



City of Colleyville Planning and Zoning Commission Agenda

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

Monday, December 11, 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**

- **Presentation and discussion of a proposed project located at 1312
John McCain Road**

**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 MATHISEN
PLEDGE OF ALLEGIANCE**

1. SWEARING IN OF NEWLY APPOINTED MEMBERS

Place 5 - Charles Kelley
Place 6 - Claudia Bevill
Place 7 - Jason Elms

2. ELECTION OF A CHAIR

3. ELECTION OF A VICE CHAIR

4. REGULAR AGENDA ITEMS

- 4a** Consideration of a minor plat for Nguyen Johnson Addition on property legally described as Tract 1A01B, Abstract 1756, in the A T Young Survey, located at 216 W Glade Road, Case PC17-019

5. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards December 8, 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.



Site Data	
Single Family Residential Lots	71
Common Areas	6
Residential Lots	64.24%
Open Space (8.34 ac. of floor plan - 19.15%)	27.97 ac.
P.O.W.	21.31%
Gross Acreage	14.45%
	100.00%
Site Data	
Gross Residential Acreage	43.34
Gross Residential Density	1.63
Residential Density / Acreage of Lot Area	2.34
Summary	
Residential Lots	71
Minimum Building Lot Area	14,000 s.f.
Average Building Lot Area	16,160 s.f.
Centerline Linear Footage	≈5,740'

Planner: SAGE GROUP, INC.
Master Planning
Urban Design
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
TEL: 817-444-8200

1 DEC 17

1" = 100'

0 100' 200'

400'

0 100' 200'

400'

Case No. —

Collins Property

Colleyville, Tarrant County, Texas

Concept 1



Site Data	
Single Family Residential Lots	62
Common Areas	8
Residential Lots	62.38%
Open Space (8.53 ac. of floor plan - 19.59%)	27.16 ac.
P.O.W.	23.36%
Gross Acreage	10.17 ac.
	62.21 ac.
	14.26%
	100.00%
Site Data	
Gross Residential Acreage	43.54
Gross Residential Density	1.42
Residential Density / Acreage of Lot Area	2.28
Summary	
Residential Lots	62
Minimum Building Lot Area	14,000 s.f.
Average Building Lot Area	17,082 s.f.
Centerline Linear Footage	8
	≈3,537' 30" wide paving
	≈2,598' 22" wide paving

Planner: SAGE GROUP, INC.
Master Planning
Urban Design
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
TEL 817-444-8206

1 DEC 17

1" = 100'

0 100' 200'

400'

0 100' 200'

400'

Case No. _____

Collins Property

Concept 2

Colleyville, Tarrant County, Texas



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 12/11/2017	Number
Type Presentation and Discussion		
Department Community Development		

Title

Consideration of a minor plat for Nguyen Johnson Addition on property legally described as Tract 1A01B, Abstract 1756, in the A T Young Survey, located at 216 W Glade Road, Case PC17-019

Explanation

Hiep Van Nguyen, the applicant, requests approval of a minor plat for the Nguyen Johnson Addition on approximately 0.942 acres, located at 216 W. Glade Road. The applicant proposes to create one lot with the intent to construct a new single-family residence. The applicant is requesting a waiver to the minimum lot width requirement of the R-40 Single Family Residential zoning district.

Existing Conditions/Background: The subject property is currently unplatted and developed with an older single-family residence. Approval of a rezoning request from the AG Agricultural district to the R-40 Single Family Residential district was approved by the City Council on November 15, 2016.

Lot Dimensions and Setbacks: Per Section 3.24 G, Schedule of District Regulations in the Land Development Code, the R-40 Single Family Residential district regulations require the following standards:

Minimum Lot Area: 40,000 square feet
Minimum Lot Width: 150 feet
Minimum Lot Depth: 150 feet
Minimum Front Yard Setback: 40 feet
Minimum Side Yard Setbacks: 15 feet
Minimum Rear Yard Setback: 25 feet
Maximum Lot Coverage: 20 percent

As submitted, the proposed plat does not meet the lot width requirement of the Land Development Code. The applicant is requesting a plat waiver to allow for the plat to be approved.

