



City of Colleyville Planning and Zoning Commission Agenda

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

Monday, March 13, 2017

City Council Chambers

**PRE COMMISSION MEETING
6:15 P.M.
EXECUTIVE CONFERENCE ROOM
THIRD FLOOR**

**LEGAL BRIEFING BY CITY ATTORNEY REGARDING PLANNING, ZONING,
PLATTING, AND LAND USE**

**REVIEW OF REGULAR AGENDA ITEMS AND DISCUSSION OF PREVIOUS
MEETING MINUTES**

**DISCUSSION OF ITEMS TO BE PLACED ON FUTURE AGENDAS AND
UPDATES ON DEVELOPMENT TRENDS, PROGRESS AND CITY COUNCIL
ACTIONS ON PAST AGENDA ITEMS**

**EXECUTIVE SESSION – In accordance with Texas Government Code
Chapter 551, Subchapter D, Section 551.071 – Legal – Consultation with
attorney on legal issues raised by public hearing or action items on the
agenda**

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

1. APPROVAL OF MINUTES

February 13, 2017

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

3. PUBLIC HEARING AGENDA ITEMS

- 3a** Consideration of a Special Use Permit for a Servants or Caretakers Quarters and a Special Use Permit to allow for an Accessory Building larger than permitted on Tract 3H, Abstract 211, BBB & C RY Survey, located at 5513 Lowrie Road, Case ZC17-002

4. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards Friday, March 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 Planning and Zoning Commission Minutes

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

Monday, February 13, 2017

City Council Chambers

CALL MEETING TO ORDER

The Planning and Zoning Commission meeting of the City of Colleyville was called to order by Chairman Dodson on February 13, 2017, at 7:00 p.m.

Roll Call

Present: Commissioners Susan Mathisen, Sam van Bever, Veronica Baughman, George Dodson, Charles Kelley, Don Davis, and Jason Elms

Staff Present: Ben Bryner, Shane Pace, Fire Chief Brian Riley, Araceli Botello, and Assistant City Attorney Evan Fisher

1. APPROVAL OF MINUTES

Commissioner van Bever made a motion to approve the January 9, 2017 minutes. Commissioner Mathisen seconded.

The motion to approve the January 9, 2017 minutes carried by the following vote:

Aye: 7 – Mathisen, van Bever, Baughman, Dodson, Kelley, Davis, and Elms

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

There were no citizen comments/presentations regarding items not on the agenda.

3. PUBLIC HEARING AGENDA ITEMS

- 3a** Consideration of a Special Use Permit for alcohol beverage sales (on-premises consumption) on Lot 1R1, Block 1, of the Market Addition, located at 5005 Colleyville Boulevard, Case ZC16-024

Shane Pace presented the case and briefed the Commission.

The applicant, Apipun Thretipthuangsinsin, 1052 Alyssa Lane, Carrollton,

came forward and briefed the Commission.

Chairman Dodson questioned applicant regarding owning a similar restaurant. Applicant replied yes, he owns a similar restaurant in Fort Worth.

Chairman Dodson questioned applicant regarding understanding the requirement of 60 percent food and 40 percent alcohol sales. Applicant responded that he understood. Commissioner Mathisen added the alcohol sale is 40 percent maximum.

Commissioner Mathisen questioned applicant regarding owning a restaurant in the past in Fort Worth. Applicant replied yes, he owns a second restaurant located in Fort Worth. Commissioner Mathisen question applicant if he would be operating two restaurants. Applicant responded that his brother would oversee the restaurant in Fort Worth and he would manage the restaurant in Colleyville.

The public hearing was opened at 7:11 p.m.

There being no others present wishing to speak, the public hearing was closed at 7:11 p.m.

Commissioner Davis made a motion to approve Case ZC16-024. Commissioner Kelley seconded.

The motion to approve Case ZC16-024 carried by the following vote:

Aye: 7 – Mathisen, van Bever, Baughman, Dodson, Kelley, Davis, and Elms

4. ADJOURNMENT

The meeting adjourned at 7:12 p.m.

The minutes were written and prepared by:



Araceli Botello
Planning Technician

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



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 3a	Agenda Date 03/13/2017	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration of a Special Use Permit for a Servants or Caretakers Quarters and a Special Use Permit to allow for an Accessory Building larger than permitted on Tract 3H, Abstract 211, BBB & C RY Survey, located at 5513 Lowrie Road, Case ZC17-002

Explanation

Joel Justiss, the applicant, has submitted a request for a Special Use Permit (SUP) to construct a 600 square foot Servants or Caretakers Quarters at 5513 Lowrie Road. Additionally, the applicant is requesting an SUP to allow the total square footage of the accessory building to exceed the square footage permitted by staff for all accessory buildings on the lot.

