



City of Colleyville Planning and Zoning Commission Worksession Agenda

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

Monday, September 28, 2020
6:15 PM

Executive Conference Room
Third Floor – City Hall

1. CALL TO ORDER

2. PRESENTATION AND DISCUSSION

- 2a** Presentation and discussion of a Replat with a plat waiver for lot width for Lot A1R-3, Block 2, Pleasant Oak Estates, being Lot A1S, Block 2, Pleasant Oak Estates Addition, located at 508 Leta Lane, Case PC20-008
- 2b** Presentation and discussion of a Special Use Permit for a Fence to exceed the maximum 8 foot height allowed on Lot 36, Block 5, Creekside at Colleyville, Phase 5, located at 4008 Petrus Boulevard, Case ZC20-023
- 2c** Presentation and discussion of a zoning change request from the AG Agricultural to R-40 Single Family Residential district on Lot 3, Mrs. Eva Paul's Subdivision, located at 911 Tinker Road, Case ZC20-024
- 2d** Presentation and discussion of amendments to Chapter 3, Section 3.28 – Supplementary District Regulations of the Land Development Code specific to parking and storage of vehicles to include Recreation Vehicles, commercial vehicles, and junked/abandoned vehicles

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards September 25, 2020 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.



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Agenda Number**Agenda Date** 9/28/2020**Type** Presentation and Discussion**Department** Community Development

Title

Presentation and discussion of a Replat with a plat waiver for lot width for Lot A1R-3, Block 2, Pleasant Oak Estates, being Lot A1S, Block 2, Pleasant Oak Estates Addition, located at 508 Leta Lane, Case PC20-008

Explanation

Grayson Ceballos, the applicant, has submitted a request for a minor plat with a plat waiver for Lot A1S, Block 2, Pleasant Oaks Estates Addition, being approximately 0.908 acres, and zoned R-40 Single Family Residential district. The purpose is to plat the property into one single-family residential lot. There are no new lots proposed. The platting of the property will allow for a building permit for an addition to the existing home. The R-40 zoning has a minimum lot area requirement of 40,000 s.f. and lot width and depth of 150 feet. This lot has 42,686 s.f., a lot width of 132.60 feet and depth of 322.02 feet. The lot width of 132.02 feet is less than the required 150 feet and a plat waiver for the lot width is being requested.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Plat Exhibit

Aerial Map

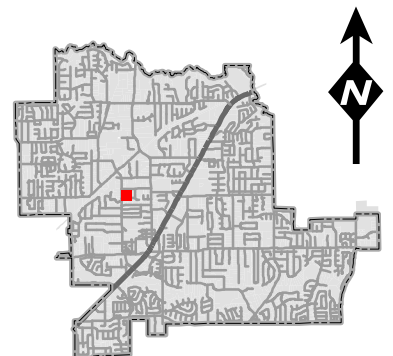


PC20-008
508 Leta Lane

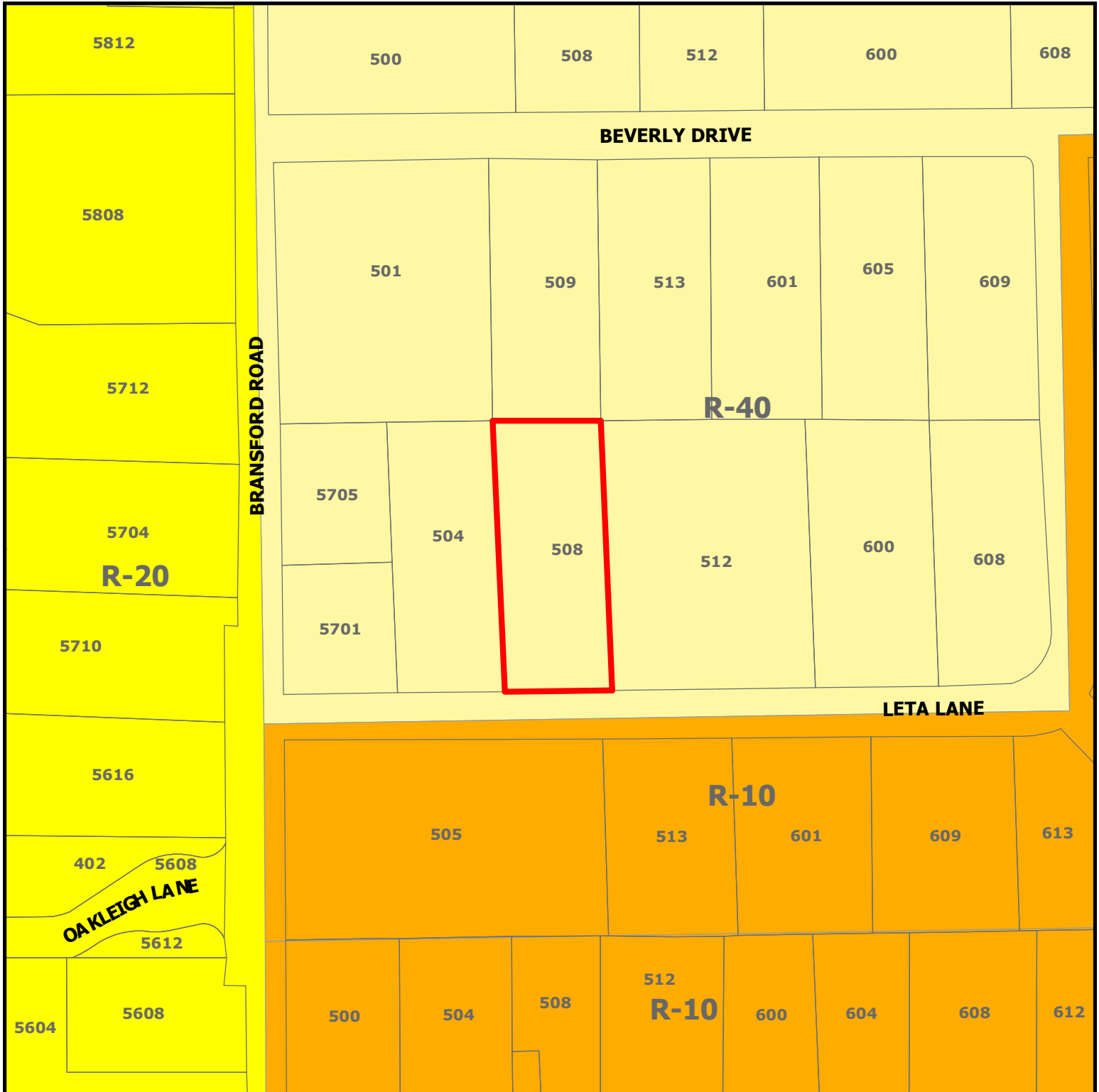
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Subject Property



