



# City of Colleyville Zoning Board of Adjustment Agenda

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

Tuesday, April 11, 2017

City Council Chambers

**WORKSESSION  
E-VOTING TRAINING  
6:00 PM**

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

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**1. APPROVAL OF MINUTES**

February 14, 2017

**2. PUBLIC HEARING AGENDA ITEMS**

**2a** Request for a variance to Section 3.24.G, Schedule of District Regulations of the Land Development Code, specifically a variance to the front yard setback, on Lot 1A, Block 1, of the Mac's Bar and Grill Addition, located at 5122 State Highway 121, Case VC17-003

**2b** Request for a variance to certain provisions of Section 3.29-Parking Requirements of the Land Development Code, specifically a variance to the minimum number of off-street parking spaces, on Lots 2A & 3A, Block 1, of the Thompson Terraces Subdivision, located at 5017 Colleyville Boulevard, Case VC17-005

**3. ADJOURNMENT**

*I hereby certify this agenda was posted on City Hall bulletin boards Friday, April 7, 2017 by 5:00 p.m.*

Araceli Botello  
Planning Technician

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***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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Tuesday, February 14, 2017

City Council Chambers

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## CALL TO ORDER

The Zoning Board of Adjustment meeting of the City of Colleyville was called to order by Board member McNosky on February 14, 2017 at 7:00 p.m.

## Roll Call

**Present:** Board members Kimberly Holt, Richard Vallario, Dee Kamerman, Dee McNosky, Raymond Allee, Wayne Maynard, and Michael Deakin

**Staff Present:** Shane Pace and Araceli Botello

### 1. **SWEARING IN OF NEWLY APPOINTED MEMBERS**

Araceli Botello swore in newly appointed members:

Dee Kamerman, Place 2  
Wayne Maynard, Place 3  
Michael Deakin, Alt. 2

### 2. **ELECTION OF OFFICERS**

**Board member Maynard made a motion to appoint Dee McNosky as Chairperson. Board member Kamerman seconded.**

**The motion to appoint Dee McNosky as Chairperson carried by the following vote:**

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

**Board member McNosky made a motion to appoint Wayne Maynard as Vice-Chair. Board member Vallario seconded.**

**The motion to appoint Wayne Maynard as Vice-Chair carried by the**

**following vote:**

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

### **3. APPROVAL OF MINUTES**

**Board member Maynard made a motion to approve the October 11, 2016 minutes. Board member Vallario seconded.**

**The motion to approve the October 11, 2016 minutes carried by the following vote:**

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

### **4. PUBLIC HEARING AGENDA ITEMS**

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

Shane Pace presented the case and briefed the Board.

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

The applicant, Cory Williams, 1533 Silverstone Drive, Weatherford, came forward and briefed the Board.

Board member Deakin questioned applicant regarding construction on the property. Mr. Williams responded construction pertaining to the variance has not continued and the only construction done was the pouring of concrete up to the property lot line.

Board member Maynard questioned applicant regarding pouring of concrete and the red tag provided by the Building Inspector noting the discrepancy. Mr. Williams responded there was one day between receipt of the red tag and the pouring of concrete. He went on state that the limited timeframe did not allow him to adjust the order and pouring of the concrete on the property.

Board member Kamerman questioned staff regarding the back yard setback requirements. Staff responded the construction is 17 feet from the rear property line and the required rear yard setback for the property is 25 feet. Board member Kamerman questioned applicant

regarding alternative options for building the garage and meeting the setback requirements. Applicant responded the intention is to seek an approval for the original proposed project that was submitted, requesting to build a three-car-garage as shown on the plan.

Discussion continued regarding alternative options to building.

Board member Vallario questioned staff regarding the chain of events from approval to the denial of the proposed plan. Staff responded the project was initially approved based on the proposed structure being built 67 feet from the property line, but was immediately denied, and the applicant was notified after receiving the form board survey showing the building structure at 17 feet from the property line.

Discussion continued regarding the chain of events of the proposed plan.

There being no one else wishing to speak, the public hearing was closed at 7:24 p.m.

**Board member Maynard made a motion to deny Case VC16-017. Board member Vallario seconded.**

**The motion to deny Case VC16-017 carried by the following vote:**

**Aye: 5 – Kameron, Allee, Maynard, Vallario, and McNosky**

- 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

Shane Pace presented the case and briefed the Board.

The public hearing was opened at 7:34 p.m.

The applicant, Richard and Nancy Jackson, 2109 Hall Johnson Road, came forward and briefed the Board.

Board member Maynard questioned staff regarding the proposal of the variance. Staff responded and confirmed the request of the

variance is to allow the home to remain until it is demolished. He added the proposed project has been looked at extensively and the lot lines have been adjusted to maintain the minimum 20,000 square feet on all lots.

There being no one else wishing to speak, the public hearing was closed at 7:37 p.m.

**Board member Vallario made a motion to approve Case VC16-018. Board member Allee seconded.**

**The motion to approve Case VC16-018 carried by the following vote:**

**Aye: 2 – Kameron, Allee, Maynard, Vallario, and McNosky**

## 5. ADJOURNMENT

The meeting adjourned at 7:38 p.m.

Minutes were written and prepared by:



**Araceli Botello  
Planning Technician**

The meeting minutes were approved on \_\_\_\_\_ 2017, by a vote of \_\_\_\_.



# City of Colleyville Zoning Board of Adjustment Agenda Briefing

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

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<b>Agenda Number</b> 2a	<b>Agenda Date</b> 04/11/2017	<b>Number</b>
<b>Type</b> Public Hearing Agenda Items		
<b>Department</b> Community Development		

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## Title

Request for a variance to Section 3.24.G, Schedule of District Regulations of the Land Development Code, specifically a variance to the front yard setback, on Lot 1A, Block 1, of the Mac's Bar and Grill Addition, located at 5122 State Highway 121, Case VC17-003

## Explanation

Julia Barth, the applicant, is requesting approval of a variance to allow a proposed commercial office building to encroach 25 feet into the required 40 foot front yard setback along the eastern property line.

