



City of Colleyville Planning and Zoning Commission Agenda

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

Monday, December 9, 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 HOLT
PLEDGE OF ALLEGIANCE**

- 1. SWEARING IN OF NEWLY APPOINTED OFFICIALS**
George Bond - Place 7
- 2. ELECTION OF OFFICERS**
Chair
Vice Chair

3. CITIZEN COMMENTS

4. APPROVAL OF MINUTES

December 10, 2018 Planning and Zoning Commission
January 14, 2019 Planning and Zoning Commission
February 11, 2019 Planning and Zoning Commission
February 25, 2019 Planning and Zoning Commission Worksession

5. PUBLIC HEARING AGENDA ITEMS

- 5a** Consideration of a zoning change from AG Agricultural to R-40 Single Family Residential on Tracts 2F3 & 2F5, Abstract 1692, in the Joseph White Survey, located at 704 Shelton Drive, Case ZC19-020
- 5b** Consideration of an amendment to the PUD-R Planned Unit Development-Residential zoning district regarding driveways and private walkways for the Carmel Place Estates subdivision, being Lots 1-9 and Lots 10X, 11X, and 12X, Block 1, Carmel Place Estates, located at 4800 – 4920 Carmel Place, Case ZC19-021

6. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards December 6, 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

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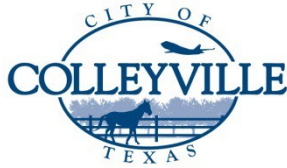
Agenda Number 4	Agenda Date 12/9/2019	Number
Type Approval of Minutes		
Department Community Development		

Title

December 10, 2018 Planning and Zoning Commission
January 14, 2019 Planning and Zoning Commission
February 11, 2019 Planning and Zoning Commission
February 25, 2019 Planning and Zoning Commission Worksession

Attachments

1. December 10, 2018 P&Z Minutes
2. January 14, 2019 PZ Minutes
3. February 11, 2019 PZ Minutes
4. February 25, 2019 PZ Worksession Minutes



City of Colleyville Planning and Zoning Commission Minutes

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Monday, December 10, 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 December 10, 2018, at 7:01 p.m.

Roll Call

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

Absent: Matt Koch

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. ELECTION OF MEMBERS FOR THE PARK LAND DEDICATION COMMITTEE

Commissioner Waltens made a motion to nominate Commissioners Claudia Bevill and Kimberly Holt to the Park Land Dedication Committee. Vice Chair Elms seconded the motion.

The motion was carried by the following vote:

Aye: 6 –Mathisen, Moore, Waltens, Holt, Bevill, Elms

Nay: 0

3. PUBLIC HEARING AGENDA ITEMS

3a Consideration 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 item and briefed the Commission.

Neil Hart, the applicant, 1600 Glade Road, came forward and briefed the Commission. Mr. Hart addressed that the Replat would allow for the building of a parking lot.

The public hearing was opened at 7:07 p.m. With no citizens wishing to speak, the public hearing was closed at 7:07 p.m.

Commissioner Bevill made a motion to approve Case PC18-015. Commissioner Moore seconded the motion.

The motion was carried by the following vote:

Aye: 6 –Mathisen, Moore, Waltens, Holt, Bevill, Elms

Nay: 0

3b Consideration of amendments to the Land Development Code, specifically Chapter 5 – Tree Preservation, TABLED FROM THE NOVEMBER 13, 2018 PLANNING AND ZONING COMMISSION MEETING

Vice Chair Elms made a motion to remove item 3b from the table. Commissioner Holt seconded the motion.

The motion was carried by the following vote:

Aye: 6 –Mathisen, Moore, Waltens, Holt, Bevill, Elms

Nay: 0

Ben Bryner presented the proposed amendments to Chapter 5 and briefed the Commission.

There was discussion amongst the Commission and staff regarding notification to the City from electrical companies of work being performed, exemptions, tree preservation through artificial lot lines, 50 percent canopy requirement, tree credit based on size, mitigation, fines and violations and growth and plating of trees.

The public hearing was opened at 7:09 p.m. With no citizens wishing to speak, the public hearing was closed at 7:09 p.m.

Discussion continued regarding tree mitigation.

Commissioner Moore made a motion to approve item 3b. Commissioner Waltens seconded the motion.

The motion was carried by the following vote:

Aye: 5 –Mathisen, Moore, Waltens, Holt, Bevill

Nay: 1 - Elms

3c Consideration of amendments to the Land Development Code, specifically Chapter 7 – Sign Regulations

Ben Bryner presented the item and briefed the Commission.

There was discussion amongst the Commission and staff regarding electronic message board signs, sign size and area, compliance and enforcement, bright light, monument sign, lettering, Special Use Permits (SUP), uniformity among commercial signs, political signs, window pane, temporary signs and nontraditional balloons.

The public hearing was opened at 9:24 p.m. With no citizens wishing to speak, the public hearing was closed at 9:24 p.m.

Vice Chair Elms made a motion to approve item 3c. Commissioner Bevill seconded the motion.

The motion was carried by the following vote:

Aye: 6 –Mathisen, Moore, Waltens, Holt, Bevill, Elms

Nay: 0

4. ADJOURNMENT

The meeting adjourned at 9:25 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, January 14, 2019

City Council Chambers

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission meeting was called to order by Chair Mathisen on January 14, 2019, at 7:01 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, Araceli Botello, and City Attorney Julie Doshier

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

Ben Bryner presented the item and briefed the Commission.

The public hearing was opened at 7:09 p.m.

Michael Capps, 6116 Legacy Trail, came forward and spoke in support of the case. Mr. Capps addressed his support of the proposed subdivision.

Coy Garrett, 709 Arcady, did not wish to speak, but would like to have their support for the case recorded.

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

There was discussion amongst the Commissioners regarding extensive dialogue about urban space requirements, the property being zoned as a PUD, and agreements between the applicant and the surrounding property owners.

Vice Chair Elms made a motion to approve Case ZC18-033. Commissioner Koch 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 Food Packaging and Manufacturing on Lot 8R, Block 1, of the Colleyville Industrial Park, located at 1904 Industrial Boulevard, Case ZC18-036

Jacquelyn Reyff presented the case and briefed the Commission.

The applicant, Jill Marks, 1255 Shady Oaks Drive, Southlake, came forward and briefed the Commission. Ms. Marks answered questions of the Commission regarding the location and distance of the business to the surrounding residential properties.

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

Commissioner Koch made a motion to approve Case ZC18-036. Commissioner Bevill seconded the motion.

The motion was carried by the following vote:

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

Nay: 0

2c Consideration of a Special Use Permit for Warehouse and Distribution Facilities on Lot 1R1, Block 1, of the West Industrial Addition, located at 6705 Colleyville Boulevard, Case ZC18-037

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Ramzi Gillespie, 3317 Stonecrest Drive, Grapevine, came forward and briefed the Commission. Mr. Gillespie answered questions of the Commission regarding building façade improvements.

The public hearing was opened at 7:25 p.m. With no citizens wishing to speak, the public hearing was closed at 7:25 p.m.

Commissioner Bevill made a motion to approve Case ZC18-037 with the recommendation that the requirements for the building façade improvements be approved as by the direction from the City Manager's Office and City Council. Commissioner Koch seconded the motion.

The motion to approve carried with the following vote:

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

3. ADJOURNMENT

The meeting adjourned at 7:29 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, February 11, 2019

City Council Chambers

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission meeting was called to order by Vice Chair Elms on February 11, 2019, at 7:00 p.m.

Roll Call

Present: Ryan Moore, Kimberly Holt, Matt Koch, and Jason Elms

Absent: Julie Waltens, Susan Mathisen, and Claudia Bevill

Staff Present: Ben Bryner, Jacquelyn Reyff, Araceli Botello, Rob McKeown, 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 Discuss and consider action concerning Ordinance O-18-2056 as a result of action taken by the City Council on February 5, 2019 to remand the case back to the Planning and Zoning Commission for additional review and recommendation

Ben Bryner presented the item and briefed the Commission. Director Bryner reviewed the changes made to the case.

The applicant, Curtis Young, 8003 Jefferson Circle, came forward and briefed the Commission. Mr. Young answered questions from the Commission regarding drainage.

The project engineer, Rich Deotte, 112 Keystone Drive, Southlake, came forward and briefed the Commission. Mr. Deotte answered questions from the Commission regarding drainage and the flood plain.

The public hearing was opened at 7:12 p.m.

Don Botik, 7208 Trianon Court, came forward and spoke in opposition to the case. Mr. Botik addressed concerns regarding the lack of uniformity of the lots, the need for screening, and landscaping.

The public hearing was closed at 7:19 p.m.

The applicant, Curtis Young, came forward and addressed concerns brought forth by the citizens and questions by the Commission regarding landscape buffers, adjacent property owner agreements, and lot sizes.

Commissioner Koch made a motion to approve Case ZC18-019. Commissioner Holt seconded the motion.

The motion was carried by the following vote:

Aye: 4 – Moore, Holt, Koch, Elms

Nay: 0

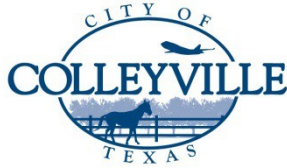
3. ADJOURNMENT

The meeting adjourned at 7:28 p.m.

The minutes were written and prepared by:

Araceli Botello
Planning Technician

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



City of Colleyville Planning and Zoning Commission Worksession Minutes

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Monday, February 25, 2019

City Council Chambers

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission meeting was called to order by Chair Mathisen on February 25, 2019, at 6:15 p.m.

Roll Call

Present: Ryan Moore, Kimberly Holt, Claudia Bevill, Julie Waltens, and Susan Mathisen

Absent: Matt Koch, Jason Elms

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

1. CALL TO ORDER

2. PRESENTATION AND DISCUSSION

- 2a** Presentation and discussion of a Special Use Permit (SUP) for Oil and Gas Extraction, specifically for a change in the ownership of the existing well on Tract 1D, Abstract 295, in the William E Crooks and Lot 1, Block 1, of the Park Place Estates, located at 7404 and 7504 Pleasant Run Road, Case ZC18-035

Ben Bryner presented the item and briefed the Commission.

There was general discussion regarding the drilling and production of the wells, the language of the ordinance, and change of ownership.

- 2b** Presentation and discussion of a Special Use Permit (SUP) for a carport on Lot 5R, Block 2, of the Tara Plantation Addition, located at 1108 Plantation Drive South, Case ZC19-001

Ben Bryner presented the item and briefed the Commission.

There was general discussion regarding the number of carports and the type of restrictions for carports in the surrounding neighborhood, notification and response of surrounding property owners in regards to the case.

The applicant, William Mitchell, 1108 Plantation Drive South, came forward and addressed the questions of the Commission regarding the intent of the carport, type of materials to be used, and the number of carports in the surrounding neighborhood, communication with surrounding property owners, and deed restrictions.

3. ADJOURNMENT

The meeting adjourned at 6:37 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
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Agenda Number 5a	Agenda Date 12/9/2019	Number
Type Presentation and Discussion		
Department Community Development		

Title

Consideration of a zoning change from AG Agricultural to R-40 Single Family Residential on Tracts 2F3 & 2F5, Abstract 1692, in the Joseph White Survey, located at 704 Shelton Drive, Case ZC19-020

Explanation

Mac Grantland, the applicant, has submitted a request for a zoning change on Tracts 2F3 & 2F5, Abstract 1692, in the Joseph White Survey, being approximately 1.02 acres, and zoned AG Agricultural district. The purpose is to rezone from the AG Agricultural district to the R-40 Single Family Residential district to allow for construction of a new single-family residential dwelling.

Existing Conditions/Background: The subject property, 704 Shelton Drive, resides on the north side of Shelton Drive, west of the intersection of Pleasant Run Road and Shelton Drive. The subject property has AG zoning and is currently developed with an older single family home.

Proposed Zoning:

Request – The applicant requests to rezone the property from AG to R-40 zoning. The applicant desires to keep the existing home for now. The minimum standards for the R-40 zoning district are as follows:

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

Max. Impervious Coverage 50%

Analysis: The applicant is requesting the zoning change to allow for a single-family residential lot. They are also working through the platting process for this property. The current size of the property does comply with all the minimum standards of the R-40 Single-Family Residential zoning.

Surrounding Development: The properties to the north and south are zoned R-40 Single-Family Residential zoning. The property to the west is zoned R-30 Single-Family Residential zoning. The property to the east is zoned AG Agricultural zoning. The surrounding lots have developed with single family residences.

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

Public Notification: Staff mailed notices to all property owners within 500 feet, as well as any Homeowners Associations within 1,000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code. To date, staff has not received any formal responses.

