



City of Colleyville Planning and Zoning Commission Agenda

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

Monday, October 9, 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

September 11, 2017

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

3. REGULAR AGENDA ITEMS

- 3a** Consideration of a Preliminary Plat for Eastpointe Terrace Addition on property legally described as Lot 1 of the Miles Addition, located at 6480 Pool Road, Case PC17-002

4. PUBLIC HEARING AGENDA ITEMS

- 4a** Consideration of a zoning change from the AG Agricultural zoning district to the R-20 Single Family Residential zoning district on Tract 2D & 2D3, Abstract 233, in the D R Blanton Survey, located at 5209 Bluebonnet Drive, Case ZC17-017, **TABLED FROM THE SEPTEMBER 11, 2017 MEETING**
- 4b** Consideration of a zoning change from the AG Agricultural zoning district to the CC-2 Shopping Center zoning district on Tract 1A01, Abstract 798, in the Joseph H Harrell Survey, located at 1212 Murphy Road, Case ZC17-018
- 4c** Consideration of a zoning change from the CC-1 Village Retail zoning district to the R-20 Single Family Residential zoning district on a portion of Lot 2, Block 1, of the Legget, McKithan, and Baylock Addition, located at 2319 Hall Johnson Road, Case ZC17-020, **APPLICATION WITHDRAWN BY APPLICANT**

5. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards Friday, October 6, 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

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Monday, September 11, 2017

City Council Chambers

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission meeting was called to order by Chairwoman Mathisen on September 11, 2017, at 7:04 p.m.

Roll Call

Present: Commissioners Sam van Bever, Veronica Baughman, Susan Mathisen, Charles Kelley, John Frazier, and Jason Elms

Absent: Commissioner Chris Putnam

Staff Present: Ben Bryner, Felix Landry, Oscar Chavez, Taylor Schauwecker, Chief Brian Riley, Eddie Tangadunrat, Araceli Botello, and Assistant City Attorney Julie Doshier

1. APPROVAL OF MINUTES

Commissioner Elms made a motion to approve the August 14, 2017 minutes. Commissioner Baughman seconded.

The motion to approve carried by the following vote:

Aye: 6 – van Bever, Baughman, Mathisen, Kelley, Frazier, and Elms

Nay: 0

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

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

Chairwoman Mathisen made a motion to move agenda item 3g to the top of the list in the agenda of items to be presented before the Commission.

3. PUBLIC HEARING AGENDA ITEMS

- 3g** Consideration of a zoning change from AG Agricultural zoning district to the R-20 Single Family Residential zoning district on Tract 2D & 2D3, Abstract 233, in the D R Blanton Survey, located at 5209 Bluebonnet Drive, Case ZC17-017

Chairwoman Mathisen noted that the applicant requested to table the agenda item at this time.

Ben Bryner explained that because the case is not requested to be tabled to a specific date, notification in the newspaper and to property owners within 200 feet of the subject property will be sent when a date is determined.

Commissioner van Bever made a motion to table Case ZC17-017. Commissioner Kelley seconded.

The motion to table carried by the following vote:

Aye: 6 – van Bever, Baughman, Mathisen, Kelley, Frazier, and Elms

Nay: 0

- 3a** Consideration of a Replat on properties legally described as Lot R-14-2, Block 1, of the Colleyville Industrial Park and Tract 2B02, Abstract 963, in the Absalom J Lott Survey, located at 1801 Industrial Boulevard and 6405 Colleyville Boulevard, Case PC16-013

Ben Bryner presented the case and briefed the Commission.

The applicant, Joyce Stanton, 908 West Main Street, Arlington, TX, came forward and briefed the Commission.

The public hearing was opened at 7:17 p.m.

There being no one present wishing to speak on this item, the public hearing was closed at 7:17 p.m.

Commissioner Frazier questioned staff if there were any letters of opposition to the case. Staff responded that the case did not required letters of notification to property owners with 200 feet because this was not a residential replat.

Commissioner Frazier made a motion to approve Case PC16-013. Commissioner Baughman seconded.

The motion to approve carried by the following vote:**Aye: 6** – van Bever, Baughman, Mathisen, Kelley, Frazier, and Elms**Nay: 0**

- 3b** Consideration of a Replat on property legally described as Lot 1A, Block 1, of the Fair Haven Estates, located at 6306 Wyatt Drive, Case PC16-014

Ben Bryner presented the case and briefed the Commission.

The applicant, Joyce Stanton, 908 West Main Street, Arlington, TX, came forward and briefed the Commission.

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

There being no one wishing to speak on this item, the public hearing was closed at 7:21 p.m.

Commissioner Elms made a motion to approve Case PC17-014. Commissioner Frazier seconded.

The motion to approve carried by the following vote:**Aye: 6** –van Bever, Baughman, Mathisen, Kelley, Frazier, and Elms**Nay: 0**

- 3c** Consideration of a Replat on property legally described as Lot 1R, Block 1, of the Oak Knoll West Subdivision, located at 5112 Oak Timber Court, Case PC17-013

Ben Bryner presented the case and briefed the Commission.

Chairwoman Mathisen questioned staff regarding the request and whether it meets the recommendations of the comprehensive plan. Staff replied affirmatively. Staff added that the designation is for single-family residential use and does not change. The Land Development Code allows for 20,000 square foot lots and therefore is compatible with the Future Land Use designation.

The applicant, David Lewis, 4808 Quail Crest Drive, came forward and briefed the Commission.

Chairwoman Mathisen questioned the applicant regarding the request meeting the Comprehensive Plan and the impact on the character of the neighborhood. The applicant responded that there is nothing on the east portion of the property, which allows for a second lot.

Discussion continued regarding the impact of the applicant's request on the character of the neighborhood.

The public hearing was opened at 7:29 p.m.

There being no one present wishing to speak on this item, the public hearing was closed at 7:30 p.m.

Commissioner Elms opened discussion regarding the existing zoning on the subject property and the applicant's request. Commissioner Elms added that the applicant is not requesting a zoning change and the request meets the requirements of the Land Development Code.

Discussion continued regarding the existing zoning of the subject property and the requirements of the Land Development Code.

Commissioner van Bever made a motion to approve Case PC17-013. Commissioner Baughman seconded.

The motion to approve carried by the following vote:

Aye: 6 –van Bever, Baughman, Mathisen, Kelley, Frazier, and Elms
Nay: 0

3d Consideration of a zoning change from the AG Agricultural zoning district to the PUD-C Planned Unit Development Commercial zoning district on Tract A8, Abstract 1034, in the Green Minter W Survey, located at 5008 Roberts Road, Case ZC17-011, TABLED FROM THE AUGUST 14, 2017 MEETING

Commissioner Elms made a motion to remove Case ZC17-011 from the table. Commissioner Baughman seconded.

The motion carried by the following vote:

Aye: 6 –van Bever, Baughman, Mathisen, Kelley, Frazier, and Elms
Nay: 0

Ben Bryner presented the case and briefed the Commission.

Chairwoman Mathisen introduced the item stating that the applicant has requested to table the request until the October meeting. However, she indicated that she will open the public hearing to allow those in attendance to speak. In order to accommodate everyone in a timely manner, she instructed the applicants that they had ten minutes to brief the Commission.

The applicant, Brian Coleman, 2200 Wickham Circle, Carrollton, TX, came forward and briefed the Commission. He reiterated that they are requesting to table the item one more month in order to hold additional meetings with the adjacent property owners. Three meetings were scheduled of which only one has occurred so far.

Chairwoman Mathisen informed the applicant that the Commission would need to vote on the applicant's request to table the item, but first would open the public hearing to allow citizens to speak on the item.

Commissioner Frazier requested that any citizen wishing to speak during the public hearing would also address what they propose be developed on the subject property.

Chairwoman Mathisen added that citizens would have two minutes to address the Commission during the public hearing due to the large number of citizens wishing to speak.

The public hearing was opened at 7:40 p.m.

Dough Ramsey, 5016 Auburndale Avenue, came forward and spoke in opposition of the case. Mr. Ramsey addressed concerns regarding non-residential development in a residential area.

Chris Hall, 4916 Prestwick Drive, came forward and spoke in opposition of the case. Mr. Hall addressed concerns regarding the type of development and the increase of traffic on Glade Road.

Bill Cardarette, 5303 Bugle Lane, came forward and spoke in opposition of the case. Mr. Cardarette addressed concerns regarding the condition of Roberts Road, increased traffic, and traffic flow from the Glade Road access for the proposed development.

Luke Vierkant, 3315 Fox Glen Drive, came forward and spoke in opposition of the case. Mr. Vierkant addressed concerns regarding the type of development proposed for the property.

Linda Van Dyke, 3400 Crossgate Circle North, came forward and spoke in opposition of the case. Mrs. Van Dyke addressed concerns regarding parking,

number of buildings, care of the residents, and number of staff required for the residents.

Beckie Munsell, 3302 Fox Glen Drive, came forward and spoke in opposition of the case. Mrs. Munsell addressed concerns regarding high density (number of units) and the increase of traffic.

Maureen Propp, 5302 Bugle Lane, came forward and spoke in opposition of the case. Mrs. Propp addressed concerns regarding commercial development in a residential area, traffic, and the impact on property values.

Louise Halprin, 2807 Summertree Lane, came forward and spoke in opposition of the case. Mrs. Halprin addressed concerns regarding commercial development in a residential area, the proposed population to serve, and the success of the proposed development.

Michael Gallian, 5300 Fox Trail Lane, came forward and spoke in opposition of the case. Mr. Gallian addressed concerns regarding the number of assisted facilities in the city, commercial development in a residential area, and high density.

Bruce Ludwig, 5104 Auburndale Avenue, came forward and spoke in opposition of the case. Mr. Ludwig addressed concerns regarding traffic on Glade Road.

Michel Simard, 5301 Fox Trail Lane, came forward and spoke in opposition of the case. Mr. Simard addressed concerns regarding the property values of the surrounding homes, commercial development in a residential area, the condition of Roberts Road, and the increase of traffic.

Joe Graber, 5101 Auburndale Avenue, came forward and spoke in opposition of the case. Mr. Graber addressed concerns regarding the impact on property values and commercial development in a residential area.

Lucas Barton, 5017 Auburndale Avenue, came forward and spoke in opposition of the case. Mr. Barton addressed concern regarding the proposed development, commercial development in a residential area, and the impact on property values.

Amy Rickman, 3604 Cotswold Court, came forward and spoke in opposition of the case. Mrs. Rickman addressed concerns regarding commercial development in a residential area and would like to see smaller and nicer homes.

Kirstin Herrera, 5104 Green Hill Lane, came forward and spoke in opposition of the case. Mrs. Herrera addressed that she would like to see green space,

soccer fields, a dog park, a playground, and the city should purchase the property. Mrs. Herrera addressed concerns about the proposed project being a for-profit, commercial development in a residential area, high density, traffic, and impact on property values.

Dennis Bassler, 5105 Auburndale Avenue, came forward and spoke in opposition of the case. Mr. Bassler addressed concerns regarding traffic.

Helen Sink, 3007 Scarborough Lane, came forward and spoke in opposition of the case. Mrs. Sink addressed concerns regarding staffing, traffic, and wanting to see the property remain as green space.

Kathleen Hennessy, 5013 Stonebridge Drive, came forward and spoke in opposition of the case. Mrs. Hennessy addressed concerns regarding traffic and commercial development in a residential area.

Megan Davis, 3606 Laurens Place, came forward and spoke in opposition of the case. Mrs. Davis addressed concerns regarding commercial development in a residential area and wanting to see an agricultural zoning development.

Kathy Hadley, 204 Timberline Drive North, came forward and spoke in support of the case. Mrs. Hadley addressed concerns regarding children playing near traffic.

Feroz Shalwani, 5009 Auburndale Avenue, came forward and spoke in opposition of the case. Mr. Shalwani addressed concerns regarding commercial development in a residential area.

Cyd Texada, 1801 Arrington Green, came forward and spoke in support of the case. Mrs. Texada addressed support for a community that provides care, a clean environment, and professional care.

Don Johnson, 5509 Rustic Trail, came forward and spoke in support of the case. Mr. Johnson addressed support for the proposed development.

Janis Lizardi, 4907 Queensbury Way East, came forward and spoke in opposition of the case. Mrs. Lizardi addressed concerns regarding commercial development in a residential area, safety, traffic, and property values.

Mary Ellen Hellstern, 5102 Heritage Oaks Drive, came forward and spoke in opposition of the case. Mrs. Hellstern addressed concerns regarding traffic.

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

Opposition:

Dr. and Mrs. Ronald Hellstern, 5102 Heritage Oaks Drive

Scott McCombs, 5113 Auburndale Avenue
Tariq Khan, 5008 Auburndale Avenue
George Kendall, 5302 Huntington Court
Gary, Leikness, 3304 Huntington Drive
Donna Leikness, 3304 Huntington Drive
Judy Dominiec, 3310 Fox Glen Drive
Vinit Mehrotra, 5109 Auburndale Avenue
Pam Bassler, 5105 Auburndale Avenue
Connie Worley, 5016 Auburndale Avenue
Micah Barton, 5017 Auburndale Avenue
Renaë Parham, 5013 Auburndale Avenue
Van Parham, 5013 Auburndale Avenue
Cindy Kuhlman, 5100 Auburndale Avenue
Cheryl Crawford, 3306 Huntington Drive
Raymond Andrae, 3510 Fox Meadows Drive
Christine Andrae, 3510 Fox Meadows Drive
Mary Shipferling, 4300 Pembroke Parkway West
Marvin and Diane Morrison, 3401 Cambridge Court
Diane Brostoski, 5301 Huntington Court
Arthur Primas, 5112 Auburndale Avenue
Sweta Reddy, 4603 Shadywood Lane
Luke Witgen, 3401 Fox Glen Drive
Fred Propp, 5302 Bugle Lane

Support:

Jim Sharp, 5905 Sterling Drive
Ricky Texada, 1801 Arrington Green

There being no others present wishing to speak, the public hearing was closed at 8:45 p.m.

Chairwoman Mathisen opened discussion.

Commissioner van Bever commented that the public hearing has now been held twice with the item having fewer opposition at the last meeting.

Commissioner Frazier discussed the applicant's request to table the item to provide them an opportunity to address the concerns brought forth by the citizens. The preliminary consensus of the Commission was to table the item.

Discussion continued regarding concerns brought forth in opposition of the case.

Chairwoman Mathisen made a comment regarding the Commission requesting of the applicant to reach out to the community to address the concerns brought forth in the last meeting and providing more time to the applicant to

address the concerns of the community. Commissioner Kelley added that he changed his position and desires to vote on the request instead of tabling the item to the next meeting.

Discussion continued regarding tabling the case to the next meeting.

Commissioner Elms made a motion to table Case ZC17-011 to the October 9, 2017 Planning and Zoning Commission meeting. Commissioner Frazier seconded.

The motion to table failed by the following vote:

Aye: 3 –Mathisen, Frazier, and Elms

Nay: 3 – van Bever, Baughman, and Kelley

Commissioner Kelley made a motion to deny Case ZC17-011. Commissioner van Bever seconded.

The motion to deny carried by the following vote:

Aye: 6 – van Bever, Baughman, Mathisen, Kelley, Frazier, and Elms

Nay: 0

Chairman Mathisen made a motion to convene a five minute recess

Chairman Mathisen made a motion to reconvene the meeting

- 3e** Consideration of a zoning change from the R-20 Single Family Residential zoning district to the CPO Professional Office zoning district on Lot 24, Block 2, of the Fair Way Addition, located at 8308 Precinct Line Road, Case ZC17-015

Felix Landry presented the case and briefed the Commission.

The applicant, Paul Garcia, 1527 Winsor Forest Trail, Keller, came forward and briefed the Commission.

Chairwoman Mathisen questioned the applicant regarding anyone living in the house on the property. The applicant responded that the property has been vacant for over two years.

Commissioner Frazier questioned the applicant regarding any intended renters for the property. The applicant responded he is the one that is looking to occupy the property for his real estate business.

Chairwoman Mathisen commented that the zoning change is in compliance with the comprehensive plan and the Land Development Code.

The public hearing was opened at 9:13 p.m.

There being no one present wishing to speak on this item, the public hearing was closed at 9:14 p.m.

Commissioner Frazier made a motion to approve Case ZC17-015. Commissioner Baughman seconded.

The motion to approve carried by the following vote:

Aye: 6 –van Bever, Baughman, Mathisen, Kelley, Frazier, and Elms

Nay: 0

3f Consideration of a zoning change from the CC-1 Village Retail zoning district to the CC-2 Shopping Center zoning district on Tract 2C03, Abstract 206, in the BBB & C RY Survey, located at 4917 Colleyville Boulevard, Case ZC17-016

Felix Landry presented the case and briefed the Commission.

Chairwoman Mathisen questioned staff regarding the minimum lot width required with the proposed zoning request. Staff responded that the minimum lot width of 150 feet is required for both the CC1 and CC2 zoning districts, the property's frontage is 90 feet. Staff added that the applicant's zoning request would not increase the non-compliance of the property's current frontage.

Chairwoman Mathisen questioned staff regarding compliance and the use of a fast-food restaurant by the prior owner. Staff responded that the use was legal at one time and the uses may have been modified, therefore the use may have become non-conforming thereafter. Staff added that if the use of restaurant with drive-in or drive-thru service is requested the zoning would need to change to meet the request.

The applicant, Stephen McGuirk, 3500 Maple Avenue, Dallas, TX, came forward and briefed the Commission.

Chairwoman Mathisen questioned the applicant if he was aware the requirement of a Special Use Permit approval for automotive uses. The applicant responded that he was aware of the requirement.

The public hearing was opened at 9:29 p.m.

There being no one present wishing to speak on this item, the public hearing was closed at 9:29 p.m.

Commissioner Kelley opened discussion regarding the zoning request stating that it is appropriate and will expanded the uses for development on the property.

Commissioner Kelley made a motion to approve Case ZC17-016. Commissioner van Bever seconded.

The motion to approve carried by the following vote:

Aye: 6 –van Bever, Baughman, Mathisen, Kelley, Frazier, and Elms
Nay: 0

4. ADJOURMENT

The meeting adjourned at 9:31 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
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Agenda Number 3a	Agenda Date 10/09/2017	Number
Type Regular Agenda Items		
Department Community Development		

Title

Consideration of a Preliminary Plat for Eastpointe Terrace Addition on property legally described as Lot 1 of the Miles Addition, located at 6480 Pool Road, Case PC17-002

Explanation

Evolving Texas, LP, the applicant, requests approval of a Preliminary Plat for the Eastpointe Terrace addition on approximately 8.16 acres. The applicant proposes to subdivide the property into 12 single-family residential lots and 2 common area lots with a public street.

Existing Conditions/Background: The subject property is zoned R-20 Single Family Residential (20,000 sq. ft.) (Ordinance O-16-1973). The property is generally located on the west side of Pool Road and north of Independence Road.

The subject property was the site of a single family residence with accessory structures. The applicant has indicated that the house will be removed as part of the development of the property. The applicant has indicated the intent to construct 12 single family homes on the subject property.

Ordinance O-16-1973 was approved by City Council on May 4, 2016, and established the R-20 zoning on the property. The subdivision layout is required to meet the minimum standards of this zoning district.

Lot Dimensions and Setbacks: The subject property is zoned R-20 Single Family Residential district. Per Section 3.24 G, Schedule of District Regulations in the Land Development Code, the R-20 zoning regulations require the following standards:

- Minimum Lot Area: 20,000 square feet
- Minimum Lot Width: 100 feet
- Minimum Lot Depth: 125 feet
- Minimum Front Yard Setback: 30 feet
- Minimum Side Yard Setbacks: 10 feet
- Minimum Rear Yard Setback: 25 feet
- Maximum Lot Coverage: 30 percent

As submitted, the proposed plat meets all of the requirements of the Land Development Code for this zoning district.

Surrounding Development: Properties to the north are zoned R-20 Single Family Residential (developed with single family homes) and AG Agricultural (developed with an elementary school). Land to the east is located within the City of Grapevine and developed with single family detached homes. To the south and west, property is zoned R-20 Single Family Residential (developed with single family homes).

Fees: Park Land Dedication Fees are required prior to filing the plat for record in the amount of \$1,802 per residential lot. Impact Fees are also required per Chapter 13 (Impact Fees) of the Land Development Code and are due prior to the issuance of a Building Permit if more than one residence is constructed in the future after the demolition of the structures currently on the subject property.

Tree Preservation: The proposed subdivision must comply with Chapter 5 (Tree Preservation) of the Land Development Code. A Tree Removal Permit and associated Tree Preservation Plan must be approved prior to the removal of any tree, prior to site grading or dirt disturbance, or prior to new construction on the subject property.

In addition to the requirements for approval of a Tree Removal Permit and Tree Preservation Plan, future development on the site must maintain the required percentage of existing protected tree canopy coverage as specified in Chapter 5 unless or until the Planning and Zoning Commission formally grants a waiver to the required preservation.

Staff has reviewed a preliminary tree survey and is continuing to work with the applicant to ensure compliance with the Land Development Code. In the event the plans fail to maintain the required percentage of tree canopy coverage, a waiver request will be required from the Planning and Zoning Commission per the Land Development Code.

Sidewalks: A minimum 4-foot wide sidewalk is required along all internal streets and a minimum 5-foot wide sidewalk is required along arterial streets (Pool Road).

Drainage and Stormwater Runoff: As required by the Land Development Code, preliminary drainage plans have been submitted with the proposed plat. Water and sanitary sewer services are available to the property. The developer is responsible for the extension of any water and sewer service main lines to serve the individual lot as part of the development process.

Staff Recommendation: The proposed Preliminary Plat meets the requirements of the Land Development Code. Staff recommends approval.

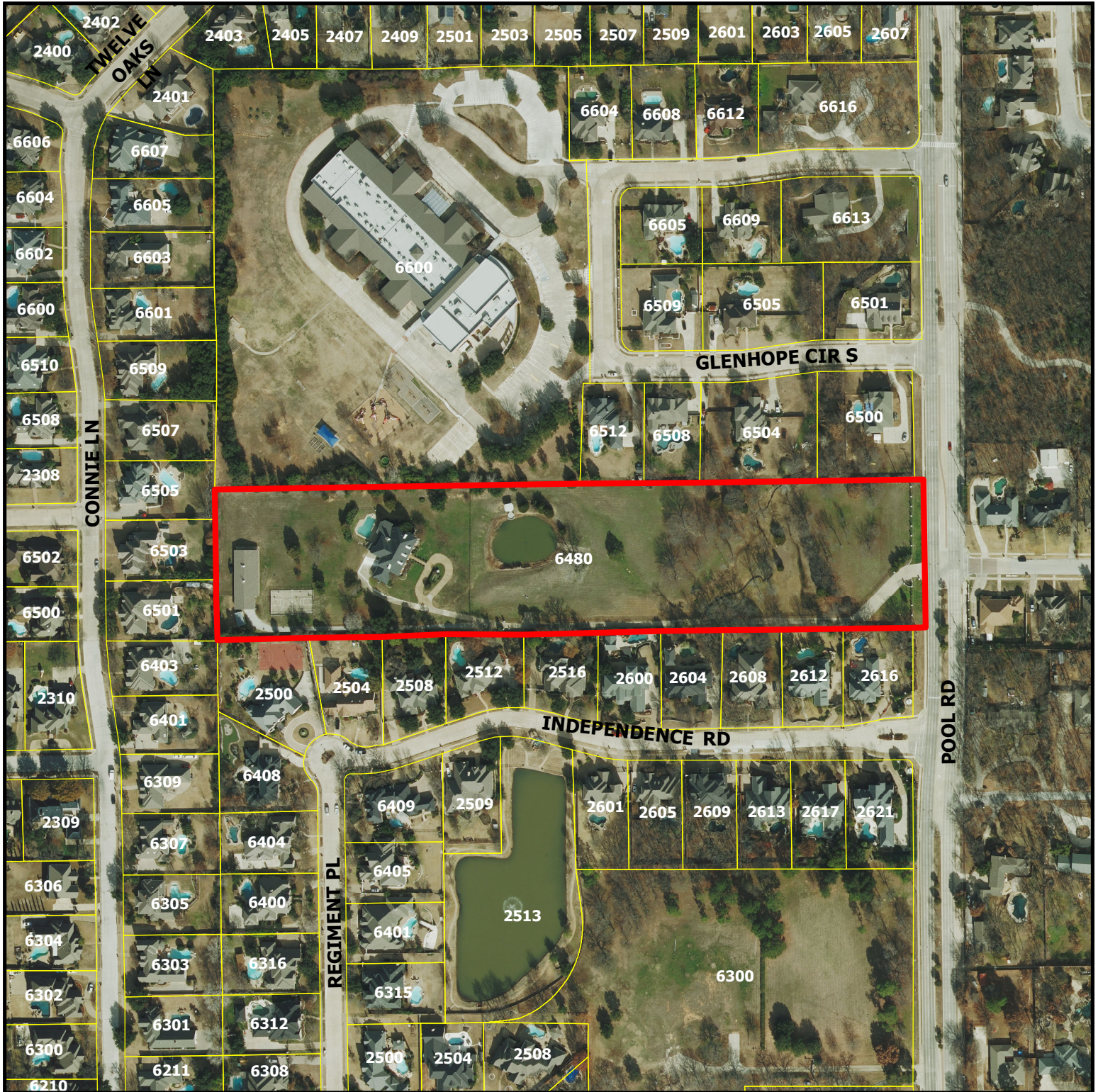
Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Preliminary Plat Exhibit
5. Drainage Exhibit
6. Supporting Documents

Aerial Map



PC17-002

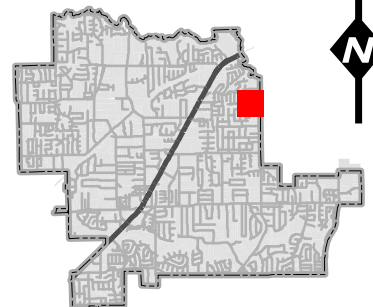
6480 Pool Road

DISCLAIMER:

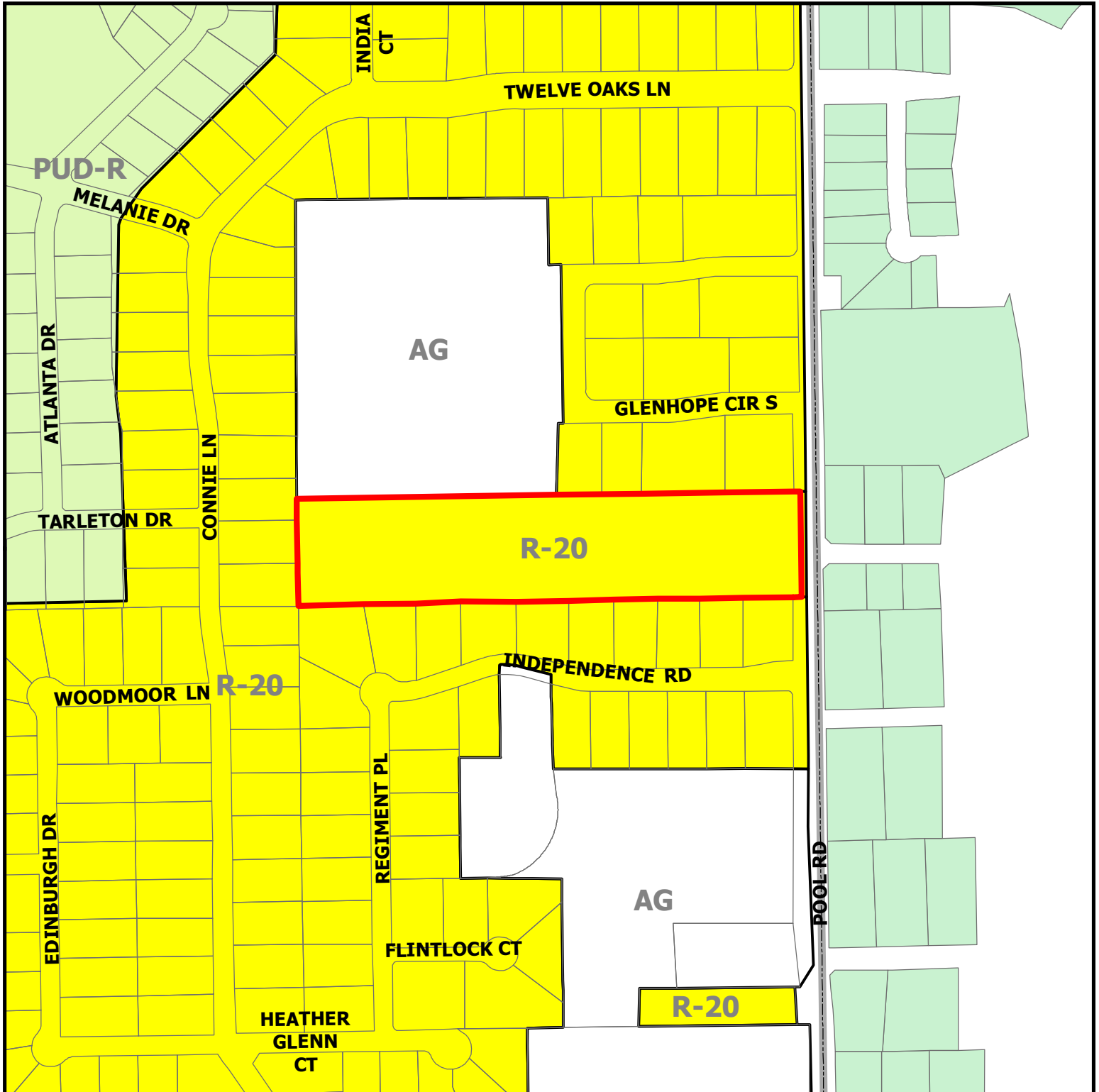
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Subject Property



Zoning Map

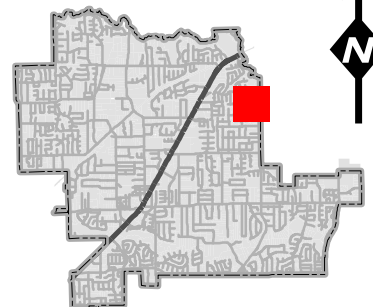


PC17-002
6480 Pool Road

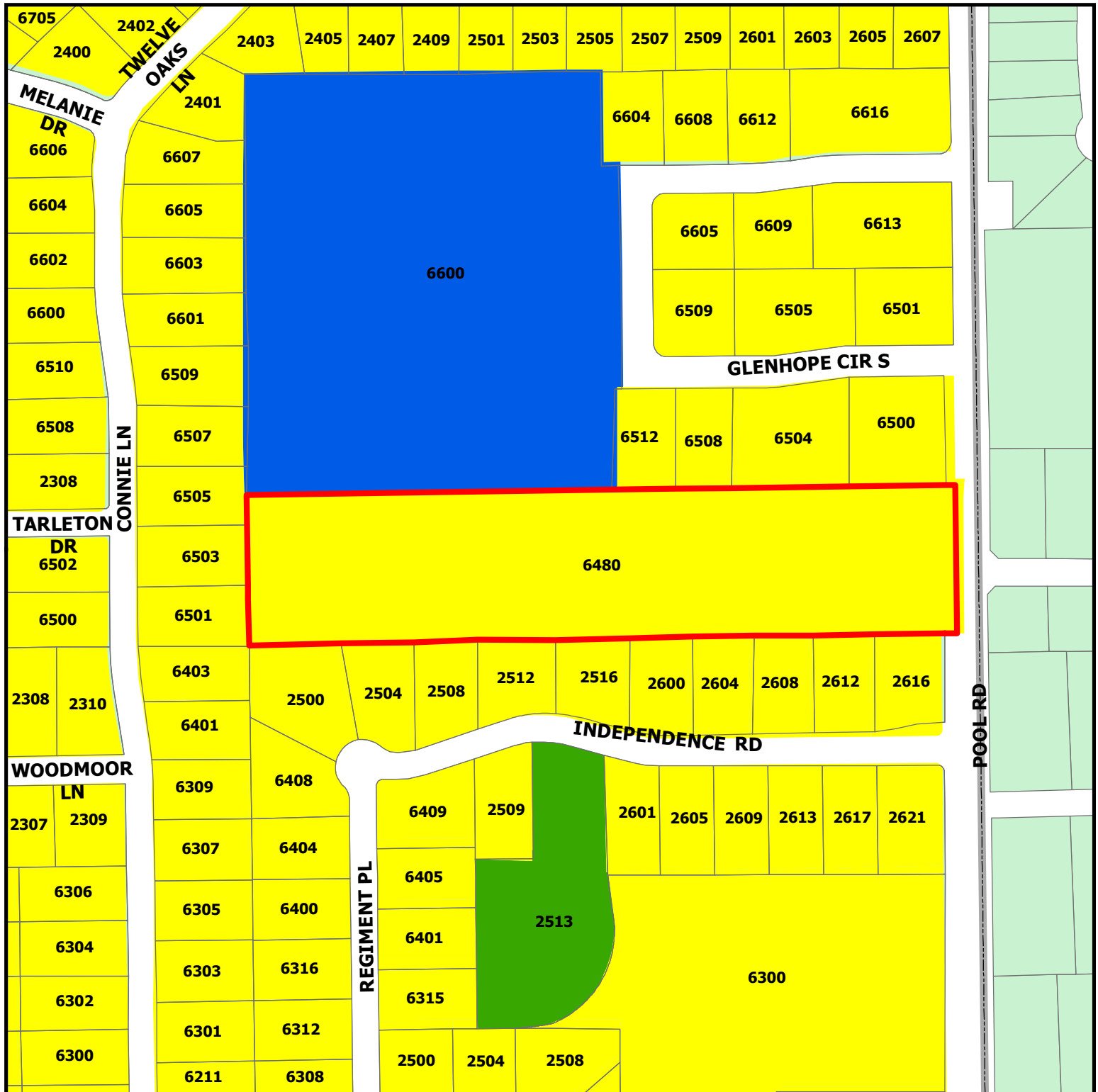
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Subject Property



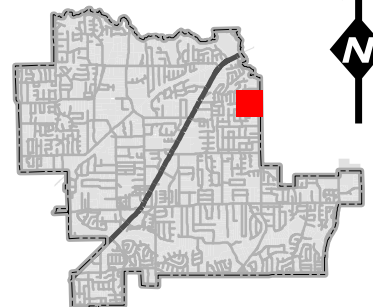
Future Land Use Map



PC17-002

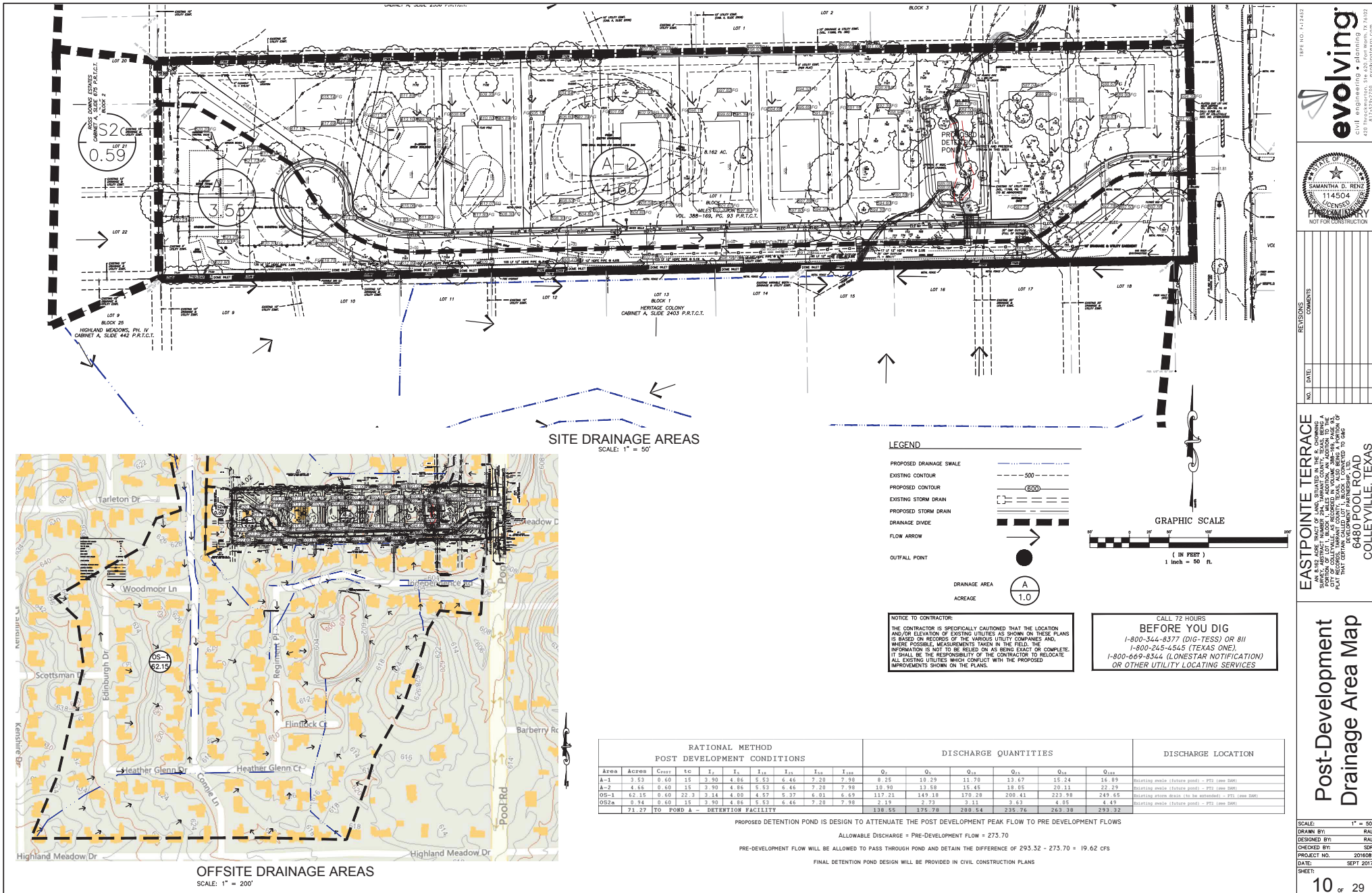
6480 Pool Road

- Subject Property
- Residential
- Institutional
- Parks/ Open Space

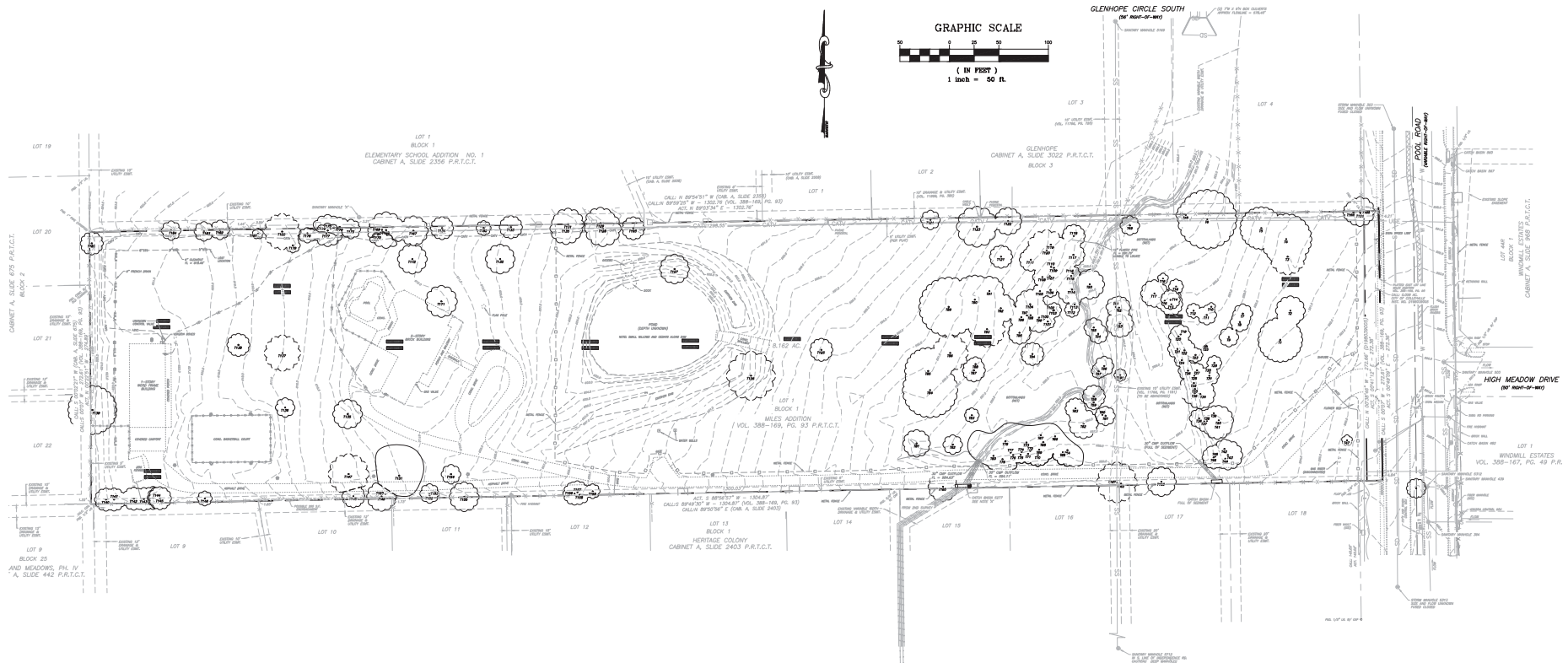


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Drainage Exhibit



Supporting Documents



TREE #	CALIPER (INCHES)	TREE SPECIES	CANOPY (SQ FT)	STATUS	EXCLUSIONS	EXEMPTIONS
1	28	PECAN	2403	REMOVE	RISE	
2	12	PECAN	452	REMOVE	RISE	
3	15	ELM	707	REMOVE	RISE	
4	12	ELM	452	REMOVE	RISE	
5	14	BLACKOAK GAK	616	REMOVE	RISE	
6	14	CEDEAR ELM	616	REMOVE	RISE	
7	7	ELM	154	REMOVE	RISE	
8	9	ELM	254	REMOVE	RISE	
9	12	ELM	452	REMOVE	RISE	
10	7	ELM	154	REMOVE	RISE	
11	8	ELM	203	REMOVE	RISE	
12	8	ELM	203	REMOVE	RISE	
13	12	CEDEAR ELM	452	REMOVE	RISE	
14	15	UNKNOWN HARDWOOD	707	REMOVE	RISE	
15	8	ELM	203	REMOVE	RISE	
16	7	ELM	154	REMOVE	RISE	
17	17	ELM	908	REMOVE	RISE	
18	14	BLACKOAK GAK	616	REMOVE	DECLINE	
19	9	CEDEAR ELM	254	REMOVE	RISE	
20	9	CEDEAR ELM	254	REMOVE	RISE	
21	8	CEDEAR ELM	203	REMOVE	RISE	
22	10	CEDEAR ELM	314	REMOVE	RISE	
23	7	ELM	154	REMOVE	RISE	
24	8	CEDEAR ELM	113	REMOVE	RISE	
25	7	ELM	154	REMOVE	DECLINE	
26	8	ELM	203	REMOVE	RISE	
27	9	SMOOTH ELM	254	REMOVE	RISE	
28	12	BLACKOAK GAK	452	REMOVE	RISE	
29	7	ELM	154	REMOVE	RISE	
30	8	ELM	203	REMOVE	RISE	
31	7	ELM	154	REMOVE	RISE	
32	9	ELM	254	REMOVE	RISE	
33	14	BLACKOAK GAK	616	REMOVE	RISE	
34	12	BLACKOAK GAK	452	REMOVE	RISE	
35	7	CEDEAR ELM	154	REMOVE	RISE	
36	12	EASTERN REDCEDAR	452	REMOVE	RISE	
37	4	SMOOTH ELM	89	REMOVE	RISE	
38	8	CEDEAR ELM	203	REMOVE	RISE	
39	9	BLACKOAK GAK	113	REMOVE	RISE	
40	12	POST OAK	452	REMOVE	RISE	
41	10	BLACKOAK GAK	314	REMOVE	RISE	
42	7	UNKNOWN HARDWOOD	154	REMOVE	RISE	
43	12	POST OAK	452	REMOVE	RISE	
44	9	UNKNOWN HARDWOOD	254	REMOVE	RISE	
45	12	CEDEAR ELM	452	REMOVE	RISE	
46	10	CEDEAR ELM	314	REMOVE	RISE	
47	7	ELM	154	REMOVE	RISE	
48	8	HONEY LOCUST	113	REMOVE	RISE	
49	17	SMOOTH ELM	908	REMOVE	RISE	
50	15	ELM	707	REMOVE	EMPT	

51	7	HACKBERRY	154	REMOVE	NP	EMPT
52	9	CEDEAR ELM	254	REMOVE	NP	EMPT
53	7	EASTERN REDCEDAR	154	REMOVE	NP	EMPT
54	7	HACKBERRY	154	REMOVE	NP	EMPT
55	10	ELM	314	REMOVE	EMPT	
56	8	CEDEAR ELM	203	REMOVE	EMPT	
57	7	PECAN	154	REMOVE	EMPT	
58	10	UNKNOWN HARDWOOD	314	REMOVE	EMPT	
59	8	CEDEAR ELM	203	REMOVE	EMPT	
60	10	CEDEAR ELM	314	REMOVE	EMPT	
61	11	CEDEAR ELM	314	REMOVE	EMPT	
62	12	ELM	452	REMOVE	DECLINE	
63	11	CEDEAR ELM	380	REMOVE	EMPT	
64	9	CEDEAR ELM	254	REMOVE	RISE	
65	11	CEDEAR ELM	380	REMOVE	RISE	
66	8	CEDEAR ELM	113	REMOVE	RISE	
67	8	CEDEAR ELM	203	REMOVE	RISE	
68	16	CEDEAR ELM	604	REMOVE	RISE	
69	11	CEDEAR ELM	203	REMOVE	RISE	
70	11	CEDEAR ELM	203	REMOVE	RISE	
71	8	CEDEAR ELM	113	REMOVE	RISE	
72	10	CEDEAR ELM	314	REMOVE	RISE	
73	10	CEDEAR ELM	314	REMOVE	RISE	
74	11	CEDEAR ELM	380	REMOVE	RISE	
75	11	CEDEAR ELM	380	REMOVE	RISE	
76	8	CEDEAR ELM	113	REMOVE	RISE	
77	11	CEDEAR ELM	254	REMOVE	RISE	
78	11	CEDEAR ELM	380	REMOVE	RISE	
79	12	CEDEAR ELM	452	REMOVE	RISE	
80	11	CEDEAR ELM	380	REMOVE	RISE	
81	17	SMOOTH ELM	908	REMOVE	RISE	
82	10	PECAN	314	REMOVE	RISE	
83	9	CEDEAR ELM	254	REMOVE	RISE	
84	27	SMOOTH ELM	2790	REMOVE	RISE	
85	18	PECAN	916	REMOVE	RISE	
86	18	PECAN	1018	REMOVE	RISE	
87	14	SMOOTH ELM	616	REMOVE	RISE	
88	14	PECAN	518	REMOVE	RISE	
89	17	SMOOTH ELM	908	REMOVE	RISE	
90	15	PECAN	707	REMOVE	RISE	
91	13	PECAN	518	REMOVE	RISE	
92	13	CEDEAR ELM	314	REMOVE	RISE	
93	15	ELM	314	REMOVE	RISE	
94	14	SMOOTH ELM	616	REMOVE	RISE	
95	10	CEDEAR ELM	254	REMOVE	RISE	
96	8	CEDEAR ELM	203	REMOVE	RISE	
97	8	CEDEAR ELM	203	REMOVE	RISE	
98	7	POST OAK	154	REMOVE	RISE	
99	10	POST OAK	314	REMOVE	RISE	
100	10	POST OAK	314	REMOVE	RISE	
101	8	CEDEAR ELM	203	REMOVE	EMPT	
102	7	CEDEAR ELM	154	REMOVE	DECLINE	

103	8	CEDEAR ELM	113	REMOVE	EMPT	
104	12	CEDEAR ELM	452	REMOVE	RISE	
105	7	CEDEAR ELM	154	REMOVE	EMPT	
106	7	CEDEAR ELM	154	REMOVE	EMPT	
107	10	POST OAK	314	REMOVE	EMPT	
108	8	POST OAK	203	REMOVE	EMPT	
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110	11	EASTERN REDCEDAR	380	REMOVE	NP	
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112	6	CEDEAR ELM	113	REMOVE	EMPT	
113	6	CEDEAR ELM	113	REMOVE	EMPT	
114	10	ELM	314	REMOVE	EMPT	
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116	8	HACKBERRY	203	REMOVE	NP	
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119	14	EASTERN REDCEDAR	616	REMOVE	EMPT	
120	14	EASTERN REDCEDAR	616	REMOVE	EMPT	
121	13	EASTERN REDCEDAR	452	REMOVE	NP	
122	13	BLACKOAK GAK	518	PRESERVE	RISE	
123	18	ELM	1018	REMOVE	RISE	
124	9	SMOOTH ELM	254	PRESERVE	RISE	
125	18	EASTERN REDCEDAR	1018	REMOVE	RISE	
126	25	COTTONWOOD	2790	REMOVE	RISE	
127	9	WALLOW	254	REMOVE	RISE	
128	17	WALLOW	908	PRESERVE	RISE	
129	12	COTTONWOOD	452	PRESERVE	RISE	
130	16	WALLOW	804	PRESERVE	RISE	
131	16	COTTONWOOD	804	PRESERVE	RISE	
132	16	WALLOW	804	PRESERVE	RISE	
133	21	WALLOW	1380	PRESERVE	RISE	
134	9	WALLOW	254	PRESERVE	RISE	
135	9	EASTERN REDCEDAR	113	REMOVE	DECLINE	
136	11	EASTERN REDCEDAR	314	REMOVE	RISE	
137	22	PECAN	1518	REMOVE	RISE	
138	14	CEDEAR ELM	1018	REMOVE	RISE	
139	18	SMOOTH ELM	1018	REMOVE	RISE	
140	12	EASTERN REDCEDAR	452	REMOVE	NP	
141	12	EASTERN REDCEDAR	452	REMOVE	NP	
142	12	EASTERN REDCEDAR	452	REMOVE	NP	
143	12	EASTERN REDCEDAR	452	REMOVE	NP	
144	10	EASTERN REDCEDAR	314	REMOVE	NP	
145	10	EASTERN REDCEDAR	314	REMOVE	NP	
146	9	AMERICAN HOLLY	254	REMOVE	RISE	
147	9	PECAN	254	REMOVE	RISE	
148	10	AMERICAN HOLLY	314	REMOVE	RISE	
149	8	WALLOW	203	REMOVE	RISE	
150	7	WALLOW	154	REMOVE	RISE	
151	29	WALLOW	2942	REMOVE	RISE	
152	8	HACKBERRY	203	REMOVE	NP	
153	8	PECAN	203	REMOVE	RISE	
154	10	SMOOTH ELM	314	REMOVE	RISE	

