



City of Colleyville Zoning Board of Adjustment Agenda

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

Wednesday, July 13, 2016

City Council Chambers

**5:30 PM
EXECUTIVE CONFERENCE ROOM
THIRD FLOOR - CITY HALL**

CALL TO ORDER

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 Zoning Board of Adjustment.

**RESUME ZONING BOARD OF ADJUSTMENT MEETING
7:00 P.M.
CITY COUNCIL CHAMBERS
THIRD FLOOR**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

1. APPROVAL OF MINUTES

May 10, 2016

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 5, Block D, of the Old Grove Addition, located at 101 Stillwater Circle, Case VC16-005

3. ADJOURNMENT

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

Araceli Botello
Planning Technician

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

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

Tuesday, May 10, 2016

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 May 10, 2016 at 7:00 p.m.

Roll Call

Present: Board members Jason Elms, Judson Orlando, Raymond Allee, Wayne Maynard, Dee McNosky, Dee Kamerman, and Richard Vallario

Staff Present: Shane Pace and Araceli Botello

1. SWEARING IN OF NEWLY APPOINTED MEMBER

Shane Pace swore in newly appointed member Richard Vallario, Alternate 2.

2. APPROVAL OF MINUTES

Board member McNosky made a motion to approve the February 9, 2016 minutes with corrections. Board member Maynard seconded.

The motion to approve the February 9, 2016 minutes with corrections carried by the following vote:

Aye: 5 – Elms, Orlando, Allee, Maynard, and McNosky

3. PUBLIC HEARING AGENDA ITEMS

- 3a** Request for a variance to Section 3.27.A.3.c (Accessory Buildings and Residential Carport Regulations) of the Land Development Code on Lot 6, Block B, of the Emerald Park Addition, located at 6016 Sterling Drive, Case VC16-002

Shane Pace presented the case and briefed the Board.

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

Scott Larsen, the applicant, came forward and briefed the Board.

There being no one else wishing to speak, the public hearing was closed at 7:08 p.m.

Board member McNosky made a motion to approve Case VC16-002. Board member Maynard seconded.

The motion to approve Case VC16-002 carried by the following vote:

Aye: 5 – Elms, Allee, Orlando, Maynard, and McNosky

- 3b** Request for a variance to Section 3.26.D.2.a (Fences, Free Standing Walls, and Screening Materials) of the Land Development Code on Lot 18, Block 2, of the Fairway Addition, located at 8500 Precinct Line Road, Case VC16-003

Shane Pace presented the case and briefed the Board.

The public hearing was opened at 7:09 p.m.

Bob Comstock and Tim Miller, the applicants, came forward to brief the Board.

There being no one else wishing to speak, the public hearing was closed at 7:32 p.m.

Board member McNosky made a motion to approve Case VC16-003 permitting an alternate screening device (eight foot wooden fence) along the southern property line. Board member Allee seconded.

The motion to approve Case VC16-003 permitting an alternate screening device (eight foot wooden fence) along the southern property line, carried by the following vote:

Aye: 5 – Elms, Allee, Orlando, Maynard, and McNosky

5. ADJOURNMENT

The meeting adjourned at 7:35 p.m.

Minutes were written and prepared by:



Shane Pace
Principal Planner

The meeting minutes were approved on _____ 2016, 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 2a	Agenda Date 07/13/2016	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

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 5, Block D, of the Old Grove Addition, located at 101 Stillwater Circle, Case VC16-005

Explanation

Roy Allen, the applicant, is requesting approval of a variance to the requirements of Section 3.26 E(2) (Fences, Free Standing Walls, and Screening Materials) of the Land Development Code, on approximately 0.325 acres located at 101 Stillwater Circle. The applicant is requesting a variance to allow for the relocation of an existing fence along the east property line to encroach 10 feet into the required 15 foot side yard setback.

Existing Conditions/Background: The subject property is zoned Planned Unit Development Residential District (PUD-R), Ordinance O-99-1153, and is generally located on the south side of Stillwater Circle, south of Murphy Road, and north of McDonwell School Road. The subject property is currently developed with one single family residential home.

Requested Variance: The applicant is requesting a variance because the proposed location of the fence does not meet the requirements of the Land Development Code. The portion of the fence that is along the eastern side of the subject property, adjacent to Cast Iron Forest Trail, is required to be set back 15 feet from the eastern property line. Instead of the required 15-foot setback, the applicant is proposing to relocate the existing fence five feet from the eastern property line (see attached Site Plan exhibit).

Ordinance – Section 3.26 E(2) states:

“E. Fence and Free Standing Wall Setback Requirements ...

2. Corner Side Yards: Except where allowed elsewhere in this chapter, fences and walls within a required side yard adjacent to a street right of way shall meet the following setback standards:

A privacy fence or wall (which shall be defined as any fence or wall greater than thirty inches (30”) in height or greater than 25 percent opaque construction) within a required street side yard shall be subject to whichever of the following provisions a) through d) shall yield the greatest setback:

a. If the subject lot has a street side yard which faces a dwelling front or lot front across the side street, the side yard privacy fence or wall shall be located not less than fifteen feet (15') from the property line, except on any lot having either a required side yard less than fifteen (15') feet or an existing primary structure setback less than fifteen (15') feet, then the fence or wall may be constructed with the same setback as the primary structure; or

b. If the subject lot backs to the rear of another residential lot, the side yard privacy fence or wall shall be located not less than fifteen feet (15') from the side property line; or

c. If the subject lot backs to the side of another residential lot, the side yard privacy fence or wall shall be located not closer to the side property line than the required front setback of the adjoining lot; or..."

Chapter 1 (General Provisions) of the Land Development Code authorizes the Zoning Board of Adjustment to grant variances to the screening requirements set forth in Chapter 3 (Land Use):

"...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 this ordinance shall not be granted to relieve a self-created or personal hardship, nor for financial reason only, nor shall such modification be granted to permit any person a privilege in developing a parcel of land not permitted by this ordinance to other parcels of land in the district."

Analysis – The existing home fronts on Stillwater Circle and the subject property backs to the rear of another residential lot to the south (so it falls under letter "b" above). The existing fence is six-feet tall and wrought iron material. The fence is proposed to be relocated for aesthetic purposes to align with the placement of the fence on the property to the south which was installed only five feet from the eastern property line. Although similar conditions exist in the neighborhood, the applicant has not demonstrated or indicated a hardship necessitating the proposed variance. Further, the home builder (Toll Brothers) constructed the fence in the correct location in compliance with the existing regulations, 15 feet from the east property line. The home owner (applicant) is now requesting to relocate the fence to a location not in compliance with the regulations.

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 District (Undeveloped)	AG – Agricultural District (Undeveloped)	PUD-R Planned Unit Development-Residential (Single Family Home)
PUD-R Planned Unit Development-Residential (Single Family Home)	Subject Property PUD-R Planned Unit Development-Residential (Single Family Home)	PUD-R Planned Unit Development- Residential(Undeveloped)
PUD-R Planned Unit Development-Residential (Single Family Home)	PUD-R Planned Unit Development-Residential (Single Family Home)	PUD-R Planned Unit Development-Residential (Undeveloped)

Public Notification: Staff mailed notices to property owners within 200 feet of the subject property regarding this request. Keller 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, staff has received no correspondence for the request.

Staff Recommendation: The applicant has not sufficiently demonstrated a hardship on the subject property as defined by the Land Development Code. Since the subject property abuts to the rear of another residential property, the fence is required to be placed 15 feet from the east property line. Although the property to the south has a fence located only five feet from the eastern property line, the Land Development Code does not permit the relocation requested by the applicant. Staff recommends denial of the proposed variance.