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

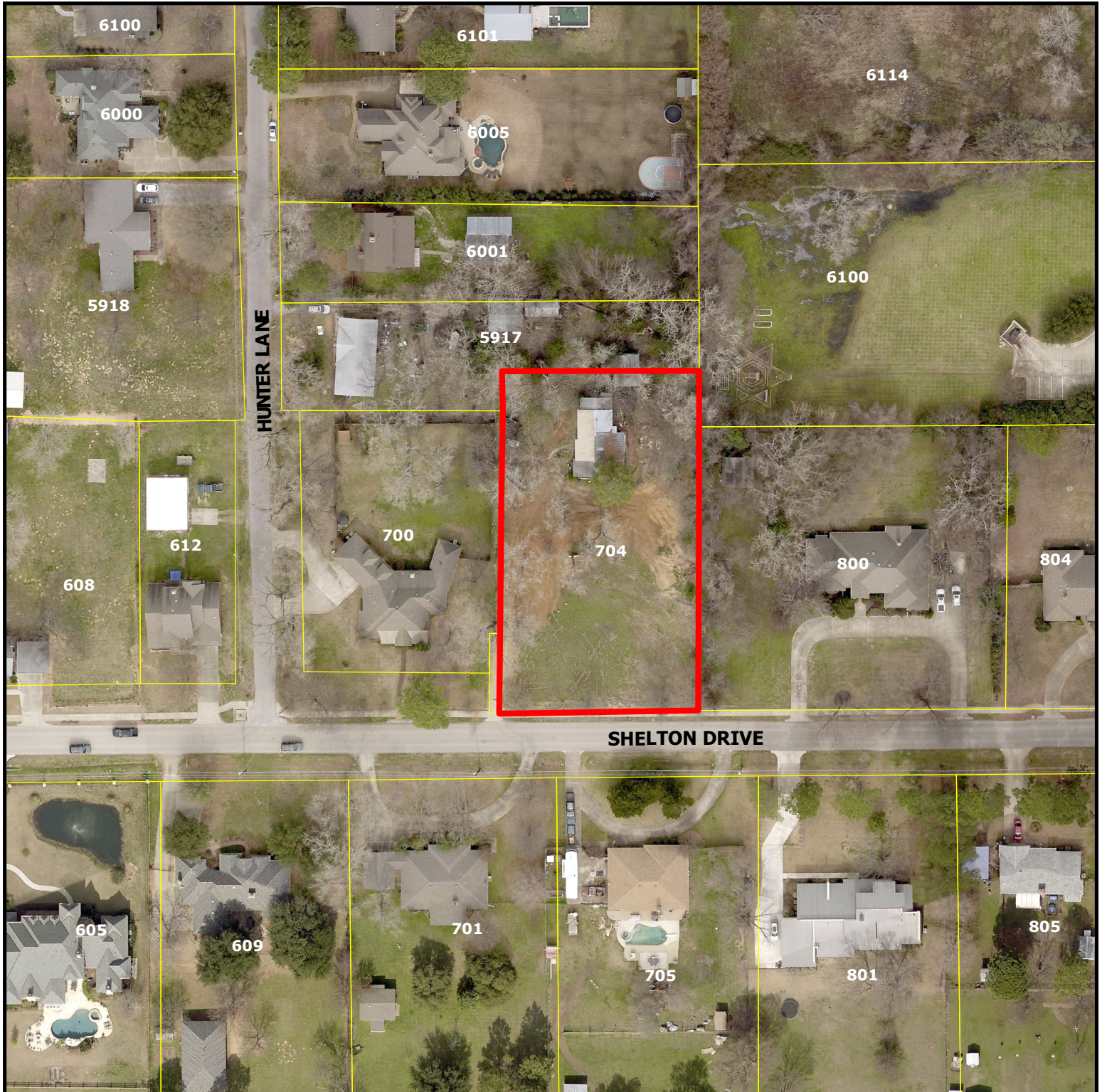
Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Plat Exhibit
5. Topographic Map
6. Tree Survey
7. Notification Map
8. Notification List
9. Property Owner Notification Letter
10. Draft Ordinance

Aerial Map

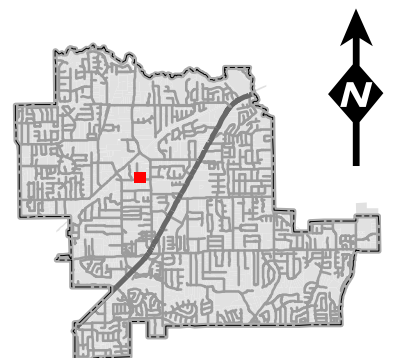


ZC19-020
704 Shelton Drive

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



Subject Property



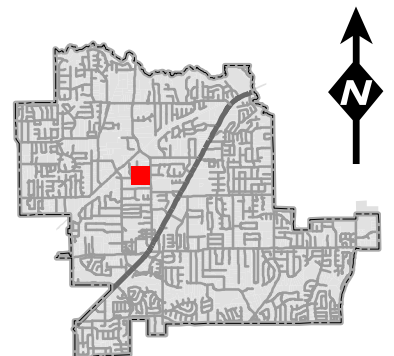
Zoning Map



ZC19-020
704 Shelton Drive

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 Subject Property



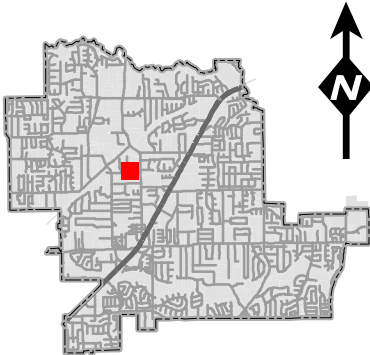
Future Land Use Map



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ZC19-020
704 Shelton Drive

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



Topographic Map

LEGEND

CM	CONTROLLING MONUMENT		
1/2"	IRON ROD FOUND		
X	1/2" IRON ROD SET (BY-LINE)		COVERED PORCH OVERHANG
1"	IRON PIPE FOUND		CONCRETE
5/8"	IRON ROD FOUND		BUILDING
3/8"	IRON ROD FOUND		
○	PEACH TREE		GRAVEL
○	CECARE TREE		CHAINLINK FENCE
○	HACK TREE		WOOD FENCE
○	OAK TREE		BARBED WIRE
○	PECAN TREE		OVERHEAD ELECTRIC
○	PINE TREE		ASPHALT
○	GAS METER		
FM	FIRE HYDRANT		
○	ELECTRIC METER		
○	SANITARY SENEER MANHOLE		
+	POWER POLE		
+	WATER METER		

WHEREAS, Irving Investment L.P., are the owners of a tract of land situated in the Joseph White Survey, Abstract No. 1692, Tarrant County, Texas, and being out of a 1.02 acre tract conveyed to them by D218261491, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

Being a 1.02 acre lot, tract or parcel of land situated in the Joseph White Survey, Abstract No. 1692, Tarrant County, Texas, and being all of that certain 1.02 acre tract of land conveyed from Classic Residential LLC to Irving Investment Ltd., by General Warranty Deed, as recorded in File No. D218261481, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron nail found at the Northerly Northwest corner of said 1.02 acre tract, said corner being an ell corner of Lot 1, Block 1, Allen Addition, an Addition in Tarrant County, Texas according to the plat thereof recorded in Volume 388-136, Page 94, Plat Records, Tarrant County, Texas;

THENCE South 89 degrees 53 minutes 49 seconds East, with the Northernly North line of said 1.02 acre tract and the Northernly South line of said Lot 1, Block 1, a distance of 154.16 feet to a 5/8 inch iron rod found at the Northeast corner of said 1.02 acre tract, the Northernly Southeast corner of said Lot 1, Block 1, and on the West line of Lot 1, Block 1, Congregation Beth Israel Addition, according to the plat thereof recorded in Cabinet A, Slide #042, Plat Records, Tarrant County, Texas;

THENCE South 00 degrees 39 minutes 49 seconds East, with the East line of said L.O.2 acre tract, the West line of said Addition (A/6042) and the West line of Lot 1, Block 1, White Homestead Addition, an Addition in Tarrant County, Texas, according to the plat thereof recorded in Volume 385-166, Page 9, Plat Records, Tarrant County, Texas, a distance of 263.03 feet to a point for corner at the Southeast corner of said L.O.2 acre tract, said corner being on the North line of Shelton Drive, from which a 1 inch iron pipe found for the Southwest corner of said Addition (385-166/9) bears North 00 degrees 06 minutes 57 seconds West, a distance of 5.46 feet for witness;

THENCE North 89 degrees 53 minutes 22 seconds West, along the South line of said L02 acre tract and the North line of Shelton Drive, a distance of 166.33 feet to a point for corner at the Southeast corner of said L02 acre tract, from which 1/2 inch iron rod found for the most Southerly Southeast corner of Lot 1, Block 1, Higgins Addition, an Addition in Tarrant County, Texas according to the plat thereof recorded in Cabinet A, Slide 9885, Plat Records, Tarrant County, Texas bears North 01 degrees 10 minutes 03 seconds East, a distance of 17.92 feet for witness;

THENCE North 00 degrees 37' minutes 11" seconds East, with the Southerly West line of said 1.02 acre tract and departing the North line of said Shelton Drive, a distance of 51.10 feet to a 1/2 inch iron rod found for corner at the Southerly Northwest corner of said 1.02 acre tract and an ell corner of said Addition (A/9885);

THENCE South 89 degrees 51' 03 seconds East, with the Southerly North line of said 1.02 acre tract and the Northerly South line of said Addition (A/9865), a distance of 8.16 feet to a 1/2 inch iron rod found for corner, said corner being an ell corner of said 1.02 acre tract and a Northerly Southeast corner of said Addition (A/9865);

THENCE North 00 degrees 02' minutes 27 seconds East, with the Northerly West line of said 1.02 acre tract and the East line of said Addition (A/9885) and an East line of said Addition (388-138/39), a distance of 231.84 feet to the POINT OF BEGINNING and CONTAINING 1.02 acres of land.

That We, Irving Investments Ltd., Owners, do hereby adopt this plat designating the hereinbefore described property as GRANTLAND ADDITION, an addition to the City of Collegeville, Tarrant County, Texas, and do hereby dedicate the same to

the public use forever all streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or ornaments in which any underground or interfere with the construction, maintenance, and efficiency of its respective

systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Greenville, S.C.

Witness our hands this _____ day of _____, 20_____.

Owners Name

STATE OF TEXAS
COUNTY OF TARRANT

acknowledged to me that he executed the same for the purpose and considerations therein expressed.

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

Notary Public in and for the _____

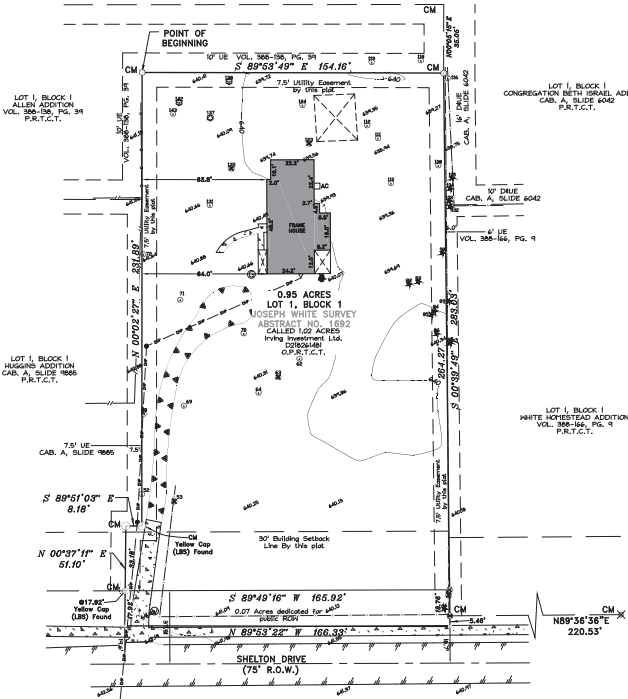
State of Texas

POINT	TREE TYPE
46	10" HACKBERRY
47	10" PECAN
52	40" POST OAK
53	10" POST OAK
54	36" POST OAK
63	16" PECAN
64	10" POST OAK
65	6" PEACH
66	36" POST OAK
67	10" POST OAK
71	36" POST OAK
72	10" POST OAK
82	14" HACKBERRY
83	15" HACKBERRY
84	10" POST OAK
85	6" HACKBERRY
86	10" HACKBERRY
87	10" POST OAK
89	6" HACKBERRY
90	10" HACKBERRY
91	14" PINE
102	6" HACKBERRY
103	15" HACKBERRY
104	6" HACKBERRY
105	10" HACKBERRY
106	10" POST OAK
110	18" POST OAK
112	10" POST OAK
116	10" POST OAK THINS
118	10" POST OAK
119	30" POST OAK
123	24" PECAN
124	10" POST OAK
131	12" POST OAK
132	10" POST OAK
136	36" PECAN
137	12" CEDAR
138	10" CEDAR
140	10" POST OAK
149	30" POST OAK

This amending or minor plat is approved in accordance with Section 212.0065 of the Texas Local Government Code and the City of Colleyville Subdivision Regulations

Date _____

Community Development Director



NOTES:

Bearings based on Texas State Plane Coordinates, Texas North Central Zone 4202, NAD 83.

All setbacks shall be in accordance with the zoning district as described in the Colleyville Unified Development Code.

Any new home built on Lots 1, Block A shall have residential fire sprinklers installed regardless of square footage.

