



City of Colleyville Planning and Zoning Commission Agenda

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

Tuesday, November 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 SYED
PLEDGE OF ALLEGIANCE**

- 1. CITIZEN COMMENTS**
- 2. APPROVAL OF MINUTES**

- 2a October 22, 2018 Planning & Zoning Commission Worksession
- 2b October 22, 2018 Planning & Zoning Commission
- 2c November 13, 2018 Planning & Zoning Commission
- 2d November 26, 2018 Planning & Zoning Commission Worksession

3. PUBLIC HEARING AGENDA ITEMS

- 3a** Consideration of a Special Use Permit for an Accessory Building to exceed the 4% lot coverage allowance on Lot 18, Block 2, of the Woodbriar Addition, located at 3405 Cliffwood Drive, Case ZC19-008
- 3b** Consideration of a Special Use Permit for an Accessory Dwelling on Tracts 3K & 3Y, Abstract 211, in the BBB & C RY Survey, located at 509 W LD Lockett Road, Case ZC19-017
- 3c** Consideration of a Special Use Permit for a Fence to extend beyond the front façade of the primary residential structure on Lot 2, Block 1, of the Van Oaks Phase II Addition, located at 208 Van Oaks Drive, Case ZC19-018

4. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards November 8, 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
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Agenda Number**Agenda Date** 11/12/2019**Type** Approval of Minutes**Department** Community Development

Title

- 2a October 22, 2018 Planning & Zoning Commission Worksession
- 2b October 22, 2018 Planning & Zoning Commission
- 2c November 13, 2018 Planning & Zoning Commission
- 2d November 26, 2018 Planning & Zoning Commission Worksession

Attachments

- 1. October 22, 2018 PZ WK Minutes
- 2. October 22, 2018 PZ Minutes
- 3. November 13, 2018 PZ Minutes
- 4. November 26, 2018 PZ WK Minutes



City of Colleyville Planning and Zoning Commission Worksession Minutes

City Hall
100 Main Street
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Monday, October 22, 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 October 22, 2018, at 6:15 p.m.

Roll Call

Present: Ryan Moore, Julie Waltens, Kimberly Holt, Matt Koch, Claudia Bevill, Jason Elms, and Susan Mathisen,

Staff Present: Ben Bryner, Jacquelyn Reyff, Rob McKeown, Araceli Botello, and City Attorney Whitt Wyatt

1. PRESENTATION AND DISCUSSION

- 1a** Presentation and discussion of a Special Use Permit for a carport on Lot 16, Block 2, of the Quail Crest Estates Addition, located at 316 Quail Crest Drive, Case ZC18-032

Ben Bryner presented the case and briefed the Commission.

The applicant, Neil Morris came forward and addressed the questions of the Commission regarding the carport's location to the fence, fence height, and HOA's associated with the neighborhood.

There was general discussion regarding the carport's construction material, permit, location, dimensions, setbacks, the builder of the carport, HOA association, and surrounding property owner notification.

- 1b** Presentation and discussion of a zoning change from R-10 Single Family Residential district to R-20 Single Family Residential district on Tracts 6A & 6A2, Abstract 1203, in the Peterson Pate Survey, located at 713 Field Street, Case ZC18-034

Ben Bryner presented the case and briefed the Commission.

There was general discussion regarding the applicant's request to separate the lots, lot dimensions, setbacks, lot frontage, impact to surrounding property owners, type of plat, the house's layout on the property, and the Commission's options regarding the case.

- 1c** Consideration of amendments to Chapter 2 – Definitions and Chapter 3 – Land Use in the Land Development Code, specifically to “Short Term Home Rental”, Case GC18-008

Ben Bryner presented the case and briefed the Commission.

There was general discussion regarding code enforcement, rental regulations, City's Comprehensive Plan, trends in neighboring cities, regulations for application, complaints by citizens, and the Commission's options.

- 1d** Presentation and discussion of amendments to the Land Development Code, specifically Chapter 5 – Tree Preservation 3

Ben Bryner presented the case and briefed the Commission.

There was general discussion regarding updates to Tree Removal Permits, tree removal penalty fees, compliance, court process, and upcoming Planning and Zoning Commission Meeting date.

2. ADJOURNMENT

The meeting adjourned at 7:09 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, October 22, 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 October 22, 2018, at 7:21 p.m.

Roll Call

Present: Ryan Moore, Julie Waltens, Kimberly Holt, Susan Mathisen, Matt Koch, Claudia Bevill, and Jason Elms

Staff Present: Ben Bryner, Jacquelyn Reyff, Rob McKeown, Araceli Botello, and City Attorney Whitt Wyatt

1. CITIZEN COMMENTS/PRESENTATION REGARDING ITEMS NOT ON THE AGENDA

There were no citizens wishing to speak.

2. PUBLIC HEARING AGENDA ITEMS

- 2a** Consideration of a zoning change from R-40 Single Family Residential district to R-20 Single Family Residential district on Lot C, McEwing Subdivision & 1B02A, 1B2, 1B3, and 1B4, Abstract 1154, in the R H McEwing Survey, located at 712-810 Lavaca Trail, Case ZC18-033, TABLED FROM THE OCTOBER 8, 2018 PLANNING AND ZONING COMMISSION MEETING

Vice Chair Elms made a motion to remove Case ZC18-033 from the table. Commissioner Bevill seconded the motion.

The motion was carried by the following vote:

Aye: 7 –Mathisen, Moore, Waltens, Holt, Koch, Bevill, Elms

Nay: 0

Ben Bryner presented the item and briefed the Commission.

Kosse Maykus, the applicant, 6004 E. Northwest Highway, Grapevine, came forward and briefed the Commission. Mr. Maykus addressed the meetings he held with the surrounding property owners regarding the proposed development as requested by the Commission.

The public hearing was opened at 7:43 p.m.

Matthew Colby, 700 Lyndsey Way, came forward and spoke in support of the case. Mr. Colby addressed his supports of the lots sizes and proposed development.

Kevin Macintosh, 704 Lyndsey Way, came forward and spoke in support of the case. Mr. Macintosh addressed his support of the type of product by Mr. Maykus, the preservation of trees, and green space.

Brian Writhe, 628 Emmas Court, came forward and spoke in opposition to the case. Mr. Writhe addressed concerns regarding drainage and fencing.

Cory Garrett, 709 Arcady Lane, came forward and spoke in support of the case. Mr. Garret addressed his support of R-20 zoning district.

Michael Caps, 6106 Legacy Trail, came forward and spoke in support of the case. Mr. Caps addressed his support of the proposed project and types homes.

Chairwoman Mathisen request staff present the power point slide show provided by the citizen, Ed Hogan, 6201 Emma Court. Staff played the slideshow for the Commission to review.

Todd Ford, 6200 Legacy Trail, came forward and spoke in support of the case. Mr. Ford addressed concerns regarding drainage during development and support of the proposed zoning, property value, and lot size.

Chris Derganc, 705 Arcady Lane, came forward and spoke in support of the case. Mr. Derganc stated he agreed with Mr. Ford.

Tom Gardner, 607 Terrace Lane, came forward and spoke in support of the case. Mr. Gardner addressed his communication with Mr. Maykus and how he is taking care of the neighborhood.

Bridget Hupp, 603 Terrace Lane, came forward and spoke in support of the case. Mr. Hupp addressed her communication with Mr. Maykus.

The following did not wish to speak, but wished to have their support recorded:

Jared Sturgeon, 5805 Kays Court
Heather Derganc, 705 Arcady Lane
Bryan Yelverton, 708 Lyndsay Way

The following did not wish to speak, but wished to have their opposition recorded:

Ed Hogan, 6201 Emma Court

The public hearing was closed at 8:14 p.m.

The applicant, Kosse Maykus, came forward and addressed concerns raised by citizens. Mr. Maykus addressed concerns regarding drainage, erosion control, management of the builders, easement agreements, deed restrictions, tree preservation, traffic, and fencing for the homes along Legacy Trail, Arcady Lane, and Terrace Lane.

There was discussion amongst the Commission regarding density, inspection practices, and zoning.

**Commissioner Elms made a motion to approve Case ZC18-033.
Commissioner Waltens seconded the motion.**

The motion to approve was carried by the following vote:

Aye: 7 –Mathisen, Moore, Waltens, Holt, Koch, Bevill, Elms
Nay: 0

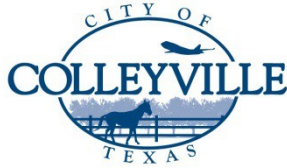
3. ADJOURNMENT

The meeting adjourned at 8:47 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, November 13, 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 November 13, 2018, at 7:03 p.m.

Roll Call

Present: Susan Mathisen, Ryan Moore, Julie Waltens, Kimberly Holt, Matt Koch, Claudia Bevill, and Jason Elms

Staff Present: Ben Bryner, Jacquelyn Reyff, Rob McKeown, Araceli Botello, and City Attorney Whitt Wyatt

1. CITIZEN COMMENTS/PRESENTATION REGARDING ITEMS NOT ON THE AGENDA

There were no citizens wishing to speak.

2. PUBLIC HEARING AGENDA ITEMS

- 2a** Consideration of a Replat for Lot A1R-1 and A1R-2, Block 2, of the Pleasant Oaks Estates Addition, located at 512 and 600 Leta Lane, Case PC18-014

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Theresa Lines, 3207 St. Albans Circle, came forward and briefed the Commission. Ms. Lines addressed question of the Commission regarding her zoning request.

The public hearing was opened at 7:08 p.m.

Michael De Jong, 605 Beverly Drive, came forward and inquired regarding the applicant's intention for the lots.

Ms. Lines came forward and addressed the question put forth by Mr. DeJong. Ms. Lines responded that her intent is keep 600 Leta Lane as green space,

construct a new home on 512 Leta Lane, and as the owner of 508 Leta Lane, the intent is to leave the current home for her mother-in-law to potentially move in.

The public hearing was closed at 7:11 p.m.

Commissioner Elms made a motion to approve Case PC18-014. Commissioner Moore seconded the motion.

The motion was carried by the following vote:

Aye: 7 –Mathisen, Moore, Waltens, Holt, Koch, Bevill, Elms

Nay: 0

2b Consideration of a Special Use Permit for a carport on Lot 16, Block 2, of the Quail Crest Estates Addition, located at 316 Quail Crest Drive, Case ZC18-032

Jacquelyn Reyff presented the item and briefed the Commission.

The applicants, Neal and Dorothy Morris, 316 Quail Crest Drive, came forward and briefed the Commission.

The public hearing was opened at 7:20 p.m.

Mark Pursely, 400 Quail Crest Drive, came forward and spoke in opposition to the case. Mr. Pursely addressed concerns regarding drainage, carport not being a temporary structure, fence permit, property value, and precedence, regulations in the Land Development Code, lot coverage, zoning, and setbacks.

The applicants, Mr. and Mrs. Morris, came forward and addressed the concerns of brought forth by Mr. Pursely. Mr. Morris responded that he has 25 years of experience as a consultant for roofing and water proofing for projects such as the Dallas-Fort Worth Airport. He addressed drainage, fencing, having conflicts with Mr. Pursely, and materials used.

Mr. Pursely, 400 Quail Crest Drive, came forward and responded to the comments made by Mr. Morris. Mr. Pursely addressed concerns regarding placing fence and a roof membrane over metal poles.

Elizabeth Pursely, 400 Quail Crest Drive, came forward and spoke in opposition to the case. Mrs. Pursely addressed concerns regarding Mr. Morris's concrete creating drainage on their property.

Robert Hawkes, 3500 Meadowlark Lane, came forward and spoke in opposition to the case. Mr. Hawkes addressed concerns that the aerial photo does not depict the structure as it is currently is built and the visual of the structure.

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

There was discussion amongst the Commission regarding the structure not conforming to the regulations within the Land Development Code, the correspondence received in opposition from surrounding property owners, and the protection of the integrity of the neighborhood.

Commissioner Bevill made a motion to deny Case ZC18-032. Commissioner Elms seconded the motion.

The motion to deny was carried by the following vote:

Aye: 7 –Mathisen, Moore, Waltens, Holt, Koch, Bevill, Elms
Nay: 0

2c Consideration of a zoning change from R-10 Single Family Residential district to R-20 Single Family Residential district on Tracts 6A & 6A2, Abstract 1203, in the Peterson Pate Survey, located at 713 Field Street, Case ZC18-034

Jacquelyn Reyff presented the item and briefed the Commission.

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

There was general discussion amongst the commission regarding zoning, compatibility with the surrounding neighborhood, and no request from the applicant for variance.

Commissioner Moore made a motion to approve Case ZC18-034. Commissioner Koch seconded the motion.

The motion was carried by the following vote:

Aye: 7 –Mathisen, Moore, Waltens, Holt, Koch, Bevill, Elms
Nay: 0

- 2d** Consideration of a zoning change from PUD-C Planned Unit Development – Commercial district, PUD-R Planned Unit Development – Residential district, and ML Light Manufacturing district to AG Agricultural district on Lot 1A, Block 12, of the Longwood Estates at Ross Downs and Tract 1, Abstract 294 & Tract 4A3A, Abstract 591, in the Robert Chowning Survey, located at 7201 Colleyville Boulevard, Case ZC18-030

Jacquelyn Reyff presented the item and briefed the Commission.

The public hearing was opened at 7:50 p.m.

Aaran Sallee, 6905 Longwood Drive, came forward and spoke in support of the case. Mr. Sallee addressed concerns regarding the zoning change to AG Agricultural and not “Parks/Open Space”. Director Bryner responded that the City does not have a Parks/Open Space designation, and the closest zoning is agricultural.

David Dudziak, 2301 Wilkes Court, came forward and spoke in support of the case. Mr. Dudziak addressed grant funding and including language to the ordinance to ensure the land cannot be developed in future.

The public hearing was closed at 8:11 p.m.

Mr. Dudziak came forward and addressed questions of the Commission regarding adding language to the ordinance and the history of the property.

There was discussion amongst the Commissioners and City staff regarding including language to the ordinance to ensure the land cannot be developed in future and designating the land as park land, history of the property, consideration to table the case, deed restrictions, and the options of the commission for voting on the case.

Commissioner Elms made a motion to approve Case ZC18-030 with the following recommendations by adding a whereas clauses to memorialize the findings brought forth regarding the funding of the property acquisition and recommend to the Parks and Recreation Advisory Board to dedicate the land as a public park. Commissioner Bevill seconded the motion.

The motion was carried by the following vote:

Aye: 7 –Mathisen, Moore, Waltens, Holt, Koch, Bevill, Elms

Nay: 0

- 2e** Consideration of amendments to Chapter 2 – Definitions and Chapter 3 – Land Use in the Land Development Code, specifically to “Short Term Home Rental”, TABLED FROM THE OCTOBER 8, 2018 PLANNING AND ZONING COMMISSION MEETING

Commissioner Koch made a motion to remove the item from the table. Commissioner Moore seconded the motion.

The motion was carried by the following vote:

Aye: 7 –Mathisen, Moore, Waltens, Holt, Koch, Bevill, Elms
Nay: 0

Chair Mathisen stated there is pending legal action at the state level and litigation in the DFW area regarding short-term rentals and perhaps the Commission should consider tabling this item indefinitely, until further notice from the ongoing litigation and/or by direction of the City Council.

Vice Chair Elms made a motion to table this case indefinitely.

Chairwoman Mathisen requested to open the public hearing before making a vote.

The public hearing was opened at 8:17 p.m.

Patrick Eitner, 2906 Edgewood Lane, came forward and spoke in opposition to the case. Mr. Eitner addressed his support of the homeowner’s rights to offer short-term rental use.

Marshal Tolle, 3908 Windermere Drive, came forward and spoke in opposition to the case. Mr. Tolle addressed his supports of the short-term rentals and property rights.

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

Lauren Alvarez, 205 Valley View Drive

The public hearing was closed at 8:29 p.m.

Commissioner Elms stated his motion is in place. Chairwoman Mathisen requested a second motion.

Commissioner Moore seconded the motion.

The motion was carried by the following vote:

Aye: 7 –Mathisen, Moore, Waltens, Holt, Koch, Bevill, Elms

Nay: 0

2f Consideration of amendments to the Land Development Code, specifically Chapter 5 – Tree Preservation

Chairwoman Mathisen opened Commissioner's discussion to consider tabling the case. There was discussion amongst the Commission regarding items in the agenda, potential meeting dates, and upcoming cases, and changes to Chapter 5.

Chair Mathisen made a motion to table case to the December 10, 2018 Planning and Zoning Commission Meeting. Commissioner Waltens seconded the motion.

The motion was carried by the following vote:

Aye: 7 –Mathisen, Moore, Waltens, Holt, Koch, Bevill, Elms

Nay: 0

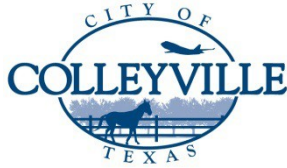
3. ADJOURNMENT

The meeting adjourned at 8:34 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, November 26, 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 November 26, 2018, at 6:15 p.m.

Roll Call

Present: Ryan Moore, Julie Waltens, Kimberly Holt, Matt Koch, Claudia Bevill, Jason Elms, and Susan Mathisen,

Staff Present: Ben Bryner, Jacquelyn Reyff, Rob McKeown, Araceli Botello, and City Attorney Whitt Wyatt

1. PRESENTATION AND DISCUSSION

- 1a** Presentation and discussion of a Replat for Tract 2A01, 3C, & 3C7, Abstract 963, in the Absalom J Lott Survey and Lot 1R2, Block 1, of the West Industrial Addition, located at 6525 and 6703 Colleyville Boulevard, Case PC18-015

Jacquelyn Reyff presented the case and briefed the Commission.

There was general discussion regarding the property zoning, the proposed plan for the development of the property, and parking.

The owner, Neil Hart, came forward and addressed question of the Commission regarding. Mr. Neil responded that is seeking to replat the property into a one single lot in order to construct a parking lot.

- 1b** Presentation and discussion of amendments to the Land Development Code, specifically Chapter 7 – Sign Regulations

Ben Bryner presented the case and briefed the Commission.

There was general discussion regarding reason for changes to Chapter 7,

regulations for existing signs, signage for multiple businesses in one lot, dimensions, location, and number of signs permitted, regulation for temporary signs, signage fees, portable signs, governing body involved in the sign variance process, material requirements for signs and upcoming meetings.

2. ADJOURNMENT

The meeting adjourned at 7:04 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 Agenda Briefing

City Hall
100 Main Street
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Agenda Number 3a	Agenda Date 11/12/2019	Number
Type Presentation and Discussion		
Department Community Development		

Title

Consideration of a Special Use Permit for an Accessory Building to exceed the 4% lot coverage allowance on Lot 18, Block 2, of the Woodbriar Addition, located at 3405 Cliffwood Drive, Case ZC19-008

Explanation

Arlen and Trisha Evans, the applicants, have submitted a request for a Special Use Permit (SUP) for an accessory building to exceed the 4% lot coverage allowance on Lot 18, Block 2, of the Woodbriar Addition, being approximately 0.1934 acres, and zoned R-15 Single Family Residential district.

Existing Conditions/Background: The subject property, 3405 Cliffwood Drive, has R-15 zoning and is located on the south side of Cliffwood Drive south of the intersection of Quail Run and Cliffwood Drive. The subject property has a single family residence.

SUP Request:

Request – The applicant is requesting approval of an SUP to allow for a 1,500 square foot (s.f.) accessory building, to be used as a garage.

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.

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 total square footage of the lot is 28,370 s.f. The total 4% allowance for accessory structures is 1,135 s.f. The lot already has an existing shed of 196 s.f. With the proposed garage, the total area for accessory buildings would be 1,696 s.f., which is 6% of the lot area.

Analysis: Any request for a building permit for an accessory building exceeding the 4% lot coverage allowance shall only be authorized after approval of a Special Use Permit by the City Council.

The proposed accessory building is going to function as a large garage for the Evans' hobby. It will have stucco on its façade to match the home. In addition, the building will have metal roof shingles which look like clay tile to also match the home.

The proposed accessory building complies with all other requirements of Section 3.27.

Surrounding Development: The properties to the north, east, and west are zoned R-15 zoning and contain single family residential development. The property to the south is located in the City of Hurst and is a public park.

Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1,000 feet of the subject property regarding this request. The local ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code. To date, no correspondence has been received.

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

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

Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Plan

6. Proposed Garage Plan
7. Building Elevations
8. Elevation and Building Plans - Garage
9. Photos Provided By Applicant
10. Notification Map
11. Notification List
12. Property Owner Notification
13. Draft Ordinance

Aerial Map



ZC19-008
3405 Cliffwood Drive

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

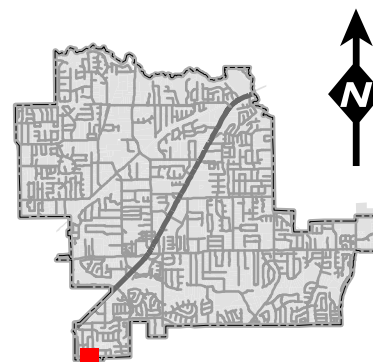


Subject Property



The map displays a residential neighborhood with the following details:

- Streets:** CLIFFWOOD DRIVE (left), CHAPELWOOD DRIVE (bottom), QUAIL RUN (top right), and SAN BAR LANE (right).
- Zoning Designations:** R-15 (center-left), R-30 (top right and bottom right).
- Lot Numbers:**
 - Top row: 3604, 3605, 3604, 3601, 3600
 - Second row: 3600, 3601, 3600, 3511, 3512
 - Third row: 3512, 3511, 3512, 3509, 3508
 - Fourth row: 3504, 3505, 3504, 3505, 3504
 - Fifth row: 3500, 3501, 3500, 3501, 3500
 - Sixth row: 3412, 3411, 3412, 3411, 3412
 - Seventh row: 3409, 3408, 3404
 - Bottom row: 301, 221, 217, 213, 209, 3405, 3404
- Highlighted Lot:** Lot 3405 is outlined in red.

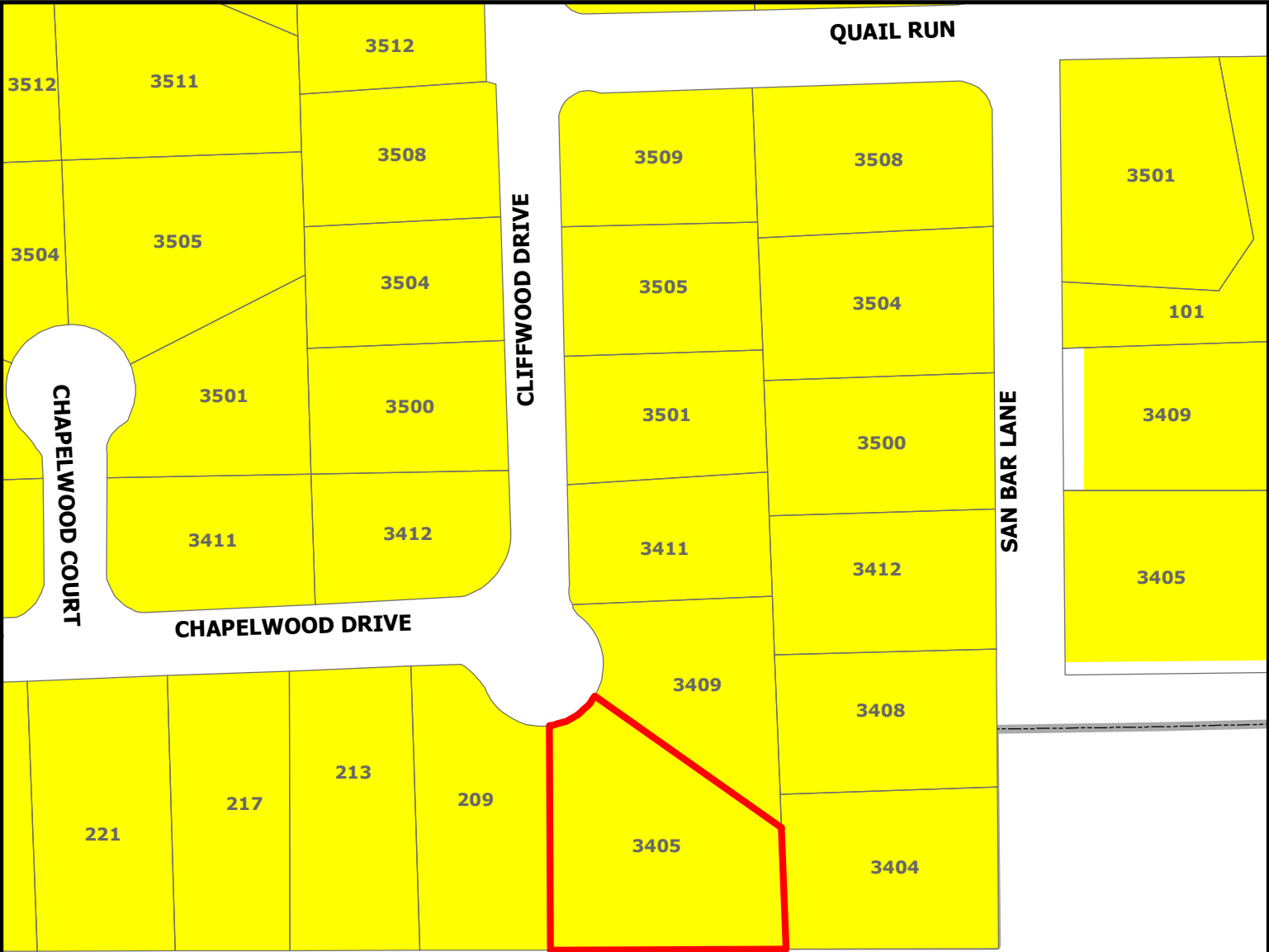


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Subject Property

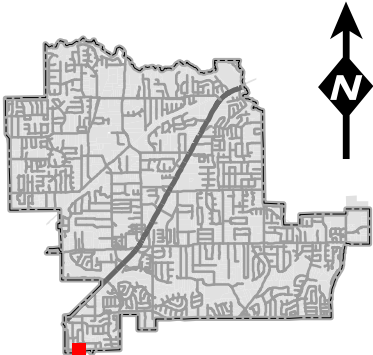
Future Land Use Map



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ZC19-008
3405 Cliffwood Drive

-  Subject Property
-  Residential



Statement of Planning Objectives

Evans Special Use Permit Application 1

Trisha & Arlen Evans
3405 Cliffwood Dr.
Colleyville TX 76034

City of Colleyville
Zoning and Planning, Application for Special Use Permit
100 Main Street
Colleyville TX 76034

Statement of Planning:

My husband and I have both involved in the old car hobby since before we married in 2012. After we married we looked for several years in order to find a home that would accommodate our family as well as a lot that would accommodate our hobby. We are seeking a special use permit to build a 30X50-detached garage for a total square foot of 1500, to accommodate the cars that we have. There will be no living space, and it will strictly be used for the purpose of parking and storing automobiles.