Existing Conditions/Background: The subject property is zoned R-40 Single Family Residential district and generally located on the east side of Lowrie Road and south of LD Lockett Road. The subject property is 64,468 square feet, or 1.48 acres and currently developed with one single family home, and two existing accessory buildings. The existing accessory buildings consist of one 567 square foot two-story single car garage and one 447 square foot cabana or pool house. The total square footage for all existing accessory buildings is 1,014 square feet.

Proposed Special Use Permit Request:

Request – There are two components to the applicant’s request.

1. The applicant is requesting approval of an SUP to allow for the construction of a 600 square foot Servants or Caretakers Quarters.
2. The applicant is requesting an SUP to permit the proposed building expansion which would exceed the total square footage for all accessory buildings allowed to be permitted by staff on the subject property.

Ordinance –

1. Chapter 2 – Definitions defines a Servant’s Quarters as:

Servant’s Quarters. An accessory dwelling not rented or otherwise used as a separate domicile in a residential district for the sole use and occupancy of a member of the immediate family or persons employed on the premises by the

occupant on a full-time basis as domestic help, such as a maid, chauffeur, cook or gardener.

Table 3.24.B – Schedule of Permitted Principal Uses establishes the requirement for a Special Use Permit for Servants or Caretakers Quarters in the R-40 district. Table 3.24.B also sets forth Special Land Use Standards for Servants or Caretakers Quarters. The special standards are listed below.

Servants or Caretaker Quarters – Servants quarters for domestic servants employed on the premises or family members provided the gross habitable square feet of floor area shall not exceed six-hundred (600) square feet. Such quarters may be housed within the principal residential dwelling, above a residential garage, or be part of an accessory building on the same premises, and shall comply with minimum standards for light, health, safety, and occupancy in conformance with other applicable City codes and ordinances.

2. Section 3.27 Accessory Buildings and Residential Carport Regulations of the Land Development Code establishes the maximum size and number of accessory buildings to be permitted by staff on a residential lot:

*"2. Maximum Size and Number of Buildings:
a. The maximum number of accessory buildings allowed per lot shall be three (3) buildings. In addition, the combined square footage of all accessory buildings shall not exceed the maximum square footage specified in the following table.*

Maximum Square Footage of all Accessory Buildings				
Lot Size	Under .5 ac	.5– .99 ac.	1 – 2.99 ac.	3+ ac.
Total s. f.	750 s. f.	1,000 s. f.	1,750 s. f.	2,500 s. f.

b. For the purpose of this Section, the size of an accessory building shall be the square footage of the building footprint.

c. An application to exceed the total square footage shown in the above table may be approved as a Special Use Permit (SUP)."

Analysis – The purpose of a Special Use Permit is to allow a use not normally allowed in a zoning district, which could be of benefit in a particular case to the general welfare, provided adequate development standards, and special requirements are imposed to protect surrounding uses or to preserve the character of the neighborhood.

1. The proposed Servants or Caretakers Quarters will be an addition to the rear of the existing two-story, single-car garage. The proposed accessory building complies with all requirements of the Land Development Code related to a Servants or Caretakers Quarters. The addition will contain a total of 600 square feet of habitable space which complies with the maximum 600 square feet allowed.
2. The proposed accessory building will also contain a 265 square foot covered porch. Since the porch is covered, the square footage is included in the total square footage calculation for all accessory buildings on the property. Therefore the proposed building does not comply with the following provisions of the Land Development Code:

Section 3.27(A)2 – Maximum Size and Number of Buildings:

For lots ranging from 1 to 2.99 acres in size, the maximum size allowed for all accessory buildings on the site is 1,750 square feet.

The subject property is 64,468 square feet, or 1.48 acres. The proposal up for consideration requests to construct a Servants or Caretakers Quarters with a covered exterior porch totaling 865 square feet in size. As previously stated, the total square footage for the two existing accessory buildings is 1,014 square feet. Therefore, the total proposed square footage for all accessory buildings will be 1,879 square feet. This total exceeds the maximum 1,750 square footage allowed by 129 square feet.

The applicant plans to construct the accessory building on the rear portion of the property, approximately 12 feet three inches (12'3") from the side property line. The accessory building will be located entirely behind the primary residence and the existing two-story garage and will not be clearly visible from the street. The proposed height is 9 feet to the top plate of the exterior wall. The proposed accessory structure does not penetrate the vertical height envelope and meets the required side and rear yard setbacks, respectively.

The applicant has indicated that the proposed building will be constructed with masonry materials, specifically stucco veneer and a ceramic tile roof

The proposed accessory building complies with all other requirements of Section 3.27. The site plan and elevations have been included as attachments for your review.

