



City of Colleyville Planning and Zoning Commission Agenda

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

Monday, June 8, 2015

City Council Chambers

**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, UPDATES ON
DEVELOPMENT AND CONSTRUCTION ACTIVITY, AND 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: Commissioner Knox
PLEDGE OF ALLEGIANCE**

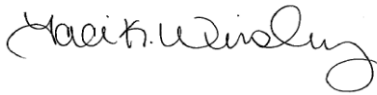
- 1. APPROVAL OF MINUTES**
May 11, 2015
- 2. CITIZEN COMMENTS/PRESENTATIONS REGARDING ITEMS NOT ON
THE AGENDA AS A PUBLIC HEARING ITEM**
- 3. PUBLIC HEARING AGENDA ITEMS**
 - 3a** Consideration of a replat on Lot A1C, Block 2, of the Pleasant Oaks
Estates Addition located at 609 Beverly Drive, PC15-013
 - 3b** Consideration of a zoning change from the R40-Single Family

Residential zoning district to the R20-Single Family Residential zoning district on Lots 23A & 23D, Block 1, of the Westcoat Place Addition, located at 5805 Bettinger, Case ZC15-010

- 3c** Consideration of a zoning change from the AG-Agricultural zoning district to the PUDR-Planned Unit Development Residential zoning district on 2.62 acres of Abstract 1034 of the GW Minter Survey, located at 5017, 5113, & 5201 Roberts Road, Case ZC15-011

4. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards June 5, 2015 by 5:00 p.m.



Taci Wrisley
Planning and Zoning Assistant

A quorum of the Colleyville City Council may be in attendance 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 Agenda Briefing

City Hall
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Agenda Number	Agenda Date 06/08/2015	Number
Type Approval of Minutes		
Department Community Development		

Title

May 11, 2015

Explanation

Recommendation

Attachments

1. Planning and Zoning Commission Meeting Minutes - May 11, 2015



City of Colleyville Planning and Zoning Commission Minutes

City Hall
100 Main Street
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Monday, May 11, 2015

City Council Chambers

CALL MEETING TO ORDER

The Planning and Zoning Commission meeting of the City of Colleyville was called to order by Chairman Byerly on May 11, 2015 at 7:00 p.m.

Roll Call

Present: Commissioners Larry Knox, Carel Tornes, David Wheelwright, Jim Gotcher, Don Davis, David Phelps, and Jeff Byerly

Staff Present: Abra Nusser, Chris Fuller, Adam Marsh, Taci Wrisley, Patia Boomsma, Rob McKeown, Marty Wieder, and Matt Butler (City Attorney)

1. APPROVAL OF MINUTES

Commissioner Knox made a motion to approve the minutes as corrected. Commissioner Tornes seconded.

The motion to approve the minutes as corrected carried by the following vote:

Aye: 7 – Knox, Tornes, Wheelwright, Gotcher, Davis, Phelps, and Byerly

2. CITIZEN COMMENTS/PRESENTATIONS REGARDING ITEMS NOT ON THE AGENDA AS A PUBLIC HEARING ITEM

Chairman Byerly moved this item from Item Number 3 to Item Number 2.

There were no citizen comments/presentations regarding items not on the agenda as a public hearing item.

3. REGULAR AGENDA ITEMS – At the advice of Matt Butler, city attorney, Items 2a and 2b were heard as Public Hearing Items.

2a Consideration of a replat of Lot 1, Block 1, of the Brighton Oaks Addition, located at 2600 Sherwood Lane, Case PC15-010

Patia Boomsma presented the case and briefed the Commission.

Commissioner Gotcher questioned staff regarding the sidewalk

requirements. Adam March replied all new development requires a sidewalk be constructed regardless of the location. He further explained the property owner has three (3) options: 1. Build the sidewalk 2. Request to escrow funds or 3. Request a waiver from City Council.

Commissioner Tornes questioned staff regarding whether the Brighton Oaks Addition was ever zoned as a Planned Unit Development – Residential (PUD-R). Patia Boomsma replied no, it is straight zoned R20-Single Family Residential.

Commissioner Tornes questioned staff regarding whether the applicant would be required to meet all city and federal requirements when developing and building on the subject properties. Adam Marsh replied yes. He explained the applicant would be required to provide a drainage study to show the new development would not have a negative impact on neighboring properties.

Chairman Byerly questioned Matt Butler regarding why the replat was being heard as a public hearing agenda item versus a regular agenda item. Matt Butler replied the Legislature says if a plat meets all of the requirements of the Texas Local Government Code, the plat has to be approved. He further explained due to this case being a residential replat, a public hearing is required.

Commissioner Phelps questioned Matt Butler regarding whether the same rules would apply if the applicant were asking for a waiver on the plat. Matt Butler replied if a waiver were being requested, the commission would have the ability to deny the plat.

The public hearing was opened at 7:13 p.m.

David Duecaster, the property owner, came forward and briefed the Commission.

Commissioner Gotcher questioned Mr. Duecaster regarding the intent for the lots. Mr. Duecaster replied the intent is to build his own residence on Lot 1R-A and to eventually sell Lot 1R-B.

Commissioner Gotcher questioned Mr. Duecaster regarding why he did not allow the City to clean the creek all the way down Jackson Road, several years back. Mr. Duecaster replied he originally accepted the offer but withdrew his acceptance when he discovered the City was requiring him to sign over a 35 foot easement on each side of the property. He further explained that their building plans at

the time could not accommodate the new proposed easements.

Discussion continued regarding drainage concerns.

Commissioner Phelps questioned Mr. Duecaster regarding his explanation of the upper and lower lot. Mr. Duecaster explained when he used the terms upper and lower, he was referring to elevation. He further explained Lot 1R-A was being referred to as the upper lot and Lot 1R-B was being referred to as the lower lot.

Commissioner Tornes questioned Mr. Duecaster regarding whether there were plans to build on Lot 1R-B. Mr. Duecaster replied he has no plans to build on it himself and that he hopes to sell it.

Discussion occurred regarding drainage flow.

Brad Haga, 4100 Spring Hollow Street, came forward and spoke in opposition with regard to drainage concerns.

Rod Wernicke, 4208 Allendale Street, came forward and spoke in opposition with regard to drainage concerns.

Pat Gibson, 2604 Sherwood Lane, came forward and spoke in opposition with regard to drainage concerns.

Linda Collins, 2705 Sherwood Lane, came forward and spoke in opposition with regard to drainage concerns.

Gary Borofsky, 2609 Sherwood Lane, came forward and spoke in opposition with regard to drainage concerns.

Teri Fay, 2905 Hickory Hill Lane, came forward and spoke in opposition with regard to drainage concerns.

Lakshmi Nair, 4120 Jackson Road, came forward on behalf of her mother and spoke in opposition with regard to drainage concerns.

The following wished to record their opposition but did not wish to speak:

Mike Tatum, 4100 Allendale Street
Joey Cutrona, 3005 Sherwood Lane
Raymond De Forz, 2912 Hickory Hill Lane
John Muller, 2804 Sherwood Lane
Sandra Muller, 2804 Sherwood Lane

and
Julia White, 2904 Hickory Hill Lane

David Duecaster, property owner, and Nick Avila, the builder, wished to record their support.

There being no one else wishing to speak, the public hearing was closed at 7:47 p.m.

Nick Avila, the builder, came forward to address comments and concerns.

Commissioner Phelps questioned Mr. Avila regarding the development and marketing potential of Lot 1R-B. Mr. Avila replied it is unknown what will be done with Lot 1R-B if the property is sold. He further explained there is sufficient room to construct a single family residence if a buyer chose to do so.

Discussion continued regarding Lot 1R-B and future development.

Commissioner Phelps questioned staff regarding whether exceptions were made to property owners of undevelopable properties. Patia Boomsma replied Lot 1R-B is not undevelopable, however, it will be a challenge to develop. She further explained no exceptions or accommodations are made in this situation.

Discussion continued regarding development in the 100-Year Flood Plain.

Chairman Byerly questioned staff regarding how the maintenance of the creek would be addressed. Adam Marsh replied staff would need to do some research to see if an approved grading plan was being adhered to, if one was submitted with the original subdivision.

Commissioner Tornes questioned staff regarding whether public notices would be sent out when or if Lot 1R-B is to be developed. Adam Marsh replied no.

Commissioner Wheelwright questioned staff regarding whether construction on either lot would prompt the City to look at the drainage flow under Jackson Road. Adam Marsh replied no.

Chairman Byerly questioned Matt Butler regarding whether the City could change the Land Development Code in order to notify property owners downstream of a proposed development. Matt Butler replied

it would be discretionary but could be done if the City wished to do so.

Chairman Byerly encouraged the applicant to look into offering Lot 1R-B to the City as parkland.

Chairman Byerly made a motion to approve Case PC15-010. Commissioner Phelps seconded the motion.

The motion to approve Case PC15-010 carried by the following vote:

Aye: 6 – Knox, Tornes, Wheelwright, Davis, Phelps, and Byerly

Nay: 1 – Gotcher

2b Consideration of a replat of Lots 1 and 2, Block 2 of the Andy Felps Addition, located at 120 Acuff Lane, Case PC15-005

Chairman Byerly recused himself from this case and vice-chairman, David Phelps, led the Commission.

Patia Boomsma presented the case and briefed the Commission.

The public hearing was opened at 8:08 p.m.

Brad Eubanks, on behalf of the applicant, came forward to answer Commission questions.

Commissioner Phelps questioned Mr. Eubanks regarding what the use of the residential structure was today. Mr. Eubanks replied it is an office for Elite Wireless.

There being no one else wishing to speak, the public hearing was closed at 8:10 p.m.