If existing homes on Lots 1, Block A are added on to, residential fire sprinklers shall be installed.

A separate water tap and meter are required for fire suppression supply lines.

Any off-site improvements to existing utilities required to serve Grantland Addition will be the responsibility of the Developer.

This subdivision is subject to all of the terms and conditions of Tarrant County Commissioner Court Order Number 42703 (Sewage Regulations). Prior to the issuance of a building permit, a license must be obtained by the owner for any private sewage facility (septic tank or aerobic system) to be constructed in the subdivision. A sewage disposal plan will be filed with Tarrant County and areas suitable for septic tanks or aerobic systems will be defined.

The property is shown as being located in Zone X by Flood Insurance Rate Map No. 48439C0095K, dated September 25, 2009. It is shown as not being located in a special flood hazard area inundated by 100-Year Flood.

The property can never be subdivided further.

Underground utilities shown hereon are from surface utilities found during this survey and from DIGTESS flags on the ground.

KNOW ALL MEN BY THESE PRESENTS:

That I, Wayne Beets, II, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the plotting rules and regulations of the City of Keller, Texas.

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Registered Professional Land Surveyor

Date: _____

TOPOGRAPHIC MAP OF
MINOR PLAT OF
LOT 1, BLOCK 1
GRANTLAND ADDITION
1.02 ACRES
JOSEPH WHITE SURVEY A - 1692
IN THE CITY OF COLLEYVILLE,
TARRANT COUNTY, TEXAS
1 RESIDENTIAL LOTS
ZONING: SF-36



OWNER/DEVELOPER - MAC GRANTLAND
P.O. BOX 2085, COLLEYVILLE, TX 76034 - (972) 670-7005
PREPARED: 10/23/2019
JOB NO. 2019-1183

DATE: 10/23/2019 REVISED-11-12-2019



Prepared by
**BY-LINE
SURVEYING LLC**
P.O. BOX 834
Arlington, Tx 75440
(903) 473-5150
Fax: 903-473-5150
www.bylinesurveying.com

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Tree Survey

LEGEND	
CM CONTROLLING MONUMENT	
○ 1/2" IRON ROD FOUND	
⊗ 1/2" IRON ROD SET (BY-LINE)	
⊕ 1" IRON PIPE FOUND	
○ 5/8" IRON ROD FOUND	
⊗ 3/8" IRON ROD FOUND	
○ PEACH TREE	
○ CEDAR TREE	
⊕ HACK TREE	
⊕ OAK TREE	
⊕ PECAN TREE	
⊕ PINE TREE	
⊕ GAS METER	
⊕ FI FINE HYDRANT	
⊕ ELECTRIC METER	
⊕ SANITARY SEWER MANHOLE	
⊕ POWER POLE	
⊕ WATER METER	
COVERED PORCH	
CHIMNEY	
CONCRETE	
BUILDING	
GRAVEL	
CHAINLINK FENCE	
WOOD FENCE	
BARBIRE FENCE	
OVERHEAD ELECTRIC	
ASPHALT	

WHEREAS, Irving Investment Ltd., are the owners of a tract of land situated in the Joseph White Survey, Abstract No. 1692, Tarrant County, Texas, and being all of a 1.02 acre tract conveyed to them by D22634848, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

Being a 1.02 acre lot, tract or parcel of land situated in the Joseph White Survey, Abstract No. 1692, Tarrant County, Texas, and being all of that certain 1.02 acre tract of land conveyed from Classic Residential LLC to Irving Investment Ltd., by General Warranty Deed, as recorded in File No. D22634848, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found at the Northernly Northwest corner of said 1.02 acre tract, said corner being an ell corner of Lot 1, Block 1, Allen Addition, an Addition in Tarrant County, Texas according to the plat thereof recorded in Volume 388-136, Page 34, Plat Records, Tarrant County, Texas;

THENCE South 84 degrees 53 minutes 49 seconds East, with the Northernly North line of said 1.02 acre tract and the Northernly South line of said Lot 1, Block 1, a distance of 184.6 feet to a 5/8 inch iron rod found at the Northeast corner of said 1.02 acre tract, the Northernly Southeast corner of said Lot 1, Block 1, and on the West line of Lot 1, Block 1; Congregation Beth Israel Addition, according to the plat thereof recorded in Cabinet A, Slide 6042, Plat Records, Tarrant County, Texas;

THENCE South 00 degrees 34 minutes 49 seconds East, with the East line of said 1.02 acre tract, the West line of said Addition (A/6042) and the West line of Lot 1, Block 1, White Homestead Addition, an Addition in Tarrant County, Texas, according to the plat thereof recorded in Volume 388-136, Page 9, Plat Records, Tarrant County, Texas, a distance of 283.03 feet to a point for corner at the Southeast corner of said 1.02 acre tract, said corner being on the North line of Shelton Drive, from which a 1 inch iron pipe found for the Southwest corner of said Addition (388-164/7) bears North 00 degrees 06 minutes 57 seconds West, a distance of 5.46 feet for witness;

THENCE North 84 degrees 53 minutes 22 seconds West, along the South line of said 1.02 acre tract and the North line of Shelton Drive, a distance of 164.33 feet to a point for corner at the Southeast corner of Lot 1, Block 1, Huggins Addition, an Addition in Tarrant County, Texas according to the plat thereof recorded in Cabinet A, Slide 9660, Plat Records, Tarrant County, Texas bears North 01 degrees 10 minutes 03 seconds East, a distance of 17.92 feet for witness;

THENCE North 00 degrees 37 minutes 11 seconds East, with the Southernly West line of said 1.02 acre tract and departing the North line of said Shelton Drive, a distance of 51.0 feet to a 1/2 inch iron rod found for corner at the Southernly Northwest corner of said 1.02 acre tract and an ell corner of said Addition (A/9660);

THENCE South 84 degrees 51 minutes 03 seconds East, with the Southernly North line of said 1.02 acre tract and the Northernly South line of said Addition (A/9660), a distance of 8.18 feet to a 1/2 inch iron rod found for corner, said corner being an ell corner of said 1.02 acre tract and a Northernly Southeast corner of said Addition (A/9660);

THENCE North 00 degrees 02 minutes 27 seconds East, with the Northernly West line of said 1.02 acre tract and the East line of said Addition (A/9660) and an East line of said Addition (388-136/34), a distance of 231.84 feet to the POINT OF BEGINNING and CONTAINING 1.02 acres of land.

NOW THEREFORE, KNOWN ALL PERSONS BY THESE PRESENTS:

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

Witness our hands this _____ day of _____, 20____.

Owners Name _____

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared _____ known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

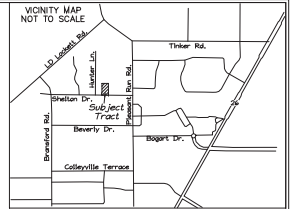
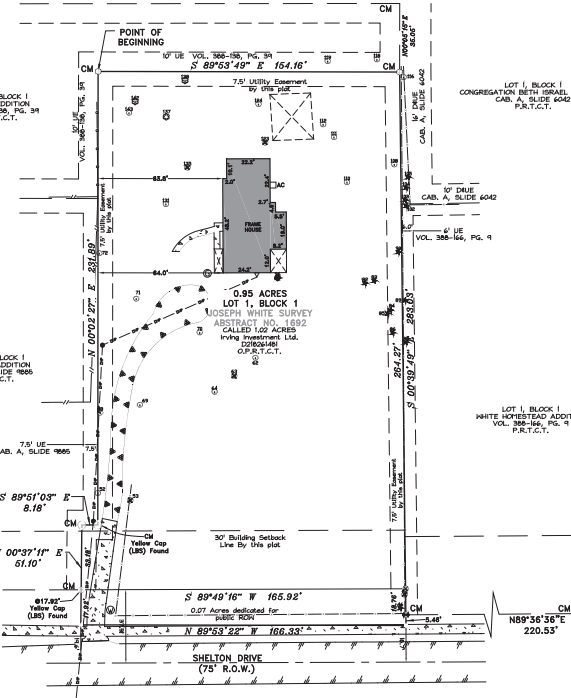
Given under my hand and seal of office, this _____ day of _____, 20____.

Notary Public in and for the
State of Texas

This amending or minor plat is approved in accordance with Section 212.0085 of the Texas Local Government Code and the City of Colleyville Subdivision Regulations

Community Development Director

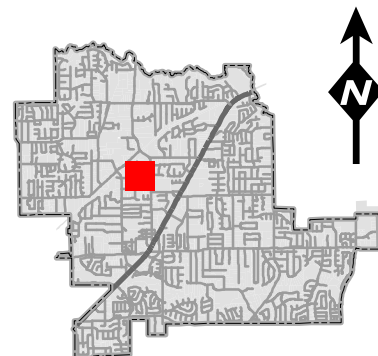
Date _____



Notification Map



ZC19-020
704 Shelton 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
EVANS, MICHELE A	6095 THERESA LN	COLLEYVILLE, TX	76034	6095 THERESA LN
CONGREGATION BETH ISRAEL	PO BOX 397	COLLEYVILLE, TX	76034	6100 PLEASANT RUN RD
CLASSIC RESIDENTIAL LLC	PO BOX 2085	COLLEYVILLE, TX	76034	704 SHELTON DR
GABLE, STEPHAN D	705 SHELTON DR	COLLEYVILLE, TX	76034	705 SHELTON DR
MCCLURE, RICK	800 BEVERLY DR	COLLEYVILLE, TX	76034	800 BEVERLY DR
IRVING INVESTMENT LTD	4004 GATEWAY DR #109	COLLEYVILLE, TX	76034	704 SHELTON DR
CAMA, KARL	605 SHELTON DR	COLLEYVILLE, TX	76034	605 SHELTON DR
PINE, JAMES W	5918 HUNTER LN	COLLEYVILLE, TX	76034	5918 HUNTER LN
HUGGINS, CHARLES	700 SHELTON DR	COLLEYVILLE, TX	76034	700 SHELTON DR
VANDERPOOL, JEFFREY	601 SHELTON DR	COLLEYVILLE, TX	76034	601 SHELTON DR
LOVE, KEVIN D	6000 HUNTER LN	COLLEYVILLE, TX	76034	6000 HUNTER LN
ROBARE, LISA	PO BOX 2802	GRAPEVINE, TX	76099	6001 HUNTER LN
KHUBCHANDANI, ZUBIN	6208 PLEASANT RUN RD	COLLEYVILLE, TX	76034	6208 PLEASANT RUN RD
STEPHENS, BILLY G	612 SHELTON DR	COLLEYVILLE, TX	76034	612 SHELTON DR
NORVILLE, MADELYN E	701 SHELTON DR	COLLEYVILLE, TX	76034	701 SHELTON DR
WALLACE, ROGER A	708 BEVERLY DR	COLLEYVILLE, TX	76034	708 BEVERLY DR
PANNO, RYAN	PO BOX 217	COLLEYVILLE, TX	76034	809 SHELTON DR
HASSAN FAMILY TRUST, THE	5912 PLEASANT RUN RD	COLLEYVILLE, TX	76034	5912 PLEASANT RUN RD
WILLIS, SCOTT A	6114 PLEASANT RUN RD	COLLEYVILLE, TX	76034	6200 PLEASANT RUN RD
MCINTYRE, TREVOR	5917 HUNTER LN	COLLEYVILLE, TX	76034	5917 HUNTER LN
GROSSMAN, LISA	6014 PLEASANT RUN RD	COLLEYVILLE, TX	76034	6014 PLEASANT RUN RD
YAFFA, LARRY	608 SHELTON DR	COLLEYVILLE, TX	76034	608 SHELTON DR
WILLIS FAMILY REVOCABLE TRUST,	6114 PLEASANT RUN RD	COLLEYVILLE, TX	76034	6114 PLEASANT RUN RD
YOUNG, BRADLEY	6100 HUNTER LN	COLLEYVILLE, TX	76034	6100 HUNTER LN
ELMS, JASON R	801 SHELTON DR	COLLEYVILLE, TX	76034	801 SHELTON DR
EDWARD, TIM A	608 BEVERLY DR	COLLEYVILLE, TX	76034	608 BEVERLY DR
STOWE, ELLIE P	13548 W MAUNA LOA LN	SURPRISE, AZ	85379	816 SHELTON DR
MENON, SUNEEL	6204 PLEASANT RUN RD	COLLEYVILLE, TX	76034	6204 PLEASANT RUN RD
DAVIS, BOBBY E	704 BEVERLY DR	COLLEYVILLE, TX	76034	704 BEVERLY DR
MOORE, JERRY D	6101 HUNTER LN	COLLEYVILLE, TX	76034	6101 HUNTER LN
JORDAN, JOHN D	6103 HUNTER LN	COLLEYVILLE, TX	76034	6103 HUNTER LN
DAY, JAMES B	805 SHELTON DR	COLLEYVILLE, TX	76034	805 SHELTON DR
STACY, MICHAEL	6104 HUNTER LN	COLLEYVILLE, TX	76034	6104 HUNTER LN
CLEFF, DAVID M	612 BEVERLY DR	COLLEYVILLE, TX	76034	612 BEVERLY DR
LOTHROP, WILLIAM D	609 SHELTON DR	COLLEYVILLE, TX	76034	609 SHELTON DR
KERLEE, TWYLA	800 SHELTON DR	COLLEYVILLE, TX	76034	800 SHELTON DR
GIBSON, CLAYTON	6115 THERESA LN	COLLEYVILLE, TX	76034	6115 THERESA LN
WALKER, DONNA	804 SHELTON DR	COLLEYVILLE, TX	76034	804 SHELTON DR
CRUSON, GLEN A	5916 PLEASANT RUN RD	COLLEYVILLE, TX	76034	5916 PLEASANT RUN RD
SPRINGER, JACK D	6101 THERESA LN	COLLEYVILLE, TX	76034	6101 THERESA LN
FARAGHER, JACK	6005 HUNTER LN	COLLEYVILLE, TX	76034	6005 HUNTER LN
ALIANNE ESTATES	6201 THERESA LANE	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
GRANTLAND, MAC	P.O. BOX 2085	COLLEYVILLE, TX	76034	APPLICANT

Public notification were mailed on November 22, 2019



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, December 9, 2019 at 7:00 p.m.
City Council Meetings: Tuesday, January 7, 2019 & Tuesday, January 21, 2019 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a zoning change from AG Agricultural to R-40 Single Family Residential. The purpose the property from AG to R-40 in order to allow for a single-family residential lot. No new lots proposed.

