City of Colleyville
Zoning Board of Adjustment
Agenda

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

Tuesday, October 9, 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

Dan Shadle - Place 3
Sayeda Syed - Alternate 1

2. ELECTION OF OFFICERS

Chair
Vice Chair

3. PUBLIC HEARING AGENDA ITEMS

3a Request for a variance to certain provisions of Section 3.26, Fences, Free Standing Walls, and Screening Materials on Lot 1, of Oak Crest Hill Addition, located at 404 Oak Crest Hill Drive, Case VC18-005

4. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards October 5, 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 3a **Agenda Date** 10/09/2018 **Number**
Type Public Hearing Agenda Items
Department Community Development

Title

Request for a variance to certain provisions of Section 3.26, Fences, Free Standing Walls, and Screening Materials on Lot 1, of Oak Crest Hill Addition, located at 404 Oak Crest Hill Drive, Case VC18-005

Explanation

Sergio and Marla Valle, the applicants, have submitted a variance request for 404 Oak Crest Hill Drive, described as Lot 1, of Oak Ridge Estates Addition, being approximately 0.6117 acres, and zoned R-20 Single-Family Residential District. The request is to allow for the construction of an 8 foot solid wooden fence to encroach into the 30 foot side yard setback (corner lot) and be located on the property line.

Existing Conditions/Background: The subject property resides on the west side of Bransford Road, just west of the intersection of Colleyville Terrace and Bransford. The subject property is developed with an existing single family residence.

Requested Variance: The applicant requests a variance to allow the construction of an 8 foot solid wooden fence to encroach into the 30 foot side yard setback (corner lot) and located on the property line.

Ordinance –Section 3.26.E.2 & Section 3.26.E.2.c. Fence and Free Standing Wall Setback Requirements

> 2. Corner Side Yards: Except where allowed elsewhere in this chapter, fences and walls within a required side yard adjacent to a street right of way shall meet the following setback standards:
>
> A privacy fence or wall (which shall be defined as any fence or wall greater than thirty inches (30”) in height or greater than 25 percent opaque construction) within a required street side yard shall be subject to whichever of the following provisions a) through d) shall yield the greatest setback:
>
> > c. If the subject lot backs to the side of another residential lot, the side yard privacy fence or wall shall be located not closer to the side property line than the required front setback of the adjoining lot; or

Chapter 1 (General Provisions) of the Land Development Code authorizes the Zoning Board of Adjustment to grant variances to the minimum standards set forth in Chapter 3 (Land Use) based on the following:

1.16.G ***Variances; Conditions Governing Applications; Procedures***

A variance from the terms of this ordinance shall not be granted by the Zoning Board of Adjustment unless and until:

1. A written application for a variance is submitted demonstrating:

a. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district;

b. That literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance;

c. That the special conditions and circumstances do not result from the actions of the applicant;

d. That granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district;

e. No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted or nonconforming use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

Analysis – The applicant had applied for a building permit to construct a wood fence 15 feet from the property line. Upon inspection of the fence, it was found that the fence had been installed on the property line.

The applicant states the desire to construct a fence, which is located in the corner side yard, for the sake of noise reduction and privacy. While existing fences in the area have a legal non-conforming status, the property does not contain any unique characteristics which would justify a variance from the current regulations.

The property owner has two options which could achieve the desired privacy and noise reduction and which do not require a variance. First, the property owner could construct an ornamental fence with a maximum 25% solid construction with an accompanying landscape buffer along the property line. Second, the property owner could plant landscaping/trees in lieu of any fencing.

If the Zoning Board of Adjustment approves the requested variance, the applicant shall submit appropriate plans for review prior to issuance of a building permit. The plan review will verify compliance with all Land Development Code requirements related to the construction of the fence.

Surrounding Development: The subject property is located in a predominantly residentially dominant location. The properties to the north, south, and west are zoned R-20 Single Family Residential. The properties to the east are zoned R-10 Single Family Residential.

Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1,000 feet of the subject property regarding this request. The 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: Staff recommends denial of the request for variance based on the following findings:

1. The subject property does not differ from other parcels of land in the same district by restricted area, shape or slope so that it cannot develop without the variance.
2. No hardship has been identified beyond a self-created, personal, or financial hardship.
3. If granted, this variance allows a development privilege not permitted by the Land Development Code to other parcels of land.
4. In consideration of a variance for this case or any other variance case, a variance does not create any precedent because no nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted or nonconforming use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

Recommendation
Denial

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. Photos Provided by Applicant
8. Applicant's Approved Fence Application