Commissioner Tornes made a motion to approve Case PC15-005. Commissioner Davis seconded.

The motion to approve Case PC15-010 carried by the following vote:

Aye: 6 – Knox, Tornes, Wheelwright, Gotcher, Davis, and Phelps

4. PUBLIC HEARING AGENDA ITEMS

- 4a** Consideration of a zoning change from the R40 – Single Family Residential zoning district to the R20 – Single Family Residential zoning district on Abstract 1248, of the Thomas J. Polson Survey, located at 508 Black Drive, Case ZC15-008

Patia Boomsma presented the case and briefed the Commission.

Commissioner Tornes questioned staff regarding why the adjacent lots were zoned R20-Single Family Residential but were surrounded by commercial and R40-Single Family Residential. Patia Boomsma replied she was unsure but staff would do more research to determine the circumstances surrounding the zoning of those lots.

Commissioner Phelps questioned staff regarding the minimum lot width for R40-Single Family Residential and did the lots in the general area appear to meet those requirements. Patia Boomsma replied the minimum lot width for R40-Single Family Residential is 150 feet. She further explained the lots in the general area did appear to meet the R40-Single Family Residential requirements with the exception of the lot just to the west of the subject property.

Commissioner Phelps questioned staff regarding whether the property to the north has a point of access other than Ford Drive and was it considered a flag lot. Patia Boomsma replied they do not have another point of access and it is considered a flag lot.

Commissioner Wheelwright questioned staff regarding whether Ford Drive was included as part of 508 Black Drive and would they be required to improve Ford Drive. Patia Boomsma replied Ford Drive is a private access easement and access must be provided to this easement. She further explained the property owner would not be required to improve Ford Drive.

Commissioner Tornes questioned staff regarding whether Ford Drive was a city maintained road. Patia Boomsma replied no, it is not.

Commissioner Phelps questioned staff regarding who would be responsible for providing adequate access to the flag lot. Adam Marsh replied the flag lot would be responsible.

Commissioner Tornes questioned staff regarding whether 508 Black Drive could remove the private access easement. Patia Boomsma replied a replat could be submitted for consideration by the Planning and Zoning Commission to remove the easement.

The public hearing was opened at 8:19 p.m.

Ron and Lori Cimonetti, the applicants, came forward and briefed the Commission.

There being no one else wishing to speak, the public hearing was closed at 8:20 p.m.

Commissioner Phelps questioned Mr. Cimonetti regarding the irregular property line and the single family structure that exists today. Mr. Cimonetti replied the existing house would eventually be demolished and the irregular property line would remain. Mr. Cimonetti further explained both proposed lots would front on Black Drive.

Commissioner Knox made a motion to approve Case ZC15-008. Commissioner Phelps seconded.

The motion to approve Case ZC15-008 carried by the following vote:

Aye: 7 – Knox, Tornes, Wheelwright, Gotcher, Davis, Phelps, and Byerly

- 4b** Consideration of a zoning change from the CN – Neighborhood Commercial zoning district to the CPO – Professional Office zoning district on Lots 1-4, Block 1, of the C-D Subdivision, located at 6513 Colleyville Boulevard, Case ZC15-009

Patia Boomsma presented the case and briefed the Commission.

Commissioner Tornes questioned staff regarding whether retail is a viable option for the subject properties given the adjacent uses. Patia Boomsma replied the Future Land Use Plan designates the subject properties as retail.

The public hearing was opened at 8:29 p.m.

Terry Cunningham, the architect for the proposed development, and Ken Green, the applicant, came forward and briefed the Commission.

Commissioner Phelps questioned Mr. Green regarding prospective tenants for the proposed development. Mr. Green replied Lighthouse Family Medicine would be occupying the first building and an attorney would be leasing a suite on the second building, both are current tenants of another of his properties just across Colleyville Boulevard. He further explained the rest of the suites in the second building have

not yet been leased.

Commissioner Phelps questioned Mr. Green regarding whether he would have any issues leasing the spaces where Lighthouse Family Medicine and the attorney currently are located and is retail allowed in those spaces. Mr. Green replied they usually have good luck with this location due the building being located next to the Chamber of Commerce. He further explained retail uses are allowed in this location.

Commissioner Tornes questioned Mr. Green regarding how he was marketing the remaining lease spaces. Mr. Green replied he has reached out and sent letters to neighboring businesses and existing clients to generate interest.

Commissioner Wheelwright questioned Mr. Cunningham regarding the architectural look of the building. Mr. Cunningham replied the building will be mostly stone and brick with some metal architectural features, such as a rounded entry for Lighthouse Family Medicine.

There being no one else wishing to speak, the public hearing was closed at 8:34 p.m.

Commissioner Phelps questioned Marty Weider regarding his opinion of the proposed development. Marty Weider replied he believes this would be a great opportunity for this location. He further explained due to the lack of a signal at this corner, a higher traffic generating use would not be ideal. He also added while the proposed uses would not generate sales tax for the City, it would generate more daytime population.

Commissioner Wheelwright questioned Marty Weider regarding whether the widening of Colleyville Boulevard would help retail thrive at the proposed location. Marty Weider replied he believes it would make it more difficult due to a median being in the center of Colleyville Boulevard.

Commissioner Tornes questioned Marty Weider regarding the potential to lease the spaces across Colleyville Boulevard, where Lighthouse Family Medicine and the attorney would be vacating, to a retail tenant. Marty Weider replied while it is a possibility, the uses may not be sole retail uses.

Discussion continued regarding potential uses in the area.

Commissioner Gotcher made a motion to approve Case ZC15-009. Commissioner Davis seconded.

Commissioner Knox stated he believes the proposed development would be a great addition to Colleyville Boulevard.

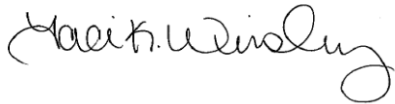
The motion to approve Case ZC15-009 carried by the following vote:

Aye: 7 – Knox, Tornos, Wheelwright, Gotcher, Davis, Phelps, and Byerly

5. ADJOURNMENT

The meeting adjourned at 8:41 p.m.

The minutes were written and prepared by:



Taci Wrisley
Planning and Zoning Assistant

The meeting minutes were approved on June 8, 2015 by a vote of _____.



City of Colleyville Planning and Zoning Commission Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
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Agenda Number 3a	Agenda Date 06/08/2015	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration of areplat on Lot A1C, Block 2, of the Pleasant Oaks Estates Addition located at 609 Beverly Drive, PC15-013

Explanation

John and Jennifer Webb, the owners, propose to replat 609 Beverly Drive, Lot A1C, Block 2 of the Pleasant Oak Estates Addition in order to reduce the building line along Leta Lane from 35 feet to 25 feet. The owners intend to remove the existing residence and construct a new one.

Existing Conditions. The property, located at the southwest corner of Beverly Drive and Leta Lane, is currently platted as Lot A1C, Block 2 of the Pleasant Oak Estates Addition. It is developed with an existing residence, which extends past the 35 foot building line along Leta Lane. Several accessory buildings including a detached garage, a shed, and two well houses are also located on the site.

Zoning. The subject property is currently zoned R-40-Single Family Residential.

Lot Dimensions and Setbacks. The R-40-Single Family Residential zoning district requires a minimum lot size of 40,000 square feet with a minimum lot width of 150 feet and lot depth of 150 feet. The subject property does not meet the required lot width; however, it is considered a lot of record and is therefore exempt from the lot dimension requirements of the R-40 zoning district. The property is also subject to the following development standards:

Minimum Front Yard Setback: 40 feet
Minimum Side Yard Setbacks: 15 feet
Minimum Rear Yard Setback: 25 feet

Although the zoning designation specifies a front setback of 40 feet, the current plat shows a 35 foot setback. Per Section 3.28 of the Land Development Code, this building line would be applicable to the frontages along both Beverly Drive and Leta Lane. The applicant has submitted a letter requesting that the setback along Leta Lane be reduced to 25 feet.

Sidewalks. A minimum four foot wide sidewalk is required along Leta Lane whenever any new structures are built.

Surrounding Properties. The properties to the north, south, and west are zoned R-40-Single Family Residential and are developed with single family residences. Some of these properties are lots of record and do not meet the requirements of the R-40-Single Family Residential zoning district. Land to the east, across Leta Lane, is zoned R-10-Single Family residential and contains single family residences.

Public Notification. Staff mailed notices to all property owners within 200 feet of the subject property. Notice was published in the *Fort Worth Star-Telegram* as required by state law and the Land Development Code. Staff has received no correspondence to date.

