



City of Colleyville Zoning Board of Adjustment Agenda

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

Tuesday, August 9, 2016

City Council Chambers

7:00 PM
CITY COUNCIL CHAMBERS
THIRD FLOOR

CALL TO ORDER

PLEDGE OF ALLEGIANCE

1. APPROVAL OF MINUTES

July 13, 2016

2. PUBLIC HEARING AGENDA ITEMS

- 2a** Request for a variance to certain provisions of Section 3.24.G (Schedule of District Regulations) of the Land Development Code on Lot 1R, Block 1, of the O. Martin Subdivision, located at 5601 Montclair Drive, Case VC16-006
- 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 3R, Block 7, of the Woodbriar Estates West Addition, located at 211 West Greenbriar Lane, Case VC16-007

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards Friday, August 5, 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
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Wednesday, July 13, 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 Dee Kamerman, Raymond Allee, Wayne Maynard, Dee McNosky, Judson Orlando, and Richard Vallario

Absent: Jason Elms

Staff Present: Shane Pace, James Hubbard, Araceli Botello, and Matthew Boyle (City Attorney)

1. APPROVAL OF MINUTES

Board member Maynard made a motion to approve the May 10, 2016 minutes. Board member Kamerman seconded.

The motion to approve the May 10, 2016 minutes was carried by the following vote:

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

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

Shane Pace presented the case and briefed the Board.

The public hearing was opened at 7:06 p.m.

Roy and Natalie Allen, the applicants, came forward and briefed the Board.

Board member Orlando questioned staff regarding the age of the development. Shane Pace replied the development is fairly new. He went on to explain that a review of the subdivision plat would be necessary to provide an exact date.

Board member Orlando questioned staff regarding the installation of fences on neighboring properties and the application of the Land Development Code on these properties. Shane Pace replied that a few of the fences on neighboring properties have been installed without a permit. He went on to explain that two fences in the general vicinity were approved through email by a previous staff member.

Discussion continued regarding the fencing on neighboring properties.

Board member Maynard questioned the applicants regarding the distance between the fence and the sidewalk, in relation to the property to the south. Mr. Allen replied that the location would be very similar. He went on to say there are trees he would like to preserve inside the fence.

Board member Kamerman questioned the applicants regarding moving the trees. Mr. Allen replied if the fence is placed outside of the trees, the trees will remain where they are. Board member Kamerman asked the applicants if the fence would be within 5 feet from the sidewalk. Mr. Allen replied the fence will be within 5 feet from the sidewalk.

Board member Maynard question the applicants regarding the height of the fence. Mr. Allen replied they would keep the same fence and same height.

Board member Allee questioned staff on the approval of various setbacks on neighboring properties over a period of time and the reason these fences have not been corrected. Shane Pace replied he is unable to speak to the approval process of the neighboring fences in the past. He went on to explain that the city will not initiate a request to relocate a non-conforming fence. He further explained the intent and spirit of the current regulations in the Land Development Code which require corner lots to be setback 15 feet.

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

Board member Maynard made a motion that a hardship has not been presented.

In absence of a second motion, the motion died.

Board member Maynard made a motion to approve Case VC16-005. Board member McNosky seconded.

The motion to approve Case VC16-005, carried by the following vote:

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

3. ADJOURNMENT

The meeting adjourned at 7:22 p.m.

Minutes were written and prepared by:



Araceli Botello
Planning Technician

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 08/09/2016	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 1R, Block 1, of the O. Martin Subdivision, located at 5601 Montclair Drive, Case VC16-006

Explanation

Roger "Skip" Blake, the applicant, is requesting approval of a variance to allow for an increase to the maximum lot coverage permitted in the R-40 zoning district. The applicant seeks to increase the maximum lot coverage by five percent from the required 20 percent to 25 percent.

Existing Conditions/Background: The subject property is a platted lot of the O. Martin Subdivision and is zoned R-40 Single Family Residential District. The subject property is generally located on the east side of Montclair Drive and south of Hall Johnson Road. The subject property is currently developed with one single family residential home which is proposed to be demolished.

The subject property was replatted in 2012 combining two lots into one. At the time of approval, the Planning and Zoning Commission granted two waivers to the requirements of the R-40 District:

1. Waiver to the front building setback (40 feet required, 30 feet provided).
2. Minimum lot width (150 feet required, 137.6 feet provided).

In addition to the waiver to the front building setback, the subject property was granted relief from the following provisions:

1. Minimum lot area (40,000 square feet required, 36,008 square feet provided).

Requested Variance: The applicant is requesting a variance to increase the maximum lot coverage from the required 20 percent to 25 percent. The applicant contends that an increase in lot coverage is necessary to permit the construction of a larger home, thus exceeding the permitted lot coverage of the R-40 District on the subject property.

Chapter 1 (General Provisions) of the Land Development Code authorizes the Zoning Board of Adjustment to grant variances to the lot coverage requirements set forth in

Chapter 3 (Land Use):

"Permit such variance of the front yard, side yard, rear yard, lot width, lot depth, coverage, minimum sidewalk or setback standards, off-street parking or off-street loading or visibility obstruction regulations where the literal enforcement of the provisions of this 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 variance request up for consideration fails to demonstrate a hardship as defined by the Land Development Code. Staff has determined that there are no special conditions or circumstances which are peculiar to the land or structure preventing compliance with the current regulations. Furthermore, the proposal appears to be a self-created or personal hardship.

While the subject property is approximately 4,000 square feet less than the R-40 District's required minimum lot area of 40,000 square feet creating a non-conforming status, there are no land based challenges on the property feasibly preventing the construction of a home. Approval of the requested variance will enlarge the non-conforming status of the subject property.

Staff has worked with the applicant to seek alternatives which would result in compliance with all regulations. The applicant has indicated that the proposed residential home must exceed the required 20 percent lot coverage in order to meet the needs of the homeowner.

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:

R-20 Single Family Residential District (Single Family Home)	R-20 Single Family Residential District (Single Family Home)	R-20 Single Family Residential District (Single Family Home)
R-20 Single Family Residential District (Single Family Home)	Subject Property R-40 Single Family Residential District (Single Family Home)	R-20 Single Family Residential District (Single Family Home)
R-20 Single Family Residential District (Single Family Home)	R-40 Single Family Residential District (Single Family Home)	R-40 Single Family Residential District (Single Family Home)

Public Notification: Staff mailed notices to property owners within 200 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, staff has received one letter of support for the request.

