



City of Colleyville Zoning Board of Adjustment Agenda

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

Wednesday, August 15, 2018

City Council Chambers

**7:00 PM
CITY COUNCIL CHAMBERS
THIRD FLOOR
CALL TO ORDER
PLEDGE OF ALLEGIANCE**

1. SWEARING IN OF NEWLY APPOINTED MEMBERS

Scott McCombs - Alternate 1

2. PUBLIC HEARING AGENDA ITEMS

2a Request for a variance to Section 3.24.G, Schedule of District Regulations of the Land Development Code, specifically the lot coverage requirements, on Lot 8, Block 2, of the Westcoat Place Addition, located at 6009 Westcoat Drive, Case VC18-003

2b Request for a variance to Section 3.24.G, Schedule of District Regulations of the Land Development Code, specifically the lot coverage and setback requirements, on Lot 30A, Block 1, of Westcoat Place Addition, located at 5901 Westcoat Drive, Case VC18-004

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards on August 10, 2018 by 5:00 p.m.

Araceli Botello
Planning Technician

A quorum of the Colleyville City Council or any other Board, Commission, or Committee may be in attendance at this meeting.

Any matter on this agenda may, at the discretion of the governing body, be opened for public comment and discussion.

If you plan to attend this public meeting and have a disability that requires special accommodations, please advise the City Secretary at least 48 hours in advance at 817.503.1133, and reasonable accommodations will be made to assist you.



City of Colleyville Zoning Board of Adjustment Agenda Briefing

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

Agenda Number 2a	Agenda Date 08/15/2018	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Request for a variance to Section 3.24.G, Schedule of District Regulations of the Land Development Code, specifically the lot coverage requirements, on Lot 8, Block 2, of the Westcoat Place Addition, located at 6009 Westcoat Drive, Case VC18-003

Explanation

Jeff Polk, the applicant, has submitted a request for a variance to the maximum lot coverage at 6009 Westcoat Drive. This request is to allow for an increase in maximum lot coverage to 25 percent in lieu of the 20 percent maximum lot coverage as allowed by the current zoning in order to build a single-car garage and caretaker's suite area. The request is to construct a 4,913 square foot home on an existing platted lot which is less than the required 40,000 square feet for the R-40 district.

Existing Conditions/Background: The subject property is a platted lot of the Westcoat Place Addition and zoned R-40 Single Family Residential District. The subject property is generally located on the east side of Westcoat Drive and north of LD Lockett Road. The subject property was previously developed with one single family residential home which was recently demolished.

The subject property was platted in 1952 prior to the incorporation of the City of Colleyville. At this time the property was most likely in the City of Grapevine or its Extraterritorial Jurisdiction (ETJ). No zoning regulations were in place at the time the plat was approved. Therefore, the creation of the subdivision with a majority of the lots being less than 40,000 square feet was not an issue. However, the conditions on the ground today are not consistent with the zoning district in which the subdivision is located. This creates the potential for conflict and variance requests when a homeowner wishes to construct a larger home during the redevelopment process.

Requested Variance:

Request – The applicant is requesting a variance to the maximum lot coverage for the R-40 district. The applicant has requested to increase the maximum lot coverage from 20 percent to 25 percent.

Ordinance – Section 3.24.G Schedule of District Regulations requires a maximum 20 percent lot coverage for the R-40 Single Family Residential district.

Chapter 1 (General Provisions) of the Land Development Code authorizes the Zoning

Board of Adjustment to grant variances to the minimum lot coverage and setback standards set forth in Chapter 3 (Land Use):

"...where the literal enforcement of the provisions of the ordinance would result in an unnecessary hardship, and where such variance is necessary to permit a specific parcel of land which differs from other parcels of land in the same district by being of such restricted area, shape or slope that it cannot be developed in a manner commensurate with the development permitted upon other parcels of land in the same district. A modification of the standards established by this ordinance shall not be granted to relieve a self-created or personal hardship, nor for financial reason only, nor shall such modification be granted to permit any person a privilege in developing a parcel of land not permitted by this ordinance to other parcels of land in the district."

Analysis – The subject property is a legal lot of record; however, it does not meet the minimum requirements of the R-40 district. The total area for Lot 8 is 20,000 square feet. Given the limited area and the existing zoning, staff believes the applicant has presented a hardship due to the *"specific parcel of land which differs from other parcels of land in the same district by being of such restricted area."*

The applicant desires to construct a single-story 4,913 square foot home on Lot 8. The maximum lot coverage allowed in the R-40 district is 20 percent, or 4,000 square feet. The proposed 4,913 square foot home would exceed the maximum lot coverage by 913 square feet. The total proposed lot coverage is approximately 24.6 percent. Based on this information the applicant has requested a variance to allow up to a maximum 25 percent lot coverage.

One of the justifications provided by the applicant is related to the design of the house. The home owner has been diagnosed with Parkinson's which necessitates the single-story design. Additionally, the proposed garage space and caretaker's suite has been designed to accommodate future needs that are anticipated as a result of the disease.

Should the variance request be denied, the applicant will be required to comply with all of the zoning regulations for the R-40 district. Essentially, the applicant will be limited to a maximum of 4,913 square feet (footprint, under roof) on the subject property.

Surrounding Development: The properties to the north, south, and east are zoned R-40 Single Family Residential district and developed with single family homes. The properties to the west are zoned R-20, R-30, and R-40 Single Family Residential districts and developed with single family homes.

Public Notification: Staff mailed notices to all property owners within 200 feet as well as any Homeowners Associations within 500 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by

State law and the Land Development Code. To date, no correspondence has been received.

Staff Recommendation: The applicant has presented a hardship on the subject property as defined in the Land Development Code. The subject property “differs from other parcels of land in the same district” due to the limited area of the lot. The requested variance should not adversely impact the surrounding properties, and any future development will be required to comply with all development regulations. Staff recommends approval of the request.

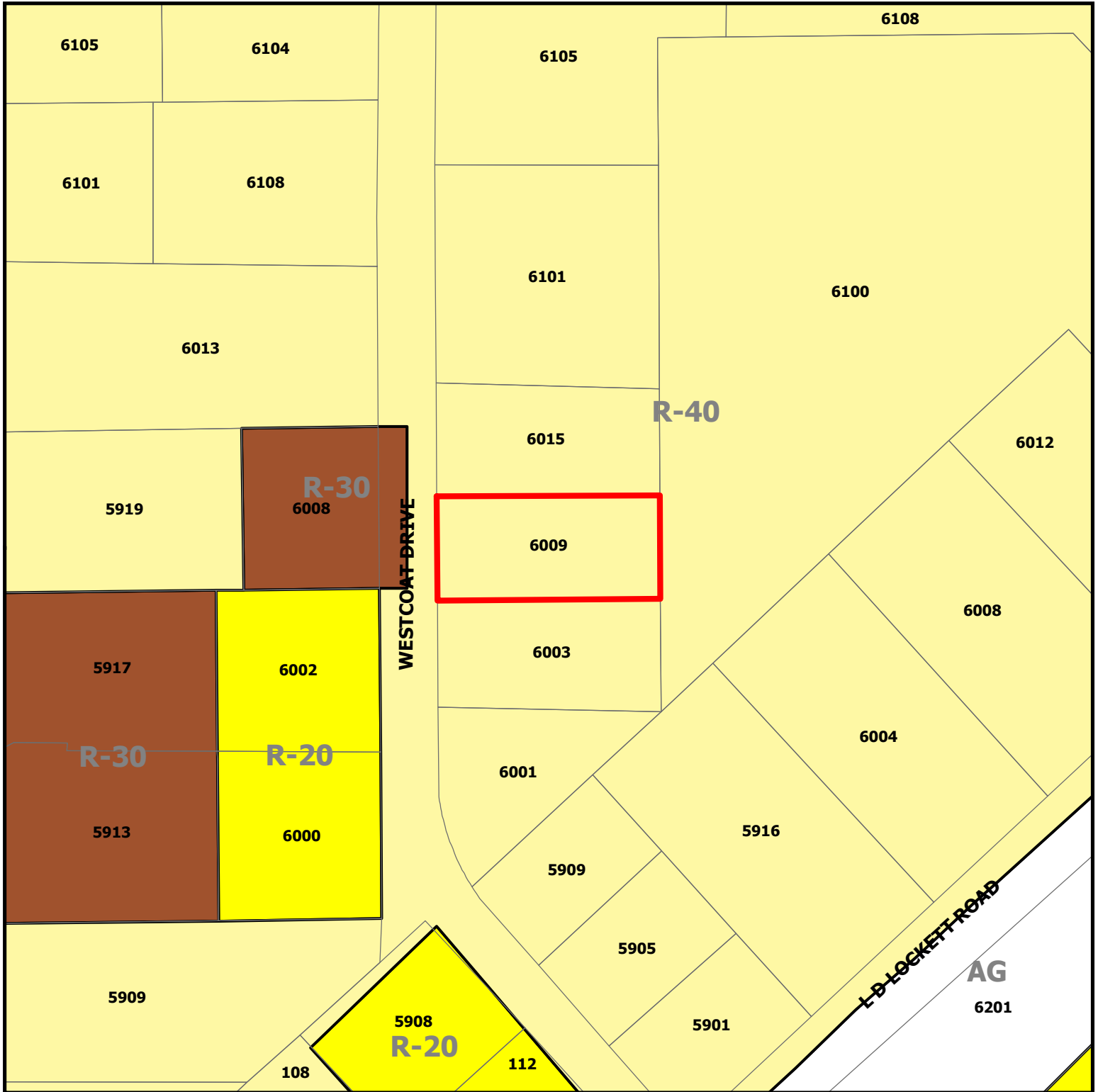
Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Plan
6. Floor Plan
7. Additional Documents Provided by Applicant
8. Notification Map
9. Notification List