**Existing Conditions/Background:** The subject property is generally located south of Gateway Drive, on the west side of SH 121, and north of Glade Road. The property is platted as Lot 1A, Block 1, Mac's Bar and Grill Addition and it is currently undeveloped. The subject property is located completely behind the Dallas Craft Co. restaurant, formerly Mac's Bar and Grill. It is zoned CC-2 Shopping Center District with a Special Use Permit (SUP), Ordinance O-96-1026, for on premises alcohol sales.

**Requested Variance:** The applicant is requesting a variance to allow a proposed commercial office building to encroach 25 feet into the required 40 foot front yard setback along the eastern property line. The applicant contends that the platted 40 foot front building line will require the proposed office building to be constructed within the existing fire lane. Additionally, the applicant states that the proposed request will maintain adequate drainage and preserve additional trees on the subject property.

*Ordinance* – Section 3.24.G Schedule of District Regulations requires a minimum 40 foot front yard setback for the CC-2 Shopping Center 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* – The subject property was platted in April 2015. At this time, the required 40 foot front setback was included on the plat. The Land Development Code requires a specified front building setback for all properties platted within the City of Colleyville. The intent of this requirement is to create consistency with the alignment of buildings along a street frontage, preserve lines of sight along corridors, provide space for public and private utilities, and to generally allow for a cohesive look and feel for development. The subject property is unique because the entire lot is located behind an existing developed lot and contains no street frontage. Due to the location and lack of frontage, the front building setback does not serve the same purpose or achieve the goals listed above in the same way as most lots. Commercial lots platted in a similar fashion to the subject property must adhere to the required building setbacks or request a variance to this provision. The variance request up for consideration is an example of an instance when the regulation in place may not achieve the intended goal and is eligible for relief.

The applicant has also identified the desire to maintain the existing fire lane which currently loops behind the proposed building. The variance request would allow for the existing fire lane on the property to remain in place as it is today.

The applicant contends that the variance request would allow for the preservation of mature trees on site. Staff disagrees with this statement. It appears that the required setback would not impact the trees on the subject property.

Finally, should the variance request be approved the applicant will be required to submit a commercial site plan for review prior to issuance of a building permit. The site plan review will verify compliance with all Land Development Code requirements related to commercial buildings. This will include items such as parking, drainage, building design, etc.

**Surrounding Development:** The properties to the north and south are zoned CC-2 Shopping Center district and developed with commercial buildings. The properties to the west are zoned CPO – Professional Office and developed with commercial office buildings.

**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 presented a hardship on the subject property as defined in the Land Development Code. The subject property “differs from other parcels of land in the same district” due to the lack of street frontage and being located completely behind an existing building. The requested variance should not adversely impact the surrounding properties, and any future development will be required to comply with all development regulations. Given the nature of the request, the location of the proposed building, and the intent of the building line regulation, staff recommends approval of the request.

### **Recommendation**

Approve

### **Attachments**


1. Aerial Map
2. Zoning Map
3. Statement of Planning Objectives
4. Site Plan
5. Existing Parking Exhibit
6. Proposed Parking Exhibit
7. Plat Exhibit
8. Photos Provided by Applicant
9. Notification Map
10. Notification List