Waiver Requests: The applicant is requesting a waiver to the minimum lot width requirement of the R-40 Single-Family Residential district. The subject property is proposed 107 feet wide and 390 feet long for a total area of 0.94 acres, or 40,998 square feet.

Minor plats are typically approved administratively by City staff. When circumstances

arise requiring a waiver to a specific provision, the Land Development Code explicitly prescribes the authority to grant such waivers to the City Council after recommendation by the Planning and Zoning Commission. Therefore the request up for consideration must receive approval from City Council for the plat to be approved and filed.

Analysis: The lot width dimension does not meet the requirements of the R-40 Single Family Residential district. Section 9.7 of the Land Development Code states that the *"City may approve a plat which contains a lot that does not meet the minimum requirements when special conditions exist."* In this case staff believes there are special conditions. The subject property is compliant in lot area and lot depth. A private drive exists along the eastern boundary.

Surrounding Development: The properties to the north and west are zoned AG Agricultural and developed with single-family homes. The properties to the south are zoned R-40 Single Family Residential and also developed with single family homes. The properties to the east are zoned R-20 Single Family Residential and developed with a single family homes. The properties to the south are zoned PUD-R Planned Unit Development – Residential and developed with single family homes.

Tree Preservation: Any future subdivision 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.

Sidewalks: A sidewalk is required along W. Glade Road with the construction of any new single-family home.

Staff Recommendation: The proposed minor plat does not meet the lot width requirement of the Land Development Code. As outlined in this briefing, staff believes special conditions exist on the subject property which warrant the approval of the waiver request. Staff recommends approval.

Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Plat Exhibit
5. Draft Resolution R-17-XXXX

