



City of Colleyville Zoning Board of Adjustment Agenda

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

Tuesday, December 8, 2015

City Council Chambers

7:00 PM CITY COUNCIL CHAMBERS THIRD FLOOR

CALL TO ORDER

PLEDGE OF ALLEGIANCE

1. SWEARING IN OF NEWLY APPOINTED MEMBERS

Dee McNosky, Place 4
Raymond Allee, Place 5

2. APPROVAL OF MINUTES

September 8, 2015
October 13, 2015

3. PUBLIC HEARING AGENDA ITEMS

- 3a** Request for a variance to certain provisions of Section 3.24.G
Schedule of District Regulations of the Land Development Code on Lot
3, Block 1, of the JT Lake Addition, located at 3701 Cliffwood Drive,
Case VC15-012
- 3b** Request for a variance to certain provisions of Section 3.24.G
Schedule of District Regulations of the Land Development Code on Lot
1, Block 1, of the JL3 Cavalier Estates Addition, located at 6212
Pleasant Run Road, Case VC15-013

4. ADJOURNMENT

*I hereby certify this agenda was posted on City Hall bulletin boards Friday,
December 4, 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 Zoning Board of Adjustment Minutes

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Tuesday, September 8, 2015

City Council Chambers

Call to Order

The Zoning Board of Adjustment meeting of the City of Colleyville was called to order by Board member McNosky on September 8, 2015 at 7:00 p.m.

Roll Call

Present: Board members Jason Elms, Mark Collier, Dee Kamerman (Alternate 2), Larry Kainer (Alternate 1), Mike Leathers, and Dee McNosky

Absent: Board member Judson Orlando

Staff Present: Abra Nusser, Taci Wrisley, and Eddie Wilson

1. APPROVAL OF MINUTES

Board member Elms made a motion to approve the minutes as written. Board member Collier seconded.

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

Aye: 5 – Elms, Collier, Kainer, Leathers, and McNosky

2. PUBLIC HEARING AGENDA ITEMS

- 2a** Request for a variance to certain provisions of Section 3.26 Fences, Free Standing Walls, and Screening Materials of the Land Development Code on Lot 3, Block 2, of the Glenhope Addition, located at 6613 Glenhope Circle North, VC15-007

Abra Nusser presented the case and briefed the Board.

The public hearing was opened at 7:05 p.m.

Paul Carrocci and Lardy Carrocci, the property owners of the subject property, came forward and briefed the Board.

Board member McNosky questioned the Carrocci's regarding why the fence is proposed to deviate from where it would normally be allowed.

Mr. Carrocci replied that the fence would be a minimum of 10 feet from the sidewalk. Board member McNosky clarified the placement of the proposed fence. Mr. Carrocci stated that his house is within the 30-foot building line.

Ms. Nusser questioned the Carrocci's whether the site plan for consideration accurately portrayed the request. Mr. Carrocci stated that revisions had been submitted but the site plan being considered is not the most recent version. Ms. Nusser stated that the site plan being considered is the only one staff had received. The Carrocci's stated they did not have a copy of the proposed site plan that was the correct version.

Discussion continued regarding potentially continuing the item to allow for additional time for staff to work with the applicant to review what the applicant would like to propose for the fence placement. Mr. Carrocci stated that he anticipates replacing the existing wood retaining wall and replacing it with a stone retaining wall. Discussion continued regarding where the fence placement was being proposed.

Board member Kainer questioned the timing of the retaining wall replacement. Mr. Carrocci stated between December and February. Mr. Elms stated concerns regarding unanswered questions regarding what is being proposed and the timing of the retaining wall replacement. Board member McNosky suggested continuing the item until the questions are resolved and staff can review the appropriate documents to send to the Board for consideration with additional information.

Mr. Carrocci stated that he would like to install the fence to enjoy his property. Board member McNosky questioned Mr. Carrocci if he would like to provide additional information at the October meeting. Mr. Carrocci stated that continuing the item would be acceptable.

Keith Seawright, 6609 Glenhope Circle North, came forward and spoke in opposition.

There being no one else wishing to speak, the public hearing was closed at 7:18 p.m.

Board member Leathers made a motion to continue the case to an event certain to allow the applicant time to submit more exhibits. Board member Kainer seconded.

The motion to continue the case to an event certain to allow the

applicant time to submit more exhibits carried by the following vote:

Aye: 5 – Elms, Collier, Kainer, Leathers, and McNosky

- 2b** Request for a variance to certain provisions of Section 3.26 Fences, Free Standing Walls, and Screening Materials of the Land Development Code on Lot 7, Block A, of the Westmont Addition, located at 101 Bartram Lane, VC15-008

Abra Nusser presented the case and briefed the Board.

The public hearing was opened at 7:21 p.m.

Gary Panno, the property owner, came forward and briefed the Board.

Carel Tornes, 6712 Hillier Court, came forward and spoke in support on behalf of the Westmont Homeowners Association.

There being no one else wishing to speak, the public hearing was closed at 7:23 p.m.

Board member Leathers made a motion to approve Case VC15-008. Board member Kainer seconded.

The motion to approve Case VC15-008 carried by the following vote:

Aye: 5 – Elms, Collier, Kainer, Leathers, and McNosky

- 2c** Request for a variance to certain provisions of Section 3.26 Fences, Free Standing Walls, and Screening Materials of the Land Development Code on Lot 31, Block A, of the Somerset Manor Addition, located at 1100 Rhett Drive, VC15-009

Abra Nusser presented the case and briefed the Board

The public hearing was opened at 7:25 p.m.

Jeff Robinson, on behalf of the builder, came forward and briefed the Board.

Board member McNosky questioned Mr. Robinson regarding how many properties within the same subdivision would have the same conflict with the fence requirements. Mr. Robinson replied there are three lots total. Abra Nusser added there is one more lot for a total of four lots.

Roger Guthrie, 759 Bandit Trail, came forward and spoke in opposition.

Matt and Carolyn Alfano, the future homeowners came forward and spoke in support.

Discussion occurred regarding the location of the other properties that would have the same conflict.

Dee McNosky stated there have been cases within the city that were similar to this one that were approved due to the lack of privacy for corner lots.

Board member Elms questioned staff regarding the average lot width of the subdivision. Abra Nusser stated she did not have that information readily available. Board member Elms stated he believed there was approximately 15 feet additional on each corner lot.

Abra Nusser stated the ordinance states some lots are designated at 50 feet and some are 60 feet in width. She further added the setback along the street is 10 feet.

Board member Collier stated he knew if the Board approved the case it would set a precedent for the subdivision but he understood the request for a variance.

Board member Leathers stated he had not heard a hardship for the variance.

Discussion occurred regarding the safety aspect of allowing the variance.

There being no one else wishing to speak, the public hearing was closed at 7:44 p.m.

Discussion occurred among staff and the Board regarding the proposed placement of the fence.

Board member Elms made a motion to approve Case VC15-009. Board member Kainer seconded.

The motion to approve Case VC15-009 carried by the following vote:

Aye: 5 – Elms, Collier, Kainer, Leathers, and McNosky

- 2d** Request for a variance to certain provisions of Section 3.26 Fences, Free Standing Walls, and Screening Materials of the Land Development Code on Lot 30, Block A, of the Somerset Manor Addition, located at 1105 Guthrie Drive, VC15-010

Abra Nusser presented the case and briefed the Board.

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

Jeff Robinson, on behalf of the builder, was present for questions.

Roger Guthrie, 759 Bandit Trail, came forward and spoke in opposition.

Discussion occurred regarding the height of the fence and the placement of the proposed fence.

There being no one else wishing to speak, the public hearing was closed at 7:55 p.m.

Board member Collier made a motion to approve Case VC15-010. Board member Kainer seconded.

The motion to approve Case VC15-010 carried by the following vote:

Aye: 5 – Elms, Collier, Kainer, Leathers, and McNosky

- 2e** Request for a variance to certain provisions of Section 3.26 Fences, Free Standing Walls, and Screening Materials of the Land Development Code on Lot 14, Block B, of the Somerset Manor Addition, located at 7021 Avery Lane, VC15-011

Abra Nusser presented the case and briefed the Board.

The public hearing was opened at 7:58 p.m.

Jeff Robinson, on behalf of the builder, was present for questions.

Roger Guthrie, 759 Bandit Trail, came forward and spoke in opposition.

There being no one else wishing to speak, the public hearing was closed at 8:00 p.m.

Board member Collier made a motion to approve Case VC15-011. Board member Kainer seconded.

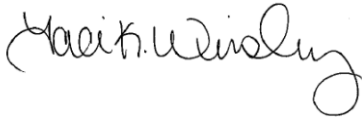
The motion to approve Case VC15-011 carried by the following vote:

Aye: 5 – Elms, Collier, Kainer, Leathers, and McNosky

3. ADJOURNMENT

The meeting adjourned at 8:00 p.m.

Minutes were written and prepared by:



Taci Wrisley
Planning and Zoning Assistant

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



City of Colleyville Zoning Board of Adjustment Minutes

City Hall
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Tuesday, October 13, 2015

City Council Chambers

Call to Order

The Zoning Board of Adjustment meeting of the City of Colleyville was called to order by Board member McNosky on October 13, 2015 at 7:02 p.m.

Roll Call

Present: Board members Jason Elms, Dee Kamerman (Alternate 2), Larry Kainer (Alternate 1), Mike Leathers, and Dee McNosky

Staff Present: Abra Nusser and Shane Pace

1. PUBLIC HEARING AGENDA ITEMS

- 1a** Request for a variance to certain provisions of Section 3.26 Fences, Free Standing Walls, and Screening Materials of the Land Development Code on Lot 3, Block 2, of the Glenhope Addition, located at 6613 Glenhope Circle North, Case VC15-007

Abra Nusser presented the case and briefed the Board.

The public hearing was opened at 7:05 p.m.

Paul and Lardy Carrocci, the property owners, came forward and briefed the Board.

Discussion occurred between the Board and Mr. Carrocci regarding the placement of the proposed fence.

Board member Kamerman questioned Mr. Carrocci regarding the development history of the property. Mr. Carrocci replied the property was annexed into the Glenhope Addition around 1997 and given a Glenhope Circle address. He further explained this is the reason their front yard currently faces Pool Road and their side yard fronts Glenhope Circle North.

Discussion continued regarding the position of the residence on the property.

Board member Orlando questioned staff regarding why their recommendation did not follow the 30 foot build line. Abra Nusser replied due to the topography of the property and the retaining wall, it would not work.

Discussion occurred regarding the topography of the property, trees near the proposed fence, and staff's recommendation.

Keith Seawright, 6609 Glenhope Circle North, came forward and stated he supported staff's recommendation.

Discussion occurred among the board regarding the possibility of constructing the proposed fence in a straight line.

Board member Leathers questioned Mr. Seawright regarding which proposal he was in support of, the applicant's or staff's. Mr. Seawright replied he was in support of whichever was consistent with the neighborhood and was closest to the build line.

There being no one else wishing to speak, the public hearing was closed at 7:31 p.m.

Board member Elms stated he was more in favor of staff's proposal and he felt the applicant's proposal, if approved, would set a precedent for the neighborhood.

Discussion occurred regarding both proposals and the best solution.

Board member Leathers made a motion to approve Case VC15-007 accepting the staff recommended placement of the fence. Board member Orlando seconded.

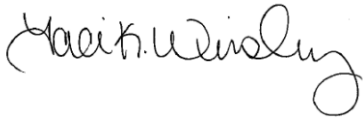
The motion to approve Case VC15-007 carried by the following vote:

Aye: 5 – Elms, Leathers, Orlando, Kainer, and McNosky

2. ADJOURNMENT

The meeting adjourned at 7:36 p.m.

