



City of Colleyville Planning and Zoning Commission Worksession Agenda

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

Monday, July 22, 2019
6:15 PM

Executive Conference Room
Third Floor – City Hall

1. CALL TO ORDER

2. PRESENTATION AND DISCUSSION

- 2a** Presentation and discussion of a plat for Lot 1, Block 1, of the Panno Brothers Addition, being a Replat of a portion of Lot 7, Block 1, of the Pleasant Oak Estates, located at 809 Shelton Drive, Case PC19-010
- 2b** Presentation and discussion of a Minor Plat for Lot 1, Block 1, of the Reagan Estates 4 Addition, being Tract 1G & 1Q and Tract 1CC1, Abstract 356, in the Isaac Carodine Survey, located at 5604 Lowrie Road, Case PC19-012
- 2c** Presentation and discussion of a Special Use Permit (SUP) for an Accessory Dwelling and to exceed the maximum square footage allowed for accessory buildings on Lot 1, Block A, of the Divino Acres Addition, located at 7205 Jo Will Street, Case ZC18-027
- 2d** Presentation and discussion of a Special Use Permit (SUP) for a Carport and to exceed the maximum square footage allowed for accessory buildings on Lot 1, Block A, of the Divino Acres Addition, located at 7205 Jo Will Street, Case ZC19-007

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards July 19, 2019 by 5:00 p.m.

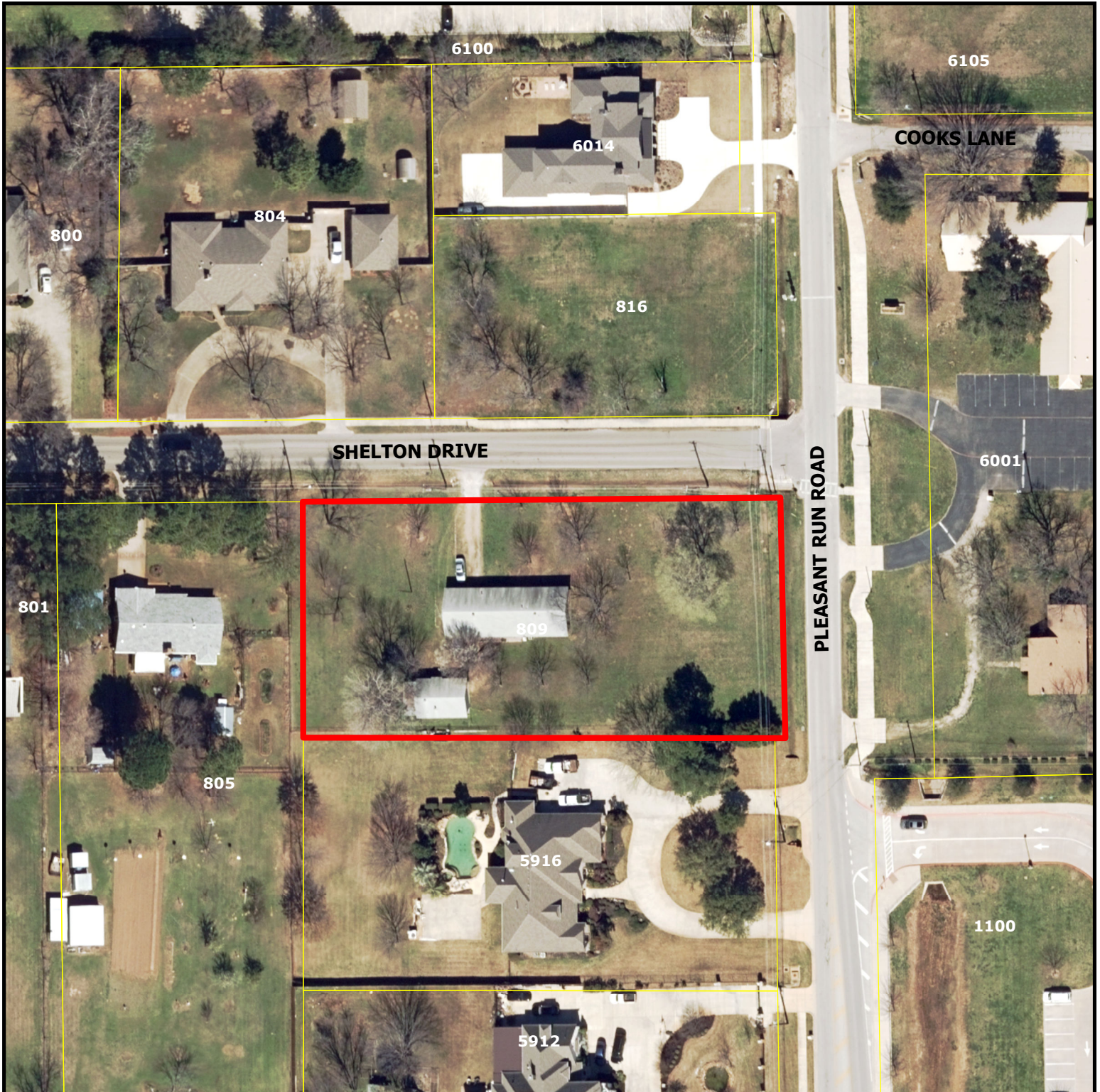
Araceli Botello
Planning Technician

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.

Aerial Map

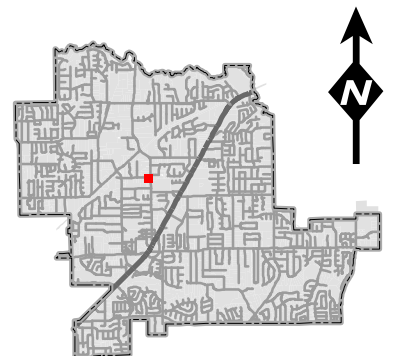


PC19-010
809 Shelton Drive

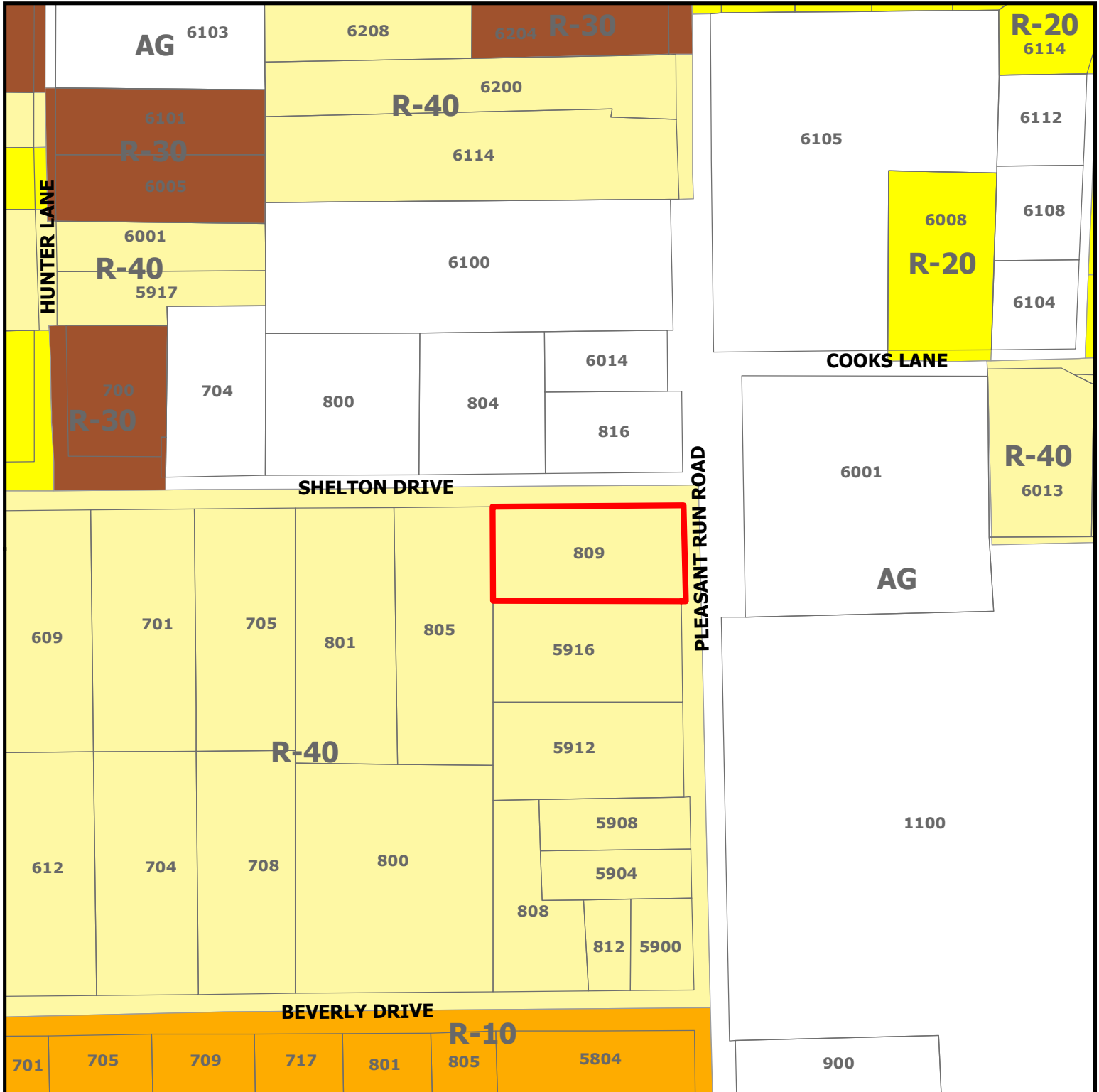
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Subject Property