Staff Recommendation: The applicant has not sufficiently demonstrated a hardship on the subject property as defined by the Land Development Code. Staff contends that there are feasible alternatives available to meet the requirements of the R-40 District. Finally, granting an additional waiver will increase the non-conforming status of the subject property. Staff recommends denial of the proposed variance. The proper method to correct this issue is a rezoning to the R-30 District.

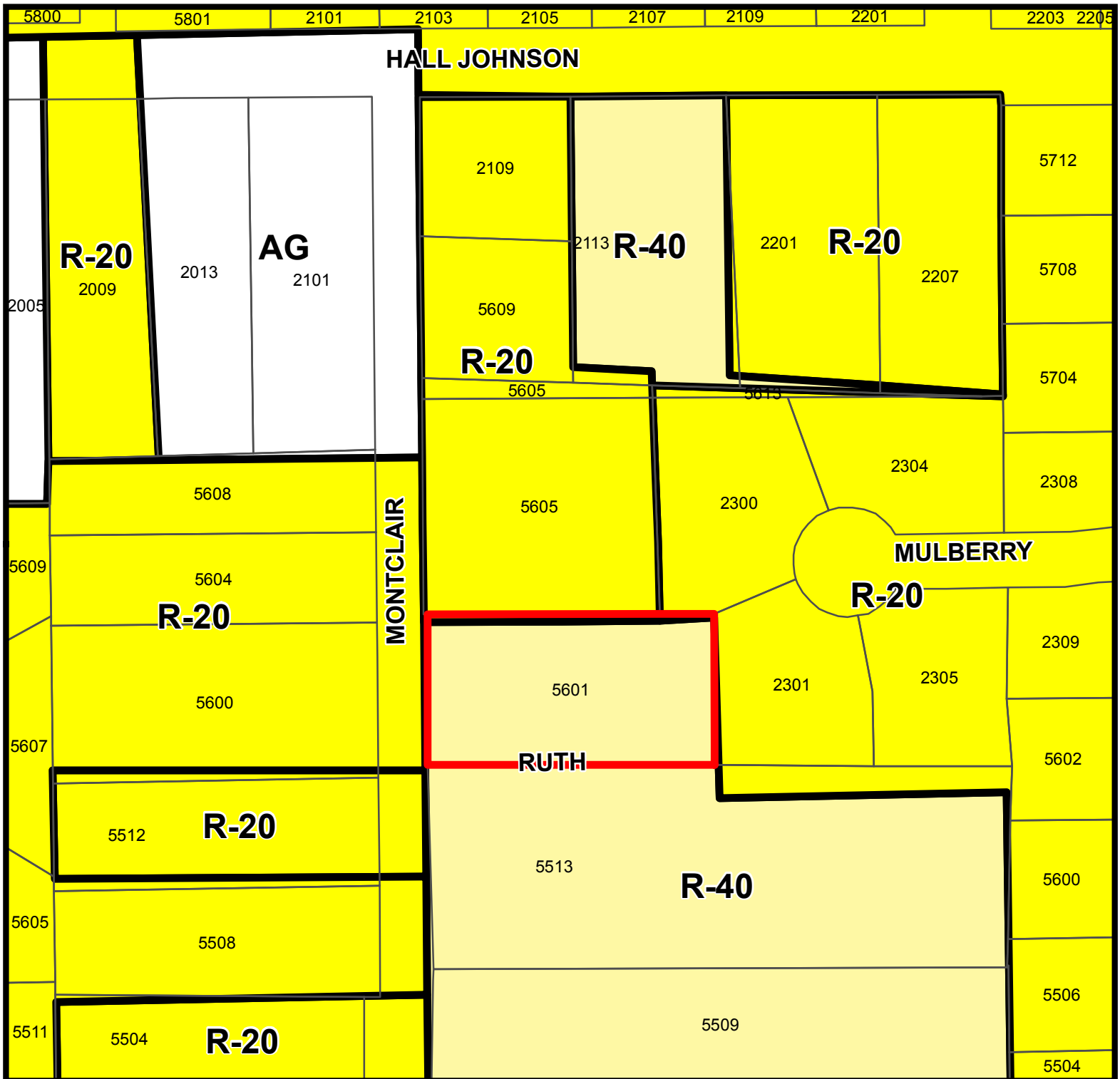
Recommendation

Denial

Attachments

1. Zoning Map
2. Aerial Map
3. Site Plan
4. Statement of Planning Objectives
5. Notification Map
6. Notification List
7. Letter of Support

