



City of Colleyville Planning and Zoning Commission Agenda

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

Monday, May 13, 2019

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 MOORE
PLEDGE OF ALLEGIANCE**

- 1. CITIZEN COMMENTS/PRESENTATIONS REGARDING ITEMS NOT ON
THE AGENDA**
- 2. PUBLIC HEARING AGENDA ITEMS**

- 2a** Presentation and discussion of a Preliminary Plat for Oak Alley Addition, being Lots 1R1 and 1R2, Block 1, of the Bear Creek Plantation, located at 1312 John McCain Road and 7309 Holly Lane N, Case PC19-006
- 2b** Presentation and discussion of a Special Use Permit (SUP) for an Accessory Dwelling on Lot 30R, Block 1, of the Montclair Parc Addition, located at 5305 Miramar Lane, Case ZC19-002
- 2c** Presentation and discussion of a zoning change from AG Agricultural district to R-40 Single Family Residential district on Lot 1, Block 1, of the J.M. Presley Addition and 17.5 feet along the east boundary, located at 2308 Glade Road, Case ZC19-003
- 2d** Presentation and discussion of a zoning change from AG Agricultural district to R-20 Single Family Residential district on Tracts 1A01 and Tract 1A02, Abstract 1619, in the S C H Witten Survey, located at 2001 Hall Johnson Road, Case ZC19-004
- 2e** Presentation and discussion of a Minor Plat for Lots 1 & 2, Block 1, Schiller Addition, on property legally described as Tracts 1A01 and Tract 1A02, Abstract 1619, in the S C H Witten Survey, located at 2001 Hall Johnson Road, Case PC19-007
- 2f** Presentation and discussion of a Special Use Permit (SUP) for Oil and Gas Extraction, specifically for a change in the ownership of the existing well on Tract 1D, Abstract 295, in the William E Crooks and Lot 1, Block 1, of the Park Place Estates, located at 7404 and 7504 Pleasant Run Road, Case ZC18-035, TABLED ITEM

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards May 10, 2019 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 Agenda Briefing

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

Agenda Number 2a	Agenda Date 5/13/2019	Number
Type Presentation and Discussion		
Department Community Development		

Title

Presentation and discussion of a Preliminary Plat for Oak Alley Addition, being Lots 1R1 and 1R2, Block 1, of the Bear Creek Plantation, located at 1312 John McCain Road and 7309 Holly Lane N, Case PC19-006

Explanation

Clayton Redinger, the applicant, has submitted a request for a Preliminary Plat for the Oak Alley Subdivision, being Lots 1R1 & 1R2, Block 1, of the Bear Creek Plantation, being approximately 43.54 acres and zoned PUD-R Planned Unit Development Residential. The purpose is to subdivide the property into 34 Single Family Residential lots and 10 open space lots. The PUD-R zoning also allows for gated, private streets.

Existing Conditions/Background: The subject property currently is developed with two single family homes. John McCain Road will provide the only street frontage to the property per the approved PUD-R zoning. The preliminary plat for consideration proposes to divide the PUD-R area into 34 single-family residential lots and 10 open spaces lots.

Lot Dimensions and Setbacks: Per Ordinance O-18-2056, the PUD-R zoning regulations require the following R-20 district standards:

Minimum Lot Size:	26,000 square feet for Lots 1 & 3 and 30,000 square feet for no more than 32 lots
Minimum Lot Width:	100 feet
Minimum Lot Depth:	125 feet
Front Building Line:	30 feet
Side Building Line:	10 feet
Rear Building Line:	25 feet, except where noted on approved Development Plan
Max. Lot Coverage:	25%

As submitted, the proposed plat meets all of the requirements of the PUD-R zoning.

Surrounding Development: All of the surrounding property has developed with single-family residences using a variety of zoning classifications including: RE, R-40, R-

20, and PUD-R.

Analysis: The applicant has adjusted the zoning of the property from AG to PUD-R in 2019 for the purpose of creating a subdivision. The proposed plat creates 34 single family residential lots and 10 open space lots. The PUD-R also allows for gated, private streets. Access for the subdivision will only occur off John McCain Road.

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 Final 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 subdivision of the subject property must comply with Chapter 5 (Urban Forestry) 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.

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

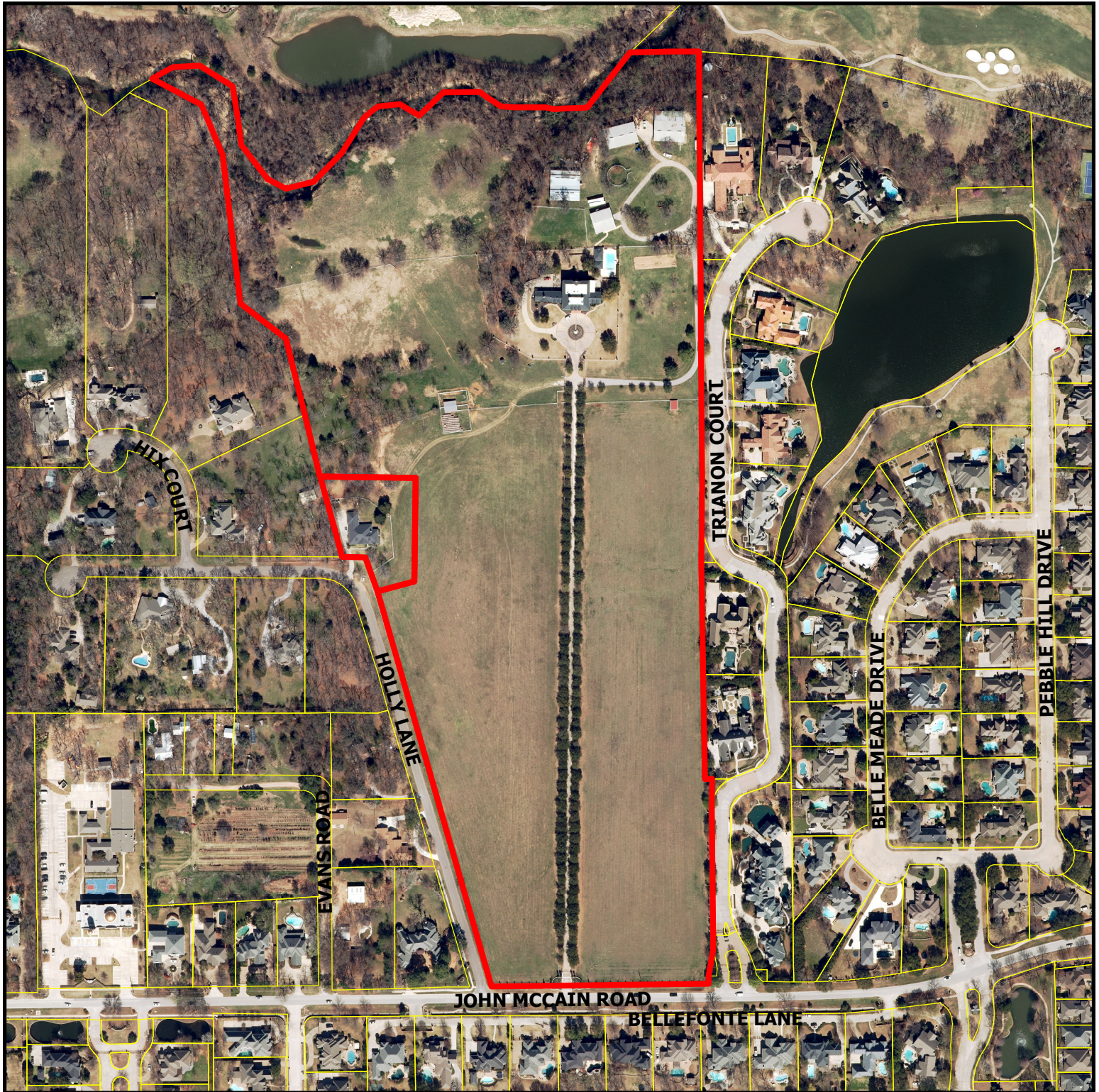
Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Preliminary Plat
5. Aerial Overlay
6. Perimeter Grading Concept Plan
7. Preliminary Drainage Analysis
8. Preliminary Utility Plan
9. Draft Resolution

Aerial Map



PC19-006

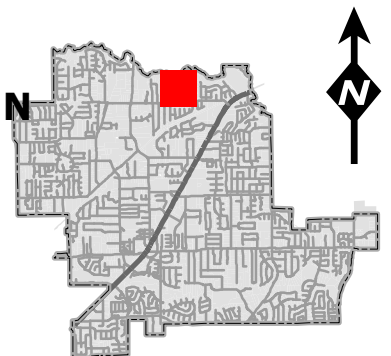
1312 John McCain Rd and 7309 Holly Ln N

DISCLAIMER:

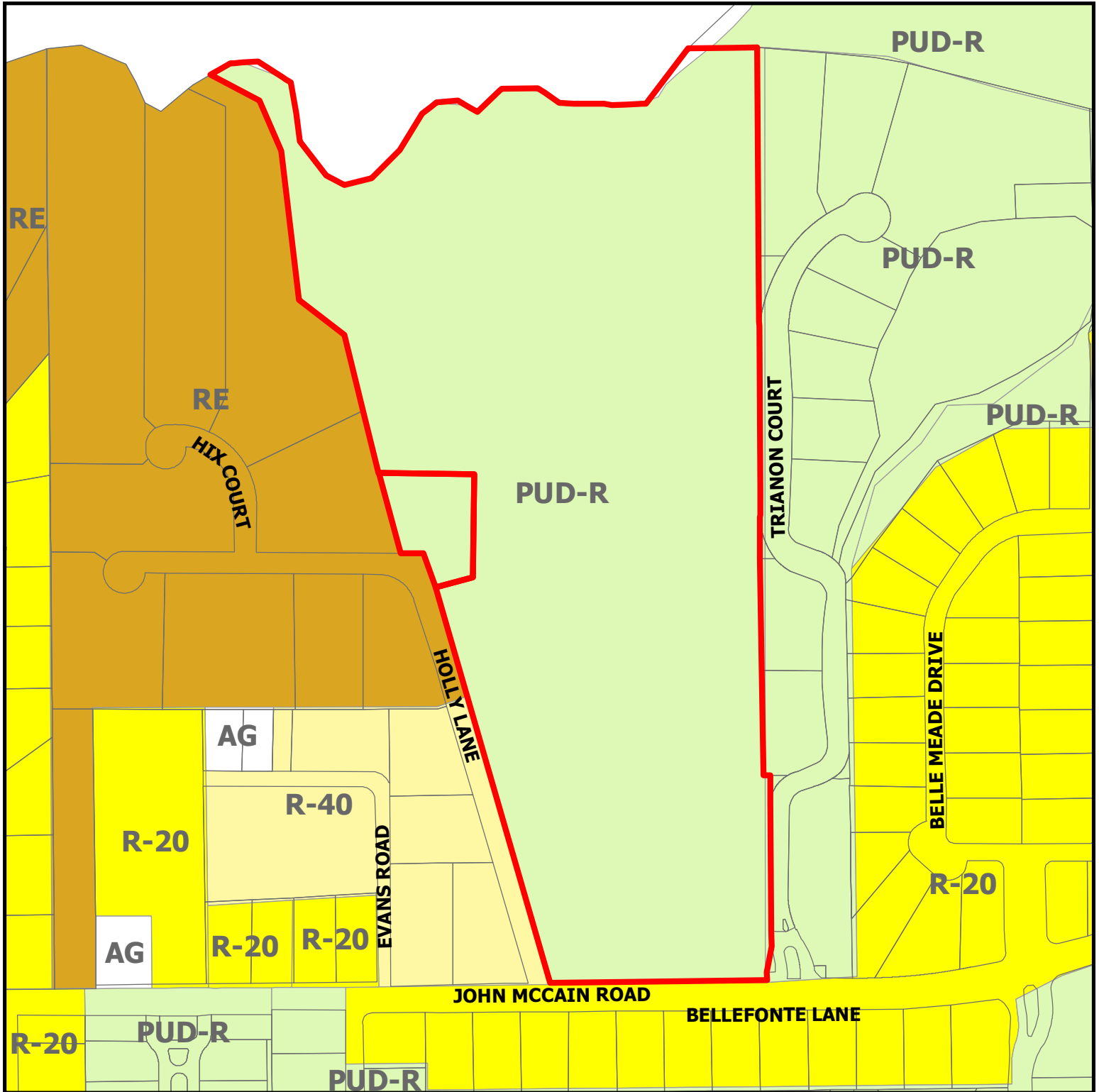
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Subject Property



Zoning Map



PC19-006

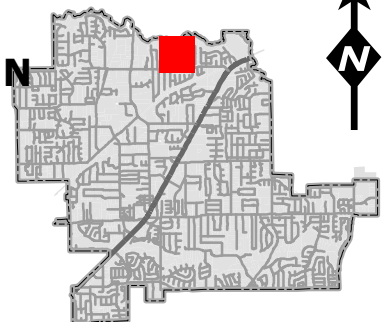
1312 John McCain Rd and 7309 Holly Ln N

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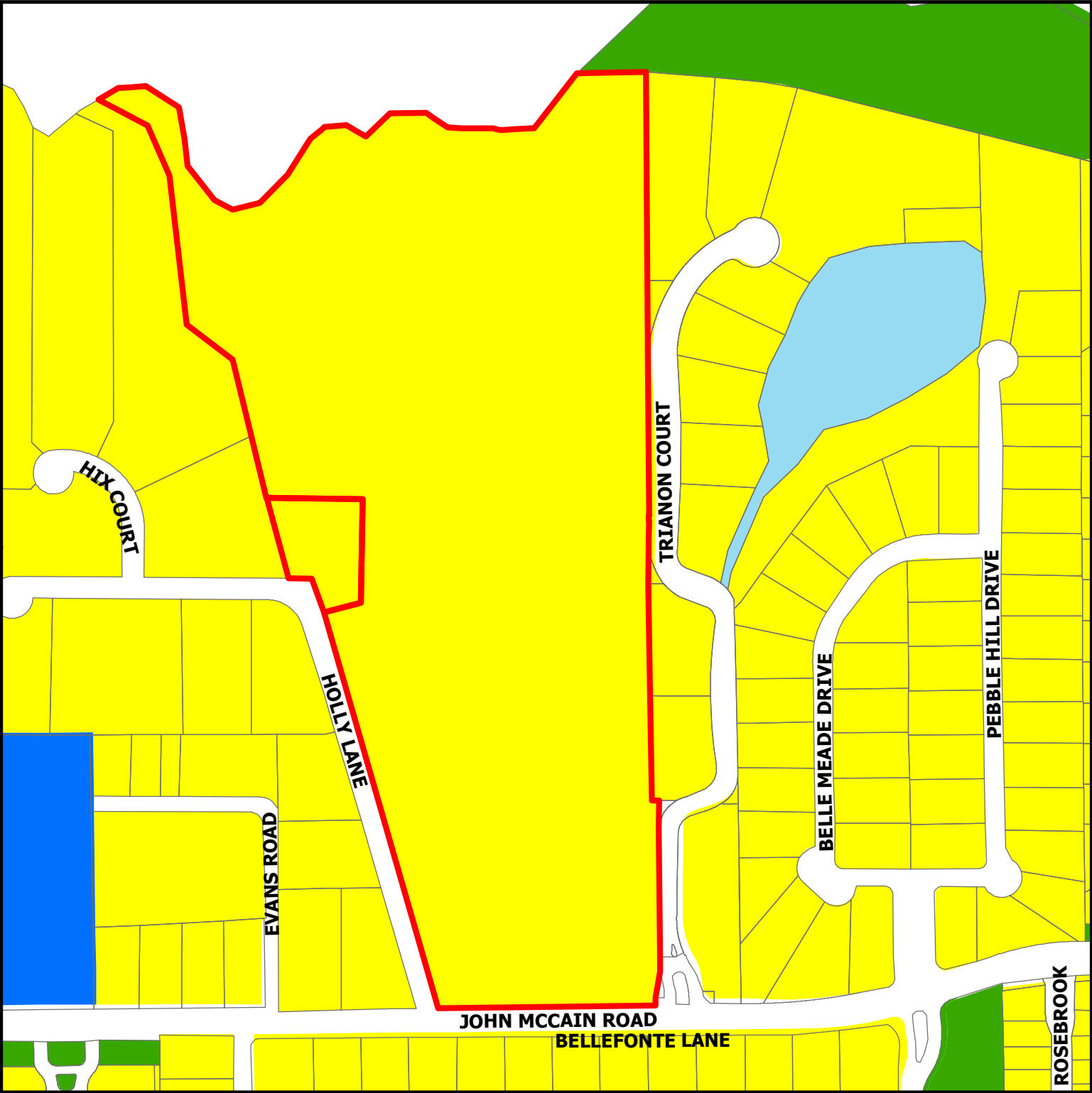
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Subject Property



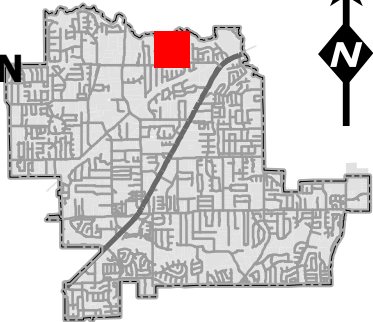
Future Land Use Map



PC19-006

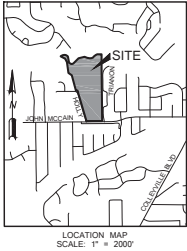
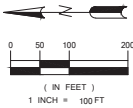
1312 John McCain Rd and 7309 Holly Ln N

-  Subject Property
-  Residential
-  Institutional
-  Open Space; Parks
-  Water Body



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Aerial Overlay



DEOTTE, INC.
CIVIL ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE
PREPARED FOR: BURN & GORDON COLLETS TRUST

**AERIAL OVERLAY
OAK ALLEY
COLLEYVILLE, TEXAS**

BENCHMARKS:

BM1	XXX	ELEV = XXX
BM2	XXX	ELEV = XXX
BM3	XXX	ELEV = XXX

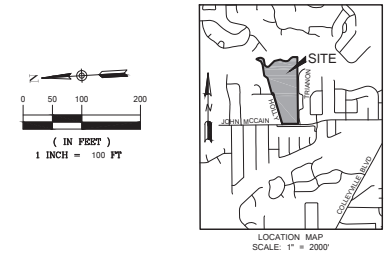
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AND IS NOT INTENDED FOR CONSTRUCTION.
BY: Coryn T. Redinger
No.: 3/19/2019
Date:

Printed by:
dennish@me
Mar 19, 2019 - 2:53pm

DOI No. 201712100

Perimeter Grading Concept Plan



OAK ALLEY GRADING CONCEPT

1. FINAL GRADING IS THE FIRST THING THAT STARTS IN THE FINAL DESIGN PROCESS AND IT IS THE LAST THING THE FINISHES IN OUR DESIGN PROCESS BECAUSE MANY THINGS AFFECT THOSE GRADES THAT ARE NOT KNOWN YET. FINAL GRADING WILL DEPEND ON FINAL FIELD TOPOGRAPHIC SURVEY AND TREE SURVEY WHICH HAS NOT BEEN COMPLETED.
2. FACTORS THAT AFFECT FINAL GRADES WILL INCLUDE TREE PROTECTION, DRAINAGE, LOT AESTHETICS (VERY IMPORTANT FOR CUSTOM HOME BUILDERS), ACCESSIBILITY, HANDICAP ACCESSIBILITY, SEWER ACCESS, FLOODPLAIN ELEVATIONS, POSITIVE DRAINAGE OVERFLOW AND MINIMUM SLOPES ON LOTS TO ASSURE PROPER LOT DRAINAGE.
3. MAJOR CONSTRAINTS IMPACTING GRADING ON THIS SITE INCLUDE THE PERIMETER ROADS, EXISTING ADJACENT PROPERTIES AND THE DOUBLE ROW OF OAK TREES WHICH WILL REMAIN AND AT WHICH THE GRADE CANNOT BE SIGNIFICANTLY ALTERED. THIS CONCEPT FOCUSES ON THE PERIMETER LOTS AND PRESENTS CRITERIA THAT CAN BE ACHIEVED FOR EACH LOT WITH FINAL DESIGN.

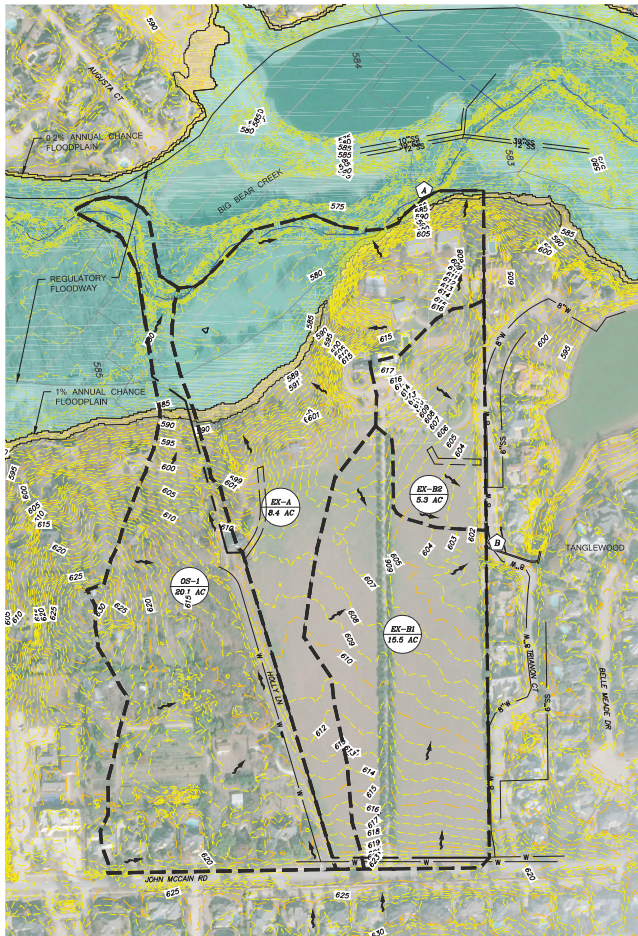
- LOTS 1 AND 2**
THESE LOTS ARE EXPECTED TO HAVE PAD GRADES BETWEEN THE EXISTING ELEVATIONS ON THE LOT. DRAINAGE WILL BE DIRECTED TO TRANCON COURT AND TO A STORM DRAIN THAT RECEIVES FLOW AND TAKES IT DIRECTLY TO THE NORTH. SMALL RETAINING WALLS (4 FEET OR LESS) ARE NOT EXPECTED BUT MAY BE REQUIRED. NO LARGE RETAINING WALLS (GREATER THAN FOUR FEET) WILL BE NEEDED.
- LOTS 4 THROUGH 11**
THESE LOTS ARE EXPECTED TO HAVE LOT PAD ELEVATIONS WITHIN THE EXISTING GRADES ON EACH LOT. CUSTOM BUILDERS WILL HAVE TO LOCATE THE PAD ON THE LOT TO DETERMINE GRADING. THESE LOTS ARE EXPECTED TO HAVE PADS CLOSER TO THE ROADWAY SO THE GRADING ANYWHERE NEAR THE EAST PROPERTY LINE IS NOT EXPECTED. RETAINING WALLS ARE NOT EXPECTED TO BE NEEDED NEAR THE EAST END OF THE LOTS.
- LOTS 12 THROUGH 15**
THESE LOTS ARE EXPECTED TO HAVE LOT PAD ELEVATIONS WITHIN THE EXISTING GRADES ON EACH LOT. CUSTOM BUILDERS WILL HAVE TO LOCATE THE PAD ON THE LOT TO DETERMINE GRADING, BUT THESE LOTS ARE NOT AS DEEP AS LOTS 4 THROUGH 11. THESE LOTS ARE EXPECTED TO HAVE PADS CLOSER TO THE ROADWAY SO THE GRADING NEAR THE EAST SIDE OF THE LOT NEAR TANGLEWOOD IS EXPECTED TO BE MINIMAL. NO LARGE RETAINING WALLS (GREATER THAN FOUR FEET IN HEIGHT) ARE EXPECTED. IT IS POSSIBLE THAT SMALLER RETAINING WALLS (FOUR FEET OR LESS) MAY BE NEEDED.
- LOTS 22 AND 23**
THE TOPOGRAPHY ON THESE LOTS IS NATURALLY ABOUT 10%. PAD ELEVATIONS ARE EXPECTED TO BE WITHIN THE LOT GRADES BUT SOME RETAINING WALLS ARE EXPECTED TO BE NEEDED. SMALL WALLS (FOUR FEET OR LESS SEEM LIKELY BUT SOME LARGER WALLS (GREATER THAN FOUR FEET) MAY BE NEEDED. LOT 23 ALREADY HAS A HOUSE ON IT THAT IS EXPECTED TO BE TORN DOWN SO IT'S POSSIBLE THAT NO RETAINING WALLS AT ALL WILL BE LIKELY ON THIS LOT.
- LOT 29 THROUGH 33**
THESE LOTS ARE EXPECTED TO BE CLOSE TO EXISTING GRADE AND NOT RETAINING WALLS ARE EXPECTED TO BE NEEDED FOR THIS LOTS. SMALLER WALLS (FOUR FEET OR LESS) MAY BE NEEDED AS AN ENHANCEMENT BUT NO SIGNIFICANT RETAINING WALLS WILL LIKELY BE NEEDED FOR GRADING.
- LOT 34**
THE PAD ON THIS LOT IS EXPECTED TO BE WITHIN EXISTING PAD GRADES. A RETAINING WALL IS UNLIKELY BUT MAY BE NEEDED ALONG THE SOUTH SIDE OF THE LOT TO ADJUST FOR THE STEEPER GRADE COMING DOWN FROM THE ENTRY FEATURE ALONG JOHN MCCAIN. OTHER RETAINING WALLS ARE NOT EXPECTED TO BE NEEDED AT THIS TIME.
- FLOODPLAIN GRADING**
GRADING TO ADJUST FLOODPLAIN INUNDATION CONDITION FROM MAIN CHANNEL.

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BIDDING OR PERMIT PURPOSES.
BY: *Coydon T. Redinger*
Reg. No.: 97497
Firm No.: E-3116(TX)
Date: 3/19/2019

OAK ALLEY PERIMETER GRADING CONCEPT PLAN COLLEYVILLE, TEXAS				
CIVIL ENGINEERING	PRIN. REGISTRATION # E-000101372	DATE: 3/19/2019	PROJECT NO.: 20170200	SHEET: 4
DRAWN BY: DMF	SCALE: 1"=100'			

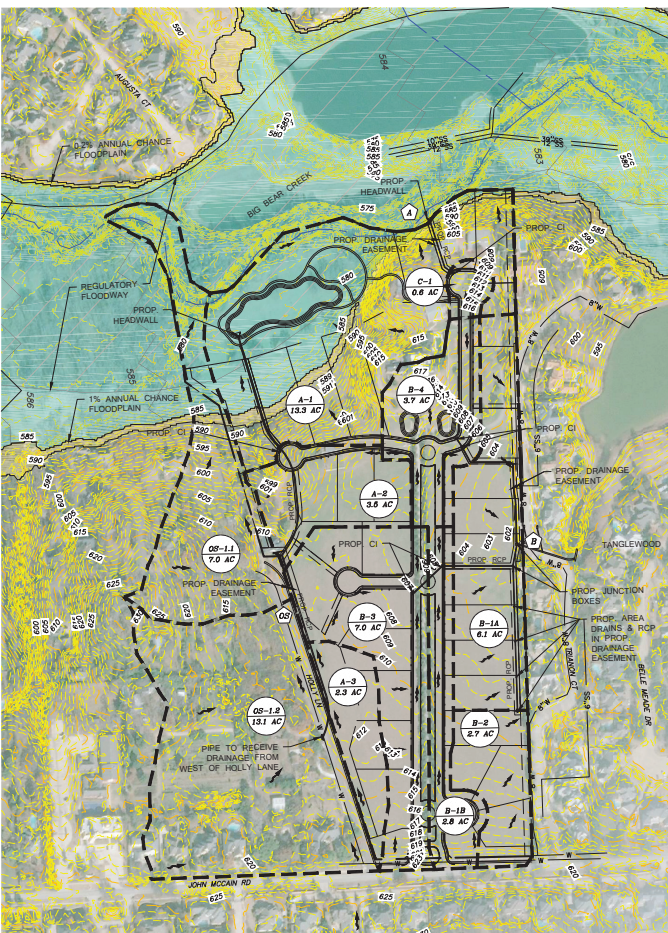
Preliminary Drainage Analysis

EXISTING CONDITION



Rational Method Runoff Calculations - Existing Condition																
DESIGN POINT	AREA DESIGNATION	AREA (ACRES)	RUNOFF COEFF	T _r (MIN)	I _r (IN/HR)	Q _s (CFS)	I _s (IN/HR)	Q _s (CFS)	I _s (IN/HR)	Q _s (CFS)	I _s (IN/HR)	Q _s (CFS)	I _s (IN/HR)	Q _s (CFS)	Q _{tot} (CFS)	
A	OS-1	20.1	0.60	15	3.90	47.0	4.86	58.6	5.53	66.7	6.46	77.9	7.20	86.8	7.98	96.2
	EX-A	21.1	0.30	21	3.25	20.6	4.13	26.1	4.71	29.8	5.54	35.1	6.19	39.2	6.89	43.6
	EX-B1	15.5	0.30	15	3.90	18.1	4.86	22.6	5.53	25.7	6.46	30.0	7.20	33.5	7.98	37.1
	EX-B2	5.3	0.30	15	3.90	6.2	4.86	7.7	5.53	8.8	6.46	10.3	7.20	11.4	7.98	12.7
	EX-A	21.1	0.30	21	3.25	20.6	4.13	26.1	4.71	29.8	5.54	35.1	6.19	39.2	6.89	43.6
B	ALL B	20.8	0.30	15	3.90	24.3	4.86	30.3	5.53	34.5	6.46	40.3	7.20	44.9	7.98	49.8

POST-PROJECT CONDITION



Rational Method Runoff Calculations - Post-Project Condition																
DESIGN POINT	AREA DESIGNATION	AREA (ACRES)	RUNOFF COEFF	T _r (MIN)	I _r (IN/HR)	Q _s (CFS)	I _s (IN/HR)	Q _s (CFS)	I _s (IN/HR)	Q _s (CFS)	I _s (IN/HR)	Q _s (CFS)	I _s (IN/HR)	Q _s (CFS)	Q _{tot} (CFS)	
OS-1.1	7.0	0.60	15	3.90	16.4	4.86	20.4	5.53	23.2	6.46	27.1	7.20	30.2	7.98	33.5	
OS-1.2	13.1	0.60	15	3.90	30.7	4.86	38.2	5.53	43.5	6.46	50.8	7.20	56.6	7.98	62.7	
A-1	13.3	0.60	15	3.90	31.1	4.86	38.8	5.53	44.1	6.46	51.6	7.20	57.5	7.98	63.7	
A-2	3.5	0.60	15	3.90	8.2	4.86	10.2	5.53	11.6	6.46	13.6	7.20	15.1	7.98	16.8	
A-3	2.3	0.60	15	3.90	5.4	4.86	6.7	5.53	7.6	6.46	8.9	7.20	9.9	7.98	11.0	
B-1A	6.1	0.60	15	3.90	14.3	4.86	17.8	5.53	20.2	6.46	23.6	7.20	26.4	7.98	29.2	
B-1B	2.8	0.60	15	3.90	6.6	4.86	8.2	5.53	9.3	6.46	10.9	7.20	12.1	7.98	13.4	
B-2	2.7	0.60	15	3.90	6.3	4.86	7.9	5.53	9.0	6.46	10.5	7.20	11.7	7.98	12.9	
B-3	7.0	0.60	15	3.90	16.4	4.86	20.4	5.53	23.2	6.46	27.1	7.20	30.2	7.98	33.5	
B-4	3.7	0.60	15	3.90	8.7	4.86	10.8	5.53	12.3	6.46	14.3	7.20	16.0	7.98	17.7	
C-1	0.6	0.60	15	3.90	1.4	4.86	1.7	5.53	2.0	6.46	2.3	7.20	2.6	7.98	2.9	
OS	OS-1.2	13.1	0.60	15	3.90	30.7	4.86	38.2	5.53	43.5	6.46	50.8	7.20	56.6	7.98	62.7
A	ALL A	19.1	0.60	15	3.90	44.7	4.86	55.7	5.53	63.4	6.46	74.0	7.20	82.5	7.98	91.5
B	ALL B	22.3	0.60	15	3.90	32.2	4.86	69.0	5.53	74.0	6.46	86.4	7.20	96.3	7.98	106.8

OWNER:

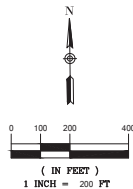
BURK & GLORIA COLLINS TRUST

ENGINEER:

DEOTTE, INC.
420 JOHNSON RD, SUITE 303
SOUTH LAKE, TEXAS 76248
(817) 337-8899
CONTACT: CLAYTON REDINGER

APPLICANT:

SAGE GROUP, INC.
1130 N. CARROLL AVE., SUITE 200
SOUTH LAKE, TEXAS 76092
(817) 624-2626
CONTACT: CURTIS YOUNG



LEGEND

- DRAINAGE AREA LABEL
- FLOW ARROW
- DRAINAGE DIVIDE
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- DESIGN POINT

NOTES:

- PROPOSED GRADING IMPROVEMENTS WITHIN THE REGULATORY FLOODWAY OF BIG BEAR CREEK WILL LIKELY REQUIRE A CLOSER SUBMITTAL THROUGH FEMA AT A LATER DATE DETAILING HYDRAULIC IMPACT DUE TO DEVELOPMENT.
- ULTIMATE CONFIGURATION AND SIZING OF PROPOSED IMPROVEMENTS MAY CHANGE SLIGHTLY IN FINAL DESIGN.
- TOPOGRAPHY OBTAINED THROUGH TEXAS NATURAL RESOURCE INFORMATION SERVICE (TNRIS), 2009, NAVD 88 VERTICAL DATUM.
- REF. TANGLEWOOD RECORD DRAWINGS (STAMPED 05-23-02) FOR DOWNTHEAM STORM DRAINAGE CAPACITY & CONFIGURATION.
- BIG BEAR CREEK SPECIAL FLOOD HAZARD AREA OBTAINED THROUGH TARRANT COUNTY GIS, REFERENCED TO NAD83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, US FEET.
- INLET LOCATION ON WEST SIDE OF HOLLY ROW TO BE COORDINATED WITH EXISTING PROPERTY OWNERS TO WEST. INLETS WILL BE DESIGNED TO PICK UP PORTION OF OS-1.2 DRAINING TO IT AND DIRECT WATER TO PROPOSED POND.