Minutes were written and prepared by:



Taci Wrisley
Planning and Zoning Assistant

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



City of Colleyville Zoning Board of Adjustment Agenda Briefing

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

Agenda Number 3a	Agenda Date 12/08/2015	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Request for a variance to certain provisions of Section 3.24.G Schedule of District Regulations of the Land Development Code on Lot 3, Block 1, of the JT Lake Addition, located at 3701 Cliffwood Drive, Case VC15-012

Explanation

The applicant, Christina Hill of Chi Designs, is requesting a variance to the minimum side yard setback requirements in the R-15 – Single Family Residential District at 3701 Cliffwood Drive (Lot 3, Block 1 of the Woodbriar Estates West Addition). The applicant intends to construct an approximately 530 square-foot addition to the existing, attached garage on the south side of the subject property. The proposed garage addition would be approximately one foot from the southern property line. The proposed structure would be constructed with similar façade materials as the existing residence, and composition shingles matching those on the primary residence.

Existing Conditions and Zoning: The subject property is currently platted and developed with one single family home and an attached garage. The property is zoned R-15 Single Family Residential and is surrounded by single family residential homes, also zoned R-15.

Proposed Variance:

Request – The applicant is requesting a variance to the minimum side yard setback for the R-15 zoning district as defined in Section 3.24.G of the Land Development Code, to allow for a minimum side yard setback on the southern property line of one foot versus the required 10-foot setback. The existing structure on the subject property is currently in compliance with this regulation. The applicant has stated in the submittal letter that the setbacks and existing pool in the rear of the property make the proposed location of the garage addition “the only sensible site for the garage to be attached, therefore making more space to store his vehicles and clean up the appearance from the street.”

An application for a building permit to construct the garage was submitted in June of 2015 (BLD1506-115), and the permit was approved based on the information provided to staff that reflected an inaccurate location of the southern property line. Following the release of the building permit and the commencement of construction, staff learned of the side yard encroachment from the applicant, and the building permit was

revoked on September 22, 2015. The variance request is in response to the revocation of the building permit. Due to the history of the records for the project, an updated survey showing existing property features and the property line was required and is provided with this item for reference.

Ordinance – Chapter 1, Section 1.16.E.10 of the Land Development Code authorizes the Zoning Board of Adjustment to grant variances where the literal enforcement of the provisions of the ordinance would result in an unnecessary hardship, and where such variance is necessary to permit a specific parcel of land which differs from other parcels of land in the same district by being of such restricted area, shape or slope that it cannot be developed in a manner commensurate with the development permitted upon other parcels of land in the same district. A modification of the standards established by the ordinance cannot be granted to relieve a self-created or personal hardship, nor for financial reason only, nor can a modification be granted to permit any person a privilege in developing a parcel of land not permitted by the ordinance to other parcels of land in the district.

Analysis – The applicant has not demonstrated a hardship on the subject property since a garage expansion would be self-imposed. The granting of the variance could adversely affect the property to the south. Although the neighbor to the south has signed a letter of support provided by the applicant, future construction of accessory structures, fences, and other features could be restricted should the variance be granted.

Public Notification: Staff mailed notices to 14 property owners within 200 feet of the site. Notice was published in the Fort Worth Star Telegram as required by state law and the Land Development Code. Staff has received no correspondence regarding this request.

Staff Recommendation: Based on the existing conditions on site, staff does not recognize a hardship with regard to the construction of an expansion to the existing garage. Therefore, staff recommends denial of this request.

Recommendation

Denial

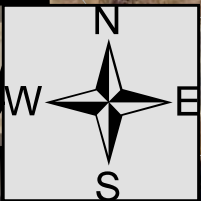
Attachments

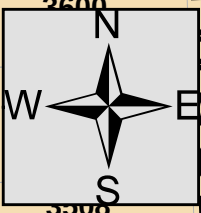
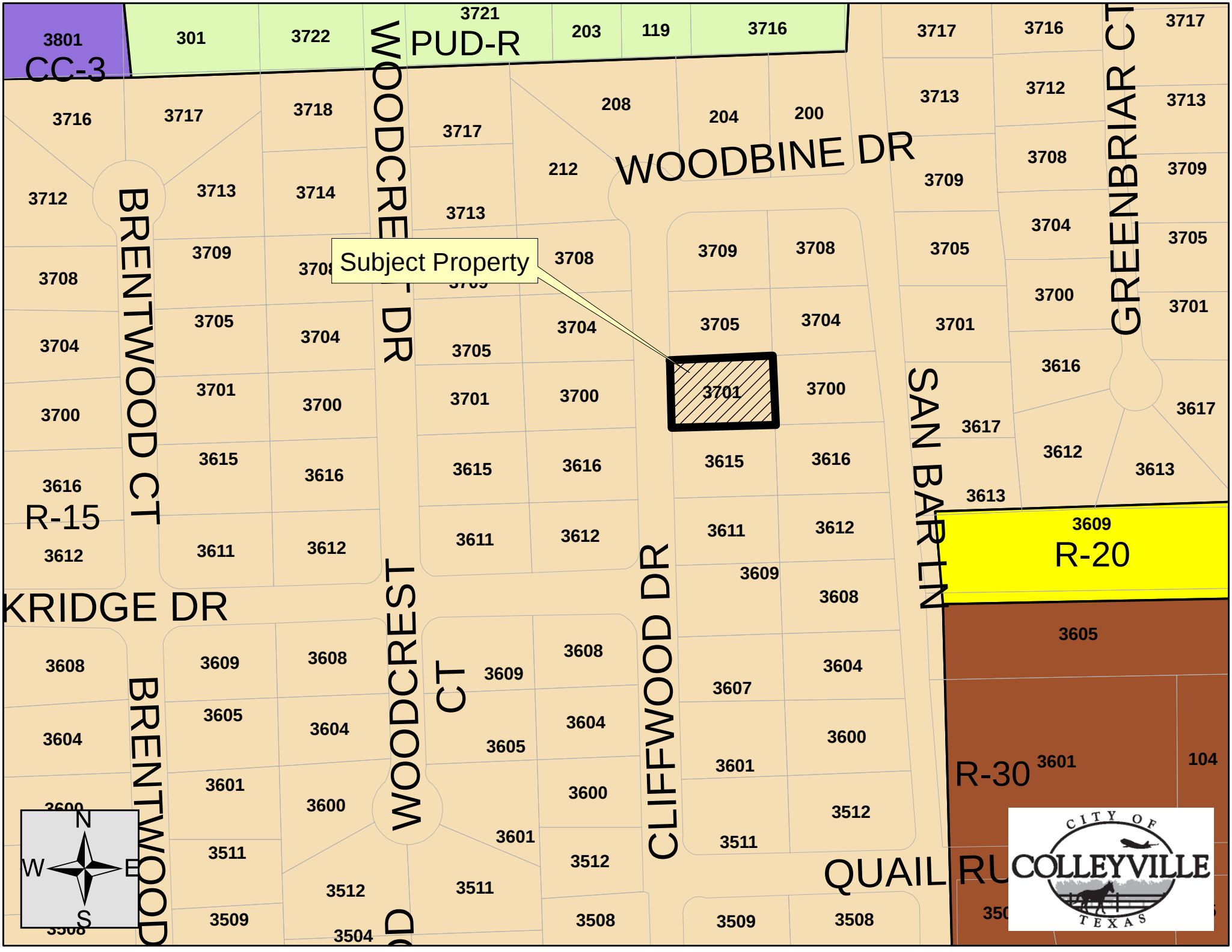
1. Aerial
2. Location and Zoning Map
3. Property Owner Notification Map
4. Property Owner Notification List
5. Variance Request Letter
6. Proposed Site Plan