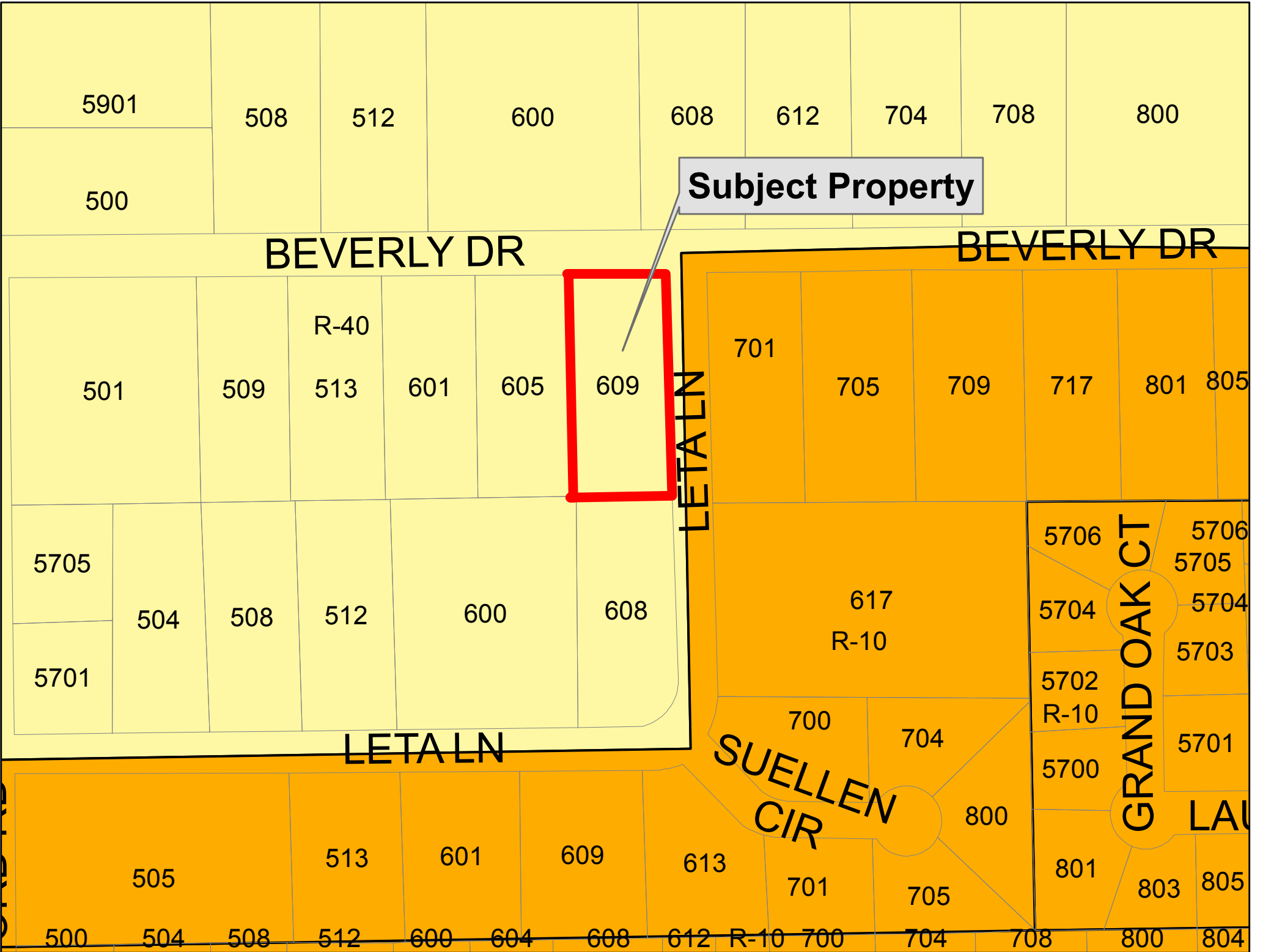
Summary. Staff recommends approval of the replat.

Recommendation

Approve

Attachments

1. Location and Zoning Map
2. Aerial
3. Notification List
4. Buffer Map
5. Replat Exhibit
6. Waiver Request Letter



Aerial



Notification List

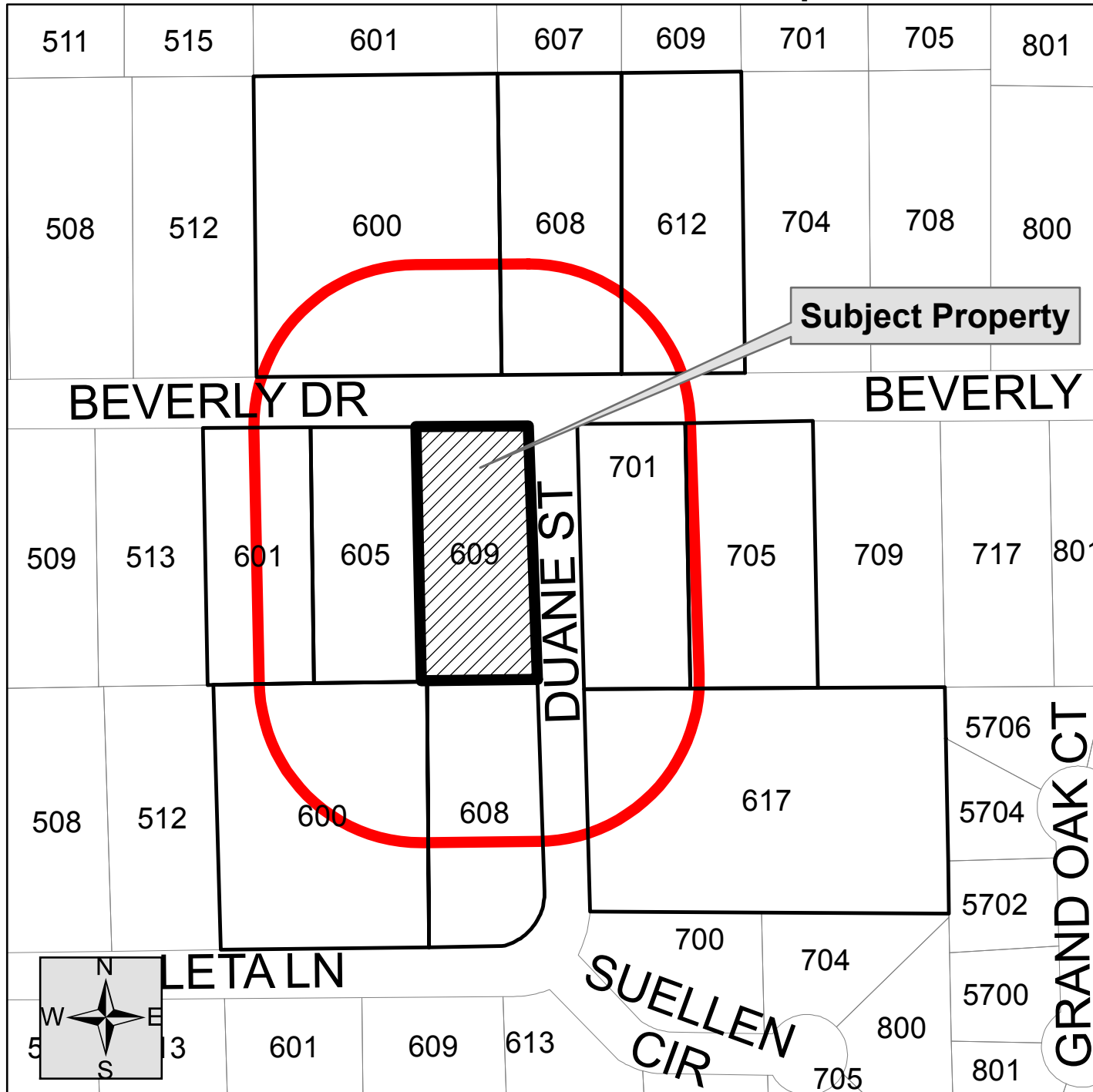
Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Situs Address
EDWARD TIM A	608 BEVERLY DR	COLLEYVILLE	Texas	76034	608 BEVERLY DR
CLEFF DAVID M	612 BEVERLY DR	COLLEYVILLE	Texas	76034	612 BEVERLY DR
CROSS SHEILA A	705 BEVERLY DR	COLLEYVILLE	Texas	76034	705 BEVERLY DR
GLEASON JAMES T	600 BEVERLY DR	COLLEYVILLE	Texas	76034	600 BEVERLY DR
LOPEZ CLAIRE LOUISE	701 BEVERLY DR	COLLEYVILLE	Texas	76034	701 BEVERLY DR
WEBB JOHN P	609 BEVERLY DR	COLLEYVILLE	Texas	76034	609 BEVERLY DR
DE JONG MICHAEL	605 BEVERLY DR	COLLEYVILLE	Texas	76034	605 BEVERLY DR
HULET ERIC	608 LETA LN	COLLEYVILLE	Texas	76034	608 LETA LN
DOBBINS TOMMIE G	600 LETA LN	COLLEYVILLE	Texas	76034	600 LETA LN
SURLEY ELTON R	617 LETA LN	COLLEYVILLE	Texas	76034	617 LETA LN
BURNETT JOHN P	601 BEVERLY DR	COLLEYVILLE	Texas	76034	601 BEVERLY DR
BILLY DUCKWORTH	2220 GUS THOMASSON	MESQUITE	Texas	75187	APPLICANT

