



City of Colleyville Planning and Zoning Commission Agenda

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

Monday, April 11, 2016

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 AND UPDATES
ON DEVELOPMENT TRENDS, PROGRESS AND CITY COUNCIL ACTIONS ON
PAST AGENDA ITEMS**

**EXECUTIVE SESSION – In accordance with Texas Government Code
Chapter 551, Subchapter D, Section 551.071 – Consultation with and legal
briefing by the City Attorney regarding the role, responsibility, and legal
issues for the Planning and Zoning Commission**

**7:00 P.M. - REGULAR MEETING
CALL TO ORDER AND ROLL
INVOCATION: COMMISSIONER BYERLY
PLEDGE OF ALLEGIANCE**

1. APPROVAL OF MINUTES

March 14, 2016

**2. CITIZEN COMMENTS/PRESENTATIONS REGARDING ITEMS NOT ON
THE AGENDA**

3. CONSENT AGENDA ITEMS

- 3a** Case PC16-001– Consideration of a combination preliminary/final plat (Lot 1, Block 1, of the Doody Farms Addition), of Lot 1, Block 1, of the Uncle Buck’s Addition, Lot 1, Block 1, of the Driskill Addition, and Tracts 1B, and 3Z in Abstract 211, of the BBB C RY Survey, located at 401 and 409 L.D. Lockett Road

4. PUBLIC HEARING AGENDA ITEMS

- 4a** Case ZC16-002 - Consideration of a zoning change from the AG-Agricultural zoning district to the R20-Single Family Residential zoning district on Tracts 1A01H1 and 1A01G, of Abstract 1756, in the A T Young Survey, located at 4916 and 4928 Bills Lane

5. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards Friday, April 8, 2016 by 5:00 p.m.

Abra Nusser
Community Development Director

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 Minutes - DRAFT

City Hall
100 Main Street
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Monday, March 14, 2016

City Council Chambers

CALL PRE COMMISSION TO ORDER

Shane Pace called the Pre Commission meeting of the Planning and Zoning Commission to order on March 14, 2016, at 5:30 p.m.

Roll Call

Present: Commissioners Jason Elms, Carel Tornes, David Phelps, Jim Gotcher, and Don Davis

Absent: Commissioners David Wheelwright and Jeff Byerly

Staff Present: Abra Nusser, Shane Pace, Taci Wrisley, Oscar Chavez, Brian Riley, Marty Wieder, Jeremy Hutt, and Matthew Boyle (City Attorney)

PC-1 Discussion regarding the adoption of the update to the City of Colleyville comprehensive plan, *Destination Colleyville* (Case GC13-028)

Abra Nusser presented this item and briefed the Commission.

Shane Pace adjourned the Pre Commission meeting at 5:45 p.m.

EXECUTIVE SESSION – In accordance with Texas Government Code Chapter 551, Subchapter D, Section 551.071 – Consultation with and legal briefing by the City Attorney regarding the role, responsibility, and legal issues for the Planning and Zoning Commission

City Attorney Matthew Boyle explained the Executive Session had been called in accordance with the Texas Government Code, Chapter 551, Subchapter D, Section 551.071, Legal. He further explained there would be no decisions made or action taken during this time. The meeting was recessed at 5:45 p.m. and reconvened at 6:47 p.m.

CALL REGULAR MEETING TO ORDER

The Planning and Zoning Commission meeting of the City of Colleyville was called to order by Vice Chairman David Phelps on March 14, 2016 at 7:08 p.m.

Roll Call

Present: Commissioners Jason Elms, Carel Tornes, David Phelps, Jim Gotcher, and Don Davis

Absent: Commissioners David Wheelwright and Jeff Byerly

Staff Present: Abra Nusser, Shane Pace, Taci Wrisley, Oscar Chavez, Brian Riley, Marty Wieder, Jeremy Hutt, and Matthew Boyle (City Attorney)

1. APPROVAL OF MINUTES

Commissioner Tornes made a motion to approve the February 8, 2016 minutes as written. Commissioner Gotcher seconded.

The motion to approve the February 8, 2016 minutes as written carried by the following vote:

Aye: 5 – Tornes, Elms, Gotcher, Davis, and Phelps

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

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

3. CONTINUED CONSENT AGENDA ITEMS

3a Consideration of a combination preliminary/final plat on Abstract 1034, of the G.W. Minter Survey, located at 5017, 5113, and 5201 Roberts Road, Case PC15-032

Shane Pace presented the case and briefed the Commission.

Commissioner Elms made a motion to approve Case PC15-032. Commissioner Gotcher seconded.

The motion to approve carried by the following vote:

Aye: 5 – Tornes, Elms, Gotcher, Davis, and Phelps

4. PUBLIC HEARING AGENDA ITEMS

4a Consideration of a zoning change from the AG-Agricultural zoning district to the R20-Single Family Residential zoning district in Abstract 1176 of the J.J. Newton Survey, and being a portion of Lot 1R-A, Block 1, Kay's Circle B Bar K Ranch Addition, located at 5700 Winnie

Drive, Case ZC15-022

Shane Pace presented the case and briefed the Commission.

The public hearing was opened at 7:18 p.m.

Chas Fitzgerald, the applicant, came forward and briefed the Commission.

Mary Utey, 5704 Oak Top Drive, spoke in support of this request, with concerns of drainage when the lots are developed.

There were no others present wishing to speak, and the public hearing was closed at 7:29 p.m.

Commissioner Tornes made a motion to approve Case ZC15-022. Commissioner Gotcher seconded.

The motion to approve carried by the following vote:

Aye: 5 – Tornes, Elms, Gotcher, Davis, and Phelps

5. ADJOURNMENT

The meeting adjourned at 7:35 p.m.

The minutes were written and prepared by:

Amy Shelley, TRMC
City Secretary

The meeting minutes were approved on _____, 2016 by a vote of _ - _.



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 3a	Agenda Date 04/11/2016	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Case PC16-001– Consideration of a combination preliminary/final plat (Lot 1, Block 1, of the Doody Farms Addition), of Lot 1, Block 1, of the Uncle Buck's Addition, Lot 1 Block 1, of the Driskill Addition, and Tracts 1B and 3Z in Abstract 211, of the BBB C RY Survey, located at 401 and 409 L.D. Lockett Road

Explanation

Kevin Doody, the applicant, requests approval of a Preliminary/Final Plat for the Doody Farms Addition on approximately 17.60 acres, located at 401 and 409 L.D. Lockett Road. The applicant proposes to combine four residential lots into one lot to construct one single family home on the 17.60 acre subject property.

Existing Conditions/Background: The subject property is zoned R-40 Single Family Residential District and is generally located south of L.D. Lockett Road and east of Reagan Road.

Two of the four tracts proposed to be combined are platted (Lot 1, Block 1, of Uncle Buck's Addition and Lot 1, Block 1, of the Driskill Addition) and two are unplatted. One single family residence with accessory structures exists on the subject property. The applicant has indicated intent to demolish all structures on the subject property.