ZONING MAP



VC16-006

5601 MONTCLAIR DRIVE

Legend

Subject Property



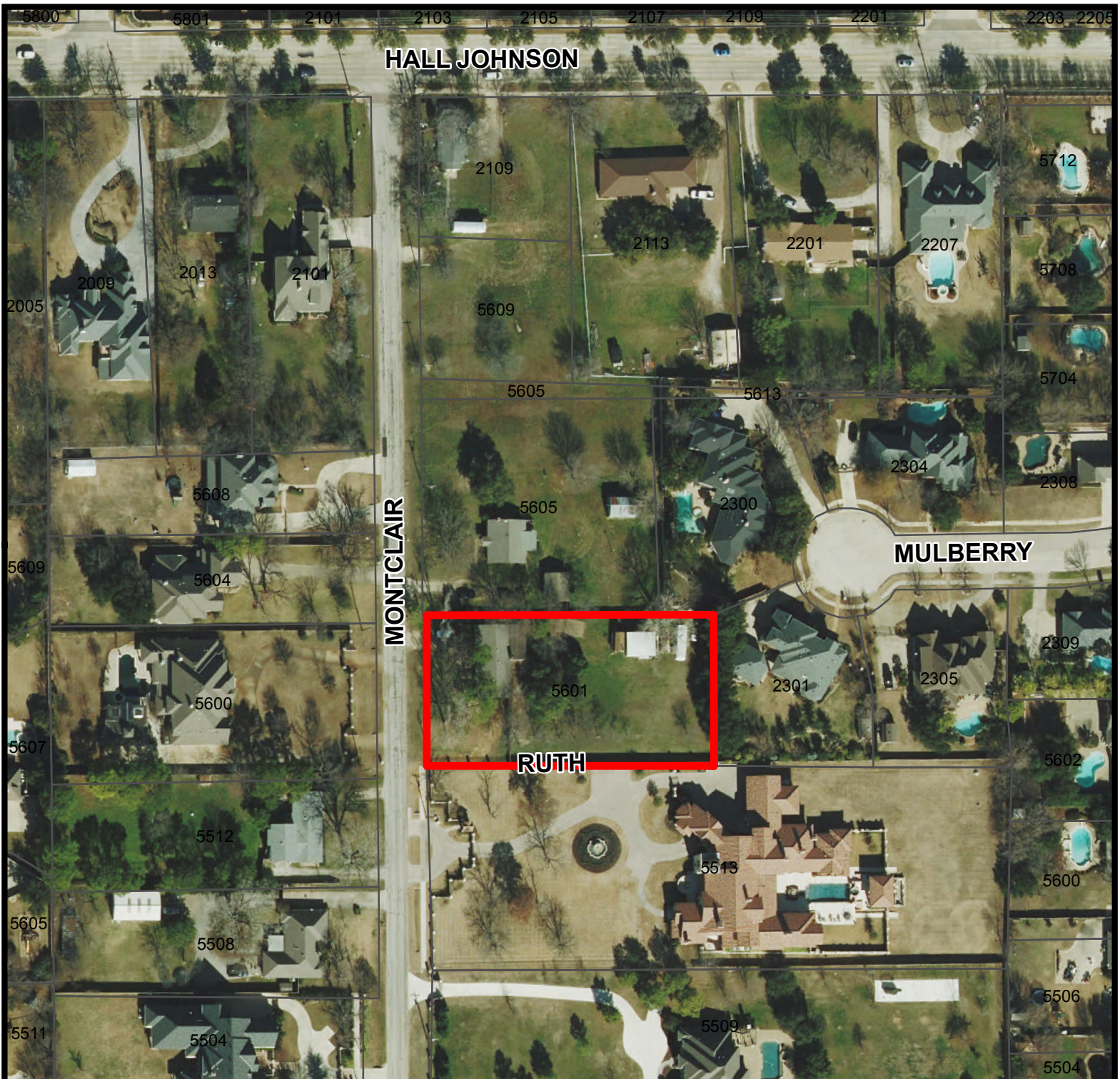
1 inch = 125 feet

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



VC16-006

5601 MONTCLAIR DRIVE

Legend

 Subject_Property

Vicinity Map



1 inch = 125 feet

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Site Plan

PROPERTY DESCRIPTION

Address: 5601 Montclair Drive, Being Lot 1R, in Block 1, of O. Martin Subdivision, an Addition to the City of Colleyville, Tarrant County, Texas, according to the plat thereof recorded in Clerk's File No. D213003961, of the Plat Records, of Tarrant County, Texas.



Roome
Land Surveying

2000 Avenue G, Suite 810

Plano, Texas 75074

Phone (972) 423-4372 / Fax (972) 423-7523

www.roomesurveying.com / Firm No. 10013100

Note: (1) Tree species should be verified by a licensed arborist

2) Benchmark= Colleyville Mon. No. 85.
Elev.=623.47

BLOCK 2 - ARBOR ESTATES III
CABINET A, SLIDE 2357, P.R.T.C.T.

25' REAR
BUILDING
LINE
(R-40)

15' SIDEYARD
BUILDING
LINE
(R-40)

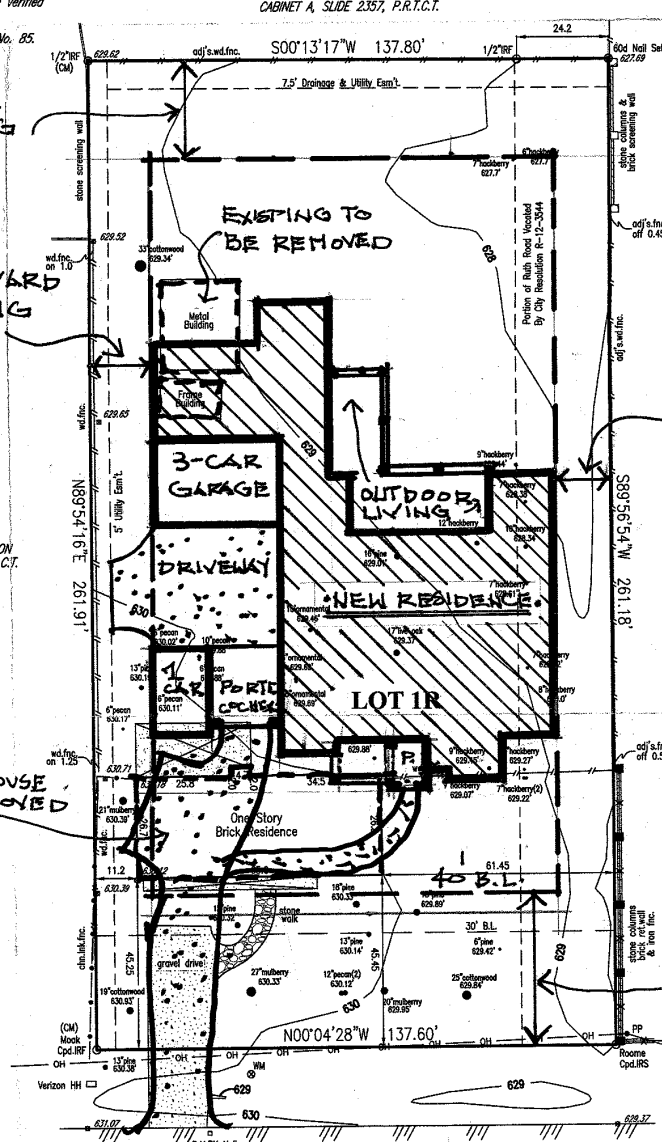
ROBERT AND NANCY JACKSON
VOL. 11996, PG. 412, D.R.T.C.T.

EXISTING HOUSE
TO BE REMOVED

15' SIDEYARD
BUILDING
LINE
(R-40)

LOT 1R, BLOCK 1, FISHER ADDITION
INST. NO. D211181840, P.R.T.C.T.

40' FRONT
BUILDING
LINE
(R-40)



5601 Montclair Drive

(MEETS R-30)
(30,000 S.F. MIN.)

LOT AREA = 36,015 S.F. (R-40 REQUIRES
40,000 S.F. MINIMUM)

NEW RESIDENCE MAX. FOOTPRINT:
25% (R-30 REQUIREMENT) 9,003 S.F.