Surrounding Development: The properties to the north, south, and east are zoned R-40 Single Family Residential district and developed with single family homes. The properties to the west are zoned R-30 Single Family Residential district and R-40 Single Family Residential 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 on Friday, February 24, 2017. Both Grapevine-Colleyville ISD and Keller ISD,

where the subject property is located, were notified per State law. Notice was published in the *Fort Worth Star-Telegram* on Saturday, February 25, 2017 as required by State law and the Land Development Code. To date, no correspondence has been received.

Staff Recommendation: The applicant proposes to construct a 600 square foot Servants or Caretakers Quarters. The proposed accessory building meets all of the requirements for a Servants or Caretakers Quarters and appears to be compatible with the property and surrounding development patterns. However, the total square footage for all accessory buildings exceeds the allowed 1,750 square feet allowed to be permitted by staff by 129 square feet. Given the proposed compliance with all requirements for a Servants or Caretakers Quarters, the proposed location, size, and small degree of variance requested, staff recommends approval.

Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Statement of Planning Objectives
4. Site Plan
5. Conceptual Floor Plan
6. Proposed Building Elevations
7. Site Photos
8. Legal Notice
9. Property Owner Notification
10. Notification Map
11. Notification List
12. Draft Ordinance

AERIAL MAP



ZC17-002

5513 LOWRIE ROAD

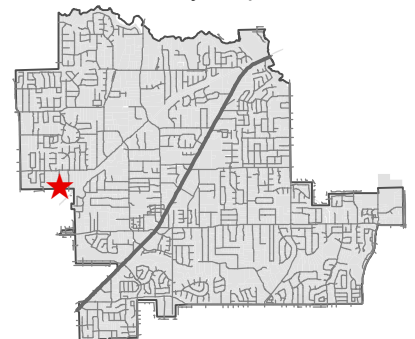


Subject Property



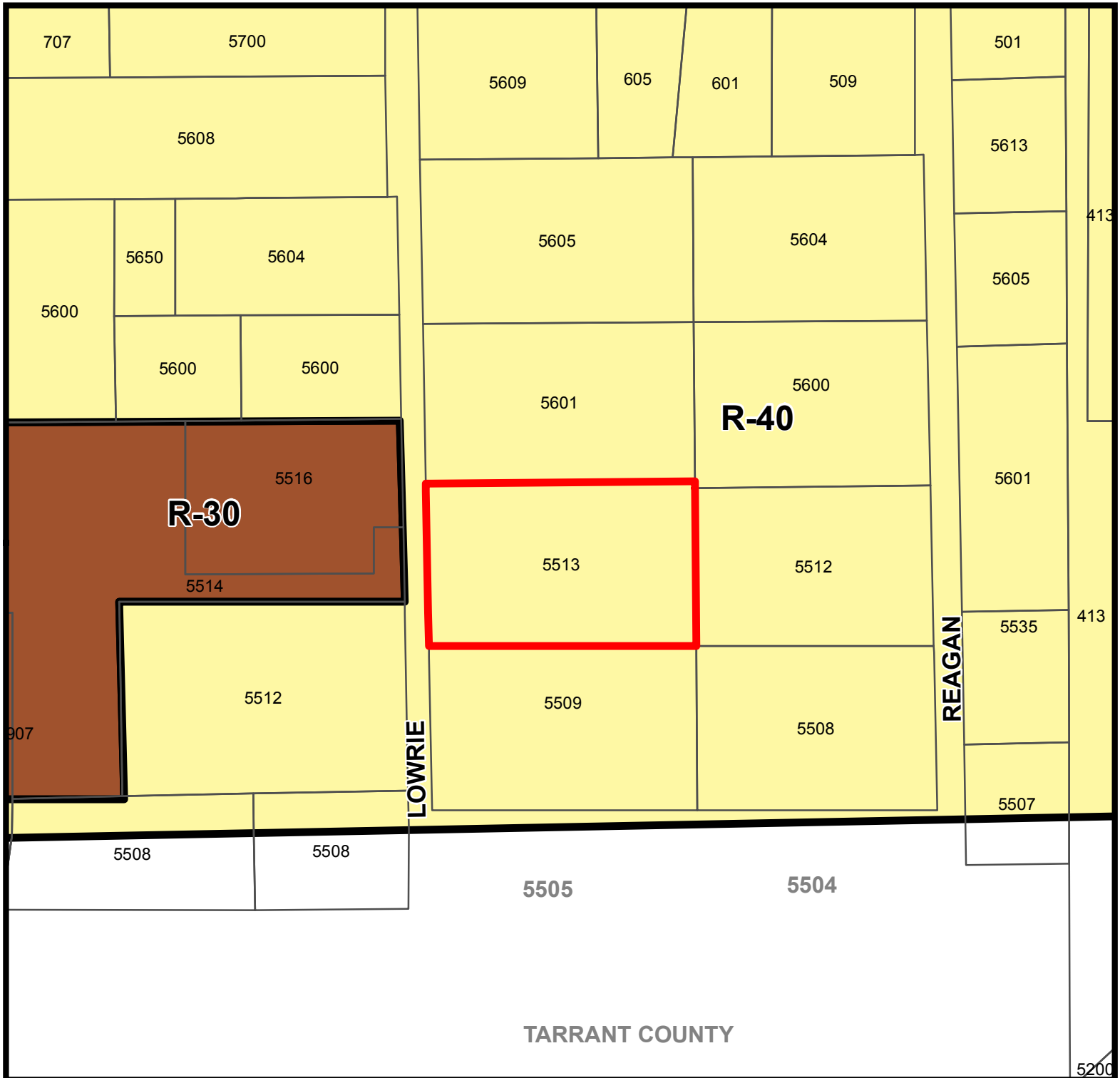
1 inch = 167 feet

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



ZC17-002

5513 LOWRIE ROAD

Legend

- Subject Property
- R-30 Single Family Residential (30,000 sq. ft. min)
- R-40 Single Family Residential (40,000 sq. ft. min)



1 inch = 167 feet

Vicinity Map



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Statement of Planning Objectives

STATEMENT OF PLANNING OBJECTIVE

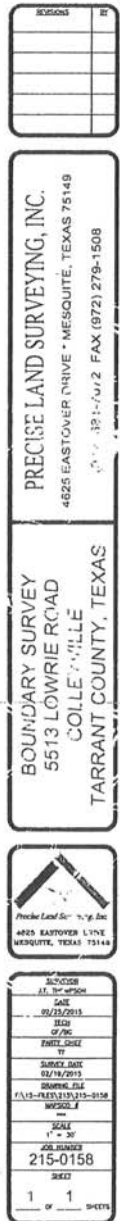
5513 Lowrie Rd. Colleyville 76034

We are proposing an addition for a living quarter in our back yard for my mother. The addition will extend from our detached garage and will include a kitchen, a living area, a bathroom, and a bedroom. The addition is the allowable 600 square feet under a special use permit. The addition is located behind the detached garage and will be essentially hidden from the road by the detached garage.

At the back of the addition we are proposing a porch. The porch is approximately 265 square feet under roof.

This request for the special use permit is for both the 600 square feet living quarter and for the 265 square feet porch.

James Earl Ray 3/6/15
3.6.15



EXIST GARAGE
21'-11" x 15'-11"

EXIST GARAGE
21'-11" x 15'-11"

NEW BEDROOM
12'-0" x 11'-0"

NEW BEDROOM
12'-0" x 11'-0"

PORCH
13'-0" x 20'-4"

PORCH
13'-0" x 20'-4"

NEW HALL
12'-0" x 3'-1"

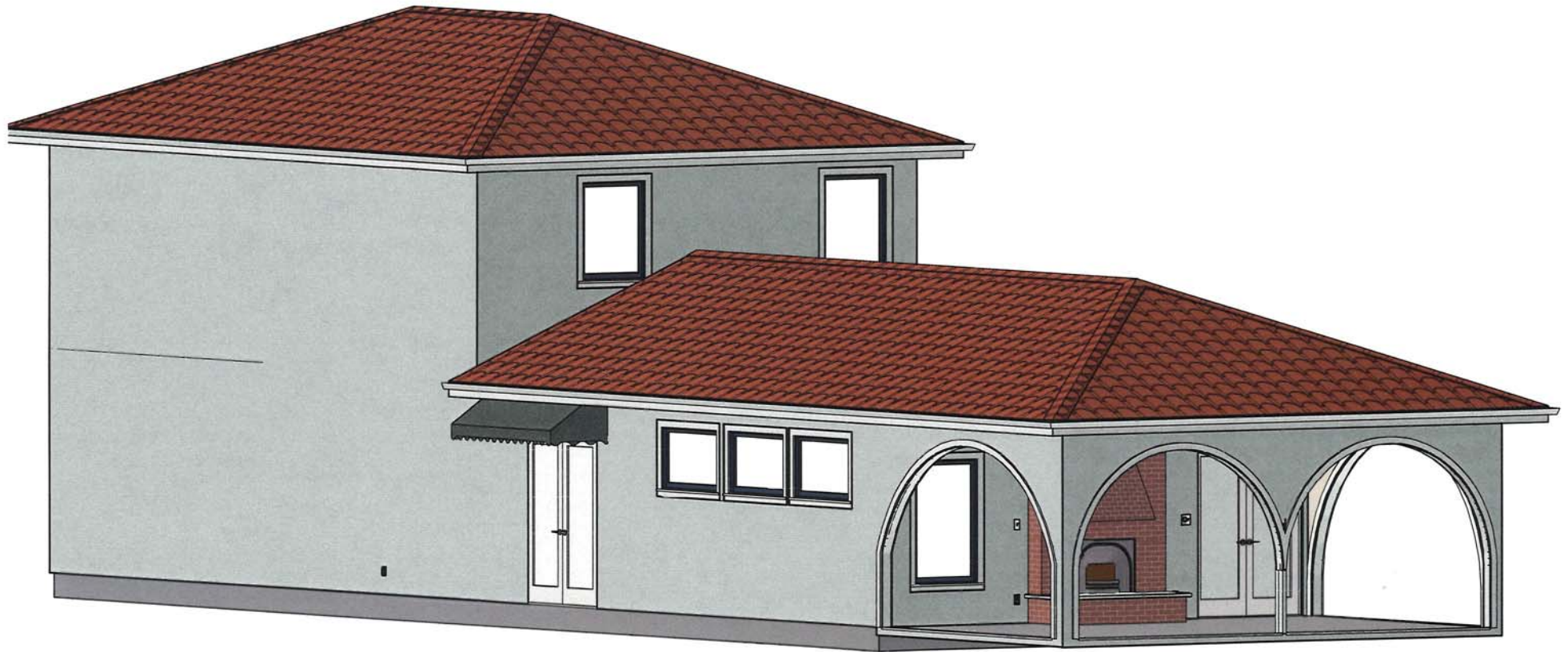
NEW HALL
12'-0" x 3'-1"