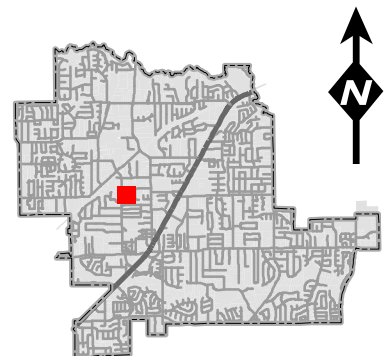
Zoning Map



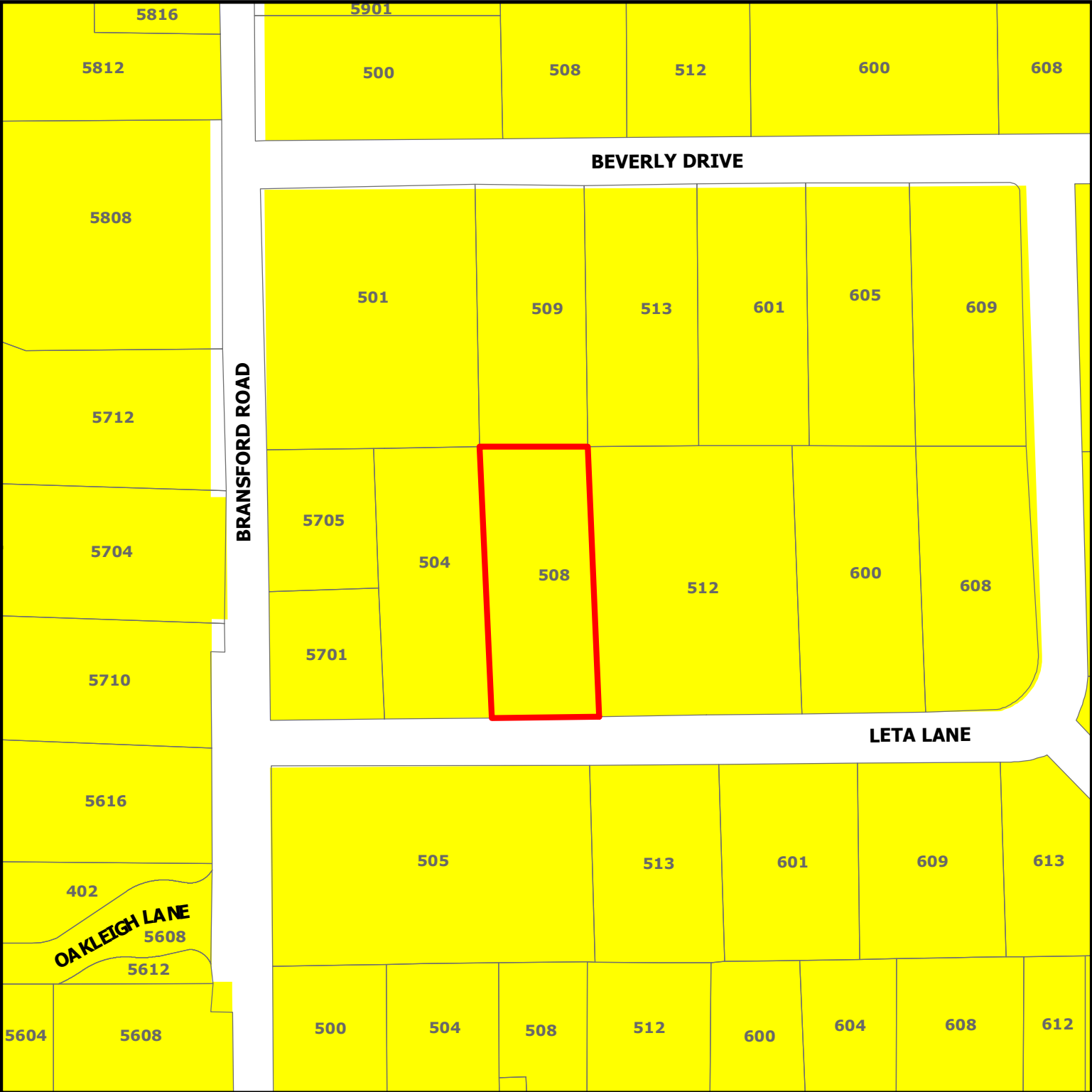
PC20-008
508 Leta Lane

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 Subject Property



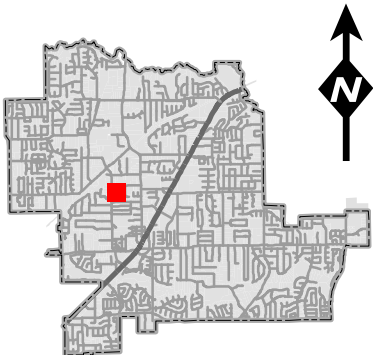
Future Land Use Map



PC20-008
508 Leta Lane

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-  Subject Property
-  Residential





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Agenda Number**Agenda Date** 9/28/2020**Type** Presentation and Discussion**Department** Community Development

Title

Presentation and discussion of a Special Use Permit for a Fence to exceed the maximum 8 foot height allowed on Lot 36, Block 5, Creekside at Colleyville, Phase 5, located at 4008 Petrus Boulevard, Case ZC20-023

Explanation

Mary Lou Hendrickson, the applicant has submitted a request for a Special Use Permit for a Fence to exceed the maximum 8 foot height allowed on Lot 36, Block 5, Creekside at Colleyville, Phase 5, being approximately 0.221 acres, and Zoned PUD-R Planned Unit Development-Residential. The purpose is to allow for an 8 foot cedar wood fence on a 2 foot treated wood retaining wall for a total of 10 feet in height. The fence is to located at between 4 to 5 feet from the rear property line.

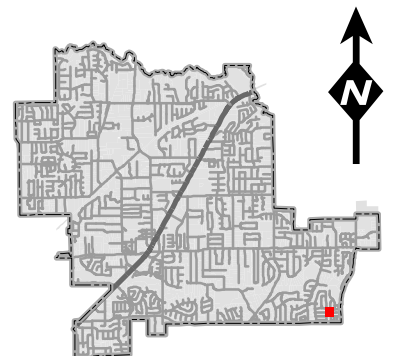
Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Plan
6. Photos Provided by Applicant

Aerial Map



ZC20-023
4008 Petrus Blvd



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Subject Property

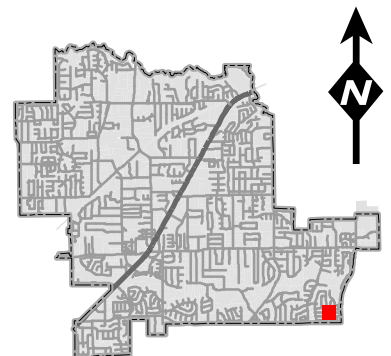
Zoning Map



ZC20-023
4008 Petrus Blvd

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 Subject Property



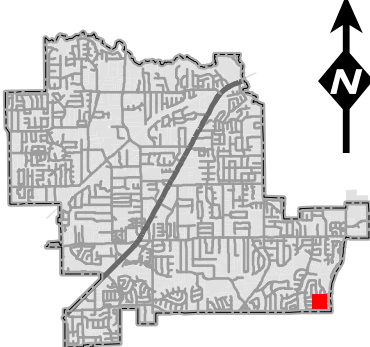
Future Land Use Map



ZC20-023
4008 Petrus Blvd

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 Subject Property
 Residential



Statement of Planning Objectives