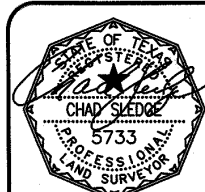
NOTES: (1) Source bearing is based on recorded plat unless otherwise noted. (2) (CM) = Controlling monument. (3) Surveyor's signature will appear in red ink on original copies. (4) No part of the subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Map Number 48439C0095K of the F.E.M.A. Flood Insurance Rate Maps for Tarrant County, Texas & Incorporated Area dated September 25, 2009. (Zone X). This statement does not imply that the property and/or structures will be free from flooding or flood damage. On occasion, greater floods can & will occur & flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. (5) Final grade assumed finished floor elevations are at the brick ledge. (6) Drainage arrows, if shown, were determined by elevations shown hereon. (7) Subject property is affected by any & all notes, details, easements & other matters, that are shown on or as part of the recorded plat and/or as part of a title commitment/survey request.

CERTIFICATION

On the basis of my knowledge, information & belief, I certify to Providence Title Company that as a result of a survey made on the ground to the normal standard of care of Registered Professional Land Surveyors practicing in the State of Texas, I find the plat hereon is true, correct & accurate as to the boundaries of the subject property & if shown, location & type of buildings & visible improvements hereon.

Date: 4/18/2016 Revised: _____ Job No. LB126507

Title commitment/Survey Request File No. 207000218 dated: 4/15/2016



H. CURRY R-40 15' CMR 2090

Statement of Planning Objectives



June 1, 2016

City of Colleyville
100 Main Street
Colleyville, Texas 76034

Ref: ZBA, Zoning Board of Adjustment Variance Request for
5601 Montclair Drive, Colleyville, Texas

Dear ZBA:

5601 Montclair Drive, Lot 1R, Block 1, of the O. Martin Subdivision was originally zoned as a non-conforming R-40 Lot that did not meet the required regulations of an R-40 Lot Zoning. This Lot **DOES** meet the requirements of an R-30 Lot Zoning.

Section 3.24.G – Schedule of District Regulations requires as follows:

Lot Size: 36,015 s.f.: R-40 requires 40,000 s.f. minimum area. **This Lot does not meet this requirement.** R-30 requires 30,000 s.f. minimum area, **This Lot does meet this requirement.**

Minimum Lot Width: R-40 requires 150 foot width, **This Lot does not meet this requirement.** R-30 requires 125 foot width, **This Lot with a width of 137.60 meets this requirement.**

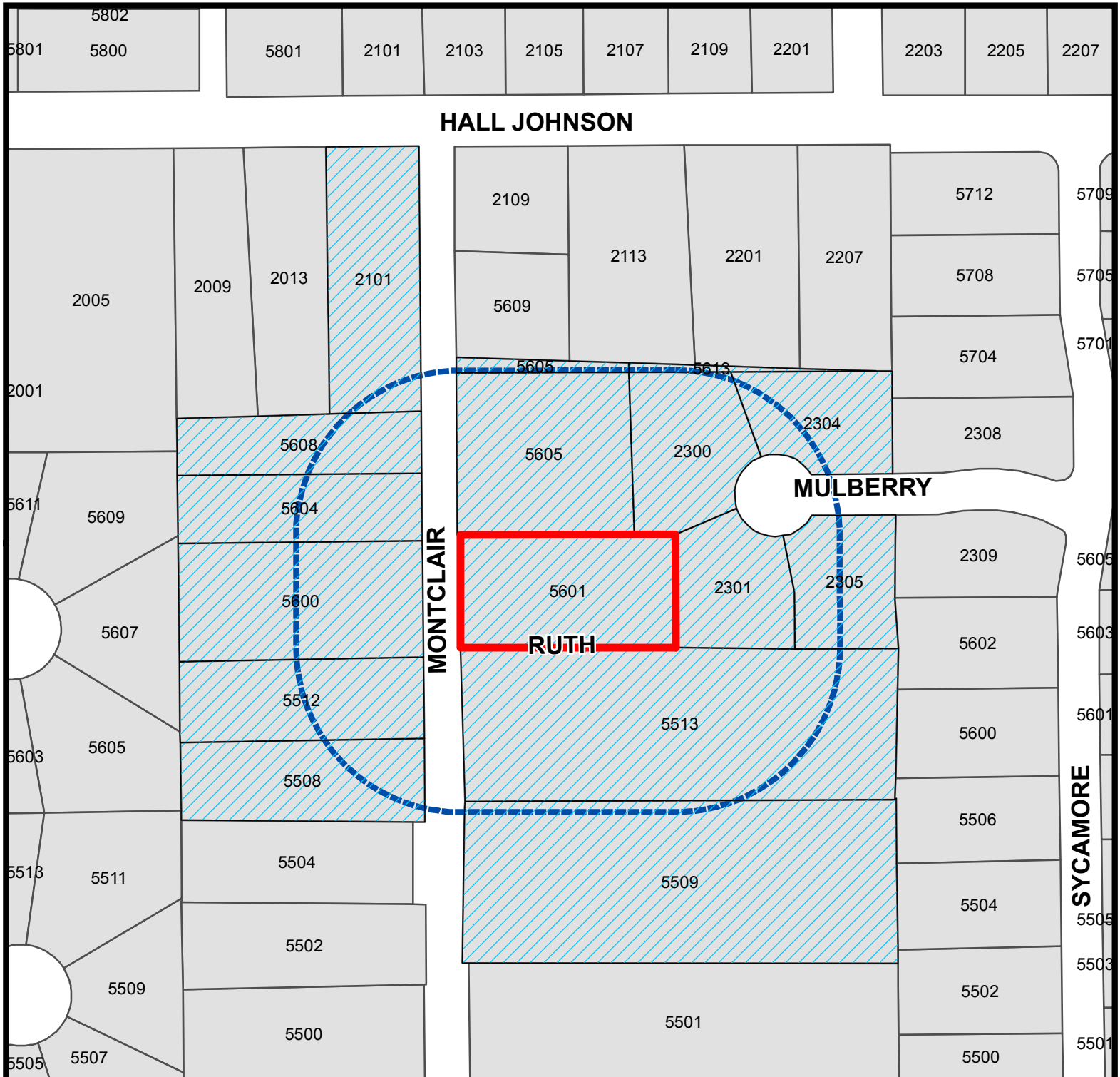
Minimum setback/yard Requirements: Will maintain R-40 requirements: 40 foot Front, 15 foot Side and 25 foot Rear Building Lines.

Variance Requested: Maximum Lot Coverage: Request meeting the maximum coverage allowed under R-30 Zoning which is 25% of the area of the Lot. This is in keeping with the Lot size meeting R-30 Zoning requirements. R-40 maximum coverage allowed of only 20% does not allow enough coverage for the value of this property and to maintain the size and value of homes adjacent to this property. R-30 zoning (25%) will allow 9,003 s.f. of Lot coverage while R-40 zoning (20%) would only allow 7,203 s.f. . This is a difference of 1,800 s.f. of Lot coverage.