Surrounding Development: The table below reflects the surrounding zoning and existing land uses for the subject property as further illustrated on the attached location map:

<i>R-20 Single Family Residential (The Oaks Single Family Residential Subdivision)</i>	<i>R-20 Single Family Residential (Briarwood Single Family Residential Subdivision)</i>	<i>PUD-R (Remington Park Single Family Residential Subdivision)</i>
<i>R-40 Single Family Residential (Single Family Homes)</i>	Subject Property <i>R-40 Single Family Residential (Single Family Home)</i>	<i>R-40 Single Family Residential (L.D. Lockett Park)</i>
<i>City of Colleyville ETJ (Single Family Homes)</i>	<i>Southern Pacific Railroad</i> <i>R-20 Single Family Residential (Rustic Oaks Single Family Residential Subdivision)</i>	<i>R-20 Single Family Residential (Rustic Oaks Single Family Residential Subdivision)</i>

Lot Dimensions and Setbacks: The subject property is zoned R-40 – Single Family Residential District. Per Section 3.24 G, Schedule of District Regulations in the Land Development Code, the R-40 zoning regulations require the following standards:

Minimum Lot Area: 40,000 square feet
Minimum Lot Width: 150 feet
Minimum Lot Depth: 150 feet
Minimum Front Yard Setback: 40 feet
Minimum Side Yard Setbacks: 15 feet
Minimum Rear Yard Setback: 25 feet
Maximum Lot Coverage: 20 percent

As submitted, the proposed plat meets all of the requirements of the Land Development Code.

Fees: Park Land Dedication Fees are required prior to filing the plat for record, in the amount of \$1,802 per residential lot. Impact Fees are also required per Chapter 13 (Impact Fees) of the Land Development Code and are due prior to the issuance of a Building Permit if more than one residence is constructed in the future after the demolition of the structures currently on the subject property.

Tree Preservation: The proposed subdivision must comply with Chapter 5 (Tree Preservation) of the Land Development Code. A Tree Removal Permit and associated Tree Preservation Plan must be approved prior to the removal of any tree, prior to site grading or dirt disturbance, or prior to new construction on the subject property.

In addition to the requirements for approval of a Tree Removal Permit and Tree Preservation Plan, future development on the site must maintain the required percentage of existing protected tree canopy coverage as specified in Chapter 5, unless or until the Planning and Zoning Commission formally grants a waiver to the required preservation.

Staff has received a preliminary tree survey and it appears the project will maintain compliance with the Land Development Code.

Sidewalks: A minimum five-foot wide sidewalk is required along L.D. Lockett Road with the construction of any residential structure.

Drainage and Stormwater Runoff: As required by the Land Development Code, preliminary drainage plans have been submitted with the proposed plat. Water and sanitary sewer services are available to the property. The developer is responsible for any upgrades or private lines desired with any future structures.

A substantial portion of the subject property falls within the 100-year Floodplain. Restriction language has been included on the plat, and all future development will be

required to comply with these restrictions.

Public Notification: Notification of property owners is not required for the approval of a Preliminary/Final Plat. However, a notice was published on the City's website and in the *Fort Worth Star-Telegram*, and the agenda was posted in advance of the meeting for public review per standard procedure and the Texas Local Government Code.

Staff Recommendation: The proposed Preliminary/Final Plat meets the requirements of the Land Development Code, and as such, staff recommends approval.

Recommendation

Approve

Attachments

1. Zoning Map
2. Aerial Map
3. Future Land Use Map
4. Proposed Plat

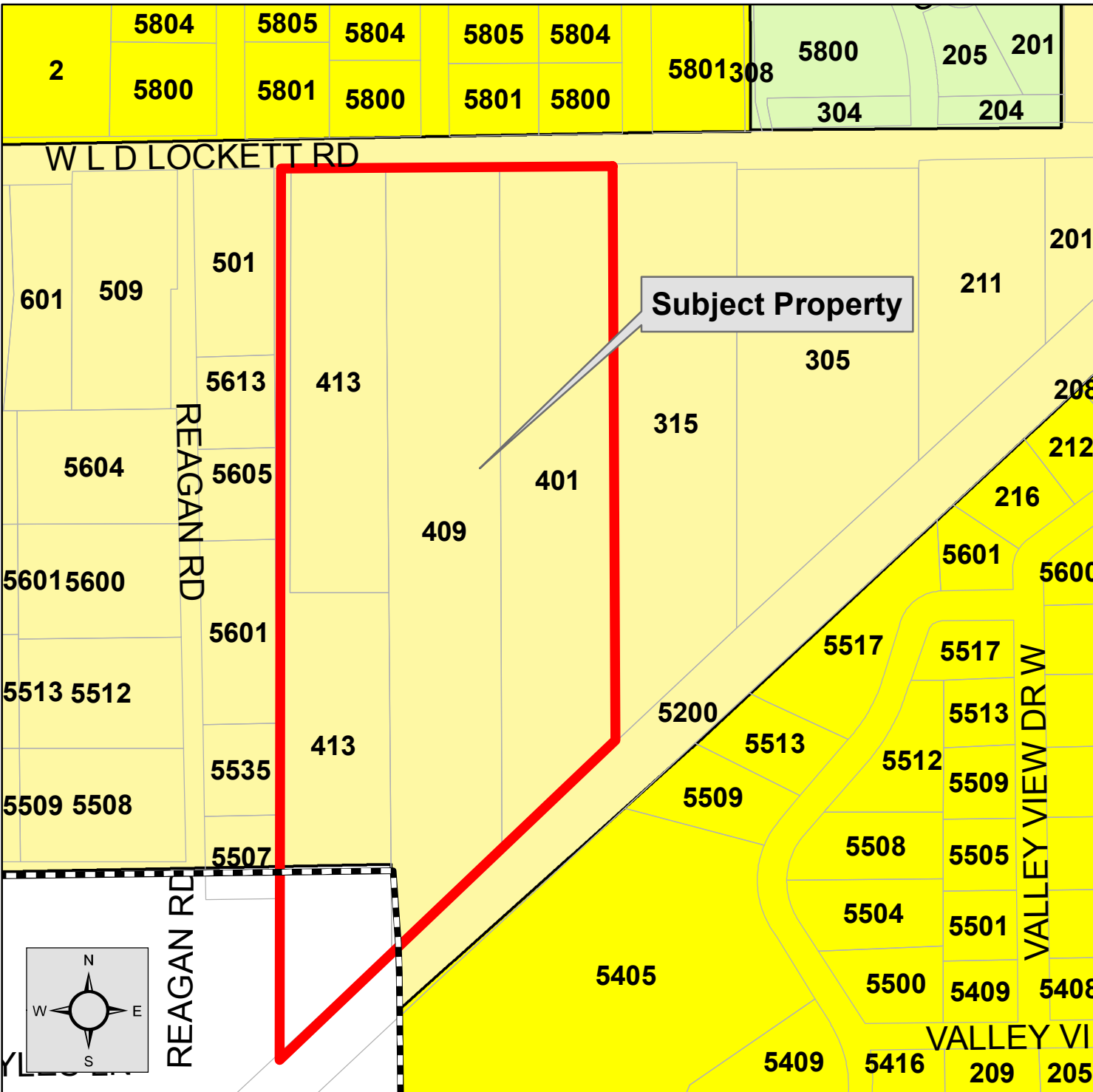
Zoning Map

Case PC16-001

401, 409 LD Lockett Road

Legend

- Subject Property
- AG Agricultural
- CC-1 Village Retail
- CC-2 Shopping Center
- CC-3 Highway Commercial
- CN Neighborhood Commercial
- CP0 Professional Office
- ML Light Manufacturing
- PUD-C Planned Unit Development, Commercial
- PUD-R Planned Unit Development, Residential
- R-10 Single Family Residential (10,000 sq. ft. min)
- R-15 Single Family Residential (15,000 sq. ft. min)
- R-20 Single Family Residential (20,000 sq. ft. min)
- R-30 Single Family Residential (30,000 sq. ft. min)
- R-40 Single Family Residential (40,000 sq. ft. min)
- R-MF Multi-Family Residential
- RD Two Family Residential
- RE Single Family 'Estate' Residential
- City Limit



