



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION AGENDA

100 Main Street, Colleyville, Texas, 76034

MONDAY, JANUARY 27, 2025

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

1. CALL TO ORDER

2. PRESENTATION AND DISCUSSION

- 2a** Presentation and discussion of a replat for Lot 1R-1-A, Block 1, First Baptist Church of Colleyville Addition, being Lots 1 and 2, Block 1, Garden Addition; Lot 1, Block 1, H.E.C. Addition; Lots 1R-1 and 2, Block 1, First Baptist Church of Colleyville Addition; and Tracts 1C and 1C03, Abstract 936, Joseph M. Looney Survey, located at 5300 Colleyville Boulevard, 1007 Church Street, and 5312, 5313, 5405, and 5505 Pleasant Run Road, Case PC25-002
- 2b** Presentation and discussion of a rezoning from AG Agricultural to R-30 Single-Family Residential and R-40 Single-Family Residential districts on Tracts 4A2 and 4B2, 4A3 and 4B3, Abstract 295, William E. Crooks Survey, being located at 7316 and 116 John McCain Road, Case ZC25-001
- 2c** Presentation and discussion of a change to the Land Development Code, Chapter 3, Section 3.27, Accessory Building Regulations and Residential Carport Regulations

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards Thursday, January 23, 2025, 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 require 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 1/27/2025

Number -

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a replat for Lot 1R-1-A, Block 1, First Baptist Church of Colleyville Addition, being Lots 1 and 2, Block 1, Garden Addition; Lot 1, Block 1, H.E.C. Addition; Lots 1R-1 and 2, Block 1, First Baptist Church of Colleyville Addition; and Tracts 1C and 1C03, Abstract 936, Joseph M. Looney Survey, located at 5300 Colleyville Boulevard, 1007 Church Street, and 5312, 5313, 5405, and 5505 Pleasant Run Road, Case PC25-002

Explanation

Zach Towery, the applicant, has submitted a replat for Lot 1R-1-A, Block 1, First Baptist Church of Colleyville Addition, being Lots 1 and 2, Block 1, Garden Addition; Lot 1, Block 1, H.E.C. Addition; Lots 1R-1-1 & 2, Block 1, First Baptist Church of Colleyville Addition; and Tracts 1C and 1C03, Abstract 936, Joseph M. Looney Survey, being approximately 20.09 acres, and zoned CC-1 Village Retail. The request is to allow for the CrossCreek Church Campus to be platted together as one lot.

Attachments

1. Aerial Map
2. Zoning Map
3. Plat Exhibit

Aerial Map

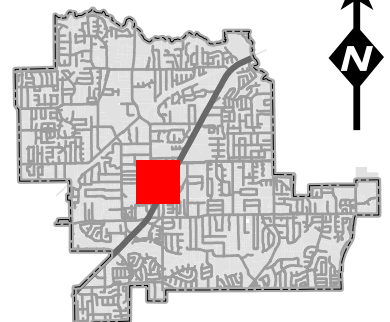


PC24-010

5300 Colleyville Blvd

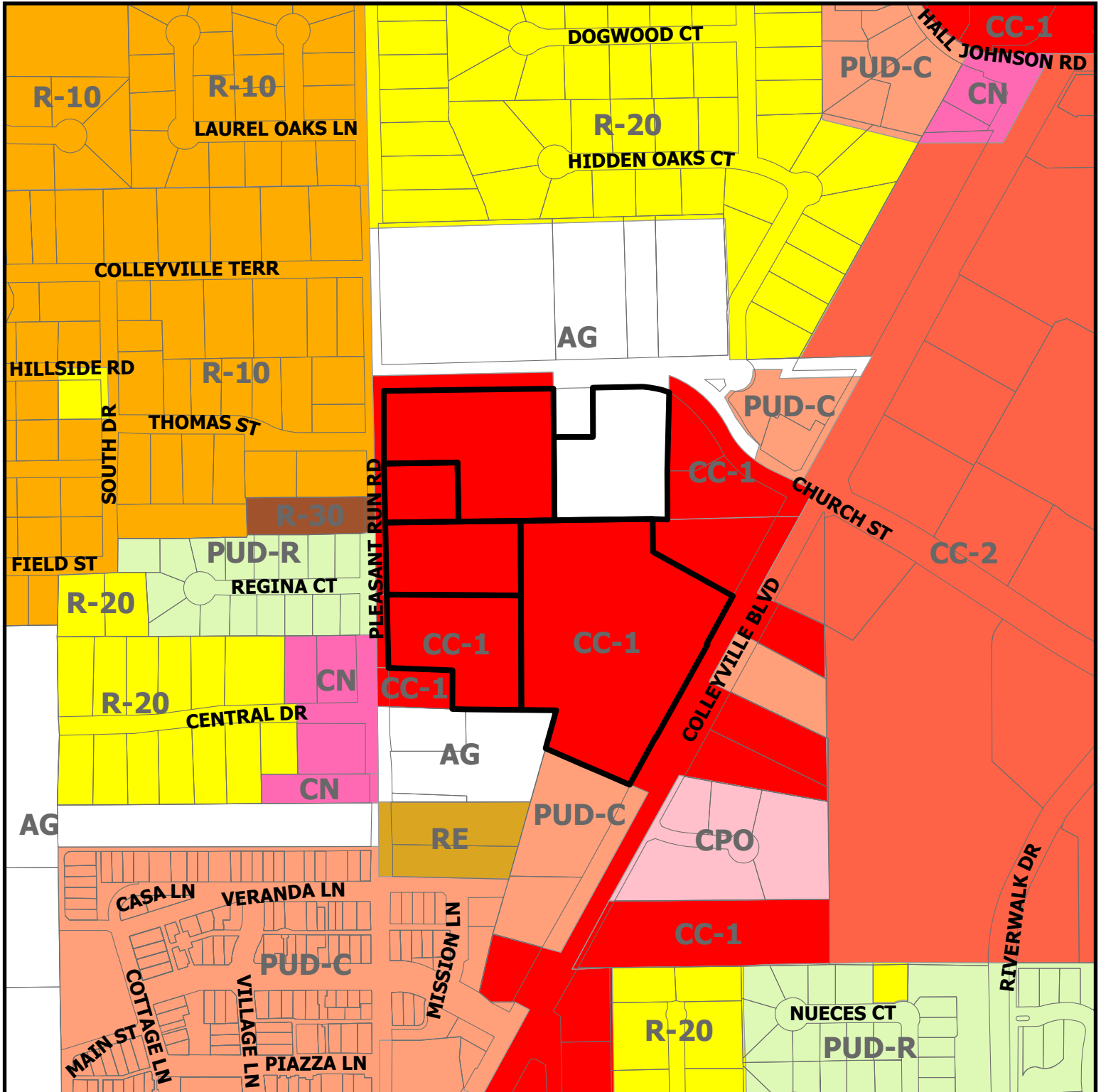


Subject Property



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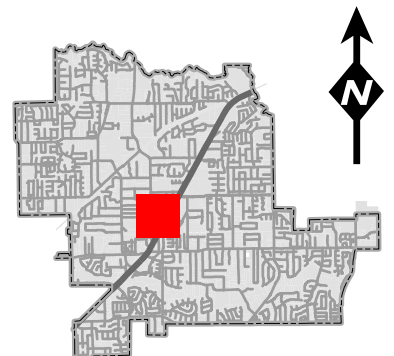
Zoning Map



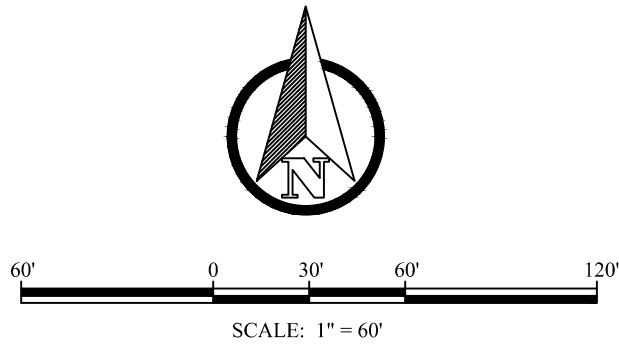
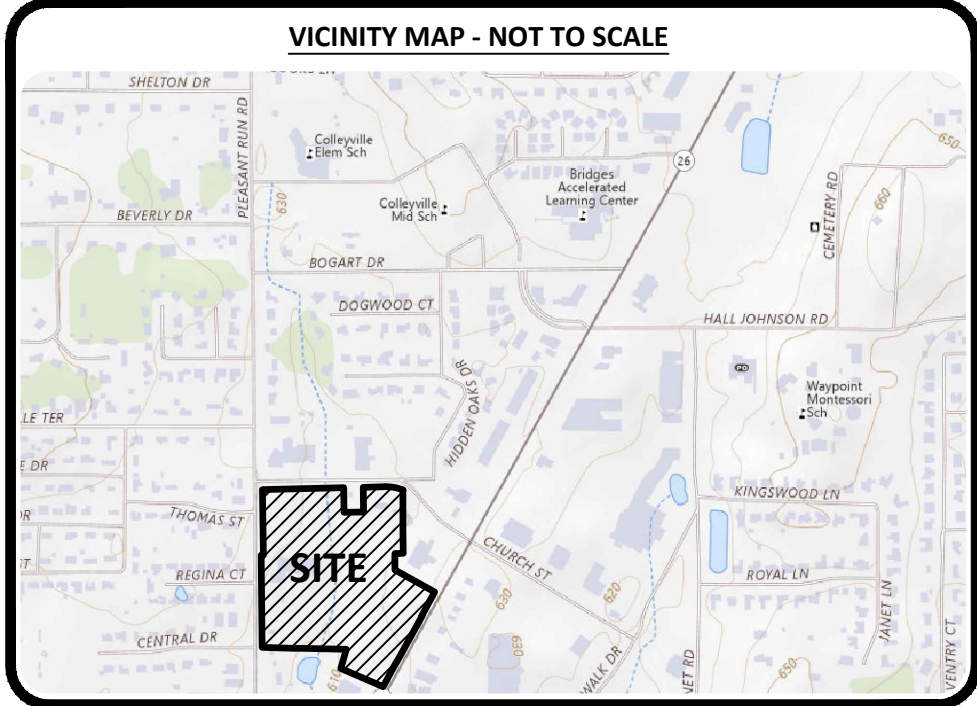
PC24-010

