



City of Colleyville Planning and Zoning Commission Agenda

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

Monday, August 12, 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 KOCH
PLEDGE OF ALLEGIANCE**

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

- 2. APPROVAL OF MINUTES**

- 2a. May 14, 2018 Planning & Zoning Commission Minutes
- 2b. May 29, 2018 Planning & Zoning Commission Worksession Minutes
- 2c. June 11, 2018 Planning & Zoning Commission Minutes
- 2d. June 25, 2018 Planning & Zoning Commission Worksession Minutes

3. PUBLIC HEARING AGENDA ITEMS

- 3a** Consideration of a Replat 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
- 3b** Consideration 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
- 3c** Consideration 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
- 3d** Consideration 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

4. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards August 9, 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**Agenda Date** 8/12/2019**Type** Approval of Minutes**Department** Community Development

Title

- 2a. May 14, 2018 Planning & Zoning Commission Minutes
- 2b. May 29, 2018 Planning & Zoning Commission Worksession Minutes
- 2c. June 11, 2018 Planning & Zoning Commission Minutes
- 2d. June 25, 2018 Planning & Zoning Commission Worksession Minutes

Attachments

- 1. May 14, 2018 Planning and Zoning Commission Minutes
- 2. May 29, 2018 Planning and Zoning Commission Worksession Minutes
- 3. June 11, 2018 Planning and Zoning Commission Minutes
- 4. June 25, 2018 Planning and Zoning Commission Worksession Minutes



City of Colleyville Planning and Zoning Commission Minutes

City Hall
100 Main Street
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Monday, May 14, 2018

City Council Chambers

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission meeting was called to order by Chair Mathisen on May 14, 2018, at 7:00 p.m.

Roll Call

Present: Susan Mathisen, Raymond Allee, Sam van Bever, Veronica Baughman, Charles Kelley, Claudia Bevill, and Jason Elms

Staff Present: Ben Bryner, Felix Landry, Taylor Schauwecker, Chief Brian Riley, Araceli Botello, and City Attorney Whitt Wyatt

1. APPROVAL OF MINUTES

February 26, 2018 – Worksession

Commissioner Elms made a motion to approve the February 26, 2018 Planning and Zoning Commission Worksession Minutes. Commissioner Baughman seconded the motion.

The motion to approve was carried by the following vote:

Aye: 7 – Mathisen, Allee, van Bever, Baughman, Kelley, Bevill, and Elms
Nay: 0

March 26, 2018 - Worksession

Commissioner Bevill made a motion to approve the March 26, 2018 Planning and Zoning Commission Worksession Minutes. Commissioner Kelley seconded the motion.

The motion to approve was carried by the following vote:

Aye: 7 – Mathisen, Allee, van Bever, Baughman, Kelley, Bevill, and Elms
Nay: 0

2. CITIZEN COMMENTS / PRESENTATIONS REGARDING ITEMS NOT ON THE AGENDA

There were no citizen comments/presentations regarding items not on the agenda.

3. PUBLIC HEARING AGENDA ITEMS

3a Consideration of a zoning change from the AG Agricultural zoning district to the CC1 Village Retail zoning district and a Special Use Permit (SUP) for Cemeteries or Mausoleums on Tract 2B & 2B02, Abstract 180, in the J L Byas Survey, located at 5713 Colleyville Boulevard, Case ZC18-001, TABLED FROM THE MARCH 26, 2018 MEETING

Ben Bryner briefed the Commission. He added that the applicant has requested to table the case to the June 11, 2018 Planning and Zoning Commission Meeting in order to address concerns presented by staff.

Commissioner Kelley made a motion to remove Case ZC18-001 from the table. Commissioner Baughman seconded the motion.

The motion to remove the case from the table was carried by the following vote:

Aye: 7 – Mathisen, Allee, van Bever, Baughman, Kelley, Bevill, and Elms
Nay: 0

The public hearing was opened at 7:06 p.m. With no citizens wishing to speak, the public hearing was closed at 7:06 p.m.

Commissioner Elms made a motion to table Case ZC18-001 to the June 11, 2018 Planning and Zoning Commission Meeting. Commissioner Bevill seconded the motion.

The motion to table was carried by the following vote:

Aye: 7 – Mathisen, Allee, van Bever, Baughman, Kelley, Bevill, and Elms
Nay: 0

- 3b** Consideration of a Final Plat for Lots 1, 2, and 3X, Block 1, Old Grove Addition, Phase II, located at 105 & 103 John McCain Road and 7189 Cast Iron Forest Trail, Case PC17-004, TABLED FROM THE APRIL 9, 2018 MEETING

Commissioner Elms made a motion to remove Case PC17-004 from the table. Commissioner Baughman seconded the motion.

The motion to remove the case from the table was carried by the following vote:

Aye: 7 – Mathisen, Allee, van Bever, Baughman, Kelley, Bevill, and Elms
Nay: 0

Ben Bryner briefed the Commission. He added that the applicant has requested to table the case to the June 11, 2018 Planning and Zoning Commission Meeting in order to address concerns of acquiring a drainage easement to the east of the property.

The public hearing was opened at 7:11 p.m. With no citizens wishing to speak, the public hearing was closed at 7:11 p.m.

Commissioner Elms made a motion to table Case PC17-004 to the June 11, 2018 meeting. Commissioner Baughman seconded the motion.

The motion to table was carried by the following vote:

Aye: 7 – Mathisen, Allee, van Bever, Baughman, Kelley, Bevill, and Elms
Nay: 0

- 3c** Consideration for approval of a Site Plan for athletic fields on Lot 1R, Block 1, of the Covenant Christian Academy Addition, located at 901 Cheek-Sparger Road, Case SP18-001, TABLED FROM THE APRIL 9, 2019 MEETING

Commissioner Kelley made a motion to remove Case SP18-001 from the table. Commissioner Bevill seconded the motion.

The motion to remove the case from the table was carried by the following vote:

Aye: 7 – Mathisen, Allee, van Bever, Baughman, Kelley, Bevill, and Elms
Nay: 0

Felix Landry presented the case and briefed the Commission.

The applicant, Keith Castillo, 5112 North Wind Drive, Hurst, Texas, came forward and briefed the Commission.

The public hearing was opened at 7:18 p.m.

Sharon Dickson, 3813 Fox Hollow Drive, Bedford, Texas, came forward and spoke in support of the case. Ms. Dickson expressed concern regarding the foul balls in her yard.

The applicant, Keith Castillo, and the architect for the project, Mark Walker, came forward and addressed questions by the Commission regarding the design of the field, the foul balls, and screening.

The following citizens did not wish to speak, but would like to record their support:

Summir Stanley, 5113 Montclair Drive
Adam Harvell, 909 Harwood Terrace, Bedford, Texas
Rusty Beam, 4702 Mill Crossing West

The public hearing was closed at 7:25 p.m.

**Commissioner Elms made a motion to approve Case SP18-001.
Commissioner Kelley seconded the motion.**

The motion to approve was carried by the following vote:

Aye: 7 – Mathisen, Allee, van Bever, Baughman, Kelley, Bevill, and Elms
Nay: 0

3d Consideration of an amendment to the PUDR Planned Unit Development-Commercial zoning district to allow for a drive-through services on Lot 3, Block 11, Longwood Estates at Ross Downs, located at 7181 Colleyville Boulevard, Case ZC18-009

Felix Landry presented the case and briefed the Commission.

The applicant, Mike Sartain, 7113 Cedar Court, came forward and briefed the Commission. Mr. Sartain addressed the questions by the Commission regarding traffic and directional signs for the drive through and internal traffic direction.

The public hearing was opened at 7:38 p.m. With no citizens wishing to speak, the public hearing was closed at 7:39 p.m.

Commissioner Kelley made a motion to approve Case ZC18-009, with the condition that directional signage and a physical delineation barrier be placed between the drive-through and fire lane. Commissioner Elms seconded the motion.

The motion to approve was carried by the following vote:

Aye: 6 – Mathisen, Allee, van Bever, Kelley, Bevill, and Elms

Nay: 1 - Baughman

3e Consideration of a Special Use Permit to exceed the maximum number and total maximum size allowed by right for accessory buildings on Lot 1, Block 1, of the K Bar G Estates addition, located at 6401 Westcoat Drive, Case ZC18-010

Felix Landry presented the case and briefed the Commission.

The applicant, Jeff Polk, 1904 Industrial Boulevard, Suite 104, came forward and briefed the Commission.

The public hearing was opened at 7:46 p.m. With no citizens wishing to speak, the public hearing closed at 7:47 p.m.

The applicant, Jeff Polk, 1904 Industrial Boulevard, Suite 104, came forward and addressed questions by the Commission regarding square footage for the accessory building.

Commissioner Elms made a motion to approve Case ZC18-010. Commissioner Baughman seconded the motion.

The motion to approve was carried by the following vote:

Aye: 7 – Mathisen, Allee, van Bever, Baughman, Kelley, Bevill, and Elms

Nay: 0

3f Consideration of a zoning change from the AG Agricultural zoning district to the R-40 Single Family Residential zoning district on a portion of Lot 1, Block 1, of the Wood Estates Addition, located at 411 McDonwell School Road E, Case ZC18-011

Felix Landry presented the case and briefed the Commission.

The applicant, Jeff Polk, 1904 Industrial Boulevard, Suite 104, came forward and briefed the Commission.

The public hearing was opened at 7:55 p.m. With no citizens wishing to speak, the public hearing closed at 7:55 p.m.

Commissioner Elms made a motion to approve Case ZC18-011. Commissioner Baughman seconded the motion.

The motion to approve was carried by the following vote:

Aye: 7 – Mathisen, Allee, van Bever, Baughman, Kelley, Bevill, and Elms
Nay: 0

3g Consideration of a Replat for Lot 1R, Block 1, Wood Estates Addition and Lot 1, Block 1, Westcoat Estate Addition, located at 406 & 411 McDonwell School Road E and 6605 Westcoat Drive, Case PC17-027

Felix Landry presented the case and briefed the Commission.

The public hearing was opened at 7:58 p.m. With no citizens wishing to speak, the public hearing closed at 7:58 p.m.

Commissioner Kelley made a motion to approve Case PC17-027. Commissioner Bevill seconded the motion.

The motion to approve was carried by the following vote:

Aye: 7 – Mathisen, Allee, van Bever, Baughman, Kelley, Bevill, and Elms
Nay: 0

3h Consideration of a Special Use Permit to exceed the total maximum size allowed by right for accessory buildings and for a Servants or Caretakers Quarters on Tract 5B02, Abstract 294, in the Robert Chowing Survey, located at 5810 Pool Road, Case ZC18-012

Felix Landry presented the case and briefed the Commission.

The applicant, William C. Spearman III, 2248 Bedford Circle, Bedford, Texas, and the builder, Don Ferrier, 6137 Walnut Drive, Fort Worth, Texas, came

forward and briefed the Commission.

The public hearing was opened at 8:09 p.m. With no citizens wishing to speak, the public hearing closed at 8:10 p.m.

Commissioner Allee made a motion to approve Case ZC18-012. Commissioner Elms seconded the motion.

The motion to approve was carried by the following vote:

Aye: 6 – Mathisen, Allee, van Bever, Baughman, Kelley, and Elms

Nay: 1 – Bevill

3i Consideration of a zoning change from the AG Agricultural and R20 Single Family Residential zoning districts to the AG Agricultural and R20 Single Family Residential zoning districts on Lot 1, Block 1, of the Allzim Acres Addition, and Tracts 2A7B, 2A8C, & 2A9A, Abstract 533, in the Mary M. Freeman Survey, and Tract 4D02, Abstract 295, in the William E. Crooks Survey, located at 7209 & 7215 John McCain Road, Case ZC18-013

Felix Landry presented the case and briefed the Commission.

The applicant, Wesley Dawson, 406 Pecan Drive, Irving, Texas, came forward and briefed the Commission. Mr. Dawson addressed questions by the Commission regarding combining the two lots.

The public hearing was opened at 8:22 p.m.

Scott Redfearn, 7300 Chanel Court, came forward and spoke in opposition to the case. Mr. Redfern addressed concerns regarding Agricultural zoning and density.

The following citizens did not wish to speak, but would like to record their opposition:

Fred Wagner, 7305 Chanel Court

The public hearing closed at 8:27 p.m.

Scott Redfearn, 7300 Chanel Court, was asked to come forward and address the Commission. Mr. Redfern addressed the Commission's questions regarding the meeting between the neighbors and the applicant, the buffering between the two R-20 lots, preservation of the Oak trees, and the easement.

The applicant, Wesley Dawson, 406 Pecan Drive, Irving, Texas, came forward and addressed questions by the Commission regarding concessions to neighbors, fencing, and tree preservation, noise, visual privacy and the 30 foot easement.

Commissioner Allee made a motion to approve Case ZC18-013. Commissioner Kelley seconded the motion.

The motion to approve was carried by the following vote:

Aye: 6 – Mathisen, Allee, van Bever, Baughman, Kelley, and Elms

Nay: 1 – Bevill

3j Consideration of a Preliminary Plat for the Oak Creek Addition, located at 7209 & 7215 John McCain Road, Case PC18-005

Felix Landry and Ben Bryner presented the case and briefed the Commission.

The applicant, Wesley Dawson, 406 Pecan Drive, Irving, Texas, came forward and briefed the Commission. Mr. Dawson addressed questions by the Commission regarding the 30 foot easement, building within the area, tree preservation and drainage.

The public hearing was opened at 8:49 p.m.

Scott Redfearn, 7300 Chanel Court, came forward and spoke in opposition to the case. Mr. Redfearn address concerns regarding the tree survey exhibit and drainage.

The public hearing closed at 8:52 p.m.

The following citizens did not wish to speak, but would like their opposition recorded:

Michael Crowe, 7309 Chanel Court

Fred Wagner, 7305 Chanel Court

Commissioner Allee made a motion to approve Case PC18-005, with the condition that there be a 30 foot tree preservation easement. Commissioner Baughman seconded the motion.

The motion to approve was carried by the following vote:

Aye: 6 – Mathisen, Allee, van Bever, Baughman, Kelley, and Elms

Nay: 1 – Bevill

- 3k** Consideration of a zoning change from the AG Agricultural zoning district to the RE Single Family 'Estate' Residential zoning district on Tracts 1B & 1B1A, Abstract 294, in the Robert Chowning Survey, located at 6900 Pool Road, Case ZC18-014

Felix Landry presented the case and briefed the Commission.

The public hearing was opened at 9:02 p.m. With no citizens wishing to speak, the public hearing closed at 9:02 p.m.

Commissioner Bevill made a motion to approve Case ZC18-014. Commissioner van Bever seconded the motion.

The motion to approve carried by the following vote:

Aye: 7 – Mathisen, Allee, van Bever, Baughman, Kelley, Bevill, and Elms
Nay: 0

4. ADJOURNMENT

The meeting adjourned at 9:04 p.m.

The minutes were written and prepared by:

Araceli Botello
Planning Technician

The meeting minutes were approved on _____ by a vote of ____.



City of Colleyville Planning and Zoning Commission Worksession Minutes

City Hall
100 Main Street
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Monday, May 29, 2018

City Council Chambers

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission Worksession meeting was called to order by Chair Mathisen on May 29, 2018, at 6:15 p.m.

Roll Call

Present: Raymond Allee, Sam van Bever, Susan Mathisen, and Jason Elms

Absent: Veronica Baughman, Charles Kelley, Claudia Bevill

Staff Present: Ben Bryner, Chief Brian Riley, Robert McKeown, Araceli Botello, and City Attorney Whitt Wyatt

2. PRESENTATION AND DISCUSSION

2a Presentation and discussion of a request for a Special Use Permit for Alcoholic Beverage Sales – On-Premises Consumption on property located at 5005 Colleyville Boulevard, Suite 240

Ben Bryner presented the case and briefed the Commission.

2b Presentation and discussion of a request for a Special Use Permit for Package Store and Alcoholic Beverage Sales – Off-Premises Consumption on property located at 8070 Precinct Line Road

Ben Bryner presented the case and briefed the Commission.

There was general discussion regarding the property owners and transfer of alcohol licensing.

2c Presentation and discussion of a request for an amendment to the PUD-C on property located at 7101 Colleyville Boulevard

Ben Bryner presented the case and briefed the Commission.

There was general discussion regarding signage, sales tax, traffic, and square footage for gross floor area.

3. ADJOURNMENT

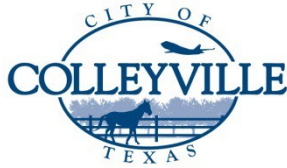
The meeting adjourned at 6:35 p.m.

The minutes were written and prepared by:



Araceli Botello
Planning Technician

The meeting minutes were approved on _____ by a vote of ____.



City of Colleyville Planning and Zoning Commission Minutes

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Monday, June 11, 2018

City Council Chambers

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission meeting was called to order by Chair Mathisen on June 11, 2018, at 7:04 p.m.

Roll Call

Present: Susan Mathisen, Raymond Allee, Veronica Baughman, Claudia Bevill, and Jason Elms

Absent: Sam van Bever

Staff Present: Ben Bryner, Felix Landry, Taylor Schauwecker, Chief Brian Riley, Eddie Tangadunrat, Robert McKeown, Araceli Botello, and City Attorney Whitt Wyatt

1. APPROVAL OF MINUTES

March 26, 2018

Commissioner Bevill made a motion to approve the March 26, 2018 Planning and Zoning Commission Worksession Minutes. Commissioner Elms seconded the motion.

The motion to approve was carried by the following vote:

Aye: 5 – Mathisen, Allee, Baughman, Bevill, and Elms

Nay: 0

2. CITIZEN COMMENTS/PRESENTATIONS REGARDING ITEMS NOT ON THE AGENDA

There were no citizen comments/presentations regarding items not on the agenda.

3. PUBLIC HEARING AGENDA ITEMS

- 3a** Consideration of a Special Use Permit for Alcohol Beverage Sales-On-Premise Consumption on Lot 1R1, Block 1, of the Market Addition, located at 5005 Colleyville Boulevard, Suite 240, Case ZC18-015

Ben Bryner presented the case and briefed the Commission.

The public hearing was opened at 7:12 p.m. With no citizens wishing to speak, the public hearing was closed at 7:12 p.m.

Commissioner Elms made a motion to approve Case ZC18-015. Commissioner Baughman seconded the motion.

The motion to approve was carried by the following vote:

Aye: 5 – Mathisen, Allee, Baughman, Bevill, and Elms

Nay: 0

- 3b** Consideration of a Special Use Permit for Package Store and Alcoholic Beverage Sales –Off-Premises Consumption on Lot 3, Block 2, of the Lavaca Trail Addition, located at 8070 Precinct Line Road, Case ZC18-016

Ben Bryner presented the case and briefed the Commission.

Applicant Payal Brahmbhatt, 957 Parkridge Drive, Allen, came forward and briefed the Commission.

The public hearing was opened at 7:18 p.m. With no citizens wishing to speak, the public hearing was closed at 7:18 p.m.

Commissioner Allee made a motion to approve Case ZC18-006 and Commissioner Baughman seconded the motion.

The motion to approve was carried by the following vote:

Aye: 5 – Mathisen, Allee, Baughman, Bevill, and Elms

Nay: 0

- 3c** Consideration for an amendment to the PUD-C Planned Unit Development – Commercial zoning district to allow for maximum square footage for a restaurant on Lot 1RA2, Block 1, of the Tropicana Fuels Addition, located at 7101 Colleyville Boulevard, Case ZC18-017

Ben Bryner presented the case and briefed the Commission.

Applicant Bradley Mayhall, 1808 Harwood Court, Hurst, came forward and briefed the Commission. The applicant addressed questions by the Commission regarding the dumpster enclosure and screening.

The property owner, Randy Johnson, 7101 Colleyville Boulevard, came forward and briefed the Commission. The property owner addressed questions by the Commission regarding the proposed location of the dumpster, the dumpster enclosure, speed bumps, screening, and parking.

The public hearing was opened at 7:35 p.m.
The public hearing was closed at 7:36 p.m.

The following citizens did not wish to speak, but would like to have their support recorded:

Jerald Posten, 1808 Harwood Court

The property owner, Randy Johnson, 7101 Colleyville Boulevard, came forward and addressed questions of the Commission. The property owner addressed questions regarding the proposed location of the dumpster, signage, and fencing.

Commissioner Allee made a motion to approve Case ZC18-017 and Commissioner Baughman seconded the motion.

The motion to approve was carried by the following vote:

Aye: 5 – Mathisen, Allee, Baughman, Bevill, and Elms
Nay: 0

3d Consideration of a Final Plat for Lots 1, 2, and 3X, Block 1, Old Grove Addition, Phase II, located at 105 & 103 John McCain Road and 7189 Cast Iron Forest Trail, Case PC17-004, TABLED FROM THE MAY 14, 2018 MEETING

Commissioner Elms made a motion to remove Case PC17-004 from the table. Commissioner Baughman seconded the motion.

The motion to remove the case from the table was carried by the following vote:

Aye: 5 – Mathisen, Allee, Baughman, Bevill, and Elms
Nay: 0

Ben Bryner presented the case and briefed the Commission.
The public hearing was opened at 7:43 p.m.

Richard Freitag, 7105 Cast Iron Forest Trail, came forward and spoke in opposition to the case. Mr. Freitag addressed concerns regarding drainage, detention pond, endangered species, retaining wall, and tree removal.

Jennifer Johnson, 203 Colden Court, came forward and spoke in opposition to the case. Mr. Johnson addressed concerns regarding drainage and detention pond

Brandon Battles, 101 John McCain Road, came forward and spoke in opposition to the case. Mr. Battles addressed concerns regarding drainage.

The applicant and Senior Project Manager with Toll Brothers, Greg Powell, 2557 Southwest Grapevine Parkway, Grapevine, Texas, came forward and briefed the Commission. The applicant addressed the concerns brought forth by the citizens regarding drainage, retention pond, reduction in number of lots proposed, trees, and legal drainage easements.

The public hearing was closed at 8:04 p.m.

Commissioner Elms made a motion to table Case PC17-004 to the July 9, 2018 Planning and Zoning Commission meeting. Commissioner Baughman seconded the motion.