Sincerely,


Roger (Skip) Blake, Architect

NOTIFICATION MAP



VC16-006

5601 MONTCLAIR DRIVE

- Subject Property
- Properties within 200 ft.
- 200 ft. Buffer



1 inch = 167 feet

Vicinity Map



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Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
MCCURRY, THOMAS	5110 OLD OAK LN	COLLEYVILLE, TX	76034	5601 MONTCLAIR DR
VOLOSEN, MIRCEA	5604 MONTCLAIR DR	COLLEYVILLE, TX	76034	5604 MONTCLAIR DR
SUEDMEIER, MICHAEL	2301 MULBERRY CT	COLLEYVILLE, TX	76034	2301 MULBERRY CT
HANEY, KENNETH J	2101 HALL JOHNSON RD	COLLEYVILLE, TX	76034	2101 HALL JOHNSON RD
JACKSON, RICHARD	PO BOX 658	COLLEYVILLE, TX	76034	5605 MONTCLAIR DR
MACAULAY, ANDREW	5509 MONTCLAIR DR	COLLEYVILLE, TX	76034	5509 MONTCLAIR DR
BREWSTER, KEITH W	5508 MONTCLAIR DR	COLLEYVILLE, TX	76034	5508 MONTCLAIR DR
PATTERSON, BURTON	5600 MONTCLAIR DR	COLLEYVILLE, TX	76034	5600 MONTCLAIR DR
HICKS, RUSSELL	2304 MULBERRY CT	COLLEYVILLE, TX	76034	2304 MULBERRY CT
COX, LAETITIA R	PO BOX 1785	COLLEYVILLE, TX	76034	5512 MONTCLAIR DR
ENTY, DON	5513 MONTCLAIR DR	COLLEYVILLE, TX	76034	5513 MONTCLAIR DR
TORRES, ARNOLD	5608 MONTCLAIR DR	COLLEYVILLE, TX	76034	5608 MONTCLAIR DR
BURTON, EDITH	5613 MONTCLAIR DR	COLLEYVILLE, TX	76034	5613 MONTCLAIR DR
LEMMON, S CRAIG	2305 MULBERRY CT	COLLEYVILLE, TX	76034	2305 MULBERRY CT
ANTONETTI, ALFREDO	2300 MULBERRY CT	COLLEYVILLE, TX	76034	2300 MULBERRY CT
JACKSON, RICHARD	PO BOX 658	COLLEYVILLE, TX	76034	5605 MONTCLAIR DR

ARBOR ESTATES II HOA	5506 SYCAMORE DR	COLLEYVILLE, TX	76034	COURTESY NOTICE
HIGHLAND MEADOWS	2101 HIGH GATE DR	COLLEYVILLE, TX	76034	COURTESY NOTICE
MONTCLAIR PARK	1108 W. PIONEER PKWY	ARLINGTON, TX	76013	COURTESY NOTICE
MCCURRY, THOMAS	5110 OLD OAK LN	COLLEYVILLE, TX	76034	APPLICANT
GRAPEVINE-COLLEYVILLE ISD	3051 IRA WOODS AVE E	GRAPEVINE, TX	76051	STATE LAW REQUIRED

Public hearing notices were
mailed Friday, July 22, 2016 by
Araceli Botello

Letter of Support

Shane Pace

To: Araceli Botello
Subject: FW: Support for Zoning Case: VC16-006

From: Andrew Macaulay
Date: July 30, 2016 at 4:08:18 PM EDT
To: "ashelley@colleyville.com" <ashelley@colleyville.com>, "judd_orlando@hotmail.com" <judd_orlando@hotmail.com>, "jelms@pape-dawson.com" <jelms@pape-dawson.com>, "waynejmaynard@gmail.com" <waynejmaynard@gmail.com>, "dtmcnosky@aol.com" <dtmcnosky@aol.com>, "rayallee@aol.com" <rayallee@aol.com>
Cc:
Subject: Support for Zoning Case: VC16-006

To: Zoning Board of Adjustment,

My wife, Leah, and I live at 5509 Montclair Dr. We were recently notified about a Notice of Public Hearing for Case VC16-006 relating to 5601 Montclair Dr. that is within 200 feet of our property.

We are unable to attend the upcoming public hearing in person so please use this as notification of our full support and non-opposition for the variance requested by the owners of 5601 Montclair Dr.

We had an opportunity to review the plans for the property and the slight variance requested only improves the fit for the property and our street.

Regards,

Andrew

Andrew Macaulay
CTO
Topgolf
O: +1.214.501.5045
M: +1 303.748.9971
8750 N. Central Expressway | Suite 1200 | Dallas, TX 75231
Topgolf.com

Topgolf is a global sports entertainment community creating the best times of your life.
[Topgolf The Blog](#)



City of Colleyville Zoning Board of Adjustment Agenda Briefing

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

Agenda Number 2b	Agenda Date 08/09/2016	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 3R, Block 7, of the Woodbriar Estates West Addition, located at 211 West Greenbriar Lane, Case VC16-007

Explanation

Patrick Allen, the property owner, is requesting approval of a variance to allow for the construction of a six-foot wrought iron fence along the western property line to encroach approximately 15 feet into the required 30 foot street side yard setback.

Existing Conditions/Background: The subject property is zoned Planned Unit Development Residential District (PUD-R), Ordinance O-94-949, and is generally located on the southeast corner of West Greenbriar Lane, and Woodcrest Drive, east of Colleyville Boulevard. The subject property is currently developed with one single family residential home.

The subject property has an existing six-foot wood privacy fence along the western property line (south of the proposed new fence location) which has been in place for many years. The existing fence is located approximately 15 feet from the property line and is not proposed to be removed or reconstructed. The existing fence is considered "Legal Non-conforming" and therefore the City has taken no action prior to the consideration of this variance request.

Requested Variance: The applicant is requesting a variance due to the proposed location of the fence not meeting the requirements of the Land Development Code. A new fence along the western side of the subject property, adjacent to Woodcrest Drive, is required to be set back 30 feet from the eastern property line. Instead of the required 30-foot setback the applicant is proposing to construct the new portion of the fence 15 feet from the western property line to be in-line with the existing fence (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:

...

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). Section 1.16E – Jurisdiction of ZBA speaks directly to the requested enlargement of a nonconforming use:

"When in its judgment the public convenience and welfare will be substantially served, the Board of Adjustment may...authorize the following variances and special exceptions to the regulations herein established and take action relative to the continuance or discontinuance of a nonconforming use. Thus, the Board has jurisdiction to:

...