155	31	WALLOW	380	REMOVE	RISE	
156	8	HACKBERRY	203	REMOVE	NP	
157	8	WALLOW	203	REMOVE	RISE	
158	6	WALLOW	113	REMOVE	RISE	
159	8	AMERICAN HOLLY	203	REMOVE	RISE	
160	18	EASTERN REDCEDAR	1018	REMOVE	NP	
161	17	ELM	908	REMOVE	RISE	
162	11	ELM	380	REMOVE	RISE	
163	18	ELM	1018	REMOVE	RISE	
164	8	WALLOW	203	PRESERVE	RISE	
165	14	ELM	452	PRESERVE	RISE	
166	10	WALLOW	452	PRESERVE	RISE	
167	16	COTTONWOOD	804	PRESERVE	RISE	
168	16	COTTONWOOD	804	PRESERVE	DECLINE	
169	16	COTTONWOOD	804	PRESERVE	DECLINE	
170	7	EASTERN REDCEDAR	154	PRESERVE	NP	
171	11	EASTERN REDCEDAR	314	REMOVE	NP	
172	11	EASTERN REDCEDAR	314	REMOVE	NP	
173	10	ORNAMENTAL PEAR	314	REMOVE	NP	
174	6	EASTERN REDCEDAR	113	REMOVE	NP	
175	10	COTTONWOOD	804	REMOVE	NP	
176	12	WALLOW	452	REMOVE	NP	
177	16	COTTONWOOD	804	REMOVE	NP	
178	7	EASTERN REDCEDAR	154	REMOVE	NP	
179	7	EASTERN REDCEDAR	154	REMOVE	NP	
180	11	WALLOW	380	PRESERVE	NP	
181	7	EASTERN REDCEDAR	154	REMOVE	NP	
182	7	EASTERN REDCEDAR	154	REMOVE	NP	
183	8	EASTERN REDCEDAR	203	REMOVE	DECLINE	
184	8	WALLOW	203	PRESERVE	NP	
185	11	WALLOW	380	PRESERVE	NP	
186	11	WALLOW	380	PRESERVE	NP	
187	7	EASTERN REDCEDAR	154	REMOVE	NP	
188	7	EASTERN REDCEDAR	154	REMOVE	NP	
189	7	EASTERN REDCEDAR	154	REMOVE	NP	

PROPERTY LEGAL DESCRIPTION:
A PORTION OF LOT 1, BLOCK 1, MILES ADDITION

OWNER:
G&C DEVELOPMENT PARTNERSHIP, LTD.
JARED BAUCK
PORT WORTH, TX 76178
PHONE (817) 237-2777
FAX (817) 236-6406
EMAIL: jared@jaredbauck.com

LEGEND
EXISTING TREE

SHEET
L1.0
TREE
SURVEY

03-17-17	ISSUE REVISION RECORD
05-10-17	RESUBMITTAL TO CITY
05-18-17	RESUBMITTAL TO CITY
10-04-17	RESUBMITTAL TO CITY



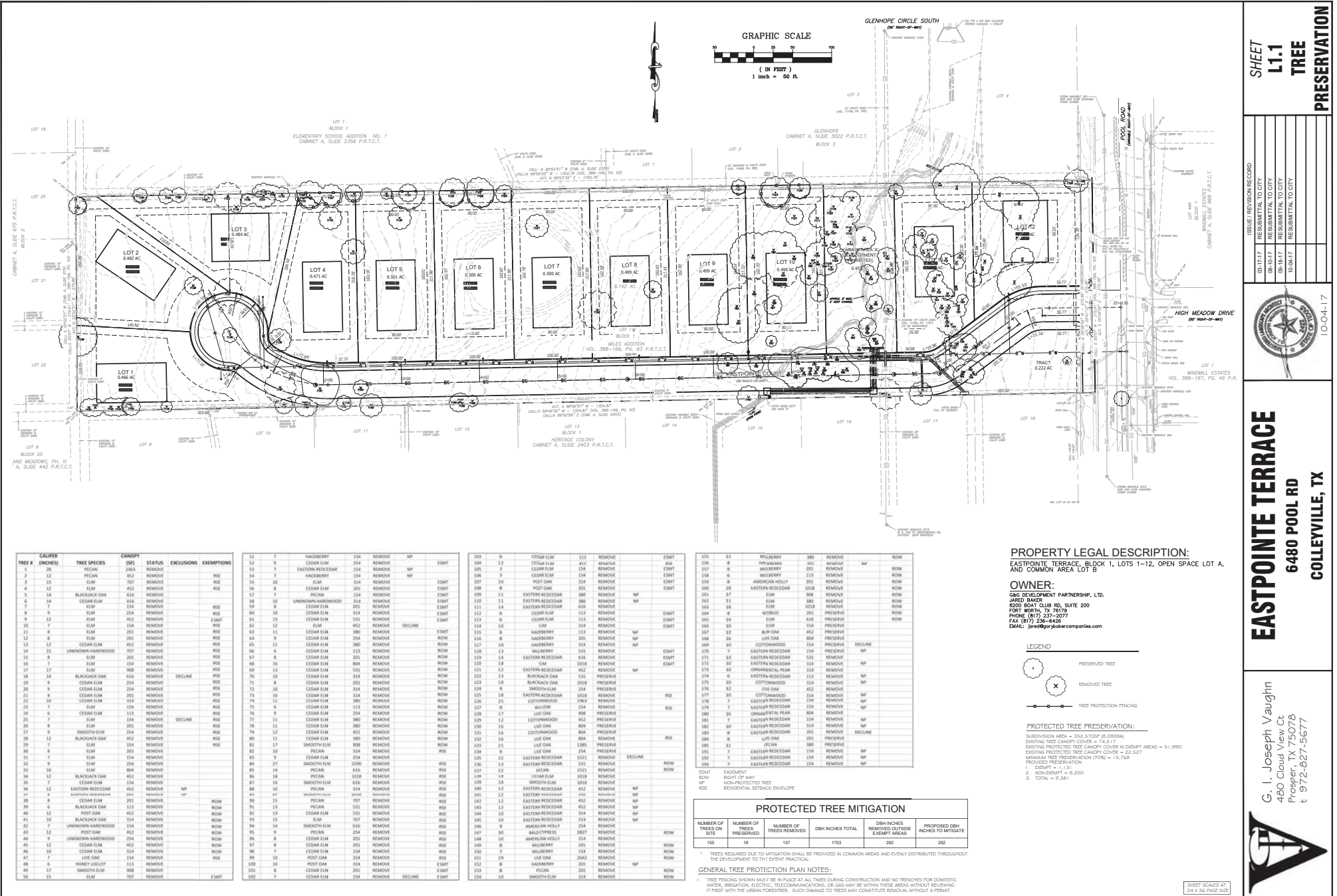
EASTPOINTE TERRACE
6480 POOL RD
COLLEVILLE, TX

G. I. Joseph Vaughn
480 Cloud View Ct
Prosper, TX 75078
t 972-827-5677



SHEET SCALED AT
1/4" = 1' SCALE

Supporting Documents



SHEET
L1.1
TREE
PRESERVATION

ISSUE / REVISION RECORD

DATE	DESCRIPTION
03-17-17	RESUBMITTAL TO CITY
08-05-17	RESUBMITTAL TO CITY
09-18-17	RESUBMITTAL TO CITY
10-04-17	RESUBMITTAL TO CITY

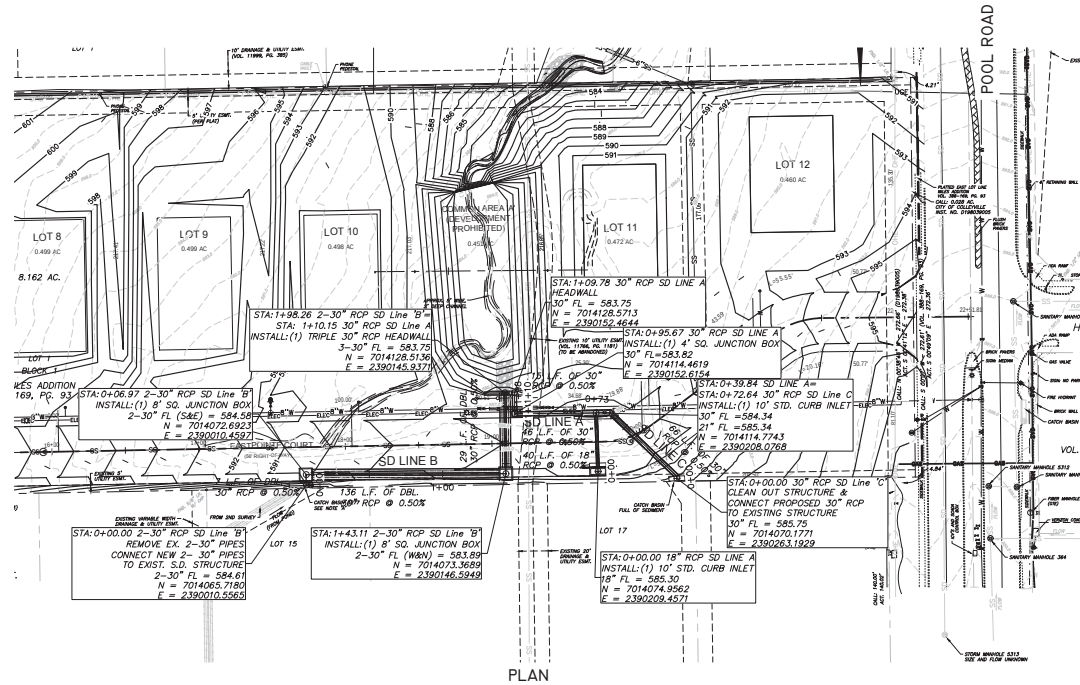


EASTPOINTE TERRACE
6480 POOL RD
COLLEYVILLE, TX

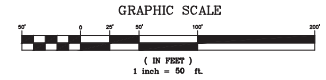
G. I. Joseph Vaughn
480 Cloud View Ct
Prosper, TX 75078
t 972-827-5677



Supporting Documents



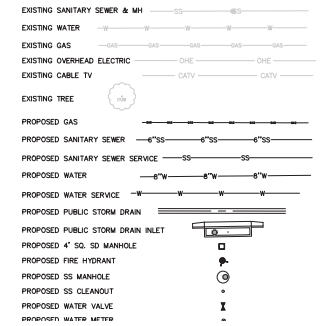
PLAN



CALL 72 HOURS
BEFORE YOU DIG
1-800-344-8377 (DIG-TESS) OR 811
1-800-245-4545 (TEXAS ONE)
1-800-669-8344 (LONESTAR NOTIFICATION)
OR OTHER UTILITY LOCATING SERVICES

NOTICE TO CONTRACTOR:
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

LEGEND



EASTPOINTE TERRACE

6480 POOL ROAD
COLLEVILLE, TEXAS

Preliminary
Storm Drain

SCALE: 1" = 40'
DRAWN BY: RAL
DESIGNED BY: RAL
CHECKED BY: SR
PROJECT NO: 2016081
DATE: SEPT 2017
SHEET:

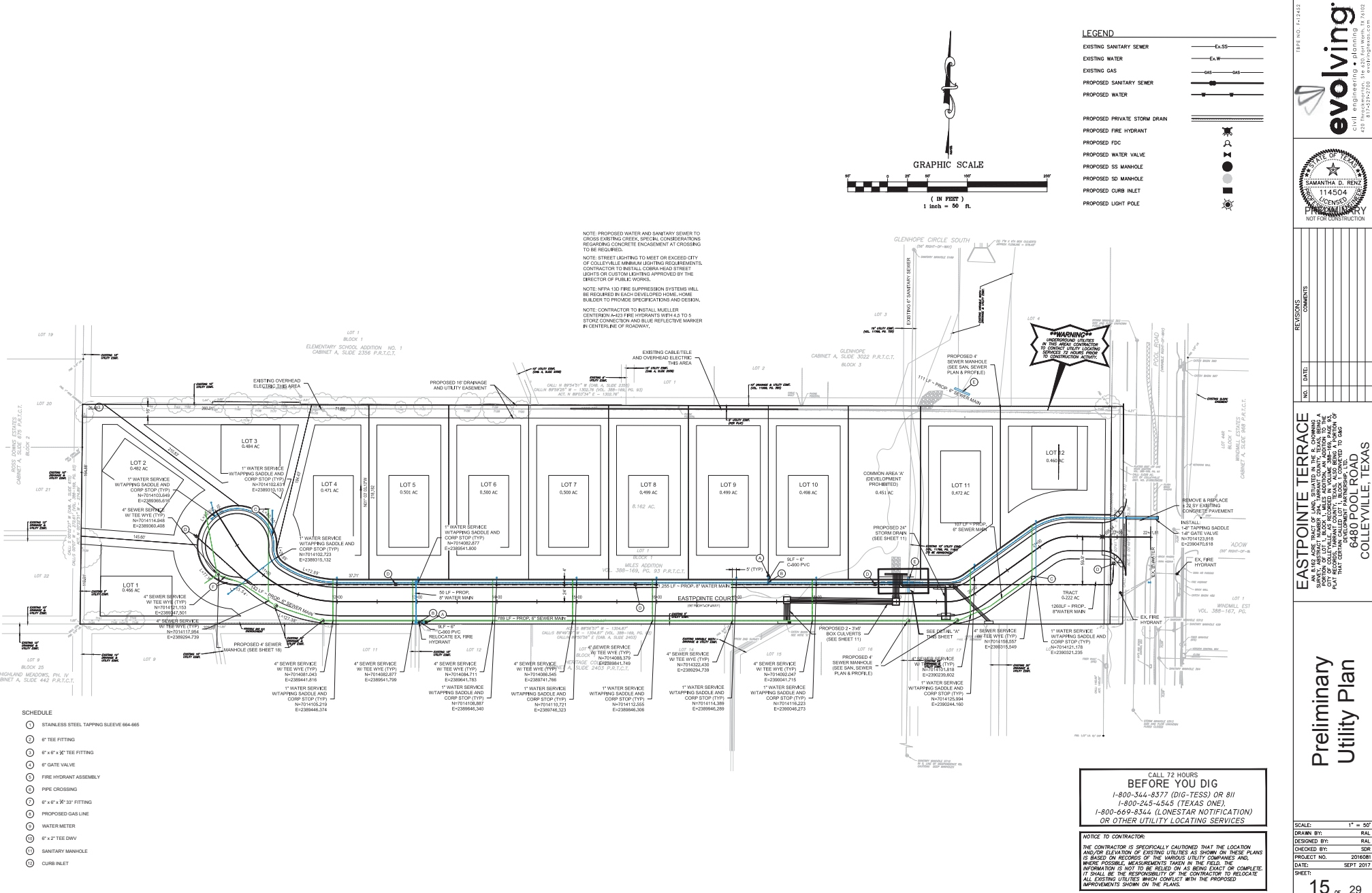
12 of 29

evolving
civil engineering • planning • surveying
428 Independence, Ste. 420, Fort Worth, TX 76102
817-332-2250 • evolvingtx.com



NO.	DATE	REVISIONS	COMMENTS

Supporting Documents





City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 4a	Agenda Date 10/09/2017	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration of a zoning change from the AG Agricultural zoning district to the R-20 Single Family Residential zoning district on Tract 2D & 2D3, Abstract 233, in the D R Blanton Survey, located at 5209 Bluebonnet Drive, Case ZC17-017, **TABLED FROM THE SEPTEMBER 11, 2017 MEETING**

Explanation

Jim Dewey Jr., the applicant, has submitted a request to rezone approximately 4.3050 acres (187,525 square feet), located at 5209 Bluebonnet Drive, from the Agricultural (AG) district to the Single Family Residential (R-20) district. The applicant desires the requested zoning change to develop the property for single family residential use.

Existing Conditions/Background: The County records the subject property as Tracts 2D & 2D3, Abstract 233, in the D R Blanton Survey. The applicant desires to develop the property with single family residential lots which meet the established minimum requirements for the requested zoning.

Proposed Zoning Change:

Request – Agricultural (AG) to Single Family Residential (R-20).

Ordinance – Section 3.12 in the Schedule of District Regulations in the Land Development Code establishes the following regulations for the Single Family Residential 20,000 sq. ft. min. (R-20) district:

Purpose: The purpose and intent of the R-20 - Single-Family Residential District is to provide for compatible land, building, and structural uses primarily oriented to medium-low density residential purposes, open space uses, and selected community facility uses. The locational characteristics of this district are generally found in the inner urbanized developed areas of the city, adjacent to shopping facilities. Land uses in this district are normally connected to an approved public or private sewage collection and treatment system rather than individual septic tanks and sub-surface drainage fields.

Moderately low density detached single-family residential dwellings as exist in the inner area of the city comprise the principal elements of the district. It is further the intent to use this district and its regulations to accommodate and recognize the existence of small lot conventional single-family development which presently exists in the city.

Minimum Lot Area: 20,000 square feet
Maximum Lot Area: none
Minimum Lot Width: 100 feet
Minimum Lot Depth: 125 feet
Minimum Front Yard Setback: 30 feet
Minimum Side Yard Setbacks: 10 feet
Minimum Rear Yard Setback: 25 feet
Maximum Lot Coverage: 30 percent
Maximum Height: 2.5 stories, 35 feet

Analysis – The subject property contains adequate size and dimensions to meet the above listed minimum requirements and accommodate development allowed under the requested zoning.

Surrounding Development: The subject property has predominately R-20 zoning to the north, east, southeast, and to the west across Bluebonnet Drive. A few AG zoned parcels remain immediately to the east and north. Properties to the south have predominately R-40 zoning and a mix of Planned Unit Development - Residential to the southwest.

The subject property has developed R-40 lots to the south and large lots with large homes on them to the north. Despite the adjacency of R-20 zoning, the existing development pattern immediately adjacent to the subject property exhibits a development pattern more appropriate for the R-40 and RE zoning districts.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, designates the subject property and all the surrounding property on the same block as Residential. The proposed rezoning would conform to the comprehensive plan.

Fees: Park Land Dedication fees are required in the amount of \$1,802 per residential lot. Park Land Dedication fees are due prior to filing the plat for record. Impact Fees are also required per Chapter 13 (Impact Fees) of the Land Development Code and are due prior to the issuance of a Building Permit.

Tree Preservation: Any future development of the subject property must comply with Chapter 5 (Tree Preservation) of the Land Development Code. Where any tree is slated for removal, no site grading, dirt disturbance or new construction may occur on the property until a Tree Removal Permit has been issued that is associated with an approved Tree Preservation Plan.

In addition to the requirements for submittal of a Tree Removal Permit and Tree Preservation Plan, future development on the site must maintain the minimum existing protected tree canopy coverage as required in Chapter 5.

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 on Friday, September 22, 2017 regarding this request. Staff notified Grapevine-Colleyville ISD per state law, which serves the subject property. Notice was published in the *Fort Worth Star-Telegram* on Saturday, September 23, 2017 as required by State law and the Land Development Code. To date, staff has received 16 correspondences in opposition of this item included in this report.

Staff Recommendation: Staff recommends approval of the requested zoning change based on the following findings:

- The requested zoning change conforms to the Future Land Use Plan and stated goals described in the *Destination Colleyville* Plan.
- The requested zoning change poses no adverse collateral effects on the surrounding properties.
- The requested zoning change facilitates a residential style of development appropriate for the site's location between the commercial development along Colleyville Boulevard and the lower density large lot residential development to the south.
- The subject property does not contain any unique characteristics which might prohibit development appropriate for the requested zoning designation.

Recommendation

Approve

Attachments

1. Request to Table
2. Aerial Map
3. Zoning Map
4. Future Land Use Map
5. Statement of Planning Objectives
6. Zoning Exhibit
7. Drainage Exhibit
8. Site Photo
9. Notification Map
10. Notification List
11. Property Owner Notification
12. Legal Notice
13. Letters of Opposition - Support
14. Draft Ordinance

From: [Debra Cox](#)
To: [Ben Bryner](#); [Araceli Botello](#)
Cc: [Jim Dewey Jr.](#); [Vijay Borra](#)
Subject: ZC17-017 Hillpark Villas (JDJE Project 1108-2-13)
Date: Tuesday, September 5, 2017 9:16:03 AM

Good morning Ben –

Per our earlier conversation, please accept this email request to table / postpone the referenced zoning case currently scheduled for the 9-11-17 Planning & Zoning meeting.

Thank you for your confirmation of this request.

Debra Cox

Project Coordinator

JDJR Engineers & Consultants, Inc.

2500 Texas Drive, Suite 100

Irving, Texas 75062

Phone: (972) 252-5357

Fax: (972) 252-8958

Aerial Map

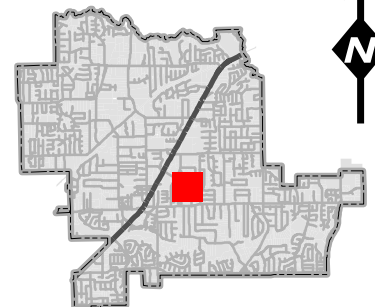


ZC17-017

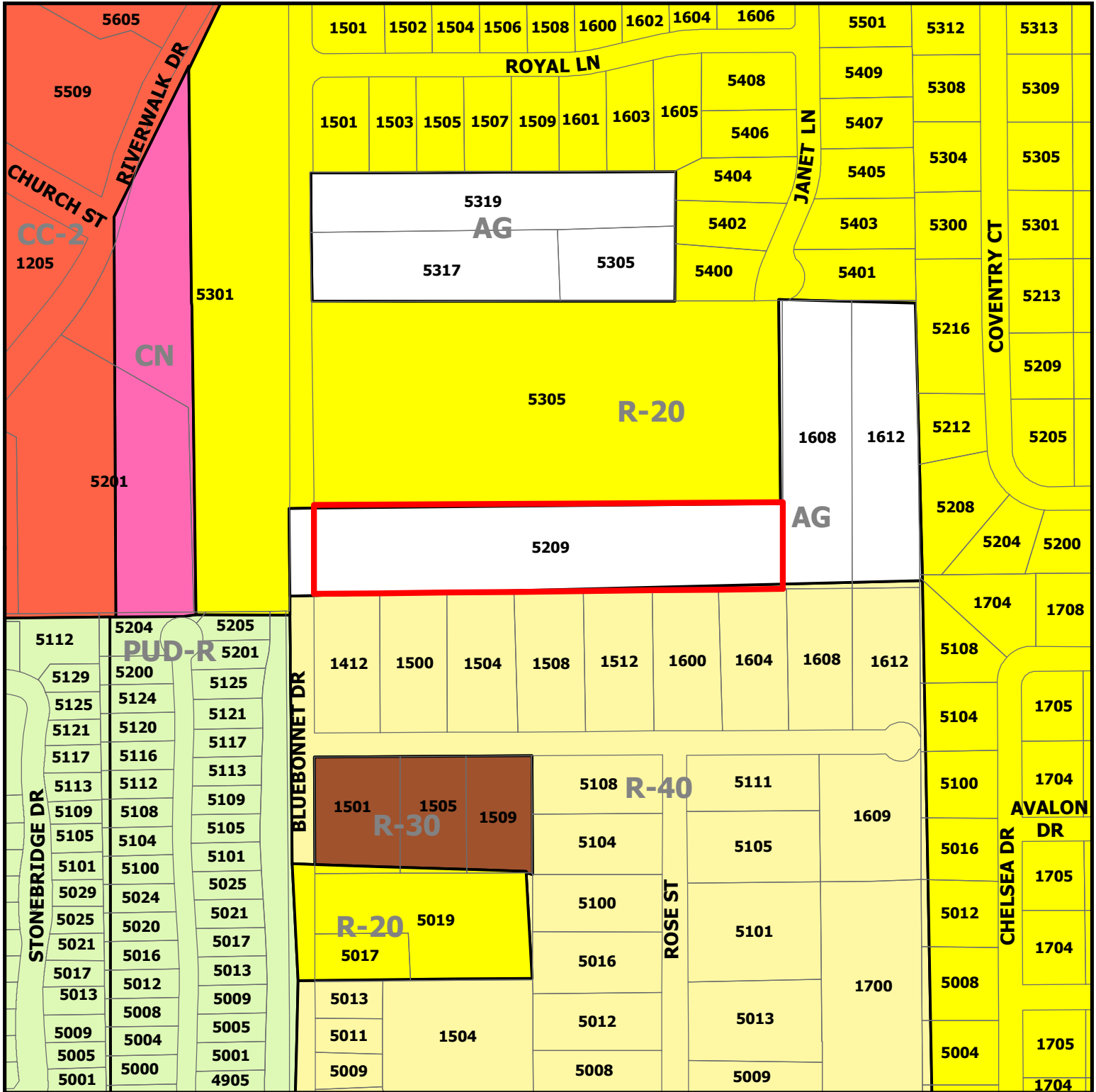
5209 Bluebonnet Drive

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.