5300 Colleyville Blvd

 Subject Property



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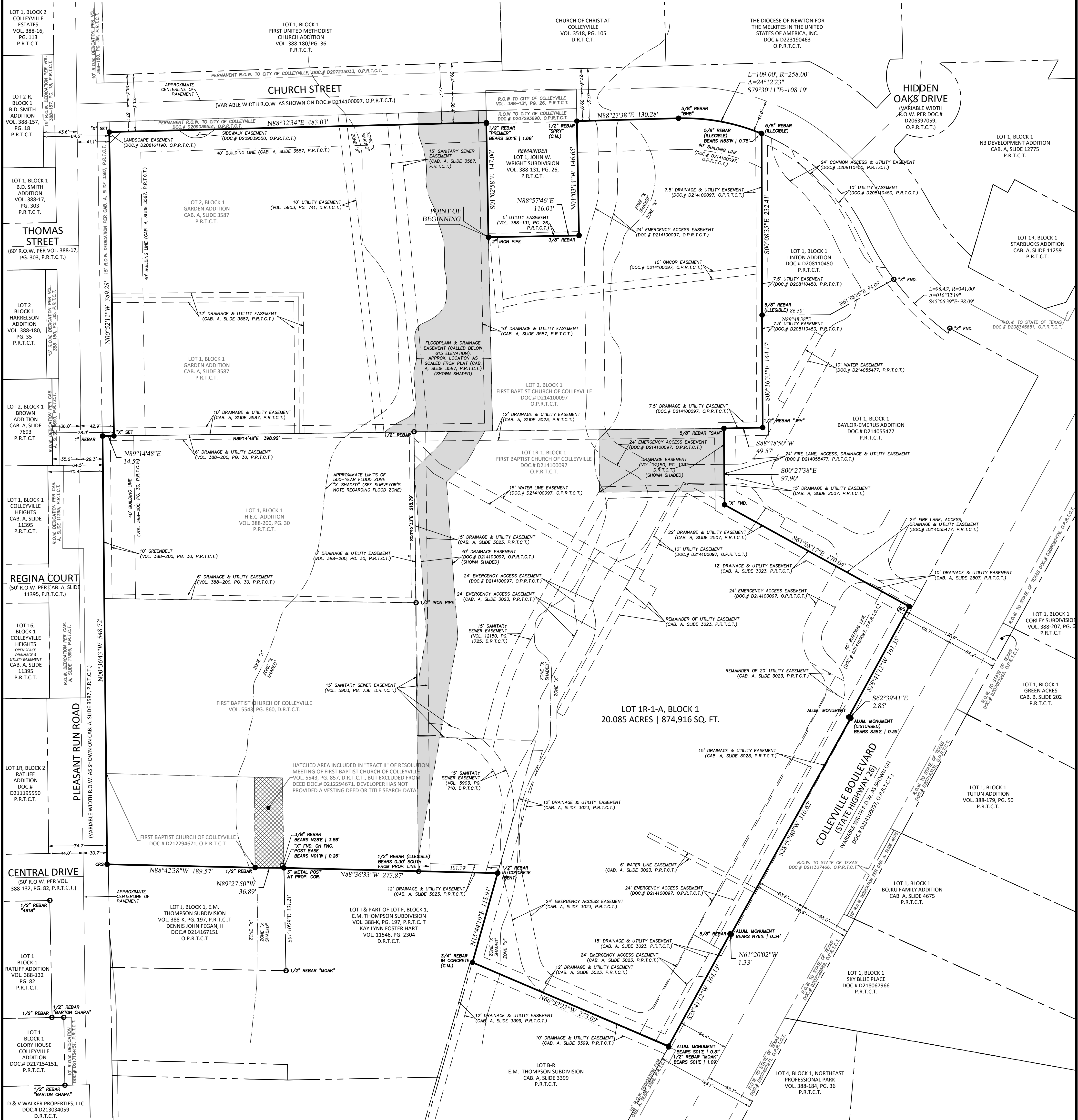


SURVEYOR'S NOTES:

- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00012.
- This property lies within Zone "X" and "X-Shaded" of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0095K, with an effective date of September 25, 2009, via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.
- The purpose of this plat is to combine 5 existing platted lots and two tracts of land into a single lot for future development.
- This plat was prepared without the benefit of a commitment for title insurance covering all tracts shown hereon. The surveyor has not abstracted the property, or performed an independent title search. Therefore, there may exist easements, encumbrances, or other title matters, either recorded or unrecorded, which affect the subject property and are not shown hereon.

LEGEND OF ABBREVIATIONS

- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- DOC.# DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- R.O.W. RIGHT OF WAY
- CRS CAPPED REBAR SET



FINAL PLAT
LOT 1R-1-A, BLOCK 1
FIRST BAPTIST CHURCH OF COLLEYVILLE
BEING A REPLAT OF LOTS 1 & 2, BLOCK 1 OF GARDEN ADDITION; LOT 1, BLOCK 1 OF H.E.C. ADDITION; & LOTS 1R-1 & 2, BLOCK 1 OF FIRST BAPTIST CHURCH OF COLLEYVILLE, TOGETHER WITH TWO TRACTS OF LAND OUT OF THE J.M. LOONEY SURVEY, ABSTRACT #936 20.085 ACRES IN THE CITY COLLEYVILLE, TARRANT COUNTY, TEXAS
DECEMBER 2024

THIS PLAT RECORDED ON (DATE) _____, IN INSTRUMENT NO. _____.

OWNER
FIRST BAPTIST CHURCH OF COLLEYVILLE
5405 PLEASANT RUN ROAD
COLLEYVILLE, TX 76034
817.281.4158

ENGINEER
KIRKMAN ENGINEERING
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
817.488.4960

SURVEYOR
JOHN H. BARTON III, RPLS #6737
BARTON CHAPA SURVEYING, LLC
3601 NE. LOOP 820
FORT WORTH, TX 76137
INFO@BCSDFW.COM
817.864.1957



5200 State Highway 121
Colleyville, TX 76034
Phone: 817-488-4960

FIRST BAPTIST
CHURCH OF
COLLEYVILLE

COLLEYVILLE,
TEXAS

JOB NO. 2024.001.352
DRAWN: BCS
CHECKED: JHB

TABLE OF REVISIONS

NO.	DESCRIPTION

SHEET 1 OF 2

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS FIRST BAPTIST CHURCH OF COLLEYVILLE is the owner of a tract situated in the J.M. Looney survey, abstract number 936, City of Colleyville, Tarrant County, Texas, being the tracts described by deed to First Baptist Church of Colleyville, recorded in volume 5543, page 860, Deed Records, Tarrant County, Texas, (D.R.T.C.T.) and document number D212294671, Official Public Records, Tarrant County, Texas, (O.P.R.T.C.T.), together with the following lots:

- all of Lot 1 and part of Lot 2, Block 1, Garden Addition, an addition in the City of Colleyville, Tarrant County, Texas, recorded in cabinet A, slide 3587, Plat Records, Tarrant County, Texas, (P.R.T.C.T.)
- all of Lot 1, Block 1, H.E.C. Addition, an addition in the City of Colleyville, Tarrant County, Texas, recorded in volume 388-200, page 30, (P.R.T.C.T.)
- all of Lot 1R-1 and Lot 2, Block 1, First Baptist Church of Colleyville, an addition in the City of Colleyville, Tarrant County, Texas, recorded in document number D214100097, (P.R.T.C.T.)

the subject tract being more particularly described as follows:

BEGINNING at a 2 inch iron pipe found for the westernmost northwest corner of Lot 2 of said First Baptist Church of Colleyville (D214100097), same being in the east line of Lot 2 of said Garden Addition;

THENCE with the perimeter and to the corners of Lot 2 of said First Baptist Church of Colleyville (D214100097), the following calls:

- North 88 degrees 57 minutes 46 seconds East, a distance of 116.01 feet to a 3/8 inch rebar found;
- North 01 degrees 03 minutes 14 seconds West, a distance of 146.65 feet to a 1/2 inch rebar with cap stamped, "SPRY" found;
- North 88 degrees 23 minutes 38 seconds East, a distance of 130.28 feet to a 5/8 inch rebar with cap stamped, "BHB" found at the beginning of a tangent curve to the right, having a radius of 258.00 feet, with a delta angle of 24 degrees 12 minutes 23 seconds, whose chord bears South 79 degrees 30 minutes 11 seconds East, a distance of 108.19 feet;
- Along said tangent curve to the right, an arc length of 109.00 feet to a 5/8 inch rebar with an illegible cap found, from which a 5/8 inch rebar with an illegible cap found bears North 53 degrees West, a distance of 0.78 feet;
- South 00 degrees 08 minutes 35 seconds East, a distance of 232.41 feet to a 5/8 inch rebar with an illegible cap found;
- South 00 degrees 16 minutes 32 seconds East, a distance of 144.17 feet to a 1/2 inch rebar with cap stamped, "JPH" found;
- South 88 degrees 48 minutes 40 seconds West, a distance of 49.57 feet to a 5/8 inch rebar with cap stamped, "SAM" found for a re-entrant corner of Lot 2 of said First Baptist Church of Colleyville (D214100097), same being the northernmost northeast corner of Lot 1R-1 of said First Baptist Church of Colleyville (D214100097);

THENCE with the perimeter and to the corners of Lot 1R-1 of said First Baptist Church of Colleyville (D214100097), the following calls:

- South 00 degrees 27 minutes 38 seconds East, a distance of 97.90 feet to an "X" cut found;
- South 61 degrees 08 minutes 17 seconds East, a distance of 270.04 feet to a 1/2 inch rebar with pink cap stamped, "BARTON CHAPA" set (hereinafter called "capped rebar set");
- South 28 degrees 41 minutes 12 seconds West, a distance of 161.35 feet to an aluminum monument stamped "TEXAS DEPARTMENT OF TRANSPORTATION" found;
- South 62 degrees 39 minutes 41 seconds East, a distance of 2.85 feet to a point from which a disturbed aluminum monument stamped "TEXAS DEPARTMENT OF TRANSPORTATION" found bears South 38 degrees East, a distance of 0.35 feet;
- South 28 degrees 57 minutes 40 seconds West, a distance of 316.62 feet to point from which an aluminum monument stamped "TEXAS DEPARTMENT OF TRANSPORTATION" found bears North 76 degrees East, a distance of 0.34 feet;
- North 61 degrees 20 minutes 02 seconds West, a distance of 1.33 feet to a 5/8 inch rebar found;
- South 28 degrees 41 minutes 12 seconds West, a distance of 164.13 feet to a point from which an aluminum monument stamped "TEXAS DEPARTMENT OF TRANSPORTATION" found bears South 01 degrees East, a distance of 0.31 feet and from which a 1/2 inch rebar with cap stamped, "MOAK" found bears South 01 degrees East, a distance of 1.09 feet;
- North 66 degrees 52 minutes 23 seconds West, a distance of 273.09 feet to a 3/4 inch rebar found in concrete;
- North 15 degrees 44 minutes 10 seconds East, a distance of 118.91 feet to a bent 1/2 inch rebar found in concrete;
- North 88 degrees 36 minutes 33 seconds West, passing the southwest corner of Lot 1R-1 of said First Baptist Church of Colleyville at a distance of 101.19 feet (from which a 1/2 inch rebar with an illegible cap found bears 0.30 feet south), continuing with the southernmost line of said First Baptist Church of Colleyville tract (5543/860), for a total distance of 273.87 feet to a 3 inch metal fence corner post found for the southernmost southwest corner of said First Baptist Church of Colleyville tract (5543/860), from which an "X" cut found on concrete post base bears North 01 degrees West, 0.26 feet, also from which a 3/8 inch rebar found bears North 28 degrees East, 3.86 feet;

THENCE North 89 degrees 27 minutes 50 seconds West, a distance of 36.89 feet to a 1/2 inch rebar found for the southeast corner of said First Baptist Church of Colleyville tract (D212294671), lying in the north line of Lot J, Block 1, E.M. Thompson Subdivision, an addition in the City of Colleyville, Tarrant County, Texas, recorded in volume 388-K, page 197, (P.R.T.C.T.);

THENCE North 88 degrees 42 minutes 38 seconds West, with the north line of said Lot J and the south line of said First Baptist Church of Colleyville tract (D212294671), a distance of 189.57 feet to a capped rebar set for the southwest corner of said First Baptist Church of Colleyville tract;

THENCE North 00 degrees 36 minutes 43 seconds West, with the west line of said First Baptist Church of Colleyville tract (D212294671), passing the northwest corner thereof, same being the westernmost southwest corner of said First Baptist Church of Colleyville tract (5543/860), continuing and passing the northwest corner thereof, same being the southwest corner of Lot 1 of said H.E.C. Addition, and continuing for a total distance of 548.72 feet to a 1 inch rebar found for the northwest corner of said H.E.C. Addition;

THENCE North 89 degrees 14 minutes 48 seconds East, with the north line of said H.E.C. Addition, a distance of 14.57 feet to an "X" set in concrete for the southwest corner of Lot 1 of said Garden Addition;

THENCE North 00 degrees 52 minutes 11 seconds West, with the west line of said Garden Addition, a distance of 389.28 feet to an "X" set in concrete for the southwest corner of the permanent right-of-way to the City of Colleyville, recorded in document number D209039551 (O.P.R.T.C.T.);

THENCE North 88 degrees 32 minutes 34 seconds East, with the south line of said permanent right-of-way, a distance of 483.03 feet to its southeast corner, from which a 1/2 inch rebar with cap stamped "PREMIER" found on the west line of Lot 1, John W. Wright Subdivision, an addition in the City of Colleyville, recorded in volume 388-131, page 26 (P.R.T.C.T.), same being the southwest corner of a right-of-way dedication to the City of Colleyville recorded in document number D207293690 (O.P.R.T.C.T.) bears South 01 degree East, 1.68 feet;

THENCE South 01 degrees 02 minutes 58 seconds East, with the east line of Lot 2 of said Garden Addition and the west line of said John W. Wright Subdivision, a distance of 147.00 feet, returning to the **POINT OF BEGINNING** and enclosing 20.085 acres (874,916 square feet) of land, more or less.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That **FIRST BAPTIST CHURCH OF COLLEYVILLE**, does hereby adopt this plat designating the hereinbefore described property as **LOT 1R-1-A, BLOCK 1, FIRST BAPTIST CHURCH OF COLLEYVILLE**, an addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever all streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

Witness my hand this _____ day of _____, 20____.

