



City of Colleyville Zoning Board of Adjustment Agenda

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

Tuesday, February 14, 2017

City Council Chambers

**7:00 PM
CITY COUNCIL CHAMBERS
THIRD FLOOR**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

1. SWEARING IN OF NEWLY APPOINTED MEMBERS

Dee Kamerman

Michael Deakin

Wayne Maynard

2. ELECTION OF OFFICERS

2a Chair

2b Vice Chair

3. APPROVAL OF MINUTES

October 11, 2016

4. PUBLIC HEARING AGENDA ITEMS

4a Request for a variance to certain provisions of Section 3.24.G, Schedule of District Regulations of the Land Development Code, specifically an encroachment into the rear yard setback on Lot 3A, of the Adair & Brown Estates, located at 801 John McCain Road, Case VC16-017

4b Request for a variance to certain provisions of Section 3.24.G, Schedule of District Regulations of the Land Development Code, specifically an encroachment into the front yard setback and a

reduction to the minimum lot size requirements on Abstract 1619, Tract 1J02E of the S C H Witten Survey, located at 2109 Hall Johnson Road, Case VC16-018

5. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards Friday, February 10, 2017 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, October 11, 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 October 11, 2016 at 7:01 p.m.

Roll Call

Present: Board members Dee Kamerman, Raymond Allee, Wayne Maynard, Dee McNosky, and Richard Vallario

Absent: Judson Orlando and Jason Elms

Staff Present: Shane Pace, Ben Bryner, and Araceli Botello

1. APPROVAL OF MINUTES

Board member Kamerman made a motion to approve the September 13, 2016 minutes. Board member Allee seconded.

The motion to approve the September 13, 2016 minutes carried by the following vote:

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

2. PUBLIC HEARING AGENDA ITEMS

- 2a** Request for a variance to Section 3.28.E (Projections of the Buildings, Structures, and Appurtenances into Required Yards) of the Land Development Code on Lot 45, Block 1, of the Rosewood Villas Addition, located at 6411 Bordeaux Park, Case VC16-012

Shane Pace presented the case and briefed the Board.

The public hearing was opened at 7:08 p.m.

The applicant, Jeniffer Varley, 6411 Bordeaux Park, came forward and briefed the Board

The landscape architect, Donna Kauffman, 1208 John McCain Road, came forward and briefed the Board.

Sharon Brown, 6407 Bordeaux Park, came forward and spoke in support of the case.

Aubra Palmer, 6406 Lorraine Park, came forward and spoke in support of the case.

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

Support:

Sandra Wade, 6504 Bordeaux Park

Board member Kamerman questioned staff regarding fencing within the side yards of homes within the subdivision. Mr. Pace responded no fencing is placed between houses, but fencing will usually run perpendicular to the side yard and adjacent to the front of the house.

Discussion continued regarding fencing and sidewalk on neighboring properties.

Board member Maynard questioned staff regarding the implications of the proposed variance to a future owner on the neighboring property. Mr. Pace responded the variance will not construct anything on the adjacent property. He added that the variance would be completely within the boundaries of the subject property.

There being no one else wishing to speak, the public hearing was closed at 7:16 p.m.

Board member Maynard made a motion to approve Case VC16-012. Board member Kamerman seconded.

The motion to approve Case VC16-012 carried by the following vote:

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

- 2b** 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 Coptic Acres Addition, located at 1110 John McCain Road, Case VC16-013

Shane Pace presented the case and briefed the Board.

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

The applicant, Awad Eskander, 1112 John McCain Road, came forward and briefed the Board.

Kim Assaad, 3529 Boxwood Drive, Grapevine, came forward and spoke in support of the case.

Ashraf Ishak, 104 W. LD Lockett, came forward and spoke in support of the case.

Frank Genco, 1104 John McCain Road, came forward and spoke in opposition of the case.

Kurt Kauffman, 1208 John McCain Road, came forward and spoke in opposition of the case.

Donna Kauffman, 1208 John McCain Road, came forward and spoke in opposition of the case.

Emad Mikhail, 4100 Bridlewood Court, came forward and spoke in support of the case.

Irene Ishak, 104 W. LD Lockett, came forward and spoke in support of the case.

Board member Allee questioned staff regarding the proposal of the variance. Board member McNosky made a notation that the Board does not approve buildings or the proposal for buildings. She added the building is in compliance and that the only charge before the board is to determine the use of the third floor in the building. Staff added, the site plan has not been submitted or approved and would undergo a full site plan review for compliance.

Discussion continued regarding compliance and height of the building.

Board member Kamerman questioned staff regarding the zoning of the property and number of floors permitted. Mr. Pace responded a commercially zoned property is permitted to have two stories and

residential zoning is permitted to have two-and one-half (2½) stories. Board member Kamerman questioned staff regarding parking. Staff responded parking would be a part of a full site plan review. Mr. Pace added the applicant requested to build three stories before submitting a full site plan review.

Discussion continued regarding parking on the property.

Frank Genco, 1104 John McCain Road, came forward and spoke again in opposition of the case.

Board member Allee questioned staff regarding the use of the half floor. Mr. Pace responded the structure would remain the same size and shape, but the request is to determine how much of the third floor can be useable space or attic space.

Discussion continued regarding the use of the third floor.

Board member Vallario questioned the applicant on the number of classrooms on the first and second floor. Applicant responded the second floor has eight classrooms, the first floor has nine classrooms. He added the third floor is intended to have two or three classrooms and the rest of the floor would be used as fellowship for the youth.

Kurt Kauffman, 1208 John McCain Road, came forward and spoke again in opposition of the case.

Board member Maynard questioned staff regarding the side yard setback from the proposed site plan to the property line. Mr. Pace responded that the side yard setback is 10 feet. He went on to describe the required landscape buffer for commercial uses adjacent to residential uses.

There being no one else wishing to speak, the public hearing was closed at 8:14 p.m.

The public hearing was reopened at 8:15 p.m.

Natalie Genco, 1104 John McCain Road, came forward and spoke in opposition of the case.

Maryanne Ishak, 104 W. LD Lockett, came forward and spoke in opposition of the case.

Frank Genco, 1104 John McCain Road, came forward and spoke in

support of the case.

Ashraf Ishak, 104 W. LD Lockett, came forward and spoke again in support of the case.