 Subject Property



Zoning Map

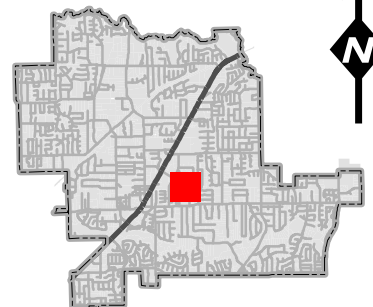


ZC17-017

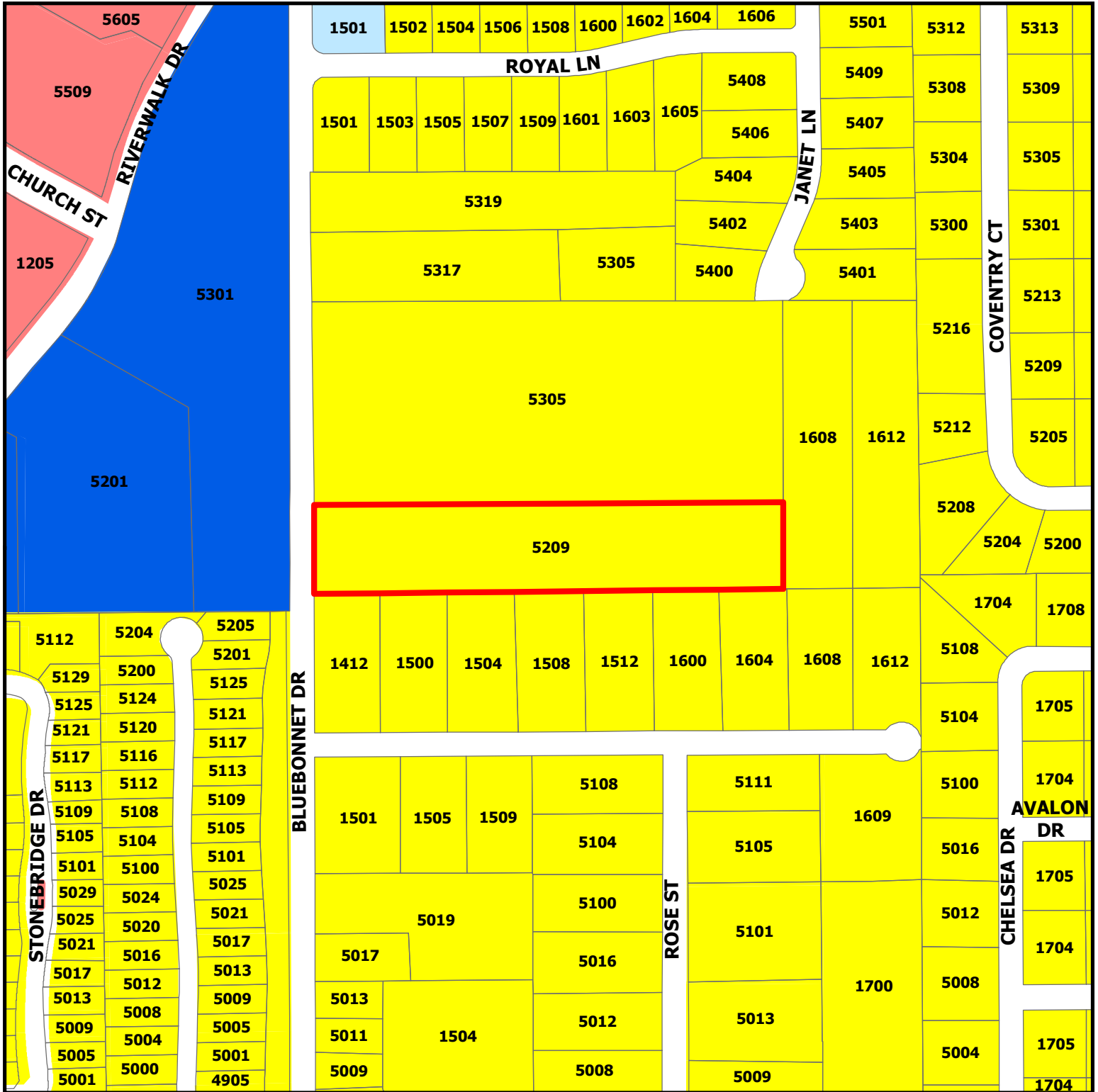
5209 Bluebonnet Drive

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 Subject Property



Future Land Use Map

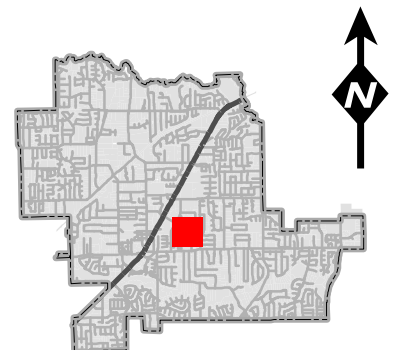
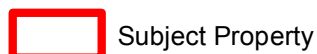


ZC17-017

5209 Bluebonnet Drive

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Statement of Planning Objectives

NARRATIVE STATEMENT

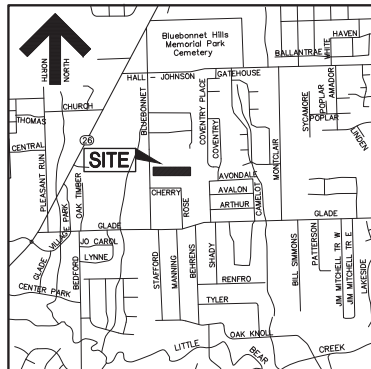
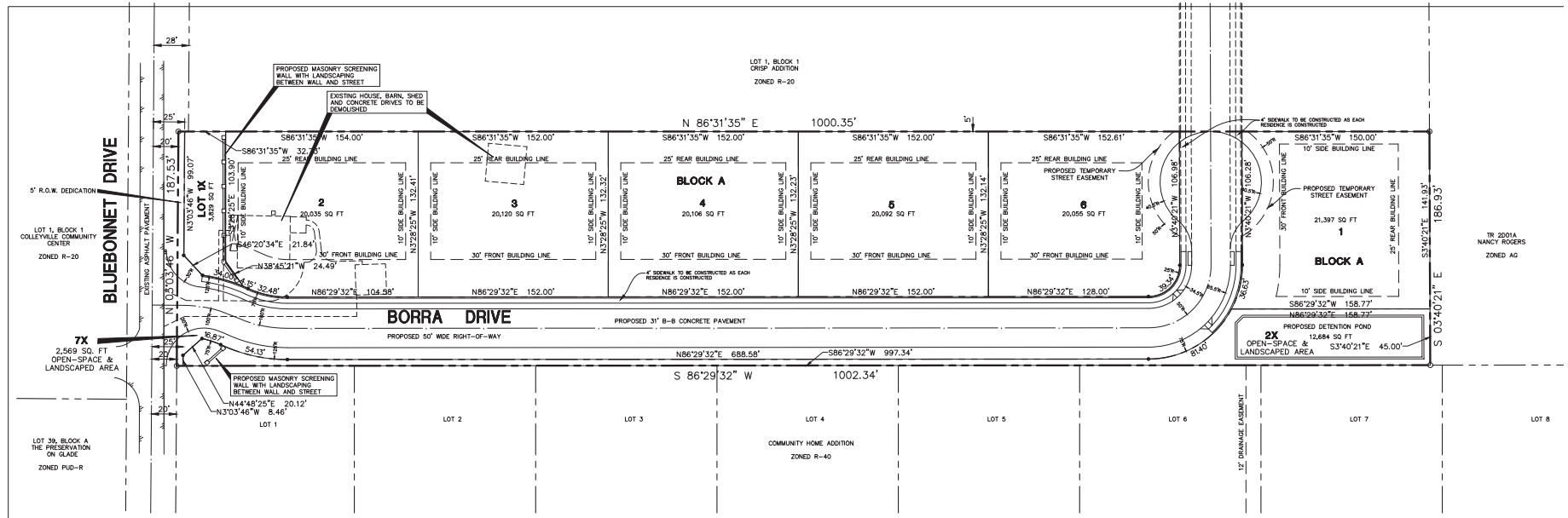
HILLPARK VILLAS

Hillpark Villas is a proposed residential development located on the east side of Bluebonnet Drive. The property is south of Hall-Johnson Road and north of Glade Road. The proposed development contains 4.3039 acres.

The proposed zoning change is for R-20 development. The property is currently zoned AG Agriculture. The proposed development includes 6 R-20 lots and 2 Common Area lots with no variances to the dimensional requirements or required setbacks. These open spaces will have landscape amenities provided by the developer.

There is currently one residence on the property on proposed Lot 1 and this residence will remain as part of the development.

Zoning Exhibit



LOCATION MAP
SCALE: 1" = 1500'

LEGAL DESCRIPTION

BEING a 4.3039 acre tract or parcel of land lying and being situated in the D.R. BLANDON SURVEY, Abstract 233, in the City of Colleyville, Tarrant County, Texas and being all of that tract of land described in deed to Vijaya Borra and Kiranmai Yadamanthi (hereinafter referred to as the Borra tract), recorded in Document No. D213053730, of the Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.); and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found (Controlling Monument) for the northwest corner of said Borra tract located on the apparent east right-of-way line of Blue Bonnet Drive (no document found); said found iron rod being located 22.00 feet easterly of the apparent centerline of said Blue Bonnet Drive; said found iron rod also being located South 89 degrees minutes 21 seconds West, 8.00 feet from the southwest corner of Crisp Addition, recorded in Volume 388-157, Page 20, Plat Records, Tarrant County, Texas (P.R.T.C.T.);

THENCE North 89 degrees 53 minutes 15 seconds East, along the north line of said Borra tract and the south line of said Crisp Addition, a distance of 1000.35 feet to a 1/2 inch iron rod found (Controlling Monument) for the northeast corner of said Borra tract and the southeast corner of said Crisp Addition; said found iron rod also being on the west line of a tract of land described in deed to Raymond H. Rogers et ux, recorded in Volume 4248, Page 527, Deed Records, Tarrant County, Texas;

THENCE South 00 degrees 18 minutes 35 seconds East, along the east line of said Borra tract and the west line of said Rogers tract, a distance of 186.93 feet to a 5/8 inch iron rod with cap marked "JDJR" set for the southeast corner of said Borra tract; from said set iron rod a found 1/2 inch iron rod bears South 89 degrees 29 minutes 49 seconds West, 1.19 feet; said set iron rod also being on the north line of Community Home Addition, recorded in Volume 388-R, Page 40, P.R.T.C.T.;

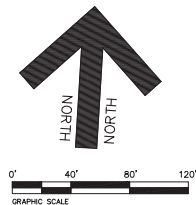
THENCE South 89 degrees 51 minutes 18 seconds West, along the south line of said Borra tract and the north line of said Community Home Addition, a distance of 1002.34 feet to a 1 inch iron pipe found for the southwest corner of said Borra tract located on the aforementioned apparent east right-of-way line of Blue Bonnet Drive;

THENCE North 00 degrees 18 minutes 00 seconds East, along the west line of said Borra tract and said east right-of-way line, a distance of 187.53 feet to the Point of Beginning and containing 4.3039 Acres (187,479 Square Feet) of land.

SITE DATA

GROSS AREA	187,479 SF OR 4.3039 AC
STREET DEDICATION AREA	49,163 SF OR 1.1286 AC
NET AREA (GROSS LESS ROW)	138,316 SF OR 3.1753 AC
NUMBER OF PROPOSED LOTS	
SINGLE FAMILY	6 LOTS
COMMON AREA	2 LOTS (DESIGNATED BY AN X)
DENSITY (DWELLING/AC) GROSS	1.39/1
DENSITY (DWELLING/AC) NET ROW	1.89/1
MINIMUM LOT AREA	20,000 SF
AVERAGE LOT AREA	21,257 SF
MINIMUM LOT WIDTH	100 FT
MINIMUM LOT DEPTH	125 FT
MAXIMUM HEIGHT	2.5 STORY OR 35 FT
MAXIMUM LOT COVERAGE	40%
TOTAL OPEN SPACE	16,513 SF (8.81% GROSS AND 11.94% NET)

OWNER/APPLICANT:
VIJAYA K. BORRA
826 MANGO COURT
COPELL, TEXAS 75019
PHONE: (937) 219-4987



REVISIONS
9-13-17 CITY COMMENTS

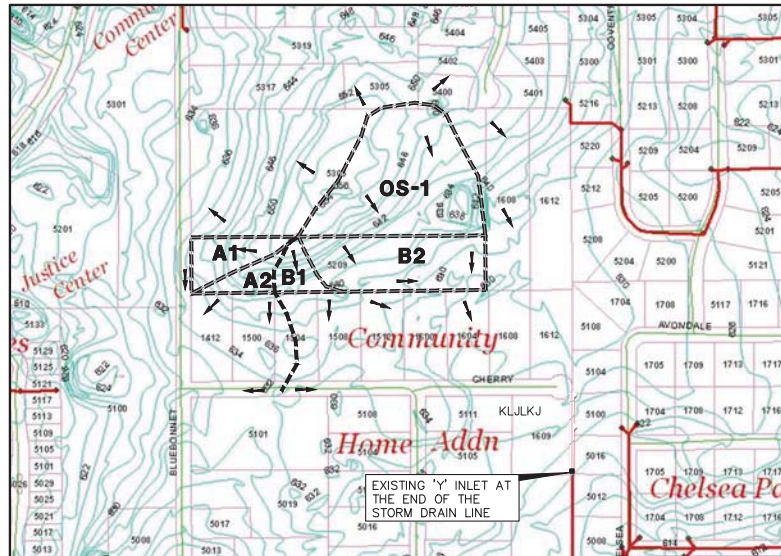
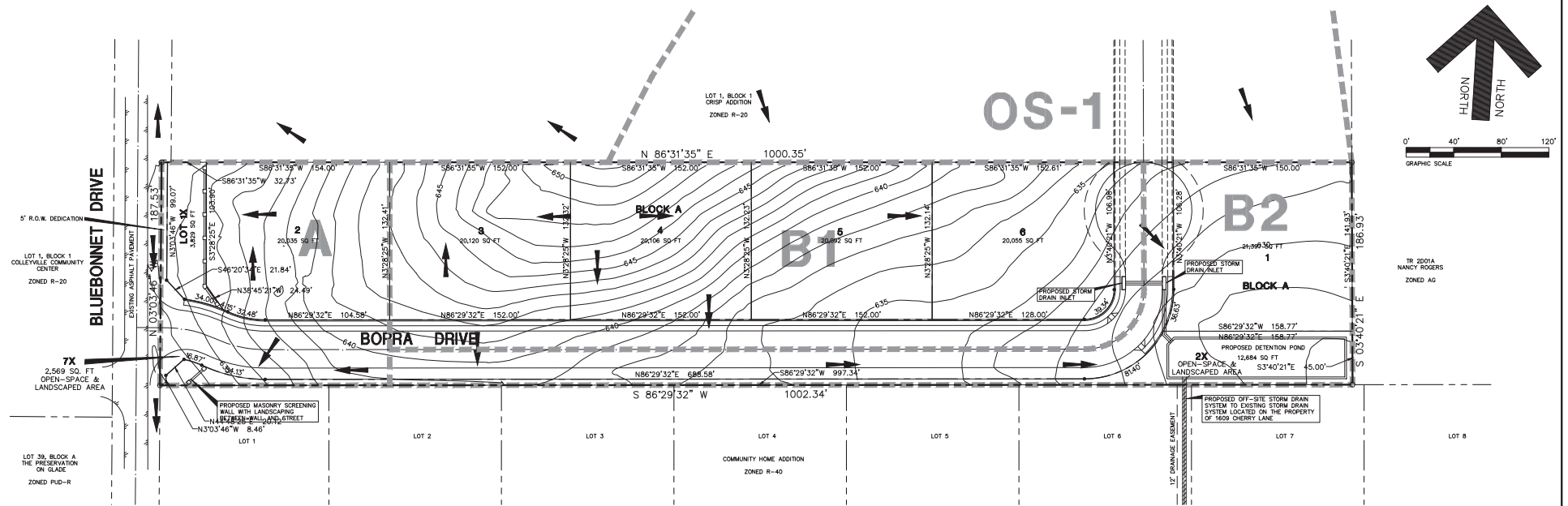
ZONING EXHIBIT FOR ZONING CHANGE
REQUEST FROM AG TO R-20.

SHEET TITLE:
ZONING EXHIBIT/SITE PLAN
PROPOSED HILLPARK VILLAS
COLLEYVILLE, TEXAS

PREPARED BY:
JDJR ENGINEERS & CONSULTANTS, INC.
18066 REGISTRATION NUMBER F-0027
ENGINEERS • SURVEYORS • LAND PLANNERS
2800 Texas Drive Suite 900 Irving, Texas 75039
Tel: 972-252-0507 Fax: 972-252-0900

DATE: JULY 12, 2017 DRAWN BY: SAS SHEET NO.
SCALE: 1" = 40' CHECKED BY: JDJR **1 of 2**

Drainage Exhibit



DRAINAGE DATA (PRE-DEVELOPMENT)						
AREA NO.	ACRES	C	T _c MIN	I ₁₀₀ IN/HR	Q ₁₀₀ CFS	COMMENTS
OS-1	4.51	0.30	15	7.98	10.80	SHEET FLOWS ONTO PROPERTY FROM THE NORTH
A1	0.85	0.30	15	7.98	2.03	SHEET FLOWS BLUEBONNET DRIVE
A2	0.49	0.30	15	7.98	1.17	SHEET FLOWS OFF PROPERTY TO THE SOUTH SOUTHWEST
B1	0.47	0.30	15	7.98	1.13	SHEET FLOWS OFF PROPERTY TO THE SOUTH SOUTHWEST
B2	2.53	0.30	15	7.98	6.06	SHEET FLOWS OFF PROPERTY TO THE SOUTH SOUTHWEST
TOTAL LEAVING SITE (PRE-DEVELOPMENT)					21.16	

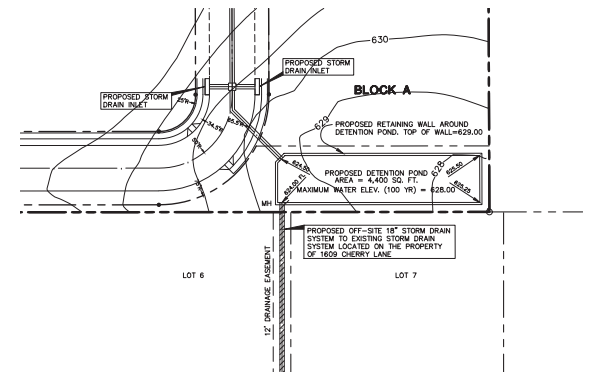
DRAINAGE DATA (POST-DEVELOPMENT)						
AREA NO.	ACRES	C	T _c MIN	I ₁₀₀ IN/HR	Q ₁₀₀ CFS	COMMENTS
OS-1	4.51	0.30	15	7.98	10.80	SHEET FLOWS ONTO PROPERTY FROM THE NORTH
A	0.82	0.65	10	9.24	4.92	SHEET FLOWS TO BOPRA DRIVE TO BLUEBONNET DRIVE
B1	2.27	0.65	10	9.24	13.63	FLOWS TO BOPRA DRIVE THEN TO DETENTION POND
B2	1.21	0.65	10	9.24	7.27	FLOWS TO BOPRA DRIVE THEN TO DETENTION POND
TOTAL LEAVING SITE (POST-DEVELOPMENT)					36.62	

DETENTION DESIGN METHODOLOGY

Total Flow (100 year) leaving the site (pre-development conditions) = 21.16 cfs
 Total Flow (100 year) leaving the site (post-development conditions) = 36.62 cfs
 On-site detention must be provided to keep total peak flow (100-year) from site (post-development) less than or equal to pre-development flows = 21.16 cfs
 Total developed flow (100 year) that bypasses detention pond (Area A) = 4.92 cfs
 Thus, maximum flow (100 year) from detention pond must be less than 21.16-4.92 = 16.24 cfs
 With 18" outlet from pond, maximum flow from pond (100 year) = 15.34 cfs

SUMMARY OF DETENTION CALCULATIONS				
100 YEAR STORMS				
STORM DURATION MINUTES	PEAK INFLOW CFS	PEAK OUTFLOW CFS	MAX. PONDING ELEV. FT (MSL)/FEET	STORAGE REQUIRED OF
10	28.96	12.36	626.86/2.86	9,260
20	25.70	15.12	627.91/3.91	13,878
30	21.00	15.34	628.00/4.00	14,285
40	17.90	14.85	627.80/3.80	13,383
50	15.67	14.06	627.46/3.46	11,994

The storm that results in the maximum flow and storage is the 30 minute storm (shaded). The maximum flow of 15.34 cfs is less than the allowed maximum flow of 16.24 cfs



REVISIONS:	
8-13-17	QTY COMMENTS

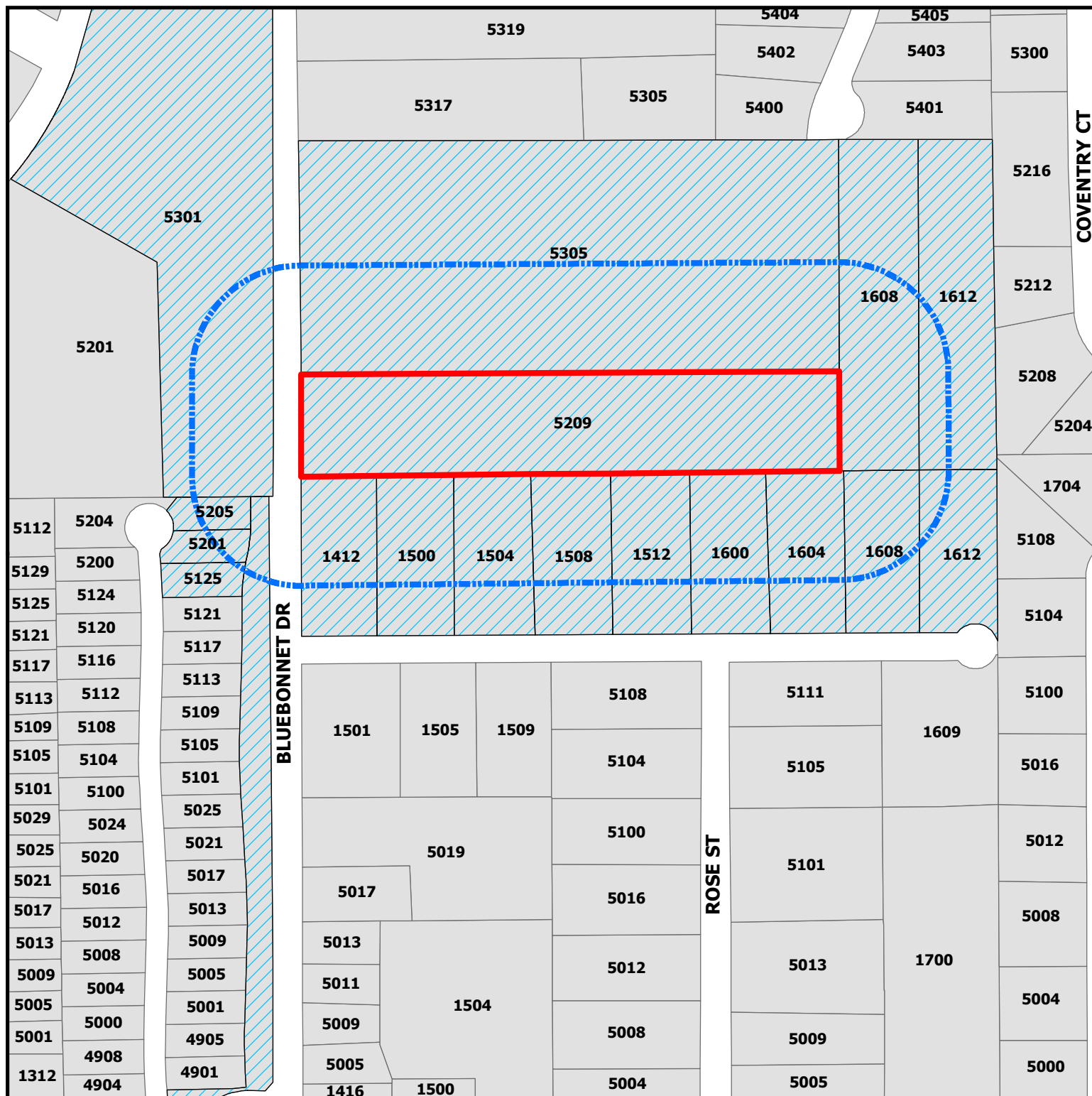
JDJR FILE NO. 1108-2-13

SHEET TITLE:	
PRELIMINARY DRAINAGE ANALYSIS PROPOSED HILLPARK VILLAS COLLEYVILLE, TEXAS	
ENGINEERS • SURVEYORS • LAND PLANNERS 3500 Texas Blue Hills Blvd Irving, Texas 76039 Tel: 972-252-0527 Fax: 972-252-0505	PREPARED BY: ENGINEERS & CONSULTANTS, INC. TOWNE REGISTRATION NUMBER F-0827
DATE: JULY 12, 2017 DRAWN BY: SAS	CHECKED BY: JDJR
SCALE: 1" = 40'	SHEET NO. 2 OF 2

Site Photo



Notification 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.