BENCHMARKS:

BMI

XXX

ELEV = XXX

BMD

XXX

ELEV = XXX

△

△

△

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BY: Clayton T. Redinger

DATE: 3/4/2019

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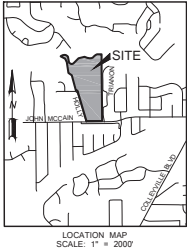
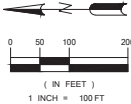
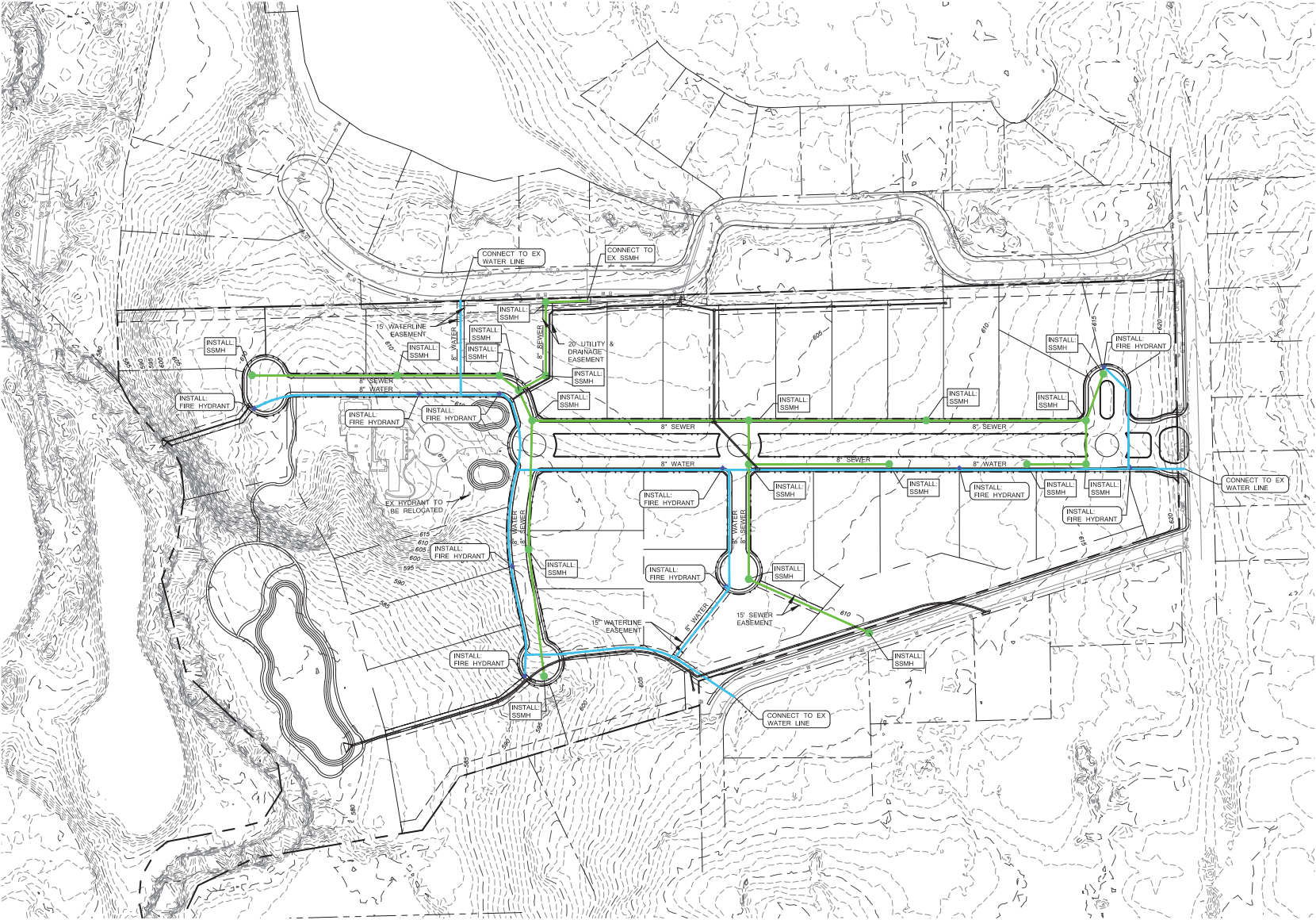
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Preliminary Utility Plan



- LEGEND
- 8" WATER LINE
 - FIRE HYDRANT
 - 8" SANITARY SEWER LINE
 - SANITARY SEWER MANHOLE

DEOTTE, INC.
CIVIL & ENVIRONMENTAL ENGINEERS
1000 N. W. 10th St., Suite 100
Fort Lauderdale, FL 33304
PREPARED FOR: BUNK & GORDON COLLEGE TRUST

PRELIMINARY UTILITY PLAN
OAK ALLEY
COLLEVILLE, TEXAS

BENCHMARKS:

B1	XXX	ELEV = XXX
B2	XXX	ELEV = XXX
B3	XXX	ELEV = XXX
B4	XXX	ELEV = XXX

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BY: [Signature] DATE: 3/04/2019

Printed by: dcm/rlh
Mar 04, 2019 - 2:55pm

DOI No. 201712100

RESOLUTION R-19-XXXX

**A RESOLUTION APPROVING A PRELIMINARY PLAT FOR THE OAK
ALLEY ADDITION**

WHEREAS, the Planning and Zoning Commission recommended approval of the Preliminary Plat for the Oak Alley Addition on May 13, 2019.

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

Sec. 1. THAT the Preliminary Plat for Oak Alley Addition on approximately 43.536 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS
THE 4th DAY OF JUNE 2019.

Mayor Richard Newton _____
Place 1, Tammy Nakamura _____
Place 3, Kathy Wheat _____
Place 4, George Dodson _____

Mayor Pro Tem Bobby Lindamood _____
Place 5, Chuck Kelley _____
Place 6, Callie Rigney _____

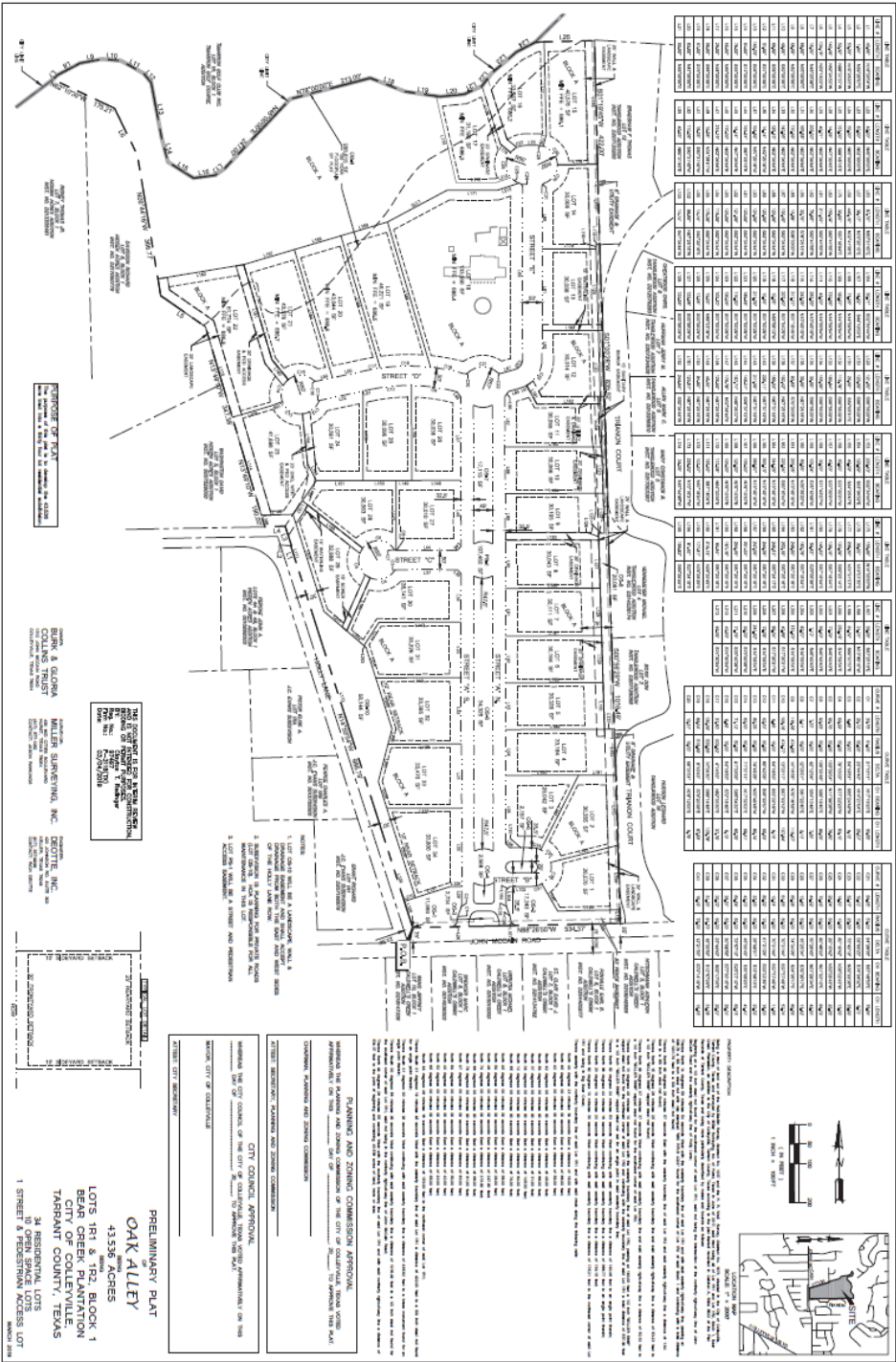
ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
Assistant City Secretary

Richard Newton
Mayor

Exhibit "A" - Plat Exhibit





City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 2b	Agenda Date 5/13/2019	Number
Type Presentation and Discussion		
Department Community Development		

Title

Presentation and discussion of a Special Use Permit (SUP) for an Accessory Dwelling on Lot 30R, Block 1, of the Montclair Parc Addition, located at 5305 Miramar Lane, Case ZC19-002

Explanation

Rodney Owens, the applicant, has submitted a request for a Special Use Permit (SUP) for an accessory dwelling unit on Lot 30R, Block 1, of the Montclair Parc Addition, being approximately 0.9595 acres, and zoned R-20 Single Family Residential district.

Existing Conditions/Background: The subject property, 5305 Miramar Lane, has R-20 zoning and is located on the east side of Miramar Lane between Miramar Lane and Montclair Drive. The subject property has a single family residence.

SUP Request:

Request – The applicant is requesting approval of an SUP to allow for a detached accessory dwelling unit.

Ordinance – Section 3.27 Accessory Buildings and Residential Carport Regulations of the Land Development Code establishes the maximum size and number of accessory buildings to be permitted by staff on a residential lot:

"2. Maximum Size and Number of Buildings:

a. The maximum number of accessory buildings allowed per lot shall be three (3) buildings. In addition, the combined square footage of all accessory buildings shall not exceed four percent (4%) of the aggregate area of the lot. **Exemption:** Lots containing a minimum of 80,000 square feet shall be exempt from the requirement for the maximum number of accessory buildings.

b. Accessory dwellings allowed by the Land Development Code shall be limited in size to be no more than the most restrictive of the following:

1. Fifty percent (50%) of the primary structure;
2. The maximum allowed square footage for accessory buildings on the lot;
or

3. No more than twelve hundred (1,200) square feet

Currently, the site is in the process of building 337.5 SF of accessory structures. The applicant proposes to construct a 926 sq/ft accessory dwelling making the total accessory structure area to be 1,263.5 square feet. The total lot area is 41,800 SF and 4 percent of the total lot area is 1,672 SF.

Analysis: Any request for a building permit for an accessory building shall only be authorized after approval of a Special Use Permit by the City Council per the Schedule of Permitted Principal Uses for the R-20 zoning district.

The proposed accessory dwelling is going to function as a pool house with the capability of a full kitchen, to include a stove and other appliances.

The proposed accessory dwelling complies with all other requirements of Section 3.27. The site plan, floor plan, and elevations have been included as attachments for your review.

Surrounding Development: The properties to the north, west, and south are zoned R-20 zoning and contain residential development. The properties to the east are zoned R-40 and contain residential development.

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. 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: Based on the following findings, staff recommends approval of the requested SUP:

- The proposed accessory dwelling unit meets all of the building setbacks and lot coverage requirements.
- Architecturally, the accessory dwelling unit looks compatible to the main structure and appears to have no negative impact on surrounding properties.

Recommendation

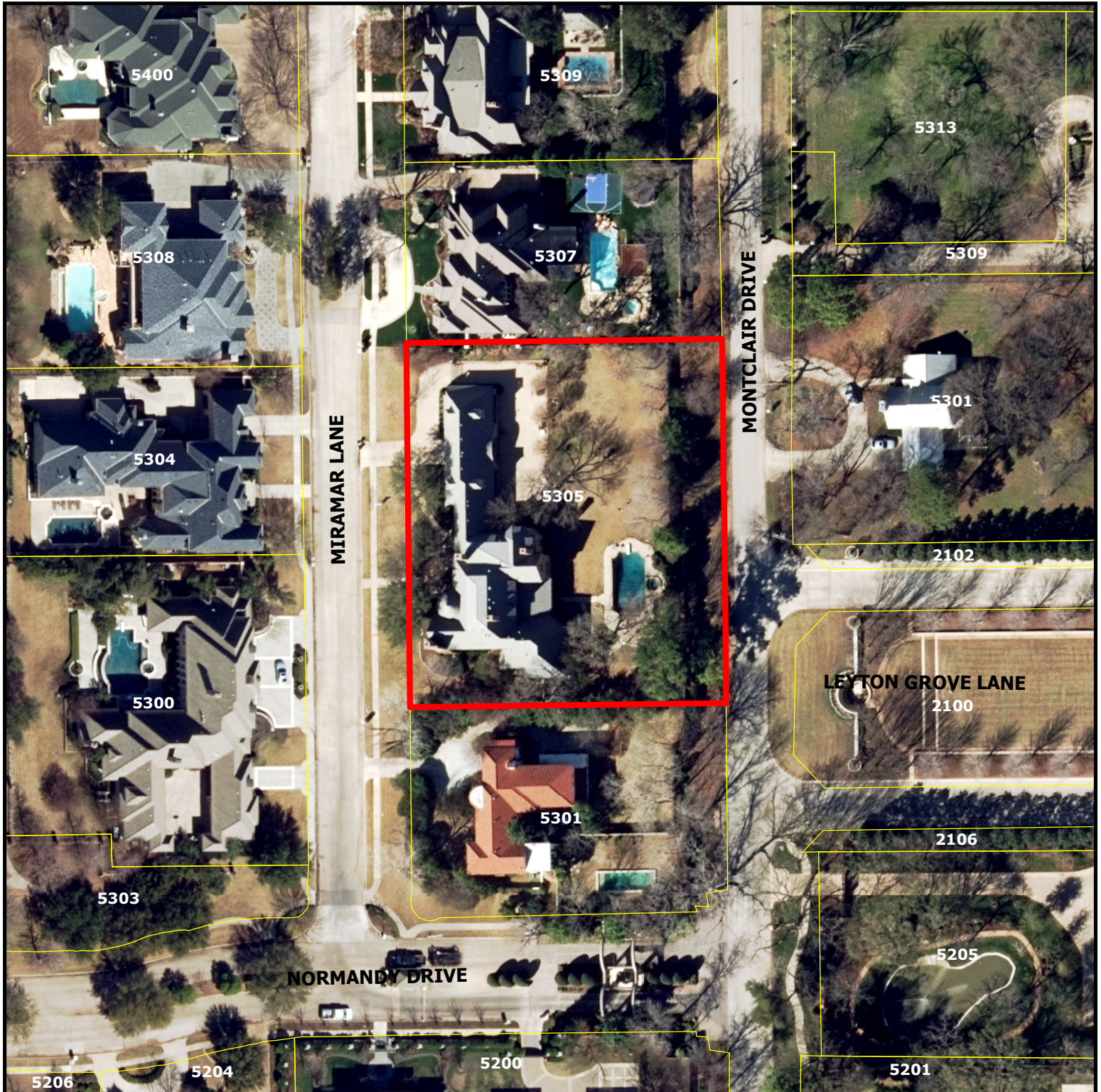
Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map

4. Statement of Planning Objectives
5. Site Plan
6. Floor Plan and Elevation Exhibit
7. Notification Map
8. Notification List
9. Zoning Property Owner Notification
10. Draft Ordinance

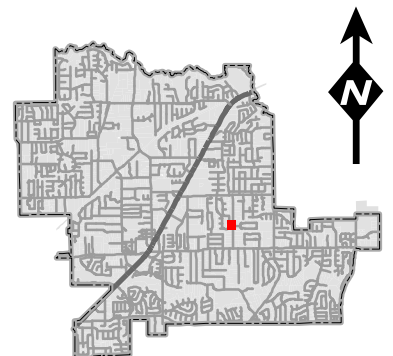
Aerial Map



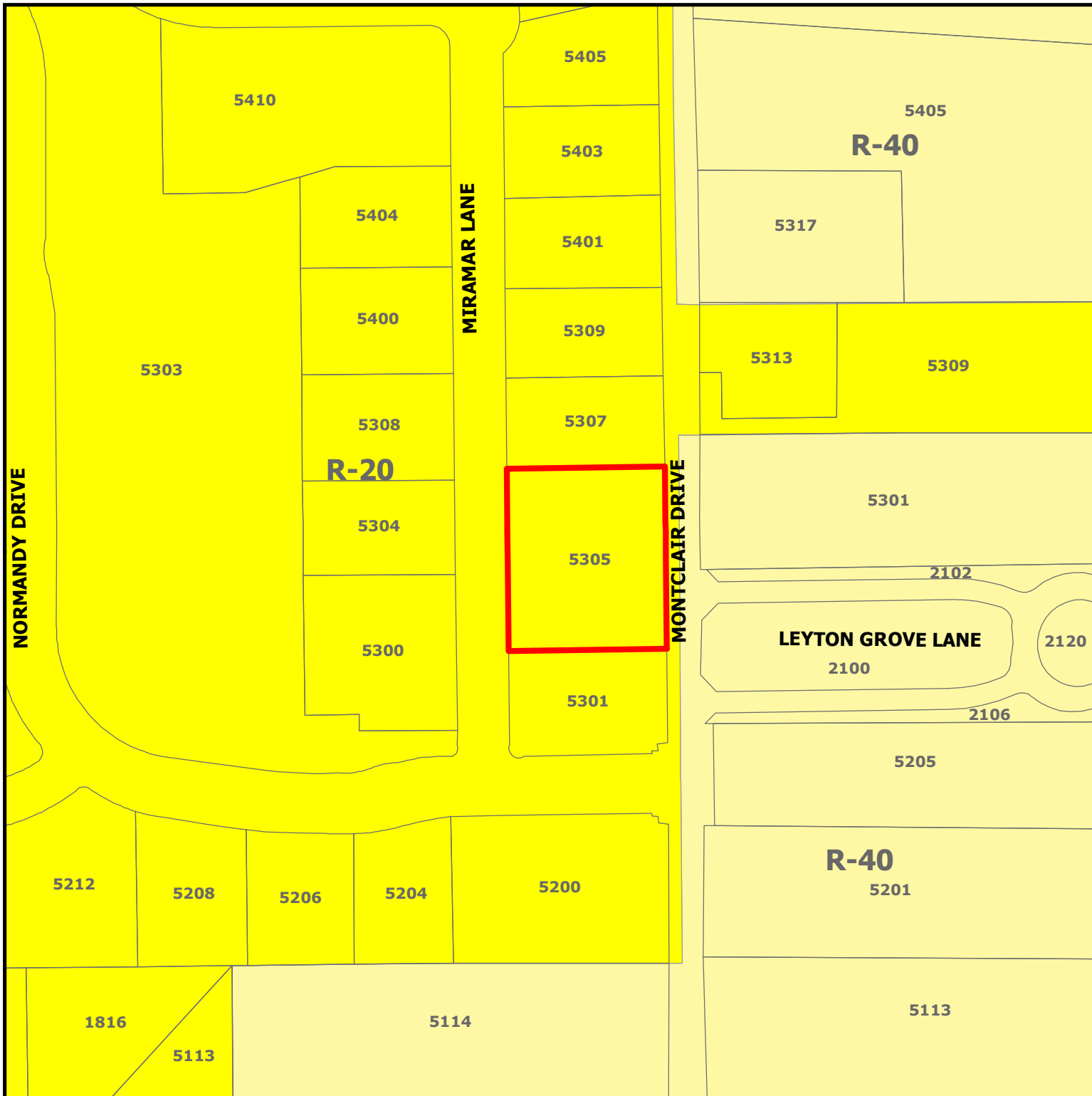
ZC19-002
5305 Miramar Lane

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



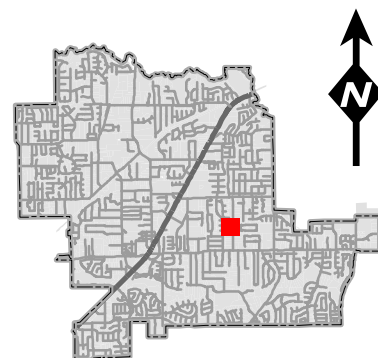
ZC19-002
5305 Miramar Lane

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Subject Property



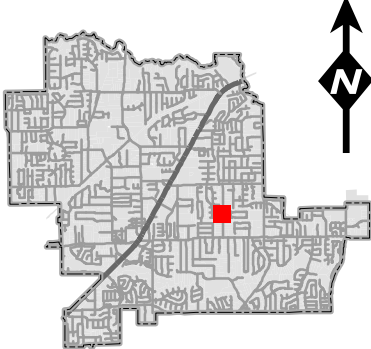
Future Land Use Map



ZC19-002

5305 Miramar Lane

-  Subject Property
-  Residential
-  Open Space; Parks
-  Water Body



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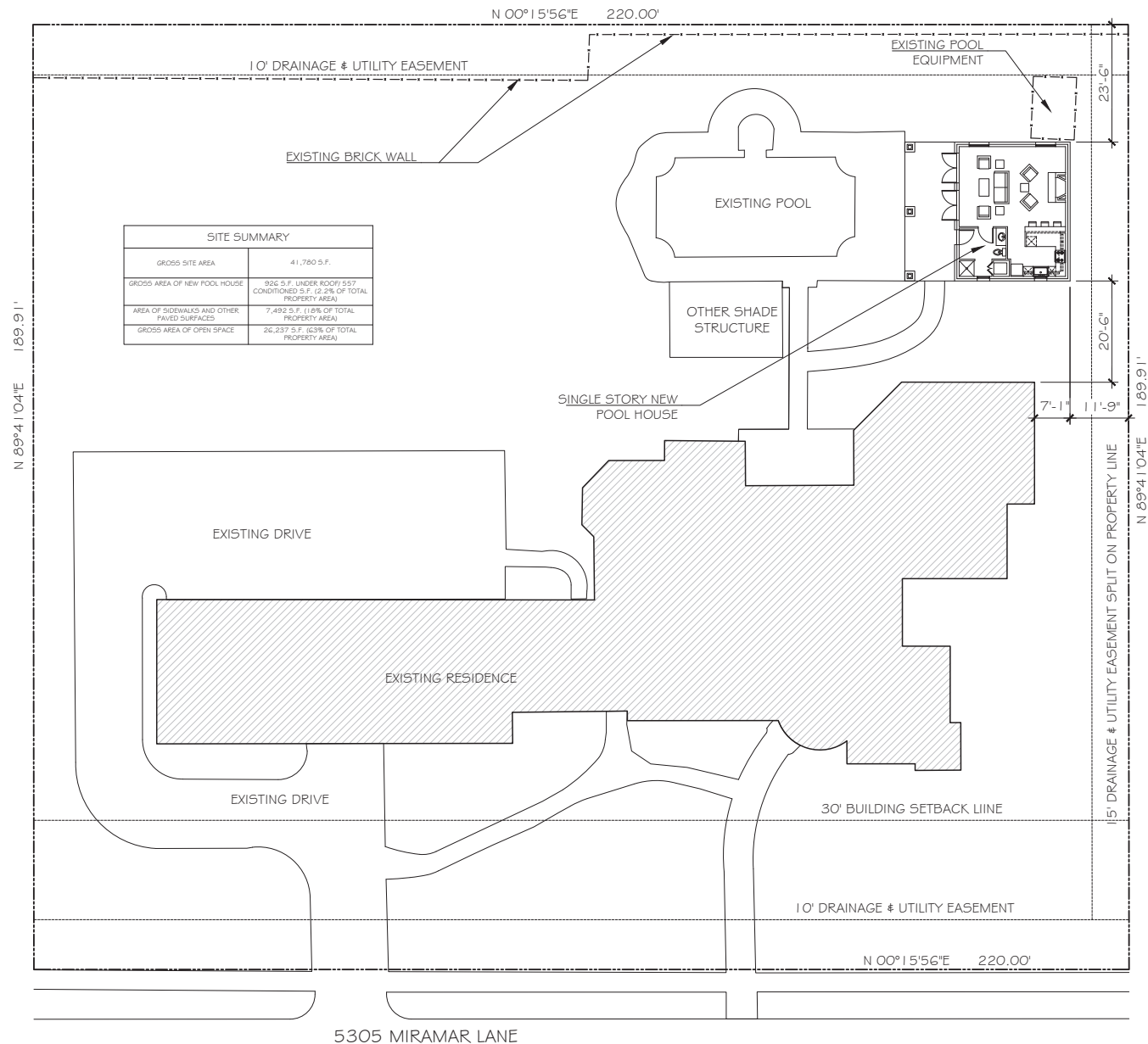
Statement of Planning Objectives

Owens Pool House

5305 Miramar Lane

We are seeking your approval to build a pool house at our home as we have four young kids, ages 2, 5, 7 and 10, and we spend a lot of time outside enjoying the pool, hot tub and the large yard we are fortunate to have. Many of my neighbors have pool houses, and other outdoor structures, but unfortunately we don't. We have no outdoor kitchen space, and access to a bathroom is difficult as no such "pool bath" exists in our current home. Due to these factors/issues, we are proposing to build a pool house that will not only blend in with our home aesthetically to feel like it has been there since the home was originally built in 2000, but will also to provide my family with conditioned space to get in from the outdoors without completely "having to go back inside" as our kids would say, to have close access to a bathroom, and to be able to prepare drinks, snacks and meals to be enjoyed outside while playing and relaxing with family and friends. We believe the addition of the pool house will not only bring us more quality time outside as a family, but will also add value to the home and our neighbors' homes. Thank you for your consideration.

Site Plan



FIRST ISSUED ON:
JANUARY 19, 2019



APRIL 3, 2019

REVISIONS:



A NEW
POOL HOUSE
AT THE OWENS
RESIDENCE

PROJECT LOCATION:

5305 MIRAMAR LANE
COLLEEVILLE, TX 76034

OWNER:

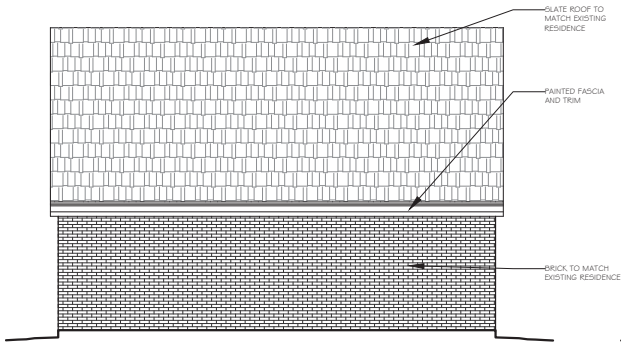
MR. & MRS. OWENS

SITE PLAN

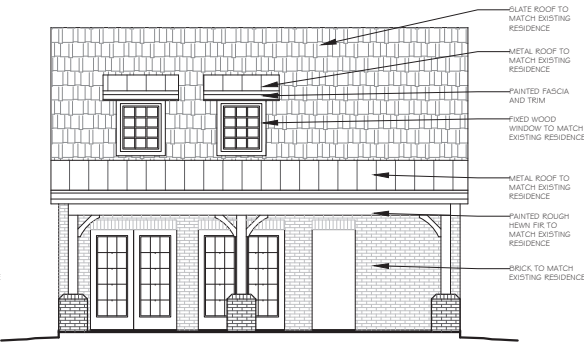
1 SITE PLAN
SCALE: 1" = 100'

AS-100

Floor Plan and Elevation Exhibit



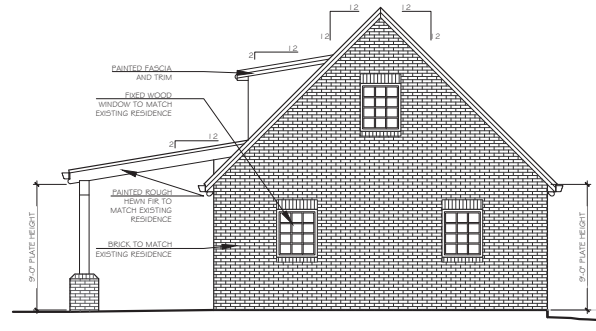
6 ELEVATION
SCALE: 1/4" = 1'-0"



3 ELEVATION
SCALE: 1/4" = 1'-0"



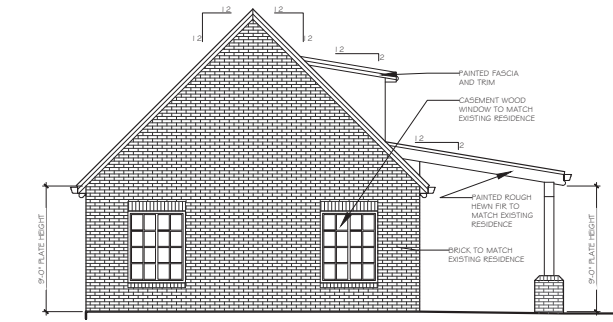
7 PHOTO OF EXISTING HOUSE
SCALE: NOT TO SCALE



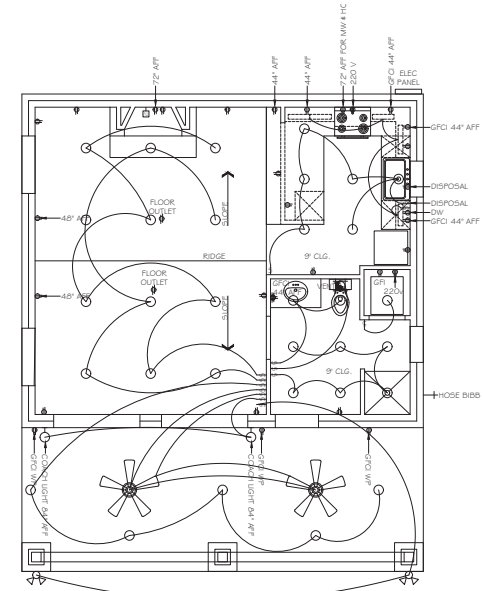
4 ELEVATION
SCALE: 1/4" = 1'-0"



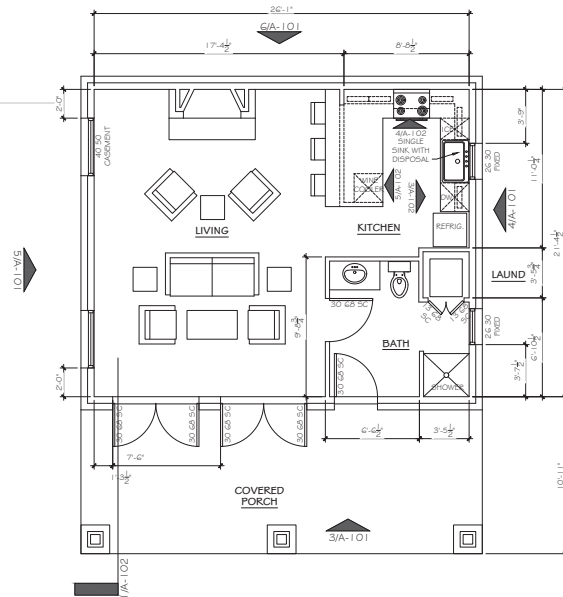
8 PHOTO OF EXISTING HOUSE
SCALE: NOT TO SCALE



5 ELEVATION
SCALE: 1/4" = 1'-0"



2 LIGHTING AND POWER PLAN
SCALE: 1/4" = 1'-0"



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

FIRST ISSUED ON:
JANUARY 19, 2019



REVISIONS:



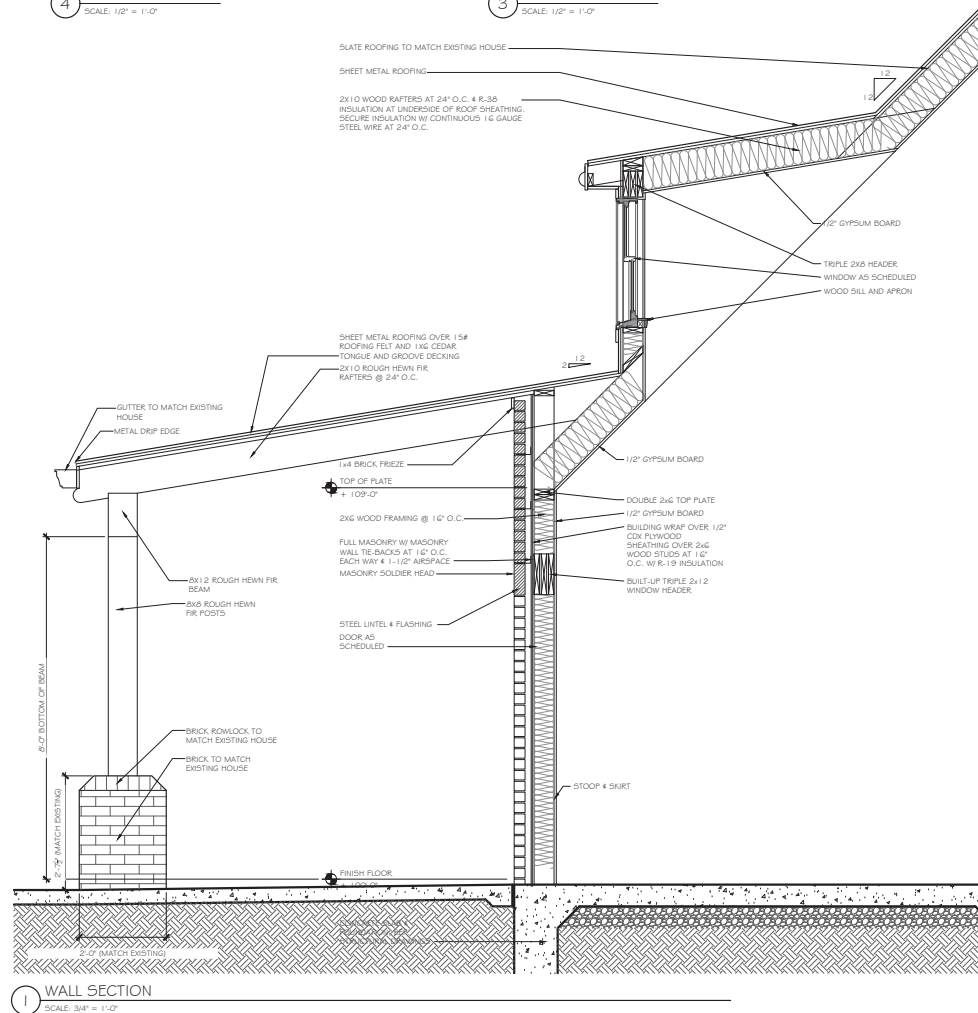
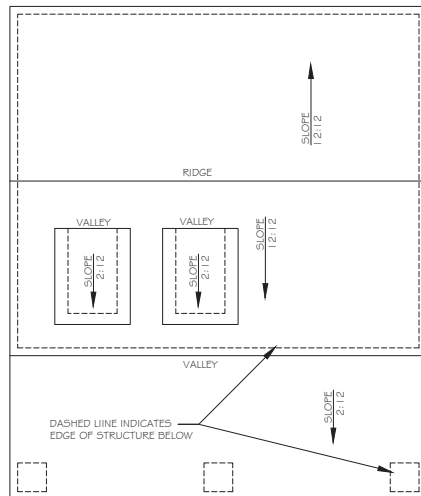
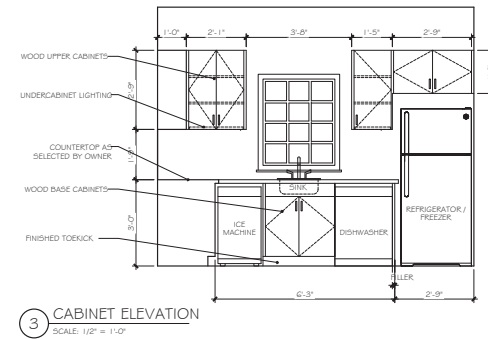
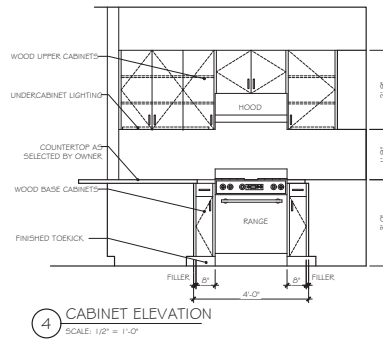
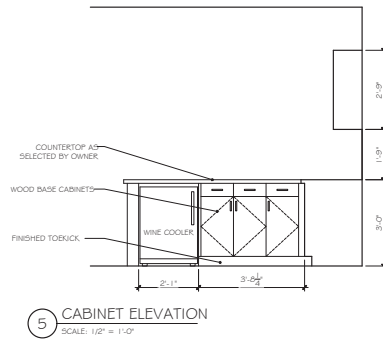
A NEW
POOL HOUSE
AT THE OWENS
RESIDENCE
PROJECT LOCATION:
5305 MIRAMAR LANE
COLLEYVILLE, TX 76034

OWNER:
MR. & MRS. OWENS

PLANS &
ELEVATIONS

A-101

Floor Plan and Elevation Exhibit



FIRST ISSUED ON:
JANUARY 19, 2019



REVISIONS:

DP ARCHITECTURE
305 WEST WALLIS STREET
SUITE 101
LEANDER, TEXAS 78641
PHONE: 512.259.4175
WWW.DPARCH.COM

A NEW
POOL HOUSE
AT THE OWENS
RESIDENCE

PROJECT LOCATION:
5305 MIRAMAR LANE
COLLEYVILLE, TX 76034

OWNER:
MR. & MRS. OWENS

WALL SECTION,
ROOF PLAN &
INT. ELEVATIONS

A-102

Floor Plan and Elevation Exhibit



A-103

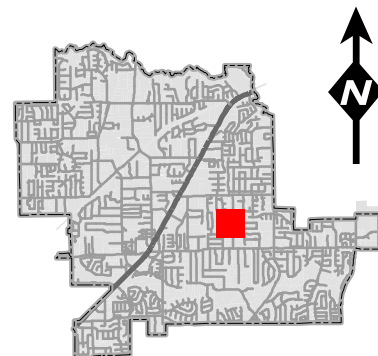
Notification Map



ZC19-002
5305 Miramar Lane

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-  Subject Property
-  500ft Buffer
-  Properties within 500ft



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
NOLAN, ANDREA	5308 MIRAMAR LN	COLLEYVILLE, TX	76034	5317 MONTCLAIR DR
RAE, VERNON W	5208 NORMANDY DR	COLLEYVILLE, TX	76034	5308 MIRAMAR LN
HOTT, MICHAEL J	5405 MONTCLAIR DR	COLLEYVILLE, TX	76034	5208 NORMANDY DR
SCHERFF, BRADLEY AUSTIN	5405 MIRAMAR LN	COLLEYVILLE, TX	76034	5405 MONTCLAIR DR
SHIRLEY, PETER	5200 NORMANDY DR	COLLEYVILLE, TX	76034	5405 MIRAMAR LN
CROSS, JOHN	5401 MIRAMAR LN	COLLEYVILLE, TX	76034	5200 NORMANDY DR
TAVAKOLI, HAMID	5404 MIRAMAR LN	COLLEYVILLE, TX	76034	5401 MIRAMAR LN
MAXWELL, PHILLIP L	5206 NORMANDY DR	COLLEYVILLE, TX	76034	5404 MIRAMAR LN
WALKER, JULIE	6200 BURNHAM CIR	COLLEYVILLE, TX	76034	5206 NORMANDY DR
OWENS, RODNEY	5305 MIRAMAR LN	COLLEYVILLE, TX	76034	5309 MONTCLAIR DR
ORRELL, JOHN	5304 MIRAMAR LN	COLLEYVILLE, TX	76034	5305 MIRAMAR LN
HALL, GEORGE M	5309 MIRAMAR LN	COLLEYVILLE, TX	76034	5304 MIRAMAR LN
BROKER, HARSHAL	9917 SAM BASS TR	KELLER, TX	76244	5309 MIRAMAR LN
BATEMAN, DOUGLAS T	5201 MONTCLAIR DR	COLLEYVILLE, TX	76034	5114 MONTCLAIR DR
WALKER, JULIE	6200 BURNHAM CIR	COLLEYVILLE, TX	76034	5201 MONTCLAIR DR
LYNCH, JOHN T	5301 MIRAMAR LN	COLLEYVILLE, TX	76034	5313 MONTCLAIR DR
STANLEY, M	5113 MONTCLAIR DR	COLLEYVILLE, TX	76034	5301 MIRAMAR LN
CALVERT, JIM	5205 MONTCLAIR DR	COLLEYVILLE, TX	76034	5113 MONTCLAIR DR
HUBBARD, VAN	1812 INDUSTRIAL BLVD	COLLEYVILLE, TX	76034	5205 MONTCLAIR DR
HOLLMANN, SCOT C	5410 MIRAMAR LN	COLLEYVILLE, TX	76034	5212 REIMS CT
BEALL, ROBERT S	5300 MIRAMAR LN	COLLEYVILLE, TX	76034	5410 MIRAMAR LN
FORD, HARRISON	5403 MIRAMAR LN	COLLEYVILLE, TX	76034	5300 MIRAMAR LN
LEYTON GROVE MAINT ASSOC INC	PO BOX 1672	COLLEYVILLE, TX	76034	5403 MIRAMAR LN
MONTCLAIR PARC INC	1108 W PIONEER PKWY	ARLINGTON, TX	76013	2120 LEYTON GROVE LN
PECK, DAVID F	5204 NORMANDY DR	COLLEYVILLE, TX	76034	5303 NORMANDY DR
LEYTON GROVE MAINT ASSOC INC	PO BOX 1672	COLLEYVILLE, TX	76034	5204 NORMANDY DR
LEYTON GROVE MAINT ASSOC INC	PO BOX 1672	COLLEYVILLE, TX	76034	2106 LEYTON GROVE LN
LEYTON GROVE MAINT ASSOC INC	PO BOX 1672	COLLEYVILLE, TX	76034	2102 LEYTON GROVE LN
MITCHELL, S THOMAS	5400 MIRAMAR LN	COLLEYVILLE, TX	76034	2100 LEYTON GROVE LN
AMERSON, ALBERT	4206 LEXINGTON PKWY	COLLEYVILLE, TX	76034	5400 MIRAMAR LN
JOHNSON, DAVID E	5307 MIRAMAR LN	COLLEYVILLE, TX	76034	5301 MONTCLAIR DR
				5307 MIRAMAR LN
ARBOR ESTATES II	5506 SYCAMORE DRIVE	COLLEYVILLE, TX	76034	COURTESY NOTICE
CHELSEA PARK ADDITION	1816 AVONDALE DRIVE	COLLEYVILLE, TX	76034	COURTESY NOTICE
LEYTON GROVE ADDITION	P.O. BOX 1672	COLLEYVILLE, TX	76034	COURTESY NOTICE
MONTCLAIR PARC ADDITION	1108 W. PIONEER PARKWAY	ARLINGTON, TX	76013	COURTESY NOTICE
SUMMERBROOK WEST ADDN	P.O. BOX 864	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
OWENS, RODNEY	5305 MIRAMAR LN	COLLEYVILLE, TX	76034	APPLICANT

Public hearing notices were mailed on April 26, 2019



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City»«Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, May 13, 2019 at 7:00 p.m.
City Council Meetings: Tuesday, June 4, 2019 & Tuesday, June 18, 2019 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit (SUP) for an Accessory Dwelling. The purpose is to construct a (+/-) 572 sq.ft. pool house with a built-in kitchen.