Zoning Map




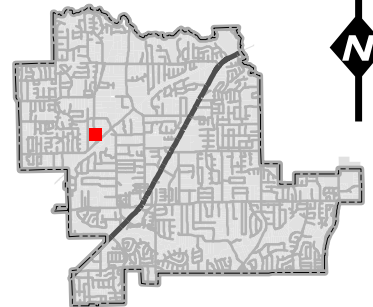
VC18-003

6009 Westcoat Drive

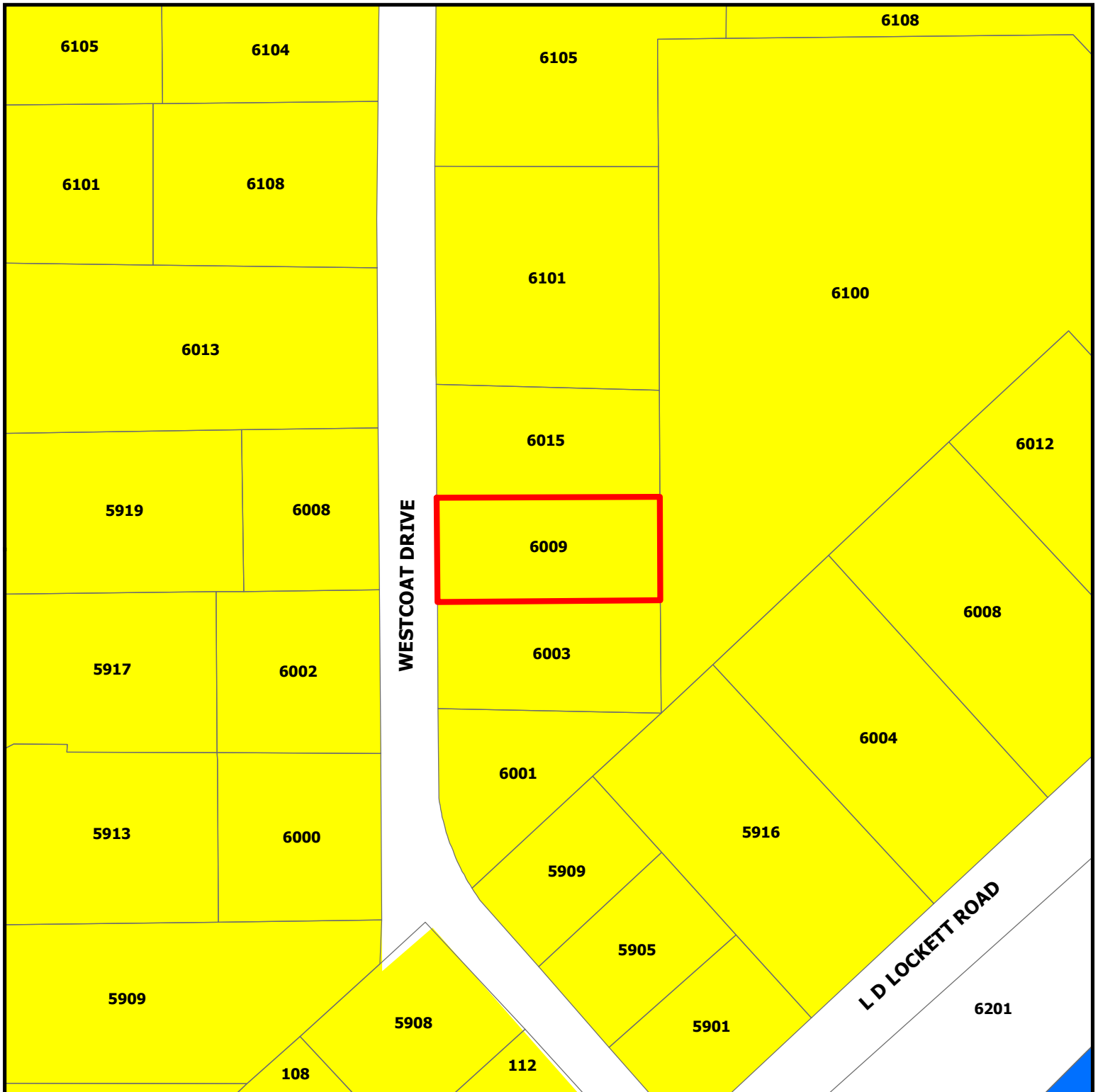


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 Subject Property



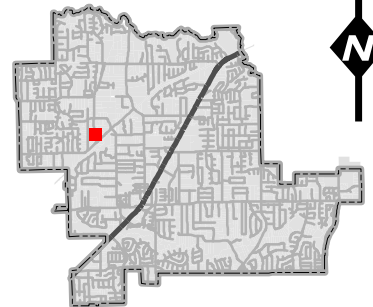
Future Land Use Map



VC18-003

6009 Westcoat Drive

-  Subject Property
-  Residential
-  Institutional



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Statement of Planning Objectives

**THORESON HOME - 6009 WESTCOAT
VARIANCE REQUEST - 25% MAX LOT COVERAGE**



Statement of Planning Objectives

Overview

We are requesting a variance for an increase to 25% max lot coverage for Jeff and Pam Thoreson's home at 6009 Westcoat. The current zoning is R-40 which requires a max lot coverage of 20%.

SPECIAL CONDITIONS AND CIRCUMSTANCES

- Lot is less than half an acre (0.46 acres) which is typical of R-20 zoning which allows for 25% max lot coverage (R-30 allows 25% as well)
- Home is currently being permitted and the third car garage was eliminated to meet the 20% requirement. The home as designed has only 3,056 SF of living space and the health of the owners prohibits a second floor as an option.
- Jeff Thoreson, the owner has been diagnosed with Parkinson's (see attached letter). Accessibility is of the upmost importance and the lot was purchased in early 2018 to build a home that would meet his unique needs.
- In order to use the garage with wheelchair access to the home, the 2 car garage on the plans being permitted will only allow for 1 accessible vehicle, leaving enough space for an accessible route and maneuvering a wheelchair. The 3rd car garage that was removed to meet the R-40 / 20% lot coverage requirement will be necessary to park a second vehicle.
- The caretaker's suite as seen on the attached exhibit would be attached to the home and is intended to for a live-in caretaker which we expect will be needed in the future. While we are asking for the 25% max lot coverage variance, we do not plan to build the caretaker's suite at this time.

APPROVAL OF REQUESTED VARIANCE WOULD NOT CONFER ON THE APPLICANT ANY SPECIAL PRIVILEGE

It is our view that this request for a variance to increase the max lot coverage to 25% would bring into alignment the zoning district regulations with the actual lot size, making the lot coverage consistent with a substantial majority of Colleyville lots of similar size, typically zoned R-20 or R-30. Additionally, there is precedence for approval of similar variance requests for disabled residents and we do not believe a variance approval based on accessibility concerns, especially given the misaligned lot size and zoning regulations in place intended for a lot twice the size.

ATTACHMENTS

1. Site exhibit showing the proposed addition and calculations for max lot coverage.
2. Exhibit showing floor plan for proposed addition of the 3rd car garage and caretaker's suite.

Thank you for your service to Colleyville and its residents. We ask that you please consider this variance request and trust your discernment in considering this critical zoning variance request. Please call or email with any questions.

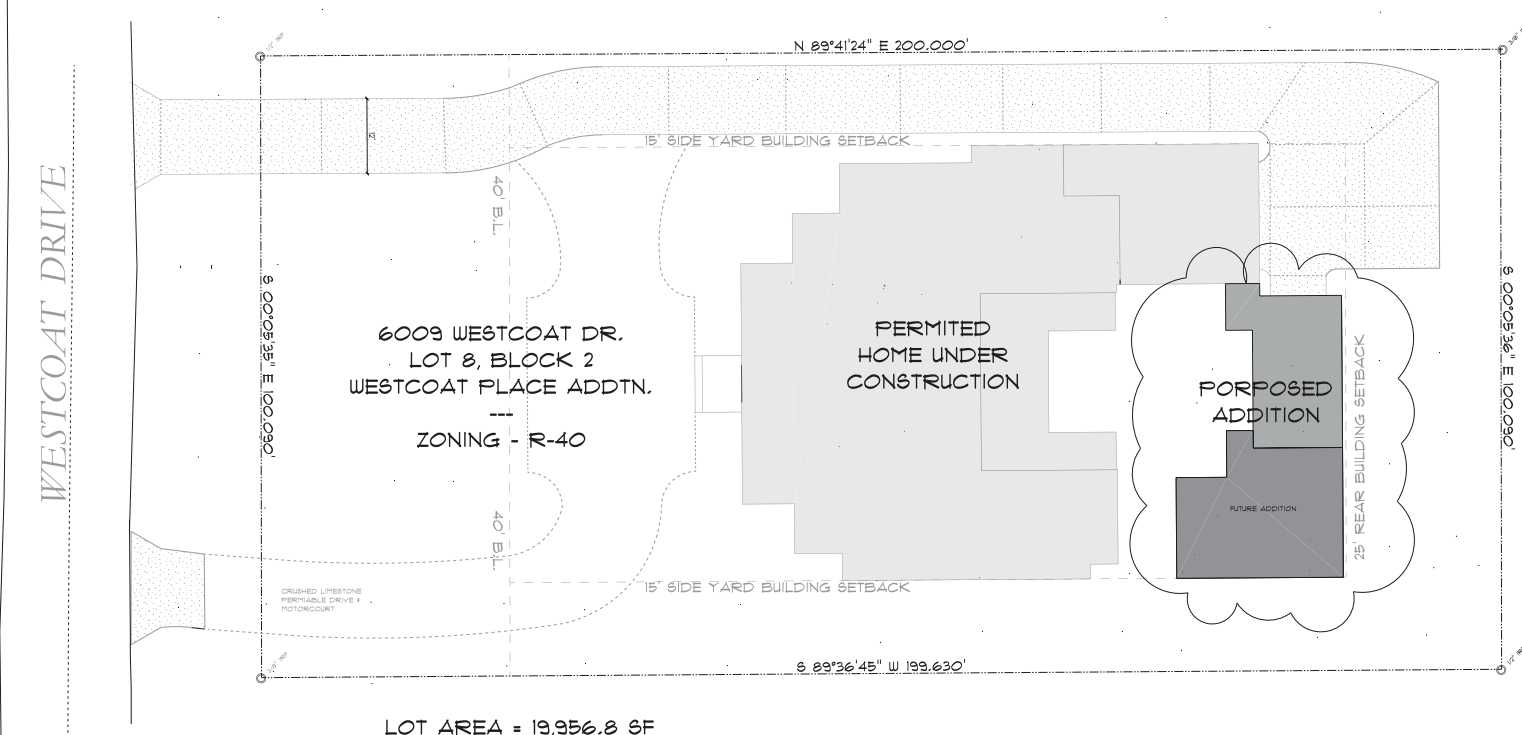
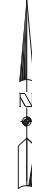
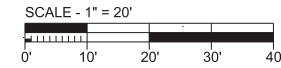
Respectfully,

Jeff Polk
Wardlaw Polk Design Build

Site Plan

ZONING VARIANCE SITE EXHIBIT

SCALE: 1" = 20'