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

Suzette Mikhail, 4100 Brudlewood Court
Steve Wade, 6504 Bordeaux Park
Waguhi Guirguis, 7204 Waldon Court
Peter Rizk, 3900 Ashburton Way, Flower Mound
Nader Salib, 5200 Lava Rock Drive, Fort Worth
Samir Khalil, 1809 Thames Trail
Atef Henary, 500 Bridlewood North
Girgis T. Girgis, 2309 Still Point Lane
Sonia Abdelmalek, 2144 Springwood, Carrollton
Nabil Abdelmalek, 2144 Springwood, Carrollton
Ashraf Shokry, 2736 Pecan Drive, Flower Mound
Andrew Edward, 2311 Table Rock Court, Arlington

There being no one else wishing to speak, the public hearing was closed at 8:23 p.m.

Board member Maynard made a motion to approve Case VC16-013. Board member Kamerman seconded.

The motion to approve Case VC16-013 carried by the following vote:

Aye: 2 – Kamerman, Allee, Maynard, Vallario, and McNosky

3. ADJOURNMENT

The meeting adjourned at 8:25 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 4a	Agenda Date 02/14/2017	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, specifically an encroachment into the rear yard setback on Lot 3A, of the Adair & Brown Estates, located at 801 John McCain Road, Case VC16-017

Explanation

Steven Way, the applicant, is requesting approval of a variance to allow for the construction of an attached garage which will encroach seven and one-half (7 ½) feet into the required twenty-five foot rear yard setback along the southern property line.

Existing Conditions/Background: The subject property is generally located on the south side of John McCain Road and east of Pleasant Run Road. It is zoned R-40 Single Family Residential district and is currently platted as Lot 3A, Block 1, of the Adair and Brown Estates Addition.

The original building permit application submitted on October 21, 2016 indicated approximately 67 feet from the proposed structure to the rear lot line. Based on this information, staff approved the building permit and the applicant proceeded with the initial stages of construction. One of the first requirements of the building process is approval of a permit for a "form survey". This review requires a licensed surveyor to survey the location of the form boards prior to pouring the concrete for the building foundation or slab. When staff received the form survey, the document indicated the proposed structure would be located 17 and one half feet (17 ½') from the rear property line. With this information staff immediately denied the permit and stopped work on the project. However, the applicant continued with the project and the foundation was poured and exists today. Staff then notified the applicant of the need to revise the plan to the structure to meet the setback requirement. Rather than revise the plan, the applicant requests a variance in order to proceed with the garage as planned.

Requested Variance: The applicant is requesting a variance to allow for the construction of an attached four-car garage and wood shop on the south side of the property. The garage and wood shop will be located completely behind the existing home and the structure is proposed to extend seven and one-half (7 ½) feet into the required twenty-five foot rear yard setback.

Ordinance – Section 3.24.G Schedule of District Regulations requires a minimum twenty-five foot rear yard setback for the R-40 district.

Chapter 1 (General Provisions) of the Land Development Code authorizes the Zoning Board of Adjustment to grant variances to the minimum setback standards 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 – Prior to commencing work on the construction project, the applicant hired a professional architect to draft the construction plans. The architect contends that they requested and received a copy of the original survey from the City and that the original survey was incorrect. The City of Colleyville provides public documents upon request in compliance with the Public Information Act, contained in Chapter 552 of the Texas Government Code. However, the City does not verify or guarantee accuracy of technical documents. The City simply provides any and all documents on file related to information requests.

Although the original survey for the property was proven to be inaccurate, the applicant and their professional team are ultimately responsible for confirming the accuracy of all technical documents prior to commencing work. The error reduces the setback from the original distance of 67 feet down to 17 ½ feet, almost a 50 foot difference.

Based on the information provided to date, 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.

Surrounding Development: The properties to the north are zoned AG-Agricultural district and developed with single family homes. The properties to the south, east, and west are zoned R-40 Single Family district and developed with single family homes.

Public Notification: Staff mailed notices to all 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 applicant has not presented a hardship as defined by the Land Development Code. Staff recommends denial of the proposed variance.

