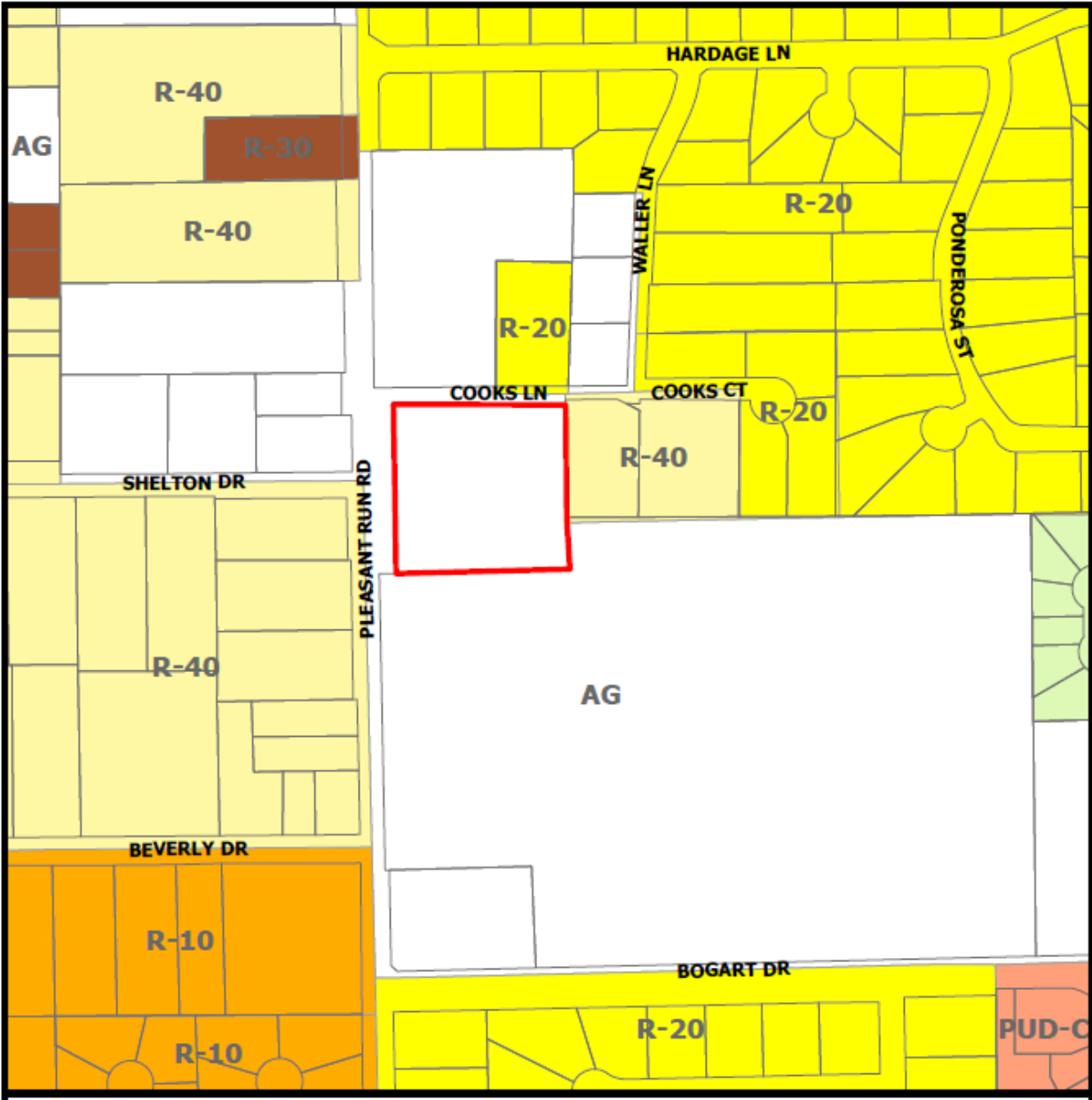


Exhibit "B" – Development Plan