The motion to table was carried by the following vote:

Aye: 5 – Mathisen, Allee, Baughman, Bevill, and Elms
Nay: 0

3e Consideration of a zoning change from the AG Agricultural zoning district to the CC-1 Village Retail zoning district and a Special Use Permit (SUP) for Cemeteries or Mausoleums on Tract 2B & 2B02, Abstract 180, in the J L Byas Survey, located at 5713 Colleyville Boulevard, Case ZC18-001, TABLED FROM THE MAY 14, 2018 MEETING

Commissioner Elms made a motion to remove Case ZC18-001 from the table. Commissioner Bevill seconded the motion.

The motion to remove the case from the table was carried by the following vote:

Aye: 5 – Mathisen, Allee, Baughman, Bevill, and Elms

Nay: 0

Ben Bryner presented the case and briefed the Commission.

The public hearing was opened at 8:21 p.m.

DeWayne Smart, 1809 Camden Green, came forward and spoke in opposition to the case. Mr. Smart addressed concerns regarding silt in the pond.

Polly Tyler, 1908 Arrington Court, came forward and spoke in opposition to the case. Mr. Tyler addressed concerns regarding silt in the pond and communication.

The public hearing closed at 8:28 p.m.

The following citizens did not wish to speak, but would like to have their opposition recorded:

Don Perfect, 1909 Camden Court

There was general discussion among the Commission regarding the concerns brought forth by the citizens, the applicant not being present at the meeting to address concerns, and the Commissions' options regarding the case.

Commissioner Elms made a motion to deny Case ZC18-001 and Commissioner Baughman seconded the motion.

The motion to deny was carried by the following vote:

Aye: 5 – Mathisen, Allee, Baughman, Bevill, and Elms

Nay: 0

3f Consideration of amendments to the Land Development Code, specifically Chapter 1 – General Provisions, Chapter 4 - Landscaping and Buffering, and Chapter 6 – Commercial Design Standards

Ben Bryner presented the item and briefed the Commission.

There was general discussion regarding property owner notification, slope, and site plans.

Commissioner Baughman made a motion to approve the amendments to Chapter 1 – General Provisions as presented. Commissioner Elms seconded the motion.

The motion to approve was carried by the following vote:

Aye: 5 – Mathisen, Allee, Baughman, Bevill, and Elms

Nay: 0

Chairwoman Mathisen called for a recess at 9:25 p.m. The meeting resumed at 9:30 p.m.

There was general discussion regarding landscaping materials, parking lot landscaping, tree preservation, and mobile homes.

Commissioner Elms made a motion to approve the amendments to Chapter 4 – Landscaping and Buffering as presented. Commissioner Baughman seconded the motion.

The motion to approve was carried by the following vote:

Aye: 5 – Mathisen, Allee, Baughman, Bevill, and Elms

Nay: 0

Commissioner Bevill made a motion to table Chapter 6 – Commercial Design Standards, to the July 9, 2018 Planning and Zoning Commission Meeting. Commissioner Baughman seconded the motion.

The motion to table was carried by the following vote:

Aye: 5 – Mathisen, Allee, Baughman, Bevill, and Elms

Nay: 0

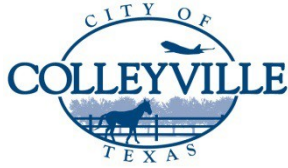
4. ADJOURNMENT

The meeting adjourned at 9:56 p.m.

The minutes were written and prepared by:

Araceli Botello
Planning Technician

The meeting minutes were approved on _____ by a vote of ____.



City of Colleyville Planning and Zoning Commission Worksession Minutes

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Monday, June 25, 2018

City Council Chambers

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission meeting was called to order by Chair Mathisen on June 25, 2018, at 6:16 p.m.

Roll Call

Present: Sam Van Bever, Susan Mathisen, Claudia Bevill, Jason Elms, and Matt Koch

Absent: Veronica Baughman and Raymond Allee

Staff Present: Ben Bryner, Chief Brian Riley, Robert McKeown, Araceli Botello, and City Attorney Whitt Wyatt

2. PRESENTATION AND DISCUSSION

- 2a** Presentation and discussion of a proposed Replat on property located at 1104 Tinker Road

Ben Bryner presented the case and briefed the Commission.

There was general discussion regarding maintenance of the property, public access, and right-away abandonment, and concerns of a 12 foot easement.

- 2b** Presentation and discussion of a request for a zoning change from the R-40 Single Family Residential zoning district to the R-30 Single Family Residential zoning district on property located at 1713 Glade Road

Ben Bryner presented the case and briefed the Commission.

There was general discussion regarding lot coverage and lot width.

- 2c** Presentation and discussion of a proposed Minor Plat on property located at 1713 Glade Road

Ben Bryner presented the case and briefed the Commission.

There was general discussion regarding lot size, lot width, and the applicant's zoning request.

- 2d** Presentation and discussion of a request for a zoning change from the R-40 Single Family Residential zoning district and AG Agricultural zoning district to the PUD-R Planned Unit Development-Residential zoning district on property located at 1312 John McCain Road and 7309 Holly Lane N

Ben Bryner presented the case and briefed the Commission.

The applicant, Curtis Young came forward and briefed the Commission. Mr. Young addressed site plan updates, drainage, fencing, open space, discussions with surrounding property owner regarding their concerns, and entry access.

- 2e** Presentation and discussion of amendments to the Land Development Code, specifically Chapter 3 – Land Use, Chapter 6 – Commercial Design Standards, Chapter 8 – Plat Review Procedures, and Chapter 9 – Subdivision Design & Public Facilities

Ben Bryner presented the case and briefed the Commission.

- 2f** Consideration of amendments to the Land Development Code, specifically Chapter 1 – General Provisions, Chapter 4 - Landscaping and Buffering, and Chapter 6 – Commercial Design Standards

Ben Bryner presented the case and briefed the Commission.

There was general discussion regarding deferring some of the chapters that are proposed for amendments to a later date for discussion.

3. ADJOURNMENT

The meeting adjourned at 6:55 p.m.

The minutes were written and prepared by:

Araceli Botello
Planning Technician

The meeting minutes were approved on _____ by a vote of ____.



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 3a	Agenda Date 8/12/2019	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration of a Replat 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

Explanation

Bryan Connally, the applicant, has submitted a request for a Replat of Lot 1, Block 1, Panno Brothers Addition, being a portion of Lot 7, Block 1, of the Pleasant Oak Estates Addition, being approximately 1.01 acres, and zoned R-40 Single Family Residential district. The purpose is to plat the property into one single-family residential lot and allow the construction of a new home. There are no new lots proposed.

Existing Conditions/Background: The subject property, 809 Shelton Drive, resides on the south side of Shelton Drive west of the intersection with Pleasant Run Road. The subject property has R-40 zoning and the tract are developed with a single family home which is being demolished so a new single family residential home may be built.

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

Minimum Lot Area: 40,000 square feet

Minimum Lot Width: 150 feet

Minimum Lot Depth: 150 feet

Minimum Front Yard Setback: 40 feet

Minimum Side Yard Setbacks: 15 feet

Minimum Rear Yard Setback: 25 feet

Maximum Lot Coverage: 20 percent

Maximum Impervious Coverage: 50 percent

As submitted, the proposed plat does not meet some of the requirements of the R-40

zoning as described in the Land Development Code and plat waivers are necessary to obtain. The net lot size drops below the required 40,000 SF to 38,676 SF because of the dedication of required right-of-way. The lot width is also approximately 134 feet, under the required 150 feet minimum.

Surrounding Development: The surrounding area consists of properties zoned R-40 Single Family Residential district and AG Agricultural district and are improved with single family residential uses and institutional uses.

Analysis: The proposed lot layout necessitates a request for plat waivers for the lot size and the lot width. The allowance for the lot waivers would allow for the lot to be compatible with the R-40 zoning and meet the intent of the City's Comprehensive Master Plan.

Tree Preservation: Any subdivision of the subject property must comply with Chapter 5 (Tree Preservation) of the Land Development Code. Where any tree is slated for removal, no site grading, dirt disturbance or new construction may occur on the property until a Tree Removal Permit has been issued that is associated with an approved Tree Preservation Plan.

In addition to the requirements for submittal of a Tree Removal Permit and Tree Preservation Plan, future development on the site must maintain the minimum existing protected tree canopy coverage as required in Chapter 5.

Staff Recommendation: Staff recommends approval of the Replat with plat waivers for lot area and lot width. The request will allow development of a single-family home on the property.

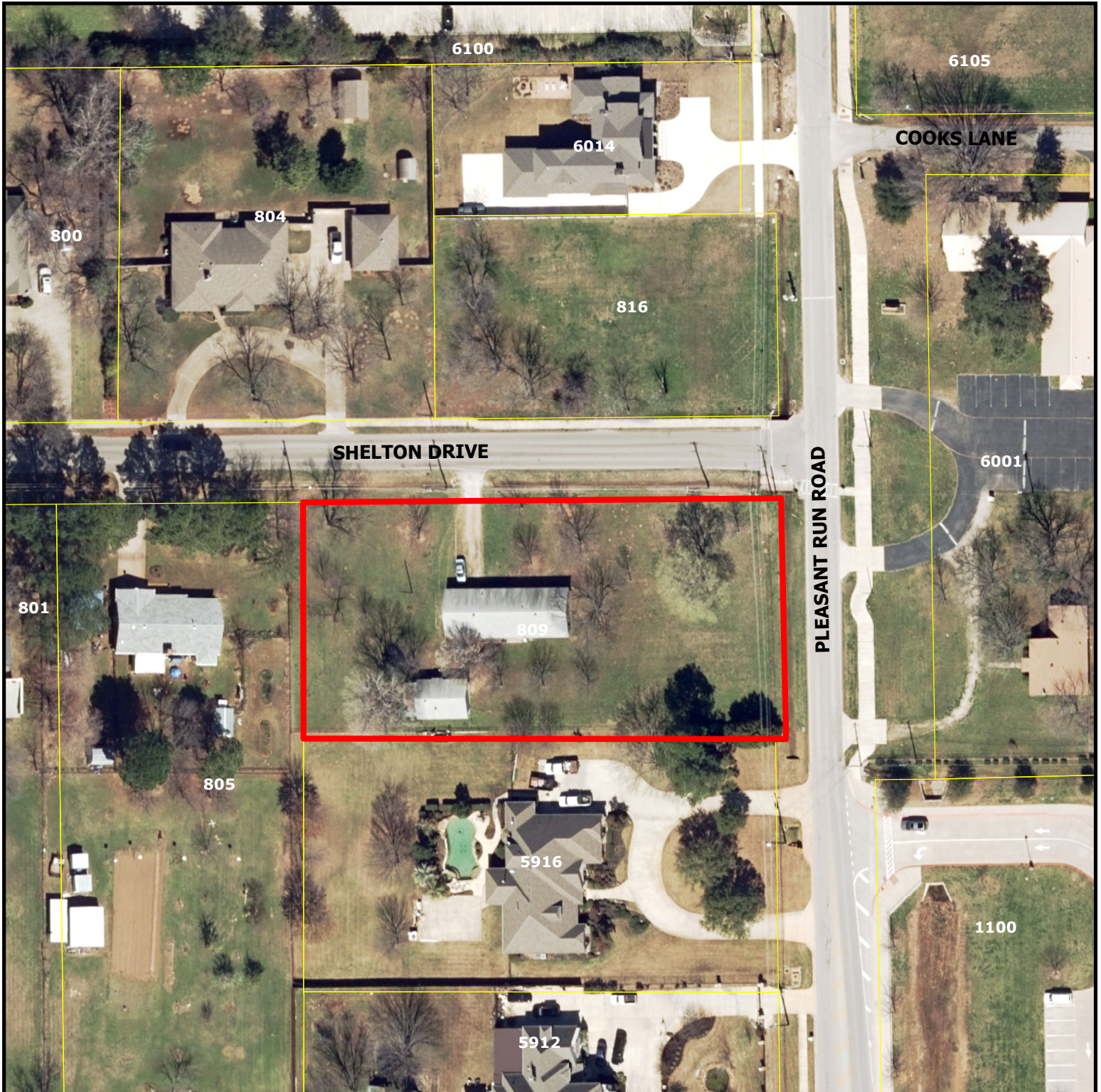
Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Plat Exhibit
5. Grading Plan
6. Notification Map
7. Notification List
8. Property Owner Notification Letter
9. Draft Resolution

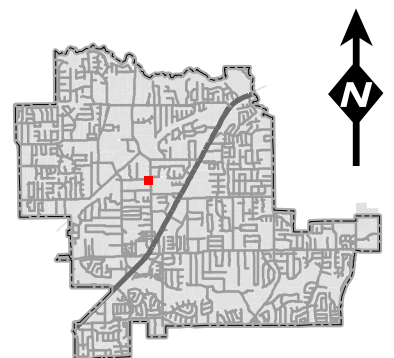
Aerial Map



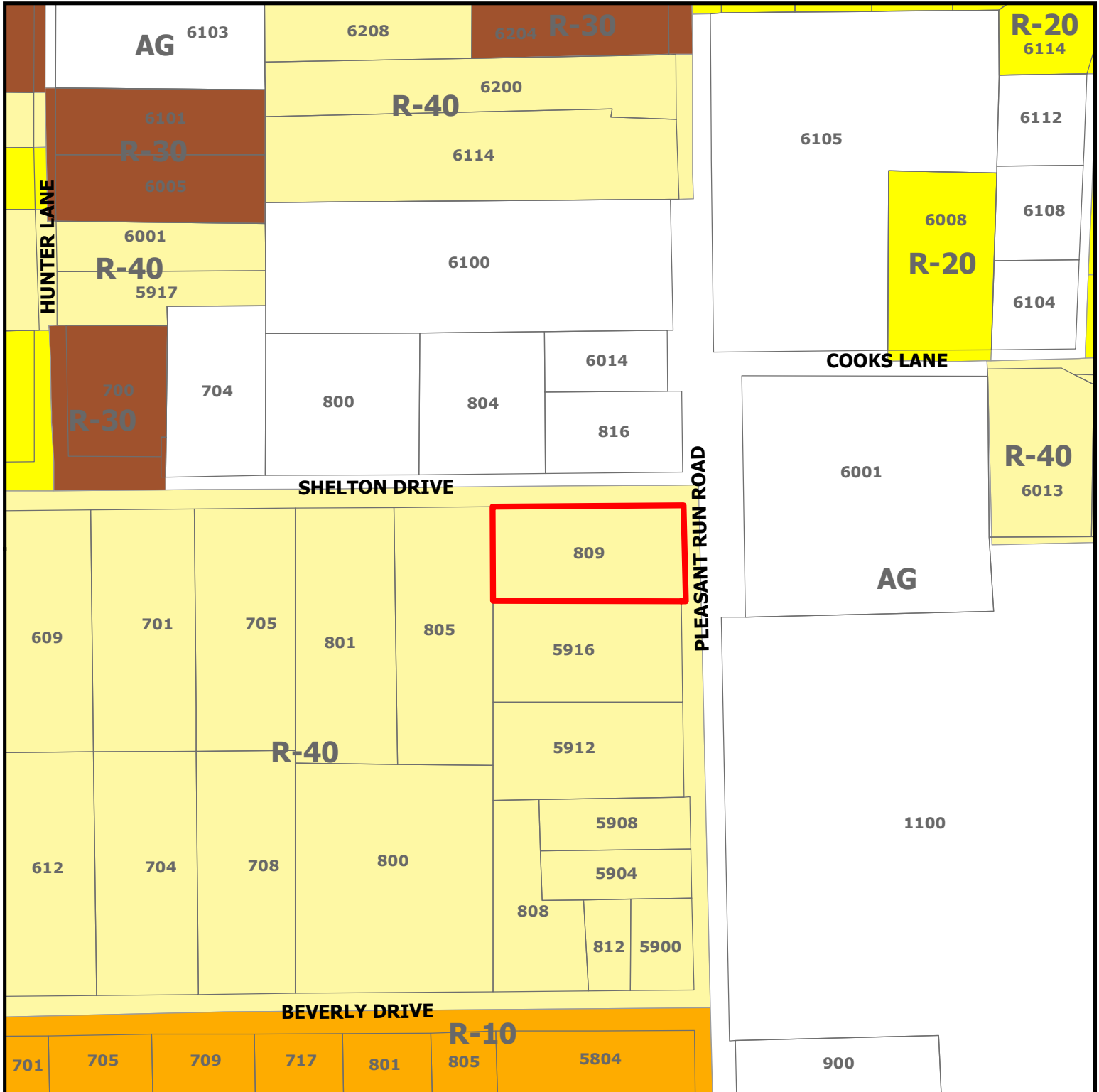
PC19-010
809 Shelton Drive

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 Subject Property



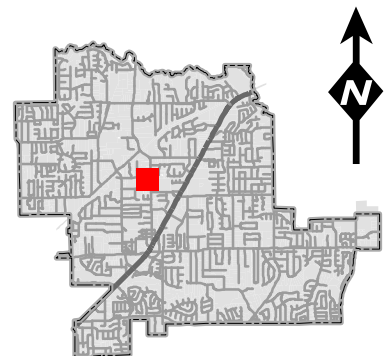
Zoning Map



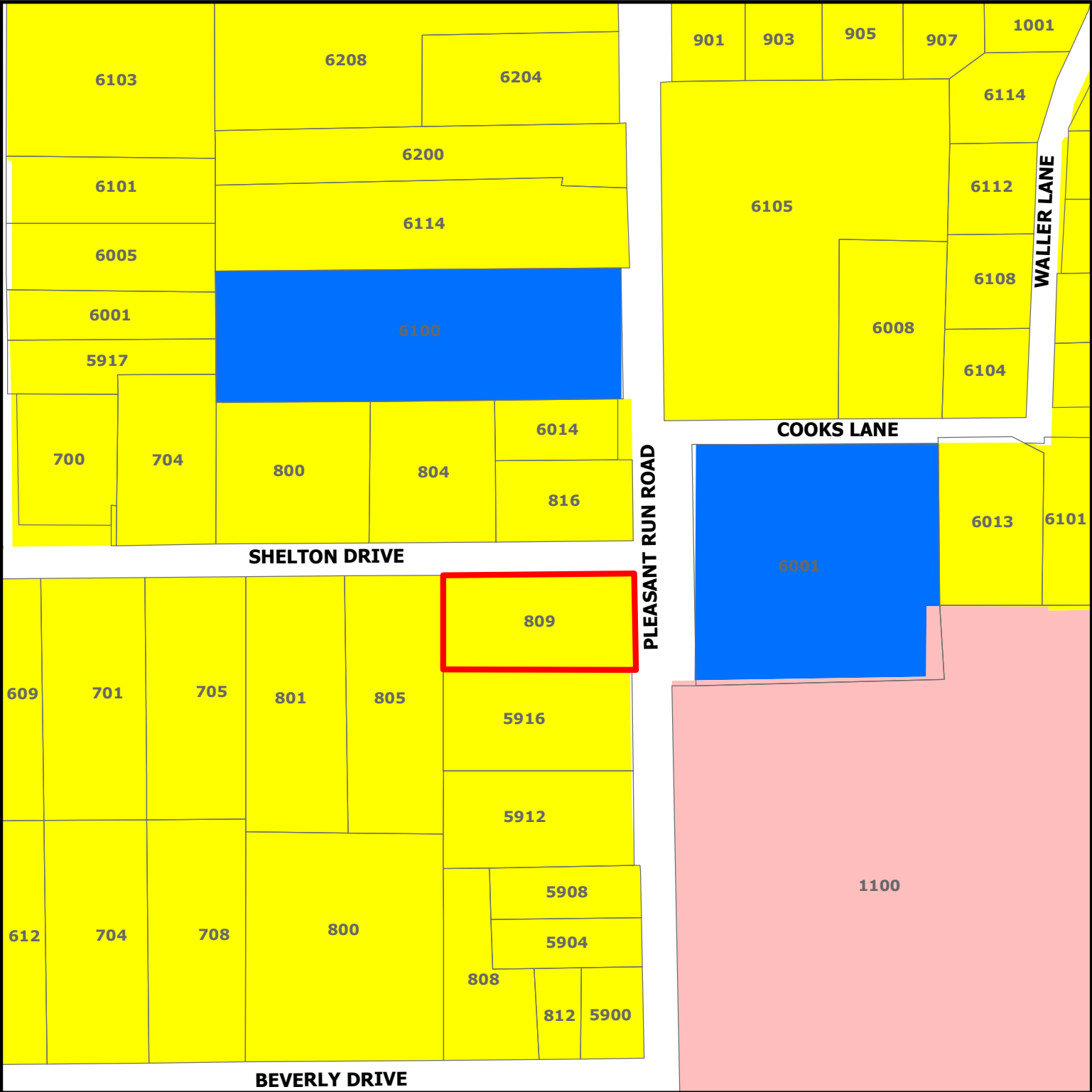
PC19-010
809 Shelton Drive

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 Subject Property



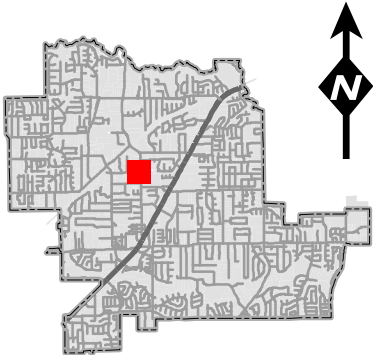
Future Land Use Map



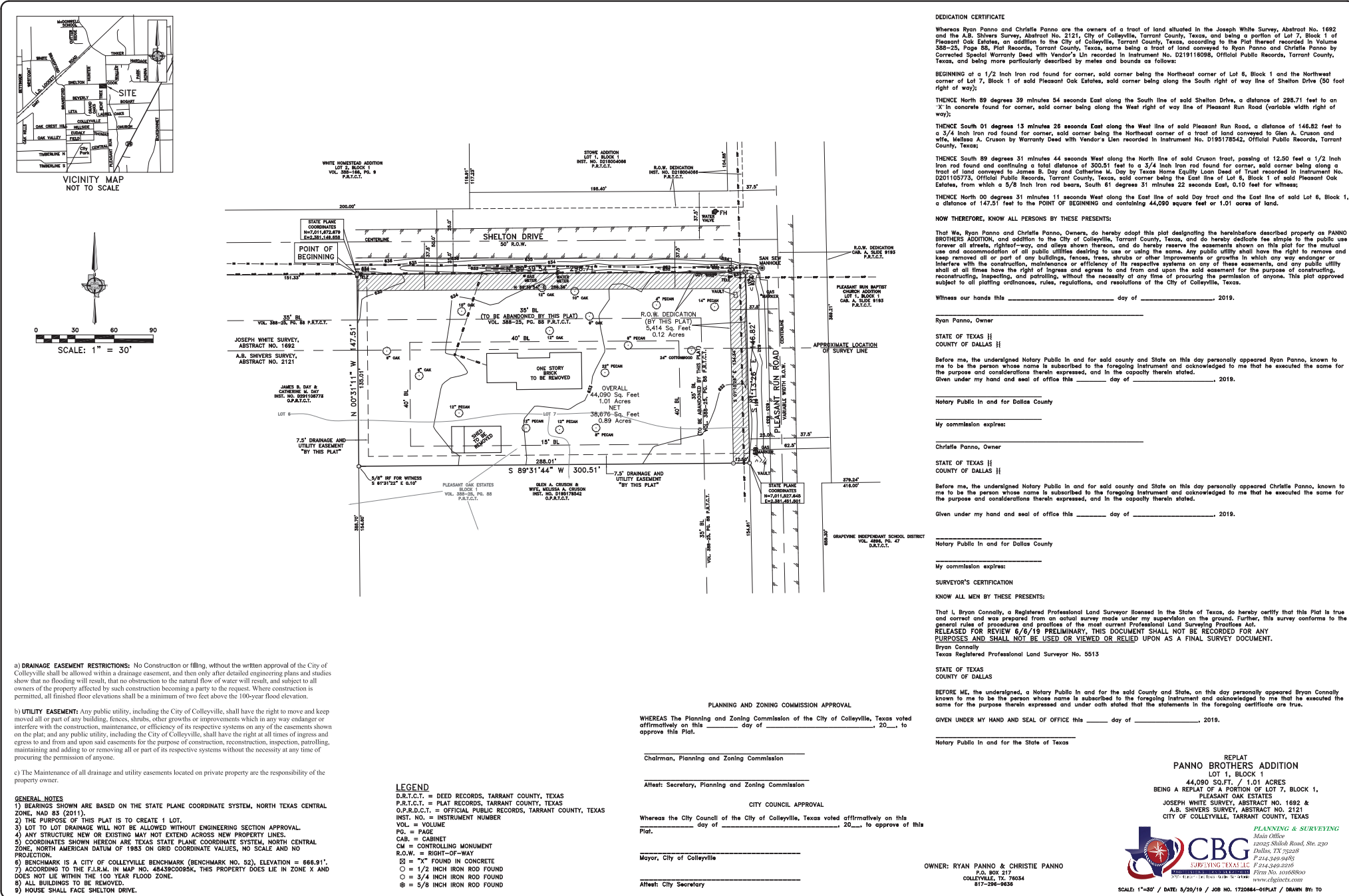
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PC19-010
809 Shelton Drive