Recommendation

Denial

Attachments

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

AERIAL MAP



VC16-017

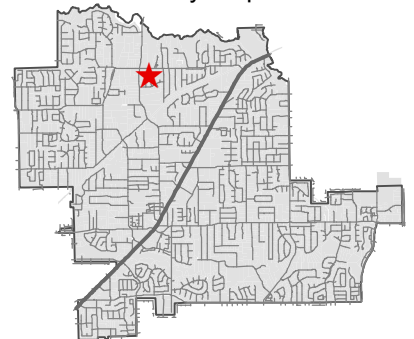
801 JOHN MCCAIN ROAD

 Subject Property



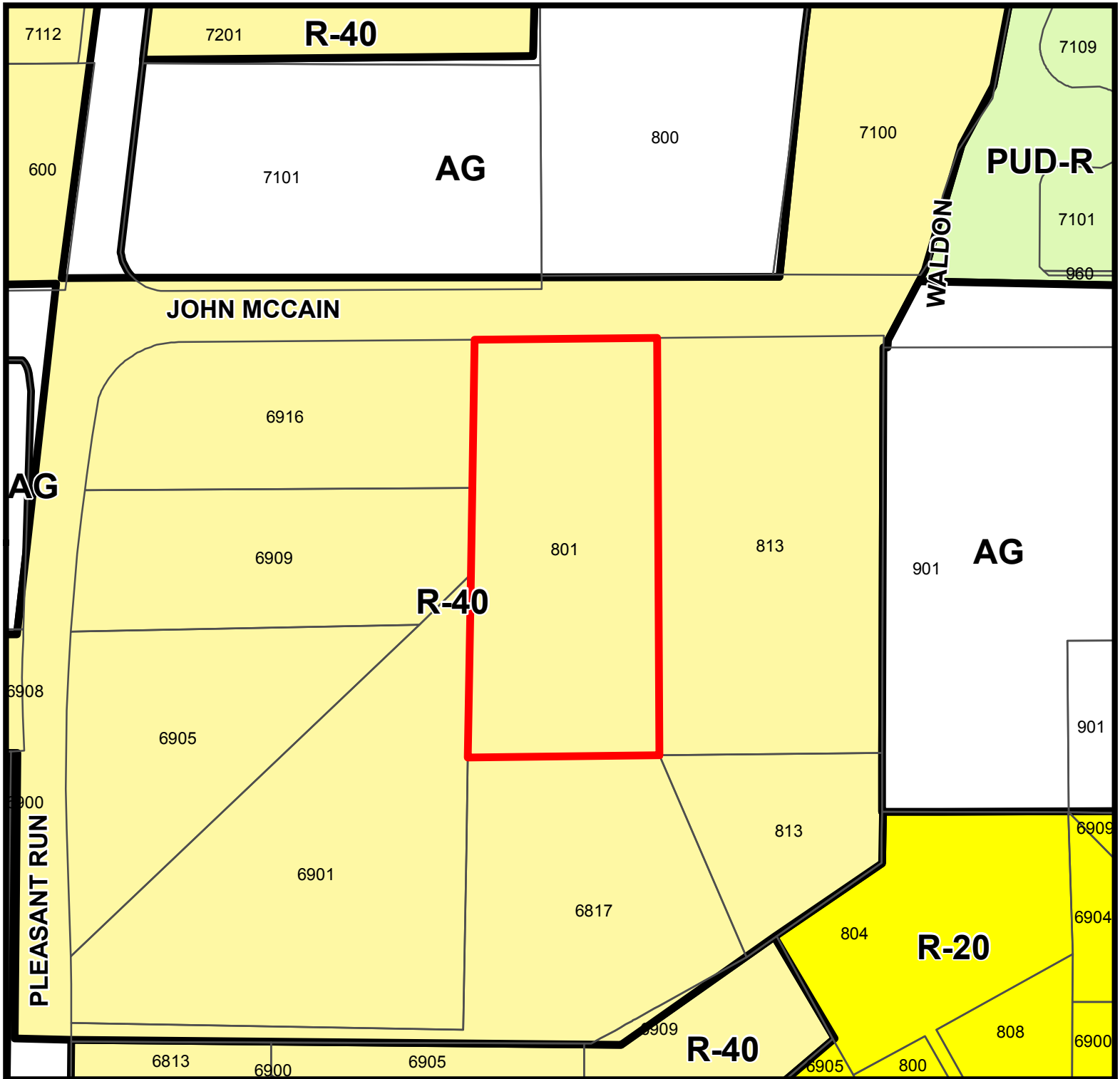
1 inch = 167 feet

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.

ZONING MAP



VC16-017

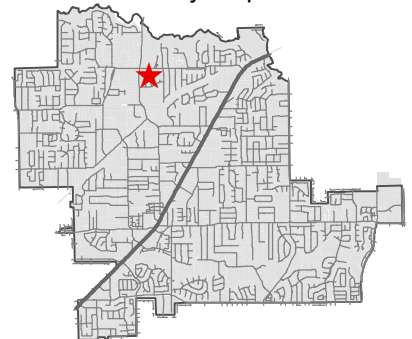
801 JOHN MCCAIN ROAD



1 inch = 167 feet

- Subject Property
- AG Agricultural
- PUD-R Planned Unit Development, Residential
- R-20 Single Family Residential (20,000 sq. ft. min)
- R-40 Single Family Residential (40,000 sq. ft. min)

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.

Statement of Planning Objectives

Variance Request

Steve Way
801 John McCain Rd
Lot 3A
Adair & Brown Estates

December 14, 2016

This is a unique property in Colleyville, nearly 3 acres with the house set back from John McCain almost 300 feet.

The nearest house is straight East, sharing the driveway with this property. That house and property is on 4 acres and approximately 150 feet from structure at 801 John McCain. The nearest house to the rear (South) is approximately 80 feet from back building line, and properties are separated by nearly 50 Oak/Cedar trees, and line of evergreen bushes/foster holly, etc. (see photo)

The site plan/survey submitted 10/4/16 prepared by a licensed architect on September 16, 2016 shows nearly 67 feet available at closest corner of garage to rear lot line. Site plan on file provided by the city to Blake Architects is incorrect and should have been depicted accurately when the house was built in 1998. No new survey was required at closing by the title company so all expansion plans were based on inaccurate house placement. Form board survey by Bransome Surveyors shows a completely different number (just under 18' at closest point). No changes were made differing from house size, garage size or placement.

Therefore we are requesting that the rear building setback be reduced to 15', to match setback on left and right sides of property.