First Baptist Church of Colleyville (authorized agent)

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

This is to certify that I, John H. Barton III, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of procedures and practices of the most current Professional Land Surveying Practices Act. Fieldwork was completed on 11/25/2024.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED FOR INTERIM REVIEW December 10, 2024

John H. Barton III, RPLS# 6737

Date

Planning and Zoning Commission Approval

WHEREAS The Planning and Zoning Commission of the City of Colleyville, Texas voted affirmatively on this _____ day of _____, 20____, to approve this Plat.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

City Council Approval

WHEREAS The City Council of the City of Colleyville, Texas voted affirmatively on this _____ day of _____, 20____, to approve this Plat.

Mayor, City of Colleyville

Attest: City Secretary

FINAL PLAT
LOT 1R-1-A, BLOCK 1
FIRST BAPTIST CHURCH OF COLLEYVILLE
BEING A REPLAT OF LOTS 1 & 2, BLOCK 1 OF GARDEN ADDITION; LOT 1, BLOCK 1 OF H.E.C. ADDITION; & LOTS 1R-1 & 2, BLOCK 1 OF FIRST BAPTIST CHURCH OF COLLEYVILLE, TOGETHER WITH TWO TRACTS OF LAND OUT OF THE J.M. LOONEY SURVEY, ABSTRACT #936
20.085 ACRES IN THE CITY COLLEYVILLE, TARRANT COUNTY, TEXAS
DECEMBER 2024

THIS PLAT RECORDED ON (DATE) _____, IN INSTRUMENT NO. _____.

OWNER
FIRST BAPTIST CHURCH OF COLLEYVILLE
5405 PLEASANT RUN ROAD
COLLEYVILLE, TX 76034
817.281.4158

ENGINEER
KIRKMAN ENGINEERING
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
SYDNEY FOSTER
817.488.4960

SURVEYOR
JOHN H. BARTON III, RPLS #6737
BARTON CHAPA SURVEYING, LLC
3601 NE. LOOP 820
FORT WORTH, TX 76137
INFO@BCSDFW.COM
817.864.1957



5200 State Highway 121
Colleyville, TX 76034
Phone: 817-488-4960

FIRST BAPTIST
CHURCH OF
COLLEYVILLE

COLLEYVILLE,
TEXAS

JOB NO. 2024.001.352
DRAWN: BCS
CHECKED: JHB

TABLE OF REVISIONS

SHEET 2 OF 2



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number 2b

Agenda Date 1/27/2025

Number -

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a rezoning from AG Agricultural to R-30 Single-Family Residential and R-40 Single-Family Residential districts on Tracts 4A2 and 4B2, 4A3 and 4B3, Abstract 295, William E. Crooks Survey, being located at 7316 and 116 John McCain Road, Case ZC25-001

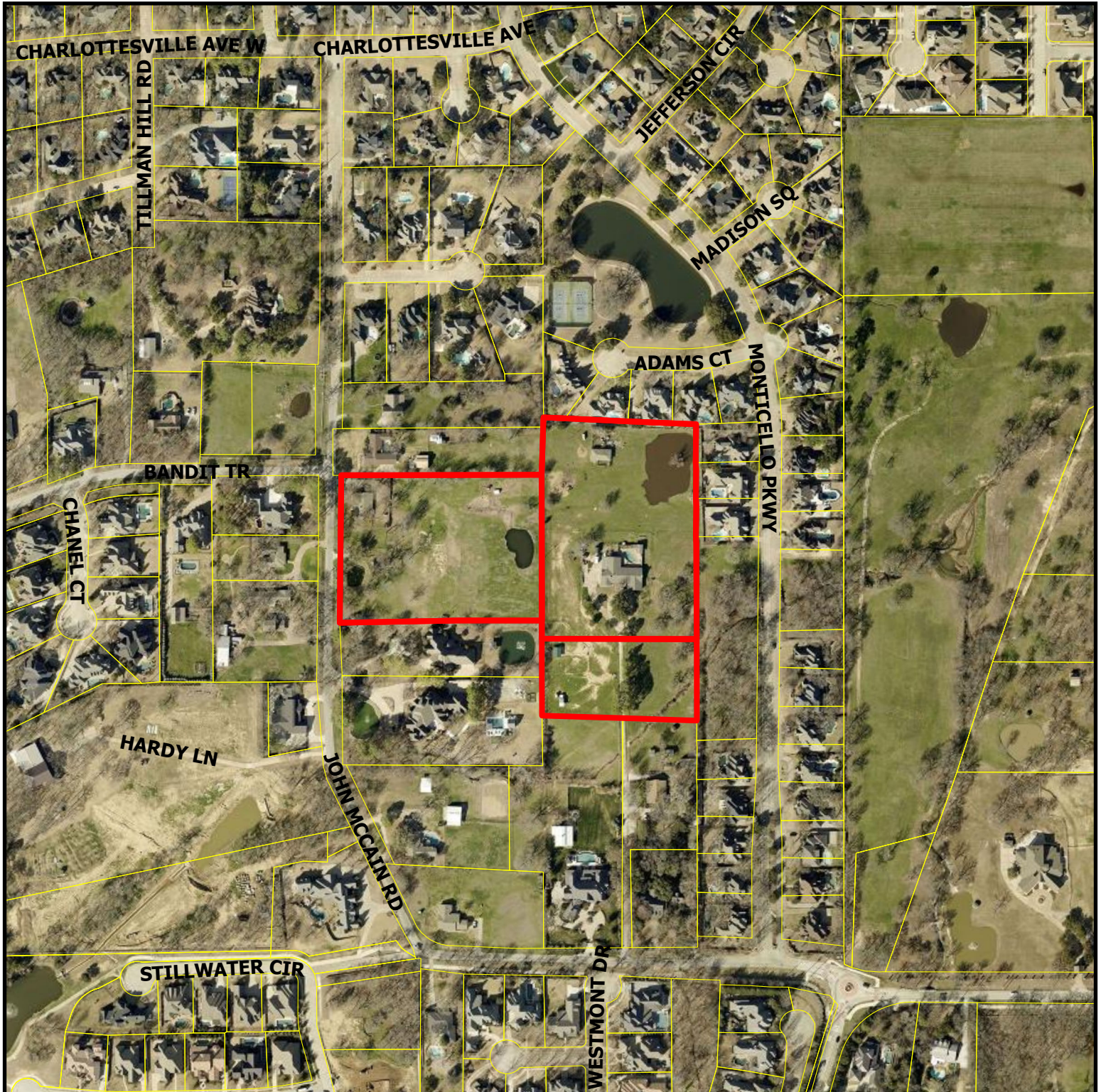
Explanation

Curtis Young, the applicant, has submitted a rezoning request for Tracts 4A2 and 4B2, 4A3 and 4B3, & 4E, Abstract 295, William E. Crooks Survey, approximately 11.81 acres and zoned AG Agricultural. The request is to rezone the property for a 12 lot subdivision zoned R-30 Single-Family Residential and R-40 Single-Family Residential.

Attachments

1. Aerial Map
2. Zoning Map
3. Statement of Planning Objectives
4. Zoning Exhibit
5. Drainage and Grading Plans
6. Tree Survey Exhibit

Aerial Map

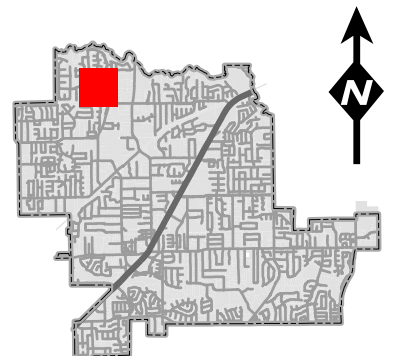


ZC25-001

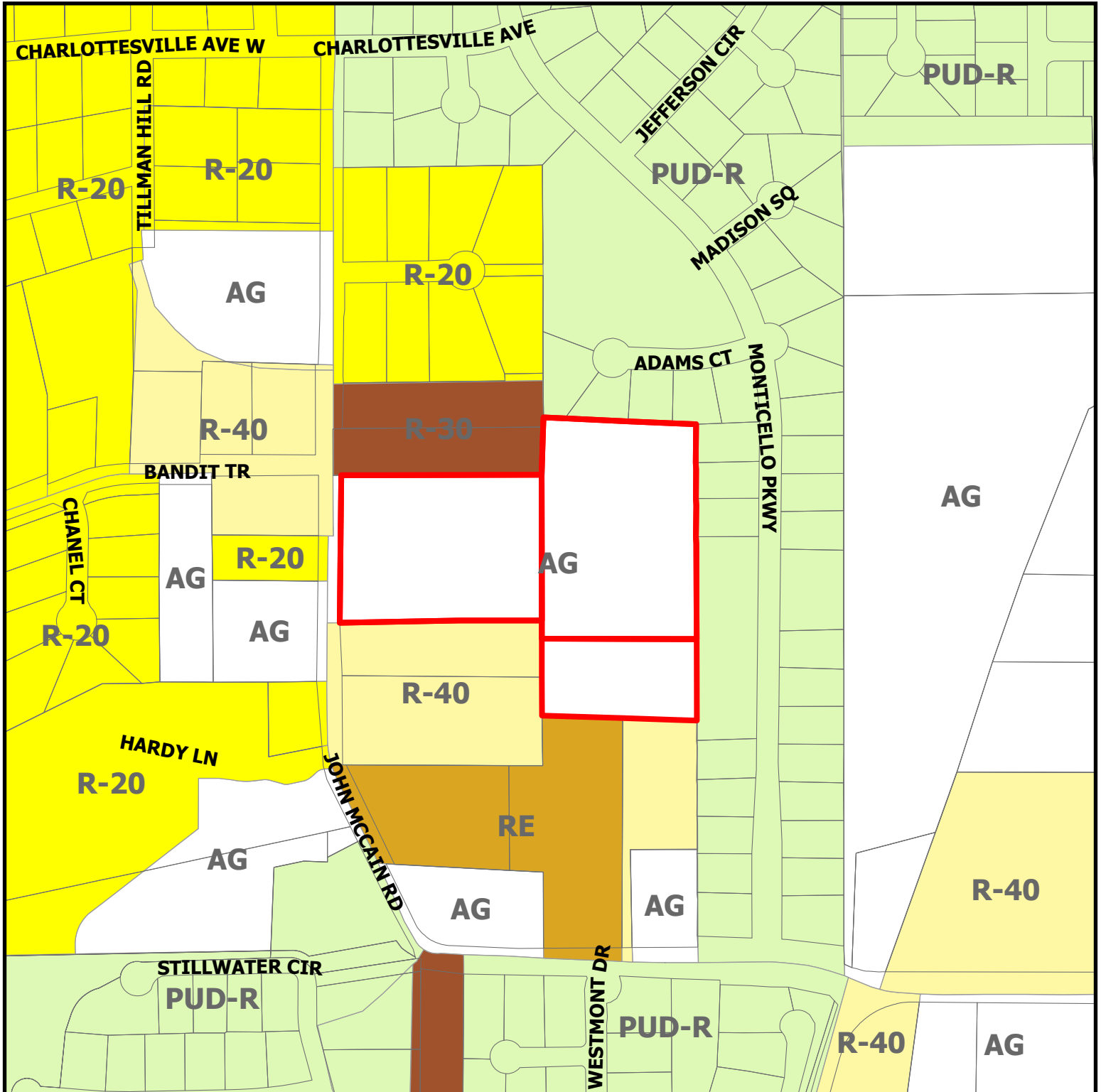
7316 John McCain Road

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 Subject Property
 Subject Property