ZC17-017

5209 Bluebonnet Drive



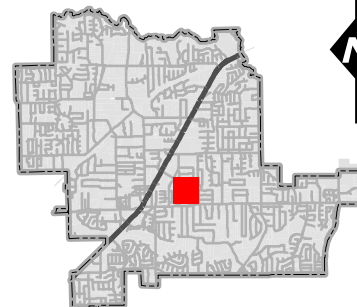
Subject Property



200ft Buffer



Properties within 200ft



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
ROGERS, NANCY	1612 CHERRY LN	COLLEYVILLE, TX	76034	1608 CHERRY LN
PHILLIPS, DEAN F	PO BOX 610411	DALLAS, TX	75261	1604 CHERRY LN
PALANZA, DOMINICK	1500 CHERRY LN	COLLEYVILLE, TX	76034	1500 CHERRY LN
ROGERS, NANCY JO	1612 CHERRY LN	COLLEYVILLE, TX	76034	1612 CHERRY LN
SPEIGHT, MATT	1504 CHERRY LN	COLLEYVILLE, TX	76034	1504 CHERRY LN
DAMERON, RAY	1600 CHERRY LN	COLLEYVILLE, TX	76034	1600 CHERRY LN
COBB, JESSE G	1508 CHERRY LN	COLLEYVILLE, TX	76034	1508 CHERRY LN
WOODCOCK, DAVID	1512 CHERRY LN	COLLEYVILLE, TX	76034	1512 CHERRY LN
BORRA, VIJAYA	826 MANGO CT	COPPELL, TX	75019	5209 BLUEBONNET DR
FARMER, STEPHEN	5305 BLUEBONNET DR	COLLEYVILLE, TX	76034	5305 BLUEBONNET DR
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	5301 RIVERWALK DR
GLENN, MARY	5125 PRESERVATION AVE	COLLEYVILLE, TX	76034	5125 PRESERVATION AVE
DOUGLASS, GEORGE W	1412 CHERRY LN	COLLEYVILLE, TX	76034	1412 CHERRY LN
PRESERVATION HOA INC	101 CLARIDEN RANCH RD	SOUTHLAKE, TX	76092	1400 BLUEBONNET DR
ROGERS, NANCY	1612 CHERRY LN	COLLEYVILLE, TX	76034	1608 CHERRY LN
ROGERS, NANCY JO	1612 CHERRY LN	COLLEYVILLE, TX	76034	1612 CHERRY LN
EMBRY, STEVEN	5201 PRESERVATION AVE	COLLEYVILLE, TX	76034	5201 PRESERVATION AVE
K HOVNANIAN HOMES - DFW LLC	5808 W PLANO PKWY	PLANO, TX	75093	5205 PRESERVATION AVE

BRIDGES AT RIVERWALK ADDITION	P.O. BOX 1183	COLLEYVILLE, TX	76034	COURTESY NOTICE
CHELSEA PARK ADDITION	1816 AVONDALE DRIVE	COLLEYVILLE, TX	76034	COURTESY NOTICE
KINGSWOOD ESTATES-COLLEYVILLE	P.O. BOX 978	COLLEYVILLE, TX	76034	COURTESY NOTICE
DEWEY JR., JIM	2500 TEXAS DRIVE, # 100	IRVING, TX	75062	APPLICANT
GRAPEVINE-COLLEYVILLE ISD	3051 IRA WOODS AVE E	GRAPEVINE, TX	76051	STATE LAW REQUIRED

Public hearing notices were mailed Friday,
August 25, 2017 by Araceli Botello

Property Owner Notification



NOTICE OF PUBLIC HEARING

Zoning Case Number: ZC17-017
Applicant: Jim Dewey Jr.
Owner: Vijaya Borra
Location: 5209 Bluebonnett Drive
Property Description: Tracts 2D & 2D3, Abstract 233, in the D R Blanton Survey
Present Zoning: AG – Agricultural District
Request: Consideration of a zoning change from the AG Agricultural zoning district to the R-20 Single Family Residential zoning district. The purpose is to allow for single-family residential development of 6 lots and 2 open space/common area lots.

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, October 9, 2017 at 7:00 p.m. City Council Meeting: Tuesday, November 7, 2017 & Tuesday, November 21, 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 817.503.1052. Please reference the zoning case number when requesting information.

Ben Bryner
Community Development Director
bbryner@colleyville.com

Legal Notice

September 21, 2017

SENT VIA EMAIL on Thursday, September 21, 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, September 23, 2017

The City of Colleyville Planning and Zoning Commission gives notice of a Public Hearing on Monday, 10/09/17 at 7:00 p.m. at City Hall, 100 Main Street, Colleyville, Texas:

Case ZC17-017 - Consideration of a zoning change from the AG Agricultural zoning district to the R-20 Single Family Residential zoning district on Tract 2D & 2D3, Abstract 233, in the D R Blanton Survey, located at 5209 Bluebonnet Drive

Case ZC17-018 - Consideration of a zoning change from the AG Agricultural zoning district to the CC-2 Shopping Center zoning district on Tract 1A01, Abstract 798, in the Joseph H Harrell Survey, located at 1212 Murphy Road

Case ZC17-020 - Consideration of a zoning change from the CC-1 Village Retail zoning district to the R-20 Single Family Residential zoning district on a portion of Lot 2, Block 1, of the Legget, McKithan, and Baylock Addition, located at 2319 Hall Johnson Road

The City Council will hold a Public Hearing on the above items on 11/7/17 and 11/21/17 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

Letters of Opposition - Support

RE: Protest of Borra proposal Zoning case No. ZC17-017
Colleyville Planning and Zoning

September 3, 2017

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3. Contrary to assertions in the planning proposal, ***THERE ARE NO STORM PIPE OR GUTTER SYSTEMS*** on a ***nonexistent cul-de-sac*** commencing at the east end of Cherry Lane.
4. There is ***NO DITCH OR OTHER STORMWATER CONVEYANCE STRUCTURE*** on the east 1200 ft of Cherry Lane; all stormwater currently ***SHEET FLOWS*** along the surface of Cherry Lane and its adjacent properties.
5. Contrary to the drawings provided by Borra, ***the closest stormwater intake is not at the east end of Cherry Lane***; it is on the 1700 Glade Road property, ***~600 ft south and 500 ft east*** of the proposed stormwater outflow from the Borra property.
6. There is no tree preservation plan for the Borra site, nor for the trees on the west side of 1604 Cherry Lane whose root systems extend at least 20 ft onto the east side of 1600 Cherry Lane, where excavation would be required to install the proposed drainage pipe. Excavation in that area would not be permitted by the owners of 1604 Cherry Lane due to unavoidable damage to root systems of their mature trees near their west boundary with 1600 Cherry Lane.
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9. Privacy concerns are expressed by Cherry Lane property owners, whose back yards and rear elevations would face the rear of the proposed Hillside Development homes.

[OVER]

Letters of Opposition - Support

10. There is no plan for diversion of greatly increased *stormwater flow from the northeast and north central side of proposed Lot 6, onto the Community Homes Addition Lots 8 and 9 and the 4 acres of AG properties to their north.*
11. No stormwater flow calculations are provided.
12. Proposal to change zoning from AG to R20 Single Family adjacent to the R40 zoning in the Community Home Addition is not acceptable to homeowners in that subdivision.
13. Proposal attempts to include street medians, street curbs, alleys, and parkways as common open land, parkland—which is not allowed.
14. Preliminary drainage analysis based on accurate representation of site conditions and measurements has not been provided.
15. Specifications are missing for:
 - a. Off-street parking, visitor parking
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16. Underground installation of stormwater drainage from the south of the Borra property onto Lot 27 of the Community Home Addition is not shown. Because such a structure would intersect with water, sewer, and gas service lines to Community Home Lots 7, 8, and 9 properties --for which permission and arrangements for excavation across Cherry Lane and eastward along the north side of 5111 Rose Street will be required.

Comments:

Name	
Signature	<i>Tracy Alley's Sara Phillips</i>
Address	<i>1604 Cherry College/K, Tex 76034</i>
Phone Number	<i>214-862-3164</i>
Email address	

[OVER]

Letters of Opposition - Support

Office of the City Manager

Jerry Duca
100 Main Street
Colleyville, Texas 76034

September 3, 2017

RE: Zoning case No. ZC17-017

Dear Jerry Duca,

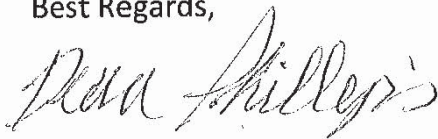
We are glad you are restoring integrity to the City of Colleyville. I have attached the zoning Case No. ZC17-017 Protest.

The City Council, the department of community development, and engineering would all benefit from a gated zoning process. It would:

1. Avoid countless hours of the councils time in public hearings wasted, when developers do not submit a complete engineering proposal before P&Z as well as the council.
2. Eliminate approval of zoning requests, without consent and approval of The Colleyville City Council.
3. Improve the trust from the citizens of Colleyville, whom they serve.

Most of all, improve the regional reputation of Colleyville, and attract more people to move and live in our great city Colleyville.

Best Regards,

A handwritten signature in cursive script, appearing to read "Dana Miller".

Letters of Opposition - Support

RE: Protest of Borra proposal Zoning case No. ZC17-017
Colleyville Planning and Zoning

September 3, 2017

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Comments:

Name	David + Kristi Woodcock
Signature	K Woodcock
Address	1512 Cherry Lane Colleyville
Phone Number	512-203-3434
Email address	

[OVER]

Letters of Opposition - Support

RE: Protest of Borra proposal Zoning case No. ZC17-017
Colleyville Planning and Zoning

September 3, 2017



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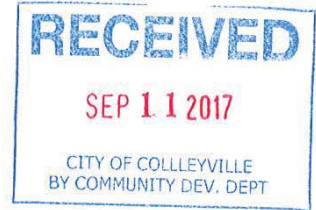
Name	Dianne Farmer
Signature	Dianne Farmer
Address	5305 Bluebonnet
Phone Number	817-247-0649
Email address	

[OVER]

Letters of Opposition - Support

RE: Protest of Borra proposal Zoning case No. ZC17-017
Colleyville Planning and Zoning

September 3, 2017



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Comments:

I am support of the items outlined in this
protest. I live in Preservation and I'm concerned
about the amount of runoff in my and my neighbors' yards.

Name	Eric W. Wilkins
Signature	Eric W. Wilkins
Address	5205 Preservation Ave, Corleyville, TX
Phone Number	(214) 202-2453
Email address	

[OVER]

Letters of Opposition - Support

RE: Protest of Borra proposal Zoning case No. ZC17-017
Colleyville Planning and Zoning

September 3, 2017

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[OVER]

Letters of Opposition - Support

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 - f. Width of rear, front, and side yards which cannot be narrower than those required in City code.
16. Underground installation of stormwater drainage from the south of the Borra property onto Lot 27 of the Community Home Addition is not shown. Because such a structure would intersect with water, sewer, and gas service lines to Community Home Lots 7, 8, and 9 properties --for which permission and arrangements for excavation across Cherry Lane and eastward along the north side of 5111 Rose Street will be required.

Comments:

Name	D. NEM HARRINGTON PATTI R. HARRINGTON
Signature	D. Nem Harrington
Address	5012 CHURCH DR.
Phone Number	817 875 6119
Email address	

[OVER]

Letters of Opposition - Support

RE: Protest of Borra proposal Zoning case No. ZC17-017
Colleyville Planning and Zoning

September 3, 2017

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Letters of Opposition - Support

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Comments:

It's long overdue for Colleyville City Council to assume responsibility for this stormwater drainage problem, and until then we ask the City Planning & Development Dept not to accept applications or issue permits for any development in this area.

Name	Kathleen Hennessey
Signature	K Hennessey
Address	5013 Stonebridge Drive 76034
Phone Number	(817) 893-0055
Email address	

[OVER]

Letters of Opposition - Support

Objections to Amended Development Proposal for Hillpark Villas, Colleyville TX Based on Amended Zoning Exhibit/Site Plan and Preliminary Drainage Analysis dated July 12, 2017

1. There is NO STORMWATER DRAINAGE SYSTEM located on the property at 1609 Cherry Lane.
2. Discharge of stormwater from Area A will flow directly south and east across and under Bluebonnet Drive to the Preservation development and on to Bridges at Riverwalk development; stormwater handling of both developments are already at full capacity.
3. There is no provision for handling stormwater overflow.
4. There is no indication of whether a pond or a landscaped area is to be installed in Block A, or the relative proportions of land to be used for each purpose.
5. There is an unspecified and unmeasured path of stormwater flow from the northeast corner of Lot 1 to Lot 27 of the Community Home Addition.
6. There is no provision for control of stormwater that flows south from the east side of OS-1 across Lots 4, 5, 6, and 1 onto Borra Drive in order to prevent flooding of Borra Drive and Community Home Addition Lots 1, 2, 3, 4, 5, and 6.
7. Homeowners in the Community Home Addition object to raising the level of proposed Hillpark Villa properties' foundations above current terrain levels because this could increase volume and velocity of stormwater flow onto their properties. There is no provision for capturing, diverting, and/or controlling such flows.
8. Because Bluebonnet Drive is already too narrow according to City code and has no stormwater drainage capacity, owners of neighboring properties object to the proposed dumping of any stormwater onto Bluebonnet Drive.
9. The proposed Borra Drive has only one entrance/exit; it could easily be blocked by an emergency or disabled vehicle. It is a two-way street that is even narrower than Bluebonnet Drive, which does not comply with code. There is neither space on Borra Drive nor on Bluebonnet Drive for visitor, delivery, emergency vehicle, utility vehicle, and tradesmens parking.
10. There is no provision for handling stormwater that would be diverted onto Bluebonnet Drive.
11. The proposed extension of Borra Drive north onto OS-1 to the north has not, and is unlikely to receive, owners' permission—especially as it proposes to transect their property.
12. Community Home owners object to having their properties sandwiched between two roads (Cherry Lane and Borra Drive).
13. The width of the Hillpark Villas site is 186.93 feet; given the 132.3 ft width of Lots 2,3,4,5 and 6, there is only a strip 54 feet wide for Borra Drive itself (minimum 50 feet) , leaving 4 feet for stormwater drainage facilities (bar ditch or culvert), pedestrian paths, fire hydrants, street lights, , access to buried and overhead utilities including water, sewer, gas, electricity, network cables, and clear vehicular exit from and entrance to each of the five driveways.
14. The proposed rectangular retention pond does not reflect generally accepted contours which are usually circular or oval. Proposed depth of the retention pond does not suggest capacity to handle 100-year flood volume given the steep slopes of the adjoining uphill property and that of the proposed site itself. Capacity of the nearby retention pond at the south of the Preservation Subdivision on Bluebonnet Drive, which deals with similar stormwater volume and flow issues, could be used as a guide to capacity and structure.
15. There is no provision for a stormwater capture/diversion system on the north side of the proposed development site. Severe flooding of lots 1, 4, 5 and 6 can be expected during heavy and/or sustained downpours.

Objections submitted to

☒**Planning and Development Office**

Colleyville City Council

by

Name _____

Mrs Geo W. Douglass

Address

1412 Cherry Lane

Mayville Refus

Telephone

(817) 788-034 & () -

Email

_____@_____

Letters of Opposition - Support

RE: Protest of Borra proposal Zoning case No. ZC17-017
Colleyville Planning and Zoning

September 3, 2017

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[OVER]

Letters of Opposition - Support

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Comments: *NO TO ZONING CHANGE WHICH AFFECTS MY LAND*

@ *Property Description: Blanton, D.R. Survey*
Abstract, Tract 2081A
1612 Cherry Ln

Name	<i>NANCY Jo ROGERS</i>
Signature	<i>Nancy Jo Rogers</i>
Address	<i>1612 Cherry Ln.</i>
Phone Number	<i>(Colleyville) 817-354-4430</i>
Email address	<i>— o —</i>

[OVER]

Letters of Opposition - Support

RE: Protest of Borra proposal Zoning case No. ZC17-017
Colleyville Planning and Zoning

September 3, 2017

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Letters of Opposition - Support

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Comments: *NO TO ZONING CHANGE CONCERNING MY HOME @*
Property Description: Community Home Addition Lot 9
1612 Cherry Lane

Name	<i>NANCY JO ROGERS</i>	
Signature	<i>Nancy Jo Rogers</i>	
Address	<i>1612 Cherry Ln.</i>	<i>76034</i>
Phone Number	<i>817 354-4430</i>	
Email address	<i>- 0 -</i>	

[OVER]

Letters of Opposition - Support

RE: Protest of Borra proposal Zoning case No. ZC17-017
Colleyville Planning and Zoning

September 3, 2017

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[OVER]

Letters of Opposition - Support

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Comments: *NO TO ZONING CHANGE FOR*

Property Description: Blanton, D.R. Survey
Abstract 233, Tract 2501
1608 Cherry Ln.

Name	NANCY ROGERS
Signature	Nancy Rogers
Address	1608 Cherry Ln (1612 Cherry Ln mailing address)
Phone Number	(817) 354-4430
Email address	—

[OVER]

Letters of Opposition - Support

RE: Protest of Borra proposal Zoning case No. ZC17-017
Colleyville Planning and Zoning

September 3, 2017

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[OVER]

Letters of Opposition - Support

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Comments: *NO TO ZONING CHANGE CONCERNING MY PROPERTY*
@ Property Description: Lot 8 - Community Home Addition
1608 Cherry Lane

Name	NANCY ROGERS
Signature	Nancy Rogers
Address	1608 Cherry Ln.
Phone Number	(817)354-4430
Email address	- 0 -

[OVER]

Letters of Opposition - Support

Objections to Amended Development Proposal for Hillpark Villas, Colleyville TX Based on Amended Zoning Exhibit/Site Plan and Preliminary Drainage Analysis dated July 12, 2017

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Letters of Opposition - Support

Objections submitted to



Planning and Development Office



Colleyville City Council

by

Name

Kathleen Hennessey

Address

5013 Stonebridge Drive
Colleyville TX 76034

Telephone

(817) 893-0055 & (817) 863-8166

Email

/

Letters of Opposition - Support

Objections to Amended Development Proposal for Hillpark Villas, Colleyville TX Based on Amended Zoning Exhibit/Site Plan and Preliminary Drainage Analysis dated July 12, 2017

1. There is NO STORMWATER DRAINAGE SYSTEM located on the property at 1609 Cherry Lane.
2. Discharge of stormwater from Area A will flow directly south and east across and under Bluebonnet Drive to the Preservation development and on to Bridges at Riverwalk development; stormwater handling of both developments are already at full capacity.
3. There is no provision for handling stormwater overflow.
4. There is no indication of whether a pond or a landscaped area is to be installed in Block A, or the relative proportions of land to be used for each purpose.
5. There is an unspecified and unmeasured path of stormwater flow from the northeast corner of Lot 1 to Lot 27 of the Community Home Addition.
6. There is no provision for control of stormwater that flows south from the east side of OS-1 across Lots 4, 5, 6, and 1 onto Borra Drive in order to prevent flooding of Borra Drive and Community Home Addition Lots 1, 2, 3, 4, 5, and 6.
7. Homeowners in the Community Home Addition object to raising the level of proposed Hillpark Villa properties' foundations above current terrain levels because this could increase volume and velocity of stormwater flow onto their properties. There is no provision for capturing, diverting, and/or controlling such flows.
8. Because Bluebonnet Drive is already too narrow according to City code and has no stormwater drainage capacity, owners of neighboring properties object to the proposed dumping of any stormwater onto Bluebonnet Drive.
9. The proposed Borra Drive has only one entrance/exit; it could easily be blocked by an emergency or disabled vehicle. It is a two-way street that is even narrower than Bluebonnet Drive, which does not comply with code. There is neither space on Borra Drive nor on Bluebonnet Drive for visitor, delivery, emergency vehicle, utility vehicle, and tradesmens parking.
10. There is no provision for handling stormwater that would be diverted onto Bluebonnet Drive.
11. The proposed extension of Borra Drive north onto OS-1 to the north has not, and is unlikely to receive, owners' permission—especially as it proposes to transect their property.
12. Community Home owners object to having their properties sandwiched between two roads (Cherry Lane and Borra Drive).
13. The width of the Hillpark Villas site is 186.93 feet; given the 132.3 ft width of Lots 2,3,4,5 and 6, there is only a strip 54 feet wide for Borra Drive itself (minimum 50 feet) , leaving 4 feet for stormwater drainage facilities (bar ditch or culvert), pedestrian paths, fire hydrants, street lights, , access to buried and overhead utilities including water, sewer, gas, electricity, network cables, and clear vehicular exit from and entrance to each of the five driveways.
14. The proposed rectangular retention pond does not reflect generally accepted contours which are usually circular or oval. Proposed depth of the retention pond does not suggest capacity to handle 100-year flood volume given the steep slopes of the adjoining uphill property and that of the proposed site itself. Capacity of the nearby retention pond at the south of the Preservation Subdivision on Bluebonnet Drive, which deals with similar stormwater volume and flow issues, could be used as a guide to capacity and structure.
15. There is no provision for a stormwater capture/diversion system on the north side of the proposed development site. Severe flooding of lots 1, 4, 5 and 6 can be expected during heavy and/or sustained downpours.

Letters of Opposition - Support

Objections submitted to

☒

Planning and Development Office

☐

Colleyville City Council

by

Name Dean Phillips

Address 1604 Cherry
Colleyville, TX 76034

Telephone (214) 862-3164 & (____) ____-____

Email _____@_____

Letters of Opposition - Support

Objections to Amended Development Proposal for Hillpark Villas, Colleyville TX Based on Amended Zoning Exhibit/Site Plan and Preliminary Drainage Analysis dated July 12, 2017

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Letters of Opposition - Support

Objections submitted to



Planning and Development Office



Colleyville City Council

by

Name Sara Phillips

Address 1604 Cherry

Colleyville, Tx 76034

Telephone (214) 862-3164 & (____) ____-____

Email _____@_____

Letters of Opposition - Support

5113 Preservation Ave.
Colleyville, TX 76034
October 4, 2017

Planning and Zoning Commission
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034

Dear Sirs:

I am the owner of a residence in the Preservation neighborhood. My backyard backs up to the intersection of Bluebonnet and Cherry. I am writing to express my extreme concern about the proposed Hillpark Villas development and the apparent lack of adequate stormwater drainage for that area.

I have visited the site and much of the land slopes to the south. It appears that during a heavy rain water will flow onto the intersection of Bluebonnet and Cherry. The water would then flow to the west through 2 existing small drainage pipes and/or over Bluebonnet Road. I am concerned that my backyard and home will be the ultimate destination for increased stormwater during heavy rain events; and those types of heavy rains seem to be happening with greater frequency. The proposed retention pond at the east end of the proposed Hillpark Villas development would seem to do nothing to prevent flooding of my home to the west during a severe rain event.

I have seen comments from the Community Development Department which appear to share my concerns about proper storm water drainage as well as raise other issues with the proposed layout of the development.

I am asking that you deny any zoning change to this property until we can all be assured that this new neighborhood will not cause flooding problems for already existing neighborhoods.

Sincerely,

Linda Wallace

Linda Wallace



ORDINANCE O-17-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 4.30 ACRES, BEING TRACTS 2D AND 2D3, ABSTRACT 233, IN THE D R BLANTON SURVEY, LOCATED AT 5209 BLUEBONNET DRIVE, FROM THE AG AGRICULTURAL DISTRICT TO THE R-20 SINGLE FAMILY RESIDENTIAL DISTRICT; 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 rezoning under Case ZC17-017; 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 designed to lessen congestion in the streets; and 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 changing the zoning on 4.30 acres, being Tracts 2D and 2D3, Abstract 233, in the D R Blanton Survey, located at 5209 Bluebonnet Drive, from the AG Agricultural district to the R-20 Single Family Residential district, as depicted in the attached Exhibit "A" and Exhibit "B".
- 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 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. 5. 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. 6. 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. 7. 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 7th day of November 2017.

The second reading and public hearing being conducted on the 21st day of November 2017.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 21ST DAY OF NOVEMBER 2017.