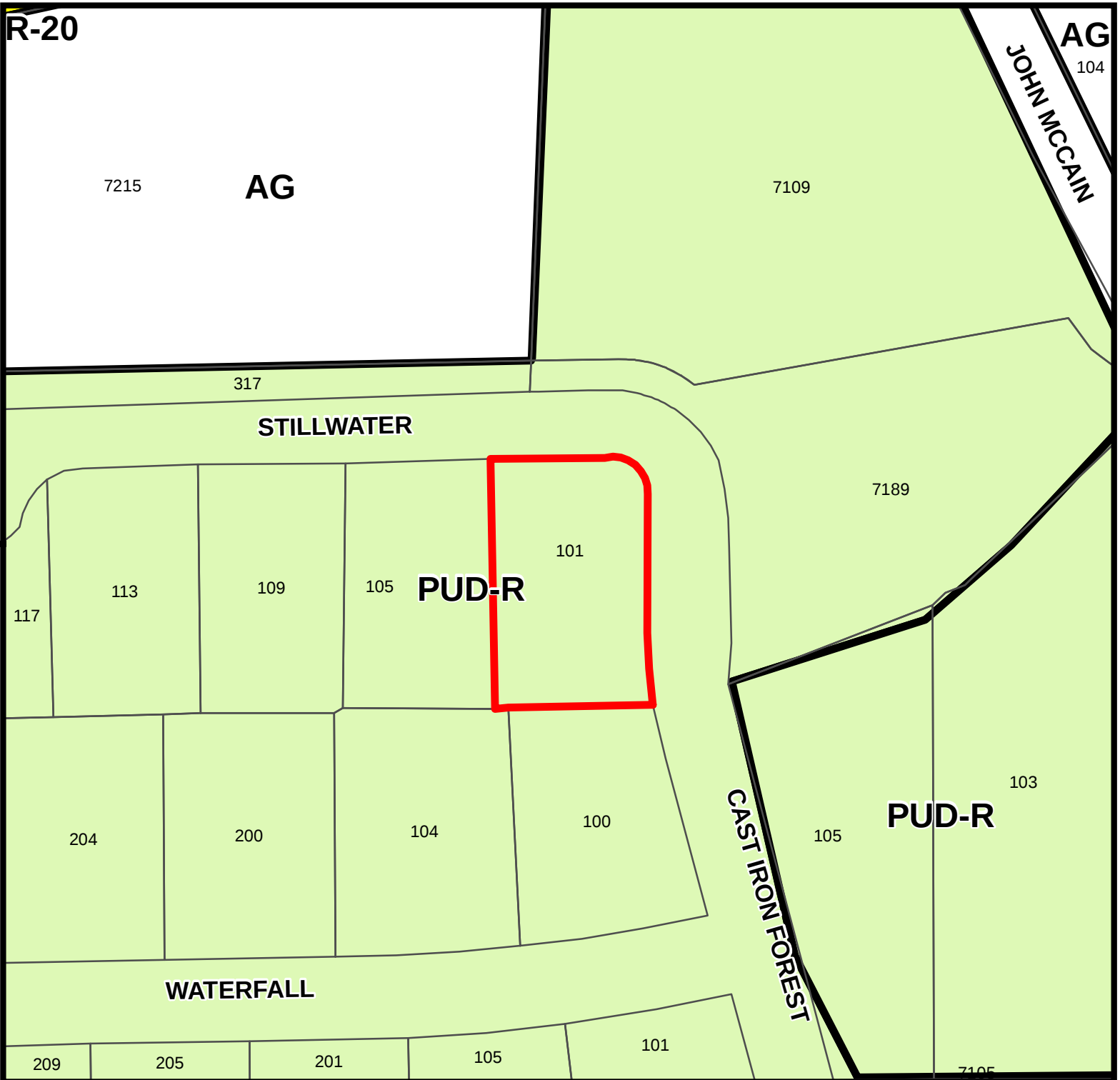
Recommendation

Denial

Attachments

1. Zoning Map
2. Aerial Map
3. Variance Request - Applicant
4. Variance Request - Old Grove HOA
5. Site Plan
6. Photos Provided by Applicant
7. Site Photos - Staff
8. Existing Ordinance
9. Final Plat - Old Grove Addition
10. Notification Map
11. Notification List

ZONING MAP



VC16-005

101 STILLWATER CIRCLE

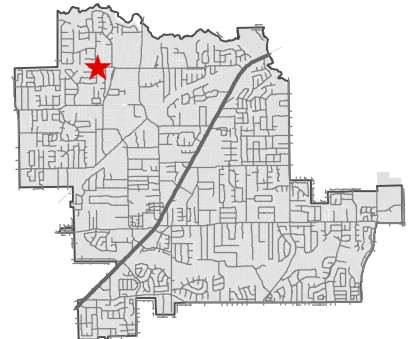


1 inch = 83 feet



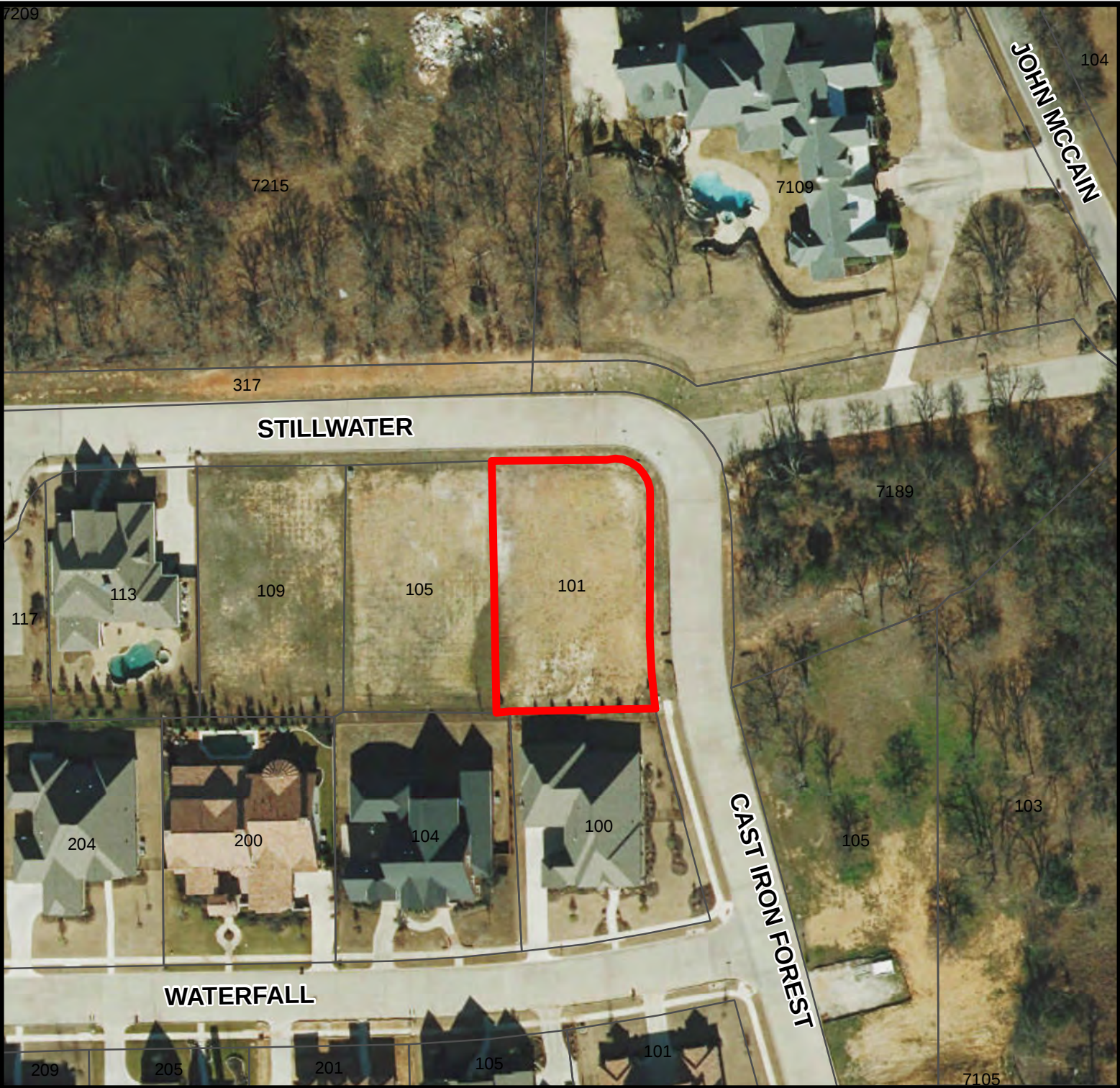
Subject Property

Vicinity Map



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

AERIAL MAP



VC16-005

101 STILLWATER CIRCLE

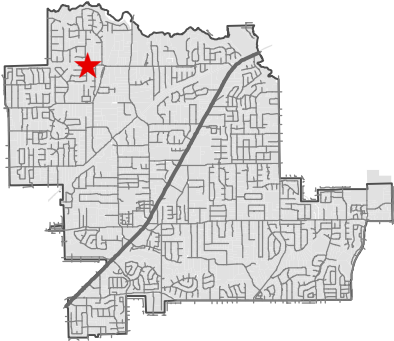


1 inch = 83 feet



Subject Property

Vicinity Map



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Variance Request - Email From Applicant

Shane Pace

Subject: FW: Variance Request - Information

From: Roy Allen

Sent: Tuesday, June 14, 2016 7:20 PM

To: Shane Pace <space@colleyville.com>

Subject: Re: Variance Request - Information

Hello Shane,

What we are proposing is to move our fence to match the line of sight of the fence line of the house directly south of us. When driving north on Iron Skillet Forest our fence would line up with our neighbors fence at the same distance off the side walk (approx. 5 feet). We would run parallel to our house and stopping the fence approx. 15 feet back from the southeast corner of the house. Total fence run north to south would be approx. 100 feet. along the property line.

What we are now asking for is what the Old Grove neighborhood association requested of Toll before we moved in.

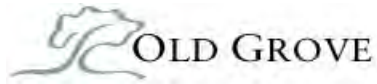
Shane, I hope this helps.

Any more questions let me know.

Thanks for all your help.

Roy and Natalie Allen

Variance Request - Old Grove HOA



04/26/2016

To Whom It May Concern:

Mr. & Mrs. Leroy Allen who live at 101 Stillwater in Colleyville (Old Grove HOA) have requested approval to move their fence out to align with the neighbor's fence line. This move would be only a few feet from where it was installed when the fence was built by Toll Brothers.

Moving it not only is a consideration for their property line but will also make the neighborhood look much better. The current fence line abuts up against the house porch and looks out of sync with the neighborhood.