Zoning Map

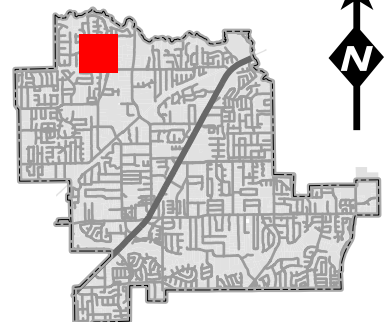


ZC25-001

7316 John McCain Road

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 Subject Property
 Subject Property



Holt Farms

Colleyville, Texas

Zoning Narrative –10 January 2025

Calais Custom Homes- Owner/Developer

Sage Group, Inc., Land Planner

Statement of Planning Objectives

Holt Farms is a proposed residential neighborhood of twelve ¾ acre and acre lots, to be developed in the City of Colleyville. The approximately 11.7 acre property is located on the east side of John McCain Road, near the intersection with Bandit Trail.

Adjacencies: The property is adjacent to,

On the north: Residential lots zoned R-30, and the Monticello Neighborhood-zoned PUD-R with lots of 15,000+ sf.

On the west: the Monticello Neighborhood.

On the south: Residential lots zoned R-40 & RE.

On the west, across John McCain Road: Multiple lots zoned AG, R-20 & R-40.

The property has never been zoned for development and is still designated AG. This proposal is a reflection of the above adjacencies, with proposed R-30 lots (1-7) adjacent to the R-30 and smaller lots to the north and west, and proposed R-40 lots (8-12) adjacent to the mostly R-40 zoning to the south. The total number of lots is 12, on almost 12 acres, for a density of 1.02 lots/ acre. There is currently one occupied and another unoccupied single-family home on the property, which will both be replaced with new structures. Another home was recently removed, in anticipation of development.

We believe the proposed plan and resulting homes will at least equal and exceed most of the lot sizes, and the quality and values of the neighborhoods and properties we are adjacent to.

Quality and compatibility with the adjacent residential, in this portion of Colleyville is essential, and we have designed this proposal with those goals in mind.

Access: The property currently only has one point of street access, from John McCain Road, from which a cul-de-sac will be built, accessing the lots. We are also planning to improve and utilize an existing private access easement to the south, which will provide a second point of access for emergency services, and will not be open for daily use.

The residences planned for Holt Farms will be upscale, with selling prices estimated to start at around \$2.5 million plus. Holt Farms will be developed with the normal Colleyville public street section of 31' (back of curb to back of curb), in a 50' R.O.W

There is an existing drainage and a small amount of flood plain affecting the southeast corner of the property, and the fully developed storm drainage has been carefully analyzed, and will be designed to meet all city regulations and not adversely affect any neighboring properties. The property generally drains to the east, into this drainage.

To encourage pedestrian activity in the neighborhood, sidewalks will be built along the front of each lot. The scale and orientation of the development has been designed to have an inviting visual flow with the existing neighborhoods and surrounding uses, and the location of the streets has been specifically adjusted to allow for the preservation of many of the large Post Oak and Live Oak trees on the property. The design criteria of the homes will create high quality designed homes in keeping with both the immediate neighborhood and Colleyville as a whole.

Development Schedule

Holt Farms will be developed in one phase, with development commencing upon the successful completion of the zoning and platting and the subsequent approval of the final plat and engineering plans. Construction of homes is anticipated to start immediately upon completion of the subdivision's infrastructure.

Site Data Summary Chart

Single Family Residential Lots		12
Residential Lots	87.18 %	10.20 ac.
R.O.W.	11.79 %	1.38 ac.
R.O.W. Dedication	1.03 %	0.12 ac.
Gross Acreage	100.00%	11.70 ac.

Site Data

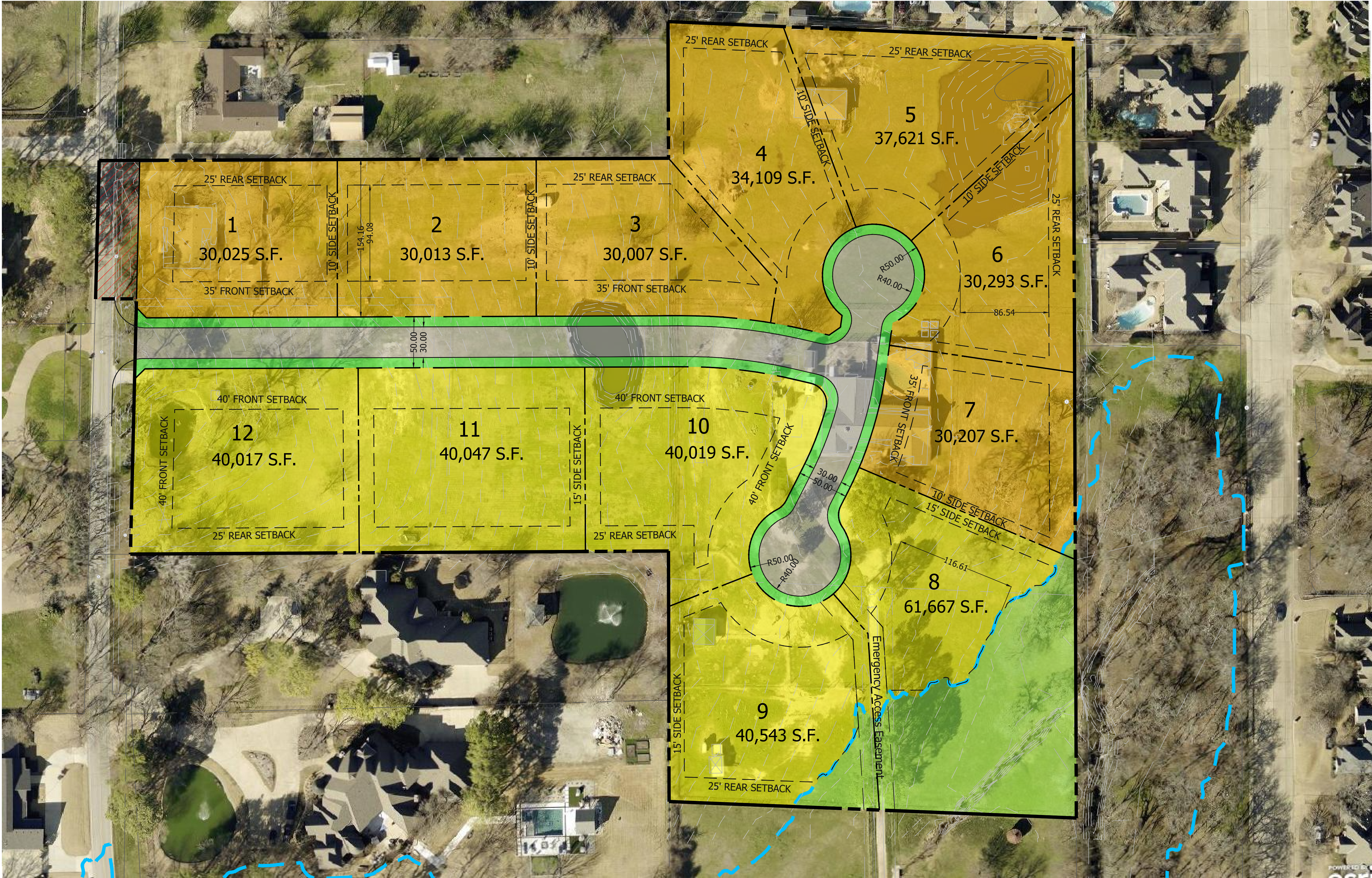
Gross Acreage	11.70 ac.
Gross Density	1.02/units per ac.

Lot Summary

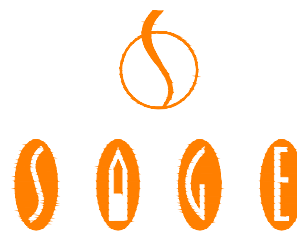
Residential Lots	12
Minimum Lot Size	30,007 s.f.
Average Lot Size	37,047 s.f.

Zoning & Current Use

Existing Zoning:	AG
Proposed Zoning:	R -30 & R - 40
Current Use:	Residential
Proposed Use:	Single-family Residential



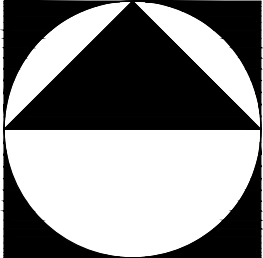
Planner:



SAGE GROUP, INC.

Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
817-424-2626

10 JAN 25



1" = 50'