Zoning Case: ZC19-020

Applicant: Mac Grantland

Owner: Mac Grantland

Location: 704 Shelton Drive

Property Description: Tract 2F3 and 2F5, Abstract 1692, in the Joseph White Survey

Present Zoning: AG Agricultural

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**

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.

NOTICE OF PUBLIC HEARING



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 Reyst

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

ORDINANCE O-20-XXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 1.02 ACRES, BEING TRACTS 2F3 & 2F5, ABSTRACT 1692, LOCATED AT 704 SHELTON DRIVE, FROM THE AG AGRICULTURAL DISTRICT TO THE R-40 SINGLE FAMILY RESIDENTIAL DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for rezoning under Case ZC19-020; and

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

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

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

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

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

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

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on 1.02 acres, being Tracts 2F3 & 2F5, Abstract 1692, in the Joseph White Survey at 704 Shelton Drive, from the AG Agricultural district to the R-40 Single Family Residential district, as depicted in the attached Exhibit "A" and Exhibit "B".
- Sec. 3. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein, and subject to the following conditions:
1. As depicted in the attached Exhibit "A" and Exhibit "B".
- Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

Sec. 6. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

Sec. 7. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 7th day of January 2020.

The second reading and public hearing being conducted on the 21st day of January 2020.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 21ST DAY OF JANUARY 2020.

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

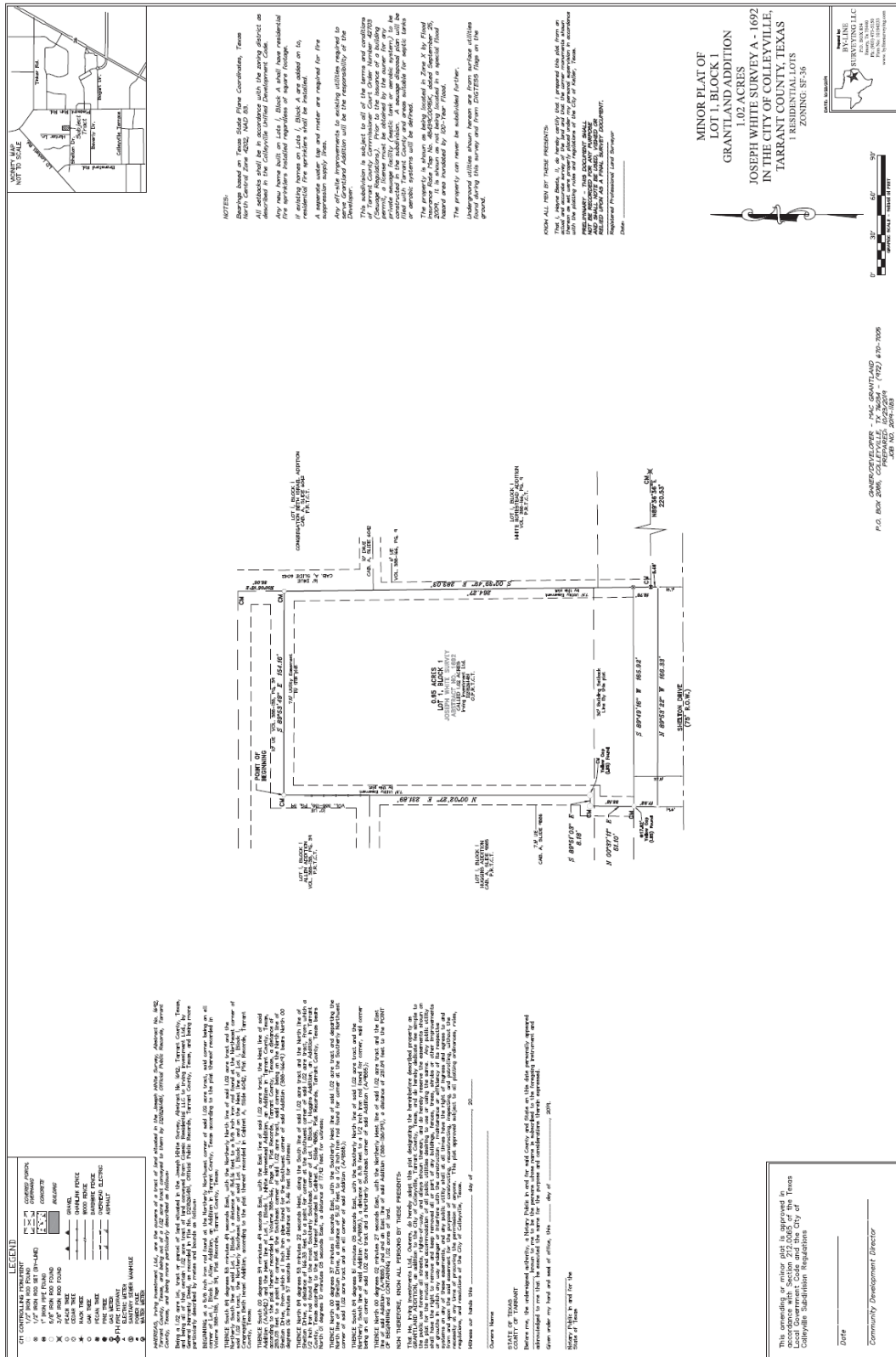
APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A"- Zoning Map



Exhibit “B”- Zoning Exhibit





City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number	Agenda Date	Number
5b	12/9/2019	
Type Presentation and Discussion		
Department Community Development		

Title

Consideration of an amendment to the PUD-R Planned Unit Development-Residential zoning district regarding driveways and private walkways for the Carmel Place Estates subdivision, being Lots 1-9 and Lots 10X, 11X, and 12X, Block 1, Carmel Place Estates, located at 4800 – 4920 Carmel Place, Case ZC19-021

Explanation

Mike Monk, the applicant, has submitted a request for an amendment to the existing PUD-R Planned Unit Development – Residential ordinance for the Carmel Place Estates development, being approximately 6.4 acres, and zoned PUD-R Planned Unit Development – Residential. The purpose is to amend the PUD-R's architectural features to include a salt finish concrete option on driveways and private walkways (Lots 1-9).

Existing Conditions/Background: The subject property consists of nine developable platted lots, 4808 to 4920 Carmel Place, for single-family residential homes. The homes will develop under the guidelines outlined in the PUD-R ordinance adopted in 2008.

Proposed Amendment:

Request – The applicant requests to change the PUD Ordinance to add the use of "Salt Finish Concrete" to the architectural features. This finish has been included in the CCR's of the Carmel Place Estates Subdivision. The "Salt Finish" has become popular in the last 10 years due to the new trends and architectural style of homes in the area.

Analysis: The requested PUD-R amendment will establish a wider variety of driveways and private walkways for future residents wanting to build a home along Carmel Place. It's a subtle change which should not drastically or negatively affect the overall aesthetic of the development.

Surrounding Development: The properties to the south, and west have R-20 Single Family Residential zoning and have mostly developed with residential structures. The properties to the east have R-30 Single Family Residential zoning and face Carmel Place. Properties across Glade Road to the north have PUD-R zoning and have developed with residential structures.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*,

identifies the subject property for residential development. The proposed change to the PUD-R ordinance does not conflict with any portion of the comprehensive plan.

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

Staff Recommendation: The proposed amendment to the existing PUD-R ordinance adjusting the architectural features complies with Colleyville development regulations and the comprehensive plan. Staff recommends approval of the requested amendment.

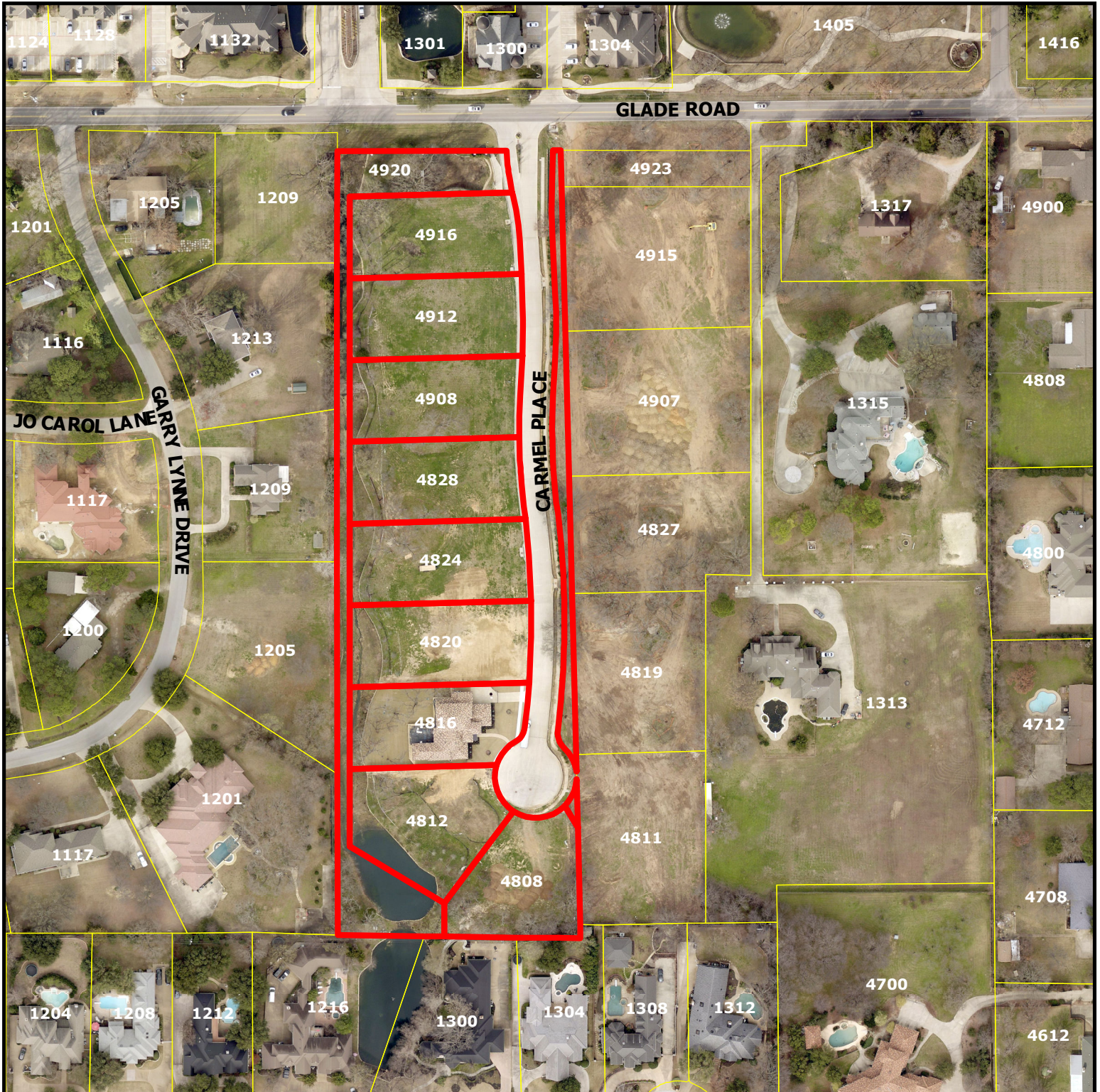
Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Exhibit
6. Concrete Exhibit
7. PUD Ordinance O-08-1659
8. Proposed PUD Amendment
9. Notification Map
10. Notification List
11. Property Owner Notification Letter
12. Draft Ordinance