The building would have one sixteen-foot garage door, and one 8-foot garage door on the 30-foot front side. There would be lights on each side of garage doors that match the lights on the main living structure of the home. On the 50-foot side facing the main structure there would be one single man door with one 3X5 window to the right of the door and one 3X5 window to the left of the door. The building would be metal and then covered with stucco. The main living structure is finished in stucco and we will be finishing the garage in the same exterior finish and paint as our main living structure. Additionally, we have contacted a fabricator of metal roof products that makes a metal tile roof so that the roof will also match the existing main structure. The benefit of putting a metal roof over the traditional tile is that there is added fire protection, as well we as the longevity of the product. An added benefit is in construction since the application is quicker; it is a more cost effective product. The building would be constructed on a concrete slab, and there would be a concrete driveway connecting the existing driveway to the new structure.

The landscaping that will be implemented will be both drought-tolerant and drought-resistant, while working to reduce the impact to the existing oaks on the property. We have been working to redo much of the landscaping on the property and have been replacing much of the landscaping with plants that not only go with the style of the main living structure, but also require little or no water except rain.

Development: Assuming Approval 11/19/2019

Landscaping:

Already Begun. End- 90 Days after project completion, several projects cannot be finished until after building is finalized

Statement of Planning Objectives

Evans Special Use Permit Application 2

Slab and Driveway:

Begin <1 Week after approval (approximate 2 weeks for slab and driveway)

Building Construction:

12/9/2019

Electrician, Drywall/Paint & Stucco/Interior Paint and Drywall:

Week of 12/9/19 and into Week of 12/16/19

Unaffected Trees (Numbers Referenced on Drawing and Pictures:

Number/ Location	Type	Diameter Inches
U1 (By Driveway)	Oak	105 ¼
U2 (By west fence)	Oak	70 ½
U3 (Flowerbed #1)	Oak	76 ¾
U4 (Flowerbed #2)	Oak	139 ½
U5 (East Fence)	Oak	125 ¼
U6 (Will be near back corner of building)***	Oak	89 1/2

*** There are 2 trees near this one that have to be cleared once, they are cleared this tree should not be in the way of the building***

Affected Trees (See Pictures Affected Trees 1, Affected Trees 2)

Number/Location	Type	Diameter Inches	Reason
A1 (East Corner)	Fig	5	Overgrown and Messy, have new trees for area
A2 (East Corner)	Mulberry	5	Allergic, Overgrown and Messy, have new trees for area
A3 (East Corner)	Hickory	6	Overgrown and Messy, have new trees for area
A4 (Back Corner of Building)	Dogwood	7	Allergic, too near the building and other large tree
A5 (Back Corner of Building)	Oak	18	too near the building and other large tree

** We will also clean up all fence lines**

Statement of Planning Objectives

Evans Special Use Permit Application 3

Reference Pictures:

Exterior Finish of Main Living Structure

Building will be finished with stucco and have Decra Metal Roof (See Brochure for more information)



Unaffected Trees:



Statement of Planning Objectives

Evans Special Use Permit Application 4



U3



U5

Statement of Planning Objectives

Evans Special Use Permit Application 5

Affected Trees:



A5



A1-4

Statement of Planning Objectives

Evans Special Use Permit Application 6

Landscaping Already Started:



Statement of Planning Objectives

Evans Special Use Permit Application 7



Back will be finished with rocks similar to front

Statement of Planning Objectives

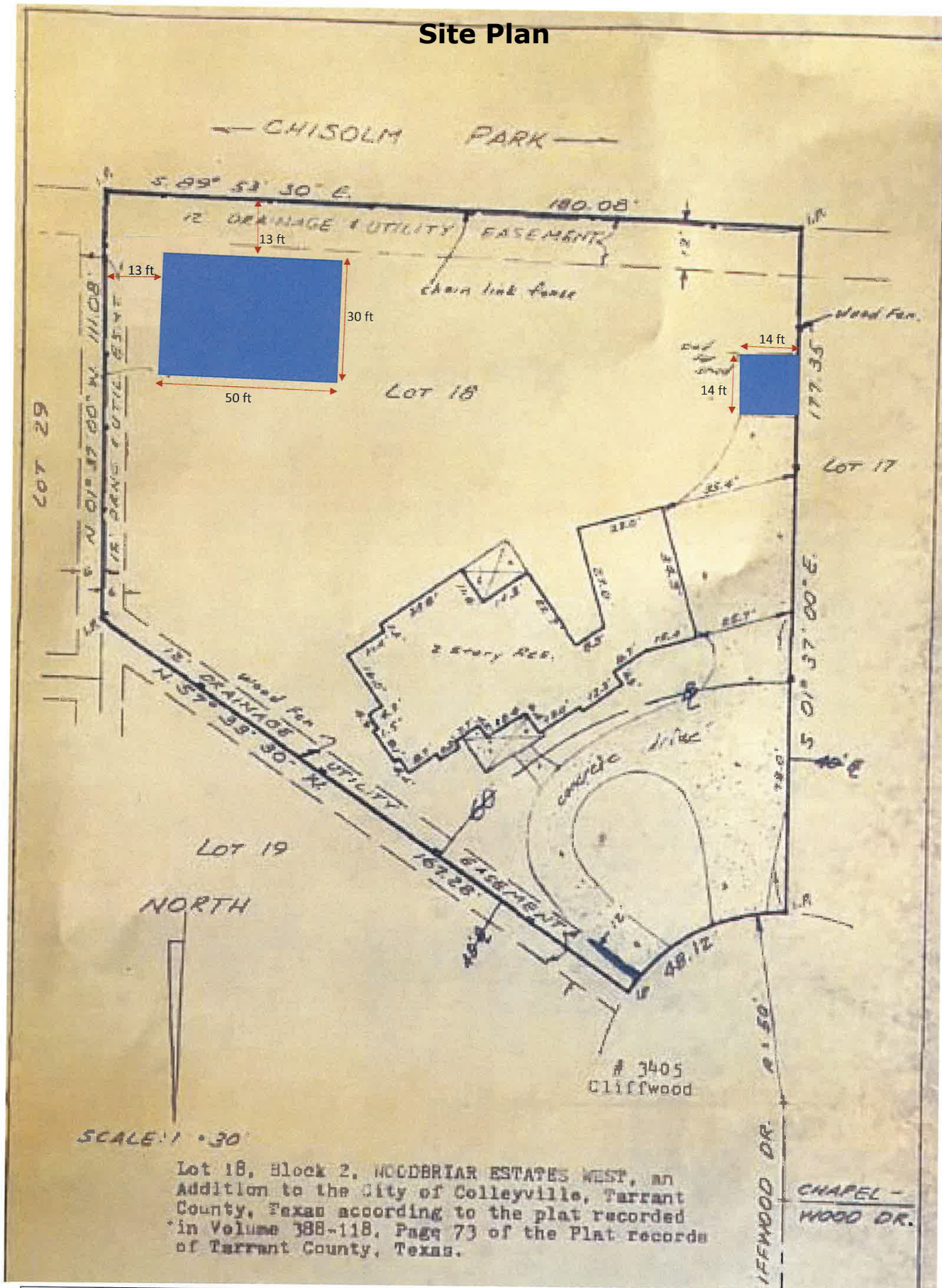
Evans Special Use Permit Application 8



Property Liens:

There are no liens on the property.

Site Plan



R-15 Zoning	Lot Size: 28,370 SF
Arlen and Trisha Evans	Lot 18, Block 2 of Woodbriar Addition
3405 Cliffwood Dr., Colleyville, TX	Structure Footprints: House – 3935 SF, storage – 196 SF
	Percentage of total property area (existing): 14.5%
	Percentage of total property area (proposed): 19.8%

Proposed Garage Plan

DocuSign Envelope ID: 758BD85C-6730-4F3A-92FB-DE9FE833A124

Corporate Office

P. O. Box 1263

187 Cardinal Ridge Trail

Dobson, N.C. 27017



CAROLINA CARPORTS, INC.
QUALITY, CUSTOMER SERVICE AND BEST PRICES

Scheduling: (800) 670-4262

Scheduling: (336) 367-6400

Alan's Fax: (800) 385-1204

Alan's Factory Outlet

PO Box 646 Luray, VA 22835

Email: alan@alansfactoryoutlet.com

Website: www.alansfactoryoutlet.com

Rep.	Alan's Factory Outlet		Alan's Phone:	1-800-488-6903		Date:	7.15.19	
Customer Name:	Trisha Evans			County:	Tarrant		Tax %	6.75%
Address:	3405 Cliffwood			City:	Colleyville	State:	TX	Zip: 76034
Phone	Cell:	817-808-4279	Home:	817-228-9595		Other:		
Email: trishaevans@gmail.com								

Unit Size	30' x 51'		HT.	12'	GA	12	All Orders C.O.D.	
Color	Top	Earth Brown	Trim	Earth Brown				\$14,190.00
	Sides	Sandstone	G. Door	NA				
	Color Screws	Yes:	No:	X	Cost (if Applicable):	FREE		Options Subtotal
Options	30' x 51' Vertical Roof Garage					\$7,740.00	\$957.83	
	12' Leg Height					\$1,660.00	Taxes	
	Both Sides Closed					\$1,760.00	\$15,147.83	
	Both Ends Closed					\$3,690.00	Subtotal Plus Tax	
	(1) 18' x 10' Framed Out Opening					\$125.00	\$2,412.30	
	(1) 9' x 10' Framed Out Opening					\$125.00	Visa	
	(1) 36" x 80" Framed Out Opening					\$85.00	17%	
	(2) 30" x 36" Framed Out Openings					\$140.00	Deposit Non-refundable After 3 Days	
	12 Gauge Framing					\$800.00	\$0.00	
	CCI Promotion; 12% Discount					-\$1,935.00	Additional Labor/Non-Taxed Fees	
(i) 18x10 Framed Out opening and (i) 9x10 Framed Out opening							\$12,735.53	
(i) 18x10 Framed Out opening and (i) 9x10 Framed Out opening							Total Remaining After Paid Deposit	
Customer applying for a permit-will be approved or denied in November.							\$12,735.53	
NOTE: FRAME 1 FT SHORTER THAN ROOF LENGTH							Balance Due at Installation	
Additional Labor Fee (Non-taxable/Non-Refundable):							Balance Payment Method: (Please Choose):	

Notes Regarding Labor Fee:								
	Check							
	Money Order							
	Cash							
Roof Style	Regular		Box Eave		Vertical	X		
Barn Style (if applicable)	Horse		Carolina		Seneca	Credit Card or E-Check (2% Fee Applies)		
Installation Type	Cement	X	Ground		Asphalt	Other		
Power Available	Yes	X	No		Uncertified		Certified	X

This purchase agreement (the "Agreement") is made by and between Carolina Carport Inc. ("CCI"), a North Carolina Corporation, and Trisha Evans (the "Buyer").

Buyer agrees, after being fully educated about CCI's various products including the fourteen (14) gauge, twelve 12 gauge, and certified units, to buy, and CCI agrees to sell, pursuant to the terms listed in this Agreement described above. Buyer has read and understands the terms of this agreement, including the terms and conditions contained on the 2nd and 3rd pages of this document, which terms are expressly incorporated herein by reference, as well as any and all relevant warranty information and agrees to be bound by same. Prices on this contract are subject to cost increases if order is placed on hold for 90 days or more. If balance due is paid with an E-Check or Credit Card a 2% Processing fee will be charged. Delivery time frames are estimated only and are not guaranteed.

Cancellation of your order after 3 days will result in forfeit of deposit. Deposit is non-refundable after 3 days.

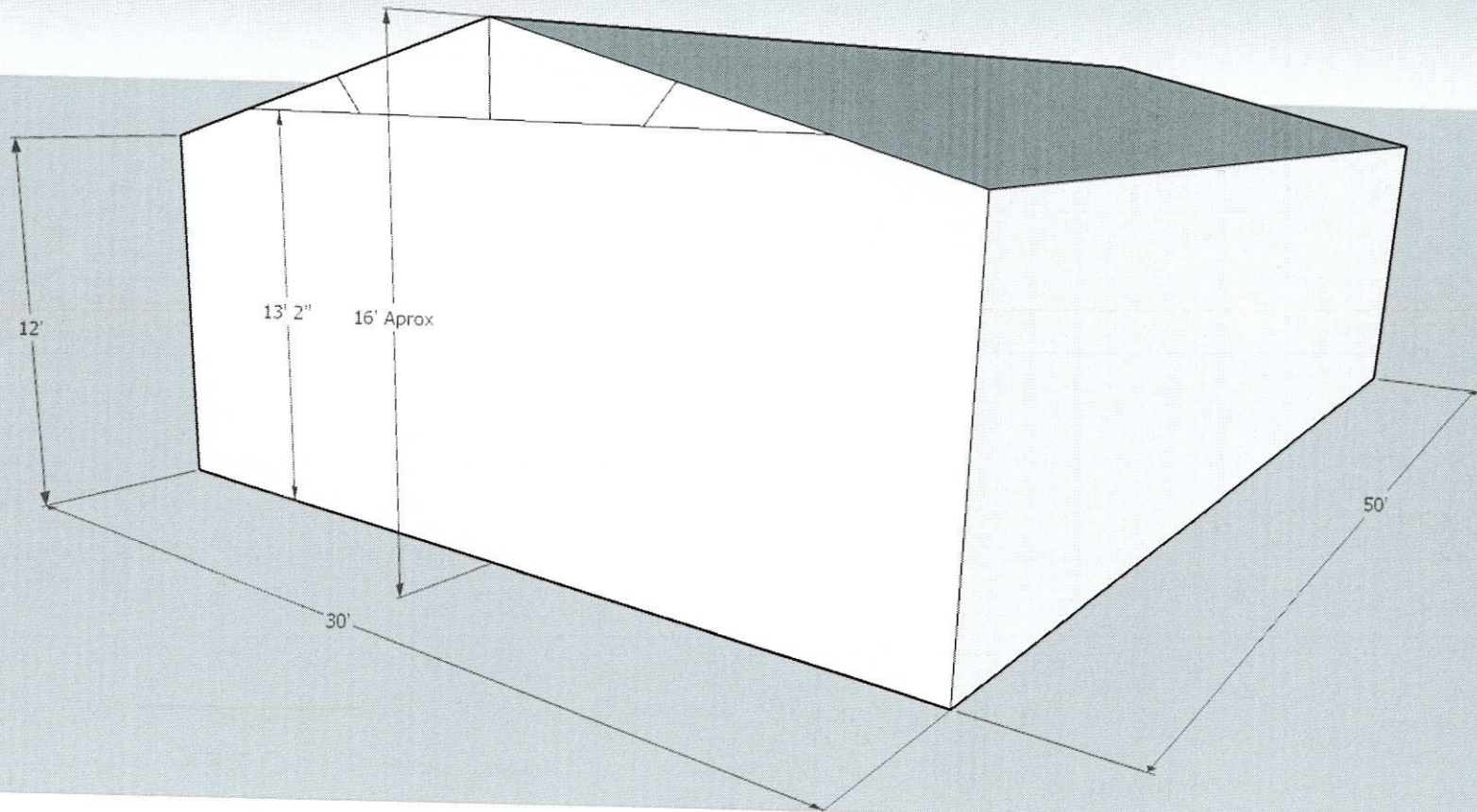
Customer: DocuSigned by:
Trisha Evans
300257715BDF4E5...

CCI:
By: APB
Authorized Representative

7/15/2019 | 12:05 PM EDT

For Florida Customers Only: CBC1254822

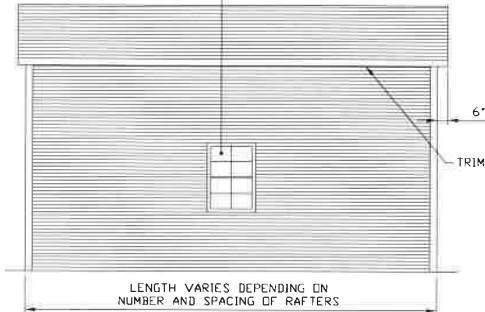
Building Elevations



Elevation and Building Plans

BOX EAVE FRAME RAFTER STRUCTURE (Sheets 4, 4A, 4B, 4C, 4D, 4E, 5, 5A, 5B, 5C, 5D, 5E, 5F, 5G, 8, 9, 11, 12, 13, AND 15)

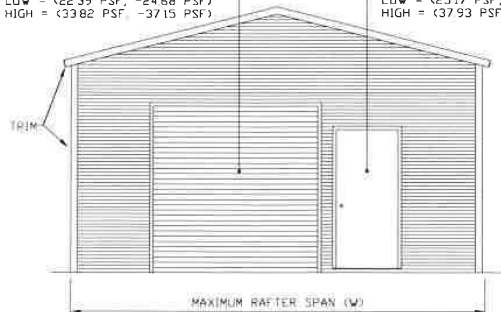
WINDOW (AS APPLICABLE)
DESIGN PRESSURE
LOW = (26.38 PSF, -35.21 PSF)
HIGH = (39.75 PSF, -49.55 PSF)



TYPICAL SIDE ELEVATION-HORIZONTAL ROOF
SCALE: NTS

ROLL-UP DOOR
(AS APPLICABLE)
DESIGN PRESSURE
LOW = (22.39 PSF, -24.68 PSF)
HIGH = (33.82 PSF, -37.15 PSF)

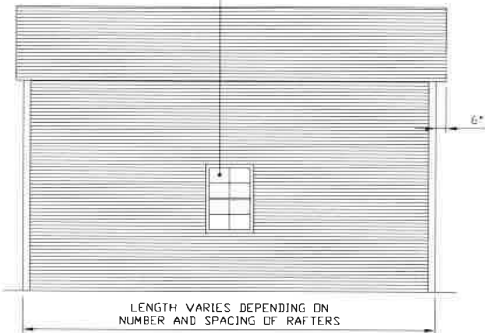
SWINGING DOOR
(AS APPLICABLE)
DESIGN PRESSURE
LOW = (25.17 PSF, -27.35 PSF)
HIGH = (37.93 PSF, -41.32 PSF)



TYPICAL END ELEVATION-HORIZONTAL ROOF
SCALE: NTS

BOW FRAME RAFTER STRUCTURE (Sheets 6, 6A, 7, 7A, 7B, 7C, 8, 10, 11, 12, AND 14)

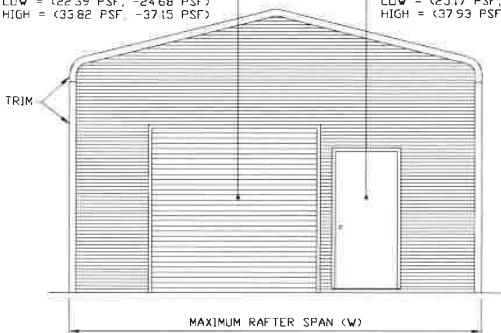
WINDOW (AS APPLICABLE)
DESIGN PRESSURE
LOW = (26.38 PSF, -35.21 PSF)
HIGH = (39.75 PSF, -49.55 PSF)



TYPICAL SIDE ELEVATION
SCALE: NTS

ROLL-UP DOOR
(AS APPLICABLE)
DESIGN PRESSURE
LOW = (22.39 PSF, -24.68 PSF)
HIGH = (33.82 PSF, -37.15 PSF)

SWINGING DOOR
(AS APPLICABLE)
DESIGN PRESSURE
LOW = (25.17 PSF, -27.35 PSF)
HIGH = (37.93 PSF, -41.32 PSF)



TYPICAL END ELEVATION
SCALE: NTS

MOORE AND ASSOCIATES
ENGINEERING AND CONSULTING, INC.

DRAWN BY: JRS

CHECKED BY: PDH

PROJECT MGR: VSM

CLIENT: CAROLINA
CARPORTS

DATE: 1-15-18

SHT. 3B

CAROLINA CARPORTS, INC.
187 CARDINAL RIDGE TRAIL
DOBSON, NC 27017
30'x20' ENCLOSED STRUCTURE

SCALE: NTS

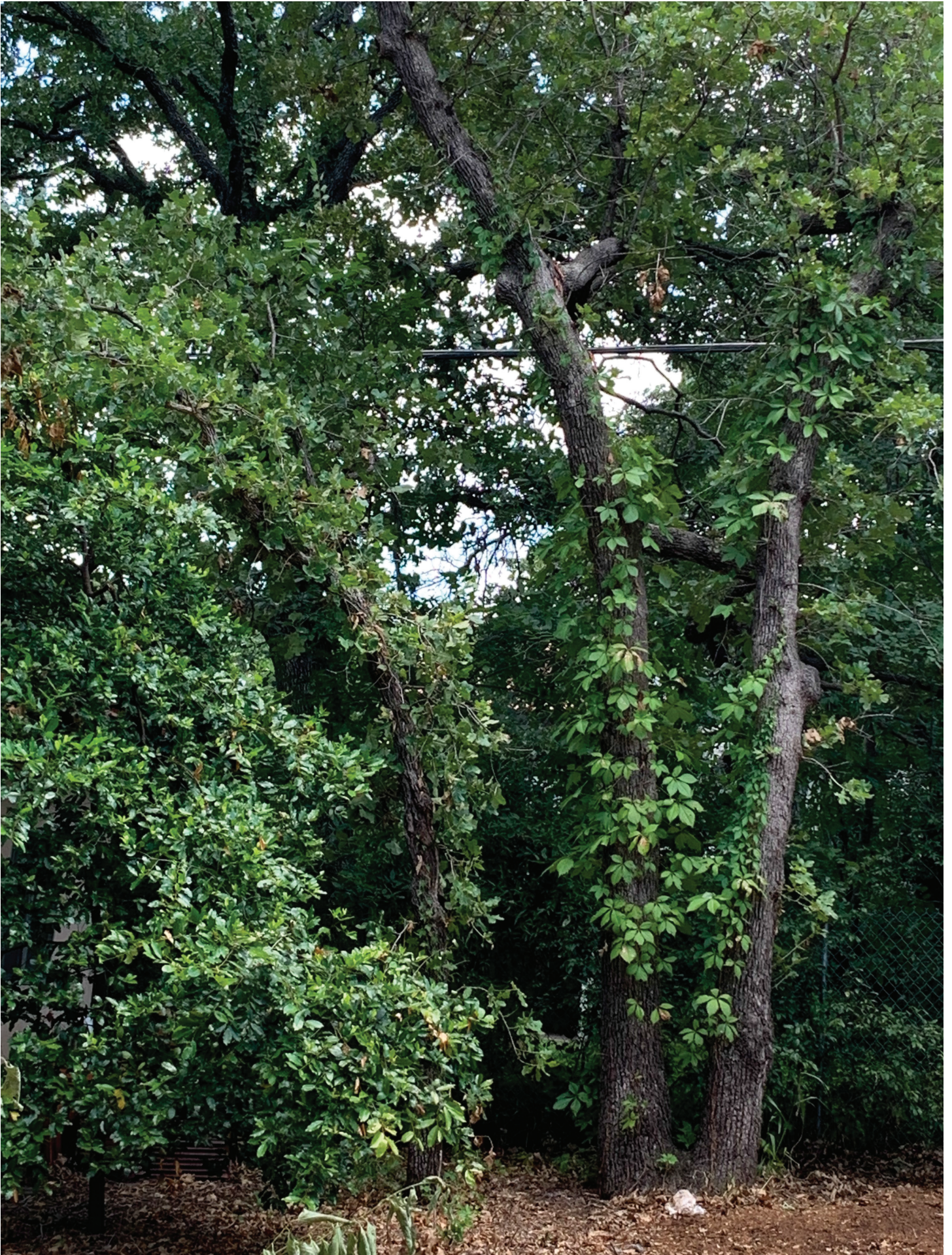
DWG. NO: SK-3

JOB NO: 15156S 16135S
17324S

REV: 7

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Photos Provided By Applicant



Photos Provided By Applicant



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Photos Provided By Applicant