-  Subject Property
-  Residential
-  Institutional
-  Colleyville Blvd Corridor



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

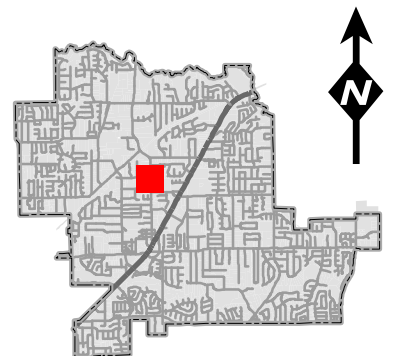
Notification Map



PC19-010
809 Shelton Drive

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



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
CONGREGATION BETH ISRAEL	P.O. BOX 397	COLLEYVILLE, TX	76034	6100 PLEASANT RUN RD
GABLE, STEPHAN D	705 SHELTON DR	COLLEYVILLE, TX	76034	705 SHELTON DR
SLINEY, PAMELA M	6008 COOKS LN	COLLEYVILLE, TX	76034	6008 COOKS LN
MCCLURE, RICK	800 BEVERLY DR	COLLEYVILLE, TX	76034	800 BEVERLY DR
IRVING INVESTMENT LTD	4004 GATEWAY DR #109	COLLEYVILLE, TX	76034	704 SHELTON DR
MCMEANS, JAY B	6013 COOKS LN	COLLEYVILLE, TX	76034	6013 COOKS LN
ROBBINS, JANICE W	5900 PLEASANT RUN RD	COLLEYVILLE, TX	76034	5900 PLEASANT RUN RD
ST CLAIR, LLOYD S	808 BEVERLY DR	COLLEYVILLE, TX	76034	808 BEVERLY DR
NORVILLE, MADELYN E	701 SHELTON DR	COLLEYVILLE, TX	76034	701 SHELTON DR
WALLACE, ROGER A	708 BEVERLY DR	COLLEYVILLE, TX	76034	708 BEVERLY DR
GARY PANNO INC	P.O. BOX 715	COLLEYVILLE, TX	76034	809 SHELTON DR
HASSAN FAMILY TRUST, THE	5912 PLEASANT RUN RD	COLLEYVILLE, TX	76034	5912 PLEASANT RUN RD
MCINTYRE, TREVOR	5917 HUNTER LN	COLLEYVILLE, TX	76034	5917 HUNTER LN
GROSSMAN, LISA	6014 PLEASANT RUN RD	COLLEYVILLE, TX	76034	6014 PLEASANT RUN RD
WILLIS, SCOTT A	6114 PLEASANT RUN RD	COLLEYVILLE, TX	76034	6114 PLEASANT RUN RD
ELMS, JASON R	801 SHELTON DR	COLLEYVILLE, TX	76034	801 SHELTON DR
				816 SHELTON DR
PLEASANT RUN BAPTIST CHURCH	6005 PLEASANT RUN RD	COLLEYVILLE, TX	76034	6001 PLEASANT RUN RD
MENON, SUNEEL	6204 PLEASANT RUN RD	COLLEYVILLE, TX	76034	5904 PLEASANT RUN RD
PENNINGTON, DAVID F	812 BEVERLY DR	COLLEYVILLE, TX	76034	812 BEVERLY DR
DAY, JAMES B	805 SHELTON DR	COLLEYVILLE, TX	76034	805 SHELTON DR
KAUL, SONIA	5908 PLEASANT RUN RD	COLLEYVILLE, TX	76034	5908 PLEASANT RUN RD
EVANS, WADE	800 SHELTON DR	COLLEYVILLE, TX	76034	800 SHELTON DR
WALKER, DONNA	804 SHELTON DR	COLLEYVILLE, TX	76034	804 SHELTON DR
CRUSON, GLEN A	5916 PLEASANT RUN RD	COLLEYVILLE, TX	76034	5916 PLEASANT RUN RD
COULTER, MONA COOK	6105 PLEASANT RUN RD	COLLEYVILLE, TX	76034	6105 PLEASANT RUN RD
GRAPEVINE, ISD	3051 IRA WOODS AVE E	GRAPEVINE, TX	76051	1100 BOGART DR
ALIANNE ESTATES	6201 THERESA LANE	COLLEYVILLE, TX	76034	COURTESY NOTICE
HIDDEN OAKS ESTATES	909 DOGWOOD COURT	COLLEYVILLE, TX	76034	COURTESY NOTICE
LAUREL OAKS ESTATES	809 LAUREL OAKS LANE	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
CONNALLY, BRYAN	12025 SHILOH ROAD, SUITE 240	DALLAS, TX	75228	APPLICANT

Public notices were mailed on July 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, August 12, 2019 at 7:00 p.m.

City Council Meetings: Tuesday, September 3, 2019 at 7:30 p.m.

3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration 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. The purpose is to plat the property into a single-family residential lot.

Zoning Case: PC19-010

Applicant: Bryan Connally

Owner: Gary Panno

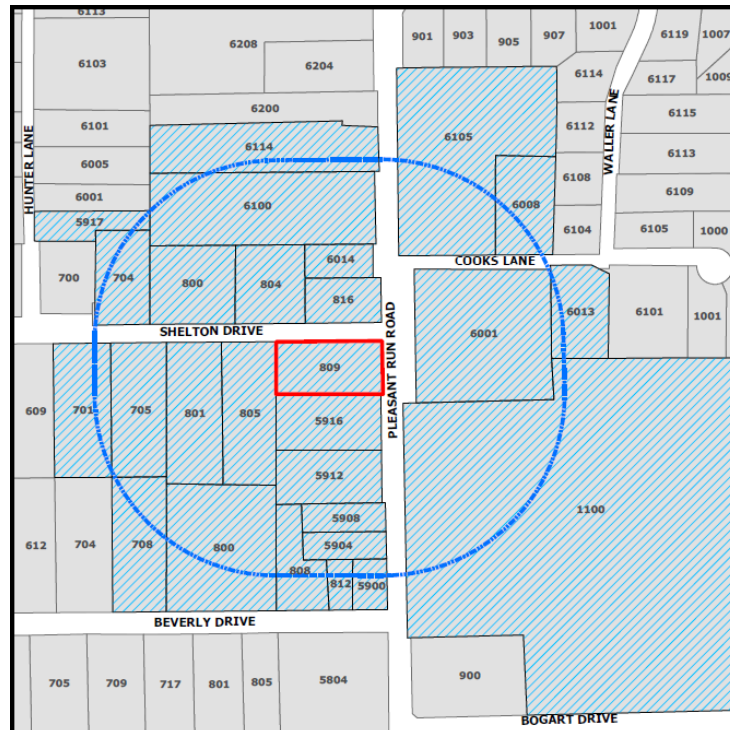
Location: 809 Shelton Drive

Property Description: A portion of Lot 7, Block 1, of the Pleasant Oak Estates

Present Zoning: R-40 Single Family Residential

NOTICE OF PUBLIC HEARING

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. Action by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request.



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

RESOLUTION R-19-XXXX

**A RESOLUTION APPROVING A REPLAT FOR LOT 1, BLOCK 1, OF THE
PANNO BROTHERS ADDITION**

WHEREAS, the Planning and Zoning Commission recommended approval of the Replat for Lot 1, Block 1, Panno Brothers Addition on August 12, 2019.

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

Sec. 1. THAT the Replat with plat waivers for lot area being 38,676 square feet and lot width being 134 feet, for Lot 1, Block 1, Panno Brothers Addition Addition on approximately 1.01 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 3rd DAY OF SEPTEMBER 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
City Secretary

Richard Newton
Mayor



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 3b	Agenda Date 8/12/2019	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration 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

Explanation

Robert McCann III, the owner, has submitted a request for a Minor Plat of Lot 1, Block 1, Regan Estates 4, being Tract 1G & 1Q and Tract 1CC1, Abstract 356, in the Issac Carodine Survey, being approximately 1.11 acres, and zoned R-40 Single Family Residential district. The purpose is to plat the property into one single-family residential lot and allow the construction of a new accessory building. There are no new lots proposed.

Existing Conditions/Background: The subject property, 5604 Lowrie Road, resides on the west side of Lowrie Road south of the intersection of Lowrie Road and W. L.D. Lockett Road. The subject property has R-40 zoning and the tracts are developed with a single family home.

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

Minimum Lot Area: 40,000 square feet

Minimum Lot Width: 150 feet

Minimum Lot Depth: 150 feet

Minimum Front Yard Setback: 40 feet

Minimum Side Yard Setbacks: 15 feet

Minimum Rear Yard Setback: 25 feet

Maximum Lot Coverage: 20 percent

Maximum Impervious Lot Coverage: 50 percent

As submitted, the proposed plat does not meet some of the requirements of the R-40 zoning as described in the Land Development Code and a plat waiver is necessary to obtain. The lot width is 145 feet, just under the required 150 feet minimum.

Surrounding Development: The surrounding area consists of properties zoned R-40 Single Family Residential district and all are improved with single family residential uses.

Analysis: The proposed lot layout necessitates a request for a plat waiver for the lot width. The allowance for the plat waiver then would allow for the lot to be compatible with the R-40 zoning and meet the intent of the City's Comprehensive Master Plan.

Tree Preservation: Any subdivision of the subject property must comply with Chapter 5 (Tree Preservation) of the Land Development Code. Where any tree is slated for removal, no site grading, dirt disturbance or new construction may occur on the property until a Tree Removal Permit has been issued that is associated with an approved Tree Preservation Plan.

In addition to the requirements for submittal of a Tree Removal Permit and Tree Preservation Plan, future development on the site must maintain the minimum existing protected tree canopy coverage as required in Chapter 5.

Staff Recommendation: Staff recommends approval of the replat with plat waivers for lot area and lot width. The request will allow development of a new accessory building on the property.

Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Plat Exhibit
5. Topographic Exhibit
6. Draft Resolution

Aerial Map

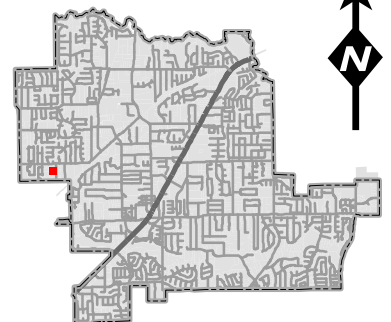


PC19-012 5604 and 5650 Lowrie Road

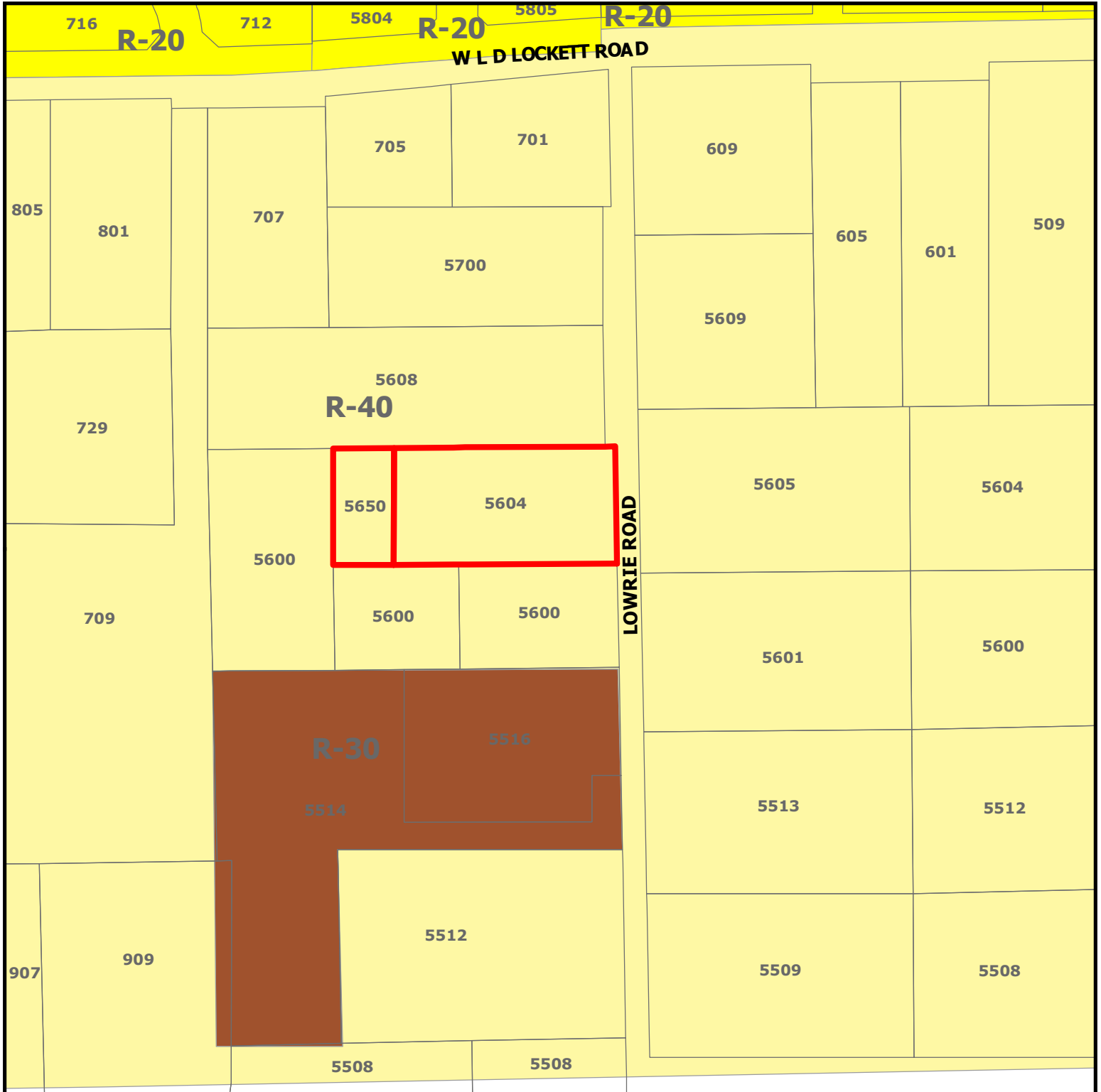
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Subject Property



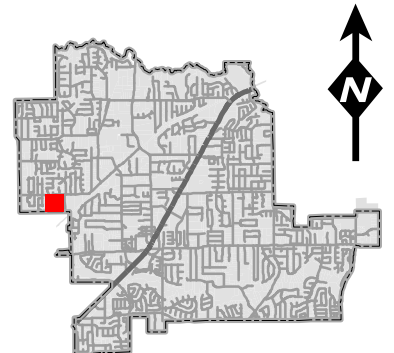
Zoning Map



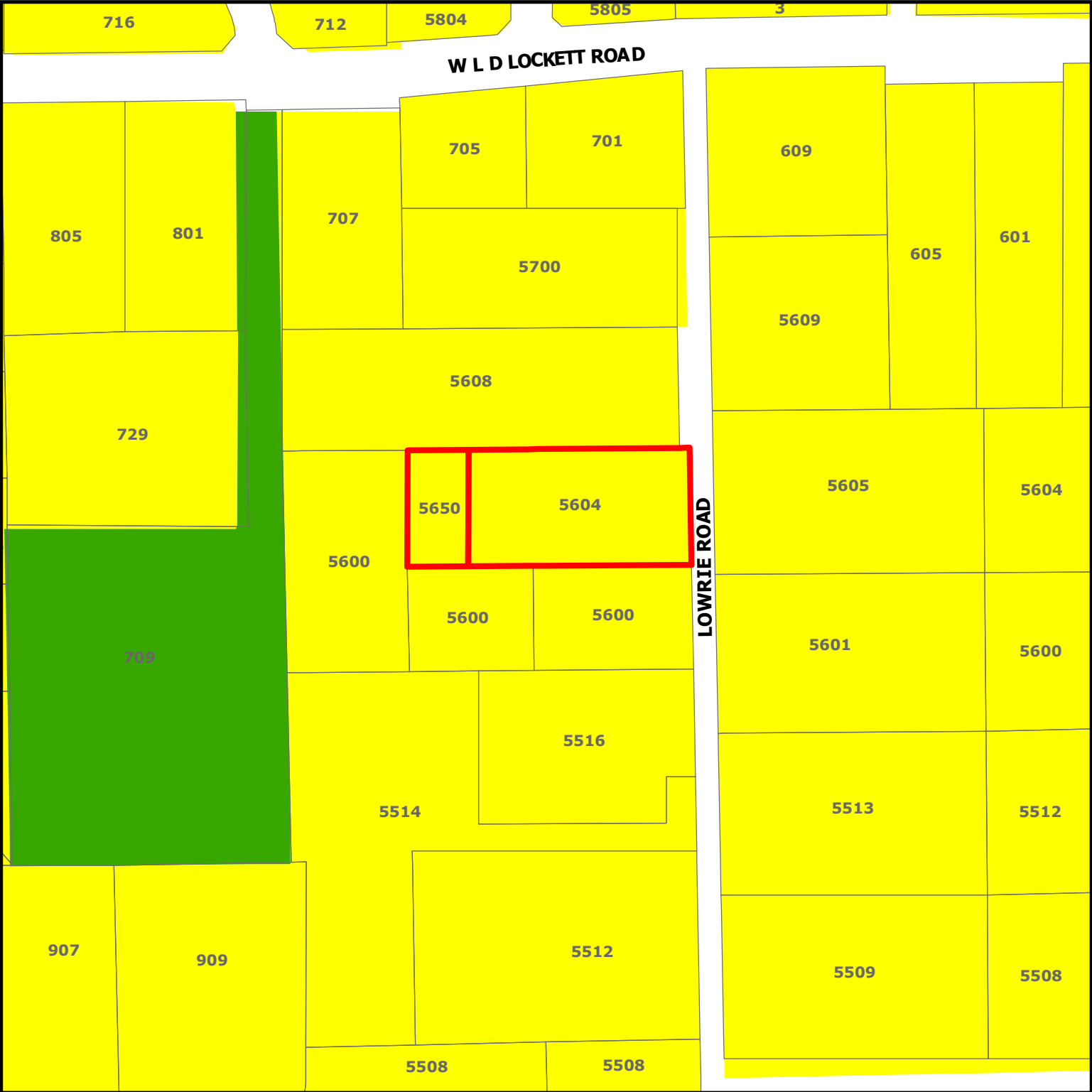
PC19-012 5604 and 5650 Lowrie Road

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 Subject Property



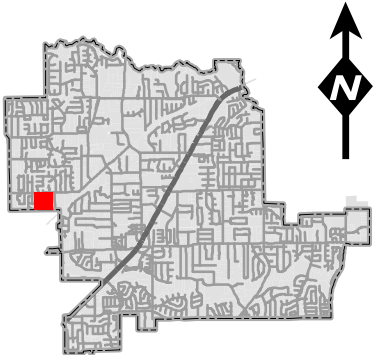
Future Land Use Map



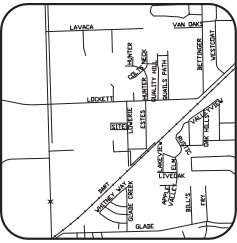
PC19-012 5604 and 5650 Lowrie Road

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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: _____

City Council Approval

Whereas the City Council of the City of Colleyville, Texas voted affirmatively on this _____ day of _____, 2019, to approve this Plat.