Public hearing notices
were mailed Thursday,
May 21, 2015 by Taci
Wrisley

Buffer Map

Case PC15-013

609 Beverly Drive

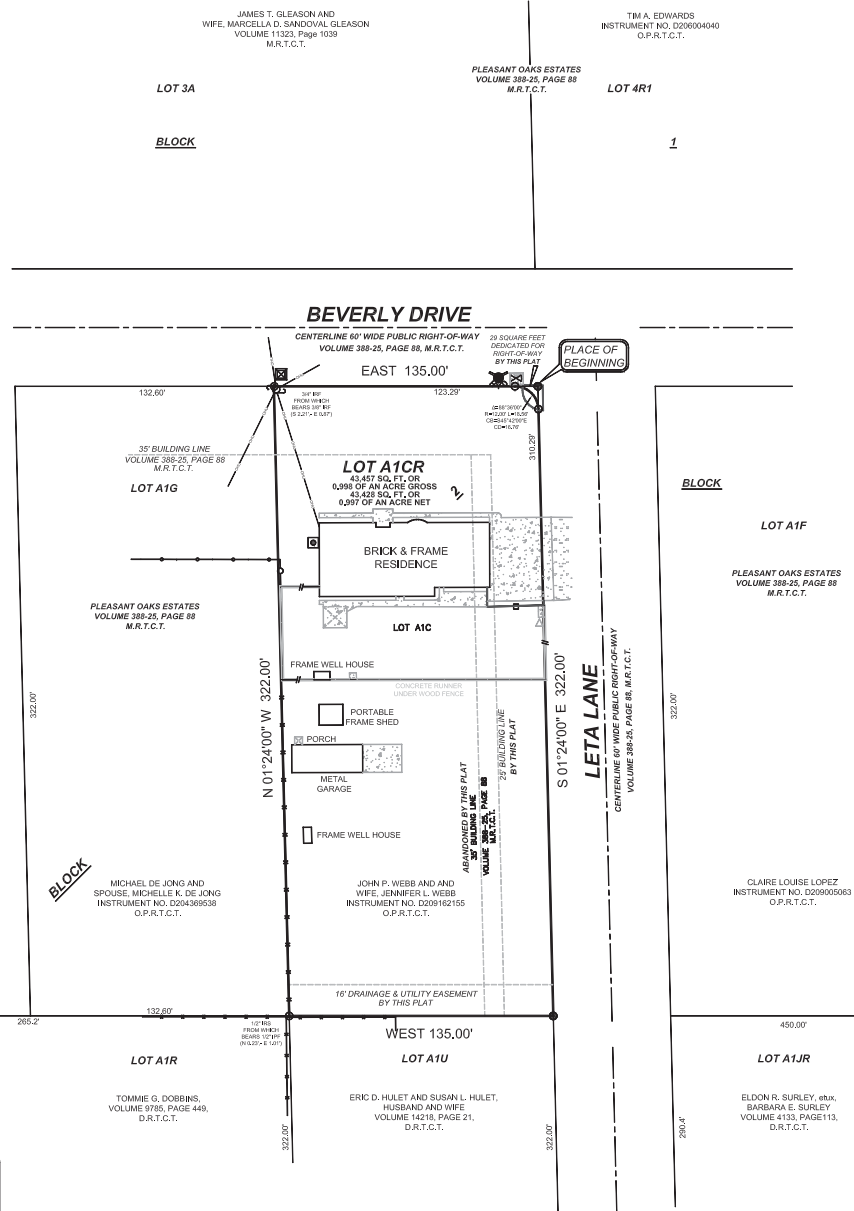
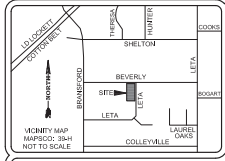


Legend

- Properties within 200 feet
- Subject property
- Parcels



Replat Exhibit



SURVEYOR'S NOTES

- 1) ALL 1/2\"

NOTE: ELECTRIC SERVICES CIRCA 1935; PRIMARY UTILITY POLES, OVERHEAD UTILITY LINES, AND ANCHORS ARE GENERALLY DEFINED PERTAINING TO LOCATION. FACILITIES FOR THIS AREA ARE ACKNOWLEDGED AND RECORDED IN THE FOLLOWING TPAL, CO. EASEMENTS, RECORDED IN VOL. 1349, PG. 111; VOL. 1763, PG. 62; VOL. 1986, PG. 416 AND VOL. 2932, PG. 11, D.A.T.C.T.

TOP IRON FOUND	WALDO	TRAIL BOX	UTILITY POLE	OVERHEAD UTILITY LINE	BRICK RET. WALL	CONCRETE
TOP SET	1-SET	CABLE BOX	WATER METER	WIRE ANCHOR	STONE RET. WALL	GRAVEL
TOP IRON FOUND	DIAL SET, W/L	ELECTR. BOX	ONE METER	BARBED WIRE FENCE	BUILDING LINE	BRICK
TOP IRON FOUND	WIRELESS PHONE	WATER PUMP	ALCANTARA	BRICK FENCE	BRICK	STONE
TOP IRON FOUND	WIRE PUMP	WATER PUMP	WATER PUMP	BRICK FENCE	BRICK	WOOD BOX
TOP IRON FOUND	WIRE PUMP	WATER PUMP	WATER PUMP	BRICK FENCE	BRICK	WOOD BOX
TOP IRON FOUND	WIRE PUMP	WATER PUMP	WATER PUMP	BRICK FENCE	BRICK	WOOD BOX
TOP IRON FOUND	WIRE PUMP	WATER PUMP	WATER PUMP	BRICK FENCE	BRICK	WOOD BOX

OWNER'S CERTIFICATE

WHEREAS John P. Webb and Jennifer L. Webb are the sole owners of a tract of land located in the PATE PETERSON SURVEY, Abstract No. 1203, Colleyville, Tarrant County, Texas, and being Lot A1C, Block 2, of Pleasant Oak Estates Addition, an Addition to the City of Colleyville, Tarrant County, Texas, according to the plat thereof recorded in Volumes 388-25, Page 88, Plat Records, Tarrant County, Texas, and being the same tract of land described in deed to John P. Webb and Jennifer L. Webb, recorded in Instrument No. 0209162155, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

Beginning at a 1/2-inch iron rod found for corner in the South line of Beverly Drive, a 60 foot wide public right-of-way, at the West line of Leta Lane, a 60 foot wide public right-of-way, same being the Northeast corner of said Pleasant Oak Estates Addition;

Thence South 01°24'00\"

Thence North 01°24'00\"

Thence East, along said South line, a distance of 135.00 feet to the PLACE OF BEGINNING and containing 43,457 square feet or 0.999 of an acre of land.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

KNOW ALL MEN BY THESE PRESENTS:

That I, John S. Turner, a Registered Professional Land Surveyor licensed in 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.

RELEASED 04-15-2015 FOR REVIEW PURPOSES ONLY.
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES.

Signature Date
(Affix Seal)

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned Notary Public in and for said county and State on this day personally appeared Jennifer L. Webb, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed, and in the capacity therein stated. Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public In and for Tarrant County

(Affix seal)
My printed name

My commission expires:

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, John P. Webb and Jennifer L. Webb, Owners, do hereby adopt this plat designating the heretofore described property as **LOT A1C, BLOCK 2, PLEASANT OAK ESTATES ADDITION**, and 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 _____, 2015.

John P. Webb Owner

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned Notary Public in and for said county and State on this day personally appeared John P. Webb, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed, and in the capacity therein stated. Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public In and for Tarrant County

(Affix seal)
My printed name

My commission expires:

WITNESS MY HAND, THIS _____ DAY OF _____, 2015.

Jennifer L. Webb Owner

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned Notary Public in and for said county and State on this day personally appeared Jennifer L. Webb, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed, and in the capacity therein stated. Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public In and for Tarrant County

(Affix seal)
My printed name

My commission expires:

Planning and Zoning Commission Approval

WHEREAS The Planning and Zoning Commission of the City of Colleyville, Texas voted affirmatively on this _____ day of _____, 2015, to approve this Plat.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

THE PURPOSE OF THIS REPLAT IS TO REDUCE THE SETBACK ALONG LETA LANE IN ORDER TO CONSTRUCT A NEW RESIDENCE. TREES ARE LOCATED ONLY IN THE PRIMARY BUILDING AREA, SEE AERIAL.



A&W SURVEYORS, INC.
Professional Land Surveyors

TEXAS REGISTRATION NO. 10017400
P.O. BOX 870028, MESQUITE, TX, 75187
PHONE: (972) 681-4875 FAX: (972) 681-4864
WWW.AANDWSURVEY.COM

PROPERTY ADDRESS: 609 Beverly Drive -
Owner: John P. Webb and Jennifer L. Webb

609 Beverly Drive -
214-475-5080

Job No. 15-0075 Drawn by: S43 Date: 03-25-15
"A professional company operating in your best interest"

REPLAT

OF
LOT A1C, BLOCK 2 OF THE
PLEASANT OAK ESTATES ADDITION
TO

**LOT A1C, BLOCK 2
PLEASANT OAK ESTATES ADDITION**

AN ADDITION TO THE CITY OF COLLEYVILLE,
TARRANT COUNTY, TEXAS
PETERSON PATE SURVEY, ABSTRACT NO. 1203

Waiver Request

Planning and Zoning Commission of Colleyville
100 Main Street
Colleyville, TX 76034

May 26, 2015

Dear Planning and Zoning Commission,

This proposal letter is to request the grant of a variance for the residence at 609 Beverly Drive in Colleyville, TX (Lot A1CR, Block 2 Pleasant Oak Estates Addition). The variance is relatively minor since the existing house is already over the 35 foot building line along Leta Lane by approximately 9 feet, placing it within a foot of our requested building line.

The owners, JP and Jennifer Webb, would like to tear down and rebuild on their lot. They would like to place the garage on the right side (west side) of their lot so that they will have privacy in the garage when the garage door is open. In their current house the garage faces Leta Lane and allows a clear view into their garage and it does not afford them the privacy that they would like. Because the garage will be on the west side of the lot we will need at least a 25 foot turnaround outside of the garage. With a 25 foot building line along Leta Lane it will allow us to balance out the house on the lot with the trees and allow for a better front elevation that looks balanced on their lot instead of pushed over to the right (west).

The current building line along Leta Lane is 35 feet. JP and Jennifer Webb would like to request a variance and change that building line to 25 feet as shown on the replat from A&W Surveyors.

Respectfully submitted,
Tom Panno
President
Independence Custom Homes, Inc.
6114 Hunter Lane
Colleyville, TX 76034



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 3b	Agenda Date 06/08/2015	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration of a zoning change from the R40-Single Family Residential zoning district to the R20-Single Family Residential zoning district on Lots 23A & 23D, Block 1, of the Westcoat Place Addition, located at 5805 Bettinger, Case ZC15-010

Explanation

Sam Noel, the applicant, has submitted a request to change the zoning on 0.474 acres, located at 5805 Bettinger Drive. The applicant is requesting to rezone the property from the R-40 Single Family Residential zoning district to the R-20-Single Family Residential zoning district. The applicant is seeking a zoning change in order to reduce setbacks for future redevelopment.

