



City of Colleyville Planning and Zoning Commission Agenda

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

Monday, November 9, 2020

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

2a August 24, 2020 - Worksession Minutes
2b October 12, 2020 - Regular Minutes
2c October 26, 2020 - Worksession Minutes

3. PUBLIC HEARING AGENDA ITEMS

- 3a** Consideration of a Replat for Lots 1, 2, and 3X, Block 1, Old Grove Addition, Phase II, being Lots 1 & 2, Block 1, Newgren Addition and Lot 2X, Block E, Old Grove Addition, located at 103 & 105 John McCain Road and 7189 Cast Iron Forest Trail, Case PC20-006, TABLED FROM THE OCTOBER 12, 2020 PLANNING AND ZONING COMMISSION MEETING.
- 3b** Consideration of a Special Use Permit for Alcoholic Beverages Sales for On-Premise Consumption on Lot 1, Block 3, Tara Village, located at 1101 Cheek Sparger Road, Suite 110, Case ZC20-025
- 3c** Consideration of a Special Use Permit for Dog Grooming on Lot 1R1, Block 1, Town Center Colleyville, located at 5615 Colleyville Boulevard, Suite 110, Case ZC20-026
- 3d** Consideration of a zoning change from AG Agricultural district to the R-30 Single Family Residential district for Tract 2D & 2D3, Abstract 233, D. R. Blanton Survey, located at 5209 Bluebonnet Drive, Case ZC20-027
- 3e** Consideration of a zoning change from R-20 Single Family Residential district to the RE Residential Estate district on Lot 1R, Block 1, Muzyka Addition, located at 4807 Patterson Lane, Case ZC20-028

4. ADJOURNMENT

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



City of Colleyville Planning and Zoning Commission Agenda Briefing

City Hall
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Agenda Number
Type Approval of Minutes
Department Community Development

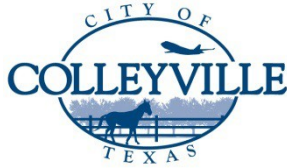
Agenda Date 11/9/2020

Title

2a August 24, 2020 - Worksession Minutes
2b October 12, 2020 - Regular Minutes
2c October 26, 2020 - Worksession Minutes

Attachments

1. August 24, 2020 P&Z WK Minutes
2. October 12, 2020 P&Z Minutes
3. October 26, 2020 P&Z Worksession Minutes



City of Colleyville Planning and Zoning Commission Worksession Minutes

City Hall
100 Main Street
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Monday, August 24, 2020

City Council Chambers

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission Worksession was called to order by Chair Mathisen on August 24, 2020, at 6:25 p.m.

Roll Call

Present: Sayeda Syed, Ryan Moore, Susan Mathisen, Claudia Bevill, and George Bond

Absent: Kimberly Holt and Matt Koch

Staff Present: Ben Bryner, Jacquelyn Reyff, Robert McKeown, and Araceli Botello

2. PRESENTATION AND DISCUSSION

- 2a** Presentation and discussion of a Replat of Lots 1 & 2, Block 1, of the Neidholt Addition and Lot 2X, Block E, of the Old Grove Addition, located at 103 & 105 John McCain Road and 7189 Cast Iron Forest Trail, Case PC20-006

Jacquelyn Reyff and Ben Bryner presented the case and briefed the Commission.

There was general discussion regarding any concerns raised at the City Council Meeting concerning the request from two years ago, detention ponds, drainage issues and summaries of the citizen comments and City Council's concerns.

- 2b** Presentation and discussion of a zoning change from AG Agricultural to R40 Single Family Residential on Lot 7, of the Mrs. Eva Paul's Subdivision, located at 1101 Tinker Road, Case ZC20-017

Jacquelyn Reyff presented the case and briefed the Commission.

There was general discussion regarding the current zoning of the property, the zoning in neighboring properties, any concerns relating to the case, and the lot size of the subject property.

- 2c** Presentation and discussion of a Special Use Permit for a Fence to extend into the required street side yard on Lot 4, Block 6, Creekside at Colleyville, Phase 3, located at 4000 Campania Court, Case ZC20-018

Jacquelyn Reyff and Ben Bryner presented the case and briefed the Commission.

There was general discussion regarding the retaining wall, history of the property, the intent location of the fence, intent of the SUP, fencing material, setbacks, fence height, and safety concerns.

- 2d** Presentation and discussion of a Special Use Permit for a Fence to extend into the required street side yard on Lot 1, Block 9, Creekside at Colleyville, Phase 3, located at 3501 Alsace Avenue, Case ZC20-019

Jacquelyn Reyff and Ben Bryner presented the case and briefed the Commission.

There was general discussion regarding the continuity of fencing, proposed fence connecting to existing neighboring fence, height of the retaining walls, history of the retaining walls in the subdivision, sidewalks, safety concerns, fence material, and fence height regulations.

- 2e** Presentation and discussion of a Special Use Permit for a Fence to extend into the require street side yard on Lot 4, Block 7, Creekside at Colleyville, Phase 3, located at 3508 Cheval Blanc, Case ZC20-020

Jacquelyn Reyff and Ben Bryner presented the case and briefed the Commission.

There was general discussion regarding the location of the proposed fence, the distance from the property line, location and height of the retaining wall, and maintaining the consistency in the neighborhood.

- 2f** Presentation and discussion of a Special Use Permit for a Fence to extend into the required street side yard on Lot 18, Block 9, Creekside at Colleyville, Phase 3, located at 3500 Lejoie Lane, Case

ZC20-021

Jacquelyn Reyff and Ben Bryner presented the case and briefed the Commission.

There was general discussion regarding easements, neighboring properties requesting similar requests, safety concerns, changes to the ordinance, built lines, and fence material and height.

- 2g** Presentation and discussion of a Special Use Permit for an Accessory Building to exceed the required 4 percent maximum lot coverage for Accessory Buildings on Lot 16, Block C, Brook Meadows Addition, located at 4501 Shadycreek Lane, Case ZC20-022

Jacquelyn Reyff presented the case and briefed the Commission.

There was general discussion regarding the use of the proposed building, air-condition in the unit, description of the building, number and location of the current garage on the property, location of the driveway, the planning objectives provided by the applicant, floor plan, maximum lot coverage for accessory buildings, exterior and interior architectural renderings of the proposed building, outdoor kitchen, concerns of use of the proposed structure as an accessory dwelling.

- 2h** Presentation and discussion of announcement for the City Council and Planning and Zoning Commission Joint Meeting to take place on September 22, 2020 at 6:00 p.m. at the Colleyville Center.

There was general discussion regarding the joint meeting.

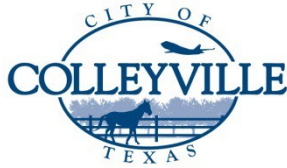
3. ADJOURNMENT

The meeting adjourned at 7:25 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

City Hall
100 Main Street
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Monday, October 12, 2020

City Council Chambers

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission Meeting was called to order by Chair Mathisen on October 12, 2020, at 7:05 p.m.

Roll Call

Present: Susan Mathisen, Ryan Moore, Kimberly Holt, Sayeda Syed, and Claudia Bevill

Absent: Matt Koch and George Bond

Staff Present: Ben Bryner, Jacquelyn Reyff, Robert McKeown, Araceli Botello

1. CITIZEN COMMENTS

There were no citizens wishing to speak.

2. APPROVAL OF MINUTES

September 14, 2020 Planning and Zoning Commission
September 28, 2020 Planning and Zoning Commission Worksession

Commissioner Holt made a motion to approve the September 14, 2020 and September 28, 2020 Planning and Zoning Commission Meeting Minutes. Commissioner Moore seconded the motion.

The motion carried by the following vote:

Aye: 5 – Moore, Syed, Holt, Mathisen, and Bevill

Nay: 0

3. PUBLIC HEARING AGENDA ITEMS

- 3a** Consideration of a Replat for Lots 1, 2, and 3X, Block 1, Old Grove Addition, Phase II, being Lots 1 & 2, Block 1, Newgren Addition and Lot 2X, Block E, Old Grove Addition, located at 103 & 105 John

McCain Road and 7189 Cast Iron Forest Trail, Case PC20-006,
TABLED FROM THE SEPTEMBER 14, 2020 PLANNING AND ZONING
COMMISSION MEETING

Commissioner Bevill made a motion to remove Case PC20-006 from the table. Commissioner Moore seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Moore, Syed, Holt, Mathisen, and Bevill

Nay: 0

Jacquelyn Reyff presented the item and briefed the Commission.

Commissioner Bevill made a motion to table Case PC20-006 to the November 9, 2020 Planning and Zoning Commission Meeting. Commissioner Moore seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Moore, Syed, Holt, Mathisen, and Bevill

Nay: 0

3b Consideration of a Special Use Permit for an Accessory Building to exceed the required 4% maximum lot coverage for accessory buildings on Lot 16, Block C, Brook Meadows Addition, located at 4501 Shadycreek Lane, Case ZC20-022, TABLED FROM THE SEPTEMBER 14, 2020 PLANNING AND ZONING COMMISSION MEETING.

Commissioner Holt made a motion to remove Case ZC20-022 from the table. Commissioner Syed seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Moore, Syed, Holt, Mathisen, and Bevill

Nay: 0

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant/owners, Stacey and Bruce Taylor, 4501 Shadycreek Lane, came forward and briefed the Commission. Mrs. And Mr. Taylor answered questions of the Commission regarding HOA restrictions.

The public hearing was opened at 7:23 p.m. With no one wishing to speak, the public hearing was closed at 7:23 p.m.

There was general discussion amongst the Commissioners regarding if the applicant would consider reducing the floor area of the proposed building, regulations for maximum lot coverage for accessory buildings, the square footage of all accessory buildings, and impervious coverage.

The applicant/owners, Stacey and Bruce Taylor, 4501 Shadycreek Lane, came forward answered questions of the Commission. Mr. and Mrs. Taylor addressed the removal of the pergola cover, history of the property, the process of presenting the proposed plan, and the intent of the proposed building, property value, the cost of construction, the size of the proposed building, and the design and location of the building.

There was general discussion amongst the Commission regarding the total coverage for the proposed accessory buildings, reducing the floor area of the proposed building and patio covers, hardships, the intent of the Special Use Permit, code and regulations.

The applicant/owners, Bruce Taylor, 4501 Shadycreek Lane, came forward and addressed the intent to remove all patio covers in lieu of reducing the size of the proposed accessory building.

Discussion continued regarding the total coverage for the proposed accessory buildings, reduction of the floor area of the proposed plan, the Commission's options regarding the request.

Commissioner Bevill made a motion to approve Case ZC20-022 with the condition that all patio covers be removed and the maximum lot coverage for all accessory building does not exceed 4.4 percent. The motions fails due to lack of a second motion.

There was general discussion regarding the Commission's options regarding the request.

Chairwoman Mathisen made a motion to table Case ZC20-022 to the October 26, 2020 Planning and Zoning Commission Meeting. Commissioner Syed seconded the motion.

The motion was carried by the following vote:

**Aye: 5 - Moore, Syed, Mathisen, and Bevill
Nay: 1 - Holt**

- 3c** Consideration 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

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Teresa Line, 3207 St. Albas Circle, came forward and briefed the Commission.

The public hearing was opened at 8:13 p.m. With no one wishing to speak, the public hearing was closed at 8:13 p.m.

There was general discussion regarding the request of the applicant.

Commissioner Syed made a motion to approve Case PC20-008. Commissioner Holt seconded the motion.

The motion was carried by the following vote:

Aye: 5 - Moore, Syed, Holt, Mathisen, and Bevill

Nay: 0

- 3d** Consideration 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

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Mary Lou Hendrickson, 4008 Petrus Boulevard, came forward and briefed the Commission.

The owner, Zach Schneider, 809 Creekline Way, McKinney, Texas, came forward and briefed the Commission.

The public hearing was opened at 8:20 p.m. With no one wishing to speak, the public hearing was closed at 8:21 p.m.

There was general discussion regarding the history of the subdivision, drainage, development in neighboring properties, permit issued to the subject property, retaining wall vs. treated wall, height of the rear yard fence.

The owner, Zach Schneider, 809 Creekline Way, McKinney, Texas, came

forward and answered questions of the Commission. Mr. Schneider addressed the history of the subject property and fence permit request, the intent of Tradition Homes regarding fencing for the subject property and the properties to be developed in the future, the applicant of the fence application and history of the fence permit application process, concerns of creating a presence for fences higher than 8 feet for neighboring properties, property lines, and drainage.

There was general discussion amongst the Commission and staff regarding the approved permit application, the height of the fence, the treated wall, the retaining wall, staff's recommendation, consideration by the applicant to work with the rear property owner regarding the sight of the neighboring fence, consideration by the applicant to add vegetation as screening.

Commissioner Moore made a motion to deny Case ZC20-023. Commissioner Bevill seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Moore, Syed, Holt, Mathisen, and Bevill

Nay: 0

3e Consideration 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

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Matt Brendel, 911 Tinker Road, came forward and briefed the Commission.

The public hearing was opened at 8:53 p.m. With no one wishing to speak, the public hearing was closed at 8:53 p.m.

There was general discussion regarding the City's zoning and the property meeting the proposed zoning.

Commissioner Syed made a motion to approve Case ZC20-024. Commissioner Holt seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Moore, Syed, Holt, Mathisen, and Bevill

Nay: 0

- 3f** Consideration 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

Ben Bryner presented the item and briefed the Commission.

There was general discussion regarding the proposed amendments, aircrafts, vehicles, notification of proposed amendments to all residents, commercial vehicles, parking, and violations, cars parked in grass and regulations.

The public hearing was opened at 9:14 p.m. With no one wishing to speak, the public hearing was closed at 9:14 p.m.

Commissioner Bevill made a motion to approve Item 3f. Commissioner Holt seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Moore, Syed, Holt, Mathisen, and Bevill

Nay: 0

4. AJOURMENT

The meeting adjourned at 9:16 p.m.

The minutes were written and prepared by:

Araceli Botello
Planning Technician

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



City of Colleyville Planning and Zoning Commission Worksession Minutes

City Hall
100 Main Street
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Monday, October 26, 2020

City Council Chambers

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission Worksession was called to order by Chair Mathisen on October 26, 2020, at 6:15 p.m.

Roll Call

Present: Ryan Moore, Sayeda Syed, Kimberly Holt, Susan Mathisen, Matt Koch, and Claudia Bevill

Absent: George Bond

Staff Present: Ben Bryner, Jacquelyn Reyff, Larry Wright, Robert McKeown, and Araceli Botello

1. WORKSESSION ITEMS

WS-1 Presentation and discussion of a Special Use Permit for Alcoholic Beverages Sales for On-Premise Consumption on Lot 1, Block 3, Tara Village, located at 1101 Cheek Sparger Road, Suite 110, Case ZC20-025

Jacquelyn Reyff presented the case and briefed the Commission.

There was general discussion regarding the other Special Use Permits approved on the property, hours of operation, and required distance from schools for sale of alcohol.

WS-2 Presentation and discussion of a Special Use Permit for Dog Grooming on Lot 1R1, Block 1, Town Center Colleyville, located at 5615 Colleyville Boulevard, Suite 110, Case ZC20-026

Jacquelyn Reyff and Ben Bryner presented the case and briefed the Commission.

There was general discussion regarding the proposed location of the business, dog disposal bags and trash, pet parties, type of services, type of franchise or chain business, and the type of animals the business services.

WS-3 Presentation and discussion of a zoning change from AG Agricultural district to the R30 Single Family Residential district for Tract 2D & 2D3, Abstract 233, D. R. Blanton Survey, located at 5209 Bluebonnet Drive, Case ZC20-027

Jacquelyn Reyff, Ben Bryner, and Larry Wright presented the case and briefed the Commission.

There was general discussion regarding neighboring properties, drainage, run-off water, distance and direction water travels to the end location, number of lots proposed, proposed drainage plan, underground pipe drainage, easements, flood zones, detention ponds, property owner notifications, maintenance of ponds on private property.

Commissioner Moore questioned the applicant, Tony Krauska regarding the maintained of ponds on private property. Mr. Krauska responded that a Home Owner Association could regulate the maintenance of pond.

There was general discussion regarding the establishment of a Homer Owner Association.

WS-4 Presentation and discussion of a zoning change from R20 Single Family Residential district to the RE Residential Estate district on Lot 1R, Block 1, Muzyka Addition, located at 4807 Patterson Lane, Case ZC20-028

Jacquelyn Reyff and Ben Bryner presented the case and briefed the Commission.

There was general discussion regarding the location of the property, neighboring properties that have livestock and the process they pursued, the number of livestock per square foot, flag lots, accessory buildings, and lot coverage.

WS-5 Presentation and discussion of a Replat for Lots 1, 2, and 3X, Block 1, Old Grove Addition, Phase II, being Lots 1 & 2, Block 1, Newgren Addition and Lot 2X, Block E, Old Grove Addition, located at 103 & 105 John McCain Road and 7189 Cast Iron Forest Trail, Case PC20006, TABLED FROM THE OCTOBER 12, 2020 PLANNING AND

ZONING COMMISSION MEETING.

Jacquelyn Reyff and Larry Wright presented the case and briefed the Commission.

There was general discussion regarding drainage, easements discharge easements, right-of-way abandonment and trails, agreements with neighboring property for discharging easement, and tabling of the case.

2. ADJOURNMENT

The meeting adjourned at 6:45 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

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100 Main Street
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Agenda Number 3a	Agenda Date 11/9/2020	Number
Type Presentation and Discussion		
Department Community Development		

Title

Consideration of a Replat for Lots 1, 2, and 3X, Block 1, Old Grove Addition, Phase II, being Lots 1 & 2, Block 1, Newgren Addition and Lot 2X, Block E, Old Grove Addition, located at 103 & 105 John McCain Road and 7189 Cast Iron Forest Trail, Case PC20-006, TABLED FROM THE OCTOBER 12, 2020 PLANNING AND ZONING COMMISSION MEETING.

Explanation

The staff recommends tabling this item until such time that the right-of-way issue is worked out through the City Attorney.

Recommendation

Denial

Attachments



City of Colleyville Planning and Zoning Commission Agenda Briefing

City Hall
100 Main Street
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Agenda Number 3b	Agenda Date 11/9/2020	Number
Type Presentation and Discussion		
Department Community Development		

Title

Consideration of a Special Use Permit for Alcoholic Beverages Sales for On-Premise Consumption on Lot 1, Block 3, Tara Village, located at 1101 Cheek Sparger Road, Suite 110, Case ZC20-025

Explanation

Jodie Sellers, of From Across the Pond, has submitted a request for a Special Use Permit (SUP) to allow alcoholic beverage sales for on-premise consumption at 1101 Cheek Sparger Road, Suite 110. Alcoholic beverage sales for on-premise consumption are allowed in the CC-1 Village Retail district with the approval of an SUP.

Existing Conditions/Background: The subject property is zoned CC-1 and generally located on the south side of Cheek Sparger Road, east of Bedford Road within the Tara Village development. The subject property is a platted lot and currently developed with a multi-tenant commercial building. Suite 110, the proposed location of the restaurant, was previously occupied by a restaurant.

Proposed Special Use Permit:

Request – The applicant is requesting approval of an SUP to allow alcoholic beverage sales for on-premise consumption in conjunction with a new restaurant at this location. The applicant is requesting to sell and serve alcohol as part of the From Across the Pond menu. The applicant proposes the following hours of operation as a component of the SUP request:

Monday	Closed
Tuesday-Sunday	Multi-drop deliveries
Friday:	11:00 a.m. – 10:00 p.m.
Saturday:	7:00 a.m. – 10:00 p.m.
Sunday:	8:00 a.m. – 9:00 p.m.

Ordinance – There are four components of procedure that a business must complete to sell and serve alcohol for on-premises consumption in Colleyville: (1) a Special Use Permit (SUP) approval by the City Council for alcohol sales (on-premises consumption) (2) submission of draft Texas Alcoholic Beverage Commission (TABC) License paperwork to the City Secretary's Office for review and approval, (3) submission of completed TABC License paperwork to the TABC, (4) the issuance of an Alcoholic Beverage License through the City Secretary's Office.

- Section 3.25 of the Land Development Code states that an SUP is to “allow a use not normally allowed in a zoning district which could be of benefit in a particular case to the general welfare, provided adequate development standards, and special requirements are imposed to protect surrounding uses or to preserve the character of the neighborhood.” Language is typically added for SUPs to automatically expire upon the abandonment of the business, change in the use, a change in ownership, or upon termination of the Certificate of Occupancy.
- Section 6-3 of the Code of Ordinances requires businesses that serve alcoholic beverages to be located at least 300 feet from a church, school, or public hospital. The distance is measured from property line to property line for schools, and from front door to front door along the street front property lines for churches and hospitals.
- Section 6-5 of the Code of Ordinances which states that the restaurant’s alcohol sales must be incidental and secondary to the sale of food for human consumption (further clarified in the Code as non-alcohol and food sales must comprise at least 40 percent of gross receipts).

Analysis: The requested location is in compliance with the distance requirements of the Code of Ordinances, and the applicant is proposing to comply with the 40/60 incidental sales requirements as stated above. Approval of an SUP at this location for this user should not adversely impact surrounding uses or the character of the neighborhood.

Plat Status: The property is a platted property as Tara Block 1, Lot 3.

DRC Review: The DRC reviewed the request during their October 19, 2020 meeting and determined the application was complete and may be scheduled for the next available Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The properties to the south are located in the City of Bedford and developed with single-family homes. The property to the north is zoned PUD-R Planned Unit Development - Residential and is improved with single-family homes. The property to the west is zoned CC-1 Village Retail and is improved with a day care center. The property to the east is zoned CN Neighborhood Commercial and is improved with office uses.

Comprehensive Plan: The City’s comprehensive plan, *Destination Colleyville*, identifies the subject property as “commercial” and located within a Sales Tax Preferred Intersection.

Public Notification: Staff mailed notices to all property owners within 500 feet as well

as any Homeowners Associations within 500 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.

Staff Recommendation: Staff recommends approval of the Special Use Permit (SUP) to authorize the sale of alcoholic beverages for on-premises consumption for From Across the Pond at 1101 Cheek Sparger Road, Suite 110. The proposed business should not adversely affect surrounding uses.

Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Notification Map
6. Notification List
7. Property Owner Notification
8. Draft Ordinance

Aerial Map



ZC20-025

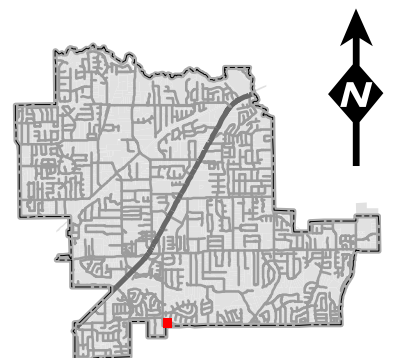
1101 Cheek Sparger Road, Suite 110

DISCLAIMER:

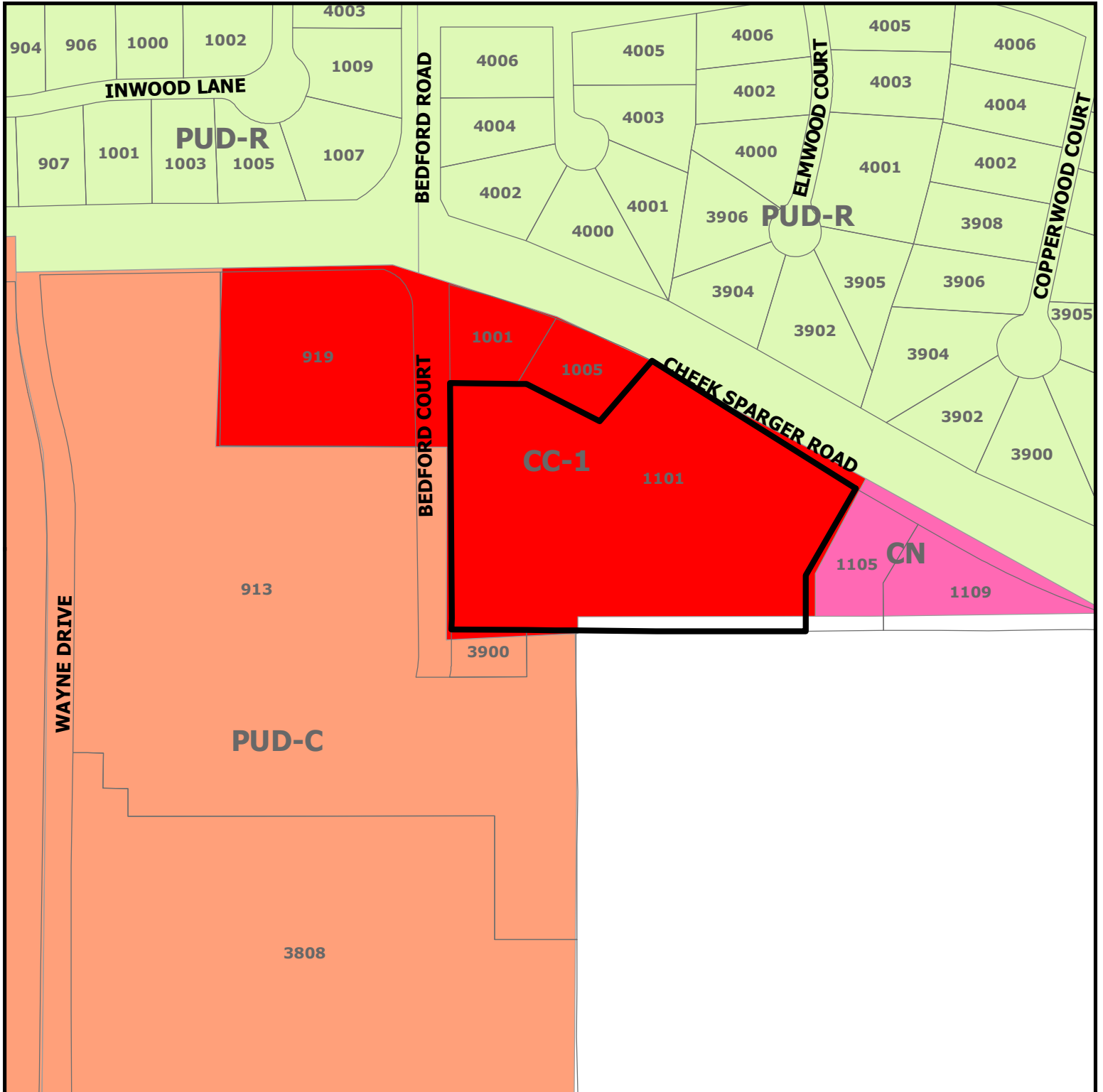
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Subject Property



Zoning Map



ZC20-025

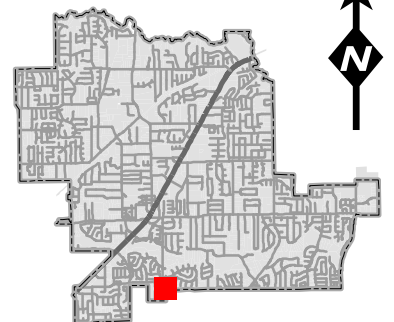
1101 Cheek Sparger Road, Suite 110

DISCLAIMER:

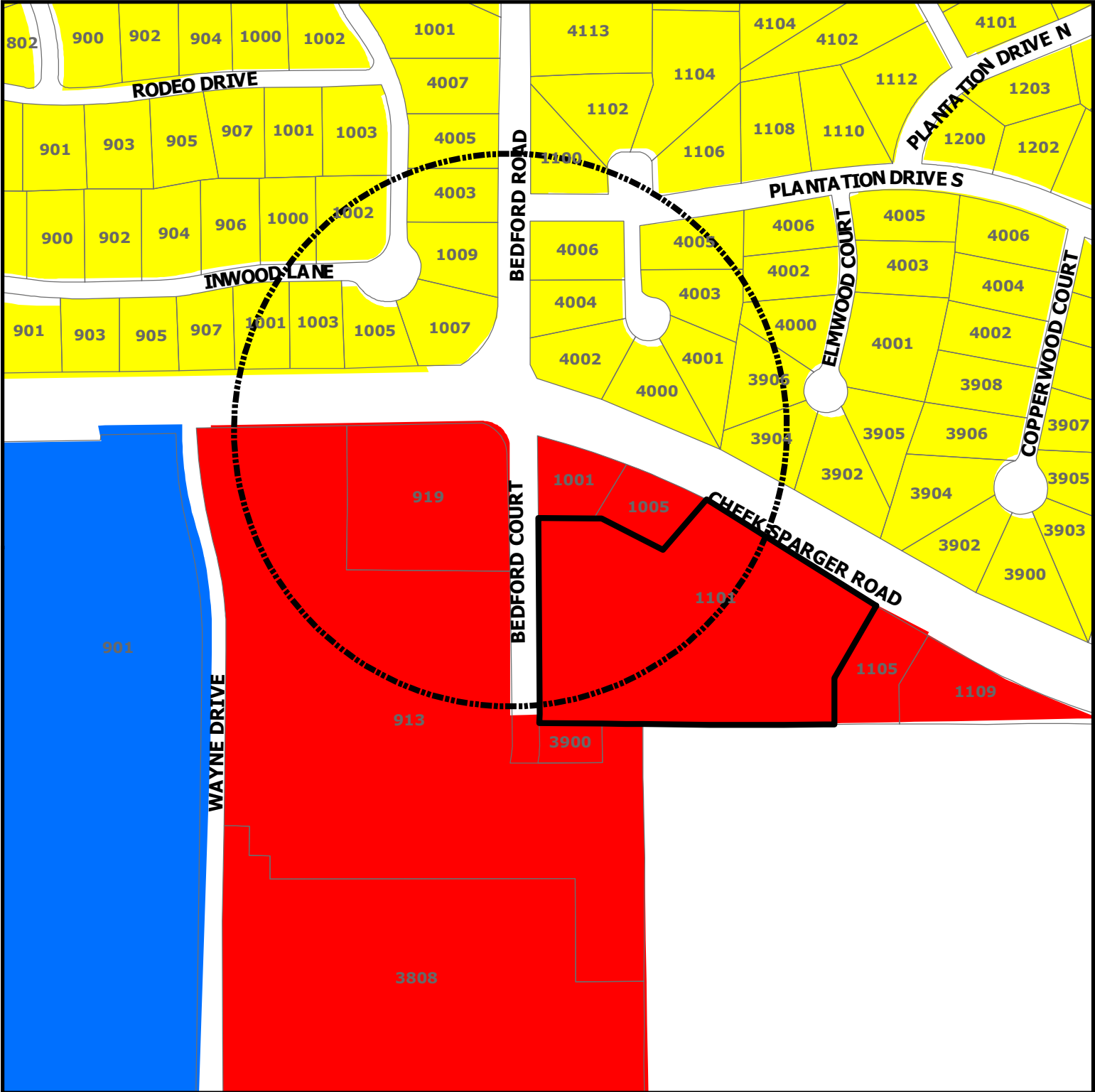
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Subject Property



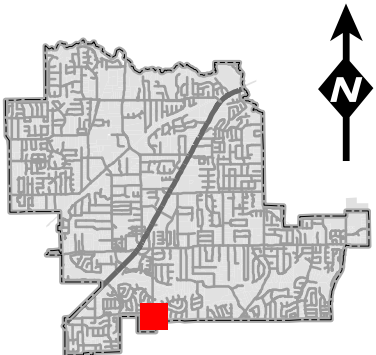
Future Land Use Map



ZC20-025

1101 Cheek Sparger Road, Suite 110

- Subject Property
- Sales Tax Preferred Intersection
- Residential
- Commercial
- Institutional



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Statement of Planning Objectives

BUSINESS SUMMARY for SPECIAL USE PERMIT APPLICATION

BRITISH EATERIES LLC, DBA "FROM ACROSS THE POND"

We are delighted to be returning "From Across the Pond" to Colleyville, 7 ½ years after opening, after a successful spell in North Richland Hills. In addition, we are helping a struggling shopping area, Tara Village, taking on an empty unit, vacated by a failed business, "Hometown Café", and hoping to bring Non-Colleyville residents to spend their tax dollars in our great City.

"From Across the Pond" opened up on Colleyville Blvd, back in 2010. Unfortunately, due to issues with the subject property, and becoming licensed, we left our Colleyville home and moved to NRH, where we had initial success in our 3000 square foot home, before moving to the old Chili's building on Bedford Euless Rd , 6600 square feet, where we received fantastic TV and press coverage, culminating in being awarded First Prize for the Best Fish and Chips in Texas, finishing second in the national vote.

Unfortunately, in the new world / economy that COVID 19 has created, we modified our business model in February of this year, doing multi-drop deliveries of our sought after specialties and amazing GLUTEN-FREE dishes, and successfully stayed afloat and traded at a profit during closedown.

In the current climate, with mask ordinance and occupancy restrictions, we decided it was prudent to reduce our brick and mortar footprint, As such, we took on the following location on September 1st 2020

#110 1101 Cheeksparger Rd, Colleyville, TX, 76034

Bud Kennedy of Star Telegram fame, has already featured our new home in his "Eats Beats" article.

We are already Permitted, via TABC, and are looking to transfer our TABC permit to the new location, however, due to the property not having sold Alcohol previously, had to place a 60 Day notice at the premises, before being made aware that the Tara Village wasn't blanket zoned for alcohol sales, despite Anna's Mexican restaurant already receiving approval.

Our plan is to be fully licensed , transferring our current Mixed Beverage permit from our last location, BUT we will be concentrating on Take-out, deliveries, caterings and multi-drops, Monday through Thursday, and then, ADDITIONALLY, opening for dine-in customers all day Friday, Saturday and Sunday, including Breakfast, Brunch and Lunch at weekends.

We are not a "late-night" business, our alcohol sales normally only reflect around 15-18% of sales and we are family-oriented, focusing on made-from-scratch food. We are a true family favorite. Our last location closed at 10pm at latest (Friday and Saturday) and at 9pm Post-COVID restrictions

As an existing business, trading for over 11 years, we don't have a business plan, per se, nor projections for this current year, which would be sheer guesswork, but we hope to be taking \$40,000 - \$50,000 in sales revenue from the get go, and to growing that accordingly as the marketplace changes

Statement of Planning Objectives

Summary of Business model/ highlights:

- Business fully Closed on Mondays
- Open for Multi-drop deliveries to various cities in the Metroplex, Tuesday through Sunday. No in-house dining or activity planned INITIALLY for those days.
- Open for dine-in, Curbside pick-up, deliveries etc., Friday 11am until 10pm
- Open for Breakfast, Lunch and Dinner on Saturday, 7am until 10pm
- Open for Breakfast, Lunch and Dinner on Sundays, 8am until 9pm
- Popularly recognized as best Gluten-free menu in DFW, brings loyal and regular customers from significant distances
- Winner of Best in Texas, Fish n Chips, by Greene King Brewery 2017, 2nd placed in the USA
- Nearly 12,250 Active and invested Facebook followers waiting upon our opening

Objectives

- To offer the people of Colleyville, particularly the Cheeksparger area, a quality, diverse product, providing significant options to a neglected dining demographic, those with Gluten free illnesses, ADHD, autism, diabetes etc
- To create more local jobs
- To bring more Non-Colleyville residents from afar to spend their tax dollars
- To bring business, and a sense of community, to an ailing Shopping center

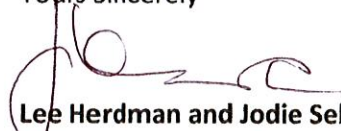
Opportunities to grow the business:

- Offering for Exclusive access, Monday through Thursday, to Corporations, Small Businesses, Network groups, Social groups, Sports teams and Dine-out groups
- Expand Patio area in Spring 2021 to create excellent Outside dining experience

We are so proud with what we achieved during the initial COVID-19 closedown, taking 150 meals to Parkland Hospital, feeding the ER and ICU nurses and Doctors at Medical city, and giving away upwards of \$3,000 of food to families in need, as good community restaurants and leaders should do in times of need or crisis. We look to do more of that with various methods and aims in the near future.

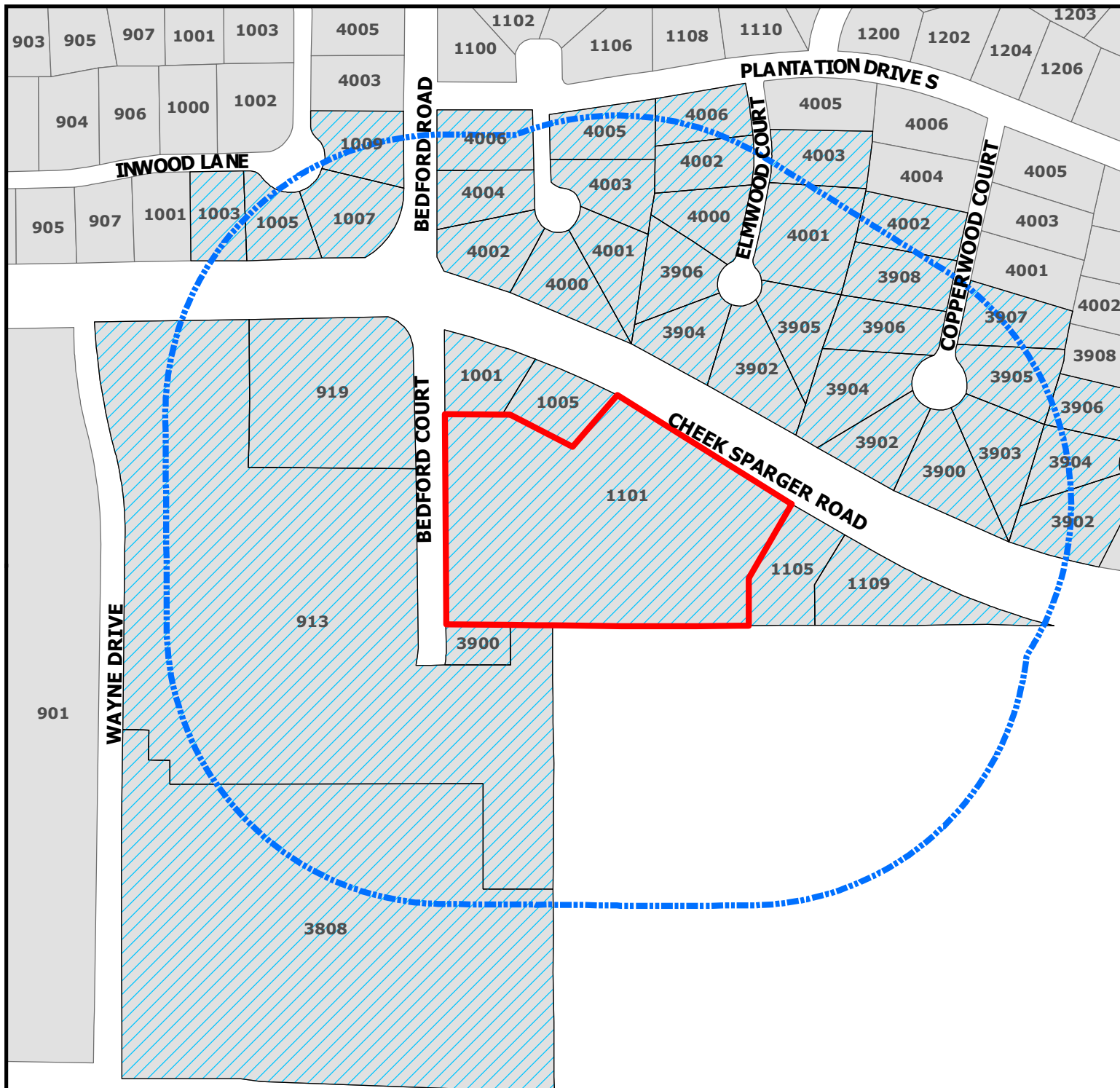
We are excited to look to partner again with a great City, committed to doing business

Yours sincerely



Lee Herdman and Jodie Sellers – Husband and Wife team
"From Across the Pond"

Notification Map

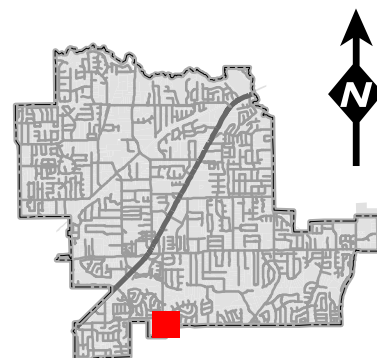


ZC20-025

1101 Cheek Sparger Road, Suite 110

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



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
PURSLEY, TEX	4000 ELMWOOD CT	COLLEYVILLE, TX	76034	4000 ELMWOOD CT
FOY, STEPHEN	1009 INWOOD LN	COLLEYVILLE, TX	76034	1009 INWOOD LN
CONATSER, JOSH R	3902 ELMWOOD CT	COLLEYVILLE, TX	76034	3902 ELMWOOD CT
MCDOWELL, CHS A	3902 COPPERWOOD CT	COLLEYVILLE, TX	76034	3902 COPPERWOOD CT
RINGO, CASEY K	3906 ELMWOOD CT	COLLEYVILLE, TX	76034	3906 ELMWOOD CT
BAERG, HAROLD J	3848 CAMPUS DR STE 112	NEWPORT BEACH, CA	92660	1101 CHEEK SPARGER RD
HUGGINS, SAMUEL E	4000 PLANTATION CT	COLLEYVILLE, TX	76034	4000 PLANTATION CT
GRIFFITH, JAMES C	4002 PLANTATION CT	COLLEYVILLE, TX	76034	4002 PLANTATION CT
ANDREWS, CHARLEY	PO BOX 1853	COLLEYVILLE, TX	76034	4001 PLANTATION CT
DELANEY, JENNIFER	3902 BUTLER CT	COLLEYVILLE, TX	76034	3902 BUTLER CT
BAERG, HAL	3848 CAMPUS DR STE 112	NEWPORT BEACH, CA	92660	1005 CHEEK SPARGER RD
BENNETT, DEREK	3907 COPPERWOOD CT	COLLEYVILLE, TX	76034	3907 COPPERWOOD CT
FOREMAN, BARBARA R	4006 ELMWOOD CT	COLLEYVILLE, TX	76034	4006 ELMWOOD CT
ROJAS, JAMES	4005 PLANTATION CT	COLLEYVILLE, TX	76034	4005 PLANTATION CT
JACKSON, WILLIAM D	1003 INWOOD LN	COLLEYVILLE, TX	76034	1003 INWOOD LN
BROWNING & BROWNING ASSOCIATES	3716 RUFÉ SNOW DR	NORTH RICHLAND HILLS, TX	76180	4004 PLANTATION CT
BORCHARDT, JOHN	4002 ELMWOOD CT	COLLEYVILLE, TX	76034	4002 ELMWOOD CT
RHEE, UN YOUNG	4002 COPPERWOOD CT	COLLEYVILLE, TX	76034	4002 COPPERWOOD CT
BARTON, LEO W	3900 COPPERWOOD CT	COLLEYVILLE, TX	76034	3900 COPPERWOOD CT
ABBOTT, RHONDA C	3904 BUTLER CT	COLLEYVILLE, TX	76034	3904 BUTLER CT
IOVINELLI, LUCI	4006 PLANTATION CT	COLLEYVILLE, TX	76034	4006 PLANTATION CT
MONTALVO, RODNEY L	3903 COPPERWOOD CT	COLLEYVILLE, TX	76034	3903 COPPERWOOD CT
WRIGHT, RYAN ALAN	3906 BUTLER CT	COLLEYVILLE, TX	76034	3906 BUTLER CT
PECHACEK, JOHN A	3905 COPPERWOOD CT	COLLEYVILLE, TX	76034	3905 COPPERWOOD CT
MILLER, RAY	3904 ELMWOOD CT	COLLEYVILLE, TX	76034	3904 ELMWOOD CT
BAERG, HAL	3848 CAMPUS DR STE 112	NEWPORT BEACH, CA	92660	1001 CHEEK SPARGER RD
KENVIN, KEN M	3905 ELMWOOD CT	COLLEYVILLE, TX	76034	3905 ELMWOOD CT
BEALL DENTON PARTNERS LP	5712 COLLEYVILLE BLVD STE 200	COLLEYVILLE, TX	76034	913 CHEEK SPARGER RD
TORRES, NOLBERTO	3904 COPPERWOOD CT	COLLEYVILLE, TX	76034	3904 COPPERWOOD CT
BEALL DENTON PARTNERS LP	5712 COLLEYVILLE BLVD STE 200	COLLEYVILLE, TX	76034	3900 BEDFORD CT
CRAVER, PETE F	3908 COPPERWOOD CT	COLLEYVILLE, TX	76034	3908 COPPERWOOD CT
MYERS, DAVID W	7017 OAK HILLS CT	NORTH RICHLAND HILLS, TX	76180	1105 CHEEK SPARGER RD
BYNO, THOMAS J	3906 COPPERWOOD CT	COLLEYVILLE, TX	76034	3906 COPPERWOOD CT
CHATELAIN, GARY M	1007 INWOOD LN	COLLEYVILLE, TX	76034	1007 INWOOD LN
WHITE, JAY	4001 ELMWOOD CT	COLLEYVILLE, TX	76034	4001 ELMWOOD CT
TIRHI, GHALEB	4003 ELMWOOD CT	COLLEYVILLE, TX	76034	4003 ELMWOOD CT
BEALL DENTON PARTNERS LP	5712 COLLEYVILLE BLVD STE 200	COLLEYVILLE, TX	76034	3808 WAYNE DR
ALLRED, SHANE	1005 INWOOD LN	COLLEYVILLE, TX	76034	1005 INWOOD LN
SCF RC FUNDING IV LLC	902 CARNEGIE CENTER BLVD STE 5	PRINCETON, NJ	8540	919 CHEEK SPARGER RD
EDWARDS, SHERIDAN B	4003 PLANTATION CT	COLLEYVILLE, TX	76034	4003 PLANTATION CT
MYERS, DAVID W	7017 OAK HILLS CT	NORTH RICHLAND HILLS, TX	76180	1109 CHEEK SPARGER RD
TARA PLANTATION ADDITION	P.O. BOX 565	COLLEYVILLE, TX	76034	COURTESY NOTICE
SADDLEBROOK ADDITION	P.O. BOX 382	COLLEYVILLE, TX	76034	COURTESY NOTICE
HURST EULESS BEDFORD ISD	1849 CENTRAL DR	BEDFORD, TX	76022	STATE REQUIRED
SELLERS, JODIE	1101 CHEEK SPARGER RD, SUITE 110	COLLEYVILLE, TX	76034	APPLICANT

Public notices were mailed on October 23, 2020



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, November 9, 2020 at 7:00 p.m.
City Council Meetings: Tuesday, December 1, 2020 & Tuesday, December 15, 2020 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for Alcoholic Beverages for On-Premise Consumption. The purpose is to allow for the sale of alcohol at the proposed restaurant From Across the Pond.

Zoning Case: ZC20-025

Applicant: Jodie Sellers

Owner: Hal and Kathy Baerg

Location: 1101 Cheek Sparger Road, Suite 110

Property Description: Lot 3, Block 1, Tara Village

Present Zoning: CC-1 Village Retail

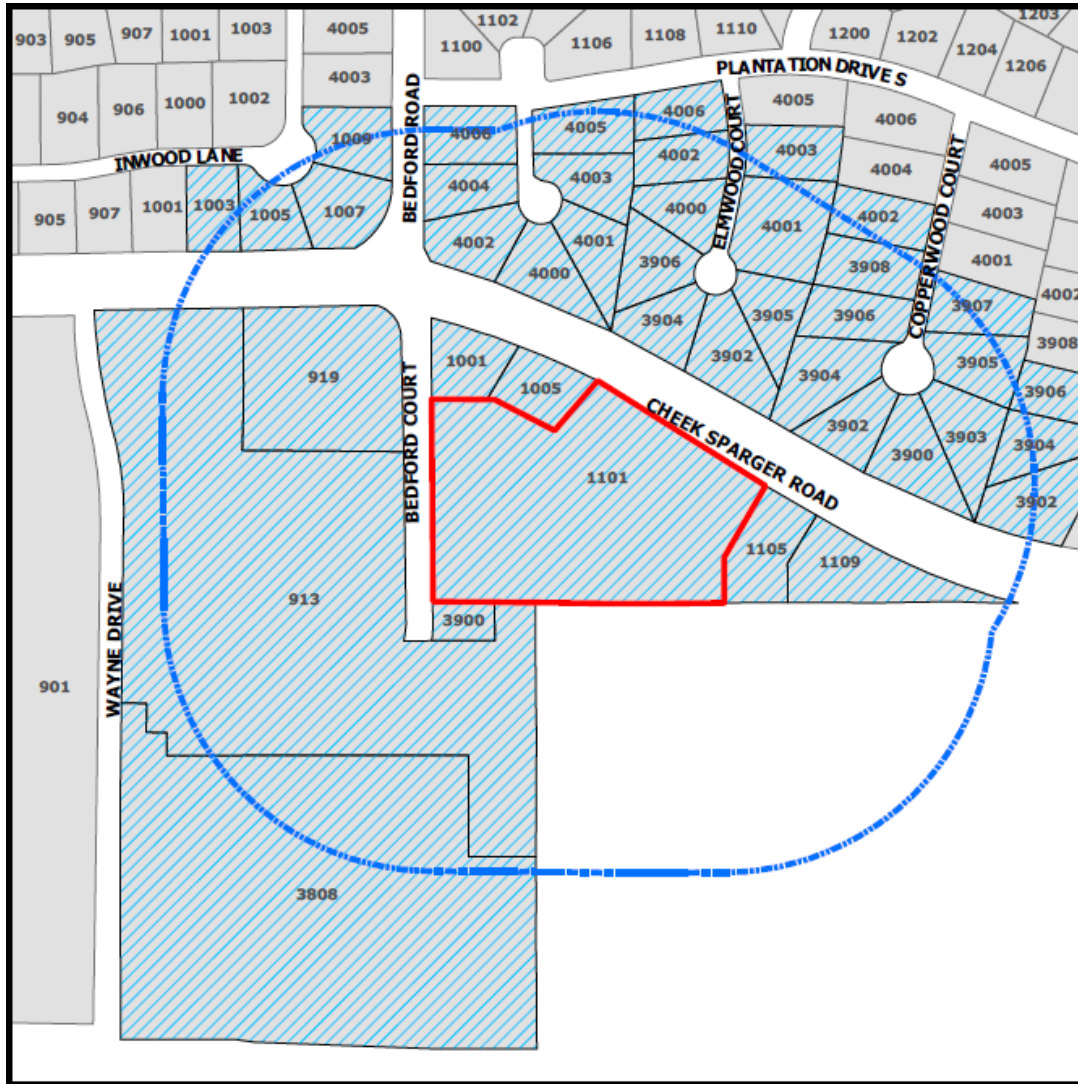
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

ORDINANCE O-20-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 4.56 ACRES, BEING LOT 3, BLOCK 1, OF THE TARA VILLAGE SUBDIVISION, LOCATED AT 1101 CHEEK SPARGER ROAD, SUITE 110, BY AUTHORIZING A SPECIAL USE PERMIT FOR THE SALE OF ALCOHOL FOR ON-PREMISE CONSUMPTION FOR THE BUSINESS KNOWN AS FROM ACROSS THE POND; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit for the sale of alcohol for on-premise consumption for the business known as, From Across the Pond, Case No. ZC20-025; 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 amend the City's zoning ordinance; and

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration to, among other things, the character of the City's zoning 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 City Council is of the opinion that the change in zoning provided for herein should be made, in compliance with the City Charter, and state law with reference to changes to zoning classifications under the City's zoning ordinance and zoning map, having given the requisite notices required by law and having held public hearings affording all interested persons and property owners a full and fair opportunity to be heard.