The purpose of this Special Use Permit (SUP) is to request the City of Colleyville's approval allow an 8' cedar fence to remain on Lot 36, Block 5 commonly known as 4008 Petrus Boulevard in the Creekside Phase 3 community.

To: Ben Bryner, Director of Planning, City of Colleyville

From: Mary Lou Hendrickson, Prospective Buyer of 4008 Petrus Blvd, Subdivision of Creekside at Colleyville

Re: Request for Special Use Permit

Per my meeting with my neighbor George Dodson, City Councilman and my phone conversation with you today, I am requesting a Special Use Permit for the fence that has already been built on my prospective property at 4008 Petrus Blvd in the Subdivision of Creekside at Colleyville – Phase 3.

I signed a contract with Tradition Homes on February 21, 2020 to build a home at 4008 Petrus Blvd. As you will see from the pictures attached to the application, the property behind my lot is elevated with a rusty white rod iron fence on top of a railroad tie retaining wall. My property has a slope from north to south and it was imperative that I have a fence built as not to have to look at the neighbor's fence or retaining wall and to have some privacy.

Tradition Homes received verbal approval from the City of Colleyville Planning Department to erect an 8' fence on the rear property line on top of horizontal wood boards to align with the slope and obtain a level fence line at the top and cover up the fence line behind my property.

Pictures are attached to the application.

On September 1st, the Colleyville Inspector told the builder that the back fence was against city ordinance, should only be an 8' fence and needs to be torn down. He also said he was going to put a freeze on the inspection of the entire property, inside and out, until the fence is properly built.

I am requesting a Special Use Permit (SUP) to allow the **existing** and **new** fence to remain. The fence is aesthetically pleasing and hides the fence line of the property behind the subject property. In addition, this new fence gives the owner in the house behind me and myself privacy.