7. Property Survey
8. Letters of Support
9. Proposed Building Elevations
10. Similar Property Conditions Photos



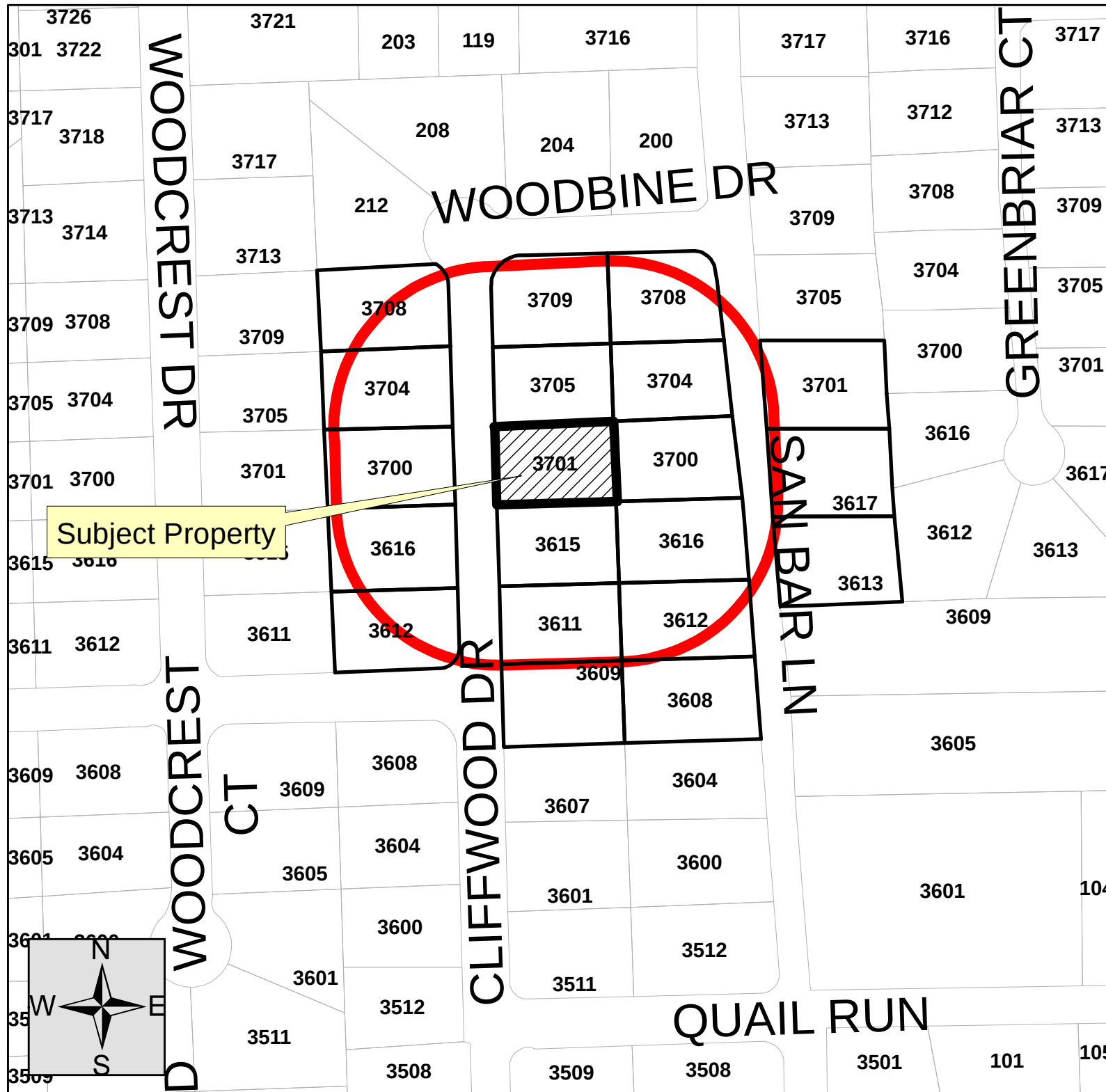
Subject Property





Case VC15-012

3701 Cliffwood Drive



OWNER NAME	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP	SITUS ADDRESS
THOENNES, NORMAN E	3704 SAN BAR LN	COLLEYVILLE	TX	76034	3704 SAN BAR LN
HALTOM, CHRISTOPHER	3700 SAN BAR LN	COLLEYVILLE	TX	76034	3700 SAN BAR LN
MCDANIEL, JOHN D	3609 CLIFFWOOD DR	COLLEYVILLE	TX	76034	3609 CLIFFWOOD DR
BOUCHE, NOEL	3617 SAN BAR LN	COLLEYVILLE	TX	76034	3617 SAN BAR LN
WILLIAMS, PHILLIP	3612 CLIFFWOOD DR	COLLEYVILLE	TX	76034	3612 CLIFFWOOD DR
LAKE, JONSON T	3701 CLIFFWOOD DR	COLLEYVILLE	TX	76034	3701 CLIFFWOOD DR
RILEY, MARK	3615 CLIFFWOOD DR	COLLEYVILLE	TX	76034	3615 CLIFFWOOD DR
COVELL, JOHN V	3608 SAN BAR LN	COLLEYVILLE	TX	76034	3608 SAN BAR LN
MORAINE, ROLLAND J	3700 CLIFFWOOD DR	COLLEYVILLE	TX	76034	3700 CLIFFWOOD DR
GOODELL, WILLIAM J	3701 SAN BAR LN	COLLEYVILLE	TX	76034	3701 SAN BAR LN
JIMENEZ, NURIA	3704 CLIFFWOOD DR	COLLEYVILLE	TX	76034	3704 CLIFFWOOD DR
SCHWARTZ, NANCY A	3708 SAN BAR LN	COLLEYVILLE	TX	76034	3708 SAN BAR LN
SCHMULEN, VICTORIA J	3616 SAN BAR LN	COLLEYVILLE	TX	76034	3616 SAN BAR LN
WASSON, RONALD L	3709 CLIFFWOOD DR	COLLEYVILLE	TX	76034	3709 CLIFFWOOD DR
ELLIS, TERRY R	3613 SAN BAR LN	COLLEYVILLE	TX	76034	3613 SAN BAR LN
JONES, NORMAN	PO BOX 1191	COLLEYVILLE	TX	76034	3705 CLIFFWOOD DR
RATCLIFF, DOROTHY LOU	3611 CLIFFWOOD DR	COLLEYVILLE	TX	76034	3611 CLIFFWOOD DR
CORBELL, STEVEN L	3616 CLIFFWOOD DR	COLLEYVILLE	TX	76034	3616 CLIFFWOOD DR
DIXON, JAMES	3708 CLIFFWOOD DR	COLLEYVILLE	TX	76034	3708 CLIFFWOOD DR
SOUTHERLAND, JOHN	3612 SAN BAR LN	COLLEYVILLE	TX	76034	3612 SAN BAR LN
GRAPEVINE-COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE	TX	76051	STATE LAW REQ
WOODBRIAR ESTATES HOA	3700 SWEETBRIAR	COLLEYVILLE	TX	76034	COURTESY NOTICE
CHRISTY HILL	234 SOUTH MAIN STREET	KELLER	TX	76248	APPLICANT

PUBLIC HEARING NOTICES
WERE MAILED 11/23/2015 BY
TACI WRISLEY



November 19, 2015

3701 Cliffwood Drive, Colleyville, TX 76034

Formal Letter:

This letter is to describe the variance request and the hardship that exists on the property.

We are here to request a variance from the required 10 foot side yard setback to allow for a 1'-3' side yard setback. There are already setbacks on the rear of the property of 12' (utility) and 25' (build setback) and he also has a pool in the rear of his property preventing us to not build in that location. This is the only sensible site for the garage to be attached, therefore making more space to store his vehicles and clean up the appearance from the street. We would only need a variance of 1'-3' from property line for the new location of the garage. There are no other impeding trees or topography that would have to be removed in order to build in this location.

Again, we would be building a one car garage where the existing driveway is/was located, using the same materials as the existing house. We had a permit in possession from the city, paid out deposits totaling \$20,000 and demoed their existing driveway.

Several similar conditions exist on the block of Cliffwood Drive with structures 5' or less from property line.

Addresses include: 3708 Cliffwood Drive, 208 Woodvine, 212 Woodvine, 3609 Cliffwood Drive, 3607 Cliffwood Drive, 3601 Cliffwood Drive, 3604 Cliffwood Drive, 3500 Cliffwood Drive, 3405 Cliffwood Drive, and 3505 Cliffwood Drive.

This structure will not hinder the view of neighboring houses and the aesthetics of the structure will be copasetic to the integrity of the rest of the house.

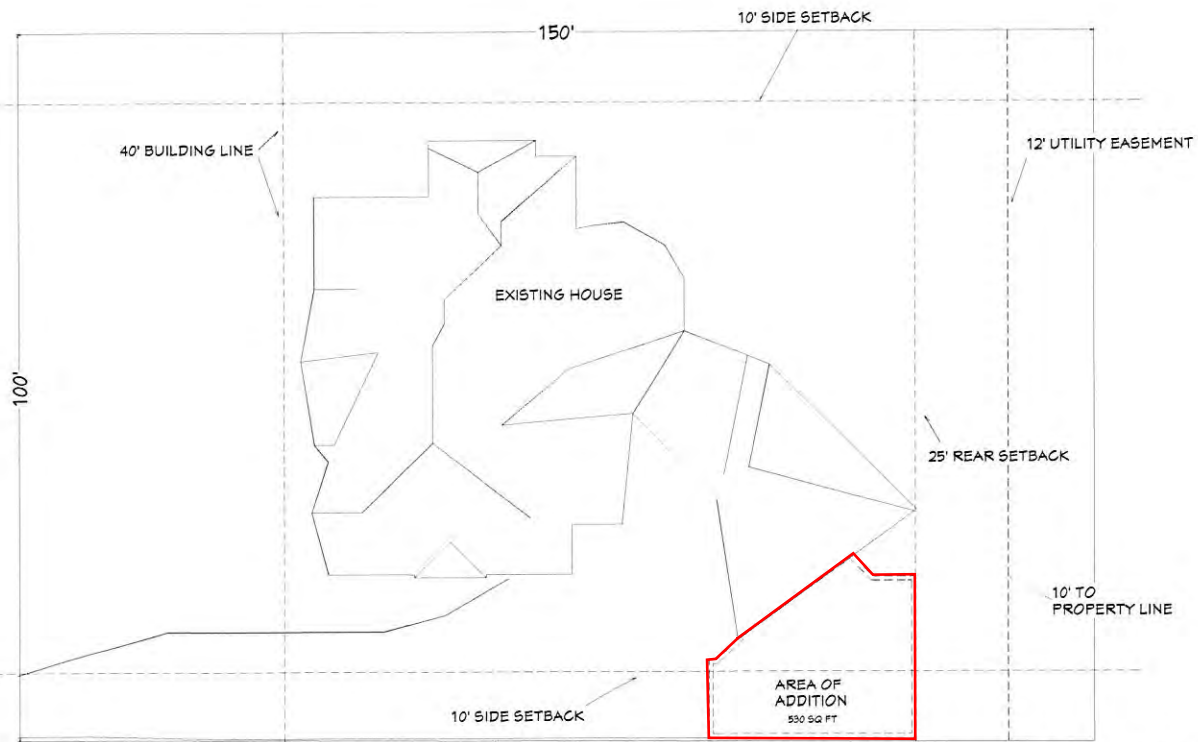
We appreciate your consideration.

Sincerely,

Christina Hill

CHI Designs

Cliffwood Drive



SITE PLAN
SCALE: 1/8" = 1'-0"

WOODBRIAR ESTATES WEST
LOT 3, BLOCK 1

3701 CLIFFWOOD DRIVE, COLLEYVILLE, TX 76034

PROPERTY LINE

PROPERTY LINE WAS DRAFTED FROM
WOODBRIAR ESTATE W. PLAT PLAN

DRAWN BY: SRP

Chi Design
234 South Main Street
Keller, TX 76248
817.482.2300
www.chiinteriordesign.com

CHI
interior design

JT LAKE HOUSE ADDITION

3701 Cliffwood Drive
Colleyville, TX 76034

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WITHOUT THE WRITTEN AUTHORIZATION OF HILLDR.

DATE:
9/30/2015

SHEET NAME:

SHEET NUMBER:
A 1

DRAWING SCALE:
SEE DRAWING

B & D
SURVEYING, INC.
FIRM NO. 101247-00



P.O. BOX 293264,
LEWISVILLE, TEXAS 75029
PHONE: 972-221-2838
bandsurveying@verizon.net

DATE: 11/05/2015
B & D JOB #: 1511001
TECH: LA/MRD

NOTE: THIS SURVEY WAS DONE WITHOUT THE
BENEFIT OF TITLE COMMITMENT. THEREFORE,
NO SEARCH OF RECORDED EASEMENTS WAS
PERFORMED.

LEGEND

CONCRETE	WOOD FENCE
BRICK	R.R. TIE RETAINING WALL
ASPHALT	STONE WALL
WOOD	OVERHEAD TELEPHONE LINE
STONE	OVERHEAD ELECTRIC LINE
GRAVEL	IRF(S) = IRON ROD FOUND (SET)
	IRP = IRON PIPE FOUND
	CM = CONTROLLING MONUMENT
	FP = FIRE PLACE
	WYC = WITH YELLOW CAP
	WFPC = WOOD FENCE POST COR

TITLE SURVEY

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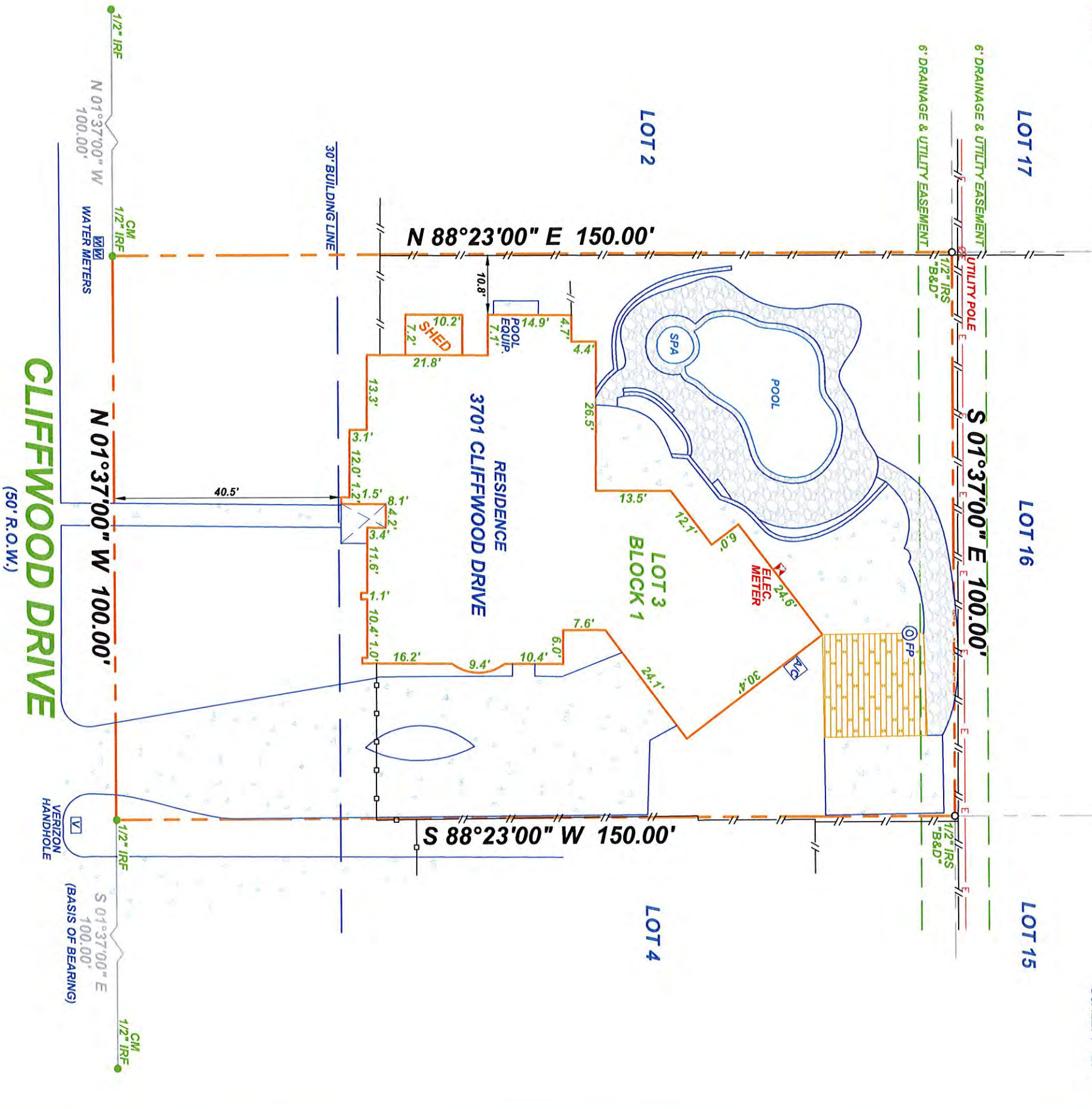


GF#: N/A

Jonson Lake
3701 Cliffwood Drive
Colleyville, TX 76034



SCALE: 1"=20'



PROPERTY DESCRIPTION
3701 CLIFFWOOD DRIVE, LOT 3, BLOCK 1, OF WOODBRIAR ESTATES WEST ADDITION, AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF
RECORDED IN VOLUME 118, PAGE 73, OF THE MAP RECORDS OF TARRANT COUNTY, TEXAS.