Aerial Map

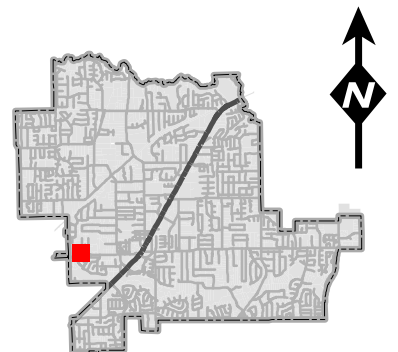


PC17-019

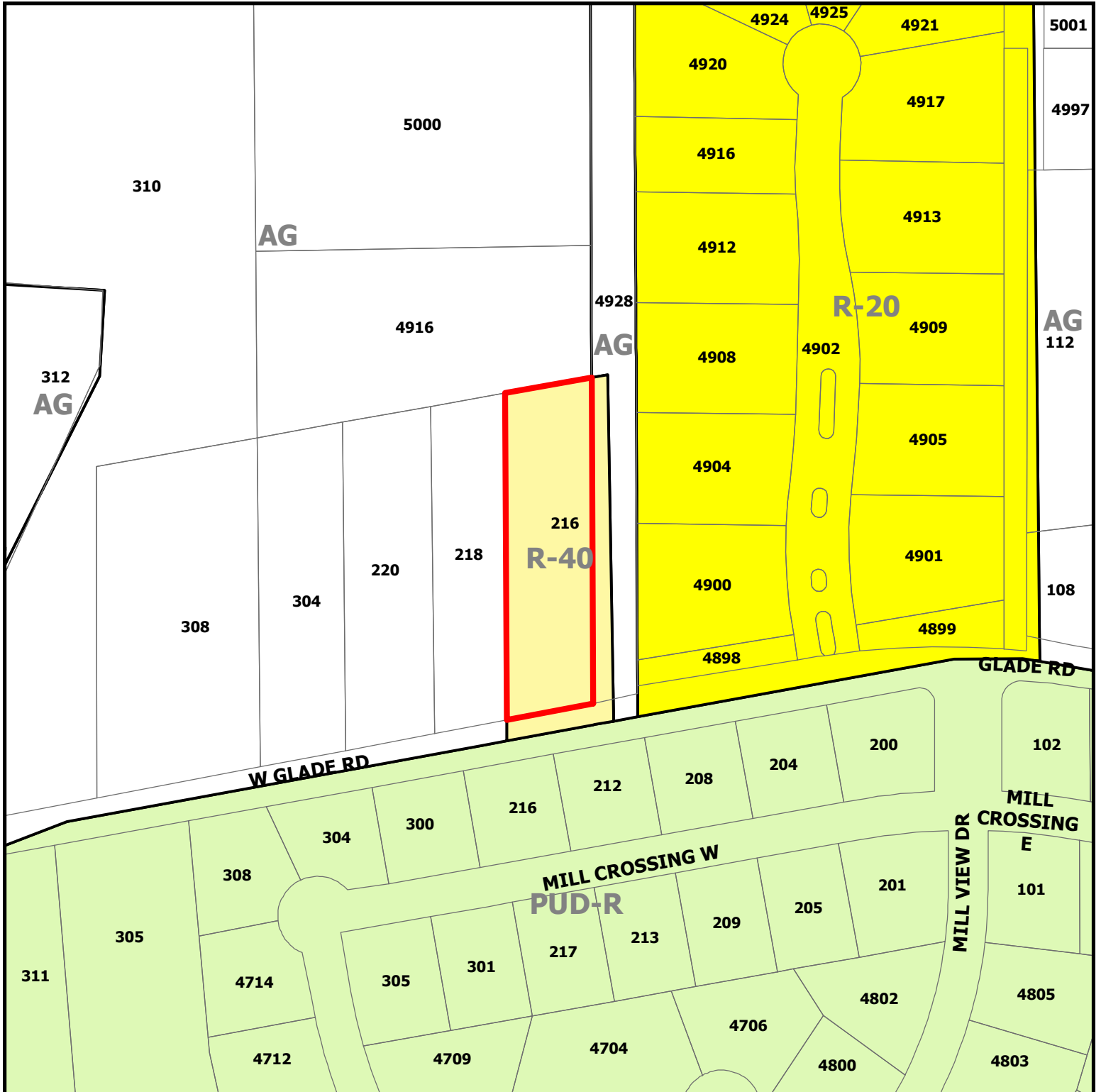
216 W Glade Road

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.