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

- Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit for the sale of alcohol for on-premise consumption for the business on 4.52 acres, being Lot 3 Block 1, of the Tara Village Subdivision, located at 1110 Cheek

Sparger Road, Suite 110, for the business known as From Across the Pond, as depicted on the attached as Exhibit "A".

- Sec. 2. 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. 3. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. The Special Use Permit shall apply to the sale of alcohol for on-premise consumption in conjunction with a restaurant use only.
 - b. The name of the business authorized for on-premise consumption alcohol sales by this Special Use Permit shall be called "From Across the Pond".
 - c. The Special Use Permit shall automatically expire upon the abandonment of the business, change in use, a change in ownership or upon the expiration or termination of the Certificate of Occupancy.
 - d. All requirements of the Land Development Code shall be met, except where amended herein.
- 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 this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 1st day of December 2020.

The second reading and public hearing being conducted on the 15th day of December

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS ON THIS THE 15th DAY OF DECEMBER 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

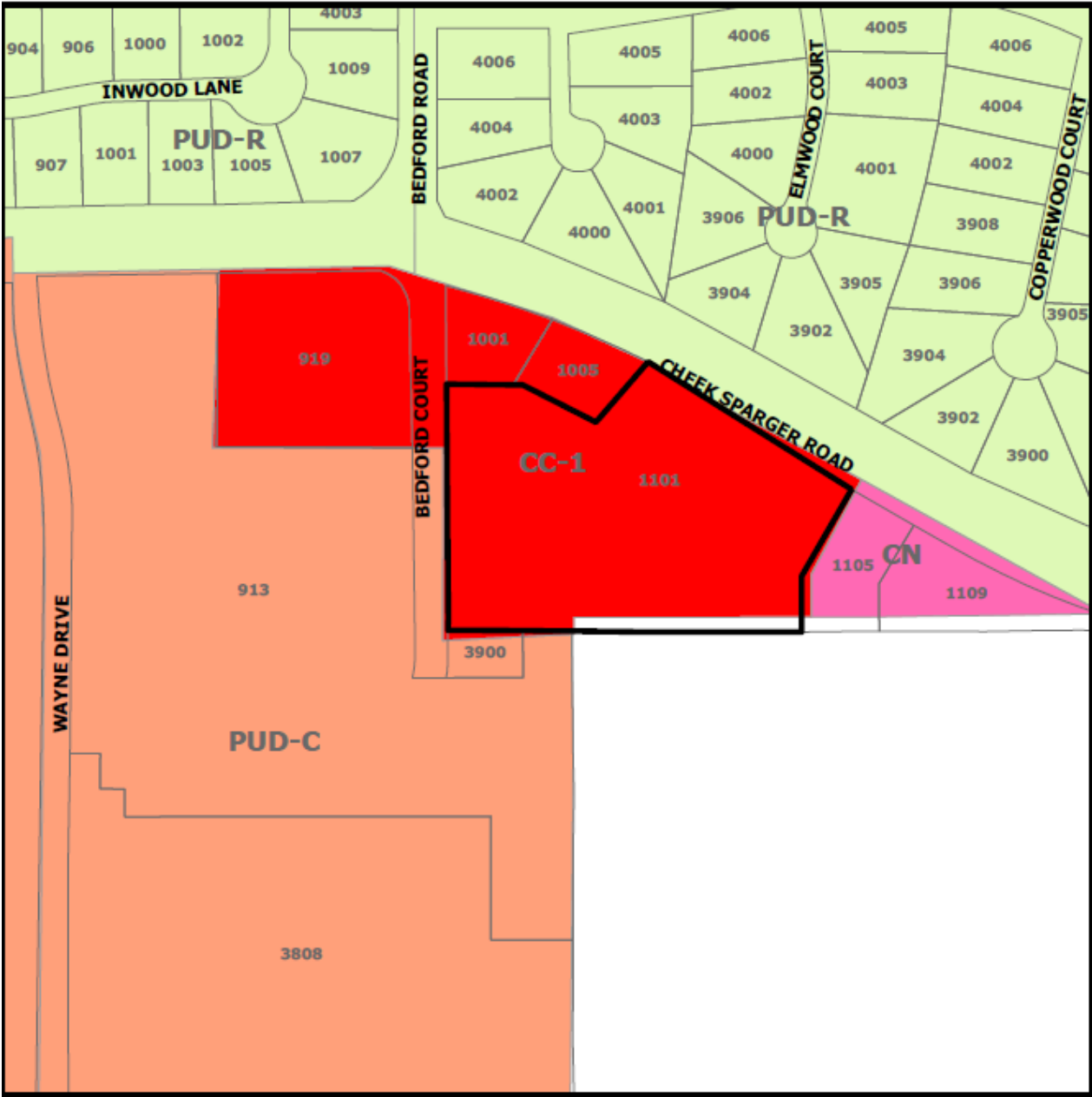
Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map





City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 3c	Agenda Date 11/9/2020	Number
Type Presentation and Discussion		
Department Community Development		

Title

Consideration of a Special Use Permit for Dog Grooming on Lot 1R1, Block 1, Town Center Colleyville, located at 5615 Colleyville Boulevard, Suite 110, Case ZC20-026

Explanation

Steven Harvey, the applicant, has submitted a request for a Special Use Permit (SUP) to allow for a Dog Grooming at 5615 Colleyville Boulevard, Suite 110. The subject property is zoned CC-2 Shopping Center district. A Dog Grooming business is only allowed in commercial districts with the approval of an SUP.

Existing Conditions/Background: The subject property is currently known as the Town Center Colleyville and is developed as a retail shopping center with commercial retail uses. The proposed use would be to operate a 2,826 s.f. dog grooming business.

Surrounding Development: The property to the north, south, east, and west are zoned CC-2 Shopping Center district and is improved with retail commercial uses within the Town Center development.

Proposed Business: Per the attached Statement of Planning Objectives, the proposed name of the business is "PetBar" and is a franchise business. The business will offer professional boutique grooming services with drop-off and pick-up services. The appointments are no longer than 90 minutes. All pets will remain within the store for their entire appointment. There will be no Veterinary services performed, no outdoor kennels, no boarding services, no pet daycare services, and no pet walking. They will be installing sound mitigation to prevent disturbances to the neighboring businesses and are working with the landlord to place at least two pet waste stations around the property. The rooms on the floorplan labeled as "party room" is going to function as a short-term holding area where the dogs will be waiting for their services or to be picked up by their owners.

Ordinance – Chapter 3 (Land Use) of the Land Development Code identifies the purpose of a Special Use Permit as:

"The purpose of a Special Use Permit is to allow a use not normally allowed in a zoning district, which could be of benefit in a particular case to the general welfare, provided adequate development standards and special requirements are imposed to protect surrounding uses or to preserve the character of the

neighborhood.”

Analysis Existing and Proposed – The Special Use Permit request up for consideration is consistent with the land uses located on the subject property and the governing zoning district.

Plat Status: The property is platted as Lot 1, Block 1R1, Town Center Colleyville.

DRC Review: The DRC reviewed the request during their October 19, 2020 meeting and determined the application was complete and may be scheduled for the next available Planning and Zoning Commission meeting.

Drainage: NA

Hours of Operation: According to the statement of planning objectives, the hours of operation of the business will be:

- 9:00 am to 6:00 pm Monday-Saturday
- Closed on Sundays

Parking: The Land Development Code does prescribe a specific number of parking spaces for the proposed land use of 1 per 300 s.f.. Utilizing this ratio, 10 parking spaces will be required for the proposed. Sufficient parking exists within the Town Center development for the proposed use.

Comprehensive Plan: The City’s comprehensive plan, *Destination Colleyville*, identifies the subject property for commercial development as part of the Colleyville Boulevard Corridor. The proposed SUP 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 1000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code. To date, no correspondence has been received.

Staff Recommendation: Staff recommends approval of the Special Use Permit. The proposed zoning change is generally consistent with the City’s comprehensive plan. Additionally the request is consistent with the land uses located on the subject property and the governing zoning district.

Recommendation

Approve

Attachments

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

Aerial Map



ZC20-026

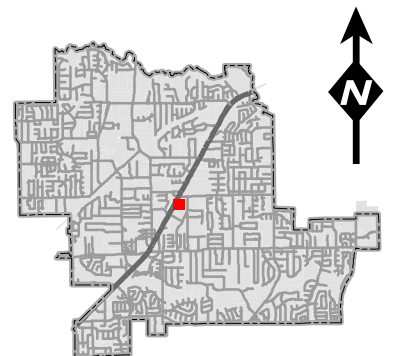
5615 Colleyville Blvd, Suite 110

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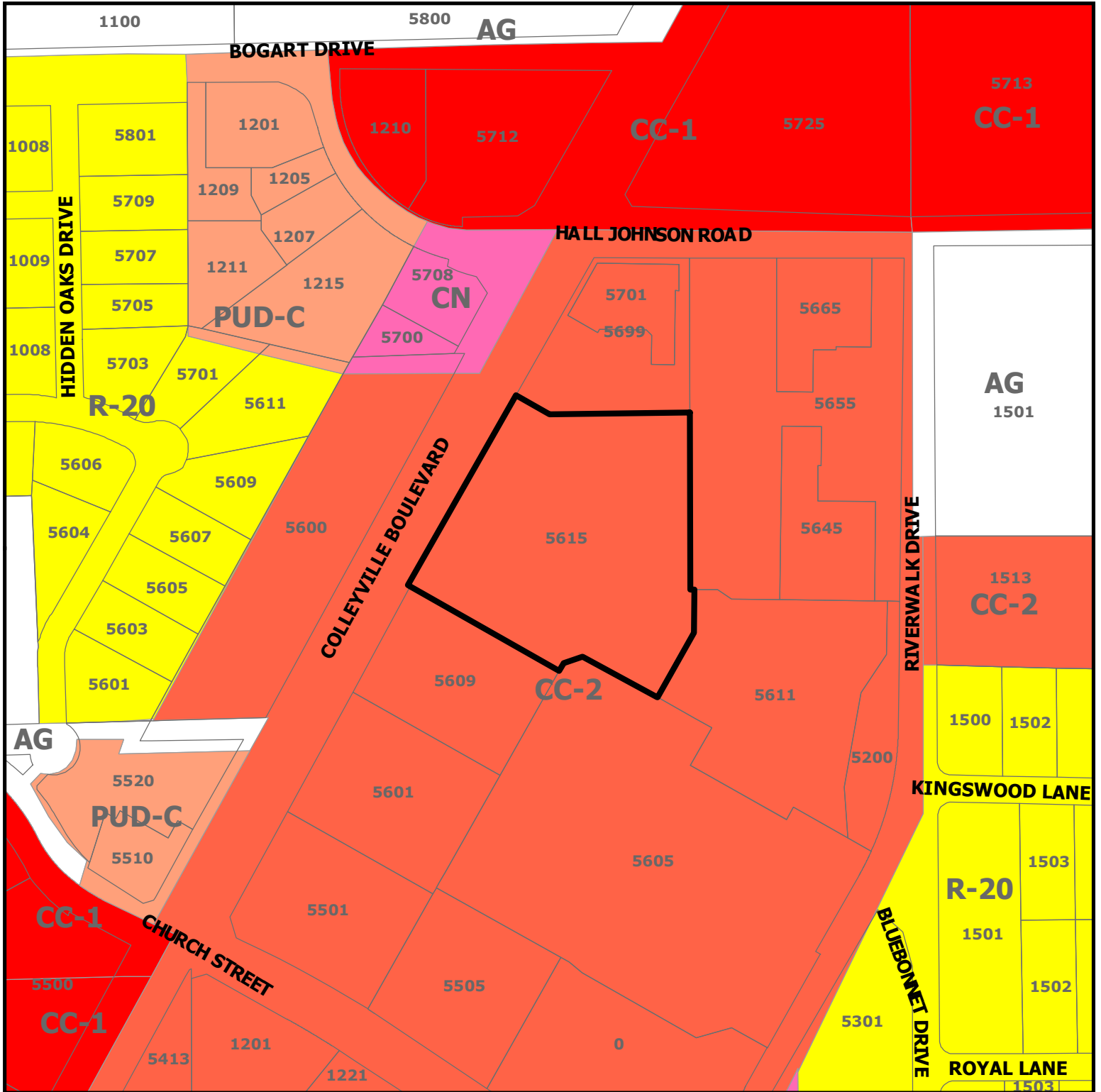
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Subject Property



Zoning Map



ZC20-026

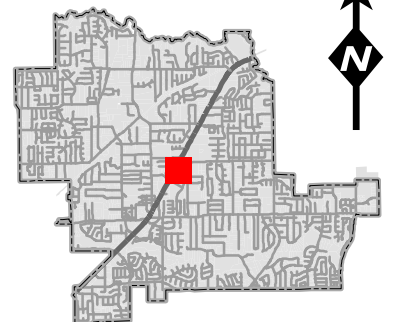
5615 Colleyville Blvd, Suite 110

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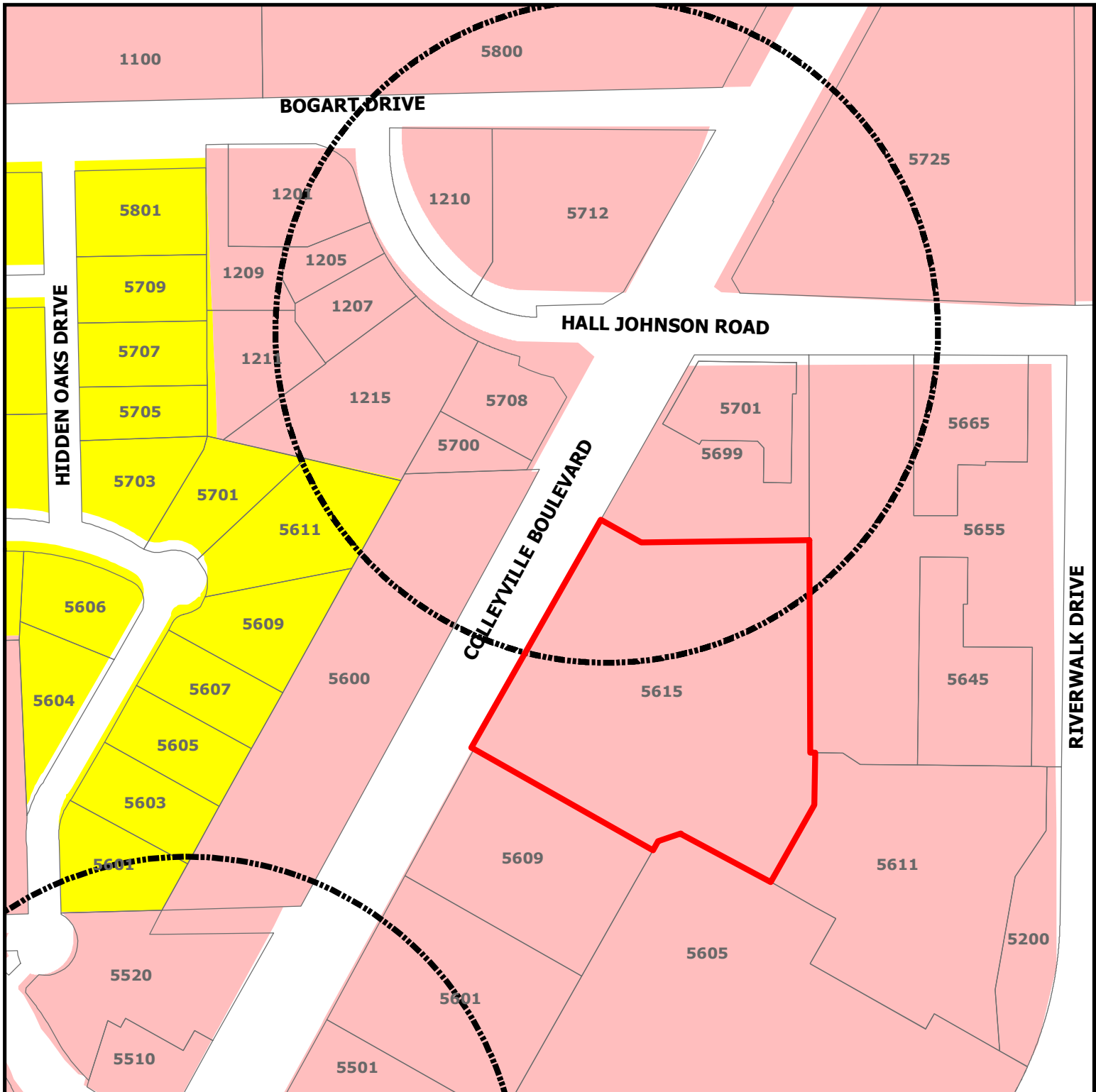
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Subject Property



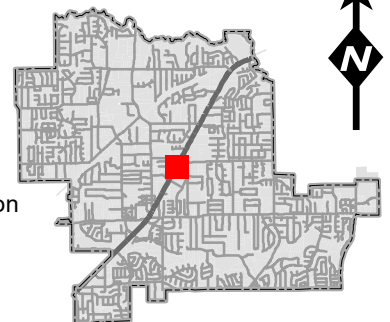
Future Land Use Map



ZC20-026

5615 Colleyville Blvd, Suite 110

-  Subject Property
-  Sales Tax Preferred Intersection
-  Residential
-  Colleyville Blvd Corridor



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Sterling Organization & The Silver Sailor Corporation (dba PetBar)

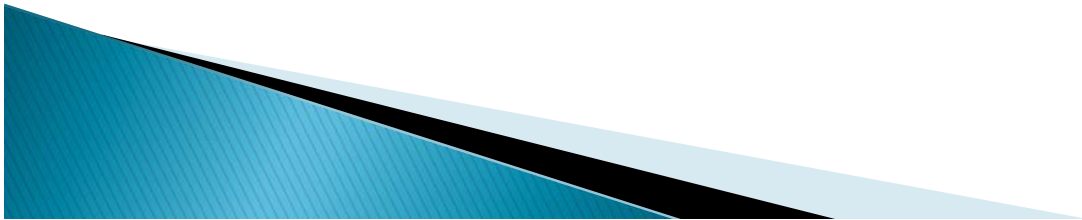
Colleyville Town Center Request for Zoning SUP

Statement of Planning Objectives

Executive Summary

The Colleyville Town Center Shopping Center currently allows per zoning ordinance, the development of a “Pet Grooming” business pending the approval of a “Special Use Permit” by the City of Colleyville. The Silver Sailor Corporation (dba PetBar) is requesting the approval of a Special Use Permit. This presentation details the benefits to the citizens of Colleyville from adding this upscale boutique business in addition to drawing increased tax revenue from surrounding cities and towns.

- No Veterinary services will be performed
- No outdoor kennels or dog runs will be present
- No boarding services will be offered
- No pet daycare services will be offered
- No pet walking will be performed by PetBar staff
- Sound mitigation will be installed to prevent disturbances to neighboring businesses



Statement of Planning Objectives

PetBar Business Services

About PetBar – PetBar offers appointment only professional boutique pet grooming services with convenient drop off and pickup times, this significantly reduces parking challenges, self wash walk-ins are welcome anytime during store hours. As our appointments are no longer that 90 minutes, PetBar staff will not and do not walk our clients pets around the shopping center. All pets remain within our store for their entire appointment. If there is an in-store accident, it is immediately cleaned, sanitized and disposed of by our staff according to local ordinance and standards. We do not board or overnight and we provide no doggie daycare services. Our store hours are 9:00am – 6:00pm Mon–Sat and we are closed on Sundays. Our interior shared walls are built with state of the art noise mitigation systems to minimize disturbances to our valued neighbors.

PetBar will offer the following boutique level services to the Colleyville Community

- ▶ **Professional Grooming** – From simple to extravagant styles with our expert grooming staff
- ▶ **Full Service Wash** – Bath, dry and gentle brush out from our experienced staff
- ▶ **Self Service** – For the “do-it-yourselfers,” we offer a top of the line do it yourself bathing option
- ▶ **Retail** – We sell only the best local and high quality food and treats available
- ▶ **Pet Taxi Service** – For handicapped, homebound or physically restricted, extremely busy or less active pet owners, we offer peace of mind through our convenient Pet Taxi services. We will pick up their pet, bring them to one of our stores, groom and safely and promptly return their pets to them.

Our Promise

- ▶ Every community has its own unique identity. When a small business joins a community, it is important that it integrates into that identity, and that it does so by contributing to the local culture and is involved in its civic activities as well. This demonstrates a shared and vested interest to the people and increases the perception of the brand. The Silver Sailor Corporation will strive every day to deliver on the following community promise.
- ▶ *We will win and keep our communities trust by, creating local jobs, keeping money in local communities, boosting the economy of the local community, and taking active roles in local sponsorships, charities, events and donations.*



Statement of Planning Objectives

Development Schedule

- Upon approval of the SUP permits will be obtained followed by construction commencement (Approximately Dec 20)
- Build out of the site is estimated to take between 60–75 days barring any material issues.
- We anticipate the store opening in March 2021.