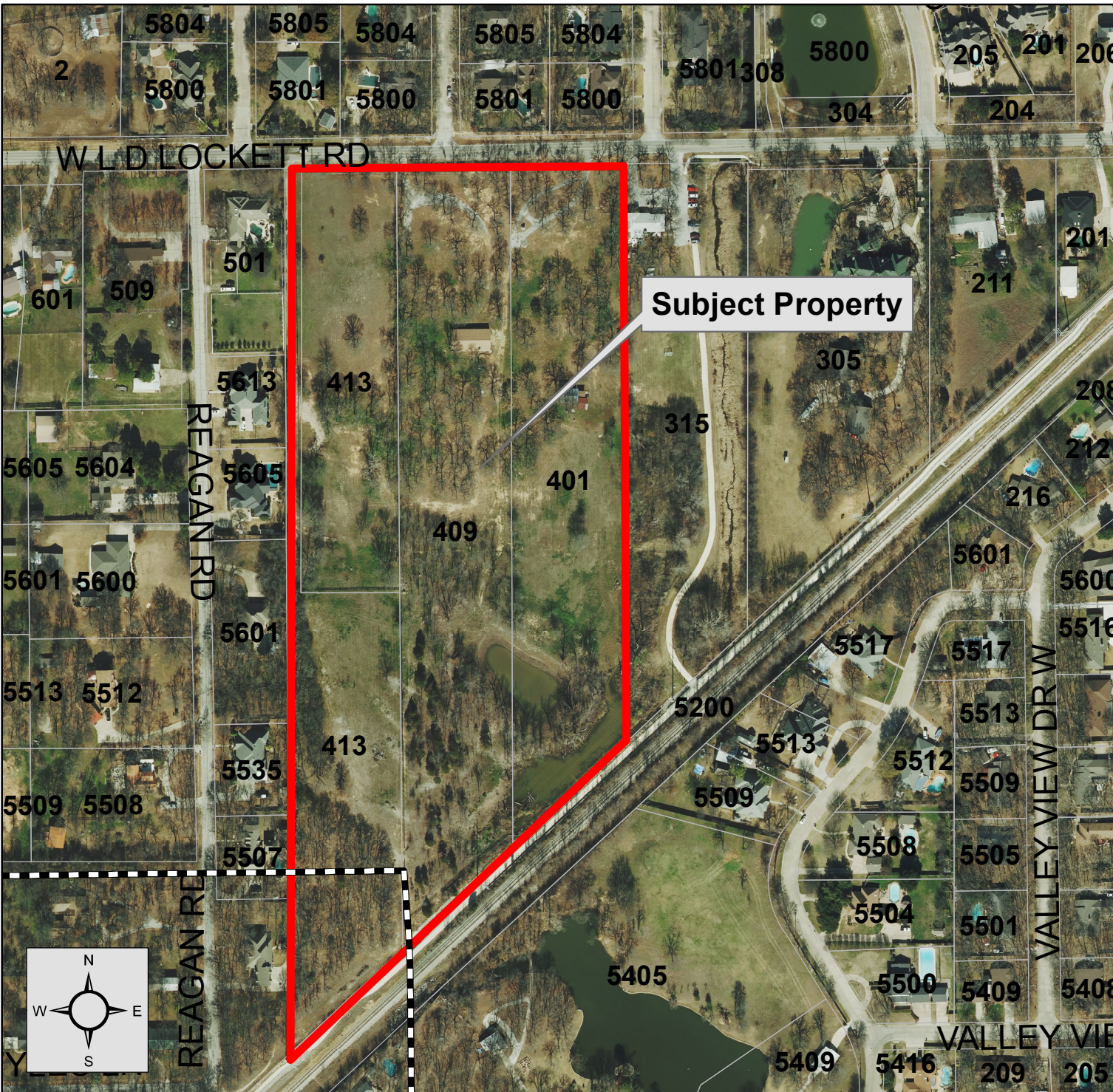
Aerial Map

Case PC16-001

401, 409 LD Lockett Road

Legend

-  Subject Property
-  City Limit



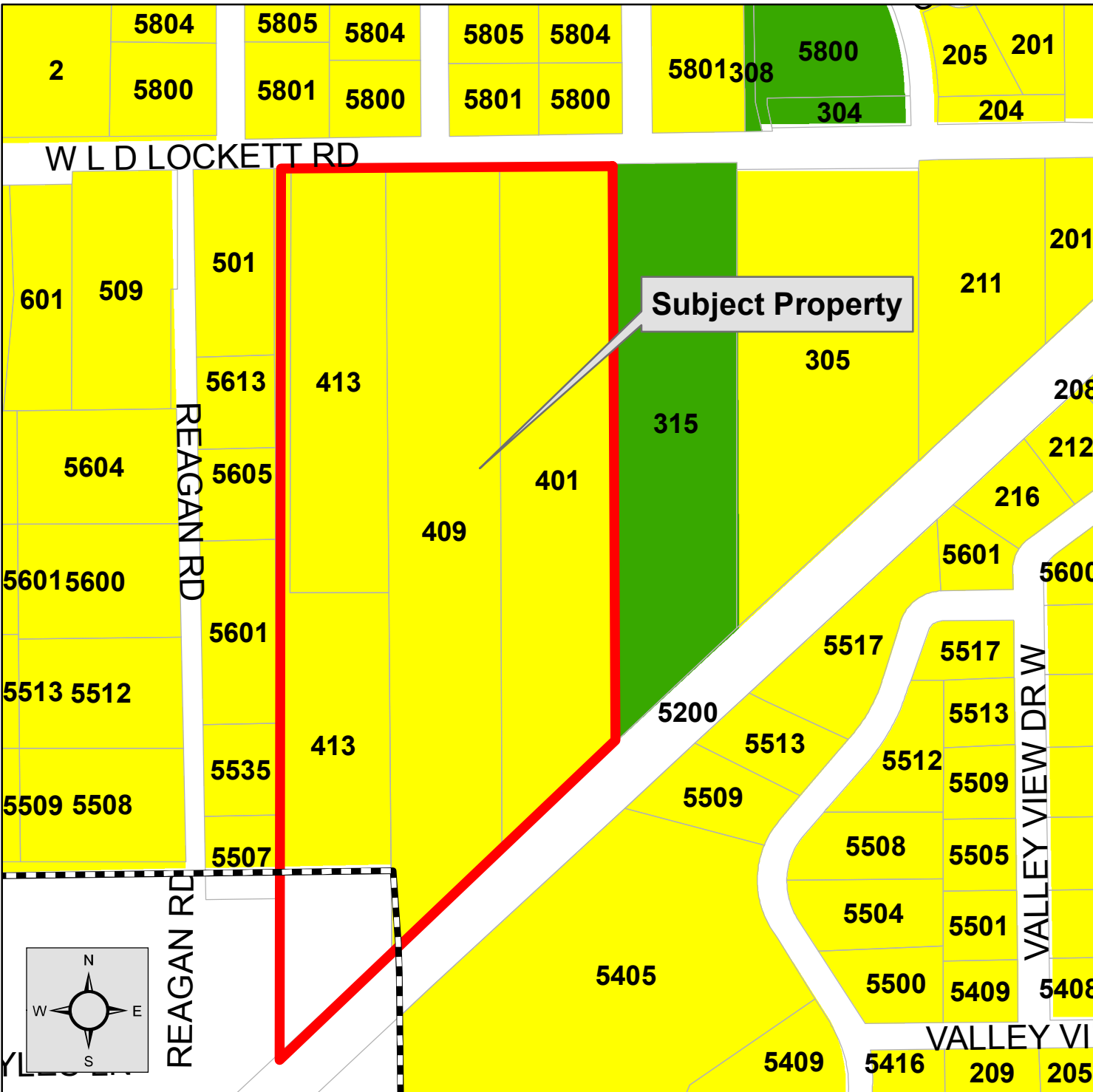
Future Land Use Map

Case PC16-001

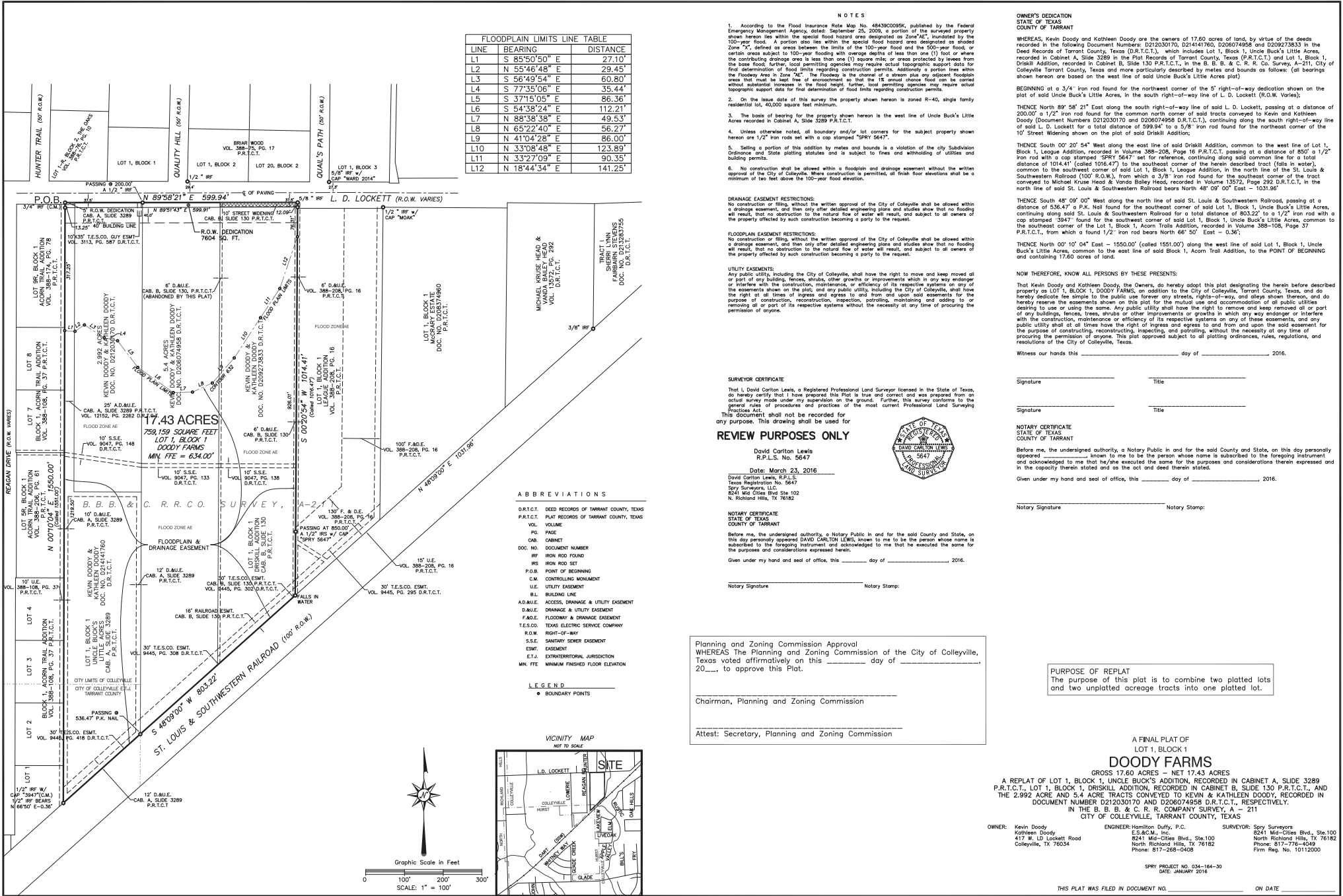
401, 409 LD Lockett Road

Legend

-  Subject Property
-  RESIDENTIAL
-  COMMERCIAL
-  INSTITUTIONAL
-  PARKS/ OPEN SPACE
-  WATER BODIES / CREEKS
-  City Limit



Plat Exhibit





City of Colleyville Planning and Zoning Commission Agenda Briefing

City Hall
100 Main Street
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Agenda Number 4a	Agenda Date 04/11/2016	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Case ZC16-002 - Consideration of a zoning change from the AG- Agricultural zoning district to the R20-Single Family Residential zoning district on Tracts 1A01H1 and 1A01G, of Abstract 1756, in the A T Young Survey, located at 4916 and 4928 Bills Lane

Explanation

Fred Westphal, the applicant, has submitted a request to rezone approximately 3.17 acres, located at 4916 and 4928 Bill's Lane from the AG-Agricultural District to the R-20-Single Family Residential District. The applicant is seeking a zoning change with the intent of demolishing the existing single family home, and constructing a new home on the subject property. The applicant has also indicated that should the rezoning request be approved, additional development may be contemplated utilizing the subject property and adjacent parcels.

Existing Conditions/Background: The subject property is currently unplatted and generally located north of Glade Road and west of Fry Lane. A subsequent combination preliminary/final plat will be required prior to subdividing the property, should the rezoning request be approved or prior to the issuance of a building permit. 4916 Bill's Lane is currently zoned AG - Agricultural District, and developed with one, two-family (duplex) home. Bill's Lane (4928 Bill's Lane) is also zoned Agricultural District and dedicated as a private access easement. Bill's Lane is not recognized by the City as a public or private street, therefore construction of a street meeting all City standards is required by the developer.