6009 WESTCOAT DR.
LOT 8, BLOCK 2
WESTCOAT PLACE ADDTN.
ZONING - R-40

PERMITTED
HOME UNDER
CONSTRUCTION

PROPOSED
ADDITION

FUTURE ADDITION

LOT AREA = 19,956.8 SF
 20% MAX LOT COVERAGE = 3,992 S.F.
 EXISTING HOME = 3,992 S.F.
 REQUESTED VARIANCE TO 25% LOT COVERAGE = 4,989 S.F.
 PROPOSED 3RD CAR AGARGE = 387 S.F.
 PROPOSED CARETAKER SUITE = 534 S.F.
 TOTAL PROPOSED ADDED AREA = 921 S.F.
 TOTAL LOT COVERAGE WITH PROPOSED = 4,913 S.F. (24.6%)

WESTCOAT DRIVE

WARDLAW POLK DESIGN BUILD

WARDLAW POLK DESIGN BUILD, LLC
 1904 Industrial Blvd. Suite 104 - Colleyville, TX 76034
 wardlawpolk.com - jeff@wardlawpolk.com - 817-899-0040

DRAWN BY:
Jeff A. Polk

DATE:
 04.01.18

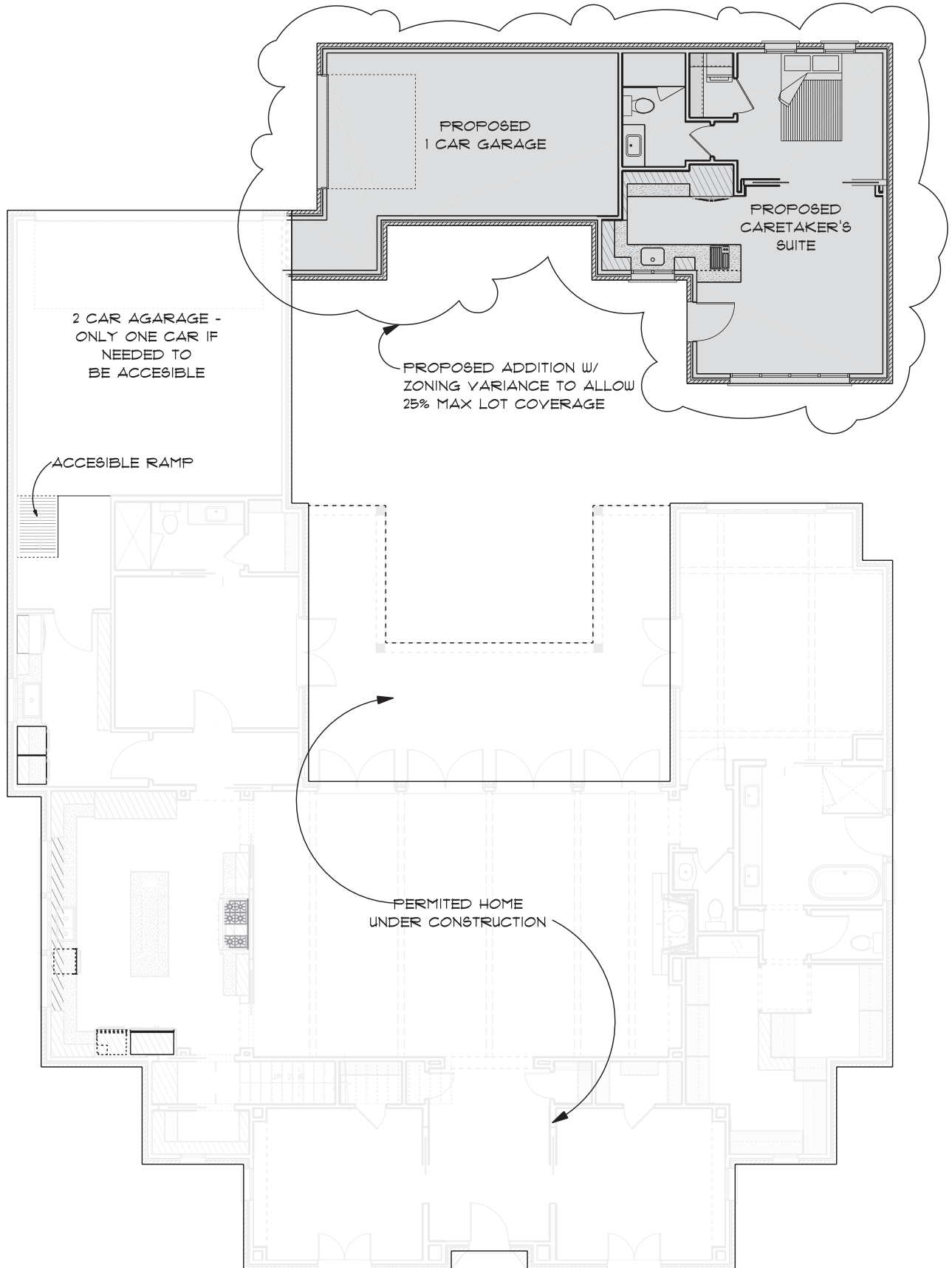
OWNER: Jeff & Pam Thoreson
 PROJECT 6009 Westcoat
 ADDRESS: Colleyville, TX 76034

SHEET:
C.1.01

Designer Approval: x _____ date _____
 Owner Approval: x _____ date _____

Floor Plan

ZONING VARIANCE EXHIBIT - FLOOR PLAN



Additional Documents Provided by Applicant

**UT SOUTHWESTERN
MEDICAL CENTER**

James W. Aston Ambulatory Care Center
Department of Neurology and Neurotherapeutics
5323 Harry Hines Blvd., Dallas, Texas 75390-8869
Phone: 214 645-8800
Fax: 214-645-8801

Date: 6/1/18

To: Jeffrey Thoreson

jthoreson@msn.com

From: Stacey Guzman

RE: Letter of Medical Verification

**Please note: If additional records are needed, please contact Medical Records directly:
Phone 214 645 3030 fax: 214 645 9141.**

CONFIDENTIALITY NOTICE: The information in this facsimile is intended to be reviewed by only the individual or organization named above. If you are not the intended recipient or an authorized representative of the intended recipient you are hereby notified that any review, dissemination or copying of this Facsimile and its attachments, if any, or the information contained herein is prohibited. If you have received this transmission in error, please immediately notify the sender at 214 645-8800, and return the original message to us at the above address via the U.S. Postal Service.

Additional Documents Provided by Applicant

UTSouthwestern
Medical Center

Neurology Clinic
Clinic Phone: 214-645-8800

May 29, 2018

Jeffrey E Thoreson
2612 Flameleaf Drive
Grapevine TX 76051

To whom it may concern:

This letter of medical verification is regarding the above patient who is followed in our neurology clinic for Parkinson's disease. This is a degenerative disorder of the central nervous system with movement-related symptoms including shaking, rigidity, slowness of movement and difficulty with walking and gait. There is no cure yet known for this condition and treatment is intended to slow the debilitating effects of the disease.

Mr. Thoreson is taking Rytary 145 mg, will start on Azilect 0.5 mg daily for a week then increase up to 1 mg daily for a week. Daily sensible exercise and diet, and yearly dermatological evaluations are encouraged.

If our office can provide additional information, please contact us.

Sincerely,



Lauren Lanford, PA
Physician Assistant
Department of Neurology and Neurotherapeutics

Additional Documents Provided by Applicant

Name: Jeffrey E. Thoreson | DOB: 5/30/1961 | MRN: 90820357 | PCP: Henry M. Prost, MD

Current Health Issues

Please review your health issues, and verify that the list is up to date. **Call 911 if you have an emergency.**

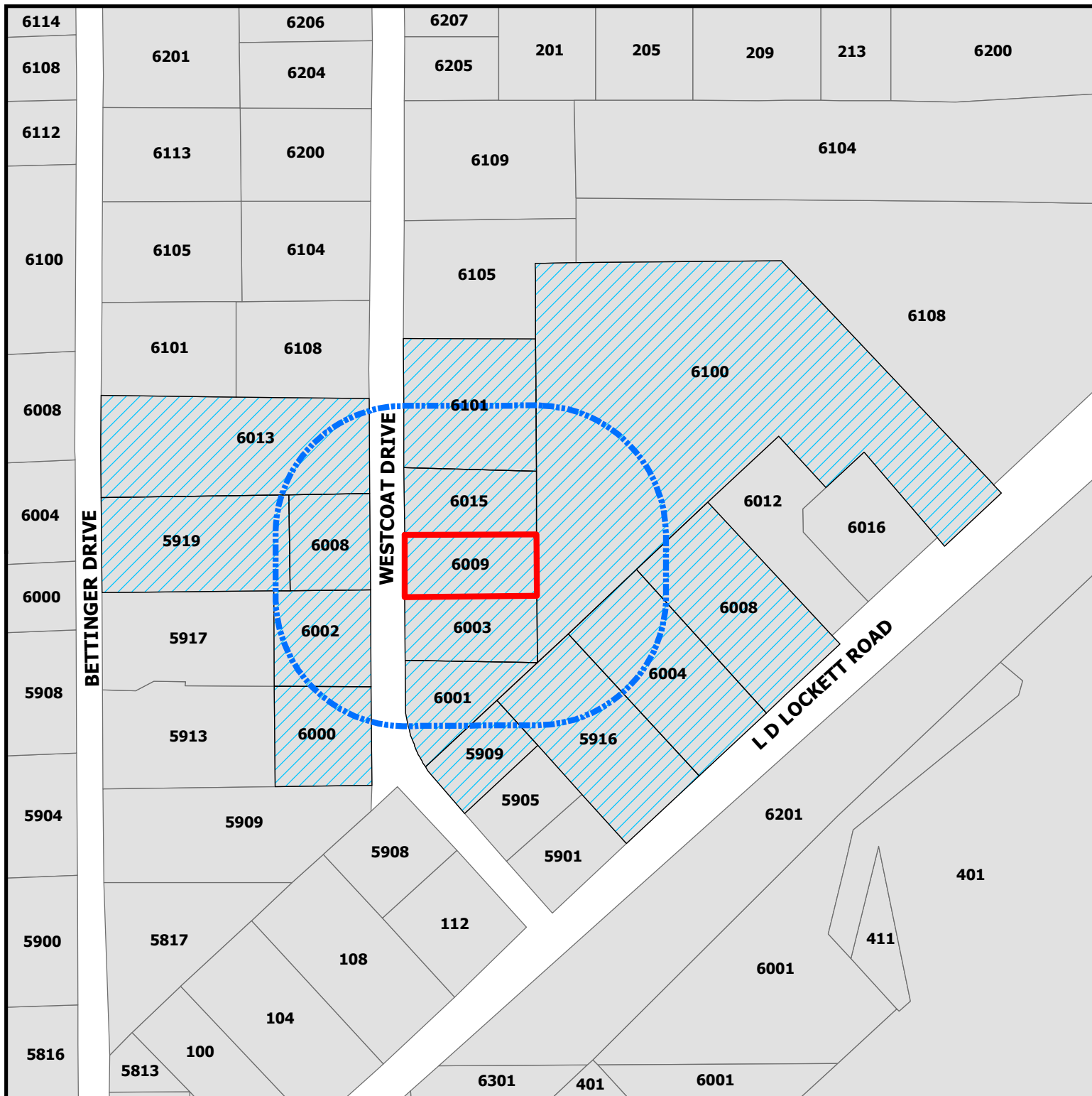
PD (Parkinson's disease) Added 12/9/2013	Chronic kidney disease, stage IV (severe) Added 3/23/2018	Secondary renal hyperparathyroidism Added 3/23/2018
Hypertension, benign Added 3/23/2018		