SURVEYORS CERTIFICATION

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS CORRECT, AND TO THE BEST OF MY KNOWLEDGE
THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS AND EASEMENTS OF RIGHT-OF-WAY THAT I
HAVE BEEN ADVISED OF EXCEPT AS SHOWN HEREON, SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

FLOOD STATEMENT

THE PROPERTY DESCRIBED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NO. 48439C0210K
PRESENT EFFECTIVE DATE OF MAP SEPTEMBER 25, 2009, HEREIN PROPERTY SITUATED WITHIN ZONE X (UNSHADED).

GENERAL NOTES

- 1.) THE BASIS OF BEARING FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED ON THE RECORDED PLAT.
- 2.) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN.
- 3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, AND IS MADE PURSUANT TO THAT ONE CERTAIN TITLE COMMITMENT UNDER THE G# NUMBER LISTED HEREON.
- 4.) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEED, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. B & D SURVEYING, INC. MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS ON OR NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.
- 5.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
- 6.) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE, ABOVE GROUND EVIDENCE. UNDERGROUND UTILITIES AND OTHER MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. B & D SURVEYING, INC. IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, OR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.





Dear City of Colleyville,

My name is Mark Riley and I am a neighbor of JT Lake residing at 3701 Cliffwood Drive. I appreciate the city working with Mr. Lake on the project to house his equipment and create cleaner lines across the property. We viewed the finished planned for construction and agree the addition matches the house and is a welcome addition to the neighborhood.

Sincerely,

Mark Riley
Signature

Mark Riley
Print Name

Permit #BLD1506-115

3701 Cliffwood Dr

Colleyville, TX 76034



Dear City of Colleyville,

My name is TORIE JONES and I am a neighbor of JT Lake residing at 3701 Cliffwood Drive. I appreciate the city working with Mr. Lake on the project to house his equipment and create cleaner lines across the property. We viewed the finished planned for construction and agree the addition matches the house and is a welcome addition to the neighborhood.

Sincerely,

A handwritten signature in blue ink that reads 'Torie Jones' in a cursive script, written over a horizontal line.

Signature

A handwritten print name in blue ink that reads 'TORLAAN A JONES' in all caps, written over a horizontal line.

Print Name

Permit #BLD1506-115

3701 Cliffwood Dr

Colleyville, TX 76034

Page 1 of 1



Dear City of Colleyville,

My name is Leslie Corbell and I am a neighbor of JT Lake residing at 3701 Cliffwood Drive. I appreciate the city working with Mr. Lake on the project to house his equipment and create cleaner lines across the property. We viewed the finished planned for construction and agree the addition matches the house and is a welcome addition to the neighborhood.

Sincerely,

A handwritten signature in blue ink that reads 'Leslie Corbell'. The signature is written in a cursive style and is positioned above a horizontal line.

Signature

A printed name in blue ink that reads 'Leslie Corbell'. The name is written in a simple, sans-serif font and is positioned above a horizontal line.

Print Name

Permit #BLD1506-115

3701 Cliffwood Dr

Colleyville, TX 76034

Page 1 of 1



Dear City of Colleyville,

My name is ROLAND MORRINE and I am a neighbor of JT Lake residing at 3701 Cliffwood Drive. I appreciate the city working with Mr. Lake on the project to house his equipment and create cleaner lines across the property. We viewed the finished planned for construction and agree the addition matches the house and is a welcome addition to the neighborhood.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Roland Morraine', is written over a horizontal line.

Signature

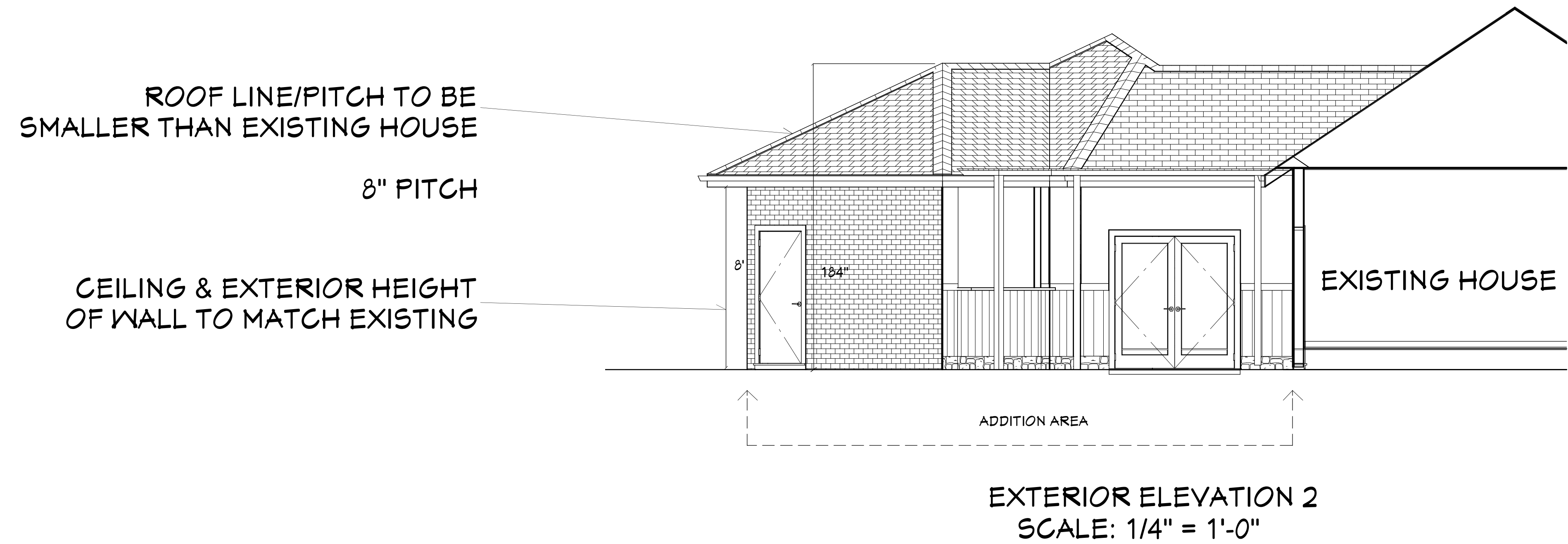
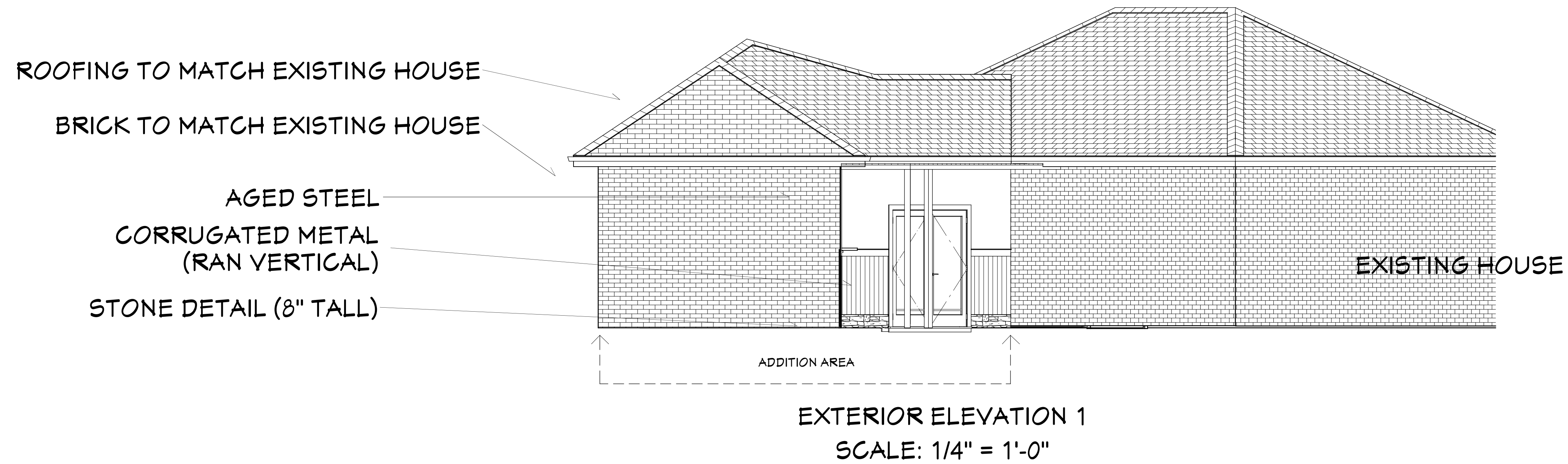
The name 'ROLAND MORRINE' is printed in blue ink, with a horizontal line underneath it.

Print Name

Permit #BLD1506-115

3701 Cliffwood Dr

Colleyville, TX 76034



DRAWN BY: SRP

CHI Designs
234 South Main Street,
Keller, TX 76248
817.482.2300
www.chiinteriordesign.com



JT LAKE HOUSE ADDITION

3701 Cliffwood Drive
Colleyville, TX 76034

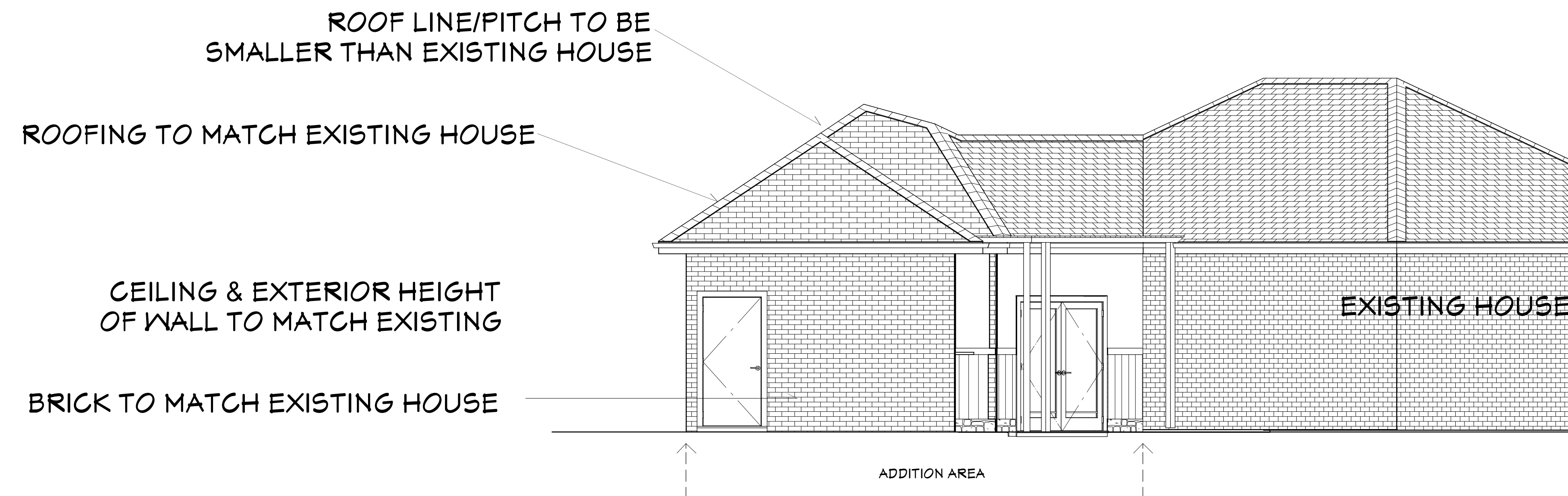
OWNERSHIP OF INSTRUMENTS OF SERVICE AND
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DATE:
7/9/2015