6. Permit the enlargement of a nonconforming use in accordance with the provisions of Chapter 3 Land Use of this Land Development Code.

Analysis – The existing home fronts on West Greenbriar Lane and the subject property backs to the side of another residential lot to the south (so it falls under letter "c" above). Letter "c" requires a fence located along a street side yard to be located in-line with the front building line of the property to the south. In this case, the fence must be located 30 feet from the western property line.

The variance up for consideration proposes to expand or enlarge a non-conforming use. Since the proposed fence is an extension of the existing fence, the entire fence line is regulated in the same manner. Prior to the submittal of a fence permit, and consideration of the variance request, the existing fence would not have been required to be removed or reconstructed due to its legal non-conforming status. However, the submittal of an application with the intent to enlarge the non-conforming use essentially requires the entire fence to comply with the current regulations and cannot be approved administratively by staff.

The current plan proposes to construct a wrought iron fence at the northern terminus of the western fence line. Staff interprets the ordinance to permit a fence that is less than 25 opaque (i.e. wrought iron) to encroach into the side yard setback. However, due to the presence of the existing non-conforming fence, and the need to regulate the entire fence line, action is required from the Zoning Board of Adjustment.

The applicant has not demonstrated a hardship on the subject property as defined by the Land Development Code. Staff has determined that there are no special conditions or circumstances which are peculiar to the land or structure preventing compliance with the current 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:

PUD-R Planned Unit Development-Residential (<i>Single Family Home</i>)	PUD-R Planned Unit Development-Residential (<i>Single Family Home</i>)	PUD-R Planned Unit Development-Residential (<i>Single Family Home</i>)
City of Colleyville (Woodbriar Park)	Subject Property PUD-R Planned Unit Development-Residential (<i>Single Family Home</i>)	PUD-R Planned Unit Development-Residential (<i>Single Family Home</i>)
PUD-R Planned Unit Development-Residential (<i>Single Family Home</i>)	PUD-R Planned Unit Development-Residential (<i>Single Family Home</i>)	PUD-R Planned Unit Development-Residential (<i>Single Family Home</i>)

Public Notification: Staff mailed notices to property owners within 200 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, 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. Staff recommends denial of the proposed variance.