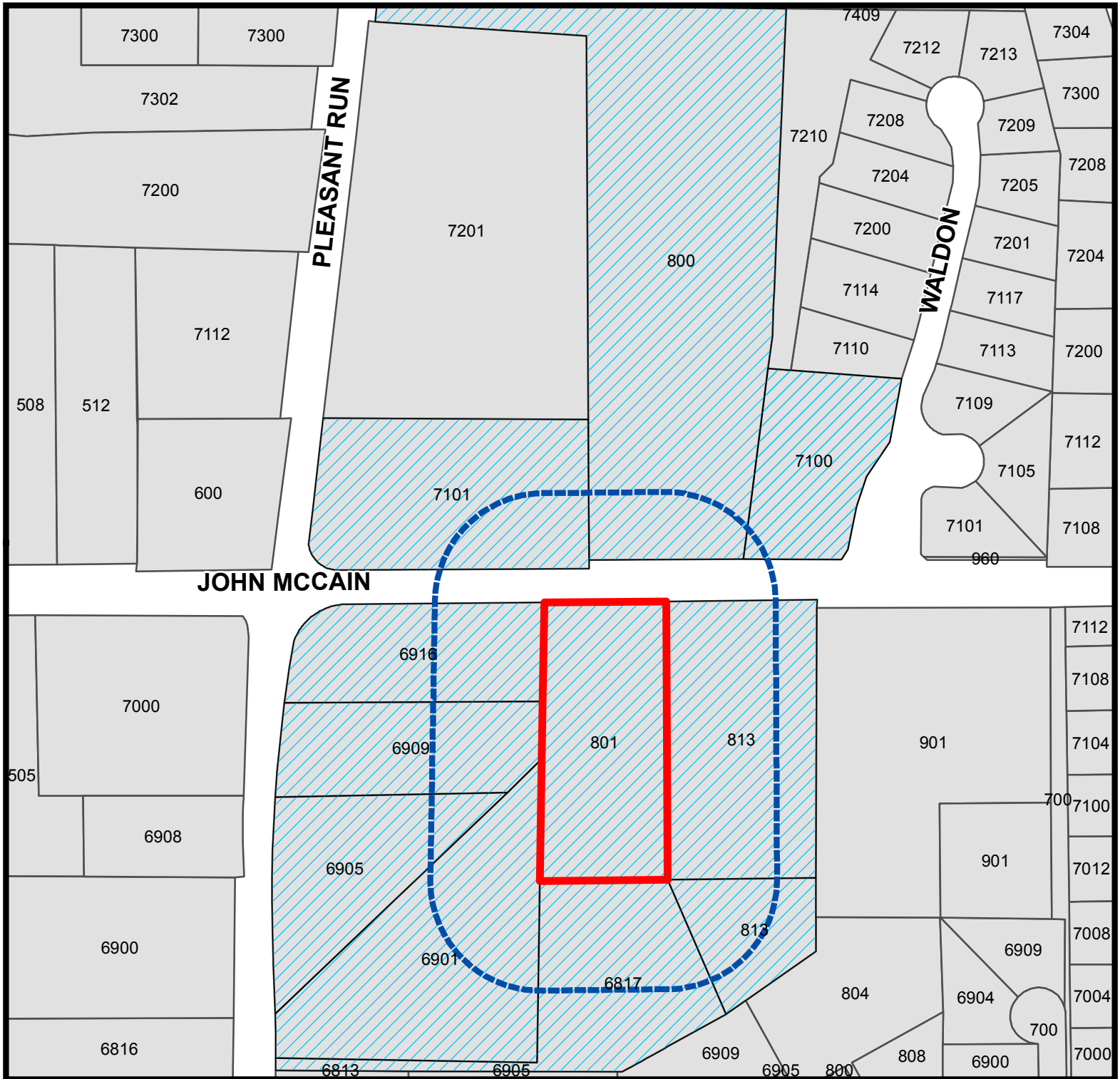
Thank you,

Steve Way
817-726-3961

Site plan/survey submitted on 10/04/16 & Approved 10/21/16



NOTIFICATION MAP



VC16-017

801 JOHN MCCAIN ROAD

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



1 inch = 250 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.

Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
HARDY, ANN T	7100 WALDON CT	COLLEYVILLE, TX	76034	7100 WALDON CT
HARDY, ANN	7100 WALDON CT	COLLEYVILLE, TX	76034	7100 WALDON CT
DENSON, AL	813 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	813 JOHN MCCAIN RD
HARRISON, CYNTHIA	800 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	800 JOHN MCCAIN RD
GOIN, DONALD	7101 PLEASANT RUN RD	COLLEYVILLE, TX	76034	7101 PLEASANT RUN RD
HOHMANN, BILL	715 DUNS TEW PATH	COLLEYVILLE, TX	76034	6901 PLEASANT RUN RD
DENSON, ALBERT	813 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	813 JOHN MCCAIN RD
KIENTZ, ROBERT	6916 PLEASANT RUN RD	COLLEYVILLE, TX	76034	6916 PLEASANT RUN RD
QUINN, THOMAS F	6817 PLEASANT RUN RD	COLLEYVILLE, TX	76034	6817 PLEASANT RUN RD
HELLMAN, LONNIE D	6909 PLEASANT RUN RD	COLLEYVILLE, TX	76034	6909 PLEASANT RUN RD
WAY, STEVEN	801 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	801 JOHN MCCAIN RD
POOL, ROBERT A	6905 PLEASANT RUN RD	COLLEYVILLE, TX	76034	6905 PLEASANT RUN RD

CASTLETON MANOR HOA	1560 E. SOUTHLAKE BLVD.	SOUTHLAKE, TX	76092	COURTESY NOTICE
WARWIC PARC HOA	4113 GATEWAY DRIVE, SUITE 100	COLLEYVILLE, TX	76034	COURTESY NOTICE
WILLIAMSBURG ESTATES HOA	7113 WALDON COURT	COLLEYVILLE, TX	76034	COURTESY NOTICE
WAY, STEVEN	801 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	APPLICANT
GRAPEVINE-COLLEYVILLE ISD	3051 IRA WOODS AVE E	GRAPEVINE, TX	76051	STATE LAW REQUIRED

Public hearing notices were mailed
Friday, January 27, 2017 by Araceli
Botello



City of Colleyville Zoning Board of Adjustment Agenda Briefing

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

Agenda Number 4b	Agenda Date 02/14/2017	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, specifically an encroachment into the front yard setback and a reduction to the minimum lot size requirements on Abstract 1619, Tract 1J02E of the S C H Witten Survey, located at 2109 Hall Johnson Road, Case VC16-018

Explanation

Nancy Jackson, the applicant, is requesting approval of a variance to allow for an existing home to encroach 30 feet into the required 30 foot front yard setback along the northern property line. The request is being made to facilitate approval of a subdivision plat on the subject property.

Existing Conditions/Background: The subject property is generally located on the corner of Hall Johnson Road and Montclair Drive. The property is located on the south side of Hall Johnson Road, and east of Montclair Drive. It is zoned R-20 Single Family Residential district and is currently unplatted. An associated minor plat application is currently under review by staff.

On April 24, 2000 the City acquired 4,456 square feet of right-of-way (ROW) from the applicant as part of the roadway improvements to Hall Johnson Road. This acquisition equated to approximately 31.20 feet of ROW dedication along Hall Johnson Road (See Exhibit "Right of Way Deed"). Following the ROW acquisition, the subject property was rezoned from the AG-Agricultural district to R-20 Single Family Residential district in August of 2002. The property was not platted at this time.

Requested Variance: The applicant is requesting a variance to allow for an existing home to encroach 30 feet into the required 30 foot front yard setback along the northern property line. The request is due to additional ROW dedication required per the City's Master Thoroughfare Plan in conjunction with a subdivision plat currently under review for the subject property.

Ordinance – Section 3.24.G Schedule of District Regulations requires a minimum 30 foot front yard setback for the R-20 district.

Chapter 1 (General Provisions) of the Land Development Code authorizes the Zoning Board of Adjustment to grant variances to the minimum setback standards 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 – In November 2016, the applicant submitted a plat application with the intent to subdivide the subject property into four lots. Per standard review procedures, ROW dedication was evaluated. The City's Master Thoroughfare Plan (MTP) designates Hall Johnson Road as a Minor Arterial. This classification requires a 95 foot ROW width, or 47.5 feet from the centerline of the street. As previously described, the subject property has only dedicated 31.20 feet of ROW from the centerline of the street. Therefore an additional 16.5 feet of ROW dedication is necessary to comply with the ROW dedication requirements of the MTP.