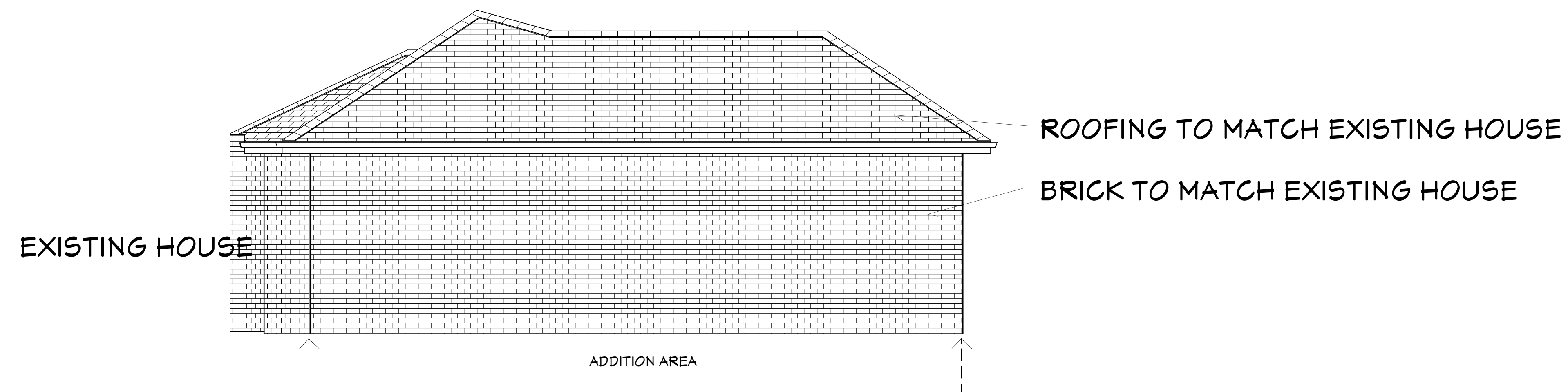
SHEET NAME:

SHEET NUMBER:
A 4

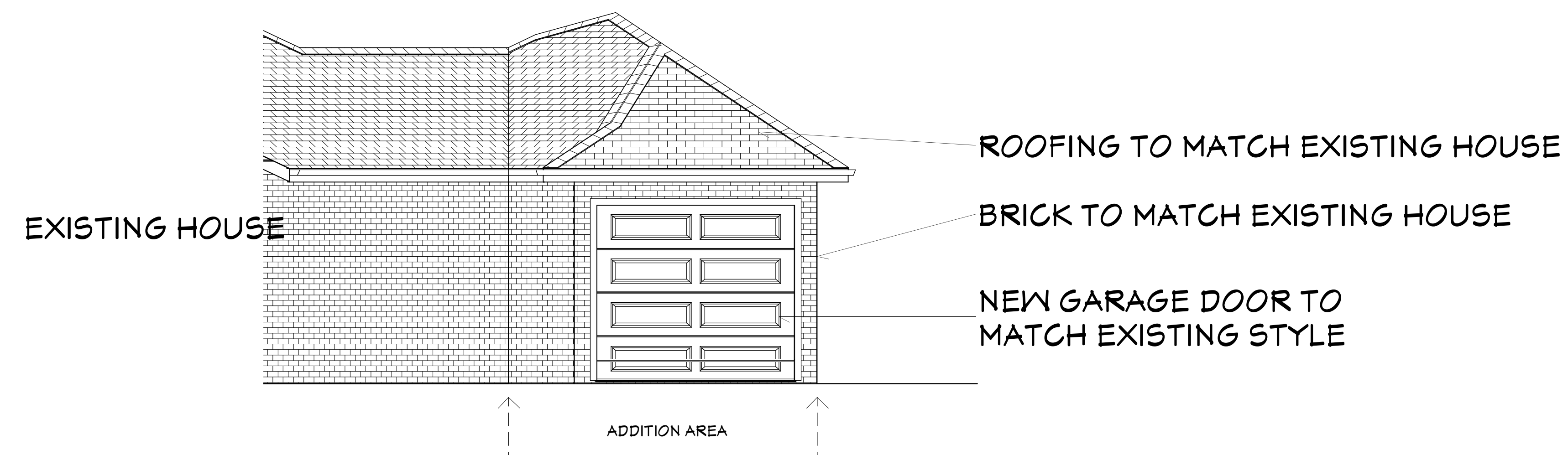
DRAWING SCALE:
SEE DRAWING



EXTERIOR ELEVATION 3
SCALE: 1/4" = 1'-0"



EXTERIOR ELEVATION 4
SCALE: 1/4" = 1'-0"



EXTERIOR ELEVATION 5
SCALE: 1/4" = 1'-0"

DRAWN BY: SRP

CHI Designs
234 South Main Street,
Keller, TX 76248
817.482.2300
www.chiinteriordesign.com



JT LAKE HOUSE ADDITION

3701 Cliffwood Drive
Colleyville, TX 76034

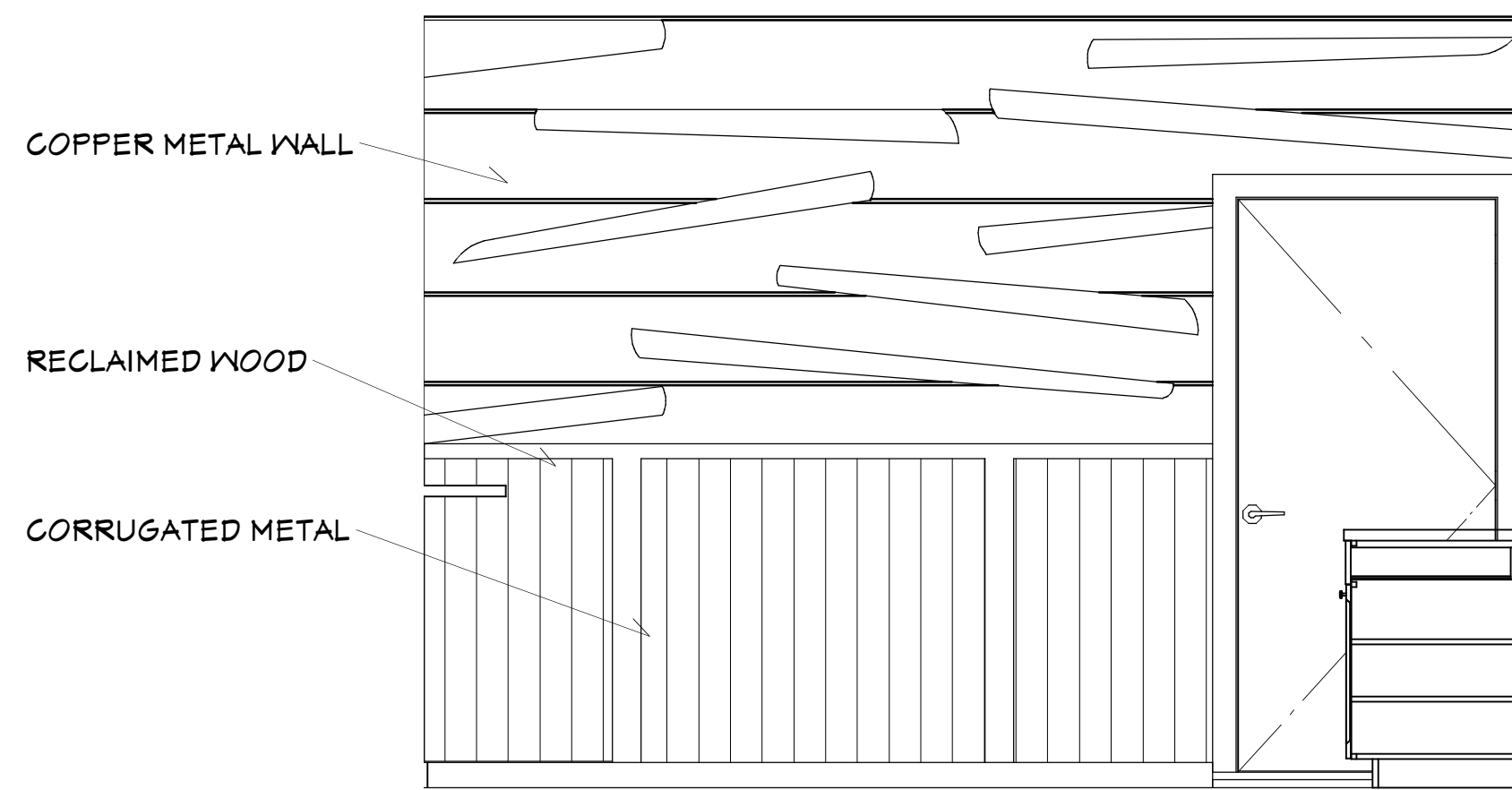
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DATE:
7/9/2015

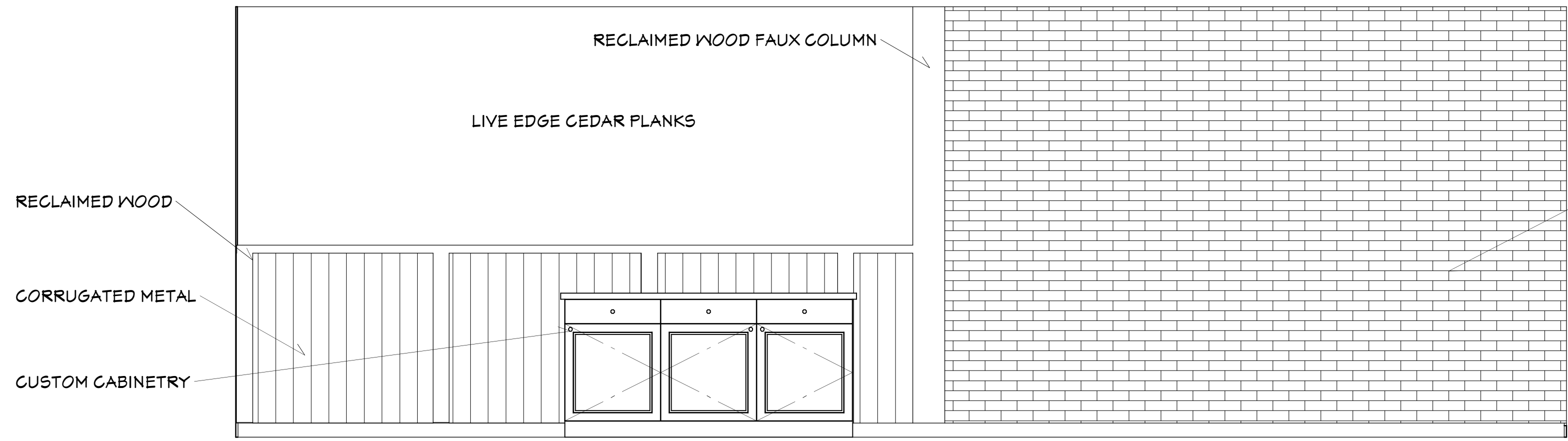
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SHEET NUMBER:
A 5