Aerial Map



ZC19-021

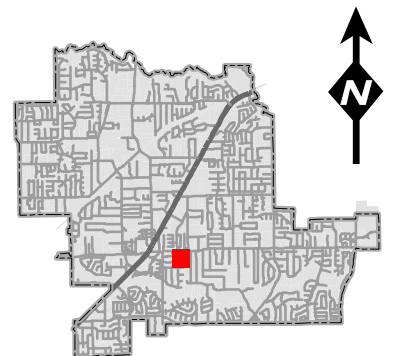
4800 - 4920 Carmel Place

DISCLAIMER:

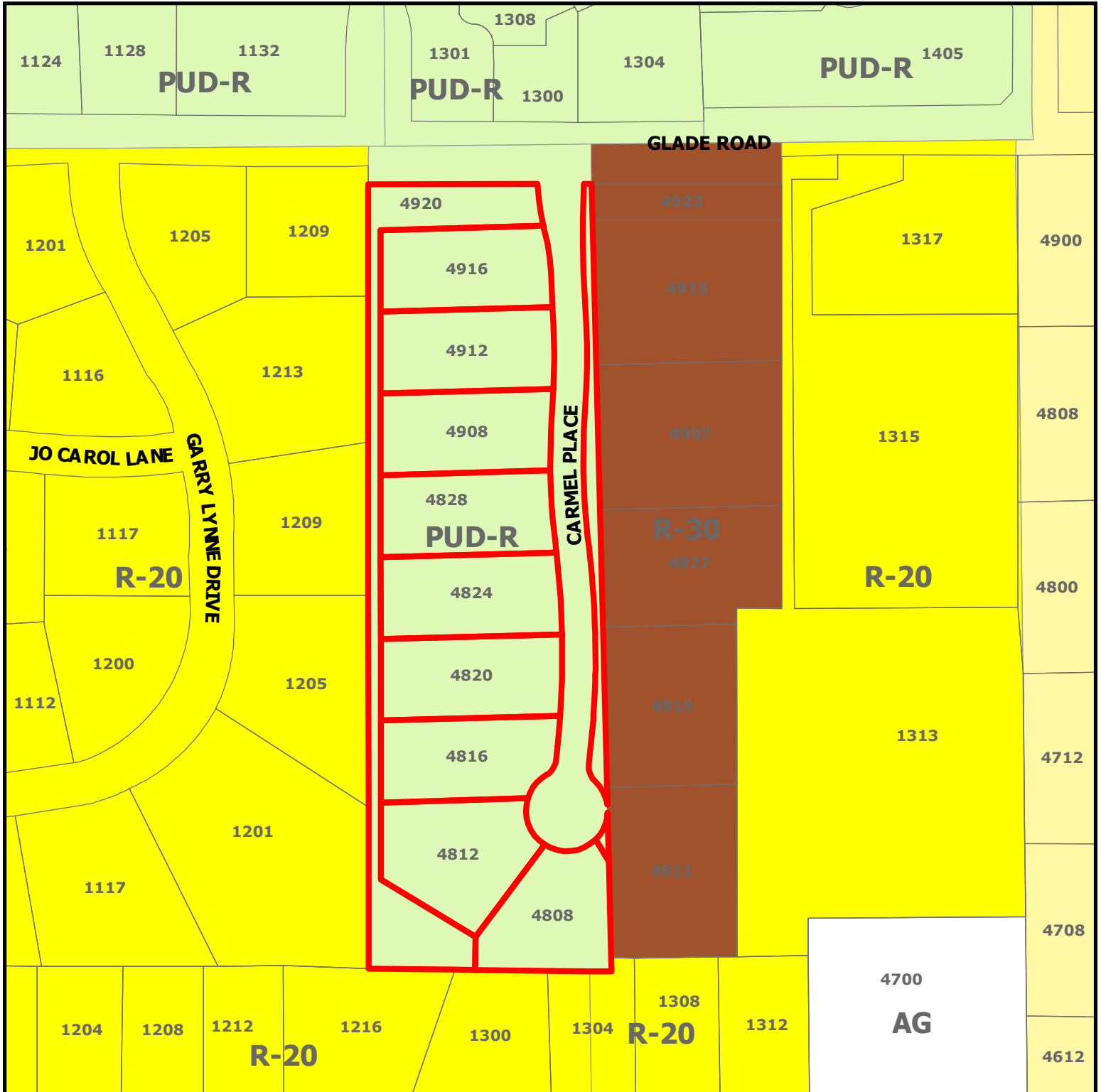
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Subject Property



Zoning Map



ZC19-021

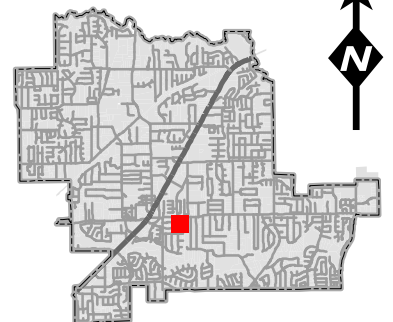
4800 - 4920 Carmel Place

DISCLAIMER:

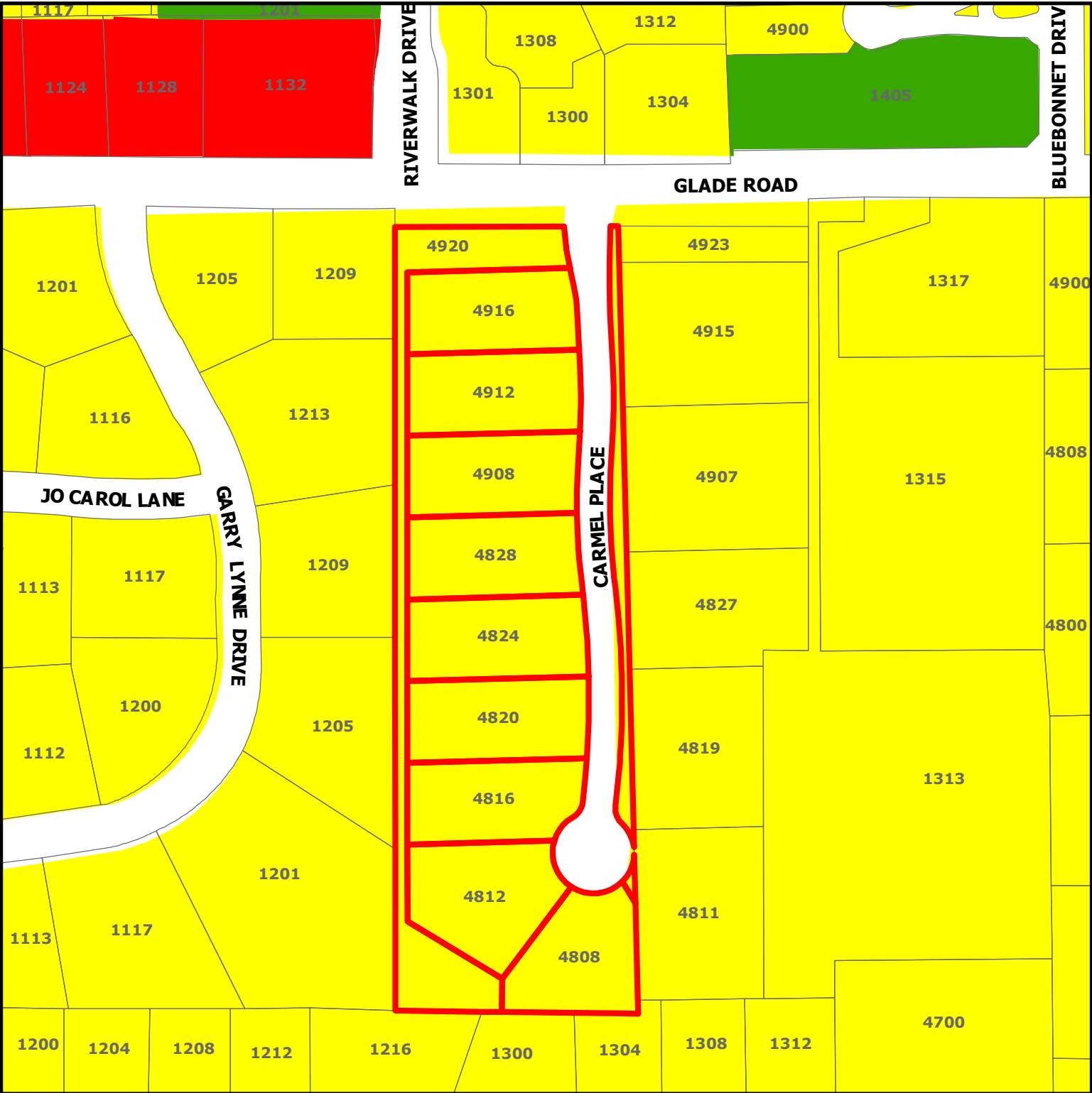
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Subject Property



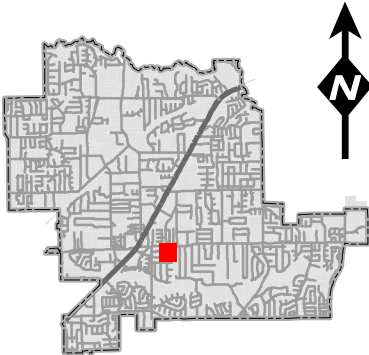
Future Land Use Map



ZC19-021

4800 - 4920 Carmel Place

-  Subject Property
-  Residential
-  Commercial
-  Open Space; Parks



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Statement of Planning Objectives

1 | Page

To the City of Colleyville,

My name is Mike Monk and I am the owner/president of Haven Homes, Inc. I have been a builder and homeowner in the City of Colleyville for 39 years. I take a lot of pride in my building and would not bother with doing all this if it was not necessary for the better of our subdivision and city.

I am writing this letter to the appropriate persons of The City of Colleyville in helping us all within the subdivision of Carmel Place Estates with acquiring the amendment to the PUD Ordinance O-08-1659 under Architectural Features. (#8-a. Driveways and Private Walkways)

We would like to add to the Architectural Features of Driveways and Private Walkways to include the use of "Salt Finish Concrete". This type of finish is an approved finish already and has always been an approved finish in the CCR's of Carmel Place Estates.

This "Salt Finish" has become very popular the last 10 years due to the new trends and architectural style of homes in Colleyville, Southlake, Westlake, and all other surrounding cities. It probably is used in 80% of the new homes.

The old style of "Washed Aggregate Concrete" defined as one of the two types approved for our use by the PUD Ordinance in Carmel Place Estates at this time is completely out and has been for many years. It also causes severe damage to anyone who falls on it, especially children when playing. This is a very poor choice to "have" to use.

The other choice is "Stamped Concrete". This type of finish requires a re-surfacing of a special sealer every year to stay looking like it is meant to look. This makes the surface very slick and dangerous. This also is very expensive to maintain in the long run.

This restrictive Ordinance can really mess up the exterior appearance of a very nice \$1,000,000 plus home in this subdivision. This finish is very common in Colleyville now and all the other new subdivisions I build in.

Thank you for your attention to this issue,

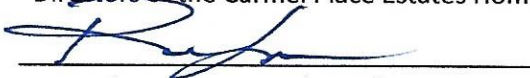
Mike P. Monk, President/Owner

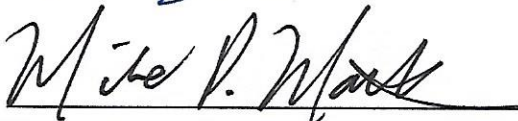
Haven Homes, Inc. 817-412-1545 haven3302@aol.com – www.havenhomesusa.com

Mike P. Monk, Vice-President

Carmel Place Estates Colleyville Homeowners Association/Architectural Control Committee

*Directors of the Carmel Place Estates Homeowners Association in agreement with this "Amendment" :

 Roger Lee, President 11-10-19

 Mike-P. Monk, Vice-President 11-9-19

 Jennifer Bates, Secretary/Treasurer

Site Exhibit

[illegible]

Concrete Exhibit



ORDINANCE O-08-1659

AN ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, AS HERETOFORE AMENDED; BY AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING ON 6.4 ACRES OUT OF THE GEORGE W. TEETER SURVEY LOCATED AT 1301 GLADE ROAD, FROM THE AG-AGRICULTURAL ZONING DISTRICT TO THE PUDR-PLANNED UNIT DEVELOPMENT RESIDENTIAL ZONING DISTRICT; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for rezoning under Case No. Z-08-002; and

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

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

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

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

WHEREAS, the Planning and Zoning Commission of the City of Colleyville and the City of Colleyville City Council, in compliance with the Charter of the City of Colleyville, and State Law with reference to changes to zoning classifications under the Zoning Ordinance Regulations and Zoning Map, having given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Colleyville is of the opinion that said change in zoning should be made.

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on 6.4 acres out of the George W. Teeter Survey located at 1301 Glade Road, from the AG-Agricultural zoning district to the PUDR-Planned Unit Development Residential zoning district, as depicted in the attached Exhibit "A", labeled Location and Zoning Map and is described in the attached Exhibit "B", labeled Legal Description.
- Sec. 3. THAT the Official Zoning Map of the City of Colleyville be amended to incorporate the zoning change approved herein.
- Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. The purpose of this PUDR is for a single-family residential development of detached dwelling units, constructed at a gross maximum density of 1.4 dwelling units per acre.
- b. This property is subject to all the regulations contained in the Colleyville Land Development Code, except where amended by this Ordinance.