Photos Provided By Applicant



Photos Provided By Applicant



Photos Provided By Applicant



Photos Provided By Applicant



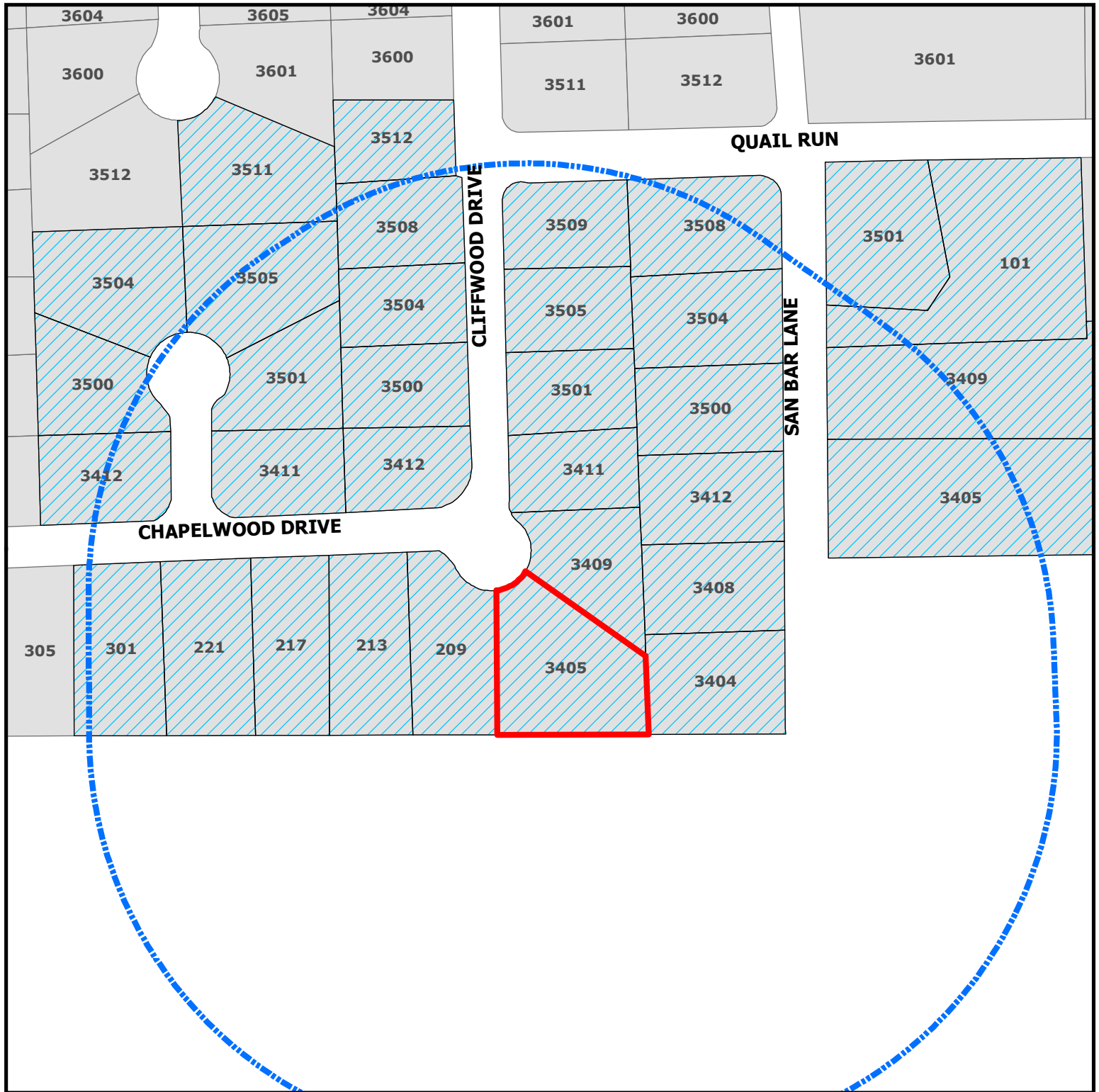
Photos Provided By Applicant



Photos Provided By Applicant



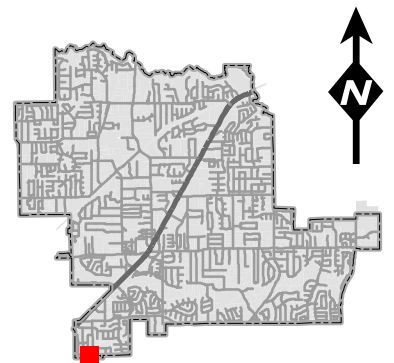
Notification Map



ZC19-008
3405 Cliffwood Drive

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

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



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
CARLSON, KEITH D	3412 SAN BAR LN	COLLEYVILLE, TX	76034	3412 SAN BAR LN
ALDERMAN, JAMES E	221 CHAPELWOOD DR	COLLEYVILLE, TX	76034	221 CHAPELWOOD DR
ANDERSON, CHER	3505 CLIFFWOOD DR	COLLEYVILLE, TX	76034	3505 CLIFFWOOD DR
ANDERSON, PAUL B	3508 SAN BAR LN	COLLEYVILLE, TX	76034	3508 SAN BAR LN
BOSTON, TOBY	217 CHAPEL DR	COLLEYVILLE, TX	76034	217 CHAPELWOOD DR
BUKY, BRAD L	3504 SAN BAR LN	COLLEYVILLE, TX	76034	3504 SAN BAR LN
CHIBLI, EDUARDO	101 QUAIL RUN	COLLEYVILLE, TX	76034	101 QUAIL RUN
CULBERTSON, TERRY	3500 SAN BAR LN	COLLEYVILLE, TX	76034	3500 SAN BAR LN
DAILY, ADAM	301 CHAPELWOOD DR	COLLEYVILLE, TX	76034	301 CHAPELWOOD DR
DUCKWORTH, WILLIAM P	341 MOUNTAINVIEW DR	HURST, TX	76054	209 CHAPELWOOD DR
DULGAR, STAN P	3501 SAN BAR LN	COLLEYVILLE, TX	76034	3501 SAN BAR LN
EVANS, ARLEN	3405 CLIFFWOOD DR	COLLEYVILLE, TX	76034	3405 CLIFFWOOD DR
GONGLOFF, KELLY D	3409 SAN BAR LN	COLLEYVILLE, TX	76034	3409 SAN BAR LN
IRWIN, WILLIAM L	3511 WOODCREST CT	COLLEYVILLE, TX	76034	3511 WOODCREST CT
JOSHI, DEEAK	3412 CHAPLEWOOD CT	COLLEYVILLE, TX	76034	3412 CHAPELWOOD CT
LENZIE, WILLIAM W	3412 CLIFFWOOD DR	COLLEYVILLE, TX	76034	3412 CLIFFWOOD DR
LEWIS, KEVIN	3504 CHAPELWOOD CT	COLLEYVILLE, TX	76034	3504 CHAPELWOOD CT
LIVINGSTON, DAVID	3500 CHAPELWOOD CT	COLLEYVILLE, TX	76034	3500 CHAPELWOOD CT
MORGAN, EVAN B	3409 CLIFFWOOD DR	COLLEYVILLE, TX	76034	3409 CLIFFWOOD DR
NAIK, MITESH	PO BOX 55278	HURST, TX	76054	3411 CLIFFWOOD DR
NELSON, BRUCE J	3411 CHAPELWOOD CT	COLLEYVILLE, TX	76034	3411 CHAPELWOOD CT
ORMON, RICHARD H	213 CHAPELWOOD DR	COLLEYVILLE, TX	76034	213 CHAPELWOOD DR
OTTEN, RICHARD	3501 CHAPELWOOD CT	COLLEYVILLE, TX	76034	3501 CHAPELWOOD CT
PACKER, JAMES E	3405 SAN BAR LN	COLLEYVILLE, TX	76034	3405 SAN BAR LN
PATIENT, GREGORY M	3408 SAN BAR LN	COLLEYVILLE, TX	76034	3408 SAN BAR LN
PHILLIPS, GARY L	3505 CHAPELWOOD CT	COLLEYVILLE, TX	76034	3505 CHAPELWOOD CT
SHAFFER, SCOTT	3508 CLIFFWOOD DR	COLLEYVILLE, TX	76034	3508 CLIFFWOOD DR
SPEER, LOUIS C	3509 CLIFFWOOD DR	COLLEYVILLE, TX	76034	3509 CLIFFWOOD DR
STANTON, JAMES TERRY	3512 CLIFFWOOD DR	COLLEYVILLE, TX	76034	3512 CLIFFWOOD DR
TERRIAN, ROBERT	3500 CLIFFWOOD DR	COLLEYVILLE, TX	76034	3500 CLIFFWOOD DR
TRAN, TONY	3504 CLIFFWOOD DR	COLLEYVILLE, TX	76034	3504 CLIFFWOOD DR
WEST, DONNA JEAN	3404 SAN BAR LN	COLLEYVILLE, TX	76034	3404 SAN BAR LN
YOUNG, JAMES R	3501 CLIFFWOOD DR	COLLEYVILLE, TX	76034	3501 CLIFFWOOD DR
QUAIL CREST ESTATES	408 FALCON COURT	COLLEYVILLE, TX	76034	COURTESY NOTICE
WOODBRIAR ESTATES WEST ADD	3700 SWEETBRIAR	COLLEYVILLE, TX	76034	COURTESY NOTICE
HURST EULESS BEDFORD ISD	1849 CENTRAL DR	BEDFORD, TX	76022	STATE REQUIRED
EVANS, ARLEN AND TRISHA	3405 CLIFFWOOD DR	COLLEYVILLE, TX	76034	APPLICANT

Public hearing notices were mailed on October 25, 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: Tuesday, November 12, 2019 at 7:00 p.m.
City Council Meetings: Tuesday, December 3, 2019 & Tuesday, December 17, 2019 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for an Accessory Building to exceed the 4% lot coverage allowance. The purpose is to allow for the construction of a 1,500 sq. ft. detached garage.

Zoning Case: ZC19-008

Applicant: Arlen and Trisha Evans

Owner: Arlen and Trisha Evans

Location: 3405 Cliffwood Drive

Property Description: Lot 18, Block 2, of the Woodbriar Addition

Present Zoning: R-15 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 76034. A brief project description can be found online on the Active Development Case map:

<https://www.colleyville.com/government/departments-a-l/community-development/active-development-cases>

For additional information, please contact the Community Development Department at 817.503.1056. Please reference the zoning case number when requesting information.

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

ORDINANCE O-19-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 0.1934 ACRES, BEING LOT 18, BLOCK 2 OF THE WOODBRIAR ADDITION, LOCATED AT 3405 CLIFFWOOD DRIVE, BY AUTHORIZING A SPECIAL USE PERMIT FOR AN ACCESSORY BUILDING TO EXCEED THE 4% LOT COVERGAE ALLOWANCE; 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 building under Case No. ZC19-008; 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 building to exceed the 4% lot coverage allowance on being, 0.1934 acres, Lot 18, Block 2, of the Woodbriar Addition, located at 3405 Cliffwood Drive, as depicted on the attached as Exhibit "A".
- Sec. 3. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

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

- Sec. 5. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 6. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 7. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.
- Sec. 8. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 3rd day of December 2019.

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

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 17th DAY OF DECEMBER 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

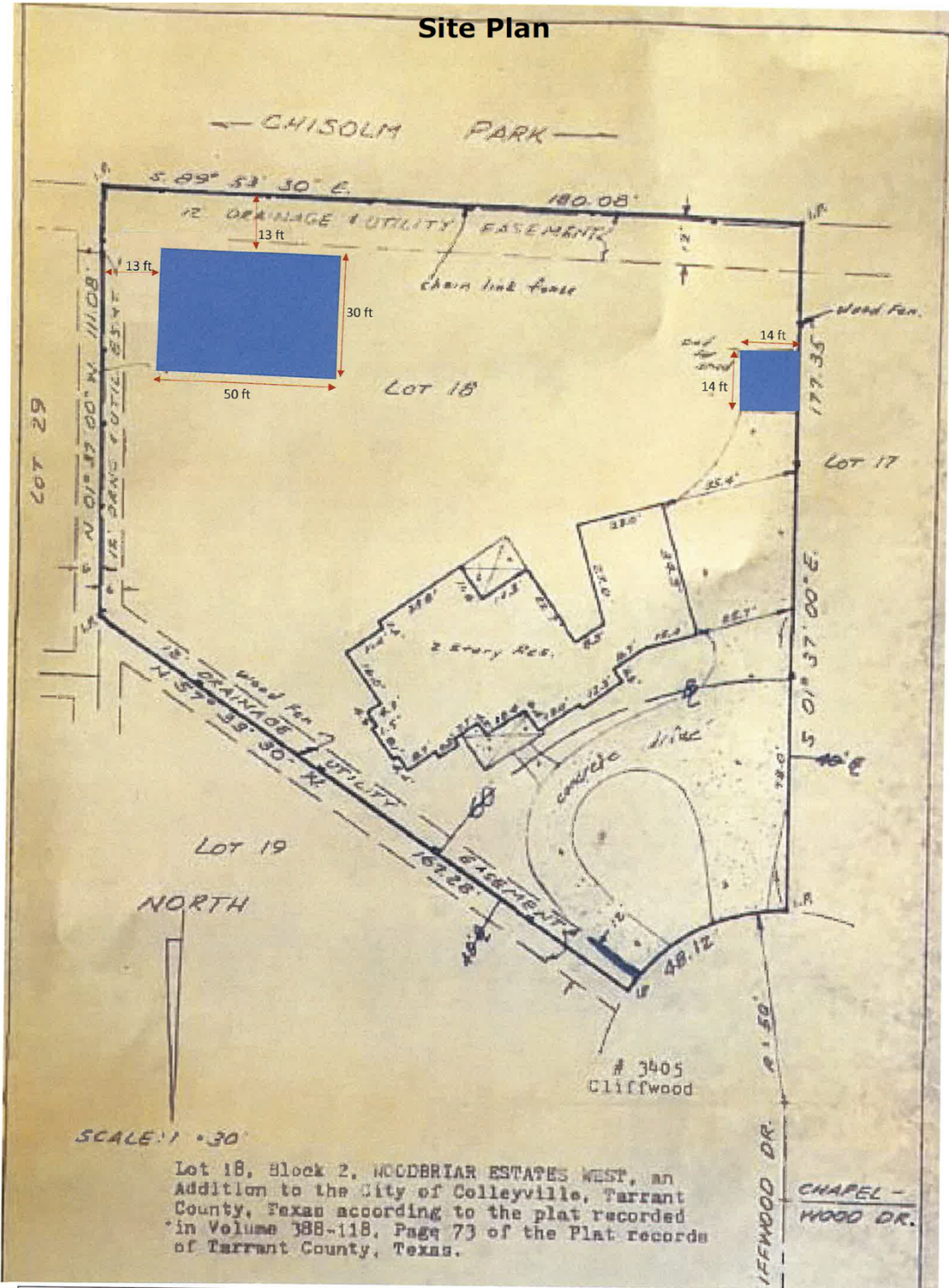
APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map



Exhibit "B" – Site Plan

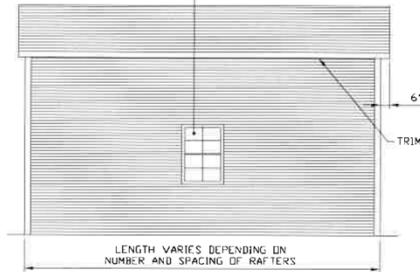


R-15 Zoning	Lot Size: 28,370 SF
Arlen and Trisha Evans	Lot 18, Block 2 of Woodbriar Addition
3405 Cliffwood Dr., Colleyville, TX	Structure Footprints: House – 3935 SF, storage – 196 SF
	Percentage of total property area (existing): 14.5%
	Percentage of total property area (proposed): 19.8%

Exhibit "C" – Elevations

BOX EAVE FRAME RAFTER STRUCTURE (Sheets 4, 4A, 4B, 4C, 4D, 4E, 5, 5A, 5B, 5C, 5D, 5E, 5F, 5G, 8, 9, 11, 12, 13, AND 15)

WINDOW (AS APPLICABLE)
DESIGN PRESSURE
LOW = (26.38 PSF, -35.21 PSF)
HIGH = (39.75 PSF, -49.55 PSF)

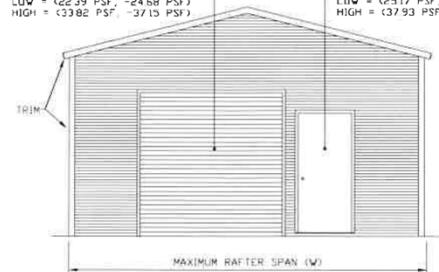


TYPICAL SIDE ELEVATION-HORIZONTAL ROOF

SCALE: NTS

ROLL-UP DOOR
(AS APPLICABLE)
DESIGN PRESSURE
LOW = (22.39 PSF, -24.68 PSF)
HIGH = (33.82 PSF, -37.15 PSF)

SWINGING DOOR
(AS APPLICABLE)
DESIGN PRESSURE
LOW = (25.17 PSF, -27.35 PSF)
HIGH = (37.93 PSF, -41.32 PSF)

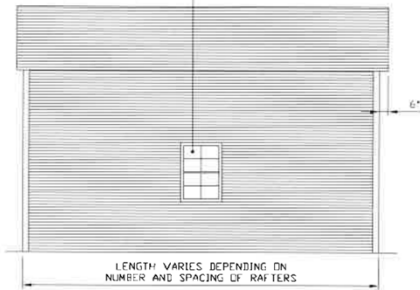


TYPICAL END ELEVATION-HORIZONTAL ROOF

SCALE: NTS

BOW FRAME RAFTER STRUCTURE (Sheets 6, 6A, 7, 7A, 7B, 7C, 8, 10, 11, 12, AND 14)

WINDOW (AS APPLICABLE)
DESIGN PRESSURE
LOW = (26.38 PSF, -35.21 PSF)
HIGH = (39.75 PSF, -49.55 PSF)

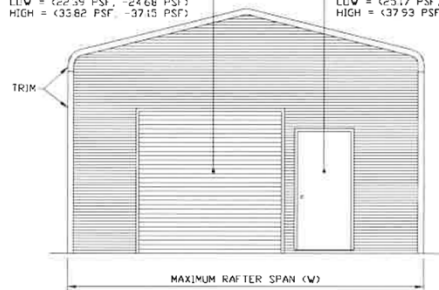


TYPICAL SIDE ELEVATION

SCALE: NTS

ROLL-UP DOOR
(AS APPLICABLE)
DESIGN PRESSURE
LOW = (22.39 PSF, -24.68 PSF)
HIGH = (33.82 PSF, -37.15 PSF)

SWINGING DOOR
(AS APPLICABLE)
DESIGN PRESSURE
LOW = (25.17 PSF, -27.35 PSF)
HIGH = (37.93 PSF, -41.32 PSF)



TYPICAL END ELEVATION

SCALE: NTS

**MOORE AND ASSOCIATES
ENGINEERING AND CONSULTING, INC.**

DRAWN BY: JRS

CHECKED BY: PDH

PROJECT MGR: WSM

CLIENT: CAROLINA
CARPORTS

CAROLINA CARPORTS, INC.
187 CARDINAL RIDGE TRAIL
DOBSON, NC 27017
30'x20' ENCLOSED STRUCTURE

DATE: 1-15-18

SHT. 3B

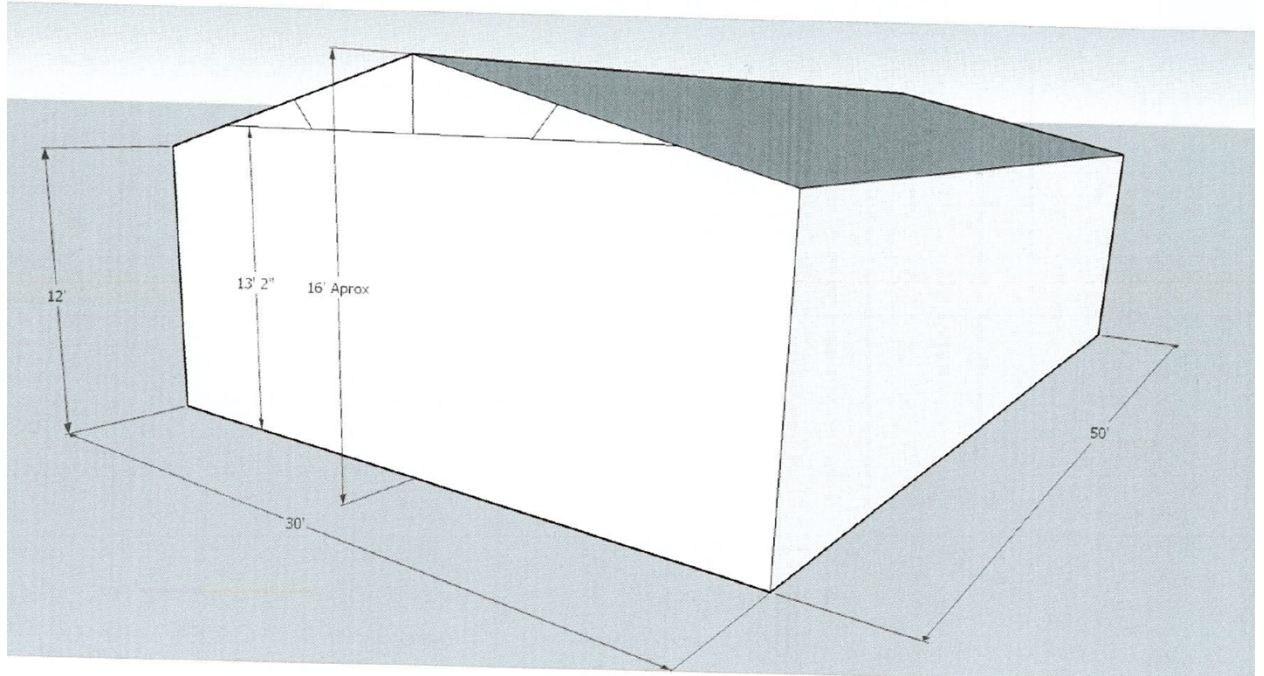
SCALE: NTS

DWG. NO: SK-3

JOB NO: 15156S 1613SS
17324S

REV: 7

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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 11/12/2019	Number
Type Presentation and Discussion		
Department Community Development		

Title

Consideration of a Special Use Permit for an Accessory Dwelling on Tracts 3K & 3Y, Abstract 211, in the BBB & C RY Survey, located at 509 W LD Lockett Road, Case ZC19-017

Explanation

Cory Watson, the applicant, has submitted a request for a Special Use Permit (SUP) for an accessory dwelling unit on Tracts 3K 3Y, Abstract 211, in the BBB & C RY Survey, being approximately 1.68 acres, and zoned R-40 Single Family Residential district.

Existing Conditions/Background: The subject property, 509 W. L.D. Lockett Road, has R-40 zoning and is located on the south side of L.D. Lockett Road at the intersection with Reagan Road. The subject property has a single family residence, a barn, and a metal shop building.

SUP Request:

Request – The applicant is requesting approval of an SUP to allow for a 1,192 s.f. 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 alter and expand an existing barn from an 847 s.f. in size to 1,192 s.f. to utilize as an accessory dwelling. The total lot area is 1.68 acres and 4 percent of the total lot area is 2,927 s.f. The existing metal shop/garage measures 1,417 s.f. Together, both accessory buildings will total 2,609 s.f.

Analysis: Any request for a building permit for an accessory dwelling 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-40 zoning district.

The proposed accessory dwelling is going to function as a temporary home for the applicant and his family while an existing home is demolished and a new 5,000 s.f. home built in its place. Additionally, the accessory dwelling will also function as a guest quarters after the new home is completed. The accessory dwelling meets all required setbacks per the Land Development Code.

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 east, west, and south are zoned R-40 zoning and contain single family residential development. The properties to the north are zoned R-20 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: Staff recommends approval of the requested SUP because it meets for accessory dwellings per the requirements of the Land Development Code.