Mayor, City of Colleyville

Attest: City Secretary

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;

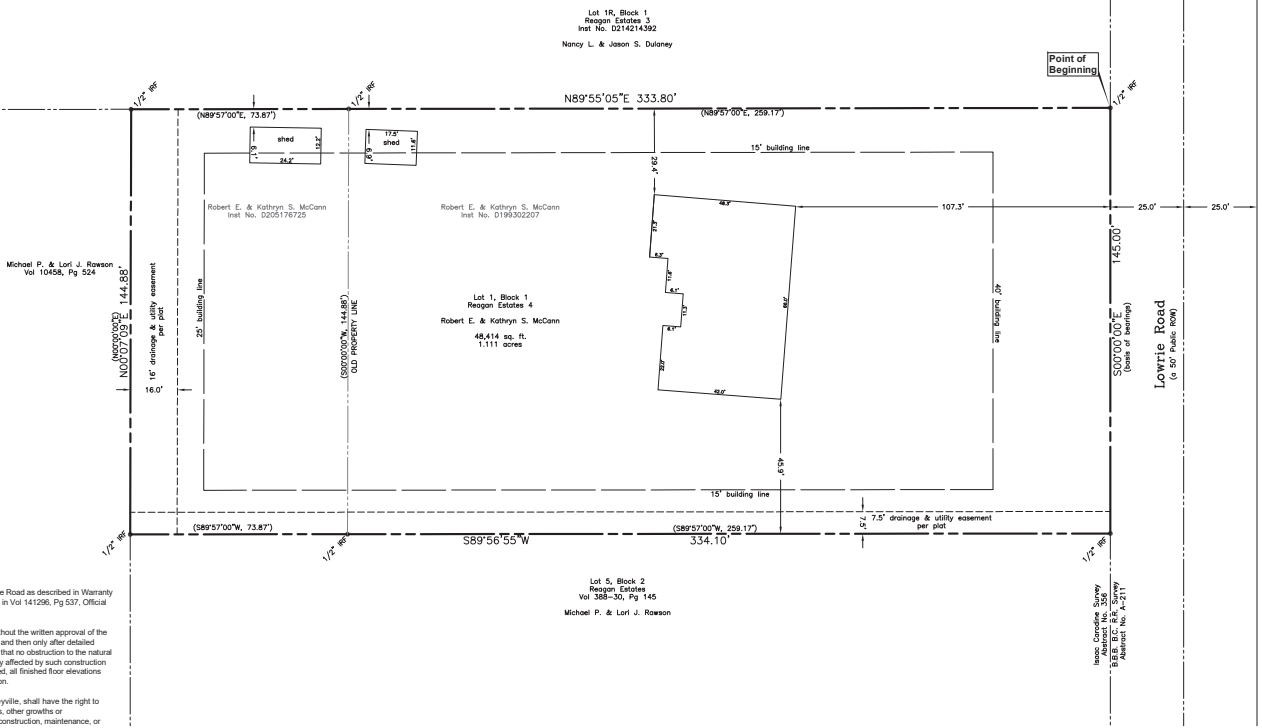
THENCE South 00°00'00" East along said westerly right-of-way line of Lowrie Road for a distance of 145.00 feet to a 1/2 inch iron rod found for the common corner of the tract and Lot 5, Block 2, Reagan Estates, an Addition to the City of Fort Worth as recorded in Volume 388-30, Page 145 of the Official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



General Notes:

1. 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.

2. 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.

3. 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.

4. The City of Colleyville shall not be responsible for maintenance of private drives, emergency access easements, recreation areas and open spaces.

5. No permanent structures shall be constructed over an existing water, sanitary sewer, or utility easement as per the water and wastewater installation policy.

6. 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@LGFSSURVEYS.COM

Page 1 of 1

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.

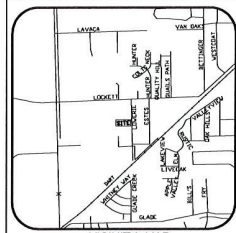
MINOR PLAT
REAGAN ESTATES 4
Lot 1, Block 1

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

Topographic Exhibit



VICINITY MAP

SCALE : 1" = 20'

LEGEND

N. North
S. South
E. East
W. West
D. Degress
F. Feet or Minutes
S. Squares
F. Feet
V. Vol
Pg. Page

AC-Air Conditioner
EM-Electric Meter
HB-Highway Tie
IRP-Iron Rod Found
RCP-Reinforced Concrete Pipe
TBM-Temporary Benchmark
TBX-Telephone Box
WM-Water Meter

Overhang
Sanitary Sewer Manhole
Boundary
ROW/Adjoining Boundary
Easement
Chainlink Fence
Wooden Fence
Underground Gas
Overhead Electric
Overhead Telephone
Sanitary Sewer Line
Underground Telephone
Water Line

GENERAL NOTES:

1. According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) Flood Insurance Rate Map (FIRM), Map No. 445020004, dated September 25, 2009, the property appears to be within Zone "X" and no portion of this property appears to be within a "Special Flood Hazard Area (SFHA) inundated by 100-year flood" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.
2. The underground utilities shown have been located from Texas 811 (Texas 110, 10/01/2001), and the City of Colleyville. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.
3. Areas indicated hatched are the results of calculations from reported positions and are subject to the minimum standards of surveying practice.
4. This survey was prepared without the benefit of title commitment, and there may be easements, other encumbrances, or other matters of record, which have not been shown herein.
5. Backs of Bearings: 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.
6. Elevation derived by GPS observations dated April 25, 2019 (P40086).

RECORD DESCRIPTION:

Tract 1
BEING all that certain 8.863 acre tract of land located in the BEAC CARDOONE SURVEY, Abstract No. 306, Tarrant County, Texas, and being 20 acres tract of land described in Deed to Lyle Kopp, et al., recorded in Volume 13118, Page 154, Deed Public Records, Tarrant County, Texas.

BEING more a half section 36 in the West right-of-way line of Lowrie Road, in the Southeast corner of Section 36, as described in Deed recorded in Volume 12565, Page 28, Deed Records of Tarrant County, Texas and for the Northeast corner of the tract of land.

THENCE South, with the right-of-way line of said road, and the East line of said Kopp tract of land, a distance of 144.00 feet to a set 10" iron rod at the Northeast corner of that certain tract of land described in Deed to M. P. Ramsey, et al., recorded in Volume 15455, Page 524, Deed Records of Tarrant County, Texas and for the Southeast corner of the tract of land.

THENCE South 89 degrees 57 minutes 50 seconds West, along the corner line of said Ramsey and Kopp tracts, a distance of 239.17 feet to a found 10" iron rod at an angle corner of said Ramsey tract and for the Southeast corner of this tract of land.

THENCE North, along the corner line of the Ramsey and Kopp tracts, a distance of 145.00 feet to a found 10" iron rod for the Northwest corner of this tract of land.

THENCE North 89 degrees 57 minutes 50 seconds East, with the North line of said Kopp tract and the South line of Reagan Estate, a distance of 239.17 feet to the PLACE OF BEGINNING, containing 37.594 square feet or 0.845 of an acre of land more or less.

Description as shown on Warranty Deed to Robert E. McCann III and Kathryn S. McCann, recorded in Vol 141296, Pg 537, Official Public Records, Tarrant County, Texas.

Tract 2
BEING all that certain 144, tract or parcel of land situated in the Isaac Cardoone Survey, Abstract No. 306, City of Colleyville, Tarrant County, Texas, and being a portion of a tract as described in deed to Michael F. Ramsey, and wife, Lori J. Ramsey, recorded in Volume 14546, Page 524, of the Deed Records of Tarrant County, Texas and being more particularly described by notes and bounds as follows:

BEGINNING at a found 10" iron rod at the Southwest corner of a tract as described in deed to R.E. McCann, III, and wife, Kathryn S. McCann, recorded in Volume 141296, Page 537, of the Deed Records of Tarrant County, Texas.

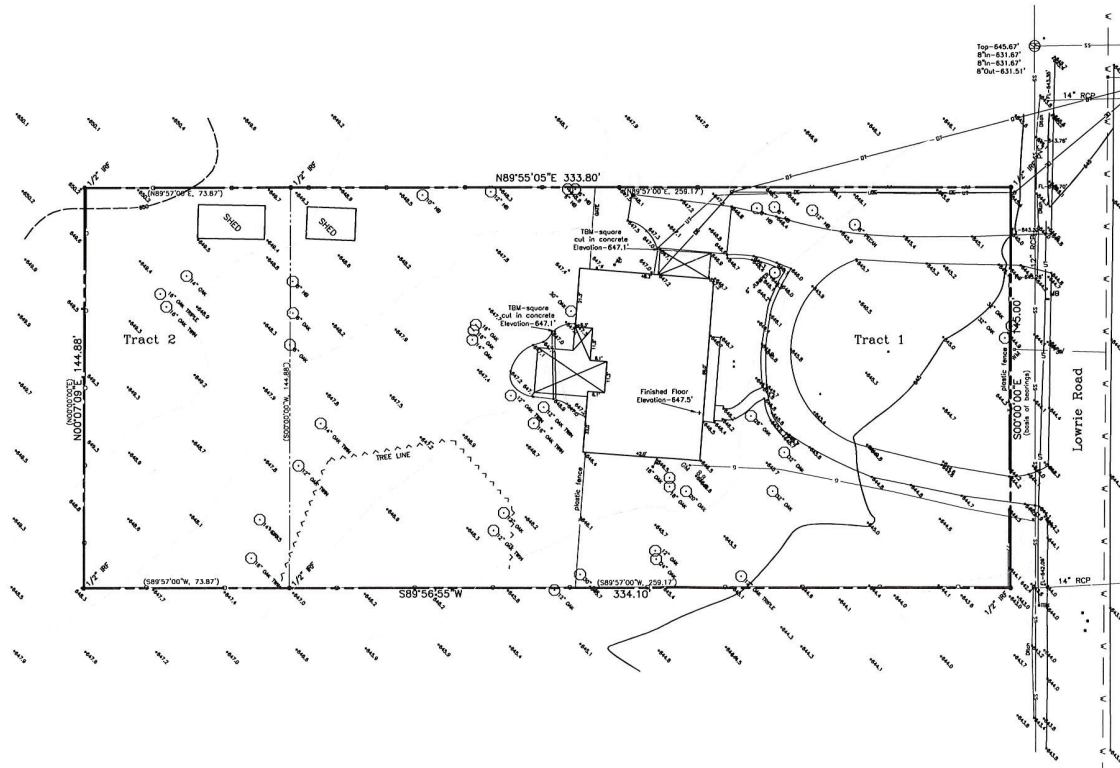
THENCE South 89 degrees 57 minutes 50 seconds West, a distance 73.87 feet to a found 10" iron rod.

THENCE North 90 degrees 00 minutes 00 seconds East, a distance of 144.88 feet to a set 10" iron rod in the south line of a tract described in deed to Michael McCarty, and wife, Kathleen McCarty, recorded in Volume 15105, Page 393, of the Deed Records of Tarrant County, Texas.

THENCE North 89 degrees 57 minutes 50 seconds East, along the South line of said McCarty tract, a distance of 73.87 feet to a set 10" iron rod at the Northwest corner of said McCann tract.

THENCE South 89 degrees 57 minutes 50 seconds West, along the West line of said McCann tract, a distance of 144.88 feet to the POINT OF BEGINNING, and containing 15,072 square feet or 0.344 acre of land more or less.

Description as shown on Warranty Deed to Robert E. McCann, III and Kathryn S. McCann, recorded in Instrument No. D006176725, Official Public Records, Tarrant County, Texas.



TOPOGRAPHIC SURVEY

5604 Lowrie
Colleyville, TX

I, Larry G. Ferguson, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that a survey was performed under my direction on April 25, 2019 that substantially complies with the minimum standards established by the State Board of Professional Land Surveying.

Larry G. Ferguson
Registration No. 5632
in the State of Texas
Date of Survey: 04-25-2019
Project Name or No.: 5604 Lowrie



LGF LAND SURVEYING, LLC

Accurate Reliable Responsive
132 PR 7809
HOLLY LAKE FARMCH, TEXAS 75705
PHONE (214) 289-5204
FAX (877) 212-7294
FIRM NO. 10148100
LARRY@LGF-SURVEYS.COM

RESOLUTION R-19-XXXX

**A RESOLUTION APPROVING A REPLAT FOR A MINOR PLAT, LOT 1,
BLOCK 1, OF THE REGAN ESTATES 4 ADDITION**

WHEREAS, the Planning and Zoning Commission recommended approval of the Minor Plat for Lot 1, Block 1, Regan Estates 4 Addition on August 12, 2019.

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

Sec. 1. THAT the Minor Plat with plat waiver for lot width being 145 feet, for Lot 1, Block 1, Regan Estates Addition on approximately 1.111 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 3rd DAY OF SEPTEMBER 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
City Secretary

Richard Newton
Mayor



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 3c	Agenda Date 8/12/2019	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration 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

Explanation

Alan Hilsabeck, the applicant, has submitted a request for a Special Use Permit (SUP) for an accessory dwelling unit and to exceed the 4% lot coverage for accessory buildings on Lot 1, Block A, of the Divino Acres Addition, being approximately 0.5738 acres, and zoned R-20 Single Family Residential district.

Existing Conditions/Background: The subject property, 7205 Jo Will Street, has R-20 zoning and is located on the east side of Jo Will Street north of the intersection of John McCain Road and Jo Will Street. The subject property has a single family residence with an accessory building.

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

The applicant proposes to utilize a 1,150 SF accessory building as an accessory dwelling for a family member. The total lot area is 24,995 SF and 4 percent of the total lot area is 1,000 SF. Therefore, this SUP request also includes considering the 0.6% increase above the 4% lot area for a total of 4.6%, which is allowed by the Land Development Code, Section 3.27.A.6:

Special Use Permit Provision: Any request for a building permit for an accessory building which does not meet the criteria in this Section shall only be authorized after approval of a Special Use Permit by the City Council using the procedures contained elsewhere in this Land Development Code.

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 residence for a family member 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, south, east, and west are zoned R-20 zoning and contain single-family 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 for both the accessory dwelling and to exceed the square footage allowed by right:

- The proposed accessory dwelling building only slightly exceeds the lot coverage requirement.
- 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. Site Plan
5. Floor Plan
6. Building Elevations
7. Photos by Applicant
8. Notification Map
9. Notification List
10. Property Owner Notification Letter
11. Draft Ordinance

Aerial Map

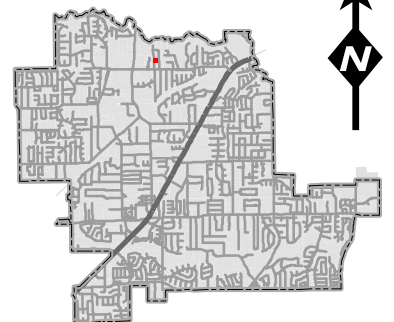


ZC18-027
7205 Jo Will Street

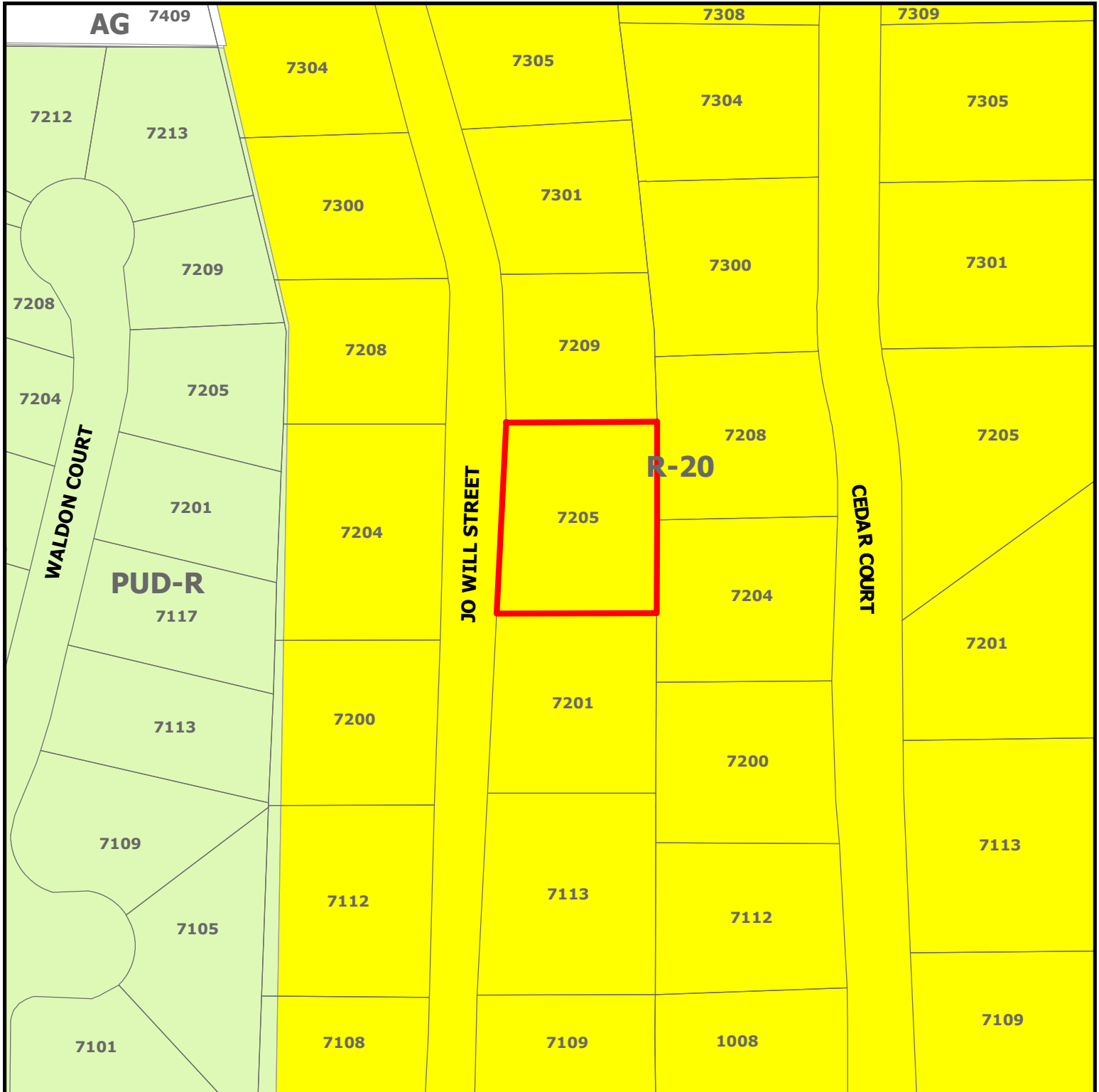
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Subject Property