The Board of Old Grove approves and requests this change.

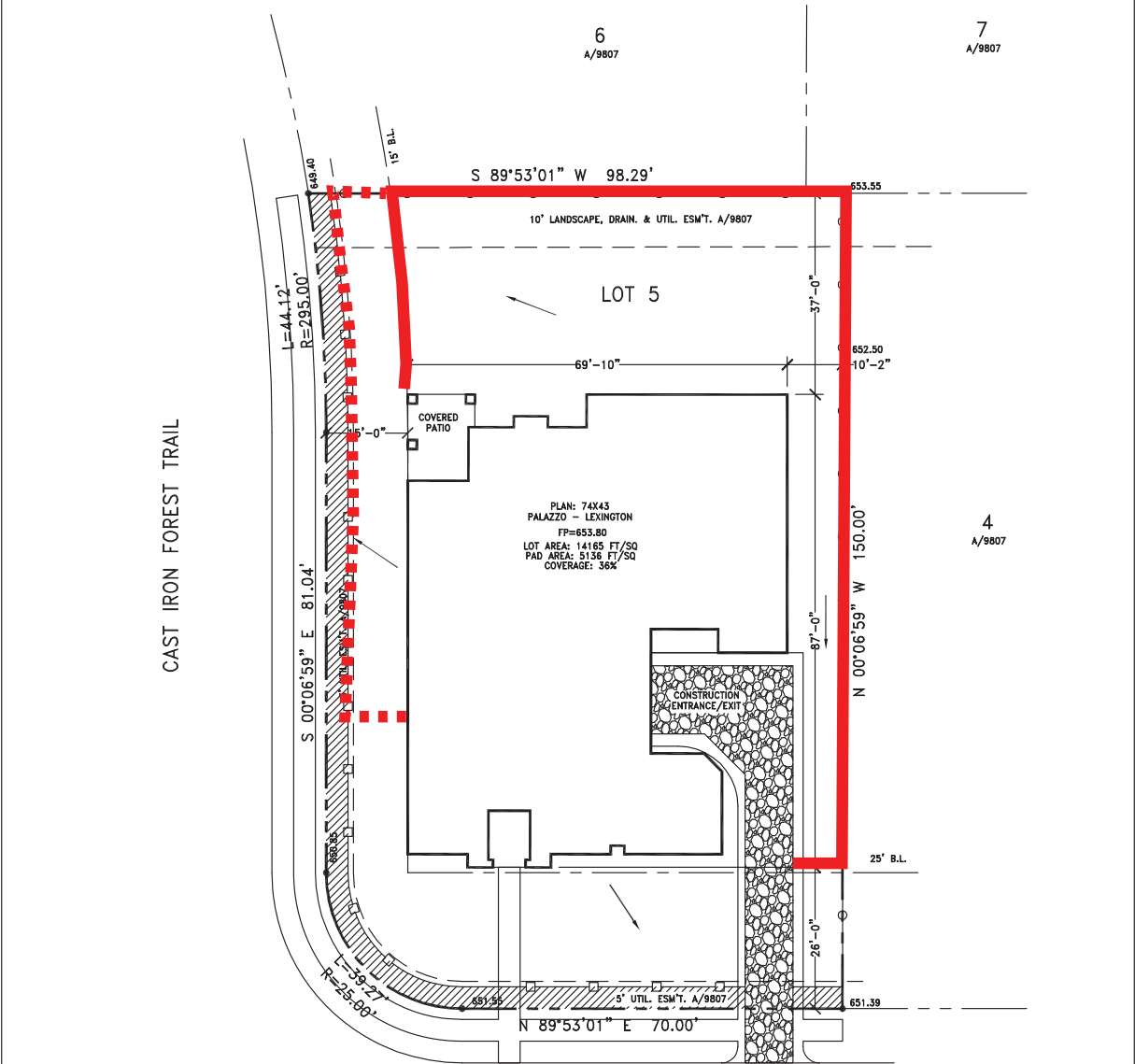
A handwritten signature in dark ink, appearing to read "A. Hays", is written over a faint, larger signature.

Secretary/Treasurer
OGMA Board

Site Plan

NOTE: THIS SITE PLAN IS FOR APPROVAL OF PROPOSED IMPROVEMENT BY CITY BUILDING INSPECTIONS AND NOT TO BE CONSIDERED WITH AN ACTUAL ON THE GROUND SURVEY CONDUCTED UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR.

BEARINGS BASED RECORDED SUBDIVISION PLAT SHOWN ABOVE, UNLESS OTHERWISE NOTED.



- Proposed Fence Location
- Existing Fence Location
- 101 STILLWATER CIRCLE
- GRAVEL, SIZE 2-4" DEPTH 6"
- SILT FENCE
- SAFETY FENCE ON BOTH SIDE AND REAR PROPERTY LINES.

START NO. 15033075G
TB LOT NO. 0242
4/11/15
REFERENCE NO. 150409002

Lot 5, Block D, of OLD GROVE ADDITION, an addition to the City of Colleyville, Tarrant County, Texas, according to the Map or Plat thereof recorded in Cabinet A, Page 9807, Plat Records, Tarrant County, Texas.

This drawing was prepared from information furnished by the home builder. Builder should review this drawing to ensure compliance with all zoning and building code regulations for this property. Before construction of any kind, builder or contractor shall verify all property lines, side yard setbacks and easements in order to comply with all federal, state and local codes, ordinances and restrictions. Street, alley and sidewalk locations are for illustrative purposes only, refer to development plans for construction, builder should confirm that this layout has no conflicts with inlets, transformers, topography or other structures.



TOLL BROTHERS

Photos Provided by Applicant



Photos Provided by Applicant

Scott

100 Old Curve RD.



Photos Provided by Applicant

South

101 Hawks
Ridge Trail



Photos Provided by Applicant



Photos Provided by Applicant



Photos Provided by Applicant

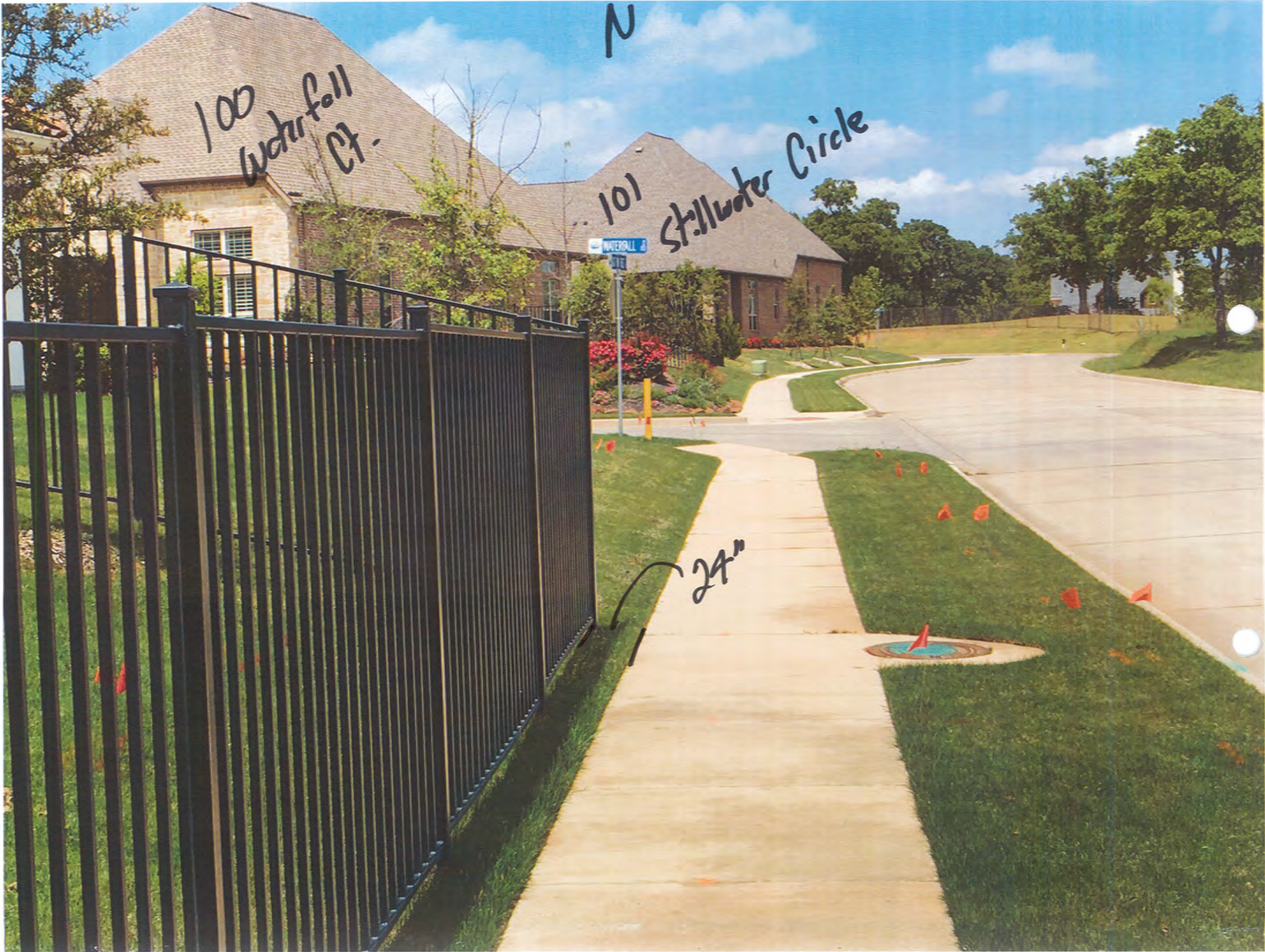
Smith



5th

North

Photos Provided by Applicant



Photos Provided by Applicant



Photos Provided by Applicant

North



100 Hawks Ridge Trail

Photos Provided by Applicant

for South

100
Hanks Ridge Trail



North

Photos Provided by Applicant

Scout



1 ft
100 Winton Ct.
Cost Iron Forest

Photos Provided by Applicant



Photos Provided by Applicant





PROJECT (VC16-005)