Health Issues You've Asked to be Added

Diabetes 1.5, managed as type 1 (*) Started 1/11/2018 Comments: originally diagnosed 2/1/68




Health Issues You've Asked to be Deleted

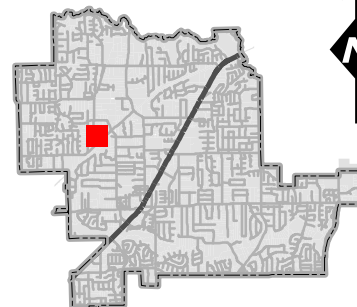
Notification Map



VC18-003

6009 Westcoat Drive

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



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Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
JOHN & WANDA BENNETT TRUST	6013 BETTINGER DR	COLLEYVILLE, TX	76034	6013 BETTINGER DR
THE CARTER REVOCABLE TRUST	6000 WESTCOAT DR	COLLEYVILLE, TX	76034	6000 WESTCOAT DR
WALKER, RUSSELL W	5909 WESTCOAT DR	COLLEYVILLE, TX	76034	5909 WESTCOAT DR
PACE, JOHN C	6004 LD LOCKETT RD	COLLEYVILLE, TX	76034	6004 L D LOCKETT RD
KIDD, WALTER EST	304 AZALEA DR	GRAPEVINE, TX	76051	6008 WESTCOAT DR
DOODY, KEVIN	1109 SOMERSET BLVD	COLLEYVILLE, TX	76034	5916 L D LOCKETT RD
ADAMS, MARY	6003 WESTCOAT DR	COLLEYVILLE, TX	76034	6003 WESTCOAT DR
CAMERON, MARK J	6002 WESTCOAT DR	COLLEYVILLE, TX	76034	6002 WESTCOAT DR
THRASHER, MARSHALL	5919 BETTINGER DR	COLLEYVILLE, TX	76034	5919 BETTINGER DR
				6015 WESTCOAT DR
STOUT, JONATHAN	6101 WESTCOAT DR	COLLEYVILLE, TX	76034	6101 WESTCOAT DR
GORMAN, FRANK M	6001 WESTCOAT DR	COLLEYVILLE, TX	76034	6001 WESTCOAT DR
2 HORSE LTD	6105 WESTCOAT DR	COLLEYVILLE, TX	76034	6100 L D LOCKETT RD
BRANUM, MARY ANN	5816 ARBOR RD	FORT WORTH, TX	76180	6008 L D LOCKETT RD
JLP REI LLC	4105 PARKVIEW CT	BEDFORD, TX	76021	6009 WESTCOAT DR
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
POLK, JEFF	1904 INDUSTRIAL BLVD, SUITE 104	COLLEYVILLE, TX	76034	APPLICANT

Public hearing notices were mailed Friday, June 22, 2018 by Araceli Botello



City of Colleyville Zoning Board of Adjustment Agenda Briefing

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

Agenda Number 2b	Agenda Date 08/15/2018	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Request for a variance to Section 3.24.G, Schedule of District Regulations of the Land Development Code, specifically the lot coverage and setback requirements, on Lot 30A, Block 1, of Westcoat Place Addition, located at 5901 Westcoat Drive, Case VC18-004

Explanation

Jerry Graves, the property owner, has submitted a request for a variance to the maximum lot coverage and side yard setbacks at 5901 Westcoat Drive. This request is a result of the property owner wishing to construct a new 3-car garage and patio cover which will exceed the 20 percent maximum lot coverage allowed on an lot which is less than the required 40,000 square feet for the R-40 district and which will encroach into the side yard setbacks.

Existing Conditions/Background: The subject property is a lot of record that belongs the Westcoat Place Addition and zoned R-40 Single Family Residential District. The subject property is located on the northeast corner of Westcoat Drive and LD Lockett Road. The subject property is developed with one single family residential home.

The subject property was platted in 1952 prior to the incorporation of the City of Colleyville. At this time the property was most likely in the City of Grapevine or its Extraterritorial Jurisdiction (ETJ). No zoning regulations were in place at the time the plat was approved. Therefore, the creation of the subdivision with a majority of the lots being less than 40,000 square feet was not an issue. However, the conditions on the ground today are not consistent with the zoning district in which the subdivision is located. This creates the potential for conflict and variance requests when a homeowner wishes to construct a larger home during the redevelopment process.

Requested Variance:

Request – The applicant is requesting two variances:

1. A variance to the maximum lot coverage for the R-40 district. The applicant has requested to increase the maximum lot coverage from 20 percent to 25 percent.
2. A variance to the side yard setbacks on the northwest and southeast property lines. The applicant is requesting to encroach ten (10) feet into the required 15 foot side yard setback and fifteen (15) feet into the street-side yard setback.

Ordinance – Section 3.24.G Schedule of District Regulations requires a maximum 20 percent lot coverage, a minimum 15 foot side yard setback, and a 40 foot street-side yard setback for the R-40 Single Family Residential district.

Chapter 1 (General Provisions) of the Land Development Code authorizes the Zoning Board of Adjustment to grant variances to the minimum lot coverage and setback standards set forth in Chapter 3 (Land Use):

“...where the literal enforcement of the provisions of the ordinance would result in an unnecessary hardship, and where such variance is necessary to permit a specific parcel of land which differs from other parcels of land in the same district by being of such restricted area, shape or slope that it cannot be developed in a manner commensurate with the development permitted upon other parcels of land in the same district. A modification of the standards established by this ordinance shall not be granted to relieve a self-created or personal hardship, nor for financial reason only, nor shall such modification be granted to permit any person a privilege in developing a parcel of land not permitted by this ordinance to other parcels of land in the district.”

Analysis – The subject property is a lot of record; however, it does not meet the minimum requirements of the R-40 district. The total area for Lot 30A is 15,000 square feet. Given the limited area and the existing zoning, staff believes the applicant has presented a hardship due to the “*specific parcel of land which differs from other parcels of land in the same district by being of such restricted area.*”

The applicant desires to construct a 956 square foot garage addition and a 727 square foot patio cover addition on the property. The maximum lot coverage allowed in the R-40 district is 20 percent, or 3,000 square feet. The proposed garage and patio cover additions to the home will total 3,713 square feet, which would exceed the maximum lot coverage by 713 square feet. The total proposed lot coverage is approximately 24.75 percent. Based on this information the applicant has requested a variance to allow up to a maximum 25 percent lot coverage.

The applicant also requests variances to the side yard setbacks on the northwestern and southeastern property lines to allow the patio cover to encroach ten feet into the required 15 foot side yard setback and the garage to encroach 15 feet into the required 40 foot street-side yard setback. The applicant contends the variance is necessary due to the desire to construct the additions with similar setbacks to the single story home.

Should the variance request be denied, the applicant will be required to comply with all of the zoning regulations for the R-40 district. Essentially, the applicant will be limited to a maximum of 3,000 square feet (footprint, under roof) and also be required to comply with the 15 foot side yard setback and the 40 foot street-side yard setbacks on

the subject property.

Surrounding Development: The properties to the northwest and northeast are zoned R-40 Single Family Residential district and developed with single family homes. The properties to the southwest are zoned R-20 Single Family Residential district and developed with single family homes. The property to the southeast across LD Lockett Road is the Cottonbelt Trail and train tracks.

Public Notification: Staff mailed notices to all property owners within 200 feet as well as any Homeowners Associations within 500 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code. To date, no correspondence has been received.

Staff Recommendation: The applicant has presented a hardship on the subject property as defined in the Land Development Code. The subject property "differs from other parcels of land in the same district" due to the limited area of the lot. The requested variance should not adversely impact the surrounding properties, and any future development will be required to comply with all development regulations. Staff recommends approval of the request.