Surrounding Development: The table below reflects the surrounding zoning and existing land uses for the subject property as further illustrated on the attached location map:

AG-Agricultural (Undeveloped)	AG-Agricultural (Undeveloped)	R-20 Single Family Residential (Rockrimmon Subdivision - Single Family Homes)
AG-Agricultural (Undeveloped)	Subject Property AG-Agricultural (Two- Family Home with Accessory Structures)	R-20 Single Family Residential (Rockrimmon Subdivision - Single Family Homes)
AG-Agricultural (Single Family Home)	AG-Agricultural (Single Family Home)	R-20 Single Family Residential (Rockrimmon Subdivision - Single Family Homes)

Proposed Zoning Change: The applicant is requesting a zoning change from AG-Agricultural District to R-20-Single Family Residential District with the intent to demolish the existing structure on the proposed Lot 2, Block 1 and to construct a new home. The applicant has also indicated that should the rezoning request be approved, additional development may be contemplated utilizing the subject property and adjacent parcels.

The applicant has provided a zoning exhibit, which is conceptual in nature, and not up for consideration as part of the zoning request. The conceptual zoning exhibit shows Lot 2, Block 1, which is the parcel containing the existing two-family structure, as well as Lot 1, Block 1 which is currently known as Bill's Lane.

As previously stated, Bill's Lane is not recognized by the City as either a public or private street. Additionally, the conceptual zoning exhibit provided by the applicant reflects a future proposal to maintain Bill's Lane as a Private Access Easement.

Ordinance – Chapter 3 (Land Use) of the Land Development Code identifies the purpose and intent of the R-20 – Single Family Residential District as primarily oriented toward low density residential purposes and open space uses. Additionally, it states the principal uses shall be moderately low density detached single family homes.

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

Minimum Lot Area: 20,000 square feet
Minimum Lot Width: 100 feet
Minimum Lot Depth: 125 feet
Minimum Front Yard Setback: 30 feet
Minimum Side Yard Setbacks: 10 feet
Minimum Rear Yard Setback: 25 feet
Maximum Lot Coverage: 30 percent

Chapter 8 (Plat Review Procedures) of the Land Development Code requires every lot to have frontage onto a public street right-of way prior to approval of a subdivision plat. Chapter 10 (Private Streets and Entrance Gates) of the Land Development Code provides provisions for circumstances where private streets are requested, and allows for frontage onto private streets with the approval of City Council. Staff has communicated to the applicant that the proposed layout is not in compliance with the requirements of the Land Development Code without frontage, and the applicant has acknowledged the non-compliance and requested to address these issues during the platting process.

Analysis – The conceptual zoning exhibit appears to meet the R-20 District's minimum lot area of 20,000 square feet and other standards as listed above for the residential portion of the rezoning request. However, the requested zoning is inconsistent with the surrounding properties. Although the properties to the east within the Rockrimmon

subdivision are zoned R-20, the subject property is largely surrounded by Agricultural zoning, with large, mostly undeveloped lots. The proposal to rezone one parcel within the larger expanse of Agricultural zoning, coupled with large rural lots adjacent to the subject property, will create an inconsistent zoning and development pattern. Staff requested additional information from the applicant regarding future plans for the property. The applicant indicated the potential to acquire additional property within the immediate vicinity at which time subsequent rezoning requests will be made.

Non-compliant issues related to frontage onto either a public or private street remain a staff concern since the applicant has not indicated intent to comply and has indicated intent to submit waivers or variances. Further, the conceptual exhibit designates Bill's Lane as a Private Access Easement, illustrating the applicant's intent to maintain the current nonconforming status of the subject property.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, identifies the subject property for single family residential uses. The proposed rezoning request does not seek to change the use on the subject property from single family residential uses. The comprehensive plan's Residential Density Policy states that the maximum density of each residential project shall be 1.8 dwelling units per gross acre. The proposed density for the project is approximately 0.5 dwelling units per gross acre, based on the conceptual zoning exhibit. Staff did not calculate maximum density that could fit on the subject property since staff is not confident in the applicant's intent to comply with the Land Development Code for the single dwelling unit proposed.

Additionally, the subject property is located within the Western Central Colleyville Neighborhood (Neighborhood Area 5). This neighborhood is characterized by a mix of residential lot sizes with an approximate residential density of 1.16 dwelling units per gross acre. Within this neighborhood in the comprehensive plan, it specifically states that "Maintaining areas in larger lot configurations is important for areas on the western edge of Western Central Colleyville." The proposal to convert approximately 3.17 acres into potentially half-acre lots is inconsistent with the surrounding properties and the stated importance in the comprehensive plan of maintaining larger lot configurations in this area.

Fees: Park Land Dedication Fees are required prior to filing the plat for record, in the amount of \$1,802 per residential lot. Impact Fees are also required per Chapter 13 (Impact Fees) of the Land Development Code and are due prior to the issuance of a Building Permit if more than one residence is constructed in the future after the demolition of the structures currently on the subject property.

Tree Preservation: Any future subdivision of the subject property must comply with Chapter 5 (Tree Preservation) of the Land Development Code. A Tree Removal Permit and associated Tree Preservation Plan must be approved prior to the removal of any tree, prior to site grading or dirt disturbance, or prior to new construction on the subject property.

In addition to the requirements for approval of a Tree Removal Permit and Tree Preservation Plan, future development on the site must maintain the required percentage of existing protected tree canopy coverage as specified in Chapter 5, unless or until the Planning and Zoning Commission formally grants a waiver to the required preservation.

Public Notification: Staff mailed notices to 22 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.

Staff Recommendation: The proposal is generally inconsistent with the surrounding zoning designations and development pattern, which is not in compliance with the City's comprehensive plan. Further, technical non-compliance issues displayed in the conceptual zoning exhibit appear to make the proposal infeasible. Staff recommends denial of the proposed rezoning request.

Recommendation

Denial

Attachments

1. Zoning Map
2. Aerial Map
3. Future Land Use Map
4. Notification Map
5. Notification List
6. Statement of Planning Objectives
7. Conceptual Zoning Exhibit
8. Draft Ordinance