9. Notification Map
10. Notification List
11. Property Owner Notifications

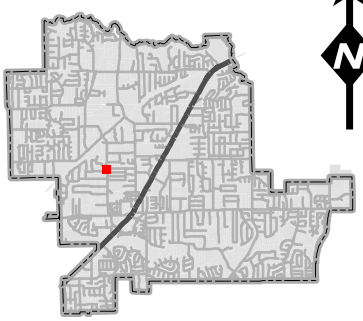
Aerial Map



CITY OF COLLEYVILLE TEXAS

VC18-005

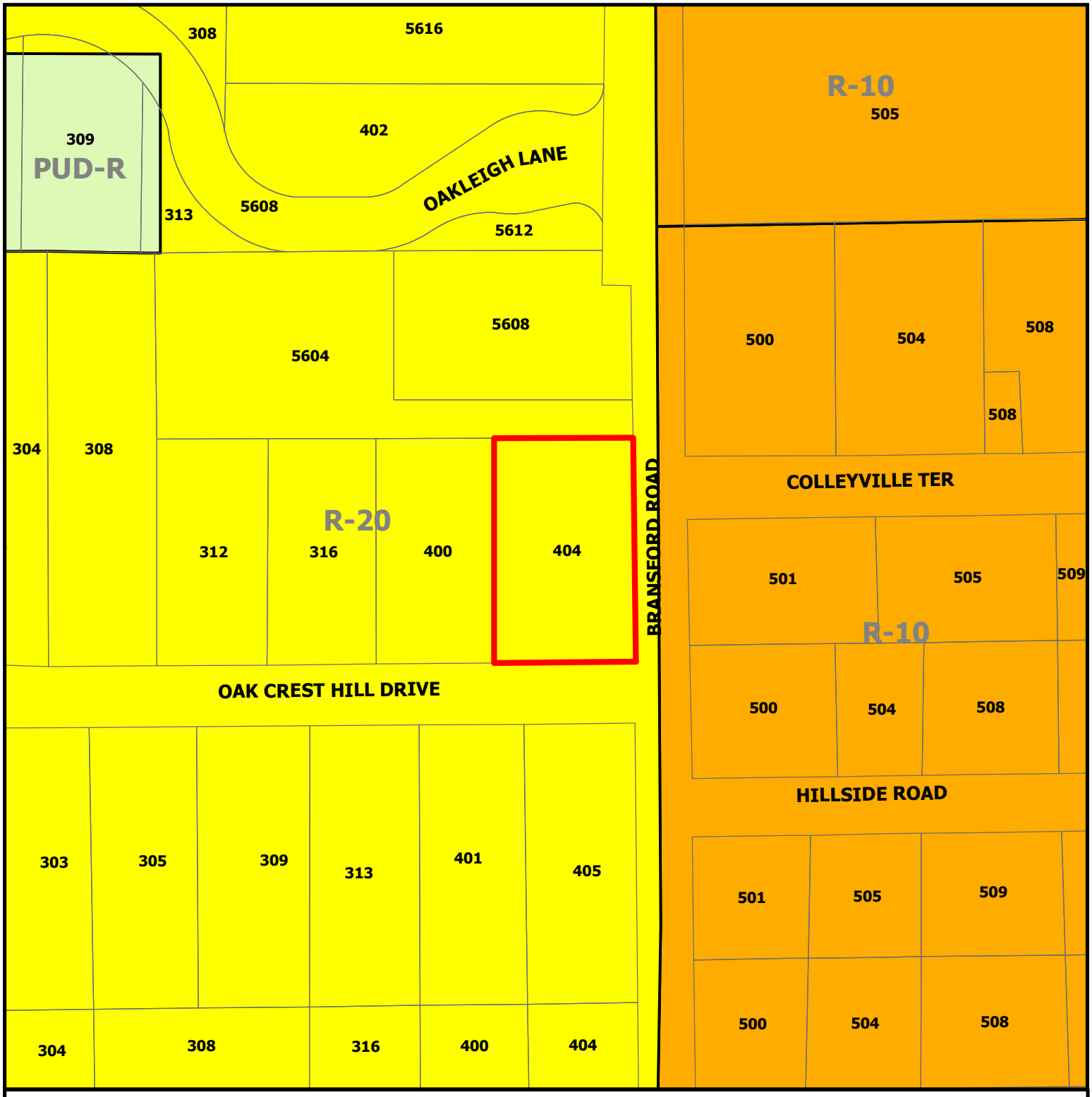
404 Oak Crest Hill Drive



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

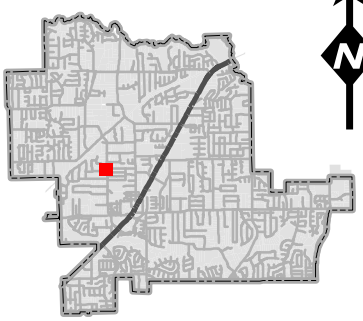
Zoning Map



CITY OF COLLEYVILLE TEXAS

VC18-005

404 Oak Crest Hill Drive



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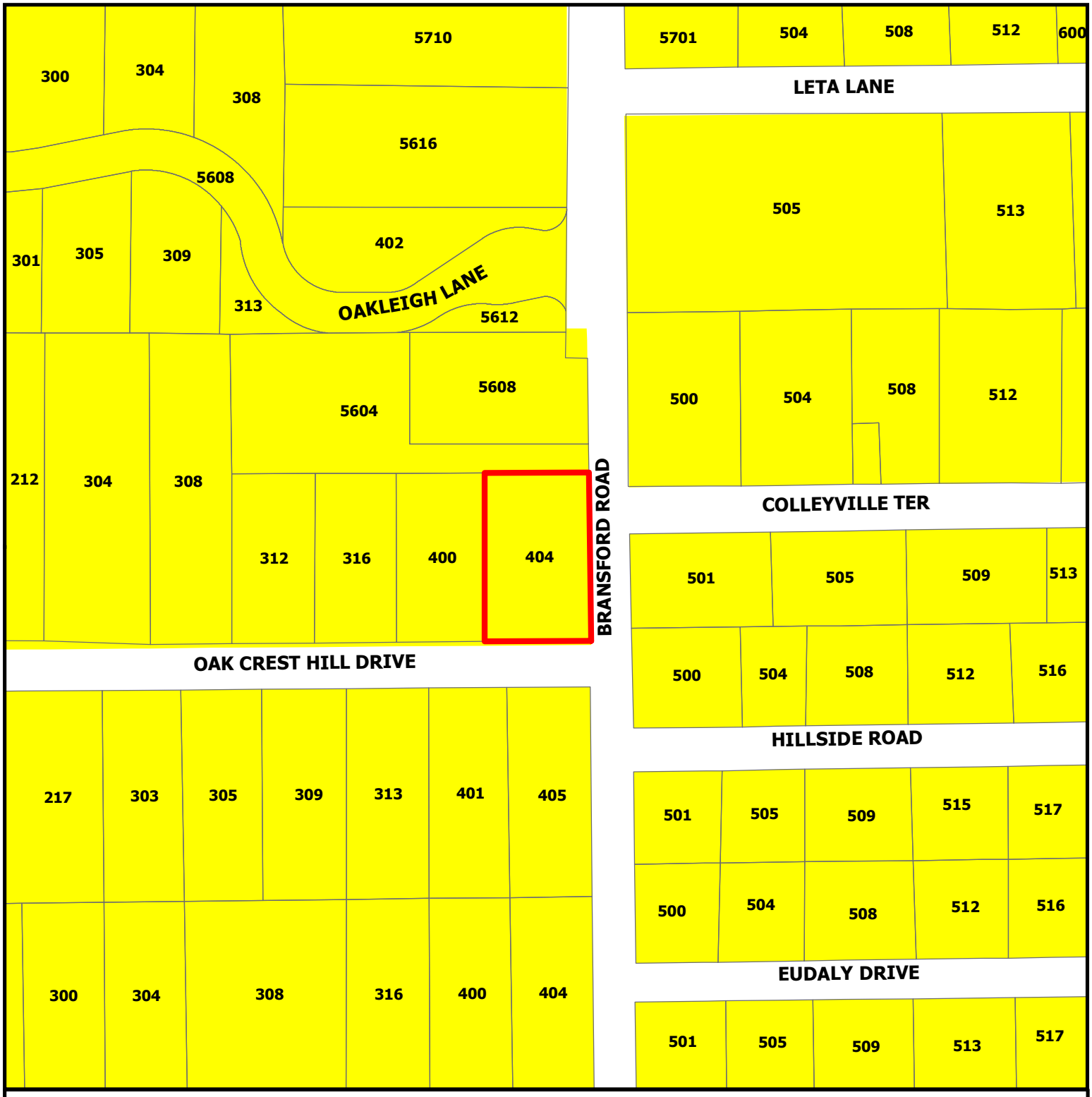
Subject Property

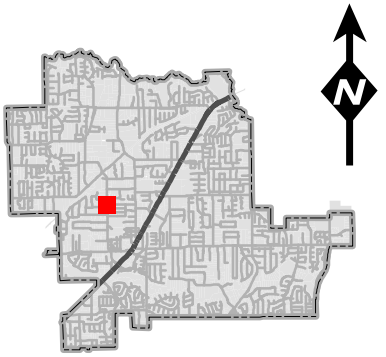
Future Land Use Map



CITY OF COLLEYVILLE TEXAS

VC18-005

404 Oak Crest Hill Drive



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Subject Property

Residential

Statement of Planning Objectives

City of Colleyville
Zoning Board of Appeals
100 Main Street
Colleyville, TX 76034

Fence Variance Requests

For 404 Oak Crest Hill Dr
Colleyville, TX 76034

August 14th, 2018

Dear Members of the Zoning Board of Appeals,

I am writing to seek a fence variance for my single-family home at 404 Oak Crest Hill Dr., Colleyville, TX 76034. We would like to keep wooden privacy fence at 15 feet from edge of Bransford Rd. We had recently applied for a permit in building a fence on my property. We were granted the request and began building. My understanding was that, we had been allowed to build 15 feet from side of road, as it would match my surrounding neighbors. So, we built it exactly 16 feet from edge of road and it was later brought to my attention after fence was up that it was supposed to be 15 feet from the 30' building line and I was not within ordinance.