Existing Conditions. The subject property is currently platted as Lots 23A and 23D of the Westcoat Place Addition. A subsequent replat will be required in order to create a single lot and accommodate the construction of a new residence. The lot is 20,630 square feet in size and does not meet the R-40 zoning district's minimum area of 40,000 square feet. The property presently contains a single family home.

Statement of Planning Objectives. The applicant intends to demolish the existing residence and construct a new home.

Lot Dimensions and Setbacks. Per Section 3.24 G, Schedule of District Regulations in the Land Development Code, the R-20 zoning regulations require a minimum lot size of 20,000 square feet with a minimum lot width of 100 feet and lot depth of 125 feet. The following additional standards are applicable to the R-20 zoning designation:

Minimum Front Yard Setback: 30 feet
Minimum Side Yard Setbacks: 10 feet
Minimum Rear Yard Setback: 25 feet
Maximum Lot Coverage: 30 percent

The proposed conceptual plan does not meet the minimum standards of the Land Development Code for the R-20 zoning district, but would be in compliance once a replat is approved.

Surrounding Development Trends. The properties to the north, south, and west are zoned R-40 Single Family Residential and developed with single family detached

homes. Land to the east is zoned R-15 Single Family Residential and R-20 Single Family Residential and developed with single family detached homes.

Master Plan. The Future Land Use Plan designates the subject property for single family residential uses. The proposed rezoning is consistent with the Future Land Use Plan.

Public Notification. Staff mailed notices to 13 property owners within 200 feet as well as any Homeowners Associations within 500 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. To date, no correspondence has been received.

Summary. The proposed zoning change is consistent with the Future Land Use Plan, which designates the subject property as single family residential uses. The existing lot is located near larger lots. Although the requested R-20 zoning is not the same as the majority of surrounding properties, the proposed designation is more consistent with the existing lot size of 0.474 acres (20,630 square feet). The requested zoning designation would continue to ensure the property does not increase in density. Staff recommends approval of the rezoning request.