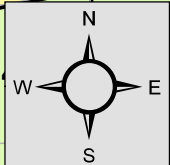
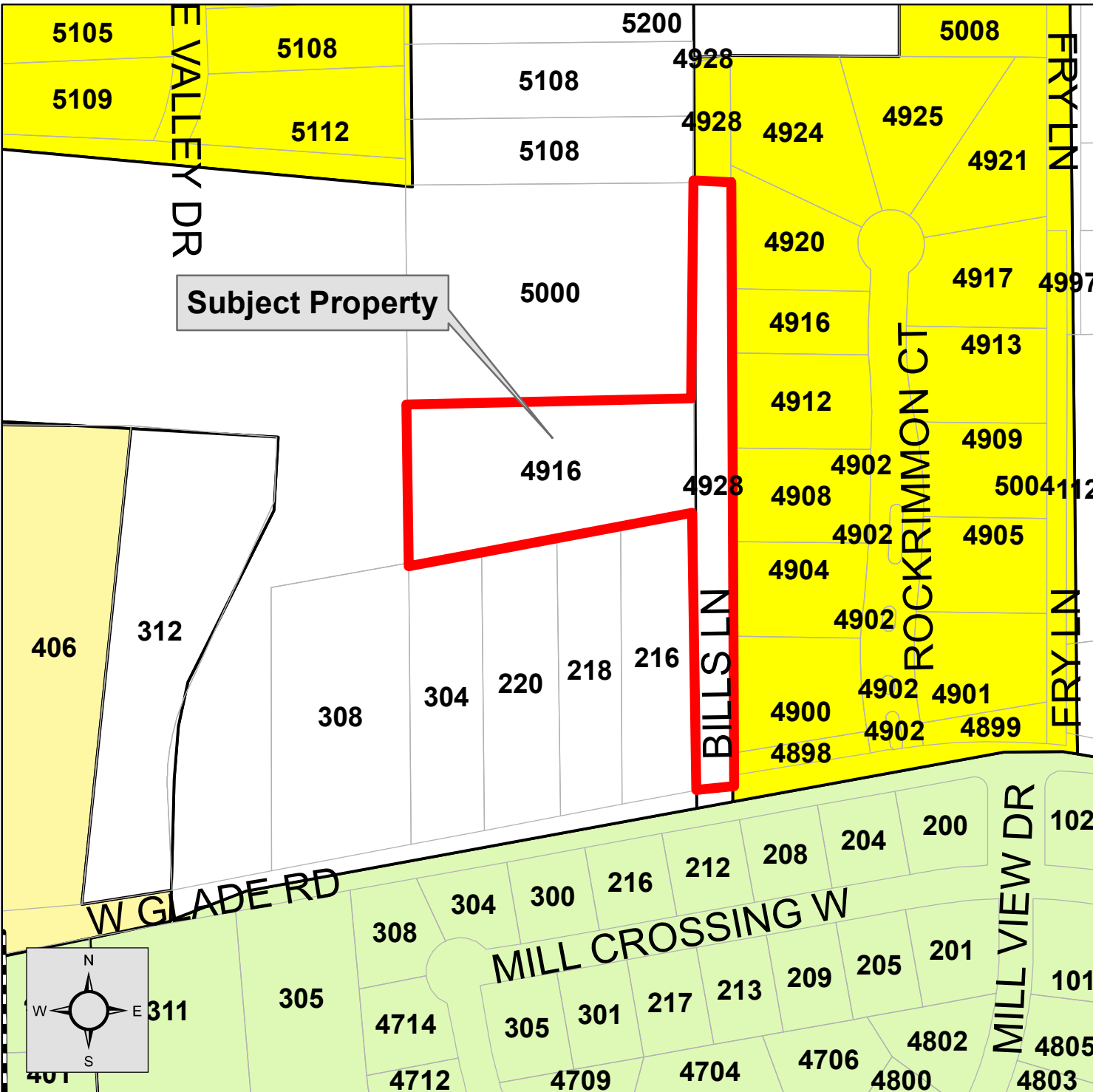
Zoning Map

Case ZC16-002

4916,4918 Bills Lane & Bills Lane

Legend

- Subject Property
- AG Agricultural
- CC-1 Village Retail
- CC-2 Shopping Center
- CC-3 Highway Commercial
- CN Neighborhood Commercial
- CP0 Professional Office
- ML Light Manufacturing
- PUD-C Planned Unit Development, Commercial
- PUD-R Planned Unit Development, Residential
- R-10 Single Family Residential (10,000 sq. ft. min)
- R-15 Single Family Residential (15,000 sq. ft. min)
- R-20 Single Family Residential (20,000 sq. ft. min)
- R-30 Single Family Residential (30,000 sq. ft. min)
- R-40 Single Family Residential (40,000 sq. ft. min)
- R-MF Multi-Family Residential
- RD Two Family Residential
- RE Single Family 'Estate' Residential
- City Limit



Aerial Map

Case ZC16-002

4916,4918 Bills Lane & Bills Lane

Legend

 Subject Property

 City Limit

Subject Property



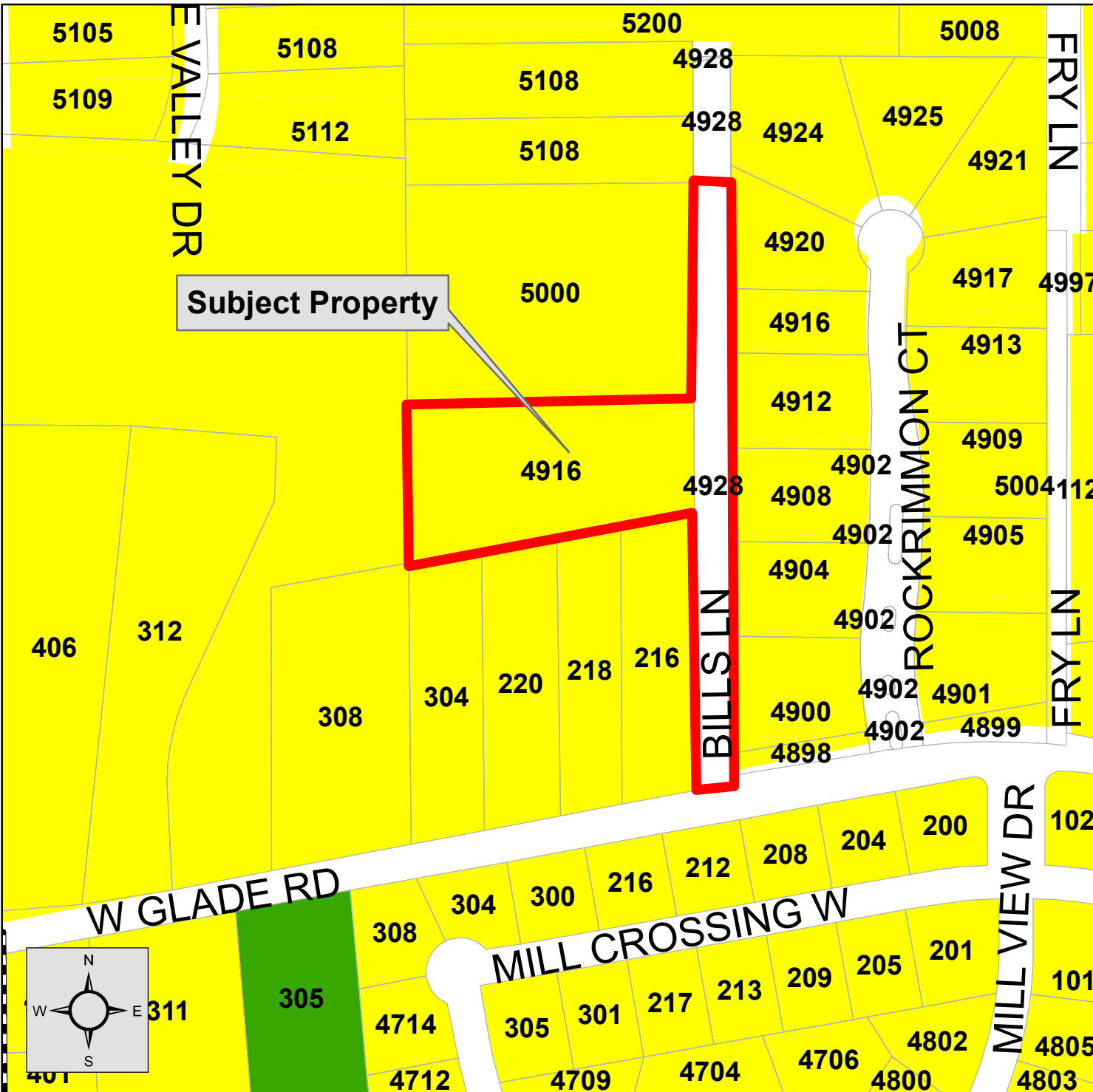
Future Land Use Map

Case ZC16-002

4916,4918 Bills Lane & Bills Lane

Legend

-  Subject Property
-  RESIDENTIAL
-  COMMERCIAL
-  INSTITUTIONAL
-  PARKS/ OPEN SPACE
-  WATER BODIES / CREEKS
-  City Limit