Zoning Case: ZC19-002

Applicant: Rodney Owens

Owner: Rodney Owens

Location: 5305 Miramar Lane

Property Description: Lot 30R, Block 1, of the Montclair Parc Addition

Present Zoning: R-20 Single Family Residential district

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 tax roll and all homeowners associations within 1000 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**

NOTICE OF PUBLIC HEARING

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. 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 817.503.1056. Please reference the zoning case number when requesting information.

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

ORDINANCE O-19-xxxx

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 0.9595 ACRES, BEING LOT 30R, BLOCK 1 OF THE MONTCLAIR PARC ADDITION, LOCATED AT 5305 MIRAMAR LANE, BY AUTHORIZING A SPECIAL USE PERMIT FOR AN ACCESSORY DWELLING; 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 a Special Use Permit for an accessory dwelling under Case No. ZC19-002; 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 and designed to lessen congestion in the streets; 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 authorizing a Special Use Permit for an accessory dwelling on the lot on 0.9595 acres, on Lot 30R, Block 1, of the Montclair Parc Addition, located at 5305 Miramar Lane, as depicted on the attached as Exhibit "A".
- 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 the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. The Special Use Permit shall apply to the construction of a new accessory dwelling.
- b. The accessory dwelling shall be generally consistent with the, site plan and building elevations as depicted on the attached Exhibits "B" and "C".
- c. All requirements of the Land Development Code shall be met, except where amended herein.

- Sec. 5. 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. 6. 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. 7. 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. 8. 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 4th day of June 2019.

The second reading and public hearing being conducted on the 18th day of June 2019.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 18th day of June 2019.

Mayor Richard Newton	_____	Mayor Pro Tem Bobby Lindamood	_____
Place 1, Tammy Nakamura	_____	Place 5, Chuck Kelley	_____
Place 3, Kathy Wheat	_____	Place 6, Callie Rigney	_____
Place 4, George Dodson	_____		

ATTEST:

CITY OF COLLEYVILLE

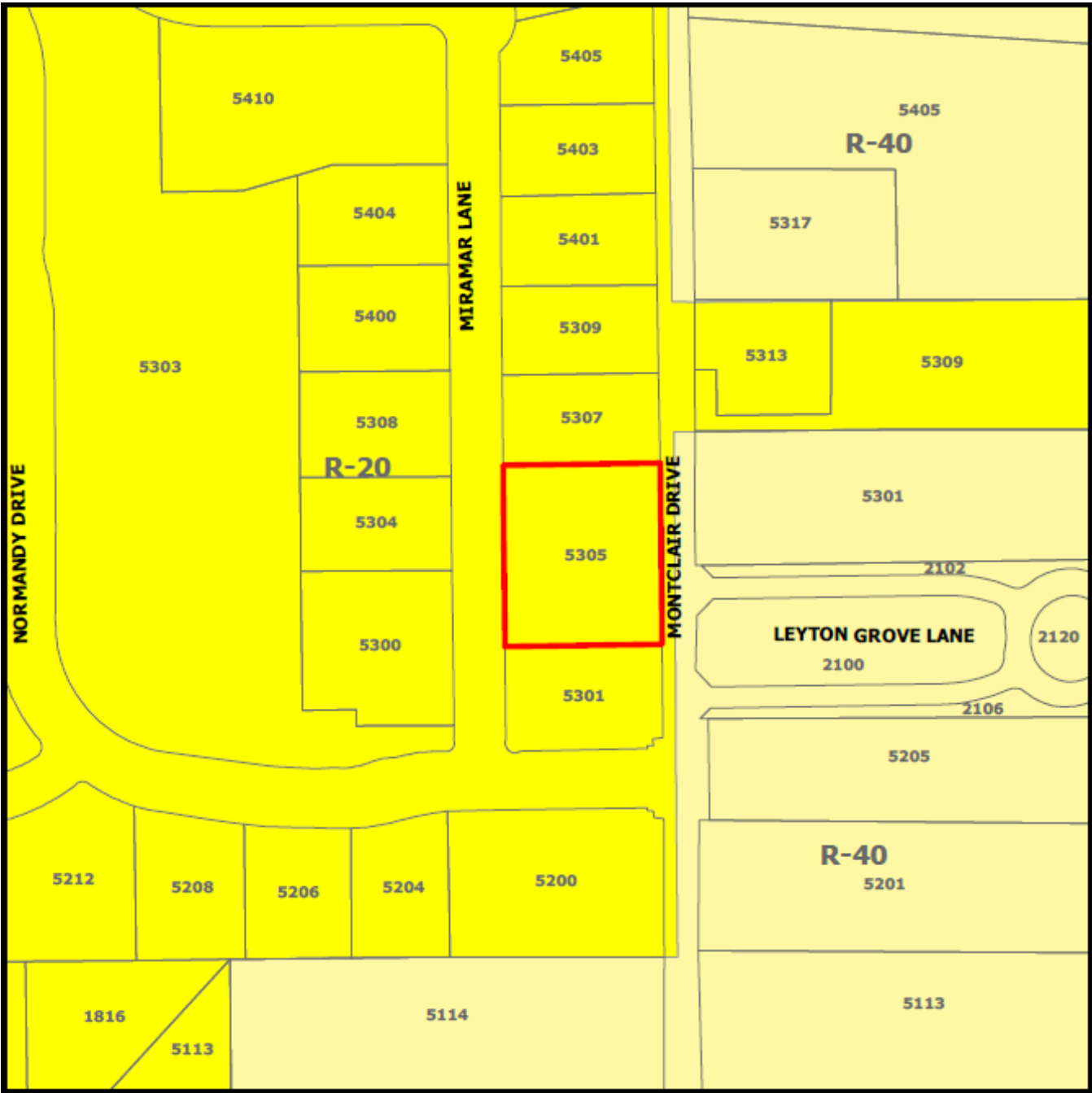
Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

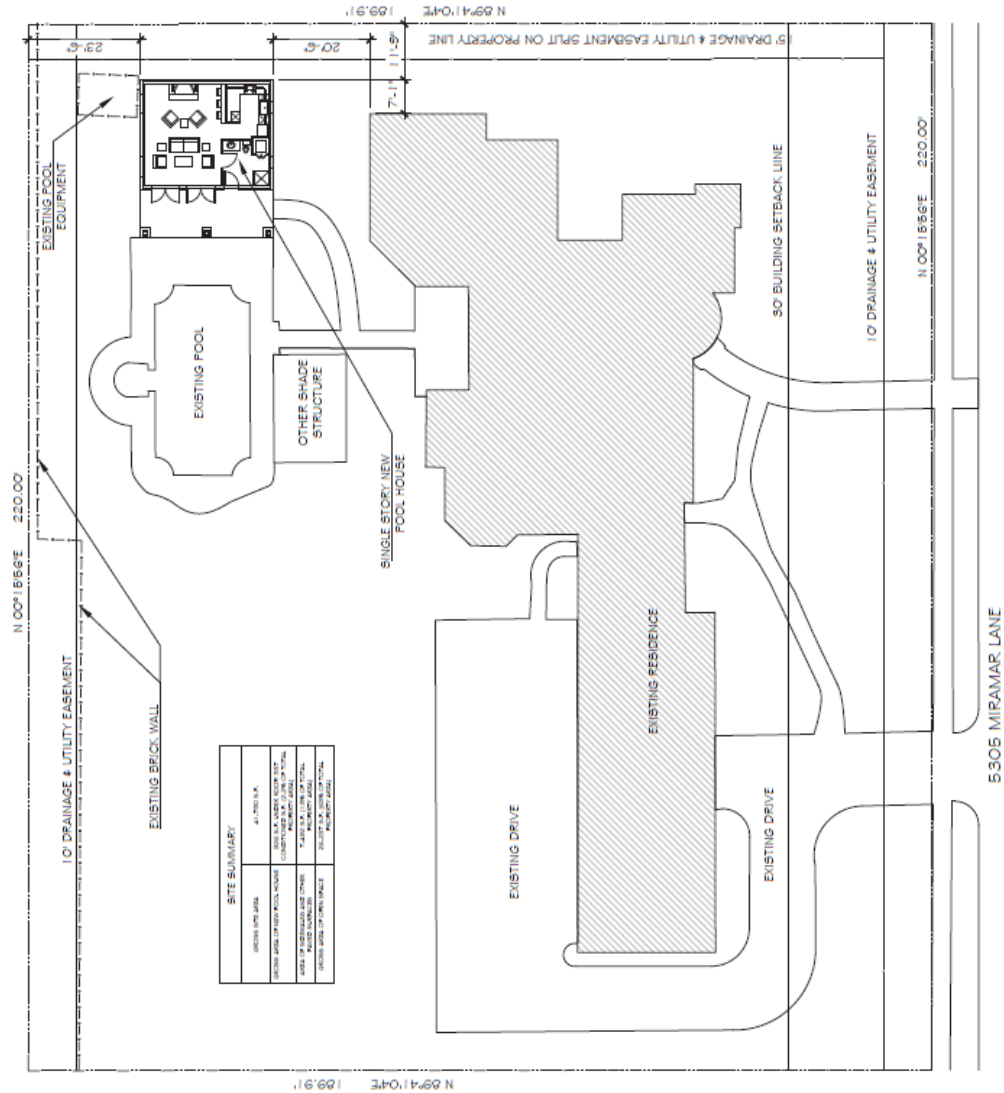
APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map



AS-100



FIRST ISSUED ON:
JANUARY 15, 2019

 W. J. [Signature]

MARCH 26, 2019

REVISIONS:



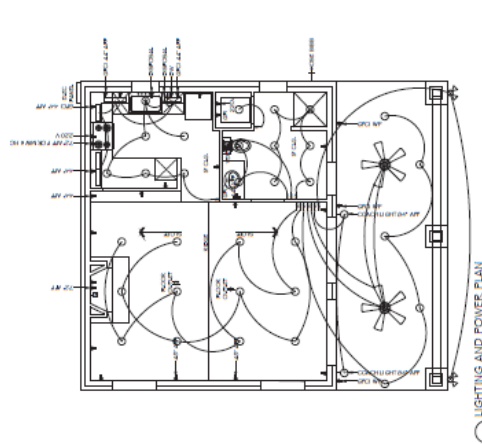
**A NEW
POOL HOUSE
AT THE OWENS
RESIDENCE**

PROJECT LOCATION:
5305 MIRAMAR LANE
COLLEVILLE, TX 76034

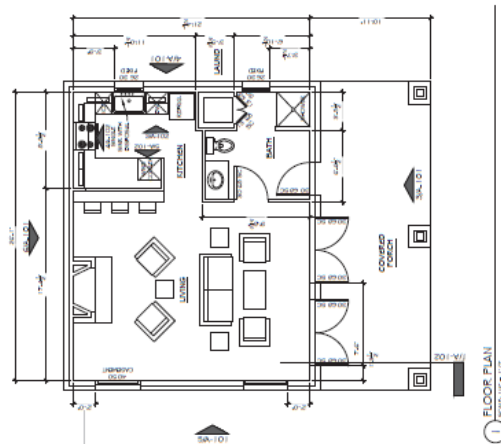
OWNER:
MR. & MRS. OWENS

FLANS & ELEVATIONS

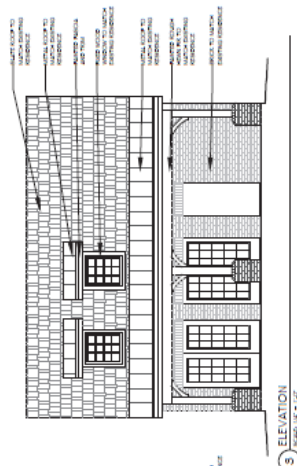
A-101



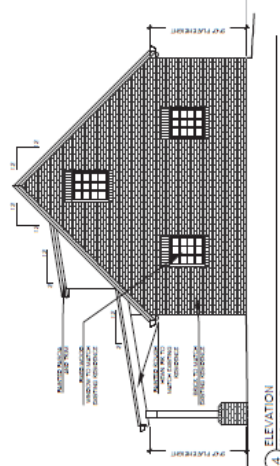
LIGHTING AND POWER PLAN



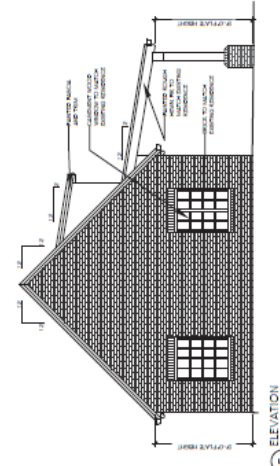
FLOOR PLAN



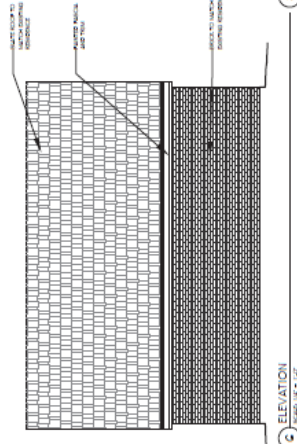
5 ELEVATION



ELEVATION



ELEVATION



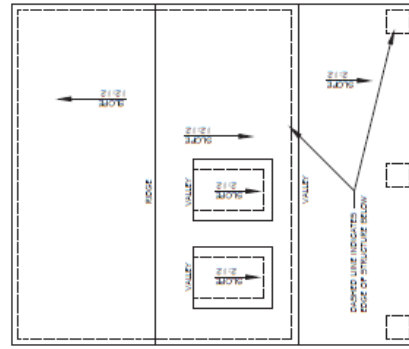
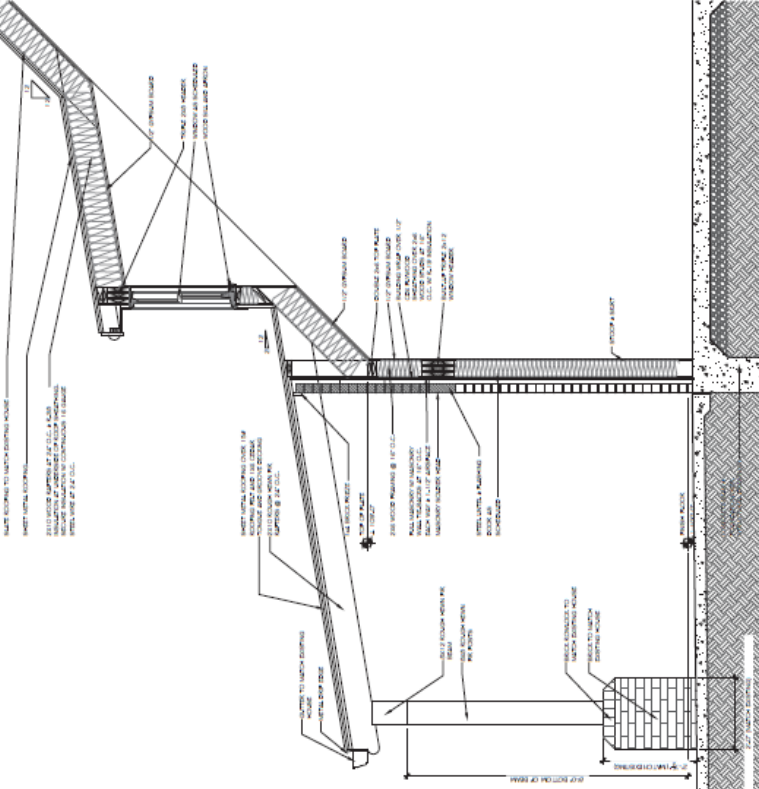
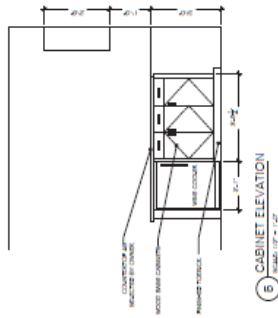
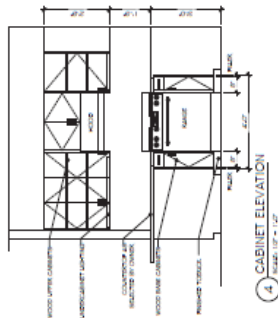
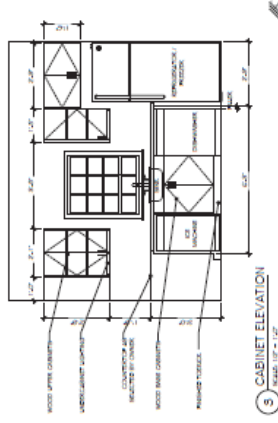
ELEVATION



7 PHOTO OF EXISTING HOUSE



PHOTO OF EXISTING HOUSE



FIRST ISSUED ON:
JANUARY 15, 2019



MARCH 2019

REVISIONS:

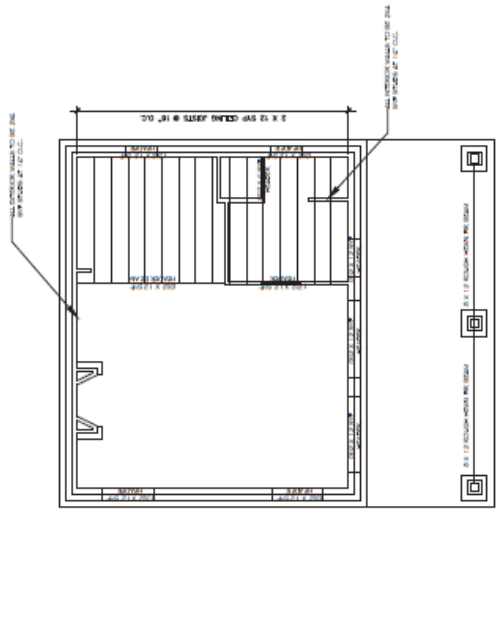
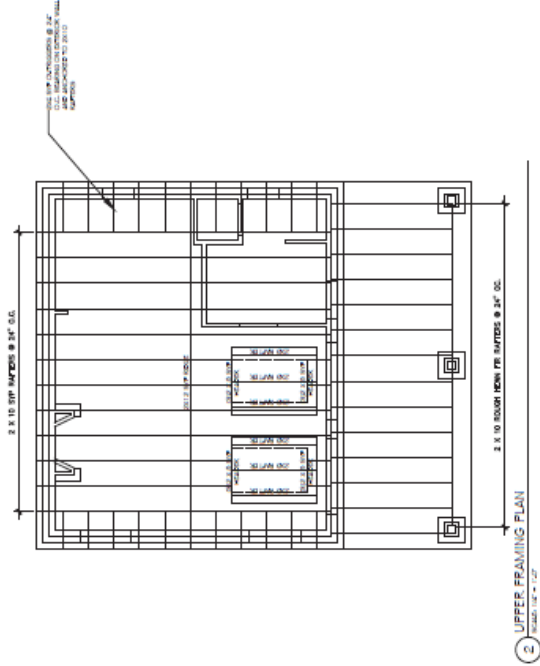


A NEW
POOL HOUSE
AT THE OWENS
RESIDENCE
PROJECT LOCATION:
3500 LAKELAND LANE
COURT HOUSE, TX 76034

OWNER:
MR. & MRS. OWENS

FRAMING PLAN

A-103



LOWER FRAMING PLAN
SHEET 1 OF 1



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 2c	Agenda Date 5/13/2019	Number
Type Presentation and Discussion		
Department Community Development		

Title

Presentation and discussion of a zoning change from AG Agricultural district to R-40 Single Family Residential district on Lot 1, Block 1, of the J.M. Presley Addition and 17.5 feet along the east boundary, located at 2308 Glade Road, Case ZC19-003

Explanation

Greg Reid, the applicant, has submitted a request for a zoning change on Lot 1, Block 1, of the J.M. Presley Addition and 17.5 feet along the east boundary, being approximately 2 acres, and zoned AG Agricultural district. The purpose is to rezone from the AG district to the R-40 Single Family Residential district to allow for construction of a new single-family residential dwelling.

Existing Conditions/Background: The subject property, 2308 Glade Road, resides on the north side of Glade Road near between Patterson Court and Jim Mitchell Trail West. The subject property has AG zoning and is currently developed with a single family home. There is a 17.5 feet area that exists between this property and the adjacent lot to the east that is included.

Proposed Zoning: *Request* – The applicant requests to rezone the property from AG to R-40 zoning. The applicant desires to demolish the existing home and structures and construct a new single family home. The minimum standards for the R-40 zoning district are as follows:

Minimum Lot Size:	30,000 square feet
Minimum Lot Width:	150 feet
Minimum Lot Depth:	150 feet
Front Building Line:	40 feet
Side Building Line:	15 feet
Rear Building Line:	25 feet
Max. Lot Coverage:	20%
Max. Impervious Coverage:	50%

Analysis - The applicant is requesting the zoning to change because the current AG zoning requires side yard setbacks of 25 feet while the R-40 zoning requires side yard setbacks of 15 feet, which allows for additional buildable area for a new single family residential home. The current size of the property does comply with the all the

minimum standards of the R-40 Single-Family Residential zoning.

Surrounding Development: The properties to the north, south, and west are zoned R-20 Single-Family Residential zoning. The property to the east is zoned AG Agricultural zoning. The surrounding lots have developed with single family residences.

Comprehensive Plan: The City's comprehensive plan, Destination Colleyville, identifies the subject property for single-family residential development. The proposed R-40 zoning does not conflict with any portion of the comprehensive plan.

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. 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 staff has not received any formal responses.

Staff Recommendation: Staff recommends approval of the request. The proposed zoning meets the intent of the residential designation assigned in the Destination Colleyville comprehensive plan.

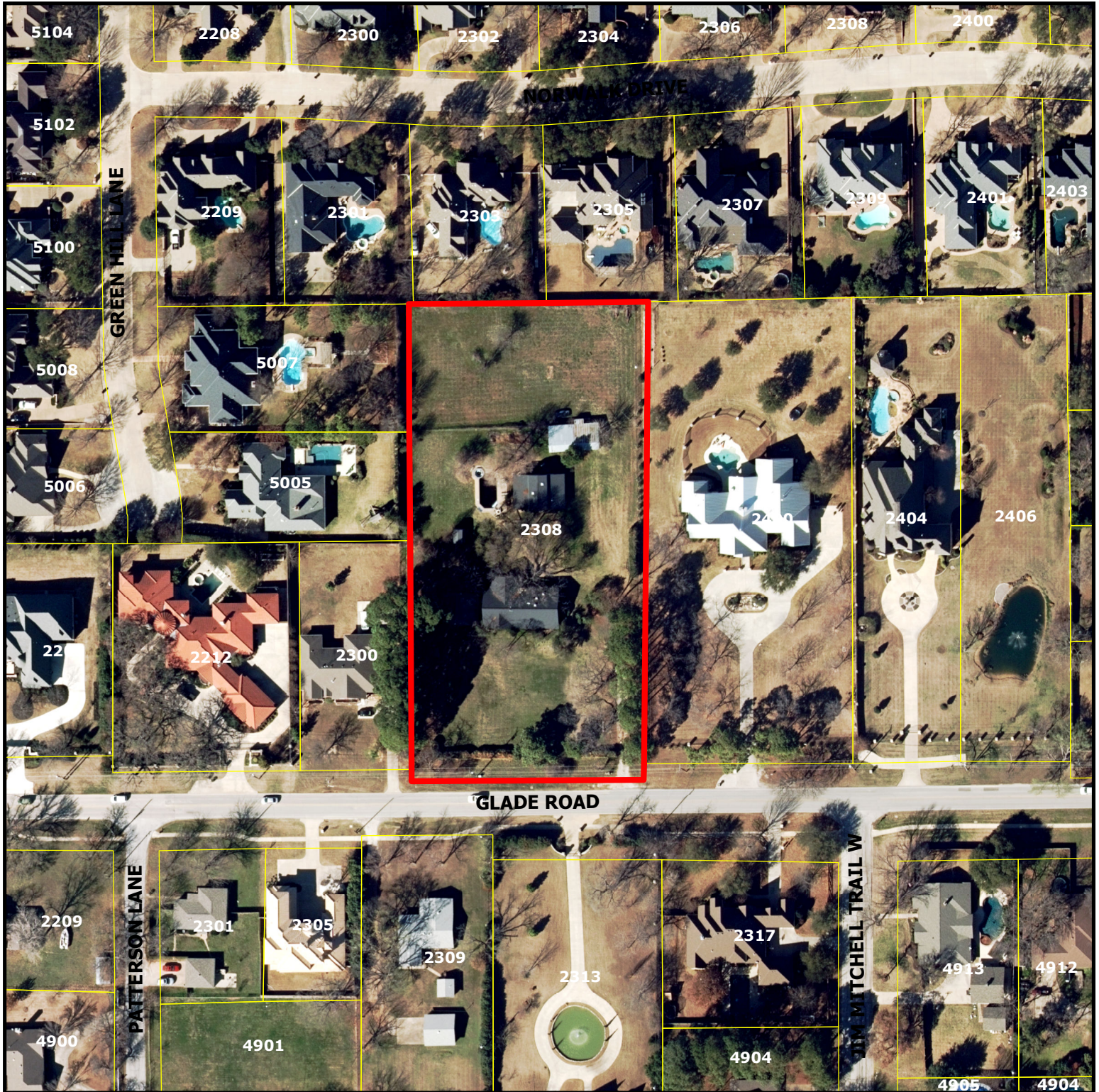
Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Zoning Exhibit
5. Notification Map
6. Notification List
7. Zoning Property Owner Notification
8. Draft Ordinance

Aerial Map



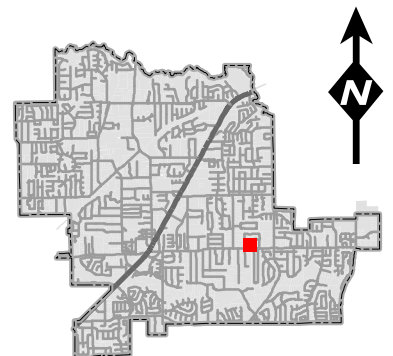
ZC19-003

2308 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



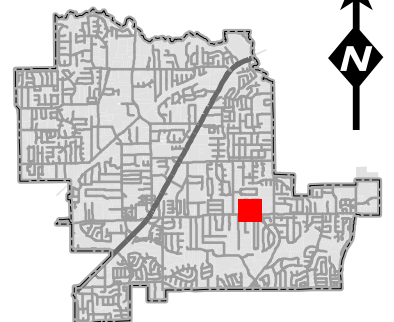
ZC19-003

2308 Glade Road

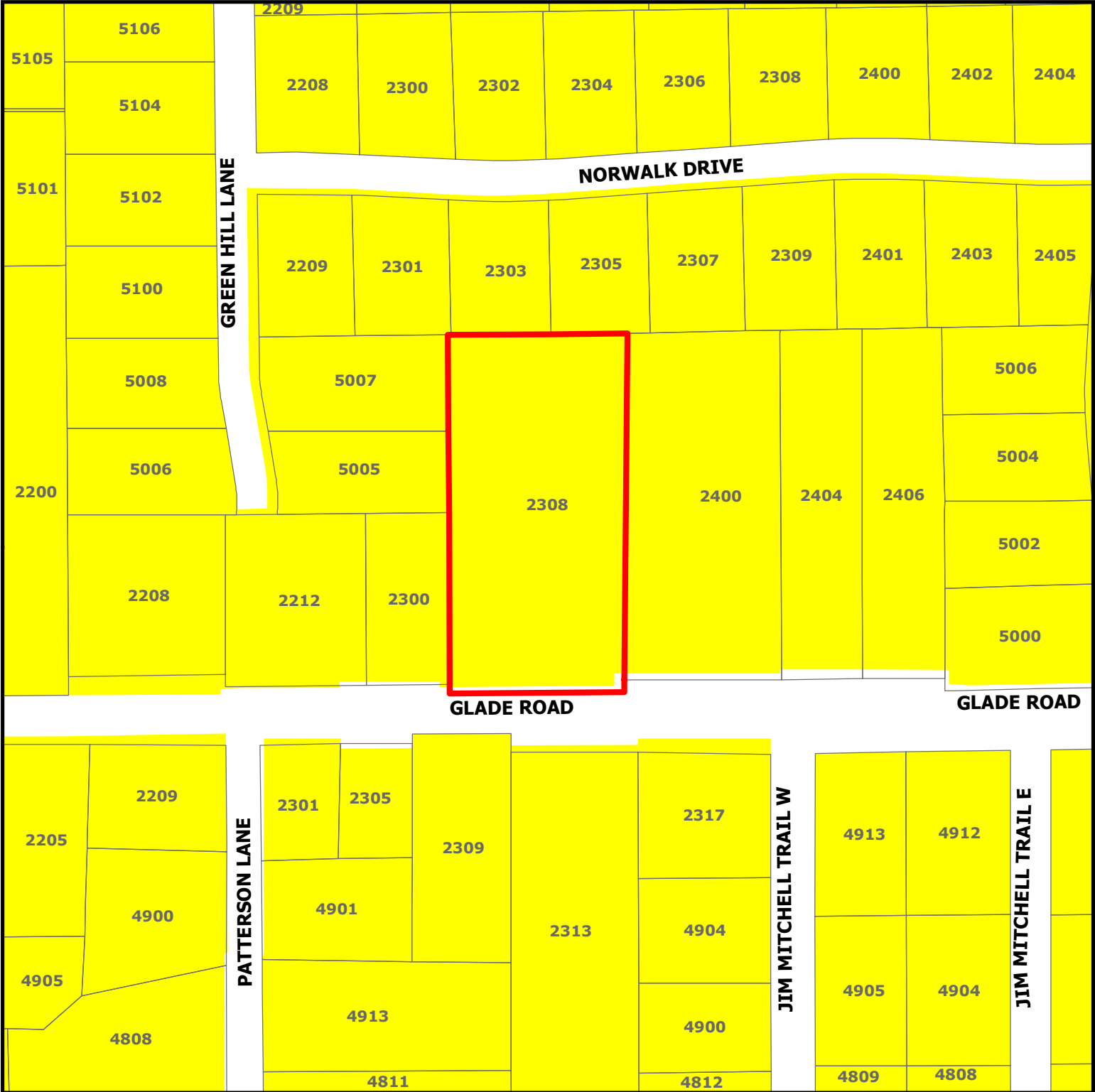
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Subject Property



Future Land Use Map



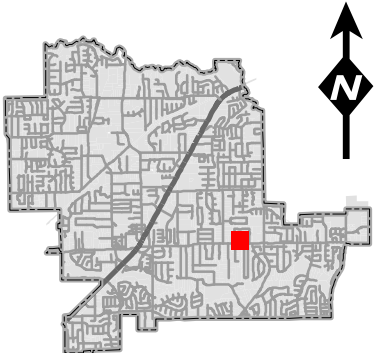
ZC19-003

2308 Glade Road

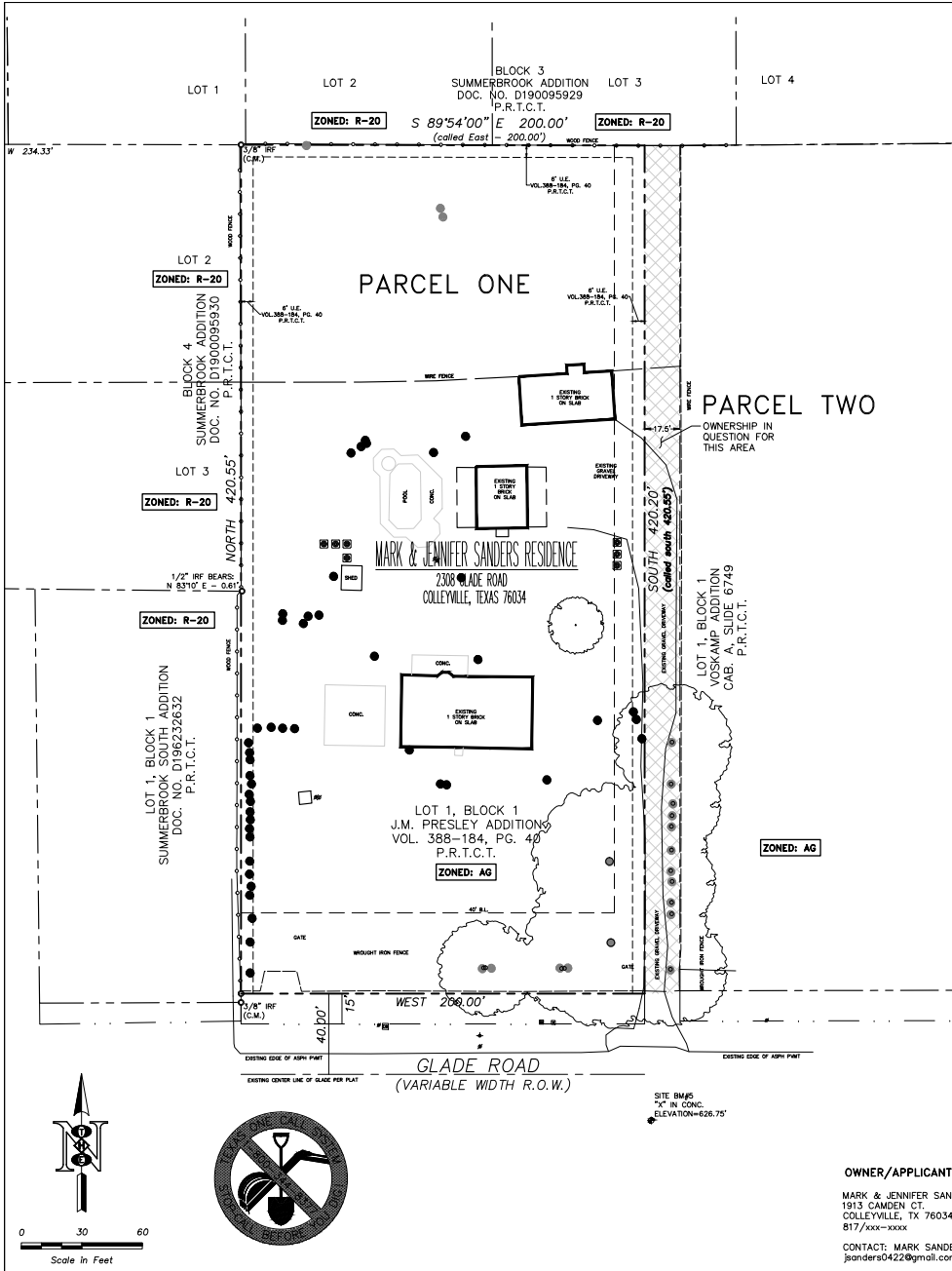


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- Subject Property
- Residential



Zoning Exhibit



LEGAL DESCRIPTION

PARCEL ONE
1.93 ACRES OF LAND BEING
LOT 1, BLOCK 1, OF THE
J. M. PRESLEY ADDITION
IN THE CITY OF COLLEYVILLE,
TARRANT COUNTY, TEXAS.