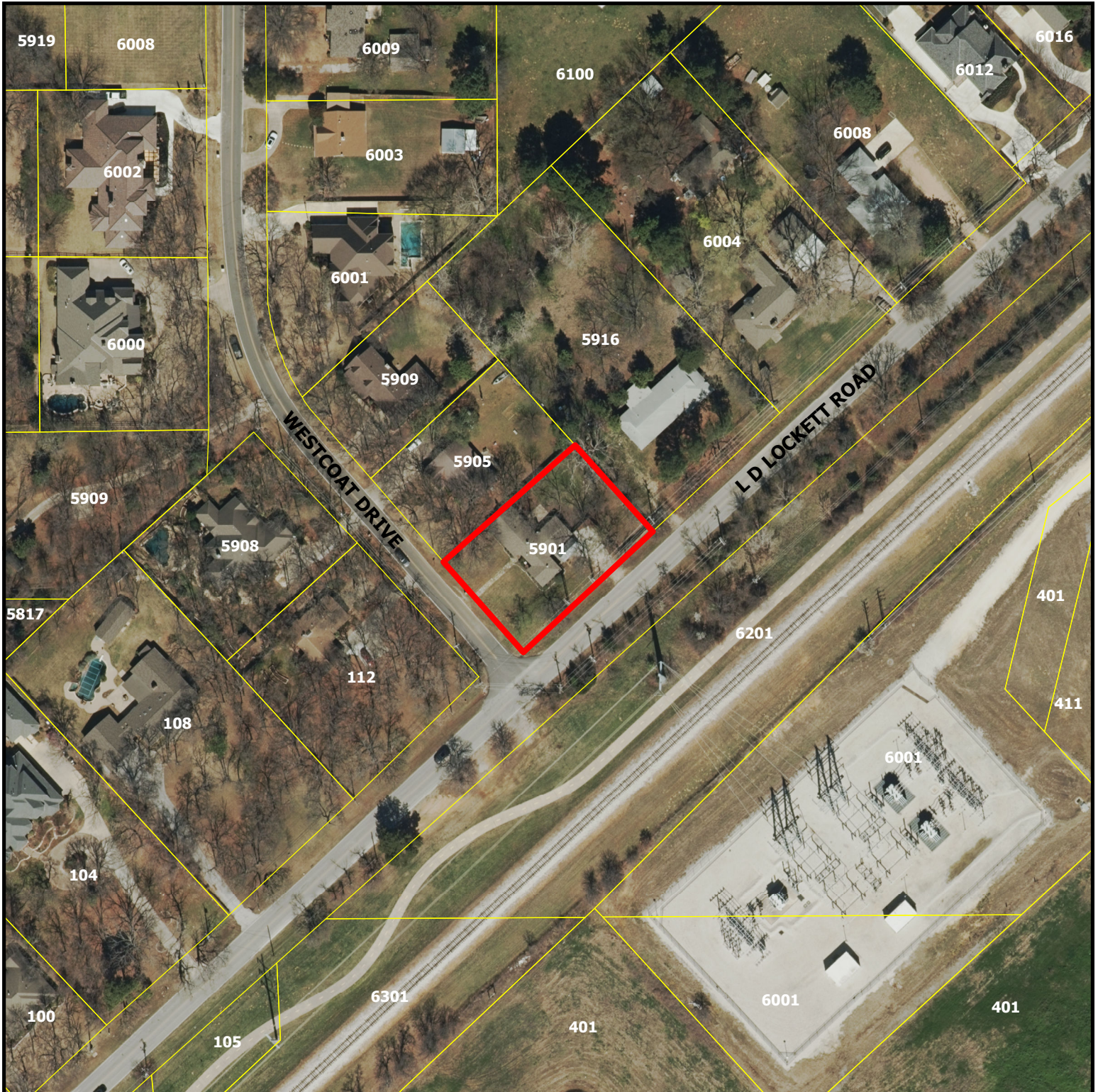
Recommendation

Approve

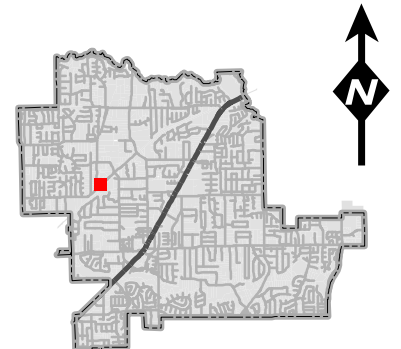
Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Site Plan
5. Garage Exhibit
6. Notification Map
7. Notification List


Aerial Map



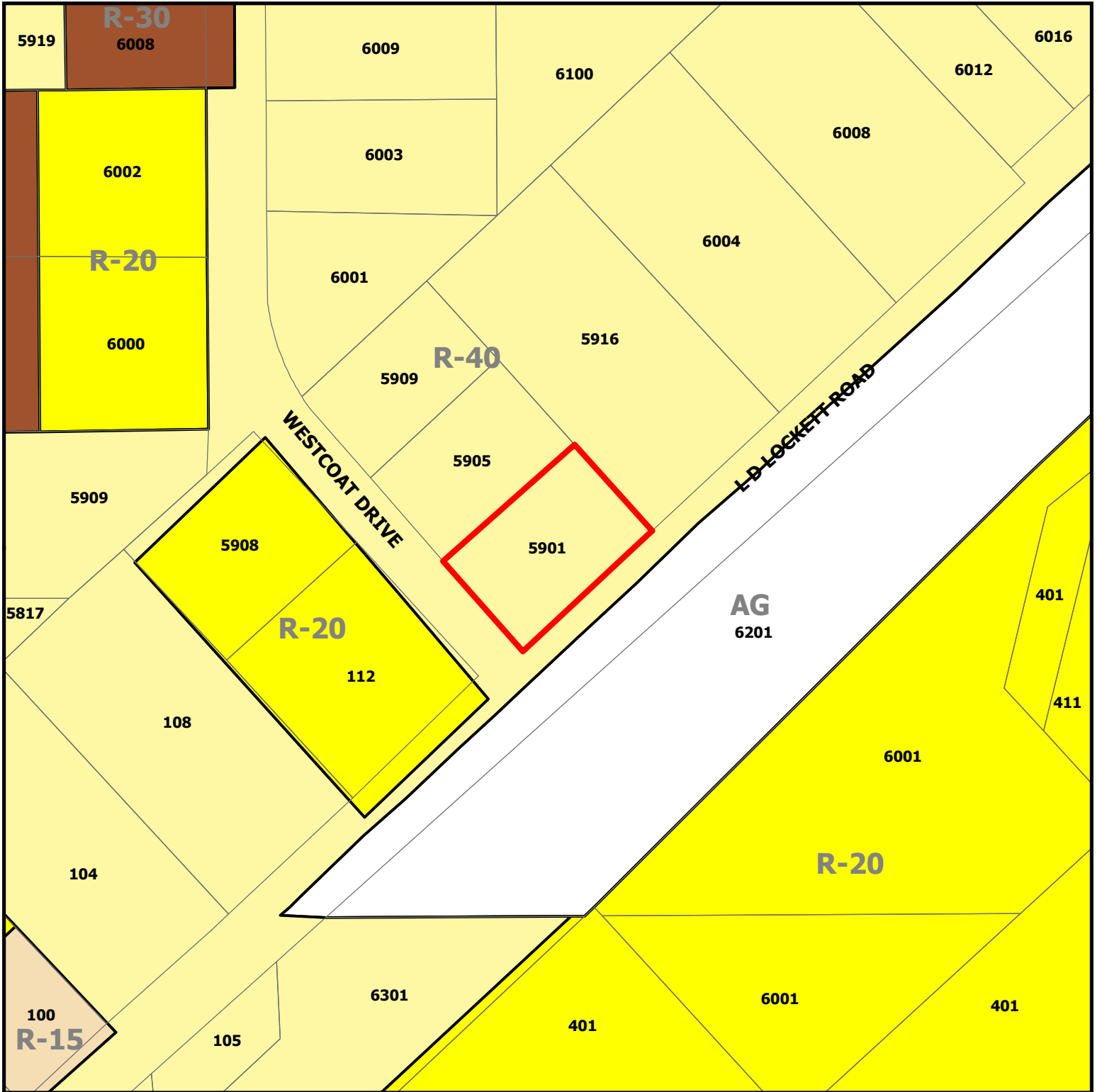
VC18-004
5901 Westcoat Drive




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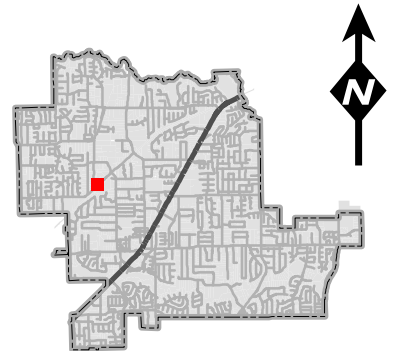
 Subject Property

Zoning Map



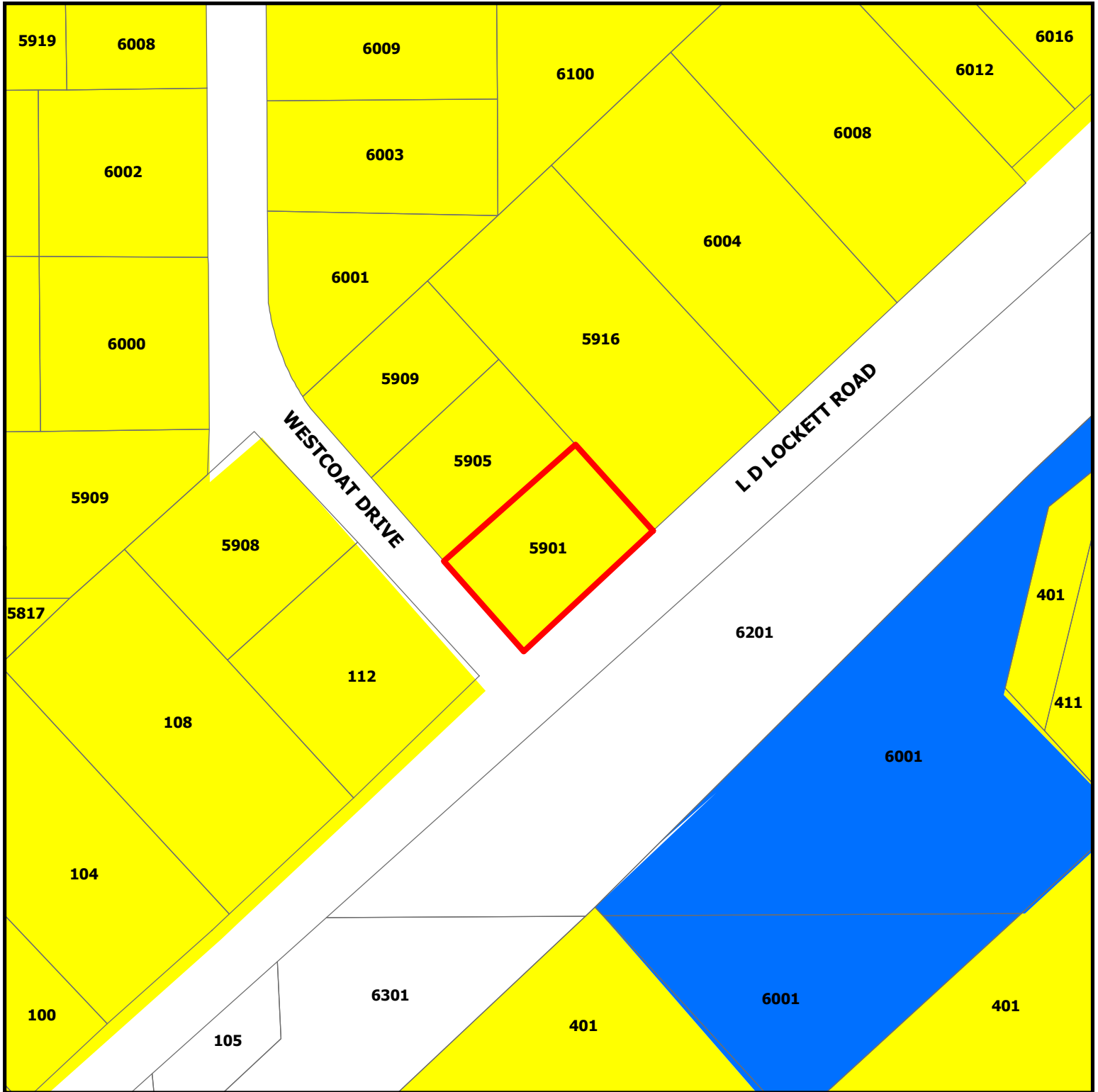
VC18-004
5901 Westcoat Drive

 Subject Property



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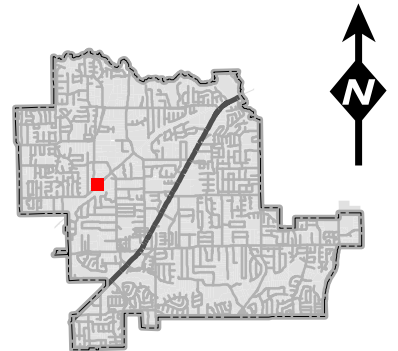
Future Land Use Map