 Subject Property



Zoning Map

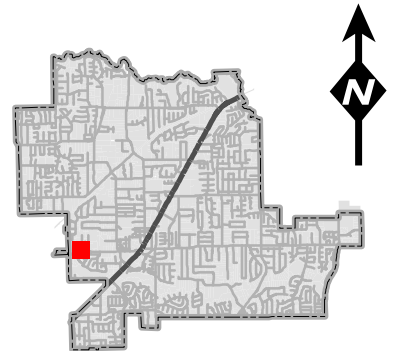


PC17-019

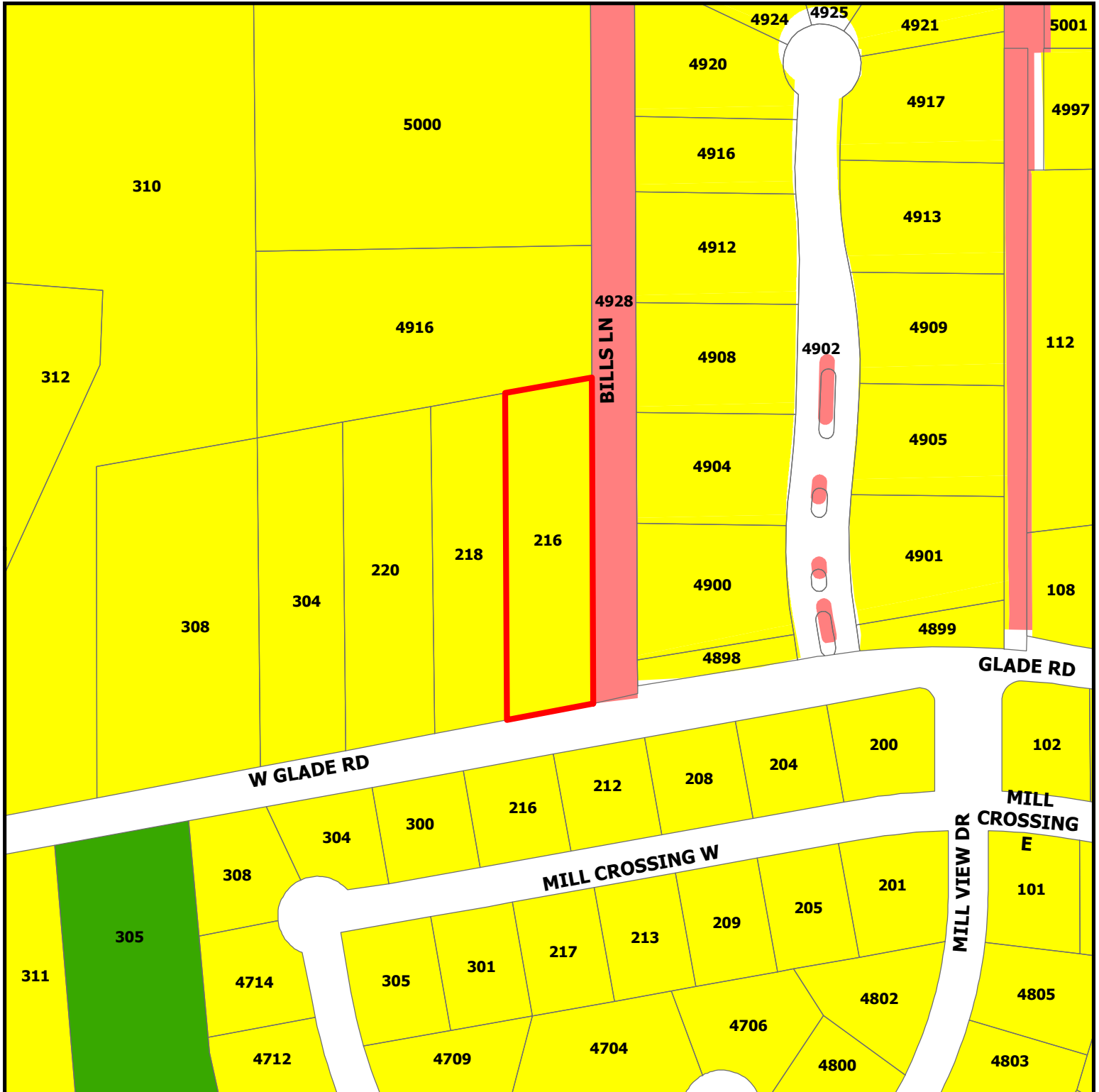
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Future Land Use Map



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PC17-019

216 W Glade Road



Subject Property

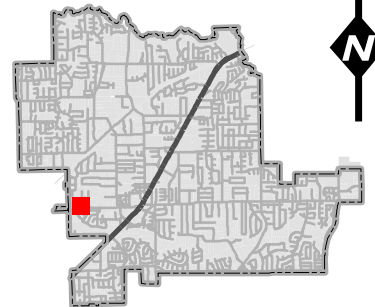
Residential



Colleyville Blvd Corridor



Parks/ Open Space



RESOLUTION R-17-XXXX

APPROVING A MINOR PLAT FOR LOT 1, BLOCK 1, OF THE NGUYEN JOHNSON ADDITION

WHEREAS, the Planning and Zoning Commission recommended approval of the Minor Plat for Lot 1, Block 1, of the Nguyen Johnson Addition on December 11, 2017.

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

- Sec. 1. THAT the Minor Plat for Lot 1, Block 1, of the Nguyen Johnson Addition on approximately 0.942 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved, with the following conditions:
- a. The requested plat waivers for the minimum lot width is approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 10th DAY OF JANUARY 2018.

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
City Secretary

Richard Newton
Mayor

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

Owner: Nguyen M. Nguyen and Amor B. Johnson

This plat is a true and correct copy of the original plat as recorded in the Public Records of Tarrant County, Texas, according to the deed thereof.

COMMISSIONING: This plat was recorded in the Public Records of Tarrant County, Texas, on the 10th day of May, 2017, at 10:00 AM, with map marked "417-21" (N7006043.03202).

ADDENDUM: This plat was recorded in the Public Records of Tarrant County, Texas, on the 10th day of May, 2017, at 10:00 AM, with map marked "417-21" (N7006043.03202).

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