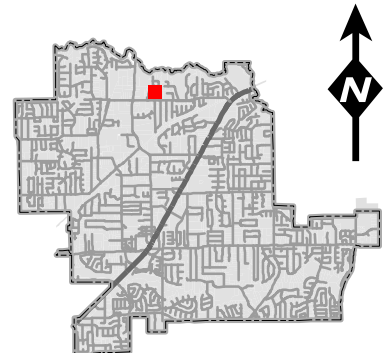
Zoning Map



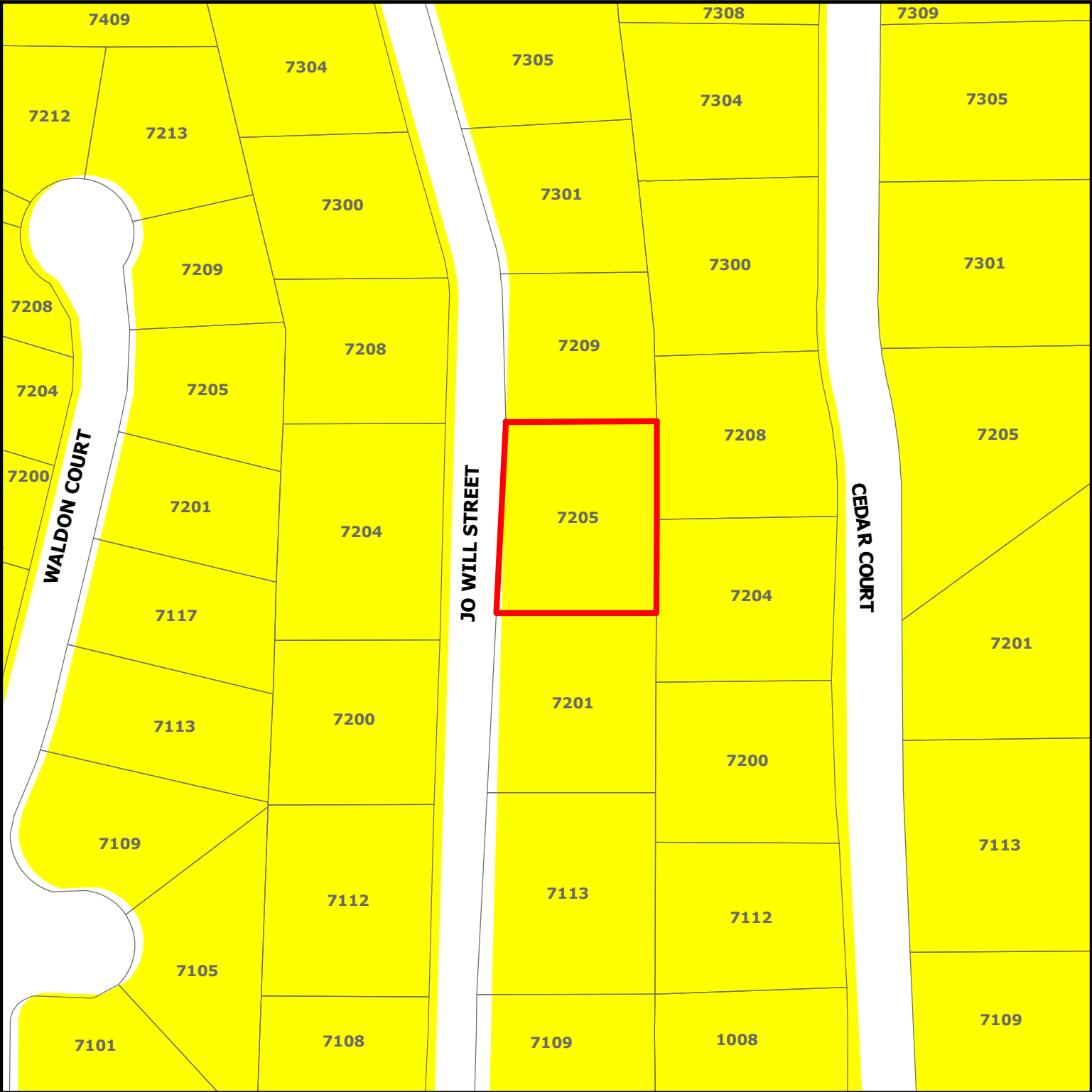
ZC18-027
7205 Jo Will Street

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 Subject Property



Future Land Use Map

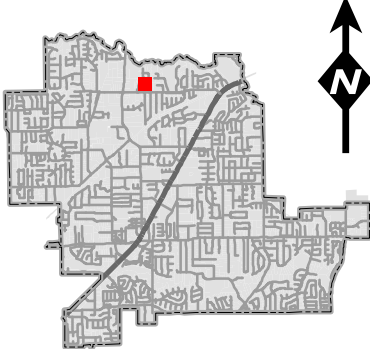


ZC18-027

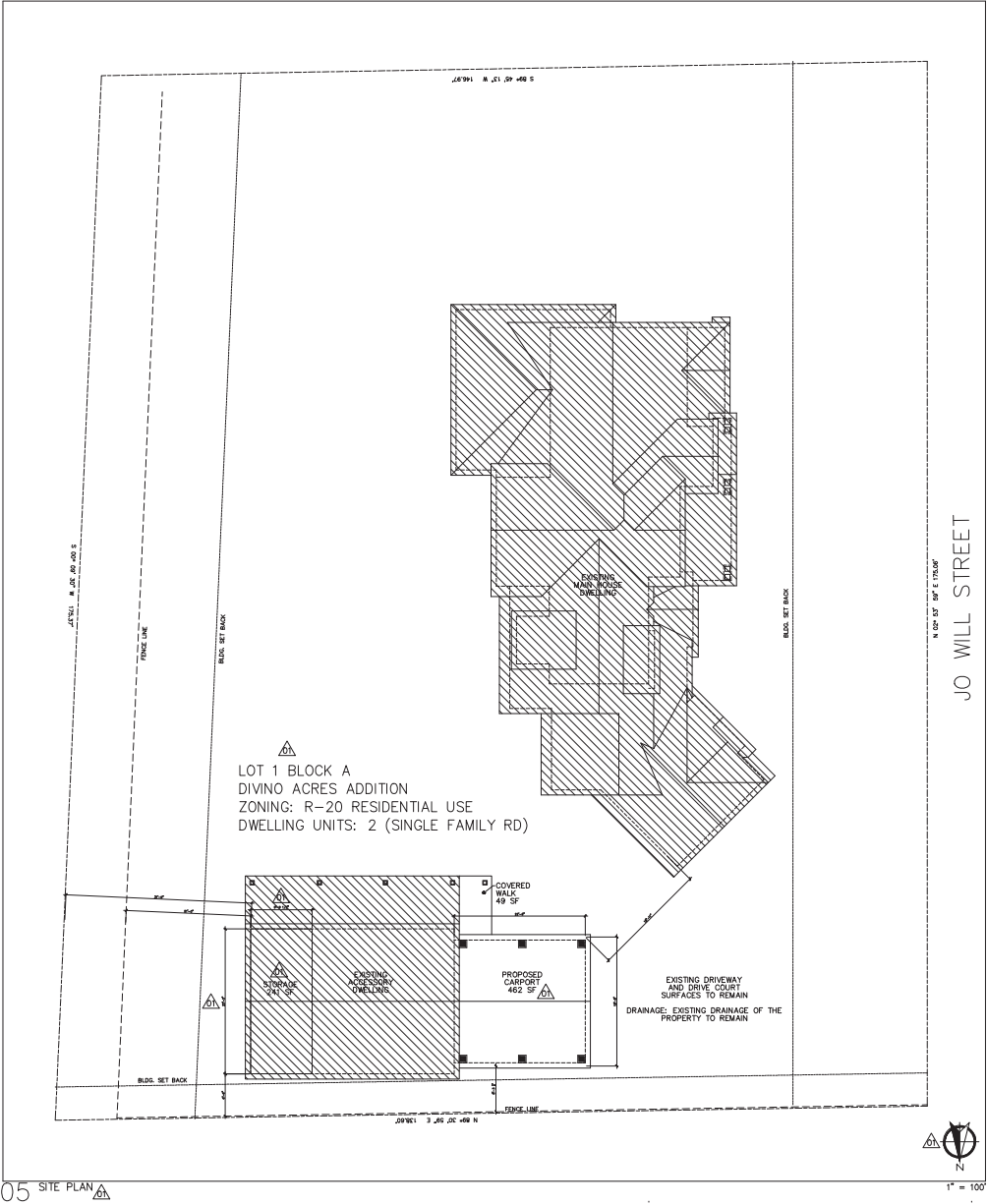
7205 Jo Will Street

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-  Subject Property
-  Residential



Site Plan



05 SITE PLAN

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)

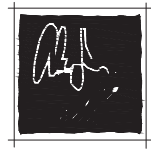
07 PROJECT DIRECTORY, SHEET INDEX, CALCULATIONS

GENERAL NOTES

- ALL SLOPES TO BE 10:12 UNLESS OTHERWISE NOTED.
DRAINAGE TO BE AT SLOPE APPROPRIATE FOR ROOF DRAINAGE.
- ALL OVERLANDS ARE DRAWN AT 10:12 UNLESS OTHERWISE NOTED.
- ALL ROOF FRAMING TO BE 2X6'S AT 24" O.C. UNLESS OTHERWISE NOTED.
- THE PLATE HEIGHTS MAY VARY ACCORDING TO THE SIZE OF FLOOR SYSTEM USED.
VERIFY ALL CEILING TREATMENTS AND HEIGHTS PRIOR TO CONSTRUCTION.
- 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.

- BUILDING EXTERIOR
- ROOF LINE
- PROPERTY LINE
- FENCE LINE
- BLDG. SET BACK LINE
- EXISTING STRUCTURES

02 SITE PLAN - 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	THIRD STAFF	COMMENTS
Δ	7-17-19				
Δ					
Δ					
Δ					
Δ					
Δ					
Δ					
Δ					
Δ					

AVH
DRAWN

XXX
CHECKED

ALAN HILSABECK	DAY
2019181716	
1514131211	
1009080706	
0504030201	

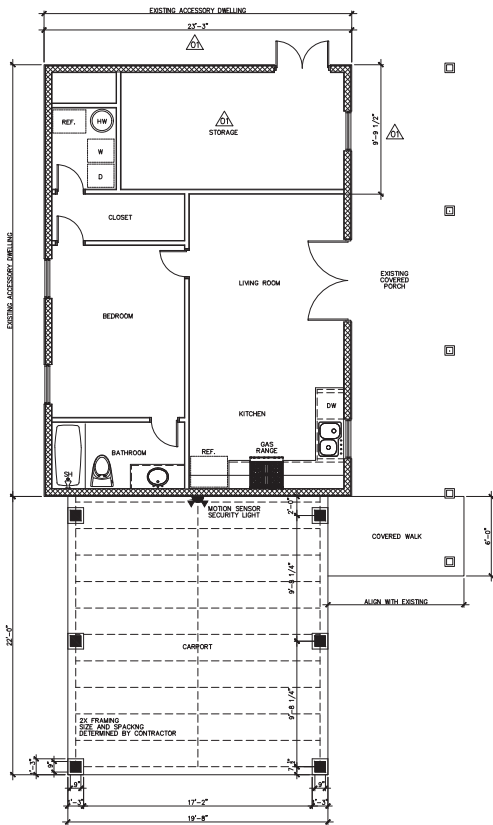
SHEET LAYOUT

GENERAL NOTES

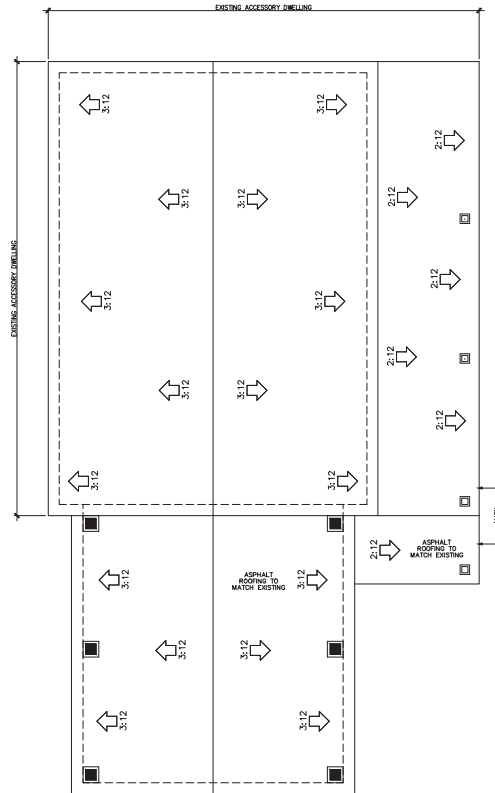
PROJECT NO.: JOHNSON-01
ISSUE DATE: 06-24-2019

A0.00

Floor Plan



05

$$1/4^{\circ} = 1^{\circ} - 0^{\circ}$$


03

$$1/4'' = 1'-0''$$


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

ISSUE LOG:		REVISION
NO.	DATE	
1	7-17-19	THIRD STAFF COMMENTS
2		
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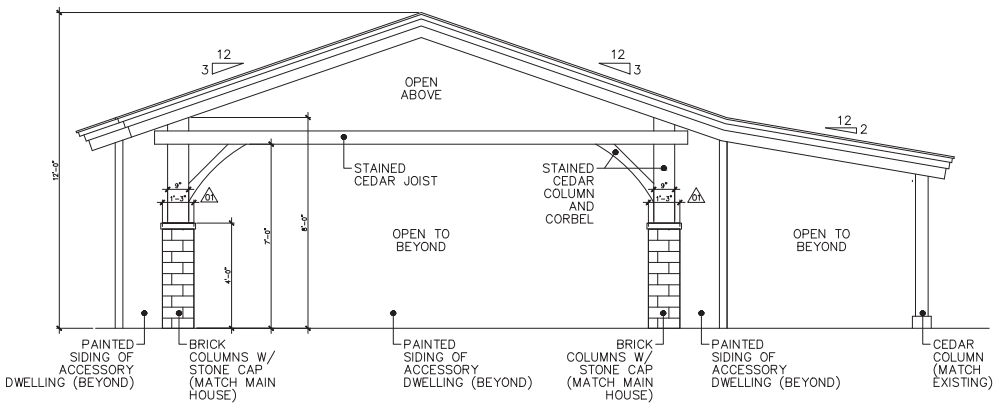
ALAN HILSABECK					DATE
20	19	18	17	16	SHEET LAYOUT
15	14	13	12	11	
10	09	08	07	06	
05	04	03	02	01	

FLOORPLANS

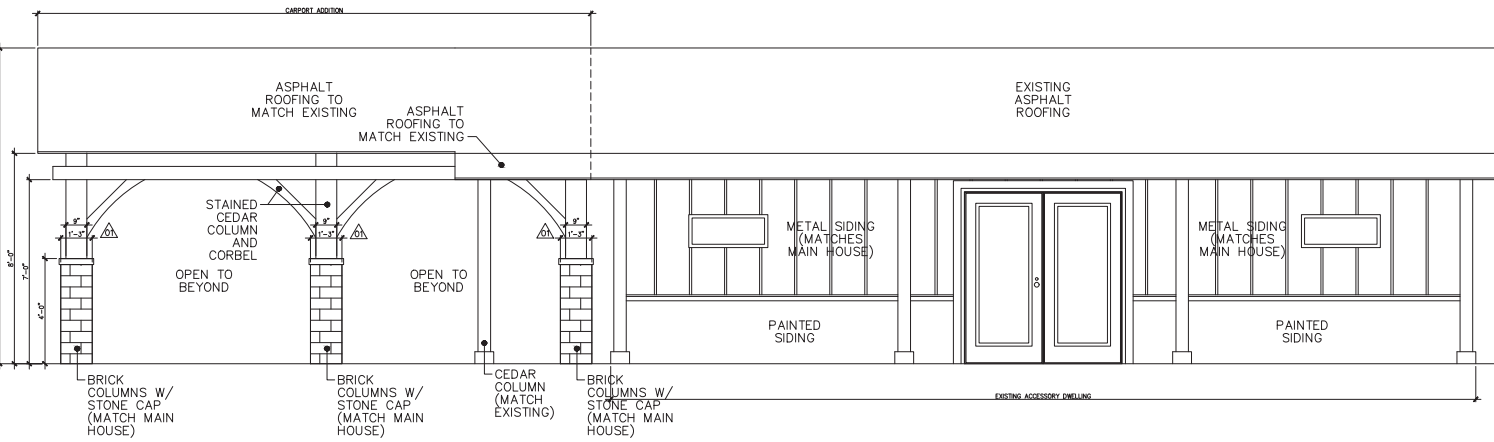
PROJECT NO.: JOHNSON-01
ISSUE DATE: 06-24-2019

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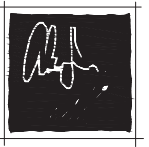
Building Elevations



CARPORT FRONT ELEVATION / ACCESSORY DWELLING END ELEVATION BEYOND



CARPORT SIDE ELEVATION / ACCESSORY DWELLING FRONT ELEVATION



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

ISSUE	LOG	NO.	DATE	REVISION
1	7-17-19	THIRD	STAFF	COMMENTS
2				
3				
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AWH
DRAWN

XXX
CHECKED

ALAN HILSABECK	DATE
2019181716	
1514131211	
1009080706	
0504030201	

ELEVATIONS

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

A1.10

Photos Provided By Applicant



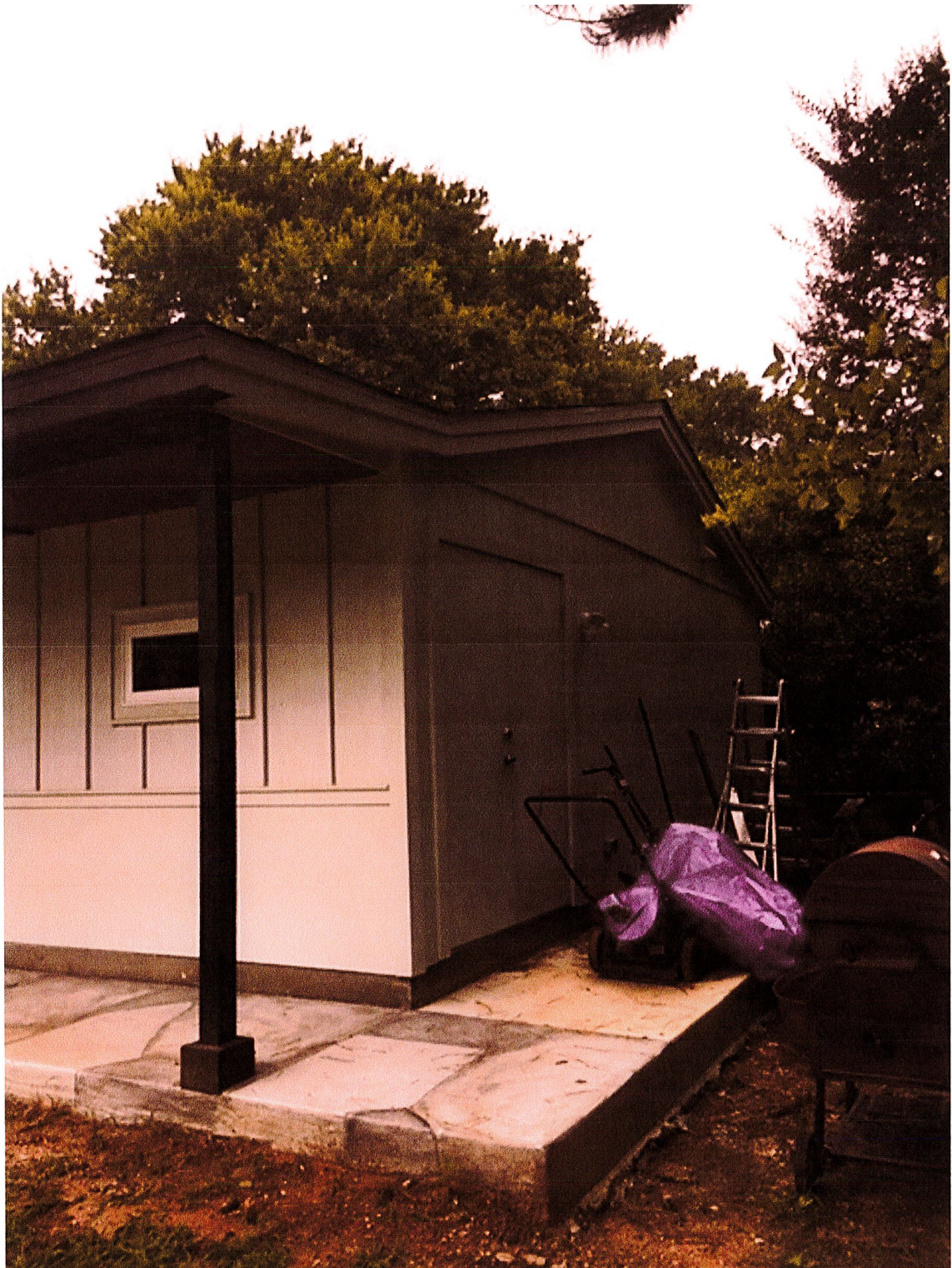
EXISTING ACCESSORY DWELLING – PROPOSED CARPORT END ELEVATION

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



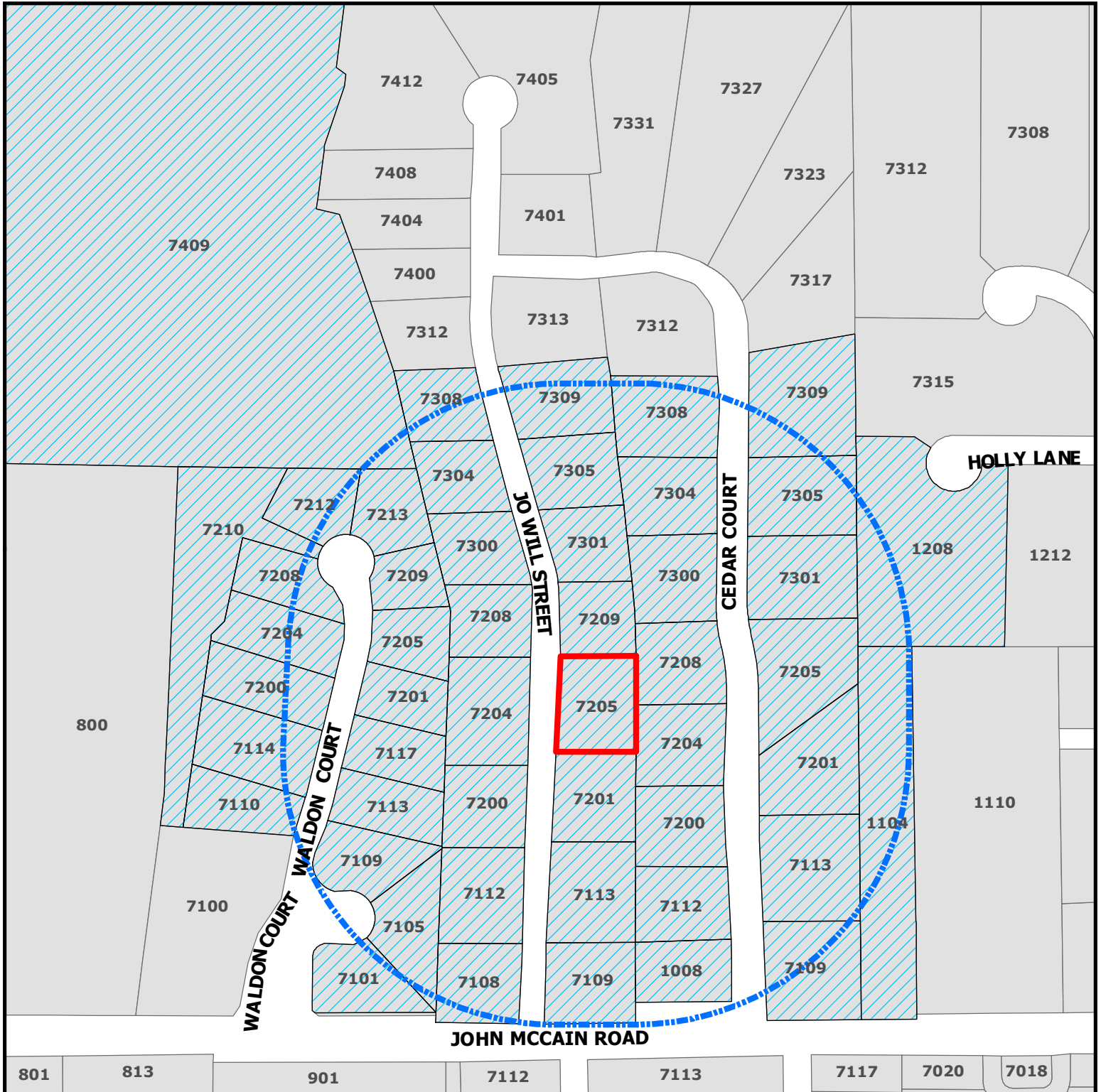
EXISTING ACCESSORY DWELLING – BACK ELEVATION