The additional ROW dedication creates a scenario where the existing home will encroach 30 feet into the 30 foot front building line as well as extend over, or encroach into, the ROW on the northern property line by approximately four feet.

The existing home is proposed to be demolished and a new home constructed on the subject property. However, the applicant is not in a position to demolish the home at this time. The applicant has indicated that the responsibility for demolishing the home will be transferred to the future property owner. In short, the nonconforming situation will be remedied at the time the plat is approved and the sale of the property is finalized.

Finally, staff contends that the ROW acquisitions have created a hardship on the subject property at no fault of the applicant. As stated above, the encroachments will be eliminated at the time of demolition and the property will be developed in a manner commensurate to the surrounding properties. Approval of the variance request will allow the platting process to proceed. As with every plat approval, all requirements of the Land Development Code must be met before the plat may be approved.

Surrounding Development: The properties to the north and south are zoned R-20 Single Family Residential district and developed with single family homes. The property to the east is zoned R-40 Single Family Residential district and developed with one single family home. The property to the west is zoned AG-Agricultural district and developed with one single family home.

Public Notification: Staff mailed notices to all 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 subject property has been affected by the ROW acquisition in 2000 and the current ROW dedication required by the MTP. These acquisitions have resulted in an existing home encroaching into a required front yard and public ROW. Staff believes that the applicant has presented a hardship on the subject property as defined by the Land Development Code. Staff recommends approval of the proposed variance.

Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Plat Exhibit
4. Right of Way Deed
5. Notification Map
6. Notification List

AERIAL MAP



VC16-018

2109 HALL JOHNSON ROAD



Subject Property



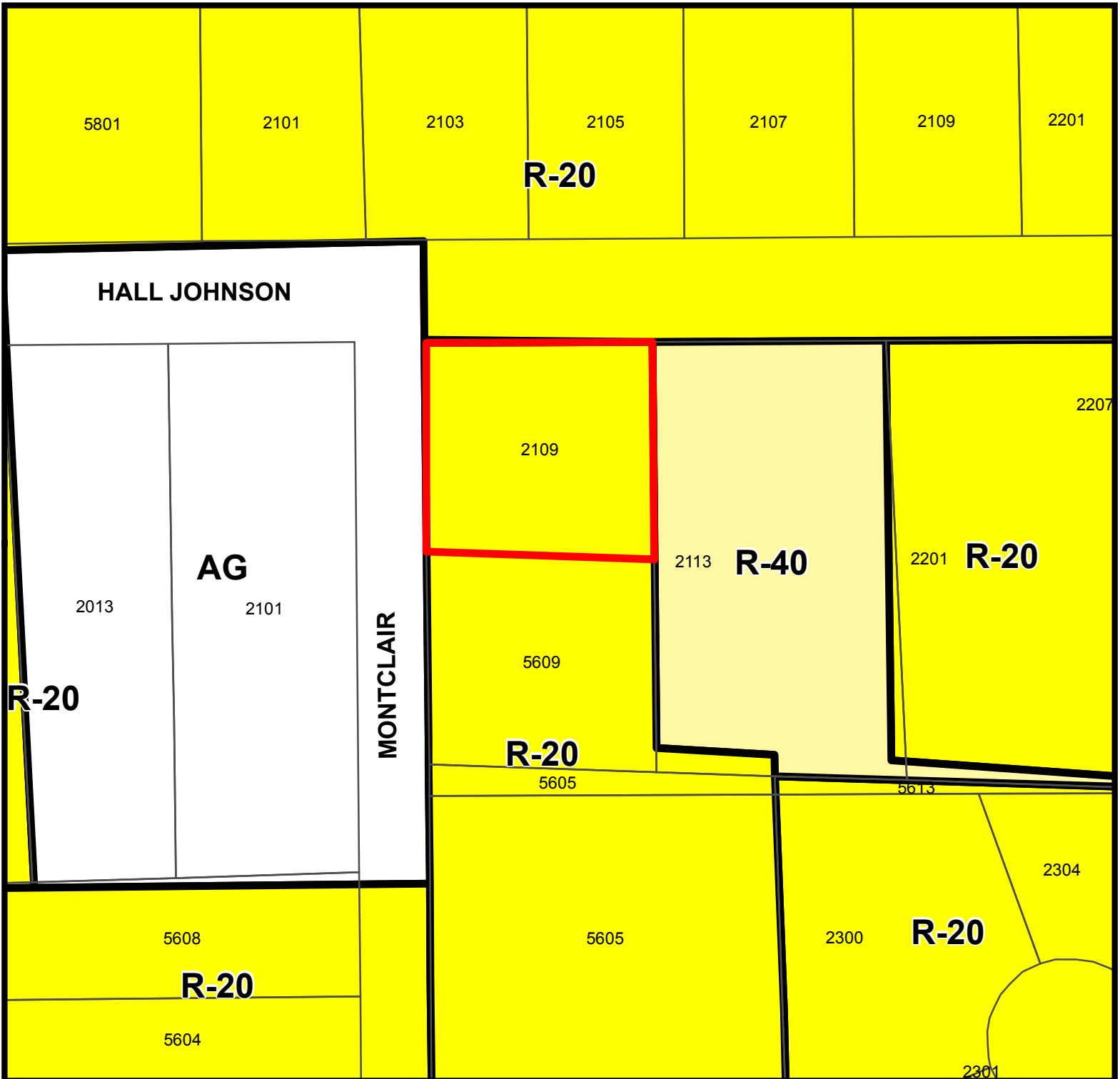
1 inch = 83 feet

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.

ZONING MAP



1 inch = 83 feet

VC16-018

2109 HALL JOHNSON ROAD



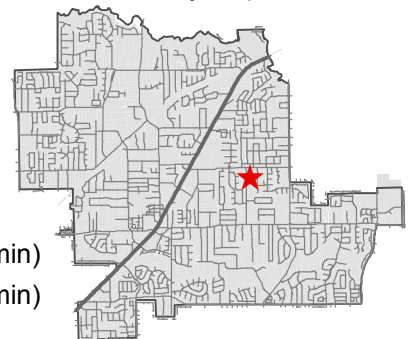
Subject Property

AG Agricultural

R-20 Single Family Residential (20,000 sq. ft. min)

R-40 Single Family Residential (40,000 sq. ft. min)

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.