Recommendation

Approve

Attachments

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

4. Statement of Planning Objectives
5. Response Letter
6. Zoning Verification Letter
7. Site Plan
8. Floor Plan
9. Building Elevations
10. Future House Plans
11. Accessory Building Dimensions
12. Notification Map
13. Notification List
14. Property Owner Notification
15. Draft Ordinance

Aerial Map

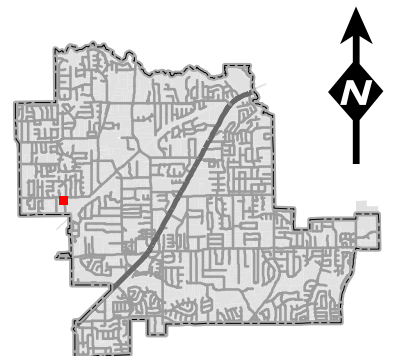


ZC19-017
509 W L D Lockett Rd

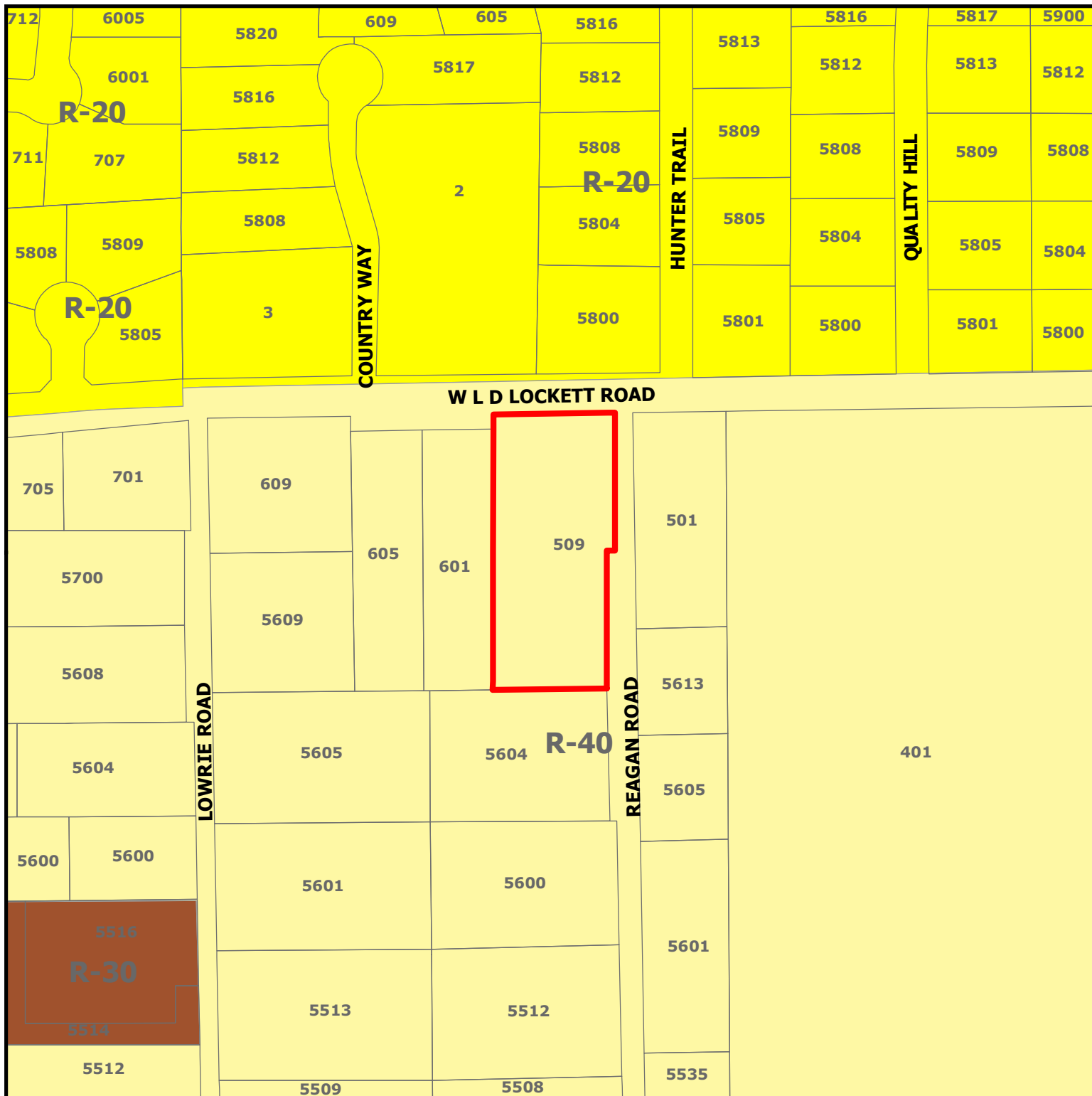
DISCLAIMER:
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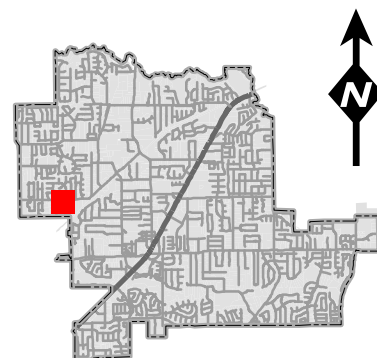
Subject Property



Zoning Map



ZC19-017
509 W L D Lockett Rd



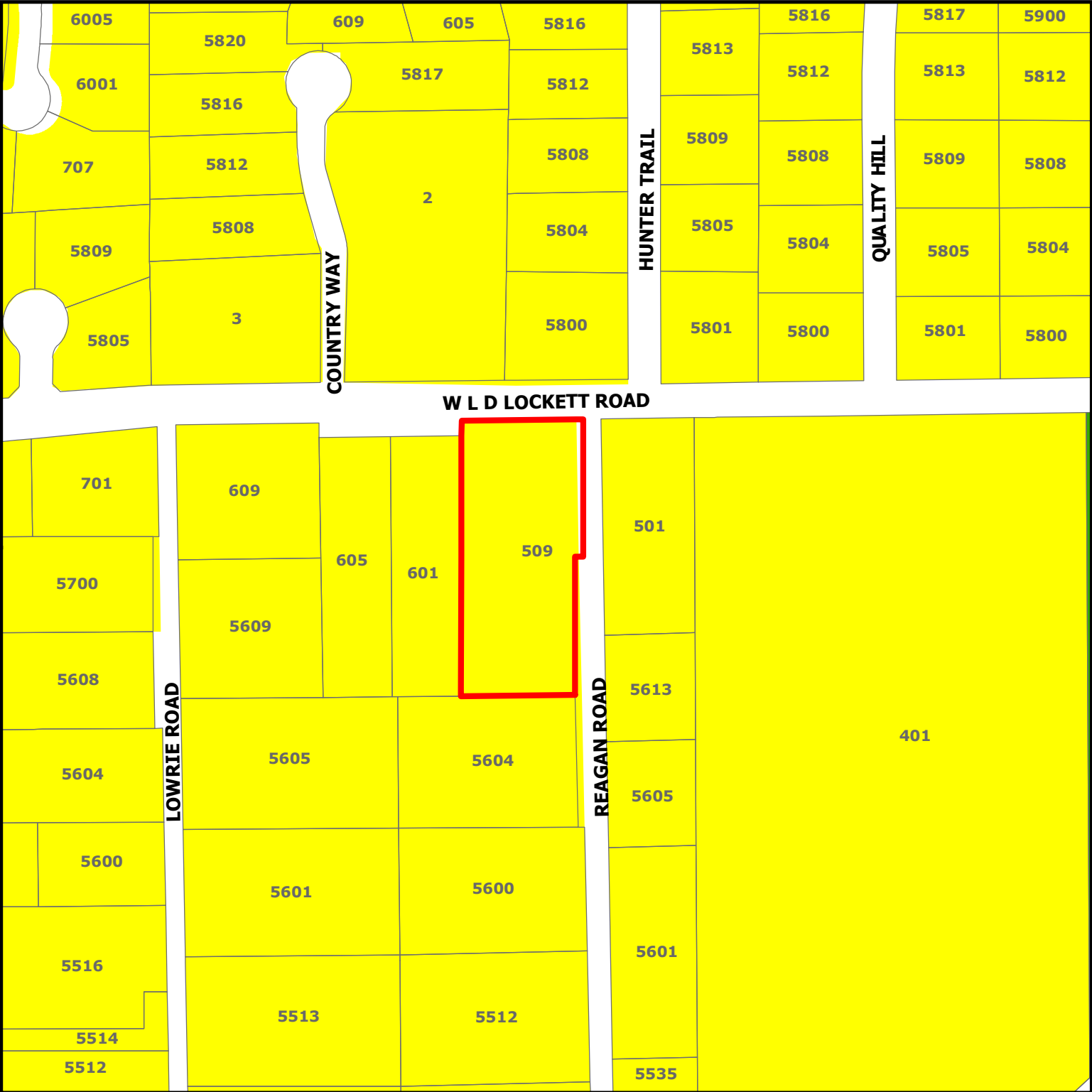
DISCLAIMER:

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Subject Property

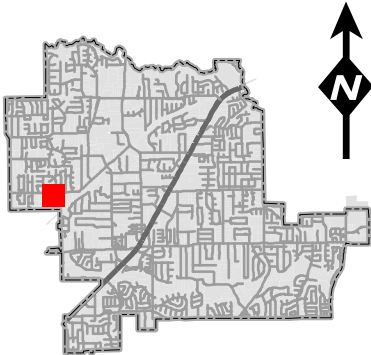
Future Land Use Map



DISCLAIMER:
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ZC19-017
509 W L D Lockett Rd

-  Subject Property
-  Residential
-  Open Space; Parks



Statement of Planning Objectives

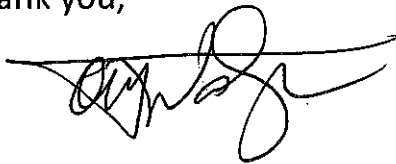
Description and Objective of Project

I'm a homeowner currently living at 509 W. LD Lockett Rd. in Colleyville. The property is on 1.68 acres with (roughly) a 2400 sq. ft home, an 1800 sq ft. metal shop building and an 847 sq ft. barn. I intend to tear down my current house and build a new 5,000 sq. ft. home. In an effort to save as many trees as possible, the new home location will be in the same spot as the current house. My plans are already designed and I've included them with my package to Colleyville.

Tearing down the house would require my family to move out for 12-18 months while the new home is being constructed. Rather than move out, my plan is to remodel the existing barn so that my family could live there, temporarily, while my new home is constructed. This would also give added value to my property as it could provide a guest house if needed.

The intent is not to change the look of the barn. We will keep the same structure and look like a freshly painted barn. It will be white with a red door and dark metal roofing. The only part we are adding is 345 sq. ft. of additional living area. This will bring the total sq. ft. of the barn to from 847 to 1192.

Thank you,

A handwritten signature in black ink, appearing to read 'Cory Watson', with a stylized flourish extending to the right.

Cory Watson

To Whom It May Concern:

This letter is in response to the Initial Staff Comments from the Colleyville Development Review Committee, in addition to addressing the concerns from the Planning & Zoning Workshop meeting on October 28, 2019.

After watching the recorded Planning & Zoning Workshop meeting on October 28, 2019, it was brought to our attention that our initial explanation of our intentions for this structure were not thoroughly explained. A little background might be beneficial to this explanation as well. We originally moved to Colleyville in 2011 and built a custom home in the Old Grove addition under the strict guidelines of David Bagwell. We loved that property but soon realized that it wasn't large enough for our two growing and adventurous sons. We purchased the property at 509 West L.D. Lockett with the intentions of this being our "forever home" and building a house equal in quality to the home we previously built. The barn renovation for which we are requesting a Special Use Permit is strictly a temporary living solution while we build our permanent home. It will not have a kitchen, merely a small fridge, microwave and coffee maker. In addition, there were some concerns that we may rent out the barn once construction is complete. We have two small children and we have zero intention of bringing strangers on to our property (short term, long term or otherwise). Any type of VRBO, renting, multi-family use, etc is unacceptable and will not be an option or consideration for us. While we labeled our barn "guest quarters" on our original submission, we need to clarify. Our intent (once our new home is constructed) is to use this space as a "man cave" with a card table, big screen tv, and mini-bar.

Additionally, there were some comments at the Planning and Zoning workshop about this property being divided and rezoned from R40 zoning. This is not our intention nor is it permitted by the city. The previous owner requested to rezone this into smaller properties and was denied by the city of Colleyville. (We've attached a copy of this letter.)

The following addresses the questions from the Initial Staff Comments:

- Dimension the height of the barn building including sides:
THE BARN HAS A MAXIMUM HEIGHT OF 17' IN THE MIDDLE WITH PEAKS OF 16' AND 15'. THE SIDES HAVE A HEIGHT OF 9' SLOPING DOWN TO 8'. TO BE CLEAR, THIS IS AN EXISTING STRUCTURE AND WE ARE NOT ALTERING THE HEIGHT. SEE ELEVATION.
- Provide a better dimensioned exhibit to determine that all accessory buildings remain under 4% of lot coverage:
THE FRONT OF THE SHOP HAS A HEIGHT OF 14' SLOPING DOWN TO 12'. THE REAR SECTION OF THE SHOP HAS A HEIGHT OF 12' SLOPING DOWN TO 9.75'. THE INTERIOR OF THE SHOP IS 44' x 24' (1,056 SQ.FT.). THE REAR SECTION OF THE SHOP IS 19' x 19' (361 SQ.FT.). TOTAL SQUARE FOOTAGE OF THE SHOP IS 1,417 SQ.FT. THIS IS WELL BELOW THE 4% REQUIREMENT.

THE DISTANCE WEST OF THE BARN TO THE PROPERTY LINE IS 6'. THE DISTANCE SOUTH OF THE BARN TO THE PROPERTY LINE IS 46'. THE DISTANCE EAST OF THE BARN TO THE PROPERTY LINE IS 129'. THE DISTANCE NORTH FROM THE BARN TO THE EXISTING HOUSE IS 139'. THE DISTANCE FROM THE BARN TO THE SHOP IS 57'.

THE DISTANCE SOUTH OF THE SHOP TO THE PROPERTY LINE IS 23'. THE DISTANCE EAST OF THE SHOP TO THE PROPERTY LINE IS 53'. THE DISTANCE NORTH FROM THE SHOP TO THE EXISTING HOUSE IS 142'. SEE SURVEY WITH DRAWN DIMENSIONS.

Informational Comments:

- Show a sidewalk on the exhibit to the accessory dwelling.
THERE IS AN EXISTING ENTRANCE AND SIDEWALK NEXT TO THE SHOP; FROM THE SHOP THERE WILL BE PAVERS CREATING A PATH TO THE BARN. THE PATH WILL BE 57' TO THE BARN. SEE SURVEY.

- The property is not platted and will need to be platted before any building permits may be pulled.
WE WILL HAVE THE PROPERTY PLATTED BEFORE APPLYING FOR BUILDING PERMITS.
- The barn will be required to connect to the City sewer line.
WE WILL CONNECT TO THE CITY SEWER LINE.
- Due to the location on the property, access to the structure for firefighting operations is limited.
THERE IS A SEPARATE ENTRANCE (GATED DRIVEWAY) AT THE BACK OF THE PROPERTY (OFF REAGAN).
- If approved the applicant will be required to provide adequate access to the proposed dwelling.
SEE ABOVE RESPONSE.



May 11, 2017

Waguih Guirguis
75 Main Street, Suite 100
Colleyville, Texas 76034
waguihguirguis@yahoo.com

Re: Zoning Verification Letter for 509 West L D Lockett Road, Colleyville, TX 76034
Tract 3K & TR 3Y, of Abstract 211, in the BBB & C RY Survey

Dear Mr. Guirguis:

In response to your request regarding the property listed above, the following is provided for your information.

1. **Current Zoning.** The zoning designation of the property is R-40 – Single Family Residential zoning district. The R-40 district is intended for compatible land, building, and structure uses oriented to low density residential purposes, open space uses, and selected community facility uses. 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
2. **Overlay Districts.** There are no overlay districts on this property.
3. **Abutting zoning districts.** The property to the north is zoned R-20 –Single Family Residential zoning district. The properties to the south, east, and west are zoned R-40 – Single Family Residential zoning district.
4. **Site Plan.** The property is currently developed. Any modifications to the site would require approval of a site plan or applicable permits meeting the City's requirements.
5. **Variances, Special Exceptions, or Conditional Use Permits.** No variances, special exceptions, or conditional use permits have been granted.
6. **Legal Nonconforming Issues.** The subject property is currently unplatted. Any future construction will require submittal and approval of a plat, meeting all requirements of the Land Development Code.
7. **Inspections.** Inspections will be completed when a new Certificate of Occupancy is requested.
8. **Certificates of Occupancy.** Certificates of Occupancy are issued for building shells and for each tenant within a building. Certificates of Occupancy are issued any time a use, tenant improvement or owner is changed.

If you have any questions or require additional information, please call me at 817-503-1051.

Sincerely,

Araceli Botello
Planning Technician

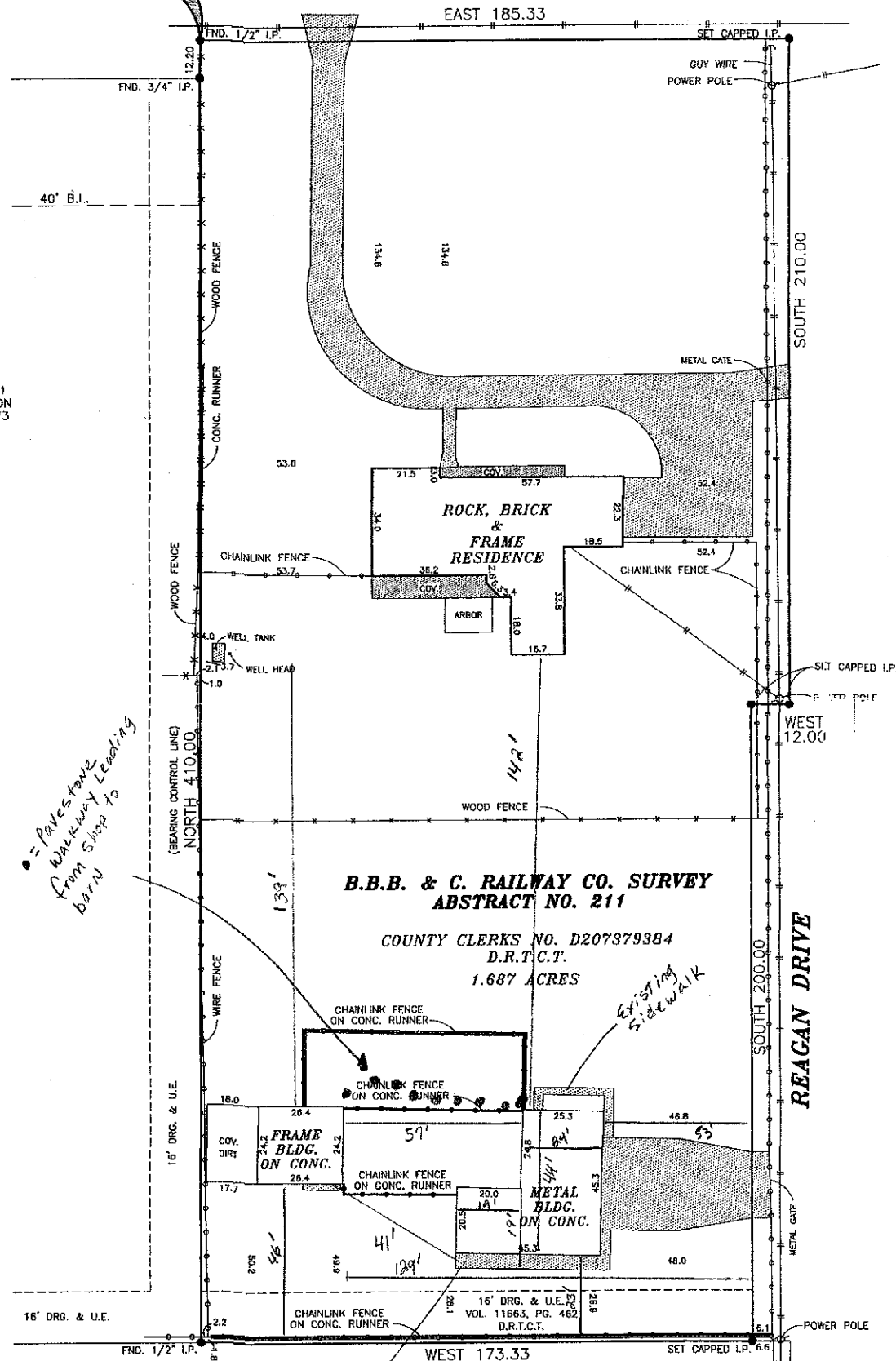
Scale 1" = 30'



POINT OF BEGINNING

509 W. L.D. LOCKETT ROAD

LOT 1, BLOCK 1
KUHLMAN ADDITION
CAB. A, SLD. 673
P.R.T.C.T.



BEING A TRACT OF LAND OUT OF THE B.B.B. & C. RAILWAY CO. SURVEY, ABSTRACT NO. 211, TARRANT COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN COUNTY CLERKS NO. D207379384, DEED RECORDS, TARRANT COUNTY, TEXAS, AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN FOUND IN THE SOUTH LINE OF W. L.D. LOCKETT ROAD FOR THE NORTHWEST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING LOCATED 12.20 FEET NORTH FROM THE NORTHEAST CORNER OF LOT 1, BLOCK 1, KUHLMAN ADDITION, AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN CABINET A, SLIDE 673, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND BY DEED BEING LOCATED 476.66 FEET EAST AND 25.00 FEET SOUTH FROM THE NORTHWEST CORNER OF SAID B.B.B. & C. RAILWAY CO. SURVEY, ABSTRACT NO. 211;

THENCE EAST 185.33 FEET ALONG THE SOUTH LINE OF SAID W. L.D. LOCKETT ROAD TO A CAPPED IRON PIN SET IN THE WEST LINE OF REAGAN DRIVE FOR THE NORTHEAST CORNER OF TRACT BEING DESCRIBED;

THENCE SOUTH 210.00 FEET ALONG THE WEST LINE OF REAGAN DRIVE TO A CAPPED IRON PIN SET FOR CORNER OF TRACT BEING DESCRIBED;

THENCE WEST 12.00 FEET TO A CAPPED IRON PIN SET IN THE WEST LINE OF SAID REAGAN DRIVE FOR A CORNER OF TRACT BEING DESCRIBED;

THENCE SOUTH 200.00 FEET AND CONTINUING ALONG THE WEST LINE OF SAID REAGAN DRIVE TO A CAPPED IRON PIN SET IN THE NORTH LINE OF A TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 16286, PAGE 55, DEED RECORDS, TARRANT COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF TRACT BEING DESCRIBED;

THENCE WEST 173.33 FEET ALONG THE NORTH LINE OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 16286, PAGE 55 TO A 1/2" IRON PIN FOUND FOR THE SOUTHWEST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1, KUHLMAN ADDITION;

THENCE NORTH 410.00 FEET ALONG THE EAST LINE OF SAID LOT 1, BLOCK 1, KUHLMAN ADDITION TO THE POINT OF BEGINNING AND CONTAINING 1.687 ACRES OF LAND, MORE OR LESS

FIRST WESTERN TITLE CO. - OF NO. 17-08106-221

I, CHARLES B. HOOKS, JR., RPLS, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE BOUNDARY LINE, DIMENSIONS AND AREA OF THE LAND INDICATED THEREON, THE LOCATION OF ALL IMPROVEMENTS, THE LOCATION OF ALL ALLEYS, STREETS, RIGHT-OF-WAY, EASEMENTS AND OTHER MATTERS OF RECORD WHICH AFFECT THE PROPERTY, THE UNDERSIGNED FURTHER CERTIFIES THAT THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS ENCROACHMENTS, OVERLAPPS OF IMPROVEMENTS, EASEMENTS OR RIGHT-OF-WAYS EXCEPT AS SHOWN HEREON.

ACCORDING TO FEMA MAP NO. 48439C0005K, ZONE X, DATED 09-25-08 THE ABOVE LOT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN, AT THIS TIME.

- LEGEND:
- IRON PIN
 - IRON PIPE
 - △ BOIS D'ARC STAKE
 - CONCRETE MONUMENT
 - FENCE
 - POWER LINE
 - TELEPHONE LINE
 - CABLE TELEVISION
 - CONCRETE PAVING
 - ASPHALT PAVING



LOYD BRANSOM SURVEYORS INC.

CHARLES B. HOOKS, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
1028 NORTH SYLVANIA AVENUE
FT. WORTH, TEXAS 76111
(817) 834-3477

Charles B. Hooks, Jr.