PARCEL TWO

METES AND BOUNDS DESCRIPTION
7,360 SQUARE FEET
IN THE S. COTRAIL SURVEY, A-328
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

All that certain 7,360 square feet of land, out of the 37.90 acre tract, described in the deed to H. T. Green and Christine A. Green, recorded in Volume 1687, Page 127 in the Public Records of Tarrant County, Texas (P.R.T.C.T.), and out of Block No. 4 of the Edinburgh American Land Mortgage Company Limited Subdivision, recorded in Volume 144, Page 240 P.R.T.C.T., in the S. Cotrail Survey Survey, A-328, City of Colleyville, Tarrant County, Texas and more particularly described by metes and bounds as follows: (All bearings shown hereon are based on the east line of the plat of Lot 1, Block 1, J. M. Presley Addition, recorded in Volume 388-184, Page 40, in the Public Records of Tarrant County, Texas)

BEGINNING at the southeast corner of said Lot 1, Block 1, J. M. Presley Addition, common to the southwest corner of the herein described tract, in the north right-of-way line of Glade Road (R.O.W. Varies);

THENCE North - 420.55' to the northeast corner of said Lot 1, Block 1, J. M. Presley Addition, common to the northwest corner of the herein described tract, in the south line of the Block 3, Summerbrook Addition, recorded in Document Number D190095929 P.R.T.C.T.;

THENCE East - 17.50' along the south line of said Block 3, Summerbrook Addition, to the northeast corner of the hearing described tract, common to the northwest corner of Lot 1, Block 1, Voskamp Addition;

THENCE South - 420.55' along the west line of said Lot 1, Block 1, Voskamp Addition, to the southeast corner of the herein described tract, in the north right-of-way line of said Glade Road;

THENCE West - 17.50' along the north right-of-way line of said Glade Road, to the POINT OF BEGINNING and containing 7360 square feet of land.

THIS METES AND BOUNDS DESCRIPTION IS ISSUED FOR ATTACHED TO ZONING DOCUMENTS AND IS NOT INTENDED FOR TITLE TRANSFER.

No.	REVISIONS/ SUBMISSIONS	Date



VICINITY MAP
SCALE: 1"=1000'

ZONING EXHIBIT FOR ZONING
CHANGE REQUEST FROM AG TO R-40

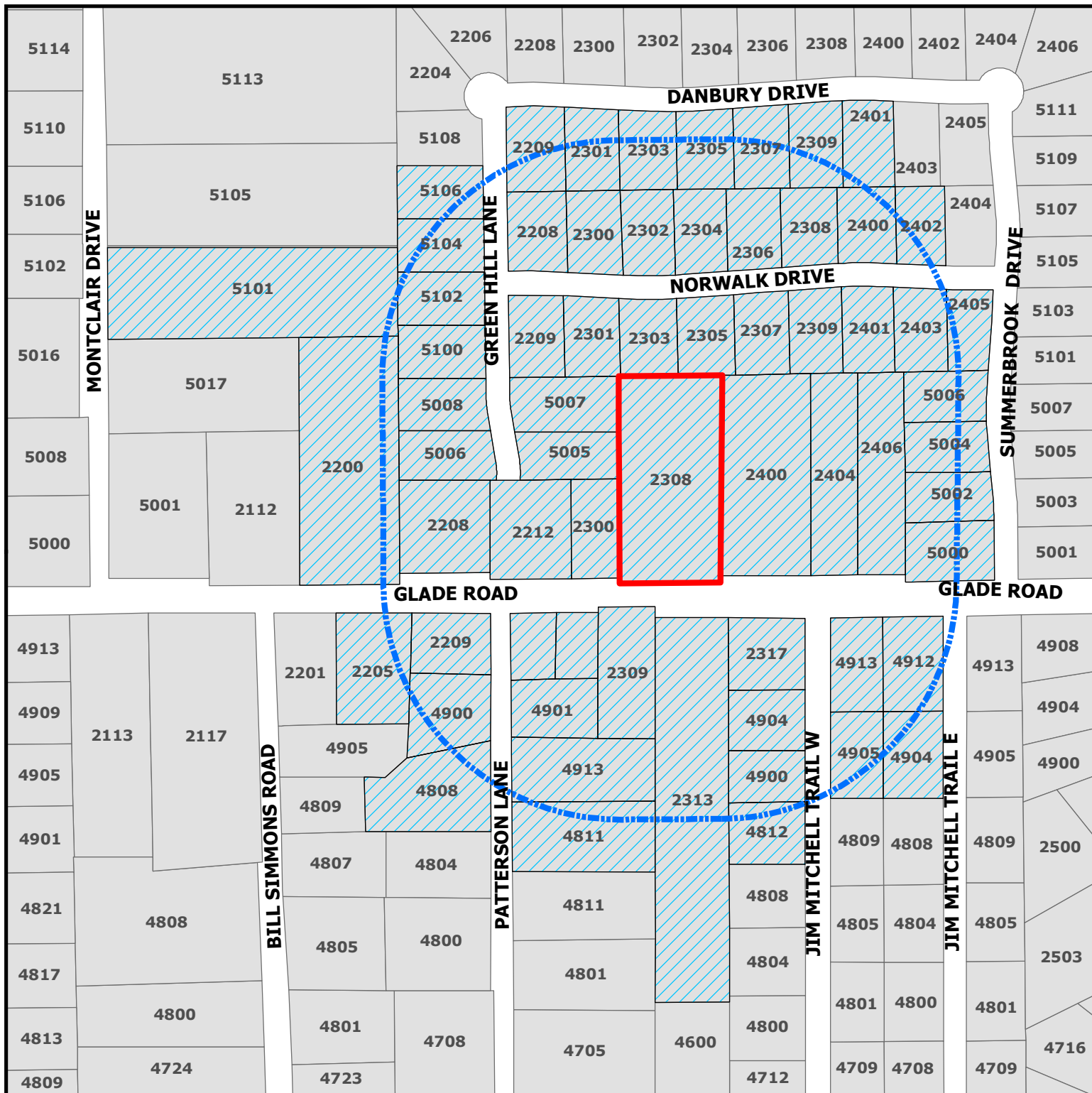
THOMAS HOOVER ENGINEERING, LLC P.O. BOX 1808 KELLER, TEXAS 76244 (817) 913-1350 PH. 1.5 P.E. FIRM REGISTRATION NO. 006009	
1.93 ACRES OF LAND LOT 1, BLOCK 1, OF THE J. M. PRESLEY ADDITION IN THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS.	
2308 GLADE ROAD	
SITE PLAN	
DESIGNED TLH DRAWN SDS CHECKED TLH	SCALE 1"= 10' DATE 04-15-19
PROJECT NO.	SHEET C-1

PRELIMINARY FOR INTERIM REVIEW ONLY	
By THOMAS L. HOOVER	P.E.# 62493
Date 04-15-19	
THOMAS HOOVER ENGINEERING, LLC NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES	

OWNER/APPLICANT
MARK & JENNIFER SANDERS
1913 CAMDEN CT.
COLLEYVILLE, TX 76034
817/xxx-xxxx
CONTACT: MARK SANDERS
jsanders0422@gmail.com

PREPARER/ENGINEER
THOMAS HOOVER ENGINEERING, LLC
P.O. BOX 1808
KELLER, TX 76244
817/913-1350
CONTACT: THOMAS HOOVER
tom.theng@yahoo.com

Notification Map

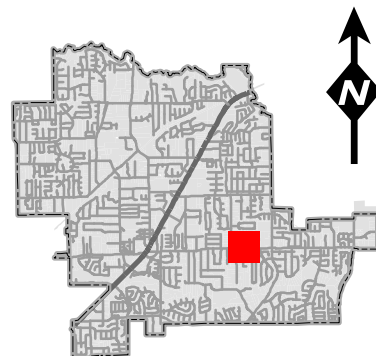


ZC19-003

2308 Glade Road

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-  Subject Property
-  500ft Buffer
-  Properties within 500ft



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
SNEAD, DAVID	4900 PATTERSON LN	COLLEYVILLE, TX	76034	4900 PATTERSON LN
COBURN, TERI	2325 CHANDELLE DR	IRVING, TX	75060	4913 W JIM MITCHELL TR
RYPKEMA, WILLARD M	2306 NORWALK DR	COLLEYVILLE, TX	76034	2306 NORWALK DR
OSIER, GARY	2212 GLADE RD	COLLEYVILLE, TX	76034	2212 GLADE RD
BROWN, KIRK L	2309 NORWALK DR	COLLEYVILLE, TX	76034	2309 NORWALK DR
STUBBE, MARK	5302 WALNUT LN	COLLEYVILLE, TX	76034	4901 PATTERSON LN
BAHBAHANI, SALAH	4801 SHADYCREEK LN	COLLEYVILLE, TX	76034	2406 GLADE RD
ALLBEE, GARY	5000 SUMMERBROOK DR	COLLEYVILLE, TX	76034	5000 SUMMERBROOK DR
MCGUIRK, PAUL	2403 NORWALK DR	COLLEYVILLE, TX	76034	2403 NORWALK DR
BYRD, BRANDON T	4904 JIM MITCHELL TR E	COLLEYVILLE, TX	76034	4904 E JIM MITCHELL TR
SUMMERBROOK HOMEOWNERS ASSOC	PO BOX 864	COLLEYVILLE, TX	76034	2405 NORWALK DR
STUIT, RYAN	5100 GREEN HILL LN	COLLEYVILLE, TX	76034	5100 GREEN HILL LN
RECK MANAGEMENT TRUST	4811 PATTERSON LN	COLLEYVILLE, TX	76034	2200 GLADE RD
BRYANT, CONSOLATA ADHIAMBRO	2313 GLADE RD	COLLEYVILLE, TX	76034	2313 GLADE RD
BAHBAHANI, SALAH	4801 SHADYCREEK LN	COLLEYVILLE, TX	76034	2404 GLADE RD
ATWOOD, JOHN T	2209 NORWALK DR	COLLEYVILLE, TX	76034	2209 NORWALK DR
EADES, ERMA JEAN	2303 NORWALK DR	COLLEYVILLE, TX	76034	2303 NORWALK DR
HUFF, DAVID A	5006 GREEN HILL LN	COLLEYVILLE, TX	76034	5006 GREEN HILL LN
RYAN, MICHAEL	2305 DANBURY DR	COLLEYVILLE, TX	76034	2305 DANBURY DR
TAYLOR, BRETT MATTHEW	5005 GREEN HILL LN	COLLEYVILLE, TX	76034	5005 GREEN HILL LN
SPORL, PATRICK A	5106 GREEN HILL LN	COLLEYVILLE, TX	76034	5106 GREEN HILL LN
SANDERS, MARK	2308 GLADE RD	COLLEYVILLE, TX	76034	2308 GLADE RD
COOPER, RACHEL	2309 DANBURY DR	COLLEYVILLE, TX	76034	2309 DANBURY DR
MILLS J L & L M MILLS REVOCABL	2401 NORWALK DR	COLLEYVILLE, TX	76034	2401 NORWALK DR
HASBACH, ROBERT R	5006 SUMMERBROOK DR	COLLEYVILLE, TX	76034	5006 SUMMERBROOK DR
NAUS, JOHN	2400 GLADE RD	COLLEYVILLE, TX	76034	2400 GLADE RD
GONZALEZ, GONZALO	2305 NORWALK DR	COLLEYVILLE, TX	76034	2305 NORWALK DR
PRINCE, DANIEL	1211 SWEETBRIAR	RUSTON, LA	71270	2303 DANBURY DR
GREER, JO ELLEN	4904 JIM MITCHELL TR W	COLLEYVILLE, TX	76034	4904 W JIM MITCHELL TR
DEUPREE, JOE M	5101 MONTCLAIR DR	COLLEYVILLE, TX	76034	5101 MONTCLAIR DR
GILLAN, DAVID B	2301 NORWALK DR	COLLEYVILLE, TX	76034	2301 NORWALK DR
MULVEY, LEAH	2317 GLADE RD	COLLEYVILLE, TX	76034	2317 GLADE RD
BLAIR, DAVID	2401 DANBURY DR	COLLEYVILLE, TX	76034	2401 DANBURY DR
HEARN, GREGORY T	2208 NORWALK DR	COLLEYVILLE, TX	76034	2208 NORWALK DR
NESBITT, WILLIAM H	2208 GLADE RD	COLLEYVILLE, TX	76034	2208 GLADE RD
MILLER, STEVEN	4905 W JIM MITCHELL TR	COLLEYVILLE, TX	76034	4905 W JIM MITCHELL TR
REYNOLDS, PAUL R	2302 NORWALK DR	COLLEYVILLE, TX	76034	2302 NORWALK DR
VINCENT, JANIE K	2309 GLADE RD	COLLEYVILLE, TX	76034	2309 GLADE RD
GREGG, LINDA MARY	5002 SUMMERBROOK DR	COLLEYVILLE, TX	76034	5002 SUMMERBROOK DR
LITTLE, SUMMER	4912 JIM MITCHELL TRL E	COLLEYVILLE, TX	76034	4912 E JIM MITCHELL TR
RIDDLE, JOHN R	5007 GREEN HILL LN	COLLEYVILLE, TX	76034	5007 GREEN HILL LN
BLAIES, GRANT D	2402 NORWALK DR	COLLEYVILLE, TX	76034	2402 NORWALK DR
DORSEY, WM H	2304 NORWALK DR	COLLEYVILLE, TX	76034	2304 NORWALK DR
SEYBERT, DAVID	5102 GREEN HILL LN	COLLEYVILLE, TX	76034	5102 GREEN HILL LN
				4913 PATTERSON LN
HERRERA, EDUARDO R	5104 GREEN HILL LN	COLLEYVILLE, TX	76034	5104 GREEN HILL LN
FELLS-BOHANON, BEVERLY	5008 GREEN HILL LN	COLLEYVILLE, TX	76034	5008 GREEN HILL LN
ATCHLEY, CHAD R	5004 SUMMERBROOK DR	COLLEYVILLE, TX	76034	5004 SUMMERBROOK DR
GLUCK, MICHAEL	2400 NORWALK DR	COLLEYVILLE, TX	76034	2400 NORWALK DR
				4811 PATTERSON LN
STILWILL, DAVID	2308 NORWALK DR	COLLEYVILLE, TX	76034	2308 NORWALK DR
GARLISH, JAMES	4808 PATTERSON LN	COLLEYVILLE, TX	76034	4808 PATTERSON LN
BROUSSARD, WHITNEY	2307 NORWALK DR	COLLEYVILLE, TX	76034	2307 NORWALK DR
PATTERSON, MICHAEL E	2205 GLADE RD	COLLEYVILLE, TX	76034	2205 GLADE RD
WELLS SUSAN G RESIDENCE TRUST	5105 MONTCLAIR DR	COLLEYVILLE, TX	76034	4812 W JIM MITCHELL TR
FRYE, JORDAN ALAN	4900 JIM MITCHELL TRL W	COLLEYVILLE, TX	76034	4900 W JIM MITCHELL TR
LYNN, GARY L	2300 GLADE RD	COLLEYVILLE, TX	76034	2300 GLADE RD
TUTTLE, R DEREK	2209 DANBURY DR	COLLEYVILLE, TX	76034	2209 DANBURY DR
KHAN, ABDUN	4820 N HAVEN	DALLAS, TX	75229	2209 GLADE RD
MULVEY, JOHN M	2301 GLADE RD	COLLEYVILLE, TX	76034	2301 GLADE RD
PADILLA, J BENJAMIN	2301 DANBURY DR	COLLEYVILLE, TX	76034	2301 DANBURY DR
NGUYEN, TOM VAN	2307 DANBURY DR	COLLEYVILLE, TX	76034	2307 DANBURY DR
MA, HUNG Q	2300 NORWALK DR	COLLEYVILLE, TX	76034	2300 NORWALK DR
EMMERT, HEATH N	2305 GLADE RD	COLLEYVILLE, TX	76034	2305 GLADE RD
BROOK MEADOWS ADDITION	P.O. BOX 492	COLLEYVILLE, TX	76034	COURTESY NOTICE
LEYTON GROVE ADDITION	P.O. BOX 1672	COLLEYVILLE, TX	76034	COURTESY NOTICE
SUMMERBROOK ADDN (COLLEYVILLE)	P.O. BOX 864	COLLEYVILLE, TX	76034	COURTESY NOTICE
SUMMERBROOK WEST ADDN	P.O. BOX 864	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
REID, GREG	P.O. BOX 444	KELLER, TX	76244	APPLICANT

Public hearing notices were mailed on April 26, 2019



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City»«Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, May 13, 2019 at 7:00 p.m.
City Council Meetings: Tuesday, June 4, 2019 & Tuesday, June 18, 2019 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a zoning change from AG Agricultural district to R-40 Single Family Residential district. The purpose is to rezone from AG to R-40 in order to plat the property. The owner intends to demolish the current home to allow for the construction of a new single-family residential home.

Zoning Case: ZC19-003

Applicant: Greg Reid

Owner: Mark and Jennifer Sanders

Location: 2308 Glade Road

Property Description: Lot 1, Block 1, of the J.M. Presley Addition and 17.5 feet along the east boundary

Present Zoning: AG Agricultural district

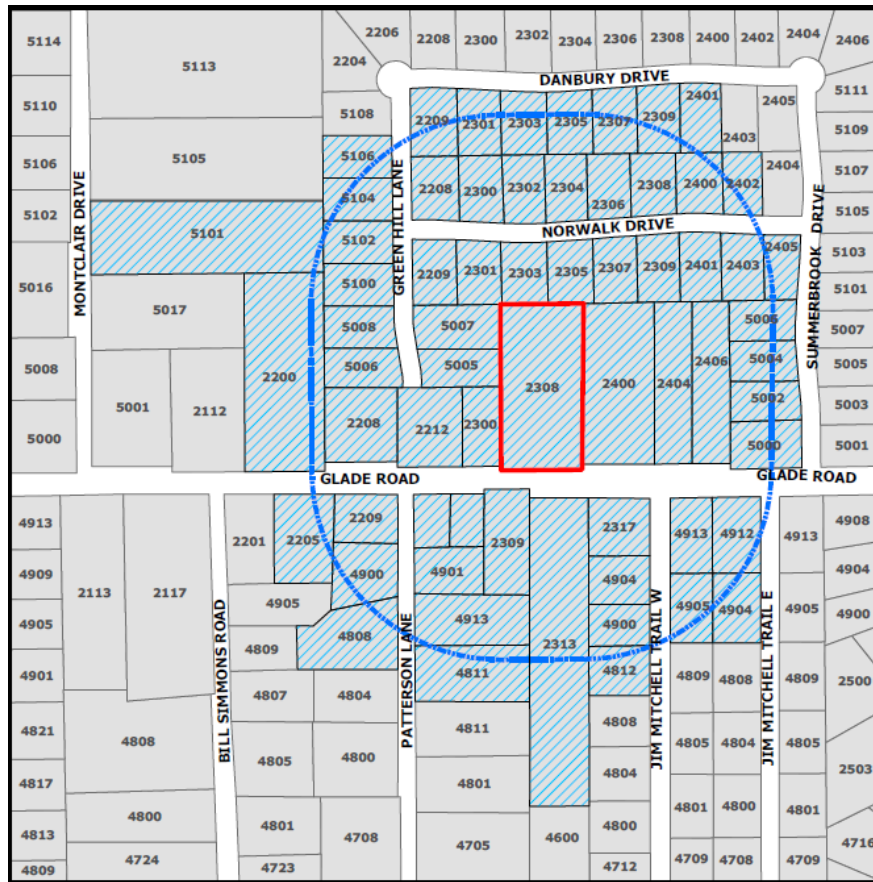
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a 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**

NOTICE OF PUBLIC HEARING

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. 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 817.503.1056. Please reference the zoning case number when requesting information.

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

ORDINANCE O-19-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 1.93 ACRES, BEING LOT 1, BLOCK 1, OF THE J.M. PRESLEY ADDITION AND 17.5 FEET EAST OF THE LOT, LOCATED AT 2308 GLADE ROAD, FROM THE AG AGRICULTURAL DISTRICT TO THE R-40 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 ZC19-003; 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 1.93 acres, being Lot 1, Block 1, of the J.M. Presley Addition and 17.5 feet east of the lot located at 2308 Glade Road, from the AG Agricultural district to the R-40 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, and subject to the following conditions:
1. As depicted in the attached Exhibit "A" and Exhibit "B".
- 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 4th day of June 2019.

The second reading and public hearing being conducted on the 18th day of June 2019.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 18TH DAY OF JUNE 2019.

Mayor Richard Newton	_____	Mayor Pro Tem Bobby Lindamood	_____
Place 1, Tammy Nakamura	_____	Place 5, Chuck Kelley	_____
Place 3, Kathy Wheat	_____	Place 6, Callie Rigney	_____
Place 4, George Dodson	_____		

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whit Wyatt
City Attorney

Exhibit "A"- Zoning Map



[illegible]



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 2d	Agenda Date 5/13/2019	Number
Type Presentation and Discussion		
Department Community Development		

Title

Presentation and discussion of a zoning change from AG Agricultural district to R-20 Single Family Residential district on Tracts 1A01 and Tract 1A02, Abstract 1619, in the S C H Witten Survey, located at 2001 Hall Johnson Road, Case ZC19-004

Explanation

Nancy Scott, the applicant, has submitted a request for a zoning change on Tracts 1A01 and 1A02, Abstract 1619, in the S C H Witten Survey, being approximately 1.08 acres, and zoned AG Agricultural district. The purpose is to rezone from the AG district to the R-20 Single Family Residential district to allow for construction of a new single-family residential dwelling.

Existing Conditions/Background: The subject property, 2001 Hall Johnson Road, resides on the south side of Hall Johnson Road between Montclair Drive and Broughton Drive. The subject property has AG zoning and is currently developed with a single family home and accessory structures.

Proposed Zoning: *Request* – The applicant requests to rezone the property from AG to R-20 zoning. The applicant desires to split the property into two for the purpose of building a new single family home on the property to the north. The minimum standards for the R-20 zoning district are as follows:

Minimum Lot Size:	20,000 square feet
Minimum Lot Width:	100 feet
Minimum Lot Depth:	125 feet
Front Building Line:	30 feet
Side Building Line:	10 feet
Rear Building Line:	25 feet
Max. Lot Coverage:	30%
Max. Impervious Coverage:	60%

Analysis: The applicant is requesting the zoning change because they desire to sell the northern portion of the property to allow for a new single-family residential home to be built. The current size of the property does comply with all the minimum standards of the R-20 Single-Family Residential zoning.

Surrounding Development: The properties to the south and west are zoned R-20

Single-Family Residential zoning. The property to the east is zoned AG Agricultural zoning. The properties to the north are zoned PUD-R and R-20. The surrounding lots have developed with single family residences.

Comprehensive Plan: The City's comprehensive plan, Destination Colleyville, identifies the subject property for single-family residential development. The proposed R-20 zoning does not conflict with any portion of the comprehensive plan.

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. 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 staff has received one letter of opposition.

Staff Recommendation: Staff recommends approval of the request. The proposed zoning meets the intent of the residential designation assigned in the Destination Colleyville comprehensive plan.

Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Zoning Exhibit
5. Site Plan - Preliminary
6. Utility Plan
7. Notification Map
8. Notification List
9. Zoning Property Owner Notification
10. Letter of Opposition
11. Draft Ordinance

Aerial Map

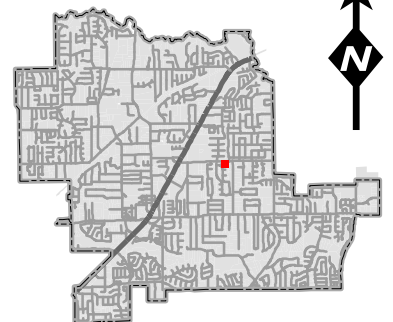


ZC19-004
2001 Hall Johnson Road

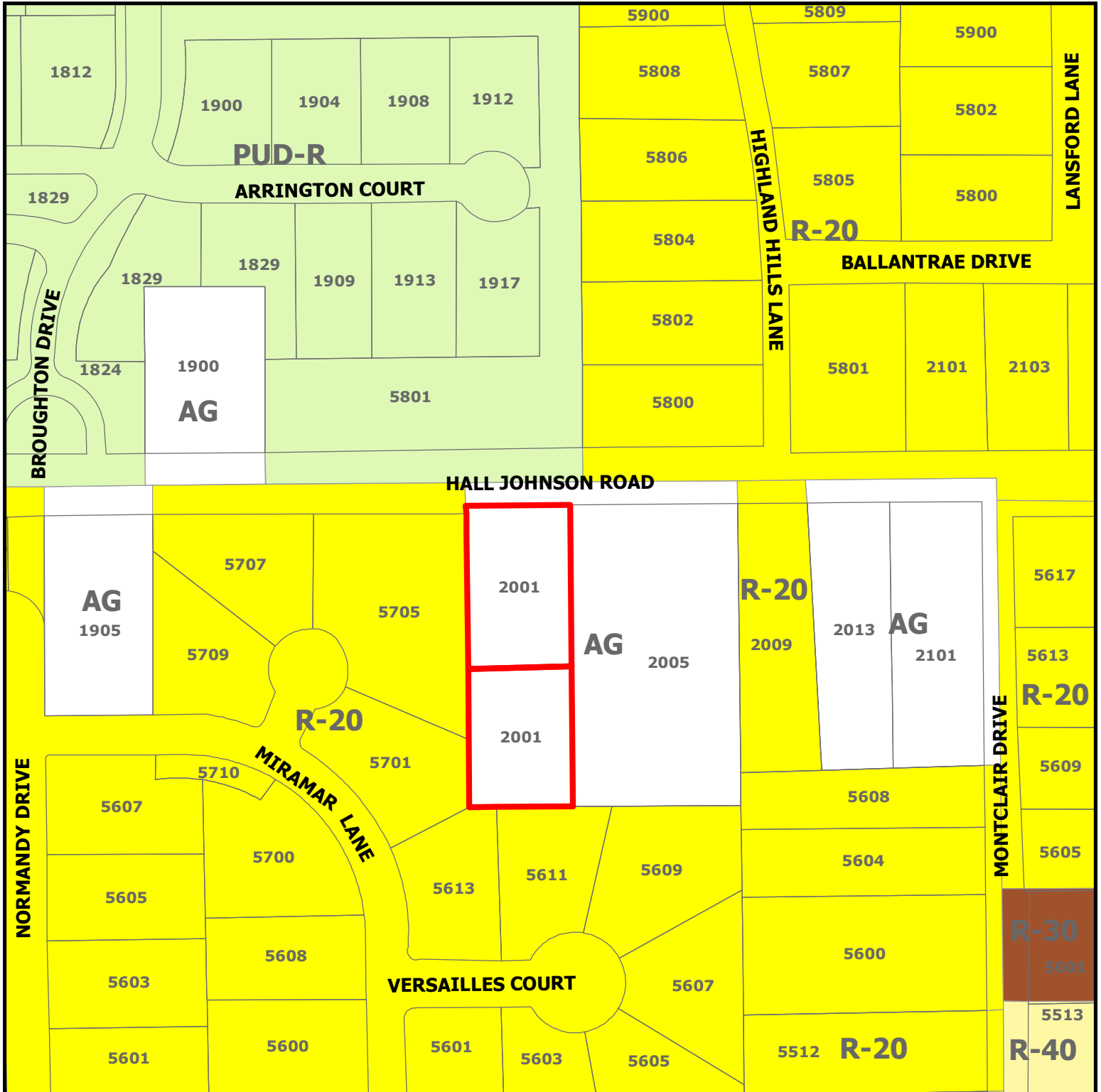
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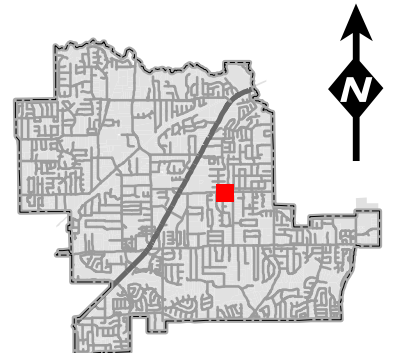
Subject Property



Zoning Map



ZC19-004
2001 Hall Johnson Road



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 Subject Property

Future Land Use Map



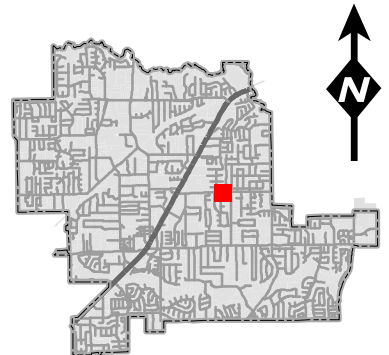
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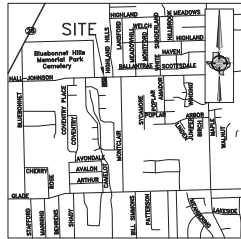
ZC19-004

2001 Hall Johnson Road

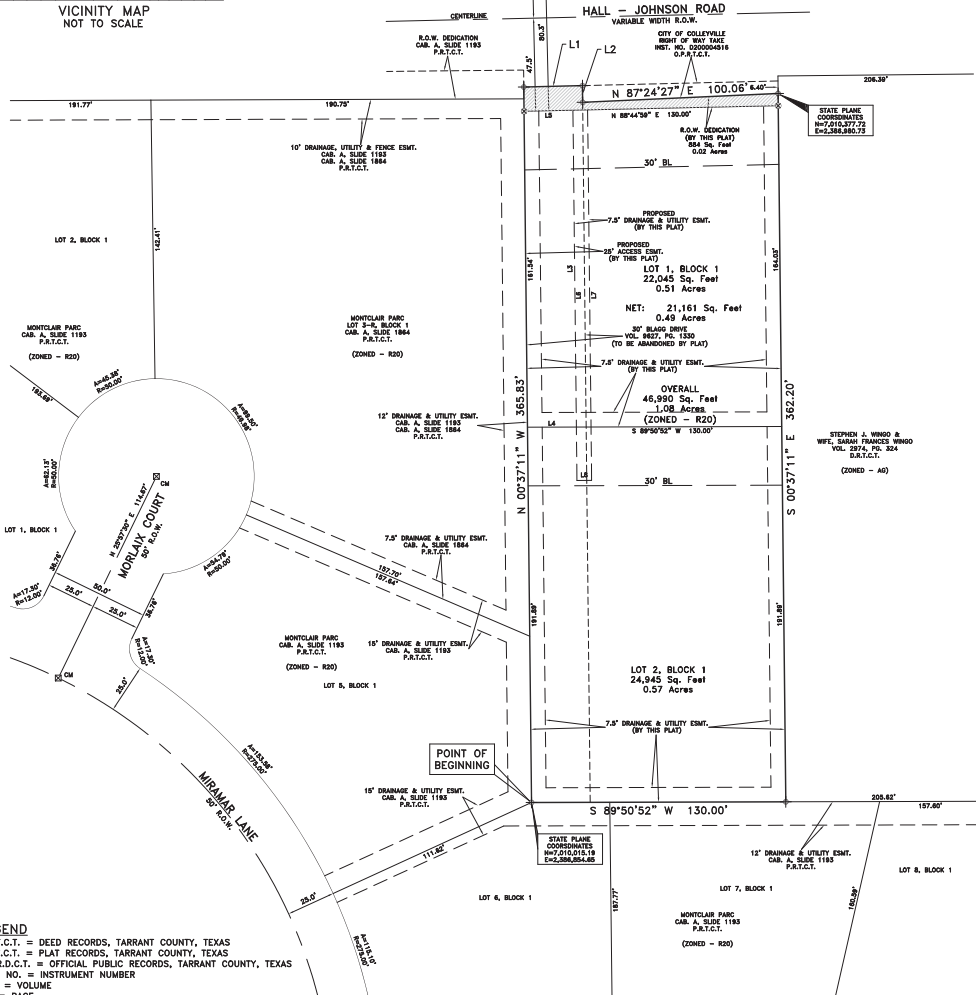
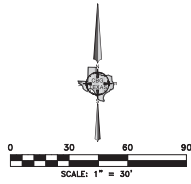
-  Subject Property
 Residential
 Institutional
 Open Space; Parks



Zoning Exhibit



VICINITY MAP
NOT TO SCALE



LEGEND
D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL. = VOLUME
PG. = PAGE
CAB. = CABINET
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
SS = 3/4" FOUND IN CONCRETE
X = 1/2" INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "CBG SURVEYING"
+ = POINT FOR CORNER

GENERAL NOTES

- 1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE, NAD 83 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 6) BENCHMARK IS A CITY OF COLLEYVILLE BENCHMARK (BENCHMARK NO. 86), ELEVATION = 551.69'.
- 7) ACCORDING TO THE F.I.R.M. IN MAP NO. 48439C0085K, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.
- 8) DRAINAGE EASEMENT RESTRICTION: NO CONSTRUCTION OR FILLING, WITHOUT THE WRITTEN APPROVAL OF THE CITY OF COLLEYVILLE SHALL BE ALLOWED WITHIN A DRAINAGE EASEMENT, AND THEN ONLY AFTER DETAILED ENGINEERING PLANS AND STUDIES SHOW THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT, AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST, WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FEET ABOVE THE 100-YEAR FLOOD ELEVATION.
- 9) UTILITY EASEMENTS: ANY PUBLIC UTILITY, INCLUDING THE CITY OF COLLEYVILLE, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT AND ANY PUBLIC UTILITY, INCLUDING THE CITY OF COLLEYVILLE, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.
- 10) THE MAINTENANCE OF ALL DRAINAGE AND UTILITY EASEMENTS LOCATED ON PRIVATE PROPERTY ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.

LINE	BEARING	DISTANCE
L1	N 88°37'38" E	30.00'
L2	S 00°37'11" E	8.53'
L3	S 00°37'11" E	162.02'
L4	S 89°50'52" W	25.00'
L5	N 88°44'59" E	25.00'
L6	N 00°37'11" W	189.35'
L7	S 00°37'11" E	189.43'
L8	S 89°22'49" W	7.50'

PLANNING AND ZONING COMMISSION APPROVAL

WHEREAS The Planning and Zoning Commission of the City of Colleyville, Texas voted affirmatively on this _____ day of _____, 20____, to approve this Plat.