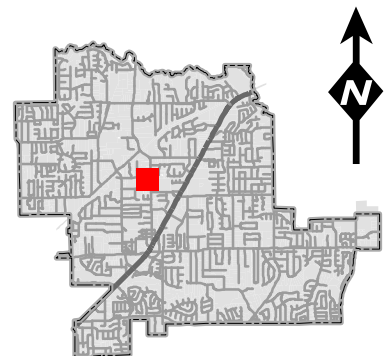
Zoning Map



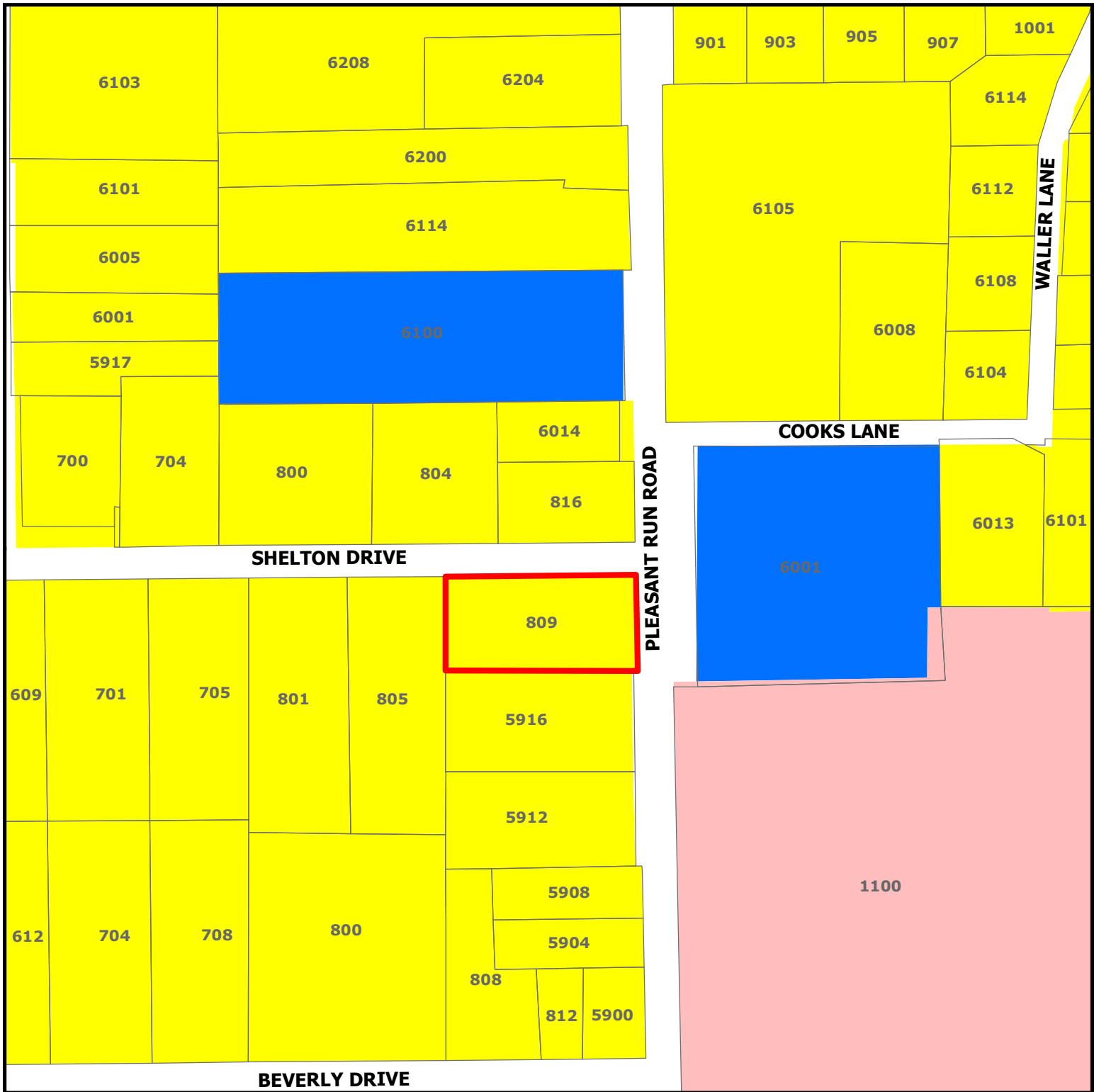
PC19-010
809 Shelton Drive

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 Subject Property

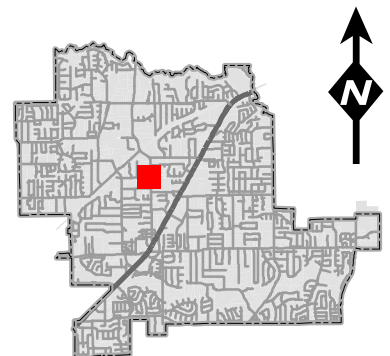


Future Land Use Map



PC19-010
809 Shelton Drive

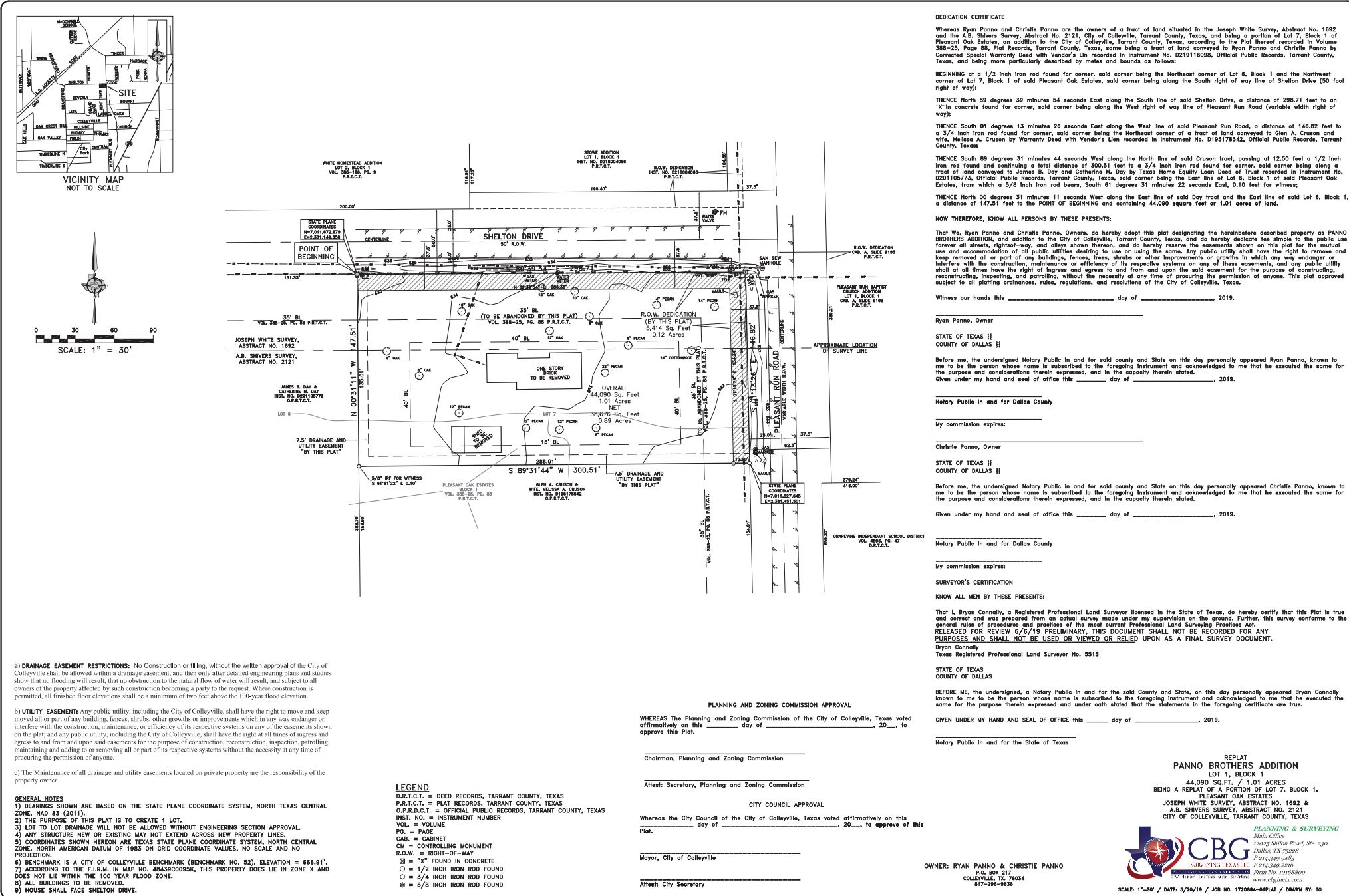
-  Subject Property
-  Residential
-  Institutional
-  Colleyville Blvd Corridor



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Plat Exhibit



Grading Plan

BENCHMARK

ELEVATION DATUM PER CITY OF COLLEYVILLE
BENCHMARK NO. 52, A 2" BRASS DISC LOCATED IN
THE TOP OF A HEADWALL EAST OF L.D. LOCKET AND
89' SOUTH OF THE CENTERLINE OF BRANSFORD .
Elevation = 686.91' (NAVD88)

GRAPHIC SCALE

0 20 40 FEET

LEGEND

PROPOSED CONTOUR	---
EXISTING CONTOUR	---
FLOWLINE	---
GRADE BREAK	---
ACCESSIBLE ROUTE	---
SPOT GRADE	FG+100.50
PROPOSED FLOW ARROW	→
D.E. & U.E	→ DRAINAGE AND UTILITY EASEMENT
ds	DOWNSPOUT
FG	FINISHED GRADE
TP	TOP OF PAVEMENT
FL	FLOWLINE
FP	FINISHED PAD
FF	FINISHED FLOOR

SITE GRADING - IBC REQUIREMENT (SEC. 1804)

- THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5-PERCENT SLOPE) FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL.
- IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10-FOOT OF HORIZONTAL DISTANCE, A 5-PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2 PERCENT WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION.
- IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING.

"NOTICE TO CONTRACTORS - UTILITIES"

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF ANY EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, THE GOVERNING MUNICIPALITY, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION PROVIDED IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

"NOTICE TO CONTRACTORS - TOPOGRAPHIC SURVEY"

TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY CSB SURVEYING TEXAS LLC. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS (PS&E), WHICH NEGATIVELY IMPACT THE PROJECT. THE ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.

!!!CAUTION!!!

EXISTING OVERHEAD & UNDERGROUND UTILITIES IN THE VICINITY.
VERIFY LOCATION OF EXISTING UNDERGROUND UTILITIES
BY VACUUM EXCAVATION OR OTHER POT-HOLING TECHNIQUES.



Know what's below.
Call before you dig.

THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES.



809 SHELTON DRIVE

GRADING PLAN



7/11/2019

TIME Registration # P-1802

JOB NUMBER

2017063

DESIGNED BY

41411

DRAWN BY

CHECKED BY

DATE

MAY 2019

SHEET

C5.0

Aerial Map

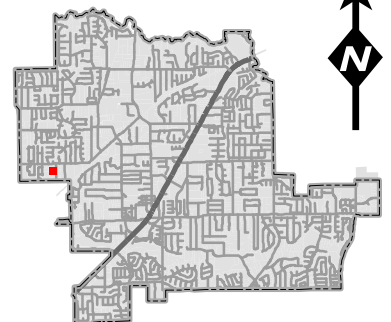


PC19-012 5604 and 5650 Lowrie Road

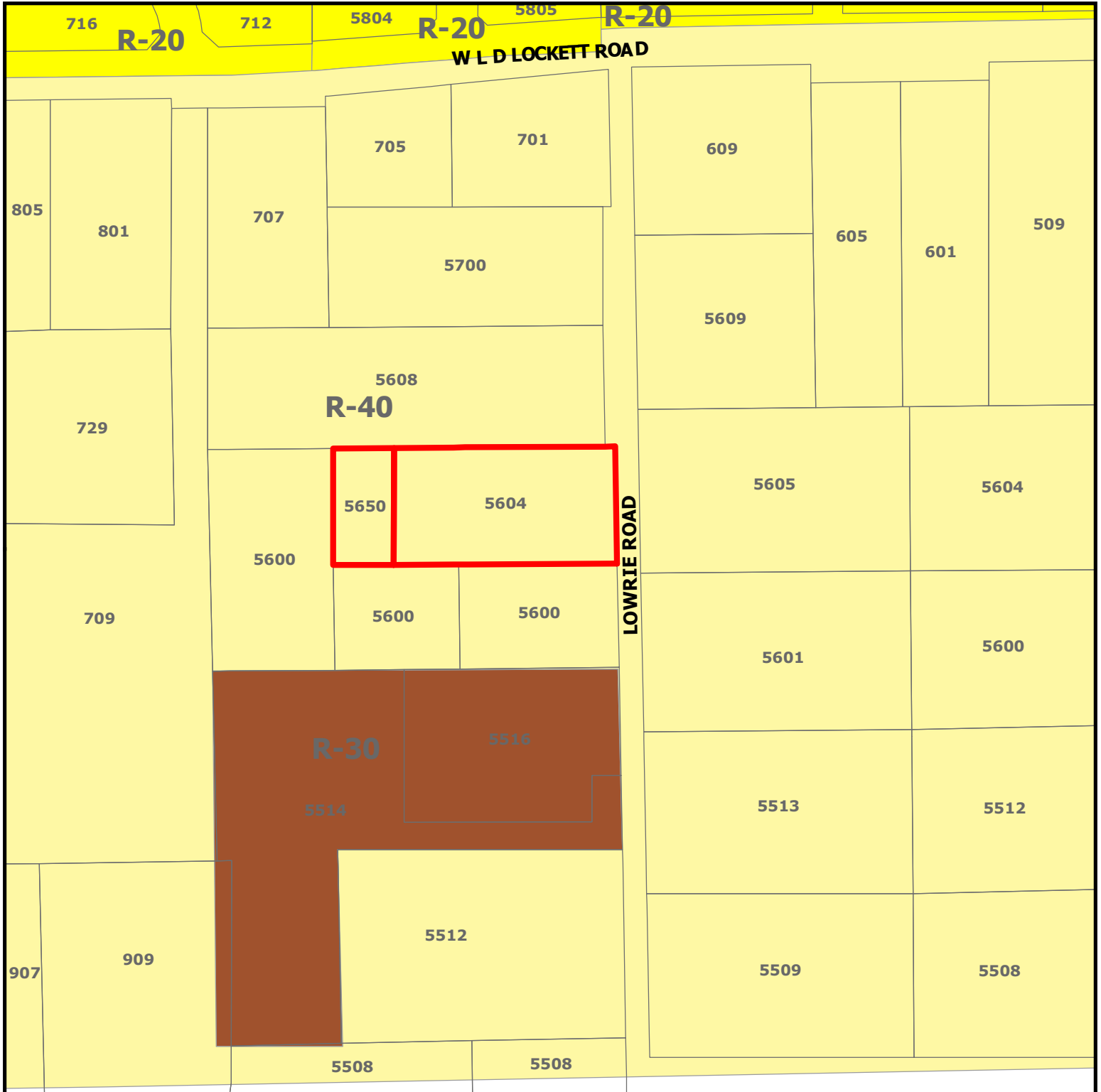
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Subject Property