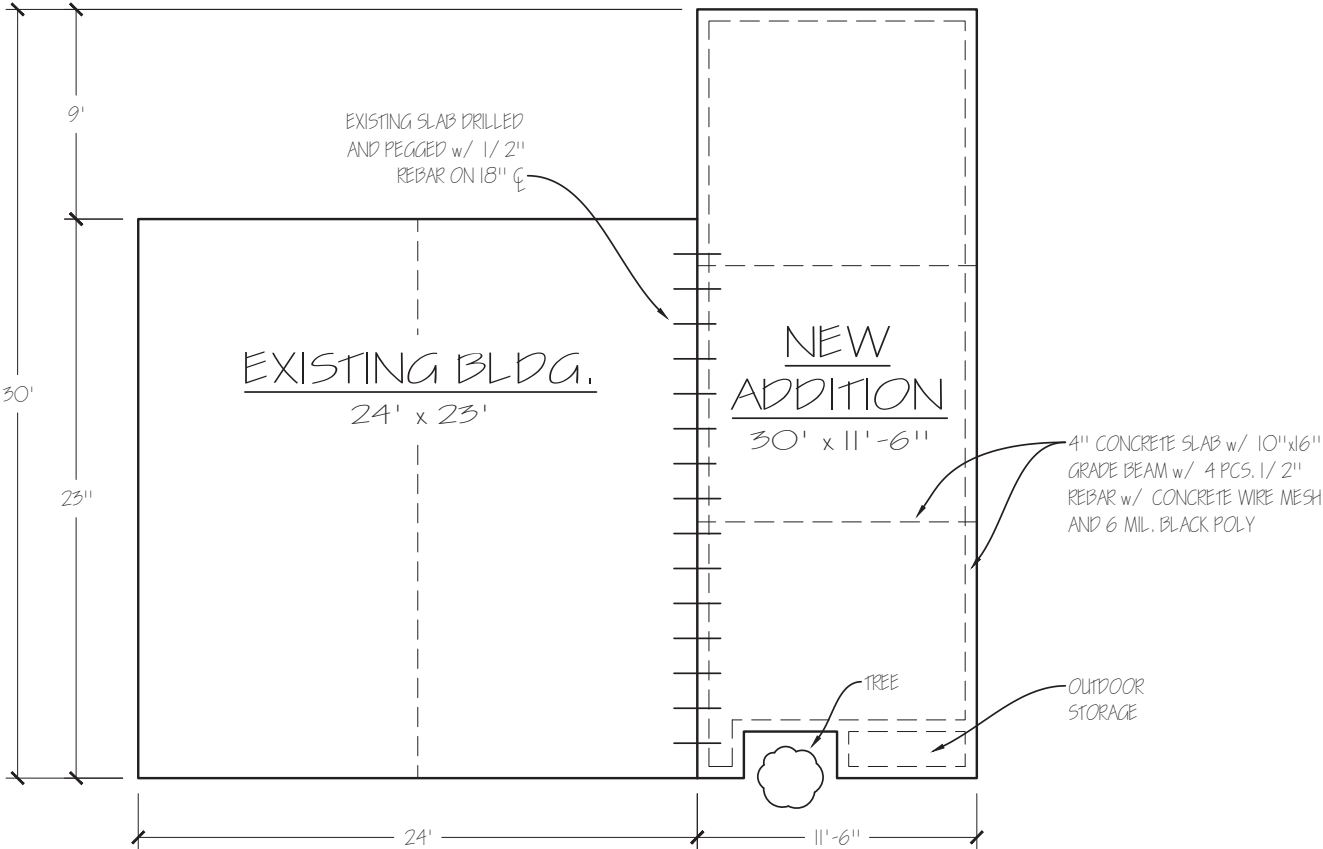
ORIGINAL COPIES ARE
SIGNED & SEALED
IN BLUE

REGISTRATION LICENSE NO. 10111900

17-543

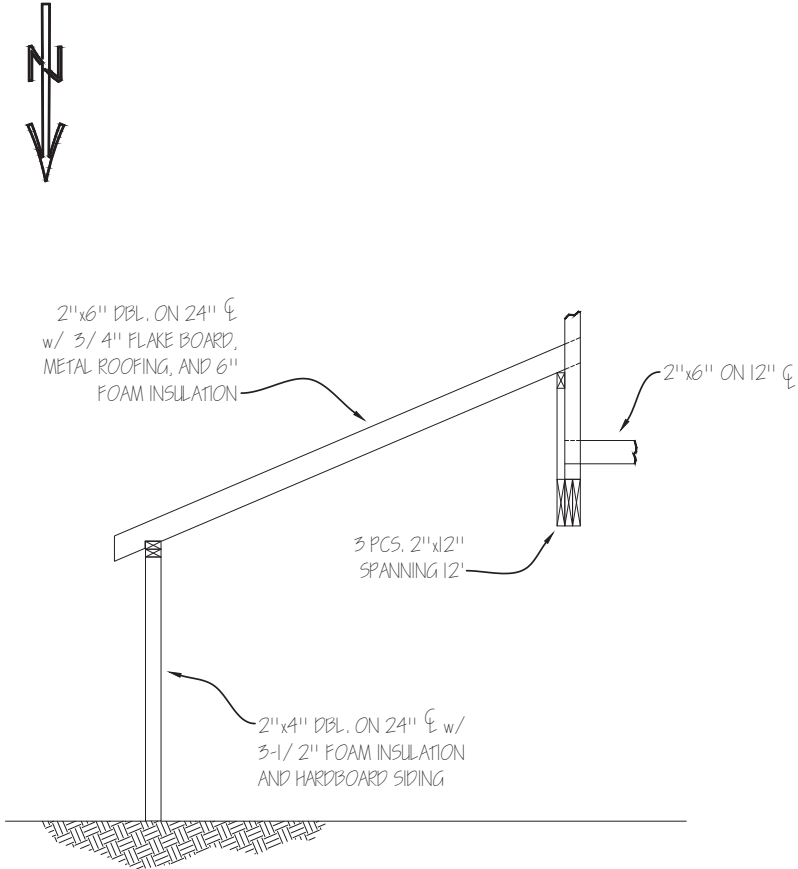
DATE: 07-26-17

Floor Plan

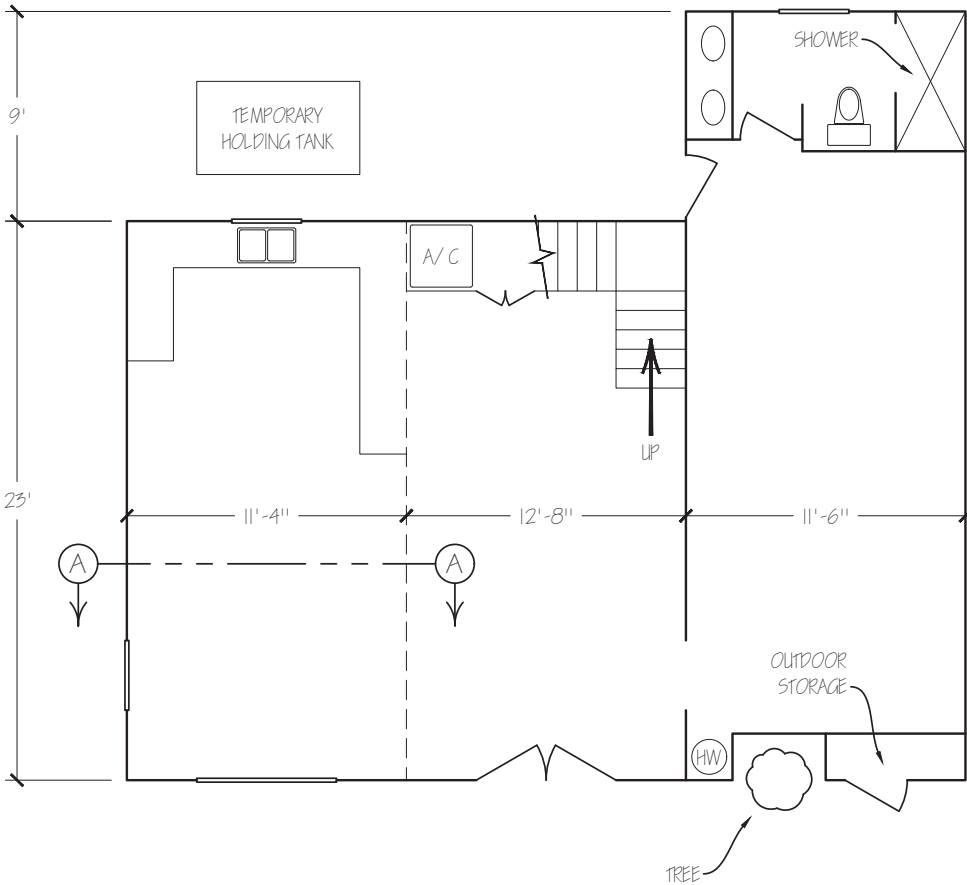


DRAWN BY: C. WATSON		DATE: 10-03-19		TITLE: WATSON RESIDENCE BARN EXPANSION FOUNDATION DETAILS
APPROVED BY: C. WATSON		DATE: 10-03-19		
SCALE: 3/16" = 1'-0"				
SHEET: SHEET 1 OF 3		SIZE: B	DWG NUMBER: RES_WATSON-19 EXPN	

Floor Plan

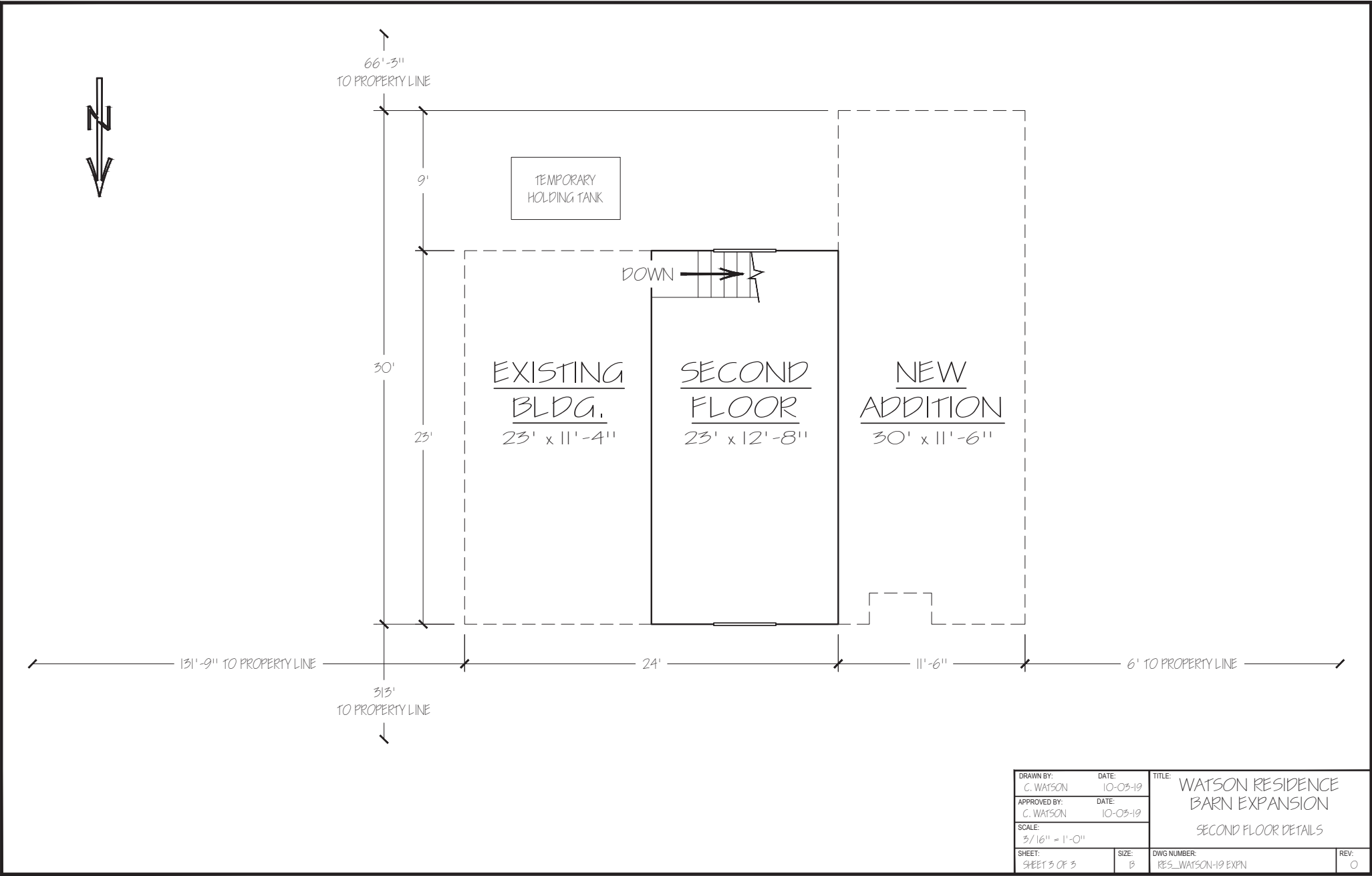


SECTION A-A
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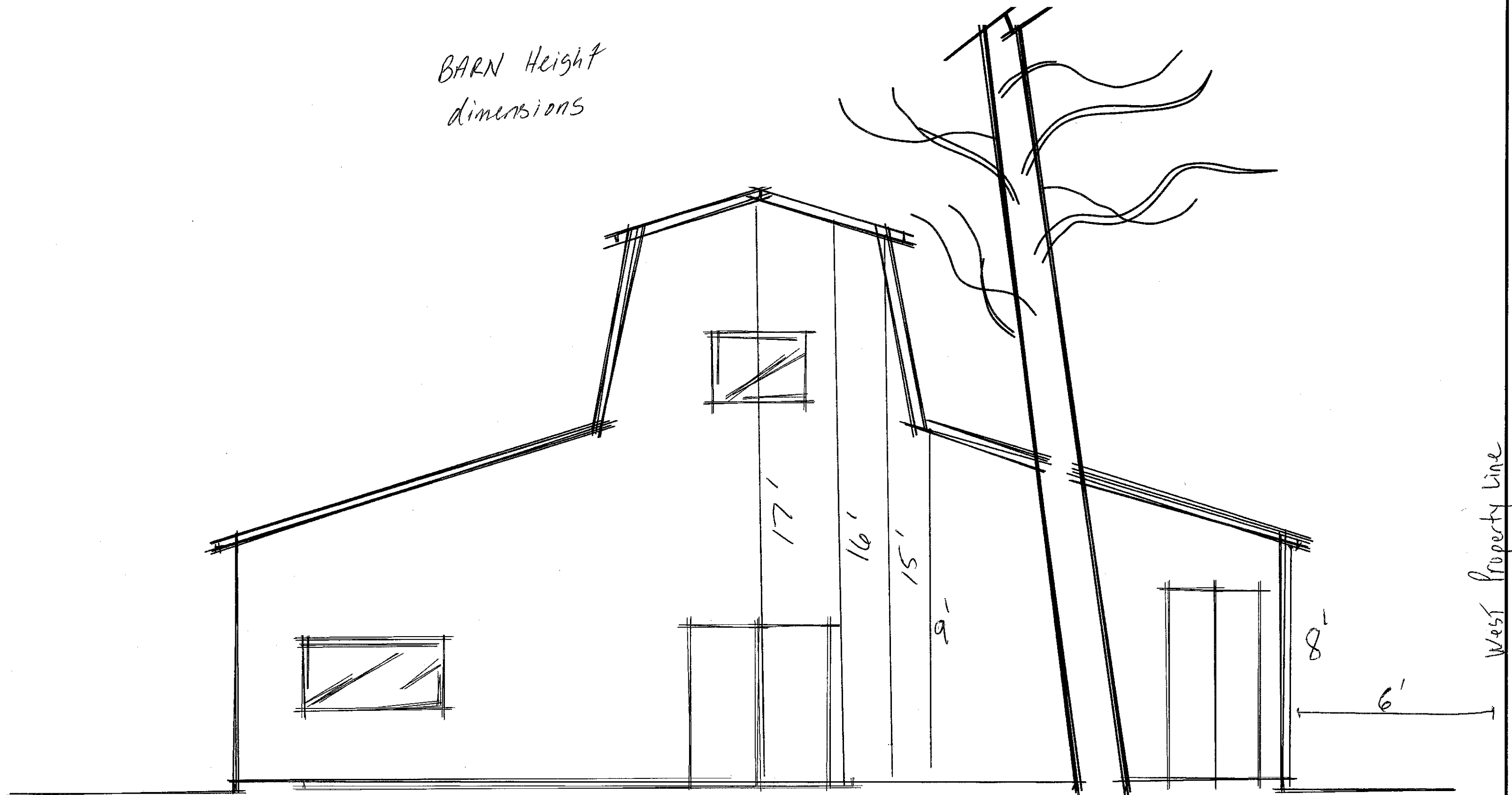


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APPROVED BY: C. WATSON		DATE: 10-03-19		
SCALE: 3/16" = 1'-0"				
SHEET: SHEET 2 OF 3		SIZE: B	DWG NUMBER: RES_WATSON-19 EXPN	REV: 0

Floor Plan



BARN Height
dimensions



DRAWN BY: C. WATSON		DATE: 10-03-19	TITLE: WATSON RESIDENCE BARN EXPANSION NORTH ELEVATION
APPROVED BY: C. WATSON		DATE: 10-03-19	
SCALE: 1/4" = 1'-0"			
SHEET: SHEET 4 OF 4	SIZE: B	DWG NUMBER: RES_WATSON-19 EXPN	REV: 0

Future House Plans



CERTIFIED PROFESSIONAL BUILDING DESIGNER
Grand Home Designs, Inc.
Ford Worth, Texas 76147
www.grandhomedesigns.com

ORIGINAL PLAN
CUSTOM

DESIGN BY	DRAWN BY
Mrs. Y.	Mrs. Y.

START DATE:
09/18/2007

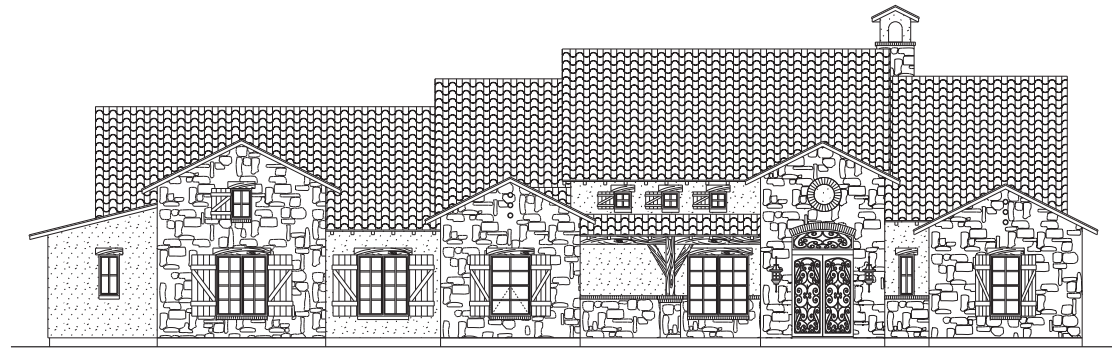
DATE REVISED
12/17/2008

HOMEOWNER
COREY &
ANGELA
WATSON

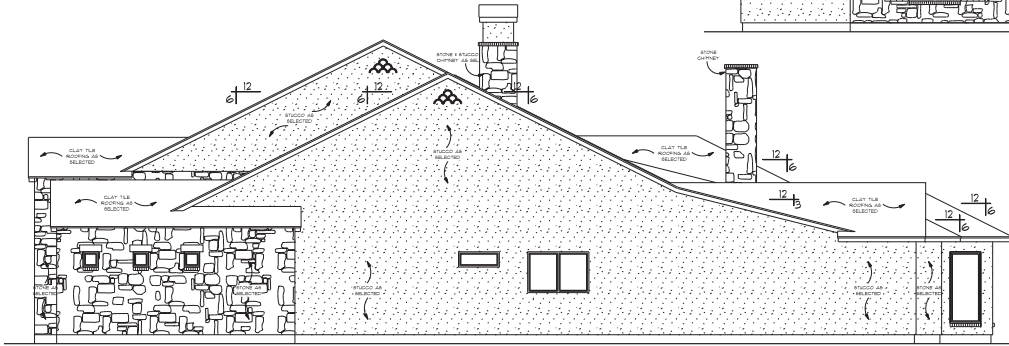
SHEET
1 OF 4

PLAN NUMBER
PRE-WATSON

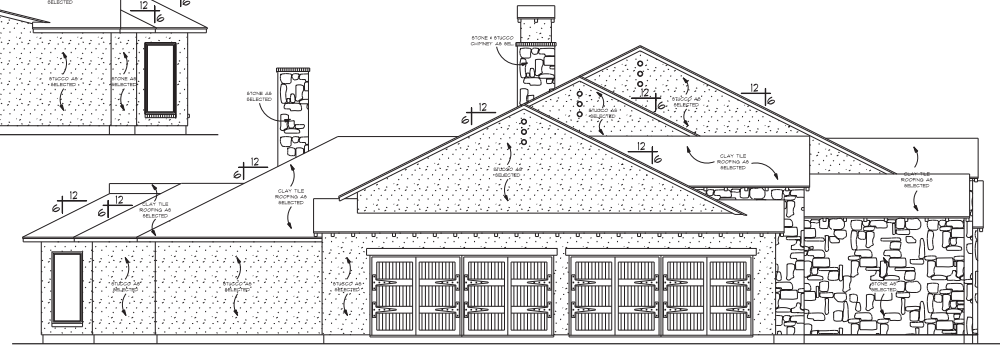
Future House Plans



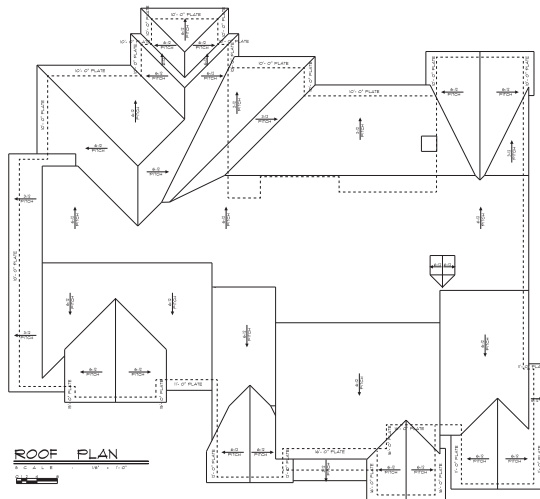
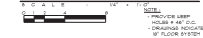
FRONT ELEVATION



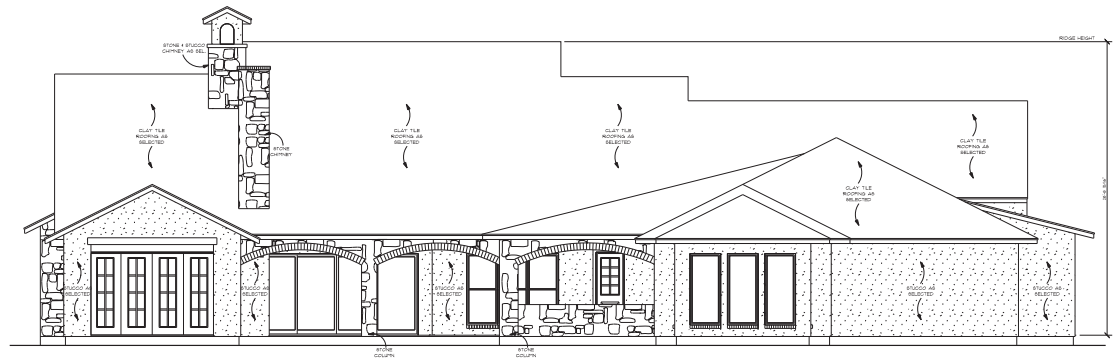
RIGHT ELEVATION



LEFT ELEVATION



ROOF PLAN



REAR ELEVATION



2019 GRAND HOME DESIGN

CERTIFIED PROFESSIONAL BUILDING DESIGNER

Grand Home Designs, Inc.

5516 Corp. Bldg. West, Suite E
Fort Worth, Texas 76116 817.636.0180
www.grandhomedesigns.com

ORIGINAL PLAN
CUSTOM

DESIGN BY	DRAWN BY
A. K. S. S. S.	A. K. S. S. S.