Staff Site Photos, June 15, 2016

From Subject Property, on its East Side, Looking South



From Property to the South, on its East Side, Looking North



Existing Ordinance

ORDINANCE O-99-1153

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, BY AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING OF APPROXIMATELY 187 ACRES OUT OF THE S. HARRELL SURVEY, A-798, TRACTS 1J, 1J1, 1J1A, 1J3, 1J4, AND 1J2; THE H.L. ALLEN SURVEY, A-65, TRACTS 1, 1C, 1B, AND 1A; THE D.J. BEDDO SURVEY, A-232, TRACTS 1C, 2A, 2B, 1A, AND 1B; AND LOT 1, BLOCK 1, PURCELL ADDITION; THE MARY M. FREEMAN SURVEY, A-533, TRACT 2A7A, AND THE WILLIAM C. COOK SURVEY, A-295, TRACT 4D1 FROM THE AG (AGRICULTURE) AND THE R40 (SINGLE FAMILY RESIDENTIAL) TO THE PUD-R (PLANNED UNIT DEVELOPMENT-RESIDENTIAL) DISTRICT; PROVIDING FOR A PENALTY FOR VIOLATIONS AND AUTHORIZING PUBLICATION:

WHEREAS, an application for a zoning change was filed by David Bagwell, The David Bagwell Company, on November 12, 1998, under Case No. Z-98-031; and

WHEREAS, notice of a hearing before the Planning and Zoning Commission was sent to real property owners within 200 feet of the property herein described at least 10 days before such hearing; and

WHEREAS, notice of a public hearing before the City Council was published in a newspaper of general circulation in Colleyville at least 15 days before such hearing; and

WHEREAS, notices were posted on the subject land as provided by the zoning ordinance; and

WHEREAS, public hearings to change the zoning and the Master Plan on the property herein described were held before the Planning and Zoning Commission and the City Council, and the Planning and Zoning Commission has heretofore made a recommendation; and,

WHEREAS, the City Council is of the opinion that the zoning change herein effectuated furthers the purpose of zoning as set forth in the Zoning Ordinance and is in the best interest of the citizens of the City of Colleyville;

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

Existing Ordinance

Ordinance O-99-1153

Page 2 of 13

Sec. 1. THAT the Master Plan, the Zoning Ordinance of the City of Colleyville, Texas, and the accompanying Zoning Map (Exhibit A) are hereby amended insofar as they relate to certain land located in Colleyville, Texas, described by metes and bounds (Exhibit B), by changing the zoning of said property from the AG and R40 districts to the PUD-R district, together with all site plans which are only conceptual in nature, supporting documents, and other conditions and restrictions imposed and approved by the Council which are incorporated herein by reference including, but not limited to the conceptual site plan (Exhibit C); and subject to the following conditions:

1. PERMITTED USES

The PUD-R shall have three (3) land uses as indicated on Exhibit C and the primary land use for each area shall be as follows:

- a. Areas 1A & 1B shall consist of single family dwelling units.
- b. Area 2 shall consist of a church.
- c. Area 3 shall be open space.

2. PLATTING & PHASING

- a. Prior to the issuance of any development permits on the subject property and as a condition to the development of the property the developer shall obtain approval of a preliminary plat and final plat of the property, which may be in phases. In approving the preliminary and final plat the approving body shall exercise complete discretion over roadway design, lot size, lot shape, building lines, set-back lines, open space, and all other aspects of the plat; provided, the approving body shall not approve anything inconsistent with the other conditions of this ordinance.
- b. The general limits of all phases of development shall be shown on the preliminary plan. Each phase shall be numbered to represent the sequential development phases anticipated. Any deviation from the approved development sequence shall require approval from the City Council.
- c. This development shall be subject to all impact fees in accordance with the Colleyville Subdivision Regulations.

Existing Ordinance

Ordinance O-99-1153

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3. DENSITY

The average residential density is permitted to be 1.8 dwelling units per acre over the combined acreage of Areas 1A & B, 2 & 3.

4. STREETS AND SIDEWALKS

- a. No street intersection shall be allowed on McDonwell School Road which aligns with the McDonwell School Road/Remington Parkway intersection. Street intersections along McDonwell School Road shall maintain a minimum of 300 feet separation between centerlines.
- b. Sidewalks shall be required for all lots within this development, except no sidewalks shall be required in rights-of-way adjacent to open space areas where a sidewalk is proposed on the opposite side of the same right-of-way. Sidewalks in rights-of-way adjacent to each lot frontage or side-yard shall be constructed by the lot owner no later than the date of occupancy of the home on the lot.
- c. Street rights-of-way shall be a minimum width of 50 feet, except for single loaded streets which may have a 40 foot right-of-way width with a 5 foot utility easement abutting the unloaded side of the street.
- d. All streets in this PUD shall be thirty-one feet (31') wide and be constructed of five inch (5"), 3,000 p.s.i. concrete.
- e. The City's street design standards (tangency between curves, radius requirements, etc.) shall be waived, except that a minimum radius shall not be less than twenty-five feet (25').

5. DRAINAGE

- a. All drainage facilities shall be designed and constructed in accordance with the Colleyville Subdivision Regulations.
- b. It shall not be the responsibility of the developer to improve any off-site drainage structures or any other public facilities.
- c. At developer's election, pursuant to a grading plan acceptable to the City Engineer, only one side-yard swale between and behind lots may be utilized for lot drainage; retaining wall construction, lot benching and drainage swale construction shall not be the responsibility of the developer but shall be the responsibility of builders on individual lots and shall not be

Existing Ordinance

Ordinance O-99-1153

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required of the developer for City acceptance of public improvements.

- d. Lot-to-lot drainage shall be allowed in a grading plan acceptable to the City Engineer across two lots contiguous with one another and adjacent to the lot(s) where drainage begins, i.e. drainage shall be allowed from the drainage source lot(s) across two other lots which are adjacent on to the other.
- e. In order to preserve trees, no pilot channels shall be required.
- f. There shall be no prohibition against regrading, expanding, and/or eliminating existing ponds and against adding additional ponds on the property in order to accomplish developer's storm drainage plan, as long as it otherwise meets City standards and is acceptable to the City Engineer.
- g. As approved by the City Engineer, City park land adjacent to the development may be utilized for storm water retention and/or detention purposes.

6. LOT REQUIREMENTS AND SETBACKS

- a. All lot dimensions and building setback lines shall be in accordance with the Colleyville Zoning Regulations and Subdivision Regulations, except where amended by this ordinance.
- b. The minimum lot size in Areas 1A & 1B shall be 13,000 square feet and the average size of all residential lots in Areas 1A & 1B shall not be less than 16,000 square feet.
- c. One side yard of any lot may be as narrow as six (6) feet, provided the total width of any two adjacent side yards shall not be less than twenty (20) feet. On lots with an area of less than 16,000 square feet, front yard setbacks may be twenty-five feet (25'), and rear yard setbacks may be ten feet (10'). On any lot with an area greater than 16,000 s.f. that backs to open space, the rear yard setback may be ten feet (10').
- d. The minimum lot width for any lot in Areas 1A & 1B under 16,000 s.f. may be eighty (80) feet if approved by the City Council.

Existing Ordinance

Ordinance O-99-1153

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7. PARKS

- a. The provisions of the Colleyville Pathways plan shall be incorporated in the project. Pathways shall be designated on the preliminary plan and final plat in a dedicated public right-of-way. Pathways shall be constructed by the developer for each phase of development. Within each phase of development, pathways shall be completed prior to the issuance of any building permit for residential development in that phase.
- b. Each phase of development is subject to the parkland dedication requirements contained in the Colleyville Subdivision Regulations.
- c. The development shall contain open space which totals twenty percent (20%) of the total area contained in this development as shown on Exhibit C. The City shall not accept the dedication of any open space until all environmental issues are addressed to the City's satisfaction. The developer shall submit to the City an environmental study, audit or assessment demonstrating that the property is in a condition which would allow the City to utilize the property for park purposes without expenditures to remove environmental waste or hazardous materials, that the property is suitable and safe for use as a park and is free from environmentally related problems.
- d. Tree mitigation is waived for Area 3.
- e. A 72.5-foot greenbelt setback shall be provided along the north side of McDonwell School Road. Said greenbelt shall be consistent with the greenbelt setback in the Westmont Addition.