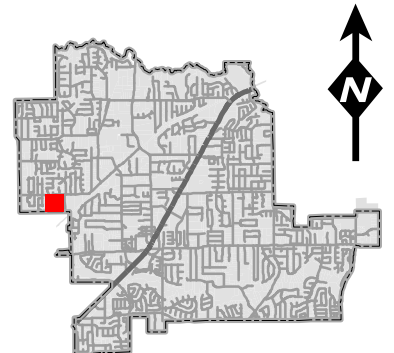
Zoning Map



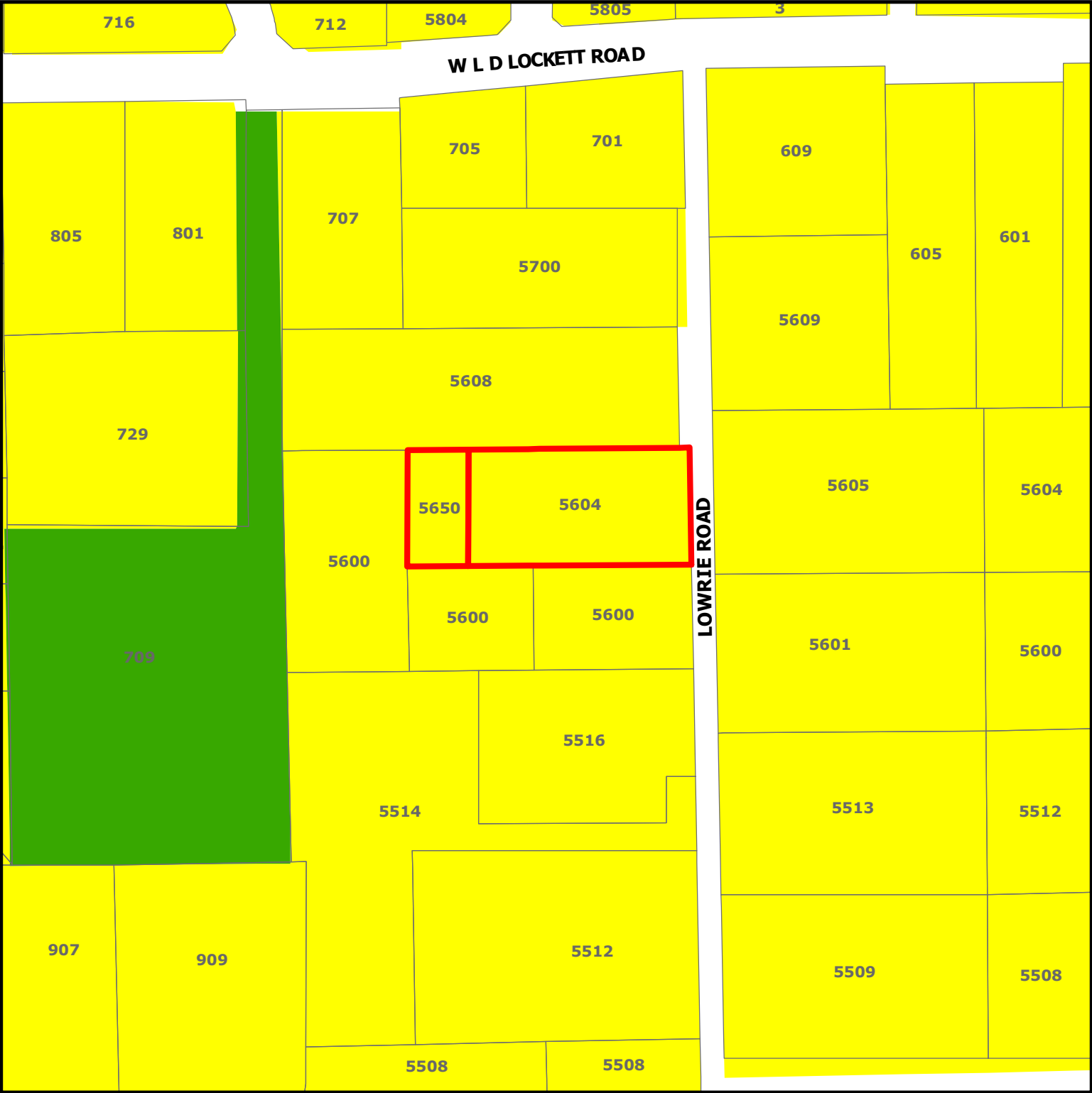
PC19-012 5604 and 5650 Lowrie Road

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 Subject Property



Future Land Use Map

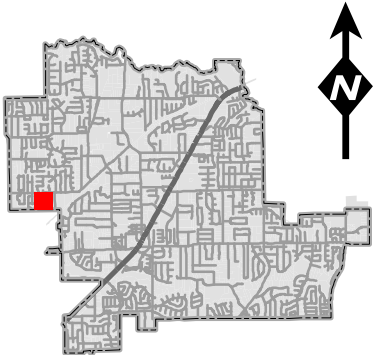


PC19-012

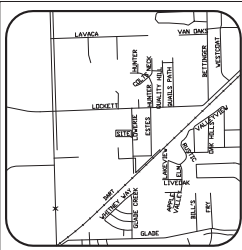
5604 and 5650 Lowrie Road

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-  Subject Property
-  Residential
-  Open Space; Parks



Plat Exhibit



VICINITY MAP



SCALE : 1" = 20'

Surveyor's Certification

KNOW ALL MEN BY THESE PRESENTS:

That I, Larry G. Ferguson, 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.

Signature _____ Date _____
(Affix Seal)

Planning and Zoning Commission Approval

WHEREAS The Planning and Zoning Commission of the City of Colleyville, Texas voted affirmatively on this _____ day of _____, 2019, to approve this Plat.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

STATE OF TEXAS
COUNTY OF TARRANT

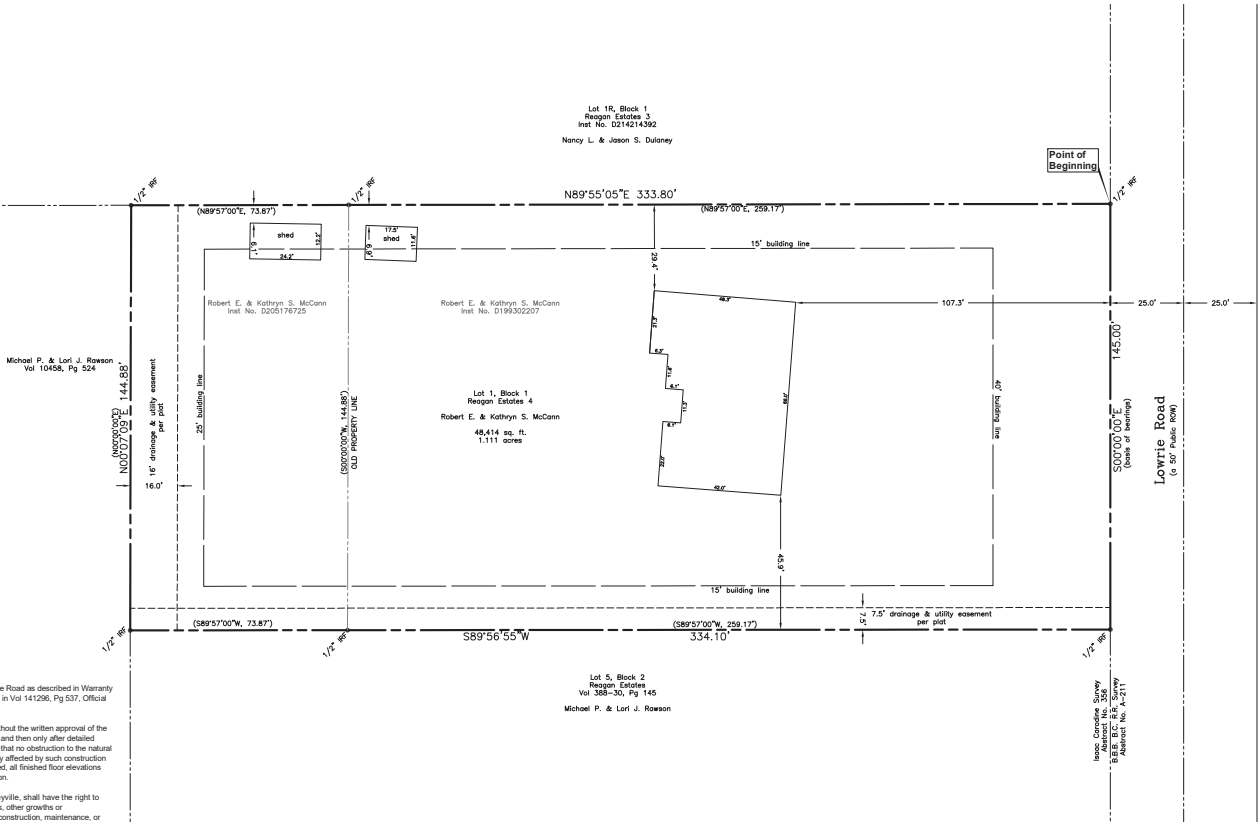
Before me, the undersigned Notary Public in and for said county and State on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed, and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

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

Notary Public in and for Tarrant County

(affix seal) _____

My commission expires: _____



General Notes:

- Bearings are based on the westerly right-of-way line of Lowrie Road as described in Warranty Deed to Robert E. McCann III and Kathryn S. McCann, recorded in Vol 141296, Pg 537, Official Public Records, Tarrant County, Texas.
- 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.
- 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.
- The City of Colleyville shall not be responsible for maintenance of private drives, emergency access easements, recreation areas and open spaces.
- No permanent structures shall be constructed over an existing water, sanitary sewer, or utility easement as per the water and wastewater installation policy.
- Vol. _____ Volume
Pg. _____ Page
IRF _____ Iron Rod Found

Owners: Robert E. & Kathryn S. McCann

5604 Lowrie Road
Colleyville, TX 76034
Ph: (872) 342-9752

LGF LAND SURVEYING, LLC
Accurate Reliable Responsive
132 PR 7869
HOLLY LAKE RANCH, TEXAS 75785
PHONE (214) 289-6904
FIRM NO. 10148100
LARRY@LGF-SURVEYS.COM

Page 1 of 1

Dedication Certificate

WHEREAS, Robert E. & Kathryn S. McCann, are the owners of a tract of land situated in the Isaac Caroline Survey, Abstract No. 356, Tarrant County, Texas, and being a 0.865 acre tract conveyed to them by Instrument No. D199302207, and also being a 0.246 acre tract conveyed to them by Instrument No. D205175725 and being more particularly described as follows:

Being a 1.111 acre tract of land situated in the Isaac Caroline Survey, Abstract No. 356, Tarrant County, Texas, and being a 0.865 acre tract conveyed to them by Instrument No. D199302207 and also being a 0.246 acre tract conveyed to them by Instrument No. D205175725 and being more particularly described as follows:

at a 1/2 inch iron rod found on the westerly right-of-way line of Lowrie Road (a 50 foot right-of-way) for the common corner of this tract and Lot 1, Block 1, Reagan Estates 3 and addition to the City of Fort Worth, Tarrant County, Texas as recorded in Instrument No. D214214392 of the Official Public Records of Tarrant County, Texas;

THENCE South 00°00'00" East along said westerly right-of-way line of Lowrie Road for a distance of 145.00 feet to a 1/2 inch iron rod found for the common corner of the tract and Lot 5, Block 2, Reagan Estates, an Addition to the City of Fort Worth as recorded in Volume 388-30, Page 145 of the Official Public Records of Tarrant County, Texas;

THENCE South 89°56'55" West along the common line for a distance of 334.10 feet to a 1/2 inch iron rod found on the easterly line of a tract of land described in deed to Michael P. and Lori J. Rawson as recorded in Volume 10458, Page 524 of the Official Public Records of Tarrant County, Texas;

THENCE North 00°07'09" East along the common line for a distance of 144.88 feet to a 1/2 inch iron rod found;

THENCE North 89°55'05" East for a distance of 333.80 feet to the POINT OF BEGINNING.

Said tract having a computed area of 48,414 square feet or 1.111 Acres.

Now therefore, know all persons by these presents:

That We, Robert E. & Kathryn S. McCann, Owners, do hereby adopt this plat designating the hereinbefore described property as Reagan Estates 4, and addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever all streets, rights-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 endanger or interfere 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 at 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 _____, 20____.

Robert E. McCann

Kathryn S. McCann

Owner's Statement of the Purpose of the Plat :

Owner is combining two un-platted lots in anticipation of adding a future accessory building. Currently city codes do not allow for a building permit to be issued for any un-platted lot and city staff requires verification that all the site and buildings are compliant with the Land Development Code before issuance of any future permits.

In addition, the original parcel which was built upon in the 1960's, is and is non-compliant with current R-40 zoning, the parcels are only 145 ft. vs 150 wide, requiring a variance via a minor plat.