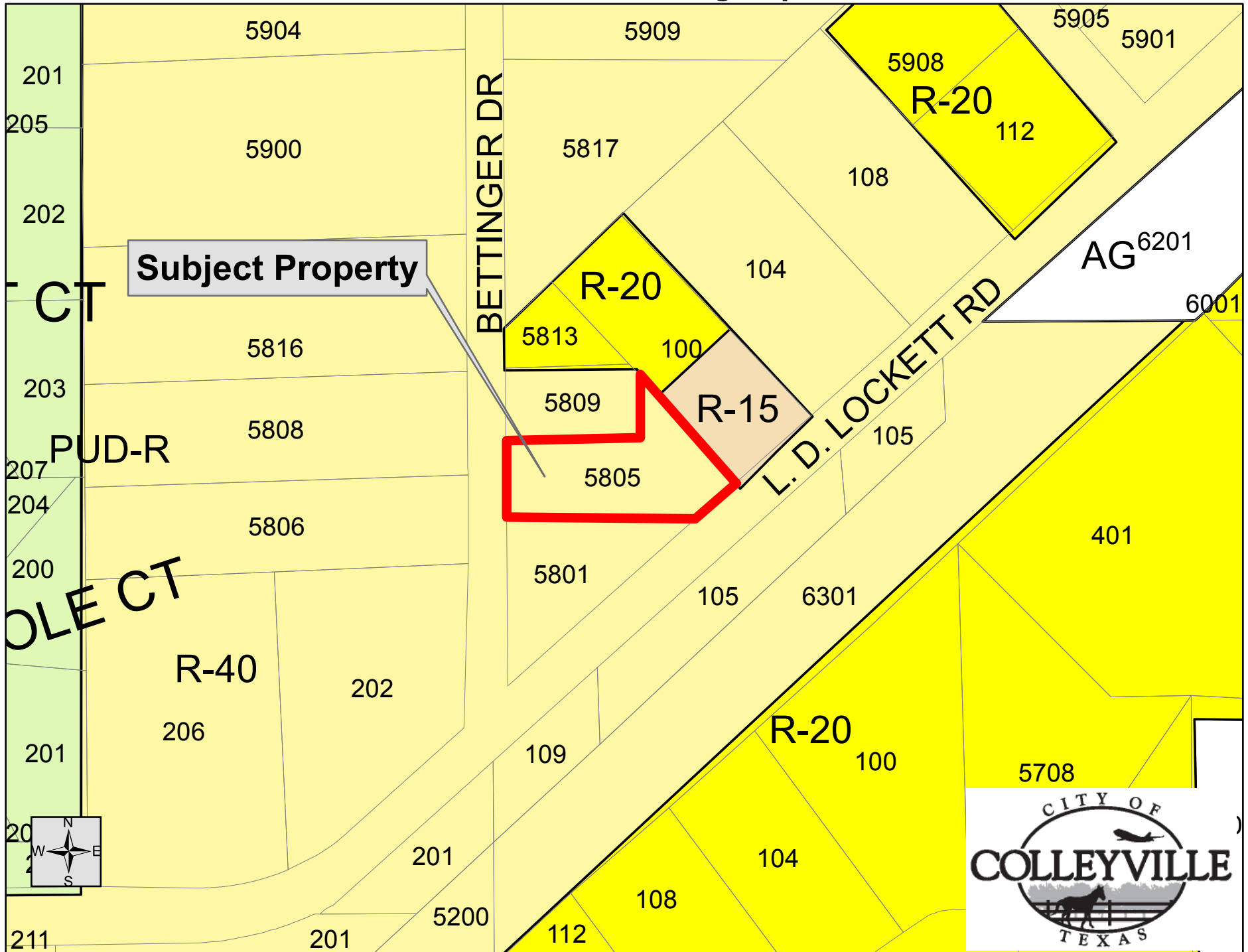
Recommendation

Approve

Attachments

1. Location and Zoning Map
2. Aerial
3. Future Land Use Map
4. Buffer Map
5. Notification List
6. Ordinance O-15-XXXX

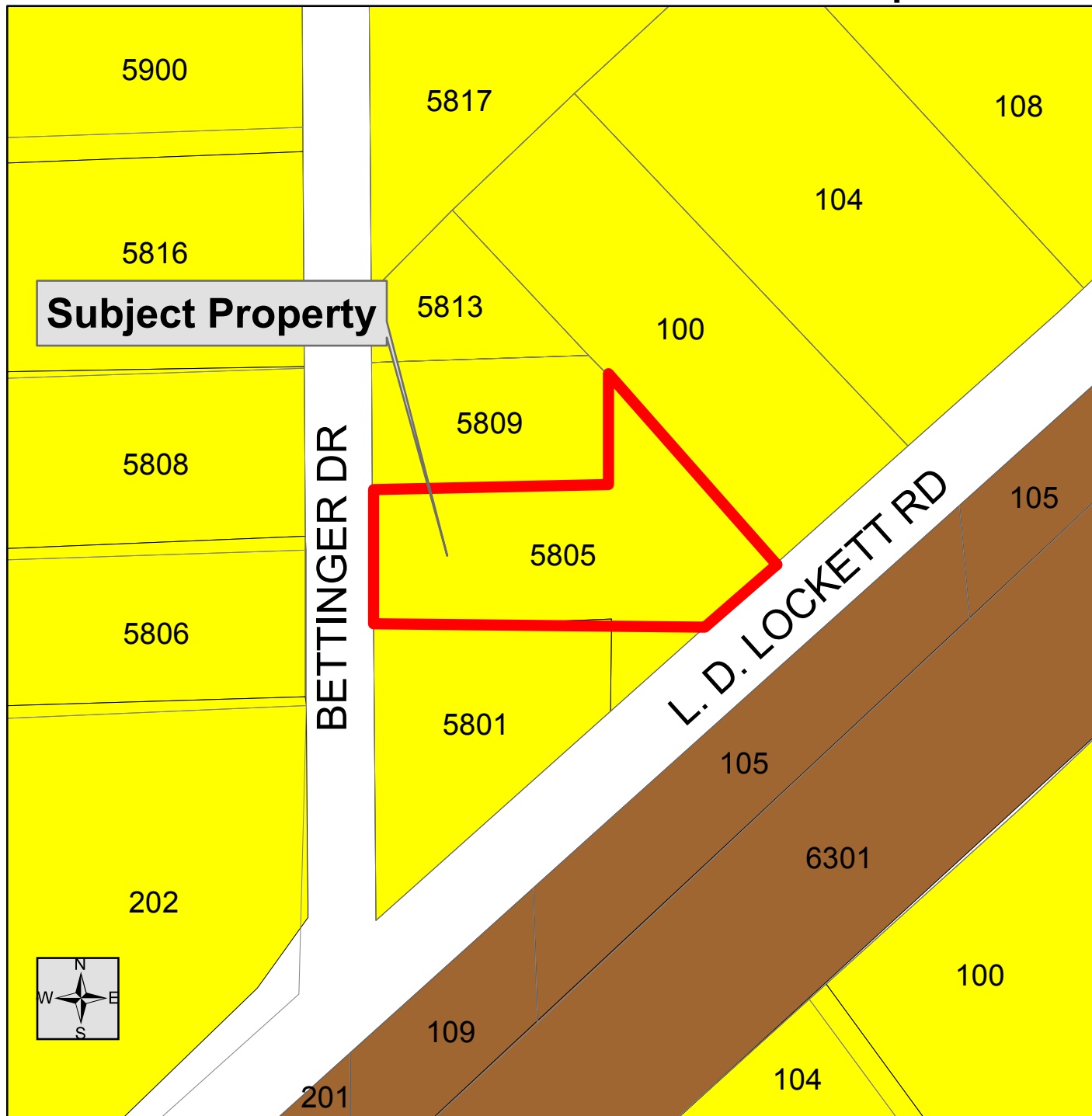
Location and Zoning Map



Aerial



Future Land Use Map



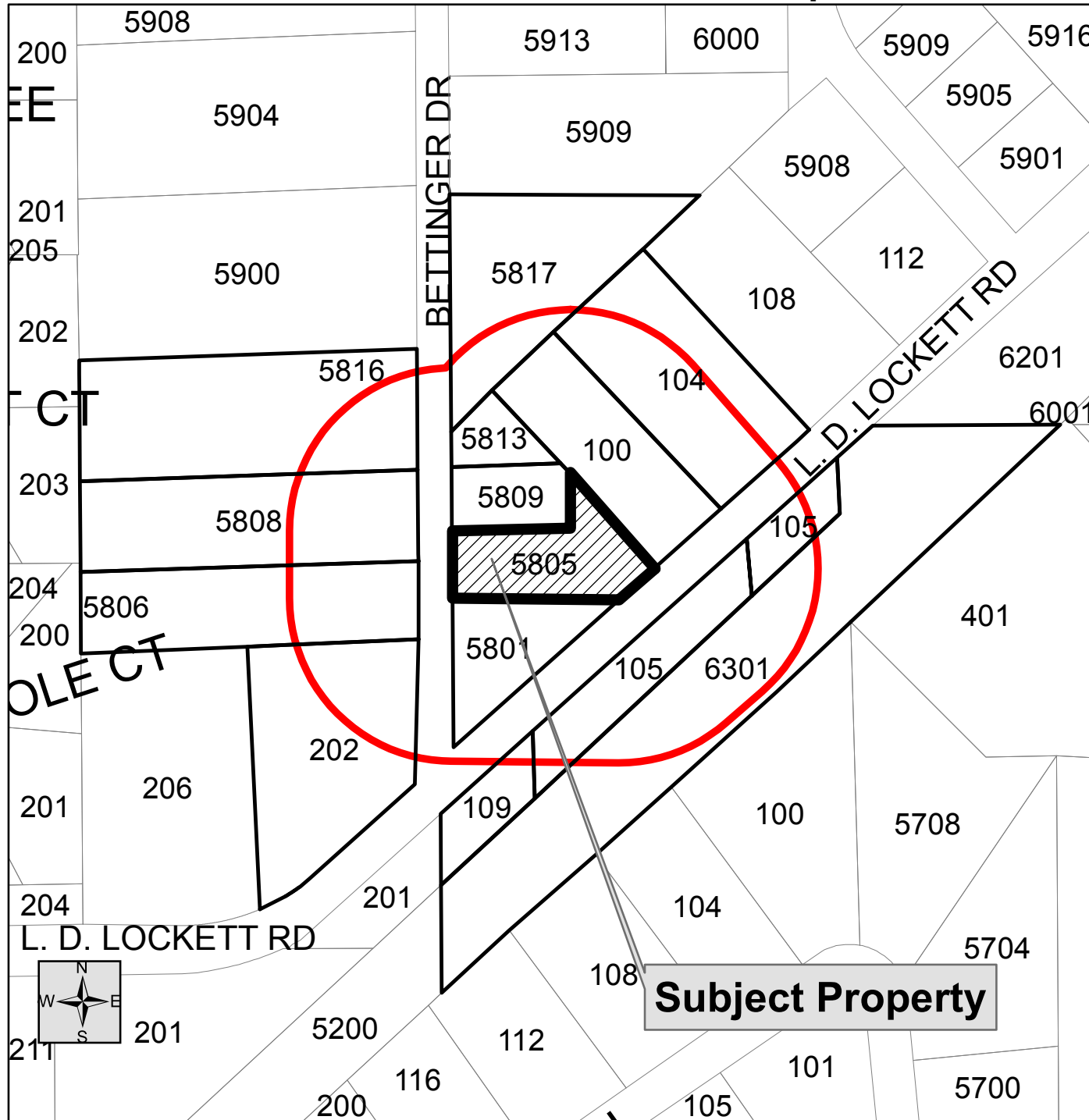
Legend

- Subject Property
- Parcels
- Single Family
- Multi-Family
- Office
- Retail
- Institutional
- Industrial
- Roadway
- Utilities
- Parks
- Private Open Space
- Water



Buffer Map

Case ZC15-010
5805 Bettinger Drive



Legend

-  Properties within 200 feet
-  Subject Property
-  Parcels

Subject Property



Notification List

Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Situs Address
BOX DON M ETAL	5801 BETTINGER DR	COLLEYVILLE	TX	76034	5801 BETTINGER DR
REGION RONALD EARL	PO BOX 822337	FORT WORTH	TX	76137	5805 BETTINGER DR
MILLER TRACY RAY	5806 BETTINGER DR	Colleyville	TX	76034	5806 BETTINGER DR
ONCOR ELECTRIC DELIVERY CO LLC	PO BOX 219071	DALLAS	TX	75221	105 W L D LOCKETT RD
BULLOCK PATRICIA	5808 BETTINGER DR	COLLEYVILLE	TX	76034	5808 BETTINGER DR
STEPHENS JOE	5816 BETTINGER DR	COLLEYVILLE	TX	76034	5816 BETTINGER DR
MONTGOMERY ROBERT G	202 W LD LOCKETT RD	COLLEYVILLE	TX	76034	202 W L D LOCKETT RD
PRICE G	5817 BETTINGER DR	COLLEYVILLE	TX	76034	5817 BETTINGER DR
GILLHAM LINDA	100 W LD LOCKETT RD	COLLEYVILLE	TX	76034	100 W L D LOCKETT RD
ISHAK ASHRAF Z	104 W LD LOCKETT RD	COLLEYVILLE	TX	76034	104 W L D LOCKETT RD
ELKINS J D	5809 BETTINGER DR	COLLEYVILLE	TX	76034	5809 BETTINGER DR
PELTON LINDA A	5813 BETTINGER DR	COLLEYVILLE	TX	76034	5813 BETTINGER DR
REGIONAL RAIL ROW CO	PO BOX 660163	DALLAS	TX	75266	6301 L D LOCKETT RD
Grapevine Colleyville ISD	3051 Ira E Woods Ave	Grapevine	TX	76051	State Law Req.
Remington Park HOA	305 Polo Trail	COLLEYVILLE	TX	76034	Courtesy Notice
Sam Noel	2404 Arbor Gate Lane	Colleyville	TX	76034	Applicant

Public hearing notices were mailed
Thurs., May 28, 2015 by Taci Wrisley

ORDINANCE O-15-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 0.474 ACRES ON LOTS 23A AND 23D, BLOCK 1 OF THE WESTCOAT PLACE ADDITION, LOCATED AT 5805 BETTINGER DRIVE, FROM THE R-40-SINGLE FAMILY RESIDENTIAL ZONING DISTRICT TO THE R-20-SINGLE FAMILY RESIDENTIAL ZONING DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for rezoning under Case ZC15-010; 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 enact a new zoning ordinance; and

WHEREAS, the City Council has appointed a Planning and Zoning Commission to recommend the boundaries of the various original zoning districts and appropriate regulations be enforced therein and to recommend a new zoning ordinance; and

WHEREAS, the Planning and Zoning Commission has divided the City into districts and has prepared regulations pertaining to such districts in accordance with a comprehensive plan designed to lessen congestion in the streets; and to secure safety from fire, panic, and other dangers; to promote health, general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; and

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration to, among other things, the character of the 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 Planning and Zoning Commission of the City of Colleyville and the City of Colleyville City Council, in compliance with the Charter of the City of Colleyville, and State Law with reference to changes to zoning classifications under the Zoning Ordinance

Regulations and Zoning Map, having given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Colleyville is of the opinion that said change in zoning should be made.

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on 0.474 acres on Lot 23A and 23D, Block 1 of the Westcoat Place Addition, located at 5805 Bettinger Drive, from the R-40-Single Family Residential zoning district to the R-20-Single Family Residential zoning district, as depicted in the attached Exhibit "A" and Exhibit "B".
- Sec. 3. 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. 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 it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 7th day of July 2015.

The second reading and public hearing being conducted on the 21st day of July 2015.

PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this the _____ day of _____ 2015.