Notification Map

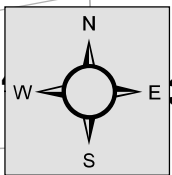
Case ZC16-002

4916,4918 Bills Lane & Bills Lane

Subject Property

Legend

-  Subject Property
-  Properties within 200 feet
-  200 foot Notification Boundary
-  City Limit



Notification List

Owner Name	Owner Address	Owner City, State	Owner Zip	Situs Address
GARCIA, TIMOTHY D	4920 ROCKRIMMON CT	COLLEYVILLE, TX	76034	4920 ROCKRIMMON CT
GORDON, HUNTER L	108 MYRTLE CREEK	GRAPEVINE, TX	76051	5000 BILLS LN
WESTPHAL, FRED WILLIAM	PO BOX 53	COLLEYVILLE, TX	76034	4928 BILLS LN
REED, AARON J	216 MILL CROSSING W	COLLEYVILLE, TX	76034	216 MILL CROSSING W
BRYSON, TONY	4904 ROCKRIMMON CT	COLLEYVILLE, TX	76034	4904 ROCKRIMMON CT
WADLEY, ED	PO BOX 470764	FORT WORTH, TX	76147	5108 BILLS LN
BORDOVSKY, JARED	300 MILL XING W	COLLEYVILLE, TX	76034	300 MILL CROSSING W
ROCKRIMMON HOMEOWNERS A	708 KENT CT	SOUTHLAKE, TX	76092	4916 ROCKRIMMON CT
ROCKRIMMON HOMEOWNERS A	708 KENT CT	SOUTHLAKE, TX	76092	4898 ROCKRIMMON CT
PROENZA, X WILLIAM	204 MILL CROSSING W	COLLEYVILLE, TX	76034	204 MILL CROSSING W
EDWARDS, GARY M	220 W GLADE RD	COLLEYVILLE, TX	76034	220 W GLADE RD
WADLEY, WILLIAM E	5108 BILLS LN	COLLEYVILLE, TX	76034	4928 BILLS LN
WILLIAMS, KERRY	4912 ROCKRIMMON CT	COLLEYVILLE, TX	76034	4912 ROCKRIMMON CT
WESTPHAL, FRED W	PO BOX 53	COLLEYVILLE, TX	76034	4916 BILLS LN
SKINNER, EDNA E	110 W GREENBRIAR LN	COLLEYVILLE, TX	76034	308 W GLADE RD
LENZ, RUSSELL	212 MILL XING W	COLLEYVILLE, TX	76034	212 MILL CROSSING W
PARVIN, LUTHER D EST	304 W GLADE RD	COLLEYVILLE, TX	76034	304 W GLADE RD
PARVIN, LUTHER D EST	304 W GLADE RD	COLLEYVILLE, TX	76034	218 W GLADE RD
HARRIS, BRIAN P	208 MILL CROSSING W	COLLEYVILLE, TX	76034	208 MILL CROSSING W
PAIKH, MAULIK	4900 ROCKRIMMON CT	COLLEYVILLE, TX	76034	4900 ROCKRIMMON CT
HUSSAIN, ALVIA	4924 ROCKRIMMON CT	COLLEYVILLE, TX	76034	4924 ROCKRIMMON CT
LI, HAOCHUAN	4908 ROCKRIMMON CT	COLLEYVILLE, TX	76034	4908 ROCKRIMMON CT
WESTPHAL, FRED WILLIAM	PO BOX 53	COLLEYVILLE, TX	76034	4928 BILLS LN
ROCKRIMMON HOMEOWNERS A	708 KENT CT	SOUTHLAKE, TX	76092	4902 ROCKRIMMON CT
MORRIS, JEFFREY D	310 W GLADE RD	COLLEYVILLE, TX	76034	310 GLADE RD
RAY, RANDY L	15056 FM 407	JUSTIN, TX	76247	216 W GLADE RD
WADLEY, ED	PO BOX 470764	FORT WORTH, TX	76147	5108 BILLS LN
WADLEY, WILL E	PO BOX 470764	FORT WORTH, TX	76147	5200 BILLS LN
ERBEN, HENRY R	312 W GLADE RD	COLLEYVILLE, TX	76034	312 W GLADE RD
GRAPEVINE-COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE	76051	STATE LAW REQUIRED
ROCKRIMMON HOA	4925 ROCKRIMMON CT	COLLEYVILLE	76034	COURTESY NOTICE
WESTPHAL, FRED WILLIAM	PO BOX 53	COLLEYVILLE	76034	APPLICANT

Public hearing notices were
mailed Thursday, March 31,
2016 by Shane Pace

Statement of Planning Objectives

March 28, 2016

Shane Pace
Principal Planner/Community Development
City of Colleyville
1000 Main Street
Colleyville, Texas 76034

Westphal Addition
Statement of Planning Objectives

Lot 1 – Bills Lane – The only work planned or required is attaching to Colleyville's existing sanitary sewer line and domestic water line for a new single-family dwelling on Lot 3.

Lot 2 – 4916/4918 Bills Lane – A new single-family dwelling will be constructed to the rear of the lot. The existing structure to the front of the lot will be demolished.



F. W. Westphal, Jr.
PO Box 53 (Mail)
4918 Bills Lane (Residence)
Colleyville, Texas 76034

ZONING EXHIBIT FOR ZONING CHANGE
REQUEST FROM AG TO R-20

ORDINANCE O-16-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 3.17 ACRES, TRACTS 1A01H1 AND 1A01G, IN ABSTRACT 1756 OF THE A T YOUNG SURVEY, LOCATED AT 4916 AND 4928 BILL'S LANE, FROM THE AG - AGRICULTURAL 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 ZC16-002; 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 3.17 acres, Tracts 1A01H1 and 1A01G, in Abstract 1756 of the A T Young Survey, located at 4916 and 4928 Bill's Lane, from the Agricultural 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 3rd day of May 2016.

The second reading and public hearing being conducted on the 17th day of May 2016.

PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this the _____ day of _____ 2016.