# AERIAL MAP



**VC17-003**

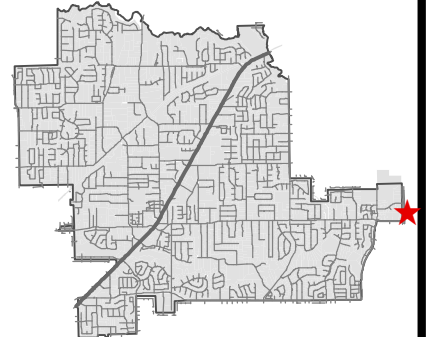
5122 STATE HIGHWAY 121

 Subject Property



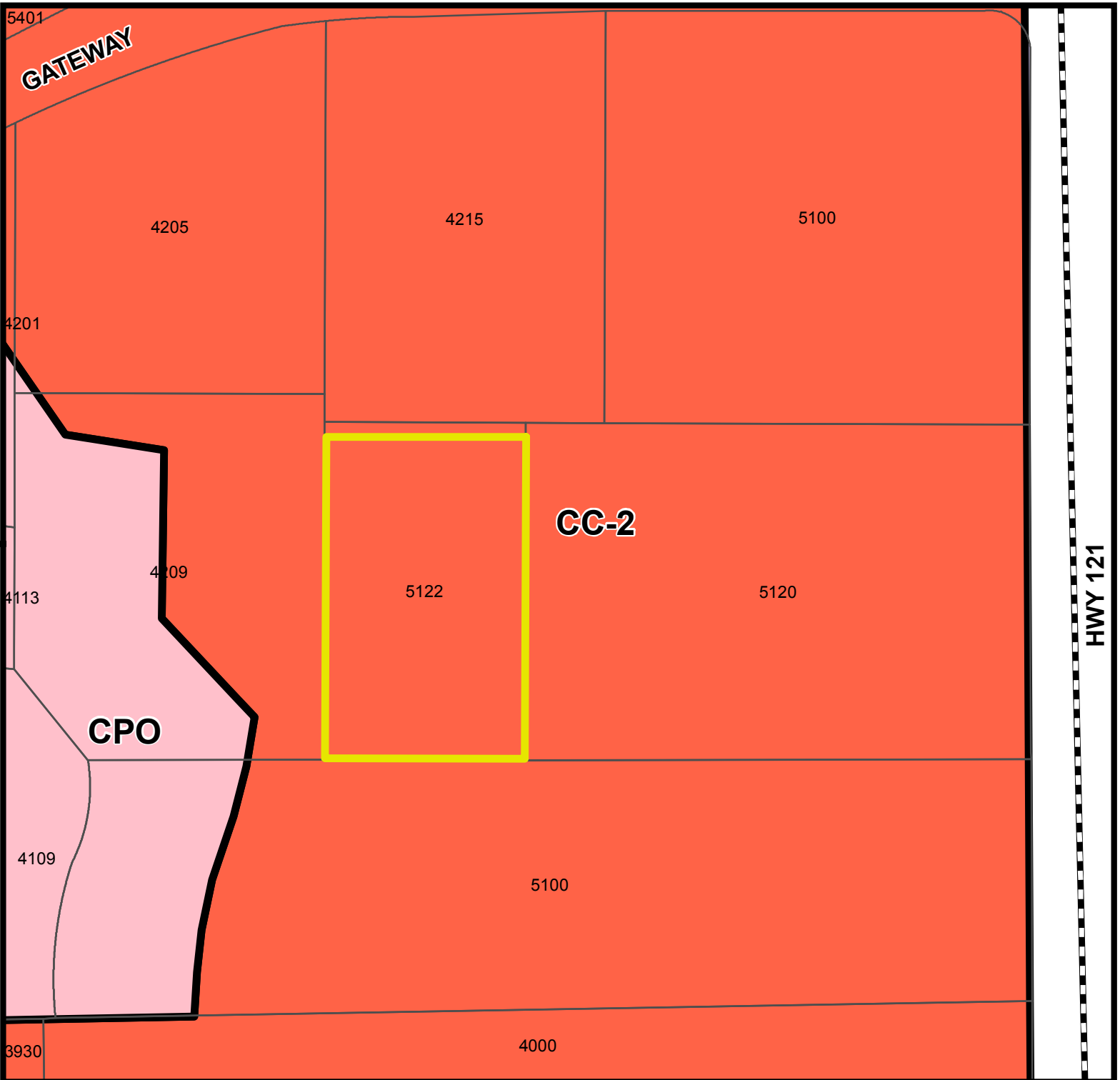
1 inch = 83 feet

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



**VC17-003**

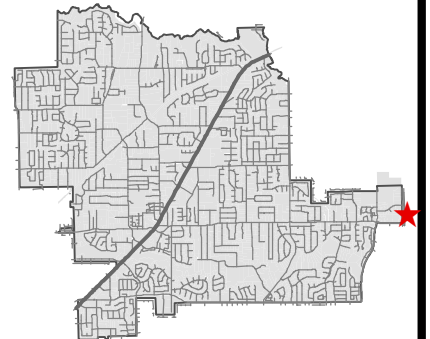
5122 STATE HIGHWAY 121

-  Subject Property
-  CC-2 Shopping Center
-  CP0 Professional Office



1 inch = 83 feet

Vicinity Map



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# Statement of Planning Objectives

## **STATEMENT OF PLANNING OBJECTIVE 5122 STATE HWY 121, COLLEYVILLE, TX 76034**

The owner proposes to build an owner-occupied office building with an outdoor courtyard to attract professionals to the area.

# Statement of Planning Objectives

## REQUESTED INFORMATION ATTACHED TO ZONING VARIANCE APPLICATION REGARDING 5122 STATE HWY 121, COLLEYVILLE, TX 76034

### **1. Completely describe the variance you are requesting:**

The front setback line of the lot is currently forty feet. The lot is smaller than most lots in the area and is only approximately 0.544 acres. In order to preserve the existing fire lane, infrastructure, lot drainage, and the only very mature trees on the property, the owner needs a variance so that the proposed building may be built over the front setback line encroaching by at least twenty-five feet (see attached site plan dated February 14, 2017).

### **2. Do similar conditions exist in the area?**

The owner is unaware whether or not similar conditions exist in the area.

### **3. Describe how the unique conditions or circumstances do not result from your actions:**

This lot is unique in that it provides drainage to the surrounding lots. The grade of this lot allows water runoff to flow across it in a westerly direction. Water from surrounding lots drains over this lot toward existing sewer drains on the west side of the lot. Constructing the proposed building back forty feet would substantially impede the water drainage across the lot to the existing sewer drains. In order to preserve appropriate site drainage and drainage to the surrounding lots, the owner needs the requested variance.

This lot is also unique in that it is subject to a pre-existing fire lane. This fire lane existed prior to the owner's acquisition of the property. In order to preserve this emergency access to the proposed building and surrounding lots, the owner needs the requested variance.

This lot has only a few mature trees. In order to preserve these trees, the owner needs the requested variance.

### **4. Is there any way to do what you want without this request?**

No, because of the drainage concerns, existing fire lane, and size of the lot, this lot, along with the surrounding lots, would not drain appropriately and would be in jeopardy without the benefit of the existing emergency access.