8. SIGNAGE

- a. Developer is permitted to erect at locations approved by the City Engineer entry structures with or without permanent signage (which signage must comply with the City sign ordinance and be properly permitted) in the rights-of-way of perimeter roads at their intersection with internal streets not to exceed twenty-five feet (25') in height, i.e. in the sight triangle areas of such intersections, provided that said structures do not obstruct the view of traffic as determined by the City Engineer.

Existing Ordinance

Ordinance O-99-1153

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- Sec. 2. THAT notwithstanding any other provisions of the Code, including Section 1-7 of the Code, it is the intention of the City Council in approving this ordinance that no provision or section is severable from any other provision or section. It is further the intent of the City Council that in the event any portion of this ordinance is declared invalid by any court of competent jurisdiction, then the entire ordinance shall be invalid.
- Sec. 3. THAT any person, firm or corporation violating any of the provisions of this ordinance as read together with the Zoning Ordinance of the City of Colleyville shall be guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed Two Thousand Dollars (\$2,000.00). Each and every day such violation continues shall constitute a separate offense and shall be punishable as such.
- Sec 4. THAT the City Secretary is hereby authorized and directed to cause publication of the descriptive caption and penalty clause hereof as an alternate method of publication provided by law.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 23rd day of March, 1999.

The second reading and public hearing being conducted on the 6th day of April, 1999. Tabled at second reading, approved April 20, 1999.

ATTEST:


Jean Harris, CMC
City Secretary

CITY OF COLLEYVILLE:

Richard Newton
Mayor

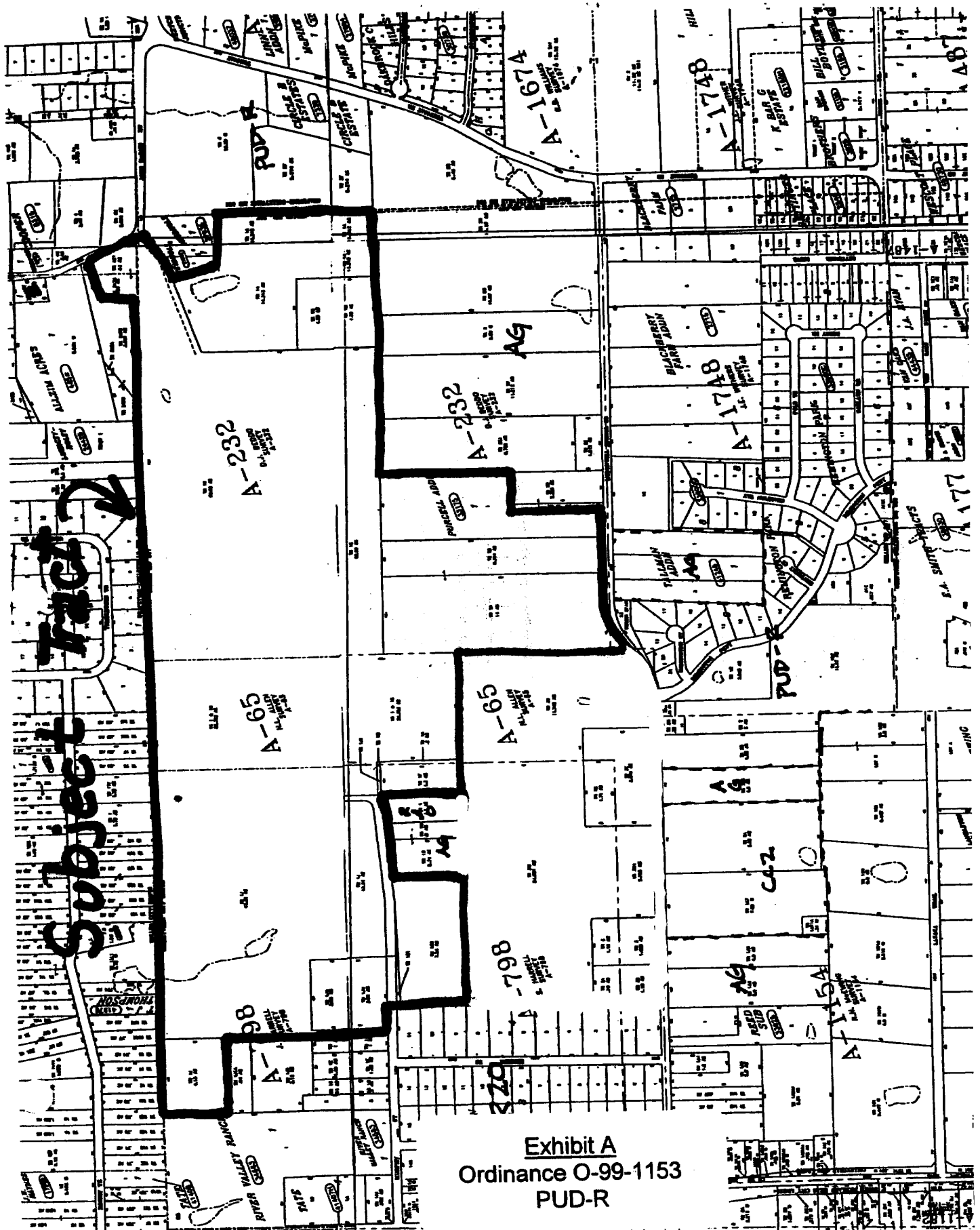
APPROVED AS TO FORM AND LEGALITY:


Ross T. Foster
City Attorney

If the Mayor shall neglect to approve or object to any such proceedings for a longer period than seven (7) days after the ordinance or resolution is placed in the office of the City Secretary as aforesaid, the same shall become effective immediately upon publication as required by law.

City of Colleyville Charter
Section 3.14

Existing Ordinance



Existing Ordinance

TRACT I:

Lot, tract or parcel of land, lying and being situated in Tarrant County, Texas, being out of the Joseph Harrell Survey, Abst. #798, and the H.L. Allen Survey, Abst. #65, in said Tarrant County, and being described by metes and bounds as follows:

BEGINNING 686 ft. North 89 1/2 degrees East from the Northwest corner of the Joseph Harrell Survey Abst. #798, an iron pin the Northeast corner of a 20 acre tract of land as shown in Volume 756, Page 498 Deed of Trust Records of Tarrant County, Texas;

THENCE North 89 1/2 degrees East with fence line at 1954 ft. the Northeast corner of said Harrell Survey and the Northwest corner of the North "ELL" of the H.L. Allen Survey, in all 2605 ft. an iron pin the Northeast corner of said Allen Survey, the Northeast corner of a tract of land deeded to W.E. Roussey et ux as shown in Volume 1478, Page 285 Deed Records of Tarrant County, Texas.

THENCE South 1/4 degrees East with fence line and the East line of said Allen Survey, 1760 ft. an iron pin the Southeast corner of said Roussey tract;

THENCE West with fence line and the South line of said Roussey tract, 618.3 ft. an iron pin;

THENCE North 477.2 ft. an iron pin;

THENCE West 1414.3 ft. an iron pin;

THENCE South 84 1/4 degrees West 149 ft. an iron pin the Southeast corner of a tract of land as shown in Volume 2528, Page 354 Deed Records of Tarrant County, Texas;

THENCE North 434 ft., an iron pin, its Northeast corner;

THENCE West 340 ft. an iron pin in the East line of a tract of land shown in Volume 2379, Page 539, Deed Records of Tarrant County, Texas;

THENCE North 50 ft. its Northeast corner an iron pin;

THENCE West 90 ft. an iron pin, its Northwest corner in the East line of said 20 acre tract;

THENCE North with the East line and fence line 786 ft. to the place of beginning; being 52.5 acres of land out of the Joseph Harrell Survey and 26 acres of land out of the H.L. Allen Survey, in all 78.5 acres of land more or less.

TRACT II:

7.24 acres out of the above 10 acre tract and BEGINNING at a point which stands 1727.55 feet South and 1264.22 feet East of the Northwest corner of the Joseph Harrell Survey, said Northwest corner also being the Northwest corner of a 20 acre tract recorded in Volume 756, Page 498, Deed Records of Tarrant County, Texas, and said beginning point being the Southwest corner of the 10 acre tract;

THENCE North 413.46 feet along fence line and West line of said 10 acre tract;

THENCE North 89 degrees 29 minutes East 733.94 feet to iron pin for corner;

THENCE South 1 degree 49 minutes East 430 feet to iron pin set in South line of said 10 acre tract;

THENCE North 88 degrees 48 minutes West along the South line of said 10 acre tract 750 feet to POINT OF BEGINNING.

Existing Ordinance

Tract III

Lot 1, Block 1, of PURCELL ADDITION, an Addition to the City of Colleyville, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-130, Page 93, of the Plat Records of Tarrant County, Texas.