Mayor Richard Newton	_____	Mayor Pro Tem Bobby Lindamood	_____
Place 1, Tammy Nakamura	_____	Place 5, Nancy Coplen	_____
Place 3, Kathy Wheat	_____	Place 6, Mike Taylor	_____
Place 4, George Dodson	_____		

ATTEST:

CITY OF COLLEYVILLE

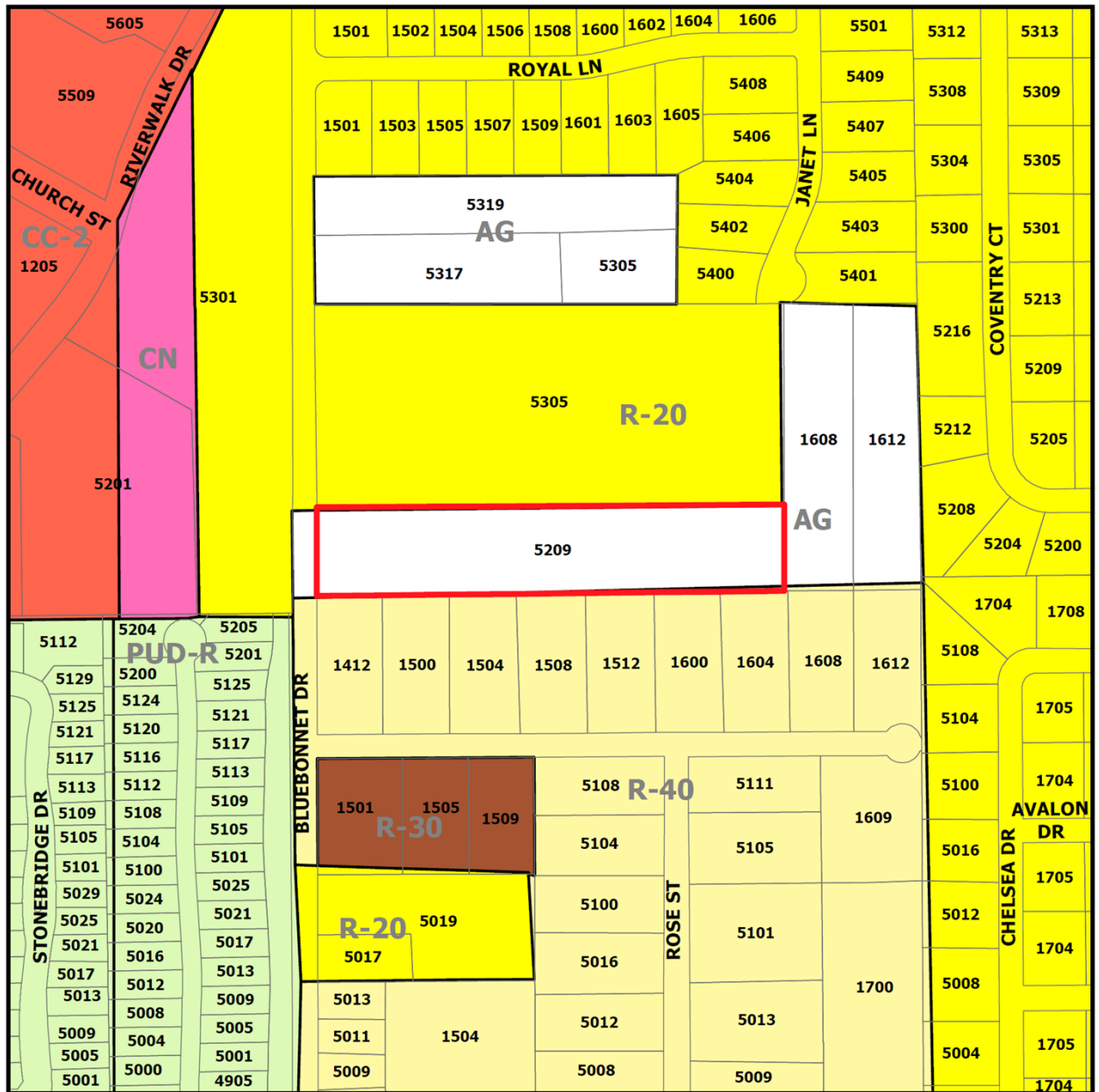
Christine Loven, TRMC
Assistant City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM AND LEGALITY:

Whitt L. Wyatt
City Attorney

Exhibit “A”- Zoning Map



ZC17-017
5209 Bluebonnet Drive

DISCLAIMER:
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 Subject Property

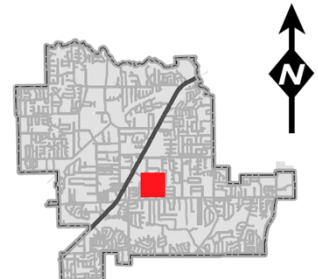


Exhibit “B”- Metes & Bounds Description

LEGAL DESCRIPTION

BEING a 4.3039 acre tract or parcel of land lying and being situated in the D.R. BLANDON SURVEY, Abstract 233, in the City of Colleyville, Tarrant County, Texas and being all of that tract of land described in deed to Vijaya Borra and Kiranmai Yalamanchili (hereinafter referred to as the Borra tract), recorded in Document No. D213053730, of the Official Public Records of Tarrant county, Texas (O.P.R.T.C.T.); and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found (Controlling Monument) for the northwest corner of said Borra tract located on the apparent east right-of-way line of Blue Bonnet Drive (no document found); said found iron rod being located 22.00 feet easterly of the apparent centerline of said Blue Bonnet Drive; said found iron rod also being located South 89 degrees minutes 21 seconds West, 8.00 feet from the southwest corner of Crisp Addition, recorded in Volume 388-157, Page 20, Plat Records, Tarrant County, Texas (P.R.T.C.T.);

THENCE North 89 degrees 53 minutes 21 seconds East, along the north line of said Borra tract and the south line of said Crisp Addition, a distance of 1000.35 feet to a 1/2 inch iron rod found (Controlling Monument) for the northeast corner of said Borra tract and the southeast corner of said Crisp Addition; said found iron rod also being on the west line of a tract of land described in deed to Raymond H. Rogers et ux, recorded in Volume 4248, Page 527, Deed Records, Tarrant County, Texas;

THENCE South 00 degrees 18 minutes 35 seconds East, along the east line of said Borra tract and the west line of said Rogers tract, a distance of 186.93 feet to a 5/8 inch iron rod with cap marked “JDJR” set for the southeast corner of said Borra tract; from said set iron rod a found 1/2 inch iron rod bears South 89 degrees 29 minutes 49 seconds West, 1.19 feet; said set iron rod also being on the north line of Community Home Addition, recorded in Volume 388-R, Page 40, P.R.T.C.T.;

THENCE South 89 degrees 51 minutes 18 seconds West, along the south line of said Borra tract and the north line of said Community Home Addition, a distance of 1002.34 feet to a 1 inch iron pipe found for the southwest corner of said Borra tract located on the aforementioned apparent east right-of-way line of Blue Bonnet Drive;

THENCE North 00 degrees 18 minutes 00 seconds East, along the west line of said Borra tract and said east right-of-way line, a distance of 187.53 feet to the Point of Beginning and containing 4.3039 Acres (187,479 Square Feet) of land.



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 4b	Agenda Date 10/09/2017	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration of a zoning change from the AG Agricultural zoning district to the CC-2 Shopping Center zoning district on Tract 1A01, Abstract 798, in the Joseph H Harrell Survey, located at 1212 Murphy Road, Case ZC17-018

Explanation

Steve Chilton, the applicant, has submitted a request to rezone approximately 0.99 acres (40,366 sq. ft.), located at 1212 West Murphy Road, from the Agricultural (AG) district to the Shopping Center (CC-2) district. The applicant desires the requested zoning change to develop the property for commercial use, specifically a restaurant with a drive-thru service.

Existing Conditions/Background: The County records the subject property as lot of record Tract 1A01, Abstract 798, in the Joseph H. Harrell Survey. The applicant desires to develop the property as a commercial lot which meets the established minimum requirements for the requested zoning.

Proposed Zoning Change:

Request – Agricultural (AG) to Shopping Center (CC-2).

Ordinance – Section 3.20, in the Schedule of District Regulations in the Land Development Code, establishes the following regulations for the Shopping Center (CC-2)) district:

Purpose: This district is oriented to general commercial goods and services as well as office, entertainment and community facility uses. By nature, shopping center tracts are large-scale usually accommodating a large anchor store and several smaller stores. These tracts are generally located at major street intersections.

Minimum Lot Area: 20,000 square feet
Maximum Lot Area: none
Minimum Lot Width: 150 feet
Minimum Lot Depth: 120 feet
Minimum Front Yard Setback: 40 feet
Minimum Side Yard Setbacks: 15 feet
Minimum Rear Yard Setback: 25 feet
Maximum Lot Coverage: 60 percent

Maximum Height: 2.5 stories, 35 ft., 16' within 50' of adjacent residential property to the rear.

Analysis – The subject property contains adequate size and dimensions to meet the above listed minimum requirements and accommodate development allowed under the requested zoning. Similar properties along Precinct Line Road have developed commercially or applied for commercial zoning.

Surrounding Development: The subject property has predominately PUD-R zoning to the east and north. The property immediately adjacent to the north allows for uses under the CC-2 zoning district and has an existing office development. To the east is a PUD-R residential development.

Across Murphy Road to the south and southeast resides an area with predominately R-20 zoning which has fully developed. The properties along Precinct Line Road have mostly commercial zoning with office developments. Recently, some of the few remaining residentially zoned lots along Precinct Line Road have submitted requests for changes to a commercial zoning classification. The most recent being 8308 Precinct Line Road, getting approval for CPO (Professional Office) at the previous Planning and Zoning Commission Meeting.

The property across Precinct Line Road has developed with commercial uses including a Target, Wal-Mart, Wells Fargo Bank, and an assortment of retail strip centers.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, designates the subject property and much of the property facing Precinct Line Road for commercial development. The intersection of Murphy Road and Precinct Line Road is a designated 'sales tax preferred intersection'. The proposed rezoning conforms to the comprehensive plan.

Fees: Park Land Dedication fees are required in the amount of \$1,802 per residential lot. Park Land Dedication fees are due prior to filing the plat for record. Impact Fees are also required per Chapter 13 (Impact Fees) of the Land Development Code and are due prior to the issuance of a Building Permit.

Tree Preservation: Any future development of the subject property must comply with Chapter 5 (Tree Preservation) of the Land Development Code. Where any tree is slated for removal, no site grading, dirt disturbance or new construction may occur on the property until a Tree Removal Permit has been issued that is associated with an approved Tree Preservation Plan.

In addition to the requirements for submittal of a Tree Removal Permit and Tree Preservation Plan, future development on the site must maintain the minimum existing protected tree canopy coverage as required in Chapter 5.

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 on Friday, September 22, 2017 regarding this request. Staff notified Keller ISD per state law, which serves the subject property. Notice was published in the *Fort Worth Star-Telegram* on Saturday, September 23, 2017 as required by State law and the Land Development Code. To date, staff has received 45 letters in opposition and 5 letters of support.

Staff Recommendation: Staff recommends approval of the requested zoning change based on the following findings:

- The requested zoning change conforms to the Future Land Use Plan and stated goals described in the *Destination Colleyville* Plan.
- The requested zoning change poses no adverse collateral effects on the surrounding properties.
- The requested zoning change conforms to recent development trends in the surrounding properties and along Precinct Line Road.
- The subject property does not contain any unique characteristics which might prohibit development appropriate for the requested zoning designation, or require a variance.

Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Plan
6. Photos Provided by Applicant
7. Notification Map
8. Notification List
9. Property Owner Notification
10. Legal Notice
11. Letters of Opposition - Support
12. Draft Ordinance

Aerial Map

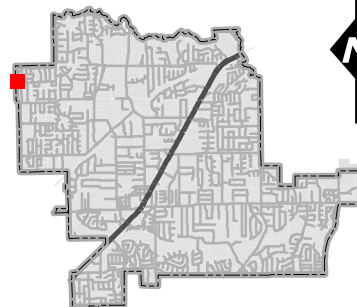


ZC17-018
1212 Murphy Road

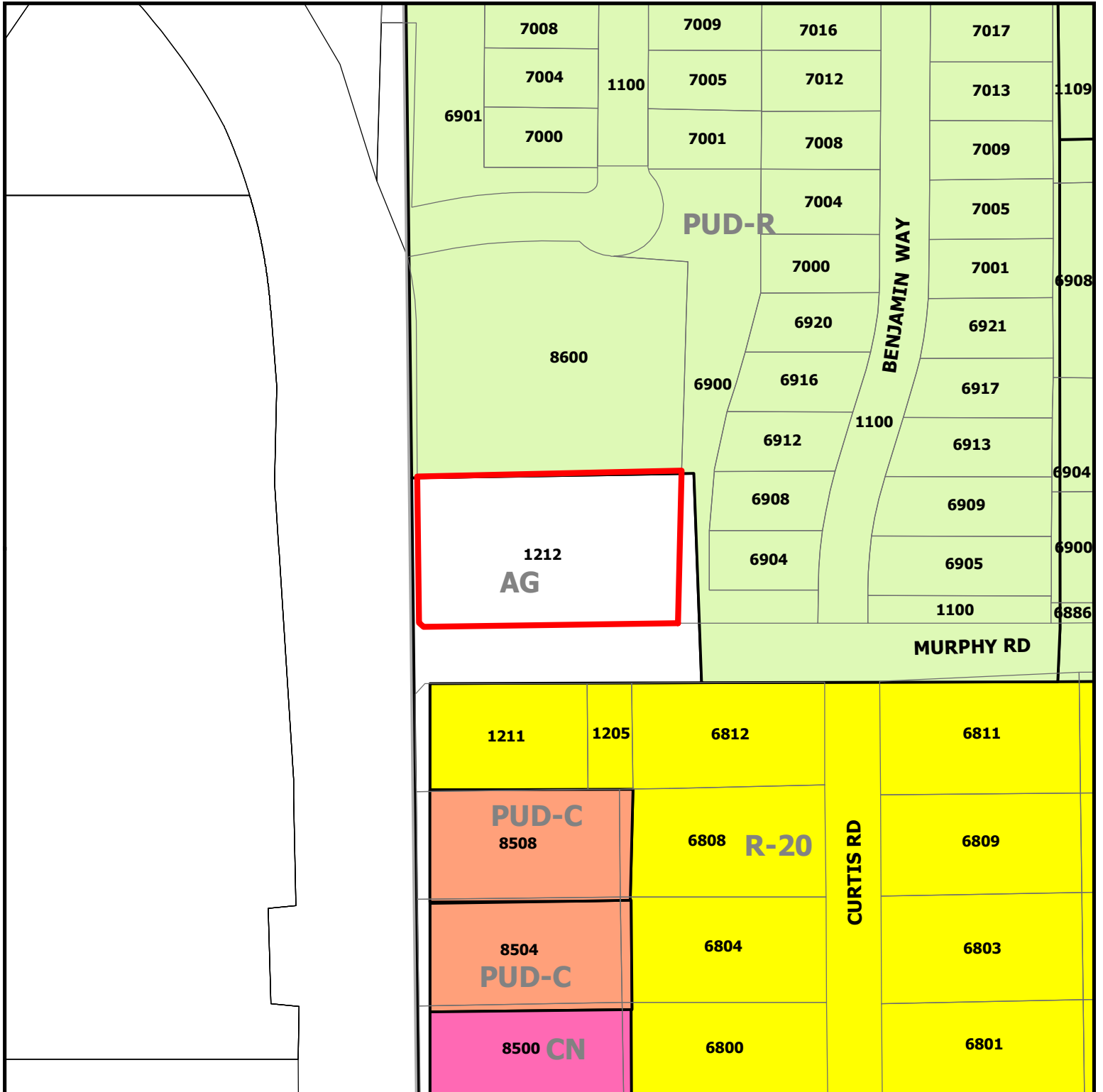
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Subject Property



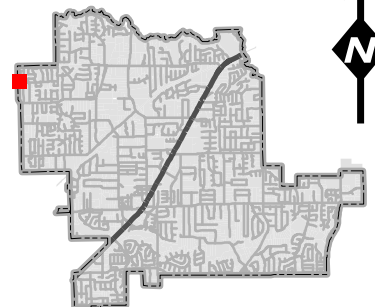
Zoning Map



ZC17-018
1212 Murphy Road

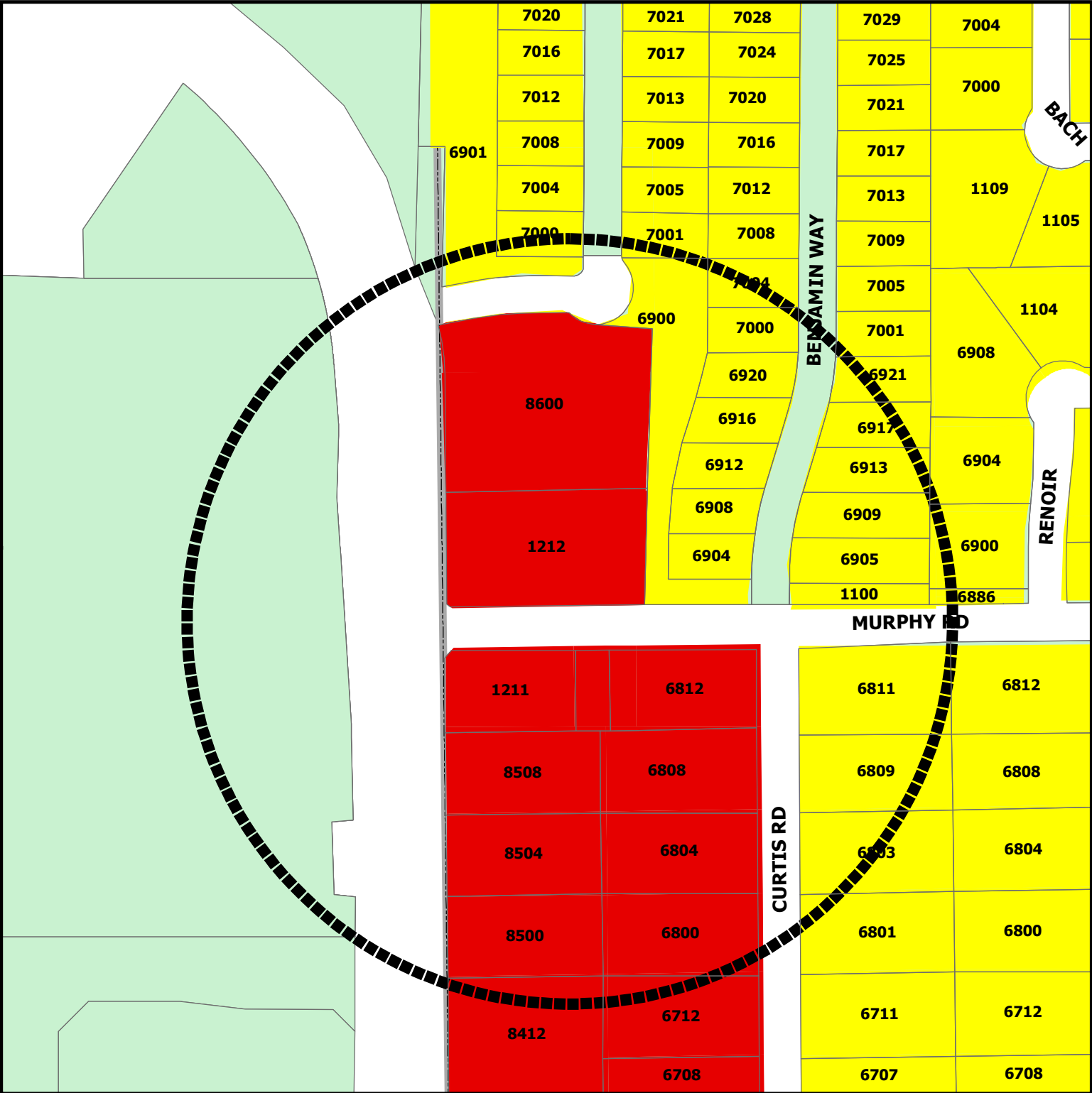


Subject Property



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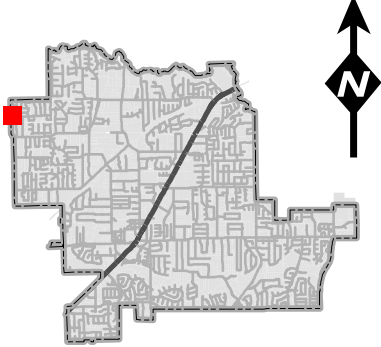
Future Land Use Map



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ZC17-018 1212 Murphy Road

- Sales Tax Preferred Intersection
- Residential
- Commercial
- City Limit



Statement of Planning Objectives

STATEMENT OF PLANNING OBJECTIVES

Daunis Enterprises Inc. operates as a Taco Casa Franchisee in Tarrant County. They are looking to relocate their Colleyville Blvd. store due to losing their lease at this location. Taco Casa wishes to replace this store with another Colleyville address and has identified and put under contract a site at 1212 Murphy Rd. at the NEC of Precinct Line Rd. and Murphy Rd.

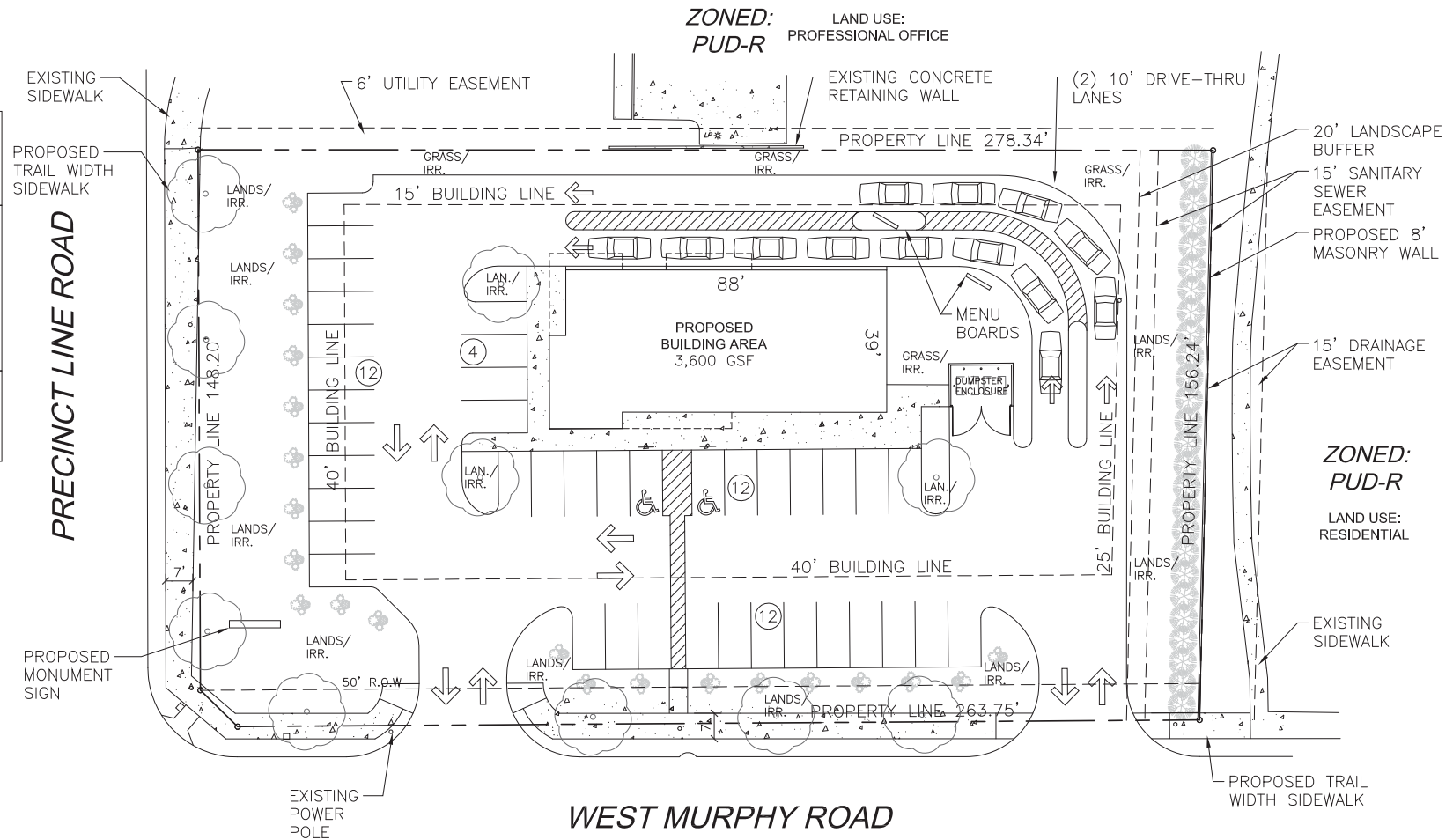
This .99-acre tract is currently zoned residential/agricultural. The Master Plan for the City has the site identified for future commercial use/zoning. Staff has recommended re-zoning to CC2 and that is what Taco Casa has applied for with this application.

This new building construction will allow Taco Casa to develop its newest prototype that will comply to all City requirements as to building materials, setbacks, screening wall, fire lanes, landscaping, lighting, storm water detention, etc.... The building will be approximately 3,200 to 3,400 s.f. and will be parked to code.

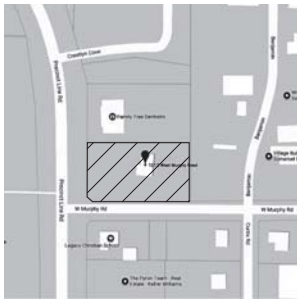
Taco Casa has been a good corporate citizen and taxpayer in Colleyville and hopes to continue to serve this community with a more attractive and functional facility at this new location.