ATTEST:

CITY OF COLLEYVILLE

Amy Shelley, TRMC
City Secretary

David Kelly
Mayor

APPROVED AS TO FORM AND LEGALITY:

Matthew C. G. Boyle
City Attorney

Exhibit "A"- Location and Zoning Map

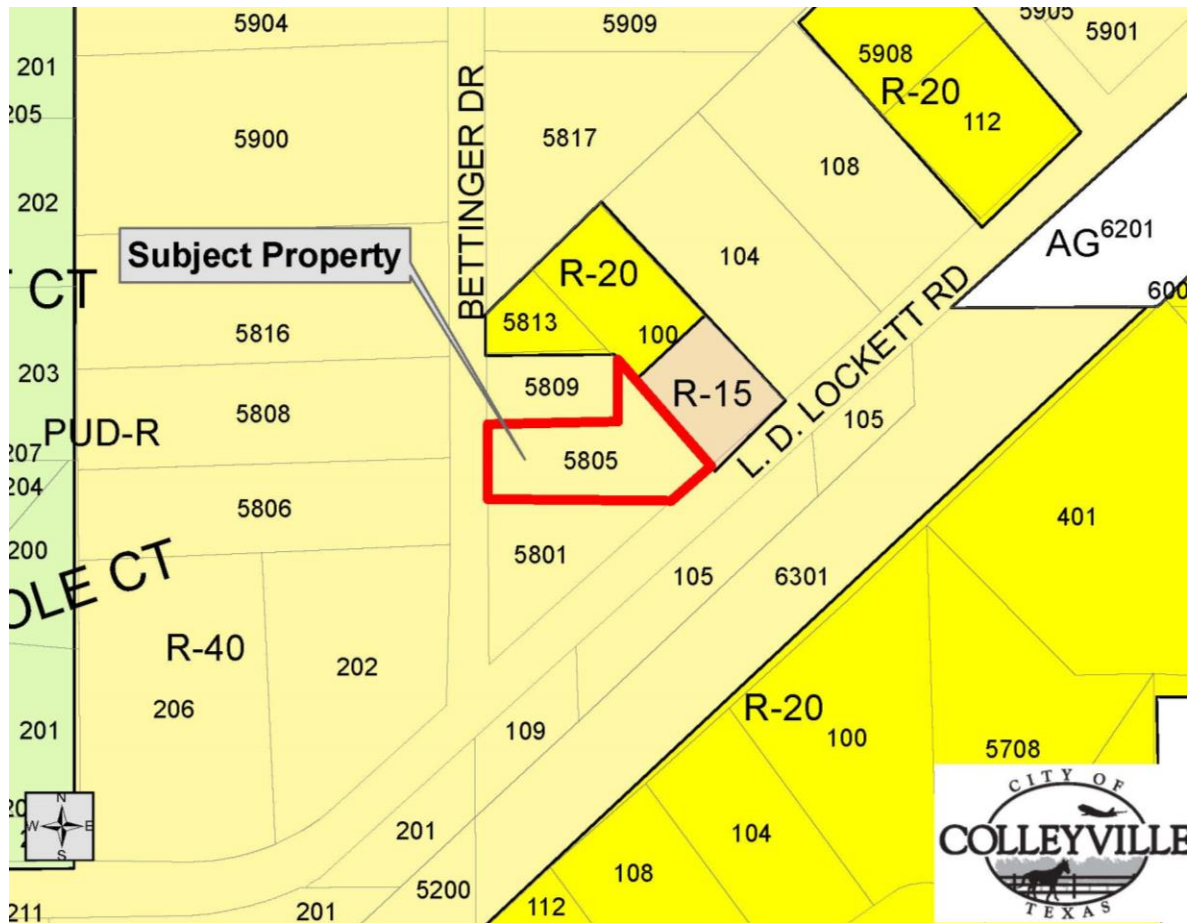


Exhibit "B" – Zoning Exhibit

BOUNDARY SURVEY

OF LOT 23-A & LOT 23-D, BLOCK 1, WESCOAT PLACE ADDITION, AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS.

ACCORDING TO THE PLAT AS RECORDED IN VOLUME 388-28, PAGE 125, PLAT RECORDS OF TARRANT COUNTY, TEXAS.

I, KYLE RUCKER, R.P.L.S. NO. 6444, DO CERTIFY THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED ON THE GROUND, BY ME OR UNDER MY DIRECT SUPERVISION; VISIBLE CONFLICTS, ENCROACHMENTS, AND OVERLAPS ARE AS SHOWN ON THIS PLAT OR MAP ATTACHED HERETO; THE AREA AND BOUNDARY WERE DETERMINED WITH RESPECT TO RECORDED REFERENCES AS SHOWN, AND THE INFORMATION PRESENTED IS TRUE & CORRECT TO THE BEST OF MY KNOWLEDGE. IN ADDITION, IS NOT INTENDED TO EXPRESS OR IMPLY WARRANTY OR GUARANTEE OF OWNERSHIP AND THIS SURVEY IS SUBJECT TO ALL APPLICABLE COPYRIGHT LAWS FROM THE DATE OF THIS SURVEY. TO PROTECT ALL PARTIES INVOLVED, THIS SURVEY IS ONLY VALID IF ORIGINAL SEAL & SIGNATURE APPEAR ON THE FACE OF THIS SURVEY IN BLUE INK.

KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444
CARTER SURVEYING & MAPPING, 208 S. FRONT STREET, ALEDO, TX 76008
ANO459 - APRIL 20, 2015



PROPOSED R-20 DESCRIPTION

Of a 0.474 acre (20,630 Sq. Ft.) acres tract of land out of BLOCK 1, WESCOAT PLACE ADDITION, an addition to the City of Colleyville, Tarrant County, Texas: being all of LOT 23-A & LOT 23-D, Block 1 WESCOAT PLACE ADDITION, according to the plat as recorded in Volume 388-28, Page 125, Plat Records, Tarrant County, Texas: being further described by metes and bounds as follows:

BEGINNING at a found 1/2" iron rod in the east line of Bettinger Drive, a paved surface, at the westerly common corner of said LOT 23-A & LOT 24, BLOCK 1, WESCOAT PLACE, according to the plat as recorded in Volume 388-N, Page 26, P.R.T.C.T., for the southwest and beginning corner of this description. WHENCE a found 1/2" iron rod with plastic cap stamped "RPLS 4888" at the intersection of the east line of Bettinger Drive & the north line of L.D. Lockett Road bears S 00°11'04" E 188.36 feet.

THENCE N 00°05'36" W 80.31 feet along the east line of said Bettinger Drive to a found 1/2" iron rod at the westerly common corner LOT 23-B & said LOT 23-A, for the northwest corner of this description.

THENCE N 89°51'26" E 124.80 feet parallel to the north line of said LOT 24, to a set 1/2" iron rod with plastic cap for an ell corner of this description.

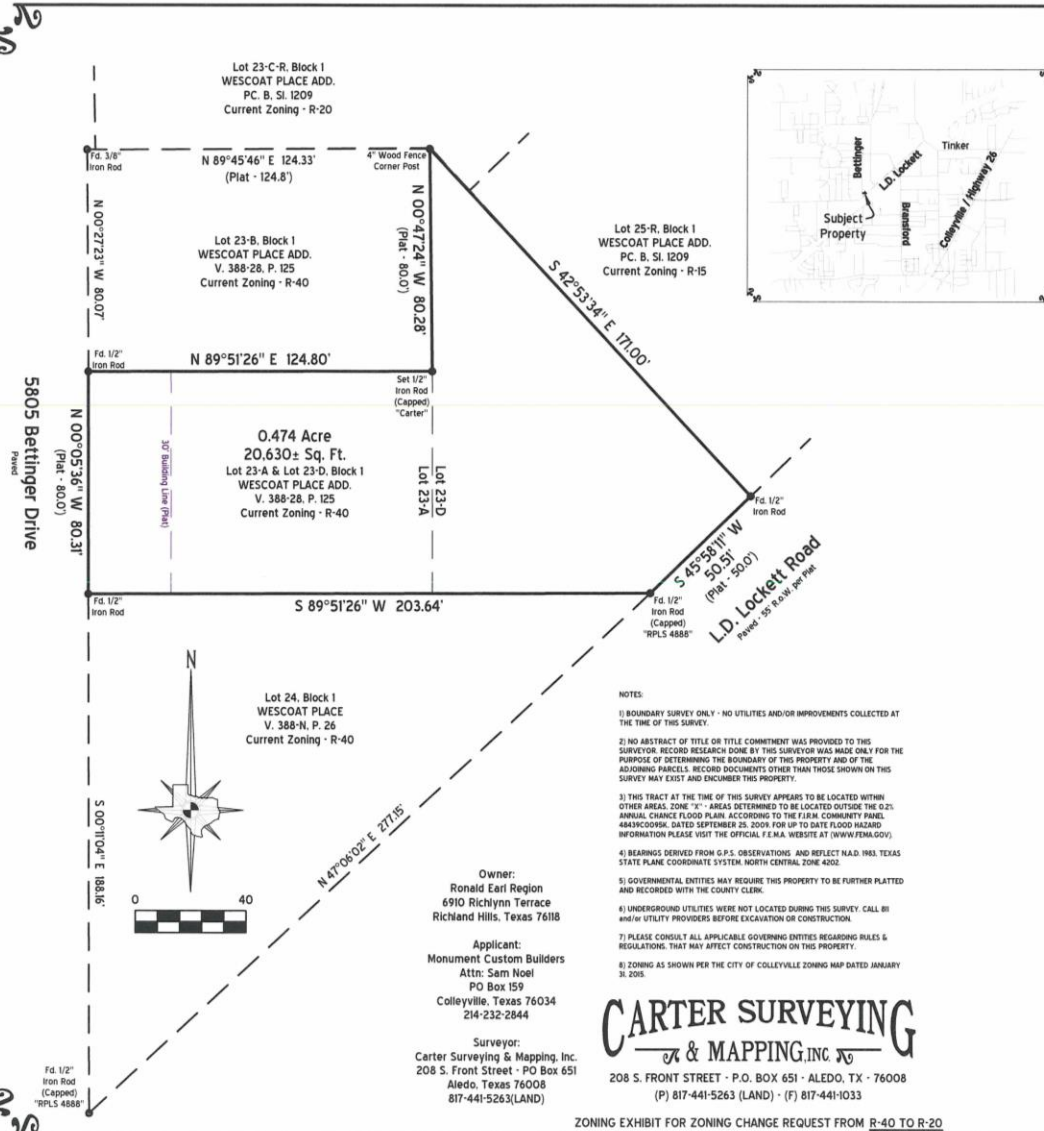
THENCE N 00°47'24" W 80.28 feet to a wood fence corner post, for the most northerly corner of this description.