Chairman, Planning and Zoning Commission

Affest: Secretary, Planning and Zoning Commission

CITY COUNCIL APPROVAL

Whereas the City Council of the City of Colleyville, Texas voted affirmatively on this _____ day of _____, 20____, to approve this Plat.

Mayor, City of Colleyville

Affest: City Secretary

DEDICATION CERTIFICATE

Whereas Adam Schiller is the owner of a tract of land situated in the S.C.H. Witten Survey, Abstract No. 1619, City of Colleyville, Tarrant County, Texas, and being a portion of a tract of land conveyed to Adam Schiller and wife, Ashley Schiller by Warranty Deed with Vendor's Lien recorded in Instrument No. 0200158760, Official Public Records, Tarrant County, Texas, and being a portion of Blagg Drive (30 foot right of way) conveyed to The Public by Road Dedication recorded in Volume 9827, Page 1530, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said corner being the Southeast corner of Lot 5, Block 1 and the most Northern Northwest corner of Lot 6, Block 1 of Montclair Parc, an addition to the City of Colleyville, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 1193, Plat Records, Tarrant County, Texas, said corner being along the West right of way line of said Blagg Drive;

THENCE North 00 degrees 37 minutes 11 seconds West along the West line of said Blagg Drive and an East line of said Montclair Parc, a distance of 365.83 feet to a point for corner, said corner being along the South right of way line of Hall-Johnson Road (Variable width right of way);

THENCE North 88 degrees 37 minutes 38 seconds East along the South line of said Hall-Johnson Road, a distance of 30.00 feet to a point for corner, said corner being the Northwest corner of City of Colleyville Right of Way Take by deed recorded in Instrument No. 0200004516, Official Public Records, Tarrant County, Texas;

THENCE South 00 degrees 37 minutes 11 seconds East along the West line of said City of Colleyville Right of Way Take, a distance of 8.53 feet to a point for corner, said corner being the Southwest corner of said City of Colleyville Right of Way Take;

THENCE North 87 degrees 24 minutes 27 seconds East along the South line of said City of Colleyville Right of Way Take, a distance of 100.06 feet to a point for corner, said corner being along the West line of a tract of land conveyed to Stephen J. Wingo and wife, Sarah Frances Wingo by deed recorded in Volume 2974, Page 324, Deed Records, Tarrant County, Texas;

THENCE South 00 degrees 37 minutes 11 seconds East along the West line of said Wingo tract, a distance of 362.20 feet to a point for corner, said corner being along the North line of Lot 7, Block 1 of said Montclair Parc;

THENCE South 89 degrees 50 minutes 52 seconds West along the North line of said Montclair Parc, a distance of 130.00 feet to the POINT OF BEGINNING and containing 46,990 square feet or 1.08 acres of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That I, Adam Schiller, Owner, do hereby adopt this plat designating the hereinbefore described property as SCHILLER ADDITION, and addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever all streets, right-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endangers or interferes with the construction, maintenance or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity of any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

Witness our hands this _____ day of _____, 2019.

Adam Schiller, Owner

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned Notary Public in and for said County and State on this day personally appeared Adam Schiller, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2019.

Notary Public in and for Dallas County

My commission expires:

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

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

RELEASED FOR REVIEW 4/9/19 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connolly

Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connolly known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2019.

Notary Public in and for the State of Texas

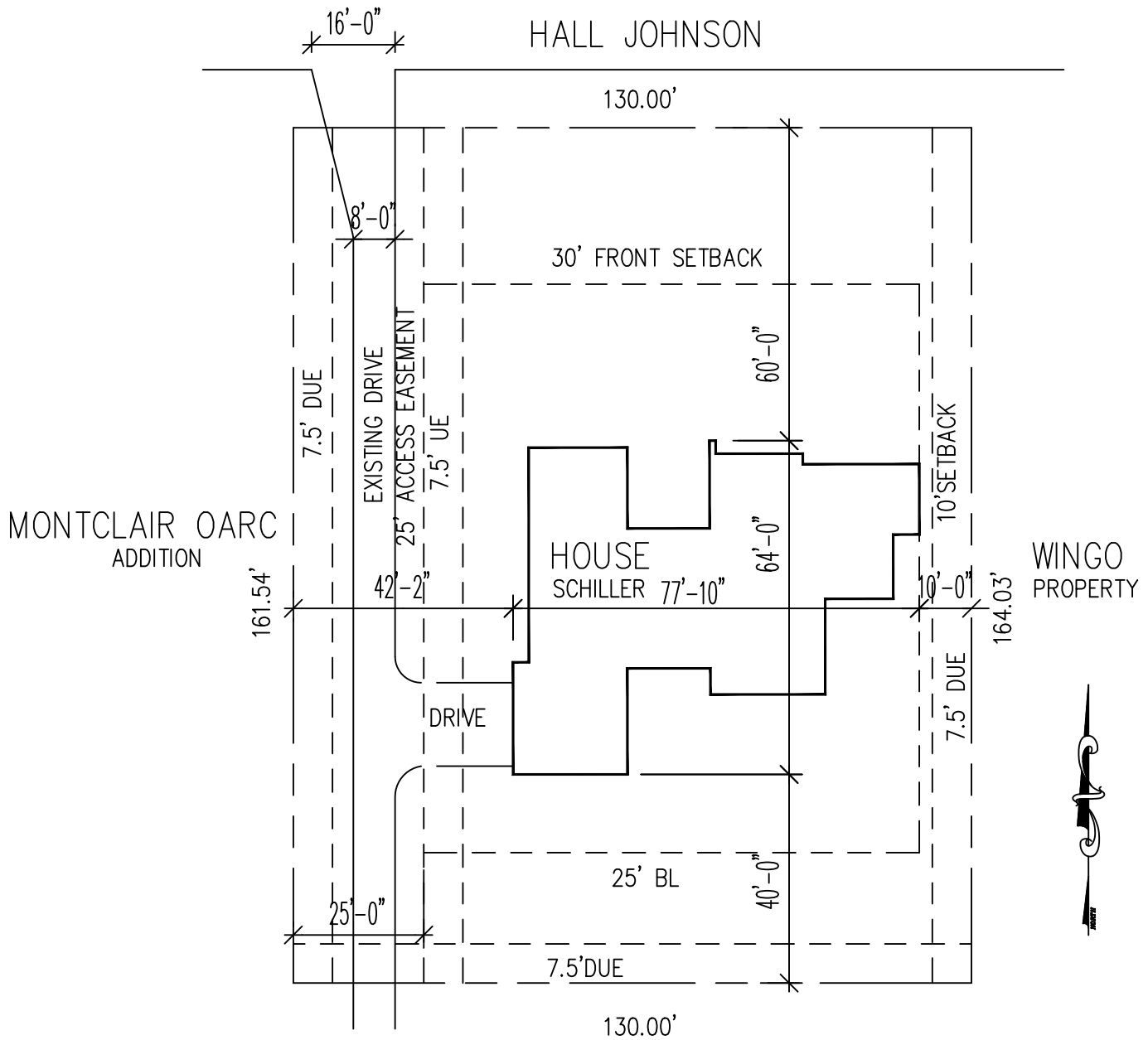
MINOR PLAT
SCHILLER ADDITION
LOTS 1 & 2, BLOCK 1
46,990 SQ.FT. / 1.08 ACRES
S.C.H. WITTEN SURVEY, ABSTRACT NO. 1619
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS
NO. PC19-007



PLANNING & SURVEYING
Main Office
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbginchtx.com

OWNER: ADAM SCHILLER
515 NORTH HIGHWAY APT. 1715
IRVING, TEXAS 76039
872-434-7070

SCALE: 1"=30' / DATE: 3/6/19 / JOB NO. 1903701-PLAT / DRAWN BY: TD

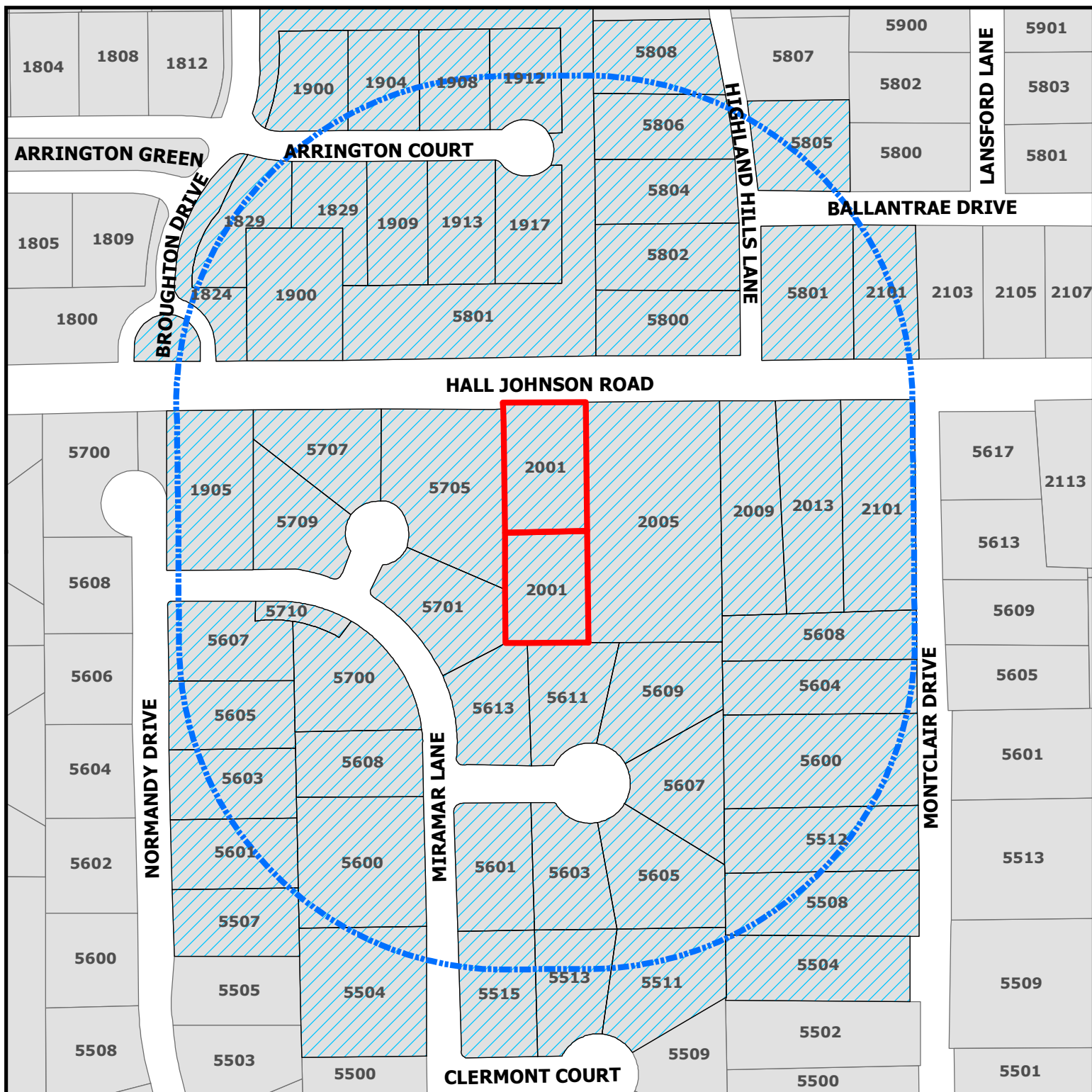


SITE PLAN

2001 HALL JOHNSON RD.

LOT 1, BLOCK 1
SCHILLER ADDITION
COLLEYVILLE, TEXAS
SCALE 1"=30'-0"

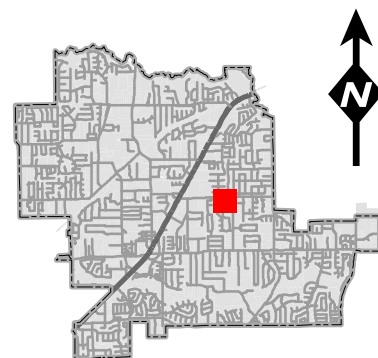
Notification Map



ZC19-004
2001 Hall Johnson Road

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- Subject Property
- 500ft Buffer
- Properties within 500ft



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
BUI, CHRIS	1913 ARRINGTON CT	COLLEYVILLE, TX	76034	1913 ARRINGTON CT
VOLOSEN, MIRCEA	5604 MONTCLAIR DR	COLLEYVILLE, TX	76034	5604 MONTCLAIR DR
DANIEL, JOSE	1917 ARRINGTON CT	COLLEYVILLE, TX	76034	1917 ARRINGTON CT
PHILABAUM, RAYMOND E	2101 BALLANTRAE DR	COLLEYVILLE, TX	76034	2101 BALLANTRAE DR
MERCHANT, SHAMSUDDIN	5805 HIGHLAND HILLS LN	COLLEYVILLE, TX	76034	5805 HIGHLAND HILLS LN
ALLEN, WALTRAUD	5600 MIRAMAR LN	COLLEYVILLE, TX	76034	5600 MIRAMAR LN
SCHILLER, ADAM	2001 HALL JOHNSON RD	COLLEYVILLE, TX	76034	2001 HALL JOHNSON RD
WHITAKER, DAVID	1905 HALL JOHNSON RD	COLLEYVILLE, TX	76034	1905 HALL JOHNSON RD
HANEY, KENNETH J	2101 HALL JOHNSON RD	COLLEYVILLE, TX	76034	2101 HALL JOHNSON RD
APPLING, KYLE A	5801 HIGHLAND HILLS LN	COLLEYVILLE, TX	76034	5801 HIGHLAND HILLS LN
NGUYEN, BANG K	5608 MIRAMAR LN	COLLEYVILLE, TX	76034	5608 MIRAMAR LN
COLLYER, BRIAN C	5611 VERSAILLES CT	COLLEYVILLE, TX	76034	5611 VERSAILLES CT
BOUGHTON MAINTENANCE ASSOCIATI	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	1829 ARRINGTON GREEN
TYLER, KENT	1908 ARRINGTON CT	COLLEYVILLE, TX	76034	1908 ARRINGTON CT
FORD, SAM	5806 HIGHLAND HILLS LN	COLLEYVILLE, TX	76034	5806 HIGHLAND HILLS LN
BREWSTER, KEITH W	5508 MONTCLAIR DR	COLLEYVILLE, TX	76034	5508 MONTCLAIR DR
SCHILLER, ADAM	2001 HALL JOHNSON RD	COLLEYVILLE, TX	76034	2001 HALL JOHNSON RD
LONG REVOCABLE TRUST	1904 ARRINGTON CT	COLLEYVILLE, TX	76034	1904 ARRINGTON CT
PATTERSON, BURTON	5600 MONTCLAIR DR	COLLEYVILLE, TX	76034	5600 MONTCLAIR DR
RENNHACK, RICHARD L	5504 MIRAMAR LN	COLLEYVILLE, TX	76034	5504 MIRAMAR LN
SMITH, JUSTIN	5605 VERSAILLES CT	COLLEYVILLE, TX	76034	5605 VERSAILLES CT
HARDISTER, HAROLD	5507 NORMANDY DR	COLLEYVILLE, TX	76034	5507 NORMANDY DR
COX, LAETITIA	PO BOX 1785	COLLEYVILLE, TX	76034	5512 MONTCLAIR DR
DACY, TIMOTHY	5705 MORLAIX CT	COLLEYVILLE, TX	76034	5705 MORLAIX CT
GOWDER, AMY	5709 MORLAIX CT	COLLEYVILLE, TX	76034	5709 MORLAIX CT
GARON, REJANA F	5808 HIGHLAND HILLS LN	COLLEYVILLE, TX	76034	5808 HIGHLAND HILLS LN
YEE AMY REVOCABLE TRUST	5601 VERSAILLES CT	COLLEYVILLE, TX	76034	5601 VERSAILLES CT
APLEGATE, JOHN R	5607 VERSAILLES CT	COLLEYVILLE, TX	76034	5607 VERSAILLES CT
MIDDLETON, JOHN	5800 HIGHLAND HILLS LN	COLLEYVILLE, TX	76034	5800 HIGHLAND HILLS LN
BROWN, BRYAN	5804 HIGHLAND HILLS LN	COLLEYVILLE, TX	76034	5804 HIGHLAND HILLS LN
TORRES, ARNOLD	5608 MONTCLAIR DR	COLLEYVILLE, TX	76034	5608 MONTCLAIR DR
KUNNEMAN, DALE	5605 NORMANDY DR	COLLEYVILLE, TX	76034	5605 NORMANDY DR
WEINBERG, VICKIE	5603 NORMANDY DR	COLLEYVILLE, TX	76034	5603 NORMANDY DR
LUGGER, JERRY	5504 MONTCLAIR DR	COLLEYVILLE, TX	76034	5504 MONTCLAIR DR
WALTERS, COURTNEY	5802 HIGHLAND HILLS LN	COLLEYVILLE, TX	76034	5802 HIGHLAND HILLS LN
WINGO, STEPHEN J EST	2005 HALL JOHNSON RD	COLLEYVILLE, TX	76034	2005 HALL JOHNSON RD
MODY, ALKA	1802 INDUSTRIAL BLVD	COLLEYVILLE, TX	76034	5601 NORMANDY DR
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	1900 HALL JOHNSON RD
GARNER, HUBERT S	2013 HALL JOHNSON RD	COLLEYVILLE, TX	76034	2013 HALL JOHNSON RD
MONTCLAIR PARC INC	1108 W PIONEER PKWY	ARLINGTON, TX	76013	5710 MIRAMAR LN
KARAM, FAHMI W	5515 CLERMONT CT	COLLEYVILLE, TX	76034	5515 CLERMONT CT
MCMASTER, JOSEPH	1912 ARRINGTON CT	COLLEYVILLE, TX	76034	1912 ARRINGTON CT
BROCCO, CARLOS E	5613 VERSAILLES CT	COLLEYVILLE, TX	76034	5613 VERSAILLES CT
GHALIBAF, AMIR A	5700 MIRAMAR LN	COLLEYVILLE, TX	76034	5700 MIRAMAR LN
BOUGHTON MAINTENANCE ASSOCIATI	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	1829 ARRINGTON CT
MATHEUS, JOSEPH	2009 HALL JOHNSON RD	COLLEYVILLE, TX	76034	2009 HALL JOHNSON RD
HEPPENSTALL, KARI	5701 MORLAIX CT	COLLEYVILLE, TX	76034	5701 MORLAIX CT
JINDAL, RAKESH	1900 ARRINGTON CT	COLLEYVILLE, TX	76034	1900 ARRINGTON CT
THE J&P CAMPBELL REVOCABLE TRU	5513 CLERMONT CT	COLLEYVILLE, TX	76034	5513 CLERMONT CT
BOUGHTON MAINTENANCE ASSOCIATI	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	1824 BROUGHTON DR
BOUGHTON MAINTENANCE ASSOCIATI	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	5801 BURNHAM CIR
RUSH, JON	5609 VERSAILLES CT	COLLEYVILLE, TX	76034	5609 VERSAILLES CT
BOUGHTON MAINTENANCE ASSOCIATI	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	1800 BROUGHTON DR
DUNHAM, KELLEN	5707 MORLAIX CT	COLLEYVILLE, TX	76034	5707 MORLAIX CT
BROWN, CAITLIN	1909 ARRINGTON CT	COLLEYVILLE, TX	76034	1909 ARRINGTON CT
DWYER, JOHN	5511 CLERMONT CT	COLLEYVILLE, TX	76034	5511 CLERMONT CT
HEMRIC, MICHAEL	5603 VERSAILLES CT	COLLEYVILLE, TX	76034	5603 VERSAILLES CT
MCWITHEY, MICHAEL D	5600 BAY CLUB DR	ARLINGTON, TX	76013	5607 NORMANDY DR
ARBOR ESTATES II	5506 SYCAMORE DRIVE	COLLEYVILLE, TX	76034	COURTESY NOTICE
BROUGHTON	2557 SW GRAPEVINE PKWY SUITE 100	GRAPEVINE, TX	76051	COURTESY NOTICE
HIGHLAND MEADOWS ADDN	2101 HIGH GATE DRIVE	COLLEYVILLE, TX	76034	COURTESY NOTICE
MONTCLAIR PARC ADDITION	1108 W. PIONEER PARKWAY	ARLINGTON, TX	76013	COURTESY NOTICE
STONE CREST ESTATES	P.O. BOX 332	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
SCOTT, NANCY	217 FOUNTAINVIEW DRIVE	EULESS, TX	76039	APPLICANT

Public hearing notices were mailed out on April 26, 2019



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City»«Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, May 13, 2019 at 7:00 p.m.
City Council Meetings: Tuesday, June 4, 2019 & Tuesday, June 18, 2019 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a zoning change from AG Agricultural district to R-20 Single Family Residential district. The purpose is to rezone from AG to R-20 in order to plat the property into two single-family residential lots.

Zoning Case: ZC19-004

Applicant: Nancy Scott

Owner: Nancy Scott

Location: 2001 Hall Johnson Road

Property Description: Tracts 1A01 and Tract 1A02, Abstract 1619, in the S C H Witten Survey

Present Zoning: AG Agricultural district

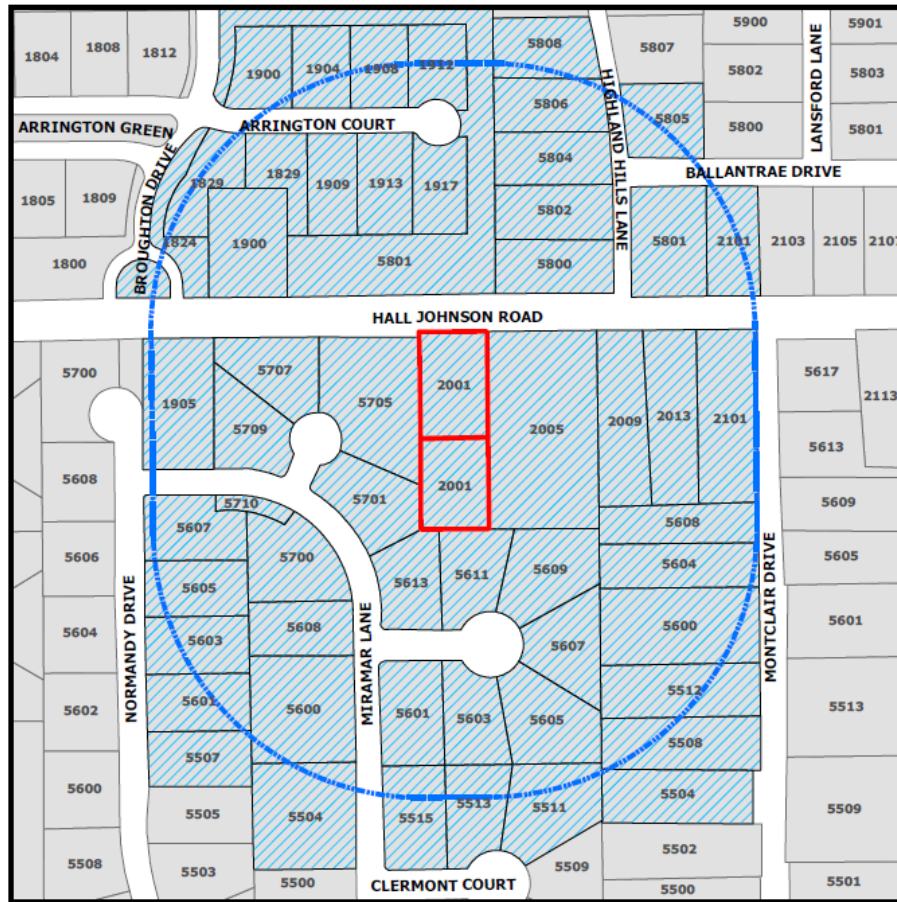
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a 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

NOTICE OF PUBLIC HEARING

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. 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 817.503.1056. Please reference the zoning case number when requesting information.

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

Letter of Opposition



Lance and Amy Dacy

5705 Morlaix Ct.
Colleyville, TX 76034
817-913-3160

May 3, 2019

Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034



To the Planning and Zoning Committee,

Thank you so much for the notification regarding Zoning Case: ZC19-004. It appears that the land directly behind our property was originally zoned as Agricultural and now the owners want to zone it to a Single Family Residence. Naturally, we would never want to prevent someone who owns land from building any structure they wish. We do have a few concerns however and would like to publicly address them below.

We live at 5705 Morlaix Ct (a residence in the gated community of Montclair Parc). Having grown up in Colleyville as a Bone/Crowder direct descendant, it has been my dream to live in this wonderful neighborhood. We were finally blessed with the opportunity to move into a home that was a re-platted double lot providing for us the dream to have 2 back yards for our 4 sons. One backyard is a secluded / private pool area that was one of the main reasons we selected the house and then another backyard that includes the car park and basketball court. This is ample room for a family of 6 with private pool area. Both of our neighbors are to the side and do not directly look into the private pool area which was one of the main objectives of our newly selected home.

We pay a substantial amount of taxes and residential HOA fees for this park appeal with security and privacy. Our concern is that a new house being erected directly behind our private pool area will:

- Diminish the value of the home substantially
- Erode the privacy we sought when we originally purchased the home
- Erode the security we have with no one being able to see into our backyard from the surrounding home sites

Letter of Opposition

Again, while we encourage anyone who owns land to build any structure they please, we would like to request some restrictions in regards to the zoning. Please ensure that the home can only be a single story home (not able to be seen from our back yard; much like the house that is there now) and have a 15ft easement from the wall of our backyard. This will help ensure the privacy and construction project to be of minimal disruption. If those restrictions cannot be applied, then we are in protest of the re-zoning. Otherwise, we would love the owners to build any structure they wish within said restrictions.

Thank you for the opportunity to provide our view-point and thank you for the consideration of the council. We are always amazed by the citizens that sacrifice their time to serve our community in any capacity.

Sincerely,

A handwritten signature in black ink, appearing to read 'Timothy Dacy', with a stylized, flowing script.

Timothy Lance Dacy

ORDINANCE O-19-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 1.08 ACRES, BEING TRACTS 1A01 AND 1A02, ABSTRACT 1619, IN THE S C H WITTEN SURVEY, LOCATED AT 2001 HALL JOHNSON, 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 ZC19-004; 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 1.08 acres, being Tracts 1A01 and 1A02, Abstract 1619, in the S C H Witten Survey located at 2001 Hall Johnson Road 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, and subject to the following conditions:
1. As depicted in the attached Exhibit "A" and Exhibit "B".
- 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 4th day of June 2019.

The second reading and public hearing being conducted on the 18th day of June 2019.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 18TH DAY OF JUNE 2019.

Mayor Richard Newton	_____ Mayor Pro Tem Bobby Lindamood	_____
Place 1, Tammy Nakamura	_____ Place 5, Chuck Kelley	_____
Place 3, Kathy Wheat	_____ Place 6, Callie Rigney	_____
Place 4, George Dodson	_____	

ATTEST:

CITY OF COLLEYVILLE

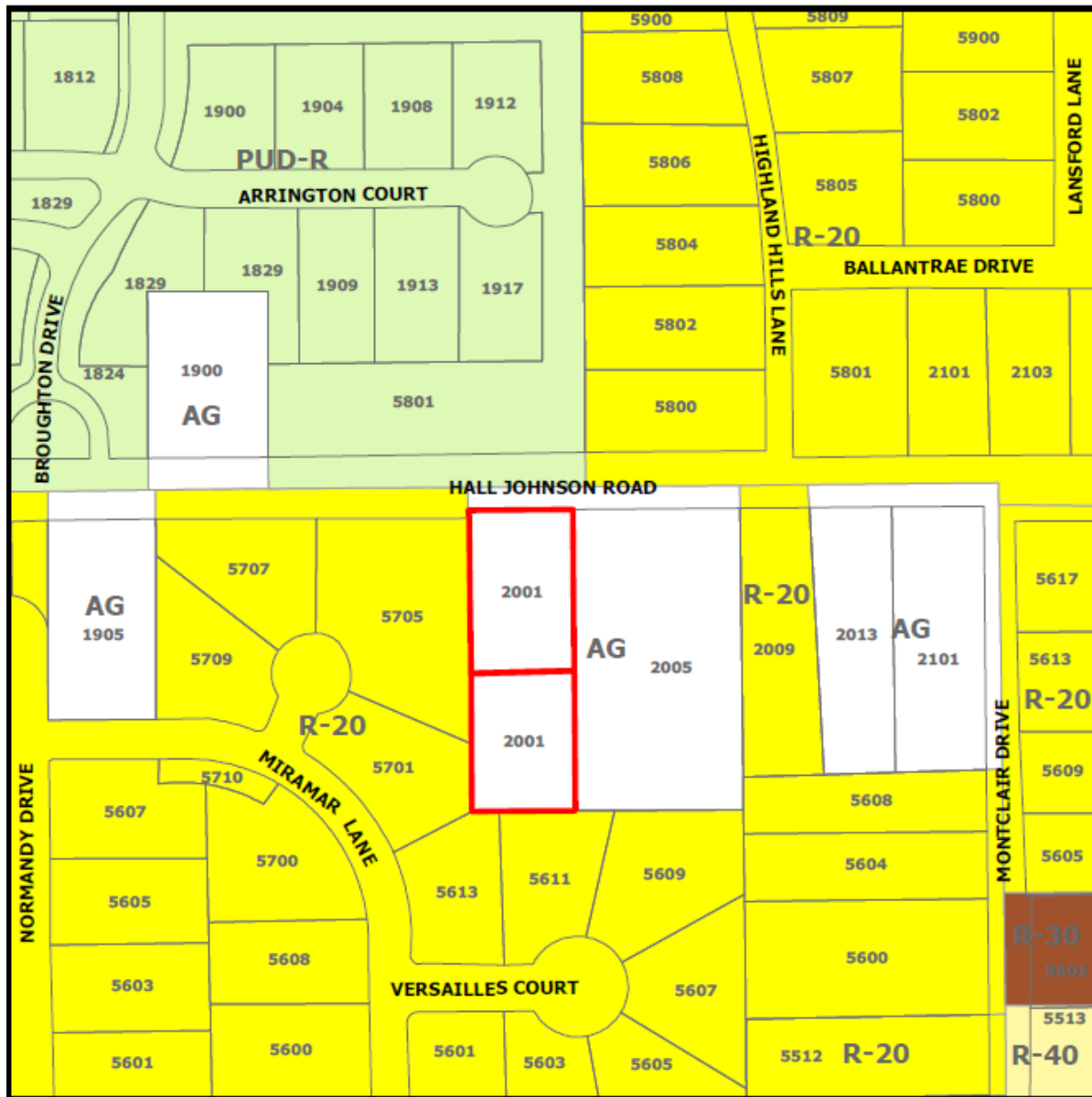
Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whit Wyatt
City Attorney

Exhibit "A"- Zoning Map



[illegible]



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 2e	Agenda Date 5/13/2019	Number
Type Presentation and Discussion		
Department Community Development		

Title

Presentation and discussion of a Minor Plat for Lots 1 & 2, Block 1, Schiller Addition, on property legally described as Tracts 1A01 and Tract 1A02, Abstract 1619, in the S C H Witten Survey, located at 2001 Hall Johnson Road, Case PC19-007

Explanation

Nancy Scott, the applicant, has submitted a request for a Minor Plat for Lots 1 & 2, Block 1, Schiller Addition with a waiver to the frontage on public access requirement on Tracts 1A01 and 1A02, Abstract 1619, in the S C H Witten Survey, being approximately 1.08 acres. The purpose is to plat the property to allow for the construction of a new single-family dwelling on the north lot.

Existing Conditions/Background: The subject property, 2001 Hall Johnson, resides on the south side of Hall-Johnson Road between Montclair Drive and Broughton Drive. The subject property has AG zoning and is currently developed with a single family home and accessory structures. A request to rezone the property is running concurrently with this plat request.

Analysis: The applicant is requesting a minor plat with a waiver request of the requirement for frontage on public access. They desire to sell the northern portion of the property to allow for a new single-family residential home to be built. The current size of the property does comply with all the minimum standards of the R-20 Single-Family Residential zoning.

Per Section 9.5:

C. Frontage on Public Access Required – All lots shall have frontage on a public street, except a non-residential may be approved when the proposed public access has been determined by City to be adequate to meet the intent of this requirement. The lot line common to the street right-of-way line shall be the front line; except that a lot may have more than one lot line in common to a street right-of-way line.

The configuration of the lot and the desire to subdivide it into two separate lots strikes a parallel with non-residential lots in terms of access. These lots have the ability to obtain cross-access easements in order to gain the street frontage served.

The depth of the lot compared to the width of the lot lends to either a flag lot layout

(which is prohibited) or the need for an access easement. The proposed layout allows for compliance with lot size and setback regulations for both lots. However, the south lot does not have any frontage to Hall-Johnson Road. The access easement is located over the existing driveway and will limit the number of drives onto Hall-Johnson Road.

Surrounding Development: The properties to the south and west are zoned R-20 Single-Family Residential zoning. The property to the east is zoned AG Agricultural zoning. The properties to the north are zoned PUR-R and R-20. The surrounding lots have developed with single family residences.

Comprehensive Plan: The City's comprehensive plan, Destination Colleyville, identifies the subject property for single-family residential development. The proposed R-20 zoning does not conflict with any portion of the comprehensive plan.

Staff Recommendation: Staff recommends denial of the request due to the language within the Land Development Code. However, the request for a plat waiver may be deemed reasonable due to the unique configuration and because the development that has already occurred on the southern portion. The proposed zoning meets the intent of the residential designation assigned in the Destination Colleyville comprehensive plan.

Recommendation

Denial

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Plat Exhibit
5. 2001 Hall Johnson - Schiller Preliminary Plan Design
6. 2001 Hall Johnson Lot 1 - Site Plan Preliminary
7. PC19-007 Letter from the Owner re Waiver
8. Adjacent Lots to 2001 Hall Johnson
9. Draft Resolution

Aerial Map

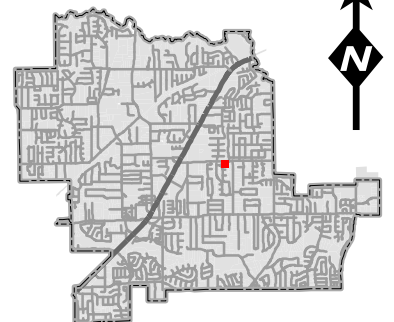


PC19-007
2001 Hall Johnson Road

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.