Site Plan

OWNER OF RECORD:
GARY & DAWN QUINBY 1212 W MURPHY ROAD COLLEYVILLE TX, 76034-7211
APPLICANT
DAUNIS ENTERPRISES, INC., 106 BLUE STEM RD., HASLET, TX 76052
REPRESENTED BY:
SKYLINE ASSET MANAGEMENT LLC P.O. BOX 12531
LAND PLANNER:
SCHWARZ HANSON ARCHITECTS 2570 RIVER PARK PLAZA, SUITE 100 FORT WORTH, TX 76116



PROJECT SITE:
1212 WEST MURPHY ROAD
COLLEYVILLE, TX 76034



AREA/PERCENTAGE DATA	SITE DATA	NOTES
REQUIRED LANDSCAPING: 8,672 S.F.(20%)	PROPOSED USE: RESTAURANT W/ DT	EXHIBIT PROPERTY IS NOT WITHIN THE
PROVIDED LANDSCAPING: 15,572 S.F.(35.9%)	REQUIRED PARKING: 36 SPACES	EXISTING 100 FLOOD PLAIN LIMITS
PAVED SURFACES: 24,188 S.F.(55.8%)	PROVIDED PARKING: 41 SPACES	
BUILDING AREA: 3,600 S.F.(8.3%)	REQUIRED PARKING RATIO: 1 SPACE/100 S.F.	
LAND AREA: 43,360 S.F. (0.995 ACRES)		



PROPOSED SITE PLAN - TACO CASA

AUGUST 28, 2017

ZONING EXHIBIT CHANGE REQUEST FROM AG TO CC2

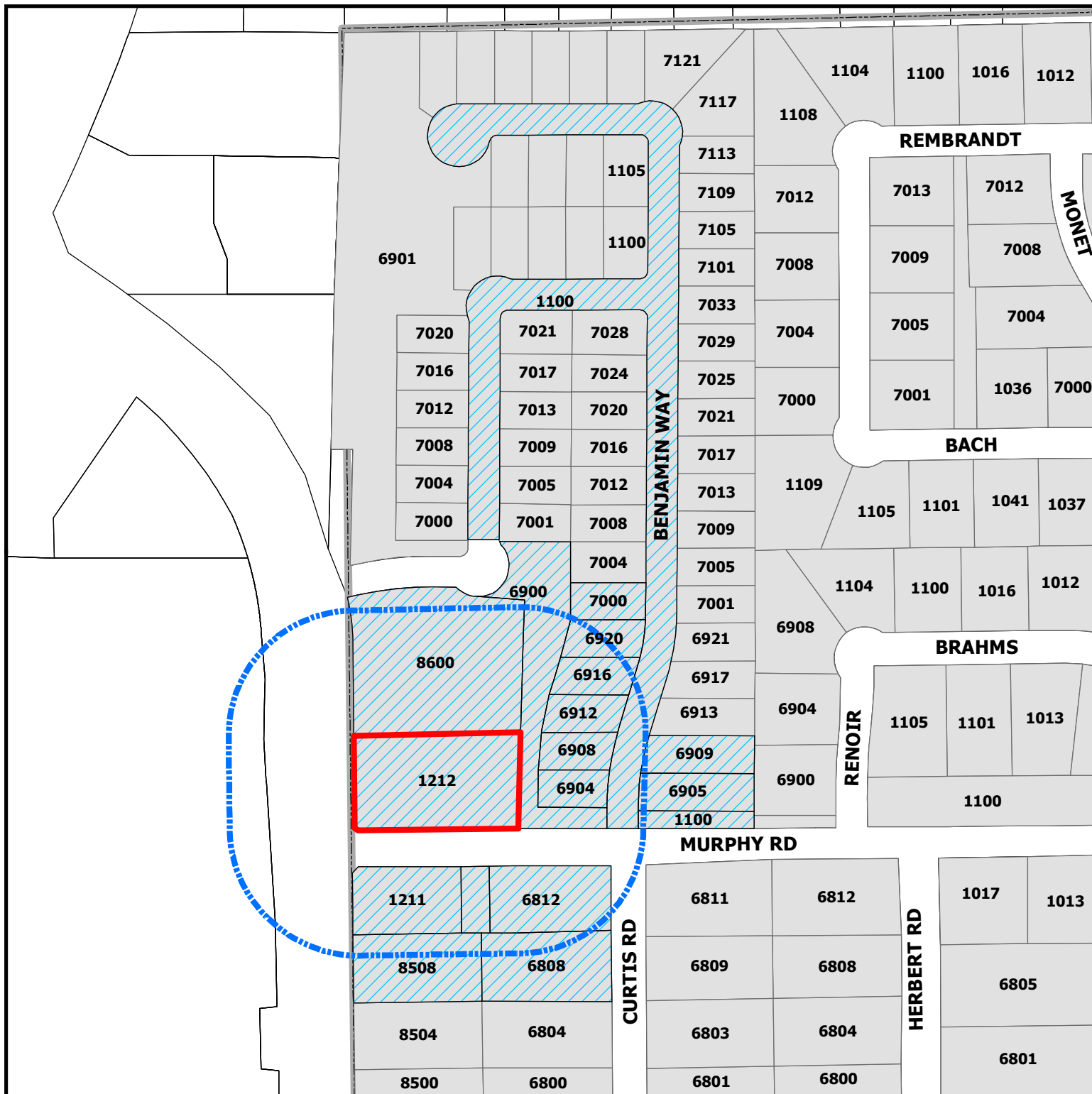
Photos Provided by Applicant



Photos Provided by Applicant



Notification Map



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ZC17-018

1212 Murphy Road



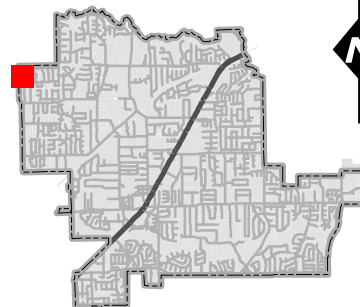
Subject Property



200ft Buffer



Properties within 200ft



ZC17-018 - 1212 Murphy Road - Taco Casa

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
TSHIMANKINDA, PATRICK	6904 BENJAMIN WAY	COLLEYVILLE, TX	76034	6904 BENJAMIN WAY
HORTON, JONATHAN	6920 BENJAMIN WAY	COLLEYVILLE, TX	76034	6920 BENJAMIN WAY
LENNAR HOMES TEXAS LAND & CONS	1707 MARKET PL STE 280	IRVING, TX	75063	6908 BENJAMIN WAY
LENNAR HOMES TEXAS LAND & CONS	1707 MARKET PL STE 280	IRVING, TX	75063	6900 BENJAMIN WAY
QUINBY, GARY	1212 W MURPHY RD	COLLEYVILLE, TX	76034	1212 W MURPHY RD
HOPKINS, JAMES	7000 BENJAMIN WAY	COLLEYVILLE, TX	76034	7000 BENJAMIN WAY
CYCHOL, RYAN	6912 BENJAMIN WAY	COLLEYVILLE, TX	76034	6912 BENJAMIN WAY
PARIKH, SUBHAS	6916 BENJAMIN WAY	COLLEYVILLE, TX	76034	6916 BENJAMIN WAY
AAG GROUP LLC	8600 PRECINCT LINE RD # 100	COLLEYVILLE, TX	76034	8600 PRECINCT LINE RD
LENNAR HOMES TEXAS LAND & CONS	1707 MARKET PL STE 280	IRVING, TX	75063	1100 CRESTLYN COVE
LENNAR HOMES TEXAS LAND & CONS	1707 MARKET PL STE 280	IRVING, TX	75063	6905 BENJAMIN WAY
LENNAR HOMES TEXAS LAND & CONS	1707 MARKET PL STE 280	IRVING, TX	75063	6909 BENJAMIN WAY
LENNAR HOMES TEXAS LAND & CONS	1707 MARKET PL STE 280	IRVING, TX	75063	6901 BENJAMIN WAY
ALECU FAMILY TR	6308 REMINGTON PKWY	COLLEYVILLE, TX	76034	6808 CURTIS RD
MCCANN, ALVIN L	6804 CURTIS RD	COLLEYVILLE, TX	76034	1211 W MURPHY RD
RUSSELL, MATTHEW C	6804 CURTIS RD	COLLEYVILLE, TX	76034	1205 MURPHY RD
GERONIMO, JAVIER	6812 CURTIS RD	COLLEYVILLE, TX	76034	6812 CURTIS RD
PYRON PROPERTIES LLC	5812 COUNTRY WAY	COLLEYVILLE, TX	76034	8508 PRECINCT LINE RD
CHILTON, STEVE	106 BLUE STEM LANE	HASLET, TX	76052	APPLICANT
KELLER ISD	350 KELLER PARKWAY	KELLER, TX	76248	STATE LAW REQUIRED

Public hearing notices were mailed
Friday, September 22, 2017 by Araceli
Botello

Property Owner Notification



NOTICE OF PUBLIC HEARING

Zoning Case Number: ZC17-018
Applicant: Steve Chilton
Owner: Gary Quinby
Location: 1212 Murphy Road
Property Description: Tracts 1A01, Abstract 798, in the Joseph H Harrell Survey
Present Zoning: AG – Agricultural District
Request: Consideration of a zoning change from the AG Agricultural zoning district to the CC-2 Shopping Center zoning district. The purpose is to allow for the use of restaurant with a drive-thru, specifically a Taco Casa restaurant.

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, October 9, 2017 at 7:00 p.m.
City Council Meeting: Tuesday, November 7, 2017 & Tuesday, November 21, 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 817.503.1052. Please reference the zoning case number when requesting information.

Felix Landry
Principal Planner
flandry@colleyville.com

Legal Notice

September 21, 2017

SENT VIA EMAIL on Thursday, September 21, 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, September 23, 2017

The City of Colleyville Planning and Zoning Commission gives notice of a Public Hearing on Monday, 10/09/17 at 7:00 p.m. at City Hall, 100 Main Street, Colleyville, Texas:

Case ZC17-017 - Consideration of a zoning change from the AG Agricultural zoning district to the R-20 Single Family Residential zoning district on Tract 2D & 2D3, Abstract 233, in the D R Blanton Survey, located at 5209 Bluebonnet Drive

Case ZC17-018 - Consideration of a zoning change from the AG Agricultural zoning district to the CC-2 Shopping Center zoning district on Tract 1A01, Abstract 798, in the Joseph H Harrell Survey, located at 1212 Murphy Road

Case ZC17-020 - Consideration of a zoning change from the CC-1 Village Retail zoning district to the R-20 Single Family Residential zoning district on a portion of Lot 2, Block 1, of the Legget, McKithan, and Baylock Addition, located at 2319 Hall Johnson Road

The City Council will hold a Public Hearing on the above items on 11/7/17 and 11/21/17 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

Letters of Opposition - Support

Araceli Botello

Subject: FW: Zoning Case # ZC17-018, 1212 Murphy Road, Taco Casa
Attachments: Notification Map.pdf; Prelim-Site Plan - Taco Casa on 8.28.2017.pdf
Importance: High

From: Renee Horton]
Sent: Monday, October 2, 2017 3:24 PM
To: Ben Bryner ; Felix Landry
Cc: Robert Forster
Subject: Zoning Case # ZC17-018, 1212 Murphy Road, Taco Casa
Importance: High

Ben and Feliz:

I am a resident in the 200 ft. of the property being considered to be rezoned. I would like to file a complaint and we oppose this property having a Taco Casa. They will cut down our trees and property values and our street has large homes being built and they will not build in the new development. The houses for our development and Toll Brothers already have issues getting out on the main road. You will really be disappointing a lot of hard working homeowners in our new area that did not buy by a restaurant we bought backing up to a home with trees. Please help us and do not let this happen! We saved up and bought our dream home and we could hear Taco Casa orders from our backyard. I know you can understand how we would not want that. Thank you for your consideration of this matter.

I have lived and paid taxes for 15 years in Colleyville and that is why I live here is because we have people who care about the homeowners.

Please let me know you received this email.

Renee and Jon Horton
6920 Benjamin Way
Colleyville, TX 76034

Letters of Opposition - Support

Araceli Botello

Subject: FW: RE:

From: db76034

Sent: Monday, October 2, 2017 3:53 PM

To: db76034 >; Ben Bryner ; Felix Landry

Subject: RE:

Sent from Samsung tablet

----- Original message -----

From: db76034

Date: 10/02/2017 3:19 PM (GMT-06:00)

To:

Subject:

October 2, 2017

Community Development Department

City of Colleyville

100 Main Street

Colleyville, TX 76034

Dear Colleyville Community Development Dept:

I am a current resident Somerset Manor neighborhood. And I am protesting the rezoning of the property Tract 1A01, Abstract 798, in the Joseoh H. Harrell Survey. Location 1212 Murphy Road, Colleyville, TX. Zoning case number ZC17-018.

This area, Murphy Road, has traffic issues already. The fast food restaurant, Taco Casa, will cause property values to decline.

Please send by return email proof that my letter was received.

Sincerely,

Donna Bowland

7005 Benjamin Way

Colleyville, TX 76034

Sent from Samsung tablet

Letters of Opposition - Support

Araceli Botello

Subject: FW: Zoning Case # ZC17-018, 1212 Murphy Road - Taco Casa Proposal

From: Mark Lee
Sent: Monday, October 2, 2017 3:55 PM
To: Ben Bryner ; Felix Landry
Subject: Zoning Case # ZC17-018, 1212 Murphy Road - Taco Casa Proposal

Ben, Feliz:

I reside at 6809 Curtis Rd here in Colleyville, and I'm writing to object to the subject proposal.

Simply the fact that it would be a Taco Casa is enough of a reason on its own to warrant an objection! Then there's the additional traffic, noise, lights, garbage (and associated pests and rodents) that would 'adversely affect' the surrounding residential area.

Look, I'm guessing that much of what you both do for the city is probably a thankless job. I don't mean to insult either of you personally, but come on - you cannot be serious. Zoning to allow a drive-thru this close to a residential area? It's ridiculous - especially considering the proposed traffic flow in and out of the property along Murphy Rd.

I do appreciate the fact that the city is trying to increase business tax revenue to catch up with surrounding areas like Southlake and NRH - and even Hurst now. But this is quite simply the wrong way to do it. Can we just stick with smaller buildings and offices like those that currently exist south of Murphy? Please?

Thank you for listening and feel free to contact me at any time for any reason...

Sincerely,

Mark Lee
214-282-6275 (m)
817-345-8328 (h)

Letters of Opposition - Support

Araceli Botello

Subject: FW: Okay you did one, could you please do Feliz Landry too?

From: Anneliese Hopkins

Sent: Monday, October 2, 2017 5:00 PM

To: Ben Bryner >; Felix Landry

Subject: Fwd: Okay you did one, could you please do Feliz Landry too?

October 2, 2017

Mr. Felix Landry
Principal Planner
Community Development Department
100 Main Street
Colleyville, TX. 76034

RE: Zoning Case Number ZC17-018
1212 Murphy Road

Dear Mr. Landry:

We are in receipt of your Pubic Hearing Notice and absolutely, positively object to the rezoning of the above property and will get everyone in our area involved to prevent this from happening.

When we purchased our home on 7000 Benjamin Way, the AG zoning along West Murphy and Precinct Line Road was not an issue for us or anyone else who bought in our newly developed gated community. This zoning change, however, would:

Letters of Opposition - Support

1. drastically change the appearance of our community,
2. reduce property values in the surrounding areas
3. present traffic safety issues in an already busy corner,
4. lights and noise (of drive-through orders) would be directed to our heretofore peaceful back yards,
5. noise buffering trees would be removed, and
6. unavoidable trash and rodent issues would be an additional big concern.

This particular piece of property is perfect for office space, not a drive-through food restaurant.

We know Colleyville takes pride in its small communities and trust it will do the right thing here.

Sincerely,

James & Anneliese Hopkins
7000 Benjamin Way
Colleyville, TX. 76034

Letters of Opposition - Support

Araceli Botello

Subject: FW: Protest for zoning change AG to CC-2

From: Subhas Parikh

Sent: Monday, October 2, 2017 4:40 PM

To: Felix Landry

Cc:

Subject: Protest for zoning change AG to CC-2

I am real property owner within 200'. This changes will hurt our property values. It also hurt our privacy of our neighborhood. Let me tell you that next to our neighborhood very big million dollars home they going to hurt also



Subhas Parikh

Letters of Opposition - Support

Araceli Botello

Subject: FW: Please reject Zoning Case Number ZC17-018

From: Piburn, Darin
Sent: Monday, October 2, 2017 5:52 PM
To: Felix Landry
Subject: Please reject Zoning Case Number ZC17-018

Felix Landry
Community Development Department
100 Main Street
Colleyville, TX 76034

RE: Zoning Case ZC17-018, 1212 Murphy Rd.

Dear Mr. Landry,

I am a home owner in Colleyville and my property is located near the corner of Murphy Road and Curtis Street. I receive notice about the zoning Case ZC17-018 and 100% completely object to the rezoning of this property.

Re-zoning this property will bring a major increase to traffic, significant disruption in the evening and nights do to automobile lights and noise, invasion of privacy of our residences, and will negatively impact property values to name a few concerns. I have been the owner at Curtis Road for several years and a big part of buying my home here were the larger lots and the peaceful residential neighborhood. It is not right to rezone this property, that would be very unfair and disruptive to the home owners in the area. I urge you and the city of Colleyville to protect your tax paying residents.

Respectfully,

Darin & Britt Piburn
6711 Curtis Road
Colleyville, TX 76034
503.881.7994

Letters of Opposition - Support

Araceli Botello

Subject: FW: Zoning Case #ZC17-018, 1212 Murphy Road, Proposed Taco Casa Restaurant

From: Jon Horton

Sent: Monday, October 2, 2017 8:08 PM

To: Ben Bryner ; Felix Landry ; Renee Horton

Subject: Re: Zoning Case #ZC17-018, 1212 Murphy Road, Proposed Taco Casa Restaurant

On Monday, October 2, 2017 8:03 PM, Jon Horton wrote:

Dear Mr. Bryner and Mr. Landry,

This letter is to provide notice of a Formal Protest to the proposed zoning change to Tracts 1A01, Abstract 798, in the Joseph H Harrell Survey, that is currently zoned as AG-Agricultural District, and is being proposed to change to CC-2 Shopping Center for the use of a restaurant with a drive-thru, specifically a Taco Casa restaurant.

I, along with my spouse, Tamra R. Horton, are homeowners within 200 feet of the tract that is the subject of the proposed change. Our property address is 6920 Benjamin Way, Colleyville, in the Somerset development.

Gentlemen, this is an absolute outrage and we are opposed to the zoning change for the following reasons.

1. It will cause home values to drop dramatically in our new development, and will cause irreparable financial harm to all the homeowners in Somerset, and along Curtis and Herbert streets where several new homes in excess of \$1 million have been recently built or are being built. Not to mention the Toll Brothers development just to the east which has over one hundred homes with values in excess of \$600,000.
2. The quiet enjoyment of our homes will be permanently destroyed by the speaker of a drive-thru fast food restaurant that will in all likelihood be trashed within six months of opening as is normal with this type of restaurant. Taco Casa has already failed on Colleyville Blvd. and I expect the same to happen here as well.
3. Trash and debris from the restaurant will cause an increase in rodent activity in the greenbelt of our neighborhood and in our backyards.
4. The smell of the restaurant will permeate the nearby area, i.e. it will be nauseating and disgusting.
5. The restaurant will bring an undesirable element and potential increase in crime to our area.
6. Traffic will increase making it nearly impossible to leave the development via Murphy Road. This intersection is already dangerous and is also near the very dangerous intersection of Precinct Line and Davis where several very serious accidents have taken place in the recent past. Drivers routinely drive up to sixty miles an hour in order to access the right lane to continue north on Davis Blvd.
7. Simply put this is not the way we do things in Colleyville. I have been a resident of the city for over fifteen years and city leaders have taken great care to preserve the neighborhoods and streets in order to maintain the desirableness of our excellent community.

Please expect an overflow crowd of angry residents at the meeting of the Planning and Zoning Commission on Monday, October 9th.

Sincerely,

Jonathan H. Horton, CPA
Tamra R. Horton
6920 Benjamin Way, Colleyville, TX 76034

Letters of Opposition - Support

Araceli Botello

Subject: FW: Taco Casa Property Zoning Change

From: Jordan Horn

Sent: Tuesday, October 3, 2017 10:10 AM

To: Ben Bryner > Felix Landry <

Cc: Renee Horton < > Robert Forster > Kevin Horn

Subject: Taco Casa Property Zoning Change

Dr. Mr. Bryner and Mr. Landry,

Good morning, I am writing a letter in opposition regarding the corner property on Precinct Line and W. Murphy Road (specifically Tract 1A01, abstract 798). I am a proud Colleyville resident of sixteen years and my husband for twenty eight years. We both grew up in the area and attended GCISD schools. We knew that when we became parents where we were going to raise our son. We both worked hard to purchase our home at 6913 Benjamin Way.

We love our home and our location taking pride in maintaining our home value. As property taxes rise I feel it is our civil duty to fight for the residents that pay the taxes and vote for city council positions. Not only would the presence of a fast food chain drive the property value down but it will ostracize any future buyers from the area. It poses a safety risk due to traffic congestion that already exist in the area; I challenge you both to turn out of our neighborhood during peak times- you will want to be prepared for NASCAR. Our neighborhood has become a cut through due to these challenges and I will not support more of this traffic having several children in our Somerset division.

There are several other means of creating revenue and selling the property. I ask that you do not do it at the expense of Colleyville residents. Choices are simple; do the right thing, how would you feel about the decision on a personal level and does this create a better future. If you are unable to answer with strong conviction then the answer is no.

Thank you for your time and consideration.

Regards,

Jordan and Kevin Horn
6913 Benjamin Way Colleyville, Texas

Letters of Opposition - Support

Araceli Botello

Subject: FW: Zoning Case #ZC17-018 1212 Murphy Rd. Taco Casa

From: Susan Furgerson

Sent: Tuesday, October 3, 2017 4:14 PM

To: Ben Bryner >; Felix Landry

Cc: ; Renee Horton < >; Susan Furgerson < >

Subject: Zoning Case #ZC17-018 1212 Murphy Rd. Taco Casa

I am a resident in Somerset which is a gated community located 200 ft. of the property being considered to be rezoned. I would like to file a complaint and we oppose this property having a Taco Casa.

When me and my husband made the decision to relocate back to Texas (our home town) and build our new home in Colleyville, we did so due to the fact that it was a quite and secure neighborhood.

Building a Taco Casa will hurt the property values and cause even more issues getting out on the main road. Please note that our street has large homes being built and they will not continue to build in the new development having a Taco Casa in their backyard. The houses for our development and Toll Brothers already have issues getting out on the main road. You will really be disappointing many hard working homeowners in our new area that did not buy next to a restaurant... we bought backing up to a home with trees. Please help us and do not let this happen! We have bought our dream home and didn't plan on hearing Taco Casa orders from our backyard. I know you can understand how we do not want this.

Thank you for your consideration of this matter.

David and Susan Furgerson
7016 Benjamin Way
Colleyville, TX 76034

Letters of Opposition - Support

Araceli Botello

Subject: FW: Taco Casa -FW: Zoning Case# ZC17-018, 1212 Murphy Road

From: janet dow

Sent: Wednesday, October 4, 2017 10:50 AM

To: Ben Bryner

Cc: Robert Forster

Subject: Taco Casa -FW: Zoning Case# ZC17-018, 1212 Murphy Road

As a resident of Somerset Manor ,as to the property being considered to be rezoned, I would like to voice my objection to the building of such a business in the close proximity to our homes. This will devalue our homes and cause many problems. Noise, traffic, food odors and possibly rodents, runoff into our pond on which my home is near. The wild life are a pleasure to watch and may be affected by this establishment. I bought my home because of the peaceful atmosphere. I had hopes that it would remain so.

Please consider our dreams for our homes and community.

Thank you.

Janet A. Dow

1116 Rhett Dr.

Colleyville, TX 76034

Letters of Opposition - Support

Araceli Botello

Subject: FW: Zoning Case # ZC17-018, 1212 Murphy Road, Taco Casa
Attachments: Notification Map.pdf; Prelim-Site Plan - Taco Casa on 8.28.2017.pdf
Importance: High

From: Renee Horton
Sent: Monday, October 2, 2017 3:24 PM
To: Ben Bryner >; Felix Landry
Cc: Robert Forster
Subject: Zoning Case # ZC17-018, 1212 Murphy Road, Taco Casa
Importance: High

Ben and Feliz:

I am a resident in the 200 ft. of the property being considered to be rezoned. I would like to file a complaint and we oppose this property having a Taco Casa. They will cut down our trees and property values and our street has large homes being built and they will not build in the new development. The houses for our development and Toll Brothers already have issues getting out on the main road. You will really be disappointing a lot of hard working homeowners in our new area that did not buy by a restaurant we bought backing up to a home with trees. Please help us and do not let this happen! We saved up and bought our dream home and we could hear Taco Casa orders from our backyard. I know you can understand how we would not want that. Thank you for your consideration of this matter.

I have lived and paid taxes for 15 years in Colleyville and that is why I live here is because we have people who care about the homeowners.

Please let me know you received this email.

Renee and Jon Horton
6920 Benjamin Way
Colleyville, TX 76034

Letters of Opposition - Support

Notice of Objection to Zoning Case No. ZC17-018

Location: 1212 Murphy Road, Colleyville, Texas 76034

Legal Description: Tracts 1A01, Abstract 798, in the Joseph H. Harrell Survey

Present Zoning: Agricultural ("AG")

Request: Zoning Change from AG to the CC-2 Shopping Center to allow for the use of a restaurant with a drive-thru, specifically, a Taco Casa restaurant.

As a property owner/resident located within a close proximity to the above-referenced area, please allow this to serve as my **FORMAL OBJECTION** to the zoning change referenced above.

Printed Name(s): AL McCANN
GLENDA McCANN

Property Address: 1211 W. Murphy (Rental Property)

Signature(s): Al McCann
Glenda McCann



Letters of Opposition - Support

Notice of Objection to Zoning Case No. ZC17-018

Location: 1212 Murphy Road, Colleyville, Texas 76034

Legal Description: Tracts 1A01, Abstract 798, in the Joseph H. Harrell Survey

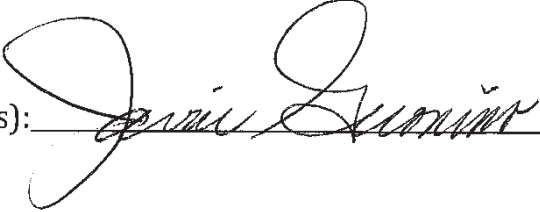
Present Zoning: Agricultural ("AG")

Request: Zoning Change from AG to the CC-2 Shopping Center to allow for the use of a restaurant with a drive-thru, specifically, a Taco Casa restaurant.

As a property owner/resident located within a close proximity to the above-referenced area, please allow this to serve as my **FORMAL OBJECTION** to the zoning change referenced above.

Printed Name(s): Javier Geronimo

Property Address: 6812 Curtis Road

Signature(s): 

Letters of Opposition - Support

Notice of Objection to Zoning Case No. ZC17-018

Location: 1212 Murphy Road, Colleyville, Texas 76034

Legal Description: Tracts 1A01, Abstract 798, in the Joseph H. Harrell Survey

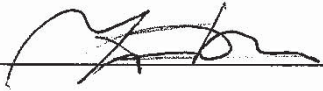
Present Zoning: Agricultural ("AG")

Request: Zoning Change from AG to the CC-2 Shopping Center to allow for the use of a restaurant with a drive-thru, specifically, a Taco Casa restaurant.

As a property owner/resident located within a close proximity to the above-referenced area, please allow this to serve as my **FORMAL OBJECTION** to the zoning change referenced above.

Printed Name(s): PATRICK TSIMANKANDA

Property Address: 6904 BENJAMIN WAY
COLLEYVILLE, TX 76034

Signature(s): 

NEW HOUSE, THIS IS RIGHT
BEHIND MY HOUSE.

Letters of Opposition - Support

Notice of Objection to Zoning Case No. ZC17-018

Location: 1212 Murphy Road, Colleyville, Texas 76034

Legal Description: Tracts 1A01, Abstract 798, in the Joseph H. Harrell Survey

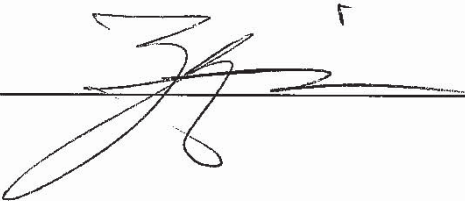
Present Zoning: Agricultural ("AG")

Request: Zoning Change from AG to the CC-2 Shopping Center to allow for the use of a restaurant with a drive-thru, specifically, a Taco Casa restaurant.

As a property owner/resident located within a close proximity to the above-referenced area, please allow this to serve as my **FORMAL OBJECTION** to the zoning change referenced above.