Right of Way Deed

19
JRP

HALL JOHNSON ROAD WIDENING PROJECT

CITY OF COLLEYVILLE

RIGHT-OF-WAY DEED

THE STATE OF TEXAS :
: KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TARRANT :

That we, Robert Jackson and Nancy Jackson, hereinafter termed Grantor, whether one or more, of the County of Tarrant, State of Texas, for and in consideration of the sum of \$10.00 and other good and valuable consideration to Grantor in hand paid by the City of Colleyville, a Municipal Corporation of the Tarrant County, Texas, hereinafter termed Grantee, the receipt and sufficiency of which is hereby acknowledged and confessed, have GRANTED, SOLD AND CONVEYED and do by these presents GRANT, SELL AND CONVEY unto said Grantee, whose mailing address is P.O. Box 185, Colleyville, Texas 76034, the following:

Permanent Right-of-Way

All of the tract or parcel of land described in the attached Exhibit "A" and as also shown on the document attached hereto as Exhibit "B," which is made a part hereof as if fully copied herein, as a permanent street right-of-way.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and privileges thereunto and anywise belonging unto the said Grantee, its successors and assigns, and Grantor hereby binds himself and his heirs, executors and administrators to warrant and defend the rights and title to said premises unto the said Grantee against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Right of Way Deed

EXECUTED this the 24th day of April, 2000.

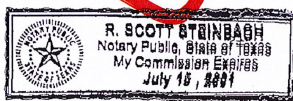
[Signature]
Grantor

[Signature]
Grantor

THE STATE OF TEXAS :
: ACKNOWLEDGMENT
COUNTY OF TARRANT :

BEFORE ME, the undersigned authority, on this day personally appeared Robert Jackson known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office on this the 24th day of April, 2000.



[Signature]
Notary Public in and for the State of Texas

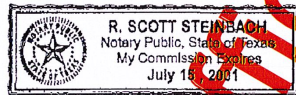
My Commission Expires:

Right of Way Deed

THE STATE OF TEXAS :
COUNTY OF TARRANT : ACKNOWLEDGMENT

BEFORE ME, the undersigned authority, on this day personally appeared Nancy Jackson, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office on this the 24th day of April, 2000.



[Signature]
Notary Public in and for the State of Texas

My Commission Expires:

Right of Way Deed

Parcel No. 17
Hall-Johnson Road Widening Project
Date: October 7, 1999
Exhibit A, Page 1 of 3 Pages

Being a 0.102 acre tract of land out of the S. C. H. Witten Survey, Abstract No. 1619, City of Colleyville, Tarrant County, Texas and being portion of a 0.97 acre tract of land deeded to Robert S. Jackson and wife, Nancy L. Jackson as recorded in Volume 13416, Page 133 of the Deed Records of Tarrant County, Texas, said 0.102 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found in the east right-of-way line of Montclair Drive (a variable width right-of-way) for the northwest corner of a called 2.45 acre tract of land deeded to Robert S. Jackson and wife, Nancy L. Jackson as recorded in Volume 11996, Page 412 of the Deed Records of Tarrant County, Texas, said 1/2 inch iron rod also being the southwest corner of a tract of land being the remainder of a tract of land deeded to Edith Burton as recorded in Volume 4598, Page 355 of the Deed Records of Tarrant County, Texas, from which a 5/8 inch iron rod found for the southwest corner of said called 2.45 acre tract of land bears South 00 degrees 25 minutes 52 seconds East, a distance of 198.50 feet; THENCE North 00 degrees 31 minutes 19 seconds West, with the east right-of-way line of said Montclair Drive and the west line of the remainder of said Burton tract of land, a distance of 25.30 feet to a 5/8 inch iron rod found for the southwest corner of said 0.97 acre tract of land; THENCE North 00 degrees 57 minutes 47 seconds West, with the east right-of-way line of said Montclair Drive and the west line of said 0.97 acre tract of land, a distance of 248.45 feet to a R.O.W. marker set for the POINT OF BEGINNING of the herein described 0.102 acre tract of land, said R.O.W. marker being the intersection of the existing east right-of-way line of said Montclair Drive with the proposed south right-of-way line of Hall-Johnson Road (a variable width right-of-way);

THENCE North 00 degrees 57 minutes 47 seconds West, with the west line of said 0.97 acre tract of land and the existing east right-of-way line of said Montclair Drive, a distance of 11.04 feet to a point in Hall-Johnson Road for the northwest corner of said 0.97 acre tract of land;

THENCE North 89 degrees 56 minutes 46 seconds East, with the north line of said 0.97 tract of land, a distance of 142.59 feet to a point in Hall-Johnson Road for the northeast corner of said 0.97 tract of land;

THENCE South 03 degrees 50 minutes 07 seconds East, with the east line of said 0.97 acre tract of land, a distance of 31.20 feet to a R.O.W. marker set for corner in the proposed south right-of-way line of said Hall-Johnson Road;

THENCE South 89 degrees 59 minutes 13 seconds West, with the proposed south right-of-way line of said Hall-Johnson Road, a distance of 144.15 feet to the POINT OF BEGINNING and containing 4,456 square feet or 0.102 acres of land, more or less;

PERMANENT RIGHT-OF-WAY
LEGAL DESCRIPTION

EXHIBIT "A"

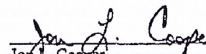
Right of Way Deed

Parcel No. 17
Hall-Johnson Road Widening Project
Date: October 7, 1999
Exhibit A, Page 2 of 3 Pages

Notes:

- (1) All bearings are based on the north line of Block 1 of Stone Crest Estates, an addition to the City of Colleyville, Tarrant County, Texas as recorded in Cabinet A, Slide 436 of the Plat Records of Tarrant County, Texas.
- (2) Right-of-Way markers are 5/8 inch iron rods with blue caps stamped "Gorronadona & Associates, Inc. Fort Worth, Texas".