This fence does not impede or is not an eyesore to the neighbor behind me, both our fences are now at even height as you will see from the pictures. I've met and talked to this neighbor and they do not have a problem with the new fence.

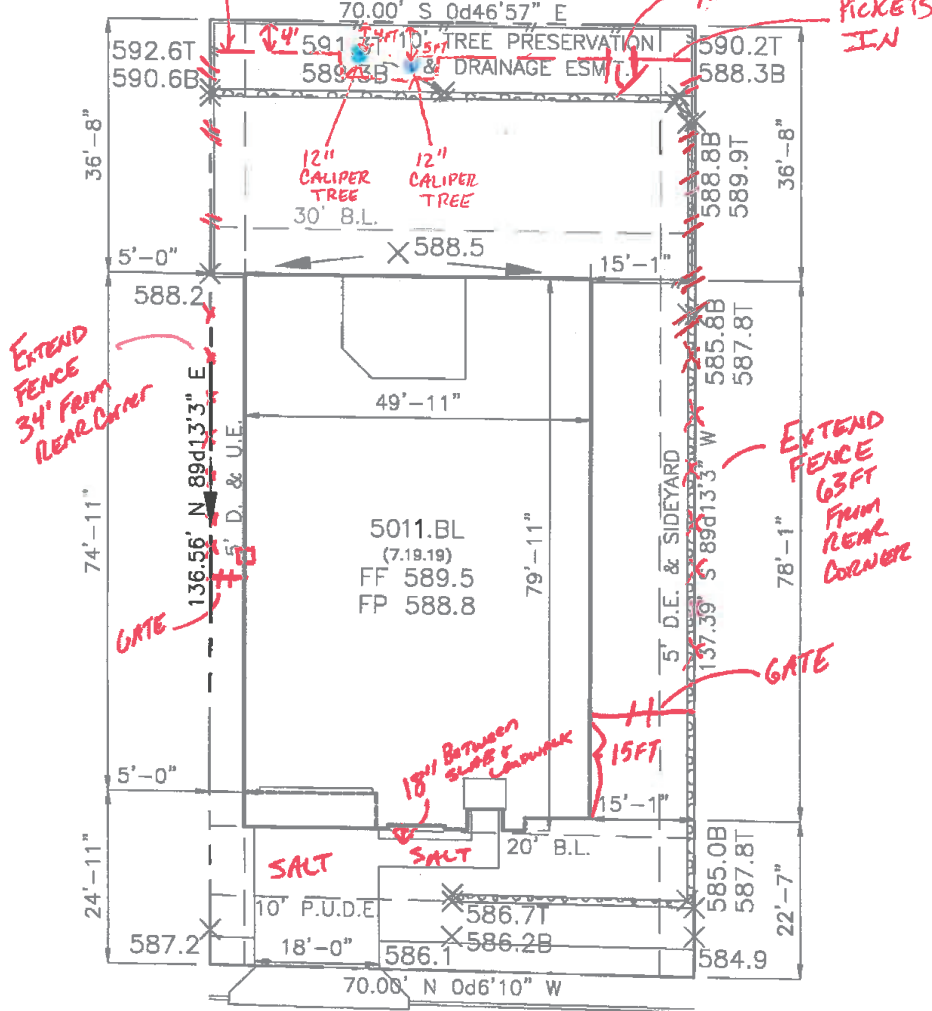
Due to the time it takes to process and approve the Special Use Permit, I am also requesting that you only freeze the inspection of the fence and you allow the inspection of the remainder of the property to resume. I have sold my current house in Colleyville and have to be out by September 30, 2020, and do not want to be delayed moving into my new house at the same time.

I appreciate you taking time to review my request. I have lived in Colleyville for 20 years and have been very fond of the city and look forward to spending many more years here. Thank you for your time.



42" GATE

PICKETS
IN



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PLOT PLAN LEGEND	
SYMBOL	DESCRIPTION
	Retaining Wall
TW	Top of Wall
BW	Bottom of Wall
TC	Top of Curb
BC	Back of Curb
FP	Finished Pgd
FF	Finished Floor
EG	Existing Grade
	Storm Inlet
	Water Connection

Note: 7-10-3" cal. min.
Buffer Trees @rear.
1-3" cal. min. @front.



Total Sod	577	SQ. YDS.
Description	SQ. FT.	CU. YDS.
Drive/Lead Walk	449.58	5.55
Approach	131.32	2.43
City Walk	208.01	2.57
Total Flatwork	788.92	10.55

****field verify dimensions & grading prior to starting construction**

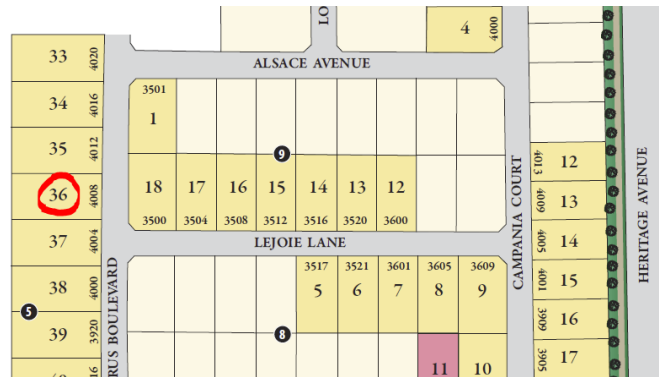
LOT SUMMARY		job. no. 101_004		GENERAL NOTES: DRIVEWAY & GARAGE: MIN. 18' WIDE DRIVEWAY @ STREET APPROACH: MIN. 18' WIDE PUBLIC SIDEWALK: MIN. 4' WIDE LEAD WALK TO HOME: MIN. 4' WIDE	
LOT AREA	9589	subdiv. Creskide at Colleyville PH. 3			
SLAB AREA	3952	lot 36 blk 5			
COVERAGE	41.21%	address 4008 Petrus Boulevard			
		city Colleyville, TX		 TRADITION HOMES	
FENCE	161'	date 3/2/20 master plan 5011			
SCALE: 1" = 20'					