Tract IV

Being a tract of land situated in the D. J. Heddo Survey, Abstract No. 232, City of Colleyville, Tarrant County, Texas and being a portion of that certain tract of land donated to Jerry W. Weidholt as recorded in Volume 4779, Page 614 of the Deed Records of Tarrant County, Texas and being more particularly described by notes and bounds as follows:

BEGINNING at an iron rod found for the northwest corner of the Weidholt Addition, an addition to the City of Colleyville, Tarrant County, Texas as recorded in Volume 388-123, Page 64 of the Plat Records of Tarrant County, Texas:

- THENCE S 15°47'28"E, with the west line of said Weidholt Addition, a distance of 247.86 feet to an iron rod found for corner;
- THENCE S 89°49'30"E, with the south line of Lot 1 of said Weidholt Addition, a distance of 76.78 feet to an iron rod found for corner;
- THENCE N 89°19'57"E, with the south line of Lots 2 and 3 of said Weidholt Addition, a distance of 222.57 feet to an iron rod found for corner;
- THENCE S 00°31'09"E, a distance of 911.11 feet to an iron rod found for corner;
- THENCE N 89°43'33"W, a distance of 418.94 feet to an iron rod found for corner;
- THENCE N 00°25'17"W, a distance of 461.82 feet to an iron rod set for corner;
- THENCE S 89°34'42"W, a distance of 407.45 feet to an iron rod found for corner;
- THENCE N 00°40'45"W, a distance of 517.00 feet to an iron rod found for corner;
- THENCE N 63°06'48"E, a distance of 55.55 feet to an iron rod found for corner;
- THENCE N 68°25'23"E, a distance of 236.10 feet to an iron rod found for corner;
- THENCE N 73°18'29"E, a distance of 288.19 feet to the POINT OF BEGINNING and containing 14.798 acres or 644,618 square feet of land, more or less.

Tract V

Being a tract of land situated in the D. J. Heddo Survey, Abstract No. 232, City of Colleyville, Tarrant County, Texas, said tract of land being all or intended to be all of that certain tract of land donated to Jerry W. Weidholt as recorded in Volume 3881, Page 654 of the Deed Records of Tarrant County, Texas, and being more particularly described by notes and bounds as follows:

BEGINNING at an iron rod found for corner being South, a distance of 1342.0 feet and West, a distance of 420.42 feet from the northeast corner of the D. J. Heddo Survey, Abstract No. 232 as per said deed recorded in Volume 3881, Page 654 of the Deed Records of Tarrant County, Texas:

- THENCE N 89°38'18"W, a distance of 405.39 feet to an iron rod set for corner;
- THENCE N 00°40'45"W, a distance of 458.64 feet to an iron rod found for corner;
- THENCE N 89°34'42"E, a distance of 407.45 feet to an iron rod set for corner;
- THENCE S 00°25'17"E, a distance of 461.82 feet to the POINT OF BEGINNING and containing 4.294 acres or 187,041 square feet of land, more or less.

Existing Ordinance

Tract VI

DESCRIPTION OF PROPERTY

Being a tract of land situated in the S.J. BERDO SURVEY, Abstract No. 232, City of Colleyville, Tarrant County, Texas and being more particularly described as follows:

BEGINNING at an iron rod found for the northwest corner of Lot 1, Block 1, Purcell Addition, an addition to the City of Colleyville, Tarrant County, Texas as recorded in Volume 388-130, Page 53 of the Plat Records of Tarrant County, Texas;

THENCE S 00°00'53" W, with the west line of said Purcell Addition, a distance of 1277.63 feet to an iron rod set in the north line of McDonnell School Road;

THENCE S 86°39'53" W, a distance of 677.29 feet to an iron rod found for corner;

THENCE N 00°48'08" W, a distance of 822.12 feet to an iron rod found for the northeast corner of a 58.42 acre tract of land donated to E. Yazhair as recorded in Volume 1886, Page 177 of the Deed Records of Tarrant County, Texas, said iron rod also being the southeast corner of a 78.5 acre tract of land donated to W.R. Cole as recorded in Volume 2581, Page 128 of the Deed Records of Tarrant County, Texas;

THENCE N 00°02'42" W, with the east line of said W.R. Cole tract, a distance of 419.05 feet to an iron rod found at a fence corner;

THENCE N 00°31'50" W, continuing with the east line of said W.R. Cole tract, a distance of 1349.99 feet to an iron rod found for the northeast corner of said W.R. Cole tract;

THENCE N 89°07'39" E, a distance of 1223.36 feet to an iron pipe found for the southwest corner of Lukasey-Holley Subdivision, an addition to the City of Colleyville, Tarrant County, Texas, as recorded Volume 388-117, Page 58 of the Plat Records of Tarrant County, Texas;

THENCE N 89°00'58" E, with the south line of said Lukasey-Holley Subdivision, a distance of 330.76 feet to an iron rod found for the southeast corner of said Lukasey-Holley Subdivision, said iron rod also being the southwest corner of a 4.0 acre tract of land donated to T. Benton as recorded in Volume 8238, Page 425 of the Deed Records of Tarrant County, Texas;

THENCE N 89°13'12" E, with the south line of said T. Benton tract, a distance of 76.46 feet to an iron rod found for corner;

THENCE N89°25'25" E, a distance of 461.55 feet to an iron rod found for the southeast corner of said T. Benton tract, said iron rod also being the southwest corner of a 1.51 acre tract of land donated to D. Shelton as recorded in Volume 8395, Page 216 of the Deed Records of Tarrant County, Texas;

THENCE N 89°24'45" E, with the south line of said D. Shelton tract, a distance of 133.44 feet to an iron rod found for corner;

THENCE S 86°52'22" E, a distance of 199.28 feet to an iron rod found for the southeast corner of said D. Shelton tract;

THENCE S 46°36'59" E, a distance of 16.23 feet to an iron rod found for the most northerly northwest corner of Weidholt Addition, an addition to the City of Colleyville, Tarrant County, Texas as recorded in Volume 388-123, Page 64 of the Plat Records of Tarrant County, Texas;

THENCE S 36°48'51" W, with the northwesterly line of said Weidholt Addition, a distance of 182.25 feet to an iron rod found for corner;

THENCE S 60°20'45" W, a distance of 131.84 feet to an iron rod found for the most westerly corner of said Weidholt Addition, said iron rod also being the most northerly corner of a tract of land donated to J. Weidholt as recorded in Volume 4779, Page 615 of the Deed Records of Tarrant County, Texas;

THENCE S 73°18'29" W, with the most northerly line of said J. Weidholt tract, a distance of 280.13 feet to an iron rod found for corner;

THENCE S 48°29'23" W, a distance of 236.10 feet to an iron rod found for corner;

THENCE S 63°06'48" W, a distance of 55.35 feet to an iron rod found for the northwest corner of said J. Weidholt tract;

THENCE S 00°40'45" E, passing an iron rod found for the southwest corner of said J. Weidholt tract at a distance of 517.00 feet, in all a distance of 975.64 feet to an iron rod set for corner;

THENCE S 89°52'28" W, a distance of 515.61 feet to an iron rod set at a fence corner;

THENCE S 88°46'10" W, a distance of 225.29 feet to an iron rod found for the northeast corner of said of Lot 1, Block 1, Purcell Addition;

THENCE N 89°04'31" W, with the north line of said Purcell Addition, a distance of 393.84 feet to the POINT OF BEGINNING and containing 90.394 acres or 3,501,991 square feet of land, more or less.