Recommendation

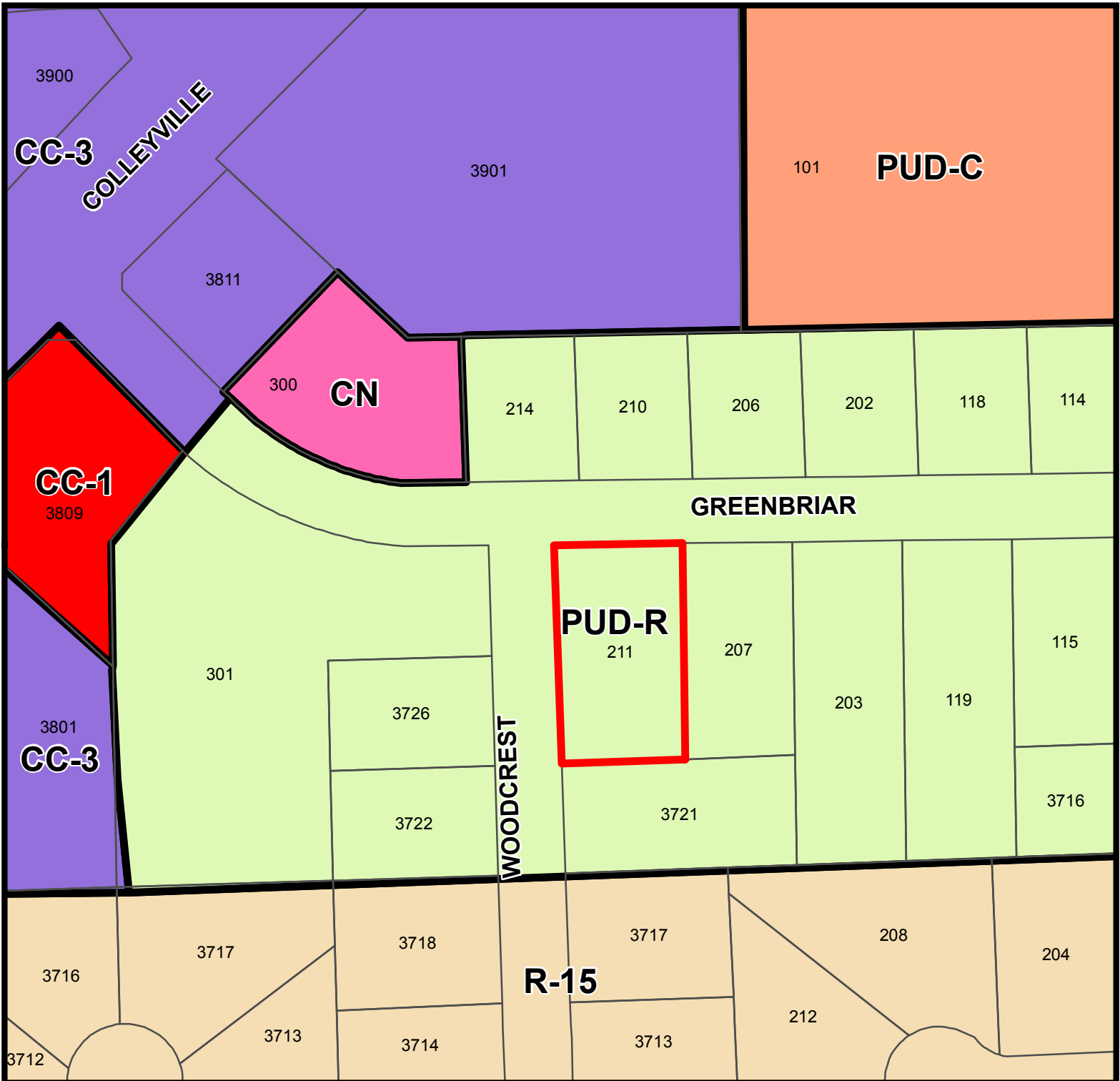
Denial

Attachments

1. Zoning Map
2. Aerial Map
3. Site Plan
4. Statement of Planning Objectives

5. Photos Provided by Applicant
6. Notification Map
7. Notification List
8. Letter of Support

ZONING MAP



VC16-007

211 W. GREENBRIAR LANE

Legend

 Subject Property



1 inch = 125 feet

Vicinity Map



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AERIAL MAP



1 inch = 104 feet

VC16-007

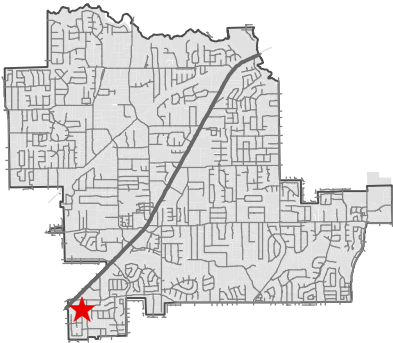
211 W. GREENBRIAR LANE

Legend



Subject Property

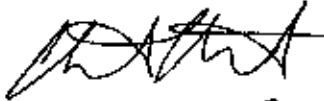
Vicinity Map



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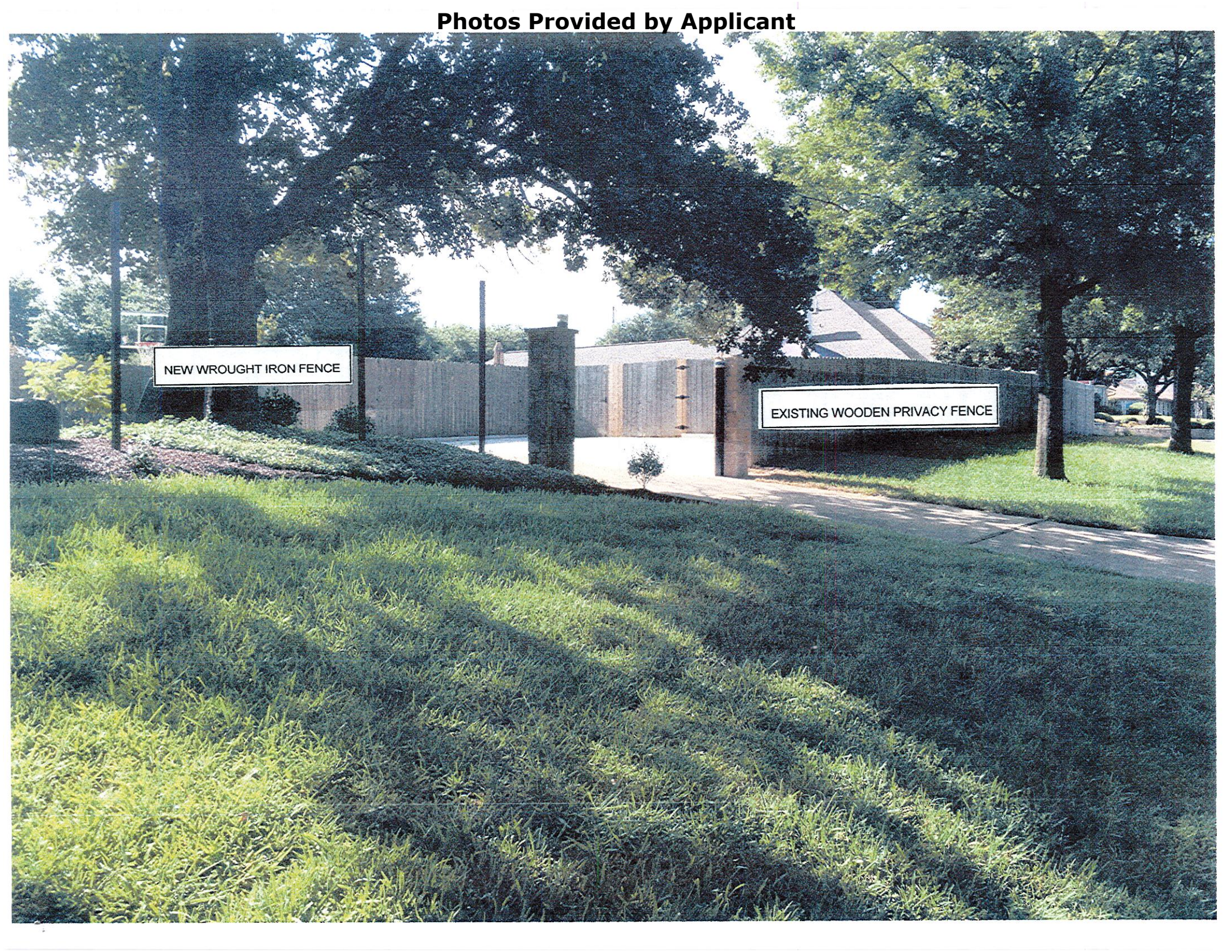
Statement of Planning Objectives

Our intent is to install approximately 50' of 6' wrought iron fencing and an additional drive gate to address safety concerns of the homeowner. After demolition and post setting we received notice of a 30' build line which was not apparent on the plot plan we had received. We have halted construction and are waiting for the variance process to conclude. Along with the landscape package which has been installed we believe that this new look will be a welcome makeover.