Economic Development Information

Project SQFT	2,826	
Sales Per SQFT	\$212.31–\$265.39	
Est Sales Per Year	\$600,000 – \$750,000	
Est ad valorem taxes	\$15,401.76	

Statement of Planning Objectives

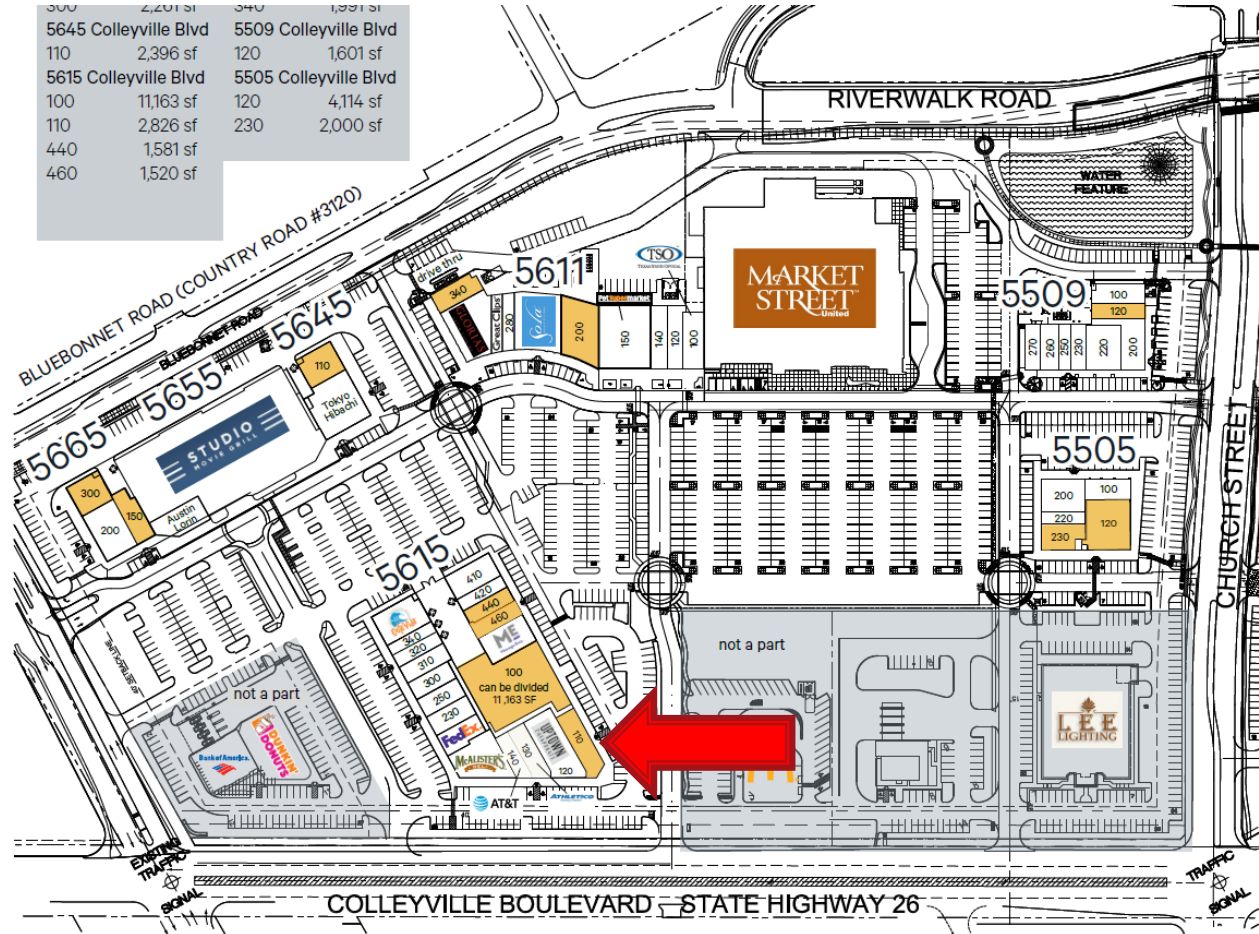
Colleyville, Texas, Land Development Code

Table 3.24.B- - Schedule of Permitted Principal Uses																	
Land Use Classification	Residential District									Non-Residential Districts						Special Land Use Standards	Parking Group
	AG	RE	R40	R30	R20	R15	RD	RMF	MH	CPO	CN	CC1	CC2	CC3	ML		
Apparel and Accessory Stores												P	P	P		7	
Arts and Crafts Stores and Hobby Shops												P	P	P		7	
Bakery Stores												P	P	P		7	
Banks, Credit Unions and Financial Institutions											P	P	P	P		8	
Barber Shops and Beauty Shops											P	P	P	P		7	
Bicycle Shops												P	P	P		7	
Book, Stationary or Greeting Card Shops												P	P	P		7	
Camera or Music Stores												P	P	P		7	
Carnivals and Circuses												S	S			24	
CBD Store													S	S		7	
Cemeteries or Mausoleums										S	S	S	S	S	S	24	
Charitable Donation Station												S	S	S		24	
Civic, Social or Fraternal Organizations										S	S	P	P			7	
Convenience Stores with gasoline sales												S	S	S	S	7	
Copy Centers/Print Shops										S	S	P	P	P	P	7	
Dance Studios, Martial Arts Studios, and Cheerleading & Gymnastics Facilities											S	P	P	P	P	7	
Day Care Centers										S	S	S	S	S		11	
Department Stores												P	P	P		7	
Dog Boarding with indoor and/or outdoor kennels													S	S	S	8	
Dog Grooming													S	S	S	8	
Dry Cleaner Pick-up Stations											S	P	P	P		7	
Dry Cleaners (up to 5,000 s. f. w/on-site laundry)												P	P	P		7	
Equipment Rental and Leasing Stores														S	P	7	

Site Plan

Proposed Shopping Center Location

100	Austin Lorin	2,571 sf
5645	Colleyville Blvd	
100	Tokyo Samurai Hibachi	5,176 sf
5615	Colleyville Blvd	
120	Uptown Cheapskate	4,254 sf
130	Althetico	3,000 sf
200	McAlister's Deli	4,000 sf
210	FedEx Kinkos	1,960 sf
230	Bark Avenue	1,884 sf
250	Rooster's Men's Grooming	1,428 sf
300	Burgerim	2,100 sf
310	Red Brick Oven	1,800 sf
320	Haute Lash	1,022 sf
340	Muggle Shakes	1,425 sf
390	Costa Vida	3,200 sf
410	Loveria Caffè	2,501 sf
420	Nekter Juice Bar	1,304 sf
470	Massage Envy	3,000 sf
5505	Colleyville Blvd	
100	Luna Grill Mediterranean	2,443 sf
200	Castle Nail Spa	2,843 sf
220	Games Workshop	1,100 sf
5611	Colleyville Blvd	
100	Texas State Optical	2,403 sf
120	Rice Pot	2,000 sf
140	Azure Dental	2,000 sf
150	Pet Supermarket	6,601 sf
240	Sola Salon	6,990 sf
280	Heaven Nail Salon	1,361 sf
290	Great Clips	1,260 sf
300	Gloria's	4,736 sf
5509	Colleyville Blvd	
100	Cornerstone Health	2,000 sf
200	Townhouse Brunch	2,778 sf
220	Fred Astaire Dance	3,194 sf
230	Art Impressions	1,376 sf
250	AIB Salon	1,111 sf
260	Take 5 Birkenstock	1,600 sf
270	Kate's Bikes & Things	1,600 sf



Site Plan

Proposed Shopping Center Location

TOWN CENTER COLLEYVILLE | SEC HWY 26 & HALL JOHNSON RD, COLLEYVILLE, TX 76034

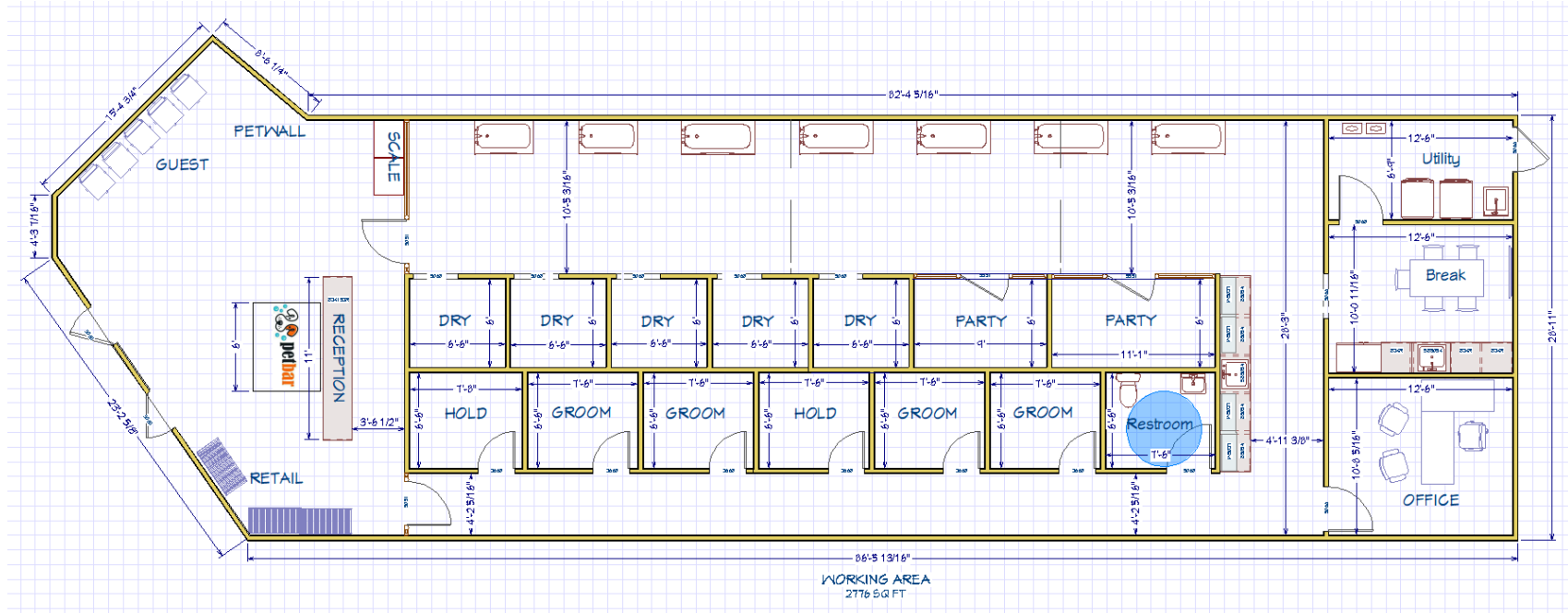


Footprints are flexible

SUITE 5615-100 PROPOSED DEMISING PLAN

Floor Plan

PetBar Proposed Store Layout

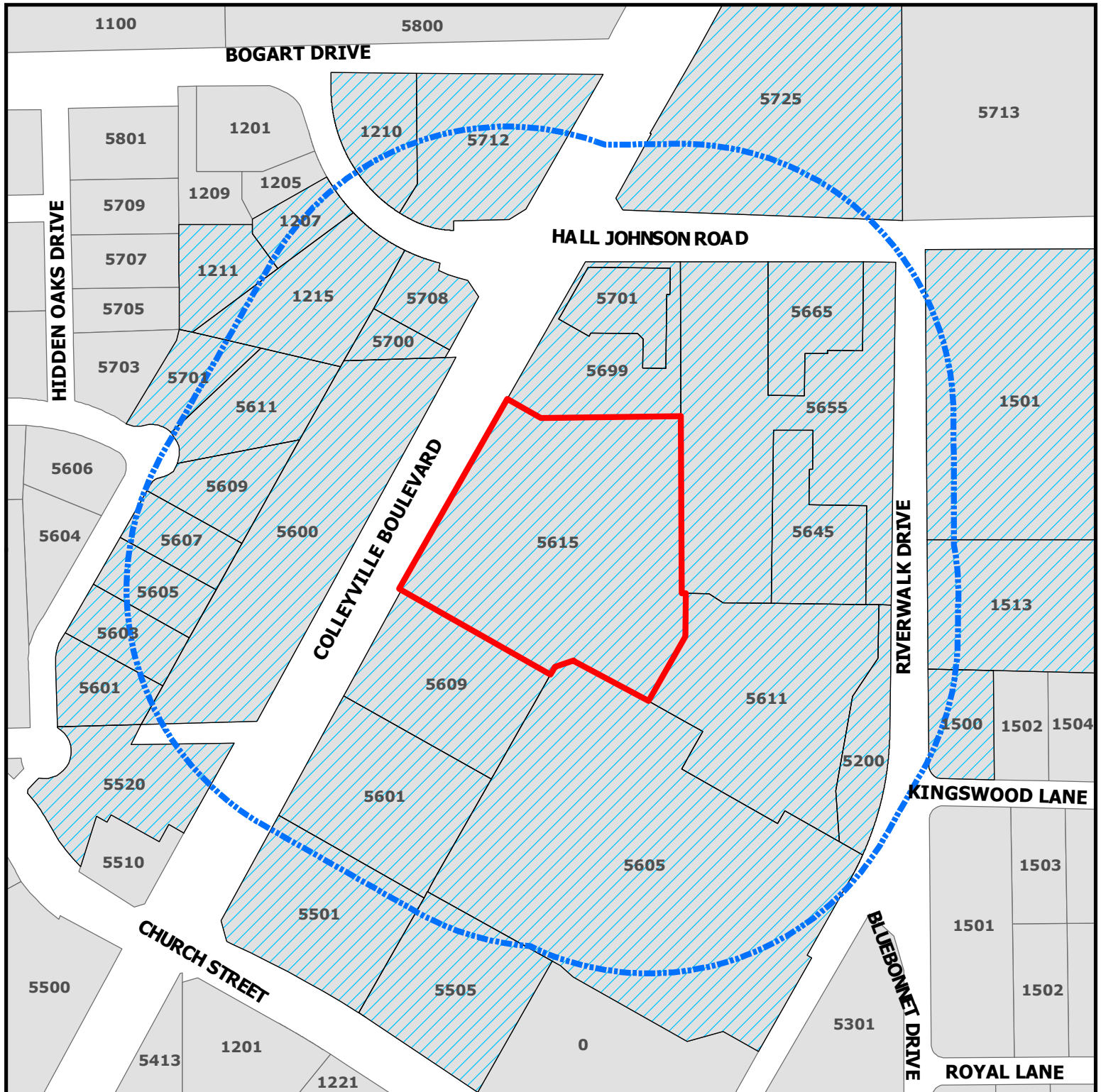


Photos Provided By Applicant

Sample of Store Bathing Area



Notification Map



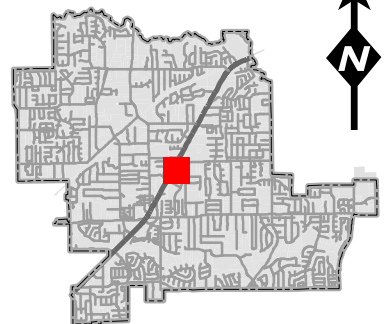
ZC20-026

5615 Colleyville Blvd, Suite 110

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



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
MATTON, ERVIN M	1500 KINGSWOOD LN	COLLEYVILLE, TX	76034	1500 KINGSWOOD LN
EAGLE-COLLEYVILLE TOWNE SQUARE	PO BOX 12670	DALLAS, TX	75225	5600 COLLEYVILLE BLVD
SVAP III TC COLLEYVILLE LLC	302 DATURA ST STE 100	WEST PALM BEACH, FL	33401	5645 BLUEBONNET DR
UNITED STATES POSTAL SERVICE	PO BOX 667160	DALLAS, TX	75266	1501 HALL JOHNSON RD
CHARLES & ROB LTD	8235 DOUGLAS AVE STE 815	DALLAS, TX	75225	5601 COLLEYVILLE BLVD
GALINDO, LORENA	5611 HIDDEN OAKS DR	COLLEYVILLE, TX	76034	5611 HIDDEN OAKS DR
ROB & CHARLES LTD	8235 DOUGLAS AVE STE 815	DALLAS, TX	75225	5701 COLLEYVILLE BLVD
CORGAN, KYLE D	5603 HIDDEN OAKS DR	COLLEYVILLE, TX	76034	5603 HIDDEN OAKS DR
LA SUSCRITA LLC	2106 E STATE HWY 114 STE 105	SOUTHLAKE, TX	76092	5700 COLLEYVILLE BLVD
SVAP III TC COLLEYVILLE LLC	302 DATURA ST STE 100	WEST PALM BEACH, FL	33401	5655 BLUEBONNET DR
CAVALIER INVESTMENT COMPANY IN	5829 N MESA ST	EL PASO, TX	79912	5501 COLLEYVILLE BLVD
BEALL LEGACY PARTNERS LP	5712 COLLYVILLE BLVD STE 200	COLLEYVILLE, TX	76034	1210 HALL JOHNSON RD
SVAP III TC COLLEYVILLE LLC	302 DATURA ST STE 100	WEST PALM BEACH, FL	33401	5665 BLUEBONNET DR
ADRASTOS LLC	1500 OAK LN	SOUTHLAKE, TX	76092	1211 HALL JOHNSON RD
BLUEBONNET HILLS MEMORIAL PK	PO BOX 130548	HOUSTON, TX	77219	5725 COLLEYVILLE BLVD
LEACH, TERRY	5605 HIDDEN OAKS DR	COLLEYVILLE, TX	76034	5605 HIDDEN OAKS DR
HJ ROAD 26 LTD	PO BOX 1703	COLLEYVILLE, TX	76034	5609 COLLEYVILLE BLVD
BOTTOM FAMILY TRUST	1401 FOUNTAINGROVE PKWY # M117	SANTA ROSA, CA	95403	5520 COLLEYVILLE BLVD
SVAP III TC COLLEYVILLE LLC	302 DATURA ST STE 100	WEST PALM BEACH, FL	33401	5505 COLLEYVILLE BLVD
BAYOUPEAK INVESTMENTS LLC	7005 EDEN RD	NORTH RICHLAND HILLS, TX	76180	1207 HALL JOHNSON RD
VELOCIS COLLEYVILLE LP	3131 MCKINNEY AVE # 10	DALLAS, TX	75204	5605 COLLEYVILLE BLVD
G W J COMPANY	1100 FOUNTAIN PKWY	GRAND PRAIRIE, TX	75050	5708 COLLEYVILLE BLVD
RICHMOND, FREDRIC D	5607 HIDDEN OAKS DR	COLLEYVILLE, TX	76034	5607 HIDDEN OAKS DR
WAYPOINT MONTESSORI	1513 HALL JOHNSON RD	COLLEYVILLE, TX	76034	1513 HALL JOHNSON RD
CHIVAKULA, LAKSHMI	4104 CHARBRAY CT	CEDAR PARK, TX	78613	5601 HIDDEN OAKS DR
SVAP III TC COLLEYVILLE LLC	302 DATURA ST STE 100	WEST PALM BEACH, FL	33401	5611 COLLEYVILLE BLVD
ANTONETTI, ROBERT	5701 HIDDEN OAKS DR	COLLEYVILLE, TX	76034	5701 HIDDEN OAKS DR
TREMAINE, M W	5609 HIDDEN OAKS DR	COLLEYVILLE, TX	76034	5609 HIDDEN OAKS DR
JERI & HOLLY LTD	5329 MONTROSE DR	DALLAS, TX	75209	5699 COLLEYVILLE BLVD
VELOCIS COLLEYVILLE LP	3131 MCKINNEY AVE # 10	DALLAS, TX	75204	5200 RIVERWALK DR
SVAP III TC COLLEYVILLE LLC	302 DATURA ST STE 100	WEST PALM BEACH, FL	33401	5615 COLLEYVILLE BLVD
BEALL LEGACY PARTNERS LP	5712 COLLYVILLE BLVD STE 200	COLLEYVILLE, TX	76034	5712 COLLEYVILLE BLVD
G W J COMPANY	1100 FOUNTAIN PKWY	GRAND PRAIRIE, TX	75050	1215 HALL JOHNSON RD
HIDDEN OAKS ESTATES		COLLEYVILLE, TX	76034	COURTESY NOTICE
KINGSWOOD ESTATES-COLLEYVILLE	P.O. BOX 978	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
HARVEY, STEVEN	6805 STRUASS	COLLEYVILLE, TX	76034	APPLICANT



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, November 9, 2020 at 7:00 p.m.
City Council Meetings: Tuesday, December 1, 2020 & Tuesday, December 15, 2020 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for Dog Grooming. The purpose is to allow for pet grooming services only at the proposed business PetBar.

Zoning Case: ZC20-026

Applicant: Steven Harvey

Owner: Greg Moross

Location: 5615 Colleyville Boulevard, Suite 110

Property Description: Lot 1R1, Block 1, Town Center Colleyville

Present Zoning: CC-2 Shopping Center

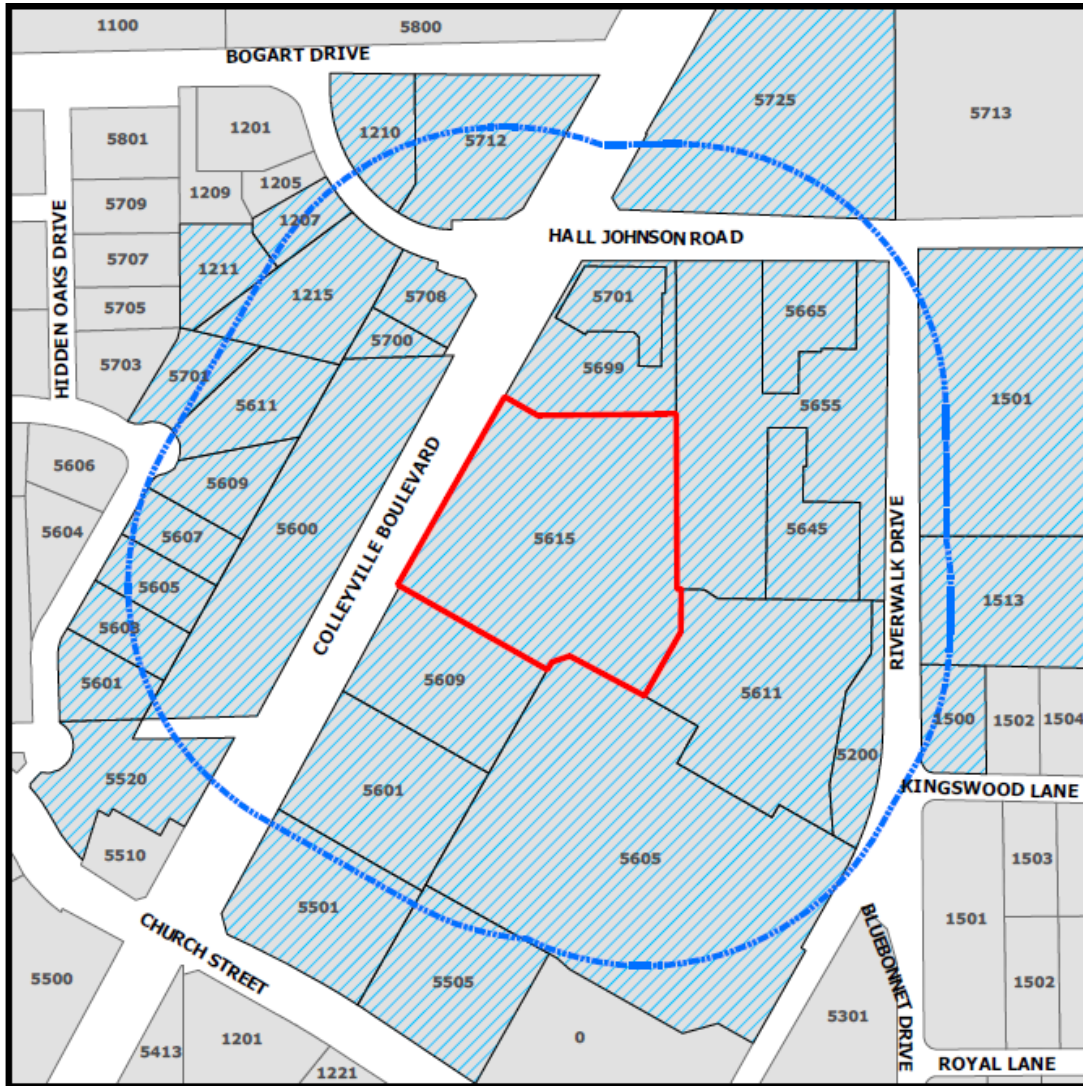
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

ORDINANCE O-20-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 4.52 ACRES, BEING LOT 1R1 BLOCK 1, TOWN CENTER COLLEYVILLE, LOCATED AT 5615 COLLEYVILLE BOULEVARD, SUITE 110, BY AUTHORIZING A SPECIAL USE PERMIT FOR DOG GROOMING FOR THE BUSINESS KNOWN AS PETBAR; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit for a pet grooming business Case No. ZC20-026; 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 amend the City's zoning ordinance; and

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration to, among other things, the character of the City's zoning 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 City Council is of the opinion that the change in zoning provided for herein should be made, in compliance with the City Charter, and state law with reference to changes to zoning classifications under the City's zoning ordinance and zoning map, having given the requisite notices required by law and having held public hearings affording all interested persons and property owners a full and fair opportunity to be heard.

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

- Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit for dog grooming on 4.52 acres, being Lot 1R1 Block 1, of the Town Center Colleyville, located at 5615 Colleyville Boulevard, Suite 110, for the business known as PetBar, as depicted on the attached as Exhibit "A".

Sec. 2. 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. 3. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. The Special Use Permit shall apply to the pet grooming business only.
- b. The name of the business authorized for pet grooming by this Special Use Permit shall be called "PetBar".
- c. The Special Use Permit shall automatically expire upon the abandonment of the business, change in use, a change in ownership or upon the expiration or termination of the Certificate of Occupancy.
- d. All requirements of the Land Development Code shall be met, except where amended herein.

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 this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 1st day of December 2020.