Existing Ordinance

Tract VII

FIELD NOTES

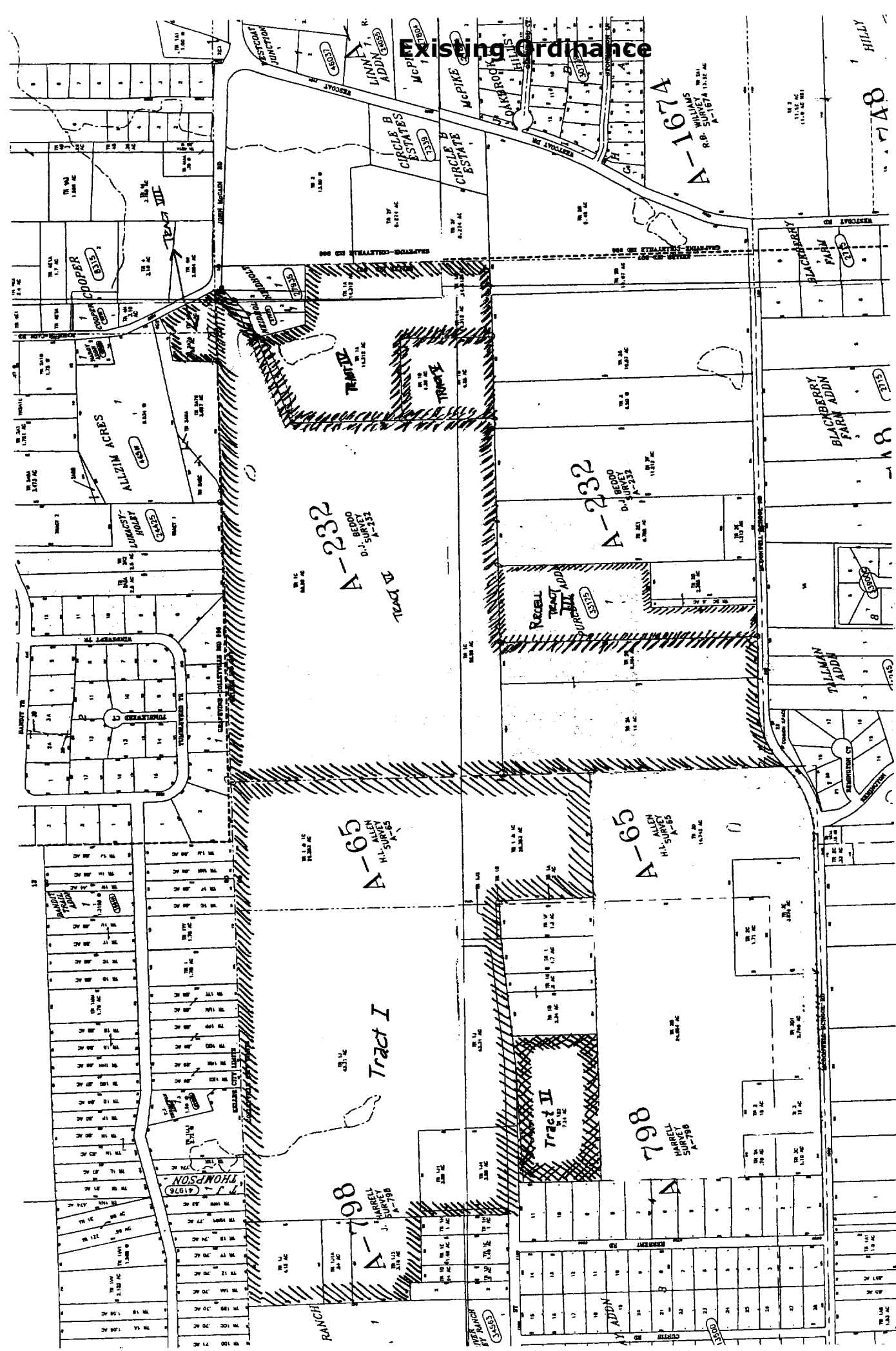
FOR A TRACT OF LAND IN THE M. M. FREEMAN SURVEY, ABSTRACT NO. 333 AND THE W. E. CROOK SURVEY, ABSTRACT NO. 295, SITUATED IN TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- BEGINNING** at an iron pin in the West line of John McCain Road, said point being, by deed calls, S. 89° - 51' - 40" E. 552.74 feet, S. 1° - 39' E. 150.0 feet, S. 5° - 08' E. 92.2 feet and S. 26° - 04' - 05" E. 194.52 feet from the Southwest corner of a called 7.018 acre tract as described in a deed of record in Volume 3560, Page 281, Deed Records, Tarrant County, Texas;
- THENCE** S. 26° - 04' - 03" E. 314.32 feet continuing along the West line of said John McCain Road to an iron pin set in same for corner;
- THENCE** N. 87° - 05' - 22" W. 199.27 feet to an iron pin found at the occupied Southeast corner of said Freeman Survey and the Southwest corner of said Crook Survey;
- THENCE** S. 89° - 12' - 30" W. 133.53 feet to a bolt found for corner;
- THENCE** N. 4° - 05' - 44" W. 203.87 feet along a fence line to a 3" metal fence corner post for corner;
- THENCE** N. 69° - 42' - 40" E. 58.01 feet to an iron pin found for corner;
- THENCE** N. 86° - 25' - 55" E. 79.53 feet to an iron pin found for corner;
- THENCE** N. 58° - 43' - 46" E. 87.96 feet to the POINT OF BEGINNING and containing 1.511 acres.



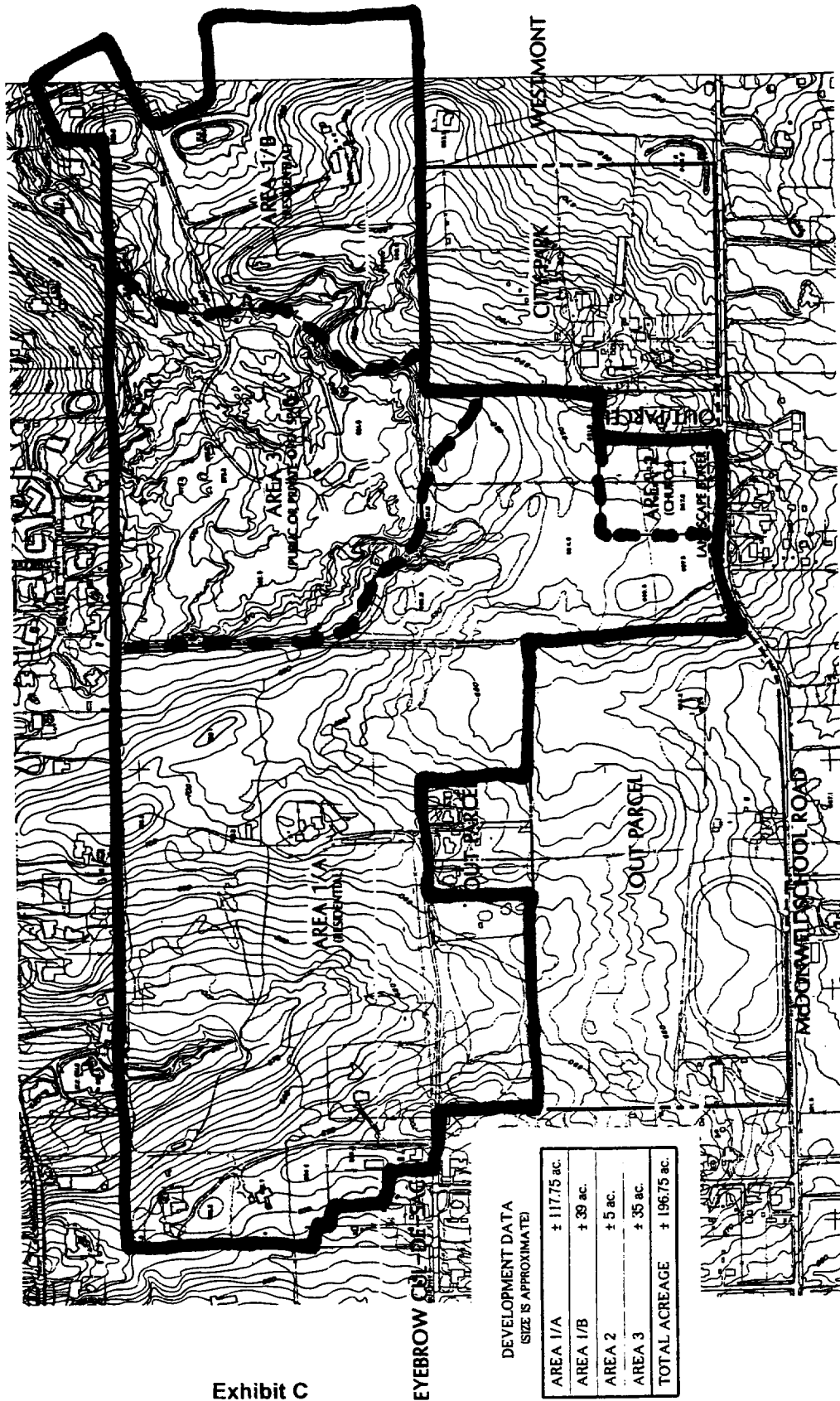
4-6-89

Existing Ordinance



Map showing tract numbers
for Exhibit "B"

Existing Ordinance



DEVELOPMENT DATA
(SIZE IS APPROXIMATE)

AREA 1/A	± 117.75 ac.
AREA 1/B	± 39 ac.
AREA 2	± 5 ac.
AREA 3	± 35 ac.
TOTAL ACREAGE	± 196.75 ac.