MINOR PLAT
REAGAN ESTATES 4
Lot 1, Block 1

City Case No. _____

Isaac Caroline Survey, Abstract No. 356
City of Colleyville, Tarrant County, Texas

Date of Plat: June 26, 2019
Revised: July 15, 2019

Aerial Map

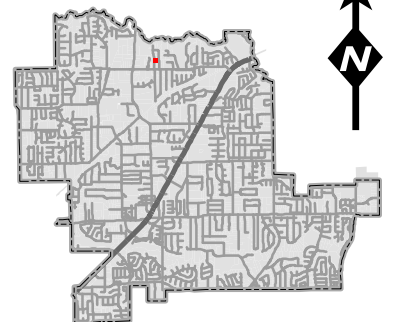


ZC18-027
7205 Jo Will Street

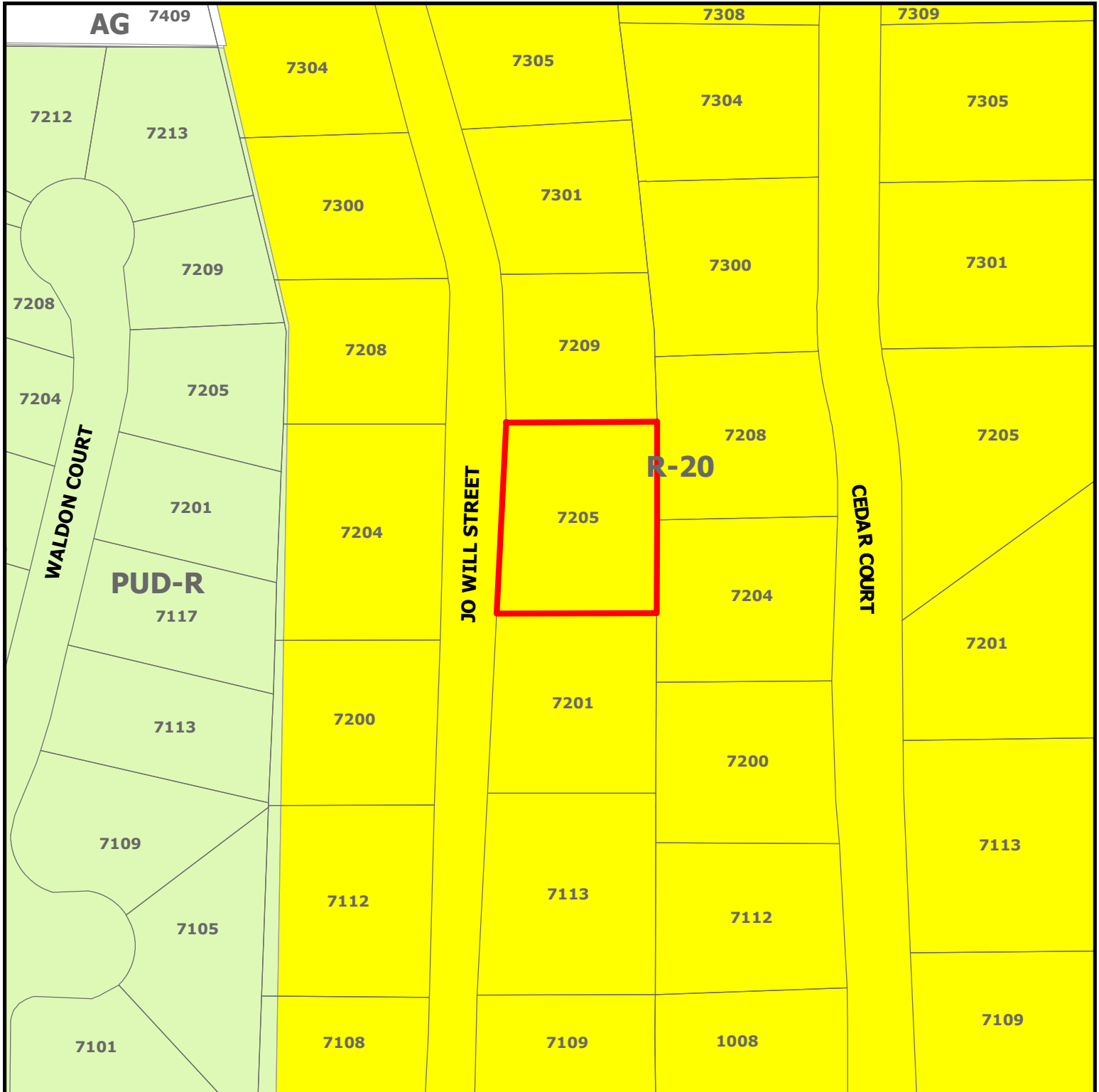
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Subject Property



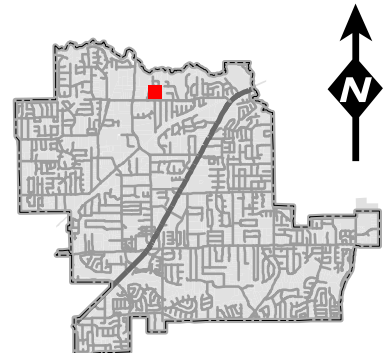
Zoning Map



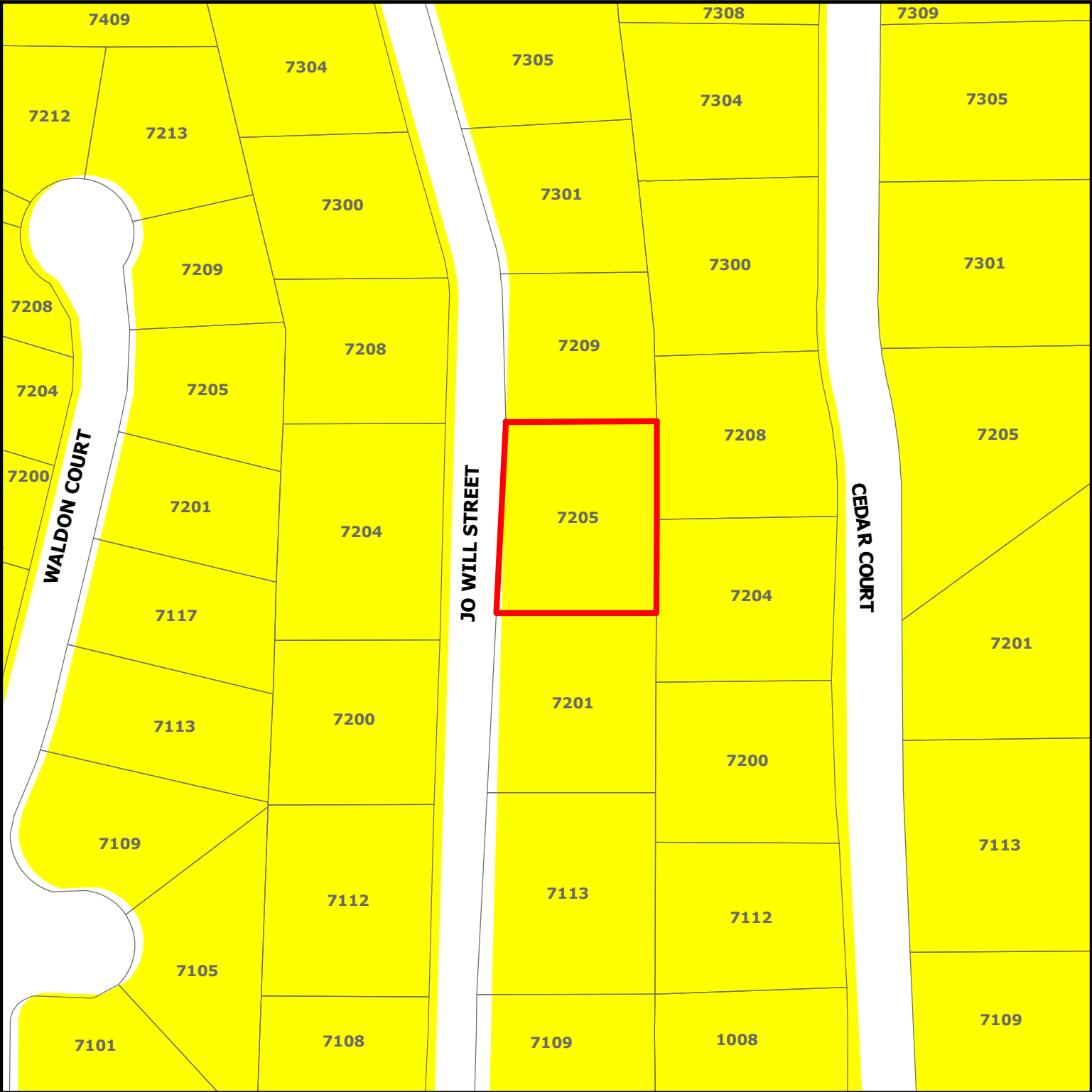
ZC18-027
7205 Jo Will Street

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 Subject Property



Future Land Use Map

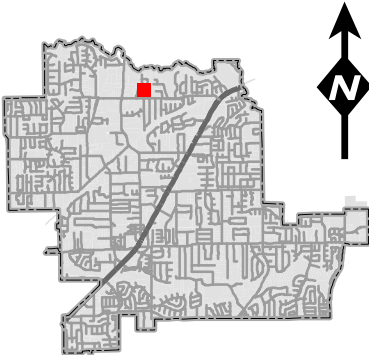


ZC18-027

7205 Jo Will Street

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-  Subject Property
-  Residential



Statement of Planning Objectives

June 24, 2019

Dear Sir or Madam,

This note is written to state that each comment has been addressed. Comments were gathered from both the Initial Staff Comments dated April 22, 2019 and the Second Staff Comments dated May 3, 2019. Below is the Statement of Planning Objectives for the project which was also a requirement of satisfying the comments by the City of Colleyville staff.

Sincerely,

Alan Hilsabeck on behalf of Greg and Felicia Johnson

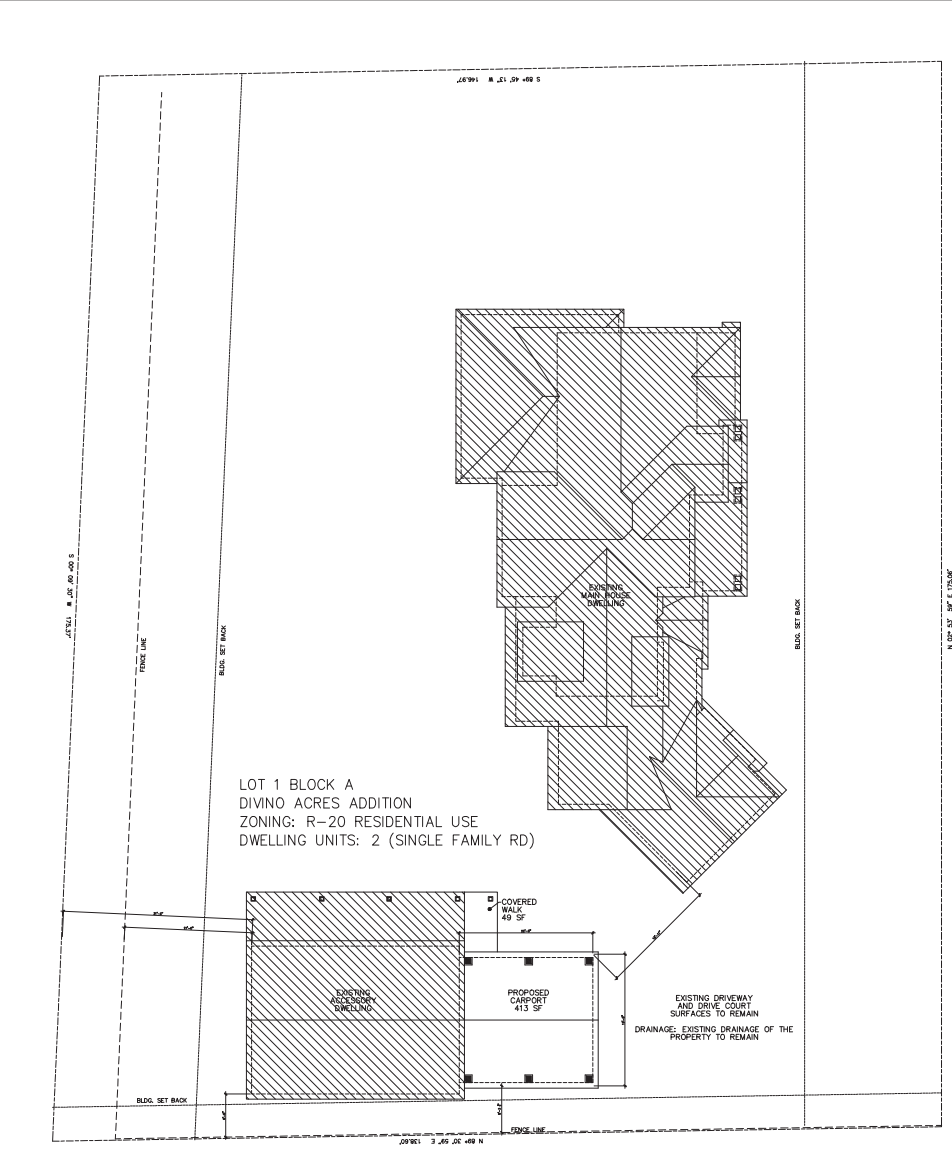
STATEMENT OF PLANNING OBJECTIVES

The objective for the project is to modify the existing detached garage to provide a living quarters for the Owner's father. The exterior of the modifications shall coordinate and use materials and details to match the existing main house. This will include both the Accessory Dwelling and Carport. The interior of the Accessory Dwelling shall include the following areas: Living Quarters and a Storage area. The living quarters part of the dwelling includes a Full Kitchen including a Gas Range, Living Room, Bedroom, Closet, and Laundry Room.