The second reading and public hearing being conducted on the 15th day of December 2020.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS
ON THIS THE 15th DAY OF DECEMBER 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" - Location and Zoning Map

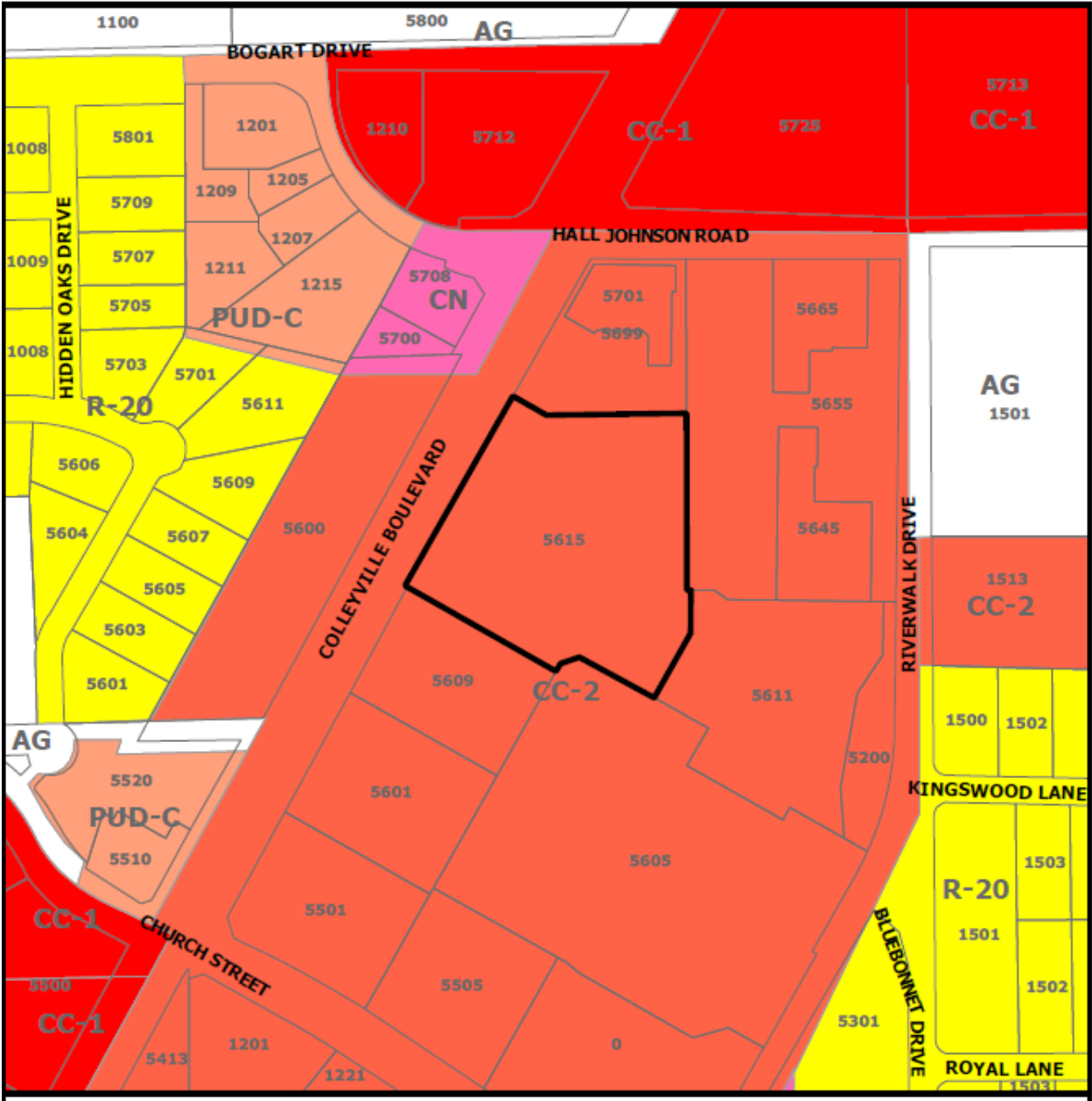
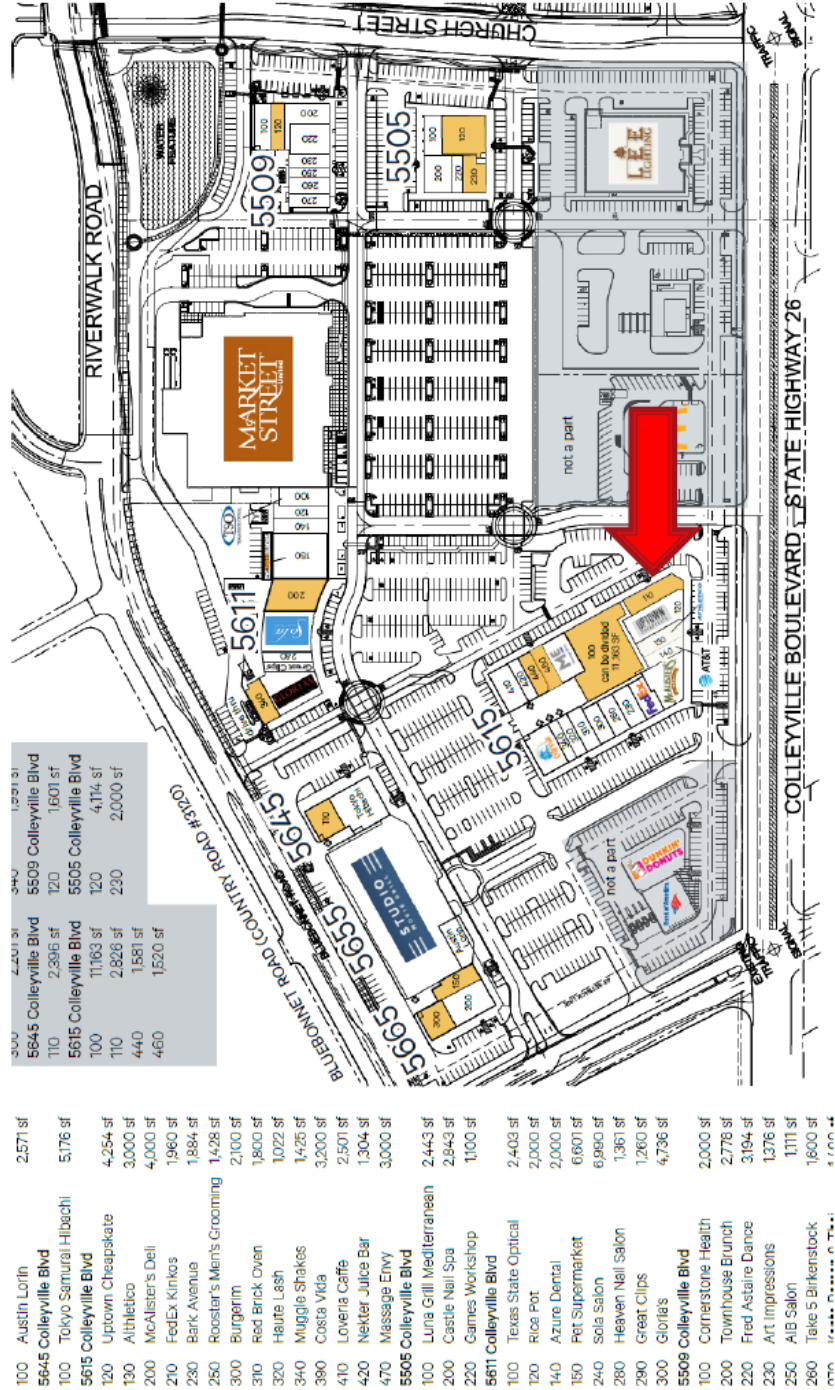


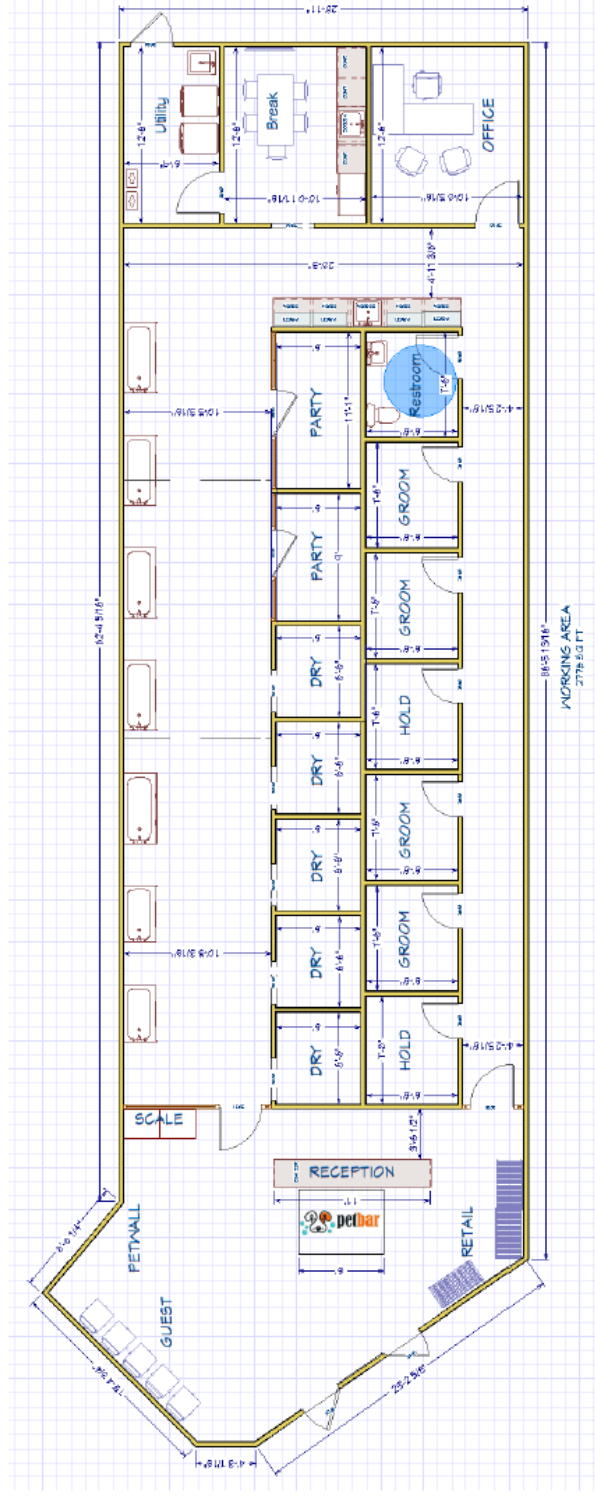
Exhibit "B" – Site Plan Exhibits

Proposed Shopping Center Location



Floor Plan

PetBar Proposed Store Layout





City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 3d	Agenda Date 11/9/2020	Number
Type Presentation and Discussion		
Department Community Development		

Title

Consideration of a zoning change from AG Agricultural district to the R-30 Single Family Residential district for Tract 2D & 2D3, Abstract 233, D. R. Blanton Survey, located at 5209 Bluebonnet Drive, Case ZC20-027

Explanation

Tony Krauska, the applicant, has submitted a request for a zoning change on the Parvin Wilkerson Addition, being approximately 4.3 acres, and zoned AG Agricultural district. The purpose is to rezone from the AG Agricultural district to the R-30 Single Family Residential district to allow for construction of 4 new single-family residential dwellings fronting on a new cul-de-sac street.

Existing Conditions/Background: The subject property, 5209 Bluebonnet Road, resides on the east side of Bluebonnet Road north of the intersection of Bluebonnet Road and Cherry Lane. The subject property has AG zoning and is currently developed with a small home.

Proposed Zoning:

Request – The applicant requests to rezone the property from AG to R-30 zoning. The minimum standards for the R-30 zoning district are as follows:

Minimum Lot Size	30,000 SF	32,796 SF, 32,844 SF, 31,430 SF, 42,770 SF
Minimum Lot Width	125 feet	±250 feet
Minimum Lot Depth	125 feet	±131 feet
Front Building Line	35 feet	
Side Building Line	10 feet	
Rear Building Line	25 feet	
Max. Lot Coverage	25%	
Max. Impervious Coverage	55%	

Analysis: The applicant is requesting the zoning change to allow for 4 single-family residential lots. The current size of the property does not comply with all the minimum standards of the R-40 Single-Family Residential zoning. The R-30 zoning could be considered as a transition zoning from the R-20 zoning north to the R-40 zoning south.

Plat Status: The property is unplatted and is currently described as Tract 2D & 2D3, Abstract 233 DR Blanton Survey. In order for the property to be subdivided into 4

single-family residential lots it will be required to go through the platting process (combination preliminary/final plat) in the future.

DRC Review: The DRC offered the following comments:

1. Per the Land Development Code, Chapter 9, Section 9.17 Street Criteria, B. Street Design, c. Width, a cul-de sac shall have a minimum right-of-way width of fifty feet (50') and a minimum pavement width of thirty-one feet (31'), back-to-back of curb. However, a cul-de-sac street which exceeds six hundred (600') in length shall have a minimum right-of-way width of fifty-six feet (56') and minimum pavement width of thirty-six (36'), back-to back of curb.
2. The drainage coefficient needs to be increased to 0.6, which is fully developed residential for the off-site area per the Land Development Code.
3. Show the existing ROW width on the plat for Bluebonnet Drive. It may require additional ROW to meet the 50' requirement of the current standards.

The applicant submitted on October 23, 2020, with updated plans for review.

1. During the Planning and Zoning Commission work session on October 26, 2020 there was discussion regarding the drainage.

The applicant submitted on October 29, 2020 an updated drainage plan for review.

Drainage: Pending minor revision changes the subdivision is in substantial compliance with the Land Development Code. There will be a proposed reduction in water coming off the property by 15% from pre-developed rate.

Surrounding Development: The property to the north is zoned R-20 Single-Family Residential district and is improved with a single-family home. The properties to the south are zoned R-40 Single-Family Residential district and are improved with single-family homes. The property to the east is zoned AG Agricultural and is improved with a single-family home. The property to the west is zoned R-20 Single-Family Residential zoning and is improved with the Colleyville Justice Center. 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-30 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. The proposed rezoning meets the technical requirements of the Land Development Code and 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. Statement of Planning Objectives
5. Zoning Exhibit
6. Drainage Plan
7. Notification Map
8. Notification List
9. Property Owner Notification
10. Draft Ordinance

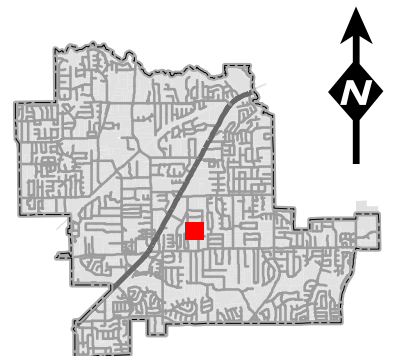
Aerial Map



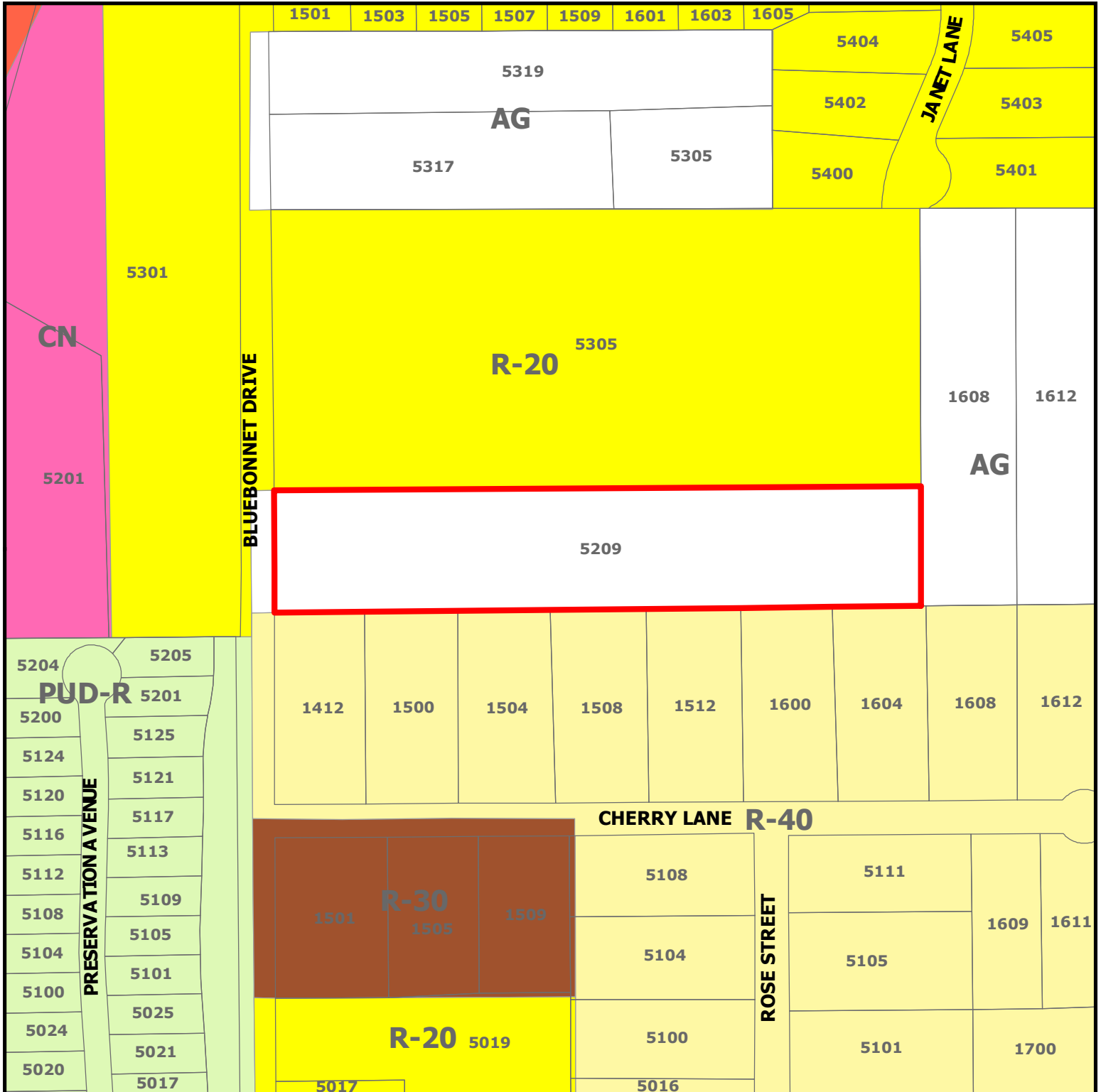
ZC20-027
5209 Bluebonnet Dr

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 Subject Property



Zoning Map



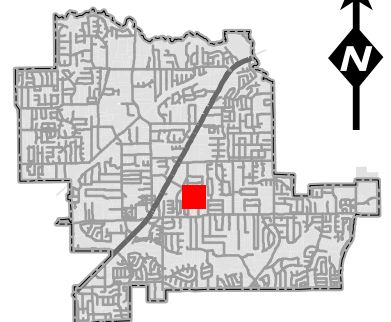
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5209 Bluebonnet Dr

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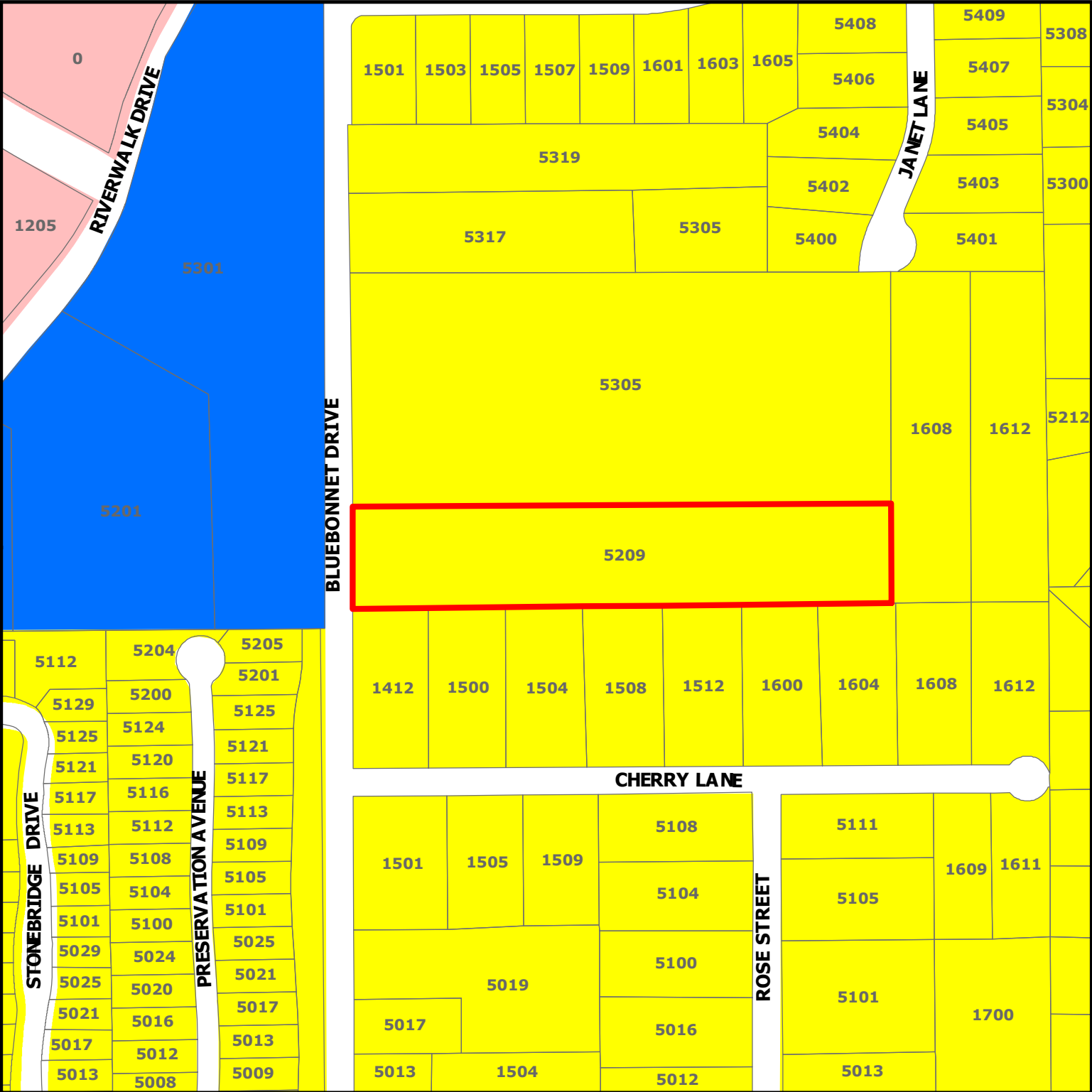
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Subject Property



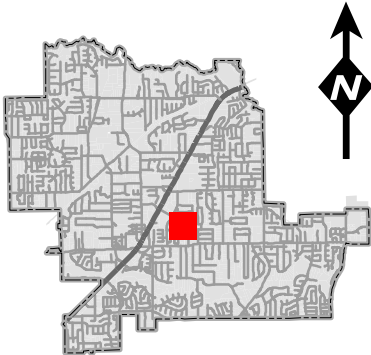
Future Land Use Map



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ZC20-027
5209 Bluebonnet Dr

-  Subject Property
-  Residential
-  Institutional
-  Colleyville Blvd Corridor



Statement of Planning Objectives

5209 BLUEBONNET

REQUEST FOR ZONING CHANGE FROM AG TO R-30

OCTOBER 12, 2020

Statement of Planning Objectives: The intent is to transition between the existing R-40 zoning along Cherry Lane to the existing R-20 zoning to the north, by creating a single street cul-de-sac with only 4 lots meeting the requirements of the R-30 zoning. Detention would be provided so that there would be no increase in flow onto the neighboring lots on Cherry Lane.

Development Schedule: Upon zoning approval, we anticipate moving immediately into Preliminary plat, construction documents and final plat within the following 12 months

Proposed Ownership: Vijay Borra currently owns the property and he intends on developing the property

Utility Provisions: Utilities appear to be available on Bluebonnet and service would be provided from there

Economic Development Information: We anticipate custom homes to be constructed

Traffic Impact Analysis: None provided for only 4 lots

COLLEYVILLE
COMMUNITY
ADDITION
CENTER

CITY OF COLLEYVILLE
5301 RIVERWALK
MUNICIPAL USE

LOT 1

LOT 21

LOT 22

LOT 23

LOT 39

PRESERVATION
ON GLADE
ADDITION

BLUEBONNET ROAD

N 00° 18' 00" E - 187.53'

STEPHEN & DIANNE FARMER
5305 BLUEBONNET DRIVE
SF & VACANT

CRISP ADDITION
R-20 ZONING

N 89° 53' 21" E - 1000.35'

56' R.O.W.

POTENTIAL RIGHT OF WAY
DEDICATION TO BE DETERMINED
AT THE TIME OF PLATING

131.53'

32,796 SF

131.38'

32,844 SF

131.38'

31,430 SF

87.06'

249.35'

42,770 SF

S 00° 18' 35" E - 186.93'

NANCY ROGERS
VACANT

DETENTION

250.00'

252.34'

250.00'

250.00'

S 89° 51' 18" W - 1002.34'

COMMUNITY HOME ADDITION

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

GEORGE & BER DOUGLASS
1412 CHERRY LANE
SF USE

DOMICK PALANZA
& DIANA CARTER
1500 CHERRY LANE
SF USE

MATT & SUZAN SPEIGHT
1504 CHERRY LANE
SF USE

JESSE & LOLA COBB
1508 CHERRY LANE
SF USE

DAVID & KRISTI WOODCOCK
1512 CHERRY LANE
SF USE

RAY & MARTHA DAMERON
1600 CHERRY LANE
SF USE

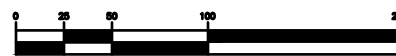
DEAN & SARA PHILLIPS
1604 CHERRY LANE
SF USE

NANCY ROGERS
1608 CHERRY LANE
VACANT

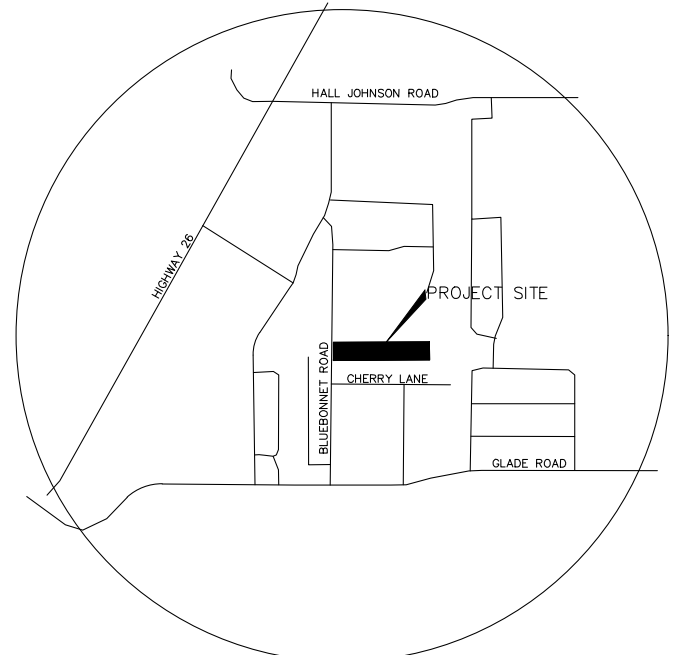
R-40 ZONING

CHERRY LANE

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

4.304 ACRES

BEING a tract of land situated in the D.R. Blanton Survey, Abstract No. 233, City of Colleyville, Tarrant County, Texas, and being the same tract of land described in the deed to Beverly J. Ison, recorded in Volume 12223, Page 2185, Deed Records, Tarrant County, Texas (DRTCT), and being more particularly described as follows:

Beginning at the northwest corner of said Ison Tract at the southwest corner of the Crisp Addition recorded in Volume 388-157, Page 20, Plat Records, Tarrant County, Texas (PRTCT), and being on the east line of Bluebonnet Drive (County Road 3120);

Thence North 89 degrees 53 minutes 21 seconds East along the common line of said Ison Tract and said Crisp Addition, a distance of 1000.35 feet to the northeast corner of said Ison Tract and the southeast corner of said Crisp Addition and being in the west line of a tract of land described in deed to Raymond H. Rogers and wife, Nancy Rogers recorded in Volume 4248, Page 527 DRTCT;

Thence South 00 degrees 18 minutes 35 seconds East along the common line of said Ison Tract and the said Rogers Tract, a distance of 186.93 feet to the southeast corner of said Ison Tract and being in the north line of the Community Home Addition recorded in Volume 388-R, Page 40, PRTCT;

Thence South 89 degrees 51 minutes 168 seconds West along the common line of said Ison Tract and the Community Home Addition a distance of 1002.34 feet to the southwest corner of said Ison Tract and the northwest corner of Lot 1 of the said Community Home Addition and being in the east line of said Bluebonnet Drive;

Thence North 00 degrees 18 minutes 00 seconds East along the west line of said Ison Tract and the east line of said Bluebonnet Drive at distance of 187.53 feet to the Place of Beginning and containing 4.304 acres of land, more or less.