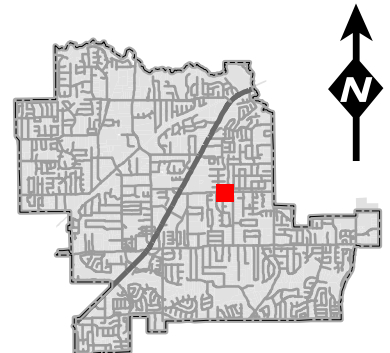
Subject Property



Zoning Map



PC19-007
2001 Hall Johnson Road



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 Subject Property

Future Land Use Map



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PC19-007

2001 Hall Johnson Road

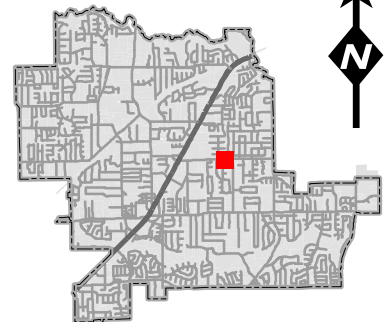


Subject Property

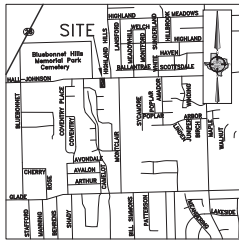
Residential



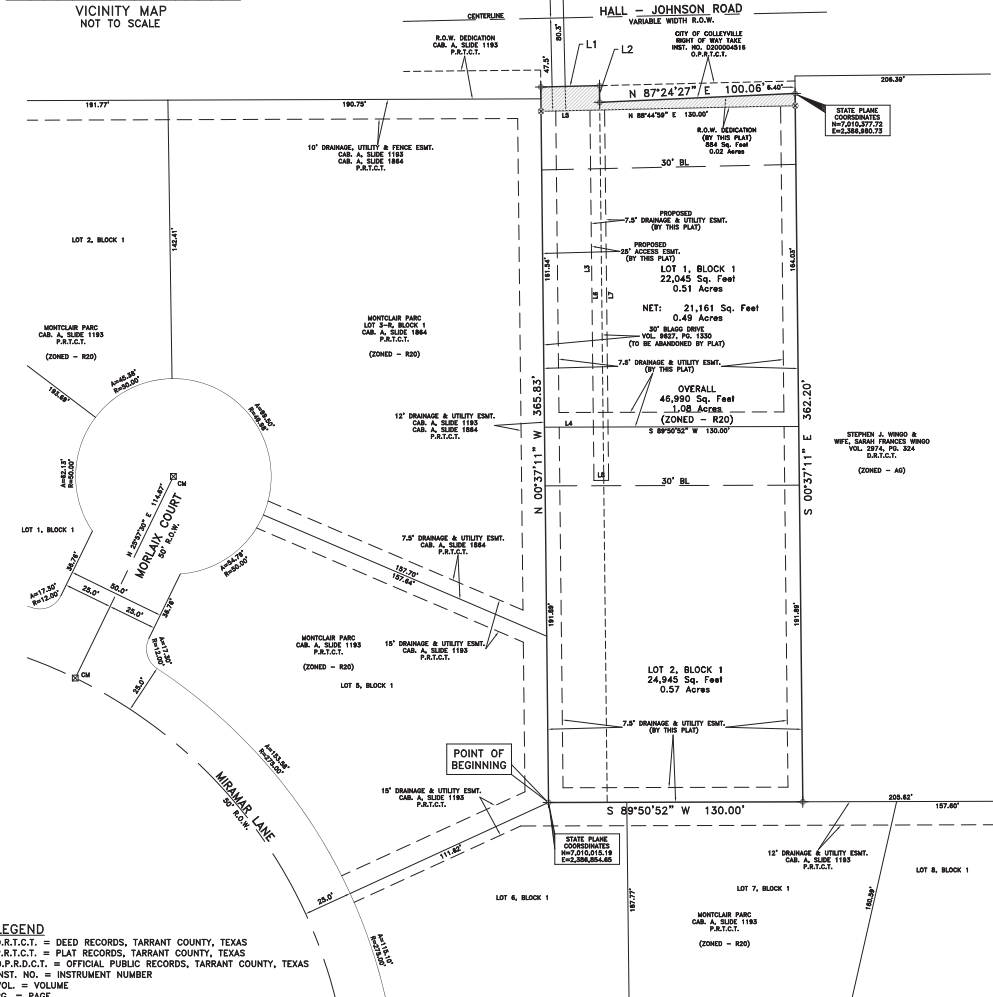
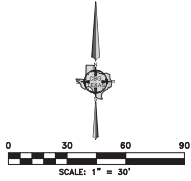
Open Space; Parks



Plat Exhibit



VICINITY MAP
NOT TO SCALE



LEGEND
D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL. = VOLUME
PG. = PAGE
CAB. = CABINET
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
S. = 3/4" FOUND IN CONCRETE
X = 1/2" INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "CBG SURVEYING"
P = POINT FOR CORNER

GENERAL NOTES
1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE, NAD 83 (2011).
2) THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS.
3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
6) BENCHMARK IS A CITY OF COLLEYVILLE BENCHMARK (BENCHMARK NO. 86), ELEVATION = 551.69'.
7) ACCORDING TO THE F.I.R.M. IN MAP NO. 48439C0085K, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.
8) DRAINAGE EASEMENT RESTRICTION: NO CONSTRUCTION OR FILLING, WITHOUT THE WRITTEN APPROVAL OF THE CITY OF COLLEYVILLE SHALL BE ALLOWED WITHIN A DRAINAGE EASEMENT, AND THEN ONLY AFTER DETAILED ENGINEERING PLANS AND STUDIES SHOW THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT, AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST, WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FEET ABOVE THE 100-YEAR FLOOD ELEVATION.
9) UTILITY EASEMENTS: ANY PUBLIC UTILITY, INCLUDING THE CITY OF COLLEYVILLE, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT AND ANY PUBLIC UTILITY, INCLUDING THE CITY OF COLLEYVILLE, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.
10) THE MAINTENANCE OF ALL DRAINAGE AND UTILITY EASEMENTS LOCATED ON PRIVATE PROPERTY ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.

LINE	BEARING	DISTANCE
L1	N 88°37'38" E	30.00'
L2	S 00°37'11" E	8.53'
L3	S 00°37'11" E	162.02'
L4	S 89°50'52" W	25.00'
L5	N 88°44'59" E	25.00'
L6	N 00°37'11" W	189.35'
L7	S 00°37'11" E	189.43'
L8	S 89°22'49" W	7.50'

DEDICATION CERTIFICATE

Whereas Adam Schiller is the owner of a tract of land situated in the S.C.H. Witten Survey, Abstract No. 1619, City of Colleyville, Tarrant County, Texas, and being a portion of a tract of land conveyed to Adam Schiller and wife, Ashley Schiller by Warranty Deed with Vendor's Lien recorded in Instrument No. 0200158760, Official Public Records, Tarrant County, Texas, and being a portion of Blagg Drive (30 foot right of way) conveyed to The Public by Road Dedication recorded in Volume 9827, Page 1530, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said corner being the Southeast corner of Lot 5, Block 1 and the most Northern Northwest corner of Lot 6, Block 1 of Montclair Parc, an addition to the City of Colleyville, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 1193, Plat Records, Tarrant County, Texas, said corner being along the West right of way line of said Blagg Drive;

THENCE North 00 degrees 37 minutes 11 seconds West along the West line of said Blagg Drive and an East line of said Montclair Parc, a distance of 365.83 feet to a point for corner, said corner being along the South right of way line of Hall-Johnson Road (Variable width right of way);

THENCE North 89 degrees 37 minutes 38 seconds East along the South line of said Hall-Johnson Road, a distance of 30.00 feet to a point for corner, said corner being the Northwest corner of City of Colleyville Right of Way Take by deed recorded in Instrument No. 0200004516, Official Public Records, Tarrant County, Texas;

THENCE South 00 degrees 37 minutes 11 seconds East along the West line of said City of Colleyville Right of Way Take, a distance of 8.53 feet to a point for corner, said corner being the Southwest corner of said City of Colleyville Right of Way Take;

THENCE North 87 degrees 24 minutes 27 seconds East along the South line of said City of Colleyville Right of Way Take, a distance of 100.06 feet to a point for corner, said corner being along the West line of a tract of land conveyed to Stephen J. Wingo and wife, Sarah Frances Wingo by deed recorded in Volume 2974, Page 324, Deed Records, Tarrant County, Texas;

THENCE South 00 degrees 37 minutes 11 seconds East along the West line of said Wingo tract, a distance of 362.20 feet to a point for corner, said corner being along the North line of Lot 7, Block 1 of said Montclair Parc;

THENCE South 89 degrees 50 minutes 52 seconds West along the North line of said Montclair Parc, a distance of 130.00 feet to the POINT OF BEGINNING and containing 46,990 square feet or 1.08 acres of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That I, Adam Schiller, Owner, do hereby adopt this plat designating the hereinbefore described property as SCHILLER ADDITION, and addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever all streets, right-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endangers or interferes with the construction, maintenance or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity of any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

Witness our hands this _____ day of _____, 2019.

Adam Schiller, Owner

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned Notary Public in and for said County and State on this day personally appeared Adam Schiller, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2019.

Notary Public in and for Dallas County

My commission expires:

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

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

RELEASED FOR REVIEW 4/9/19 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connolly

Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connolly known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2019.

Notary Public in and for the State of Texas

MINOR PLAT
SCHILLER ADDITION
LOTS 1 & 2, BLOCK 1
46,990 SQ.FT. / 1.08 ACRES
S.C.H. WITTEN SURVEY, ABSTRACT NO. 1619
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS
NO. PC19-007



PLANNING & SURVEYING
Main Office
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9405
F 214.349.2216
Firm No. 10168800
www.cbgsurvtexas.com

OWNER: ADAM SCHILLER
515 NORTH HIGHWAY APT. 1715
IRVING, TEXAS 76039
872-434-7070

SCALE: 1"=30' / DATE: 3/8/19 / JOB NO. 1903701-PLAT / DRAWN BY: TD



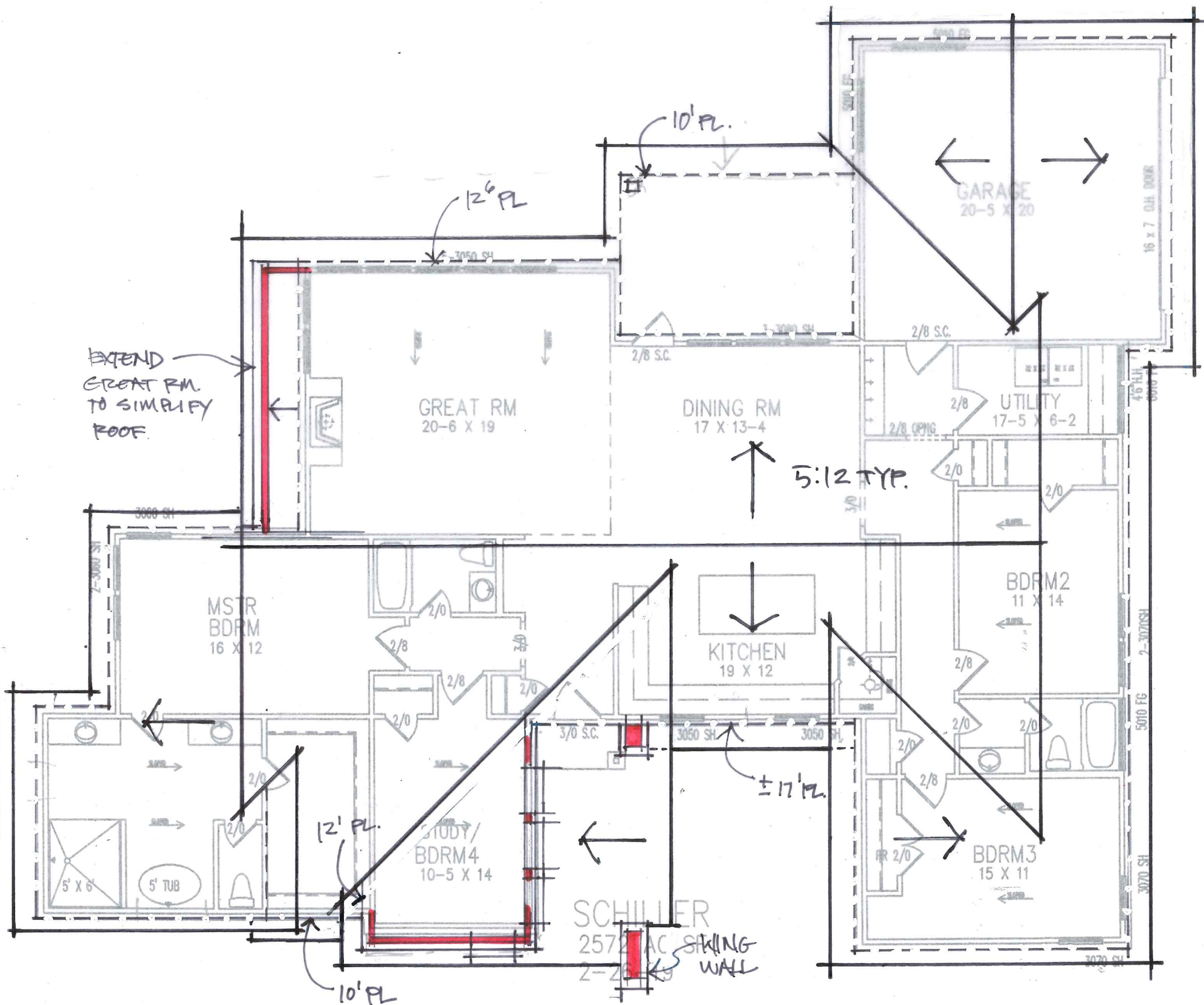
©2019
BSB Design
BSBDESIGN.COM



SCHILLER RESIDENCE - FRONT ELEV.
SCOTT HOMES - FULFESS, TX.

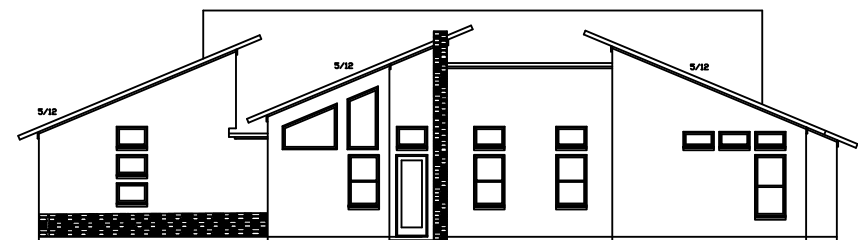
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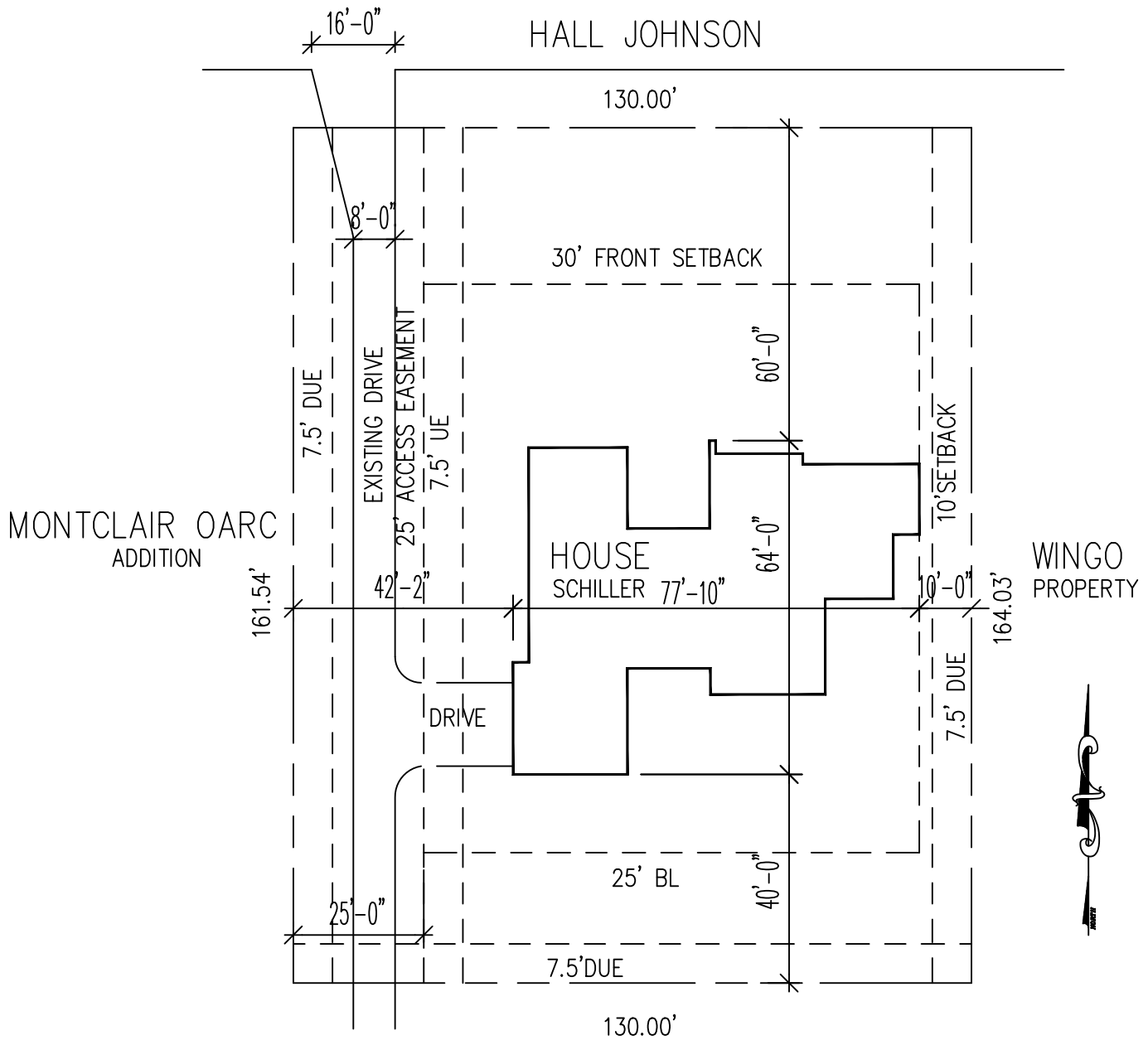
3/26/19



*REVISIONS TO PLAN IN RED.

SCHILLER RESIDENCE - ROOF PLAN.
SCOTT HOMES - EVLEES, TX.
BSB DESIGN 3/26/19





SITE PLAN

2001 HALL JOHNSON RD.

LOT 1, BLOCK 1
SCHILLER ADDITION
COLLEYVILLE, TEXAS
SCALE 1"=30'-0"

April 4, 2019

To: City of Colleyville

RE: PC19-007, Minor Plat, on Tract 1A01 and Tract 1A02, Abstract 1619, in the S C H Witten Survey

Address: 2001 Hall Johnson

Request of Plat Waiver as proposed Lot 2 does not have proper street frontage.

We are requesting a waiver of the requirement for Lot 2 to have street frontage and instead allow an access easement across Lot 1.

1. This design reflects the way the property currently exists and has existed since before 1973 when the Blagg family officially recorded the existing dirt road as an easement, which now has an asphalt drive. The tract was purchased by the current owner's mother as two separate lots from separate owners.
2. This plat design maintains the 20,000 square foot requirement for both lots as required by the requested R-20 zoning.
3. This plat design maintains all the setbacks required by the requested R-20 zoning.

Regarding the easement and mentions in official documents

In 1937, 15 acres were purchased by the Blagg Family. By 1960, they were subdividing the acreage and selling lots or giving lots to heirs. In 1960, a conveyance to Mr. Kuhn mentions "permanent use of any roads or lanes as a method of ingress or egress . ." In 1972, a deed to an heir was re-filed to include the easement that was inadvertently omitted from a 1966 conveyance of part of the land. In 1973, the Blagg family officially recorded the existing easement. In 1989 it was recorded as a right-of-way.

As shown in a city plat from circa 1990**, the easement at one time provided access to at least 5 properties. By 1992, the remainder of the easement was absorbed into the Montclair Parc Development, leaving only the part at the current tract under consideration, still shown as two lots on the Montclair Parc Final Plat**.

Susie Schiller purchased the two lots from separate owners in 1982. She and her husband purchased the home on the back lot. Her father gave her the money to buy the front lot from another individual saying she "would always regret it if she didn't buy that land!". She conveyed the entirety of both lots to her son, Adam Schiller, in 2006, at which time it was surveyed as one parcel. There is currently an asphalt drive across Lot 1 in the existing easement to reach the existing home in Lot 2. Lot 1 has never had a home built on it.

Susie now lives on Lot 2. The current owner, her son, Adam, and his wife, Soleil, would like to build a new one-story home of approximately 2500 square feet on Lot 1. They were just married this past year. Soleil, the newest member of the family, is the one who researched the history of the property.

The family would like for this waiver to be granted so they can again have two lots and their homes next door.

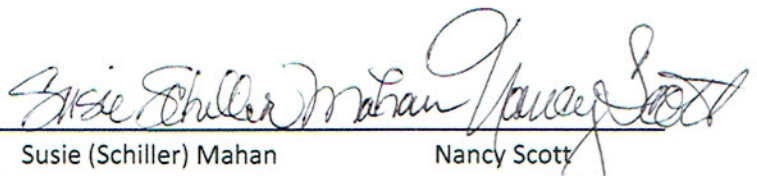
**See attachments



Adam Schiller
Owner



Soleil Schiller



Susie (Schiller) Mahan
Former Owner, Adam's Mom
Current Resident

Nancy Scott
Scott Homebuilders

Adjacent
properties
with
R-20 Zoning



RESOLUTION R-19-XXXX

**A RESOLUTION APPROVING A MINOR PLAT FOR THE SCHILLER
ADDITION**

WHEREAS, the Planning and Zoning Commission recommended approval of the Minor Plat for the Schiller Addition on May 13, 2019.

**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 Schiller Addition on approximately 1.08 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved with the following plat waiver:

1. Frontage on Public Access Required: The southern lot will have access to Hall Johnson from an access easement located on the northern lot, which both properties will share.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS
THE 4th DAY OF JUNE 2019.

Mayor Richard Newton	_____	Mayor Pro Tem Bobby Lindamood	_____
Place 1, Tammy Nakamura	_____	Place 5, Chuck Kelley	_____
Place 3, Kathy Wheat	_____	Place 6, Callie Rigney	_____
Place 4, George Dodson	_____		

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
Assistant City Secretary

Richard Newton
Mayor

[illegible]



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 2f	Agenda Date 5/13/2019	Number
Type Presentation and Discussion		
Department Community Development		

Title

Presentation and discussion of a Special Use Permit (SUP) for Oil and Gas Extraction, specifically for a change in the ownership of the existing well on Tract 1D, Abstract 295, in the William E Crooks and Lot 1, Block 1, of the Park Place Estates, located at 7404 and 7504 Pleasant Run Road, Case ZC18-035, TABLED ITEM

Explanation

Jason Tackett, the agent for Sage Natural Resources, LLC, has submitted a request to amend a Special Use Permit (SUP) for a gas well at 7404 & 7540 Pleasant Run Road. The subject property is zoned AG-Agricultural district. Per the Land Development Code (LDC), an amendment to the SUP is a requirement for a change in ownership. Gas well drilling and production is allowed in the AG-Agricultural zoning district with the approval of an SUP.

Existing Conditions/Background: The subject property is currently developed for gas well drilling and production. In November of 2010, an SUP was approved for a gas well drilling and production (O-10-1779) on this property for 14 gas wells. The ordinance placed a 5 year time limit for all drilling activity to occur.

Proposed Zoning:

Request – The applicant requests an amendment to the existing SUP for an ownership change to the existing gas well drilling and production site in the AG- Agricultural zoning district.

The minimum standards for the AG zoning district are as follows:

Minimum Lot Size	130,680 square feet
Minimum Lot Width	200 feet
Minimum Lot Depth	300 feet
Front Building Line	40 feet
Side Building Line	25 feet
Rear Building Line	40 feet
Max. Lot Coverage	20%

Surrounding Development: The property to the north is zoned PUD-R and is

improved with a single family residential development, the Overlook at Big Bear Creek subdivision. Properties to the east, south, and west are zoned AG- Agricultural and are utilized with single-family residential as well as agricultural uses.

Proposed Use: According to the Statement of Planning Objectives, the 13.7 acres of land was acquired by Sage Natural Resources, LLC, and they wish to maintain the current site with no changes to it at this time.

Ordinance – Chapter 3.1 (Oil and Gas Well Drilling and Production) of the Land Development Code identifies the purpose of a Special Use Permit as:

Operator: The person listed on the railroad commission form W-1 or form P-4 for a well as the person that is, has applied for, or will be, actually in charge and in control of drilling, maintaining, operating, pumping or controlling any well including, without limitation, a unit operator. If the operator, as defined herein, for any well is not the lessee of any premises affected by the provisions of this Chapter, then such lessee shall also be deemed to be an operator. In the event there is no oil and gas lease relating to any premises affected by this Chapter, the owner of the fee mineral estate in the premises shall also be deemed an operator.

Section 3.1 – 145 Standards for Oil and Gas Well Drilling and Production

E. Phasing of Drilling and Production and General Special Use Permit Provisions

1. Any SUP authorized under this ordinance shall only be granted to the entity named on the original application and may not be transferred to any other entity without the approval of the City Council. City Council approval shall be required for any change in ownership of the entity named on the SUP application for any SUP granted under this chapter.

Analysis – The SUP request up for consideration is consistent with the requirements of Chapter 3.1 of the Land Development Code. Based on the information provided by the applicant, the use of the land would remain in its current state. If the applicant desired to change the state of the site, an additional SUP and its respective permit processes would have to be pursued.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, identifies the subject property for residential development. The proposed SUP does not conflict with any portion of the comprehensive plan.

Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1000 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.

Staff Recommendation: The proposed request is for a change in ownership only with no site changes proposed. Staff recommends approval of the Special Use Permit.

Case ZC18-035 was tabled during the March 25, 2019, Planning and Zoning Commission meeting to allow for additional information to be provided by the applicant.

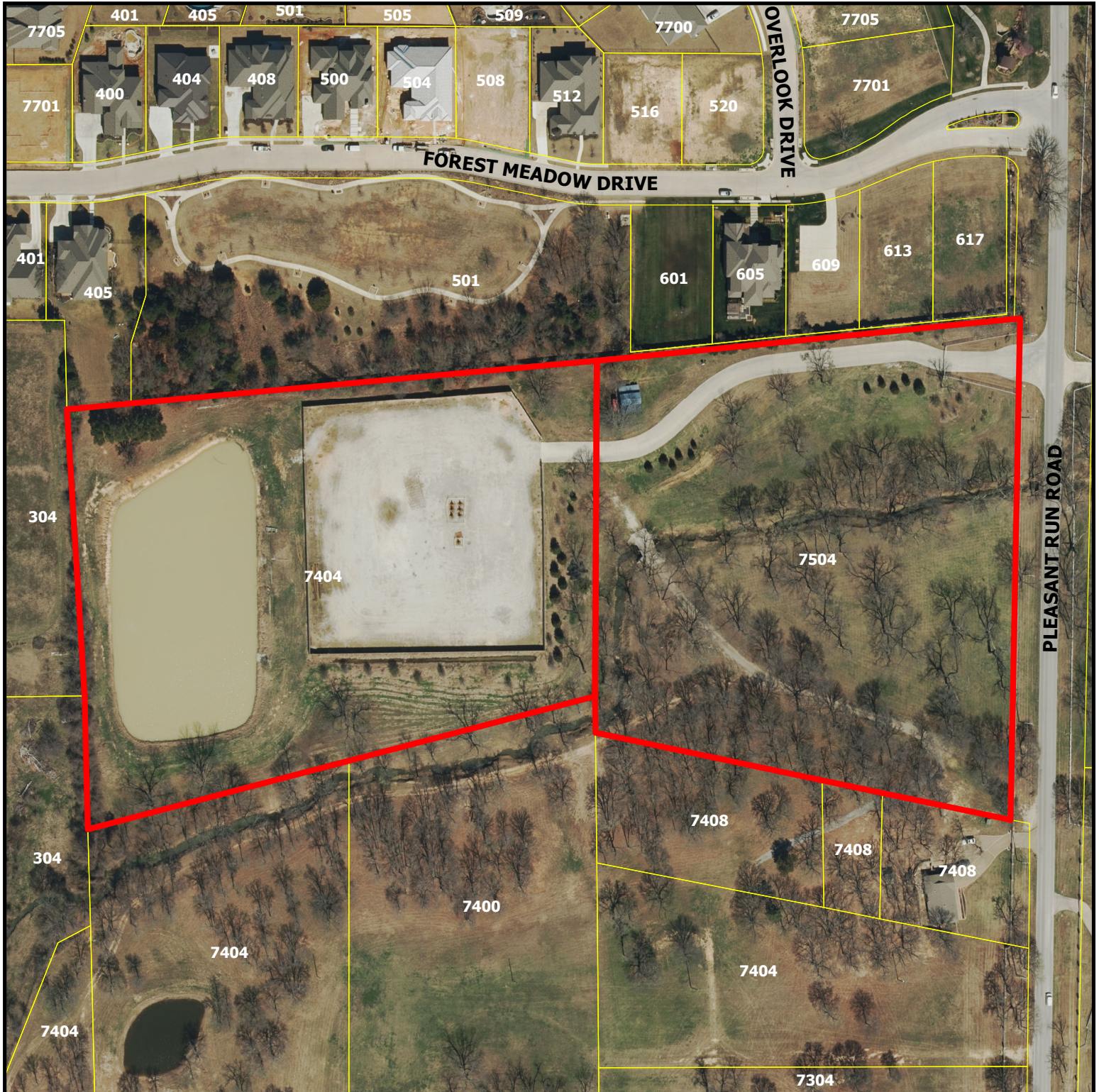
Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Site Exhibits
5. Statement of Planning Objective
6. Notification Map
7. Notification List
8. Zoning Property Owner Notification
9. Letters of Opposition
10. Inquiry Letter from Property Owner
11. Draft Ordinance

Aerial Map



ZC18-035

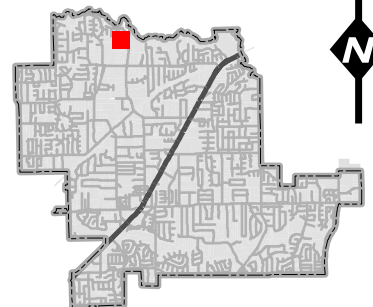
7404 and 7504 Pleasant Run Road

DISCLAIMER:

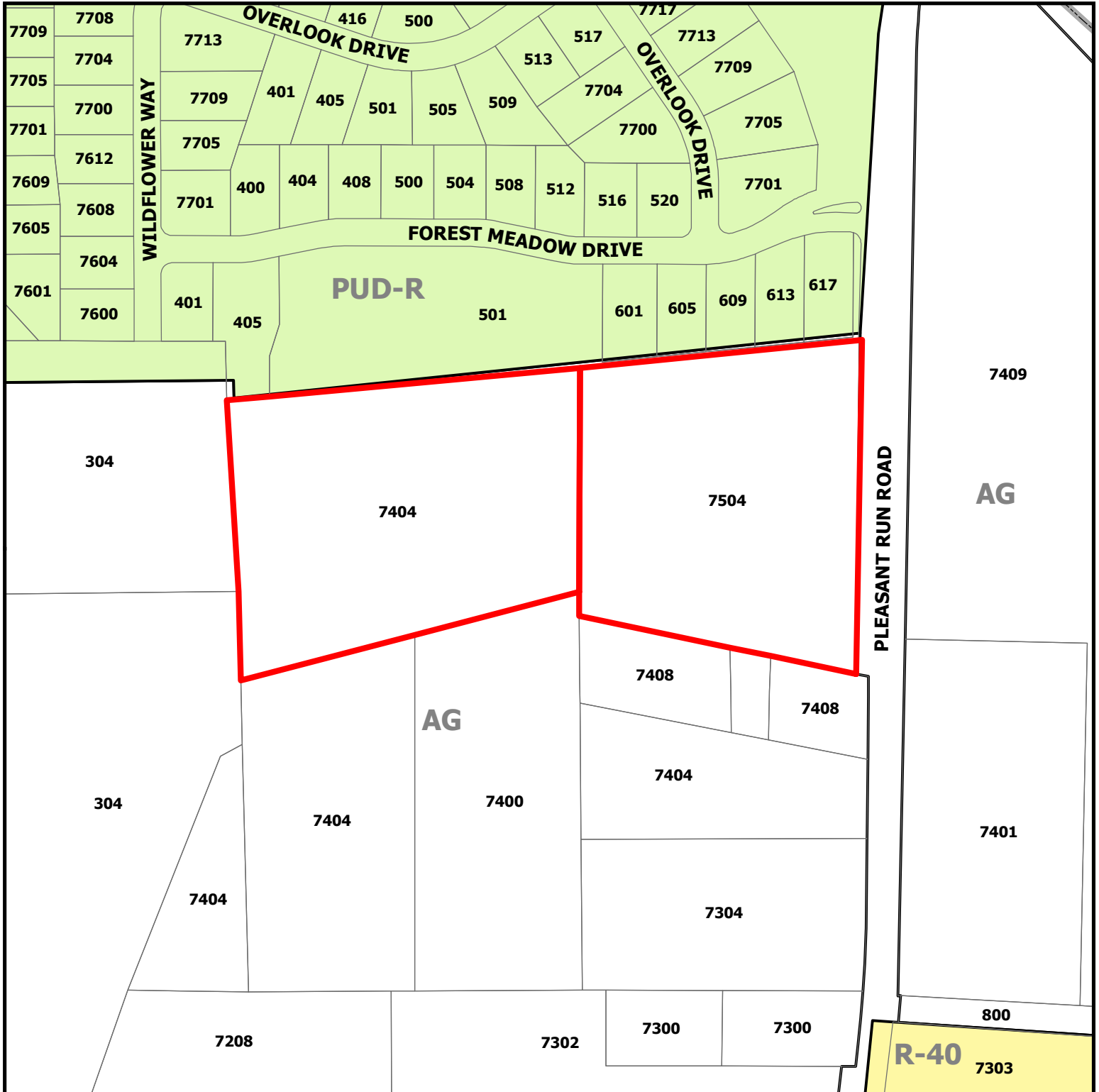
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Subject Property



Zoning Map



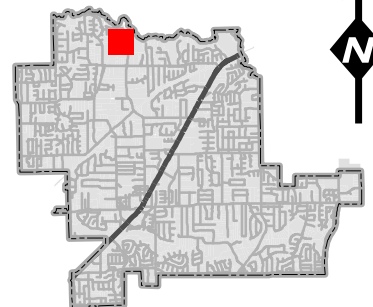
ZC18-035

7404 and 7504 Pleasant Run Road

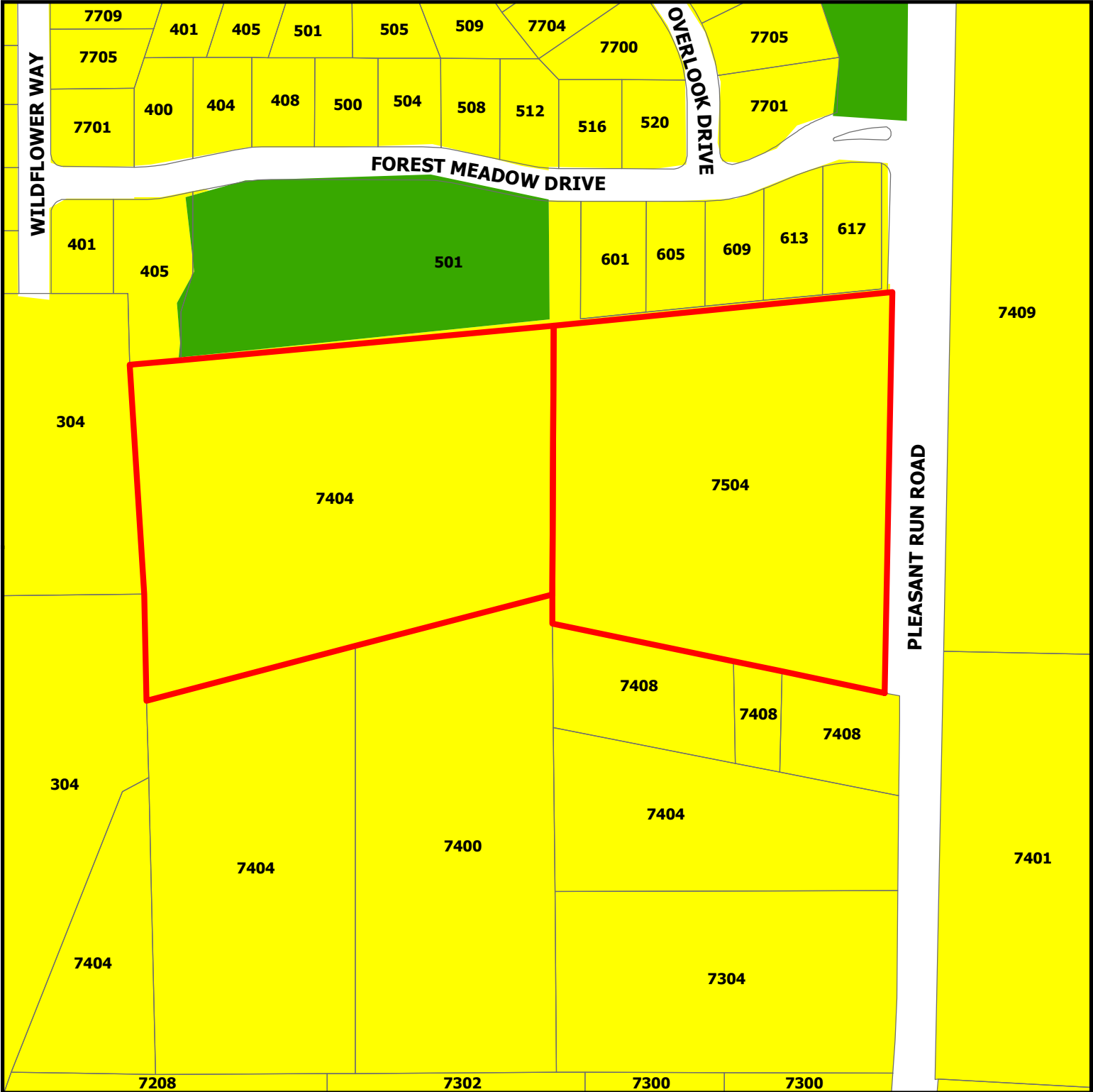
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Subject Property