VC18-004

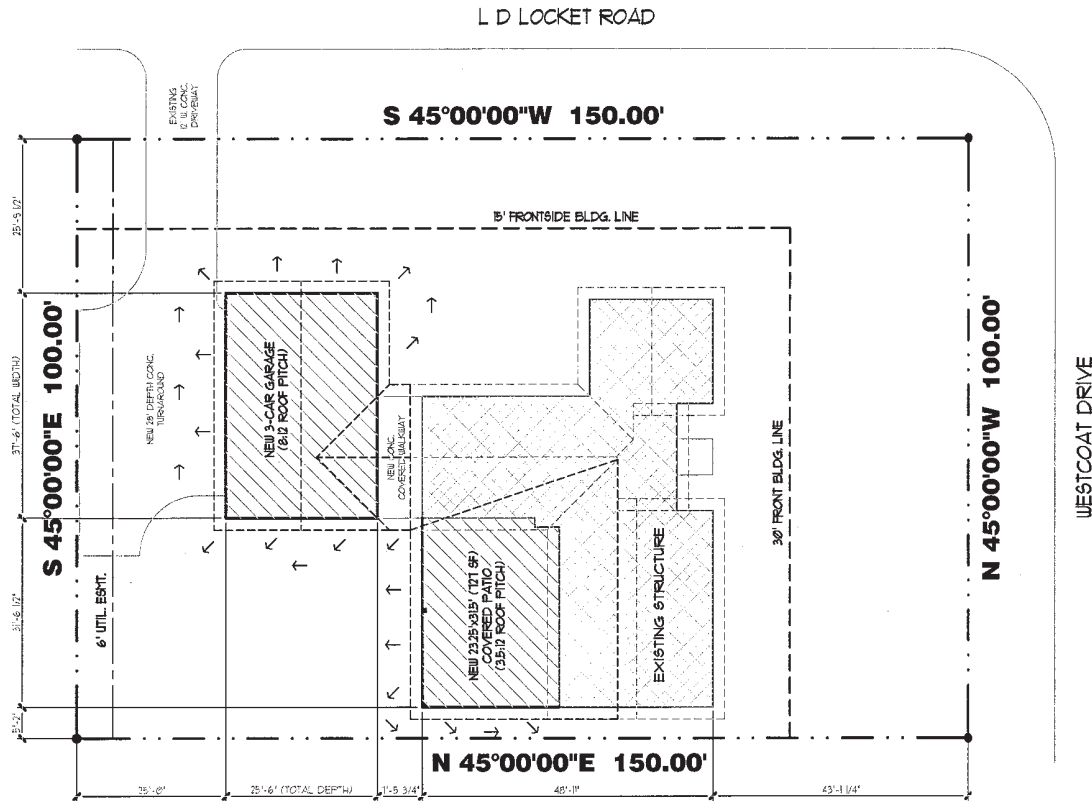
5901 Westcoat Drive

-  Subject Property
-  Residential
-  Institutional



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Site Plan



SITE PLAN

SCALE: 1" = 20'-0"

- LOT COVERAGE -	
LOT SIZE:	15,000 sq. ft.
TOTAL LOT COVERAGE:	3,113 sq. ft.
LOT COVERAGE %:	24.15%

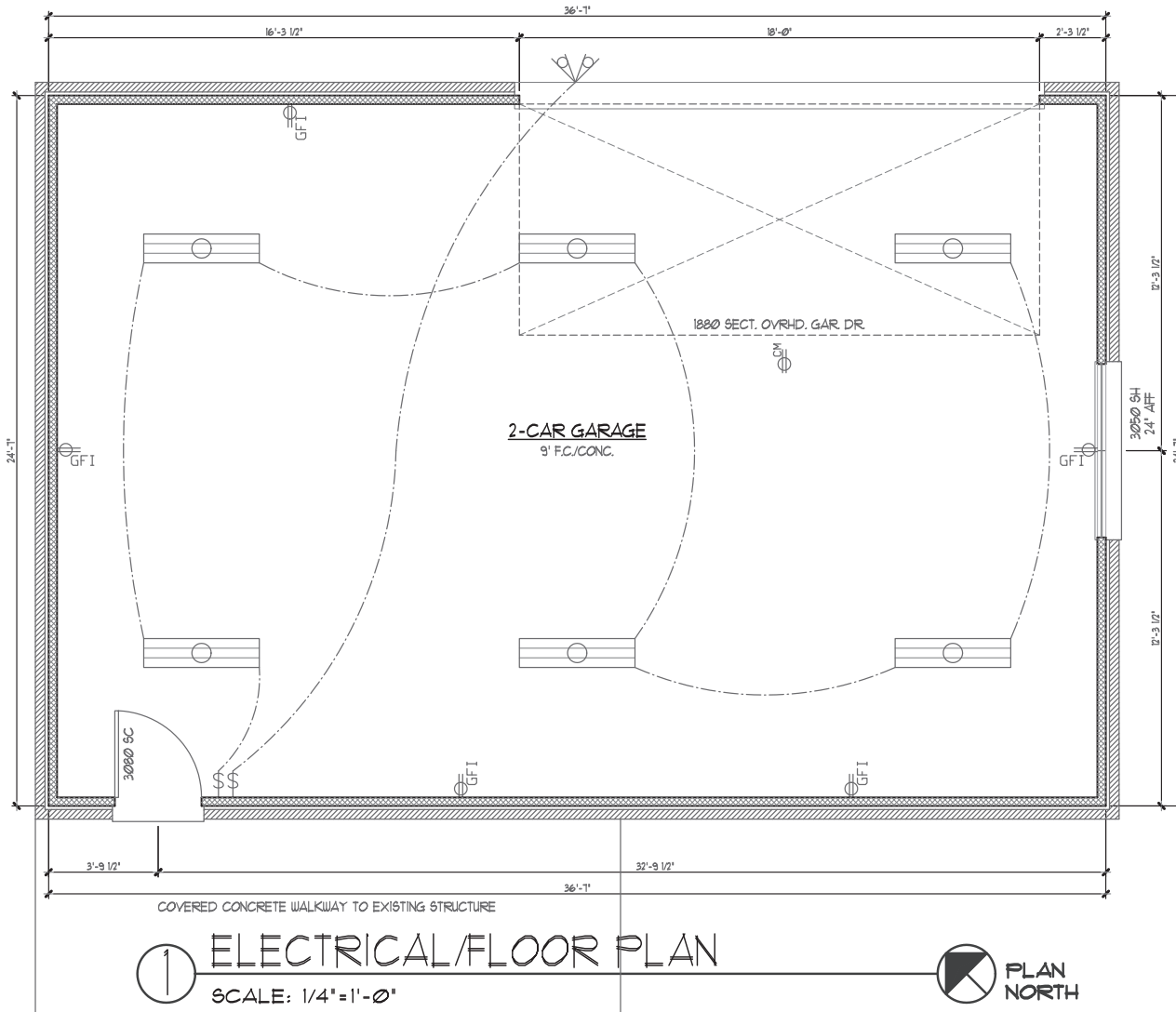
SCALE:	AS NOTED
PROJECT NO.:	WB956
DATE:	5/31/2018
DESIGNER:	MTT
PROJECT:	

5901 WESTCOAT DRIVE
 LOT 30-A, BLOCK 1, WESTCOAT PLACE ADDITION
 CITY OF COLLEVILLE, TARRANT COUNTY, TX.
Wood Bend Homes

W
 RESIDENTIAL & COMMERCIAL DESIGNERS - SPACE PLANNING
 (817) 905-7374 - SOUTHLAKE, TEXAS - FAX (682) 323-3090

SHEET
SI

Garage Exhibit



1 ELECTRICAL/FLOOR PLAN
SCALE: 1/4" = 1'-0"



LEGEND

- DENOTES 2X6 INTERIOR & PERIMETER STUD WALL (W/ MASONRY)
- DENOTES 2X4 INTERIOR WALL

- AREA TABULATION -	
GROUND LEVEL:	0 sq. ft.
UPPER LEVEL:	0 sq. ft.
BONUS AREA:	0 sq. ft.
TOTAL A/C AREA:	0 sq. ft.
COVERED PATIO:	0 sq. ft.
COVERED PORCH:	0 sq. ft.
2-CAR GARAGE:	956 sq. ft.
AREA UNDER ROOF:	956 sq. ft.
GROSS SLAB:	956 sq. ft.

GENERAL FRAMING NOTES:

NOTE #1: ALL CONSTRUCTION TO COMPLY WITH APPLICABLE BUILDING CODES, DEED RESTRICTIONS, AND RELATED REGULATIONS.

NOTE #2: ALL CEILING HEIGHTS TO BE A MIN. OF 10'-0" UNLESS OTHERWISE NOTED.

NOTE #3: ALL ROOF OVERHANGS AS FOLLOWS:
9" AT ALL GABLES AND VARIES AT ALL SWEEP EAVES, AND 9" AT ALL OTHER LOCATIONS

NOTE #4: ALL WINDOWS THAT HAVE JAMBS WITHIN 2'-0" OF ANY DOOR STRIKE (JAMB) & ANY WINDOW SEAL LESS THAN 54" ABOVE THE NEAREST STAIR TREAD/LANDING OR ALL WINDOWS ABOVE TUBS & SHOWERS SHALL BE 'TEMPERED'. CONSULT WINDOW REP. FOR CODE REQUIREMENTS (94-UBC)

NOTE #5: NOTIFY THE DESIGNER/ARCHITECT IN THE EVENT OF INCONSISTENCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE CONSTRUCTION DOCUMENTS.