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"- Zoning Map

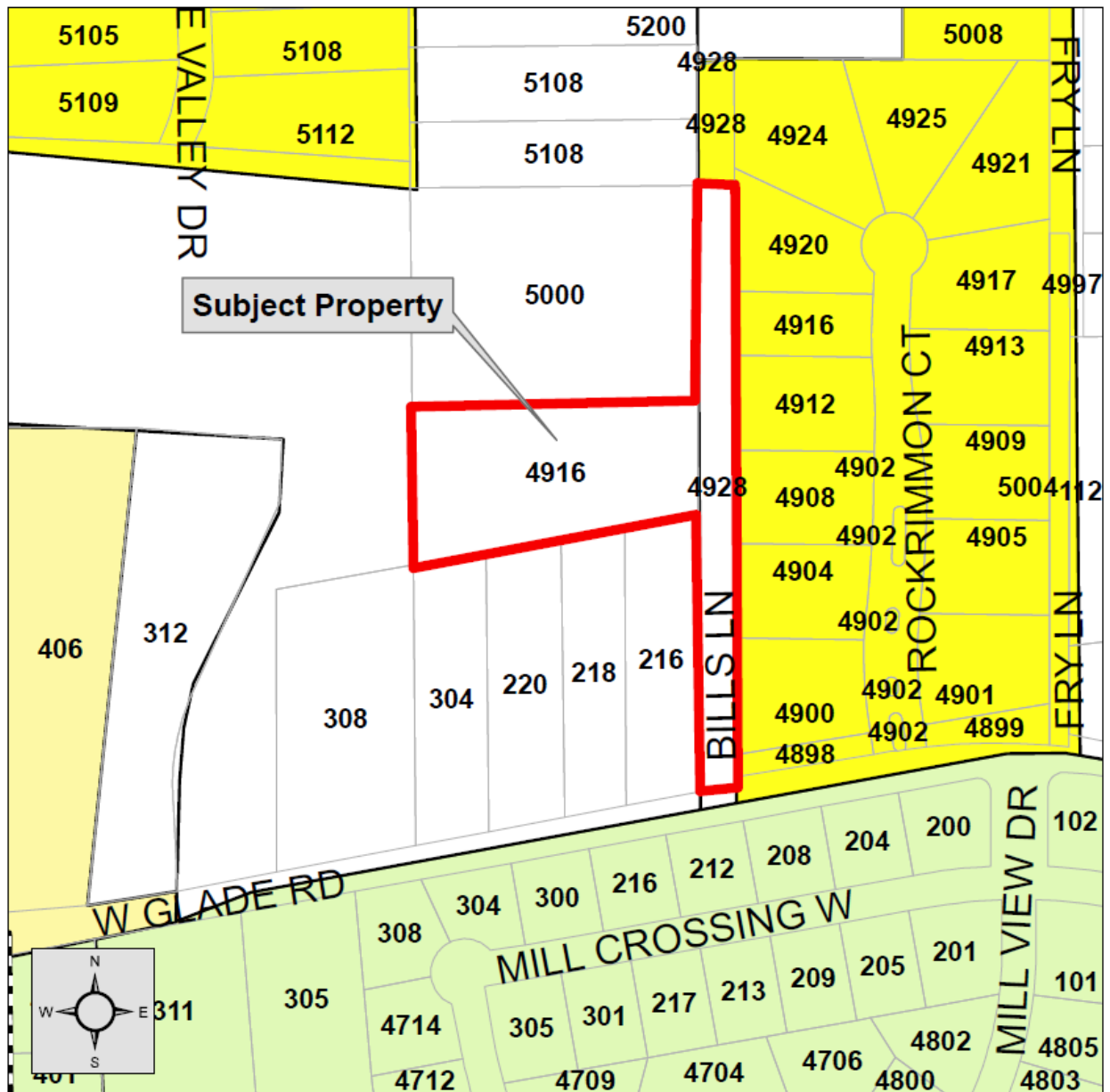


Exhibit “B”- Metes & Bounds Description

A tract of land out of the A.T. Young Survey, Abstract No. 1756, Tarrant County, Texas, and being the same tract of land as described in deed recorded in Volume 12972, Page 191, Deed Records, Tarrant County, and being described as follows:

Beginning at a 5/8” iron pin found in the West line of Bill’s Lane for the Northeast corner of tract being described, said point being Southeast corner of Lot 1, Block 1, Bill’s Acres, an addition to the City of Colleyville, Tarrant County, Texas, According to plat recorded in Volume 388-152, Page 56, Plat Records, Tarrant County, Texas;

Thence South 00 degrees 06 minutes 00 seconds West 175.49 feet along the West line of said Bill’s Lane to a 3/4” iron pin found for the Southeast corner of tract being described, said point being the Northeast corner of a tract of land as described in deed recorded in Volume 5211, Page 256, Deed Records, Tarrant County, Texas;

Thence South 80 degrees 51 minutes 00 seconds West 422.00 feet along the North line of said tract of land as described in deed recorded in Volume 5211, Page 256 and tracts of land as described in deeds recorded in Volume 6116, Page 699, Volume 6410, Page 15 and Volume 11217, Page 2378, Deed Records, Tarrant County, Texas to a capped iron pin set for the Southwest corner of tract being described, said point being the Southeast corner of Lot 1, Jordon Addition, and addition to the city of Colleyville, Tarrant County, Texas, according to the plat recorded in Volume 388-138, Page 43, Plat Records, Tarrant County, Texas;

Thence North 242.60 feet along the East Line of said Lot 1, Jordon Addition to a 2” pipe found for the Northwest corner of tract being described, said point being the Southwest corner of said Lot 1, Block 1, Bill’s Acres;

Thence East 416.93 feet along the South line of said Lot 1, Block 1, Bill’s Acres to the point of beginning and containing 2.00 acres of land, more or less.

AND

Being a tract of land out of the A.T. Young Survey, Abstract No. 1756, Tarrant County, Texas, and being a portion of a tract of land as described in deed recorded in County Clerks No. D207074101, Deed Records, Tarrant County, Texas, and also being known as Bill’s Lane and being described as follows:

Beginning at a 5/8" iron pin found for the Northwest Corner of tract being described, said point being the Northwest corner of a tract of land as described in deed recorded in volume in Volume 12972, Page 191, Deed Records, Tarrant County, Texas, and for the Southeast corner of Lot 1, Block 1, Bill's Acres, an addition to the City of Colleyville, Tarrant County, Texas, According to plat recorded in Volume 388-152, Page 56, Plat Records, Tarrant County, Texas;

Thence East 59.9 feet to a capped iron pin set in the west line of Block 1, Rockrimmon, an addition to the City of Colleyville, Tarrant County, Texas, according to plat recorded in Cabinet A, Slide 10175, Plat Records, Tarrant County, Texas;

Thence South 00 degrees 06 minutes 00 seconds West 548.00 feet along the West line of said Block 1 , Rockrimmon to a capped iron pin set in the North line of Glade Road for the Southeast corner of tract being described;

Thence South 80 degrees 06 minutes 00 seconds West 60.00 feet along the North line of said Glade Road to a capped iron pin set in the East line of a tract of land as described in deed recorded in Volume 5211, Page 256, Deed Records, Tarrant County, Texas, for the Southwest corner of tract being described;

Thence North 00 degrees 06 minutes 00 seconds East 558.32 feet along the east line of said tracts of land as described in deeds recorded in Volume 5211, Page 256 and Volume 12972, Page 191 to the point o