START DATE:	09/18/2017
-------------	------------

DATE REVISED
12/7/2018

HOMESOWNER
COREY E
ANGELA
WATSON

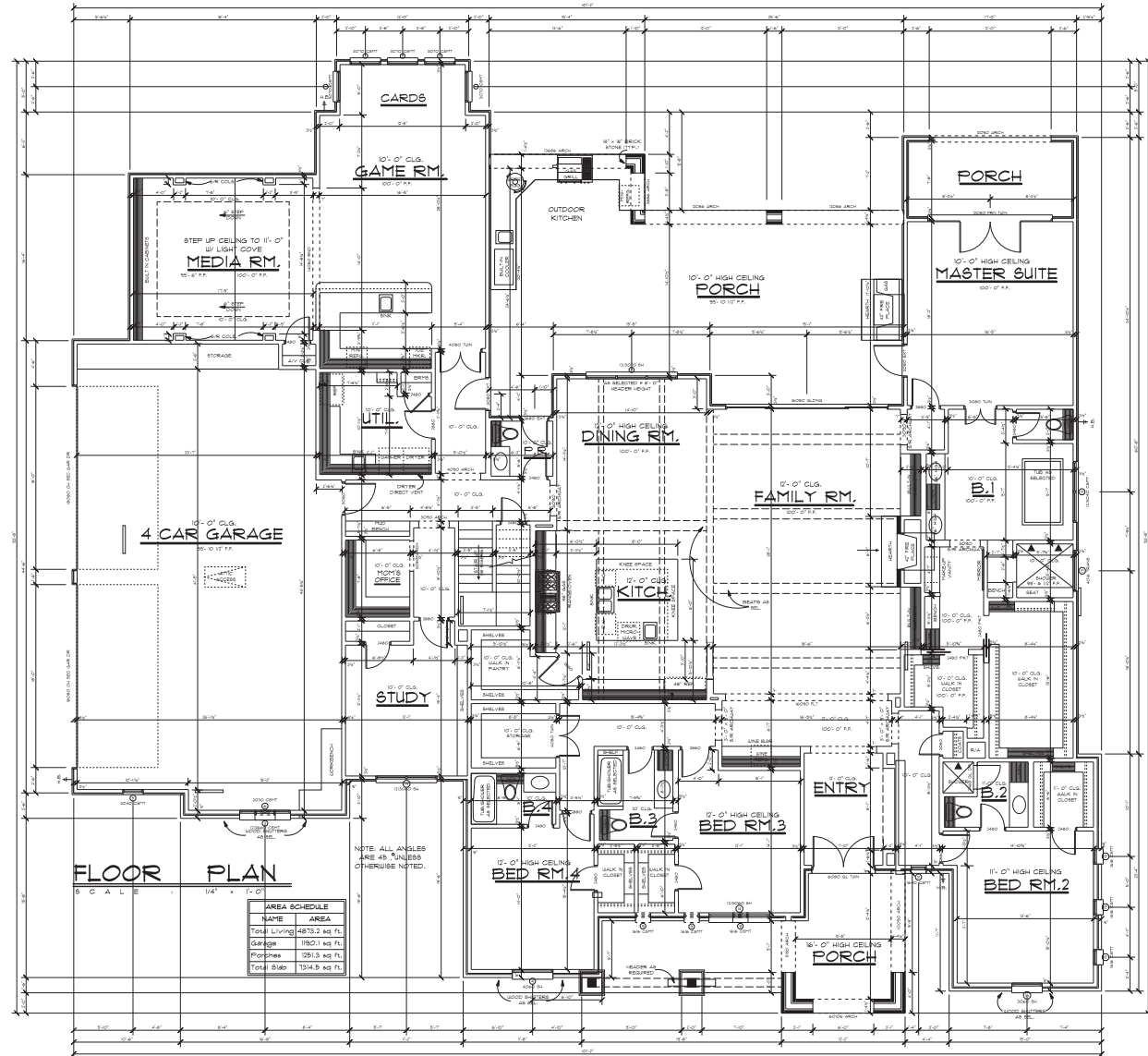
SHEET
(2) OF (4)

PLAN NUMBER
PRE-WATSON

Future House Plans

WINDOW SCHEDULE					
OPENING ID	PRODUCT CODE	SIZE	COUNT	TYPE	LIBRARY NAME
1	3070 CSMT	3'-0" x 1'-0"	5	WINDOW	GHD\Window\Ceament\1 Unit
2	31010 BH	5'-0" x 1'-0"	1	WINDOW	GHD\Window\Single Hung\3 Units
3	31040 CSMT	5'-0" x 8'-0"	1	WINDOW	GHD\Window\Ceament\3 Units
4	4060 BH	4'-0" x 8'-0"	1	WINDOW	GHD\Window\Single Hung\1 Unit
5	3040 CSMT	2'-0" x 4'-0"	1	WINDOW	GHD\Window\Ceament\1 Unit
6	3030 CSMT	2'-0" x 3'-0"	1	WINDOW	GHD\Window\Ceament\1 Unit
7	24 ROUND	24 CIRCLE	1	WINDOW	Window\Specialty
8	34160 ARC TOP-MODIFIED	4050 ARCH TRAN	1	WINDOW	Window\Specialty
9	416 CSMT	1'-6" x 1'-6"	3	WINDOW	GHD\Window\Ceament\1 Unit
10	31040 CSMT	5'-10" x 3'-10"	1	WINDOW	GHD\Window\Ceament\3 Units
11	4016 TRANS	4'-0" x 1'-6"	1	WINDOW	GHD\Window\Transom
12	31060 BH	6'-0" x 8'-0"	2	WINDOW	GHD\Window\Single Hung\2 Units
13	3060 BH	3'-0" x 8'-0"	1	WINDOW	GHD\Window\Single Hung\1 Unit
14	416 CSMT	1'-6" x 1'-6"	3	WINDOW	GHD\Window\Ceament\1 Unit
15	440 CSMT	1'-6" x 4'-0"	1	WINDOW	GHD\Window\Ceament\1 Unit

DOOR SCHEDULE					
PRODUCT CODE	SIZE	HINGE	REVERSED	COUNT	TYPE
10136 GLASS 2-MODIFIED	3080 FRN TUN	NRN	NO	1	DOOR
3480 EXT	2'-6" x 8'-0"	L	NO	1	DOOR
3080 EXT	3'-0" x 8'-0"	L	NO	1	DOOR
3080 EXT	3'-0" x 8'-0"	L	YES	1	DOOR
3080 GL TUN	6'-0" x 8'-0"	LR	NO	1	DOOR
3080 CH BEC GAR DR	8'-0" x 8'-0"	U	NO	2	GARAGE
3080 GLDNG	16'-0" x 8'-0"	NA	NA	1	COMBINED UNIT
2480	2'-4" x 8'-0"	L	NO	1	DOOR
2480	2'-4" x 8'-0"	R	NO	6	DOOR
2880	2'-8" x 8'-0"	L	NO	4	DOOR
2880	2'-8" x 8'-0"	R	NO	3	DOOR
3080 TUN	3'-0" x 8'-0"	LR	NO	1	DOOR
3080	3'-0" x 8'-0"	L	NO	1	DOOR
4080 TUN	4'-0" x 8'-0"	LR	NO	2	DOOR
2480 PKT	2'-4" x 8'-0"	N	NO	2	POCKET
2488 GL DR	2'-4" x 8'-8"	L	NO	1	DOOR



AREA SCHEDULE	
NAME	AREA
Total Living	4873.2 sq. ft.
Garage	190.1 sq. ft.
Porches	251.3 sq. ft.
Total Build	7314.6 sq. ft.

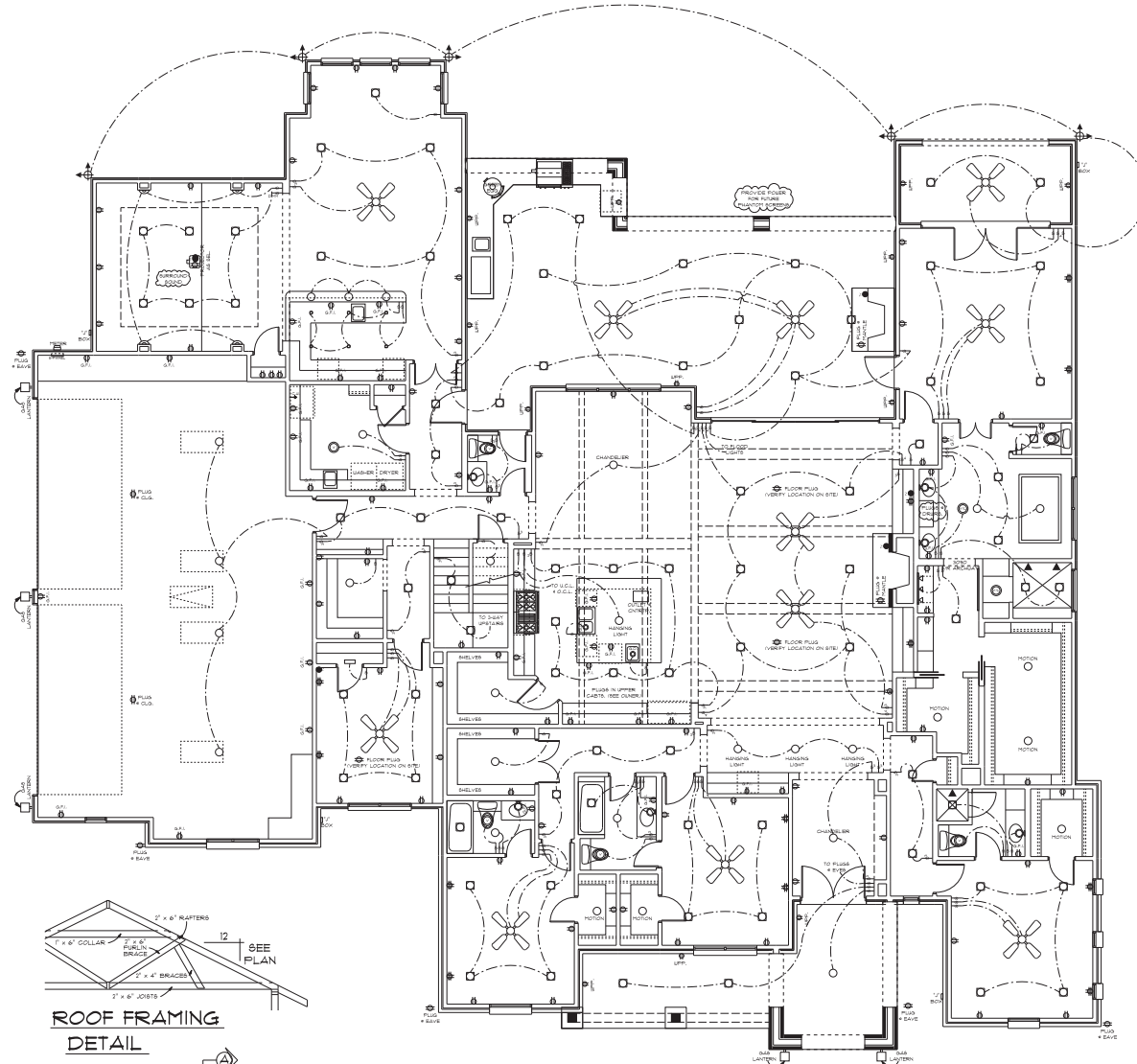
CERTIFIED PROFESSIONAL BUILDING DESIGNER
Grand Home Designs, Inc.
 AIA
 BD
 For more information, please visit our website at www.grandhomedesigns.com
 Phone: 800-368-2880

ORIGINAL PLAN
 CUSTOM
 DESIGN BY: DRAWN BY:
 Miss Y. Miss Y.
 START DATE:
 09/18/2017
 DATE REVISED:
 12/17/2018
 HOMEOWNER
 COREY &
 ANGELA
 WATSON
 SHEET
 3 OF 4

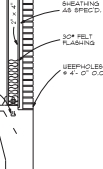
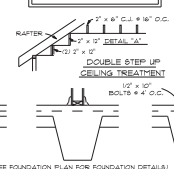
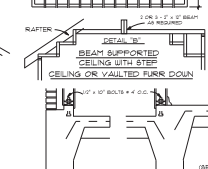
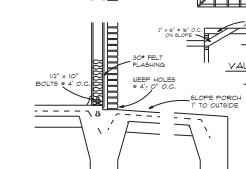
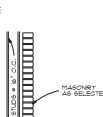
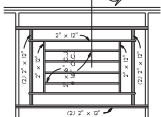
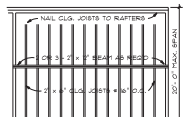
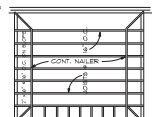
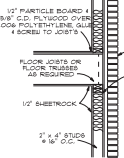
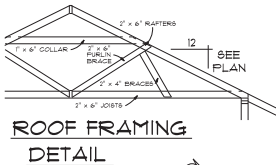
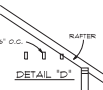
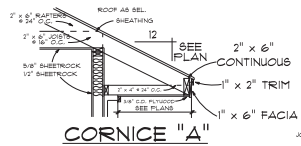
PLAN NUMBER
PRE-WATSON

Future House Plans

ELECTRICAL LEGEND	
ELECTRICAL	SYMBOL
110	110
10 - WPP	10 - WPP
3 Way Switch	3 Way Switch
4 Way Switch	4 Way Switch
Can Light	Can Light
Can Light-Mini	Can Light-Mini
Dimmer Switch	Dimmer Switch
Electric Lament	Electric Lament
Flood Light	Flood Light
Fluorescent Light	Fluorescent Light
G.P.I.	G.P.I.
Garage Plug	Garage Plug
Garage Disposal	Garage Disposal
Light	Light
Plug & Save	Plug & Save
Quad	Quad
Switch	Switch
Junction Box	Junction Box
Track Light	Track Light
Vent	Vent
Vent Light	Vent Light
Wall Mount	Wall Mount



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



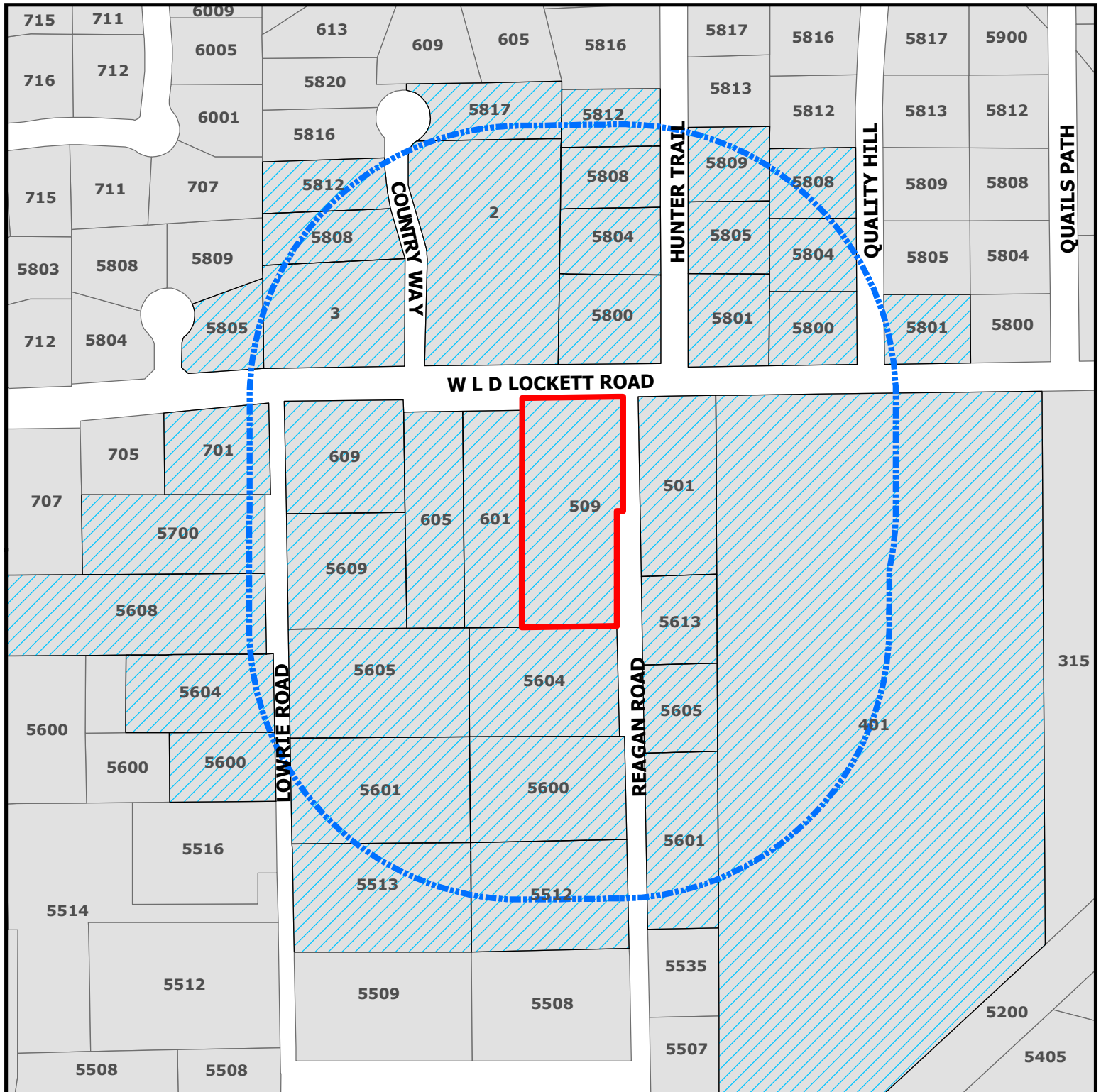
CERTIFIED PROFESSIONAL BUILDING DESIGNER
Grand Home Designs, Inc.
AIA
BD
For more information, please call 800-858-8800 or visit our website at www.grandhomedesigns.com

ORIGINAL PLAN: CUSTOM
DESIGN BY: DRAWN BY: Mimi Y. Mimi Y.
START DATE: 09/18/2017
DATE REVISED: 12/17/2018
HOMEOWNER: COREY & ANGELA WATSON
SHEET 4 OF 4

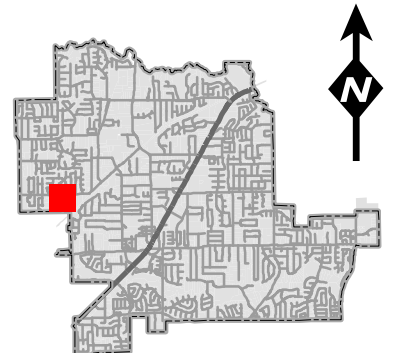




Notification Map



ZC19-017
509 W L D Lockett Rd



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

Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
BECKUM, BETTY	5601 LOWRIE RD	COLLEYVILLE, TX	76034	5601 LOWRIE RD
BIASATTI, DORIS M	5609 LOWRIE RD	COLLEYVILLE, TX	76034	5609 LOWRIE RD
BLUE HERON VENTURES LLC	PO BOX 93147	SOUTHLAKE, TX	76092	5808 QUALITY HILL RD
CATHOLIC DIOCESE OF FT WORTH	800 W LOOP 820 S	FORT WORTH, TX	76108	5700 LOWRIE RD
COOK BOATMAN LIVING TRUST	5805 BRYTON CIR	COLLEYVILLE, TX	76034	5805 BRYTON CT
DELGADO, TIMOTHY	501 W L D LOCKETT RD	COLLEYVILLE, TX	76034	501 W L D LOCKETT RD
DULANEY, NANCY	5608 LOWERIE RD	COLLEYVILLE, TX	76034	5608 LOWRIE RD
EVP REALTY LLC	1701 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	601 W L D LOCKETT RD
FERGUSON, NORMA ANN BETHUNE	5605 LOWRIE RD	COLLEYVILLE, TX	76034	5605 LOWRIE RD
FINLEY, DOUGLAS	5604 REAGAN RD	COLLEYVILLE, TX	76034	5604 REAGAN RD
FLEISCHER, LAWRENCE	609 W LD LOCKETT RD	COLLEYVILLE, TX	76034	609 W L D LOCKETT RD
GIBSON, SCOTT C	5600 REAGAN RD	COLLEYVILLE, TX	76034	5600 REAGAN RD
GRAFF, MASON R	5804 QUALITY HILL RD	COLLEYVILLE, TX	76034	5804 QUALITY HILL RD
HARRIS, JAMES M	5809 HUNTER TR	COLLEYVILLE, TX	76034	5809 HUNTER TR
HEDDEN, J MICHAEL	5601 REAGAN RD	COLLEYVILLE, TX	76034	5601 REAGAN RD
JUSTISS, LISA	5513 LOWRIE RD	COLLEYVILLE, TX	76034	5513 LOWRIE RD
KIM, JESSICA	5805 HUNTER TRL	COLLEYVILLE, TX	76034	5805 HUNTER TR
LANE, TY	5805 CR 7700	LUBBOCK, TX	79424	5817 COUNTRY WAY
LUNA, JUAN	5512 REAGAN RD	COLLEYVILLE, TX	76034	5512 REAGAN RD
MARTIN, DARREN	5812 HUNTER TRL	COLLEYVILLE, TX	76034	5812 HUNTER TR
MCCANN, R E	5604 LOWRIE RD	COLLEYVILLE, TX	76034	5604 LOWRIE RD
MCKENZIE, DAVID	605 W LD LOCKETT RD	COLLEYVILLE, TX	76034	605 W L D LOCKETT RD
MILLER, VICTOR A	5800 QUALITY HILL RD	COLLEYVILLE, TX	76034	5800 QUALITY HILL RD
MOBLEY, KENNETH	3 COUNTRY WAY	COLLEYVILLE, TX	76034	3 COUNTRY WAY
NELSON, ARNOLD E	5800 HUNTER TR	COLLEYVILLE, TX	76034	5800 HUNTER TR
PYRON, THOMAS S	5812 COUNTRY WAY	COLLEYVILLE, TX	76034	5812 COUNTRY WAY
RHUDY, JAMES	701 W L D LOCKETT RD	COLLEYVILLE, TX	76034	701 W L D LOCKETT RD
SAILER, RAYMOND	5801 QUALITY HILL RD	COLLEYVILLE, TX	76034	5801 QUALITY HILL RD
SEARLE, CHERYL W	5808 HUNTER TR	COLLEYVILLE, TX	76034	5808 HUNTER TR
SILVESTRI, MARIO	5808 COUNTRY WAY	COLLEYVILLE, TX	76034	5808 COUNTRY WAY
SOTO, DAVID M	5605 REAGAN RD	COLLEYVILLE, TX	76034	5605 REAGAN RD
TICE, VIRGINIA B	5801 HUNTER TR	COLLEYVILLE, TX	76034	5801 HUNTER TR
TOMERLIN, MARTHA	2 COUNTRY WAY	COLLEYVILLE, TX	76034	2 COUNTRY WAY
TULEY, MARK	5613 REAGAN RD	COLLEYVILLE, TX	76034	5613 REAGAN RD
WALLACE, C J	5804 HUNTER TR	COLLEYVILLE, TX	76034	5804 HUNTER TR
WATSON, CORY	509 W L D LOCKET RD	COLLEYVILLE, TX	76034	509 W L D LOCKETT RD
				401 W L D LOCKETT RD
				5600 LOWRIE RD
COVINGTON ADDITION	5751 KROGER DRIVE	KELLER, TX	76034	COURTESY NOTICE
REMINGTON PARK ADDITION	5751 KROGER DRIVE	KELLER, TX	76244	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
WATSON, CORY	509 W L D LOCKET RD	COLLEYVILLE, TX	76034	APPLICANT

Public hearing notices were mailed on October 25, 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: Tuesday, November 12, 2019 at 7:00 p.m.
City Council Meetings: Tuesday, December 3, 2019 & Tuesday, December 17, 2019 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for an Accessory Dwelling. The purpose is to remodel and expand an existing ±847 sq. ft. barn into a ±1,192 s.f. accessory dwelling for the family to reside in as a new home is constructed on the property.

Zoning Case: ZC19-017

Applicant: Cory Watson

Owner: Cory Watson

Location: 509 W LD Lockett Road

Property Description: Tract 3K & 3Y, Abstract 211, in the BBB & C RY Survey

Present Zoning: R-40 Single Family Residential

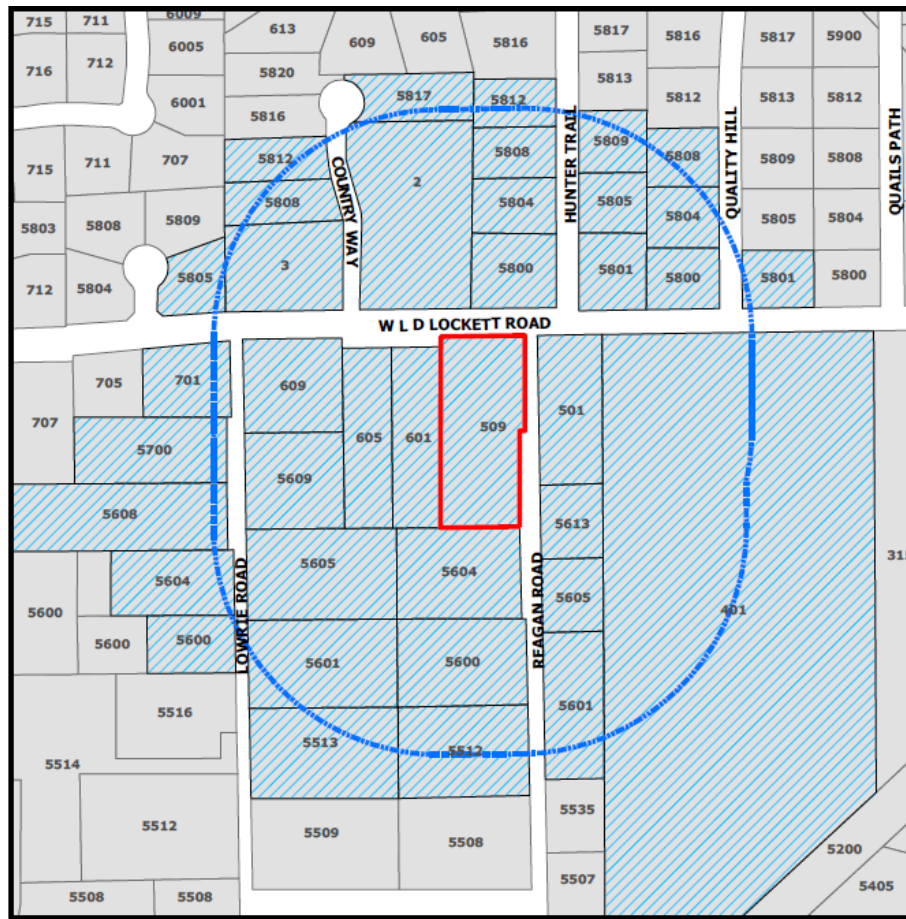
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a 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 76034. A brief project description can be found online on the Active Development Case map:

<https://www.colleyville.com/government/departments-a-l/community-development/active-development-cases>

For additional information, please contact the Community Development Department at 817.503.1056. Please reference the zoning case number when requesting information.

Jacqueline Reiff

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

ORDINANCE O-19-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 1.68 ACRES, BEING TRACTS 3K & 3Y, ABSTRACT 211, IN THE BBB & C RY SURVEY, LOCATED AT 509 L.D. LOCKETT ROAD, BY AUTHORIZING A SPECIAL USE PERMIT FOR AN ACCESSORY DWELLING; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit for an accessory dwelling under Case No. ZC19-017; and

WHEREAS, the City of Colleyville deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to enact a new zoning ordinance; and

WHEREAS, the City Council has appointed a Planning and Zoning Commission to recommend the boundaries of the various original zoning districts and appropriate regulations be enforced therein and to recommend a new zoning ordinance; and

WHEREAS, the Planning and Zoning Commission has divided the City into districts and has prepared regulations pertaining to such districts in accordance with a comprehensive plan and designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health, general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; and

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration to, among other things, the character of the districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City; and

WHEREAS, the Planning and Zoning Commission of the City of Colleyville and the City of Colleyville City Council, in compliance with the Charter of the City of Colleyville, and State Law with reference to changes to zoning classifications under the Zoning Ordinance

Regulations and Zoning Map, having given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Colleyville is of the opinion that said change in zoning should be made.