NOTE #6: UNLESS SHOWN ON PLANS, HVAC AND WATER HEATER LOCATION AND SERVICE REQUIREMENTS TO BE DETERMINED BY OTHERS.

NOTE #12: SEAL ALL SILL PLATES

NOTE #1: FOR DIMENSIONING PURPOSES:

- A: DO NOT SCALE DRAWINGS
- B: ALL INTERIOR WALLS ARE 2X4 STUDS DIMENSIONED TO ONE FACE OF STUD AT 3 1/2" TYPICAL. (2X4 AT 2ND FLR. AT 3 1/2")
- C: STRUCTURAL WALLS W/ 2X4 STUDS AT 16' O.C. ARE ACCEPTABLE ONLY TO A HEIGHT OF 12 FEET. 2X4 STUD WALLS EXCEEDING 12 FEET IN HEIGHT WILL REQUIRE STRUCTURAL ANALYSIS TO VERIFY STUD SPACING AND/OR ADDITIONAL BRACING.
- D: EXTERIOR MASONRY WALLS ARE AS FOLLOWS:
2X4'S: 9" FACE OF MASONRY TO FACE OF STUD.
2X6'S: 11" FACE OF MASONRY TO FACE OF STUD.

SCALE: AS NOTED

PROJECT NO. WB956

DATE: 5/25/2018

DESIGNER: MTT

PROJECT:

5901 WESTCOAT DRIVE
LOT 30-A, BLOCK 1 - WESTCOAT PLACE ADDITION
CITY OF COLLEVILLE, TARRANT COUNTY, TX
Wood Bend Homes

RESIDENTIAL & COMMERCIAL DESIGNERS - SPACE PLANNING
(817) 905-7374 - SOUTH LAKE, TEXAS - FAX (682) 393-3090

SHEET

S1

Garage Exhibit

SCALE:
AS NOTED

PROJECT NO.
WB956

DATE:
5/25/2018

DESIGNER:
MTT

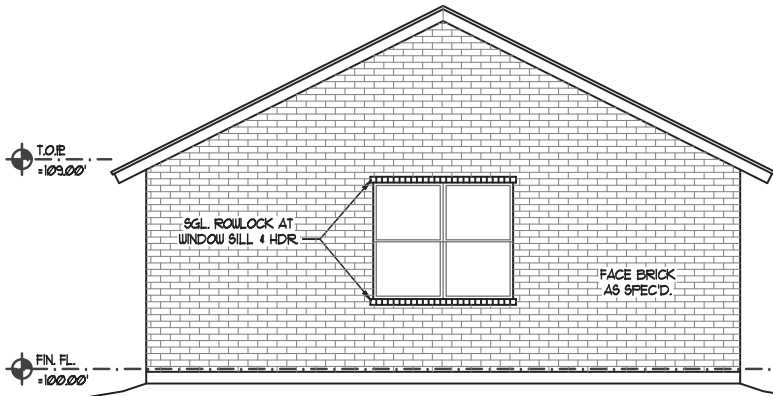
PROJECT:

5901 WESTCOAT DRIVE
LOT: 30-A, BLOCK 1 - WESTCOAT PLACE ADDITION
CITY OF COLLEVILLE, TARRANT COUNTY, TX.
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SHEET

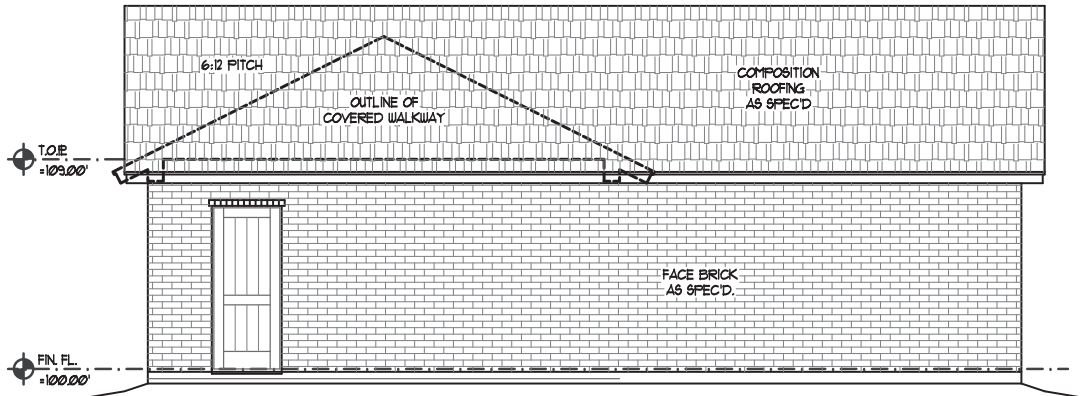
A2



① FRONT ELEVATION
SCALE: 3/16"=1'-0"



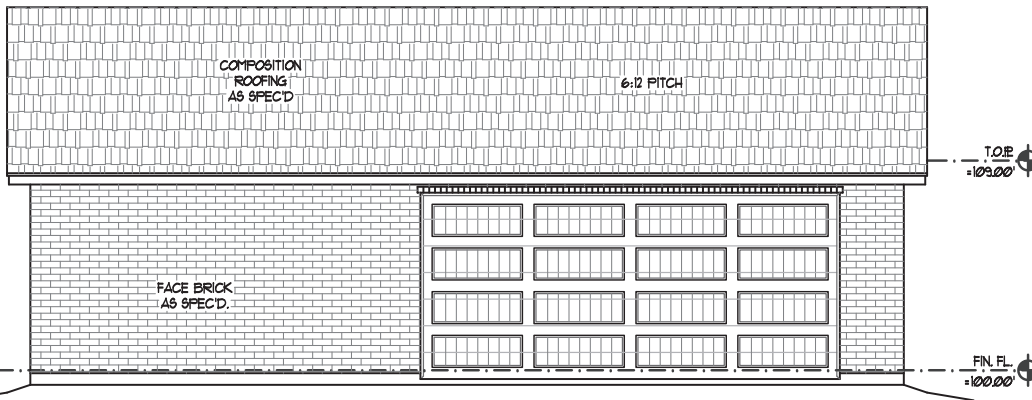
PLAN NORTH



② LEFTSIDE ELEVATION
SCALE: 3/16"=1'-0"



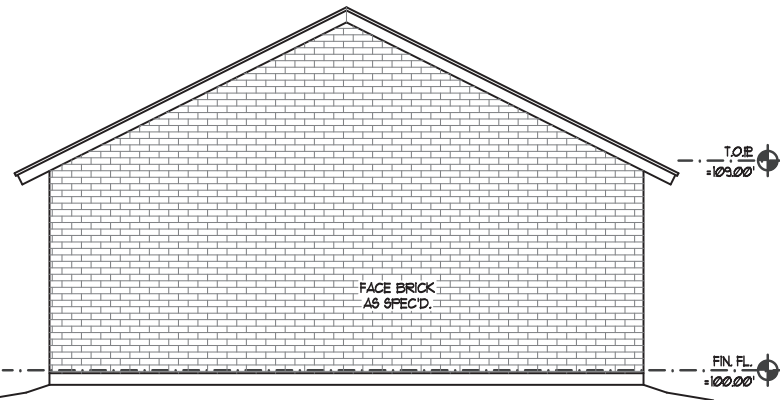
PLAN NORTH



③ RIGHTSIDE ELEVATION
SCALE: 3/16"=1'-0"



PLAN NORTH



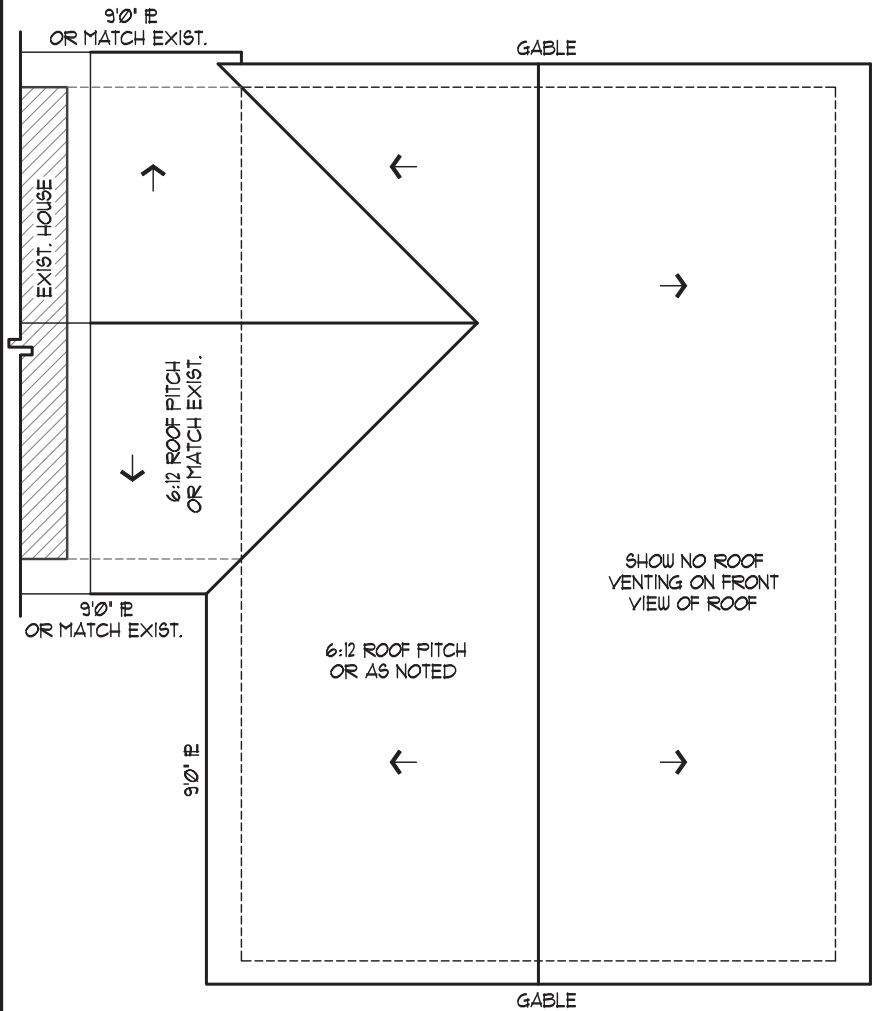
④ REAR ELEVATION
SCALE: 3/16"=1'-0"