# Existing Parking Exhibit

## 5122 HWY 121 (LOT 1A, BLOCK 1)

Proposed Office Building, 8,000 SF

Parking Group 8: requires 27 parking spots

Currently: 64 parking spots

Shared Parking Agreement with Lot 1B, Block 1 for 37 extra parking spots

## 5120 HWY 121 (LOT 1B, BLOCK 1)

Restaurant, 7,600 SF

Parking Group 5: requires 76 parking spots

Currently: 65 spots

Shared Parking Agreement with Lot 1A, Block 1 for remaining 11 spots



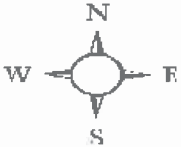
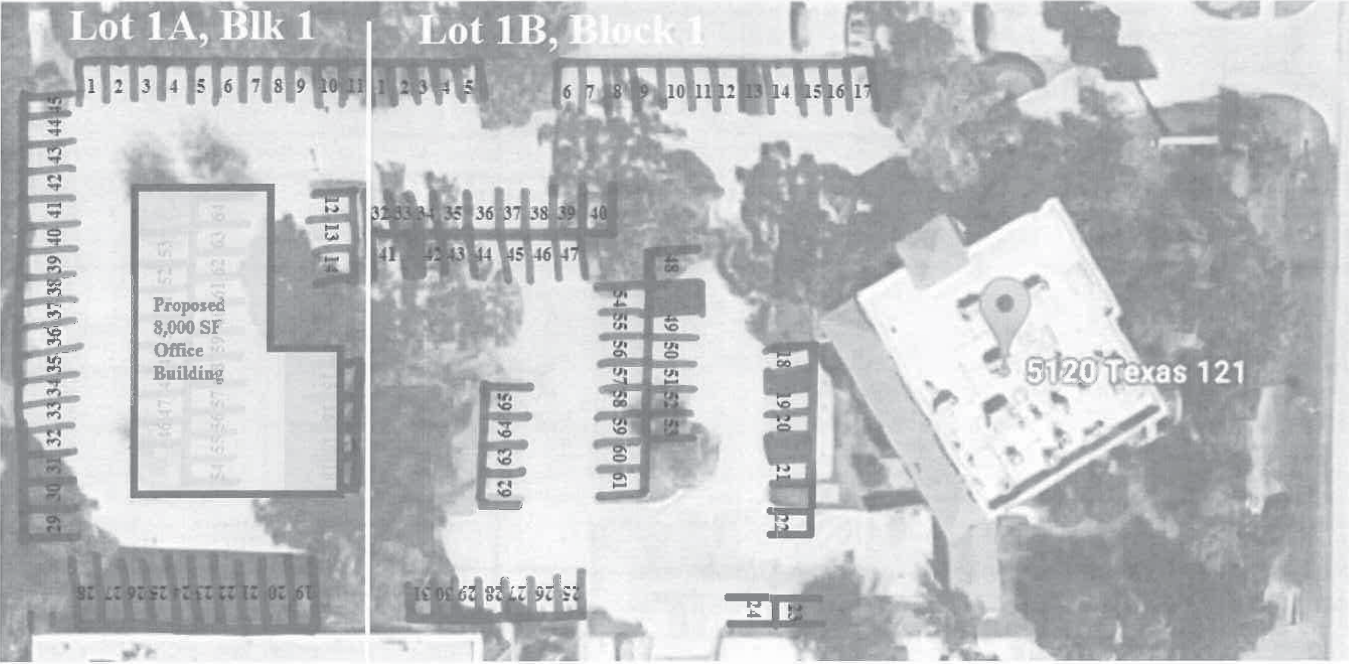
# Proposed Parking Exhibit

## 5122 HWY 121 (LOT 1A, BLOCK 1)

Proposed Office Building, 8,000 SF  
Parking Group 8: requires 27 parking spots  
Currently: 64 parking spots  
With Proposed Building: 41 parking spots  
Shared Parking Agreement with Lot 1B, Block 1 for 14 extra parking spots

## 5120 HWY 121 (LOT 1B, BLOCK 1)

Restaurant, 7,600 SF  
Parking Group 5: requires 76 parking spots  
Currently: 65 spots  
Shared Parking Agreement with Lot 1A, Block 1 for remaining 11 spots



# Plat Exhibit

0215175098 0215175098

**PLANNING AND ZONING COMMISSION APPROVAL**  
 WHEREAS The Planning and Zoning Commission of the City of Colleyville, Texas voted affirmatively on this the 22<sup>nd</sup> day of April, 2015, to approve this Plat.

*Michael W. Williams*  
 Chairman, Planning and Zoning Commission

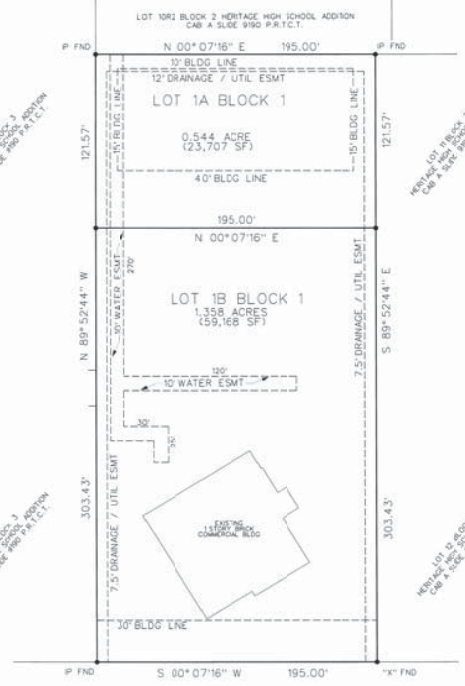
*Michael W. Williams*  
 Adeeet Secretary, Planning and Zoning Commission

**SURVEYOR'S CERTIFICATION**  
 KNOW ALL MEN BY THESE PRESENTS

That I, David M. Mullins, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of procedure and practices of the most current Professional Land Surveying Practices Act.

*David M. Mullins* DATE 10-8-15

**OWNER / APPLICANT**  
 TOMORROW HOLDINGS, LLC  
 4215 GATEWAY DRIVE SUITE 101  
 COLLEYVILLE, TEXAS 76034  
 817-358-9500



**STATE HIGHWAY 121 (SERVICE ROAD)**  
 VARIABLE WIDTH R.O.W.

**STATE OF TEXAS § OWNERS DEDICATION STATEMENT**

**COUNTY OF TARRANT §**

WHEREAS Tomorrow Holdings, LLC is the owner of a tract of described below in the City of Colleyville, Tarrant County Texas, and surveyed by STD Land Surveying, in January 2015;

Being all that certain lot, tract or parcel of land out of the Elizabeth Cox Survey, situated in 303 section in Tarrant County, Texas, and being of Lot 1 Block 1 of Mac's Bar and Grill Addition, an addition to the City of Colleyville, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 5671, of the Plat Records of Tarrant County, Texas, and being more particularly described by lines and bounds as follows:

BEING also a "C" found for corner in the West line of State Highway No. 121, containing the Northeast corner of said Lot 1 Block 1 of Mac's Bar and Grill Addition, and said corner being the Southeast corner of Lot 12 Block 2 of Heritage High School Addition, an addition to the City of Colleyville, according to the plat thereof recorded in Cabinet A, Slide 9190 of the Plat Records of Tarrant County, Texas;

THENCE South 00 deg 07 min 16 sec West, with the East line of said Mac's Bar and Grill Addition, and with the West line of said State Highway No. 121, a distance of 195.00 feet to an iron rod found for corner, said corner being the Southeast corner of said Lot 1 Block 1 of Mac's Bar and Grill Addition, and being the Northeast corner of Lot 12 Block 2 of said Heritage High School Addition;

THENCE South 89 deg 52 min 44 sec West, with the South line of said Lot 1 of Mac's Bar and Grill Addition, and with the North line of said Lot 1 Block 3 of Heritage High School Addition, a distance of 420.00 feet to an iron rod found for corner, said corner being the Southeast corner of said Lot 1 Block 3 of said Heritage High School Addition;

THENCE South 00 deg 07 min 16 sec East, with the West line of said Lot 1 Block 1 of Mac's Bar and Grill Addition, and with the East line of said Lot 1 Block 2 of said Heritage High School Addition, a distance of 195.00 feet to an iron rod found for corner, said corner being the Northeast corner of said Lot 1 Block 1 of Mac's Bar and Grill Addition, and being the Southeast corner of Lot 11 Block 2 of said Heritage High School Addition;

THENCE South 89 deg 52 min 44 sec East, with the North line of said Lot 1 Block 1 of Mac's Bar and Grill Addition, and with the South line of said Lot 11 Block 2 of said Heritage High School Addition, a distance of 425.00 feet to the POINT OF BEGINNING, and containing 1,803 acres of land, more or less.

**NOW THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:**

That Tomorrow Holdings, LLC, owner does hereby adopt this plat designating the hereinbefore described property as Lot 1A and Lot 1B Block 1 Mac's Bar and Grill Addition, an addition to the City of Colleyville, Tarrant County, Texas and do hereby dedicate the same to the public use forever all streets, rights-of-way and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodations of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which anyway endanger or interfere with the construction, maintenance or efficiency of its respective systems or any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and paroling without the necessity at any time of procuring the permission of anyone. This plat approved subject to all existing ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

Witness my hand this 9 day of June, 2015

*Julia P. Barth*  
 Julia P. Barth  
 Tomorrow Holdings, LLC

**STATE OF TEXAS §**  
**COUNTY OF TARRANT §**

Before me, the undersigned, a Notary Public and for said County and State on this date appeared Julia P. Barth 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 purpose and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 9 day of June, 2015

*David M. Mullins*  
 David M. Mullins  
 Notary Public for the State of Texas



**Final Plat of LOTS 1A AND 1B, BLOCK 1**  
**MAC'S BAR AND GRILL ADDITION**  
 an addition to the City of Colleyville, Tarrant County, Texas

Being a replat of Lot 1 Block 1, Mac's Bar and Grill Addition an addition to the City of Colleyville, Tarrant County, Texas according to the plat thereof recorded in Cabinet A, Slide 5671 of the Plat Records of Tarrant County, Texas



**STD LAND SURVEYING**  
 1740 West Parkview #4  
 Mesquite, Texas 76062  
 Office 817-247-8337  
 Fax 817-247-8337  
 www.stdlandsurveying.com

This Plat Filed as Document No. \_\_\_\_\_, Date \_\_\_\_\_ in the Plat Records of Tarrant County, Texas

## Photos Provided by Applicant

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## Photos Provided by Applicant

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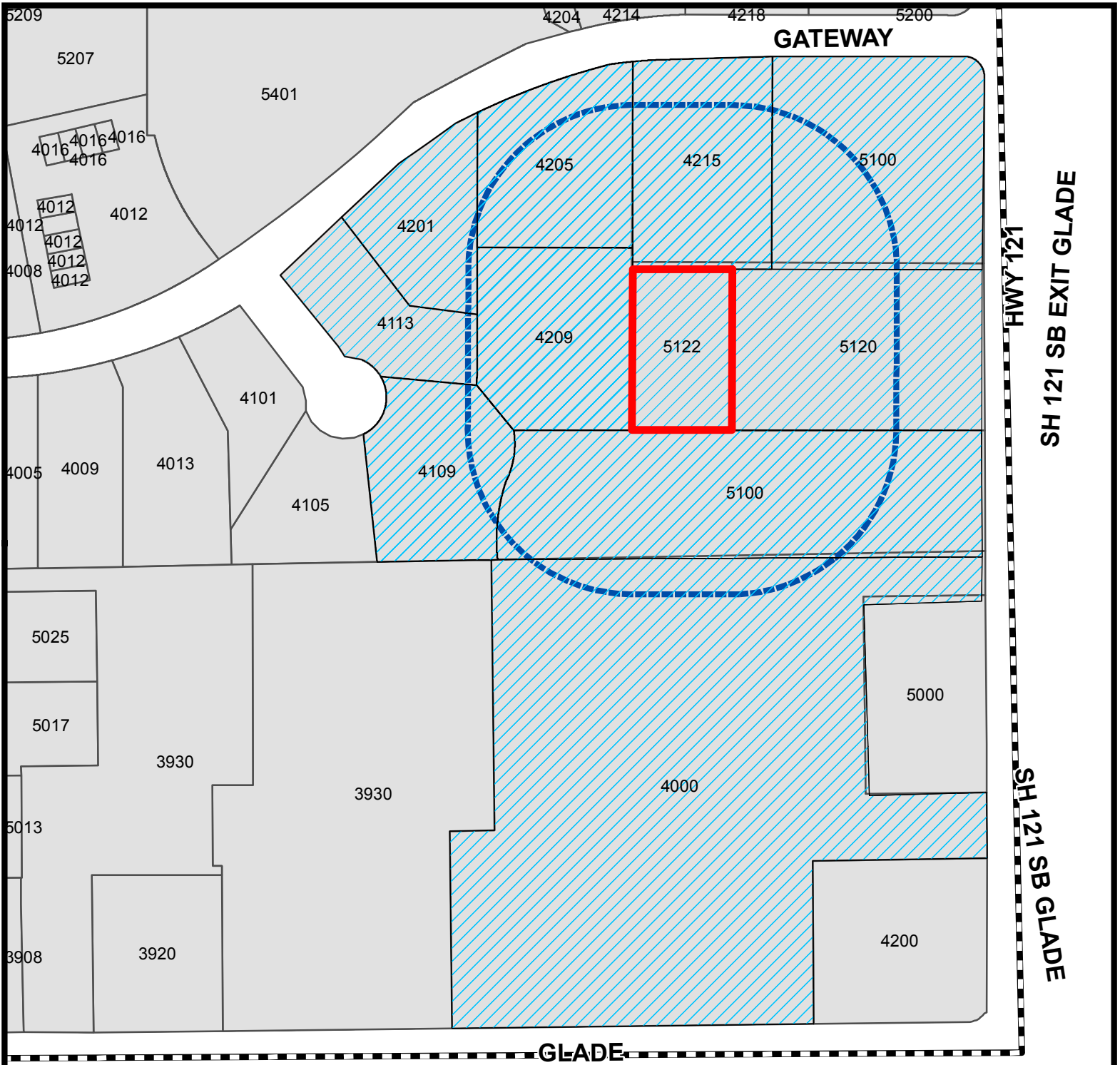