See Exhibit 1a–1b

My intentions were to build a privacy fence and be in compliance along with my neighbors, this is how I tried to explain it on the drawings when I submitted them. My neighbors' fences are from 13 feet to 19 feet from the edge of road. I thought I was in compliance at 16 feet, in comparison I was right within. The reason I went to 16 feet was that we did not want to lose any trees and trying to blend in with existing landscape in order to maintain visual harmony.

See Exhibit 2 thru 15

But in reviewing the drawings, if we were to be at 30 ft building line, we would not have enough room to park our vehicles. And at 15 ft from 30' building line I would still have limited space and would have to park outside of fence. Again, defeating the purpose of having security while exiting the vehicle. Currently we have three cars and a 2-car garage and as most of us do we use part of garage for storage. We have 2 vehicles and a trailer parked on drive way.

It was suggested to add more slab which has already been done previously and I would like to keep landscape as is and not have an all slab yard. Currently the fence I built at 16 feet from edge of the street gives us just enough room to maintain vehicles within fence and have a sense of security and maneuverability. Not to mention privacy from all the increased traffic. I am also taking into consideration that we will also be submitting to change our driveway to be able to access on Oak Crest Hill Dr because of dangerous 3-way intersection where we currently exit and enter and with

Statement of Planning Objectives

increase traffic we struggle to get out in specially in mornings. This project will be replacing grass area with slab and if I were to add more slab to garage area my yard would be all slab.

See Exhibit 16-17

It was also suggested we can do a rod iron fence if we want to keep at 16' ft from edge of street, ordinance calls for 75% of fence in that place be open or visible. Which would defeat our purpose of having safety and privacy for my family. When the house was built the pool sticks out at the east side, so it is very visible from the Bransford Rd. Also, our house sits 12 ft from 30 ft building line giving only 27 feet of parking area if we move to 15 feet as ordinance requires.

I understand that zoning ordinances are implemented to keep ordinance and maintain integrity in our community but, as our community changes (grows) so do the needs of the community and the needs to ensure safety and privacy for community members. Here are the concerns we have and why we would like to request in keeping "wood" fence in the existing location at 16 feet from edge of road.

Privacy and Safety concerns;

1. We currently have a 6-foot fence which is only to keep anyone from entering the pool area does not completely give us privacy while we are in pool nor the garage east side of home on Bransford Dr. Our teenage son and daughter invite friends over and with traffic increasing they have no privacy while being in pool. Our lot slopes downward towards Bransford Rd giving it more visibility even with the 6-foot fence.

   See Exhibit 18-19

2. I myself have tools and working on projects on side of garage exposing my belonging. We have had two break-ins to my tool shed and tools missing (brand new Stihl blower and chain saw). My neighbor had his lawnmower stolen and was accessed through my yard. I travel 75% of time because of my job and every time I leave home I try to hide make sure no cars are coming before I load my luggage. So that people won't see me leaving. See Exhibit 20a-20b-20c

3. We have found cigarette buds on side of garage along with a beer can right along the Bransford Rd side of the house, which with all the construction going around brings concerns. We are constantly seeing beer cans in ditch along Bransford Rd. As area is being more populated the traffic has increased, and we feel our east side of the home on Bransford Rd is more exposed.

   See Exhibit 21

4. We have also had 2 cars jump the ditch into our yard, one leaving behind its wheel well. At least with the fence they would identify it as they approach. This intersection is not very safe, and we have a lot of new drivers not from area and not familiar who think it is a straightaway. See Exhibit 22-23

Statement of Planning Objectives

5. This intersection has become a high concern, being very busy and not safe in many ways, from;
    a) Not being safe when exiting and entering our garage
    b) Heavy traffic and having high visibility and exposure directly into our home
    c) Dead ends right into our home without any barriers

With this said, we also take into consideration our neighbors and feel we can maintain harmony at the same time meet our concerns.

- We would not be any different from our neighbors
- Currently there is good visibility on corner of Bransford and Oak Crest Hill Dr.
- Traffic on Colleyville Terrace will no longer have full view (due to slope) inside property
- It will calm our concerns for safety and privacy
- We would be able to keep our vehicles inside of fence with just enough space to maneuver
- We wouldn't have to cut any trees nor replace grass with slab.

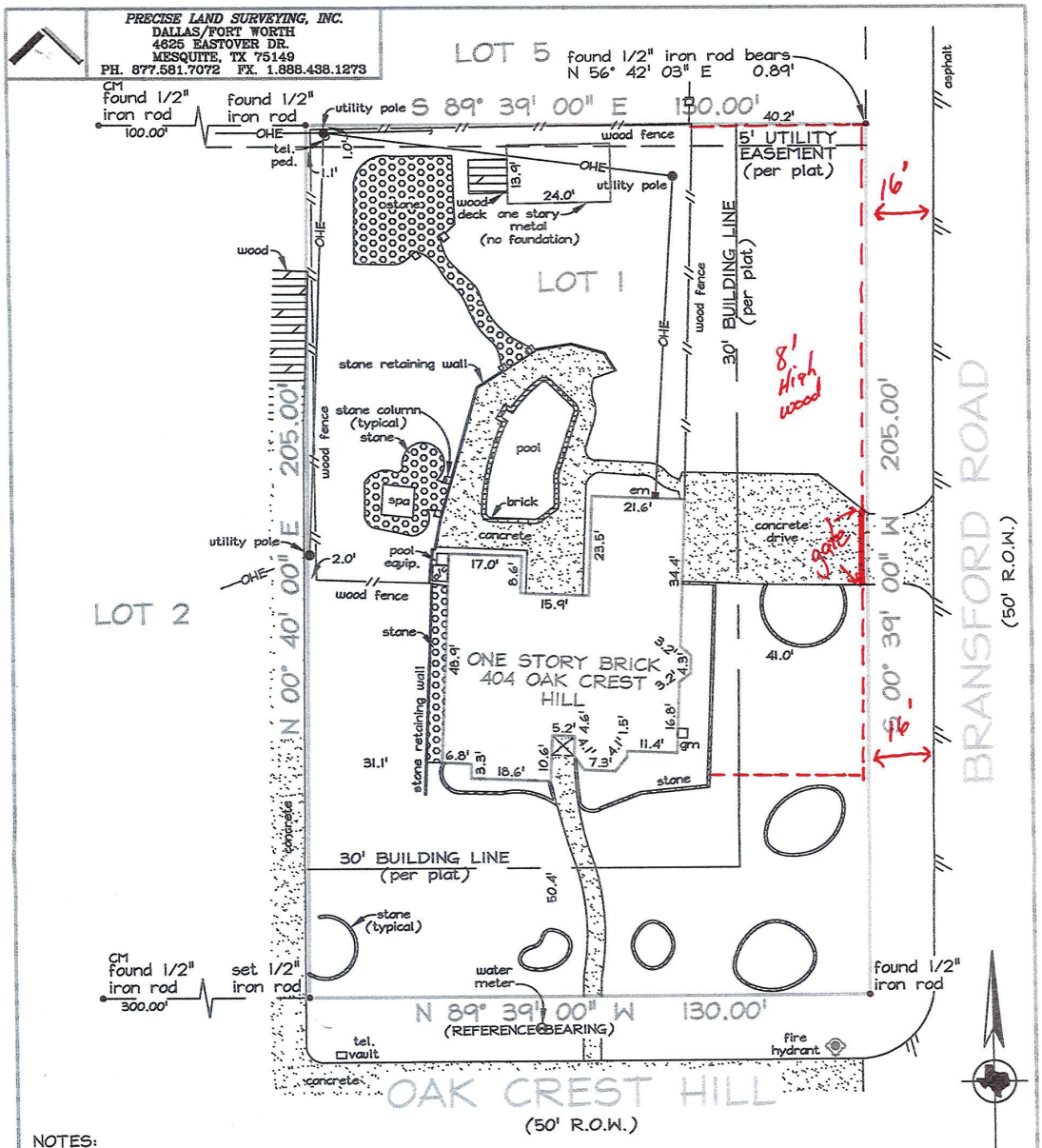
I hope that you agree that my request is in no way asking to change ordinance in a drastic way nor are we asking for any special privilege but, only asking for absolute minimal variance in order provide my family with comfort of security and privacy meanwhile complying with existing fencing around my neighborhood.