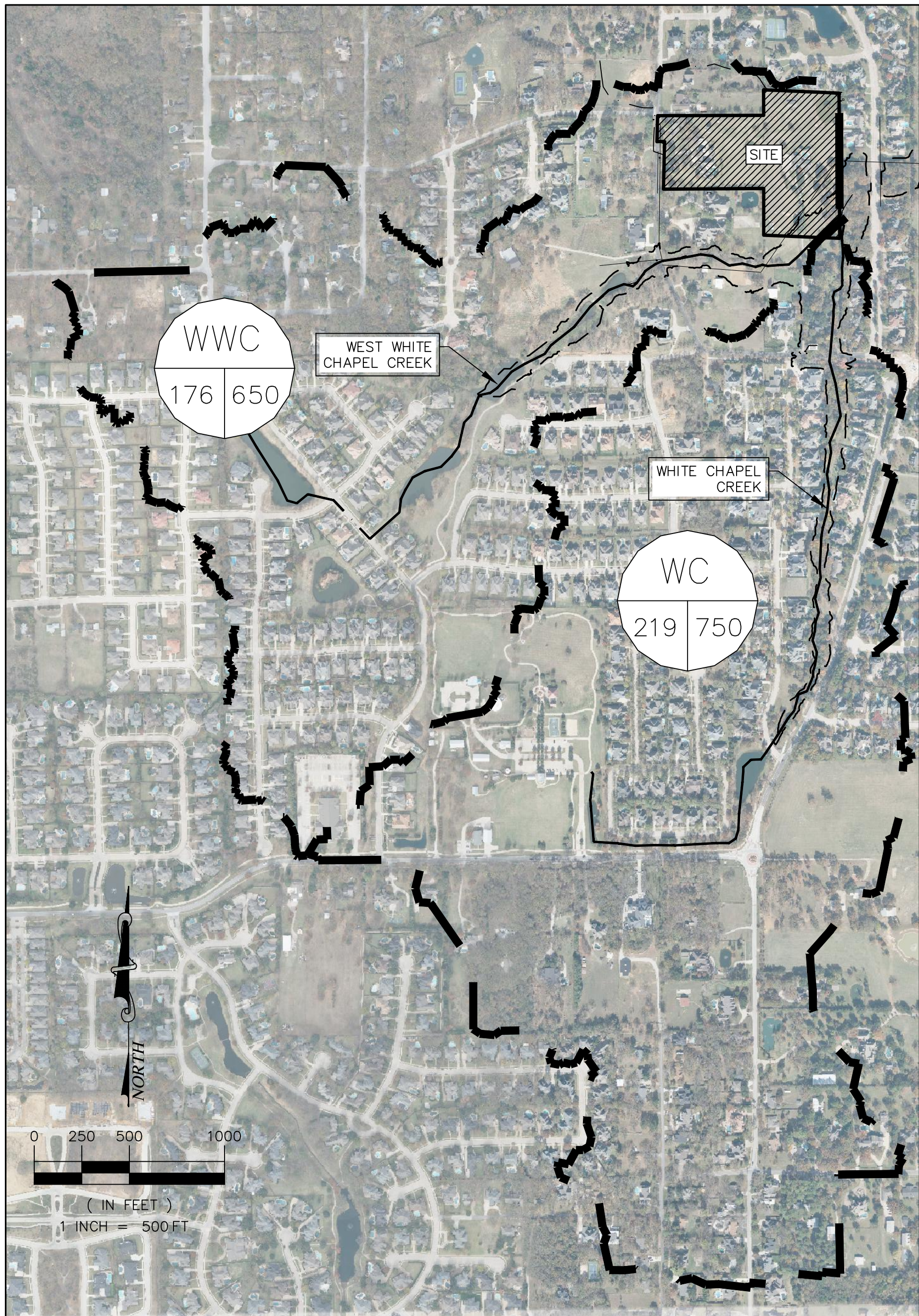
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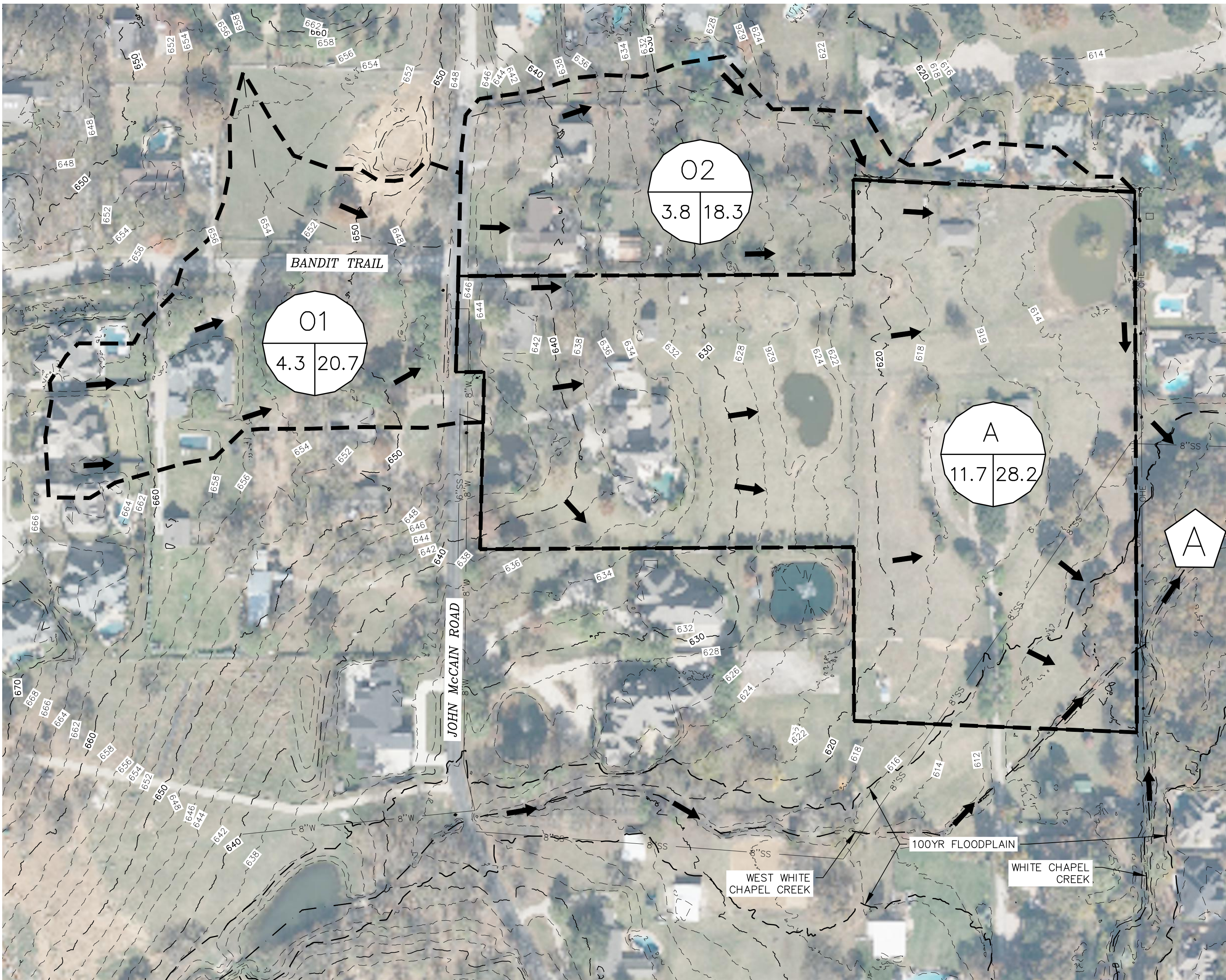
Concept Plan

Holt Farms

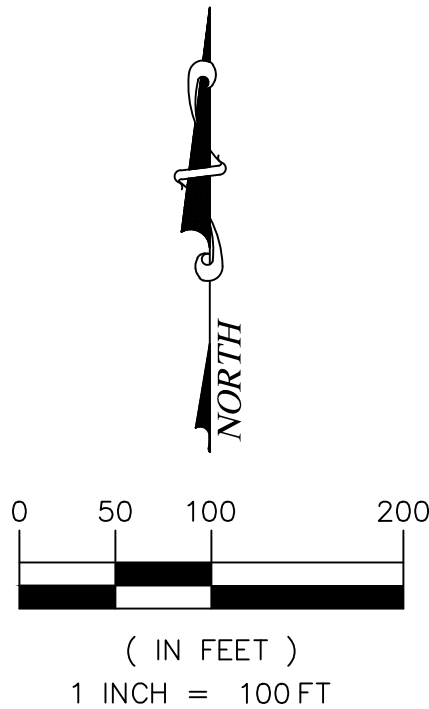
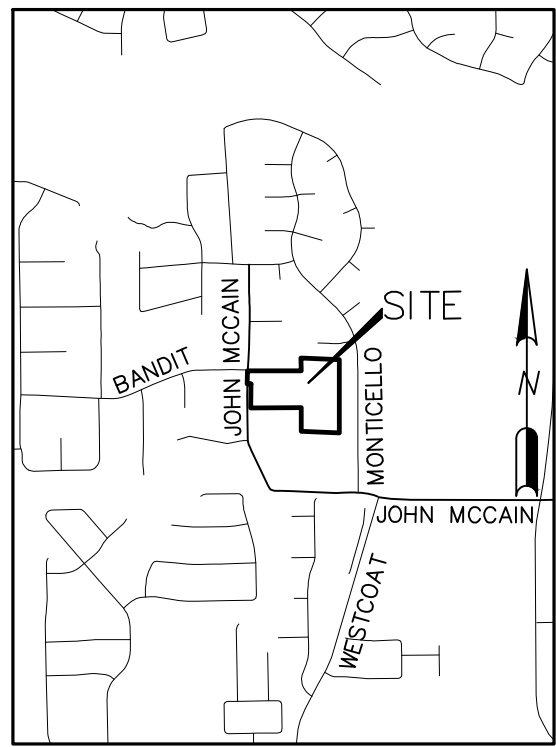
Colleyville, Tarrant County, Texas



- FLOODPLAIN SHOWN IS PRELIMINARY FLOOD HAZARD DATA AND SHOWS PROJECTED FLOOD HAZARD LIMITS.
- FLOW INFORMATION FOR OFFSITE DRAINAGE AREAS TAKEN FROM FY-14 TDSN (HALFF) STUDY OF WHITE CHAPEL CREEK WATERSHED. HALFF ASSOCIATES, INC. HEC-HMS MODEL DATA OBTAINED THROUGH CITY OF COLLEYVILLE.
- THE DEVELOPMENT AREA DISCHARGES DIRECTLY TO A FEMA REGULATED FLOOD HAZARD AREA AT THE CONFLUENCE OF WEST WHITE CHAPEL AND WHITE CHAPEL CREEKS.
 - DRAINAGE AREA ~ 395 ACRES
 - TIME OF CONCENTRATION ~ 40 MIN
 - 1% PEAK DISCHARGE ~ 1,500 CFS
- THE PROPOSED SITE HAS A TOTAL CONTRIBUTING AREA OF 11.7 ACRES, WHICH IS APPROXIMATELY 3% OF THE OVERALL WATERSHED AT THE POINT OF DISCHARGE. SECTION 2.4 (METHODS FOR DOWNSTREAM EVALUATION) OF THE ISWM TECHNICAL MANUAL RECOGNIZES A RULE OF THUMB FOR ZONE OF INFLUENCE (POINT DOWNSTREAM WHERE THE DISCHARGE FROM A PROPOSED DEVELOPMENT NO LONGER HAS A SIGNIFICANT IMPACT ON THE RECEIVING STREAM...) AS APPROXIMATELY 10%. THIS SITE IS SIGNIFICANTLY BELOW A 10% RULE OF THUMB AND HAS DIRECT ACCESS TO THE MAIN CHANNEL OF THE ADJACENT CREEK. DETENTION IS NOT RECOMMENDED FOR THIS SITE.
- FINAL ENGINEERING REVIEW AND COORDINATION MAY RESULT IN MINOR ADJUSTMENTS TO THIS PLAN.



RATIONAL METHOD RUNOFF CALCULATIONS (EXISTING)																
AREA NO.	AREA(AC)	DESCRIPTION	'C' VALUE	Tc(MIN)	I2 (IN/HR)	Q2 (CFS)	I5 (IN/HR)	Q5 (CFS)	I10 (IN/HR)	Q10 (CFS)	I25 (IN/HR)	Q25 (CFS)	I50 (IN/HR)	Q50 (CFS)	I100 (IN/HR)	Q100 (CFS)
O1	4.3	SF-RES	0.60	1.5	3.50	9.0	4.55	11.7	5.34	13.8	6.40	16.5	7.20	18.6	8.02	20.7
O2	3.8	SF-RES	0.60	1.5	3.50	8.0	4.55	10.4	5.34	12.2	6.40	14.6	7.20	16.4	8.02	18.3
WWC	176	HALFF STUDY		HMS						225		400		550		650
WC	219	HALFF STUDY		HMS						400		500		600		750
A	11.7	UNDEV	0.30	1.5	3.50	12.3	4.55	16.0	5.34	18.7	6.40	22.5	7.20	25.3	8.02	28.2
DP-A	395	HALFF STUDY		HMS						650		1000		1250		1500



- LEGEND
- DRAINAGE AREA LABEL
 - FLOW ARROW (POST-PROJECT)
 - DRAINAGE DIVIDE
 - EXISTING CONTOUR MINOR
 - EXISTING CONTOUR MAJOR
 - DESIGN POINT

EXISTING DRAINAGE PLAN HOLT FARMS COLLEYVILLE, TEXAS

BENCHMARKS:

BM1
TBM X-CUT
N: 7018486.7
E: 2377087.7
ELEV = 627.2

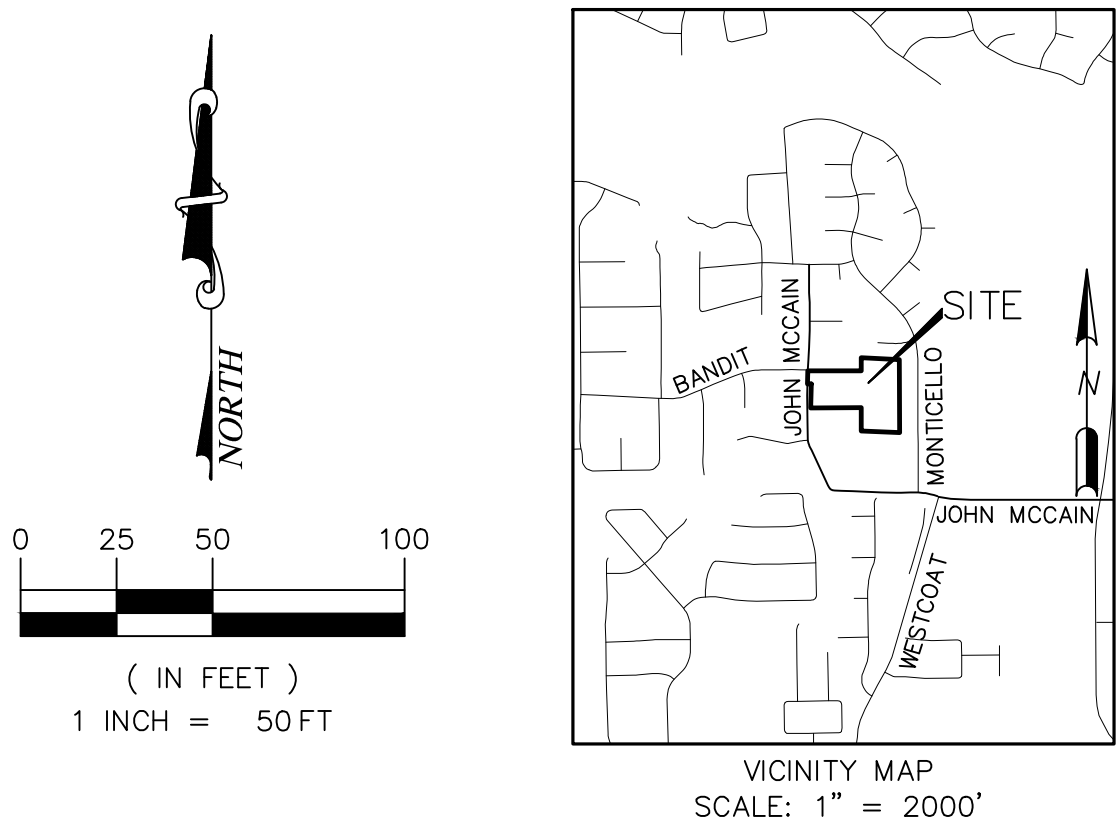
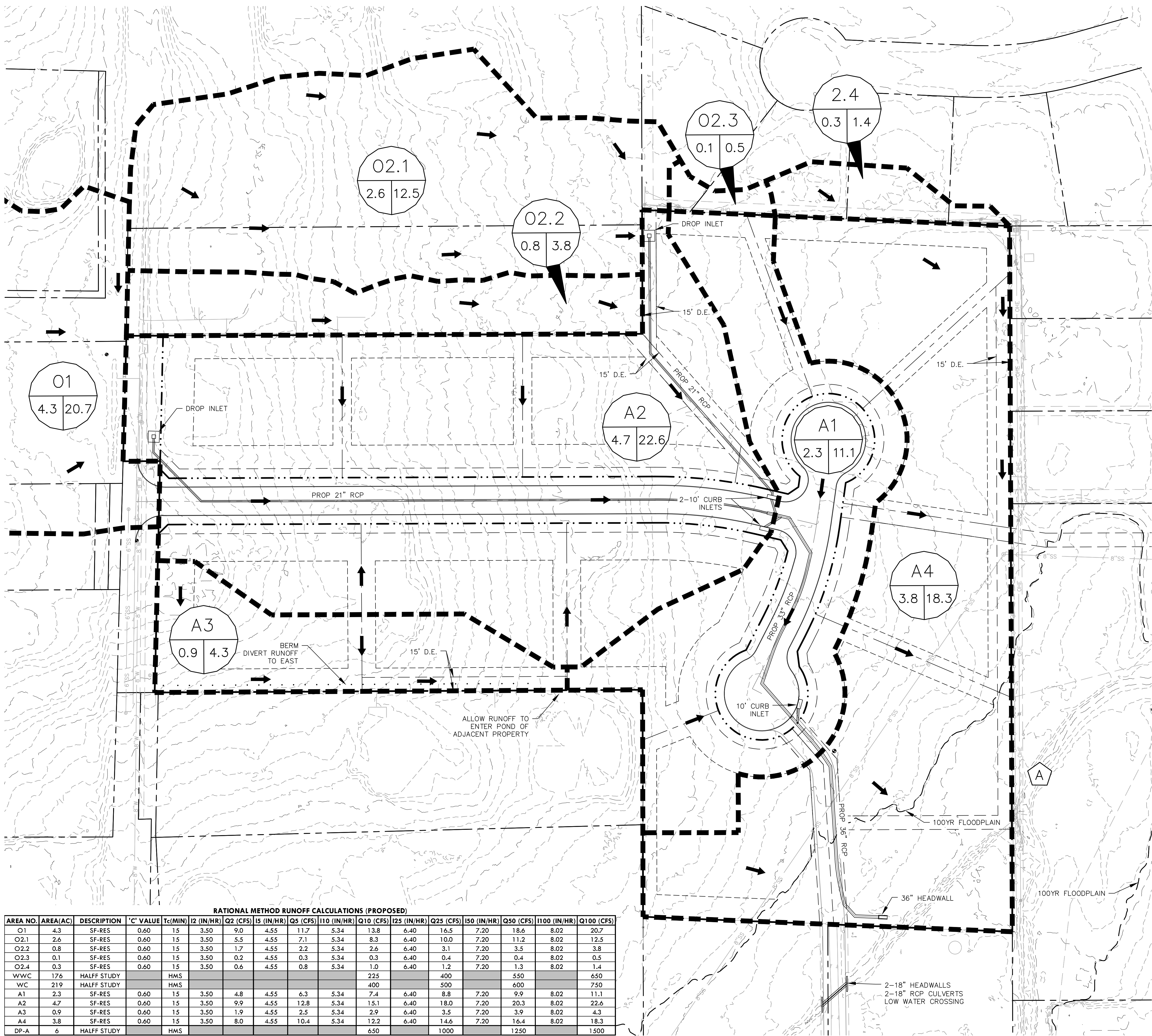
BM2
TBM X-CUT
N: 7018285.7
E: 2377120.4
ELEV = 647.4

BM 3
TBM 1/2" CAPPED IRON
ROD "EAGLE CONTROL"
N: 7018058.6
E: 2377873.4
ELEV = 615.6

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes

Engineer: CLAYTON T. REDINGER
P.E. No. 97487 Date: 10/2/2025

Drawn By: DSM
Reviewed By: CTR
Project: 1015-45



LEGEND

- DRAINAGE AREA LABEL
- FLOW ARROW (POST-PROJECT)
- DRAINAGE DIVIDE
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- DESIGN POINT

1. FINAL CALCULATIONS TO BE PROVIDED WITH FINAL ENGINEERING PLANS
2. CRITERIA BASED ON CITY OF COLLEYVILLE LAND DEVELOPMENT CODE.
3. FINAL ENGINEERING REVIEW AND COORDINATION MAY RESULT IN MINOR ADJUSTMENTS TO THIS PLAN

RATIONAL METHOD RUNOFF CALCULATIONS (PROPOSED)																
AREA NO.	AREA(AC)	DESCRIPTION	'C' VALUE	Tc(MIN)	I2 (IN/HR)	Q2 (CFS)	I5 (IN/HR)	Q5 (CFS)	I10 (IN/HR)	Q10 (CFS)	I25 (IN/HR)	Q25 (CFS)	I50 (IN/HR)	Q50 (CFS)	I100 (IN/HR)	Q100 (CFS)
O1	4.3	SF-RES	0.60	15	3.50	9.0	4.55	11.7	5.34	13.8	6.40	16.5	7.20	18.6	8.02	20.7
O2.1	2.6	SF-RES	0.60	15	3.50	5.5	4.55	7.1	5.34	8.3	6.40	10.0	7.20	11.2	8.02	12.5
O2.2	0.8	SF-RES	0.60	15	3.50	1.7	4.55	2.2	5.34	2.6	6.40	3.1	7.20	3.5	8.02	3.8
O2.3	0.1	SF-RES	0.60	15	3.50	0.2	4.55	0.3	5.34	0.3	6.40	0.4	7.20	0.4	8.02	0.5
O2.4	0.3	SF-RES	0.60	15	3.50	0.6	4.55	0.8	5.34	1.0	6.40	1.2	7.20	1.3	8.02	1.4
WWC	176	HALFF STUDY		HMS						225		400		550		650
WC	219	HALFF STUDY		HMS						400		500		600		750
A1	2.3	SF-RES	0.60	15	3.50	4.8	4.55	6.3	5.34	7.4	6.40	8.8	7.20	9.9	8.02	11.1
A2	4.7	SF-RES	0.60	15	3.50	9.9	4.55	12.8	5.34	15.1	6.40	18.0	7.20	20.3	8.02	22.6
A3	0.9	SF-RES	0.60	15	3.50	1.9	4.55	2.5	5.34	2.9	6.40	3.5	7.20	3.9	8.02	4.3
A4	3.8	SF-RES	0.60	15	3.50	8.0	4.55	10.4	5.34	12.2	6.40	14.6	7.20	16.4	8.02	18.3
DP-A	6	HALFF STUDY		HMS						650		1000		1250		1500