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit for an accessory dwelling on the lot on 1.68 acres, being Tracts 3K & 3Y, Abstract 211, in the BBB & C RY Survey, located at 509 W. L.D. Lockett Road, as depicted on the attached as Exhibit "A".
- Sec. 3. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

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

- Sec. 5. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 6. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 7. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.
- Sec. 8. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 3rd day of December 2019.

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

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 17th DAY OF DECEMBER 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

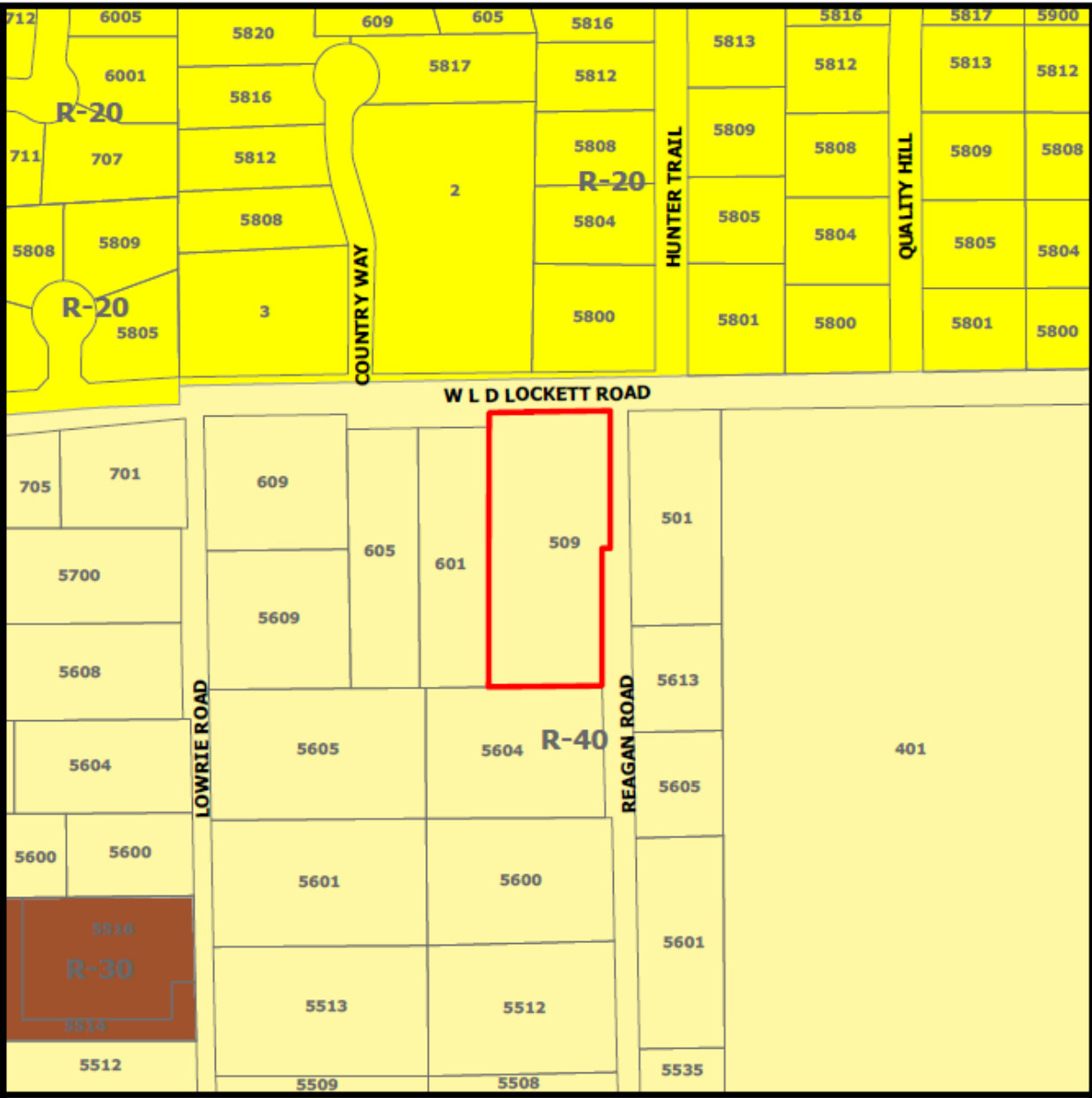
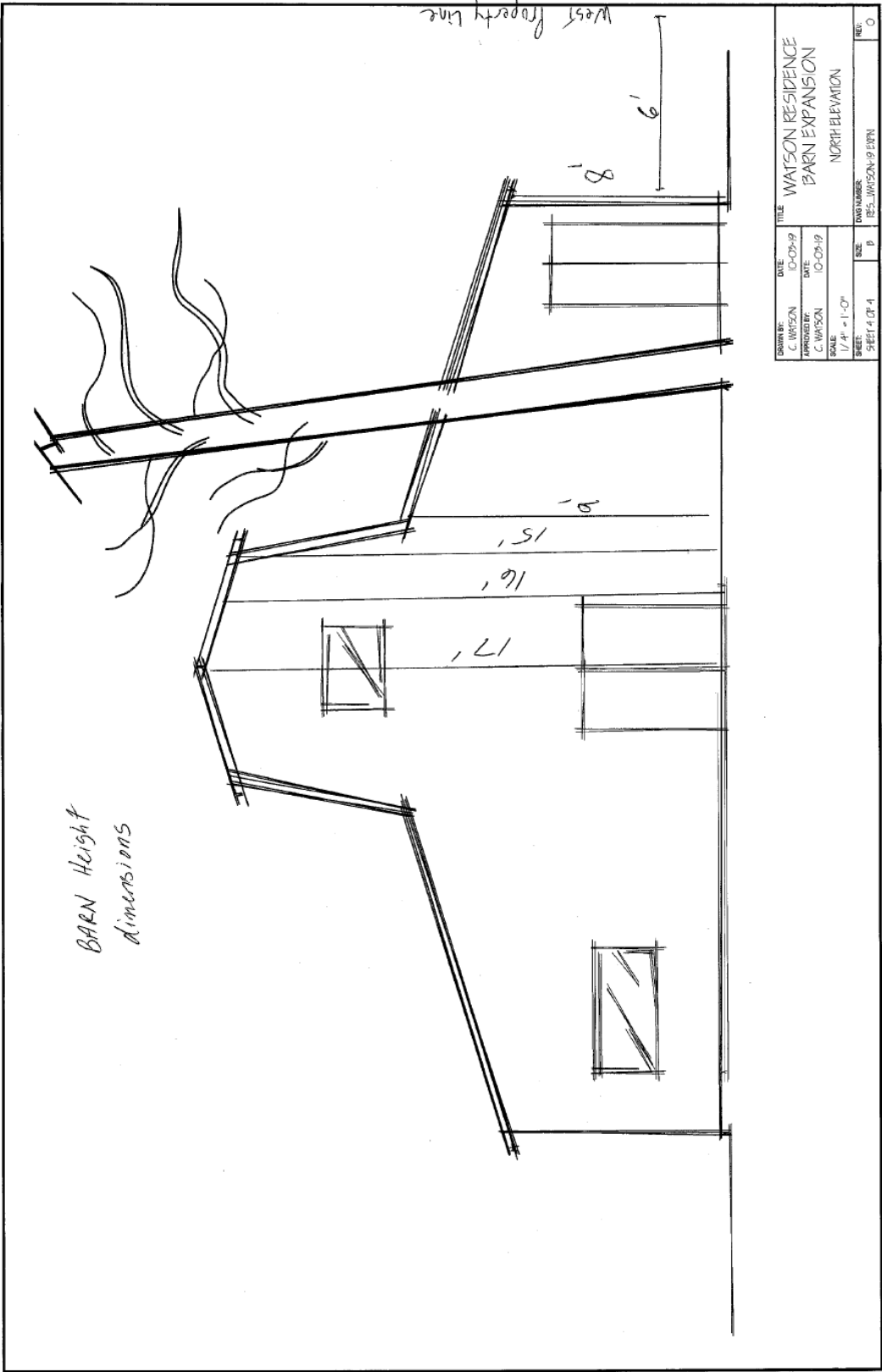
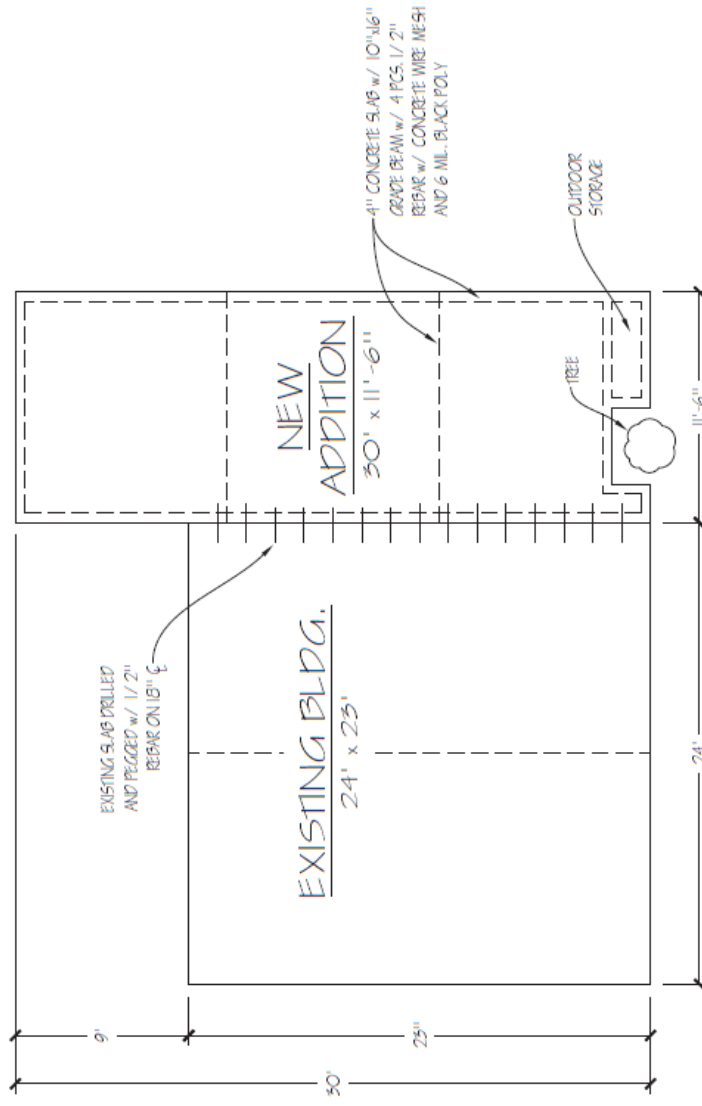


Exhibit "B" – Site Plan



Exhibit "C" - Elevations & Floor Plan





DESIGNED BY	DATE	TITLE
C. WATSON	0-02-19	WATSON RESIDENCE
APPROVED BY	DATE	
C. WATSON	0-02-19	BARN EXPANSION
SCALE		
3/16" = 1'-0"		FOUNDATION DETAILS
SHEET	DATE	REV.
5	0	0



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 11/12/2019	Number
Type Presentation and Discussion		
Department Community Development		

Title

Consideration of a Special Use Permit for a Fence to extend beyond the front façade of the primary residential structure on Lot 2, Block 1, of the Van Oaks Phase II Addition, located at 208 Van Oaks Drive, Case ZC19-018

Explanation

Robert and Michelle Sherman, the applicants, have submitted a request for a Special Use Permit (SUP) for an 4 foot rail rough cedar fencing with galvanized wire mesh to be located beyond the front façade of the primary residential structure located on Lot 2, Block 1, of the Van Oaks Phase II Addition, being approximately 0.58 acres, and zoned R-20 Single Family Residential district.

Existing Conditions/Background: The subject property, 208 Van Oaks Drive, has R-20 zoning and is located on the north side of Van Oaks Drive just west of the intersection of Van Oaks Drive and Bettinger Drive. The subject property has a single family residence.

SUP Request:

Request – The applicant is requesting approval of an SUP to allow for a 4 foot rail rough cedar fencing with galvanized wire mesh to be located along the front property line.

Ordinance – *Section 3.26 Fences, Free Standing Walls, and Screening Materials* Regulations of the Land Development Code establishes the location of fencing to be permitted by staff on a residential lot:

"E. Fence and Free-Standing Wall Setback Requirement:

1. *Front Yards:* No fence or free standing wall greater than thirty (30) inches in height and no greater than twenty-five (25) percent opaque construction shall be located beyond the front façade of the primary residential structure.

7. *Special Use Permit Provision:* Any request for a building permit for a fence/wall 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 residential fence which differs from the Land Development Code shall only be authorized after approval of a Special Use Permit by the City Council. The applicant is proposing the fence for privacy and security from Van Oaks Drive.

Surrounding Development: The properties to the east, west and south are zoned R-20 zoning and contain single-family residential development. The property to the north is zoned PUD-R and contains 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: Staff recommends denial of the requested SUP for a 4 foot rough rail cedar fence with galvanized wire mesh to be located beyond the front façade of the primary residential structure as it does not meet the requirements of the Land Development Code.

Recommendation

Denial

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Plan
6. Proposed Fence Plan
7. Photos Provided By Applicant
8. Notification Map
9. Notification List
10. Property Owner Notification
11. Draft Ordinance

Aerial Map



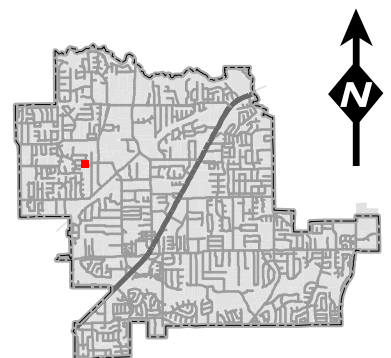
ZC19-018
208 Van Oaks Drive

DISCLAIMER:

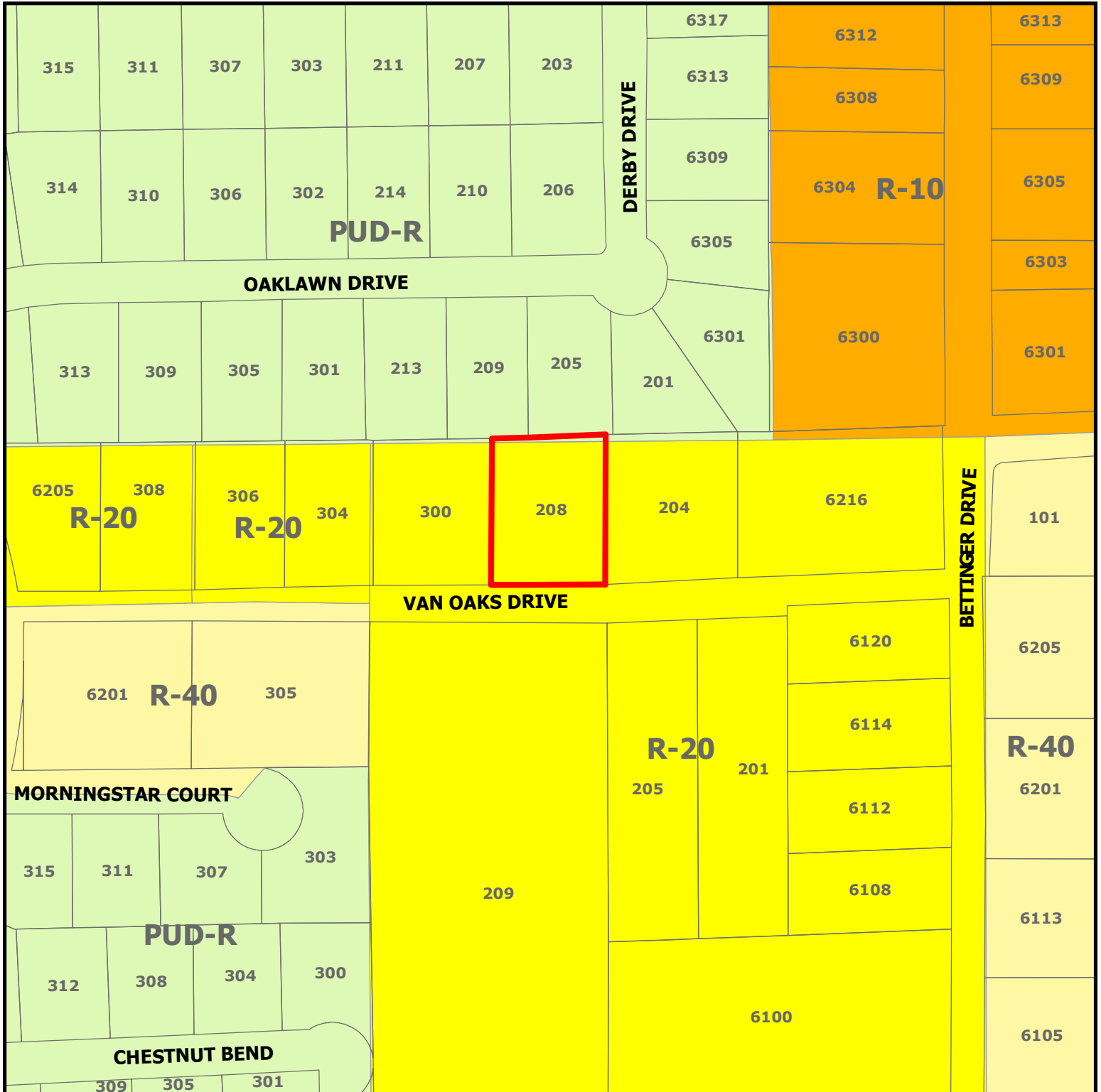
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Subject Property



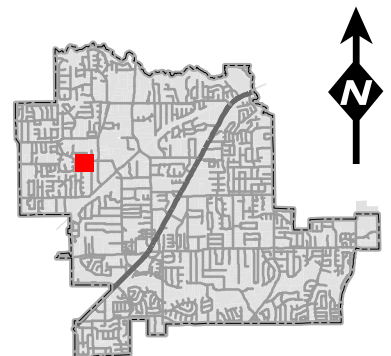
Zoning Map



ZC19-018
208 Van Oaks Drive

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 Subject Property



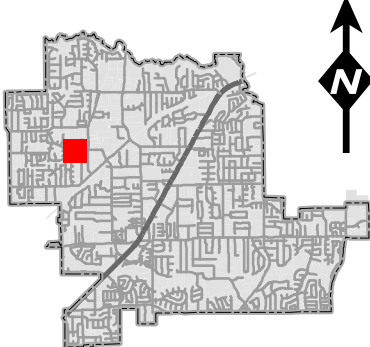
Future Land Use Map



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ZC19-018
208 Van Oaks Drive

-  Subject Property
-  Residential



Statement of Planning Objectives

SUBJECT PROPERTY: 208 VAN OAKS DRIVE COLLEYVILLE, TX 76034

TO WHOM IT MAY CONCERN:

We are requesting the Special Use Permit for a new fence that will enclose our front yard. First and foremost, we feel this will provide an extra measure of security for our home. I am the pastor of Compass Church in Colleyville and travel a lot due to my job. We feel this will add extra security for my wife (when she is home alone) as well as help to complete the aesthetic look of the property.

Our home is on a dead end street with only 9 homes total on it. Only 5 of these 9 homes are beyond our home and with an average of 2 cars per home, there is the potential of approximately 10 cars that drive by our home on a regular basis. This fence proposal should not affect traffic in any way at all, as it is set back off the road due to current easements.

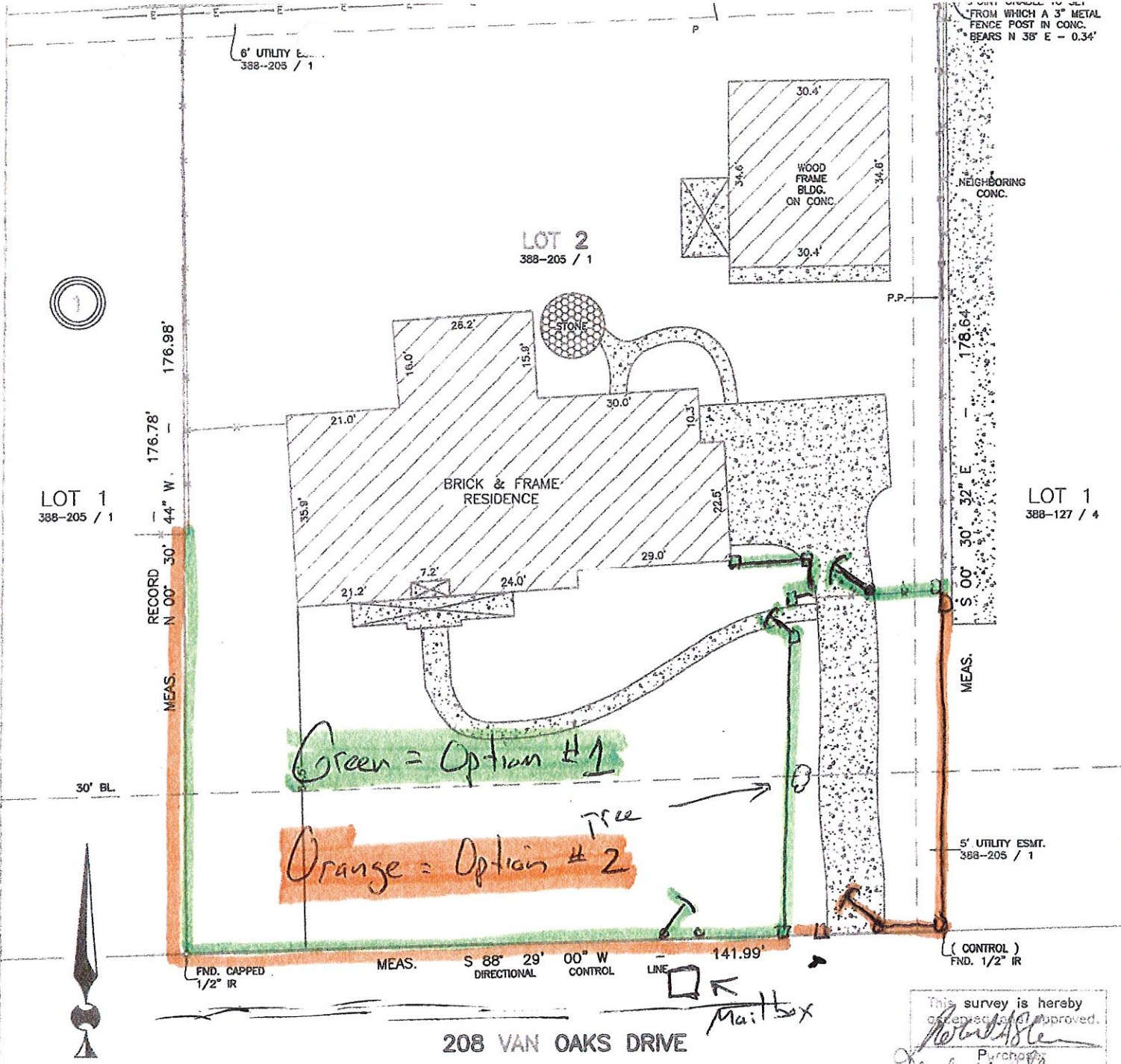
We have attached a survey and proposal from B & S Fence. They provided us with two options (marked orange and green) and we are proposing Option #1 (the Green Option).

I have also attached pictures of our front yard, the street view of both the west and east of our property, and also a picture of the fencing that already exists in our backyard and attached to our driveway gate. We want to continue this fence design around the front.

Thank you for your consideration

Robert (Drew) and Michelle Sherman

*Job to begin as soon as approval is received



SCALE: 1" = 20'

SURVEYORS CERTIFICATION

I, DAVID J. ROSE, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE BOUNDARY LINE, AND DIMENSIONS OF THE LAND INDICATED THEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, SAID PROPERTY BEING SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS AND RESTRICTIONS THAT MAY BE OF RECORD, AND THAT ONLY THE EASEMENTS SHOWN ON THE REFERENCED PLAT OF RECORD, VISIBLE EASEMENTS AND THOSE OF WHICH THE SURVEYOR HAS BEEN GIVEN WRITTEN NOTICE FROM TITLE COMPANY ARE SHOWN ON THIS PLAT. SURVEYOR DID NOT ABSTRACT THIS PROPERTY. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE TITLE COMPANY AND PURCHASER SHOWN AND IS LICENSED FOR ONE SINGLE USE. THIS SURVEY WILL BE VOID IF USED BY ANY OTHER PERSON OR FOR ANY OTHER PURPOSE. SURVEYOR BEARS NO RESPONSIBILITY FOR SAID USE.

PROLINE

SURVEYING LTD.

www.prolinesurveyors.com

Ph# 817-276-1148 info@prolinesurveyors.com

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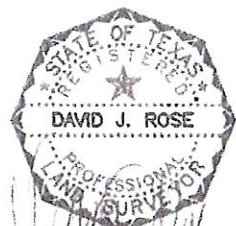
SURVEY CAN BE UPDATED FOR DISCOUNTED PRICE



—	BOUNDARY LINE
—	BUILDING
—	OVERHEAD UTILITIES
—	FENCE
—	BRICK
—	WOOD DECK
—	CONCRETE

LEGEND

STATE FIRM REGISTRATION NUMBER 10193797



DRAWN BY: MS

DATE: 07-15-16

SURVEY ONLY VALID WITH ORIGINAL SIGNATURE

This survey is hereby approved.