# NOTIFICATION MAP



**VC17-003**

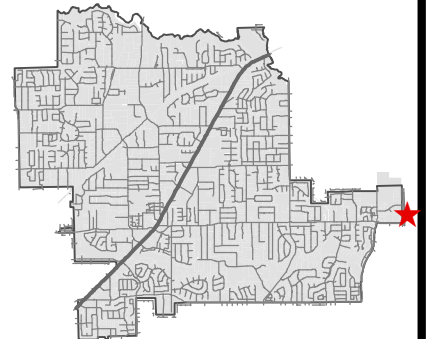
5122 STATE HIGHWAY 121

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



1 inch = 167 feet

Vicinity Map



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# Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
ROI MARKETING SERVICES INC	PO BOX 92773	SOUTHLAKE, TX	76092	5100 STATE 121 HWY # C
HEALTHY APPROACH MARKET INC	5100 STATE HWY 121 STE A	COLLEYVILLE, TX	76034	5100 STATE 121 HWY # A
BRADFORD COMMERCIAL PROPERTIES	3209 WALKER PL	GRAPEVINE, TX	76051	5100 STATE 121 HWY
HAMILTON, CARLA	4113 GATEWAY DR STE 200	COLLEYVILLE, TX	76034	4113 GATEWAY DR # 200
J P BARTH LAW FIRM PLLC	4215 GATEWAY DR STE 101	COLLEYVILLE, TX	76034	4215 GATEWAY DR # 101
D J S INTERNATIONAL SVCS INC	4215 GATEWAY DR STE 100	COLLEYVILLE, TX	76034	4215 GATEWAY DR # 100
ACCLAIM MANAGEMENT GROUP INC	4113 GATEWAY DR STE 200	COLLEYVILLE, TX	76034	4113 GATEWAY DR # 200
SEKIN FAMILY HOLDINGS LTD	634 REGENCY XING	SOUTHLAKE, TX	76092	4215 GATEWAY DR
MCDUGAL, DOUG -CPA	4209 GATEWAY DR STE 200	COLLEYVILLE, TX	76034	4209 GATEWAY DR # 200
CHAMBERLAIN, BRIAN	4209 GATEWAY DR STE 200	COLLEYVILLE, TX	76034	4209 GATEWAY DR # 200
MM COMMERCIAL HOLDINGS LP	4209 GATEWAY DR STE 200	COLLEYVILLE, TX	76034	4209 GATEWAY DR # 200
EL-CHANTAF HOLDINGS	4209 GATEWAY DR STE 200	COLLEYVILLE, TX	76034	4209 GATEWAY DR # 201
HANDLEY LAW FIRM PLLC	4209 GATEWAY DR STE 200	COLLEYVILLE, TX	76034	4209 GATEWAY DR # 200
MINDFUL DIRECTIONS INC	4209 GATEWAY DR STE 200	COLLEYVILLE, TX	76034	4209 GATEWAY DR # 200
COLORON	4209 GATEWAY DR STE 200	COLLEYVILLE, TX	76034	4209 GATEWAY DR # 200
AUPTIMUM	4209 GATEWAY DR STE 200	COLLEYVILLE, TX	76034	4209 GATEWAY DR # 200
SAGE PARTS INC	30 HUB DR	MELVILLE, NY	11747	4209 GATEWAY DR # 200
ALAN BROCK & ASSOCIATES INC	4209 GATEWAY DR STE 200	COLLEYVILLE, TX	76034	4209 GATEWAY DR # 200
OLD CAPITAL LENDING	4209 GATEWAY DR STE 200	COLLEYVILLE, TX	76034	4209 GATEWAY DR # 200
M M / C B C HOLDINGS DFW	1452 HUGHES RD STE 200	GRAPEVINE, TX	76051	4209 GATEWAY DR # 200
D S T B ENTERPRISES CO INC	4209 GATEWAY DR STE 200	COLLEYVILLE, TX	76034	4209 GATEWAY DR STE 200
GATEWAY WEST GROUP LP	4209 GATEWAY DR STE 200	COLLEYVILLE, TX	76034	4209 GATEWAY DR
TOMORROW HOLDINGS LLC	4215 GATEWAY DR SUITE 101	COLLEYVILLE, TX	76034	5122 STATE HWY 121
JACKSON, WARREN T	4205 GATEWAY DR STE 201	COLLEYVILLE, TX	76034	4205 GATEWAY DR # 201
COLLEYVILLE WOMAN'S CLUB	PO BOX 181	COLLEYVILLE, TX	76034	4205 GATEWAY DR # 205
FRIEDMAN, FRANK A	4205 GATEWAY DR STE 203	COLLEYVILLE, TX	76034	4209 GATEWAY DR # 203
EVENT SOURCE PROFESSIONALS INC	PO BOX 998	GRAPEVINE, TX	76099	4205 GATEWAY DR # 102
AYERS & AYERS PLAZA LTD	4205 GATEWAY DR STE 100	COLLEYVILLE, TX	76034	4205 GATEWAY DR
AYERS, DEANNE	4205 GATEWAY DR STE 100	COLLEYVILLE, TX	76034	4205 GATEWAY DR # 100
MILLS, GARY W	305 AUGUSTA CT	SOUTHLAKE, TX	76092	4201 GATEWAY DR
FARMERS INSURANCE GROUP	4201 GATEWAY DR	COLLEYVILLE, TX	76034	4201 GATEWAY DR
STONE, EDWARD	4109 GATEWAY CT STE 100	COLLEYVILLE, TX	76034	4109 GATEWAY CT # 100
BODY FLEX SPORTS INC	4209 GATEWAY DR STE 200	COLLEYVILLE, TX	76034	4209 GATEWAY DR STE 200
KUSMAN, MONIQUE H	4109 GATEWAY CT STE 300	COLLEYVILLE, TX	76034	4109 GATEWAY CT # 300
KLMM LTD	4109 GATEWAY CT	COLLEYVILLE, TX	76034	4109 GATEWAY CT
EMPOWERING LIFE CH INTERNA INC	2909 HWY 121	BEDFORD, TX	76021	4113 GATEWAY CT
ALBERTSONS INC	PO BOX 990	MINNEAPOLIS, MN	55440	4000 GLADE RD
ABS TX INVESTOR LP	250 E PARKCENTER BLVD	BOISE, ID	83726	4000 GLADE RD
RIO MAMBO COLLEYVILLE INC	3305 SWEET GUM LN	GRAPEVINE, TX	76051	5150 STATE 121 HWY
TOMORROW HOLDINGS LLC	4215 GATEWAY DR SUITE 101	COLLEYVILLE, TX	76034	5120 STATE HWY 121
DFW WNM LTD	7321 COMMERCIAL BLVD E	ARLINGTON, TX	76001	5100 STATE 121 HWY
BARTH, JULIA	4215 GATEWAY DRIVE, SUITE 101	COLLEYVILLE, TX	76034	APPLICANT
GRAPEVINE-COLLEYVILLE ISD	3051 IRA WOODS AVE E	GRAPEVINE, TX	76051	STATE LAW REQUIRED