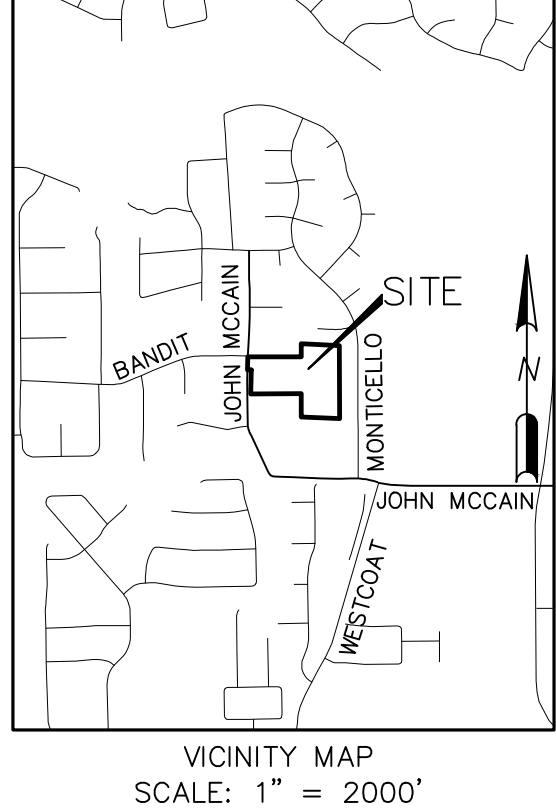
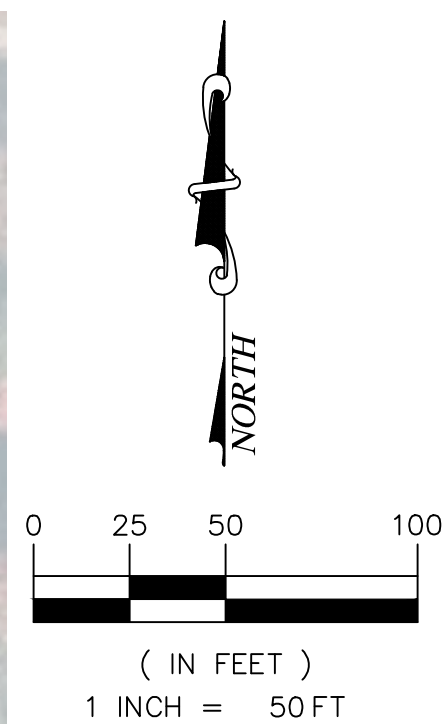
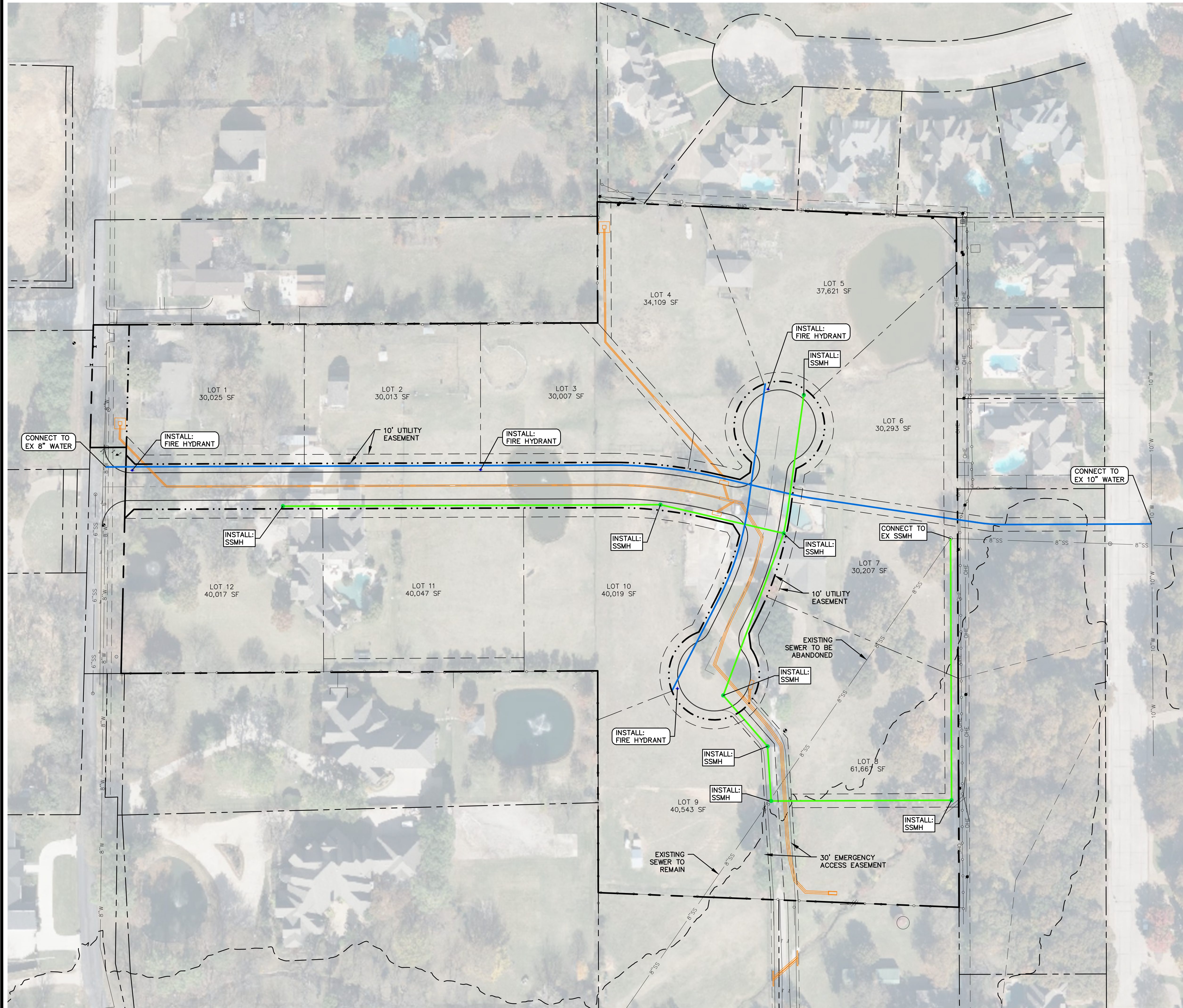
REDINGER GROUP, LLC
P.O. BOX 92046
SOUTH PLAINFIELD, NJ 07075
PHONE (877) 933-2277
FAX (877) 933-2277
ENGINEERING REGISTRATION NUMBER E-23299
PREPARED FOR: CLIENT NAME
CITY TEXAS XXXX
STATE TEXAS XXX-XXX-XXXX

PRELIMINARY GRADING & DRAINAGE PLAN
HOLT FARMS
COLLEYVILLE, TEXAS

BENCHMARKS:
BM1
TBM X-CUT
N: 7018486.7
E: 2377087.7
ELEV = 627.2
BM2
TBM X-CUT
N: 7018285.7
E: 2377120.4
ELEV = 647.4
BM 3
TBM 1/2" CAPPED IRON
ROD "EAGLE CONTROL"
N: 7018058.6
E: 2377873.4
ELEV = 615.6

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes
Engineer: CLAYTON T. REDINGER
P.E. No. 97487 Date: 1/09/2025

Drawn By: DSM
Reviewed By: CTR
Project: 1015-45



LEGEND

- PROP. 8" WATER LINE
- PROP. FIRE HYDRANT
- PROP. SEWER MANHOLE
- PROP. 8" SEWER LINE
- PROP. CULVERT
- EXIST. WATER MAIN
- EXIST. SEWER MAIN

NOTES:

- ALL SEWER LINE SHALL BE SDR-35 PVC.
- ALL WATER PIPE SHALL BE SDR-18 C-900.
- ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE CITY OF COLLEYVILLE STANDARDS FOR PUBLIC WORKS CONSTRUCTION.
- ALL SEWER SERVICES ARE PRIVATE.
- ALL WATER SERVICES ARE PRIVATE FROM THE BUILDING TO THE METER AND PUBLIC FROM THE METER TO THE WATER MAIN.
- ALL WATERLINE SHALL HAVE A MINIMUM 2" VERTICAL CLEARANCE FROM DRAINAGE STRUCTURES AND SEWER SERVICES.
- THE LOCATION OF EXISTING WATER AND SANITARY SEWER UTILITIES ARE APPROXIMATE. FINAL ENGINEERING REVIEW AND COORDINATION MAY RESULT IN SOME MINOR ADJUSTMENTS TO THIS PLAN.
- ALL WATERLINE SHALL BE INSTALLED WITH A MINIMUM COVER OF 42" UNLESS OTHERWISE NOTED OR EXPLICITLY APPROVED BY THE CITY ENGINEER.
- FIRE HYDRANTS SHALL BE PLACED WITH STEAMER NOZZLE AT LEAST 3' BEHIND BACK OF CURB.
- PRIVATE SANITARY SEWER SERVICES NEED A PLUMBING PERMIT AND MUST BE INSPECTED BY BUILDING INSPECTIONS PRIOR TO BURIAL.
- INSTALL BACKFLOW PROTECTION (DOUBLE CHECK VALVE) FOR SPRINKLER SYSTEM ON RISER.

BENCHMARKS:

- BM1
TBM X-CUT
N: 7018486.7
E: 2377087.7
ELEV = 627.2
- BM2
TBM X-CUT
N: 7018285.7
E: 2377120.4
ELEV = 647.4
- BM 3
TBM 1/2" CAPPED IRON
ROD "EAGLE CONTROL"
N: 7018058.6
E: 2377873.4
ELEV = 615.6

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes

Engineer: CLAYTON T. REDINGER
P.E. No. 97487 Date: 1/09/2025

Drawn By: DSM
Reviewed By: CTR
Project: 1015-45

SHEET

3

CITY CASE NO. ----

PRELIMINARY UTILITY PLAN
HOLT FARMS
COLLEYVILLE, TEXAS

REDINGER GROUP, LLC
P.O. BOX 92006
SUITE 100
COLLEYVILLE, TX 76032
PHONE (817) 233-2277
FAX (817) 233-2278
CLIENT NAME
PROJECT NAME
CITY, TEXAS XXXX
XXXX XXX-XXXX



REDINGER GROUP PROJECT No. 1015-45 - SITE PLAN FOR HOLT FARMS - COLLEYVILLE, TEXAS

Trees		Total Trees	Less R.O.W.	Trees Net of R.O.W.	Trees %
Protected Trees		53	-	53	77.94
Borderline Trees		14	-	14	20.59
Trees to be Altered		6	5	1	1.47
		73	5	68	100.00

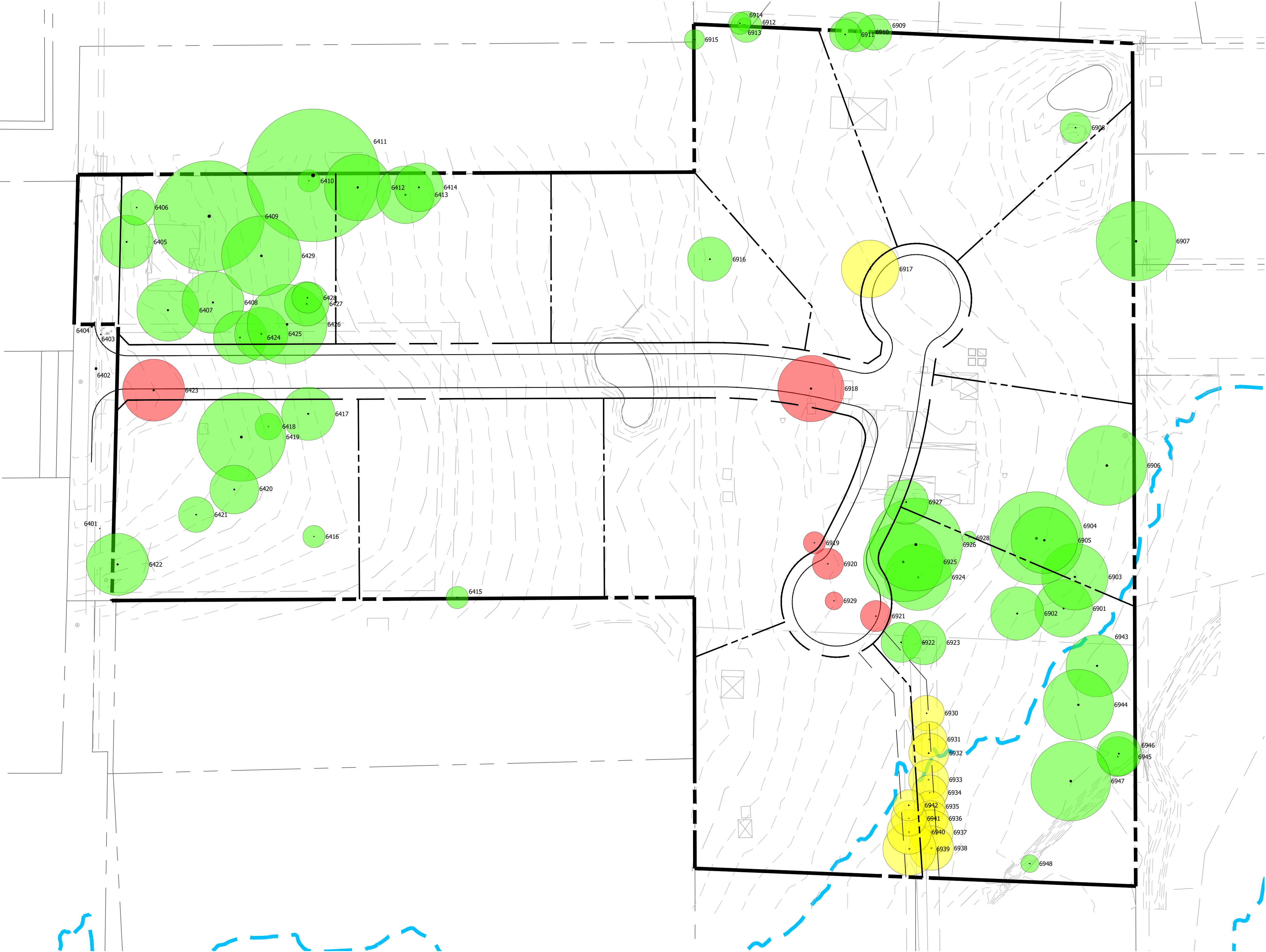
PROTECTED TREES	
Tree #	Size & Species
6405	24" OAK
6406	16" PECAN
6407	28" MULBERRY
6408	28" MULBERRY
6409	50" MULBERRY
6410	10" ELM
6411	60" ELM
6412	30" MESQUITE
6413	26" ELM
6414	22" ELM
6415	10" HACKBERRY
6416	10" OAK
6417	24" WALNUT
6418	12" CREPE MYRTLE
6419	40" WALNUT
6420	22" MULBERRY
6421	16" OAK
6422	28" BALD CYPRESS
6424	24" MESQUITE
6425	24" CEDAR ELM
6426	36" ELM
6427	20" ELM
6428	14" ELM
6429	36" OAK
6901	26" OAK
6902	24" OAK
6903	30" OAK
6904	42" OAK
6905	38" OAK
6906	36" OAK
6907	36" ELM
6908	14" WILLOW
6909	16" CEDAR
6910	18" HACK
6911	14" BRADFORD PEAR
6912	14" CEDAR