Future Land Use Map

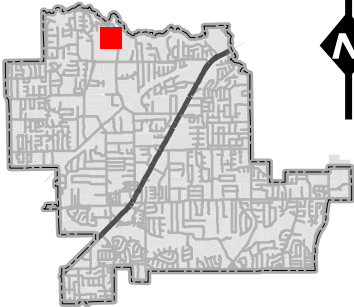


ZC18-035

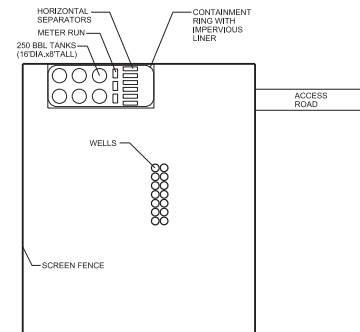
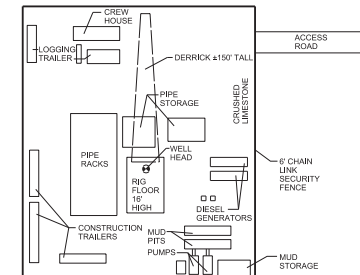
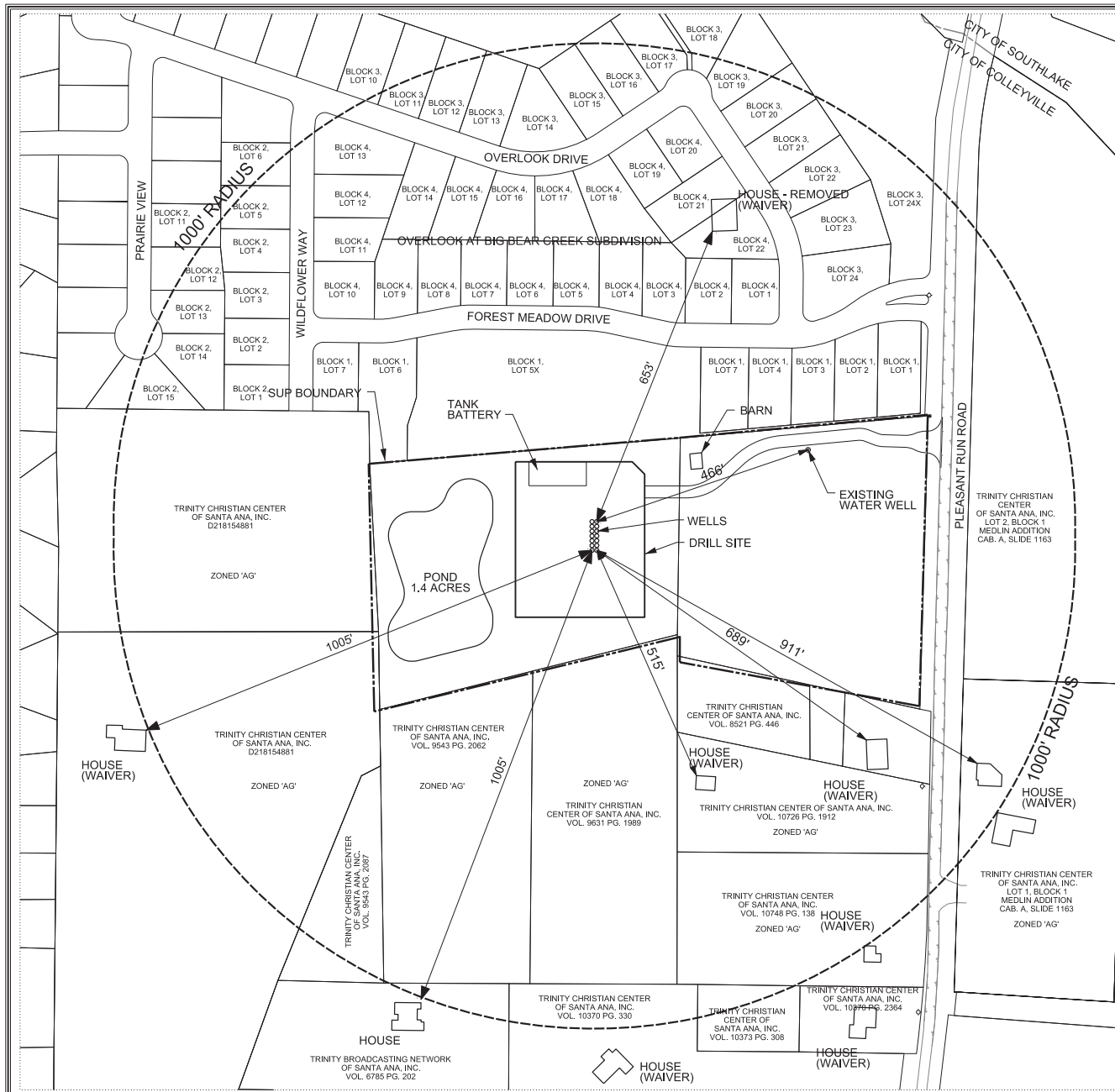
7404 and 7504 Pleasant Run Road

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-  Subject Property
-  Residential
-  Open Space; Parks



Site Exhibit



TCC PAD SITE

CITY OF COLLEYVILLE, TEXAS

APPLICANT / OPERATOR:



TWO WARREN PLACE
6120 S. YALE AVENUE, STE. 900
TULSA, OK 74136
PHONE: 917-900-6445

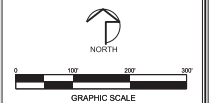


9800 HILLWOOD PARKWAY
SUITE 250
FORT WORTH, TX 76177
PHONE: 817-562-3350
TBPE FIRM NO. 12207
TBPLS FIRM NO. 10177700

PROPERTY OWNER/MINERAL OWNER:

TRINITY CHRISTIAN CENTER
OF SANTA ANA, INC.
2442 MICHELLE DRIVE
TUSTIN, CALIFORNIA 92780

PROJECT NO. SNR18001
FILE PATH G:\08\SNR18001_Sage_TCC
DRAWN BY CAH
REVIEWED BY AAH
DATE JANUARY 15, 2019
REV OPERATOR TRANSFER



SHEET CONTENT

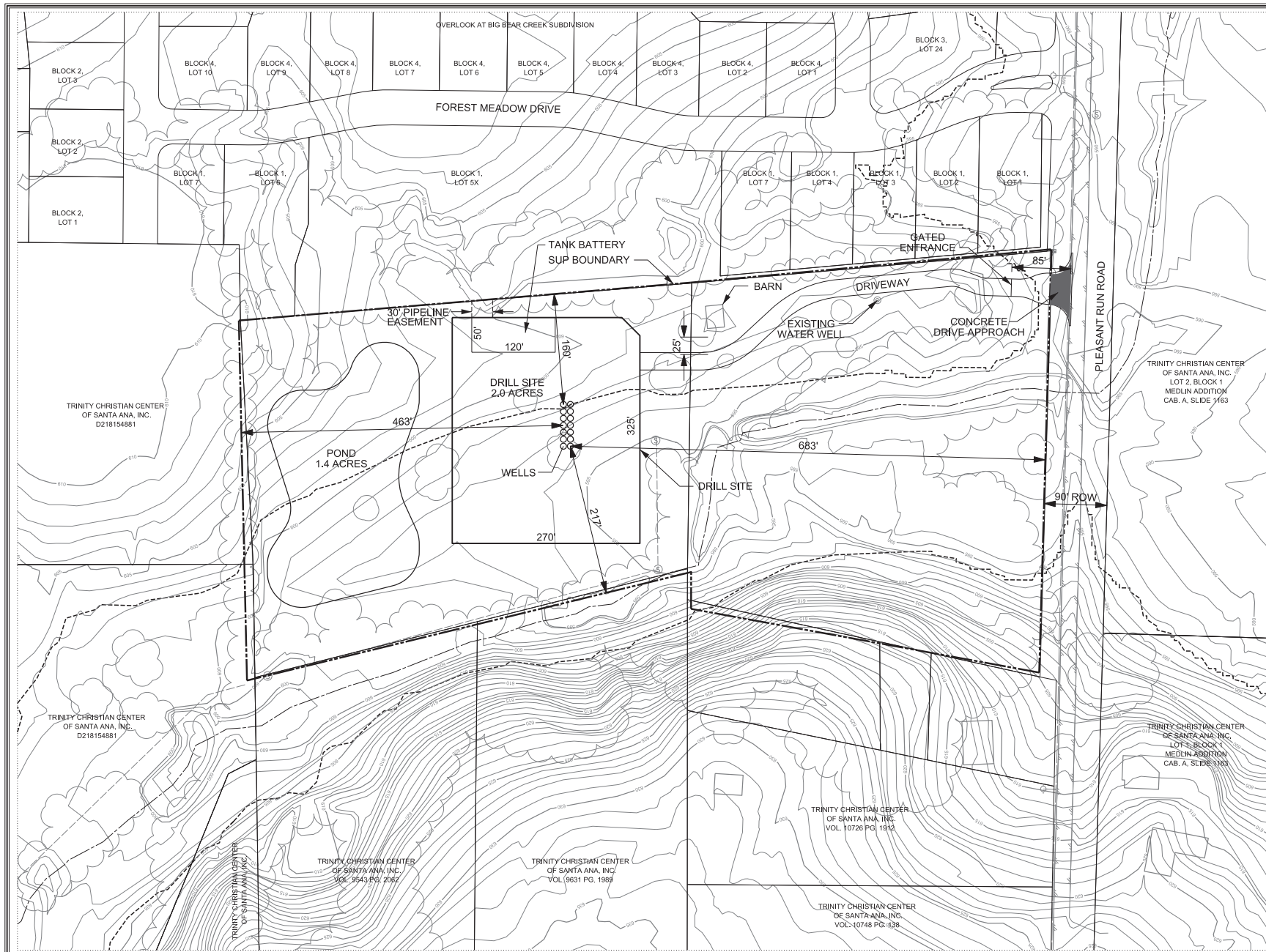
SUP SITE PLAN 'A'

13.241 ACRES OUT OF THE
W.E. CROOKS SURVEY
ABSTRACT NUMBER 295,
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS
JULY 2010

ZONING CHANGE FROM 'AG' TO
'SUP' GAS WELL DRILLING
AND PRODUCTION

SHEET NO. 1 OF 2

Site Exhibit



TCC PAD SITE

CITY OF COLLEYVILLE, TEXAS



TWO WARREN PLACE
6120 S. YALE AVENUE, STE. 900
TULSA, OK 74136
PHONE: 917-900-6445

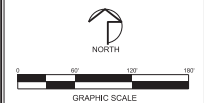


9800 HILLWOOD PARKWAY
SUITE 250
FORT WORTH, TX 76177
PHONE: 817-562-3350
TBPE FIRM NO. 12207
TBPLS FIRM NO. 10177700

PROPERTY OWNER/MINERAL OWNER:

TRINITY CHRISTIAN CENTER
OF SANTA ANA, INC.
LOT 2, BLOCK 1
MEDLIN ADDITION
CAB. A, SLIDE 1163

PROJECT NO. SNR18001
FILE PATH G:\JOB\SNR18001_Sage_TCC
DRAWN BY CAH
REVIEWED BY AAH
DATE JANUARY 15, 2019
REV OPERATOR TRANSFER



SHEET CONTENT

SUP SITE PLAN 'B'

13.241 ACRES OUT OF THE
W.E. CROOKS SURVEY
ABSTRACT NUMBER 295,
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS
JULY 2010

ZONING CHANGE FROM 'AG' TO
'SUP' GAS WELL DRILLING
AND PRODUCTION

SHEET NO. 2 OF 2

Statement of Planning Objectives



12/19/18

Jacquelyn Reyff
City of Colleyville
100 Main Street
Colleyville, Texas 76034

Re: Statement of Planning Objective (Trinity Unit)

Dear Jacquelyn,

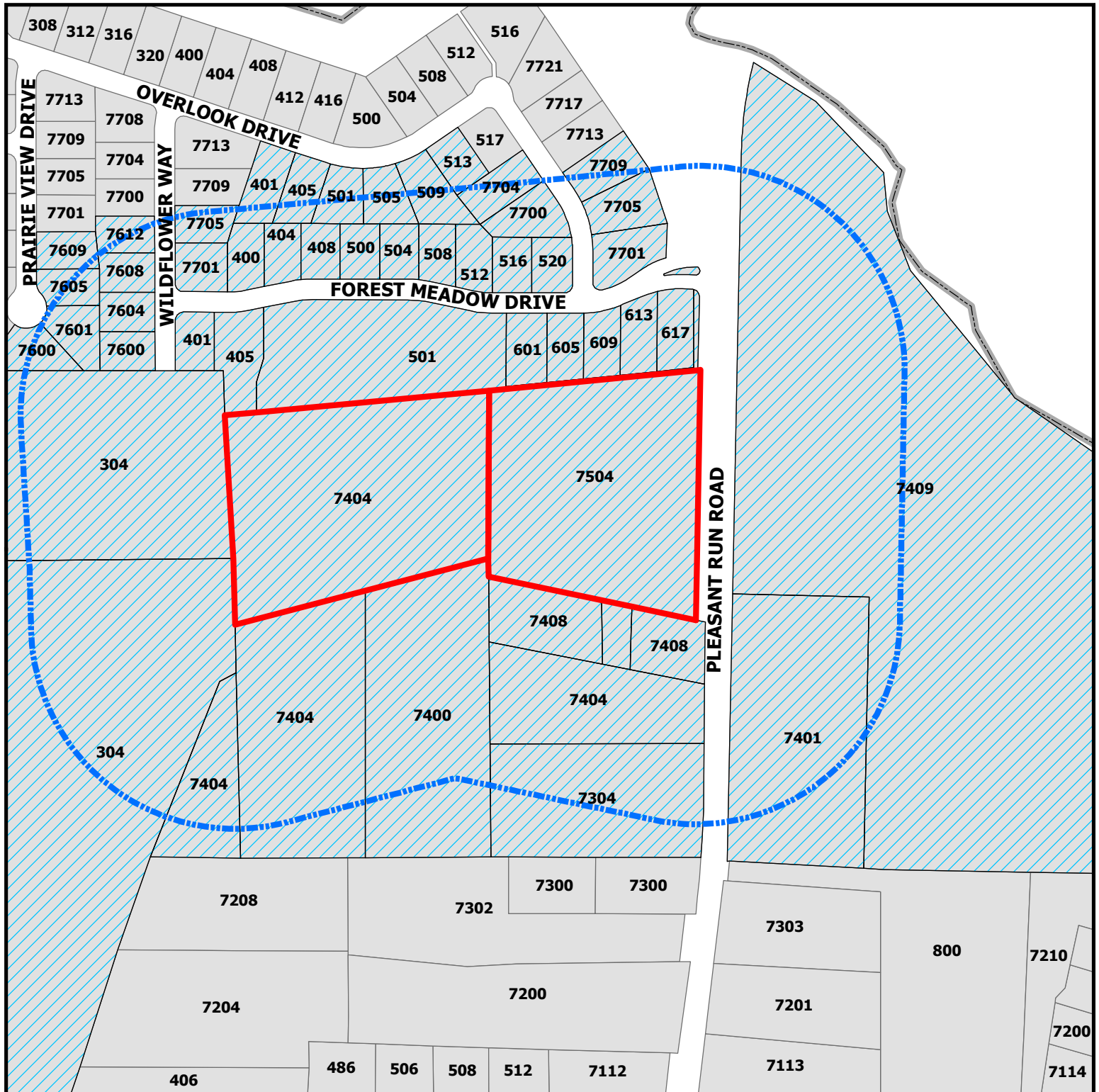
At this time, referring to the Trinity Unit, Sage Natural Resources is continuing to evaluate the viability of these assets and will maintain the gates and existing infrastructure in the interim. Currently, there is no plan to make any changes to the site or its use.

Sincerely,

A handwritten signature in black ink, appearing to read "Karen Franklin", written over a horizontal line.

Karen Franklin
Production Coordinator

Notification Map

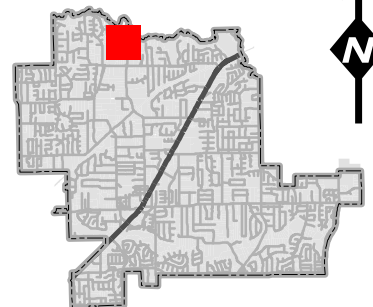


ZC18-035

7404 and 7504 Pleasant Run Road

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-  Subject Property
-  500ft Buffer
-  Properties within 500ft



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
SESSION, NANCY	7605 PRAIRIE VIEW DR	COLLEYVILLE, TX	76034	7605 PRAIRIE VIEW DR
WOMELDORPH, CRAIG	7705 OVERLOOK DR	COLLEYVILLE, TX	76034	7705 OVERLOOK DR
TRINITY CHRIS CTR SANTA ANA	2442 MICHELLE DR	TUSTIN, CA	92780	7408 PLEASANT RUN RD
THOMAS, MICHAEL	516 FOREST MEADOW DR	COLLEYVILLE, TX	76034	516 FOREST MEADOW DR
TRINITY CHRISTIAN CENTER	2442 MICHELLE DR	TUSTIN, CA	92780	7404 PLEASANT RUN RD
CHIQUEITO, GILBERT	520 FOREST MEADOW DR	COLLEYVILLE, TX	76034	520 FOREST MEADOW DR
SHORI, BALRAJ	400 FOREST MEADOW DR	COLLEYVILLE, TX	76034	400 FOREST MEADOW DR
MINHAS, NAVEEN	508 FOREST MEADOW DR	COLLEYVILLE, TX	76034	508 FOREST MEADOW DR
TOLL DALLAS TX LLC	250 GIBALTAR RD	HORSHAM, PA	19044	7600 WILDFLOWER WAY
NUCCETELLI, SANDRA	513 OVERLOOK DR	COLLEYVILLE, TX	76034	513 OVERLOOK WAY
EAMES, DONALD	613 FOREST MEADOW DR	COLLEYVILLE, TX	76034	613 FOREST MEADOW DR
HENRY, GARY	505 OVERLOOK DR	COLLEYVILLE, TX	76034	505 OVERLOOK WAY
FEDYNICH, GERALDINE	501 OVERLOOK DR	COLLEYVILLE, TX	76034	501 OVERLOOK DR
TRINITY CHRIS CTR SANTA ANA	2442 MICHELLE DR	TUSTIN, CA	92780	7504 PLEASANT RUN RD
KHALEDI, MORTEZA	404 FOREST MEADOW DR	COLLEYVILLE, TX	76034	404 FOREST MEADOW DR
NIYOGI, PARTHA	7604 WILDFLOWER WAY	COLLEYVILLE, TX	76034	7604 WILDFLOWER WAY
NAJAFI, POONEH	7705 WILDFLOWER WAY	COLLEYVILLE, TX	76034	7705 WILDFLOWER WAY
STECKLEIN, BERNARD	500 FOREST MEADOW DR	COLLEYVILLE, TX	76034	500 FOREST MEADOW DR
YATES, JAMES DEWAYNE	7701 OVERLOOK DR	COLLEYVILLE, TX	76034	7701 OVERLOOK DR
TRINITY CHRISTIAN CENTER INC	2442 MICHELLE DR	TUSTIN, CA	92780	7409 PLEASANT RUN RD
MURR, SAYLES	7700 OVERLOOK DR	COLLEYVILLE, TX	76034	7700 OVERLOOK DR
TOLL DALLAS TX LLC	250 GIBALTAR RD	HORSHAM, PA	19044	7600 PRAIRIE VIEW DR
MENZIE, ANTHONY	617 FOREST MEADOW DR	COLLEYVILLE, TX	76034	617 FOREST MEADOW DR
GEORGE, LUANNE M	512 FOREST MEADOW DR	COLLEYVILLE, TX	76034	512 FOREST MEADOW DR
TRINITY CHRIS CTR SANTA ANA	2442 MICHELLE DR	TUSTIN, CA	92780	7404 PLEASANT RUN RD
TRINITY CHRISTIAN CENTER	2442 MICHELLE DR	TUSTIN, CA	92780	7404 PLEASANT RUN RD
TRINITY CHRIS CENTER INC	2442 MICHELLE DR	TUSTIN, CA	92780	7404 PLEASANT RUN RD
JOSEPH, JUBY A	7601 PRAIRIE VIEW DR	COLLEYVILLE, TX	76034	7601 PRAIRIE VIEW DR
TRINITY CHRIS CTR SANTA ANA	2442 MICHELLE DR	TUSTIN, CA	92780	7408 PLEASANT RUN RD
SOCKET, PAUL	405 FOREST MEADOW DR	COLLEYVILLE, TX	76034	405 FOREST MEADOW DR
DO, DAVID	605 FOREST MEADOW DR	COLLEYVILLE, TX	76034	605 FOREST MEADOW DR
MANLEY GRANDCHILDRENS TRUST	401 FOREST MEADOW CIR	COLLEYVILLE, TX	76034	401 FOREST MEADOW DR
RILEY, TERRY	601 FOREST MEADOW DR	COLLEYVILLE, TX	76034	601 FOREST MEADOW DR
MCCARTHY, GERARD	504 FOREST MEADOW DR	COLLEYVILLE, TX	76034	504 FOREST MEADOW DR
SCHAULIN, RICHARD	408 FOREST MEADOW DR	COLLEYVILLE, TX	76034	408 FOREST MEADOW DR
KINDRICK, STEPHEN	401 OVERLOOK DR	COLLEYVILLE, TX	76034	401 OVERLOOK DR
STONE, KENT D	7612 WILDFLOWER WAY	COLLEYVILLE, TX	76034	7612 WILDFLOWER WAY
TRINITY CHRISTIAN CENTER	2442 MICHELLE DR	TUSTIN, CA	92780	7408 PLEASANT RUN RD
LEISTEN, JEFFREY	7709 OVERLOOK DR	COLLEYVILLE, TX	76034	7709 OVERLOOK DR
BISHOP, JEFFREY	405 OVERLOOK DR	COLLEYVILLE, TX	76034	405 OVERLOOK DR
DEVINE, VICKI	509 OVERLOOK DR	COLLEYVILLE, TX	76034	509 OVERLOOK DR
TRINITY CHRISTIAN CENTER INC	2442 MICHELLE DR	TUSTIN, CA	92780	7401 PLEASANT RUN RD
EVANS, MICHAEL	7609 PRAIRIE VIEW DR	COLLEYVILLE, TX	76034	7609 PRAIRIE VIEW DR
TRINITY CHRIS CTR SANTA ANA	2442 MICHELLE DR	TUSTIN, CA	92780	7304 PLEASANT RUN RD
TRINITY CHRISTIAN CENTER	2442 MICHELLE DR	TUSTIN, CA	92780	7400 PLEASANT RUN RD
NGUYEN, JULIE	7701 WILDFLOWER WAY	COLLEYVILLE, TX	76034	7701 WILDFLOWER WAY
HIGHTOWER, SHAWN	859 COUNTY 6612 RD	DEVINE, TX	78016	304 JOHN MCCAIN RD
HIGHTOWER, SYDNEY MARY TR	3945 FM 273	BONHAM, TX	75418	304 JOHN MCCAIN RD
WILBOW-OUTLOOK DEVELOPMENT COR	4131 N CENTRAL EXPWY	DALLAS, TX	75204	600 FOREST MEADOW DR
THE OVERLOOK RESIDENTIAL COMMU	2557 SW GRAPEVINE PKWY SUITE 1	GRAPEVINE, TX	76051	501 FOREST MEADOW DR
ROWEKAMP, KENNETH	7704 OVERLOOK DR	COLLEYVILLE, TX	76034	7704 OVERLOOK DR
MOODY, DEBBIE	7608 WILDFLOWER WAY	COLLEYVILLE, TX	76034	7608 WILDFLOWER WAY
TOLL DALLAS TX LLC	250 GIBALTAR RD	HORSHAM, PA	19044	609 FOREST MEADOW DR
MONTICELLO ADDITION-COLLEYVILLE	P.O. BOX 254	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
SAGE NATURAL RESOURCES, LLC c/o JASON TACKETT	6120 S YALE AVENUE, STE 900	TULSA, OK	74136	APPLICANT

Public hearing notices were mailed March 8, 2019



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, May 13, 2019 at 7:00 p.m.
City Council Meetings: Tuesday, June 4, 2019 & Tuesday, June 18, 2019 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit (SUP) for Oil and Gas Extraction. The SUP is a requirement for a change in ownership of the existing gas well.

Zoning Case: ZC18-035

Applicant: Jason Tackett

Owner: Sage Natural Resources LLC

Location: 7404 & 7504 Pleasant Run Road

Property Description: Tract 1D, Abstract 295, in the William E Crooks and Lot 1, Block 1, of the Park Place Estates

Present Zoning: AG Agricultural district

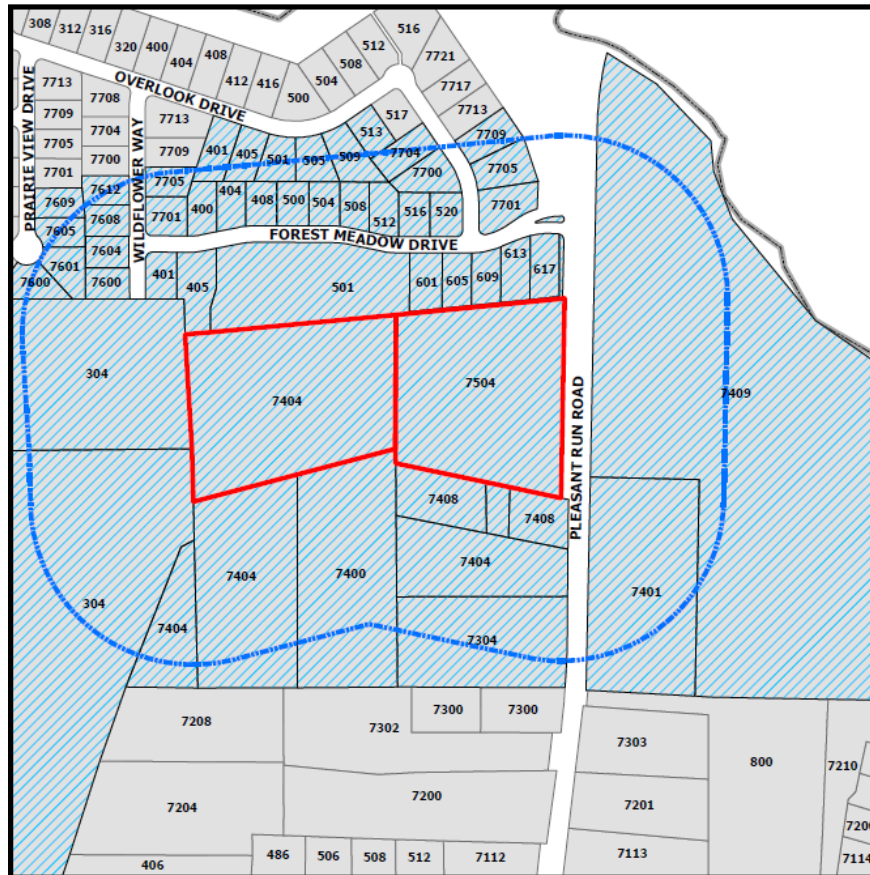
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a 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**

NOTICE OF PUBLIC HEARING

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 76034. 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 817.503.1056. Please reference the zoning case number when requesting information.

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

Honorable Mayor, City Council Members, Madame Chairwoman and Members of the Planning and Zoning Commission:

Thank you for your service and dedication to the citizens of the City of Colleyville. I appreciate the time you dedicate towards making our City the jewel of Northeast Tarrant County.

I am corresponding to protest Zoning Case ZC 18-035 (Consideration of a Special Use Permit for Oil and Gas Extraction. Specifically for a change in ownership of an existing gas well.). After reviewing the notice and accompanying document, I have several questions regarding this request and would like to address these as succinctly as possible.

First, I have significant concerns regarding Sheet number 1 of 2 of the Site Exhibit. This shows a typical “drill site” in the upper right hand corner of the submitted drawing. At best, this is most likely either an error or oversight by the applicant. At worse, it is a forewarning of the applicant’s true intent for the site should the special use permit be approved. I believe that more clarity regarding this must be provided by the applicant and that a new submittal without this exploded view should be submitted prior to any consideration of the special use.

Second, the plan as submitted cannot meet the requirements of section 3.1 of the City of Colleyville Land Development Code. Specifically the code reads:

D. Setback Distances.

1. Wells setbacks for gas or oil well permits:

- a. It shall be unlawful to drill, redrill, deepen, re-enter, activate or convert any well, the center of which, at the surface of the ground, is located; or*
- b. Within 1,000 feet from any public park; or*
- c. Within 1,000 feet from any residence, religious institution, public building, hospital building or school for which a building permit has been issued on the date of the application for a drilling permit is filed with the administrative officer or*
- d. Within 1,000 feet from any building used, or designed and intended to be used, for human occupancy; or*
- e. Within 500 feet from any existing storage tank containing flammable liquids or gases, or source of potential ignition; or*
- f Within 500 feet of any public street, road, highway, or right-of-way line, except in the case of railroad right-of-way; or*
- g. Within 100 feet of any building accessory to, but not necessary to the operation of the well; or*
- h. Within 300 feet to any fresh water well; or*

2. 3.

E.

1.

- i. The measurement of all distances shall be calculated from the proposed well bore, in a straight line, without regard to intervening structures or objects, to the closest exterior point of the any object listed in a. through h. above.*

Letter of Opposition

j. For purposes of this section, a "building used, or designed and intended to be used, for human occupancy" means an enclosed space, other than a residence, in which individuals congregate for amusement or similar purposes or in which occupants are engaged at labor, and which is equipped with means of egress, light, and ventilation facilities."

The distances set out in this may be reduced at the discretion of the City Council.

At a minimum, no structure intended for human occupancy, including any residence, shall be constructed within 300 feet of an existing gas well head, tank battery or other gas well equipment unless approved by the City Council.

Per the ordinance, the applicant cannot meet the requirements set aside for setbacks from not one but 55 single family residences within the Overlook at Colleyville.

I respectfully request that the Planning and Zoning Commission and the City Council deny the Special Use request for change of ownership based on the inability of the applicant to lawfully comply with Section 3.1 of the Local Development Code. I am concerned that this request, if approved, will only be met with a subsequent request to redevelop the site or to make it active although it has been capped for the better part of two years. To approve this would only serve to allow the camel's nose under the tent and could potentially set a precedent where the applicant could argue that any future denials were arbitrary and capricious given the assumed blessing on the site with a change of ownership request.

Again, thank you for your time and consideration to this matter.

Please feel free to contact me if you have any concerns or would like to discuss this with me personally. You may reach me electronically at stephenkindrick@sbcglobal.net or at (817) 980-5920.

Kindest Regards,

A handwritten signature in black ink, appearing to read 'Stephen D Kindrick', with a long, sweeping horizontal line extending to the right.

Stephen D Kindrick, MUP, DO
401 Overlook Drive
Colleyville, Tx 76034
Lot 14, Block 4, Overlook at Big Bear Creek Subdivision

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

Honorable Mayor, City Council Members, Madame Chairwoman and Members of the Planning and Zoning Commission:

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1. Wells setbacks for gas or oil well permits:

- a. It shall be unlawful to drill, redrill, deepen, re-enter, activate or convert any well, the center of which, at the surface of the ground, is located; or*
- b. Within 1,000 feet from any public park; or*
- c. Within 1,000 feet from any residence, religious institution, public building, hospital building or school for which a building permit has been issued on the date of the application for a drilling permit is filed with the administrative officer or*
- d. Within 1,000 feet from any building used, or designed and intended to be used, for human occupancy; or*
- e. Within 500 feet from any existing storage tank containing flammable liquids or gases, or source of potential ignition; or*
- f. Within 500 feet of any public street, road, highway, or right-of-way line, except in the case of railroad right-of-way; or*
- g. Within 100 feet of any building accessory to, but not necessary to the operation of the well; or*
- h. Within 300 feet to any fresh water well*

Per the ordinance, the applicant cannot meet the requirements set aside for setbacks from not one but 55 single family residences within the Overlook at Colleyville.

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Letter of Opposition

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Again, thank you for your time and consideration to this matter.

Please feel free to contact me if you have any concerns or would like to discuss this with me personally.

Respectfully,

Patsy Thornton

Homeowner Name *Patsy Thornton*
Address *7705 Prairie View Dr*
Colleyville, TX 76034
Lot ~~8~~ Block ~~10~~ Overlook of Big Bear Creek
10 152

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

Honorable Mayor, City Council Members, Madame Chairwoman and Members of the Planning and Zoning Commission:

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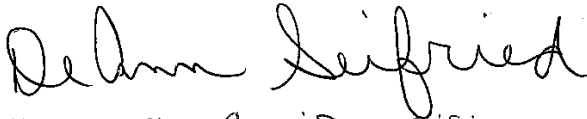
Letter of Opposition

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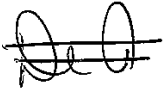


Homeowner Name Gary & Deann Seifried

Address 300 Overlook Dr.

Colleyville, TX 76034

Lot 3, Block 3, Overlook of Big Bear Creek



Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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The block contains two handwritten signatures in black ink. The first signature, on the left, is 'William Wilson' and is written in a cursive, flowing style. The second signature, on the right, is 'Sandra Wilson' and is also written in a cursive style, with a small 'd' above the 'i' in 'Wilson'.

Homeowner Name William & Sandra Wilson
Address 312 Overlook Dr.
Colleyville, TX 76034
Lot 6, Block 3, Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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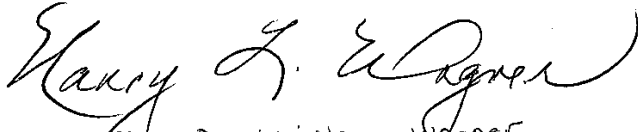
Letter of Opposition

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Respectfully,

A handwritten signature in black ink, appearing to read "Daniel & Nancy Wagner". The signature is fluid and cursive, with the first name "Daniel" being more prominent.

Homeowner Name Daniel & Nancy Wagner

Address 508 Overlook Dr.

Colleyville, TX 76034

Lot 14 Block 3, Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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Letter of Opposition

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A handwritten signature in black ink, appearing to read "David Nuccetelli". The signature is fluid and cursive, with the first name "David" and last name "Nuccetelli" clearly distinguishable.

Homeowner Name David & Sandra Nuccetelli

Address 513 Overlook Dr.

Colleyville, TX 76034

Lot 19 Block 4, Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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Letter of Opposition

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Respectfully,

LuAnne George
AGeorge 03/14/19

Homeowner Name LuAnne and Robert George
Address 512 Forest Meadow Drive
Colleyville, TX 76034
Lot 3, Block 4, Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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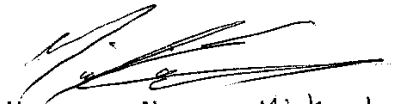
Letter of Opposition

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Respectfully,



Homeowner Name Michael Evans
Address 7609 Prairie View Colleyville Texas
Colleyville, TX 76034
Lot ~~17~~ Block ~~2~~ Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
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100 Main Street
Colleyville, TX 76034

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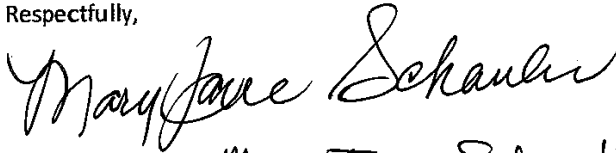
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Respectfully,

A handwritten signature in cursive script that reads "Mary Jane Schaulin".

Homeowner Name *Mary Jane Schaulin*
Address *408 Forest Meadow Dr.*
Colleyville, TX 76034
Lot 7, Block 4, Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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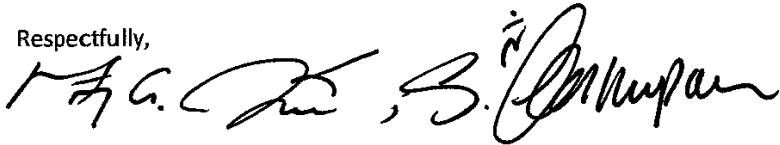
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Respectfully,

A handwritten signature in black ink, appearing to read "M. K. & S. Afshinpour", written in a cursive style.

Homeowner Name *Morteza Khaledi & Shahrzad Afshinpour*
Address *404 Forest Meadow Dr.*
Colleyville, TX 76034
Lot *8* Block *4* Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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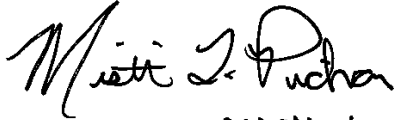
Letter of Opposition

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Again, thank you for your time and consideration to this matter.

Please feel free to contact me if you have any concerns or would like to discuss this with me personally.

Respectfully,

A handwritten signature in black ink that reads "Misti L. Pichon". The signature is fluid and cursive, with the first name "Misti" being more prominent.

Homeowner Name Misti L. Pichon
Address 7600 Prairie View Dr. Colbyville, TX 76034
Colleyville, TX 76034
Lot 15 Block 30 Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

Honorable Mayor, City Council Members, Madame Chairwoman and Members of the Planning and Zoning Commission:

I am corresponding to protest Zoning Case ZC 18-035 (Consideration of a Special Use Permit for Oil and Gas Extraction. Specifically for a change in ownership of an existing gas well.). After reviewing the notice and accompanying document, I have several questions regarding this request and would like to address these as succinctly as possible.

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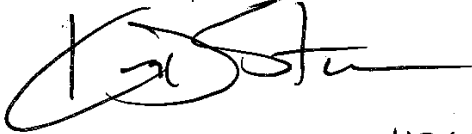
Letter of Opposition

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Again, thank you for your time and consideration to this matter.

Please feel free to contact me if you have any concerns or would like to discuss this with me personally.