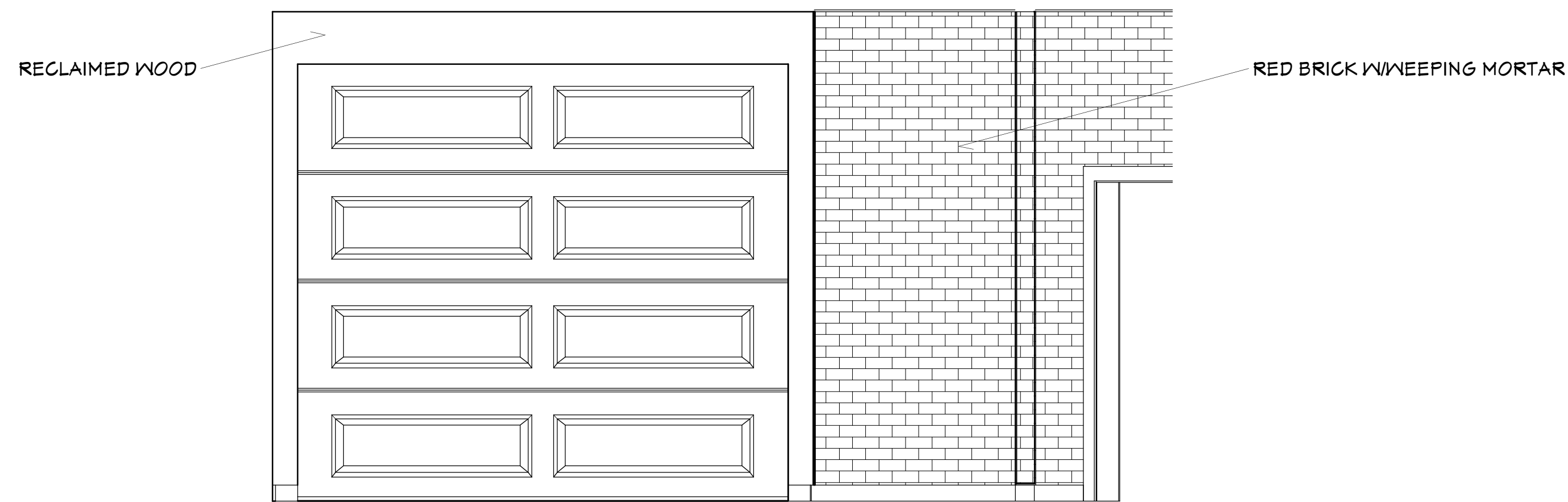
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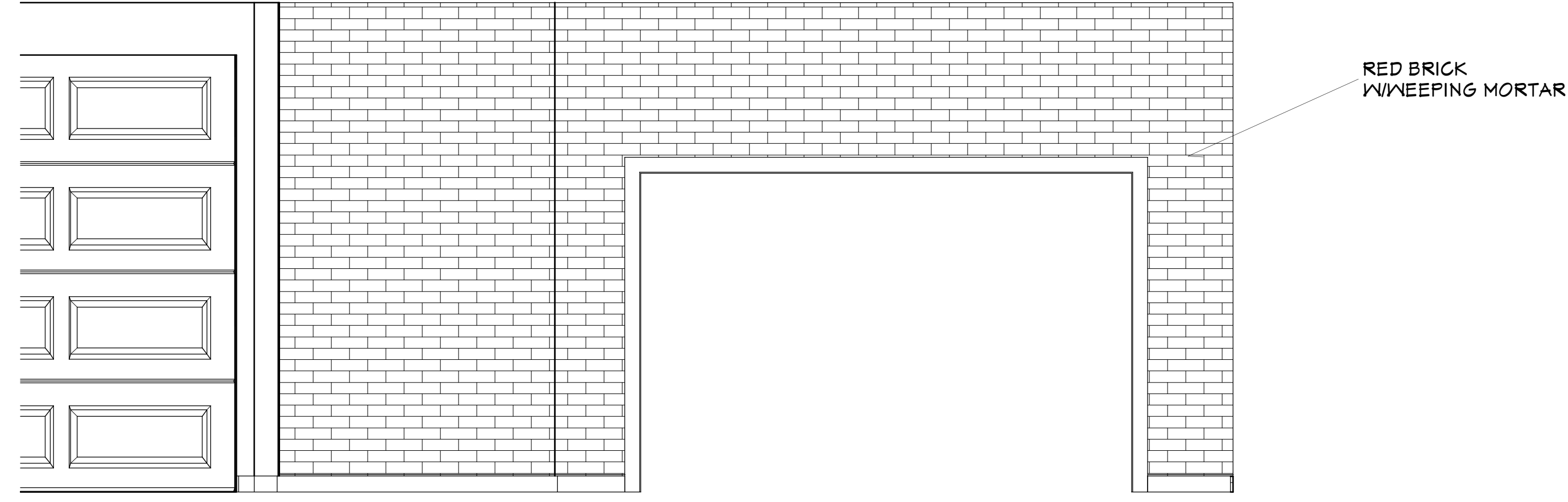
INTERIOR WALL ELEVATION 1
SCALE: 1/2" = 1'-0"



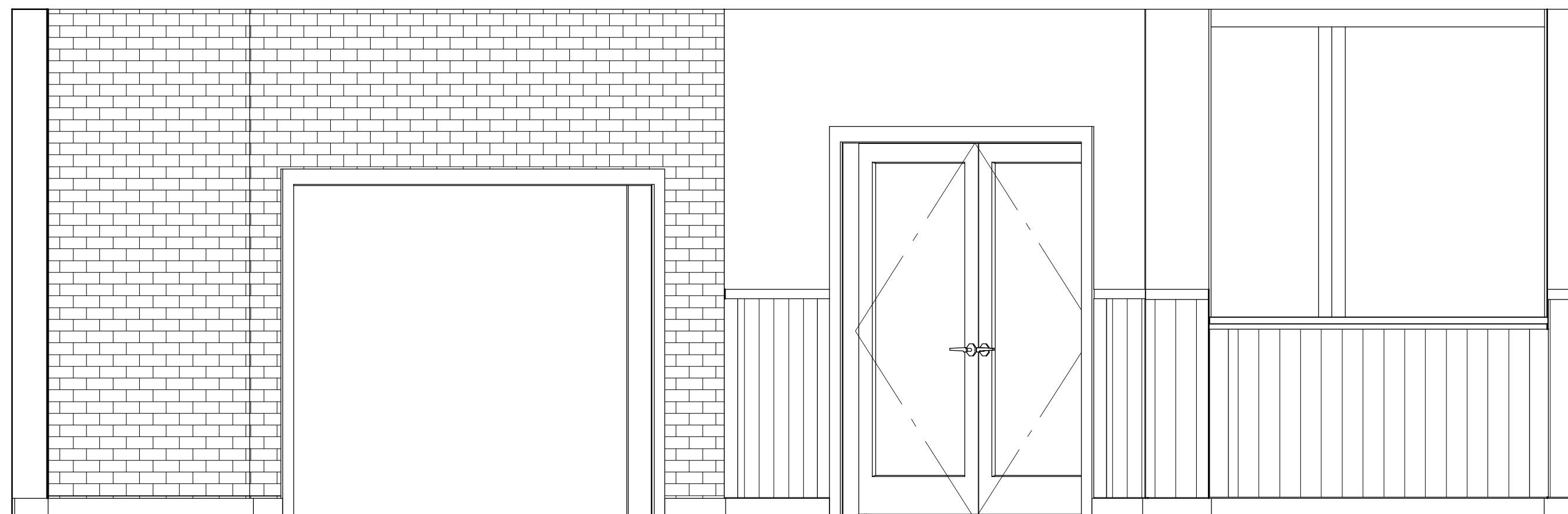
INTERIOR WALL ELEVATION 2
SCALE: 1/2" = 1'-0"



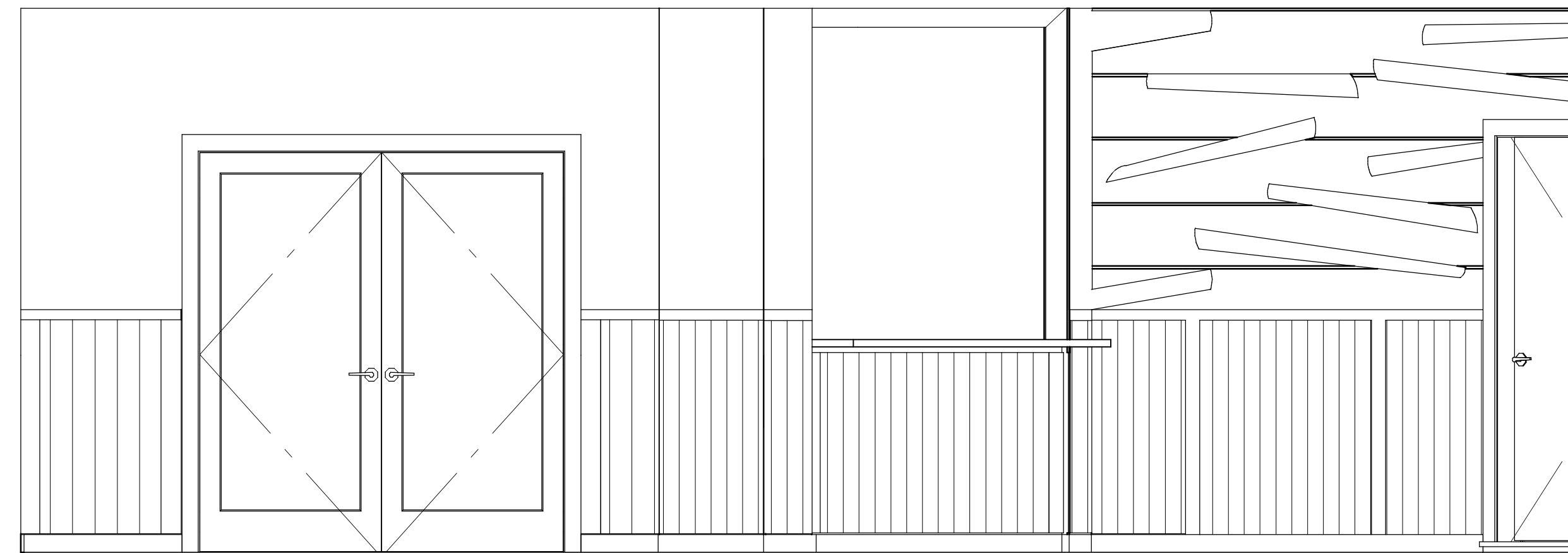
INTERIOR WALL ELEVATION 3
SCALE: 1/2" = 1'-0"



INTERIOR WALL ELEVATION 4
SCALE: 1/2" = 1'-0"



INTERIOR WALL ELEVATION 5
SCALE: 1/2" = 1'-0"



INTERIOR WALL ELEVATION 6
SCALE: 1/2" = 1'-0"

3708 CLIFFWOOD DRIVE



208 WOODBINE DRIVE



212 WOODBINE DRIVE



3609 CLIFFWOOD DRIVE



3601 CLIFFWOOD DRIVE



3607 CLIFFWOOD DRIVE



3604 CLIFFWOOD DRIVE



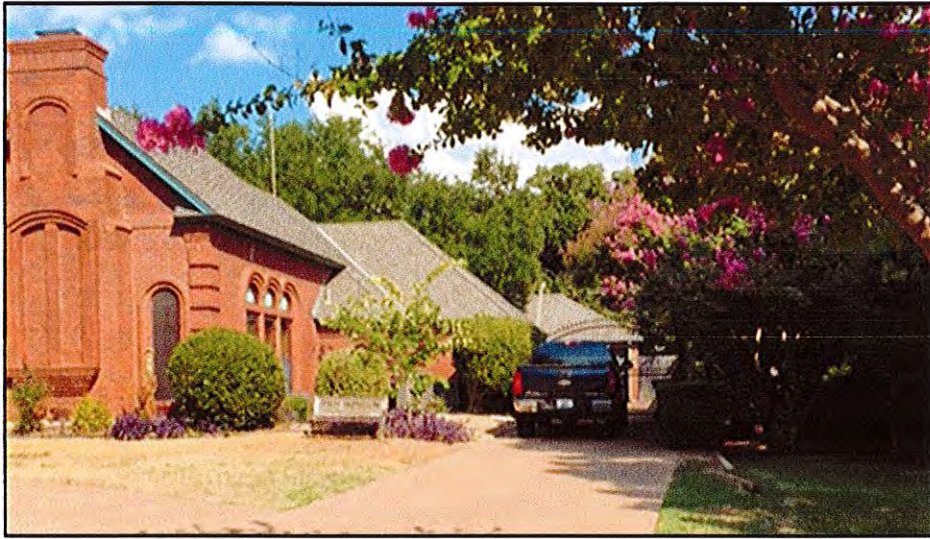
3500 CLIFFWOOD DRIVE



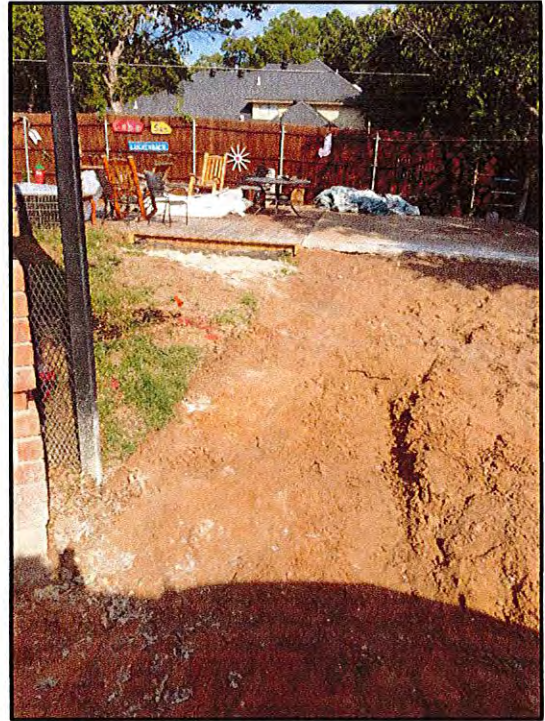
3405 CLIFFWOOD DRIVE



3505 CLIFFWOOD DRIVE



3701 CLIFFWOOD DRIVE





City of Colleyville Zoning Board of Adjustment Agenda Briefing

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

Agenda Number 3b	Agenda Date 12/08/2015	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Request for a variance to certain provisions of Section 3.24.G Schedule of District Regulations of the Land Development Code on Lot 1, Block 1, of the JL3 Cavalier Estates Addition, located at 6212 Pleasant Run Road, Case VC15-013