Thank you

Sincerely,

Sergio and Marla Valle

Site Plan



THIS IS TO DECLARE that on this date a survey was made on the ground, under my direction and supervision of the property located at 404 OAK CREST HILL, and Being Lot 1, of OAK RIDGE ESTATES, a subdivision in the City of Colleyville, Tarrant County, Texas according to the plat recorded in Volume 388-138, Page 56, of the Plat Records of Tarrant County, Texas.

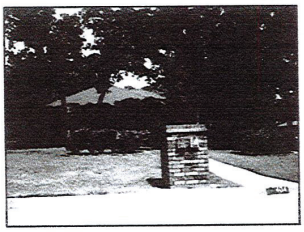
The subject property does not appear to lie within the limits of a 100-year flood hazard zone according to the map published by the Federal Emergency Management Agency, and has a Zone "X" Rating as shown by Map No. 48439C0095 K, dated SEPTEMBER 25, 2009. The statement that the property does or does not lie within a 100-year flood zone is not to be taken as a representation that the property will or will not flood. This survey is not to be used for construction purposes and is for the exclusive use of the hereon named purchaser, mortgage company, and title company only and this survey is made pursuant to that one certain title commitment under the GF number shown hereon, provided by the title company named hereon and that on this date the easements, rights-of-way or other locatable matters of record of which the undersigned has knowledge or has been advised are as shown or noted hereon. This survey is subject to any and all covenants and restrictions of record pertaining to the recorded plat.

DATE: _____

ACCEPTED BY:

_____

_____



DATE: 05/07/12
FIELD DATE: 05/07/12
REVISED:

TECH: KDC FIELD: EL
JOB NO: 212-1073

GF NO. 3962FW
MAPSCO NO: 39-G
TRINITY TITLE OF TEXAS

STATE OF TEXAS
THOMAS WILLIAM MAUK
5019
REGISTERED PROFESSIONAL LAND SURVEYOR

Registered Professional Land Surveyor

Photos Provided by Applicant



Photos Provided by Applicant



Photos Provided by Applicant



Exhibit 2

Photos Provided by Applicant



Photos Provided by Applicant



Photos Provided by Applicant

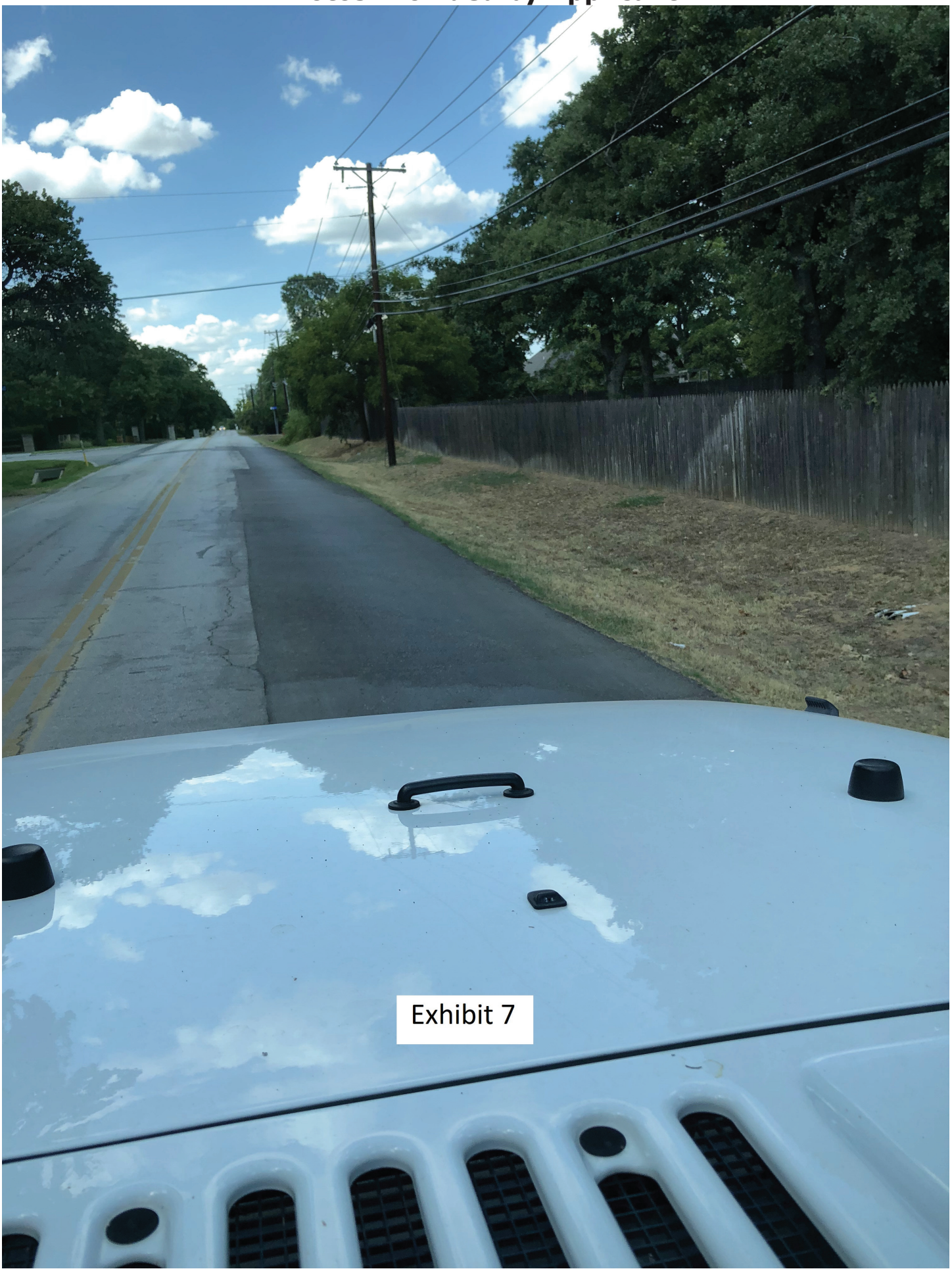


Exhibit 5

Photos Provided by Applicant



Photos Provided by Applicant



Photos Provided by Applicant



Photos Provided by Applicant

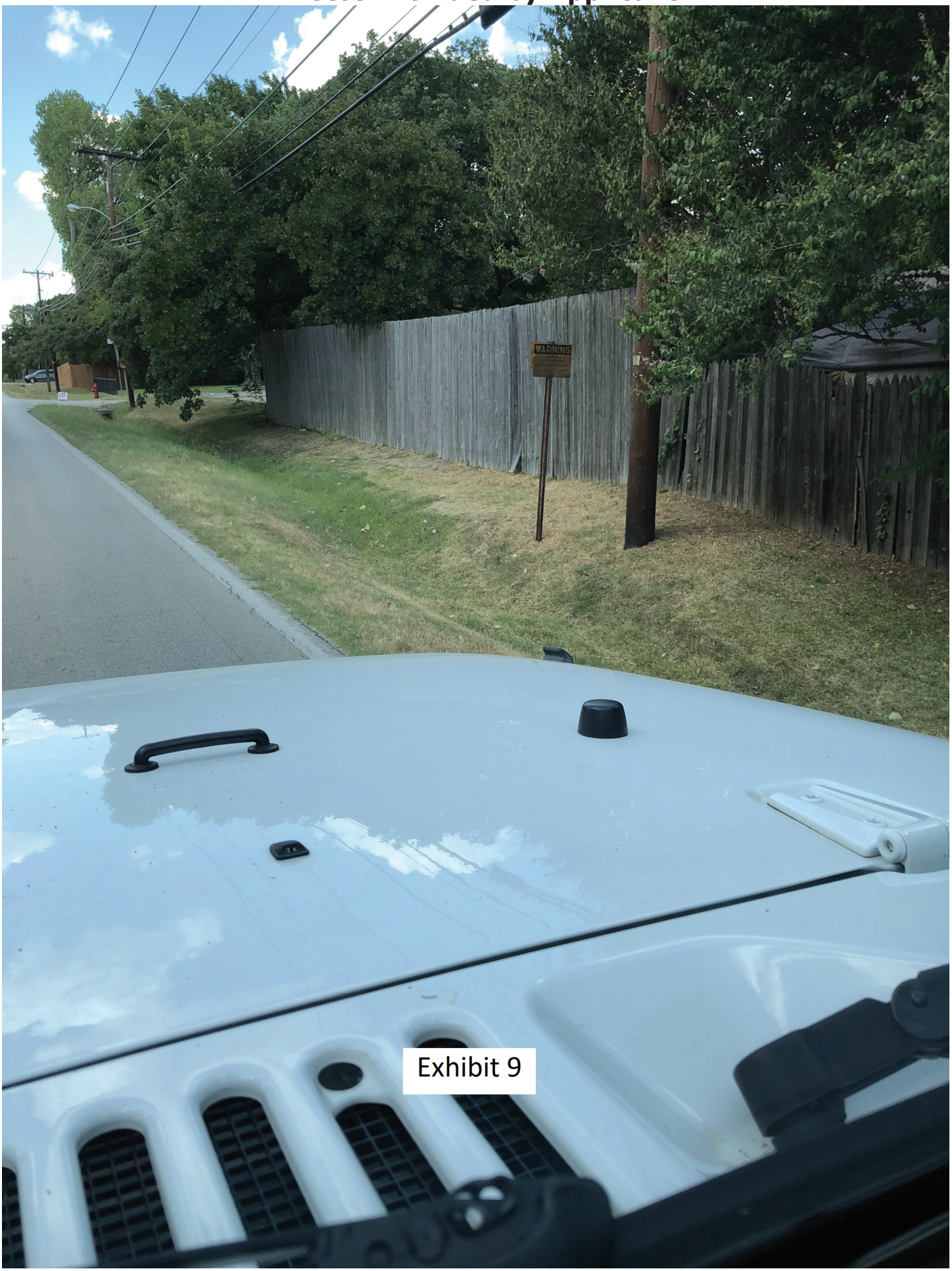


Exhibit 9

Photos Provided by Applicant



Photos Provided by Applicant



Exhibit 11

Photos Provided by Applicant



Photos Provided by Applicant



Photos Provided by Applicant



Photos Provided by Applicant



Photos Provided by Applicant



Photos Provided by Applicant



Photos Provided by Applicant



Photos Provided by Applicant



Exhibit 19

Photos Provided by Applicant



Exhibit 20a

Photos Provided by Applicant



Exhibit 20b

Photos Provided by Applicant



Photos Provided by Applicant




BRANSFORD
Photos Provided by Applicant
Car marks and wheel well
Exhibit 22


Photos Provided by Applicant
Nancy Dennis
817.992.7889
Briggs
Freeman
Sotheby's
INTERNATIONAL REALTY
817.801.3030
briggsfreeman.com
LOTS FOR SALE
Briggs Freeman
Sotheby's
Nancy Dennis
817-992-7889
Exhibit 23

Applicant's Approved Fence Application

CITY OF COLLEYVILLE TEXAS

FENCE PERMIT APPLICATION

(Please print clearly)

RECEIVED
MAY 24 2018
CITY OF COLLEYVILLE
BY BUILDING DEPARTMENT

Property Owner Information	Applicant/Contractor Information
Project Address: 1 Oak Ridge Estates (Lot / Block / Subdivision)	Fence Contractor (Co. Name): ~~Tex Sheds~~ / ~~Ron Campbell~~ Homeowner / Sergio Valle Sr.
Property Owner Name: Sergio Valle	Applicant Name: Sergio Valle
Property Owner Address: 404 Oak Crest Hill Dr. (Same as Above)	Applicant Email: 817 312 03 17
City / State / Zip: Colleyville TX 76034	Applicant Phone:
	Field contact person (if different than above): / Cell phone:

Fence Material	Height (feet)	Fence Purpose	
☑ Wood	8 foot	☑ Yard Enclosure Only	(no pool/spa protection)
☐ Wrought Iron		☐ Swimming Pool Enclosure	(complies with IRC Appendix G)
☐ Chain Link		☐ Retaining Wall	(requires engineered plans)
☐ Masonry**		☐ Development Screen	(complies with LDC)
☐ Other		☐ Other	(complies with PUD or LDC)