Photos Provided By Applicant



EXISTING MAIN DWELLING – FRONT PORCH COLUMN DETAIL

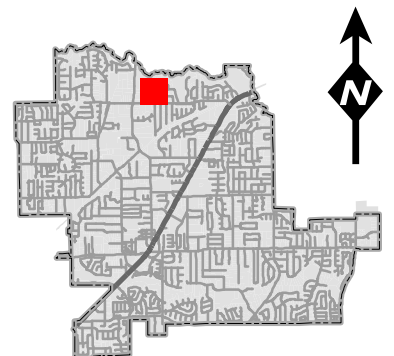
Notification Map



ZC18-027
7205 Jo Will Street

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



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
ROFAEIL, NAGY A M	929 CRESTVIEW DR	BEDFORD, TX	76021	7110 WALDON CT
COFFMAN, BLAINE	7300 CEDAR CT	COLLEYVILLE, TX	76034	7300 CEDAR CT
BURNS, ROBBIE S	7208 JO WILL ST	COLLEYVILLE, TX	76034	7208 JO WILL ST
STONES, BLAKE R	7301 CEDAR CT	COLLEYVILLE, TX	76034	7301 CEDAR CT
STEVENSON, BARBARA J	7109 CEDAR CT	COLLEYVILLE, TX	76034	7109 CEDAR CT
HUFF, LINDA D BROCK	7108 JO WILL ST	COLLEYVILLE, TX	76034	7108 JO WILL ST
SALCIDO, PETER	7117 WALDON CT	COLLEYVILLE, TX	76034	7117 WALDON CT
WALKER, TERRY T	7109 JO WILL ST	COLLEYVILLE, TX	76034	7109 JO WILL ST
SARTAIN, MICHAEL K	1124 GLADE RD	COLLEYVILLE, TX	76034	7113 CEDAR CT
CAFFEY, MARK	7114 WALDON CT	COLLEYVILLE, TX	76034	7114 WALDON CT
STANDRIDGE, GEORGE	7200 WALDEN CT	COLLEYVILLE, TX	76034	7200 WALDON CT
HERSHON, DESIREE ANN	7300 JO WILL ST	COLLEYVILLE, TX	76034	7300 JO WILL ST
LOVE FAMILY TRUST	7200 CEDAR ST	COLLEYVILLE, TX	76034	7200 CEDAR CT
BALL, DONNA	7305 CEDAR RD	COLLEYVILLE, TX	76034	7305 CEDAR CT
JOHNSON, FELICIA	7205 JO WILL ST	COLLEYVILLE, TX	76034	7205 JO WILL ST
VALDEZ, ERNESTO	7301 JO WILL ST	COLLEYVILLE, TX	76034	7301 JO WILL ST
GUIRGUIS, WAGUIH	7204 WALDON CT	COLLEYVILLE, TX	76034	7204 WALDON CT
CAMPBELL, RICKY J	7205 CEDAR CT	COLLEYVILLE, TX	76034	7205 CEDAR CT
GENCO, FRANK R	1104 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	1104 JOHN MCCAIN RD
TRINITY CHRISTIAN CENTER INC	2442 MICHELLE DR	TUSTIN, CA	92780	7409 PLEASANT RUN RD
HAZEN, RICHARD W	7212 WALDON CT	COLLEYVILLE, TX	76034	7212 WALDON CT
MCMAHAN, BRANDON	1008 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	1008 JOHN MCCAIN RD
WILLIAMSBURG EST HOA INC	7117 WALDON CT	COLLEYVILLE, TX	76034	7210 WALDON CT
BAUER, TRENT A	7113 WALDON CT	COLLEYVILLE, TX	76034	7113 WALDON CT
QUINN, DIANA	7304 CEDAR CT	COLLEYVILLE, TX	76034	7304 CEDAR CT
ISBELL, J G	7204 JO WILL ST	COLLEYVILLE, TX	76034	7204 JO WILL ST
POLIT, PETER	7208 WALDON CT	COLLEYVILLE, TX	76034	7208 WALDON CT
LIVELY, PETRA	7209 JO WILL ST	COLLEYVILLE, TX	76034	7209 JO WILL ST
GROSS, PAMELA L	7204 CEDAR CT	COLLEYVILLE, TX	76034	7204 CEDAR CT
DIVINO, VINCENT	7201 JO WILL ST	COLLEYVILLE, TX	76034	7201 JO WILL ST
SOLIS, VANCE	7200 JO WILL ST	COLLEYVILLE, TX	76034	7200 JO WILL ST
NEWTON, RICHARD W	1208 HOLLY LN	COLLEYVILLE, TX	76034	1208 HOLLY LN N
ACOVENO, JOE F	7309 CEDAR CT	COLLEYVILLE, TX	76034	7309 CEDAR CT
HAWKINS, STEVEN L	7201 WALDON CT	COLLEYVILLE, TX	76034	7201 WALDON CT
MAPLES, BARBARA M	5312 COLORADO BLVD	NORTH RICHLAND HILLS, TX	76180	7112 JO WILL ST
LEE, CLARENCE K	7109 WALDON CT	COLLEYVILLE, TX	76034	7109 WALDON CT
STONES, BLAKE R	7308 CEDAR CT	COLLEYVILLE, TX	76034	7308 CEDAR CT
DAVIDSON, SHANNON	7305 JO WILL ST	COLLEYVILLE, TX	76034	7305 JO WILL ST
COPPOLA, MARCO	7105 WALDON CT	COLLEYVILLE, TX	76034	7105 WALDON CT
SADLER, MITZI	7213 WALDEN CT	COLLEYVILLE, TX	76034	7213 WALDON CT
GATES, TERRY	7309 JO WILL ST	COLLEYVILLE, TX	76034	7309 JO WILL ST
LARSON, THOMAS R	7308 JO WILL ST	COLLEYVILLE, TX	76034	7308 JO WILL ST
HUBBARD, VICKI GREEN	7304 JO WILL ST	COLLEYVILLE, TX	76034	7304 JO WILL ST
LYON, REGINALD O	2520 K AVE STE 700 #287	PLANO, TX	75074	7205 WALDON CT
TROUNG, RICHARD	7209 WALDON CT	COLLEYVILLE, TX	76034	7209 WALDON CT
MULLINS, RICHARD V	7208 CEDAR CT	COLLEYVILLE, TX	76034	7208 CEDAR CT
LATZER, ANN MARIE	7201 CEDAR CT	COLLEYVILLE, TX	76034	7201 CEDAR CT
GRASSI, JAIME WISEMAN	7112 CEDAR CT	COLLEYVILLE, TX	76034	7112 CEDAR CT
DIVINO, VINCENT	7201 JO WILL ST	COLLEYVILLE, TX	76034	7113 JO WILL ST
DILLARD, DANA	7101 WALDON CT	COLLEYVILLE, TX	76034	7101 WALDON CT
CASTLETON MANOR	1560 E. Southlake Blvd.	SOUTHLAKE, TX	76092	COURTESY NOTICE
SHALIMAR ADDITION	6916 Shalimar Court	COLLEYVILLE, TX	76034	COURTESY NOTICE
WARWICK PARC	4113 Gateway Drive Suite 100	COLLEYVILLE, TX	76034	COURTESY NOTICE
WILLIAMSBURG ESTATES ADDITION	7113 Waldon Court	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
HILSABECK, ALAN	4317 THAMES COURT	FLOWER MOUND, TX	75028	APPLICANT

Public notices were mailed on July 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, August 12, 2019 at 7:00 p.m.
City Council Meetings: Tuesday, September 3, 2019 & Tuesday, September 17, 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 and to exceed the maximum square footage allowed for accessory buildings. The request is to convert a 1,150 sq. ft., existing structure into a dwelling unit with a built-in kitchen and storage space.

Zoning Case: ZC18-027

Applicant: Alan Hilsabeck

Owner: Gregory Johnson

Location: 7205 Jo Will Street

Property Description: Lot 1, Block A, of the Divino Acres Addition

Present Zoning: R-20 Single Family Residential

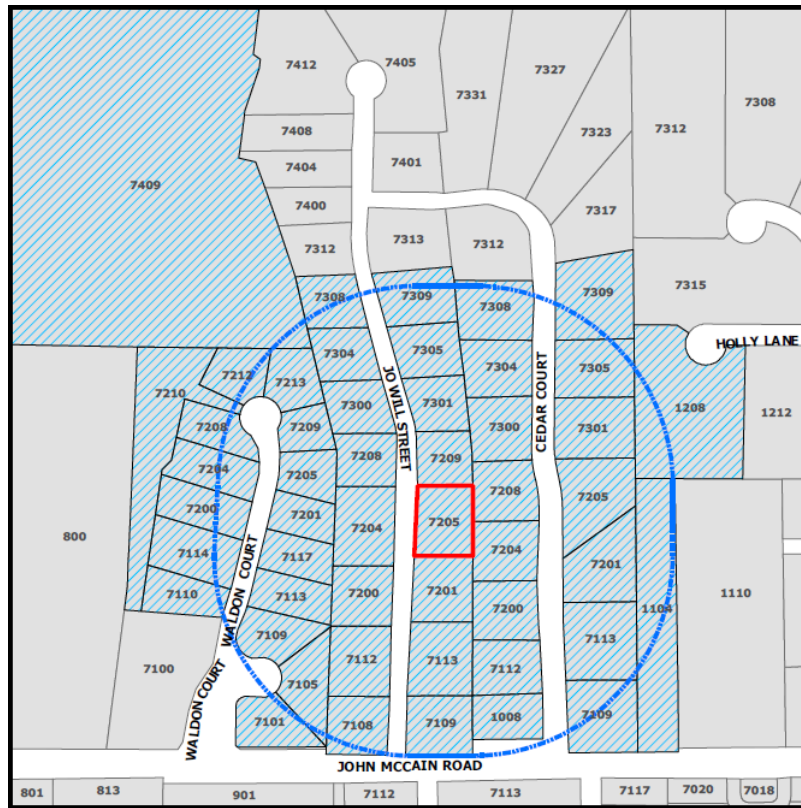
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a 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 0.5738 ACRES, BEING LOT 1, BLOCK A OF THE DIVINO ADDITION, LOCATED AT 7205 JO WILL STREET, BY AUTHORIZING A SPECIAL USE PERMIT FOR AN ACCESSORY DWELLING AND TO EXCEED THE 4% LOT COVERAGE FOR ACCESSORY BUILDINGS; 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. ZC18-027; 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 and to exceed the 4% lot coverage for accessory buildings, being 0.5738 acres on Lot 1, Block A, of the Divino Addition, located at 7205 Jo Will Street, 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 permit a new accessory dwelling located in the accessory building.
- b. The size for the accessory building/accessory dwelling shall be 1,150 SF.
- c. The accessory dwelling shall be generally consistent with the, site plan and building elevations as depicted on the attached Exhibits "B" and "C".

- d. The accessory dwelling shall not be rented as a short-term or long-term rental and shall only allow family members as permitted for accessory dwellings.
- e. 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 3rd day of September 2019.

The second reading and public hearing being conducted on the 17th day of September 2019.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 17th day of September 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

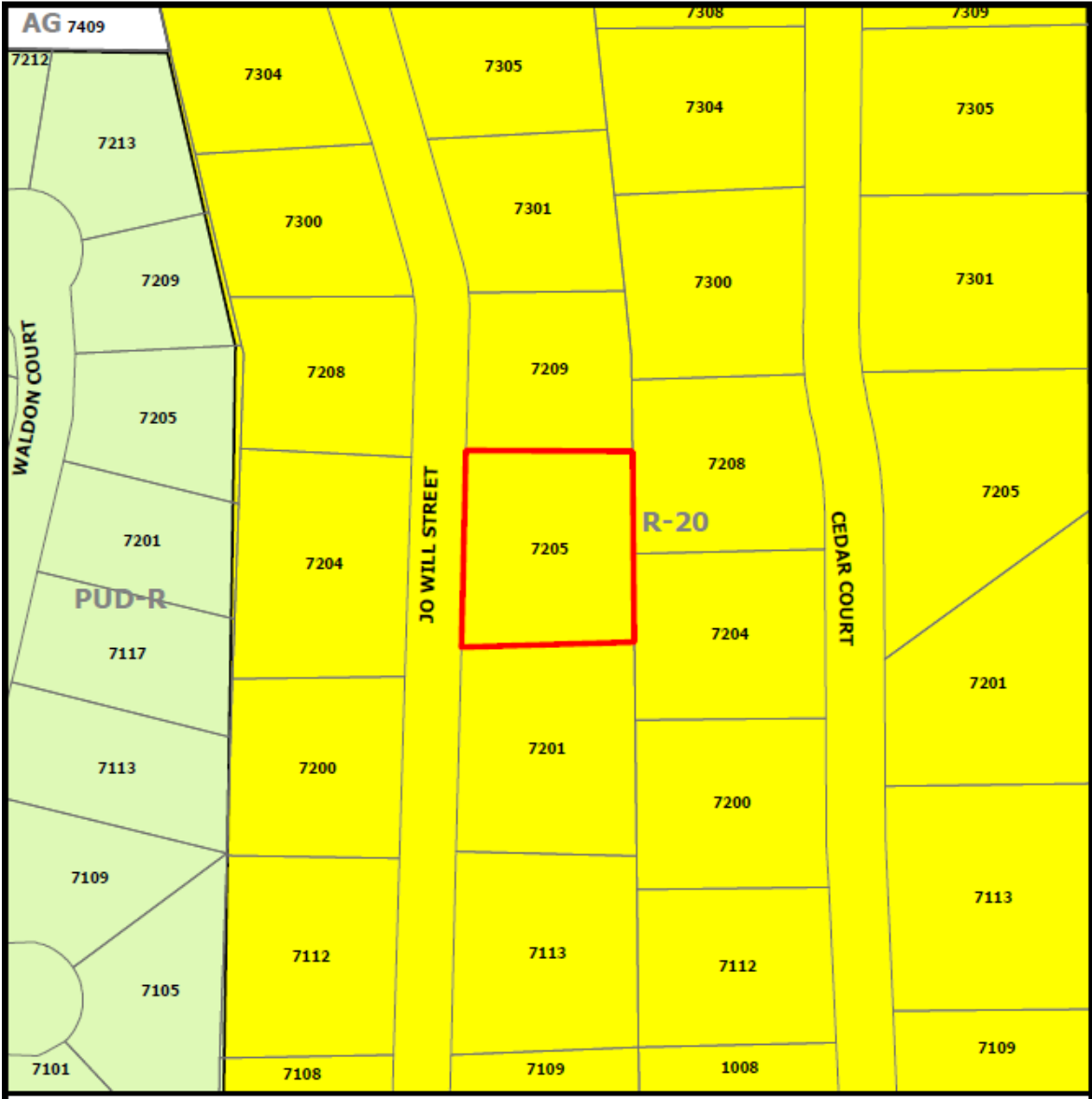
Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

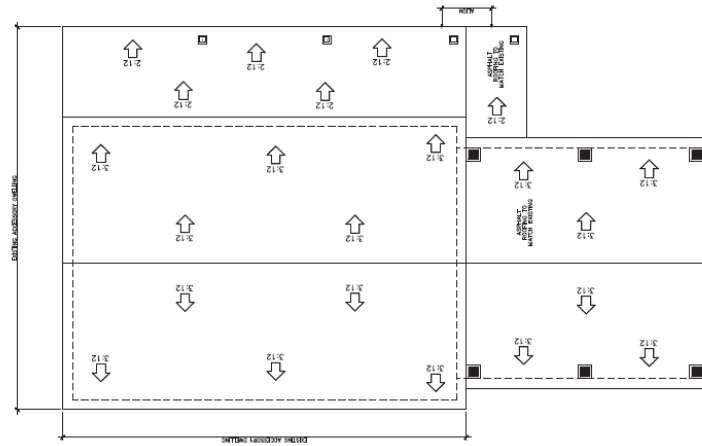
Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map

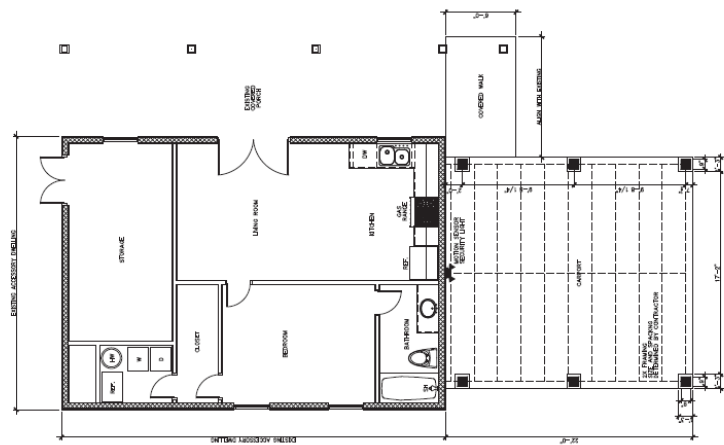


[illegible]

A1.00



0.3 ROOF PLAN - ACCESSORY DWELLING AND CARPORT



0.5 FLOOR PLAN / FRAMING PLAN - ACCESSORY DWELLING AND CARPORT 1/4" = 1'-0"



HILSABECK

4317 THAMES COURT
FLOWER MOUND, TEXAS 76028
(214)995-3178

ORIGINAL APPLICANT:
HILSABECK ARCHITECTS
NEW APPLICANT / OWNER:
GRIG AND FELICIA JOHNSON
7205 JO WILL STREET
COLLEEVILLE, TEXAS 76034

**JOHNSON
RESIDENCE**
7205 JO WILL STREET
COLLEEVILLE, TEXAS

**ACCESSORY BUILDING
REMODEL**

REVISION	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
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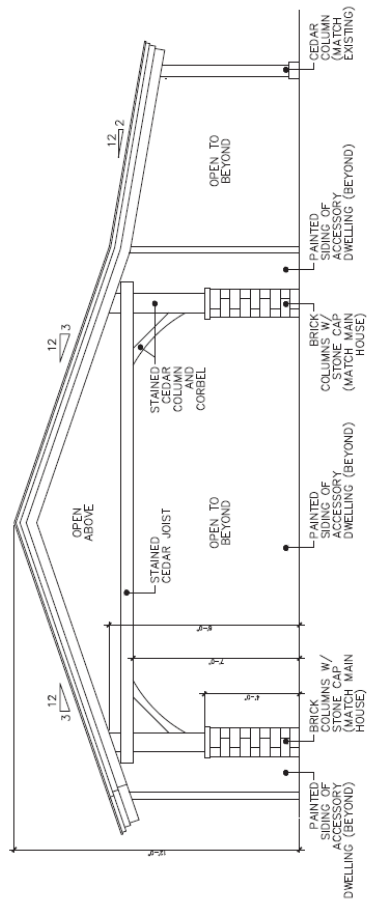
DATE: 05/04/2019
TIME: 10:09 AM
BY: JH

DATE	REVISION
2019/18/17/16	
15/14/13/12/11	
10/09/08/07/06	
05/04/03/02/01	

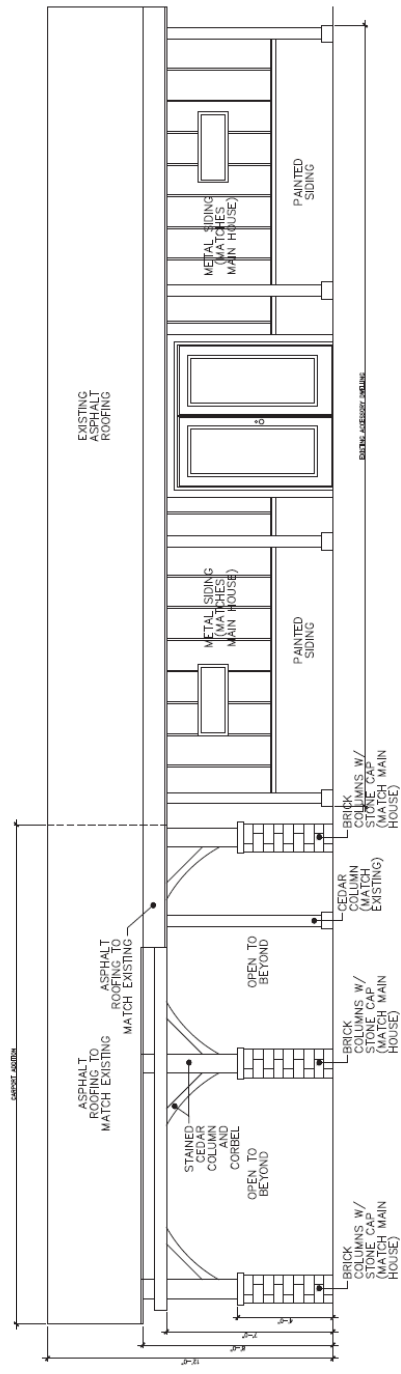
ELEVATIONS

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

A1.10



CARPOT FRONT ELEVATION / ACCESSORY DWELLING END ELEVATION BEYOND



CARPOT SIDE ELEVATION / ACCESSORY DWELLING FRONT ELEVATION

05 ACCESSORY DWELLING AND CARPORT ELEVATIONS
1/2" = 1'-0"



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 3d	Agenda Date 8/12/2019	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration 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

Explanation

Alan Hilsabeck, the applicant, has submitted a request for a Special Use Permit (SUP) for a residential carport and to exceed the 4% lot coverage for accessory buildings on Lot 1, Block A, of the Divino Acres Addition, being approximately 0.5738 acres, and zoned R-20 Single Family Residential district.

Existing Conditions/Background: The subject property, 7205 Jo Will Street, has R-20 zoning and is located on the east side of Jo Will Street north of the intersection of John McCain Road and Jo Will Street. The subject property has a single family residence with an accessory building.

SUP Request:

Request – The applicant is requesting approval of an SUP to allow for a detached residential carport.

Ordinance – *Section 3.27 Accessory Buildings and Residential Carport Regulations* of the Land Development Code establishes the maximum size and design for a residential carport 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.

The applicant proposes to utilize a 1,150 SF accessory building as an accessory dwelling for a family member and adding a 462 SF carport. The total lot area is 24,995 SF and 4 percent of the total lot area is 1,000 SF. Therefore, this SUP request also includes considering a 2.4% increase above the 4% lot area for a total of 6.4%, which

is allowed by the Land Development Code, Section 3.27.A.6:

Special Use Permit Provision: Any request for a building permit for an accessory building which does not meet the criteria in this Section shall only be authorized after approval of a Special Use Permit by the City Council using the procedures contained elsewhere in this Land Development Code.

The regulations for residential carports are as follows:

C. Residential Carport Regulations – Carports located in zoning districts which permit single family residential dwellings shall comply with the regulations contained in this section.