ZONING EXHIBIT FOR ZONING
CHANGE REQUEST FROM AG TO R-30
5209 BLUEBONNET
4.304 ACRES
D.R.BLASTON SURVEY ABSTRACT 233
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS
DAA NO. 19039

APPLICANT/ENGINEER

TONY KRAUSKA
DOWNEY ANDERSON & ASSOCIATES, INC.
522 VILLAGE CREEK DRIVE, SUITE 200
PLANO, TEXAS 75093
(972) 931-0694
TKRAUSKA@DAA-CIVIL.COM

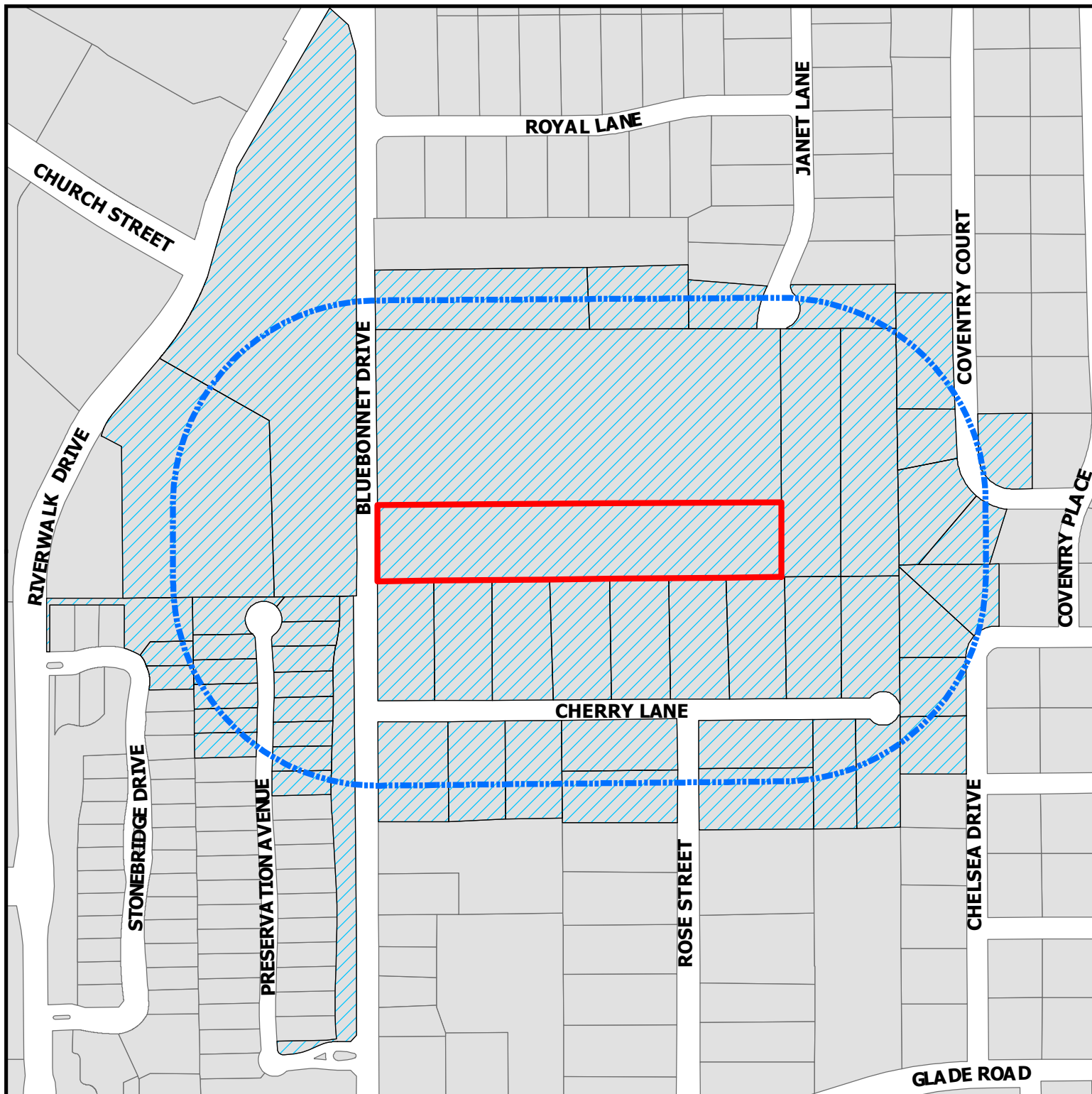
OWNER

VIJAY BORRA & KIRANMANI YALANAMCHILI
826 MANGO COURT.
COPPELL, TEXAS 75019
(972) 219-4987
VIJAY@DFWLAND.COM

DATE: 2020-11-03



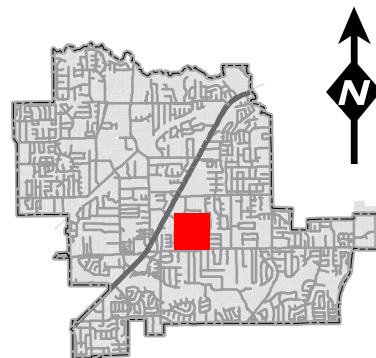
Notification Map



ZC20-027
5209 Bluebonnet Dr

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
ROGERS, NANCY	1612 CHERRY LN	COLLEYVILLE, TX	76034	1608 CHERRY LN
PHILLIPS, DEAN F	PO BOX 610411	DALLAS, TX	75261	1604 CHERRY LN
HERRON, DAVID	5105 ROSE ST	COLLEYVILLE, TX	76034	5105 ROSE ST
PALANZA, DOMINICK	1500 CHERRY LN	COLLEYVILLE, TX	76034	1500 CHERRY LN
SCULLIN, STEPHEN K	5124 PRESERVATION AVE	COLLEYVILLE, TX	76034	5124 PRESERVATION AVE
BULLINGTON, HOLLY H	5112 PRESERVATION AVE	COLLEYVILLE, TX	76034	5112 PRESERVATION AVE
ROGERS, JAMES L	5208 COVENTRY CT	COLLEYVILLE, TX	76034	5208 COVENTRY CT
FARMER, STEPHEN	5305 BLUEBONNET DR	COLLEYVILLE, TX	76034	5305 BLUEBONNET DR
ROGERS, NANCY JO	1612 CHERRY LN	COLLEYVILLE, TX	76034	1612 CHERRY LN
CUFFE, JOHN	5105 PRESERVATION AVE	COLLEYVILLE, TX	76034	5105 PRESERVATION AVE
SPEIGHT, MATT	1504 CHERRY LN	COLLEYVILLE, TX	76034	1504 CHERRY LN
RICHARDS FAMILY TRUST,THE	5212 CONVENTRY CT	COLLEYVILLE, TX	76034	5212 COVENTRY CT
PERRY, STAN	5111 ROSE ST	COLLEYVILLE, TX	76034	5111 ROSE ST
SMITH, NANCY	5121 PRESERVATION AVE	COLLEYVILLE, TX	76034	5121 PRESERVATION AVE
DAMERON, RAY	1600 CHERRY LN	COLLEYVILLE, TX	76034	1600 CHERRY LN
WALLACE LINDA K REVOCABLE TRUS	5113 PRESERVATION AVE	COLLEYVILLE, TX	76034	5113 PRESERVATION AVE
STAMP, FRANK	5401 JANET LN	COLLEYVILLE, TX	76034	5401 JANET LN
COBB, JESSE G	1508 CHERRY LN	COLLEYVILLE, TX	76034	1508 CHERRY LN
K&M FAMILY TRUST	5400 JANET LN	COLLEYVILLE, TX	76034	5400 JANET LN
MILLER, TRACY S	5108 CHELSEA DR	COLLEYVILLE, TX	76034	5108 CHELSEA DR
VANDERGRIF, JOAN	5317 BLUEBONNET DR	COLLEYVILLE, TX	76034	5317 BLUEBONNET DR
AVA FRYER REVOCABLE TRUST	5129 STONERIDGE DR	COLLEYVILLE, TX	76034	5129 STONERIDGE DR
WOODCOCK, DAVID	1512 CHERRY LN	COLLEYVILLE, TX	76034	1512 CHERRY LN
BROOKS, TRAVIS M	5120 PRESERVATION AVE	COLLEYVILLE, TX	76034	5120 PRESERVATION AVE
BARNES, KENNETH	5109 PRESERVATION AVE	COLLEYVILLE, TX	76034	5109 PRESERVATION AVE
BORRA, VIJAYA	826 MANGO CT	COPPELL, TX	75019	5209 BLUEBONNET DR
PRESERVATION HOA INC	101 CLARIDEN RANCH RD	SOUTHLAKE, TX	76092	5204 PRESERVATION AVE
BURAL, LYNN	5104 CHELSEA DR	COLLEYVILLE, TX	76034	5104 CHELSEA DR
EMERSON-ENNIS, JUDITH	5216 COVENTRY CT	COLLEYVILLE, TX	76034	5216 COVENTRY CT
BRIDGES, WARREN	5117 PRESERVATION AVE	COLLEYVILLE, TX	76034	5117 PRESERVATION AVE
HICKEY, BRIAN DOUGLAS	5100 CHELSEA DR	COLLEYVILLE, TX	76034	5100 CHELSEA DR
FARMER, STEPHEN	5305 BLUEBONNET DR	COLLEYVILLE, TX	76034	5305 BLUEBONNET DR
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	5301 RIVERWALK DR
MADDOX, RICHARD L	5116 PRESERVATION AVE	COLLEYVILLE, TX	76034	5116 PRESERVATION AVE
GLENN, MARY	5125 PRESERVATION AVE	COLLEYVILLE, TX	76034	5125 PRESERVATION AVE
THE BRIDGES @ RIVERWALK HOA	PO BOX 1183	COLLEYVILLE, TX	76034	5112 STONERIDGE DR
DOUGLASS, GEORGE W	1412 CHERRY LN	COLLEYVILLE, TX	76034	1412 CHERRY LN
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	5201 RIVERWALK DR
PRESERVATION HOA INC	101 CLARIDEN RANCH RD	SOUTHLAKE, TX	76092	1400 BLUEBONNET DR
CURRY, KENNETH C	5125 STONERIDGE DR	COLLEYVILLE, TX	76034	5125 STONERIDGE DR
EVERETT, ROY	5205 COVENTRY CT	COLLEYVILLE, TX	76034	5205 COVENTRY CT
DAVIS, KEITH	5200 PRESERVATION AVE	COLLEYVILLE, TX	76034	5200 PRESERVATION AVE
ROGERS, NANCY	1612 CHERRY LN	COLLEYVILLE, TX	76034	1608 CHERRY LN
TRAVIS, COLIN	1609 CHERRY LN	COLLEYVILLE, TX	76034	1609 CHERRY LN
ROGERS, NANCY JO	1612 CHERRY LN	COLLEYVILLE, TX	76034	1612 CHERRY LN
DONEPUDI, SREECHANDRA	1501 CHERRY LN	COLLEYVILLE, TX	76034	1501 CHERRY LN
DUNN, MARC P	1704 AVONDALE DR	COLLEYVILLE, TX	76034	1704 AVONDALE DR
EMBRY, STEVEN	5201 PRESERVATION AVE	COLLEYVILLE, TX	76034	5201 PRESERVATION AVE
STEWART, LARRY	1509 CHERRY AVE	COLLEYVILLE, TX	76034	1509 CHERRY LN
MADAR, ALEXANDER	1505 CHERRY LN	COLLEYVILLE, TX	76034	1505 CHERRY LN
WILLIAMS, JAMES R	407 COUNTRY PL	COLLEYVILLE, TX	76034	5108 ROSE ST
CLARK, HARRY P	5104 ROSE ST	COLLEYVILLE, TX	76034	5104 ROSE ST
APTE, SHIREESH	5204 COVENTRY CT	COLLEYVILLE, TX	76034	5204 COVENTRY CT
WILKINS, ERIC	5205 PRESERVATION AVE	COLLEYVILLE, TX	76034	5205 PRESERVATION AVE
TRAVIS, COLIN	1609 CHERRY LN	COLLEYVILLE, TX	76034	1611 CHERRY LN
CHELSEA PARK ADDITION	1816 AVONDALE DRIVE	COLLEYVILLE, TX	76034	COURTESY NOTICE
RIVERWALK AT COLLEYVILLE	P.O. BOX 1031	COLLEYVILLE, TX	76034	COURTESY NOTICE
BRIDGES AT RIVERWALK ADDITION	P.O. BOX 1183	COLLEYVILLE, TX	76034	COURTESY NOTICE
KINGSWOOD ESTATES-COLLEYVILLE	P.O. BOX 978	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
KRAUSKA, TONY	5225 VILLAGE CREEK DR, SUITE 200	PLANO, TX	75093	APPLICANT

Public hearing notices were mailed on October 23, 2020



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, November 9, 2020 at 7:00 p.m.
City Council Meetings: Tuesday, December 1, 2020 & Tuesday, December 15, 2020 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a zoning change from AG Agricultural district to R-30 Single Family Residential district. The purpose is to allow for 4 single-family residential lots with lot sizes between 32,000 to 42,000 square feet.

Zoning Case: ZC20-027

Applicant: Tony Krauska

Owner: Vijay Borra

Location: 5209 Bluebonnet Drive

Property Description: Tract 2D & 2D3, Abstract 233, D. R. Blanton Survey

Present Zoning: AG Agricultural district

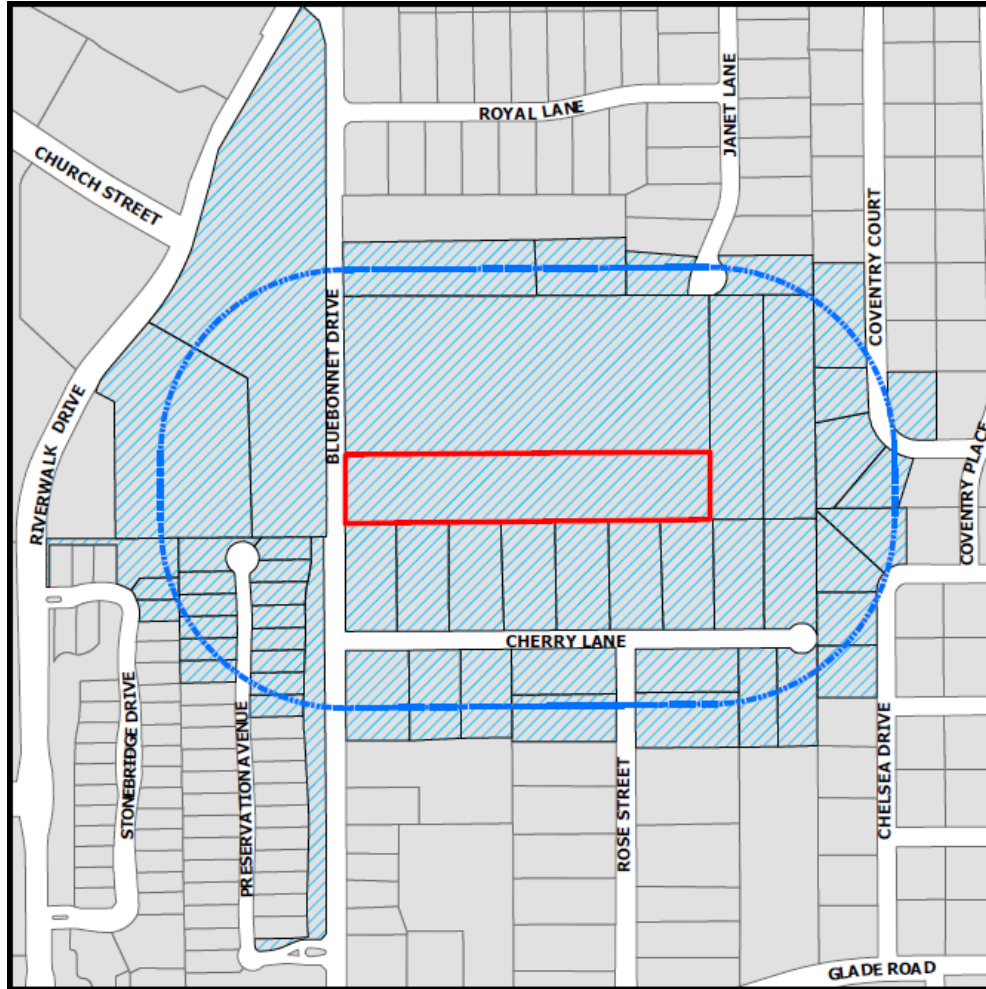
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

ORDINANCE O-20-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 4.3 ACRES, FOR TRACTS 2D & 2D3, ABSTRACT 233, DR BLANTON SURVEY, LOCATED AT 5209 BLUEBONNET DRIVE, FROM THE AG AGRICULTURAL DISTRICT TO THE R-30 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 a change in zoning on approximately 4.3 acres, for Tracts 2D & 2D3, Abstract 233, DR Blanton Survey, located at 5209 Bluebonnet Drive, from AG Agricultural district to R-30 Single-Family Residential district for 4 single-family detached lots under Case No. ZC20-027; and

WHEREAS, the City of Colleyville deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to amend the City's zoning ordinance; and

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration to, among other things, the character of the City's zoning 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 City Council is of the opinion that the change in zoning provided for herein should be made, in compliance with the City Charter, and state law with reference to changes to zoning classifications under the City's zoning ordinance and zoning map, having given the requisite notices required by law and having held public hearings affording all interested persons and property owners a full and fair opportunity to be heard

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

- Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a change in the zoning on approximately 4.3 acres, for Tracts 2D & 2D3, Abstract 233, DR Blanton Survey, from AG Agricultural district to R-30 Single-Family Residential district as depicted on the attached as Exhibit "A".

- Sec. 2. 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. 3. THAT the above described tract of land shall be subject to the following conditions:
1. As depicted in the attached Exhibit "A", Exhibit "B", Exhibit "C".
- 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 this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 1st day of December 2020.

The second reading and public hearing being conducted on the 15th day of December 2020.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____
ABSTENTIONS ON THIS THE 15TH DAY OF DECEMBER 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

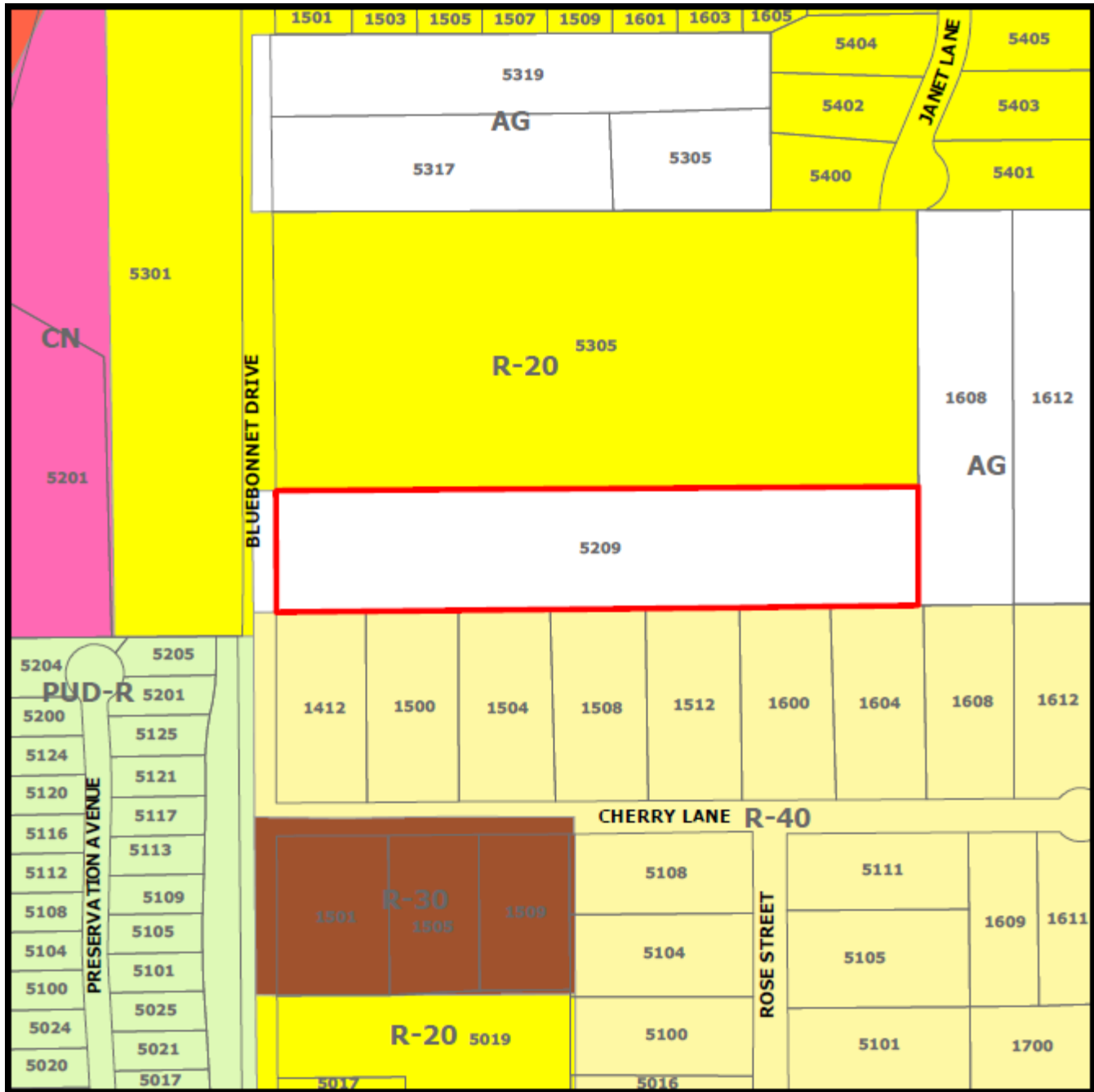
Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whit Wyatt
City Attorney

Exhibit "A"- Zoning Map



CRISP ADDITION R-20 ZONING

STEPHEN & DIANNE FARMER
5305 BLUEBONNET DRIVE
SF & VACANT

LOT 1
N 89° 53' 21" E - 1000.35'

LOT 2
32,844 SF

LOT 3
31,430 SF

LOT 4
42,770 SF

LOT 5
1512 CHERRY LANE

LOT 6
1508 CHERRY LANE

LOT 7
1504 CHERRY LANE

LOT 8
1508 CHERRY LANE

CHERRY LANE

BLUEBONNET ROAD

EXISTING AG ZONING
PROPOSED R-30 ZONING

LEGAL DESCRIPTION
4.304 ACRES

RECORDING INFORMATION
RECORDING INFORMATION

OWNER
D.R. BLASTON SURVEY ABSTRACT 233
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

APPLICANT/ENGINEER
TONY KRAUSKA
DOWNNEY ANDERSON & ASSOCIATES, INC.
522 VILLAGE CREEK DRIVE, SUITE 200
PLANO, TEXAS 75093
(972) 931-0694
TKRAUSKA@DAA-CIVIL.COM

DATE: 2020-11-03



EXISTING



PROPOSED

BLUEBURNET Point East CDA City of Blueburnet City of Blueburnet

Modified Rational Duration Calculations

Calculations for Proposed Duration

Area (Acres)	Duration (Hours)	C	A (in)	Q _{max} (in)
15	15	7.5	0.5	0.5
15	15	7.5	0.5	0.5

Area (Acres)	Duration (Hours)	C	A (in)	Q _{max} (in)
15	15	7.5	0.5	0.5
15	15	7.5	0.5	0.5

Area (Acres)	Duration (Hours)	C	A (in)	Q _{max} (in)
15	15	7.5	0.5	0.5
15	15	7.5	0.5	0.5

Area (Acres)	Duration (Hours)	C	A (in)	Q _{max} (in)
15	15	7.5	0.5	0.5
15	15	7.5	0.5	0.5

Area (Acres)	Duration (Hours)	C	A (in)	Q _{max} (in)
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15	15	7.5	0.5	0.5

Area (Acres)	Duration (Hours)	C	A (in)	Q _{max} (in)
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15	15	7.5	0.5	0.5

Area (Acres)	Duration (Hours)	C	A (in)	Q _{max} (in)
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15	15	7.5	0.5	0.5

Area (Acres)	Duration (Hours)	C	A (in)	Q _{max} (in)
15	15	7.5	0.5	0.5
15	15	7.5	0.5	0.5

Area (Acres)	Duration (Hours)	C	A (in)	Q _{max} (in)
15	15	7.5	0.5	0.5
15	15	7.5	0.5	0.5

Area (Acres)	Duration (Hours)	C	A (in)	Q _{max} (in)
15	15	7.5	0.5	0.5
15	15	7.5	0.5	0.5

Area (Acres)	Duration (Hours)	C	A (in)	Q _{max} (in)
15	15	7.5	0.5	0.5
15	15	7.5	0.5	0.5

NOTE: Duration values required for the Phase 1 Development.