UP

Proposed Building Elevations



Proposed Building Elevations



Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



February 24, 2017

Legal Notice

SENT VIA EMAIL on Friday, February 24, 2017

Christine Lopez
Legal Notices
Fort Worth Star-Telegram
400 W. Seventh Street
Fort Worth, TX 76102

Dear Christine:

***Please publish and furnish an affidavit (N.E. Section):
Saturday, February 25, 2017***

The City of Colleyville Planning and Zoning Commission gives notice of a Public Hearing on Monday, 3/13/17 at 7:00 p.m. at City Hall, 100 Main Street, Colleyville, Texas:

Case ZC17-002- Consideration of a Special Use Permit for a Servants or Caretakers Quarters and a Special Use Permit to allow for an Accessory Building larger than permitted on Tract 3H, Abstract 211, BBB & C RY Survey, located at 5513 Lowrie Road

The City Council will hold a Public Hearing on the above items on 4/04/17 and 4/18/17 at 7:30 p.m. at City Hall, 100 Main Street, Colleyville, Texas.

All interested citizens will be given the opportunity to speak and be heard.

CITY OF COLLEYVILLE



Araceli Botello
Planning Technician

Property Owner Notification



NOTICE OF PUBLIC HEARING

Zoning Case Number: ZC17-002

Applicant: Joel Justiss

Location: 5513 Lowrie Road

Property Description: Tract 3H, Abstract 211, BBB & C RY Survey

Present Zoning: R-40 Single Family Residential District

Request: Consideration of a Special Use Permit for a Servants or Caretakers Quarters and a Special Use Permit to allow for an Accessory Building larger than permitted

The City of Colleyville has scheduled public hearings concerning the above referenced request on the following dates and location:

Planning and Zoning Commission Meeting: Monday, March 13, 2017 at 7:00 p.m.
City Council Meeting: Tuesday, April 4, 2017 & Tuesday, April 18, 2017 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

This notice has been sent to all owners of real property within 200 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 200 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request. Denial of the proposal by the Commission is final, unless the applicant submits a written notice of appeal within 10 days from the date of action by the Commission. If appealed, the request will be placed on the next available City Council agenda as listed above. Rezoning requests, zoning amendments and conditions recommended by the Commission for approval by the City Council may be more restrictive than those described in this notice.

All interested persons are encouraged to attend the public hearing and express their opinions on the zoning change request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address below:

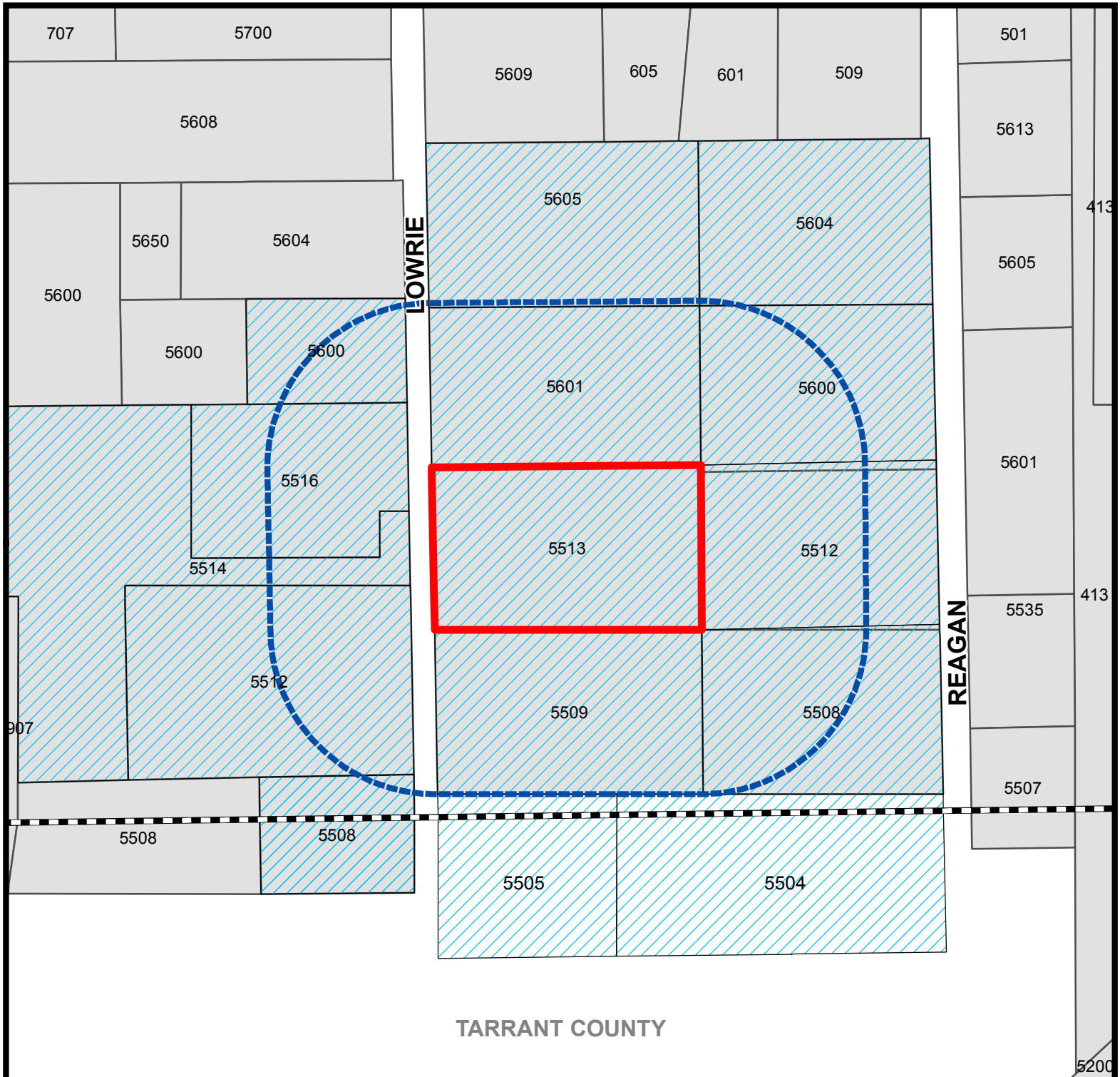
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

If the property owners of 20% or more of the land within the 200 foot notification area file a written protest prior to the public hearing, State law provides that the approval of the zoning change request shall require the approval of a super majority vote by City Council.

The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas. For additional information, please contact the Community Development Department at 817.503.1056. Please reference the zoning case number when requesting information.