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



# City of Colleyville Zoning Board of Adjustment Agenda Briefing

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

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<b>Agenda Number</b> 2b	<b>Agenda Date</b> 04/11/2017	<b>Number</b>
<b>Type</b> Public Hearing Agenda Items		
<b>Department</b> Community Development		

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## **Title**

Request for a variance to certain provisions of Section 3.29-Parking Requirements of the Land Development Code, specifically a variance to the minimum number of off-street parking spaces, on Lots 2A & 3A, Block 1, of the Thompson Terraces Subdivision, located at 5017 Colleyville Boulevard, Case VC17-005

## **Explanation**

The applicant has formally requested that this application be withdrawn and closed, no action will be taken.

Staff mailed notices to all property owners within 200 feet as well as any Homeowners Associations within 500 feet of the subject property to notify of the withdrawn case.

## **Recommendation**

None

## **Attachments**

1. Notification of Withdrawn Case
2. Notification Map
3. Notification List





## NOTICE OF WITHDRAWN CASE

April 6, 2017

**Zoning Case Number:** VC17-005

**Applicant:** Nathan Hughes

**Location:** 5017 Colleyville Boulevard

**Property Description:** Lots 2A & 3A, Block 1, of the Thompson Terraces Subdivision

**Present Zoning:** CC1 – Village Retail District

**Request:** Request for a variance to certain provisions of Section 3.29-Parking Requirements of the Land Development Code, specifically a variance to the minimum number of off-street parking spaces

The applicant has requested to withdraw the above-referenced case from consideration. The application was originally scheduled for the April 11, 2017 Zoning Board of Adjustment meeting. **The applicant has formally requested that this application be withdrawn and closed, and no action will be taken.**

If you have any questions regarding this case, 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](mailto:space@colleyville.com)



# Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
GIBSON, NORMAN C	113 TIMBERLINE DR S	COLLEYVILLE, TX	76034	5104 THOMPSON TERR
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	5100 COLLEYVILLE BLVD
WELLNESS SCIENCE AND BEYOND	6308 REMINGTON PKWY	COLLEYVILLE, TX	76034	5100 THOMPSON TERR # B
INNERDUCT.COM	PO BOX 39	CEDAR RAPIDS, IA	52406	3201 E LOOP 820 S
RAZZLE BABY INC	3917 SUMMERHILL LN	FORT WORTH, TX	76244	5112 THOMPSON TERR # 100
MODERN HOLDINGS LLC	PO BOX 92083	SOUTHLAKE, TX	76092	5100 THOMPSON TERR
HAYWORTH, WARD O	2757 MESQUITE LN	GRAPEVINE, TX	76051	5020 THOMPSON TERR
CAMDEN LOCK LIMITED LIABILITY	2909 THOMAS AVE STE A	DALLAS, TX	75204	5150 COLLEYVILLE BLVD
BOJKU, AFRIM	5309 COLLYVILLE BLVD	COLLEYVILLE, TX	76034	5150 COLLEYVILLE BLVD
OAKEN BUCKET PROPERTIES LLC	PO BOX 92451	SOUTHLAKE, TX	76092	5013 COLLEYVILLE BLVD #
PAULSON, TRISHA LOUISE	5013 COLLEYVILLE BLVD STE 101	COLLEYVILLE, TX	76034	5013 COLLEYVILLE BLVD #
NEMETH, MARY ANN	5013 COLLEYVILLE BLVD STE 101	COLLEYVILLE, TX	76034	5013 COLLEYVILLE BLVD #
DAVIS, GARY D	5025 COLLEYVILLE BLVD STE B	COLLEYVILLE, TX	76034	5025 COLLEYVILLE BLVD #
SCHULTHEIS, BECKY	5013 COLLEYVILLE BLVD STE 5	COLLEYVILLE, TX	76034	5013 COLLEYVILLE BLVD #
BUCHWALD, TRIP	5025 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	5025 COLLEYVILLE BLVD
BUCHWALD, RUDOLPH W	1309 ASHFORD CT	COLLEYVILLE, TX	76034	5025 COLLEYVILLE BLVD
TMI INTERNATIONAL LLC	220 COOPER DR	HURST, TX	76053	5013 COLLEYVILLE BLVD
GUYNES, PAMELA D MA LCDC	5005 COLLEYVILLE BLVD STE 213	COLLEYVILLE, TX	76034	5005 COLLEYVILLE BLVD #
WADE, AL R MA LCDC	5005 COLLEYVILLE BLVD STE 213	COLLEYVILLE, TX	76034	5005 COLLEYVILLE BLVD #
ALLRED, DAVID E	5005 COLLEYVILLE BLVD STE 220	COLLEYVILLE, TX	76034	5005 COLLEYVILLE BLVD #
JULIAN, SHARI	5005 COLLEYVILLE BLVD STE 200	COLLEYVILLE, TX	76034	5005 COLLEYVILLE BLVD #
VINTAGE TEXTILES LLC	6851 NE 820 LOOP STE 200	NORTH RICHLAND HILLS, TX	76180	5005 COLLEYVILLE BLVD #
ASHMEAD, ANN M LCSW	5005 COLLEYVILLE BLVD STE 208	COLLEYVILLE, TX	76034	5005 COLLEYVILLE BLVD #
KEARNEY, ANNEMARIE	PO BOX 881	GRAPEVINE, TX	76099	5005 COLLEYVILLE BLVD #
CLAY, WILLIAM	5232 COLLEYVILLE BLVD APT 201	COLLEYVILLE, TX	76034	5005 COLLEYVILLE BLVD #
HILLHOUSE, TERRY	PO BOX 726	HURST, TX	76053	5005 COLLEYVILLE BLVD #
SAMS, RUTH	3608 HANOVER LN	IRVING, TX	75062	5005 COLLEYVILLE BLVD #
PEEL, BETTY	909 ROYAL TERR	HURST, TX	76053	5005 COLLEYVILLE BLVD #
RONDEAU, PATTY	5013 CAMELOT DR	COLLEYVILLE, TX	76034	5005 COLLEYVILLE BLVD #
JOHNSON, SHARON	1300 KELLER PKWY APT 527	KELLER, TX	76248	5005 COLLEYVILLE BLVD #
UNITED CAPITAL OF TEXAS	5005 COLLEYVILLE BLVD STE 202	COLLEYVILLE, TX	76034	5005 COLLEYVILLE BLVD #
ZANA CITRUS LLC	5005 COLLEYVILLE BLVD STE 240	COLLEYVILLE, TX	76034	5005 COLLEYVILLE BLVD #
MOSER, CARYL	627 ROSEMEAD DR	EULESS, TX	76039	5005 COLLEYVILLE BLVD #
WRIGHT, HARRIET	703 BRIANA CT	GRAPEVINE, TX	76051	5005 COLLEYVILLE BLVD #
MOSER, MARY	512 POST OAK RD	GRAPEVINE, TX	76051	5005 COLLEYVILLE BLVD #
JACOBS, SCOTT	2600 E SOUTHLAKE BLVD # 120-28	SOUTHLAKE, TX	76092	5005 COLLEYVILLE BLVD #
COCANOUGH ASSET NO 3 LLC	6851 NE 820 LOOP STE 110	NORTH RICHLAND HILLS, TX	76180	5005 COLLEYVILLE BLVD
BUCHWALD, RUDOLPH W	1309 ASHFORD CT	COLLEYVILLE, TX	76034	5101 COLLEYVILLE BLVD
JPMORGAN CHASE BANK NATL ASSOC	1111 POLARIS PKWY # OH1-1086	COLUMBUS, OH	43240	5000 COLLEYVILLE BLVD
DUNN, REX A	312 MARSEILLE DR	HURST, TX	76054	5016 THOMPSON TERR
JPMORGAN CHASE BANK	PO BOX 2558	HOUSTON, TX	77252	5000 COLLEYVILLE BLVD
WELLSPRING BENEFITS GROUP LLC	PO BOX 1372	COLLEYVILLE, TX	76034	5017 COLLEYVILLE BLVD
HUBBARD, DARRIN	5017 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	5017 COLLEYVILLE BLVD
DEPLOYED ASSET ONE LLC	5017 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	5017 COLLEYVILLE BLVD
HUGHES, NATHAN	16 VILLAGE LANE, SUITE 180	COLLEYVILLE, TX	76034	APPLICANT
GRAPEVINE-COLLEYVILLE ISD	3051 IRA WOODS AVE E	GRAPEVINE, TX	76051	STATE LAW REQUIRED

Notices of Withdrawn Case were mailed  
Thursday, April 6, 2017 by Araceli Botello