2. CONCEPTUAL PLAN AND PLATTING

- a. The street layout and arrangement of lots of the subdivision shall be generally consistent with the Conceptual Site Plan, labeled as Exhibit "C", which shall not be considered the preliminary plat. The actual street and lot arrangement may differ from that shown on Exhibit "C" to accommodate topographic, drainage or other conditions.
- b. The developer shall submit and receive approval from the City a Preliminary and Final Plat in accordance with the requirements of the Land Development Code prior to development of this PUDR.

3. PERMITTED USES

- a. Single-family residences, detached
- b. Common open space areas

4. RESIDENTIAL LOT REQUIREMENTS AND SETBACKS

Single-family detached residential lot requirements and setbacks shall comply with the following provisions. Building line setbacks established by Exhibit "C", shall control where such building line setback is different from the following requirements.

- | | |
|------------------------|---|
| a. Minimum Lot Size | 20,000 square feet. |
| b. Minimum Lot Width | 100 feet, except for cul-de-sac lots which shall be a minimum 83 feet wide. |
| c. Front Building Line | 30 feet. |
| d. Side Building Line | 10 feet. |
| e. Rear Building Line | 25 feet. |

5. OPEN SPACE

- a. This development shall provide not less than 14.97% common open space, which shall generally be configured as shown on Exhibit "C". All open space areas shall be landscaped and maintained by the Homeowner's Association.
- b. All amenities within the open space areas shall be maintained by the Homeowner's Association.
- c. Landscaping and tree preservation along Glade Road shall conform to the specifications and depictions shown on the attached Exhibit "D" labeled Entry Landscape Plan.

6. SCREENING

- a. All lots backing to open space areas shall contain fencing that consists of decorative metal and/or masonry.
- b. A six (6) foot wrought-iron fence shall be constructed along the entire western property line of the development and shall be maintained by the homeowner's association.

7. SIDEWALKS AND PATHWAYS

- a. Sidewalks shall be required along both sides of the new street and along Glade Road.

8. ARCHITECTURAL FEATURES

- a. Driveways and Private Walkways – All shall be of a washed aggregate or stamped finished concrete.
- b. Masonry Requirement – 100% brick, stone or real stucco. No Finishing System (EIFS) or artificial stucco material shall be permitted.
- c. Garage Standard – Minimum of a three car garage with wood, architecturally enhanced doors.
- d. Roof Pitch and Roof Materials – All prominent pitched roofs shall be not less than a 10:12 pitch. Materials shall consist of 40 pound architectural dimension shingles, slate, tile or standing seam metal.
- e. Windows – All windows shall be insulated glass with a “low-e” specification. No aluminum windows shall be permitted.

9. OTHER

- a. All homes constructed in the development shall be installed with a fire suppression sprinkler system approved by the Fire Marshal.
- b. The street serving this development shall contain a minimum of 40 feet of right-of-way width and a minimum of 31 feet of pavement width, measured from curb-back to curb-back.
- c. Upon platting, a minimum five-foot sidewalk and utility easement shall be located along both sides of the new street serving the development.
- d. A minimum of two (2) three-inch caliper trees shall be planted within the front yard of each lot by the homebuilder upon construction of a new home.
- e. Within 60 days of the certificate of occupancy being issued, all lots must be fully irrigated.
- f. A sign identifying the development shall be built at the southwest corner of the entry to the subdivision as shown on the attached Exhibit “D” labeled Entry Landscape Plan. The sign shall meet the requirements of the Land Development Code and shall not be located within any street right-of-way.
- g. A masonry, or stone, retaining wall shall be constructed, and, where applicable, replace any existing retaining wall structure or material along the creek prior to the acceptance of final public improvements by the Engineering department. The wall shall be approved by, and meet the specifications of, the Engineering department and shall be maintained by the homeowner’s association.

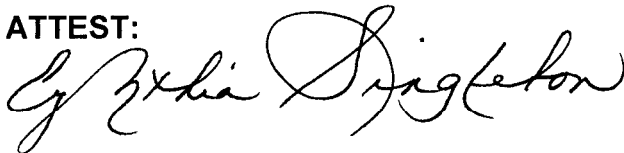
- Sec. 5. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 6. THAT any person, firm or corporation violating any of the provisions 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. 7. 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. 8. 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. 9. 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 5th day of February 2008.

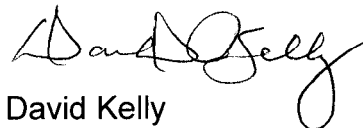
The second reading and public hearing being conducted on the 19th day of February 2008.

ATTEST:



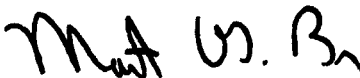
Cynthia Singleton, TRMC, CMC
City Secretary

CITY OF COLLEYVILLE



David Kelly
Mayor

APPROVED AS TO FORM AND LEGALITY:



Matthew C. G. Boyle
City Attorney

EXHIBIT "A"- Location and Zoning Map

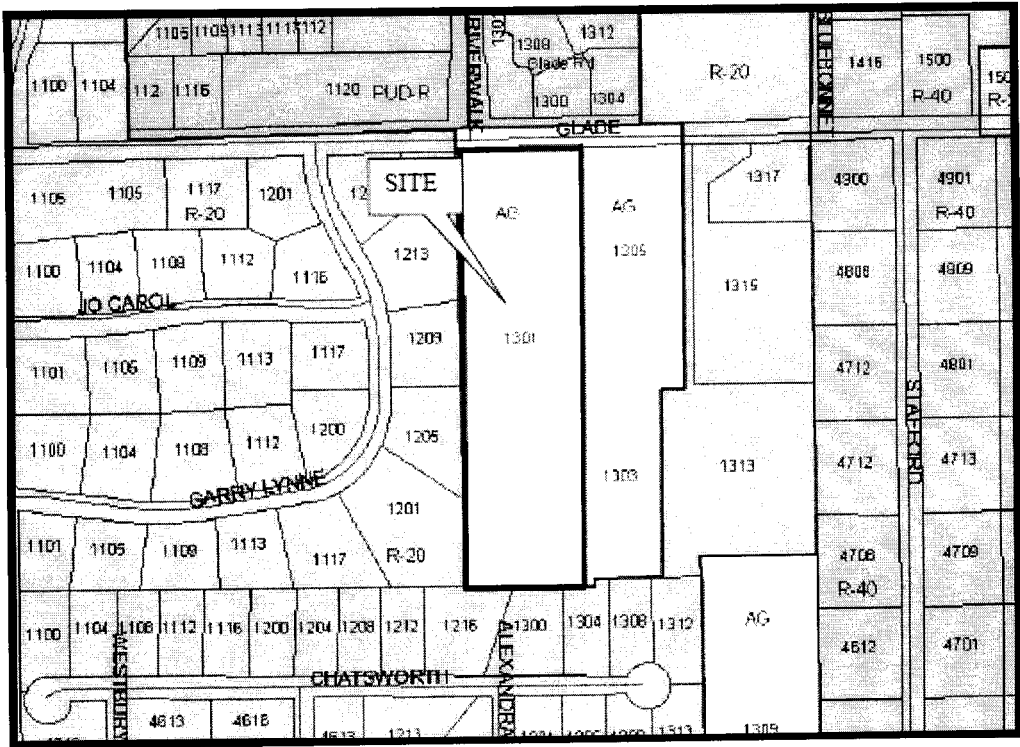


EXHIBIT "B"-Legal Description

Carmel Place Estates
Colleyville, Texas

FIELD NOTES

to that certain tract situated in the George W. Teeter Survey, Abstract Number 1543, in the City of Colleyville, Tarrant County, Texas, and being the same tract described in the deed to Clifton R. Duke and wife, Candace J. Duke recorded in Volume 6318, Page 328 of the Deed Records of Tarrant County, Texas; the subject tract being more particularly described by metes and bounds as follows:

BEGINNING at the northeast corner of Sunrise Terrace Section One according to the plat recorded in Volume 388-31, Page 66 of the Plat Records of Tarrant County, Texas, from which a found 1/2 inch rebar bears North 12 Degrees East a distance of 0.54 feet;

THENCE North 89 Degrees 48 Minutes 17 Seconds East, with the north line of the tract described in the deed to Clifton R. Duke and wife, Candace J. Duke recorded in Volume 6318, Page 328 of the Deed Records of Tarrant County, Texas (said tract hereinafter referred to as the "Duke tract") a distance of 272.06 feet to a 1/2 inch rebar found at the northeast corner thereof and the northwest corner of the tract described in the deed to Robert Gene Hubbard recorded in Volume 5804, Page 444 of the said Deed Records;

THENCE South 01 Degree 37 Minutes 46 Seconds East, with the east line of the said Duke tract and the west line of the said Hubbard tract described in the deed recorded in Volume 5804, Page 444 and the west line of another tract to said Robert Gene Hubbard this one recorded in Volume 5804, Page 446 of the said Deed Records a total distance of 969.16 feet to a 5/8 inch rebar found at a salient corner in the north line of Block 1 of The Lakes of Somerset recorded in Cabinet A, Slide 312 of the said Plat Records;

THENCE South 00 Degrees 06 Minutes 01 Second West, with the north line of said Block 1 a distance of 15.97 feet to a 1/2 inch rebar found at a reentrant corner of said north line;

THENCE North 89 Degrees 37 Minutes 43 Seconds West, continuing with the north line of Block 1 a distance of 26.39 feet to a bend in said north line, from which a 5/8 inch rebar found bears North 36 Degrees West a distance of 0.38 feet;

THENCE North 89 Degrees 20 Minutes 40 Seconds West, continuing with the north line of Block 1 a distance of 270.19 feet to a 2 inch iron pipe (said pipe was removed by others and set in another location and shown hereon) found at the southeast corner of Sunrise Terrace Section Two recorded in Volume 388-38, Page 91 of the said Plat Records and the southwest corner of the Duke tract;

THENCE North 00 Degrees 10 Minutes 37 Seconds West, with the west line of the Duke tract and the east line of said Sunrise Terrace Sections One & Two a distance of 980.56 feet returning to the PLACE OF BEGINNING and enclosing 6.419 acres.