WWW.TRADITIONHOMES.COM

WWW.TRADITIONHOMES.COM

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Photos Provided By Applicant



Photos Provided By Applicant





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Agenda Number**Agenda Date** 9/28/2020**Type** Presentation and Discussion**Department** Community Development

Title

Presentation and discussion of a zoning change request from the AG Agricultural to R-40 Single Family Residential district on Lot 3, Mrs. Eva Paul's Subdivision, located at 911 Tinker Road, Case ZC20-024

Explanation

Matthew Brendel, the applicant, has submitted a request for a zoning change on Lot 3, Mrs. Eva Paul's Subdivision, being approximately 1.03 acres, and zoned AG Agricultural. The purpose is to rezone the property from AG to R-40 in order to develop into a single family residential lot. There are no new lots proposed. The lot area, lot width and lot length meet the requirements of the R-40 zoning, which are 40,000 s.f. for area and minimum width and depths of 150 feet. This lot has 44,693 s.f. with a lot width of 150 feet and a lot depth of 298 feet.

Attachments

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

Aerial Map

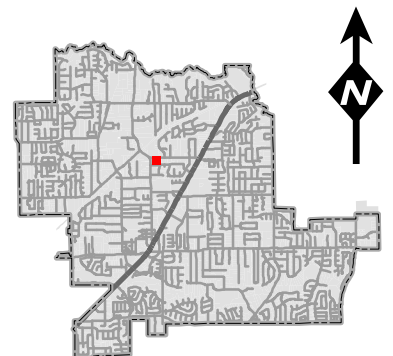


ZC20-024
911 Tinker Road

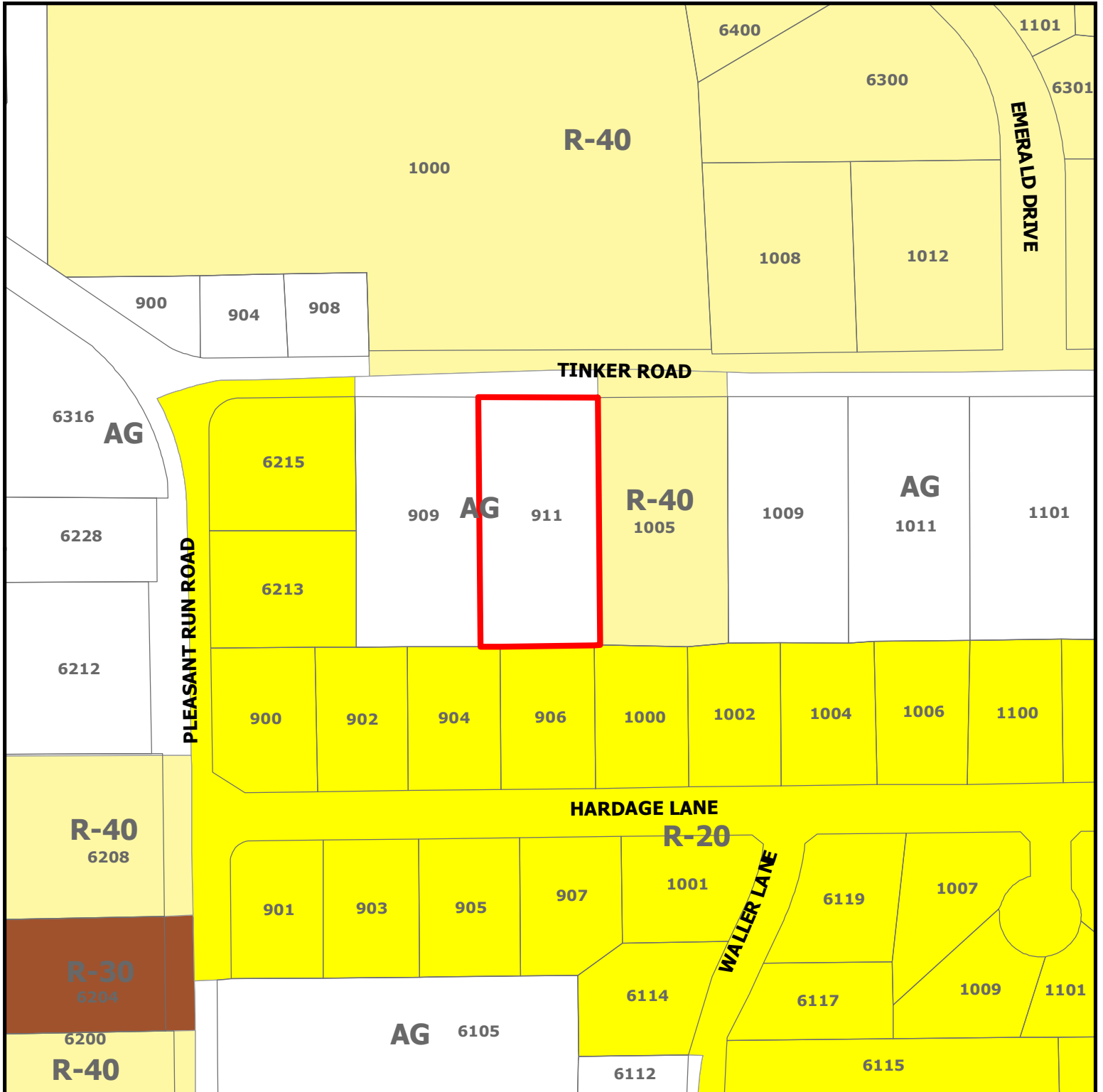
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Subject Property