Explanation

The applicant, Frank Ritz, is requesting a variance to the minimum lot size requirements in the AG – Agricultural District at 6212 Pleasant Run Road (Lot 1, Block 1 of the JL3 Cavalier Estates Addition). Upon submitting a plat for the subject property to reconstruct a single family home, the required right-of-way dedication for Pleasant Run Road reduced the existing, compliant lot area, to a lot area slightly under the requirement. The applicant would like to maintain the AG zoning designation on the property, as there are no plans to subdivide the property further.

Existing Conditions and Zoning: The property is currently unplatted and developed with one single family home which is proposed to be removed. The subject property is zoned AG – Agricultural District. The property to the north is zoned AG and is undeveloped. The properties to the south and west are zoned R-40 Single Family Residential District and developed with one single family home on each property. The properties to the east (across Pleasant Run Road) are zoned R-20 Single Family Residential District and developed with one single family home on each property.

Proposed Variance:

Request - The applicant is requesting a variance to the minimum lot size for the AG zoning district as defined in Section 3.24.G of the Land Development Code, to allow for a lot size of 127,302 square feet. The requested lot size is 3,378 square feet below the requirement of 130,680 square feet (approximately 2.6 percent).

Ordinance - Chapter 1, Section 1.16.E.10 of the Land Development Code authorizes the Zoning Board of Adjustment to grant variances where the literal enforcement of the provisions of the ordinance would result in an unnecessary hardship, and where such variance is necessary to permit a specific parcel of land which differs from other parcels of land in the same district by being of such restricted area, shape or slope that it cannot be developed in a manner commensurate with the development permitted upon other parcels of land in the same district. A modification of the standards established by the ordinance cannot be granted to relieve a self-created or personal

hardship, nor for financial reason only, nor can a modification be granted to permit any person a privilege in developing a parcel of land not permitted by the ordinance to other parcels of land in the district.

Analysis – The applicant desires to maintain the AG zoning district designation on the property, therefore a variance is necessary to allow for this adjustment from the requirements. Through the platting process, additional right-of-way dedication was required by the City due to the designation of Pleasant Run Road as a Major Arterial on the Master Thoroughfare Plan. During the review process for the associated minor plat (PC15-021), the required 47.5 feet of right-of-way dedication reduced the total area of the lot to less than the minimum 130,680 square feet. The applicant would not be requesting the variance in question if a building permit had not been needed to reconstruct a single family home. The applicant has demonstrated a hardship on the subject property, and the granting of the variance should not adversely affect surrounding properties.

Public Notification: Staff mailed notices to 13 property owners within 200 feet of the site. Notice was published in the Fort Worth Star Telegram as required by state law and the Land Development Code. Staff has received no correspondence regarding this request.

Staff Recommendation: Due to the required dedication of future right-of-way on the subject property, staff recognizes a hardship with regard to the minimum lot size. Therefore, staff recommends approval of the proposed variance request.

Recommendation

Approve

Attachments

1. Aerial Map
2. Location and Zoning Map
3. Property Owner Notification Map
4. Property Owner Notification List
5. Variance Request Letter
6. Plat Submittal in Progress (For Reference Only)



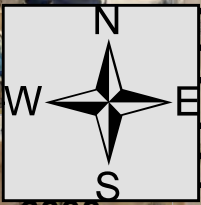
Subject Property

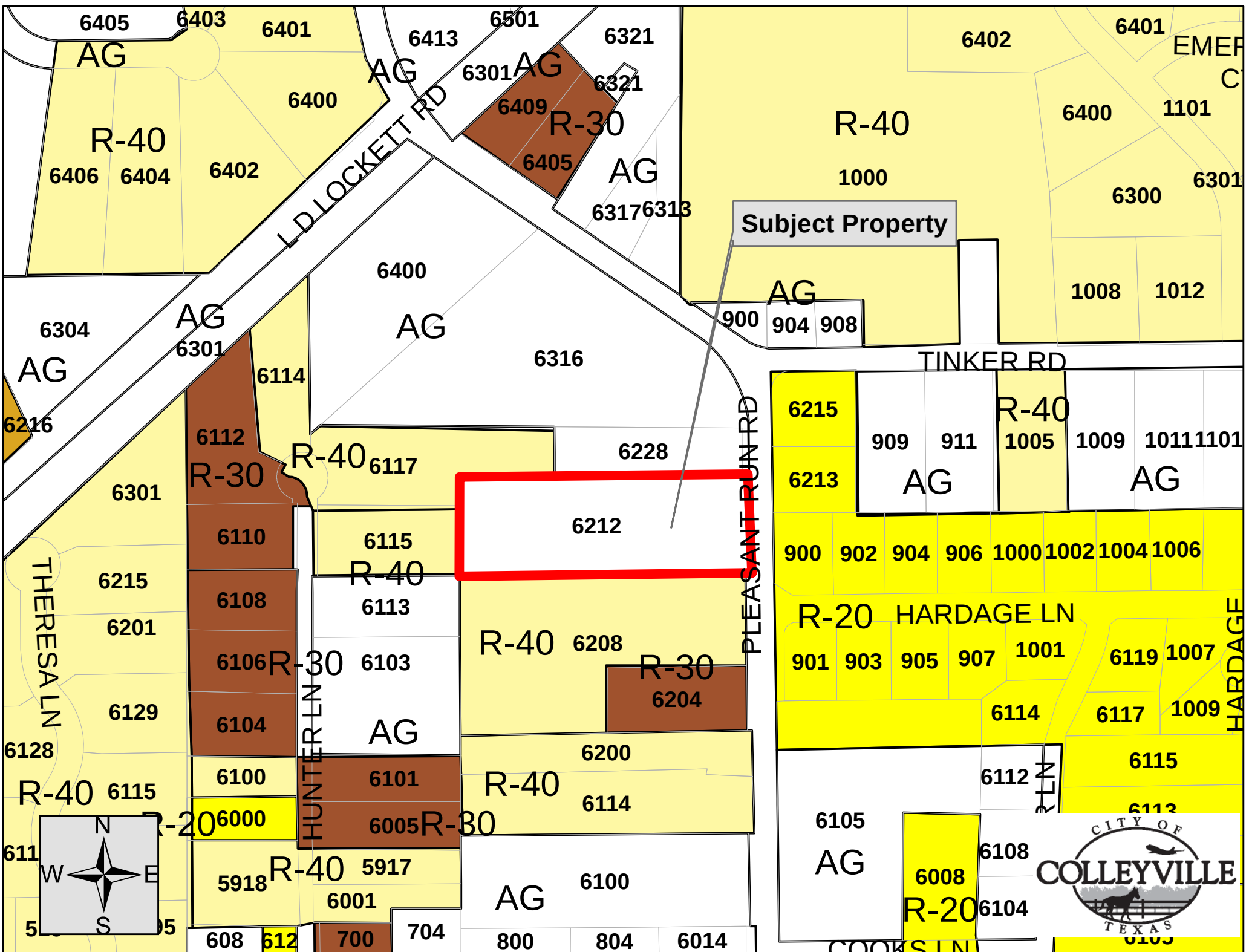
18

TINKER

PLEASANT RUN RD

HARDAGE





6212 Pleasant Run Road



OWNER NAME	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP	SITUS ADDRESS
JORDAN, TOMMY D	900 HARDAGE LN	COLLEYVILLE	TX	76034	900 HARDAGE LN
DAVIS, DONALD J	6608 CONNIE LN	COLLEYVILLE	TX	76034	6228 PLEASANT RUN RD
KHUBCHANDANI, ZUBIN	6208 PLEASANT RUN RD	COLLEYVILLE	TX	76034	6208 PLEASANT RUN RD
ASAFF, CHRISTOPHER	902 HARDAGE LN	COLLEYVILLE	TX	76034	902 HARDAGE LN
CUNNINGHAM, STEVEN MICHAEL	6213 PLEASANT RUN RD	COLLEYVILLE	TX	76034	6213 PLEASANT RUN RD
MENON, SUNEEL	6204 PLEASANT RUN RD	COLLEYVILLE	TX	76034	6204 PLEASANT RUN RD
HUGHES, HOWARD	901 HARDAGE LN	COLLEYVILLE	TX	76034	901 HARDAGE LN
YOE, MARGARET W	6113 HUNTER LN	COLLEYVILLE	TX	76034	6113 HUNTER LN
VENCILL, ROBERT	6215 PLEASANT RUN RD	COLLEYVILLE	TX	76034	6215 PLEASANT RUN RD
JORDAN, JOHN D	53 PIAZZA LN	COLLEYVILLE	TX	76034	6103 HUNTER LN
KIRLANGITIS, LISA	2001 THAMES TR	COLLEYVILLE	TX	76034	6212 PLEASANT RUN RD
MCGREGOR, ROBERT M	6115 HUNTER LN	COLLEYVILLE	TX	76034	6115 HUNTER LN
DAVIS, ULLIN D	6316 PLEASANT RUN RD	COLLEYVILLE	TX	76034	6316 PLEASANT RUN RD
PIPES, TODD	6117 HUNTER LN	COLLEYVILLE	TX	76034	6117 HUNTER LN
GRAPEVINE-COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE	TX	76051	STATE LAW REQ
FRANK RITZ	PO BOX 1530	COLLEYVILLE	TX	76034	APPLICANT

PUBLIC HEARING NOTICES WERE
MAILED 11/23/2015 BY TACI
WRISLEY



November 10, 2015

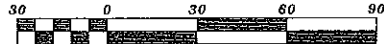
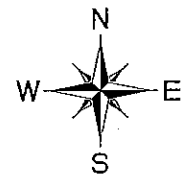
**6212 Pleasant Run Road
Lot 1 Block 1
JL 3 Cavalier Estates**

To Whom It May Concern,

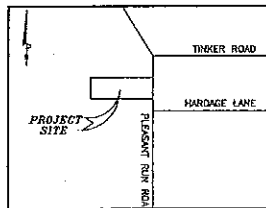
When my client applied for a Minor Plat concerning the above property the conditions existed that were favorable and conformed to the City of Colleyville's requirements needed to qualify for AG zoning. However towards the end of the platting process we were informed because engineering would request a dedicated R.O.W. the property would fall slightly below the qualifying guidelines with respect to total lot square footage. Therefor we respectful request a Zoning Variance with regard to this mater. Please note the property owner is proposing to construct a single family residence on the property and that both the building permit application and all working drawings has been submitted for approval.