EXHIBIT "C"- Conceptual Site Plan

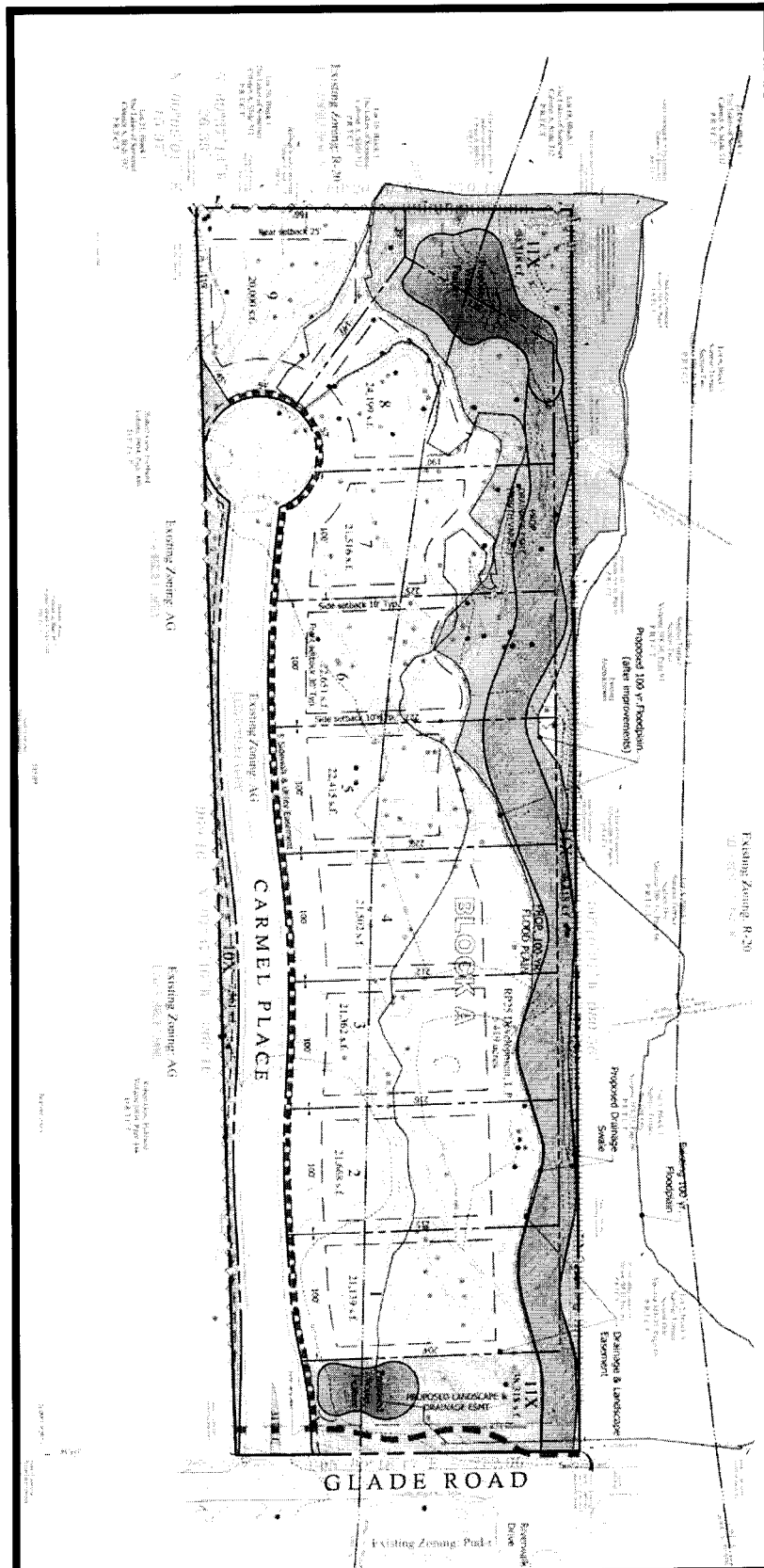
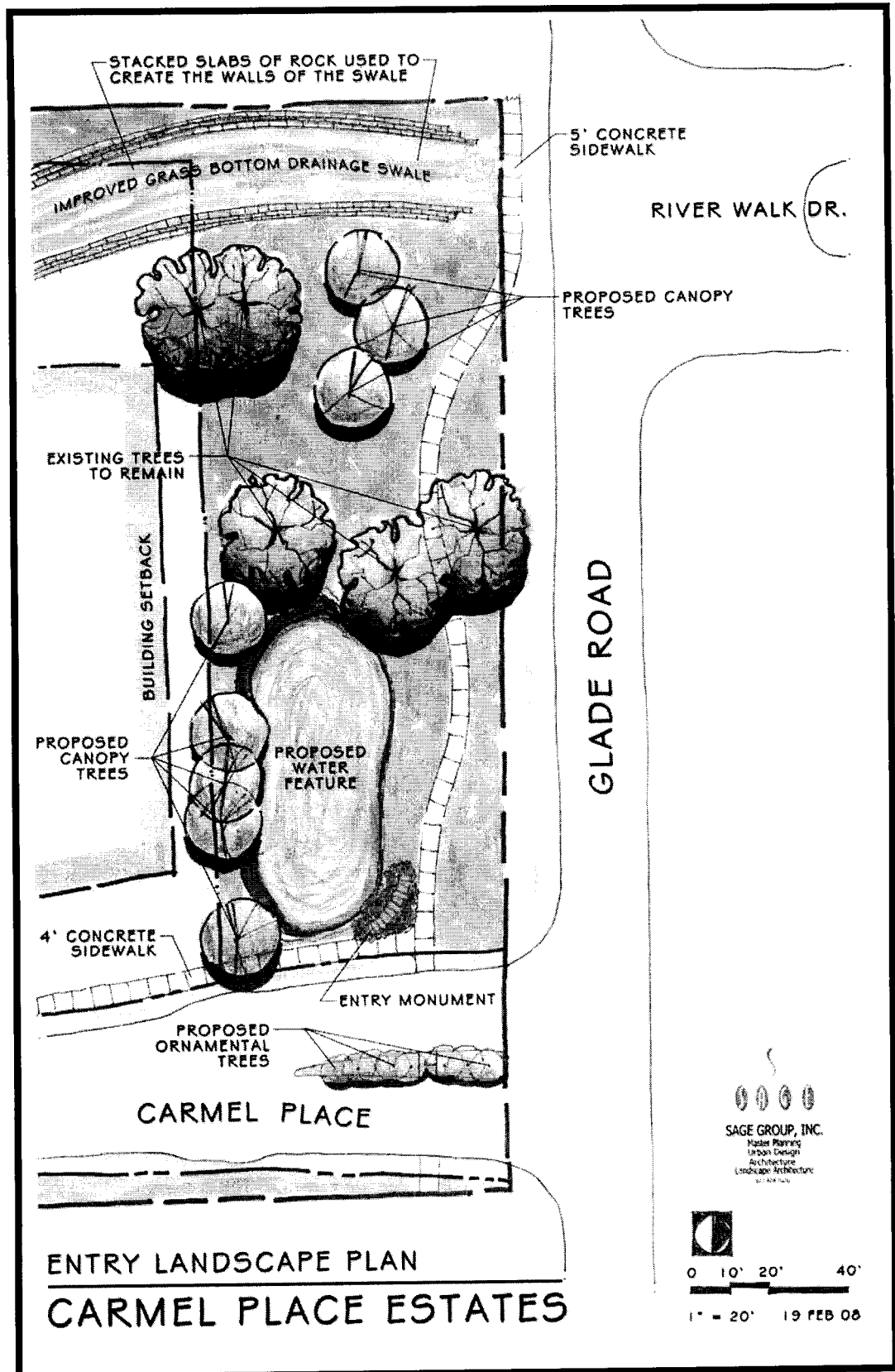


EXHIBIT "D"- Entry Landscape Plan



Proposed PUD Amendment

CCARIS

(d) **Drive/Walkway Requirements.** All driveways and sidewalks shall be enhanced driveways and sidewalks such as but, not limited to, stain, stamp, and salt). All such enhancements shall require the prior written permission of the ACC before beginning construction. All driveways and sidewalks must conform to applicable City and other governmental specifications and regulations. Each Lot must be accessible to an adjoining Street by a concrete driveway unless other materials are approved in writing by the ACC. If required by the City, concrete sidewalks shall be installed on each Lot by the Builder constructing the initial Residence on any Lot and in conformance with the requirements of the City. No driveway shall be widened without the express written permission of the ACC

(e) **Ancillary Structure Provisions.** All ancillary Structures (as described below) shall conform to the requirements of this Section:

(1) **Antennas, Aerials and Satellite Dishes.**

(A) Any antenna or satellite dish less than one meter in diameter shall be installed so as to not be visible from any street or the ground level of any adjacent Lot or Common Area, and shall be integrated with the Residence and surrounding landscape.

(B) Any broadcast television antennas and any other antennas and aerials shall be located inside the attic of the Residence constructed on the Lot.

(C) One (1) satellite dish over one meter in diameter shall be permitted per Residence only if it is not visible from any street or the ground level of an adjoining Lot or Common Area, and does not extend above the height of the fence surrounding the Lot on which such satellite dish is located.

(D) With respect to any antenna or satellite dish covered by Section 47 C.F.R. Part I, Subpart S, Section 1.4000 (or any successor provision) promulgated under the Telecommunications Act of 1996, as amended from time to time, the provisions of Section 3.4(e)(1)(A) and 3.4(e)(1)(B) shall be applicable only to the extent that the requirements hereof do not (A) preclude reception of an acceptable quality signal, (B) unreasonably delay or prevent installation, maintenance and use of the antenna or satellite dish, or (C) unreasonably increase the cost of installation, maintenance and use of the antenna or satellite dish.

(2) **Fences and Walls.** All fences constructed within the Subdivision shall comply with the Design Guidelines attached hereto as Exhibit B and shall in any event be of a design approved by the ACC. No fence shall exceed eight feet (8') in height. Any transition between intersecting fences of differing heights shall occur over a slope a distance of two feet (2') from the point of intersection. No fence shall be constructed on a Lot nearer than five feet (5') from the front corner of the Residence on such Lot. No fences or walls shall be constructed on any lot, other than by the Builder or Declarant, unless approved in writing by the ACC or the Board in the absence of the ACC.