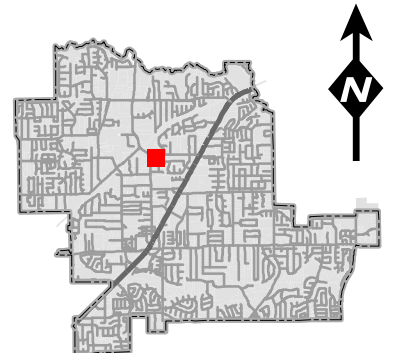
Zoning Map



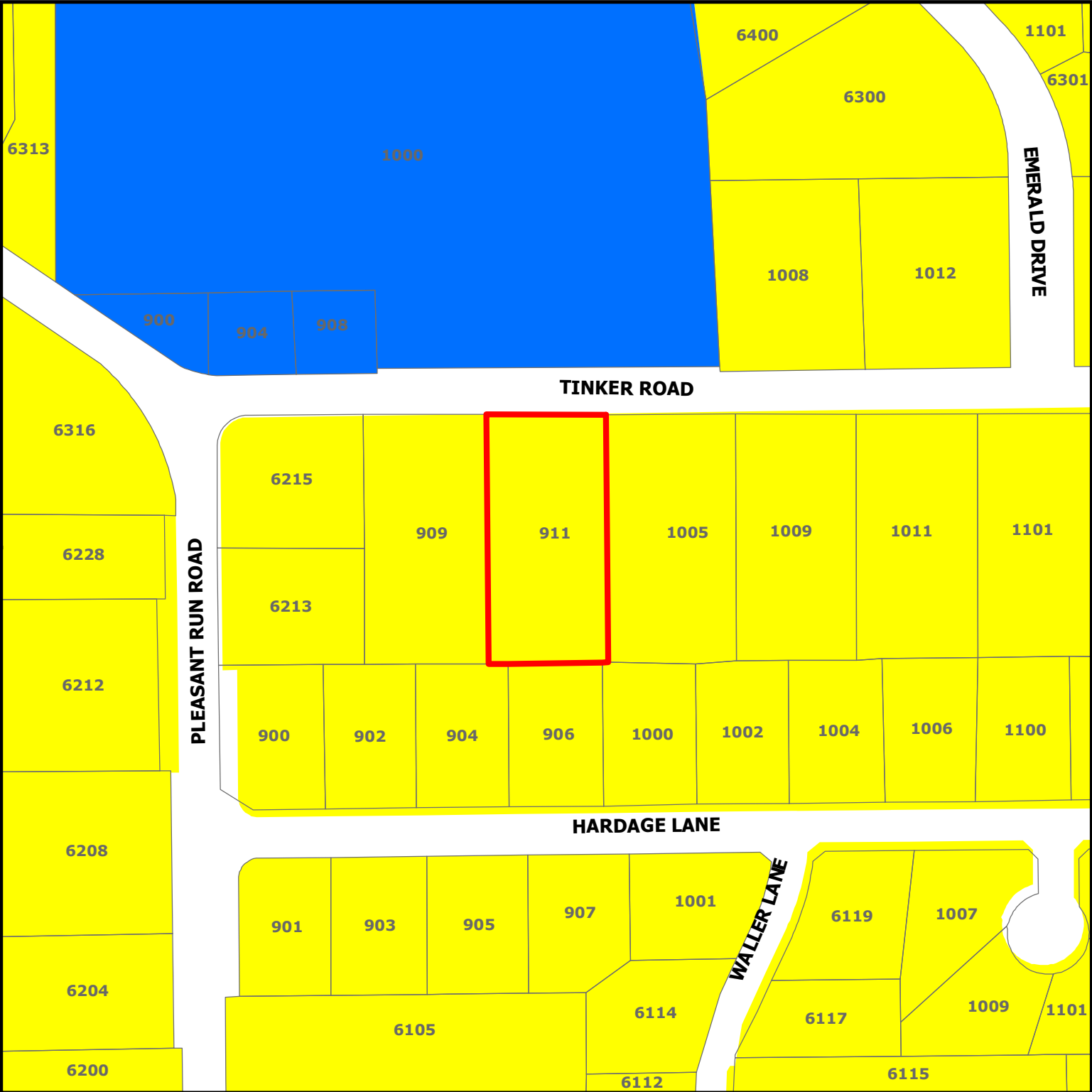
ZC20-024
911 Tinker Road

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 Subject Property



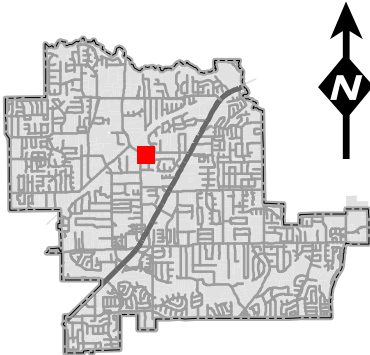
Future Land Use Map



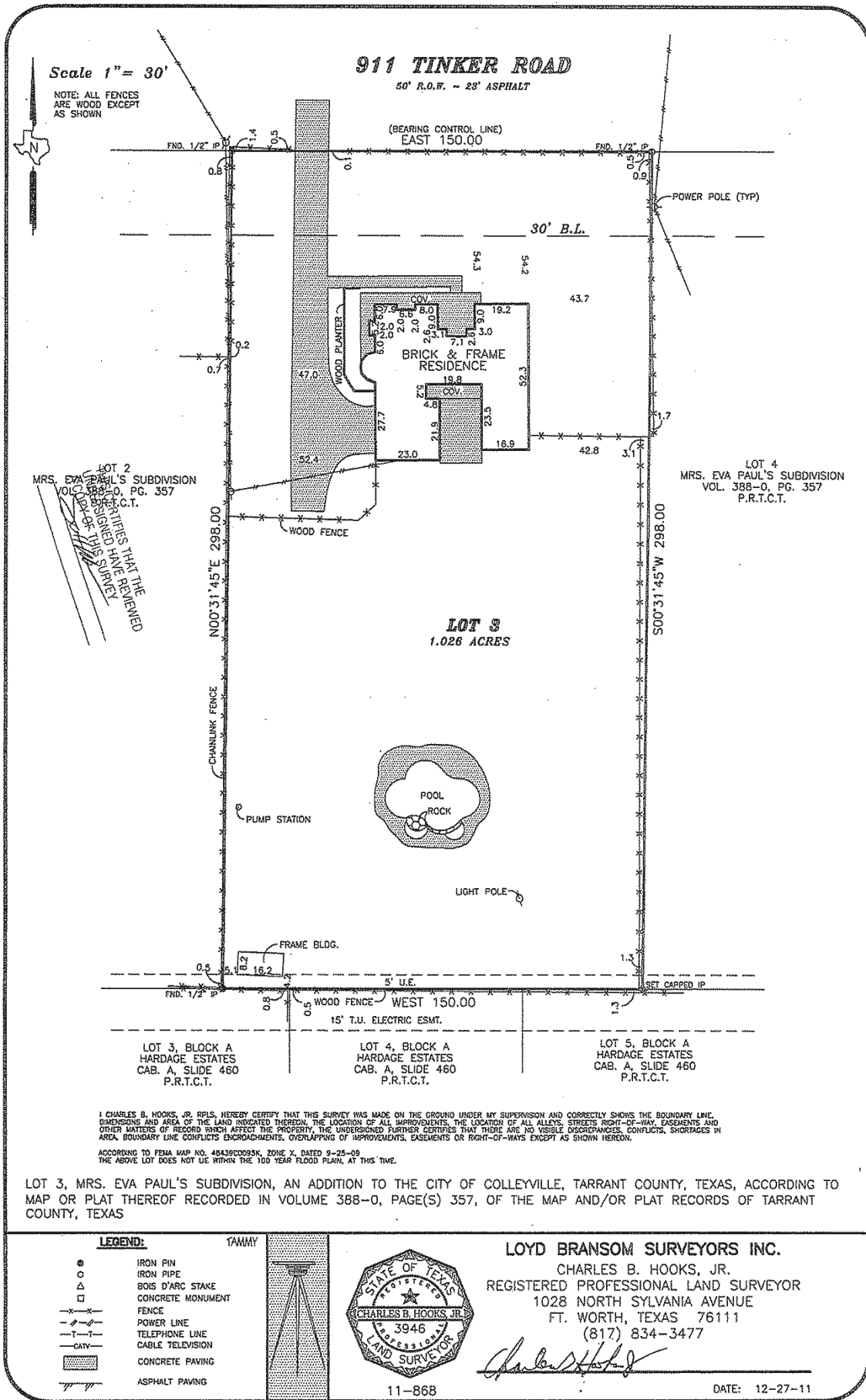
ZC20-024
911 Tinker Road

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-  Subject Property
-  Residential
-  Institutional



Zoning Exhibit





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Title

Presentation and discussion of amendments to Chapter 3, Section 3.28 – Supplementary District Regulations of the Land Development Code specific to parking and storage of vehicles to include Recreation Vehicles, commercial vehicles, and junked/abandoned vehicles

Explanation

The City Council discussed the parking and storage of Recreational Vehicles, commercial vehicles, and junked/abandoned vehicles at their September 1, 2020 Work Session meeting. The Council expressed a desire to amend the existing regulations found within the Land Development Code to protect the neighbors from the unsightly parking and storage of such vehicles. The proposed amendments will clarify the location on residential property where such vehicles can be parked as well as screening requirements when visible from a right-of-way or adjacent residence.

Attachments

1. Code Language - Parking of RVs and Commercial Vehicles - v2 9.22.2020

MUNICIPAL CODE *{For Reference}*

Chapter 2 – BUSINESSES

ARTICLE V. - WRECKERS AND WRECKER SERVICES

DIVISION 1. - GENERALLY

Sec. 22-111. - Definitions.