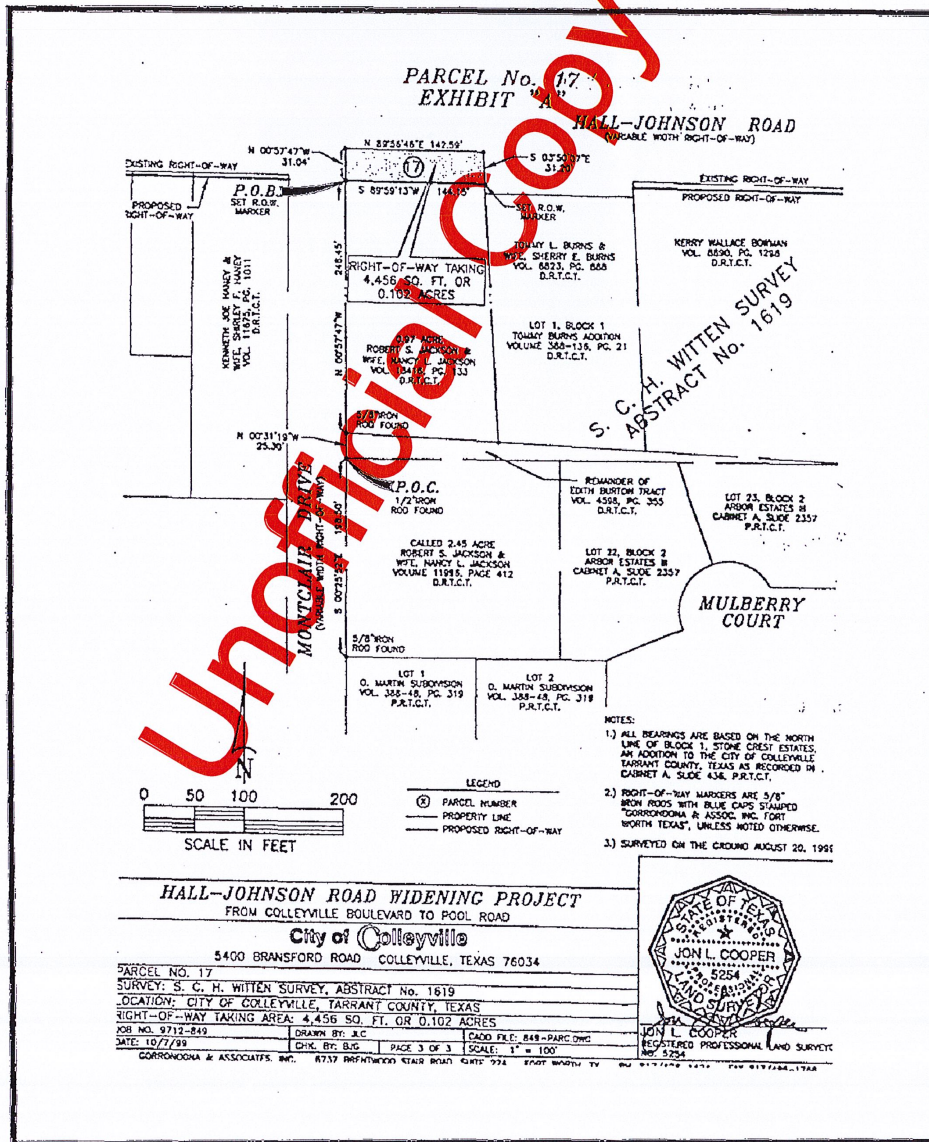
SURVEYED ON THE GROUND August 20th, 1999.


Jon L. Cooper
Registered Professional Land Surveyor
No. 5254



PERMANENT RIGHT-OF-WAY
LEGAL DESCRIPTION

Right of Way Deed



PERMANENT RIGHT-OF-WAY
SURVEY
EXHIBIT "B"

Right of Way Deed

RETURN TO
ENGINEERING DEPT.

CITY OF COLLEYVILLE
P.O. BOX 185
COLLEYVILLE, TEXAS 76034

Unofficial Copy

Right of Way Deed

D200100239
CITY OF COLLEYVILLE
PO BOX 185
COLLEYVILLE TX 76034

-W A R N I N G--THIS IS PART OF THE OFFICIAL RECORD--D O N O T D E S T R O Y

I N D E X E D -- T A R R A N T C O U N T Y T E X A S
S U Z A N N E H E N D E R S O N -- C O U N T Y C L E R K
O F F I C I A L R E C E I P T