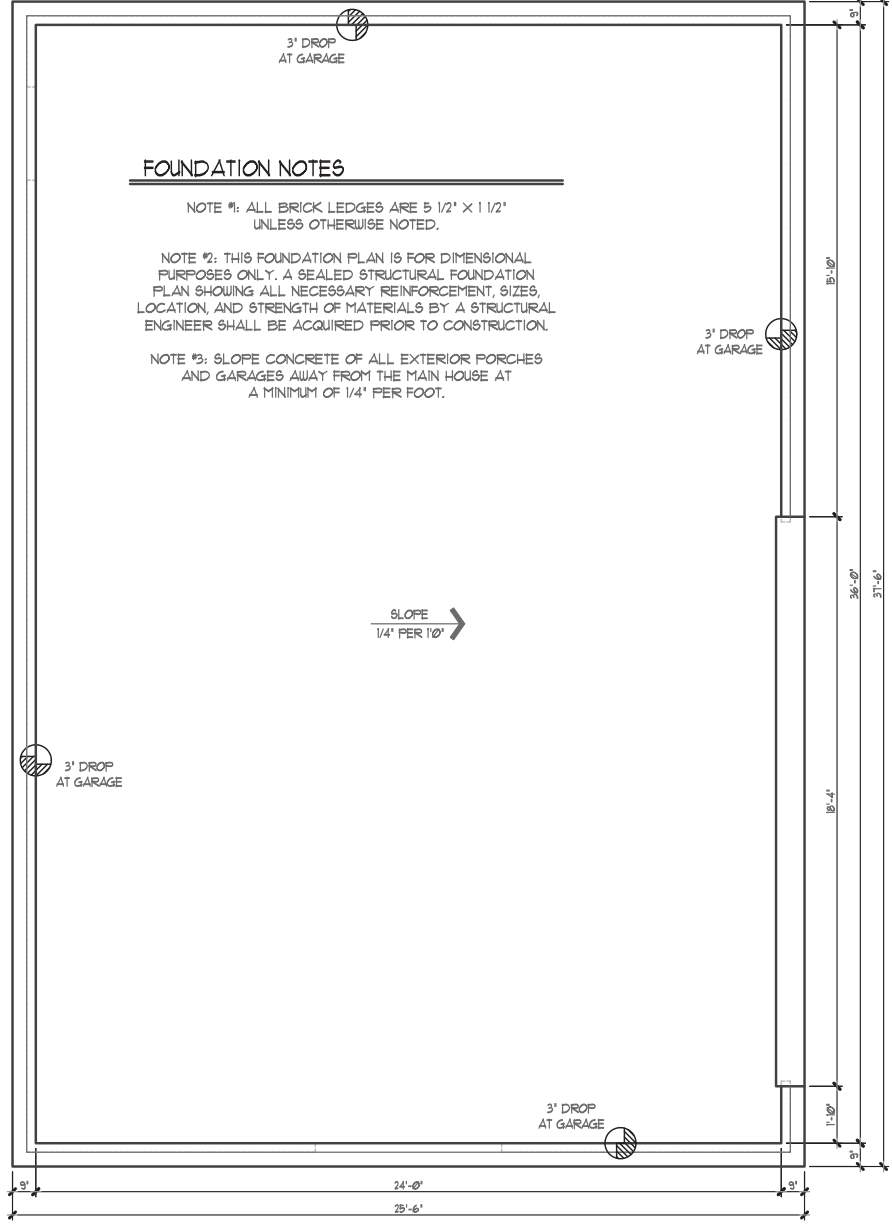
PLAN NORTH

© DESIGN CONSULTANTS LIMITED

Garage Exhibit



② ROOF PLAN
SCALE: 3/16" = 1'-0"



FOUNDATION NOTES

NOTE #1: ALL BRICK LEDGES ARE 5 1/2" X 1 1/2" UNLESS OTHERWISE NOTED.

NOTE #2: THIS FOUNDATION PLAN IS FOR DIMENSIONAL PURPOSES ONLY. A SEALED STRUCTURAL FOUNDATION PLAN SHOWING ALL NECESSARY REINFORCEMENT, SIZES, LOCATION, AND STRENGTH OF MATERIALS BY A STRUCTURAL ENGINEER SHALL BE ACQUIRED PRIOR TO CONSTRUCTION.

NOTE #3: SLOPE CONCRETE OF ALL EXTERIOR PORCHES AND GARAGES AWAY FROM THE MAIN HOUSE AT A MINIMUM OF 1/4" PER FOOT.

① FOUNDATION PROFILE/PLUMBING PLAN
SCALE: 1/4" = 1'-0"

PLAN NORTH

SCALE: AS NOTED
PROJECT NO. WB956
DATE: 5/25/2018
DESIGNER: MTT
PROJECT:

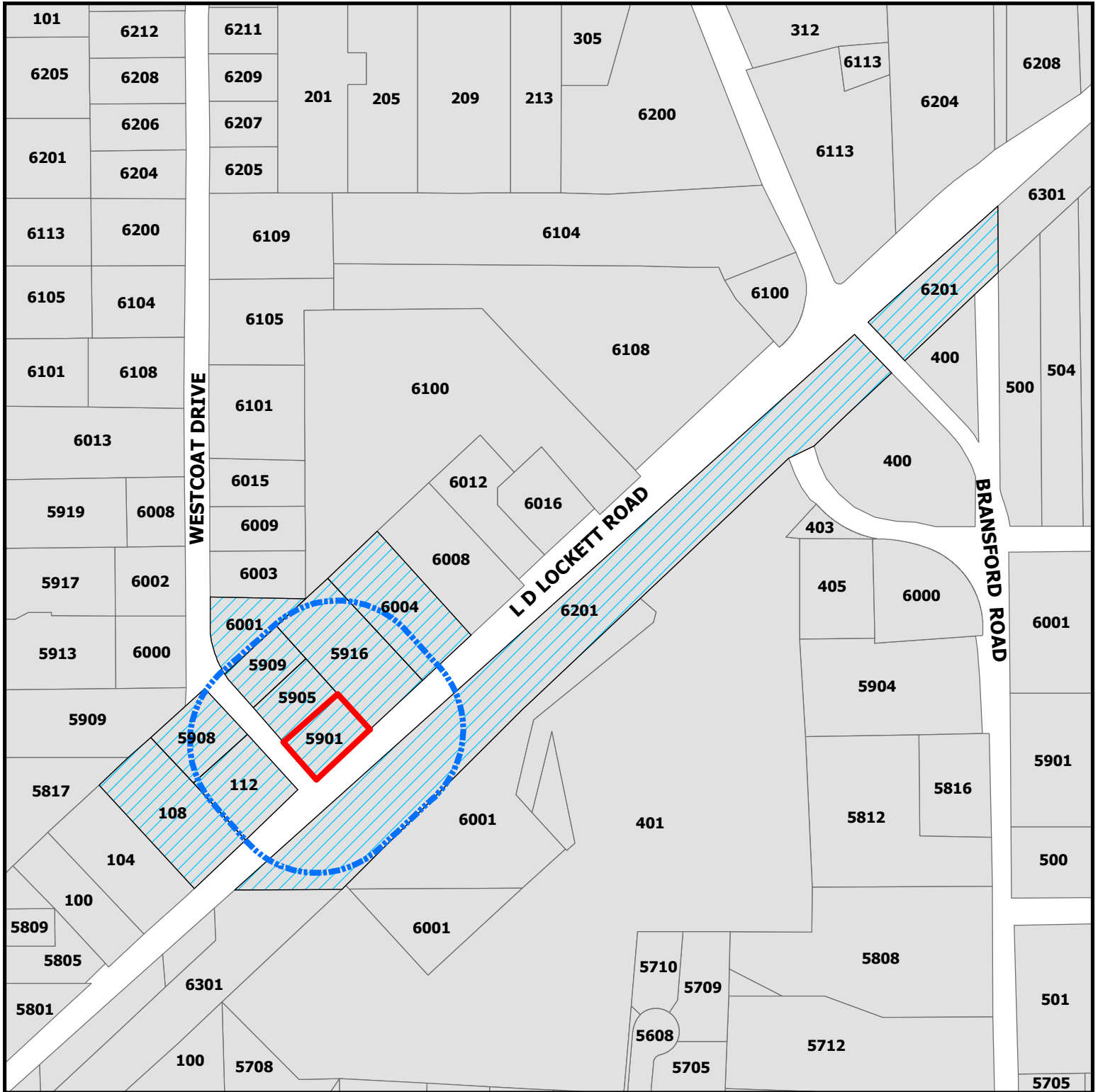
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SHEET






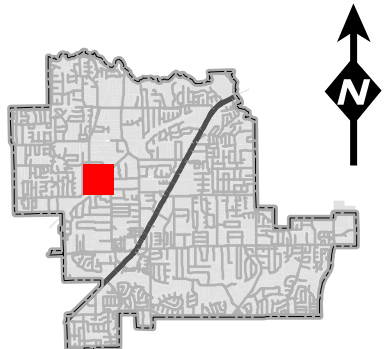
Notification Map



VC18-004

5901 Westcoat Drive

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



DISCLAIMER:
 This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which may exist.

Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
WALKER, RUSSELL W	5909 WESTCOAT DR	COLLEYVILLE, TX	76034	5909 WESTCOAT DR
GRAVES, JERRY W	5901 WESTCOAT DR	COLLEYVILLE, TX	76034	5901 WESTCOAT DR
PACE, JOHN C	6004 LD LOCKETT RD	COLLEYVILLE, TX	76034	6004 L D LOCKETT RD
DOODY, KEVIN	1109 SOMERSET BLVD	COLLEYVILLE, TX	76034	5916 L D LOCKETT RD
HALL, ANN-NITA PEARL	5905 WESTCOAT DR	COLLEYVILLE, TX	76034	5905 WESTCOAT DR
GORMAN, FRANK M	6001 WESTCOAT DR	COLLEYVILLE, TX	76034	6001 WESTCOAT DR
REGIONAL RAIL ROW CO	PO BOX 660163	DALLAS, TX	75266	6201 L D LOCKETT RD
YOUNGREEN, ROBERT M	108 W LD LOCKETT RD	COLLEYVILLE, TX	76034	108 W L D LOCKETT RD
SULLIVAN, JOHN F	5908 WESTCOAT DR	COLLEYVILLE, TX	76034	112 W L D LOCKETT RD
SULLIVAN, JOHN F	5908 WESTCOAT DR	COLLEYVILLE, TX	76034	5908 WESTCOAT DR
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
GRAVES, JERRY W	5901 WESTCOAT DR	COLLEYVILLE, TX	76034	APPLICANT

Public hearing notices were mailed Friday, June 22, 2018 by Araceli Botello