The purpose of modifying the existing garage into a living and storage dwelling is to provide a separate dwelling but approximate to the family dwelling daily as required for medical purposes. The purpose of the added-on Carport is to provide covered protection of the father's vehicle while keeping the Accessory Dwelling as close to the maximum square footage requirements as per Section 3.24-C-8B of the Colleyville, Texas, Land Development Code.

The Carport shall fall under Section 3.24-A-2; Specific Uses as shown on Table 3.24B-B Schedule of Permitted Principal Uses, Labeled "S". The carport shall follow the requirements according to the Special Use Permit, ZC18-027 Number 11-C at a minimum.

Site Plan



05 GENERAL CONDITIONS

JO WILL STREET

1" = 100'

PROJECT DIRECTORY

PROJECT LOCATION
7205 JO WILL STREET
COLLEYVILLE, TEXAS 76034
DESIGNER
ALAN HILSABECK
4317 THAMES COURT
FLOWER MOUND, TEXAS 75028
214-995-3178
APPLICANT / OWNER
GREG AND FELICIA JOHNSON
7205 JO WILL STREET
COLLEYVILLE, TEXAS 76034

SHEET INDEX

A0.00 COVER, SITE PLAN, PROJECT DIRECTORY
CALCULATIONS, GENERAL CONDITIONS
A1.00 ACCESSORY DWELLING PLANS
A1.10 ACCESSORY DWELLING ELEVATIONS

AREA CALCULATIONS

FLOOR	MAIN HOUSE	ACCESSORY DWELLING
FIRST FLOOR A/C	2314 SF	590 SF
SECOND FLOOR A/C	1316 SF	N/A
TOTAL A/C	3630 SF	590 SF
GARAGE	538 SF	241 SF (NON-AC STORAGE)
COVERED PORCHES	376 SF	319 SF
TOTAL UNDER ROOF	4544 SF	1,150 SF
CARPORT (PROPOSED)		462 SF
TOTAL (ACCESSORY DWELLING + CARPORT)		1,612 SF

COVERAGE CALCULATIONS

TOTAL LOT AREA	24,995 SF
BUILDING FOOTPRINT	4,544 (18%) + 1,150 (5%) + 462 (2%) = 6,156 (25%)
ALLOWABLE COVERAGE	30% = 7,498 SF
COVERAGE REMAINING	7,498 - 6,156 = 1,342 SF

FLOOR AREA RATIO

TOTAL LOT AREA	24,995 SF
TOTAL FLOOR AREA	4,544 SF (MAIN HOUSE)
TOTAL FLOOR AREA	1,612 SF (ACCESSORY DWELLING + CARPORT)
TOTAL FLOOR AREA	6,156 SF (.25 FLOOR AREA RATIO)

07 PROJECT DIRECTORY, SHEET INDEX, CALCULATIONS

STATEMENT OF PLANNING OBJECTIVES
THE OBJECTIVE FOR THE PROJECT IS TO MODIFY THE EXISTING GARAGE TO PROVIDE A SEPARATE DWELLING UNIT FOR THE OWNER'S FATHER. THE EXTERIOR OF THE MODIFICATIONS SHALL COORDINATE AND USE MATERIALS AND DETAILS TO MATCH THE EXISTING MAIN HOUSE. THIS WILL INCLUDE THE ACCESSORY DWELLING AND CARPORT. THE INTERIOR OF THE ACCESSORY DWELLING SHALL INCLUDE A FULL KITCHEN, LIVING ROOM, BEDROOM, BATH, AND LAUNDRY ROOM. THE LIVING QUARTERS PART OF THE DWELLING INCLUDES A FULL KITCHEN INCLUDING GAS RANGE, LIVING ROOM, BEDROOM, CLOSET, AND LAUNDRY ROOM.
THE PURPOSE OF MODIFYING THE EXISTING GARAGE INTO A LIVING AND SLEEPING DWELLING IS TO PROVIDE A SEPARATE DWELLING UNIT APPROPRIATE TO THE FAMILY DWELLING DAILY AS REQUIRED FOR MEDICAL PURPOSES. THE PURPOSE OF THE ADD-ON CARPORT IS TO PROVIDE COVERED PROTECTION OF THE FATHER'S VEHICLE WHILE KEEPING THE ACCESSORY DWELLING AS CLOSE TO THE MAIN HOUSE AS POSSIBLE. THE CARPORT SHALL BE 12' X 24' X 10' HIGH.
THE CARPORT SHALL FALL UNDER SECTION 3.24-A-2 SPECIFIC USES AS SHOWN ON TABLE 3.24B-8 SCHEDULE OF PERMITTED PRINCIPAL USES, LABELED "A". THE CARPORT SHALL FOLLOW THE REQUIREMENTS ACCORDING TO THE SPECIAL USE PERMIT, 3.24-C-27 AT A MINIMUM.

- GENERAL NOTES
1. ALL SLOPES TO BE 10:12 UNLESS OTHERWISE NOTED. GROUETS TO BE AT SLOPE APPROPRIATE FOR ROOF DRAINAGE.
 2. ALL OVERHANGS ARE DRAWN AT 1/8" 1" UNLESS OTHERWISE NOTED.
 3. ALL ROOF FRAMING TO BE 2X6'S AT 24" O.C. UNLESS OTHERWISE NOTED.
 4. THE PLATE HEIGHTS MAY VARY ACCORDING TO THE SIZE OF FLOOR SYSTEM USED. VERIFY ALL CEILING TREATMENTS AND HEIGHTS PRIOR TO CONSTRUCTION.
 5. THIS PLAN AND ELEVATIONS ARE A GRAPHIC REPRESENTATION FOR ESTIMATING PURPOSES ONLY. ACTUAL FIELD CONDITIONS MAY VARY AND MUST BE VERIFIED BEFORE PROCEEDING WITH CONSTRUCTION.

02 SITE PLAN - STATEMENT OF PLANNING OBJECTIVES AND GENERAL NOTES



HILSABECK

4317 THAMES COURT
FLOWER MOUND, TEXAS 75028
(214)995-3178

JOHNSON
RESIDENCE

7205 JO WILL STREET
COLLEYVILLE, TEXAS

ACCESSORY DWELLING
REMODEL

ISSUE LOG	NO.	DATE	REVISION
△			
△			
△			
△			
△			
△			
△			
△			
△			
△			

AWH
DRAWN

XXX
CHECKED

ALAN HILSABECK	DATE
20	19
15	14
10	09
05	04

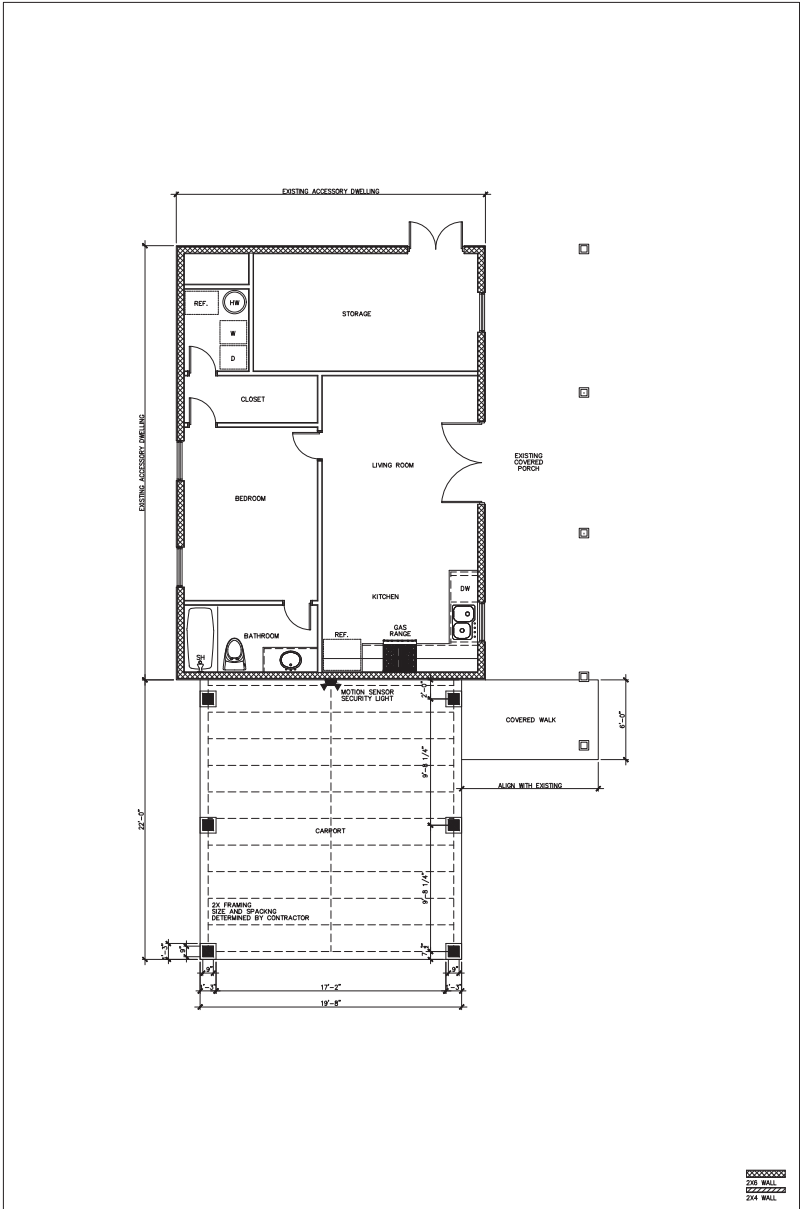
SHEET LAYOUT

GENERAL NOTES

PROJECT NO.: JOHNSON-01
ISSUE DATE: 06-24-2019

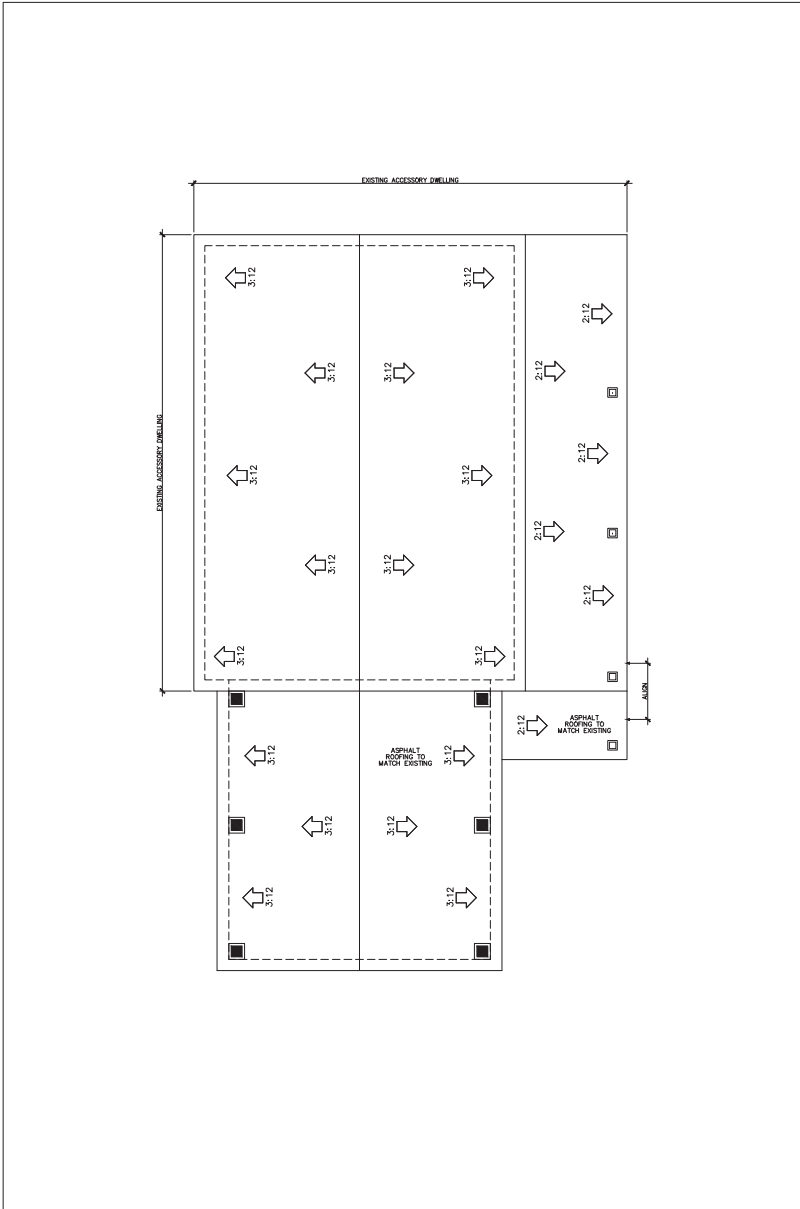
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Floor Plan



05 FLOOR PLAN / FRAMING PLAN - ACCESSORY DWELLING AND CARPORT

1/4" = 1'-0"