Purchaser

Michelle Sherane

Purchaser

11/10/16

Date

Proposed Fence Plan

B & S Fence Company

2509 Carson Street
Haltom City, TX 76117
Phone 817-353-0492
Mike Watson 817-966-4233 direct

Proposal for Services

Date 9/6/2018

"Dedicated to providing quality, value, and complete customer satisfaction for all your fencing needs"

www.bandsfence.com

Customer Information

Drew & Michelle Sherman
208 Van Oaks
Colleyville, Tx. 76034
817-888-6899 - Drew

Job Address

SAME
Job Site Mapsco 39 B
x Bettinger

Payment Terms and conditions

** Payment In Full Upon Completion **

Project -

New Cedar Rail Fence and Gates with Options

** A 3% Convenience Fee Will Be Added For Payment By Credit Card

NEW 4' TALL 3 RAIL CEDAR FENCE WITH GATES - OPTION MOVE DRIVE GATE

OPTION 1: LEAVE DRIVE GATE IN CURRENT LOCATION, NEW FRONT YARD FENCING AND GATES

Remove and Dispose of 34' existing wood and wire fence on each side of the existing driveway gate.
INSTALL: 300' of New 4' Tall 2" x 6" 3 Rail Rough Cedar Fencing with 1" x 2" Galvanized Wire Mesh attached to rails for dogs. Main Drive way Gate and Opener to stay in same location with New 3 Rail Fence replacing existing old wood / wire fence on each side of the drive gate. Pricing includes 1 ea. Walk gate over Sidewalk heading to front door and 1 ea. Walk Gate for Mail Box access through front yard. All wood to be Pre Stained prior to installation (Stain brand / color to be provided by customer).

** See Green Fence Location on Site Plan **

Total Installed Price Option #1 Leave Driveway Gate and New Fence in Front Yard

\$16,980.00

OPTION 2: MOVE DRIVE GATE FORWARD TO PROPERTY LINE, FRONT YARD FENCING & GATE

Remove and Dispose of 34' existing wood and wire fence on each side of the existing driveway gate. Remove and Reinstall Driveway Gate and LA 400 Opener with addition low volt wiring in conduit to gate. INSTALL: 277' of New 4' Tall 2" x 6" 3 Rail Rough Cedar Fencing with 1" x 2" Galvanized Wire Mesh attached to rails for dogs. Move Main Drive way Gate and Opener to new location with New 3 Rail Fence connecting to new 4" x 4" steel post on each side of the drive gate. Pricing includes 1 ea. Walk Gate for Mail Box access through front yard. All wood to be Pre Stained prior to installation (Stain brand / color to be provided by customer).

** See Orange Fence Location on Site Plan **

Total Installed Price Option #2 Relocate Driveway Gate and New Fence in Front Yard

\$16,780.00

City of Colleyville Fence Permit Fee

\$100.00

** Pricing Valid For 30 Days From Date of Proposal**

Total Price

Customer Acceptance of Proposal and Conditions

B & S Fence Company Acknowledgement

X Date

X MIKE WATSON Date 9/6/2018

B & S Fence Company respects state law that requires all public utility companies be contacted 72 hours prior to any excavation. Log on to www.digtest.com for more information. Location and marking of private irrigation, gas, pool, electrical, or any other buried pipes or lines is the ultimate responsibility of the owner. Owner is responsible for the removal of plants, vines, pool equipment fixtures, electrical boxes, or any other items attached to the existing fence to be removed. These services can be provided for an additional charge. Owner is responsible for the investigation and adherence to any deed or HOA restrictions. B&S Fence Company requires owner to provide a copy of the property survey for permitting and property line location. Owner assumes ultimate responsibility for fence location. All spoils from excavation during post hole digging will remain on the property unless otherwise indicated on this proposal. B&S fence Company will utilize State of Texas Contractor Lien Rights Laws as means for collection of any and all unpaid monies due for services provided. Signature of the Customer Acceptance of Proposal and Conditions is indicative of a legal and binding contract between B&S Fence Company and Signatory. B&S Fence Company offers a Full ONE (1) Year Warranty on all Workmanship and Labor from date of installation. Warranty EXCLUDES normal lumber cracks, splits, warping, and color variations on all wood fence products. Paint on all iron fencing is a limited warranty. Any iron fencing installed within 15 linear feet of salt water pools carries NO Warranty. Warranty Does Not Apply To Weather Related Acts of God, Owner Abuse, or Neglect of Fencing Products Installed.

Thank You for Choosing B & S Fence Company

Photos Provided By Applicant

West of 208 Von Oates (dead end)

Page 1 of 1



Photos Provided By Applicant

East of 208 Van Oakes Dr

Page 1 of 1



Photos Provided By Applicant

Page 1 of 1

Yard to be fenced - 208 Von Oakes



Photos Provided By Applicant

208 Von Oaks Dr.

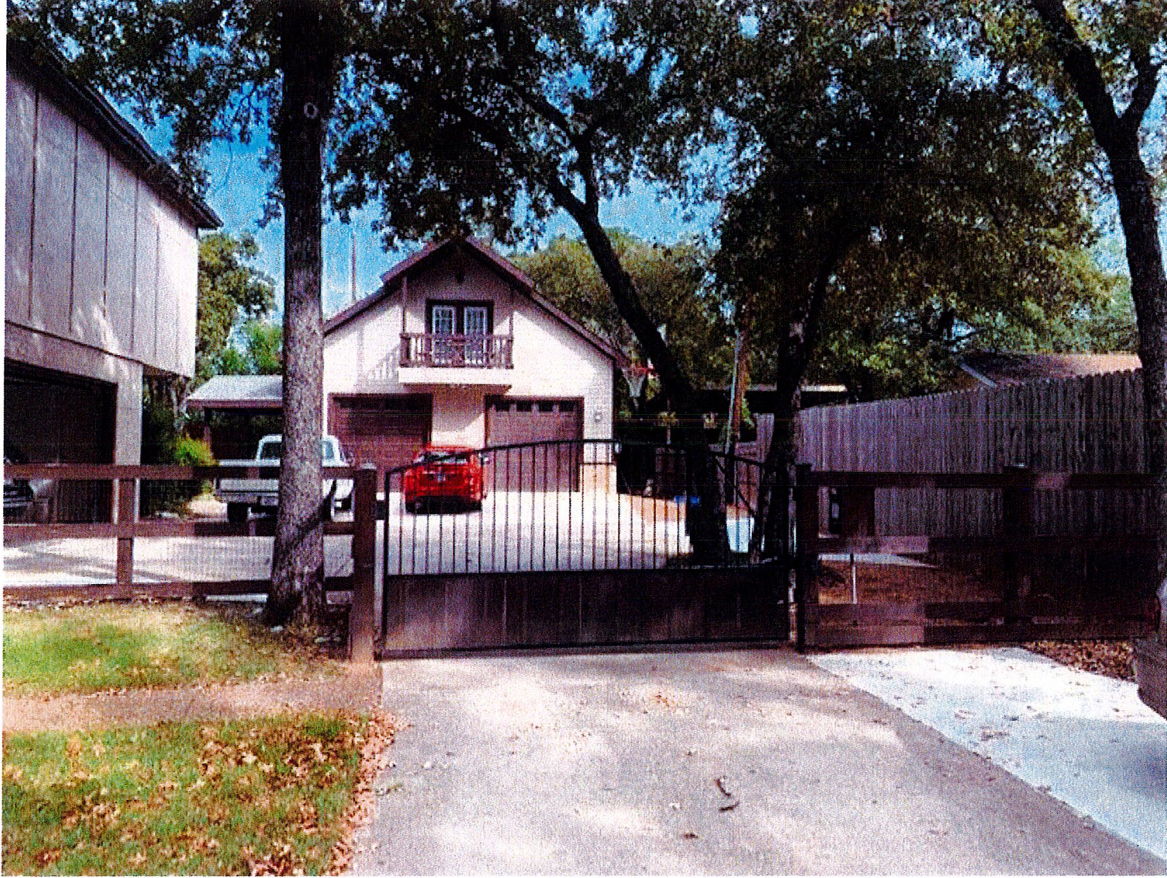
Page 1 of 1



Photos Provided By Applicant

page 1 of 1

Existing gate to be connected to fence



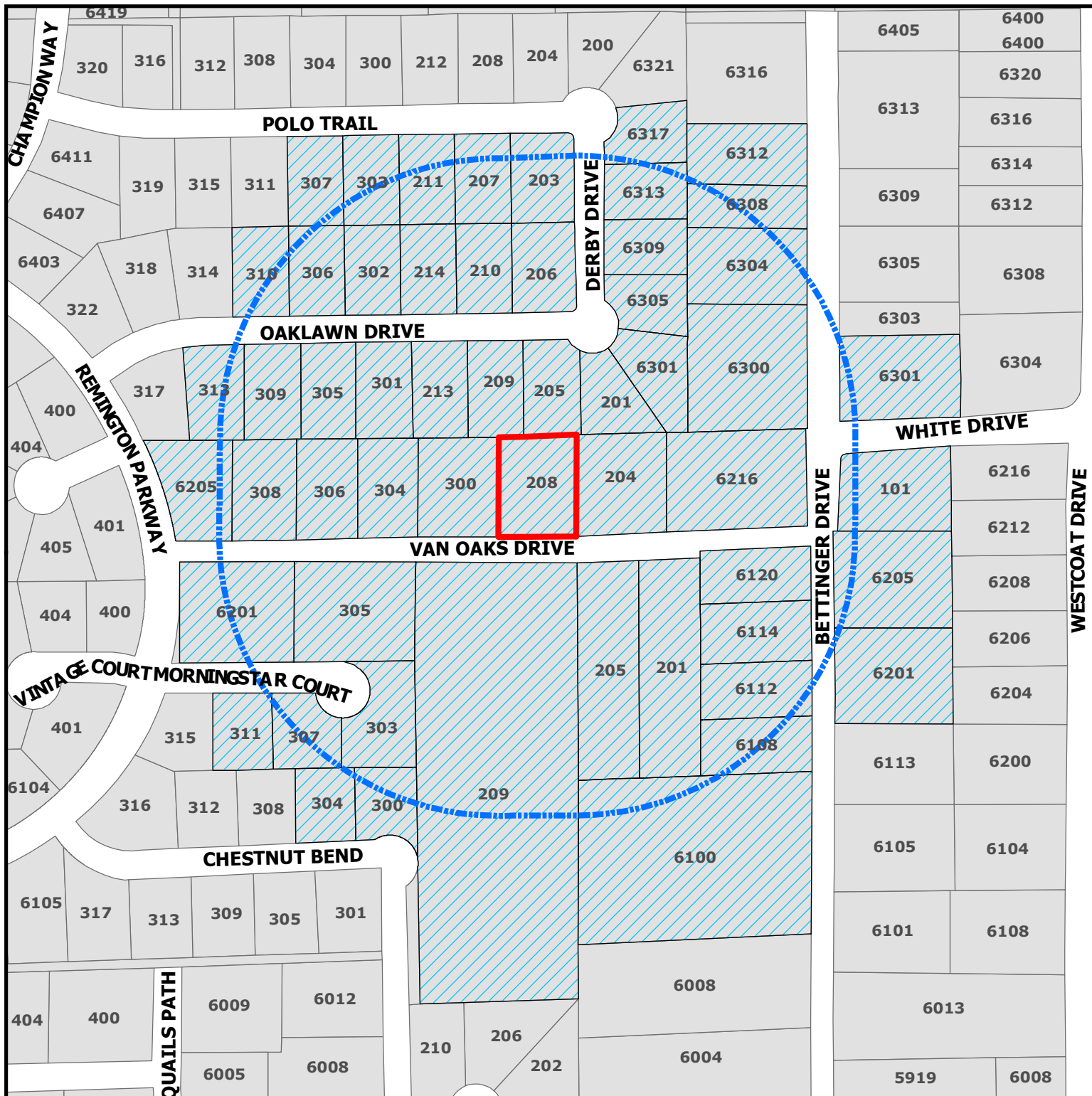
Front yard from front porch



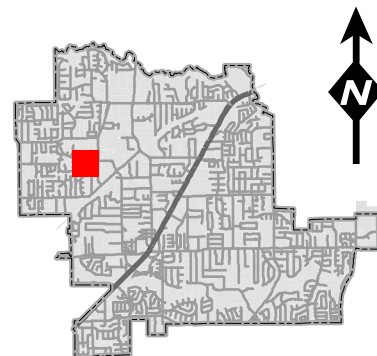
Existing back fence new fence to be this style
Photos Provided By Applicant



Notification Map



ZC19-018
208 Van Oaks Drive



DISCLAIMER:

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

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

Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
BALLEJOS, CHRISTOPHER	307 MORNINGSTAR CT	COLLEYVILLE, TX	76034	307 MORNINGSTAR CT
BARRETT, MICHAEL	6317 DERBY DR	COLLEYVILLE, TX	76034	6317 DERBY DR
BELL, CARLA	6205 REMINGTON PKWY	COLLEYVILLE, TX	76034	6205 REMINGTON PKWY
BRADLEY, GERARD W	101 WHITE DR	COLLEYVILLE, TX	76034	101 WHITE DR
CEPAK, BENNETT	6301 BETTINGER DR	COLLEYVILLE, TX	76034	6301 BETTINGER DR
CHLAD, JASON R	6312 BETTINGER DR	COLLEYVILLE, TX	76034	6312 BETTINGER DR
CHURCH, GUY	205 VAN OAKS DR	COLLEYVILLE, TX	76034	205 VAN OAKS DR
CHURCH, GUY	205 VAN OAKS DR	COLLEYVILLE, TX	76034	201 VAN OAKS DR
CISEK, KIMBERLY	211 POLO TRL	COLLEYVILLE, TX	76034	211 POLO TR
DAVANLOO, HEDIEH	305 OAKLAWN DR	COLLEYVILLE, TX	76034	305 OAKLAWN DR
DAVIS, KERI K	6201 BETTINGER DR	COLLEYVILLE, TX	76034	6201 BETTINGER DR
DELONG, BRADLEY K	303 POLO TR	COLLEYVILLE, TX	76034	303 POLO TR
EAKMAN, BARBARA E	300 CHESTNUT BND	COLLEYVILLE, TX	76034	300 CHESTNUT BEND
ESEMUDE, JOHN	214 OAKLAWN DR	COLLEYVILLE, TX	76034	214 OAKLAWN DR
FOX, SUE P	300 VAN OAKS DR	COLLEYVILLE, TX	76034	300 VAN OAKS DR
GANAWAY, ANGELA	310 OAKLAWN DR	COLLEYVILLE, TX	76034	310 OAKLAWN DR
GASTON FAMILY TRUST	6112 BETTINGER DR	COLLEYVILLE, TX	76034	6112 BETTINGER DR
GONZALEZ, ELIEL W	6308 BETTINGER DR	COLLEYVILLE, TX	76034	6308 BETTINGER DR
HARDING, LELAND	309 OAKLAWN DR	COLLEYVILLE, TX	76034	309 OAKLAWN DR
HARRISON, MACLYN F	206 OAKLAWN DR	COLLEYVILLE, TX	76034	206 OAKLAWN DR
HELMS, JUDITH ANN	PO BOX 853	COLLEYVILLE, TX	76034	306 VAN OAKS DR
HENDERSON, MARK S	302 OAKLAWN DR	COLLEYVILLE, TX	76034	302 OAKLAWN DR
HENNIGAN, BRIAN K	303 MORNINGSTAR CT	COLLEYVILLE, TX	76034	303 MORNINGSTAR CT
HOPKINS, PAIGE N	308 VAN OAKS DR	COLLEYVILLE, TX	76034	308 VAN OAKS DR
IDOL, WALTER SMALL	6201 REMINGTON PKWY	COLLEYVILLE, TX	76034	6201 REMINGTON PKWY
JENSEN, GEOFFREY	311 MORNINGSTAR CT	COLLEYVILLE, TX	76034	311 MORNINGSTAR CT
JIM & DENISE MCKNIGHT REVOCABL	207 POLO TR	COLLEYVILLE, TX	76034	207 POLO TR
KEANY, CHARLOTTE K	203 POLO TR	COLLEYVILLE, TX	76034	203 POLO TR
KING, BRIAN	6301 DERBY DR	COLLEYVILLE, TX	76034	6301 DERBY DR
LAPIER, DANIEL	305 VAN OAKS DR	COLLEYVILLE, TX	76034	305 VAN OAKS DR
LAROVERE, RALPH D	306 OAKLAWN DR	COLLEYVILLE, TX	76034	306 OAKLAWN DR
LEWIS, CLINTON W	307 POLO TR	COLLEYVILLE, TX	76034	307 POLO TR
LEWIS, LARRY T	209 OAKLAWN DR	COLLEYVILLE, TX	76034	209 OAKLAWN DR
LIPE, RANDALL B	6305 DERBY DR	COLLEYVILLE, TX	76034	6305 DERBY DR
LOHOEFER, CONRAD	313 OAKLAWN DR	COLLEYVILLE, TX	76034	313 OAKLAWN DR
LOVE, BETTY L	6108 BETTINGER DR	COLLEYVILLE, TX	76034	6108 BETTINGER DR
LOVE, MICHAEL S	6309 DERBY DR	COLLEYVILLE, TX	76034	6309 DERBY DR
MOLOVICH, JOHN	6205 BETTINGER DR	COLLEYVILLE, TX	76034	6205 BETTINGER DR
MOLOVICH, JOHN R	6216 BETTINGER DR	COLLEYVILLE, TX	76034	6216 BETTINGER DR
ORR, GENE	301 OAKLAWN DR	COLLEYVILLE, TX	76034	301 OAKLAWN DR
PINKSTON, MICHAEL	205 OAKLAWN DR	COLLEYVILLE, TX	76034	205 OAKLAWN DR
PLORIN, MARK	204 VAN OAKS DR	COLLEYVILLE, TX	76034	204 VAN OAKS DR
RANA, HETAL	304 CHESTNUT BND	COLLEYVILLE, TX	76034	304 CHESTNUT BEND
SHERMAN, ROBERT	208 VAN OAKS DR	COLLEYVILLE, TX	76034	208 VAN OAKS DR
SHREWSBURY, THOMAS M	6313 DERBY DR	COLLEYVILLE, TX	76034	6313 DERBY DR
SIMPSON, GREGORY	209 W VAN OAKS DR	COLLEYVILLE, TX	76034	209 VAN OAKS DR
SIVLEY, THOMAS R	304 VAN OAKS	COLLEYVILLE, TX	76034	304 VAN OAKS DR
STEVENS, KIMBERLY D	201 OAKLAWN DR	COLLEYVILLE, TX	76034	201 OAKLAWN DR
STOLZ, SEAN HUNTER	213 OAKLAWN DR	COLLEYVILLE, TX	76034	213 OAKLAWN DR
SWINDLE, AMBER L	210 OAKLAWN DR	COLLEYVILLE, TX	76034	210 OAKLAWN DR
THE COPENHAVER FAMILY TRUST	6300 BETTINGER DR	COLLEYVILLE, TX	76034	6300 BETTINGER DR
VAN DEVENTER, CLINT R ETAL	2803 RIVERSIDE PKWY APT 6005	GRAND PRAIRIE, TX	75050	6100 BETTINGER DR
WEBSTER, LUCINDA	6114 BETTINGER DR	COLLEYVILLE, TX	76034	6114 BETTINGER DR
WOLFE, THERESA	6120 BETTINGER DR	COLLEYVILLE, TX	76034	6120 BETTINGER DR
				6304 BETTINGER DR
REMINGTON PARK ADDITION	5751 KROGER DRIVE	KELLER, TX	76244	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
SHERMAN, ROBERT	208 VAN OAKS DR	COLLEYVILLE, TX	76034	APPLICANT

Public notices were mailed on October 25, 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: Tuesday, November 12, 2019 at 7:00 p.m.
City Council Meetings: Tuesday, December 3, 2019 & Tuesday, December 17, 2019 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for a Fence to extend beyond the front façade of the primary residential structure. The purpose is to construct a 4 foot rough cedar rail fence with galvanized wire mesh along the front property line and along the interior edge of the driveway. The applicant has also presented a second option that the fence would extend along the entire front property line and the east property line.

Zoning Case: ZC19-018

Applicant: Robert and Michelle Sherman

Owner: Robert and Michelle Sherman

Location: 208 Van Oaks Drive

Property Description: Lot 2, Block 1, of the Van Oaks Phase II 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 76034. A brief project description can be found online on the Active Development Case map:

<https://www.colleyville.com/government/departments-a-l/community-development/active-development-cases>

For additional information, please contact the Community Development Department at 817.503.1056. Please reference the zoning case number when requesting information.

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

ORDINANCE O-19-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 0.58 ACRES, BEING LOT 2, BLOCK 1 OF THE VAN OAKS II ADDITION, LOCATED AT 208 VAN OAKS DRIVE, BY AUTHORIZING A SPECIAL USE PERMIT FOR A 4 FOOT WOOD RAIL FENCE WITH GALVENIZED WIRE MESH FORWARD OF THE FRONT FAÇADE OF THE PRIMARY STURCTURE; 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 a fence under Case No. ZC19-018; 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 4 foot rail rough cedar fence with galvanized wire mesh to be located forward of the front façade of the primary structure, on 0.58 acres, being Lot 2, Block 1, of the Van Oaks II Addition, located at 208 Van Oaks Drive, 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 4 foot rail rough cedar fence with galvanized wire mesh per photos on the attached Exhibit "B".
- b. The fence location shall be generally consistent with the site plan as depicted on the attached Exhibit "B".
- c. All requirements of the Land Development Code shall be met, except where amended herein.

- Sec. 5. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 6. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 7. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.
- Sec. 8. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 3rd day of December 2019.

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

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 17th DAY OF DECEMBER 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

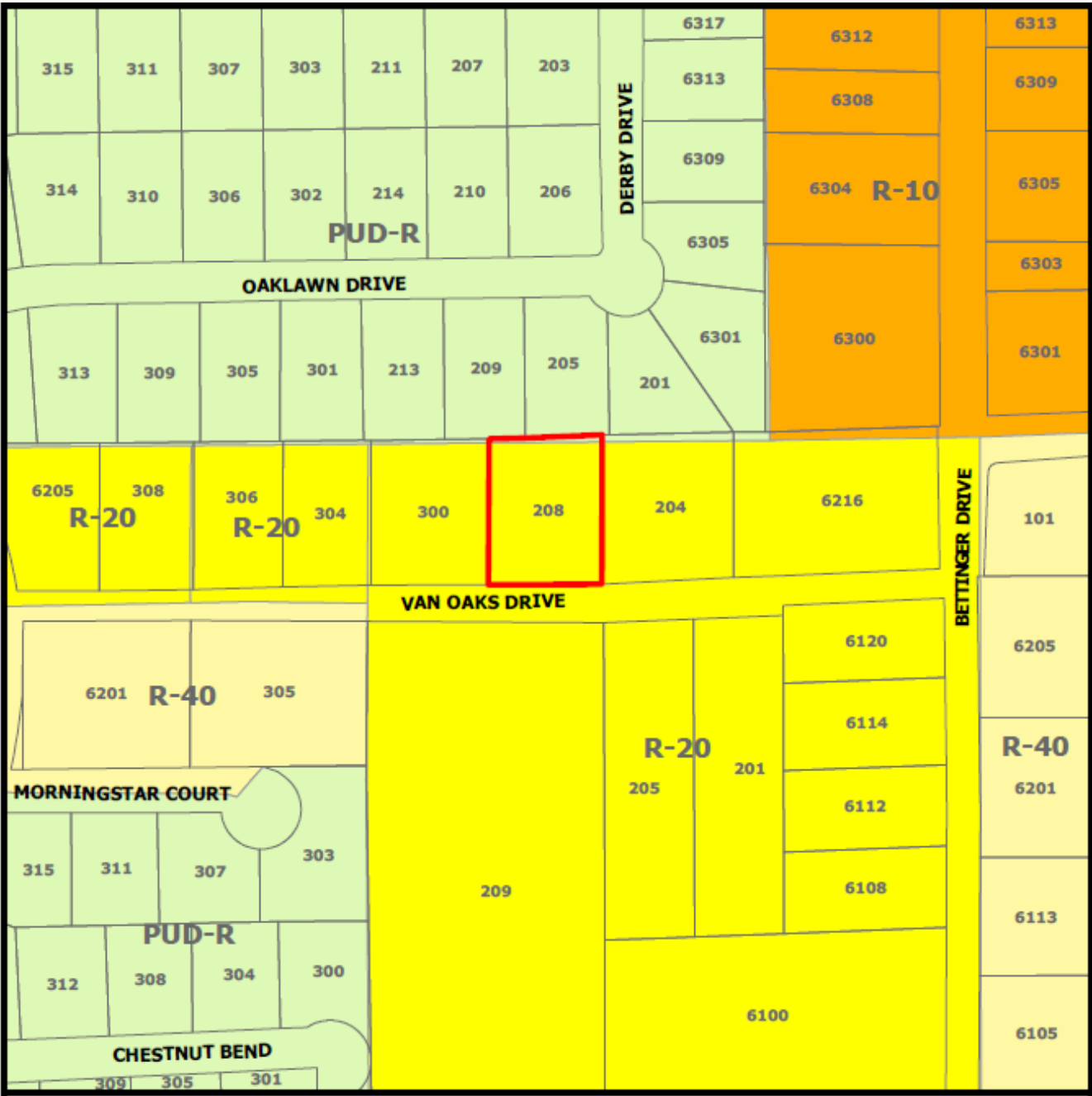


Exhibit "B" – Site Plan