**Respectfully,
Frank A. Ritz**

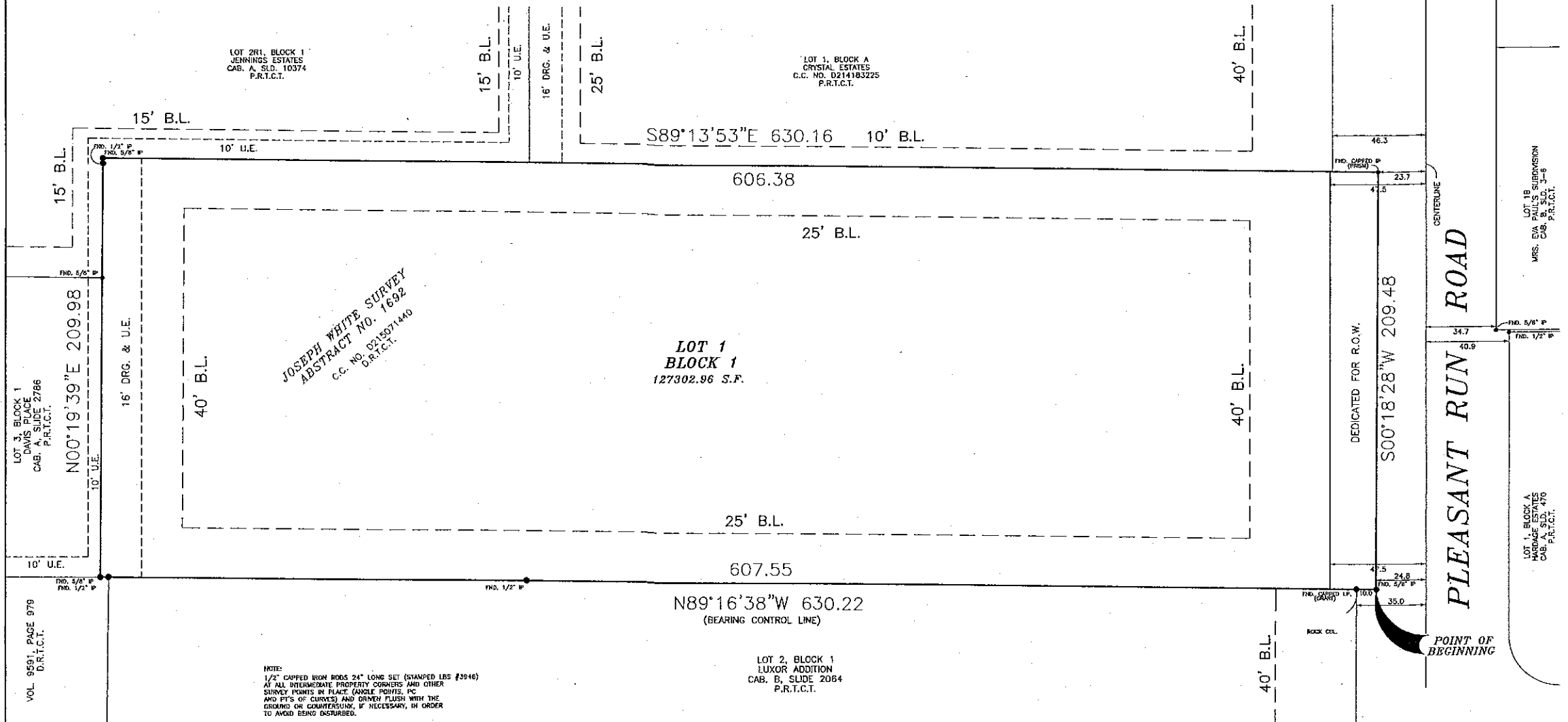
**President
Ritz Ventures, LLC**



Scale 1" = 30'



VICINITY MAP



NOTE:
1/2" CAPPED IRON RODS 24" LONG SET (STAMPED LBS #3946)
AT ALL INTERMEDIATE PROPERTY CORNERS AND OTHER
SURVEY POINTS IN PLACE (ANGLE POINTS, PC
AND PT'S OF CURVES) AND ORIGIN FLUSH WITH THE
GROUND OR CONCRETE, IF NECESSARY, IN ORDER
TO AVOID BEING INJURED.

DRAINAGE EASEMENT RESTRICTION:
NO CONSTRUCTION OR FILLING, WITHOUT THE WRITTEN APPROVAL OF THE
CITY OF COLLEYVILLE, SHALL BE ALLOWED WITHIN THE DRAINAGE EASEMENT,
AND THEN ONLY AFTER DETAILED ENGINEERING PLANS AND STUDIES SHOW
THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL
FLOW OF WATER WILL RESULT, AND SUBJECT TO ALL OWNERS OF THE
PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE
REQUEST, WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR
ELEVATIONS SHALL BE A MINIMUM OF TWO FEET ABOVE THE 100-YEAR
FLOOD ELEVATION.

OWNER:
JEFFREY KIRLANGITIS
2001 THAMES TRAIL
COLLEYVILLE, TEXAS 76034
817.683.4456

ENGINEERS:
HAMILTON DUFFY, P.C.
E.S.&C.W.
KEITH HAMILTON, P.E.
8241 MID-CITIES BLVD. STE. 100
NORTH RICHLAND HILLS, TEXAS 76182
817.266.0408
FAX: 817.284.8408

SURVEYOR:
LOYD BRANSON SURVEYORS, INC.
CHARLES B. HOOKS, JR. RPLS
1028 N. SYLVANIA AVE
FORT WORTH, TEXAS 76111
817.834.3477
FAX 817.831.9818

STAFF APPROVAL AUTHORITY
THIS MINOR PLAT IS APPROVED IN ACCORDANCE WITH SECTION 212.0055 OF THE TEXAS
LOCAL GOVERNMENT CODE AND THE CITY OF COLLEYVILLE SUBDIVISION REGULATIONS.

DATE _____
COMMUNITY DEVELOPMENT DIRECTOR _____

15-408
10-26-15

REGISTRATION/LICENSE NO. 10111900

STATE OF TEXAS
COUNTY OF TARRANT
DEDICATION CERTIFICATE

WHEREAS, JEFFREY AND LISA W. KIRLANGITIS, THE OWNERS OF A TRACT OF LAND SITUATED IN THE JOSEPH
WHITE SURVEY, ABSTRACT NO. 1692, TARRANT COUNTY, TEXAS, AND BEING A TRACT OF LAND CONVEYED TO
THEM BY COUNTY CLERKS NO. D215071440, DEED RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 5/8" IRON PIN FOUND IN THE WEST LINE OF PLEASANT RUN ROAD FOR THE
SOUTHEAST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING LOCATED 10.00 FEET SOUTH 89
DEGREES 16 MINUTES 38 SECONDS EAST FROM THE NORTHEAST CORNER OF LOT 2, BLOCK 1, LUXOR
ADDITION, AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT
RECORDED IN CABINET 8, SLIDE 2064, PLAT RECORDS, TARRANT COUNTY, TEXAS;
THENCE NORTH 89 DEGREES 16 MINUTES 38 SECONDS WEST 10.00 FEET TO A CAPPED IRON PIN
(GRANT) FOUND FOR THE NORTHEAST CORNER OF SAID LOT 2, BLOCK 1, LUXOR ADDITION AND
CONTINUING ALONG THE NORTH LINE OF SAID LOT 2, BLOCK 1, LUXURY ADDITION IN ALL 630.22 FEET
TO A 5/8" IRON PIN FOUND FOR THE SOUTHWEST CORNER OF TRACT BEING DESCRIBED, SAID POINT
BEING THE SOUTHEAST CORNER OF LOT 3, BLOCK 1, DAVIS PLACE, AN ADDITION TO THE CITY OF
COLLEYVILLE, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN CABINET A, SLIDE 2786,
PLAT RECORDS, TARRANT COUNTY, TEXAS;
THENCE NORTH 00 DEGREES 19 MINUTES 39 SECONDS EAST 209.98 FEET ALONG THE EAST LINE
OF SAID LOT 3, BLOCK 1, DAVIS PLACE AND LOT 2R1, BLOCK 1, JENNINGS ESTATES, AN ADDITION TO
THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN CABINET A,
SLIDE 10374, PLAT RECORDS, TARRANT COUNTY, TEXAS, TO A 5/8" IRON PIN FOUND FOR THE
NORTHWEST CORNER OF TRACT BEING DESCRIBED AND FOR AN INSIDE CORNER OF SAID LOT 2R1,
BLOCK 1M JENNINGS ESTATES;
THENCE SOUTH 89 DEGREES 13 MINUTES 53 SECONDS EAST 630.16 FEET ALONG THE SOUTH LINE
OF SAID LOT 2R1, BLOCK 1, JENNINGS ESTATES AND LOT 1, BLOCK A, CRYSTAL ESTATES, AN ADDITION
TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN COUNTY
CLERKS NO. D214183225, PLAT RECORDS, TARRANT COUNTY, TEXAS, TO A CAPPED IRON PIN (PRISM)
FOUND IN THE WEST LINE OF SAID PLEASANT RUN ROAD;
THENCE SOUTH 00 DEGREES 18 MINUTES 28 SECONDS WEST 209.48 FEET ALONG THE WEST LINE
OF SAID PLEASANT RUN ROAD TO THE POINT OF BEGINNING AND CONTAINING 132167.72 SQUARE
FEET OF LAND, MORE OR LESS

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT WE, JEFFREY AND LISA W. KIRLANGITIS, OWNER, DO HEREBY ADOPT THIS PLAT DESIGNATING THE
HEREINBEFORE DESCRIBED PROPERTY AS LOT 1, BLOCK 1, JLS CAVALIER ESTATES, AN ADDITION TO THE CITY
OF COLLEYVILLE, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE THE SAME TO THE PUBLIC USE FOREVER
ALL STREETS, RIGHT-OF-WAY, AND ALLEYS SHOWN THEREON, AND DO HEREBY RESERVE THE EASEMENTS SHOWN
ON THIS PLAT FOR THE UTILITY, 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 CONSTRUCTION, RECONSTRUCTION, INSPECTING,
AND PATROLLING, WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. THIS PLAT
APPROVED SUBJECT TO ALL PLATING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF
COLLEYVILLE, TEXAS.

WITNESS OUR HANDS THIS _____ DAY OF _____, 2015

JEFFREY KIRLANGITIS

STATE OF TEXAS)
COUNTY OF TARRANT)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY
APPEARED JEFFREY KIRLANGITIS, KNOWN TO ME TO BE THE PERSON WHOSE NAMES IS SUBSCRIBED TO THE FOREGOING
INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION
THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 2015.

NOTARY PUBLIC IN AND FOR TARRANT COUNTY

MY PRINTED NAME _____

MY COMMISSION EXPIRES: _____

WITNESS OUR HANDS THIS _____ DAY OF _____, 2015

LISA W. KIRLANGITIS

STATE OF TEXAS)
COUNTY OF TARRANT)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY
APPEARED LISA W. KIRLANGITIS, KNOWN TO ME TO BE THE PERSON WHOSE NAMES IS SUBSCRIBED TO THE FOREGOING
INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION
THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 2015.

NOTARY PUBLIC IN AND FOR TARRANT COUNTY

MY PRINTED NAME _____

MY COMMISSION EXPIRES: _____

MINOR PLAT

OF

LOT 1, BLOCK 1

JL3 CAVALIER ESTATES

AN ADDITION TO THE CITY OF COLLEYVILLE,
TARRANT COUNTY, TEXAS

BEING A TRACT OF LAND OUT OF THE JOSEPH WHITE SURVEY, ABSTRACT NO. 1692,
TARRANT COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND AS DESCRIBED IN
DEED RECORDED IN COUNTY CLERKS NO. D215071440, DEED RECORDS, TARRANT
COUNTY, TEXAS,

KNOW ALL MEN BY THESE PRESENTS:

THAT I, CHARLES B. HOOKS, JR., 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 PROCEDURE AND PRACTICES OF THE MOST
CURRENT PROFESSIONAL LAND SURVEYING PRACTICES ACT.



CHARLES B. HOOKS, JR. RPLS
TEXAS REGISTRATION NO. 3946

06-27-15
DATE

THE PURPOSE OF THIS PLAT IS TO CREATE A SINGLE
PLATTED LOT FROM AN UNPLATTED TRACT OF LAND

THIS PLAT FILED IN INSTRUMENT NO. _____, DATE _____