03 ROOF PLAN - ACCESSORY DWELLING AND CARPORT

1/4" = 1'-0"



HILSABECK

4317 THAMES COURT
FLOWER MOUND, TEXAS 75028
(214)995-3178

ORIGINAL APPLICANT:
JASON BRUSSOW
NEW APPLICANT / OWNER:
GREG AND FELICIA JOHNSON
7205 JO WILL STREET
COLLEYVILLE, TEXAS 76034

JOHNSON
RESIDENCE
7205 JO WILL STREET
COLLEYVILLE, TEXAS

ACCESSORY BUILDING
REMODEL

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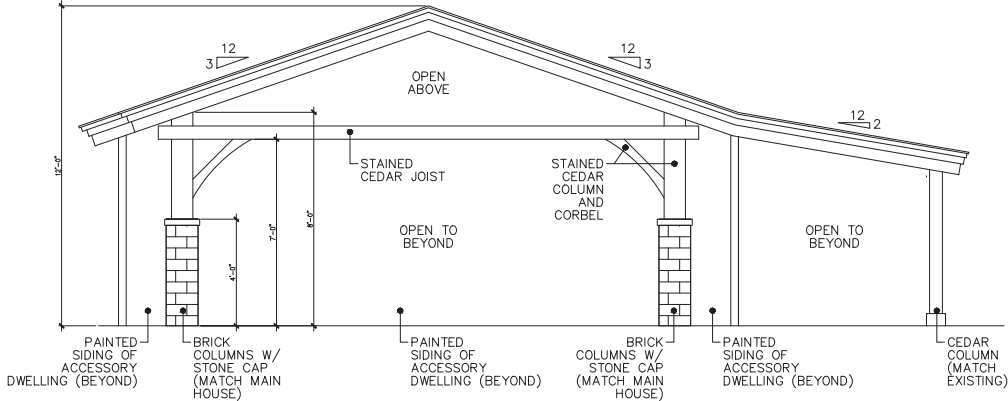
SHEET LAYOUT

FLOORPLANS

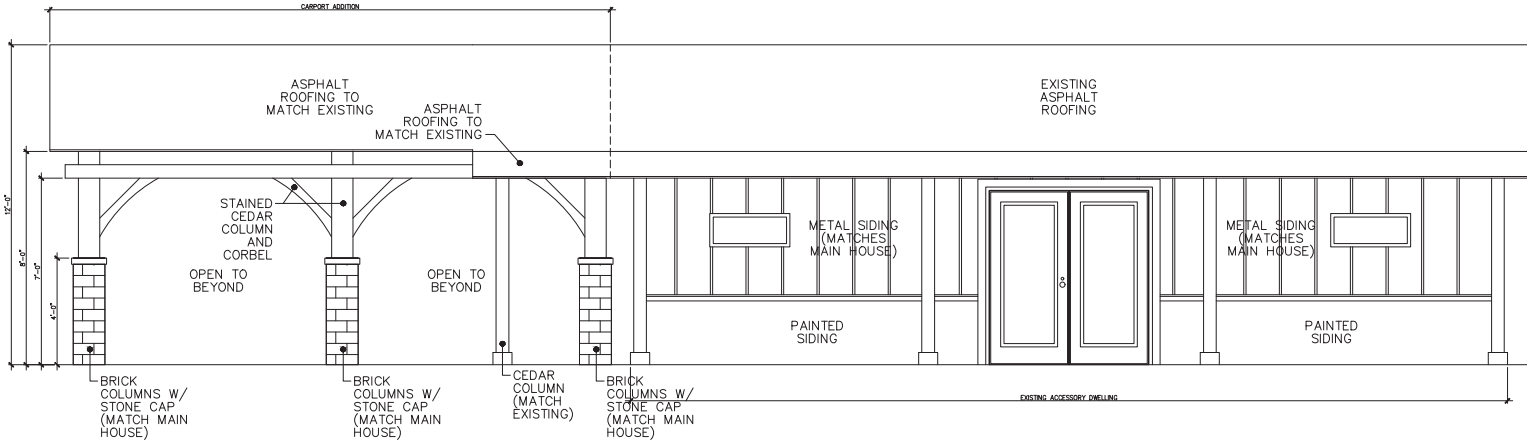
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Building Elevations



CARPORT FRONT ELEVATION / ACCESSORY DWELLING END ELEVATION BEYOND



CARPORT SIDE ELEVATION / ACCESSORY DWELLING FRONT ELEVATION



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SHEET LAYOUT

ELEVATIONS

PROJECT NO.: JOHNSON-01
ISSUE DATE: 06-24-2019

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EXISTING WALL
NEW WALL

1/2" = 1'-0"

Photos Provided By Applicant



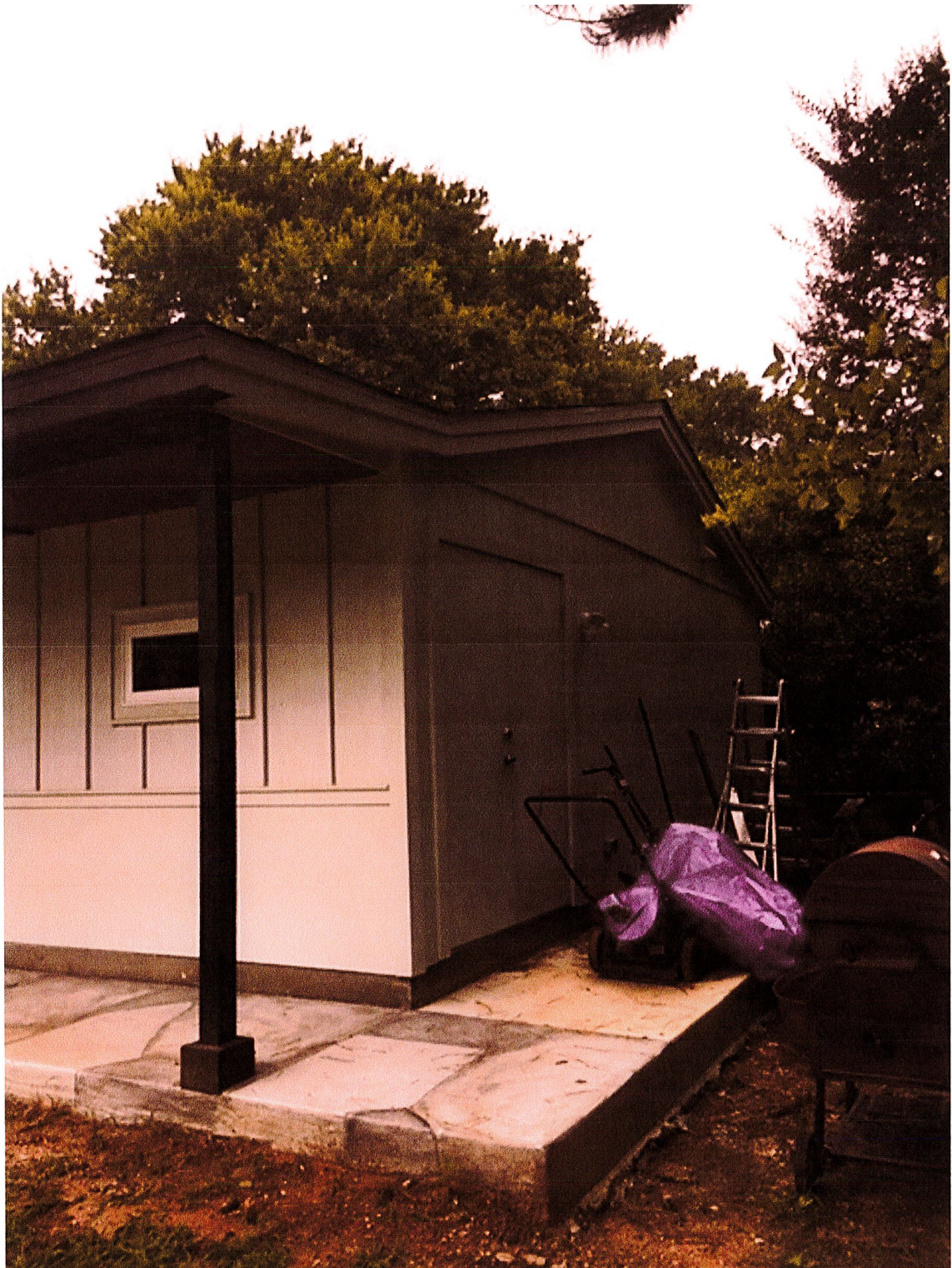
EXISTING ACCESSORY DWELLING – PROPOSED CARPORT END ELEVATION

Photos Provided By Applicant



EXISTING ACCESSORY DWELLING – COVERED FRONT PORCH ELEVATION

Photos Provided By Applicant



EXISTING ACCESSORY DWELLING – STORAGE END ELEVATION

Photos Provided By Applicant



EXISTING ACCESSORY DWELLING – BACK ELEVATION

Photos Provided By Applicant



EXISTING MAIN DWELLING – FRONT PORCH COLUMN DETAIL

Aerial Map



ZC19-007
7205 Jo Will Street

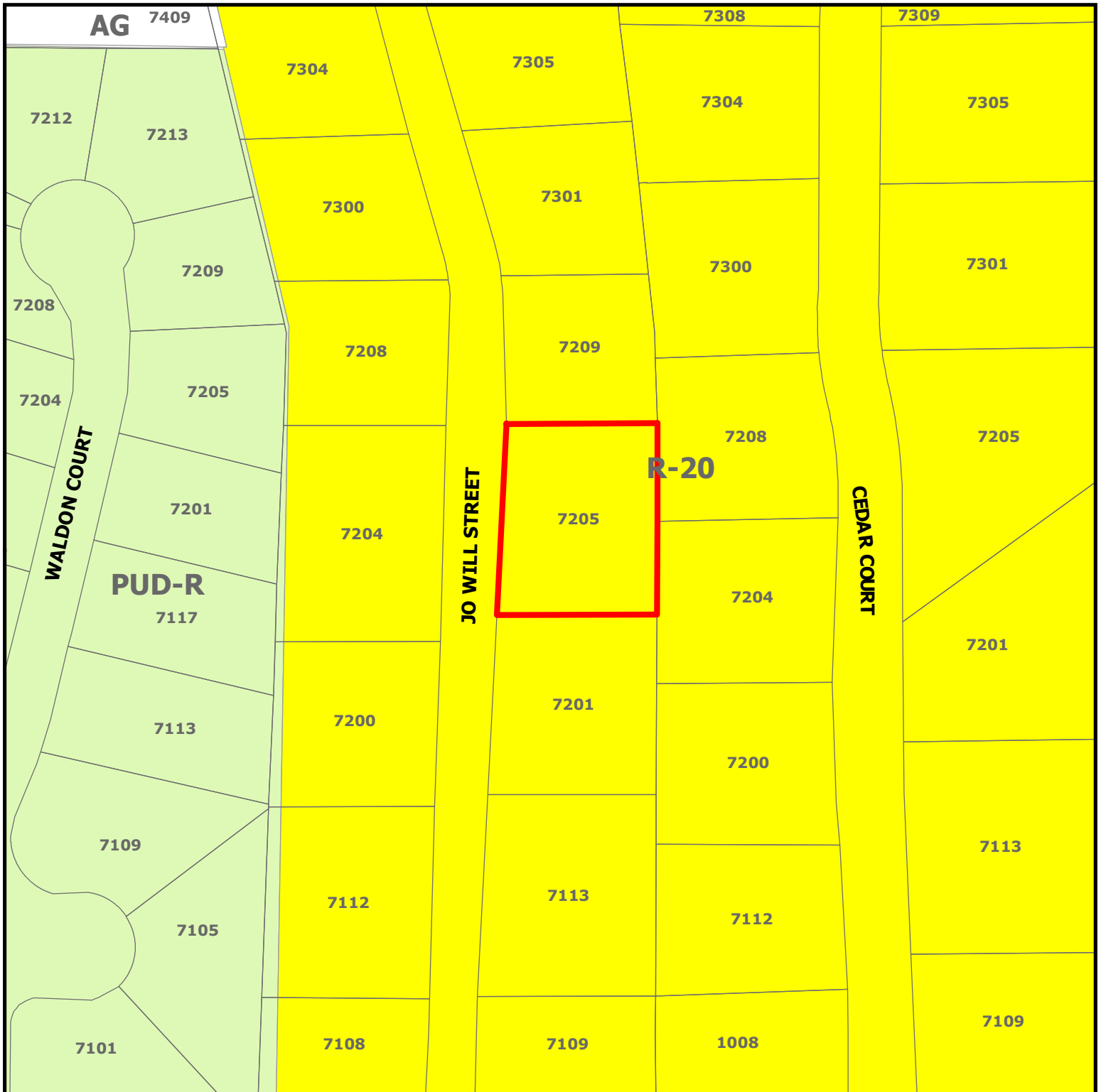
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Subject Property