T O: C I T Y C O L L E Y V I L L E

RECEIPT NO	REGISTER	RECD-BY	PRINTED DATE	TIME
200222546	DR2A	LW	05/11/2000	11:45

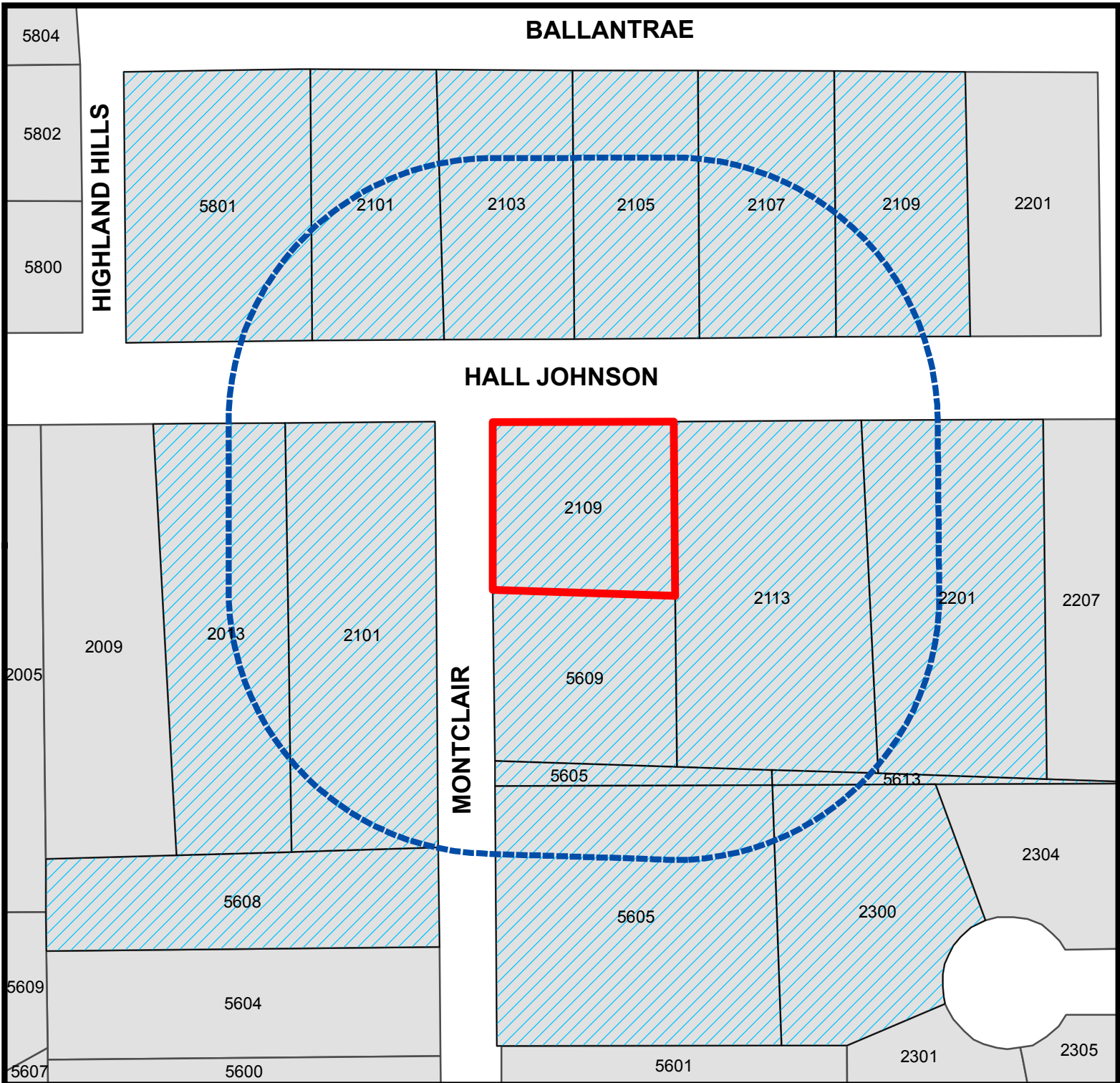
	INSTRUMENT	FEECD	INDEXED	TIME	
1	D200100239	WD	20000511	11:45	CG

T O T A L : D O C U M E N T S : 01 F E E S : 19.00

B Y: _____

ANY PROVISION WHICH RESTRICTS THE SALE RENTAL OR USE
OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE
IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

NOTIFICATION MAP



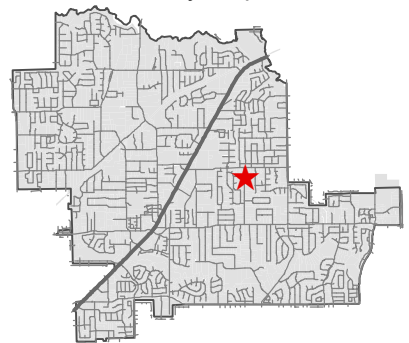
VC16-018
2109 HALL JOHNSON ROAD

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



1 inch = 104 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.

Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
TORRES, ARNOLD	5608 MONTCLAIR DR	COLLEYVILLE, TX	76034	5608 MONTCLAIR DR
HANEY, KENNETH J	2101 HALL JOHNSON RD	COLLEYVILLE, TX	76034	2101 HALL JOHNSON RD
APPLING, KYLE A	5801 HIGHLAND HILLS LN	COLLEYVILLE, TX	76034	5801 HIGHLAND HILLS LN
ROWLEY, CHRIS C	2103 BALLANTRAE DR	COLLEYVILLE, TX	76034	2103 BALLANTRAE DR
HALICI, DERSIS	2201 HALL JOHNSON RD	COLLEYVILLE, TX	76034	2201 HALL JOHNSON RD
JACKSON, RICHARD	PO BOX 658	COLLEYVILLE, TX	76034	5605 MONTCLAIR DR
PHILABAUM, RAYMOND E	2101 BALLANTRAE DR	COLLEYVILLE, TX	76034	2101 BALLANTRAE DR
GENTILE, FRANK	2105 BALLANTRAE DR	COLLEYVILLE, TX	76034	2105 BALLANTRAE DR
GARNER, HUBERT S	2013 HALL JOHNSON RD	COLLEYVILLE, TX	76034	2013 HALL JOHNSON RD
DENNIS, NANCY E	4600 SHADYCREEK LN	COLLEYVILLE, TX	76034	5609 MONTCLAIR DR
ANTONETTI, ALFREDO	2300 MULBERRY CT	COLLEYVILLE, TX	76034	2300 MULBERRY CT
BURTON, EDITH	5613 MONTCLAIR DR	COLLEYVILLE, TX	76034	5613 MONTCLAIR DR
BURNS, TOMMY L	2113 HALL JOHNSON RD	COLLEYVILLE, TX	76034	2113 HALL JOHNSON RD
JACKSON, RICHARD S	2109 HALL JOHNSON RD	COLLEYVILLE, TX	76034	2109 HALL JOHNSON RD
DAVIS, PHILLIP	2107 BALLANTRAE DR	COLLEYVILLE, TX	76034	2107 BALLANTRAE DR
CARTER, MEGAN ETVIRE WILBURN	2109 BALLANTRAE DR	COLLEYVILLE, TX	76034	2109 BALLANTRAE DR
JACKSON, RICHARD	PO BOX 658	COLLEYVILLE, TX	76034	5605 MONTCLAIR DR

HIGHLAND MEADOWS HOA	2101 HIGH GATE DR.	COLLEYVILLE, TX	76034	COURTESY NOTICE
BROUGHTON HOA	2557 SW GRAPEVINE PKWY. S	GRAPEVINE, TX	76051	COURTESY NOTICE
ARBOR ESTATES HOA	5506 SYCAMORE DR.	COLLEYVILLE, TX	76034	COURTESY NOTICE
JACKSON, RICHARD S	4305 EATON CIRCLE	COLLEYVILLE, TX	76034	APPLICANT
GRAPEVINE-COLLEYVILLE ISD	3051 IRA WOODS AVE E	GRAPEVINE, TX	76051	STATE LAW REQUIRED

Public hearing notices were mailed
Friday, January 27, 2017 by Araceli
Botello