**Masonry = Engineered Footing/Foundation plan

**Fence Is Located in a Drainage and/or Utility Easement ☑ yes ☐ no

**Notorized affidavit with property owner's signature must be attached for fence installation in an easement

Applicant Signature

Printed Name: Sergio Valle

Signature: S. Valle

Office Use Only

Permit Number: BLD1805-230

Plan Reviewer & Date: 6/1/2018

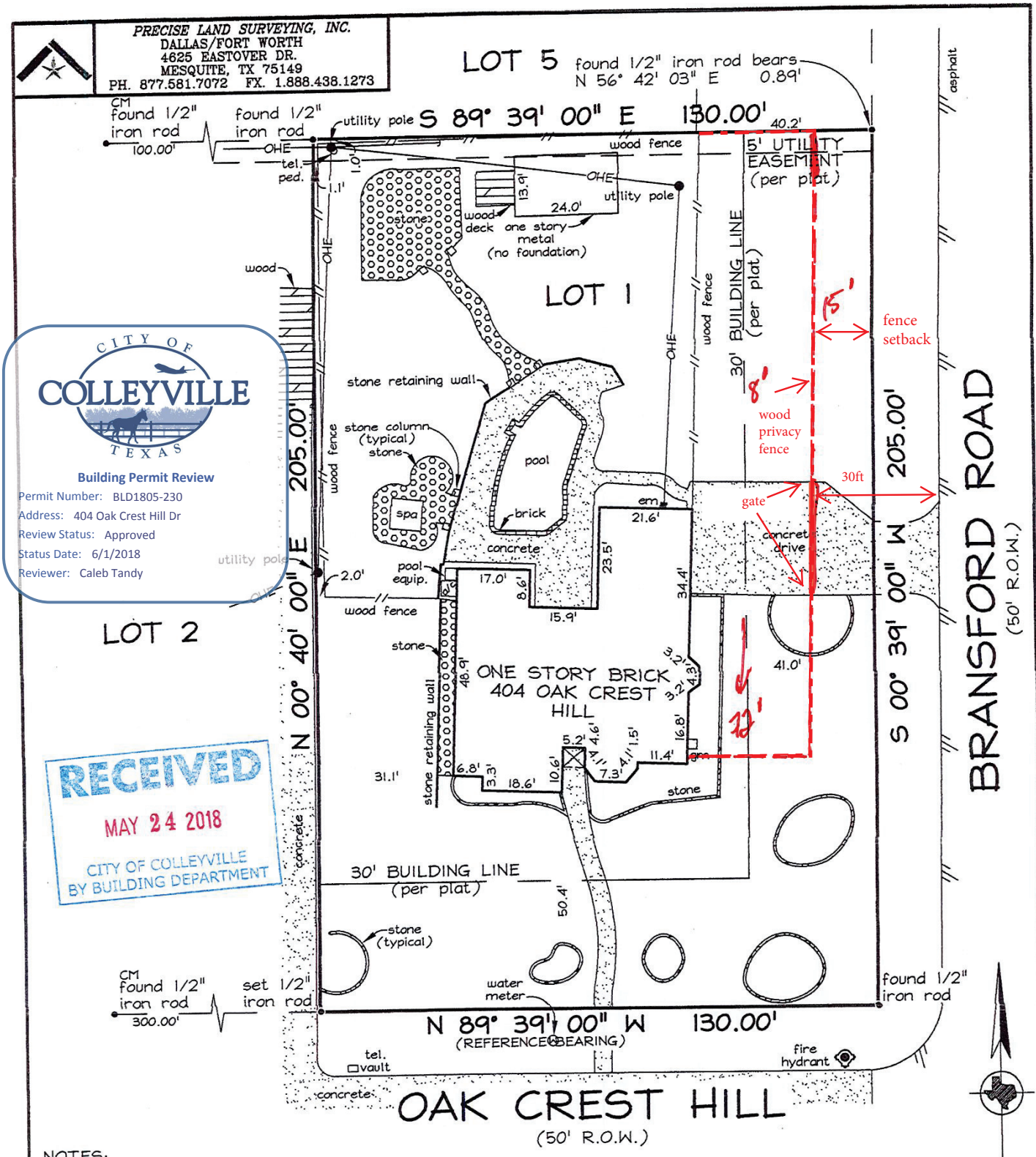
Fence Permit Fee	75
Contractor Registration	100 Need CR
TOTAL FEE	175

Building Inspections
100 Main Street
Colleyville, TX 76034

817-503-1030 (Office)
817-503-1039 (Fax)

www.colleyville.com

Applicant's Approved Fence Application



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Applicant's Approved Fence Application

BLD1805-230

AFFIDAVIT FOR FENCE ENCROACHMENT INTO EASEMENT

SITE ADDRESS 404 Oak Crest Hill Dr. Colleyville TX 76034

FENCE CONTRACTOR Tex / Shedz / Ron Campbell

The fence contractor and property owner verify that ALL of the following conditions are understood and accepted:

- ***Property Owner shall initial each item below*:**
- SV ✓ Fence will not obstruct or impede access to public utilities for construction, reconstruction and maintenance by the City or authorized agent
- SV ✓ Fence will not obstruct or impede the conveyance of surface runoff in drainage swales or drainage ways
- SV ✓ Fence will not be located so as to divert or impede the normal flow of storm water from the platted drainage or utility easement
- SV ✓ Fence will not be located less than 6 feet from any City-owned and operated underground utility, including without limitation, water, sewer, and storm sewer pipes currently in place, except for easement crossings
- SV ✓ Fence will not create any encroachment or obstruction of sight distance
- SV ✓ In the event the City or a utility company must perform maintenance, inspection or replacement of utility lines located with a public easement, such party shall not be liable for replacement of any fence, wall, ground cover, shrubs, trees, etc., located within a public easement

(PRINT) PROPERTY OWNER'S NAME: _____

PROPERTY OWNER'S SIGNATURE: Sergio Valle

STATE OF Texas

COUNTY OF Tarrant

On this 24 day of May, in the year 2018, before me Marla D. Valle, Notary Public, personally appeared Sergio Valle.

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is (are) subscribed to this instrument, and acknowledged that he (she/they) executed it.

WITNESS my hand and official seal.

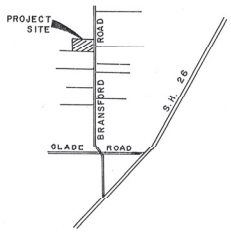
Marla D. Valle
Notary's Signature

Marla D. Valle
Notary's Name (print)