Shane Pace, AICP
Principal Planner
space@colleyville.com

NOTIFICATION MAP



1 inch = 167 feet

ZC17-002

5513 LOWRIE ROAD



Subject Property

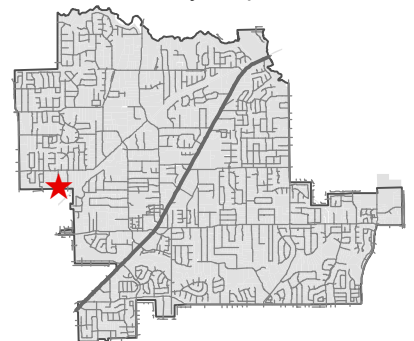


200ft Buffer



Properties within 200ft

Vicinity Map



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Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
GRAVES, JERRY W	5604 REAGAN RD	COLLEYVILLE, TX	76034	5604 REAGAN RD
SELLERS, KATHRYN R	5512 LOWRIE RD	COLLEYVILLE, TX	76034	5512 LOWRIE RD
FRY, BRYON S	5508 LOWRIE RD	COLLEYVILLE, TX	76034	5508 LOWRIE RD
FRY, BRYON S	5508 LOWRIE RD	COLLEYVILLE, TX	76034	5508 LOWRIE RD
ALLEN, JERRY B	5516 LOWRIE RD	COLLEYVILLE, TX	76034	5516 LOWRIE RD
BECKUM, WILLIAM W	5601 LOWRIE RD	COLLEYVILLE, TX	76034	5601 LOWRIE RD
HOLDEN, FRANCES	5508 REAGAN RD	COLLEYVILLE, TX	76034	5508 REAGAN RD
FERGUSON, NORMA ANN BETHUNE	5605 LOWRIE RD	COLLEYVILLE, TX	76034	5605 LOWRIE RD
ANDERSON, WILLIAM C	5705 E BELKNAP ST	HALTOM CITY, TX	76117	5509 LOWRIE RD
HENLEY, MALCOM V	5514 LOWRIE RD	COLLEYVILLE, TX	76034	5514 LOWRIE RD
FITCH, F J	8500 EMERALD HILLS WAY APT E23	N RICHLAND HILLS, TX	76150	5505 LOWRIE RD
JUSTISS, LISA	5513 LOWRIE RD	COLLEYVILLE, TX	76034	5513 LOWRIE RD
GIBSON, SCOTT C	5600 REAGAN RD	COLLEYVILLE, TX	76034	5600 REAGAN RD
C&G CUSTOM HOMES LLC	75 MAIN ST STE 100	COLLEYVILLE, TX	76034	5512 REAGAN RD
RAWSON, MICHAEL P	5600 LOWRIE RD	COLLEYVILLE, TX	76034	5600 LOWRIE RD
VAN WYCKHOUSE, SCOTT A	5504 REAGAN RD	COLLEYVILLE, TX	76034	5504 REAGAN RD
JOEL JUSTISS	5513 LOWRIE ROAD	COLLEYVILLE, TX	76034	APPLICANT
KELLER ISD	350 KELLER PARKWAY	KELLER, TX	76248	STATE LAW REQUIRED
GRAPEVINE-COLLEYVILLE ISD	3051 IRA WOODS AVE E	GRAPEVINE, TX	76051	STATE LAW REQUIRED

Public hearing notices were mailed Friday,
February 24, 2017 by Araceli Botello

ORDINANCE O-17-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING OF TRACT 3H, ABSTRACT 211, BBB & C RY SURVEY, LOCATED AT 5513 LOWRIE ROAD, BY AUTHORIZING A SPECIAL USE PERMIT FOR A SERVANTS OR CARETAKERS QUARTERS; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit for a Servants or Caretakers Quarters under Case No. ZC17-002; and

WHEREAS, the City of Colleyville deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to enact a new zoning ordinance; and

WHEREAS, the City Council has appointed a Planning and Zoning Commission to recommend the boundaries of the various original zoning districts and appropriate regulations be enforced therein and to recommend a new zoning ordinance; and

WHEREAS, the Planning and Zoning Commission has divided the City into districts and has prepared regulations pertaining to such districts in accordance with a comprehensive plan and designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health, general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; and

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration to, among other things, the character of the districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City; and

WHEREAS, the Planning and Zoning Commission of the City of Colleyville and the City of Colleyville City Council, in compliance with the Charter of the City of Colleyville, and State Law with reference to changes to zoning classifications under the Zoning Ordinance Regulations and Zoning Map, having given the requisite notices

by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Colleyville is of the opinion that said change in zoning should be made.

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit for a Servants or Caretakers Quarters on Tract 3H, Abstract 211, BBB & C RY Survey, located at 5513 Lowrie Road, as depicted on the attached as Exhibit "A".
- Sec. 3. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. The Special Use Permit shall apply to the construction of a Servants or Caretakers Quarters.
- b. The Servants or Caretakers Quarters shall only be permitted for domestic servants employed on the premises or family members, provided the gross habitable square feet of floor area shall not exceed six-hundred (600') square feet.
- c. The accessory building shall be generally consistent with the, site plan and building elevations as depicted on the attached Exhibits "B" and "C"
- d. All requirements of the Land Development Code shall be met,

except where amended herein.

- Sec. 5. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 6. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 7. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.
- Sec. 8. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 4th day of April 2017.

The second reading and public hearing being conducted on the 18th day of April 2017.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 18th day of April 2017.

Mayor Richard Newton	_____	Mayor Pro Tem Chris Putnam	_____
Place 1, Tammy Nakamura	_____	Place 5, Nancy Coplen	_____
Place 2, Bobby Lindamood	_____	Place 6, Mike Taylor	_____
Place 4, Jody Short	_____		

ATTEST:

CITY OF COLLEYVILLE

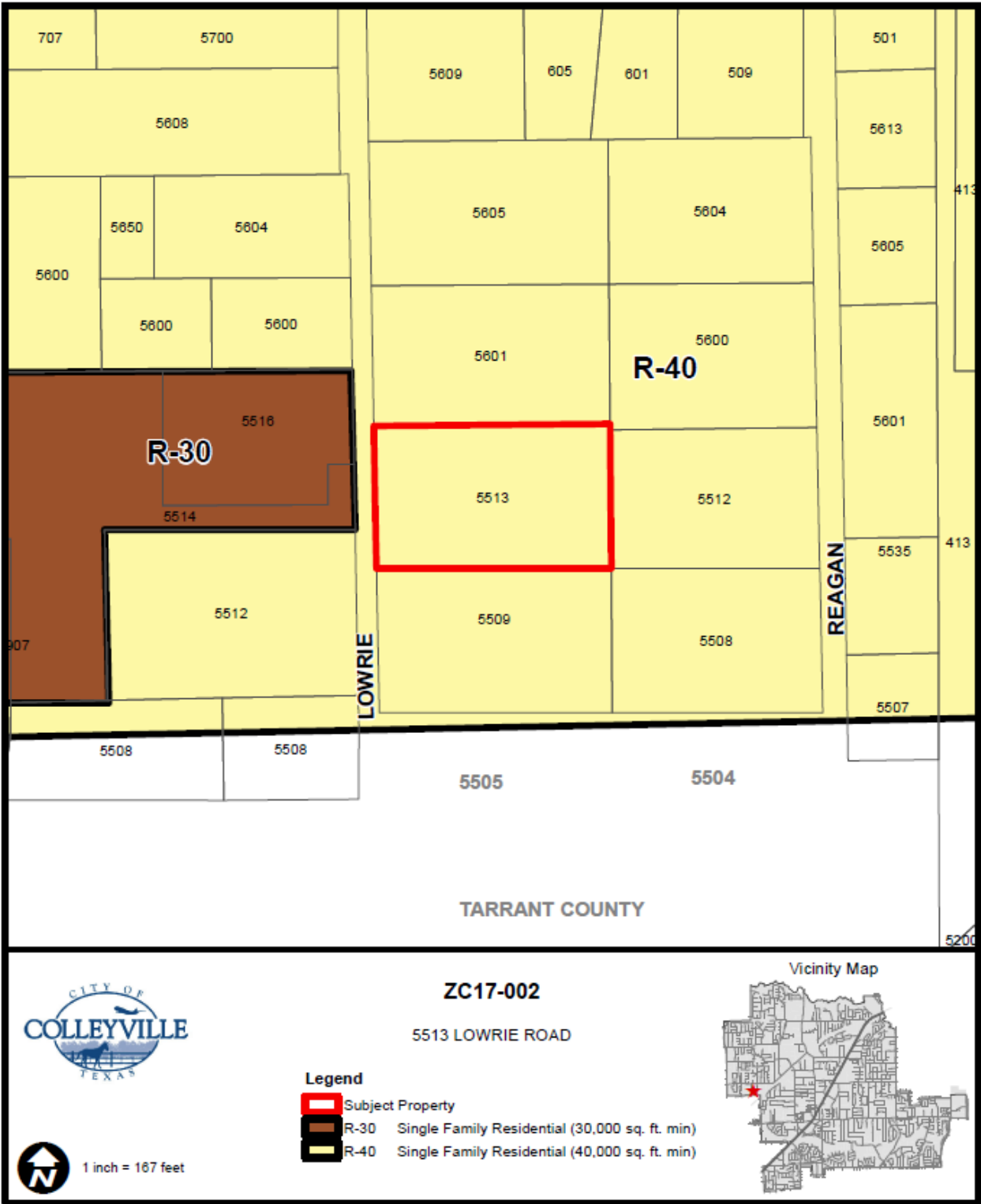
Amy Shelley, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM AND LEGALITY:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map



found 5/8" iron rod
wood fence

S 00° 06' 00" E 200.60'

64,342 square feet
1.47 acres

P: Roy Barton
and wife,
Jeri Denise Barton
Instrument No. D209125-1

TRACT 2
(called 0.489 acres)
William C. Anderson
and
Patricia T. Anderson
Instrument No. D213231271

1.47 acres)
W. Beckum
and
Beckum
II, Pg. 335

N 89° 32' 03" E 320.63'

NEW PORCH

two story stucco

stone well

ONE 1/2 STORY STONE & STUCCO
5513 LOWRIE ROAD

gravel

stone wall

BEGINNING POINT

found 5/8" iron rod
bears S 89° E - 0.77'

utility pole

found 1/2" iron rod

water meter

NORTH 200.85'
(REF. BEARING)

LOWRIE ROAD
(CALLED 50' R.O.H.)

found 1/2" iron rod

TRACT 1
(called 0.98 acre)
William C. Anderson
and
Patricia T. Anderson
Instrument No. D213231271

utility pole

found 5/8" iron rod

beats S 89° E - 0.77'

water meter

found 5/8" iron rod

Exhibit "C" – Elevations