Printed Name(s): JIE ZHANG

Property Address: 6908 Benjamin Way

Signature(s): 





Letters of Opposition - Support

Notice of Objection to Zoning Case No. ZC17-018

Location: 1212 Murphy Road, Colleyville, Texas 76034

Legal Description: Tracts 1A01, Abstract 798, in the Joseph H. Harrell Survey

Present Zoning: Agricultural ("AG")

Request: Zoning Change from AG to the CC-2 Shopping Center to allow for the use of a restaurant with a drive-thru, specifically, a Taco Casa restaurant.

As a property owner/resident located within a close proximity to the above-referenced area, please allow this to serve as my **FORMAL OBJECTION** to the zoning change referenced above.

Printed Name(s): Ryan Cychol

Property Address: 6912 Benjamin Way

Signature(s): Ryan Cychol

Letters of Opposition - Support

Notice of Objection to Zoning Case No. ZC17-018

Location: 1212 Murphy Road, Colleyville, Texas 76034

Legal Description: Tracts 1A01, Abstract 798, in the Joseph H. Harrell Survey

Present Zoning: Agricultural ("AG")

Request: Zoning Change from AG to the CC-2 Shopping Center to allow for the use of a restaurant with a drive-thru, specifically, a Taco Casa restaurant.

As a property owner/resident located within a close proximity to the above-referenced area, please allow this to serve as my **FORMAL OBJECTION** to the zoning change referenced above.

Printed Name(s): Subhas Parikh

Property Address: 6916 Benjamin way Colleyville tx 76034

Signature(s): Subhas Parikh

Letters of Opposition - Support

Notice of Objection to Zoning Case No. ZC17-018

Location: 1212 Murphy Road, Colleyville, Texas 76034

Legal Description: Tracts 1A01, Abstract 798, in the Joseph H. Harrell Survey

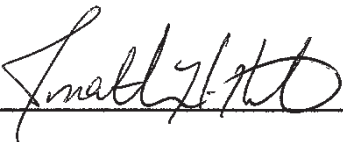
Present Zoning: Agricultural ("AG")

Request: Zoning Change from AG to the CC-2 Shopping Center to allow for the use of a restaurant with a drive-thru, specifically, a Taco Casa restaurant.

As a property owner/resident located within a close proximity to the above-referenced area, please allow this to serve as my **FORMAL OBJECTION** to the zoning change referenced above.

Printed Name(s): Jonathan H. and Tamra R. Horton

Property Address: 6920 Benjamin Way, Colleyville

Signature(s): 

Letters of Opposition - Support

Notice of Objection to Zoning Case No. ZC17-018

Location: 1212 Murphy Road, Colleyville, Texas 76034

Legal Description: Tracts 1A01, Abstract 798, in the Joseph H. Harrell Survey

Present Zoning: Agricultural ("AG")

Request: Zoning Change from AG to the CC-2 Shopping Center to allow for the use of a restaurant with a drive-thru, specifically, a Taco Casa restaurant.

As a property owner/resident located within a close proximity to the above-referenced area, please allow this to serve as my **FORMAL OBJECTION** to the zoning change referenced above.

Printed

Name(s):

James & Anneliese Hopkins

Property Address:

7000 Benjamin Way

Signature(s):

James Hopkins Anneliese Hopkins

Letters of Opposition - Support

Notice of Objection to Zoning Case No. ZC17-018

Location: 1212 Murphy Road, Colleyville, Texas 76034

Legal Description: Tracts 1A01, Abstract 798, in the Joseph H. Harrell Survey

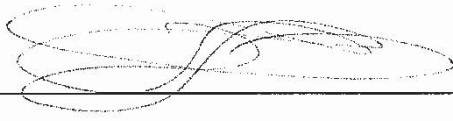
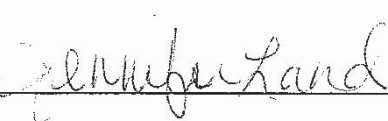
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Request: Zoning Change from AG to the CC-2 Shopping Center to allow for the use of a restaurant with a drive-thru, specifically, a Taco Casa restaurant.

As a property owner/resident located within a close proximity to the above-referenced area, please allow this to serve as my **FORMAL OBJECTION** to the zoning change referenced above.

Printed Name(s): BRAD LAND + JENNIFER LAND

Property Address: 6811 CURTIS ROAD

Signature(s):  + 

Letters of Opposition - Support

Notice of Objection to Zoning Case No. ZC17-018

Location: 1212 Murphy Road, Colleyville, Texas 76034

Legal Description: Tracts 1A01, Abstract 798, in the Joseph H. Harrell Survey

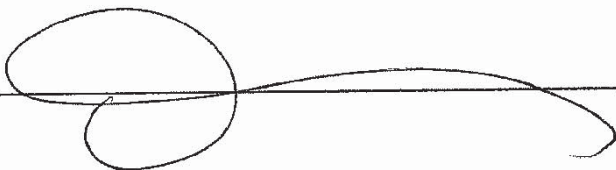
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As a property owner/resident located within a close proximity to the above-referenced area, please allow this to serve as my **FORMAL OBJECTION** to the zoning change referenced above.

Printed Name(s): John & Lisa Cozanza

Property Address: 7008 Benjamin Way

Signature(s): 

Letters of Opposition - Support

Notice of Objection to Zoning Case No. ZC17-018

Location: 1212 Murphy Road, Colleyville, Texas 76034

Legal Description: Tracts 1A01, Abstract 798, in the Joseph H. Harrell Survey

Present Zoning: Agricultural ("AG")

Request: Zoning Change from AG to the CC-2 Shopping Center to allow for the use of a restaurant with a drive-thru, specifically, a Taco Casa restaurant.

As a property owner/resident located within a close proximity to the above-referenced area, please allow this to serve as my **FORMAL OBJECTION** to the zoning change referenced above.

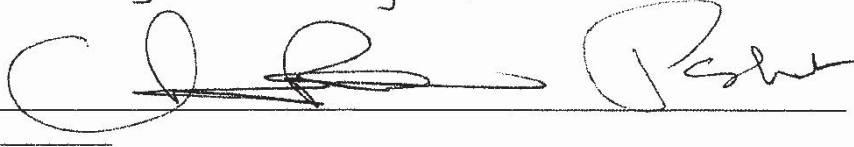
Printed
Name(s):

Chirag Patel & Prachi Shah

Property Address:

7117 Benjamin Way, 76034

Signature(s):



Letters of Opposition - Support

Notice of Objection to Zoning Case No. ZC17-018

Location: 1212 Murphy Road, Colleyville, Texas 76034

Legal Description: Tracts 1A01, Abstract 798, in the Joseph H. Harrell Survey

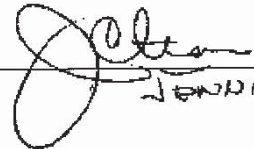
Present Zoning: Agricultural ("AG")

Request: Zoning Change from AG to the CC-2 Shopping Center to allow for the use of a restaurant with a drive-thru, specifically, a Taco Casa restaurant.

As a property owner/resident located within a close proximity to the above-referenced area, please allow this to serve as my **FORMAL OBJECTION** to the zoning change referenced above.

Printed Name(s): ARTO VILKMAN + JENNIFER TRAN

Property Address: 1104 Rhett Dr Colleyville TX 76034

Signature(s):  ARTO VILKMAN  JENNIFER TRAN

Letters of Opposition - Support

Notice of Objection to Zoning Case No. ZC17-018

Location: 1212 Murphy Road, Colleyville, Texas 76034

Legal Description: Tracts 1A01, Abstract 798, in the Joseph H. Harrell Survey

Present Zoning: Agricultural ("AG")

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As a property owner/resident located within a close proximity to the above-referenced area, please allow this to serve as my **FORMAL OBJECTION** to the zoning change referenced above.

Printed Name(s): Adam M. Zeitsiff

Property Address: 7009 Avery Lane, Colleyville, TX, 76034

Signature(s): gA



Letters of Opposition - Support

Notice of Objection to Zoning Case No. ZC17-018

Location: 1212 Murphy Road, Colleyville, Texas 76034

Legal Description: Tracts 1A01, Abstract 798, in the Joseph H. Harrell Survey

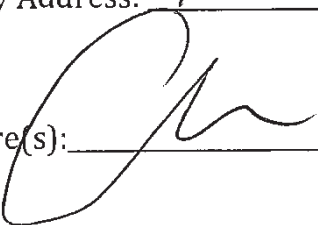
Present Zoning: Agricultural ("AG")

Request: Zoning Change from AG to the CC-2 Shopping Center to allow for the use of a restaurant with a drive-thru, specifically, a Taco Casa restaurant.

As a property owner/resident located within a close proximity to the above-referenced area, please allow this to serve as my **FORMAL OBJECTION** to the zoning change referenced above.

Printed Name(s): Christian Miller

Property Address: 7004 Avery Ln

Signature(s): 

Letters of Opposition - Support

Notice of Objection to Zoning Case No. ZC17-018

Location: 1212 Murphy Road, Colleyville, Texas 76034

Legal Description: Tracts 1A01, Abstract 798, in the Joseph H. Harrell Survey

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As a property owner/resident located within a close proximity to the above-referenced area, please allow this to serve as my **FORMAL OBJECTION** to the zoning change referenced above.

Printed Name(s): RON & VICKIE CORPANO

Property Address: 7000 AVERY LN Colleyville TX

Signature(s): 



Letters of Opposition - Support

Notice of Objection to Zoning Case No. ZC17-018

Location: 1212 Murphy Road, Colleyville, Texas 76034

Legal Description: Tracts 1A01, Abstract 798, in the Joseph H. Harrell Survey

Present Zoning: Agricultural ("AG")

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As a property owner/resident located within a close proximity to the above-referenced area, please allow this to serve as my **FORMAL OBJECTION** to the zoning change referenced above.

Printed Name(s): NEIL & MARIHELEN WIEBERG

Property Address: 6921 BENJAMIN Way Colleyville

Signature(s): Neil Wieberg Marihelen Wieberg

Letters of Opposition - Support

Notice of Objection to Zoning Case No. ZC17-018

Location: 1212 Murphy Road, Colleyville, Texas 76034

Legal Description: Tracts 1A01, Abstract 798, in the Joseph H. Harrell Survey

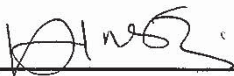
Present Zoning: Agricultural ("AG")

Request: Zoning Change from AG to the CC-2 Shopping Center to allow for the use of a restaurant with a drive-thru, specifically, a Taco Casa restaurant.

As a property owner/resident located within a close proximity to the above-referenced area, please allow this to serve as my **FORMAL OBJECTION** to the zoning change referenced above.

Printed Name(s): NARAYAN HINDUPUR

Property Address: 6905 BENJAMIN WAY COLLEYVILLE TX 76034

Signature(s): 

Letters of Opposition - Support

Notice of Objection to Zoning Case No. ZC17-018

Location: 1212 Murphy Road, Colleyville, Texas 76034

Legal Description: Tracts 1A01, Abstract 798, in the Joseph H. Harrell Survey

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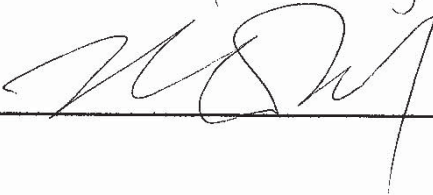
Printed Name(s):

Matt Michelozzi

Property Address:

6909 Benjamin

Signature(s):



Letters of Opposition - Support

Notice of Objection to Zoning Case No. ZC17-018

Location: 1212 Murphy Road, Colleyville, Texas 76034

Legal Description: Tracts 1A01, Abstract 798, in the Joseph H. Harrell Survey

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As a property owner/resident located within a close proximity to the above-referenced area, please allow this to serve as my **FORMAL OBJECTION** to the zoning change referenced above.

Printed Name(s):

Kevin Horn

Property Address:

6913 Benjamin Way

Signature(s):

Kevin Horn

Letters of Opposition - Support

Notice of Objection to Zoning Case No. ZC17-018

Location: 1212 Murphy Road, Colleyville, Texas 76034

Legal Description: Tracts 1A01, Abstract 798, in the Joseph H. Harrell Survey

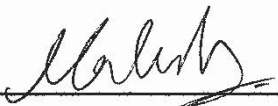
Present Zoning: Agricultural ("AG")

Request: Zoning Change from AG to the CC-2 Shopping Center to allow for the use of a restaurant with a drive-thru, specifically, a Taco Casa restaurant.

As a property owner/resident located within a close proximity to the above-referenced area, please allow this to serve as my **FORMAL OBJECTION** to the zoning change referenced above.

Printed Name(s): MATTHEW RAYMOND

Property Address: 1109 Guthrie Ct

Signature(s): 

Letters of Opposition - Support

Notice of Objection to Zoning Case No. ZC17-018

Location: 1212 Murphy Road, Colleyville, Texas 76034

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As a property owner/resident located within a close proximity to the above-referenced area, please allow this to serve as my **FORMAL OBJECTION** to the zoning change referenced above.

Printed Name(s): Donna Bowland

Property Address: 7005 Benjamin Way

Signature(s): Donna H. Bowland

Letters of Opposition - Support

Notice of Objection to Zoning Case No. ZC17-018

Location: 1212 Murphy Road, Colleyville, Texas 76034

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As a property owner/resident located within a close proximity to the above-referenced area, please allow this to serve as my **FORMAL OBJECTION** to the zoning change referenced above.

Printed Name(s): Cheryl Page

Property Address: 7025 Benjamin, Colleyville, TX
76034

Signature(s): Cheryl Page



Letters of Opposition - Support

Notice of Objection to Zoning Case No. ZC17-018

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As a property owner/resident located within a close proximity to the above-referenced area, please allow this to serve as my **FORMAL OBJECTION** to the zoning change referenced above.

Printed Name(s): NAVEEN SOMA

Property Address: 1113 GUTHRIE CT COLLEYVILLE TX 76034

Signature(s): 

Letters of Opposition - Support

6520

Notice of Objection to Zoning Case No. ZC17-018

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As a property owner/resident located within a close proximity to the above-referenced area, please allow this to serve as my **FORMAL OBJECTION** to the zoning change referenced above.

Printed Name(s): Felisha Smith

Property Address: 7105 Benjamin Way, Colleyville TX 76034

Signature(s): Felisha Smith

Letters of Opposition - Support

Notice of Objection to Zoning Case No. ZC17-018

Location: 1212 Murphy Road, Colleyville, Texas 76034

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As a property owner/resident located within a close proximity to the above-referenced area, please allow this to serve as my **FORMAL OBJECTION** to the zoning change referenced above.

Printed Name(s): Brian O'Neal + Samantha Daniel

Property Address: 7013 Benjamin Way

Signature(s): Brian K. O'Neal



Letters of Opposition - Support

Notice of Objection to Zoning Case No. ZC17-018

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Legal Description: Tracts 1A01, Abstract 798, in the Joseph H. Harrell Survey

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As a property owner/resident located within a close proximity to the above-referenced area, please allow this to serve as my **FORMAL OBJECTION** to the zoning change referenced above.

Printed Name(s): Neena Shrestha Nabin Shrestha

Property Address: 7024 Benjamin Way, Colleyville Tx 76034

Signature(s): Dina. Shrestha.

Letters of Opposition - Support

Notice of Objection to Zoning Case No. ZC17-018

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Legal Description: Tracts 1A01, Abstract 798, in the Joseph H. Harrell Survey

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As a property owner/resident located within a close proximity to the above-referenced area, please allow this to serve as my **FORMAL OBJECTION** to the zoning change referenced above.

Printed Name(s): ERICA McFadden

Property Address: 7017 Benjamin Way Colleyville TX 76034

Signature(s): ERICA McFadden

Letters of Opposition - Support

Notice of Objection to Zoning Case No. ZC17-018

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As a property owner/resident located within a close proximity to the above-referenced area, please allow this to serve as my **FORMAL OBJECTION** to the zoning change referenced above.

Printed Name(s): Vivian Poblete

Property Address: 1120 Guthrie Ct. Colleyville TX 76034

Signature(s): V. Poblete

Letters of Opposition - Support

Notice of Objection to Zoning Case No. ZC17-018

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As a property owner/resident located within a close proximity to the above-referenced area, please allow this to serve as my **FORMAL OBJECTION** to the zoning change referenced above.

Printed Name(s): Chris Ladesich & Danielle Perez

Property Address: 7109 Benjamin Way Colleyville TX 76034

Signature(s): 

Letters of Opposition - Support

Notice of Objection to Zoning Case No. ZC17-018

Location: 1212 Murphy Road, Colleyville, Texas 76034

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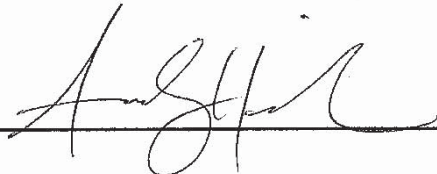
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As a property owner/resident located within a close proximity to the above-referenced area, please allow this to serve as my **FORMAL OBJECTION** to the zoning change referenced above.

Printed Name(s): ANDREW HSIEH

Property Address: 1117 GUTHRIE CT.

Signature(s): 

Letters of Opposition - Support

Notice of Objection to Zoning Case No. ZC17-018

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Legal Description: Tracts 1A01, Abstract 798, in the Joseph H. Harrell Survey

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As a property owner/resident located within a close proximity to the above-referenced area, please allow this to serve as my **FORMAL OBJECTION** to the zoning change referenced above.

Printed Name(s): MOHIT PATEL

Property Address: 1105 Guethrie Ct, Colleyville, Tx, 76034

Signature(s): 

Letters of Opposition - Support

From: Piburn, Darin

Sent: Monday, October 2, 2017 5:52 PM

To: flandry@colleyville.com

Subject: Please reject Zoning Case Number ZC17-018

Letters Protesting

more coming

Felix Landry

Community Development Department

100 Main Street

Colleyville, TX 76034

RE: Zoning Case ZC17-018, 1212 Murphy Rd.

Dear Mr. Landry,

I am a home owner in Colleyville and my property is located near the corner of Murphy Road and Curtis Street.

I receive notice about the zoning Case ZC17-018 and 100% completely object to the rezoning of this property.

Re-zoning this property will bring a major increase to traffic, significant disruption in the evening and nights do to automobile lights and noise, invasion of privacy of our residences, and will negatively impact property values to name a few concerns. I have been the owner at Curtis Road for several years and a big part of buying my home here were the larger lots and the peaceful residential neighborhood. It is not right to rezone this property, that would be very unfair and disruptive to the home owners in the area. I urge

Letters of Opposition - Support

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Respectfully,

Darin & Britt Piburn
6711 Curtis Road
Colleyville, TX 76034



Letters of Opposition - Support

Araceli Botello

Subject: FW: Taco Casa Contact Us : Taco Casa on Colleyville Blvd Closing

On Thursday, September 14, 2017 3:15 PM, Taco Casa Admin
wrote:

Name: Doug Williams

Email:

Subject: Taco Casa on Colleyville Blvd Closing

Message:

Good Afternoon:

We were all shocked around here when your store suddenly closed in Colleyville on 26 (also called Colleyville Blvd.) ! What happened? It always seemed to be busy. I know there is construction along 26 but people still went to your store. Will it reopen? We hope so! We love that place!

Thanks much.

Store: #24 Colleyville

Letters of Opposition - Support

Araceli Botello

Subject: FW: We love Taco Casa

----- Original message -----

From: Brenda Huckins

Date: 9/10/17 10:28 PM (GMT-06:00)

To: j

Subject: We love Taco Casa

Dear Jason

We just wanted to write to tell you how devastated we were when your store on Hwy 26 in Colleyville closed suddenly leaving us completely at a loss as to where you went and how we would get your super fresh tacos and burritos. My grandkids were literally crying when I told them your store had closed. Your bean burritos are a staple in their diet and they love Taco Casa better than any other restaurant. Then we learned you were planning to open a new location near the intersection of Precinct Line and North Tarrant in Colleyville and were of course elated to hear that. I am speaking for my family and many of my friends who visited your restaurant regularly in Colleyville because we live here in Colleyville and desire to shop and dine here as much as we can. We will be gravely disappointed if for any reason you are not able to put another store in Colleyville, so please do whatever it takes to make that happen.

Thank you much.

Your friends and loyal customers,

Bruce and Brenda Huckins

6212 Lantana Court

Colleyville

--



Brenda B. Huckins
Director of Admission
Covenant Christian Academy
817.281.4333 x 117

www.covenantchristian.net



Ready to join the Covenant family? Click [here](#) to apply.

Letters of Opposition - Support

Araceli Botello

From: Ben Bryner
Sent: Thursday, October 5, 2017 2:43 PM
To: Araceli Botello
Subject: FW: Taco Casa Contact Us : Store closure

Follow Up Flag: Follow up
Flag Status: Flagged

Name: Randall Messimer
Email:
Subject: Store closure
Message:
Why did the Colleyville location close? New store soon ?
Store: #24 Colleyville

Letters of Opposition - Support

Araceli Botello

Subject: FW: Taco Casa Contact Us : Taco Casa Colleyville

From: Ben Bryner

Sent: Thursday, October 5, 2017 2:43 PM

To: Araceli Botello

Subject: FW: Taco Casa Contact Us : Taco Casa Colleyville

Name: Bob Belson

Email:

Subject: Taco Casa Colleyville

Message:

What happened???!!! Closed???? My Daughter in law loved this place!!! We still had coupons!!!

Loved the tea!!! Great prices!!! Why did it close ??

Store: #24 Colleyville

Letters of Opposition - Support

Araceli Botello

Subject: FW: Taco Casa Contact Us : Taco Casa 24 - Colleyville

From: Ben Bryner

Sent: Thursday, October 5, 2017 2:45 PM

To: Araceli Botello

Subject: FW: Taco Casa Contact Us : Taco Casa 24 - Colleyville

On Friday, July 28, 2017 2:32 PM, Taco Casa Admin

wrote:

Name: Tyler Young

Email:

Subject: Taco Casa 24 - Colleyville

Message:

Hello,

Can you tell me if this location is permanently closed? Or possibly relocating? It abruptly closed down and we will very much miss this location if it's permanent. Thanks!

Store: #24 Colleyville

ORDINANCE O-17-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 0.995 ACRES, BEING TRACT 1A01, ABSTRACT 798, IN THE JOSEPH H HARRELL SURVEY, LOCATED AT 1212 MURPHY ROAD, FROM THE AG AGRICULTURAL DISTRICT TO THE CC-2 SHOPPING CENTER DISTRICT; 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 rezoning under Case ZC17-018; 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 designed to lessen congestion in the streets; and 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 changing the zoning on 0.995 acres, being Tract 1A01, Abstract 798, in the Joseph H. Harrell Survey, located at 1212 Murphy Drive, from the AG Agricultural district to the CC-2 Shopping Center district, as depicted in the attached Exhibit "A" and Exhibit "B".
- 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 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. 5. 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. 6. 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. 7. 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 7th day of November 2017.

The second reading and public hearing being conducted on the 21st day of November 2017.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 21ST DAY OF NOVEMBER 2017.

Mayor Richard Newton	_____	Mayor Pro Tem Bobby Lindamood	_____
Place 1, Tammy Nakamura	_____	Place 5, Nancy Coplen	_____
Place 3, Kathy Wheat	_____	Place 6, Mike Taylor	_____
Place 4, George Dodson	_____		

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
Assistant City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM AND LEGALITY:

Whitt L. Wyatt
City Attorney

CITY OF COLLEYVILLE TEXAS

ZC17-018
1212 Murphy Road

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.

Legend:
 Subject Property

Map Details:
 The map shows various zoning districts including PUD-R, PUD-C, R-20, and AG. The subject property is located at 1212 Murphy Road, which is highlighted in red. The map also shows surrounding streets such as Benjamin Way and Curtis Rd.

Exhibit “B”- Metes & Bounds Description

1212 Murphy Rd. Legal Description

BEING a 0.995 acre tract out of the J. Harrell Survey, Abstract No. 798, in the City of Colleyville, Tarrant County, Texas, and being a portion of that certain tract of land described by deed to Gary A. Quinby and wife, Dawn Quinby, as recorded in Volume 9259, Page 1488, of the Deed Records of Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a ½ inch iron rod found for the northwest corner of the herein described tract, same being the southwest corner of Lot 1-A, Block 1 of Tate Addition, an addition to the City of Colleyville, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-193, Page 75, of the Plat Records of Tarrant County, Texas (P.R.D.C.T.), same being the northernmost corner of that certain Right-Of-Way Deed to the State of Texas for expansion purposes for Precinct Line Road (a variable width right-of-way), as recorded in Volume 12262, Page 661, of the Official Public Records of Tarrant County, Texas;

THENCE South 89 degrees 58 minutes 01 seconds East, traversing over and across said Quinby tract and with the south line of said Lot 1, a distance of 278.34 feet to a 5/8 inch iron rod found for corner, same being in the west line of that certain called “Public Use Area 2”, Block B of Somerset Manor, an addition to the City of Colleyville, Tarrant County, Texas, according to the Plat thereof recorded in Instrument No. D213242302, P.R.T.C.T.;

THENCE South 01 degrees 21 minutes 51 seconds West, with the west line of said Public Use Area 2, a distance of 156.24 feet to a 5/8 inch capped iron rod stamped “KHA” found for corner, same being in the north line of W. Murphy Road (a 50 foot wide right-of-way);

THENCE South 89 degrees 36 minutes 23 seconds West, with the north line of said W. Murphy Road, a distance of 263.75 feet to a Texas Department of Transportation monument found for corner, same being the easternmost corner of said Right-Of-Way Deed to the State of Texas;

THENCE North 45 degrees 40 minutes 37 seconds West, with a northeast line of said Right-Of-Way Deed to the State of Texas and traversing over and across said Quinby tract, a distance of 14.28 feet to a Texas Department of Transportation monument found for corner;

THENCE North 00 degrees 15 minutes 18 seconds West, with the east line of said Precinct Line Road, a distance of 148.20 feet to the POINT OF BEGINNING and containing a total of 0.995 acres of land, more or less, and being subject to any and all easements that may affect.