1. *Approval by Special Use Permit Only:* In accordance with the Special Use Permit procedures contained in this Chapter of these zoning regulations, no carport shall be built in the City of Colleyville without approval by the City Council for a Special Use Permit to construct a carport in a zoning district that permits single family residential dwellings.
2. *Carport Standards:* A carport shall comply with the following regulations, unless the City Council in approving a Special Use Permit for a carport has imposed other requirements necessary in the particular case to protect the public interests.
 - a. *Size:* A carport shall not exceed 480 square feet in area. The longest dimension on a carport shall not exceed 24 feet.
 - b. *Height:* A carport shall not exceed a maximum height of 15 feet. The height shall be measured from the finished grade to the highest point of the roof.
 - c. *Setbacks:*
 - i. A carport located within ten (10) feet of the principal building shall comply with the front, side and rear yard setbacks of the zoning district. The distance shall be measured between the two closest points of the carport and principal building.
 - ii. A carport located 10 feet or more from a principal building may extend into a required side yard, provided all of the following conditions are satisfied:
 - (1) every part of such carport is unenclosed except for necessary structural supports;
 - (2) no part of the carport is less than five (5) feet from a side or rear lot

line, and

(3) the carport is located completely within the rear yard area as defined in these zoning regulations.

d. *Maximum Number Per Lot:* one

e. *Paving and Street Access:*

The parking area of a carport shall be paved not less than nine feet (9') by eighteen feet (18') and provide access to a public street right-of-way. Said access shall be a minimum of nine feet (9') in width and paved. All paved surfaces shall be either concrete, asphalt or pave-stone.

f. *Design Criteria:*

i. Roof - Carports shall have a pitched roof of at least 2:12. Flat roofs shall be prohibited.

ii. Posts - Posts shall be clad or finished of brick, stone, cedar or decorative metal, such as metal lattice. For purpose of this requirement, decorative metal shall consist of twenty-five (25) percent opaque surfaces. The dimension of each post as viewed from each primary elevation shall not be less than eight inches (8") or more than forty-eight inches (48"). Any carport with two or more elevations that exceed the 48-inch criteria shall be considered an accessory building and be regulated as such. Cedar posts shall be wrapped using masonry stone or brick from the base to at least 50% of the post height. The exposed portion of the cedar post shall be a minimum of 8 inches.

g. *Adequacy of Plans and Specifications:*

The applicant requesting a Special Use Permit to construct a carport shall submit plans and specifications of the proposed carport for review. Said plans and specifications shall contain sufficient information to allow the City Council to determine that the proposed carport complies with these regulations and the City Council may require additional information when necessary to clarify the applicant's request. At a minimum, the drawings shall contain a plot plan, elevation views and a description of the construction materials.

Analysis: Any request for a building permit for a residential carport 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 carport complies with the size and design requirements per the

regulations of Section 3.27.C Residential Carport Regulations. However, the location of the carport places it within the side yard. When located within the side yard, the carport must then be completely within the rear yard. Per the SUP request, this may be considered for modification. The carport aligns with the driveway and it is not forward of the house.

Surrounding Development: The properties to the north, south, east, and west are zoned R-20 zoning and contain single-family 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 denial of the requested SUP for both the residential carport and to exceed the square footage allowed by right:

- The proposed carport pushes the 4% allowable accessory buildings to 6.4%.
- The location of the carport being in the side yard and not completely within the rear yard as required.

Recommendation

Denial

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Plan
6. Floor Plan
7. Building Elevations
8. Notification Map
9. Notification List
10. Property Owner Notification Letter
11. Draft Ordinance

Aerial Map

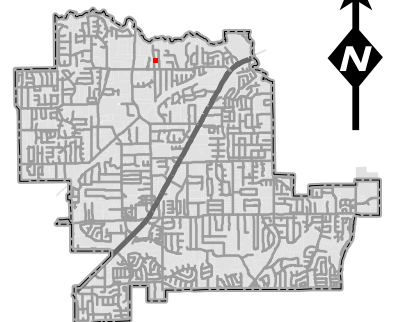


ZC19-007
7205 Jo Will Street

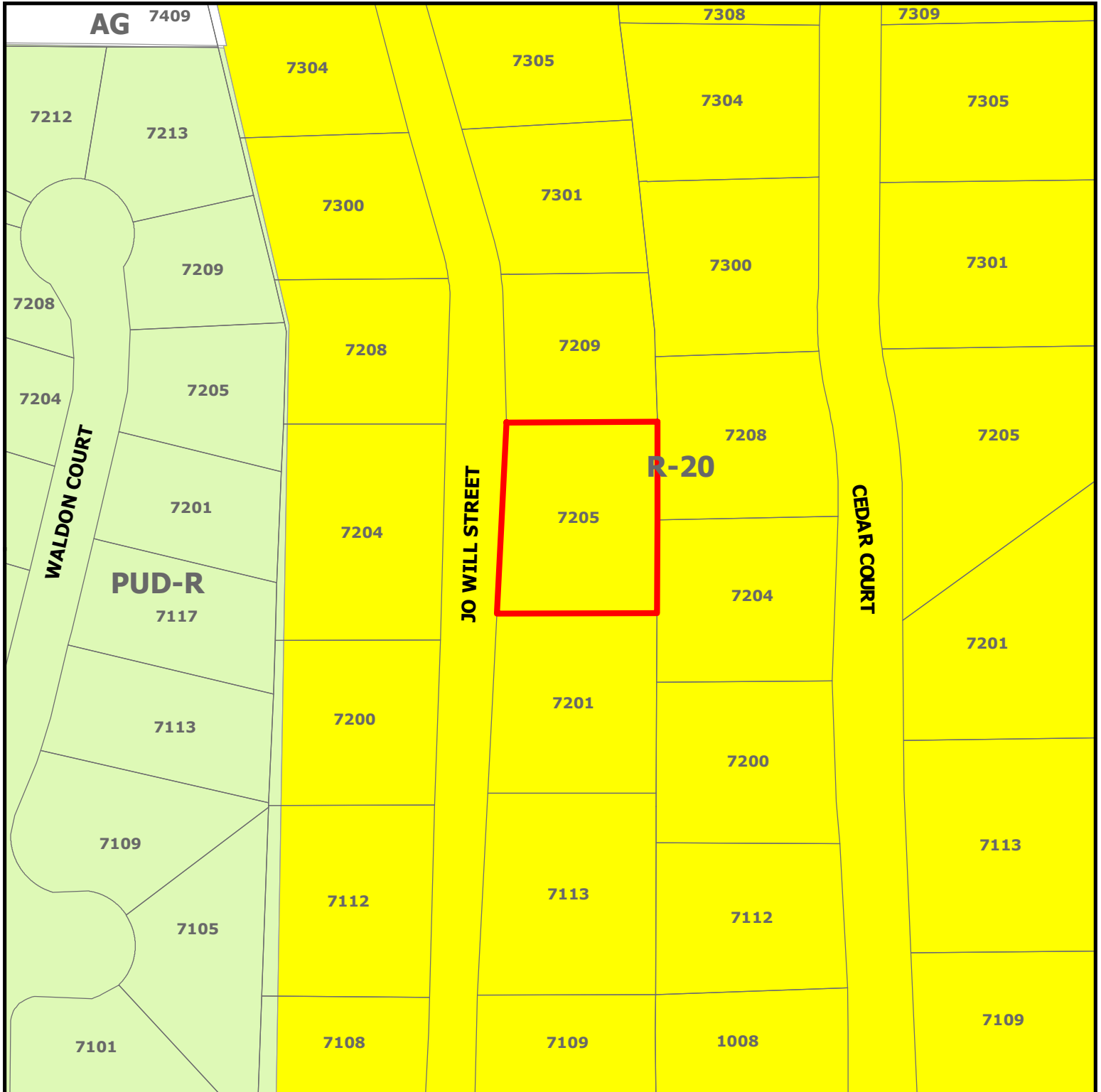
DISCLAIMER:
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances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



Subject Property



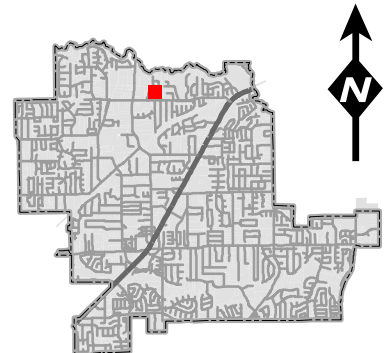
Zoning Map



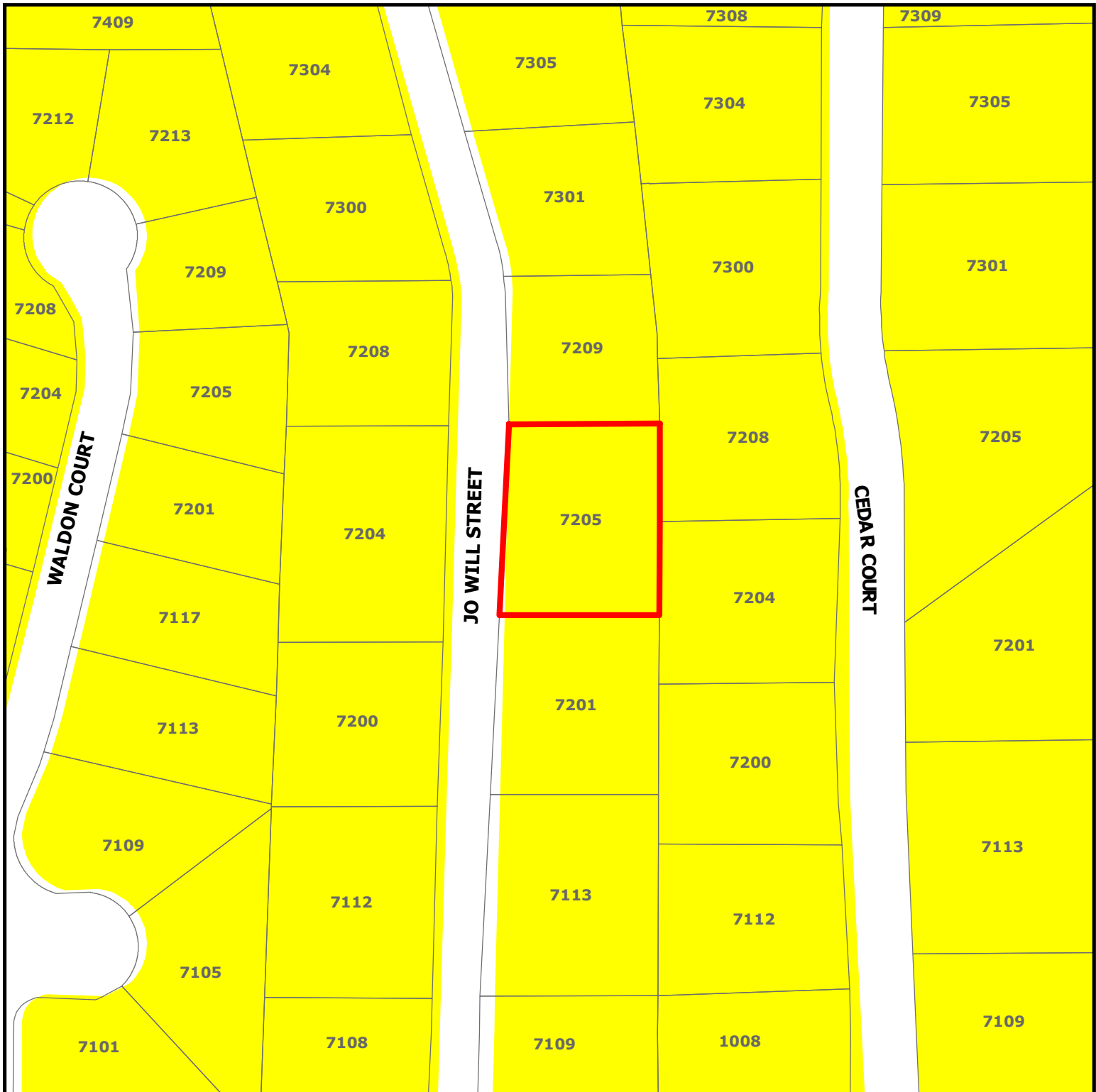
ZC19-007
7205 Jo Will Street

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 Subject Property



Future Land Use Map



ZC19-007
7205 Jo Will Street

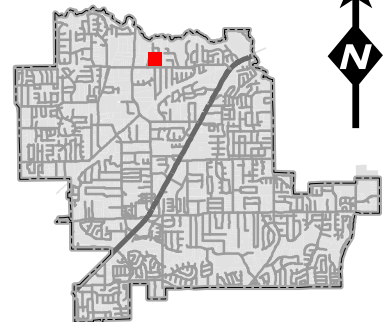
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Subject Property

Residential



Statement of Planning Objectives

July 17, 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

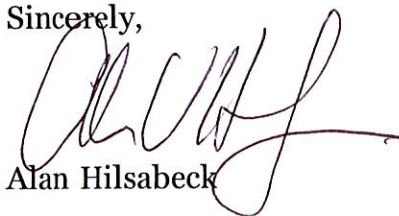
The objective for the project is to modify the existing detached garage to provide a living quarters for the Owner's father. The exterior of the modifications shall coordinate and use materials and details to match the existing main house. This will include both the Accessory Dwelling and Carport. The 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.

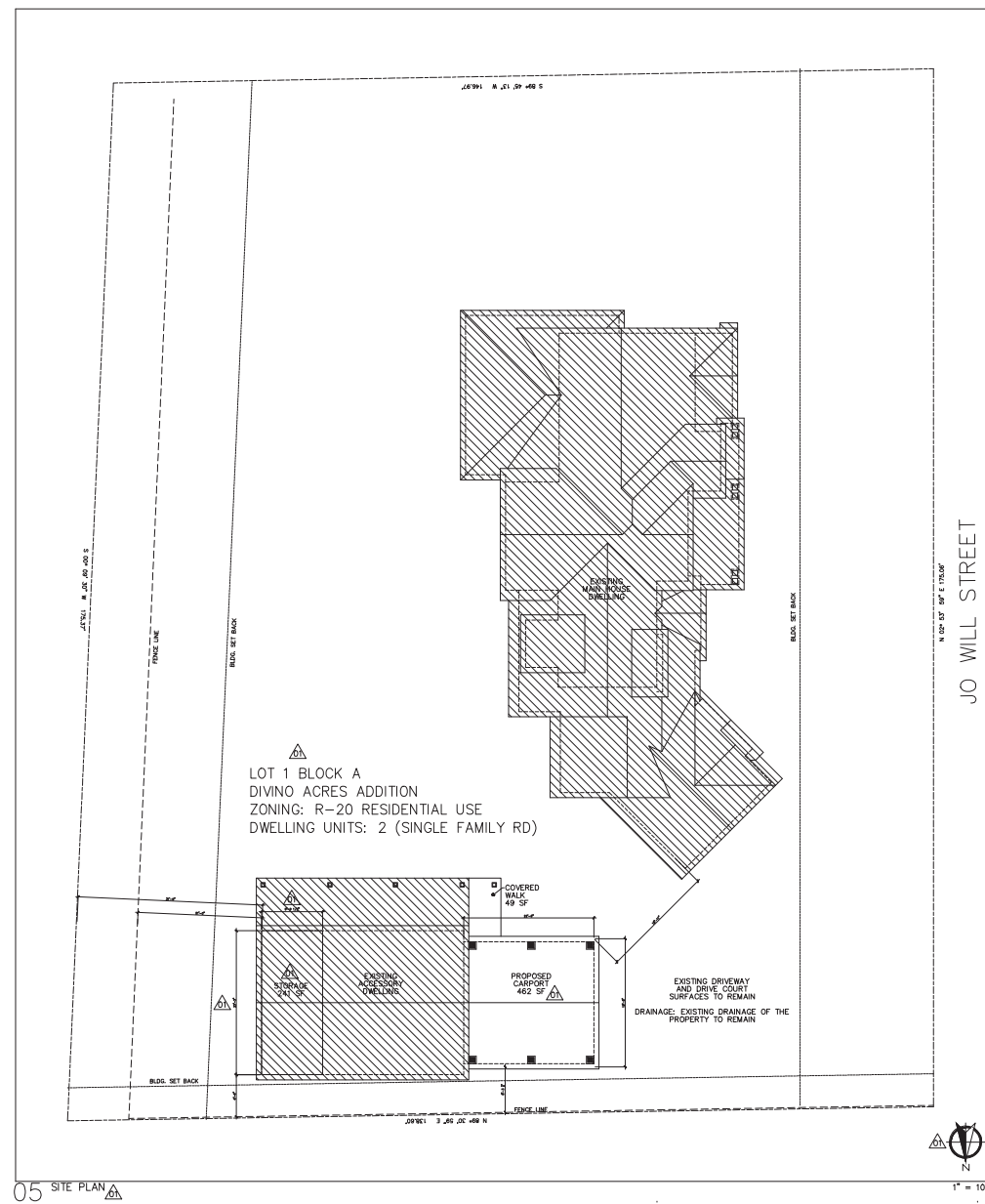
The Carport shall fall under Section 3.24-A-2; Specific Uses as shown on Table 3.24B-B Schedule of Permitted Principal Uses, Labeled "S". The carport shall follow the requirements according to the Special Use Permit, ZC18-027 Number 11-C at a minimum.

Sincerely,

Alan Hilsabeck



Site Plan



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
CARPOT (PROPOSED)		462 SF
TOTAL (ACCESSORY DWELLING + CARPOT)		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

GENERAL NOTES:

1. ALL SLOPES TO BE 10:12 UNLESS OTHERWISE NOTED.
CROCKETS TO BE AT SLOPE APPROPRIATE FOR ROOF DRAINAGE.
2. ALL OVERHANGS ARE DRAWN AT 10" 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.

BUILDING EXTERIOR

ROOF LINE

PROPERTY LINE

FENCE LINE

BLDG. SET BACK LINE
 EXISTING STRUCTURES

HILSABECK

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

JOHNSON
RESIDENCE

7205 JO WILL STREE
COLLEYVILLE, TEXAS

ACCESSORY DWELLING
REMODEL

[illegible]

AVH

XXX

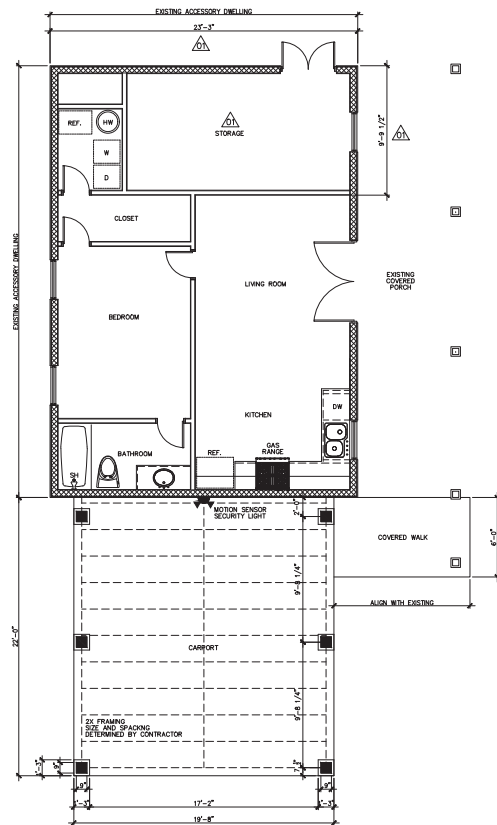
ALAN HILSABECK					DATE
20	19	18	17	16	SHEET LAYOUT
15	14	13	12	11	
10	09	08	07	06	
05	04	03	02	01	

GENERAL NOTES

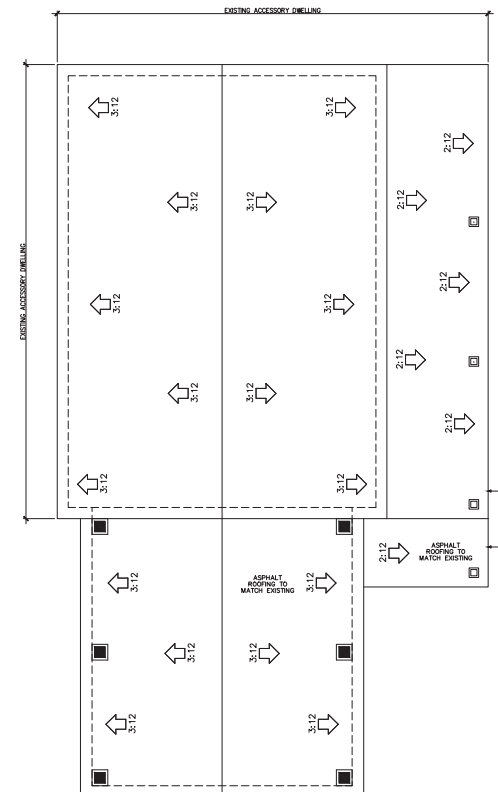
PROJECT NO.: JOHNSON-01
ISSUE DATE: 06-24-2019

A0.00

Floor Plan



05 FLOOR PLAN / FRAMING PLAN - ACCESSORY DWELLING AND CARPORT

$$1/4^{\circ} = 1' - 0''$$


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 STREE
COLLEYVILLE, TEXAS

ACCESSORY BUILDING REMODEL

ISSUE LOG	
NO.	DATE
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DRAWN

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CHECKED

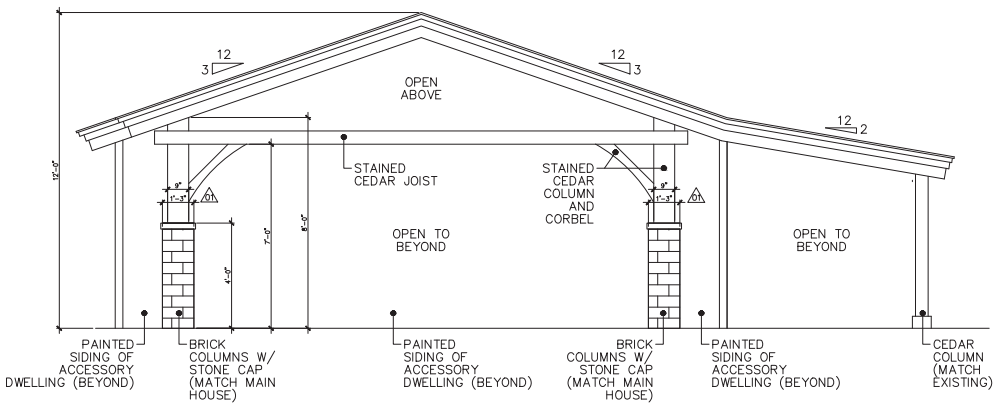
ALAN HILSBECK					DATE
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10	09	08	07	06	
05	04	03	02	01	