THENCE S 42°53'34" E 171.00 feet to a found 1/2" iron rod in the north line of said L.D. Lockett Road, at the southeast corner of LOT 25-R, BLOCK 1, WESCOAT PLACE ADDITION, according to the plat as recorded in Plat Cabinet B, Slide 1209, P.R.T.C.T., for the northeast corner of this description.

THENCE S 45°58'11" W 50.51 feet along the north line of said L.D. Lockett Road, to a found 1/2" iron rod with plastic cap stamped "RPLS 4888", at the easterly common corner of said LOT 23-D & said LOT 24, for the southeast corner of this description.

THENCE S 89°51'26" W 203.64 feet along the common line of said LOT 23-D, said LOT 23-A, & said LOT 24 to the POINT OF BEGINNING.

Bearings derived from G.P.S. observations performed by Carter Surveying & Mapping, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202.





City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 4b	Agenda Date 06/08/2015	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration of a zoning change from the AG-Agricultural zoning district to the PUDR-Planned Unit Development Residential zoning district on 2.62 acres of Abstract 1034 of the GW Minter Survey, located at 5017, 5113, & 5201 Roberts Road, Case ZC15-011 (REQUEST TO BE TABLED)

Explanation

The applicant has requested that this item be tabled to the July 13, 2015 Planning and Zoning Commission meeting to allow additional preparation time. Staff will re-notify for the next public hearings.

Recommendation

Attachments

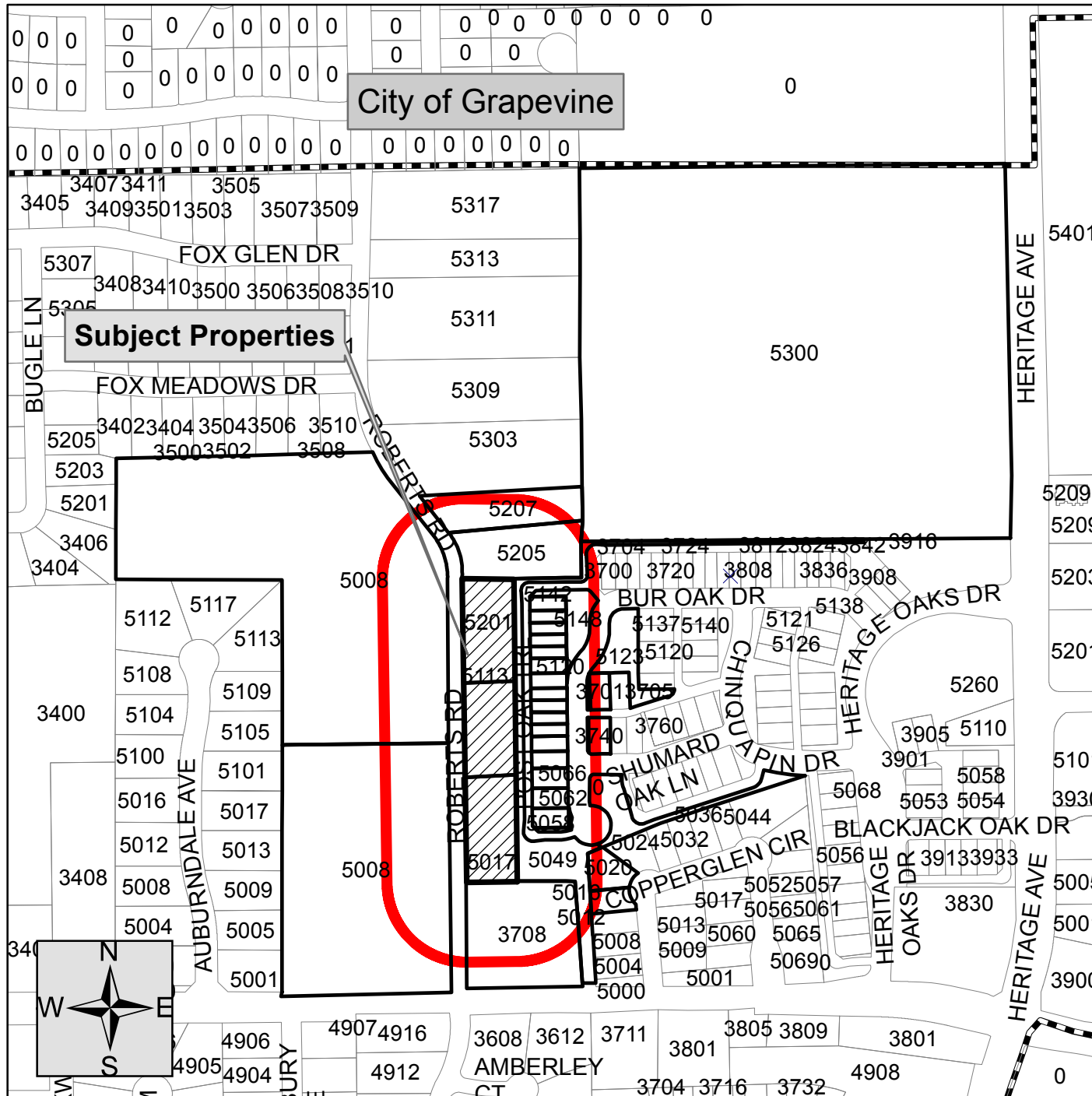
1. Aerial
2. Buffer Map
3. Notification List

Subject Property

Buffer Map

Case ZC15-011

5017, 5113, 5201
Roberts Rd



Legend

-  Properties within 200 feet
 Subject Properties
 Parcels



Notification List

Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Situs Address
COLEMAN GARY S	5120 POST OAK TR	Colleyville	TX	76034	5120 POST OAK TR
SCRIBNER DEANA	PO BOX 768	Colleyville	TX	76034	5201 ROBERTS RD
ARNOLD THOMAS A	5205 ROBERTS RD	Colleyville	TX	76034	5205 ROBERTS RD
SAUER KENNETH WILLIAM	5017 ROBERTS RD	Colleyville	TX	76034	5017 ROBERTS RD
SINGH VINITA H	3740 SHUMARD OAK LN	Colleyville	TX	76034	3740 SHUMARD OAK LN
CHITKARA JAIDEEP	3701 POST OAK TR	Colleyville	TX	76034	3701 POST OAK TR
REINCE KEVIN	6412 TIMBER RDG	EDINA	MN	55439	5134 POST OAK TR
WALL LARRY	5132 POST OAK TR	Colleyville	TX	76034	5132 POST OAK TR
LEGATES SHEILA E	5128 POST OAK TRL	Colleyville	TX	76034	5128 POST OAK TR
PLEASANT GLADE BAPTIST CHURCH	3708 GLADE RD	Colleyville	TX	76034	3708 GLADE RD
CHAPMAN PHILLIP H	5100 POST OAK TR	Colleyville	TX	76034	5100 POST OAK TR
LAYER DONNA J	5104 POST OAK TR	Colleyville	TX	76034	5104 POST OAK TR
SHABAY PAUL	5108 POST OAK TR	Colleyville	TX	76034	5108 POST OAK TR
STOVALL JIMMY	5112 POST OAK TR	Colleyville	TX	76034	5112 POST OAK TR
SIMINSKI JAMES THOMAS	5116 POST OAK TR	Colleyville	TX	76034	5116 POST OAK TR
HART BILLY	5124 POST OAK TR	Colleyville	TX	76034	5124 POST OAK TR
BRYANT LYNN W	5138 POST OAK TR	Colleyville	TX	76034	5138 POST OAK TR
KRIEGHBAUM DAVID	PO BOX 459	PORT ISABEL	TX	78578	5142 POST OAK TR
COVENANT CHURCH	2660 E TRINITY MILLS RD	Carrollton	TX	75006	5008 ROBERTS RD
LECOCQ JAMES GARY	PO BOX 2032	Colleyville	TX	76034	5113 ROBERTS RD
PRAZAK JOHN B	5207 ROBERTS RD	Colleyville	TX	76034	5207 ROBERTS RD
BRYANT STEVEN W	5058 POST OAK TR	Colleyville	TX	76034	5058 POST OAK TR
PHIPPS REBECCA C	5062 POST OAK TR	Colleyville	TX	76034	5062 POST OAK TR
SOKHEY SIMREN S	5066 POST OAK TRL	Colleyville	TX	76034	5066 POST OAK TR
HASTINGS DORIS	5070 POST OAK TR	Colleyville	TX	76034	5070 POST OAK TR
WEAKLEY JERRY	5016 COPPERGLEN CIR	Colleyville	TX	76034	5016 COPPERGLEN CIR
BENDER JEFFERY	5020 COPPERGLEN CIR	Colleyville	TX	76034	5020 COPPERGLEN CIR
MDC-HERITAGE OAKS ESTATES LTD	545 E John Carpenter Fwy #1500	Irving	TX	75062	003736 Shumard Oak Ln
Grapevine Colleyville ISD	3051 Ira E Woods Ave	Grapevine	TX	76051	State Law Req.
Heritage Glen HOA	5105 Auburndale Ave	Colleyville	TX	76034	Courtesy Notice
Fox Meadows HOA	5301 Bugle Lane	Colleyville	TX	76034	Courtesy Notice
Prestwick Park HOA	4912 Prestwick Drive	Colleyville	TX	76034	Courtesy Notice
Colleyville Assoc Heritage Oak	1108 Pioneer Pkwy	Arlington	TX	76013	Courtesy Notice
Steve Isbell	4209 Gateway Dr., Ste 200	Colleyville	TX	76034	Applicant

Public hearing notices were mailed
Thurs., May 28, 2015 by Taci Wrisley