VENADO Construction

Photos Provided by Applicant



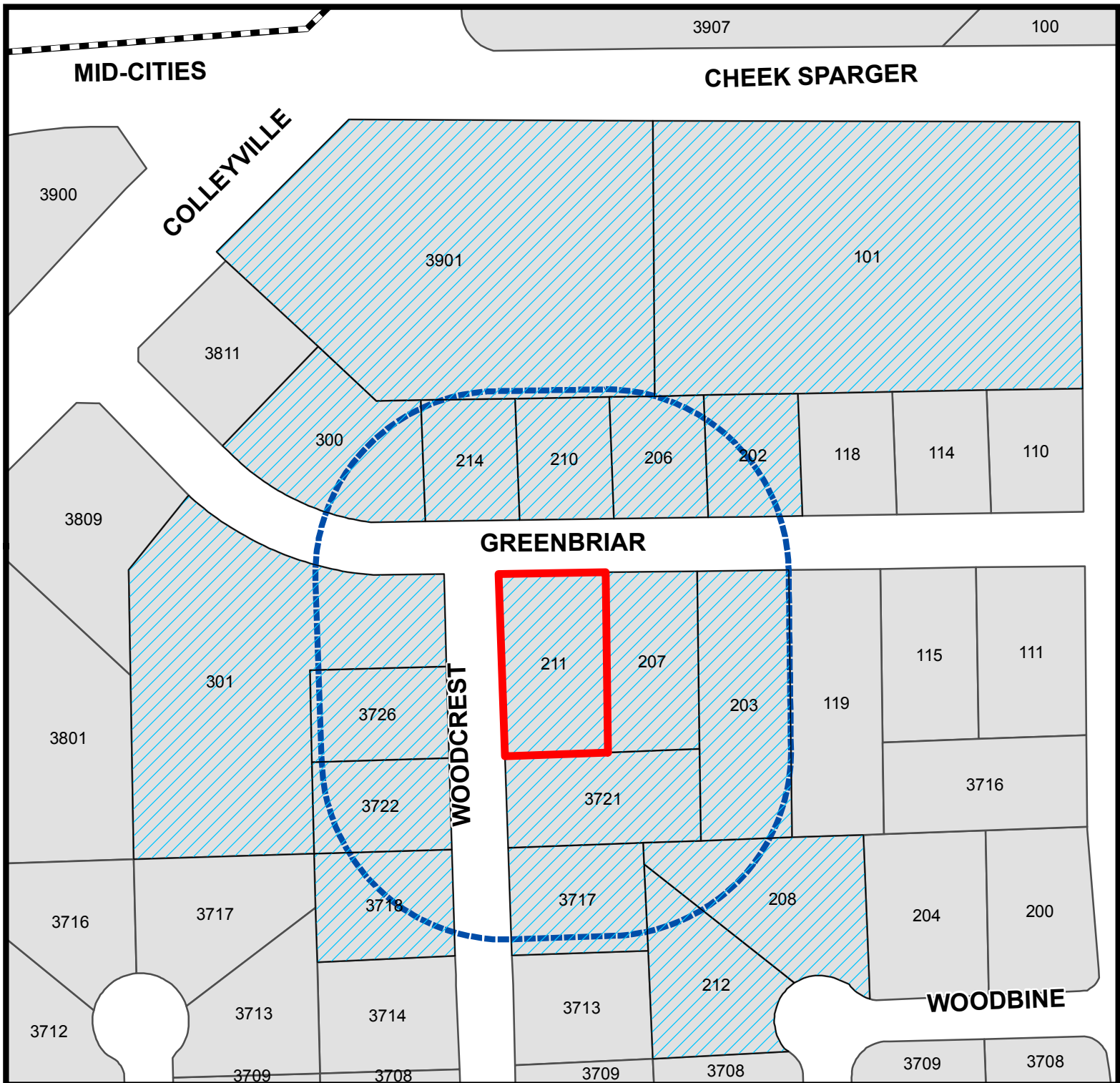
NEW WROUGHT IRON FENCE

EXISTING WOODEN PRIVACY FENCE

Photos Provided by Applicant



NOTIFICATION MAP



VC16-007

211 W. GREENBRIAR LANE



1 inch = 150 feet

- Subject Property
- Properties within 200 ft.
- 200 ft. Buffer

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Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
PARSONS, STEVE	210 W GREENBRIAR LN	COLLEYVILLE, TX	76034	210 W GREENBRIAR LN
STAR SELF STOR OF COLLEYVILLE	5605 TYLER ST	PEARLAND, TX	77581	101 CHEEK SPARGER RD #
99 CENTS ONLY STORES TX INC	4000 UNION PACIFIC AVE	LOS ANGELES, CA	90023	3901 COLLEYVILLE BLVD
NOVAK, MARY	3717 WOODCREST DR	COLLEYVILLE, TX	76034	3717 WOODCREST DR
PRIMER, CHARLES	207 W GREENBRIAR LN	COLLEYVILLE, TX	76034	207 W GREENBRIAR LN
KOTLIK, STANISLAW	3722 WOODCREST DR	COLLEYVILLE, TX	76034	3722 WOODCREST DR
HARDIN, LANA MICHELLE	3726 WOODCREST DR	COLLEYVILLE, TX	76034	3726 WOODCREST DR
ALLEN, TAMERA	211 W GREENBRIAR LN	COLLEYVILLE, TX	76034	211 W GREENBRIAR LN
CLARKE, CANDI LYNNE	214 W GREENBRIAR LN	COLLEYVILLE, TX	76034	214 W GREENBRIAR LN
FORRESTER, JENNETTE	202 W GREENBRIAR LN	COLLEYVILLE, TX	76034	202 W GREENBRIAR LN
ARYAL, SUBHASH	206 W GREENBRIAR LN	COLLEYVILLE, TX	76034	206 W GREENBRIAR LN
CAMPBELL, H P	203 W GREENBRIAR LN	COLLEYVILLE, TX	76034	203 W GREENBRIAR LN
FUNCHESS, REBECCA ANNE	3721 WOODCREST DR	COLLEYVILLE, TX	76034	3721 WOODCREST DR
COYLE, JOHN A	3718 WOODCREST DR	COLLEYVILLE, TX	76034	3718 WOODCREST DR
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	301 W GREENBRIAR LN
CONROY, PHILIP L	208 WOODBINE DR	COLLEYVILLE, TX	76034	208 WOODBINE DR
GELCZER, ROBERT E	212 WOODBINE DR	COLLEYVILLE, TX	76034	212 WOODBINE DR
CLEARWATER RE LLC	416 BROKEN SWORD	THE COLONY, TX	75056	300 W GREENBRIAR LN

WOODBRIAR ESTATES HOA	3700 SWEETBRIAR	COLLEYVILLE, TX	75034	COURTESY NOTICE
ALLEN, TAMERA	211 W GREENBRIAR LN	COLLEYVILLE, TX	76034	APPLICANT
GRAPEVINE-COLLEYVILLE ISD	3051 IRA WOODS AVE E	GRAPEVINE, TX	76051	STATE LAW REQUIRED

Public hearing notices were mailed
Friday, July 22, 2016 by Araceli
Botello

Letter of Support

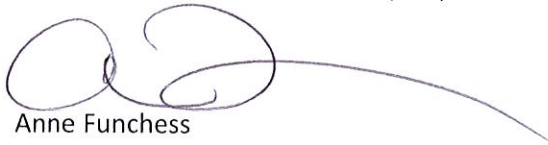
July 26, 2016

Community Development Department
City of Colleyville
100 Main Street
Colleyville, Texas 76034

Re: 211 West Greenbriar Lane
Case # VC16-007

Zoning Board,

The above mention property backs up to my driveway. I reside at 3721 Woodcrest Drive. I was very excited to see the improvements the new owners are making to the property. I have no problem with where the fence is. It does not obstruct my view coming in or out of my driveway. It is my wish you give them permission to continue with the installation of the fence and gate. They are improving the value of the property and that is always a plus for the neighborhood.



Anne Funchess

3721 Woodcrest Drive
Colleyville, Texas 76034
817-498-1836 Home
817-308-6934 Cell

RECEIVED

JUL 29 2016

Per