FLOORPLANS

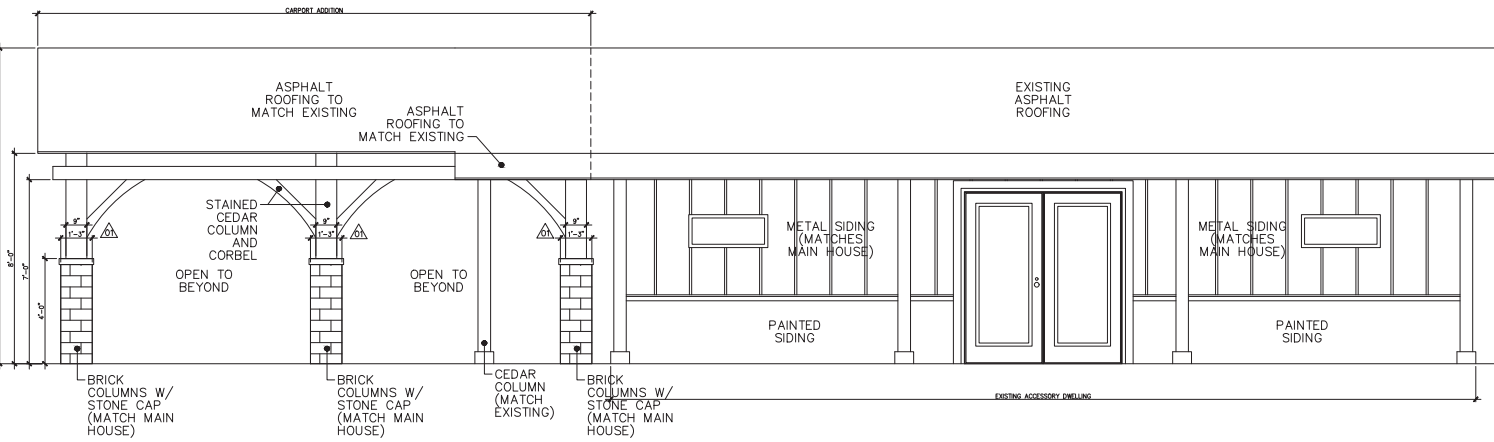
PROJECT NO.: JOHNSON-01
ISSUE DATE: 06-24-2019

A1.00

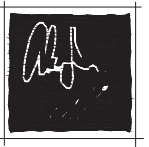
Building Elevations



CARPORT FRONT ELEVATION / ACCESSORY DWELLING END ELEVATION BEYOND



CARPORT SIDE ELEVATION / ACCESSORY DWELLING FRONT ELEVATION



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

ISSUE	LOG	NO.	DATE	REVISION
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0504030201	

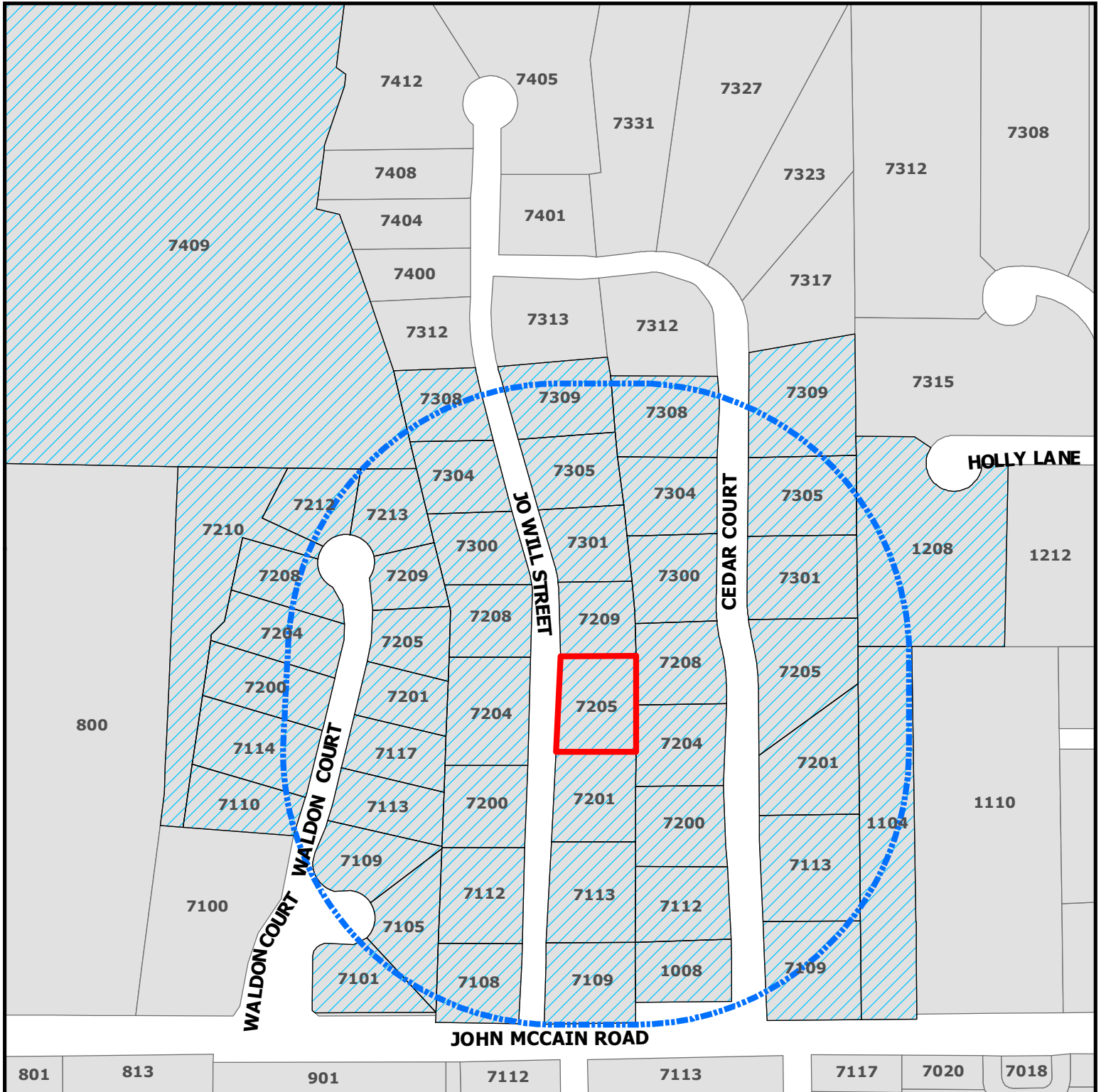
SHEET LAYOUT

ELEVATIONS

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

A1.10

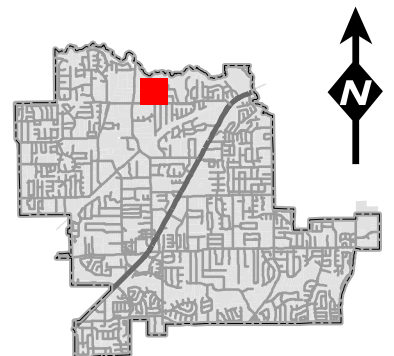
Notification Map



ZC19-007
7205 Jo Will Street

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

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



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
ROFAEIL, NAGY A M	929 CRESTVIEW DR	BEDFORD, TX	76021	7110 WALDON CT
COFFMAN, BLAINE	7300 CEDAR CT	COLLEYVILLE, TX	76034	7300 CEDAR CT
BURNS, ROBBIE S	7208 JO WILL ST	COLLEYVILLE, TX	76034	7208 JO WILL ST
STONES, BLAKE R	7301 CEDAR CT	COLLEYVILLE, TX	76034	7301 CEDAR CT
STEVENSON, BARBARA J	7109 CEDAR CT	COLLEYVILLE, TX	76034	7109 CEDAR CT
HUFF, LINDA D BROCK	7108 JO WILL ST	COLLEYVILLE, TX	76034	7108 JO WILL ST
SALCIDO, PETER	7117 WALDON CT	COLLEYVILLE, TX	76034	7117 WALDON CT
WALKER, TERRY T	7109 JO WILL ST	COLLEYVILLE, TX	76034	7109 JO WILL ST
SARTAIN, MICHAEL K	1124 GLADE RD	COLLEYVILLE, TX	76034	7113 CEDAR CT
CAFFEY, MARK	7114 WALDON CT	COLLEYVILLE, TX	76034	7114 WALDON CT
STANDRIDGE, GEORGE	7200 WALDEN CT	COLLEYVILLE, TX	76034	7200 WALDON CT
HERSHON, DESIREE ANN	7300 JO WILL ST	COLLEYVILLE, TX	76034	7300 JO WILL ST
LOVE FAMILY TRUST	7200 CEDAR ST	COLLEYVILLE, TX	76034	7200 CEDAR CT
BALL, DONNA	7305 CEDAR RD	COLLEYVILLE, TX	76034	7305 CEDAR CT
JOHNSON, FELICIA	7205 JO WILL ST	COLLEYVILLE, TX	76034	7205 JO WILL ST
VALDEZ, ERNESTO	7301 JO WILL ST	COLLEYVILLE, TX	76034	7301 JO WILL ST
GUIRGUIS, WAGUIH	7204 WALDON CT	COLLEYVILLE, TX	76034	7204 WALDON CT
CAMPBELL, RICKY J	7205 CEDAR CT	COLLEYVILLE, TX	76034	7205 CEDAR CT
GENCO, FRANK R	1104 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	1104 JOHN MCCAIN RD
TRINITY CHRISTIAN CENTER INC	2442 MICHELLE DR	TUSTIN, CA	92780	7409 PLEASANT RUN RD
HAZEN, RICHARD W	7212 WALDON CT	COLLEYVILLE, TX	76034	7212 WALDON CT
MCMAHAN, BRANDON	1008 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	1008 JOHN MCCAIN RD
WILLIAMSBURG EST HOA INC	7117 WALDON CT	COLLEYVILLE, TX	76034	7210 WALDON CT
BAUER, TRENT A	7113 WALDON CT	COLLEYVILLE, TX	76034	7113 WALDON CT
QUINN, DIANA	7304 CEDAR CT	COLLEYVILLE, TX	76034	7304 CEDAR CT
ISBELL, J G	7204 JO WILL ST	COLLEYVILLE, TX	76034	7204 JO WILL ST
POLIT, PETER	7208 WALDON CT	COLLEYVILLE, TX	76034	7208 WALDON CT
LIVELY, PETRA	7209 JO WILL ST	COLLEYVILLE, TX	76034	7209 JO WILL ST
GROSS, PAMELA L	7204 CEDAR CT	COLLEYVILLE, TX	76034	7204 CEDAR CT
DIVINO, VINCENT	7201 JO WILL ST	COLLEYVILLE, TX	76034	7201 JO WILL ST
SOLIS, VANCE	7200 JO WILL ST	COLLEYVILLE, TX	76034	7200 JO WILL ST
NEWTON, RICHARD W	1208 HOLLY LN	COLLEYVILLE, TX	76034	1208 HOLLY LN N
ACOVENO, JOE F	7309 CEDAR CT	COLLEYVILLE, TX	76034	7309 CEDAR CT
HAWKINS, STEVEN L	7201 WALDON CT	COLLEYVILLE, TX	76034	7201 WALDON CT
MAPLES, BARBARA M	5312 COLORADO BLVD	NORTH RICHLAND HILLS, TX	76180	7112 JO WILL ST
LEE, CLARENCE K	7109 WALDON CT	COLLEYVILLE, TX	76034	7109 WALDON CT
STONES, BLAKE R	7308 CEDAR CT	COLLEYVILLE, TX	76034	7308 CEDAR CT
DAVIDSON, SHANNON	7305 JO WILL ST	COLLEYVILLE, TX	76034	7305 JO WILL ST
COPPOLA, MARCO	7105 WALDON CT	COLLEYVILLE, TX	76034	7105 WALDON CT
SADLER, MITZI	7213 WALDEN CT	COLLEYVILLE, TX	76034	7213 WALDON CT
GATES, TERRY	7309 JO WILL ST	COLLEYVILLE, TX	76034	7309 JO WILL ST
LARSON, THOMAS R	7308 JO WILL ST	COLLEYVILLE, TX	76034	7308 JO WILL ST
HUBBARD, VICKI GREEN	7304 JO WILL ST	COLLEYVILLE, TX	76034	7304 JO WILL ST
LYON, REGINALD O	2520 K AVE STE 700 #287	PLANO, TX	75074	7205 WALDON CT
TROUNG, RICHARD	7209 WALDON CT	COLLEYVILLE, TX	76034	7209 WALDON CT
MULLINS, RICHARD V	7208 CEDAR CT	COLLEYVILLE, TX	76034	7208 CEDAR CT
LATZER, ANN MARIE	7201 CEDAR CT	COLLEYVILLE, TX	76034	7201 CEDAR CT
GRASSI, JAIME WISEMAN	7112 CEDAR CT	COLLEYVILLE, TX	76034	7112 CEDAR CT
DIVINO, VINCENT	7201 JO WILL ST	COLLEYVILLE, TX	76034	7113 JO WILL ST
DILLARD, DANA	7101 WALDON CT	COLLEYVILLE, TX	76034	7101 WALDON CT
CASTLETON MANOR	1560 E. Southlake Blvd.	SOUTHLAKE, TX	76092	COURTESY NOTICE
SHALIMAR ADDITION	6916 Shalimar Court	COLLEYVILLE, TX	76034	COURTESY NOTICE
WARWICK PARC	4113 Gateway Drive Suite 100	COLLEYVILLE, TX	76034	COURTESY NOTICE
WILLIAMSBURG ESTATES ADDITION	7113 Waldon Court	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
HILSABECK, ALAN	4317 THAMES COURT	FLOWER MOUND, TX	75028	APPLICANT

Public notices were mailed on July 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, August 12, 2019 at 7:00 p.m.
City Council Meetings: Tuesday, September 3, 2019 & Tuesday, September 17, 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 a Carport and to exceed the maximum square footage allowed for accessory buildings. The request is to allow for the construction of a 462 sq. ft. carport.

Zoning Case: ZC19-007

Applicant: Alan Hilsabeck

Owner: Gregory Johnson

Location: 7205 Jo Will Street

Property Description: Lot 1, Block A, of the Divino Acres Addition

Present Zoning: R-20 Single Family Residential

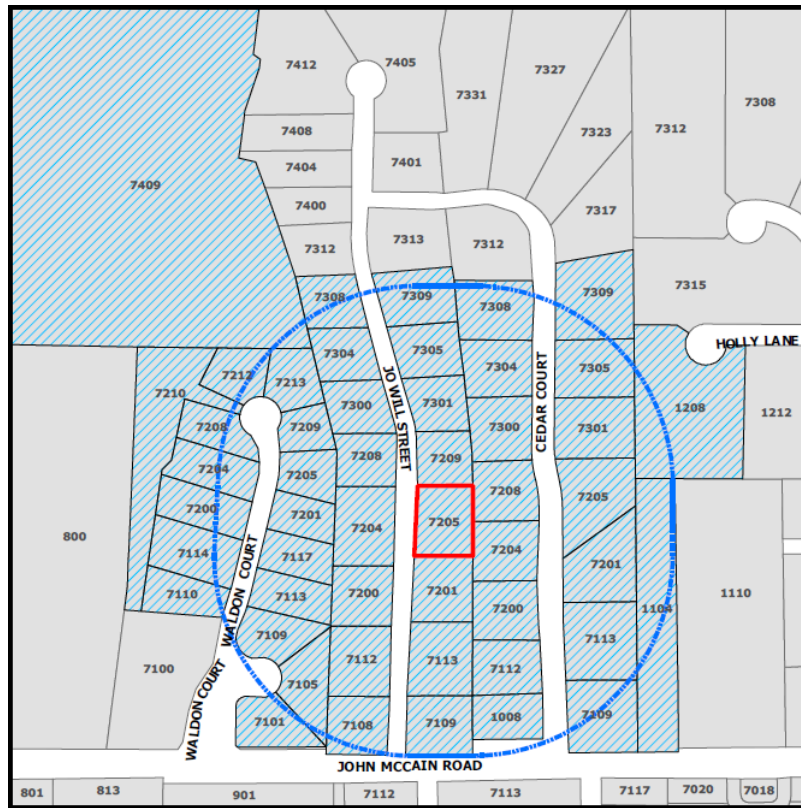
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a 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 0.5738 ACRES, BEING LOT 1, BLOCK A OF THE DIVINO ADDITION, LOCATED AT 7205 JO WILL STREET, BY AUTHORIZING A SPECIAL USE PERMIT FOR A RESIDENTIAL CARPORT AND TO EXCEED THE 4% LOT COVERAGE FOR ACCESSORY BUILDINGS; 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 and a carport under Case No. ZC19-007; 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 a residential carport and to exceed the 4% lot coverage for accessory buildings, on 0.5738 acres, being Lot 1, Block A, of the Divino Addition, located at 7205 Jo Will Street, 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 permit the construction of a new carport.
- b. The size of the carport shall be 462 SF for a total lot coverage for accessory buildings of 6.4%.
- c. The accessory dwelling shall be generally consistent with the, site plan and building elevations as depicted on the attached Exhibits "B" and "C".
- d. 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 3rd day of September 2019.

The second reading and public hearing being conducted on the 17th day of September 2019.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 17th day of September 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

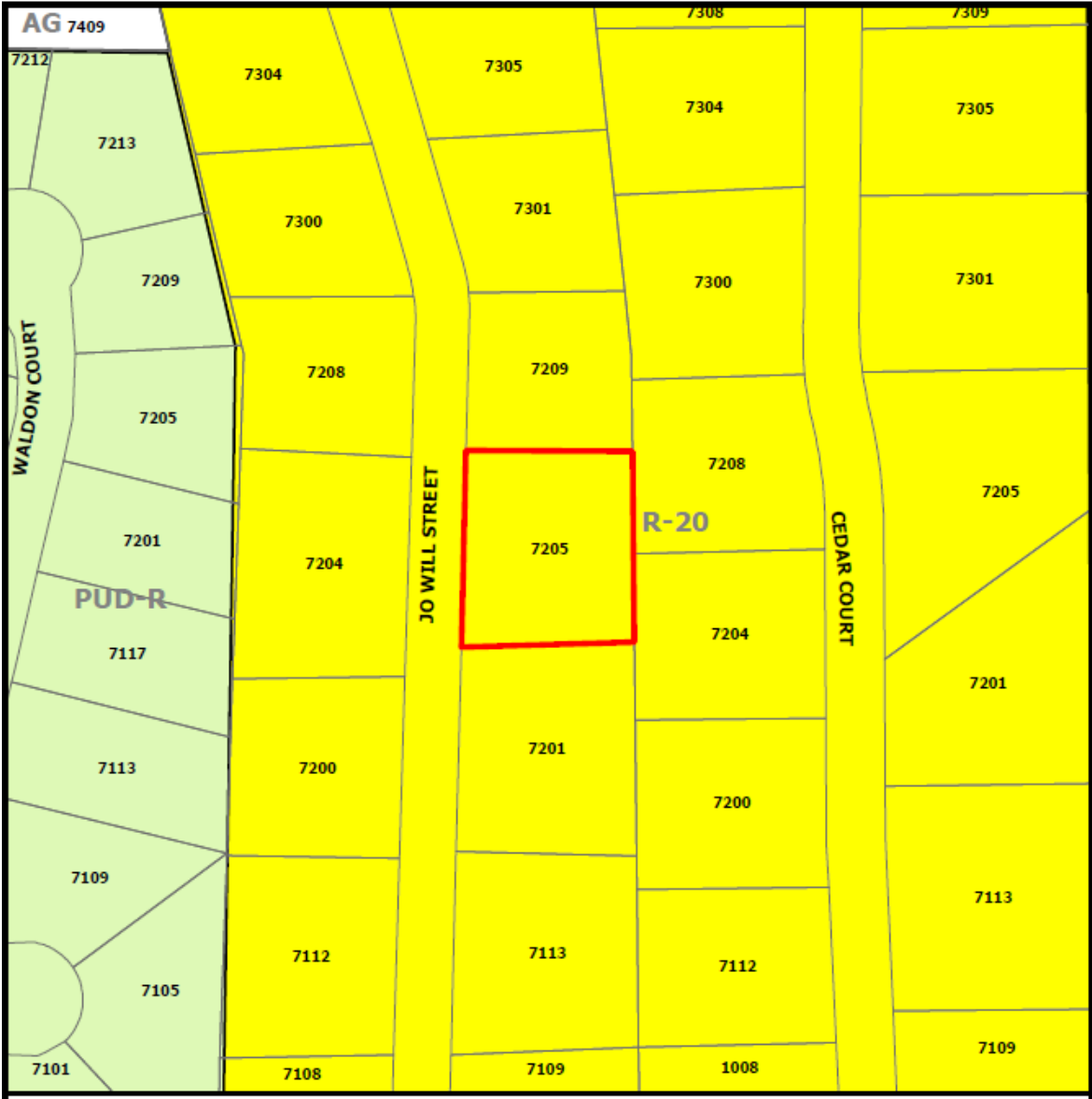
Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map



LOT 1 BLOCK A
DIVINO ACRES ADDITION
ZONING: R-20 RESIDENTIAL USE
DWELLING UNITS: 2 (SINGLE FAMILY RD)

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	378 SF	319 SF
TOTAL UNDER ROOF	4544 SF	1150 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 RATIO	6,156 SF (25 FLOOR AREA RATIO)

PROJECT DIRECTORY

PROJECT LOCATION
 7205 JO WILL STREET
 COLLEVILLE, TEXAS 76034

DESIGNER
 HILSABECK
 4117 THOMAS COURT
 FLOWER MOUND, TEXAS 75028
 (214) 799-5178

CLIENT / OWNER
 GREG AND FELIX JOHNSON
 7205 JO WILL STREET
 COLLEVILLE, TEXAS 76034

SHEET INDEX

SHEET NO.	SHEET TITLE
A0.00	COVER SITE PLAN PROJECT DIRECTORY
A1.00	ACCESSORY DWELLING PLANS
A1.10	ACCESSORY DWELLING ELEVATIONS

AREA CALCULATIONS

COVERAGE CALCULATIONS

FLOOR AREA RATIO

GENERAL NOTES

- ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE GIVEN TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.
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PROJECT DIRECTORY - SHEET INDEX, CALCULATIONS

GENERAL NOTES

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- ALL DIMENSIONS ARE GIVEN TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.

05 FLOOR PLAN / FRAMING PLAN - ACCESSORY DWELLING AND CARPORT
 1/4" = 1'-0"

03 ROOF PLAN - ACCESSORY DWELLING AND CARPORT
 1/4" = 1'-0"

02 FLOOR PLANS

JOHNSON RESIDENCE
 7205 JO WILL STREET
 COLLEEVILLE, TEXAS

ACCESSORY BUILDING REMODEL

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

ORIGINAL APPLICANT:
 JASON BRASSON

NEW APPLICANT / OWNER:
 GREG AND FELICIA JOHNSON
 2100 W. WILLOW STREET
 COLLEEVILLE, TEXAS 75034

DATE: 05/04/2010
TIME: 10:00 AM

REVISIONS:

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REVISIONS:

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DATE: 05/04/2010
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DATE: 05/04/2010
TIME: 10:00 AM

REVISIONS:

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