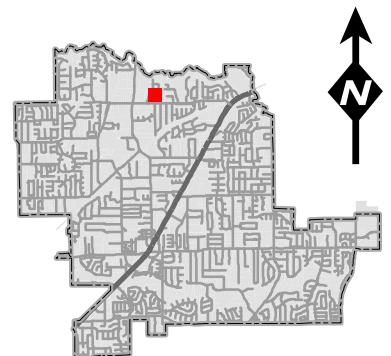
Zoning Map



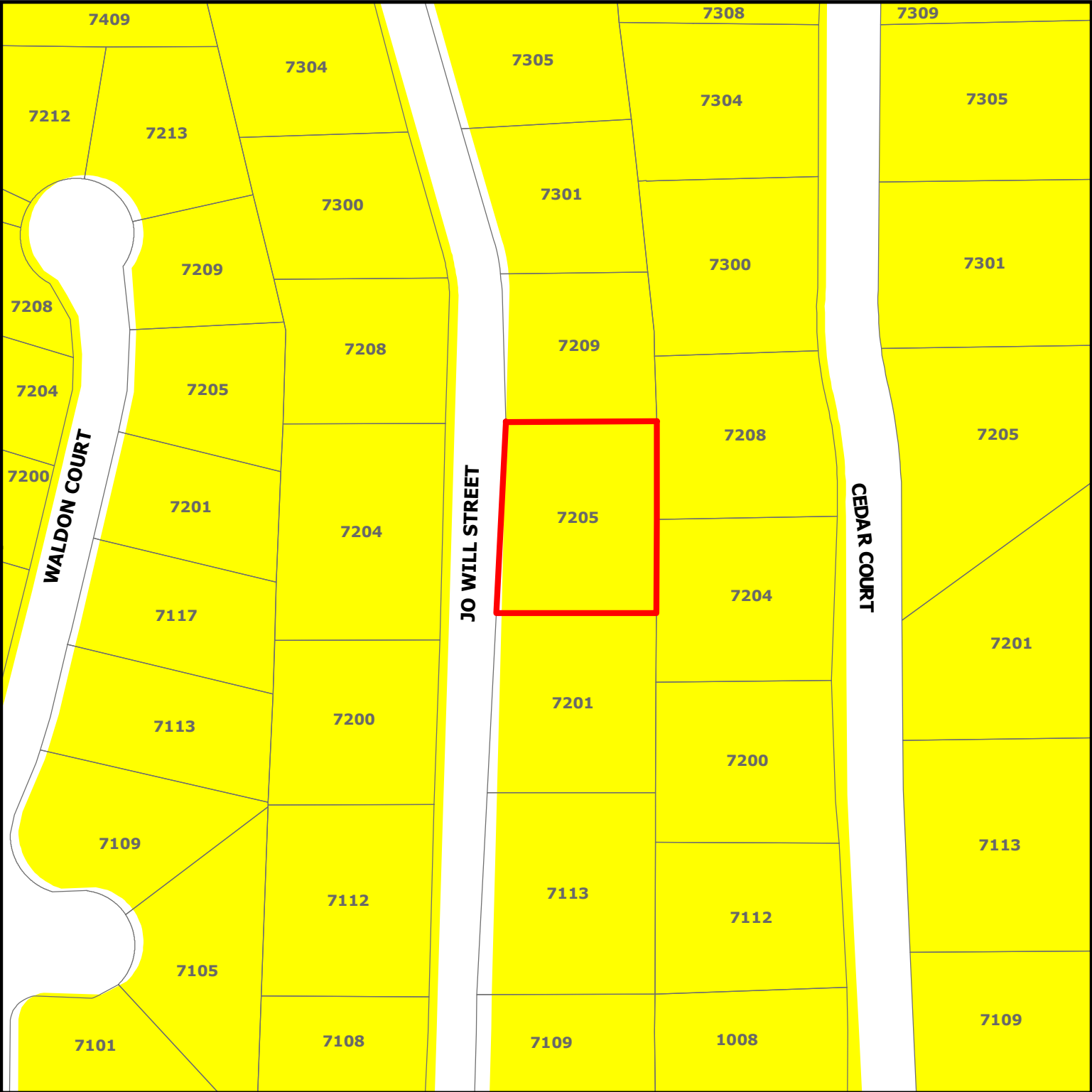
ZC19-007
7205 Jo Will Street

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 Subject Property



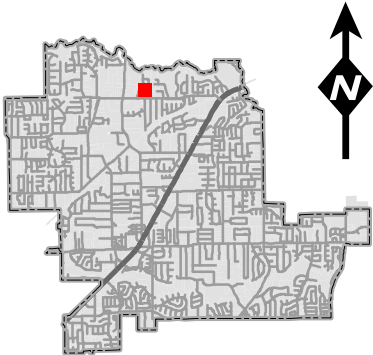
Future Land Use Map



ZC19-007
7205 Jo Will Street

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-  Subject Property
-  Residential



Statement of Planning Objectives

June 24, 2019

Dear Sir or Madam,

This note is written to state that each comment has been addressed. Comments were gathered from both the Initial Staff Comments dated April 22, 2019 and the Second Staff Comments dated May 3, 2019. Below is the Statement of Planning Objectives for the project which was also a requirement of satisfying the comments by the City of Colleyville staff.

Sincerely,

Alan Hilsabeck on behalf of Greg and Felicia Johnson

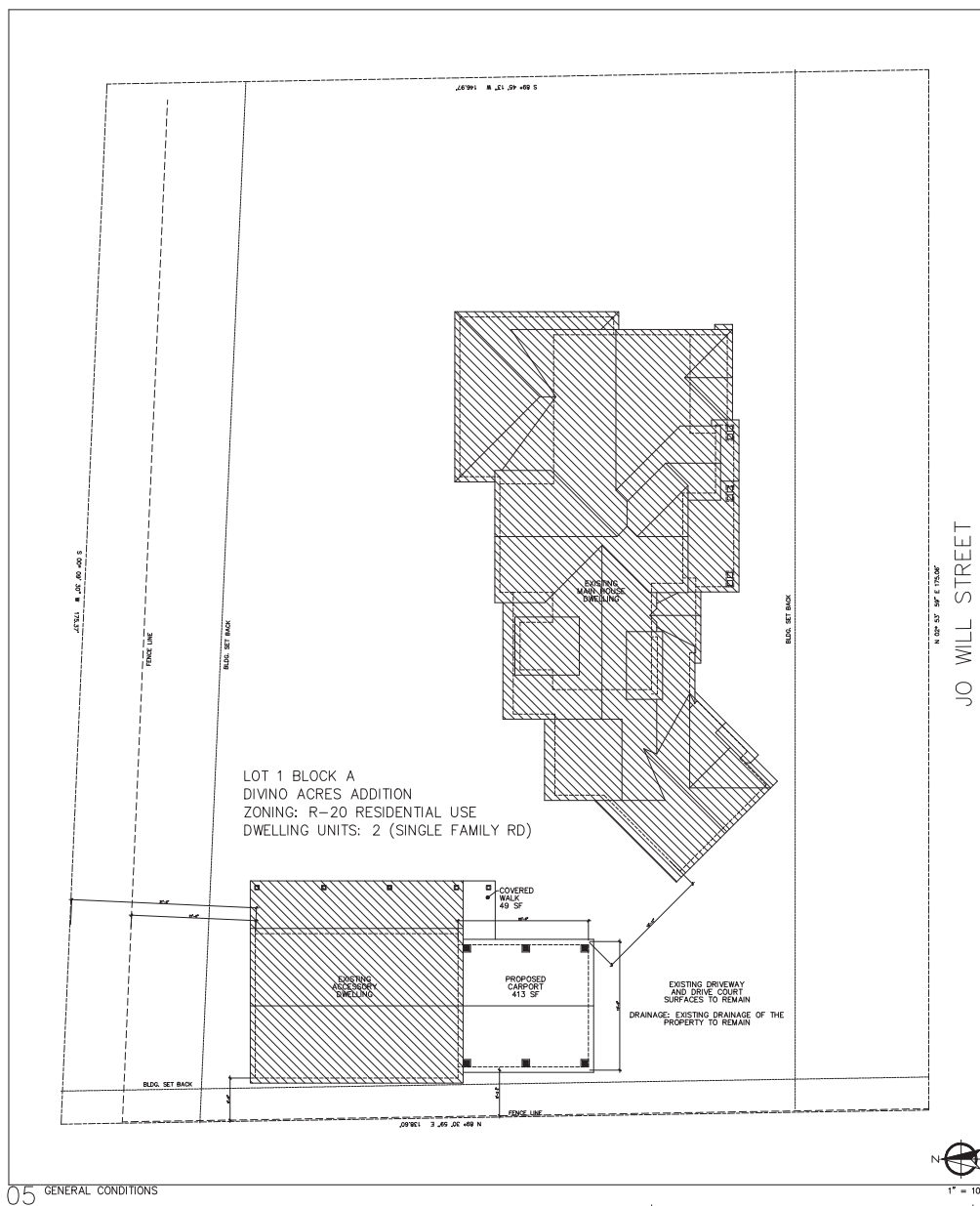
STATEMENT OF PLANNING OBJECTIVES

The objective for the project is to modify the existing detached garage to provide a living quarters for the Owner's father. The exterior of the modifications shall coordinate and use materials and details to match the existing main house. This will include both the Accessory Dwelling and Carport. The interior of the Accessory Dwelling shall include the following areas: Living Quarters and a Storage area. The living quarters part of the dwelling includes a Full Kitchen including a Gas Range, Living Room, Bedroom, Closet, and Laundry Room.

The purpose of modifying the existing garage into a living and storage dwelling is to provide a separate dwelling but approximate to the family dwelling daily as required for medical purposes. The purpose of the added-on Carport is to provide covered protection of the father's vehicle while keeping the Accessory Dwelling as close to the maximum square footage requirements as per Section 3.24-C-8B of the Colleyville, Texas, Land Development Code.

The Carport shall fall under Section 3.24-A-2; Specific Uses as shown on Table 3.24B-B Schedule of Permitted Principal Uses, Labeled "S". The carport shall follow the requirements according to the Special Use Permit, ZC18-027 Number 11-C at a minimum.

Site Plan



05 GENERAL CONDITIONS

PROJECT DIRECTORY

PROJECT LOCATION
7205 JO WILL STREET
COLLEYVILLE, TEXAS 76034
DESIGNER
ALAN HILSABECK
4317 THAMES COURT
FLOWER MOUND, TEXAS 75028
214-995-3178
APPLICANT / OWNER
GREG AND FELICIA JOHNSON
7205 JO WILL STREET
COLLEYVILLE, TEXAS 76034

SHEET INDEX

A0.00 COVER, SITE PLAN, PROJECT DIRECTORY
CALCULATIONS, GENERAL CONDITIONS
A1.00 ACCESSORY DWELLING PLANS
A1.10 ACCESSORY DWELLING ELEVATIONS

AREA CALCULATIONS

FLOOR	MAIN HOUSE	ACCESSORY DWELLING
FIRST FLOOR A/C	2314 SF	590 SF
SECOND FLOOR A/C	1316 SF	N/A
TOTAL A/C	3630 SF	590 SF
GARAGE	538 SF	241 SF (NON-AC STORAGE)
COVERED PORCHES	376 SF	319 SF
TOTAL UNDER ROOF	4544 SF	1,150 SF
CARPORT (PROPOSED)		462 SF
TOTAL (ACCESSORY DWELLING + CARPORT)		1,612 SF

COVERAGE CALCULATIONS

TOTAL LOT AREA	24,995 SF
BUILDING FOOTPRINT	4,544 (18%) + 1,150 (5%) + 462 (2%) = 6,156 (25%)
ALLOWABLE COVERAGE	30% = 7,498 SF
COVERAGE REMAINING	7,498 - 6,156 = 1,342 SF

FLOOR AREA RATIO

TOTAL LOT AREA	24,995 SF
TOTAL FLOOR AREA	4,544 SF (MAIN HOUSE)
TOTAL FLOOR AREA	1,612 SF (ACCESSORY DWELLING + CARPORT)
TOTAL FLOOR AREA	6,156 SF (.25 FLOOR AREA RATIO)

07 PROJECT DIRECTORY, SHEET INDEX, CALCULATIONS

STATEMENT OF PLANNING OBJECTIVES
THE OBJECTIVE FOR THE PROJECT IS TO MODIFY THE EXISTING DWELLING GARAGE TO PROVIDE LIVING QUARTERS FOR THE OWNER'S FATHER. THE EXTERIOR OF THE MODIFICATIONS SHALL COORDINATE AND USE MATERIALS AND DETAILS TO MATCH THE EXISTING MAIN HOUSE. THIS WILL INCLUDE THE ACCESSORY DWELLING AND CARPORT. THE INTERIOR OF THE ACCESSORY DWELLING AREA, THE LIVING QUARTERS PART OF THE DWELLING INCLUDES A FULL KITCHEN INCLUDING GAS RANGE, LIVING ROOM, BEDROOM, CLOSET, AND LAUNDRY ROOM.
THE PURPOSE OF MODIFYING THE EXISTING GARAGE INTO A LIVING AND SLEEPING DWELLING IS TO PROVIDE A SEPARATE DWELLING UNIT APPROPRIATE TO THE FAMILY DWELLING DAILY AS REQUIRED FOR MEDICAL PURPOSES. THE PURPOSE OF THE ADD-ON CARPORT IS TO PROVIDE COVERED PROTECTION OF THE FATHER'S VEHICLE WHILE KEEPING THE ACCESSORY DWELLING AS CLOSE TO THE MAIN HOUSE AS POSSIBLE. THE CARPORT SHALL BE 12' X 24' X 8' HIGH.
THE CARPORT SHALL FALL UNDER SECTION 3.24-A-2 SPECIFIC USES AS SHOWN ON TABLE 3.24B-8 SCHEDULE OF PERMITTED PRINCIPAL USES, LABELED "A". THE CARPORT SHALL FOLLOW THE REQUIREMENTS ACCORDING TO THE SPECIAL USE PERMIT, 3.24-C-27 AT A MINIMUM.