Parking facility means any public or private property used, in whole or in part, for the restricted and/or paid parking of vehicles. Such term includes but is not limited to commercial parking lots, parking garages, and parking areas serving or adjacent to businesses, churches, schools, homes and apartment complexes. It also includes a restricted portion or portions of an otherwise unrestricted parking facility.

Chapter 94 - TRAFFIC AND VEHICLES

ARTICLE I. - IN GENERAL

Sec. 94-5. - Parking of certain commercial vehicles.

- a) *Unattended vehicles prohibited; exceptions.* The parking of commercial vehicles classified by the manufacturer as 1½-ton or larger capacity vehicles and other vehicles larger than 1½-ton, unattended on any public roadway, front yard, side yard or back yard in any residential zoned area within the city except for immediately loading or unloading of cargo is hereby prohibited; provided that the parking of one vehicle excluding all trailers in the rear yard of a lot of a total area of two acres or more shall be allowed.
- b) *Trailers, inoperable vehicles prohibited.* The parking of any trailer, including house trailers and/or mobile homes, tractors, or inoperable vehicles, cars, trucks, or buses that cannot be immediately or readily started or moved under their own power, and including vehicles without current licenses and vehicles with wheels or other major components removed or broken, upon any public roadway, or on any front yard area, or side yard area (off driveways) in residential areas within the city is hereby prohibited.
- c) *Removal and storage of vehicles authorized.* The chief of police may, after the owner of any vehicle found in violation of any part of this section has been served notice of the violation, order the vehicle removed at the vehicle owner's expense and stored at the vehicle owner's expense. If the owner of the vehicle is not available, the vehicle may be removed and stored 48 hours after ticketed by the police department, at the owner's expense.

(Code 1980, ch. 10, § 6)

LAND DEVELOPMENT CODE

Section 3.28 Supplementary District Regulations

H. Parking; Storage or Use of Major Recreational Equipment and Vehicles –

1. No major recreational equipment shall be parked or stored on a public street, alley or other public right-of-way or parkway.
2. No major recreation equipment shall be parked or stored on any lot in a residential district except in a carport or enclosed building, or in a required side (not forward of the front façade of the primary residence) or rear yard on an all-weather (durable, dust-free) hard surface driveway; ~~provided~~Provided, however, that such equipment may be parked anywhere on residential premises not to exceed twenty-four (24) hours during loading or unloading.
3. ~~No such equipment shall be used for living, sleeping, or housekeeping purposes when parked or stored on a residential lot~~ per above, except for the temporary housing of guests for not to exceed two (2) consecutive weeks~~more than fourteen (14) days during any sixty (60) day period.~~
4. For purposes of these regulations, major recreational equipment is defined as including boats and boat trailers, travel trailers, pick-up campers or coaches (designed to be mounted on automotive vehicles), motorized dwellings, tent trailers, and the like, and cases or boxes used for transporting recreational equipment, whether occupied by such equipment or not.

I. Parking and Storage of Vehicles in General

1. On-Street Parking: Commercial vehicles with a manufactured capacity rated of over one (1) ton are prohibited from being parked on any public street, alley, parkway, boulevard, or public place in all zoning districts. (OPTIONAL: Except the ML (Light Manufacturing) district. In the ML district, on-street parking is prohibited along all major thoroughfares, including expressways, arterials, and collector streets.)
2. Off-Street Parking: ~~1-~~Commercial vehicles of over one (1) ton manufactured capacity (truck tractor, road tractors and special mobile equipment) are permitted only in the ML (Light Manufacturing) zoning district. They are prohibited from being parked or stored on any lot in all other zoning districts.
3. One commercial vehicle of not more than one (1) ton manufactured capacity, except pick-up trucks, when used in the employ by the site occupant of a dwelling may be permitted on a residentially zoned lot, provided said parking space shall be in an enclosed garage, under a carport, or on an all-weather hard surface driveway; ~~or located~~ in a side or rear yard ~~on an all-weather surfaced driveway. The Chevrolet Silverado/GMC Sierra 3500, Ford F-350, and Ram 3500 are known as "one ton" pickups. Similar schemes exist for vans and SUVs (e.g. a 1-ton Dodge Van or a ½-ton GMC Suburban) Nothing in this Chapter shall prohibit the occasional overnight storage or parking of a commercial vehicle on residential property.~~
4. 2. —Off-street vehicle parking spaces shall not be located within ten (10) feet of existing proposed major thoroughfare street right-of-way lines in any commercial or industrial district. Such off-street parking spaces shall consist of a paved surface, i.e., concrete, HMA, brick or paving stone approved by the city building official. ~~All ten (10) foot buffer areas shall be landscaped and maintained to enhance esthetic qualities.~~
- 4.
- 5.

5. ~~3.~~ To avoid the unsightly appearance of junked and abandoned vehicles in residential districts, no vehicles may be parked or stored on a residential premise where visible to any adjacent right-of-way or residential use, unless a current state vehicle ~~inspection~~ registration sticker is displayed thereon or the vehicle is behind a solid fence or solid vegetative screening. Such vehicles are those that cannot be immediately or readily started or moved under their own power, and including vehicles without current licenses and vehicles with wheels or other major components removed or broken.
- 5.