NOTE: Duration values required for the Phase 1 Development.

THREE CONSTRUCTION PLANS WERE PREPARED
UNDER THE RESPONSIBLE SUPERVISION OF
TOM F. BAUGUS, LICENSED PROFESSIONAL
ENGINEER NO. 5425

PLANS FOR REVIEW ONLY 10-1-2020

DRAINAGE PLAN
5209 BLUEBURNET
400' CIRCULAR
CITY OF BLUEBURNET
TARRANT COUNTY, TEXAS
DAA NO. 19039

NAME:
MAY 2019
COP: ALL TEXAS 2019
1/1/2019

DATE:
MAY 2019
COP: ALL TEXAS 2019
1/1/2019

DATE:
MAY 2019
COP: ALL TEXAS 2019
1/1/2019

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MAY 2019
COP: ALL TEXAS 2019
1/1/2019

Exhibit “C”- Statement of Planning Objectives

5209 BLUEBONNET

REQUEST FOR ZONING CHANGE FROM AG TO R-30

OCTOBER 12, 2020

Statement of Planning Objectives: The intent is to transition between the existing R-40 zoning along Cherry Lane to the existing R-20 zoning to the north, by creating a single street cul-de-sac with only 4 lots meeting the requirements of the R-30 zoning. Detention would be provided so that there would be no increase in flow onto the neighboring lots on Cherry Lane.

Development Schedule: Upon zoning approval, we anticipate moving immediately into Preliminary plat, construction documents and final plat within the following 12 months

Proposed Ownership: Vijay Borra currently owns the property and he intends on developing the property

Utility Provisions: Utilities appear to be available on Bluebonnet and service would be provided from there

Economic Development Information: We anticipate custom homes to be constructed

Traffic Impact Analysis: None provided for only 4 lots



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
3e	11/9/2020	
Type Presentation and Discussion		
Department Community Development		

Title

Consideration of a zoning change from R-20 Single Family Residential district to the RE Residential Estate district on Lot 1R, Block 1, Muzyka Addition, located at 4807 Patterson Lane, Case ZC20-028

Explanation

Dean Wade, the applicant, has submitted a request for a zoning change on Lot 1R, Block 1, Muzyka Addition, being approximately 4.2 acres, and zoned R-20 Single-Family Residential district. The purpose is to rezone from the R-20 Single-Family residential district to the RE Single-Family 'Estate' Residential district to allow for mini-horses, horses, and donkeys on the property.

Existing Conditions/Background: The subject property, 4807 Patterson Lane, resides on the south side of Patterson Lane south of the intersection of Glade Road and Patterson Lane. The subject property has R-20 zoning and is currently developed with a single family home and a pool.

Proposed Zoning:

Request – The applicant requests to rezone the property from R-20 to RE zoning. The applicant desires to keep the existing home for now. The minimum standards for the RE zoning district are as follows:

Minimum Lot Size	80,000 square feet	184,868 s.f.
Minimum Lot Width	200 feet	136.68 feet
Minimum Lot Depth	300 feet	1,425.73 feet
Front Building Line	40 feet	
Side Building Line	25 feet	
Rear Building Line	40 feet	
Max. Lot Coverage	20%	
Max. Impervious Coverage	50%	

Analysis: The applicant is requesting the zoning change to allow for the ability to keep mini-horses, horses, and donkeys on the property. The RE Single-Family Estate Residential district allows "by right" the ability to have these animals. The current size of the property does not comply with all the minimum standards of the RE Single-Family Estate Residential zoning. The lot width of the property falls below the minimum 200 feet with 137 feet and a waiver will be incorporated into the rezoning of

the property.

Plat Status: The property is platted as Lot 1R, Block 1, Muzyka Addition. Additionally, the lot is considered a flag lot. The current regulation prohibits new flag lots. This is an existing lot configuration.

DRC Review: The DRC reviewed the request during their October 19, 2020 meeting and determined the application was complete and may be scheduled for the next available Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The properties to the north, east and west are zoned R-20 Single-Family Residential zoning. The properties to the south are zoned R-40 Single-Family Residential 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 RE 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

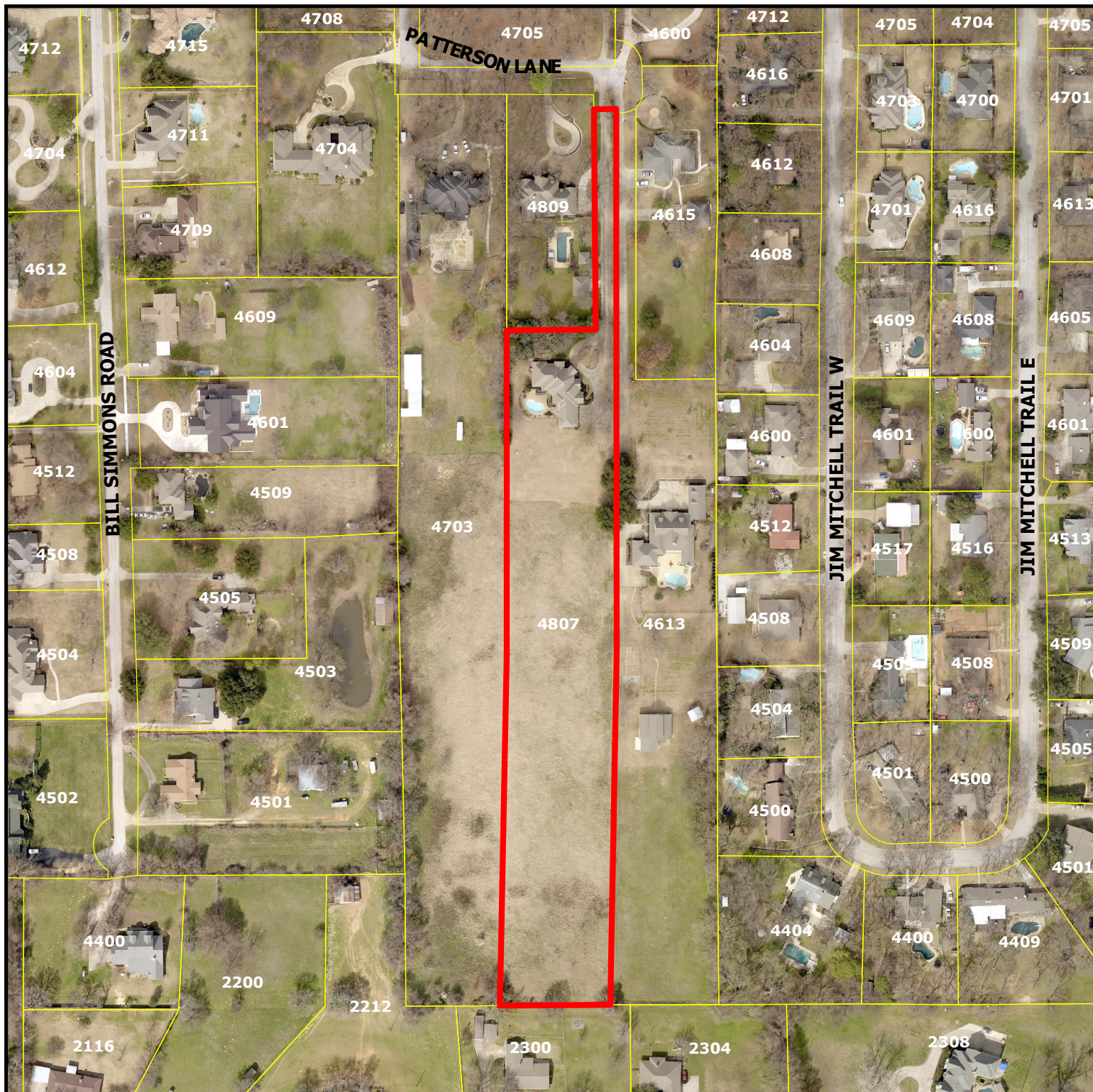
Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Plat Exhibit
6. Zoning Exhibit
7. Notification Map
8. Notification List

9. Property Owner Notification
10. Draft Ordinance

Aerial Map



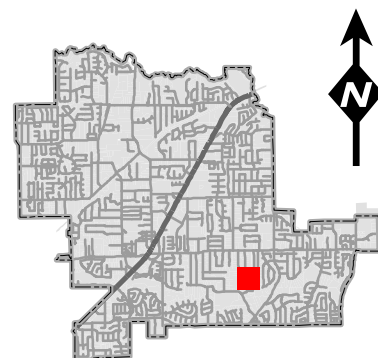
ZC20-028
4807 Patterson Lane

DISCLAIMER:

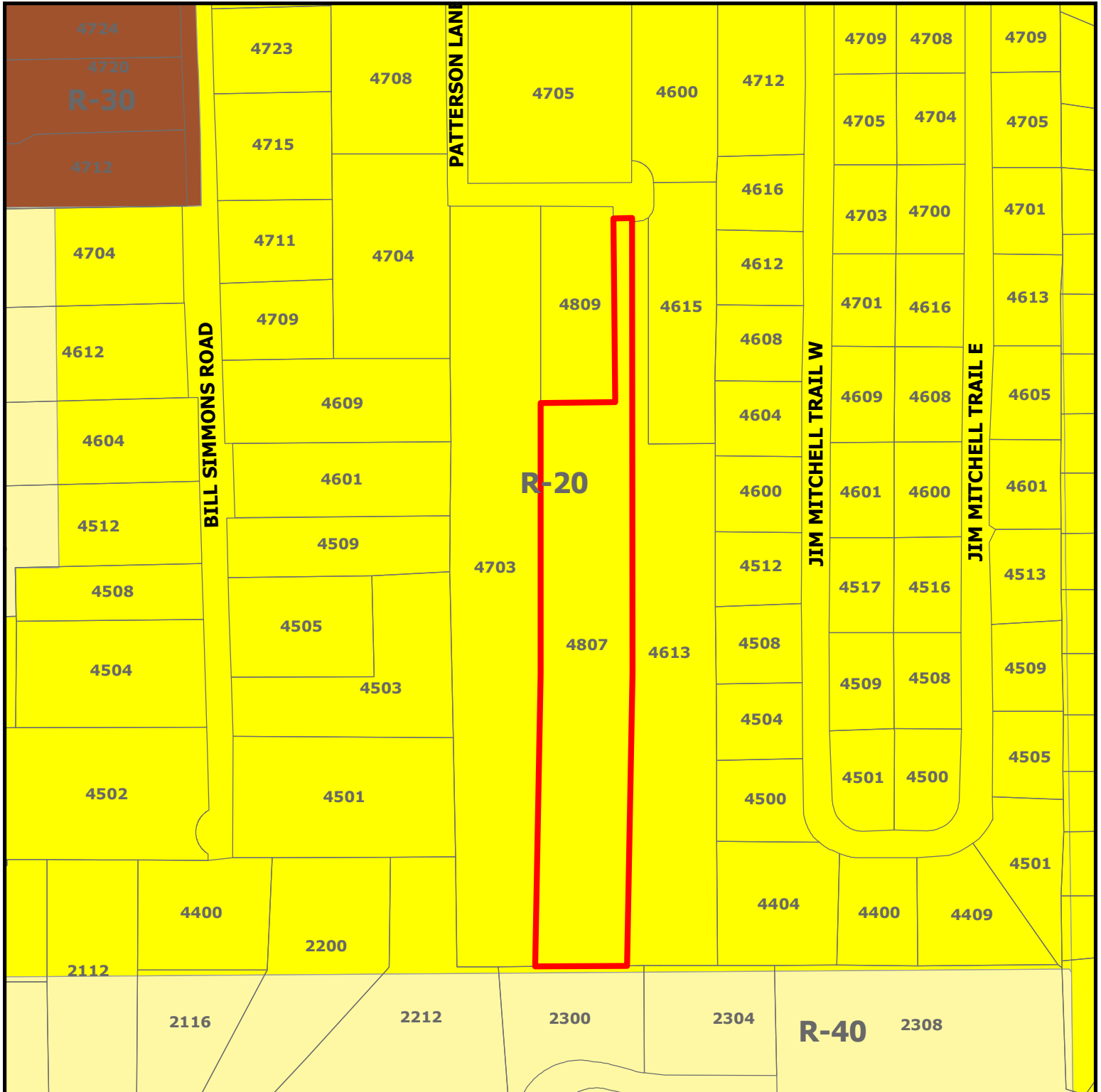
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



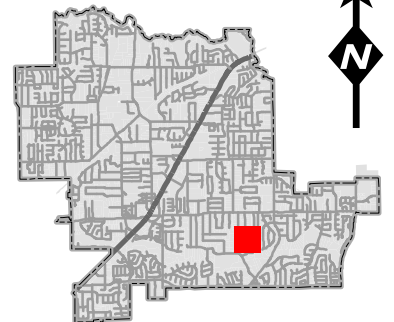
Subject Property



Zoning Map



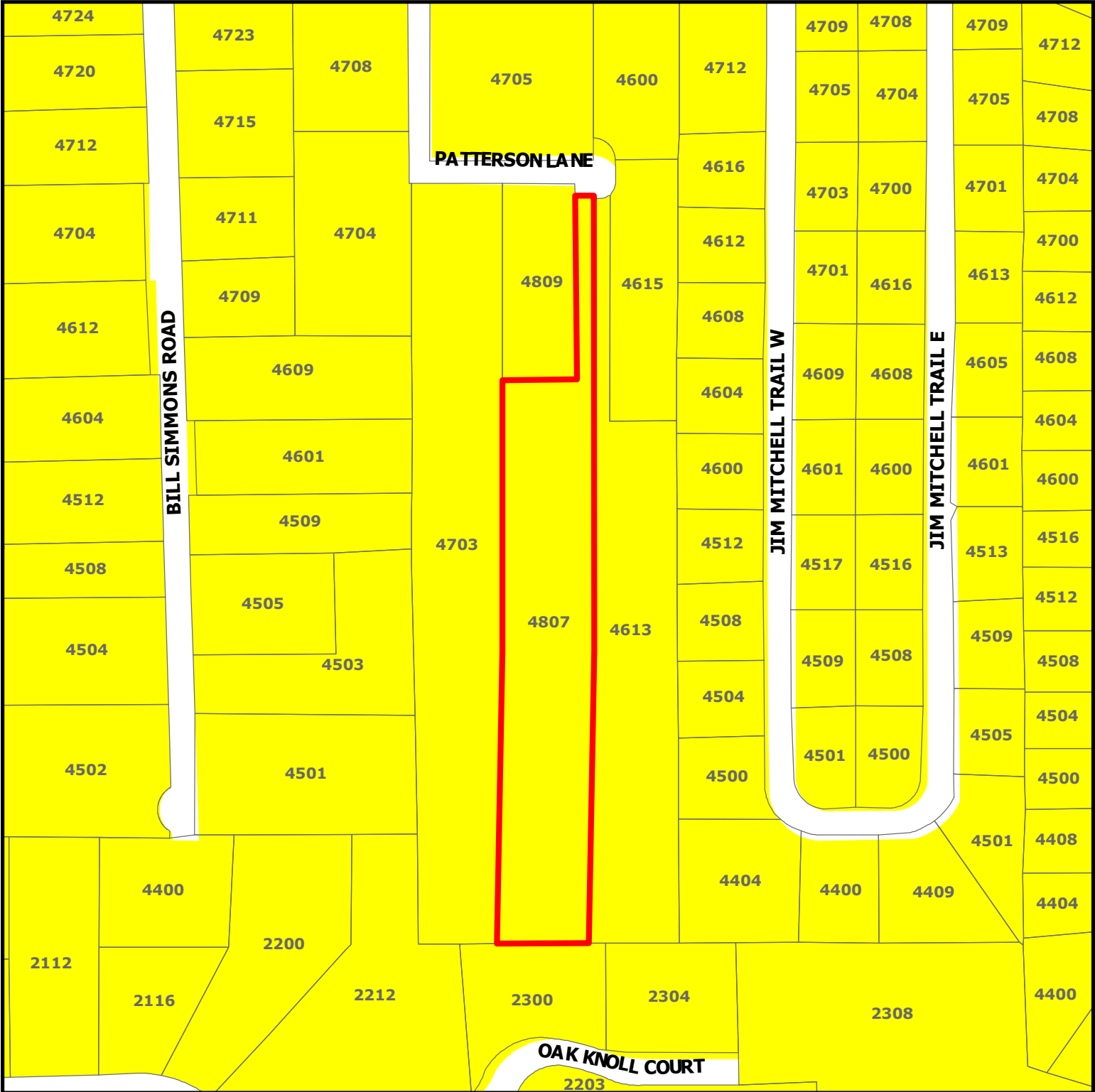
ZC20-028
4807 Patterson Lane



DISCLAIMER:
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 Subject Property

Future Land Use Map

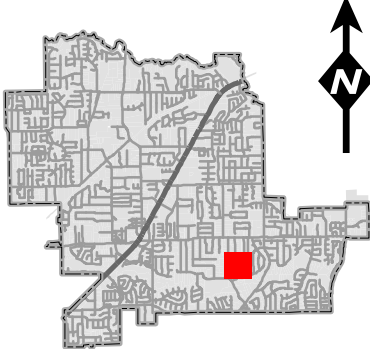


ZC20-028

4807 Patterson Lane

DISCLAIMER:
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-  Subject Property
-  Residential



Statement of Planning Objectives

Araceli Botello

Subject: FW: Zoning change

-----Original Message-----

From: "DEAN WADE" < >

Sent: Saturday, October 10, 2020 4:15pm

To: "Pam Yoakum" < >, "Cari Neubauer" < >, "Terri Losack Wade" < >

Subject: Zoning change

October 10, 2020

Colleyville Zoning Committee

City of Colleyville

100 Main St

Colleyville, TX, 76034

Re: Zoning change for 4807 Patterson Lane

Committee members:

We are requesting a change in zoning for our property at 4807 Patterson Lane from R-20 to RE, Residential Estate.

The property is approximately 4.2 acres. We currently have about 3 acres fenced with non-obstructing 4-strand wire, tied into our neighbor's fence on the East.

We bought the property with the intent of rescuing mini-horses, as well as regular sized horses if the situation warrants. We would be getting these animals from a kill-pen near Kaufman. We would probably need to get a donkey, as well, to help protect the animals from the coyotes in our area.

With a zoning change, we would move ahead with building a barn, approximately 35 x 40 feet in size, to house and protect the animals. The barn would have both water and electricity. We plan on putting solar panels on the roof the barn.

Our property does not abut any public sidewalks or streets, so traffic would not be affected.

We bought the property in July 2019 under the premise that it was zoned for multiple horses. The ad for the property even had a picture of a horse. We would not have bought the property had it been marketed correctly given our desire to rescue mini-horses.

Therefore, we are requesting a zoning change for our property at 4807 Patterson Lane from R-20 to RE. This would fulfill our desire to put this land to better use rather than to let it remain unused.

Thank you for your time and consideration in this matter.

Terri and Dean Wade

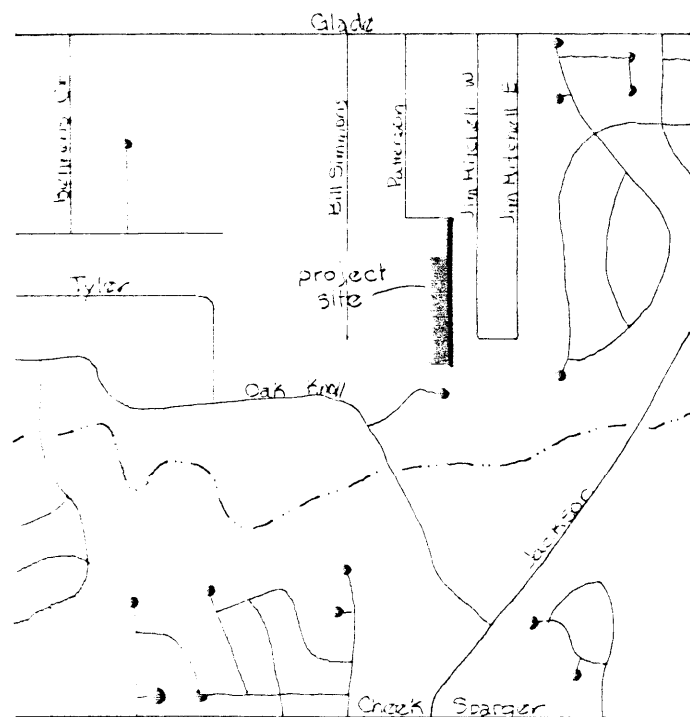
4807 Patterson Lane

Colleyville, TX. 76034

(817) 929-5630

(214) 507-9644

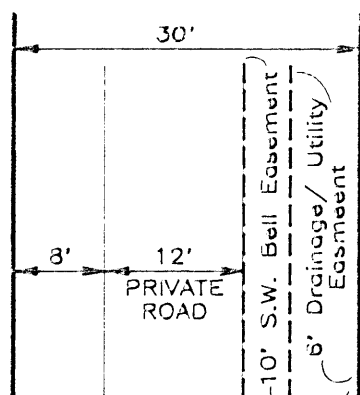
Plat Exhibit



Vicinity map

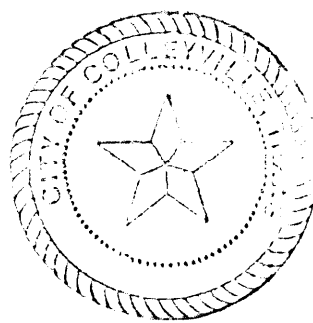
Scale: 1" = 100'
graphic scale in feet

OWNERS: EDWARD A. FAIRCHILD
at ux SARAH R.
1407 Patterson Lane
Colleyville, Texas 76034
Hm 571-9430
AK 591-2131



DETAIL OF PRIVATE ROAD

1. Iron rods at all corners.
2. Lot 1R, Block 1 contains 4.244 ac or 184,857 sq ft
3. Contour lines taken from City of Colleyville topography map.
4. A drainage waiver from the requirement of providing a detailed drainage study and plan for this property was requested and granted at the time of platting. However, the planning, layout and/or construction of any improvements on the property within the boundary of this plat should be preceded by a thorough review of the drainage patterns across the subject property. This drainage review should be for the purpose of insuring that proper and adequate provisions are provided for the conveyance of accumulated stormwater runoff on and through and off this tract of land.



APPROVED: JUNE 22, 1992

PLANNING AND ZONING COMMISSION
COLLEYVILLE, TARRANT COUNTY, TEXAS

BY: Tom McChale CHAIRMAN
BY: Jane Harris SECRETARY

APPROVED: JULY 21, 1992

CITY COUNCIL
COLLEYVILLE, TARRANT COUNTY, TEXAS

BY: Karl Heits MAYOR
BY: Jane Harris CITY SECRETARY

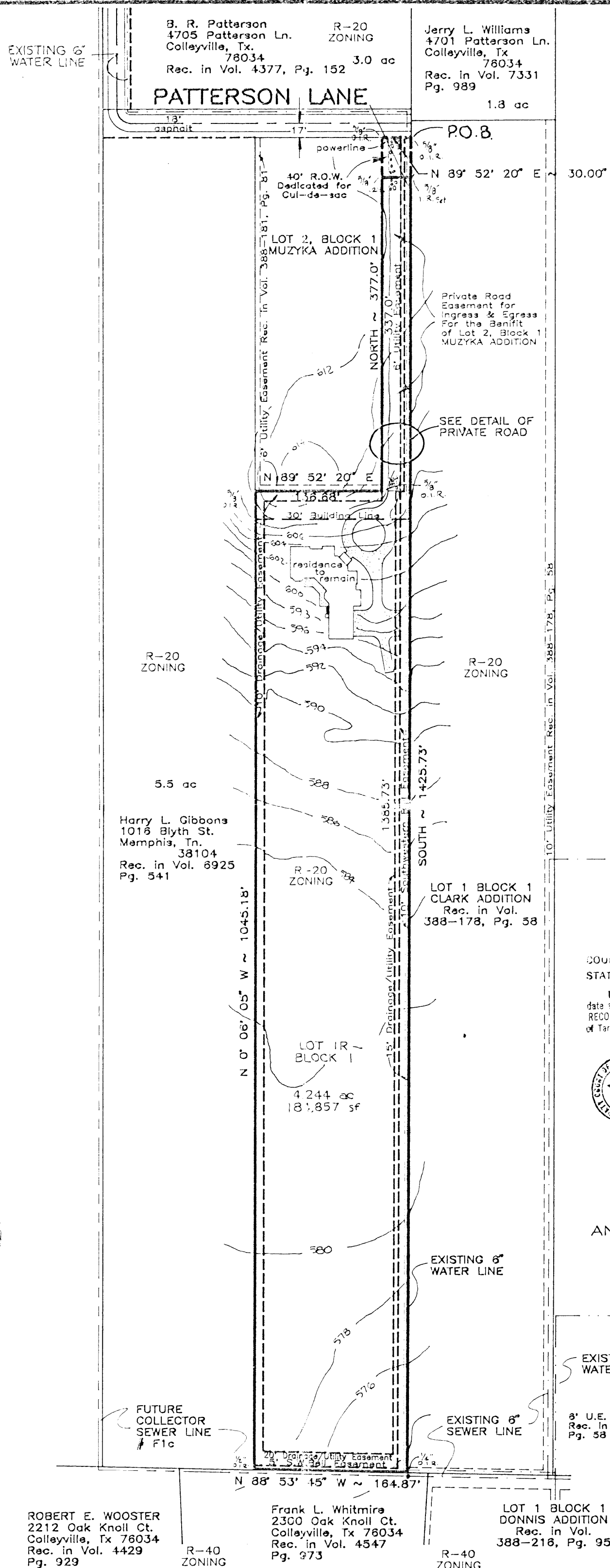
ROBERT E. WOOSTER
2212 Oak Knoll Ct.
Colleyville, Tx 76034
Rec. in Vol. 4429
Pg. 929

R-40
ZONING

Frank L. Whitmire
2300 Oak Knoll Ct.
Colleyville, Tx 76034
Rec. in Vol. 4547
Pg. 973

LOT 1 BLOCK 1
DONNIS ADDITION
Rec. in Vol.
388-216, Pg. 95

R-40
ZONING



THE STATE OF TEXAS
COUNTY OF TARRANT

Whereas we, EDWARD A. FAIRCHILD, et ux SARAH R. FAIRCHILD, being the owners of the following described property, to wit:

Being Lot 1, Block 1, MUZYKA ADDITION, an addition to the City of Colleyville, Tarrant County, Texas according to plat recorded on Page 81 of Volume 388-181 in the Tarrant County Plat Records and being more particularly described as follows:

BEGINNING AT AN IRON ROD AT THE Northeast corner of said Lot 1 and being in the South line of Patterson Lane;

THENCE South along the West line of Lot 1, Block 1, CLARK ADDITION, an addition to the City of Colleyville, Tarrant County, Texas according to plat recorded on Page 58 of Volume 388-178 in the Tarrant County Plat Records a distance of 1425.73 feet to an iron rod at the Southeast corner of said Lot 1;

THENCE N 88° 53' 45" W a distance of 164.87 feet to an iron rod at the Southwest corner of said Lot 1;

THENCE N 0° 06' 05" W a distance of 1045.13 feet to an iron rod at the Southwest corner of Lot 2, said Block 1, said MUZYKA ADDITION;

THENCE N 89° 52' 20" E a distance of 136.63 feet to an iron rod at an ell corner of said Lot 1;

THENCE North a distance of 377.0 feet to an iron rod and being in the South line of said Patterson Lane;

THENCE N 89° 52' 20" E along the South line of said Patterson Lane a distance of 30.0 feet to place of beginning, containing 4.244 acres or 184,857 square feet of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, EDWARD A. FAIRCHILD, et ux SARAH R. FAIRCHILD do hereby adopt this plat designating the hereinabove described real property as, Lot 1R, Block 1, MUZYKA ADDITION, an addition to the City of Colleyville, Tarrant County, Texas, being a replat of Lot 1, Block 1, said addition, and we do hereby dedicate to the public's use forever the utility easements shown thereon.