My commission expires: 2/28/2021

MARLA D VALLE
Notary ID #131022249
My Commission Expires
February 28, 2021

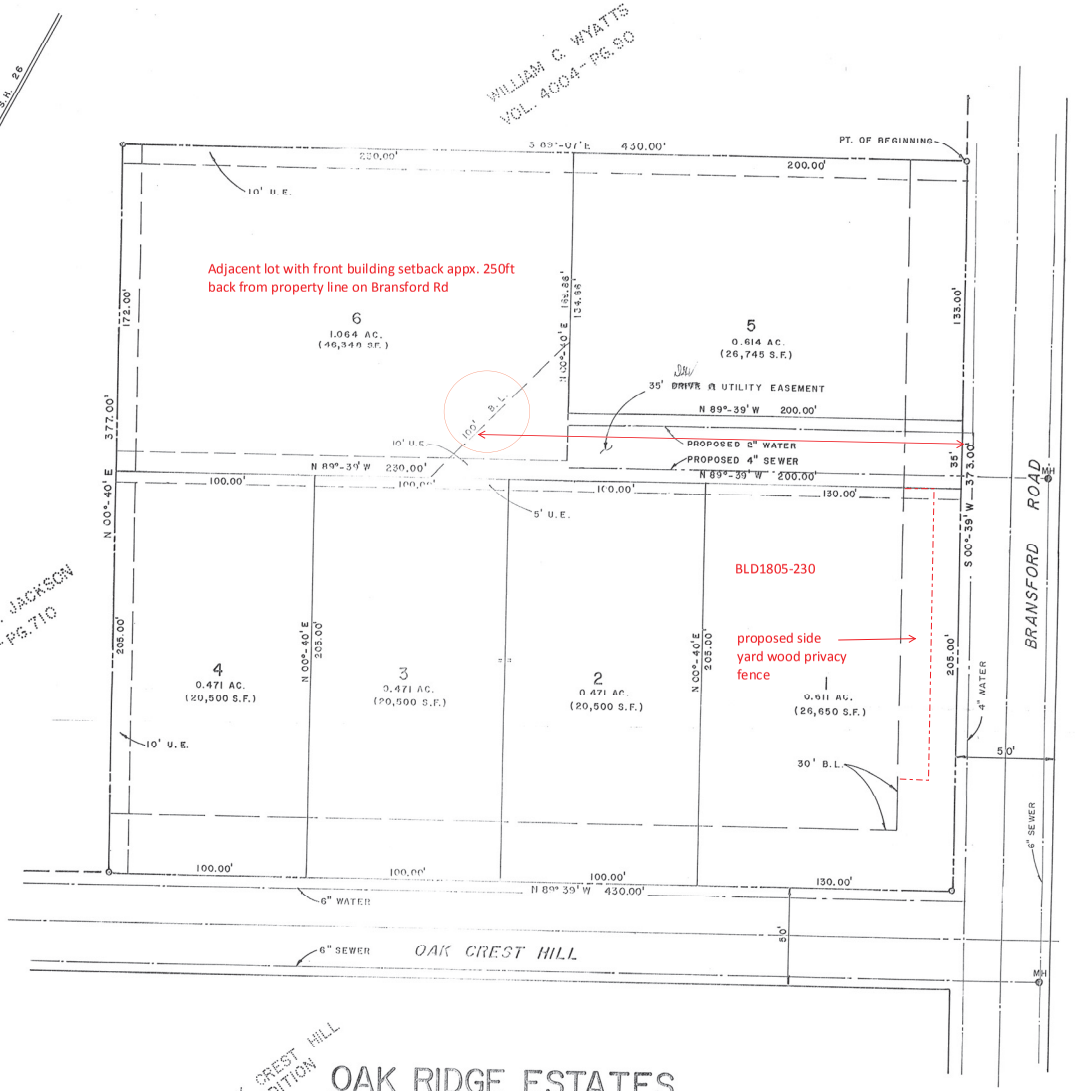
RECEIVED
MAY 24 2018
CITY OF COLLEYVILLE
BY BUILDING DEPARTMENT



VICINITY MAP



SCALE: 1"=30'



OAK CREST HILL ADDITION

OAK RIDGE ESTATES

CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

SEPEMBER , 1980

OWNER / DEVELOPER

TEXPORT BUILDERS, INC.
101 OAKCREST HILLS
COLLEYVILLE, TX 76034

ENGINEER

EDDIE CHEATHAM, P.E.
2117 CASTLE OAKS
ARLINGTON, TX 76012

STATE OF TEXAS }
COUNTY OF TARRANT }

WHEREAS, David Vincent and Kent Burnett, being the owners of the following described property, to wit-ness:

Being a tract of land in the J. J. Newton Survey, Abstract No. 1176, situated in Tarrant County, Texas, and being the tract described in a Deed of Record in volume 6033, Page 254, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a pipe in the Westerly line of County Road No. 3032, more commonly known as Bransford Road, said point being, by deed call, 2252.7 feet North and 30.0 feet N. 89° W. of the Southeast corner of said Survey;

THENCE S. 0° - 39' W. along said Westerly line of County Road No. 3032, above referenced, same being an old fence line, to an iron pin for corner at the Northerly R.O.W. line of Oakcrest Hill Drive;

THENCE N. 89° - 39' W. 430.0 feet along said R. O. W. line to an iron pin in same for corner;

THENCE N. 0° - 40' E. 377.0 feet to an iron pin for corner;

THENCE S. 89° - 07' E. 430.0 feet to the POINT OF BEGINNING and containing 3.70 acres.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS }

That, David Vincent and Kent Burnett hereby adopt this plat designating the above described property as Oak Ridge Estates Addition to the City of Colleyville, TARRANT COUNTY, Texas and do hereby dedicate to the public use forever the streets and easements shown thereon.

EXECUTED this 20th day of [illegible], 1980.

DAVID VINCENT

KENT BURNETT

STATE OF TEXAS }
COUNTY OF TARRANT }

Before me the undersigned, a NOTARY PUBLIC, in and for said COUNTY and STATE, on this day appeared David Vincent and Kent Burnett and known to me to be the persons whose names are subscribed to the purpose and consideration therein expressed in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE }

This the [illegible] day of [illegible], 1980.

NOTARY PUBLIC

This PLAT is based upon a survey made on the ground on September 5, 1980, by Walter W. Ward #2014, and is assumed to be true and accurate.

PUBLIC SURVEYOR

CITY OF COLLEYVILLE, TEXAS

FINAL PLAT APPROVAL

This PLAT is valid only if recorded within six (6) months after date of Council approval.

APPROVED _____ 1980.

PLANNING COMMISSION

BY _____ -CHAIRMAN-

BY _____ -SECRETARY-

BY _____ -MANAGER-

Applicant's Approved Fence Application

OAK RIDGE ESTS.