Notification Map



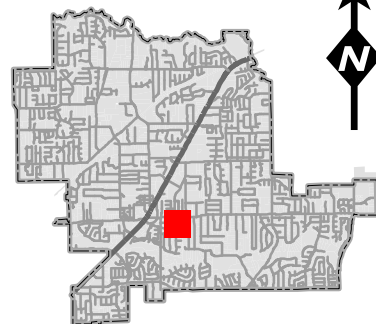
ZC19-021

4800 - 4920 Carmel Place

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
GLADE RIVER LLC	11511 ROSSER RD	DALLAS, TX	75229	1124 GLADE RD
PEARSON, JIMMY O	5005 STONEBRIDGE DR	COLLEYVILLE, TX	76034	5005 STONEBRIDGE DR
ASHRAF, AKBER	5000 PRESERVATION AVE	COLLEYVILLE, TX	76034	5000 PRESERVATION AVE
ONE FOR ISRAEL	8950 CLAY HIBBINS RD	KELLER, TX	76248	1300 GLADE RD
MAJNEY, KETH	1216 CHATSWORTH DR	COLLEYVILLE, TX	76034	1216 CHATSWORTH DR
PATEL, MANJULABEN	4526 E BELKNAP ST	HALTOM CITY, TX	76117	4916 CARMEL PL
BAXI, MAYUR	1300 ASHFORD CT	COLLEYVILLE, TX	76034	1300 ASHFORD CT
BOYTON, KELLEY	1304 ASHFORD CT	COLLEYVILLE, TX	76034	1304 ASHFORD CT
DEYOUNG, ADAM	1312 ASHFORD CT	COLLEYVILLE, TX	76034	1312 ASHFORD CT
GROSS, ANNA	4904 PRESERVATION AVE	COLLEYVILLE, TX	76034	4904 PRESERVATION AVE
NEWTON, CURTIS	PO BOX 1336	COLLEYVILLE, TX	76034	4905 PRESERVATION AVE
POWER, TODD	1308 CHATSWORTH CT E	COLLEYVILLE, TX	76034	1308 CHATSWORTH CT E
PATEL, CHET	5544 GREENVIEW CT	FORT WORTH, TX	76148	4908 CARMEL PL
EDGELL, GARLAND W	1112 GARRY LYNNE DR	COLLEYVILLE, TX	76034	1112 GARRY LYNNE DR
LEE, ROGER	4816 CARMEL PL	COLLEYVILLE, TX	76034	4816 CARMEL PL
CALAIS CUSTOM HOMES LLC	1206 NORTH CAROL AVE	SOUTH LAKE, TX	76092	4828 CARMEL PL
FREEMAN, BECKY A	1112 JO CAROL ST	COLLEYVILLE, TX	76034	1112 JO CAROL LN
BAIOCCO, SAM A	4613 DARTMOORE LN	COLLEYVILLE, TX	76034	4613 DARTMOORE LN
GLENN, MICHAEL	4901 PRESERVATION AVE	COLLEYVILLE, TX	76034	4901 PRESERVATION AVE
KING FISHER LTD	1132 GLADE RD	COLLEYVILLE, TX	76034	1132 GLADE RD
LEVERETT, DANNY	4700 STAFFORD CT	COLLEYVILLE, TX	76034	4700 STAFFORD DR
INDUKURI, RAJU	4616 DARTMOORE LN	COLLEYVILLE, TX	76034	4616 DARTMOORE LN
LOSAN, EMORY M	1313 GLADE RD	COLLEYVILLE, TX	76034	1313 GLADE RD
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	1209 GLADE RD
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	4804 CARMEL PL
HAUTANEN, OSMO A	1304 CHATSWORTH CT E	COLLEYVILLE, TX	76034	1304 CHATSWORTH CT E
EMLER LIVING TRUST	1300 CHATSWORTH CT E	COLLEYVILLE, TX	76034	1300 CHATSWORTH CT E
LEONARD TRUSTEE, IRENE	5004 PRESERVATION AVE	COLLEYVILLE, TX	76034	5004 PRESERVATION AVE
HARMS, STEWART	5009 STONEBRIDGE DR	COLLEYVILLE, TX	76034	5009 STONEBRIDGE DR
MEZANAZI, MICHAEL	2520 K AVE STE 700-287	PLANO, TX	75074	4612 ALEXANDRA DR
HICKSON, HEATHER J	1315 GLADE RD	COLLEYVILLE, TX	76034	1317 GLADE RD
THE BRIDGES @ RIVERWALK HOA	PO BOX 1183	COLLEYVILLE, TX	76034	1304 STONEBRIDGE DR
GLADE RIVER IV LP	11511 ROSSER RD	DALLAS, TX	75229	1120 GLADE RD
DILL, ALLEN	5001 STONEBRIDGE DR	COLLEYVILLE, TX	76034	5001 STONEBRIDGE DR
FRANKLIN, BRENT	2800 HIGHLAND PARK CT	COLLEYVILLE, TX	76034	4912 CARMEL PL
ANDERSON, HEATHER L	5001 SAN GABRIEL AVE	COLLEYVILLE, TX	76034	5001 SAN GABRIEL AVE
PRESERVATION HOA INC	101 CLARIDEN RANCH RD	SOUTH LAKE, TX	76092	1405 BLUEBONNET DR
BATES, STEVEN	7637 PARKWOOD PLAZA DR	FORT WORTH, TX	76137	4808 CARMEL PL
LASATER, JANICE N	4900 PRESERVATION AVE	COLLEYVILLE, TX	76034	4900 PRESERVATION AVE
GALLAGHER, ROBERT W	1301 CHATSWORTH CT E	COLLEYVILLE, TX	76034	1301 CHATSWORTH CT E
SCOTT, DONALD R	1213 CHATSWORTH DR	COLLEYVILLE, TX	76034	1213 CHATSWORTH DR
IDOL INVESTMENTS LLC	1304 GLADE RD	COLLEYVILLE, TX	76034	1304 GLADE RD
HICKSON, STEVEN A	1315 GLADE RD	COLLEYVILLE, TX	76034	1315 GLADE RD
POWELL, BARBARA	1113 JO CAROL ST	COLLEYVILLE, TX	76034	1113 JO CAROL LN
JAYARAMAN, KARUNAKARAN	1117 SABINE CT	COLLEYVILLE, TX	76034	1117 SABINE CT
SSB TRADING INC	1701 ROYAL LN #1202	DALLAS, TX	75229	4812 CARMEL PL
JENKINS, DOROTHY MARIE	1200 GARRY LYNNE DR	COLLEYVILLE, TX	76034	1200 GARRY LYNNE DR
HASLER MARK R & MARY K HASLER	5000 STONEBRIDGE DR	COLLEYVILLE, TX	76034	5000 STONEBRIDGE DR
SISSON, ROBERT H	4608 ALEXANDRA DR	COLLEYVILLE, TX	76034	4608 ALEXANDRA DR
GLADE RIVER III LLC	11511 ROSSER RD	DALLAS, TX	75229	1128 GLADE RD
MARS, MARY KAY	5005 SAN GABRIEL AVE	COLLEYVILLE, TX	76034	5005 SAN GABRIEL AVE
SAREEN, RAJEEV	1121 SABINE CT	COLLEYVILLE, TX	76034	1121 SABINE CT
GRISIO, TERANCE R	3505 MEADOWLARK LN	COLLEYVILLE, TX	76034	1205 GLADE RD
PRESERVATION HOA INC	101 CLARIDEN RANCH RD	SOUTH LAKE, TX	76092	1400 BLUEBONNET DR
NORTON, BOB	5004 STONEBRIDGE DR	COLLEYVILLE, TX	76034	5004 STONEBRIDGE DR
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	4900 CARMEL PL
THE BRIDGES @ RIVERWALK HOA	PO BOX 1183	COLLEYVILLE, TX	76034	1300 STONEBRIDGE DR
CHELIND LLC	1312 GLADE RD	COLLEYVILLE, TX	76034	1312 GLADE RD
RIVERWALK AT COLLEYVILLE HOA	1112 RIVERWALK CT	COLLEYVILLE, TX	76034	1201 RIVERWALK CT
RUTHER, MARK S	PO BOX 1614	COLLEYVILLE, TX	76034	4609 DARTMOORE LN
COOLEY, JAMES W	1305 CHATSWORTH CT E	COLLEYVILLE, TX	76034	1305 CHATSWORTH CT E
PRICE, GARY W	5008 STONEBRIDGE DR	COLLEYVILLE, TX	76034	5008 STONEBRIDGE DR
MCKEE, WILLIAM	4908 PRESERVATION AVE	COLLEYVILLE, TX	76034	4908 PRESERVATION AVE
PRESERVATION HOA INC	101 CLARIDEN RANCH RD	SOUTH LAKE, TX	76092	1404 BLUEBONNET DR
ROSEN, VINCENT F	1313 CHATSWORTH CT E	COLLEYVILLE, TX	76034	1313 CHATSWORTH CT E
STUCKEMAN, WILLIAM	1309 CHATSWORTH CT E	COLLEYVILLE, TX	76034	1309 CHATSWORTH CT E
QAMAR, ASIA	2428 MACLAY AVE	BROOKLYN, NY	10461	1205 GARRY LYNNE DR
HSV RETREAT LLC	5013 PRESERVATION AVE	COLLEYVILLE, TX	76034	1308 GLADE RD
BRISTER, DEBBIE	1312 CHATSWORTH CT E	COLLEYVILLE, TX	76034	1312 CHATSWORTH CT E
RIKA, AMZA	1201 GLADE RD	COLLEYVILLE, TX	76034	1201 GLADE RD
RODGERS, CONRAD B	1213 GARRY LYNNE DR	COLLEYVILLE, TX	76034	1213 GARRY LYNNE DR
HEWITT, SHARA	1308 ASHFORD CT	COLLEYVILLE, TX	76034	1308 ASHFORD CT
MAHMOOD, TALAT	12928 CONIFER LN	EULESS, TX	76040	1117 JO CAROL LN
HAVEN HOMES INC	201 ROCHELLE CT	COLLEYVILLE, TX	76034	4820 CARMEL PL
MCM CUSTOM HOMES LLC	6820 SIMMONS DR	NORTH RICHLAND HILLS, TX	76182	4824 CARMEL PL
WHITTEN, HAROLD	1209 GARRY LYNNE DR	COLLEYVILLE, TX	76034	1209 GARRY LYNNE DR
EDGELL, KEITH A	1116 JO CAROL ST	COLLEYVILLE, TX	76034	1116 JO CAROL LN
WALSH, ALICIA	1204 CHATSWORTH DR	COLLEYVILLE, TX	76034	1204 CHATSWORTH DR
TAYLOR, TEVON	11261 FINCHER RD	ARGYLE, TX	76226	1113 GARRY LYNNE DR
VALENTINE, NICHOLAS	1208 CHATSWORTH DR	COLLEYVILLE, TX	76034	1208 CHATSWORTH DR
GUNNIP, JOHN R	1200 CHATSWORTH DR	COLLEYVILLE, TX	76034	1200 CHATSWORTH DR
SWINDELL, MITCHELL	1212 CHATSWORTH DR	COLLEYVILLE, TX	76034	1212 CHATSWORTH DR
NEAL, JAVIS CAROL TR	1117 GARRY LYNNE DR	COLLEYVILLE, TX	76034	1117 GARRY LYNNE DR
GRAY, DOUGLAS M	1201 GARRY LYNNE DR	COLLEYVILLE, TX	76034	1201 GARRY LYNNE DR
PREMIER OFFICE EQUITIES	1117 GLADE RD STE 140	COLLEYVILLE, TX	76034	1117 GLADE RD
CADG CARMEL PLACE LLC	1800 VALLEY VIEW LN STE 300	FARMERS BRNCH, TX	75234	4811 CARMEL PL
CADG CARMEL PLACE LLC	1800 VALLEY VIEW LN STE 300	FARMERS BRNCH, TX	75234	4923 CARMEL PL
CADG CARMEL PLACE LLC	1800 VALLEY VIEW LN STE 300	FARMERS BRNCH, TX	75234	4915 CARMEL PL
CADG CARMEL PLACE LLC	1800 VALLEY VIEW LN STE 300	FARMERS BRNCH, TX	75234	4907 CARMEL PL
CADG CARMEL PLACE LLC	1800 VALLEY VIEW LN STE 300	FARMERS BRNCH, TX	75234	4827 CARMEL PL
CADG CARMEL PLACE LLC	1800 VALLEY VIEW LN STE 300	FARMERS BRNCH, TX	75234	4819 CARMEL PL
BRIDGES AT RIVERWALK ADDITION	P.O. BOX 1183	COLLEYVILLE, TX	76034	COURTESY NOTICE
LAKES OF SOMERSET, THE	1104 CHATSWORTH COURT WEST	COLLEYVILLE, TX	76034	COURTESY NOTICE
RIVERWALK AT COLLEYVILLE	P.O. BOX 1031	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
MONK, MIKE	201 ROCHELLE CT	COLLEYVILLE, TX	76034	APPLICANT

Public notices were mailed on November 22, 2019



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, December 9, 2019 at 7:00 p.m.
City Council Meetings: Tuesday, January 7, 2019 & Tuesday, January 21, 2019 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of an amendment to the PUD. The request is to amend the current PUD-R in order to allow for the architectural feature of “Salt Finish Concrete” on driveways and private walkways.

Zoning Case: ZC19-021

Applicant: Mike Monk

Owner: Mike Monk

Location: 4800 to 4920 Carmel Place

Property Description: Lots 1-9 and Lots 10X, 11X, and 12X, Block 1, of the Carmel Place Estates

Present Zoning: PUD-R Planned Unit Development-Residential

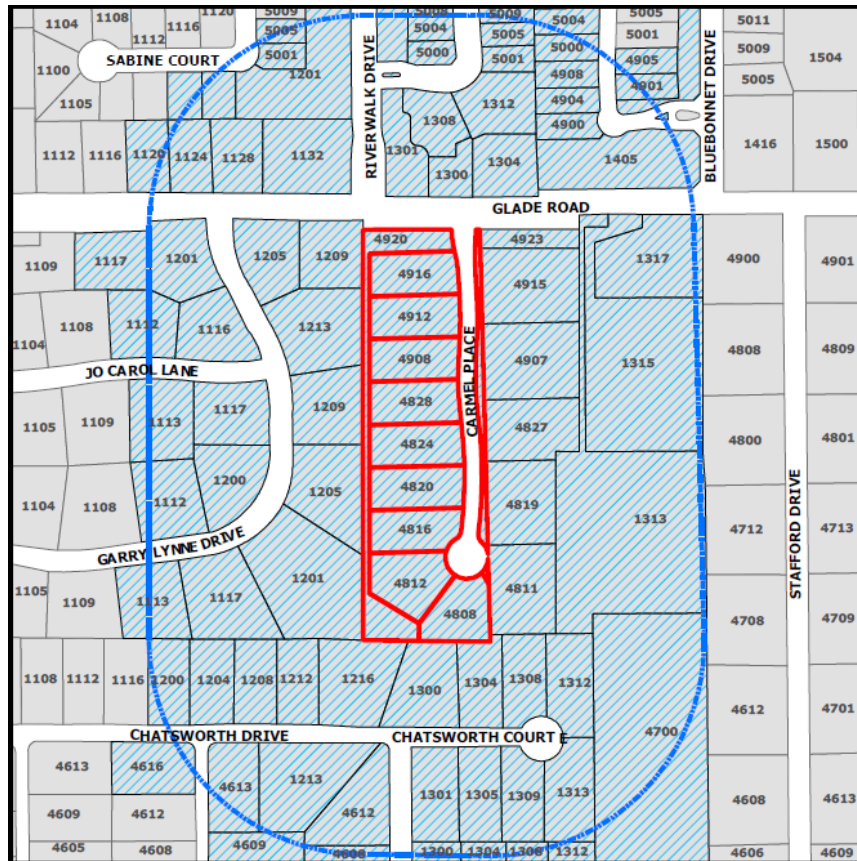
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a 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-20-XXXX

AMENDING ORDINANCE O-08-1659 CONDITIONS; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council approved Ordinance O-08-1659 on February 19, 2008 to grant a rezoning request from the AG Agricultural district to the PUD-R Planned Unit Development – Residential district on 6.4 acres located at 1301 Glade Road, under Case Z-08-002; and

WHEREAS, the City Council approved Ordinance O-18-2040 to amend Section 8.d. to allow for a 5:12 roof pitch on Lots 1-9, located at 4916, 4912, 4908, 4828, 4824, 4820, 4816, 4812 and 4808 Carmel Place, under Case ZC19-021; and

WHEREAS, the applicant has requested an amendment to Ordinance O-08-1659 to amend Section 8.a. to allow for a Salt Finish Concrete on driveways and private walkways on Lots 1-9, located at 4916, 4912, 4908, 4828, 4824, 4820, 4816, 4812 and 4808 Carmel Place, under Case ZC19-021; and

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

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

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

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration to, among other things, the character of the districts and their peculiar suitability for particular uses, with a

view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City; and

WHEREAS, the Planning and Zoning Commission of the City of Colleyville and the City of Colleyville City Council, in compliance with the Charter of the City of Colleyville, and State Law with reference to changes to zoning classifications under the Zoning Ordinance Regulations and Zoning Map, having given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Colleyville is of the opinion that said change in zoning should be made.

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on Lots 1-9, Block 1, of the Carmel Place Estates, located at 4916, 4912, 4908, 4828, 4824, 4820, 4816, 4812, and 4808 Carmel Place, from the PUD-R Planned Unit Development-Residential Zoning District to the PUD-R Planned Unit Development-Residential Zoning District, as depicted in the attached Exhibit "A".
- Sec. 3. THAT the above described tract of land shall be subject to the following conditions:

1. General

- a. The following amendments to Ordinance O-08-1659 are hereby authorized:
- i. Section 8.a. of Ordinance O-08-1659 is hereby amended to allow for a Salt Finish Concrete on driveways and private walkways in addition to washed aggregate and stamped finished concrete.

- ii. Ordinance O-08-1659 and O-18-2040 hereby remain valid and all provisions of Ordinance O-08-1659 shall remain in full force and effect except where amended herein.

Sec. 4. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.

Sec. 5. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.

Sec. 6. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

Sec. 7. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

Sec. 8. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 7th day of January 2020.

The second reading and public hearing being conducted on the 21st day of January 2020.

PASSED AND APPROVED BY A VOTE OF _____AYES, _____NAYS, AND _____
ABSTENTIONS ON THIS THE 21ST DAY OF JANUARY 2020.

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 L. Wyatt
City Attorney

Exhibit "A"- Zoning Map