Respectfully,

A handwritten signature in black ink, appearing to read 'Kent Stone', with a large, stylized initial 'K'.

Homeowner Name **KENT STONE**
Address **7612 WILD FLOWER WAY**
Colleyville, TX 76034
Lot **4** Block **2** Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

Honorable Mayor, City Council Members, Madame Chairwoman and Members of the Planning and Zoning Commission:

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Letter of Opposition

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Again, thank you for your time and consideration to this matter.

Please feel free to contact me if you have any concerns or would like to discuss this with me personally.

Respectfully,



Homeowner Name: Judy Joseph
Address: 7601 Prairie View Dr.
Colleyville, TX 76034
Lot 1, Block 2, Overlook of Big Bear Creek

Letter of Opposition

12
Signed

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

From: Rowekamp
03/16/19

Honorable Mayor, City Council Members, Madame Chairwoman and Members of the Planning and Zoning Commission:

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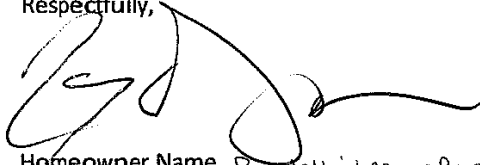
Letter of Opposition

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Please feel free to contact me if you have any concerns or would like to discuss this with me personally.

Respectfully,

A handwritten signature in black ink, appearing to read 'RB', with a long horizontal flourish extending to the right.

Homeowner Name Randell & Leanne Bush

Address 304 Overlook Dr.

Colleyville, TX 76034

Lot 4, Block 3, Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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Letter of Opposition

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Respectfully,



Homeowner Name

Address

Colleyville, TX 76034

Lot 5 Block 3 Overlook of Big Bear Creek

ALI SHAKHOUR MD
308 OVERLOOK

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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Letter of Opposition

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Respectfully,

A handwritten signature in cursive script, appearing to read 'S. Schneider', written in black ink.

Homeowner Name Samantha Schneider

Address 316 Overlook Dr.

Colleyville, TX 76034

Lot 1, Block 3, Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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A handwritten signature in black ink, appearing to read "Michael Kolb", with a long horizontal flourish extending to the right.

Homeowner Name Michael Kolb
Address 325 Overlook Dr.
Colleyville, TX 76034
Lot 8, Block 3, Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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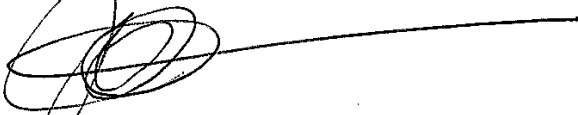
Letter of Opposition

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Respectfully,

A handwritten signature in dark ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Homeowner Name Judith Thornhill

Address 404 Overlook Dr.

Colleyville, TX 76034

Lot 4 Block 3, Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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Letter of Opposition

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Respectfully,

A handwritten signature in black ink, appearing to read "Robert Stewart", with a horizontal line drawn through the middle of the signature.

Homeowner Name Robert Stewart
Address 412 Overlook Dr.
Colleyville, TX 76034
Lot 12 Block 3, Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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Respectfully,

A handwritten signature in black ink, appearing to read 'Kreg Browder', with a long horizontal flourish extending to the right.

Homeowner Name Kreg Browder
Address 416 Overlook Dr.
Colleyville, TX 76034
Lot 13 Block 3, Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

Honorable Mayor, City Council Members, Madame Chairwoman and Members of the Planning and Zoning Commission:

I am corresponding to protest Zoning Case ZC 18-035 (Consideration of a Special Use Permit for Oil and Gas Extraction. Specifically for a change in ownership of an existing gas well.). After reviewing the notice and accompanying document, I have several questions regarding this request and would like to address these as succinctly as possible.

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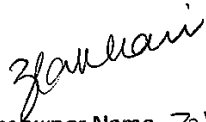
Letter of Opposition

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Again, thank you for your time and consideration to this matter.

Please feel free to contact me if you have any concerns or would like to discuss this with me personally.

Respectfully,



Homeowner Name Zabin Bheidani
Address 500 Overlook Dr
Colleyville, TX 76034
Lot 14 Block 3, Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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Letter of Opposition

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Respectfully,

A handwritten signature in black ink that reads "Lisa Vitalone". The signature is written in a cursive, flowing style.

Homeowner Name Vitalone

Address 504 Overlook Dr.

Colleyville, TX 76034

Lot 15 Block 3, Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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Respectfully,



Homeowner Name John & Marsha Byus

Address 512 Overlook Dr.

Colleyville, TX 76034

Lot 11, Block 3, Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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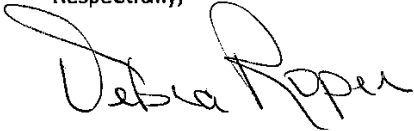
Letter of Opposition

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Again, thank you for your time and consideration to this matter.

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Respectfully,

A handwritten signature in black ink that reads "Debra Roper". The signature is fluid and cursive, with the first name "Debra" and last name "Roper" clearly distinguishable.

Homeowner Name Debra Roper

Address 516 Overlook Dr.

Colleyville, TX 76034

Lot 18 Block 3 Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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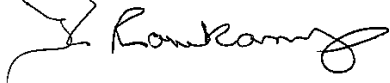
Letter of Opposition

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Please feel free to contact me if you have any concerns or would like to discuss this with me personally.

Respectfully,



Homeowner Name Kenneth & Cynthia Rowekamp
Address 7704 Overlook Dr.
Colleyville, TX 76034
Lot 2, Block 4, Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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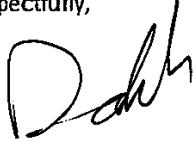
Letter of Opposition

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Respectfully,



Homeowner Name

Address

Colleyville, TX 76034

Lot ~~L~~, Block ~~4~~, Overlook of Big Bear Creek

DAVID DO

605 FOREST MEADOW DR.

Letter of Opposition

March 12, 2019

Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034

Subject: Protest Zoning Action ZC18-035

To: City Council and Planning and Zoning Commission

This letter is being presented to provide written documentation of our strongest possible protest to the referenced Zoning Action. A key component of our decision to purchase Lot 6, Block 4 and build a home on Forest Meadow Drive, was a document shown to us by the Toll Brothers Market Manager stating, in effect that the gas well in question, was plugged and would never ever be opened in the future. This was a concern and difficult decision but because of the presented documentation, we elected to buy and are very happy with our new home and move to Colleyville.

Allowing this well to open would have devastating consequences to our property values, environment and would cause serious safety concerns. We absolutely cannot allow this zoning action to be approved and plead that, you, as our governmental representatives, put the welfare of the community and its citizens ahead of this commercial action and unanimously reject this zoning request.

Bernard and Joanne Stecklein
500 Forest Meadow Drive
Colleyville, TX 76034

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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Letter of Opposition

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Respectfully,



Homeowner Name *Cynthia Luk-Reid*
Address *7712 Prairie View Dr.*
Colleyville, TX 76034
Lot², Block³, Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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Respectfully,

A handwritten signature in black ink, appearing to read "Crystal Brum". The signature is fluid and cursive, with the first name "Crystal" written in a larger, more prominent script than the last name "Brum".

Homeowner Name

Address 1805 PRAIRIE VIEW DRIVE

Colleyville, TX 76034

Lot 2, Block 2, Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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Homeowner Name

Address

Colleyville, TX 76034

Lot __ Block __ Overlook of Big Bear Creek

VU DOAN

7701 Prairie View Dr

Colleyville, TX 76034

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

Honorable Mayor, City Council Members, Madame Chairwoman and Members of the Planning and Zoning Commission:

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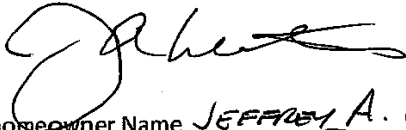
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Respectfully,



Homeowner Name JEFFREY A. LEISTEN
Address 7709 OVERLOOK DR
Colleyville, TX 76034
Lot 22 Block 3 Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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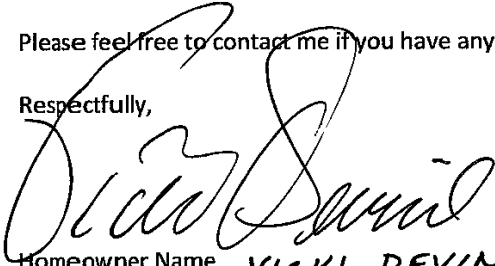
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Respectfully,



Homeowner Name VICKI DEVINE
Address 504 OVERLOOK DRIVE
Colleyville, TX 76034
Lot 18, Block 4, Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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Respectfully,



Homeowner Name Donald Eames
Address 613 Forest Meadow Drive
Colleyville, TX 76034
Lot 2, Block 1, Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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Respectfully,

Collette C. Cobben-Murr Collette Cobben-Murr
Sayles A. Murr SAYLES A. MURR
7700 Overlook Drive
Colleyville, TX 76034

Homeowner Name

Address

Colleyville, TX 76034

Lot 2 Block 4, Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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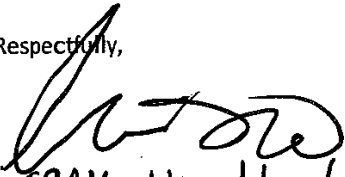
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Respectfully,



CRAIG Womeldorph

Homeowner Name

Address

Colleyville, TX 76034

Lot 2, Block 2, Overlook of Big Bear Creek

7705 Overlook Dr.

Colleyville, TX 76034

Letter of Opposition

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Homeowner Name

Address

Colleyville, TX 76034

Lot 1, Block 4, Overlook of Big Bear Creek

GILBERT CHIQUITO
520 FOREST MEADOW DR.

Letter of Opposition

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City of Colleyville
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Colleyville, TX 76034

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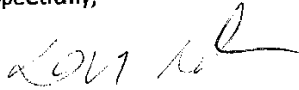
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Homeowner Name

Address

Colleyville, TX 76034

Lot 19 Block 3, Overlook of Big Bear Creek

Douglas & Shannell Sothman
7721 Overlook Drive

Letter of Opposition

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Colleyville, TX 76034

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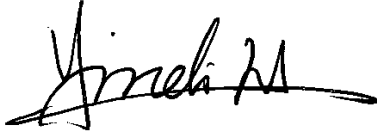
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Homeowner Name

Address

Colleyville, TX 76034

Lot 20 Block 4, Overlook of Big Bear Creek

Yindi Wu

517 Overlook Dr.

Colleyville, TX 76034

Letter of Opposition

12 March 2019
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Colleyville, TX 76034

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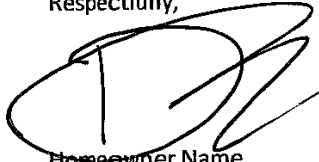
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Homeowner Name

Address

Colleyville, TX 76034

Lot 2 Block 3, Overlook of Big Bear Creek

HOANG-VU DINH

7713 OVERLOOK DR

Colleyville, TX 76034

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City of Colleyville
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Letter of Opposition

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Again, thank you for your time and consideration to this matter.

Please feel free to contact me if you have any concerns or would like to discuss this with me personally.

Respectfully,

 TOAN VAN

Homeowner Name

Address 7717 OVERLOOK DR.

Colleyville, TX 76034

Lot 20 Block 3, Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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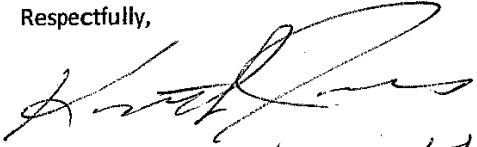
Letter of Opposition

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Respectfully,



Homeowner Name *Kenneth L Jones*
Address *7713 Wildflower Way*
Colleyville, TX 76034
Lot *8*, Block *2* Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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Respectfully,

A handwritten signature in black ink, appearing to read 'Donald P. Guerner', with a long horizontal line extending to the right.

Homeowner Name

Address

Colleyville, TX 76034

Lot ☒ Block ☒ Overlook of Big Bear Creek

DONALD P. GUERNER
7709 WILDFLOWER WAY

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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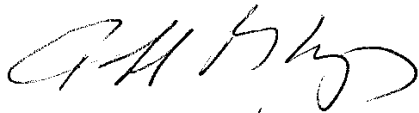
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Respectfully,



Homeowner Name JEFF BISHOP
Address 405 Overlook Dr
Colleyville, TX 76034
Lot 1 Block 1 Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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A handwritten signature in black ink, appearing to read "Afshin Gazon". The signature is stylized with a large, sweeping initial "A" and a long, horizontal stroke extending to the right.

Homeowner Name Afshin GAZON
Address 609 Forest meadow
Colleyville, TX 76034
Lot 3 Block L Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
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Respectfully,

Balay Shori

Homeowner Name *Balay Shori*
Address *400 Forest Meadow Drive*
Colleyville, TX 76034
Lot *9* Block *4*, Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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Homeowner Name

Address

Colleyville, TX 76034

Lot 6, Block 20 Overlook of Big Bear Creek

Kelly Rowe

7704 Wildflower Way



3/16/17

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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Respectfully,

Michael Moody

Homeowner Name

Address

Colleyville, TX 76034

Lot 3, Block 1 Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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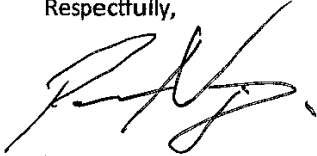
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Respectfully,



Homeowner Name *PARTHA NIVOGI*
Address *7604 WILDFLOWER WAY*
Colleyville, TX 76034
Lot *6* Block *2* Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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Letter of Opposition

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Again, thank you for your time and consideration to this matter.

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Respectfully,



Homeowner Name

Address

Colleyville, TX 76034

Lot 6 Block 4 Overlook of Big Bear Creek

BERNARD STECKLEIN
500 BREST MEADOW DRIVE

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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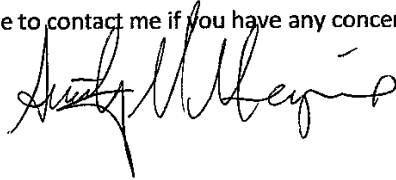
Letter of Opposition

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Respectfully,



Homeowner Name ANTHONY M. MENZIE
Address 617 FOREST MEADOW DR,
Colleyville, TX 76034
Lot 1, Block 1, Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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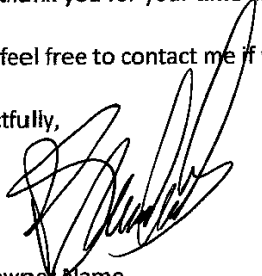
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Respectfully,



Homeowner Name

Address

Colleyville, TX 76034

Lot 6 Block 1, Overlook of Big Bear Creek

PAID: Kathleen Sackett
405 Forest Meadow DR
Colleyville, TX 76034
Block 1 lot 6

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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Letter of Opposition

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Please feel free to contact me if you have any concerns or would like to discuss this with me personally.

Respectfully,

A handwritten signature in black ink, appearing to read "James D. Yates", is written over the printed name and address.

Homeowner Name

Address

Colleyville, TX 76034

Lot ~~1~~ Block ~~2~~, Overlook of Big Bear Creek

Letter of Opposition

March 12, 2019

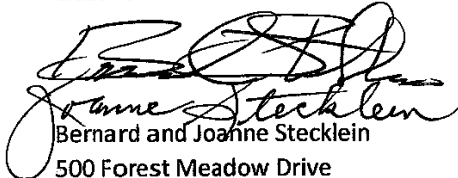
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034

Subject: Protest Zoning Action ZC18-035

To: City Council and Planning and Zoning Commission

This letter is being presented to provide written documentation of our strongest possible protest to the referenced Zoning Action. A key component of our decision to purchase Lot 6, Block 4 and build a home on Forest Meadow Drive, was a document shown to us by the Toll Brothers Market Manager stating, in effect that the gas well in question, was plugged and would never ever be opened in the future. This was a concern and difficult decision but because of the presented documentation, we elected to buy and are very happy with our new home and move to Colleyville.

Allowing this well to open would have devastating consequences to our property values, environment and would cause serious safety concerns. We absolutely cannot allow this zoning action to be approved and plead that, you, as our governmental representatives, put the welfare of the community and its citizens ahead of this commercial action and unanimously reject this zoning request.



Bernard and Joanne Stecklein
500 Forest Meadow Drive
Colleyville, TX 76034

Letter of Opposition

March 14, 2019

Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034

Dear Community Development Department Manager,

Let me begin by saying, we love living in Colleyville. We built our first Colleyville home in 1999 in Oakbrook Hills and lived there for 11 years. We moved to California in 2010, but purchased a home in the Villas at Caldwell Creek at that time, as well, so that we had a place to come back to...which we did in 2014. We built and moved into our current home in September 2017. Colleyville is a truly special place to live, a city that offers an extraordinary quality of life for its residents / families.

We received a NOTICE OF PUBLIC HEARING regarding Zoning Case: ZC18-035, pertaining to the request for consideration of a Special Use Permit (SUP) for Oil and Gas Extraction.

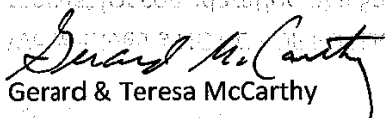
Please understand that my wife and I purchased our property and built our new home with Toll Brothers, Inc. with the understanding and assurance that there would never be any oil and gas extraction in the adjacent property to our housing subdivision. This was a major concern for us as prospective buyers and was a major consideration in our decision to become residents of the Overlook community.

The referenced notice came as a stunning surprise and has created significant angst, apprehension, concern and anger, as we feel that we were misled, but more importantly, all of the concerns that existed prior to our decision to build have now resurfaced. We feel compromised in our ability to do anything about it, and lack clarity to what recourse we might have.

We plan to participate in the Planning and Zoning Commission Meeting on Monday, March 25th, but wanted to ensure that our strenuous objection / protest to this request is documented.

Thank you for your consideration.

Sincerely,


Gerard & Teresa McCarthy

504 Forest Meadow Drive
Colleyville, TX 76034

Letter of Opposition

Community Development Department
City of Colleyville
100 Main Street
Colleyville, Texas 76034

March 14, 2019

To whom it may concern,

Please accept this letter as our protest of any action or change of zoning on the property at 7404 and 7504 Pleasant Run Road Colleyville, Tx (Zoning case: ZC18-035)

At the purchase of our home, we were assured and provided with a letter to Toll Brothers that the subject project/property was capped and there would be no further activity on this property or site. Any change would negatively affect the market value of our residence and we oppose such action.

Also the statement of Planning Objective (Trinity Unit) is vague and wide open as to what could happen in the future. An active well site could cause unusual traffic, noise, and danger via explosion or fire, etc.

We encourage the Planning and Zoning Commission to deny the subject request and/or subsequent denial or vote no by the City Council of Colleyville.

Sincerely

A handwritten signature in cursive script, appearing to read "Richard Schaulin".

Richard Schaulin
408 Forest Meadow Drive
Colleyville, Tx. 76034

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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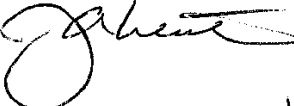
Letter of Opposition

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Again, thank you for your time and consideration to this matter.

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Respectfully,

 JEFFREY A. LEISTEN obo Overlook HOA

Homeowner Name

Address

Colleyville, TX 76034

Lot, Block, Overlook of Big Bear Creek

5X

1

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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Letter of Opposition

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Respectfully,



Homeowner Name

Address *6001 Forest Meadow*

Colleyville, TX 76034

Lot *2*, Block *1*, Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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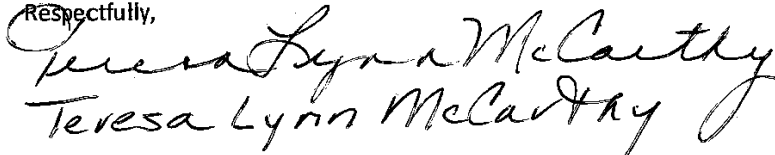
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Teresa Lynn McCarthy

Homeowner Name

Address

Colleyville, TX 76034

Lot 5, Block 4, Overlook of Big Bear Creek

504 Forest Meadow Drive
Colleyville, Texas 76034

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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Respectfully,


Begonia Ade Flores

Homeowner Name

Address

Colleyville, TX 76034

Lot 13 Block 1 Overlook of Big Bear Creek

Julian & Begonia Flores.

7713 Prairie View Dr

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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Per the ordinance, the applicant cannot meet the requirements set aside for setbacks from not one but 55 single family residences within the Overlook at Colleyville.

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Letter of Opposition

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Again, thank you for your time and consideration to this matter.

Please feel free to contact me if you have any concerns or would like to discuss this with me personally.

Respectfully,



Homeowner Name *Katherine Simpson*
Address *7709 Prairie View Dr.*
Colleyville, TX 76034
Lot *8* Block *2* Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

Honorable Mayor, City Council Members, Madame Chairwoman and Members of the Planning and Zoning Commission:

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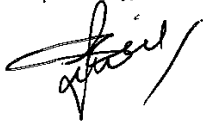
Letter of Opposition

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Again, thank you for your time and consideration to this matter.

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Respectfully,



Homeowner Name SAMIA RASHID & NAVEEN MINHAS
Address 508 FOREST MEADOW DR,
Colleyville, TX, 76034
Lot 4, Block 4, Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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Respectfully,

A handwritten signature in black ink, appearing to read "Charles Hadlock", with a long, sweeping horizontal line extending to the right.

Homeowner Name CHARLES HADLOCK
Address 401 FOREST MEADOW DR
Colleyville, TX 76034
Lot 7 Block L Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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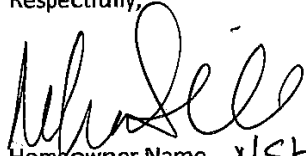
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Respectfully,



Homeowner Name NEHA GILL
Address 7708 WILDFLOWER WAY
Colleyville, TX 76034
Lot 7, Block 2 Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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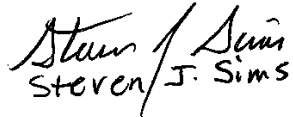
Letter of Opposition

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Respectfully,


Steven J. Sims

Homeowner Name
Address 7700 Prairie View Dr.
Colleyville, TX 76034
Lot 9 Block 2 Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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Letter of Opposition

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Respectfully,



Abdul-Moneim Hashheesh

Homeowner Name

Address 7700 wild Flower way

Colleyville, TX 76034

Lot __, Block __, Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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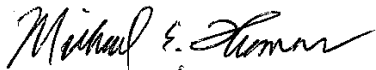
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Respectfully,



Michael E. Thomas

Homeowner Name

Address

516 Forest MEADOW Drive

Colleyville, TX 76034

Lot ~~2~~ Block ~~4~~ Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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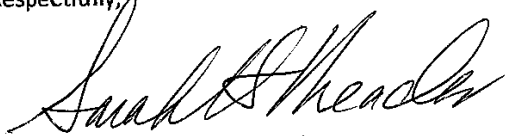
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Respectfully,

A handwritten signature in black ink, appearing to read "Sarah Meader". The signature is fluid and cursive, with a large initial "S" and "M".

Homeowner Name Daniel & Sarah Meader
Address 400 Overlook Dr.
Colleyville, TX 76034
Lot 1, Block 3, Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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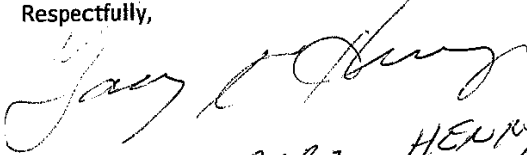
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Respectfully,



Homeowner Name GARY HENRY
Address 505 OVERLOOK DR.
Colleyville, TX 76034
Lot 1, Block 4, Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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I respectfully request that the Planning and Zoning Commission and the City Council deny the Special Use request for change of ownership based on the inability of the applicant to lawfully comply with Section 3.1 of the Local Development Code. I am concerned that this request, if approved, will only be met with a subsequent request to redevelop the site or to make it active although it has been capped for the better part of two years. To approve this would only serve to allow the camel's nose under the

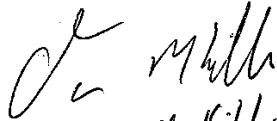
Letter of Opposition

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Again, thank you for your time and consideration to this matter.

Please feel free to contact me if you have any concerns or would like to discuss this with me personally.

Respectfully,



Homeowner Name *Dennis McMillen*
Address *7604 Prairie View Dr, Colleyville*
Colleyville, TX 76034
Lot ~~6~~, Block ~~2~~, Overlook of Big Bear Creek

Cell *710-440-2651*

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

Honorable Mayor, City Council Members, Madame Chairwoman and Members of the Planning and Zoning Commission:

I am corresponding to protest Zoning Case ZC 18-035 (Consideration of a Special Use Permit for Oil and Gas Extraction. Specifically for a change in ownership of an existing gas well.). After reviewing the notice and accompanying document, I have several questions regarding this request and would like to address these as succinctly as possible.

First, I have significant concerns regarding Sheet number 1 of 2 of the Site Exhibit. This shows a typical "drill site" in the upper right hand corner of the submitted drawing. At best, this is most likely either an error or oversight by the applicant. At worse, it is a forewarning of the applicant's true intent for the site should the special use permit be approved. I believe that more clarity regarding this must be provided by the applicant and that a new submittal without this exploded view should be submitted prior to any consideration of the special use.

Second, the plan as submitted cannot meet the requirements of section 3.1 of the City of Colleyville Land Development Code. Specifically the code reads:

D. Setback Distances.

1. Wells setbacks for gas or oil well permits:

- a. It shall be unlawful to drill, redrill, deepen, re-enter, activate or convert any well, the center of which, at the surface of the ground, is located; or*
- b. Within 1,000 feet from any public park; or*
- c. Within 1,000 feet from any residence, religious institution, public building, hospital building or school for which a building permit has been issued on the date of the application for a drilling permit is filed with the administrative officer or*
- d. Within 1,000 feet from any building used, or designed and intended to be used, for human occupancy; or*
- e. Within 500 feet from any existing storage tank containing flammable liquids or gases, or source of potential ignition; or*
- f. Within 500 feet of any public street, road, highway, or right-of-way line, except in the case of railroad right-of-way; or*
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rec'd 3/25/19 c nvg.

Letter of Opposition

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Again, thank you for your time and consideration to this matter.

Please feel free to contact me if you have any concerns or would like to discuss this with me personally.

Respectfully,


Homeowner Name *RONALD FRANSON*
Address *7612 PRAIRIE VIEW DR*
Colleyville, TX 76034
Lot *8* Block *20* Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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Letter of Opposition

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Respectfully,

A handwritten signature in black ink, appearing to read 'R Buttzell', followed by a long horizontal line extending to the right.

Homeowner Name ROBERT BUTTZELL
Address 7708 PRAIRIE VIEW DRIVE
Colleyville, TX 76034
Lot __, Block __, Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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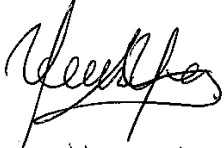
Letter of Opposition

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Again, thank you for your time and consideration to this matter.

Please feel free to contact me if you have any concerns or would like to discuss this with me personally.

Respectfully,



Homeowner Name Veronica Zaldivar
Address 7600 Wildflower way
Colleyville, TX 76034
Lot __ Block __ Overlook of Big Bear Creek

Letter of Opposition



Integrity ★ Service ★ Innovation

GAS PIPELINE UPDATE

October 20, 2015

Dear Resident:

The City has been informed by Texas Midstream Gas Services, the natural gas pipeline applicant, that they will **not** be pursuing a permit for a natural gas pipeline in reference to the gas well site at 7404 and 7504 Pleasant Run Road. According to Atlas Resource Partners, the gas well site operator, the testing at the site was unfavorable and they are proceeding to plug, abandon, and restore the gas well site.

Questions about natural gas leases should be directed to Atlas Barnett, LLC. at 817-698-8000.

Should you have additional questions or concerns, please don't hesitate to contact me at 817-503-1090 or at jhutt@colleyville.com.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Hutt", is written over the word "Sincerely,".

Jeremy Hutt, P.E., CFM
Director of Public Works

Inquiry Letter from Property Owner

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

March 25, 2019

Subject: Questions Related to Zoning Case ZC 18-035

Dear P and Z Commission,

I wish to thank you again for giving me the opportunity to ask questions related to the subject zoning case. All of you were very attentive and patiently listened and responded to my questions and the comments/questions of my fellow Overlook residents. I am following up my comments and verbal questions with this document to put the questions in writing and clarify any ambiguities.

Because the decision before the Commission relates to the change in ownership of the existing gas well (s), it is very important we all understand exactly what that means and what the current owner can do and what conveys to the new owner;

1. Can the current owner start collecting/producing oil and/or gas from the existing wells?
 - a. Would that be permitted under the current Ordinance and provisions of the existing companies permits/SUP
 - b. Does it matter that the wells have been abandoned for over 5 years? Does an exiting SUP expire if wells are abandoned? If so, what is the time limit?
2. Do all provisions of the current owner's permits/SUP convey to the new owner provided the City of Colleyville approves the name change/change of ownership
3. Are any of the current owner's permits/SUP provisions subject to review/approval by the City of Colleyville with the change of ownership

The discussion raised a number of questions regarding the existing wells:

1. Are the existing wells currently capped meaning a valve or cover on the well head that has it closed off; where reopening them requires removing the cap and/or opening the valve;
2. or have the wells been officially "plugged" in accordance with Texas State "plugging" specifications, meaning several stages of several hundred feet of cement inserted at various levels, in the pipe, that would require a drilling rig to be temporarily set on top of the well head to drill out the various stages of cement, if the existing wells were to be reopened?

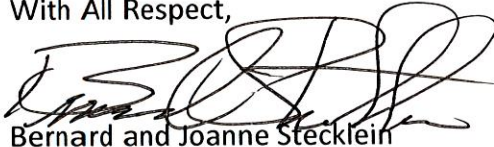
Inquiry Letter from Property Owner

3. If the existing wells were to be reopened, do the wells flow oil/gas which would require a well head with the applicable array of valves and pipes or, if oil, will the oil have to be pulled, pushed, or pumped out which would require some kind of pumping unit or pressure pump injection system.
4. If the existing wells are put back into production and the fluid that flows or is pumped out of the holes includes water, which it very often does and many times in high percentages, how will that water be disposed? The water accompanying oil/water fluids is very corrosive and toxic and must be disposed of. If it is to be injected into the ground, where will the disposal well be? Are there provisions for a disposal well in the existing permit/SUP?

There are probably many more questions that experts in the oil and gas drilling/extraction business can ask but the above questions are certainly very relevant to the zoning case of ZC 18-035.

Thank you again for attentively listening to our questions and comments. During the meeting, I sensed a genuine concern, on the part of the Commission, for the citizens of Colleyville, specifically the Overlook community, and the desire to make the right decision for us.

With All Respect,



Bernard and Joanne Stecklein

500 Forest Meadow Drive
Colleyville, TX 76034

ORDINANCE O-19-XXXX

AMENDING ORDINANCE O-10-1779 CONDITIONS; 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 Council approved Ordinance O-10-1779 on November 16, 2010, to authorize a Special Use Permit for a Gas Well on 13.2 acres located on Tract 1D, Abstract 295, in the William E. Crooks survey and Lot 1, Block 1, of the Park Place Estates addition, located at 7404 and 7504 Pleasant Run Road; and

WHEREAS, the City of Colleyville has received a request for an amendment to Ordinance O-10-1779, under Case Z-18-035; 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 on 13.2 acres located on Tract 1D, Abstract 295, in the William E. Crooks and Lot 1, Block 1, of the Park Place Estates, located at 7404 and 7504 Pleasant Run Road, amending the Special Use Permit ordinance, as depicted in the attached Exhibit "A".
- Sec. 3. THAT the above described tract of land shall be subject to the following conditions:

1. General

- a. The amendment shall apply to the ownership change from Titan Operating, LLC to Sage Natural Resources, LLC as required per Land Development Code Section 3.1 – 145 Standards for Oil and Gas Well Drilling and Production, regulation E.2.
 - b. Ordinance O-10-1779 hereby remains valid and all provisions of Ordinance O-10-1779 shall remain in full force and effect except where amended herein.
- Sec. 4. 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. 5. 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. 6. 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. 7. 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. 8. 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 4th day of June 2019.

The second reading and public hearing being conducted on the 18th day of June 2019.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 18TH DAY OF JUNE 2019.

Mayor Richard Newton	_____	Mayor Pro Tem Bobby Lindamood	_____
Place 1, Tammy Nakamura	_____	Place 5, Chuck Kelley	_____
Place 2, Kathy Wheat	_____	Place 6, Callie Rigney	_____
Place 4, George Dodson	_____		

ATTEST:

CITY OF COLLEYVILLE

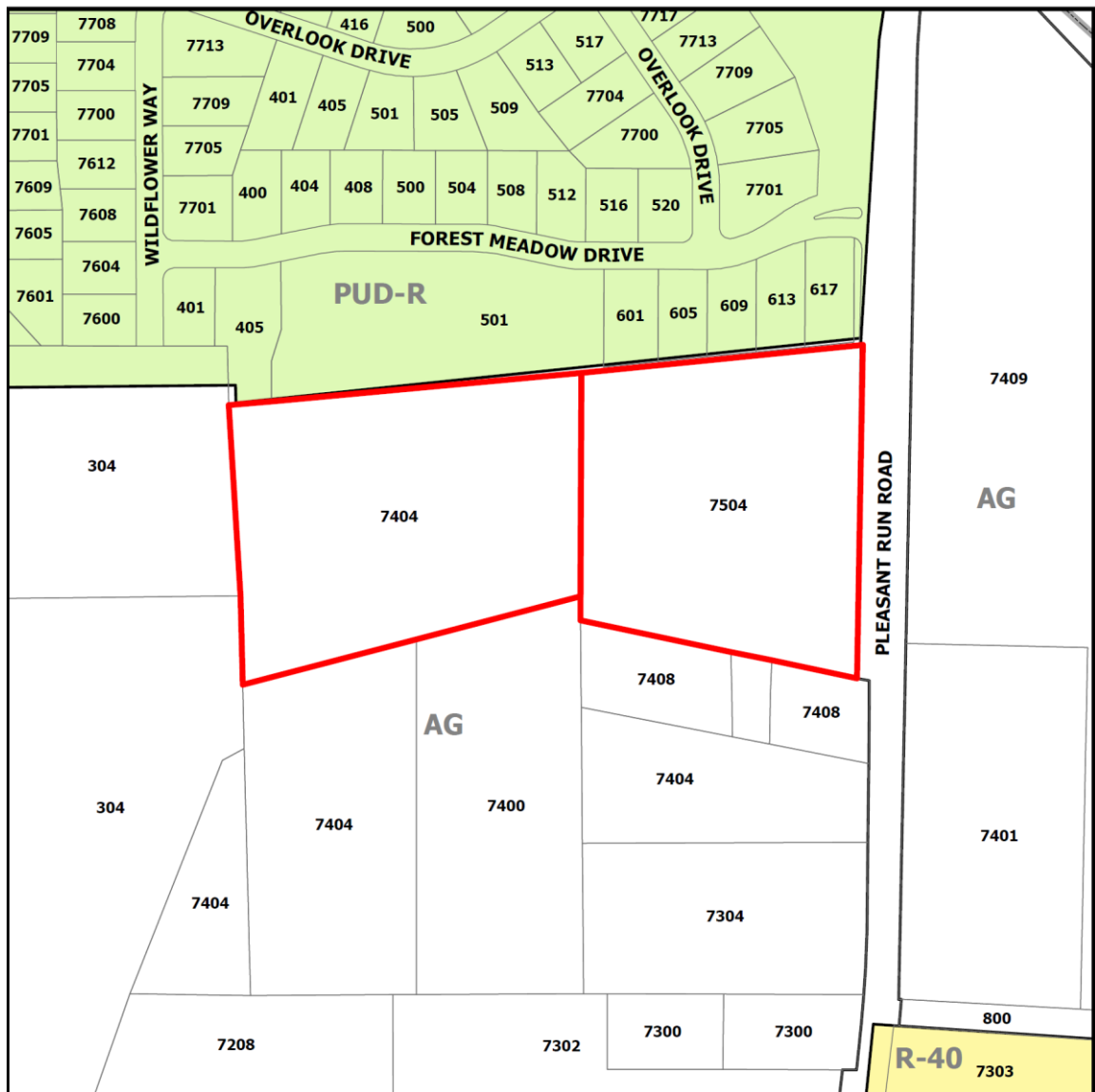
Christine Loven, TRMC
Assistant City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt L. Wyatt
City Attorney

Exhibit "A"- Zoning Map



ZC18-035

7404 and 7504 Pleasant Run 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



Statement of Planning Objectives



12/19/18

Jacquelyn Reyff
City of Colleyville
100 Main Street
Colleyville, Texas 76034

Re: Statement of Planning Objective (Trinity Unit)

Dear Jacquelyn,

At this time, referring to the Trinity Unit, Sage Natural Resources is continuing to evaluate the viability of these assets and will maintain the gates and existing infrastructure in the interim. Currently, there is no plan to make any changes to the site or its use.

Sincerely,

A handwritten signature in black ink, appearing to read "K. Franklin", written over a horizontal line.

Karen Franklin
Production Coordinator