Exhibit C
Conceptual Site Plan
Ordinance O-99-1153

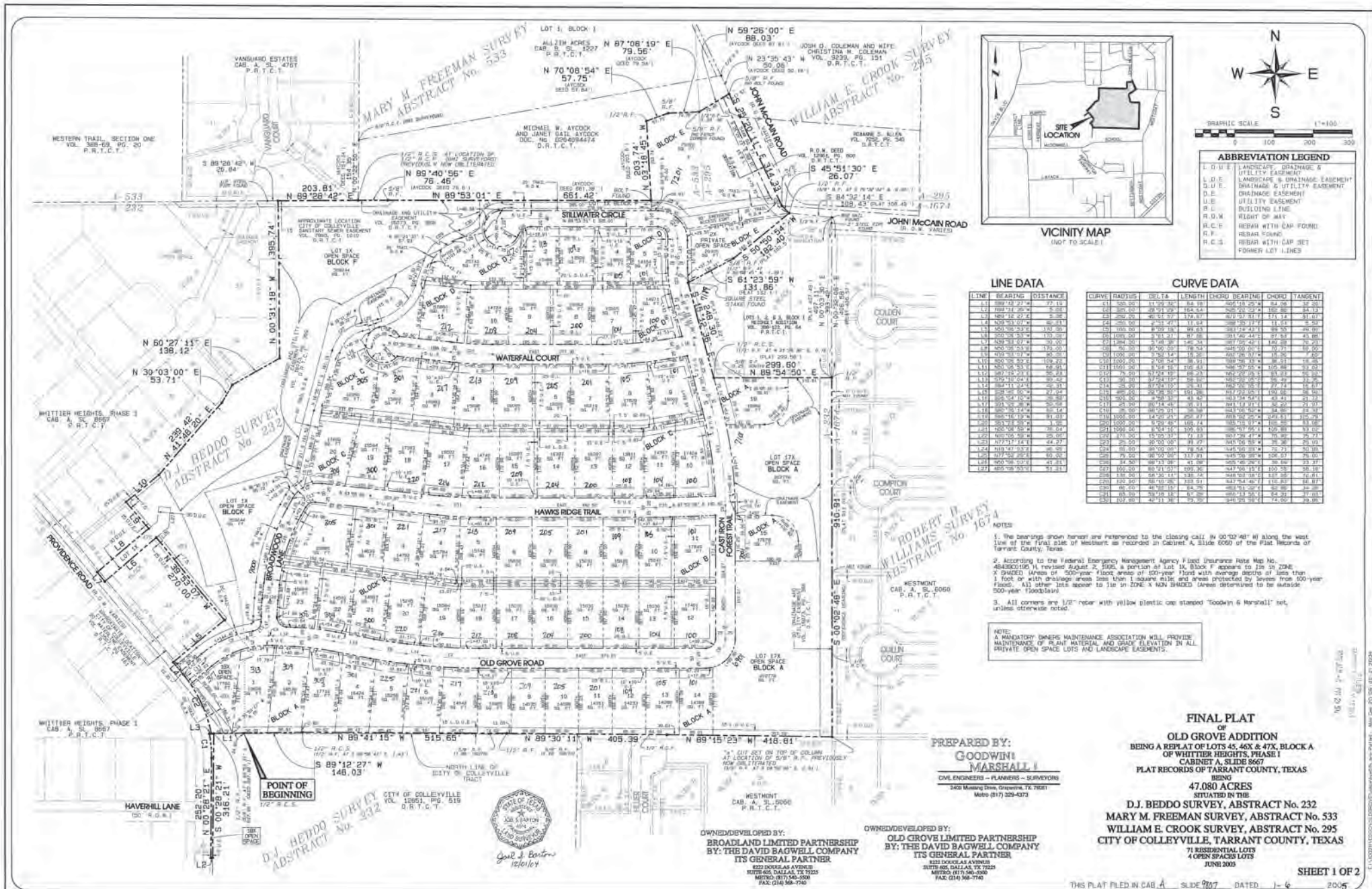
THE DAVID BAGWELL COMPANY
1522 DOUGLAS AVENUE, SUITE 770
DALLAS, TEXAS 75225

GLENWOOD
CONCEPTUAL LAND USE PLAN
COLLEYVILLE, TEXAS
APRIL 1999

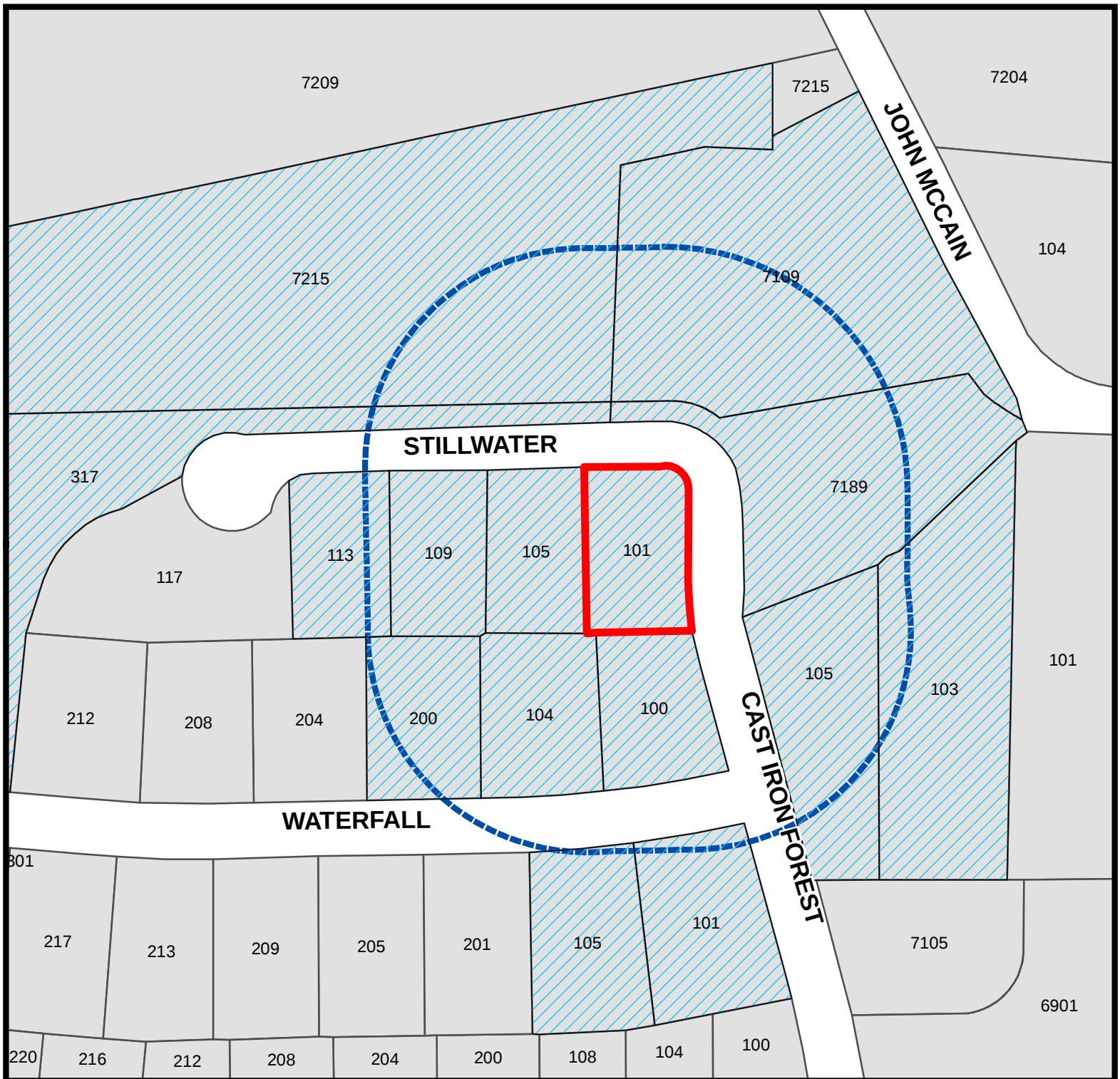
MESA
DESIGN GROUP



Final Plat - Old Grove Addition



NOTIFICATION MAP



VC16-005

101 STILLWATER CIRCLE



1 inch = 125 feet

-  Subject_Property
-  Properties within 200ft
-  200 ft Buffer

Vicinity Map



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

Notification List

Owner Name	Owner Address	Owner City, State	Owner Zip	Situs Address
RIACH, STEVEN E	7109 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	7109 JOHN MCCAIN RD
AYCOCK, MICHAEL W	7417 BRAEMAR TERR	COLLEYVILLE, TX	76034	7215 JOHN MCCAIN RD
BARNES, IRWIN	200 WATERFALL CT	COLLEYVILLE, TX	76034	200 WATERFALL CT
BYRD, MICHAEL C	113 STILLWATER CIR	COLLEYVILLE, TX	76034	113 STILLWATER CIR
CLARK, EDWARD D	104 WATERFALL CT	COLLEYVILLE, TX	76034	104 WATERFALL CT
ETTA, ANITA B	101 WATERFALL CT	COLLEYVILLE, TX	76034	101 WATERFALL CT
KELLY, JOHN	105 WATERFALL CT	COLLEYVILLE, TX	76034	105 WATERFALL CT
OLD GROVE MAINTENENCE ASSN INC	1800 PRESTON PARK BLVD STE	PLANO, TX	75093	317 OLD GROVE RD
TOLL DALLAS TX LLC	250 GIBALTAR RD	HORSHAM, PA	19044	7189 CAST IRON FOREST TR
TOLL DALLAS TX LLC	250 GIBALTAR RD	HORSHAM, PA	19044	103 JOHN MCCAIN RD
TOLL DALLAS TX LLC	250 GIBALTAR RD	HORSHAM, PA	19044	109 STILLWATER CIR
TOLL DALLAS TX LLC	250 GIBALTAR RD	HORSHAM, PA	19044	105 STILLWATER CIR
TOLL DALLAS TX LLC	250 GIBALTAR RD	HORSHAM, PA	19044	101 STILLWATER CIR
TOLL DALLAS TX LLC	250 GIBALTAR RD	HORSHAM, PA	19044	105 JOHN MCCAIN RD
WESTMAN, GARY A	100 WATERFALL CT	COLLEYVILLE, TX	76034	100 WATERFALL CT
OLD GROVE MAINTENENCE ASSN INC	1800 PRESTON PARK BLVD STE	PLANO, TX	75093	COURTESY NOTICE
KELLER ISD	350 KELLER PARKWAY	KELLER, TX	76248	STATE LAW REQUIRED
ALLEN, LEROY	101 STILLWATER CIR	COLLEYVILLE, TX	76034	APPLICANT

Public hearing notices were mailed
Friday, June 24, 2016 by Araceli Botello