PROTECTED TREES	
Tree #	Size & Species
6913	6" ASH
6914	10" CEDAR
6915	9" CEDAR
6916	20" LIVE OAK
6922	18" PINE
6923	20" PINE
6924	30" LIVE OAK
6925	36" OAK
6926	42" OAK
6927	20" OAK
6928	6" BRADFORD PEAR
6943	28" OAK
6944	32" OAK
6945	18" LIVE OAK
6946	20" LIVE OAK
6947	36" LIVE OAK
6948	8" BRADFORD PEAR

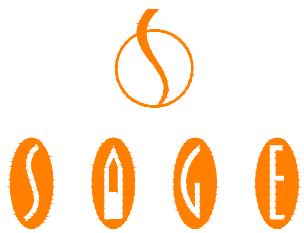
TREES TO BE ALTERED	
Tree #	Size & Species
6423	28" OAK
6918	38" ELM
6919	10" BRADFORD PEAR
6920	14" OAK
6921	14" OAK
6929	8" LIVE OAK

Tree Canopy Coverage

Total site area	509,754 s.f.
Total existing canopy	≈113,227 s.f. -->22.21%
Preserved tree canopy	
Protected tree canopy (green)	≈97,424 s.f. --> 86.04%
Borderline Trees (yellow)	≈ 8,774 s.f. --> 7.75%
Trees to be altered (red)	≈ 7,029 s.f. --> 6.21%
	≈113,227 s.f. -->100.00%

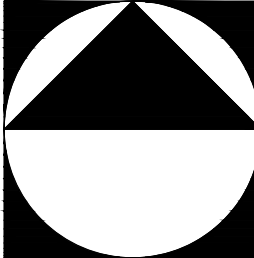


Planner:

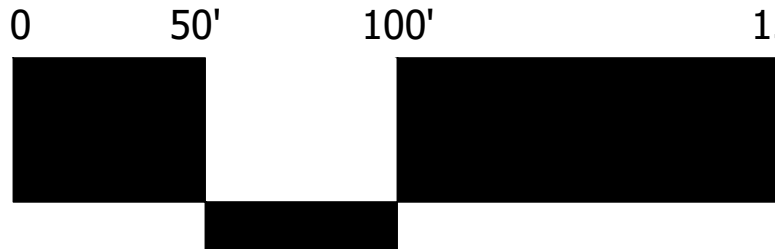


SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
817-424-2626

10 JAN 25



1" = 50'



Development Tree Conservation Plan

Holt Farms

Colleyville, Tarrant County, Texas



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number 2c

Agenda Date 1/27/2025

Number -

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a change to the Land Development Code, Chapter 3, Section 3.27, Accessory Building Regulations and Residential Carport Regulations

Explanation

The City Council has directed staff to prepare an amendment to the Land Development Code Chapter 3, Section 3.27, Accessory Building Regulations and Residential Carport Regulations. The amendment will remove the requirement of a Special Use Permit (SUP) for carports which meet all the section requirements and are located completely to the rear of the house.

Recommendation

Attachments

1. Draft Ordinance Language

Section 3.27 Accessory Buildings and Residential Carport Regulations

The following regulations shall govern the location, size and use of accessory buildings:

A. Accessory Buildings Located in Residential Zoning Districts (O-00-1223 / 07/18/00)

1. *Permit Required:*

- a. A building permit shall be required for any accessory building which exceeds one hundred and twenty (120) square feet. However, all accessory buildings containing 120 square feet or less shall comply with the height and setback requirements of this Section. An accessory building shall only be allowed as an incidental structure to a principle building unless the accessory building is located in the Agricultural District.
- b. For the purpose of this Section, the term accessory building shall include detached residential garages, pool houses, accessory dwellings, gazebos, cabanas, or other shade structures. **Exception:** structures for specific use as playground assemblies and/or playhouses shall be exempt provided that minimum five (5) feet setbacks from property lines are maintained.

2. *Maximum Size and Number of Buildings:*

- a. The maximum number of accessory buildings allowed per lot shall be three (3) buildings. In addition, the combined square footage of all accessory buildings shall not exceed four percent (4%) of the aggregate area of the lot. **Exemption:** Lots containing a minimum of 80,000 square feet shall be exempt from the requirement for the maximum number of accessory buildings.
- b. Accessory dwellings allowed by the Land Development Code shall be limited in size to be no more than the most restrictive of the following:
 1. Fifty percent (50%) of the primary structure;
 2. The maximum allowed square footage for accessory buildings on the lot; or
 3. No more than twelve hundred (1,200) square feet
- c. For the purpose of this Section, the size of an accessory building shall be the square footage of each floor, mezzanine, covered porch, or shade structure.
- d. An application to exceed the total square footage authorized above may be approved as a Special Use Permit (SUP).
- e. An existing accessory building may be remodeled or expanded provided the combined square footage of all accessory buildings does not exceed the maximum square footage allowed. However, a legally-existing accessory building which exceeds the maximum square footage allowed may be remodeled or replaced with a new accessory building, but not expanded or increased in height.
- f. There shall be no physical connection between accessory buildings and a minimum separation of three (3) feet between accessory buildings.

3. *Setbacks:*

- a. No accessory building shall be allowed, erected, or located forward of the front façade of the primary dwelling. **Exemption:** Lots containing a minimum of 80,000 square feet shall be exempt from this requirement.
- b. No accessory building shall be erected in any required yard, as defined in *Chapter 2 – Definitions*, except as set forth herein.
- c. Attached accessory buildings – Accessory buildings erected ten (10) feet or closer to the principal building shall be considered attached, and shall comply with the setback lines established for the

applicable zoning district. For the purpose of this regulation, the distance between buildings shall be measured between the nearest wall surfaces. **Exception:** Open structures (open on at least 2 ¾ sides), such as patio covers, shall be allowed to extend into the required rear yard setback a maximum of 10 feet.

- d. Detached accessory buildings – A detached accessory building shall comply with the setback lines established for the applicable zoning district, unless the accessory building is located totally behind the rear of the principal building, then it shall not be placed closer than five (5) feet to any side or rear lot line.
- 4. *Maximum Height:* No accessory building shall penetrate a vertical height envelope defined as being a point five feet from a side or rear lot line and extending vertically 8 feet to a point, then extending at a 45° angle to the allowed height of the zoning district. For clarification, structures shall be measured at grade and shall not exceed the maximum height of the zoning district.
- 5. *Permitted Uses:* The use of an accessory building shall be consistent with the permitted uses of the applicable zoning district. No accessory building shall be used for dwelling purposes (the act of occupying a structure – with or without a kitchen) other than for an accessory dwelling, where permitted by the district regulations or Special Use Permit. No accessory building or accessory dwelling shall be rented.
- 6. *Special Use Permit Provision:* Any request for a building permit for an accessory building which does not meet the criteria in this Section shall only be authorized after approval of a Special Use Permit by the City Council using the procedures contained elsewhere in this Land Development Code.

B. For Accessory Buildings Located in Non-residential Zoning Districts

- 1. No accessory building shall be erected in any required yard area except as set forth by this section.
- 2. No accessory building shall be erected within ten (10) feet of any other building unless such accessory building is used as a commercial kiosk, in which case such commercial kiosk cannot be located within fifty (50) feet of another building.
- 3. Commercial kiosks as accessory uses and/or buildings may be located within approved nonresidential districts subject to the following conditions:
 - a. Maximum size of two hundred-fifty (250) square feet.
 - b. No inside sales or service or drive in sales or service; walk-up and/or drive-up service permitted.
 - c. Exterior walls shall be of at least seventy-five percent (75%) masonry, glass, or other equivalent material, provided metal material does not exceed twenty-five percent (25%) of the exterior walls.
 - d. Located within required setbacks and in conformance with this section.
 - e. Located in such a manner as to not impede, impair or endanger vehicular traffic on the property where the kiosk is located and for vehicular traffic ingressing from and egressing to public rights-of-way.
 - f. Submission of an acceptable site plan shall be required for consideration of the issuance of a building permit unless a current valid Certificate of Occupancy exists.
 - g. Limited to one (1) kiosk per platted plot.

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.~~ *Special Use Permit Provision:* Any request for a building permit for a carport which does not meet the criteria in this Section shall only be authorized after approval of a Special Use Permit by the City Council using the procedures contained elsewhere in this Land Development Code. If all criteria is met then a Special Use Permit is not required. EXCEPTION: All carports on a corner lot shall require approval of a Special Use Permit.

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 **and no taller than the primary structure.** 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 **provided all of the following conditions are satisfied:**
(1) **The carport is located completely to the rear of the house OR is not visible from the street;**
(2) **Is not proposed on a corner lot; and**
(3) 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 or rear 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; **and**
(4) the carport shall not be visible from the street.

d. *Maximum Number Per Lot:* one

e. *Paving and Street Access:*

The parking area of a carport shall be paved not less than nine feet (9') by eighteen feet (18') and provide access to a public street right-of-way. Said access shall be a minimum of nine feet (9') in width and paved. All paved surfaces shall be either concrete, asphalt or pave-stone.

f. *Design Criteria:*

i. *Roof -* Carports shall have a pitched roof of at least 2:12. Flat roofs shall be prohibited.

ii. *Posts -* Posts shall be clad or finished of brick, stone, cedar or decorative metal, such as metal lattice. For purpose of this requirement, decorative metal shall consist of twenty-five (25) percent opaque surfaces. The dimension of each post as viewed from each primary elevation shall not be less than eight inches (8") or more than forty-eight inches (48"). Any carport with two or more elevations that exceed the 48-inch criteria shall be considered an accessory building and be regulated as such. Cedar posts shall be wrapped using masonry stone or brick from the base to at least 50% of the post height. The exposed portion of the cedar post shall be a minimum of 8 inches.

g. *Adequacy of Plans and Specifications:*

The applicant requesting a Special Use Permit to construct a carport shall submit plans and specifications of the proposed carport for review. Said plans and specifications shall contain sufficient information to allow the City Council to determine that the proposed carport complies with these regulations and the City Council may require additional information when necessary to clarify the applicant's request. At a minimum, the drawings shall contain a plot plan, elevation views and a description of the construction materials.