- GENERAL NOTES
1. ALL SLOPES TO BE 10:12 UNLESS OTHERWISE NOTED. GROUNTS TO BE AT SLOPE APPROPRIATE FOR ROOF DRAINAGE.
 2. ALL OVERHANGS ARE DRAWN AT 1/8" 1" UNLESS OTHERWISE NOTED.
 3. ALL ROOF FRAMING TO BE 2X6'S AT 24" O.C. UNLESS OTHERWISE NOTED.
 4. THE PLATE HEIGHTS MAY VARY ACCORDING TO THE SIZE OF FLOOR SYSTEM USED. VERIFY ALL CEILING TREATMENTS AND HEIGHTS PRIOR TO CONSTRUCTION.
 5. THIS PLAN AND ELEVATIONS ARE A GRAPHIC REPRESENTATION FOR ESTIMATING PURPOSES ONLY. ACTUAL FIELD CONDITIONS MAY VARY AND MUST BE VERIFIED BEFORE PROCEEDING WITH CONSTRUCTION.

02 SITE PLAN - STATEMENT OF PLANNING OBJECTIVES AND GENERAL NOTES



HILSABECK

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JOHNSON
RESIDENCE

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COLLEYVILLE, TEXAS

ACCESSORY DWELLING
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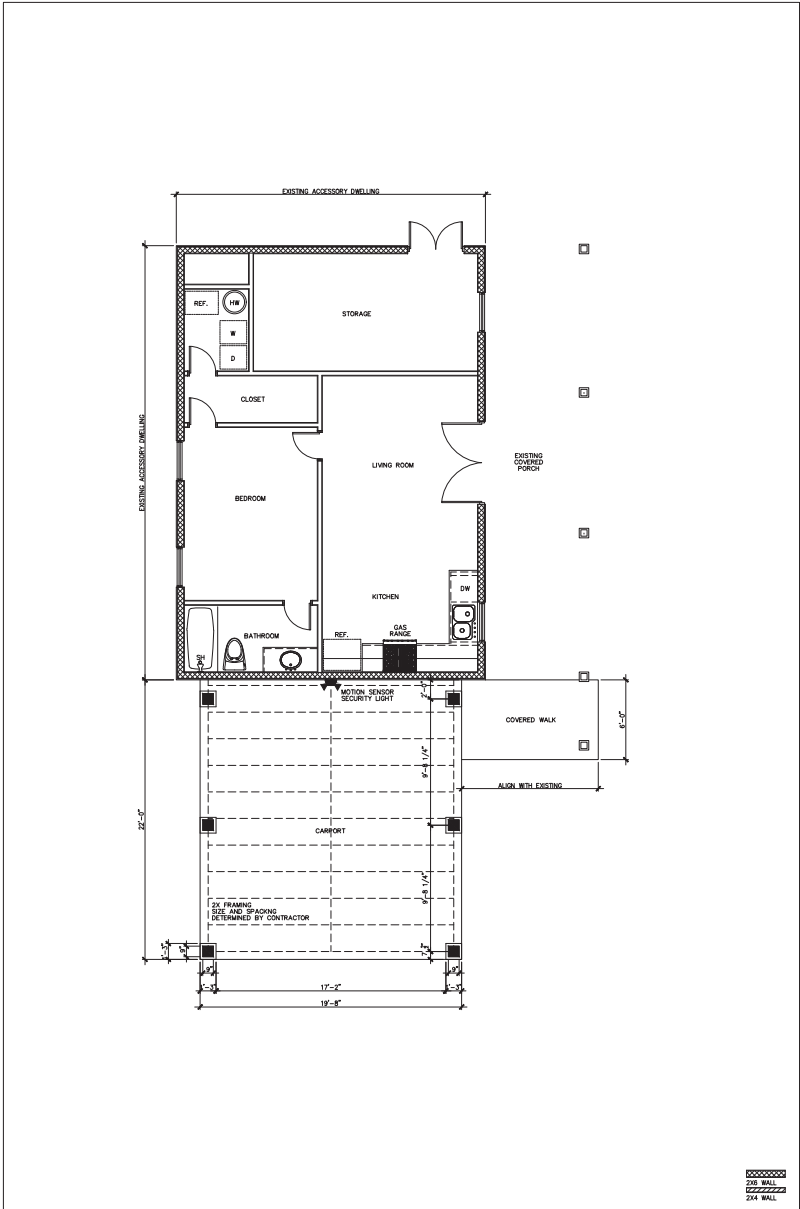
SHEET LAYOUT

GENERAL NOTES

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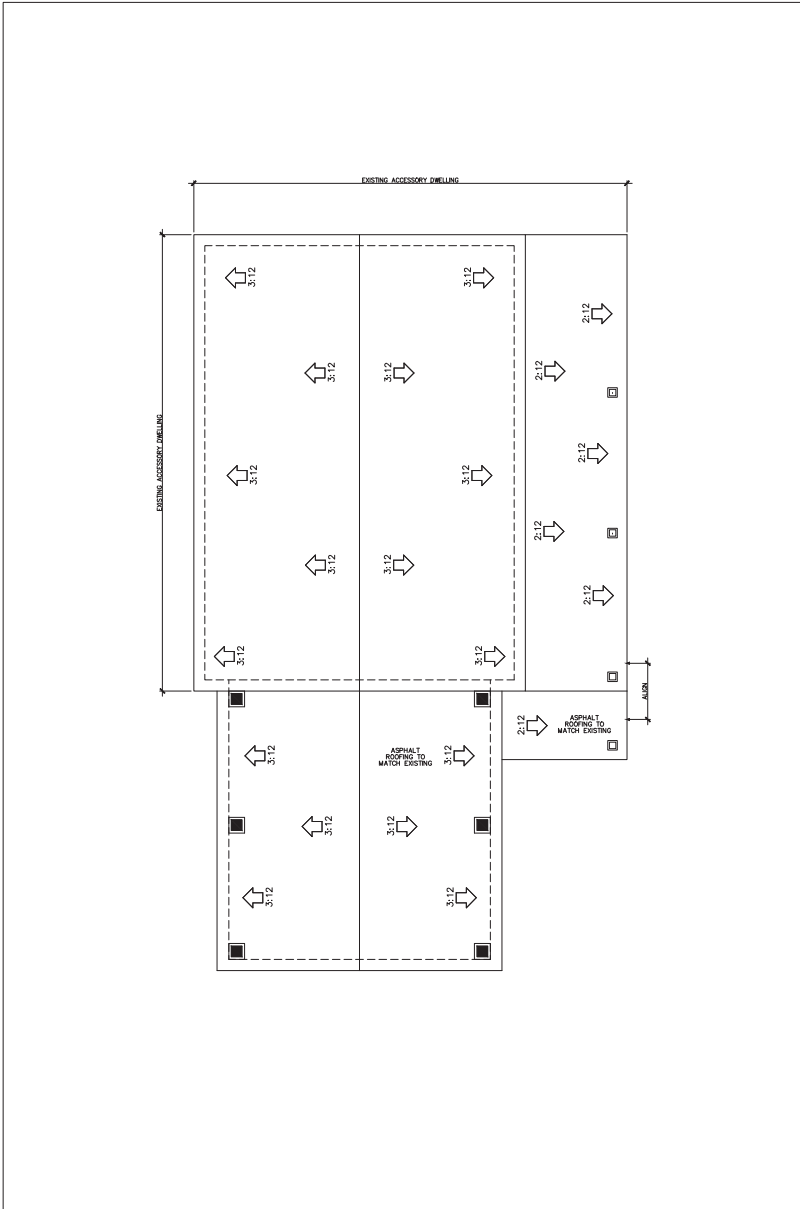
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Floor Plan



05 FLOOR PLAN / FRAMING PLAN - ACCESSORY DWELLING AND CARPORT

1/4" = 1'-0"



03 ROOF PLAN - ACCESSORY DWELLING AND CARPORT

1/4" = 1'-0"



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SHEET LAYOUT

FLOORPLANS

PROJECT NO.: JOHNSON-01
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A1.00

Building Elevations



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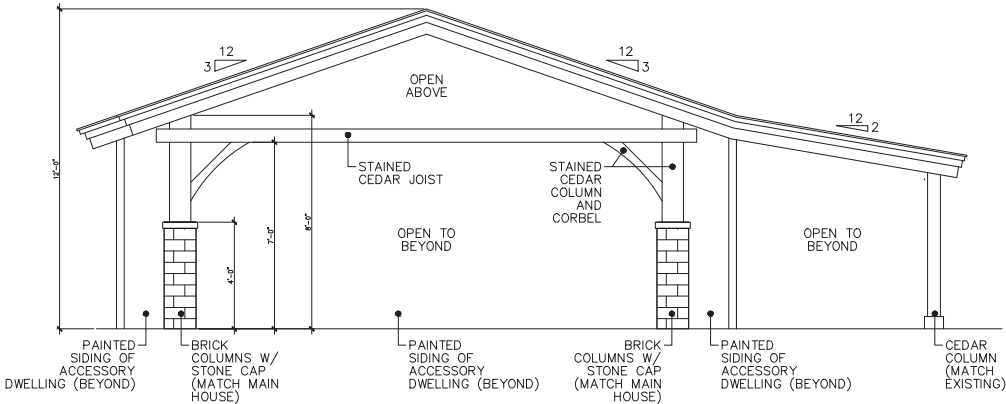
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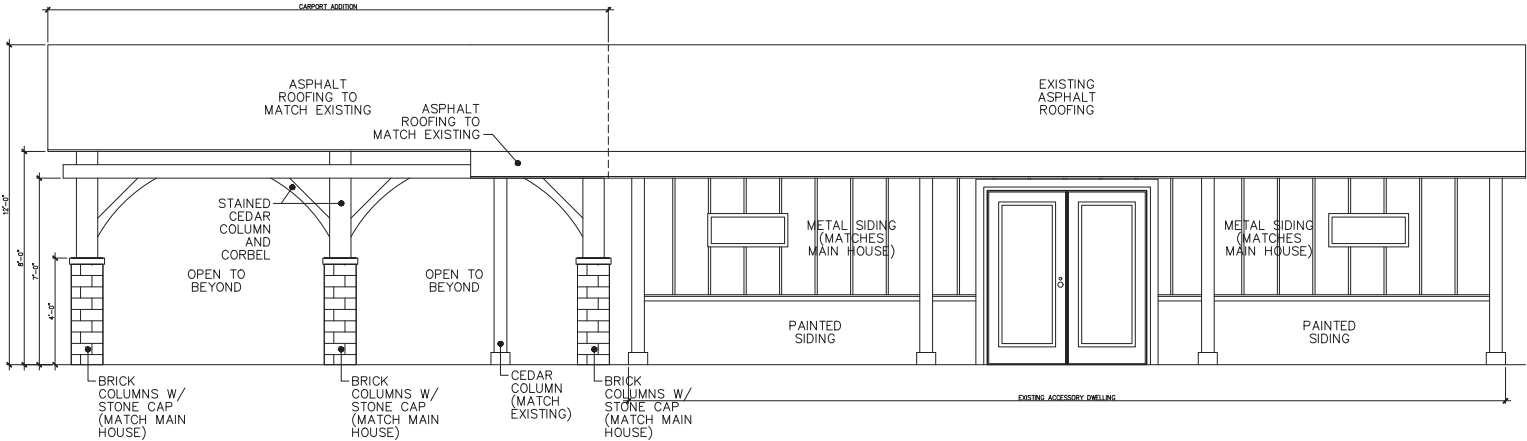
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DEM WALL
EXISTING WALL
NEW WALL

1/2" = 1'-0"



CARPORT FRONT ELEVATION / ACCESSORY DWELLING END ELEVATION BEYOND



CARPORT SIDE ELEVATION / ACCESSORY DWELLING FRONT ELEVATION