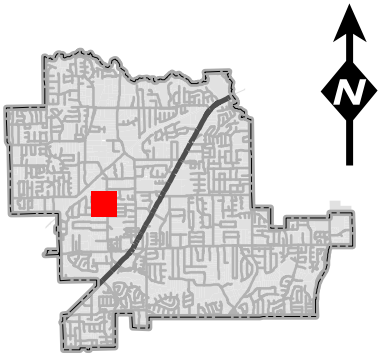
Notification Map



CITY OF COLLEYVILLE TEXAS

VC18-005

404 Oak Crest Hill 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

500ft Buffer

Properties within 500ft

Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
WALLER, EDWIN	513 LETA LN	COLLEYVILLE, TX	76034	513 LETA LN
BIRDWELL, JEFF	305 OAK CREST HILL DR	COLLEYVILLE, TX	76034	305 OAK CREST HILL DR
KOVAL, LINDSEY C	512 HILLSIDE RD	COLLEYVILLE, TX	76034	512 HILLSIDE RD
GAUER, FRANCES	309 OAK CREST HILL DR	COLLEYVILLE, TX	76034	309 OAK CREST HILL DR
HORAK, JO LANELLE	PO BOX 395	COLLEYVILLE, TX	76034	508 EUDALY DR
RAYESKI, JAMIE	508 HILLSIDE RD	COLLEYVILLE, TX	76034	508 HILLSIDE RD
ROLAND, ANTHONY	505 HILLSIDE RD	COLLEYVILLE, TX	76034	505 HILLSIDE RD
BURY, PAUL M	501 EUDALY DR	COLLEYVILLE, TX	76034	501 EUDALY DR
MARTIN, JERRY WAYNE	316 OAK VALLEY DR	COLLEYVILLE, TX	76034	316 OAK VALLEY DR
BUTLER, LINDSAY LEE	508 COLLEYVILLE TERR	COLLEYVILLE, TX	76034	508 COLLEYVILLE TERR
THOMPSON, DONNA V	401 OAK CREST HILL DR	COLLEYVILLE, TX	76034	401 OAK CREST HILL DR
CANNATELLA, PHYLLIS P	515 HILLSIDE RD	COLLEYVILLE, TX	76034	515 HILLSIDE RD
JEFFRIES, BRANDON	512 COLLEYVILLE TERR	COLLEYVILLE, TX	76034	512 COLLEYVILLE TERR
BUTLER, LINDSAY LEE	508 COLLEYVILLE TERR	COLLEYVILLE, TX	76034	508 COLLEYVILLE TERR
NORMAN, LESLIE	313 OAK CREST HILL DR	COLLEYVILLE, TX	76034	313 OAK CREST HILL DR
GRAY, JAMES M	505 LETA LN	COLLEYVILLE, TX	76034	505 LETA LN
QUALLS, JERRY L	PO BOX 430	COLLEYVILLE, TX	76034	504 EUDALY DR
HOLDER, SANDI	289 PINE DR	SOUTHLAKE, TX	76092	504 HILLSIDE RD
RUSHING, GREGORY DAN	400 OAK VALLEY DR	COLLEYVILLE, TX	76034	400 OAK VALLEY DR
NISBET, JEFFREY D	501 HILLSIDE RD	COLLEYVILLE, TX	76034	501 HILLSIDE RD
LEMASTER, SCOTT L	504 COLLEYVILLE TERR	COLLEYVILLE, TX	76034	504 COLLEYVILLE TERR
HILLSIDE BLUES LTD	608 CLIFF DR	BELTON, TX	76513	509 HILLSIDE RD
ALVARADO, PATRICIA L	500 COLLEYVILLE TERR	COLLEYVILLE, TX	76034	500 COLLEYVILLE TERR
DALTON, JOEL W	512 EUDALY DR	COLLEYVILLE, TX	76034	512 EUDALY DR
BASS, GREGORY	500 HILLSIDE RD	COLLEYVILLE, TX	76034	500 HILLSIDE RD
CARL D MCINTOSH FAMILY TRUST	1001 BURBERRY	WACO, TX	76712	500 EUDALY DR
DIATEL LLC	6406 CUTTER RIDGE CT	COLLEYVILLE, TX	76034	505 COLLEYVILLE TERR
SANDRUCK, JOCELYN M	501 COLLEYVILLE TERR	COLLEYVILLE, TX	76034	501 COLLEYVILLE TERR
SCHORNICK, AMY	217 OAK CREST HILL DR	COLLEYVILLE, TX	76034	217 OAK CREST HILL DR
WESTERMAN, THOMAS F	308 OAK VALLEY DR	COLLEYVILLE, TX	76034	308 OAK VALLEY DR
HARROD, LARRY D	505 EUDALY DR	COLLEYVILLE, TX	76034	505 EUDALY DR
WOODLAND INVESTMENT TRUST 3	4400 STATE HWY 360	GRAPEVINE, TX	76051	303 OAK CREST HILL DR
VARELA, ANDRES A	509 COLLEYVILLE TERR	COLLEYVILLE, TX	76034	509 COLLEYVILLE TERR
PRESNALL, ROGER	405 OAK CREST HILL DR	COLLEYVILLE, TX	76034	405 OAK CREST HILL DR
AGAPE HOLDINGS LLC	404 OAK VALLEY DR	COLLEYVILLE, TX	76034	404 OAK VALLEY DR
HPA BORROWER 2016-1 LLC	180 N STETSON AVE STE 3650	CHICAGO, IL	60601	304 OAK VALLEY DR
BURTIN, VIOLET M	312 OAK CREST HILL DR	COLLEYVILLE, TX	76034	312 OAK CREST HILL DR
WRIGHT, TRENTON	316 OAK CREST HILL DR	COLLEYVILLE, TX	76034	316 OAK CREST HILL DR
TANNER, BRUCE	5616 BRANSFORD RD	COLLEYVILLE, TX	76034	5616 BRANSFORD RD
MIHILLS, CODY	304 OAK CREST HILL	COLLEYVILLE, TX	76034	304 OAK CREST HILL DR
HEITMAN, NICHOLAS	400 OAK CREST HILL DR	COLLEYVILLE, TX	76034	400 OAK CREST HILL DR
FRANCIS, CHERYL ANN	308 OAK CREST HILL DR	COLLEYVILLE, TX	76034	308 OAK CREST HILL DR
VALLE, SERGIO	404 OAK CREST HILL DR	COLLEYVILLE, TX	76034	404 OAK CREST HILL DR
HEYNE, JOSEPH	8108 HALLMARK DR	NORTH RICHLAND HILLS, TX	76182	5604 BRANSFORD RD
TANNER, VICKI	15618 HADDON FIELD WAY	DARNESTOWN, MD	20878	5710 BRANSFORD RD
WEST, GARY R	104 OAK VALLEY DR	COLLEYVILLE, TX	76034	5701 BRANSFORD RD
BUCKLEY, RACHEL L	5608 BRANSFORD RD	COLLEYVILLE, TX	76034	5608 BRANSFORD RD
WILBOW-OAKLEIGH DEVELOPMENT CO	4133 N CENTRAL EXPRESSWAY STE	DALLAS, TX	75204	309 OAKLEIGH LN
WILBOW-OAKLEIGH DEVELOPMENT CO	4133 N CENTRAL EXPRESSWAY STE	DALLAS, TX	75204	402 OAKLEIGH LN
WILBOW-OAKLEIGH DEVELOPMENT CO	4133 N CENTRAL EXPRESSWAY STE	DALLAS, TX	75204	5612 BRANSFORD RD
				5608 WINNIE DR
TANNER, VICKI	5616 BRANSFORD RD	COLLEYVILLE, TX	76034	308 OAKLEIGH LN
WILBOW-OAKLEIGH DEVELOPMENT CO	4133 N CENTRAL EXPRESSWAY STE	DALLAS, TX	75204	305 OAKLEIGH LN
WILBOW-OAKLEIGH DEVELOPMENT CO	4133 N CENTRAL EXPRESSWAY STE	DALLAS, TX	75204	313 OAKLEIGH LN
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
VALLE, SERGIO	404 OAK CREST HILL DR	COLLEYVILLE, TX	76034	APPLICANT

Public hearing notices were mailed on September 21, 2018 by Araceli Botello

NOTICE OF PUBLIC HEARING

Zoning Case Number: **VC18-005**

Owner: **Sergio and Marla Valle**

Applicant: **Sergio and Marla Valle**

Location: **404 Oak Crest Hill Drive**

Property Description: **Lot 1, of Oak Crest Hill Addition**

Present Zoning: **R-20 Single Family Residential District**

Request: **Request for a variance to certain provisions of Section 3.26, Fences, Free Standing Walls, and Screening Materials on Lot 1, of Oak Crest Hill Addition, located at 404 Oak Crest Hill Drive. The request is allow for the construction of an 8 foot solid wooden fence to encroach into the 30 side yard setback (corner lot) and located at the property line.**

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

Zoning Board of Adjustment Meeting: Tuesday, October 9, 2018 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved City tax roll. Action by the Zoning Board of Adjustment serves as a final action on the request. The City Council cannot review or overturn decisions of the Board. The decisions of the Board can only be appealed to District Court.

All interested persons are encouraged to attend the public hearing and express their opinions on the variance 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

The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas. A brief project description can be found online on the Active Development Case map: https://www.colleyville.com/government/departments-a-l/community-development/active-development-cases. For additional information, please contact the Community Development Department at 817.503.1052. Please reference the zoning case number when requesting information.

Jacquelyn Reyff

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com