EXECUTED this the 20 day of July, 1992.

Edward A. Fairchild Sarah R. Fairchild
-EDWARD A. FAIRCHILD- -SARAH R. FAIRCHILD-

BEFORE ME, the undersigned authority, on this day personally appeared EDWARD A. FAIRCHILD, et ux SARAH R. FAIRCHILD and known to me to be the persons whose names are subscribed to the above and foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 20 day of July, 1992.

COUNTY OF TARRANT
STATE OF TEXAS

I hereby certify that this instrument was FILED on this date and at the time stamped herein by me and is duly RECORDED in the Volume and Page of the Public Records of Tarrant County, Texas, as stamped herein by me.

81492 9:45 KP
COUNTY CLERK
TARRANT COUNTY, TEXAS

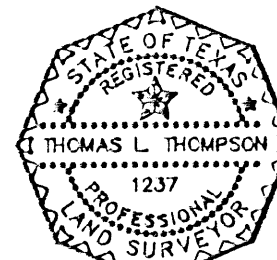
NOT PROVISION HEREIN WHICH RESTRICTS THE SALE, RENT, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW

REPLAT OF:
LOT 1R, BLOCK 1
MUZYKA ADDITION
AN ADDITION TO THE CITY COLLEYVILLE, TARRANT COUNTY, TEXAS
BEING A REPLAT OF LOT 1, BLOCK 1, MUZYKA ADDITION
AS PREVIOUSLY RECORDED IN VOLUME 388-181, PAGE 81
PLAT RECORDS, TARRANT COUNTY, TEXAS

This Plat is Filed in Cabinet B, Slide 655, Dated _____

I certify this to be a true and accurate representation of this property as determined by survey on the ground and all required monuments and markers actually exist or will be installed in accordance with the provisions of Chapter 9 of the Colleyville City Code and their location, size, and material are correctly shown on the plat.

Thomas L. Thompson



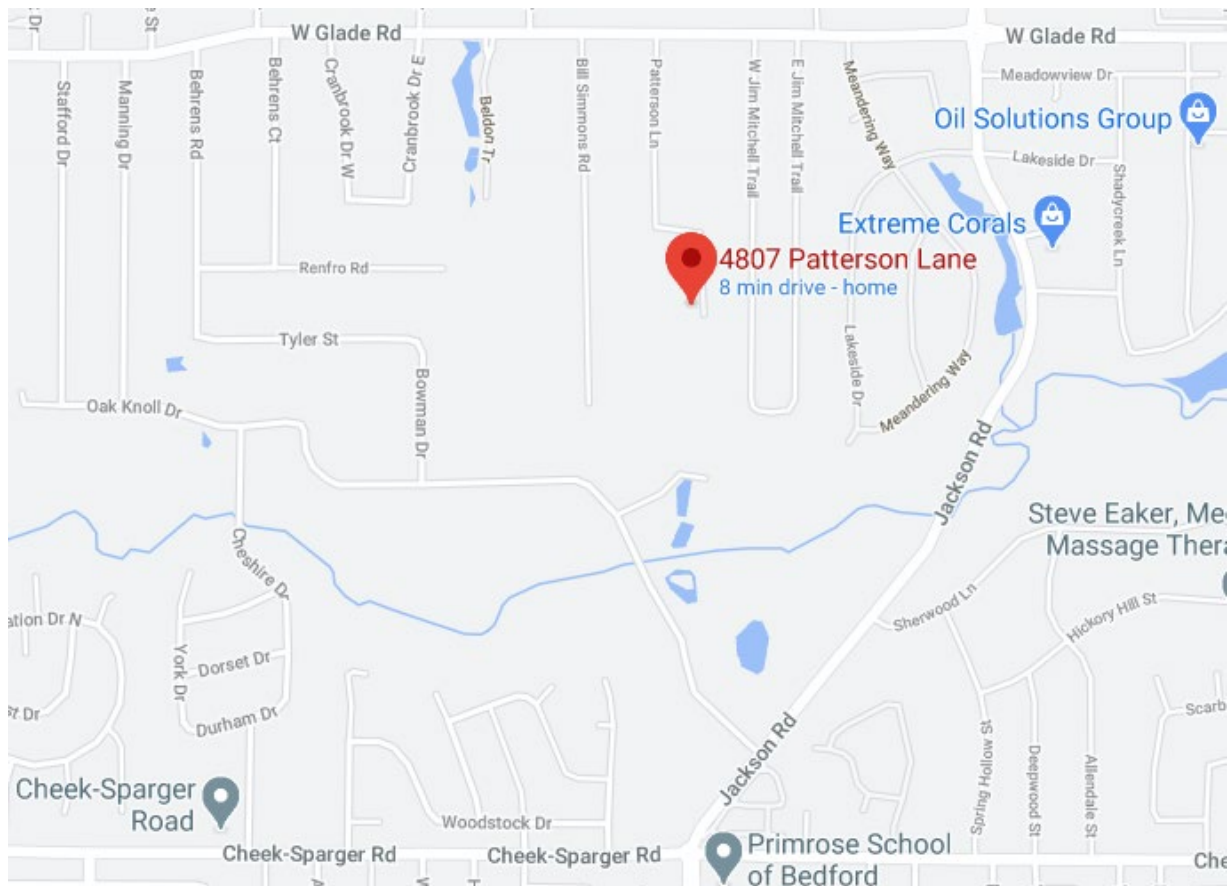
THOMAS L. THOMPSON
REGISTERED PROFESSIONAL
LAND SURVEYOR

1400 W. Euless Boulevard
Suite 102
Euless, Tx 76040
(817) 267-9269
(817) 571-7959 fax

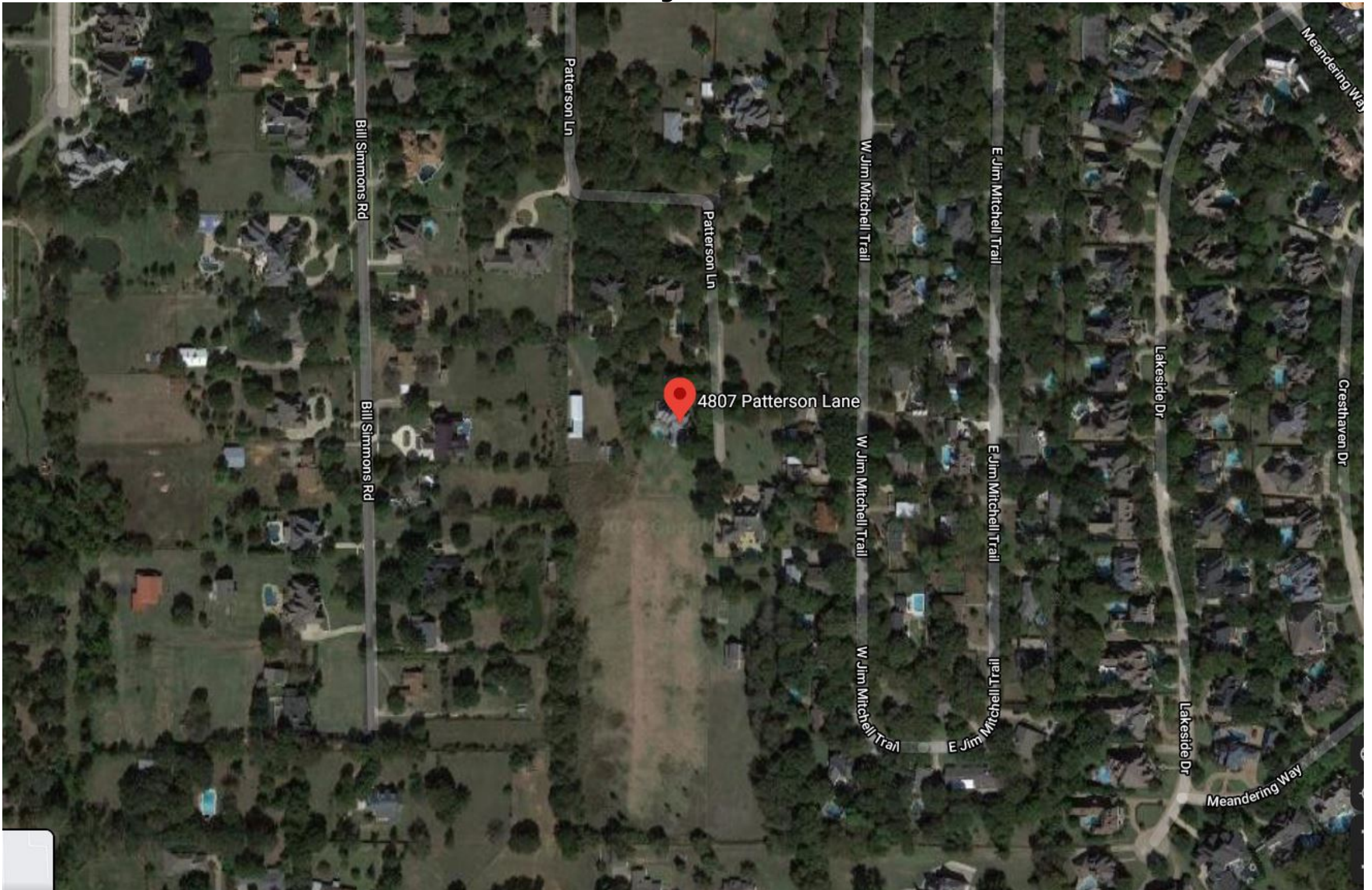
DATE: June 10, 1992

B-655

Zoning Exhibit



Zoning Exhibit



Zoning Exhibit

4807 Patterson Lane

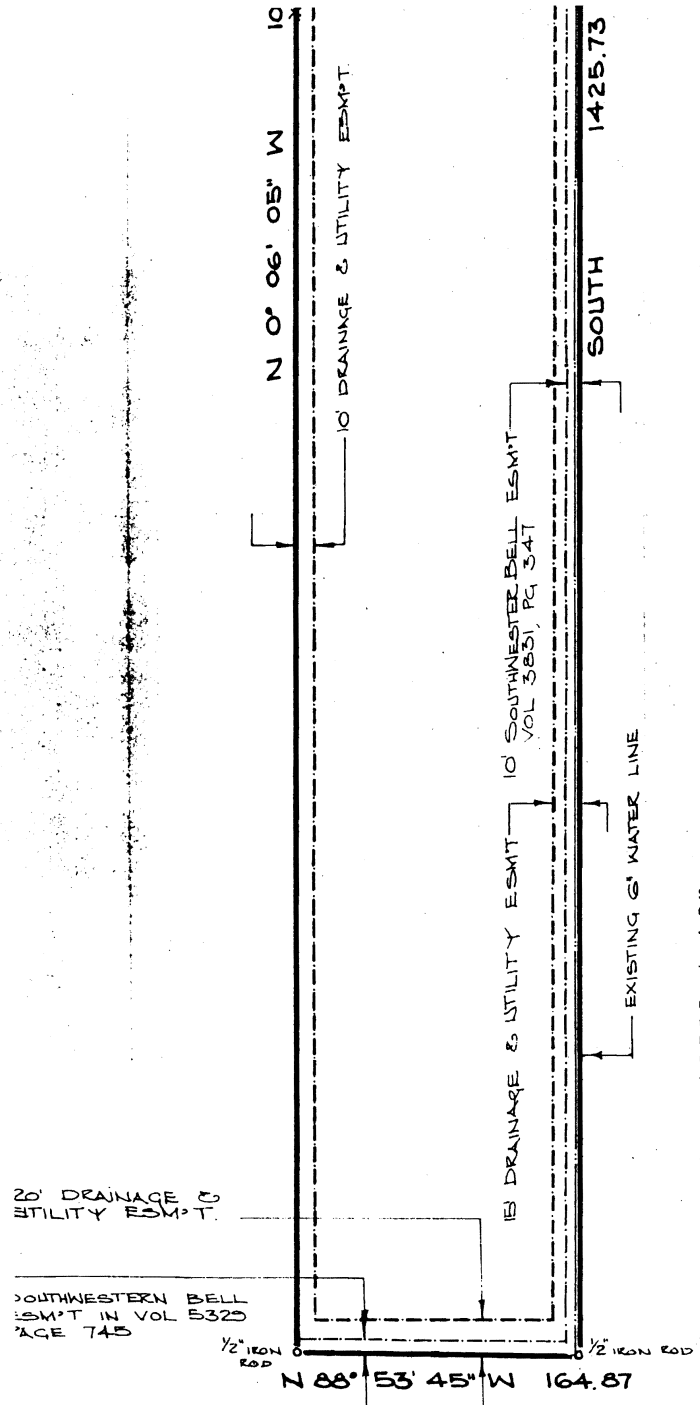
Colleyville, TX 76034



9



Zoning Exhibit



SURVEY PLAT OF TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

DAVID POLLARD
A Registered Public Surveyor, do hereby certify that a careful survey was made of the ground this day under my supervision of
LOT 1R, BLOCK 1, MUZYKA ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY,
TEXAS, ACCORDING TO PLAT RECORDED IN CABINET B, SLIDE 655, DEED RECORDS OF
TARRANT COUNTY, TEXAS.
and that there are NO encroachments upon the adjoining property or of the adjoining threatened improvements upon the described property known as
4807 PATTERSON LANE

STATE OF TEXAS
COUNTY OF TARRANT

GF# UT-CO2057-M113

To the Lienholders and/or the Owners of the Premises surveyed and to
RATTIKIN TITLE CO.

The undersigned does hereby certify that this survey was this day made on
the ground of the property legally described hereon and is correct, and that
there are no discrepancies, conflicts, shortages in area, boundary line con-
flicts, encroachments, overlapping of improvements, visible lines or roads in
place, except as shown hereon, and that said property has access to and from
a dedicated roadway, except as shown hereon

Dated:

OCTOBER 13, 1993

Order No. 10-74/93
NOT FOR CONSTRUCTION

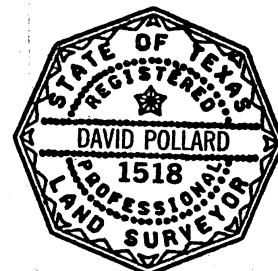
SCALE: 1"=30' ALSO
1"=100'

BORROWER: FAIRCHILD

FLOOD NOTE: I hereby certify that the property described herein
Is Not within a special flood hazard area as identified by the
Federal Insurance Administration, Department of Housing and Urban
Development, the flood hazard area being identified on Page No.
A-2-ZONE X of the Federal Insurance Administration Flood Hazard
Boundary Map effective on JANUARY 6, 1993
for the PANEL No. 480590 0095 G

By: David Pollard

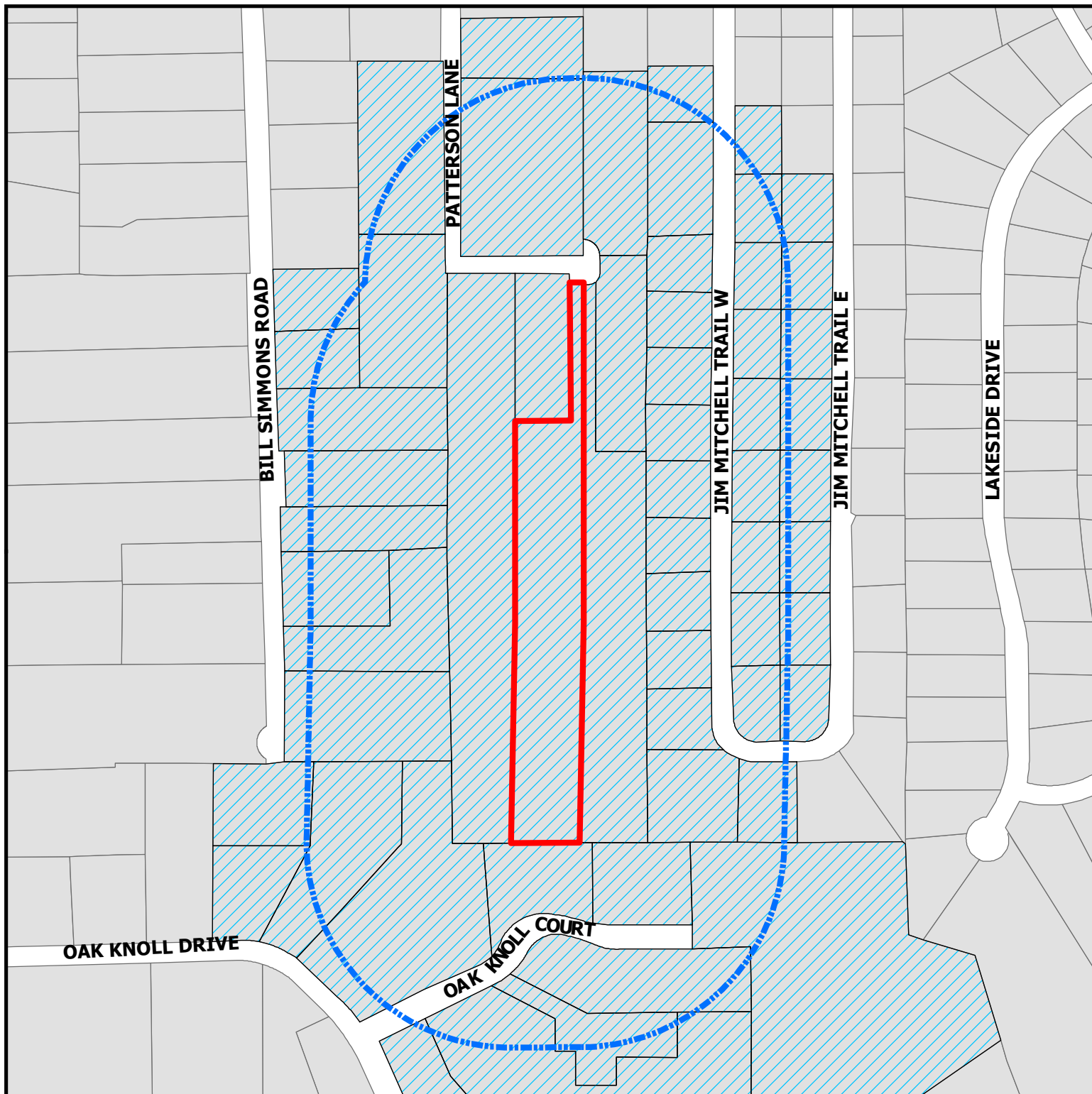
AP SURVEYING CO.
David Pollard RPS #1518
1803 Central Drive Suite 306
Bedford, TX 76021



Metro (817) 267-1249

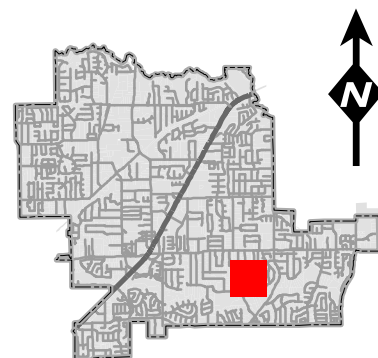
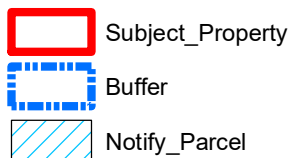
REVISED OCT 13 1993

Notification Map



ZC20-028
4807 Patterson Lane

DISCLAIMER:
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Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
GREER, THURMAN	4703 PATTERSON LN	COLLEYVILLE, TX	76034	4703 PATTERSON LN
MATIOAN, KAREN	4517 JIM MITCHELL TR W	COLLEYVILLE, TX	76034	4517 W JIM MITCHELL TR
PEARSON, DELORIS ANN	4400 BILL SIMMONS RD	COLLEYVILLE, TX	76034	4400 BILL SIMMONS RD
BARR, ALVIN F	4801 PATTERSON LN	COLLEYVILLE, TX	76034	4801 PATTERSON LN
PARKER, THOMAS	4809 PATTERSON	COLLEYVILLE, TX	76034	4809 PATTERSON LN
NAEEM, MUHAMMAD	4711 BILL SIMMONS RD	COLLEYVILLE, TX	76034	4711 BILL SIMMONS RD
ASHAI, DAUD H	4704 PATTERSON LN	COLLEYVILLE, TX	76034	4704 PATTERSON LN
ZIMMERLE, CHARLES	4503 BILL SIMMONS RD	COLLEYVILLE, TX	76034	4503 BILL SIMMONS RD
HALL FAMILY TRUST	4612 JIM MITCHELL TR W	COLLEYVILLE, TX	76034	4612 W JIM MITCHELL TR
LUCE, MAX D	1639 BLOOMFIELD RD	VALLEY VIEW, TX	76272	2308 OAK KNOLL CT
WILLIAMS, DARYL L	4600 JIM MITCHELL TR E	COLLEYVILLE, TX	76034	4600 E JIM MITCHELL TR
EMMITTE, JASON	4703 JIM MITCHELL TR W	COLLEYVILLE, TX	76034	4703 W JIM MITCHELL TR
SCHLUNT, DAVID J	4705 JIM MITCHELL TR W	COLLEYVILLE, TX	76034	4705 W JIM MITCHELL TR
JANOVETZ, JOHN	4508 JIM MITCHELL TR W	COLLEYVILLE, TX	76034	4508 W JIM MITCHELL TR
PATTERSON, MARY SUE KING	4705 PATTERSON LN	COLLEYVILLE, TX	76034	4705 PATTERSON LN
JOHNS, JO ANN E	4609 BILL SIMMONS RD	COLLEYVILLE, TX	76034	4609 BILL SIMMONS RD
SULTAN, TARIQ	4509 BILL SIMMONS RD	COLLEYVILLE, TX	76034	4509 BILL SIMMONS RD
TORREZ, GILBERTO	4608 JIM MITCHELL TR E	COLLEYVILLE, TX	76034	4608 E JIM MITCHELL TR
THOMPSON, JAMES	4712 JIM MITCHELL TR W	COLLEYVILLE, TX	76034	4712 W JIM MITCHELL TR
TOLAR, CLARA	4615 PATTERSON LN	COLLEYVILLE, TX	76034	4615 PATTERSON LN
GURN, HOWARD	4616 E JIM MITCHELL TRL	COLLEYVILLE, TX	76034	4616 E JIM MITCHELL TR
DAVIS, RONALD	4608 JIM MITCHELL TR W	COLLEYVILLE, TX	76034	4608 W JIM MITCHELL TR
NGUYEN, THANH JOSEPH	4709 BILL SIMMONS RD	COLLEYVILLE, TX	76034	4709 BILL SIMMONS RD
STEVENS, SUSAN	4709 JIM MITCHELL TR W	COLLEYVILLE, TX	76034	4709 W JIM MITCHELL TR
COBB, CATHERINE FOWLER	2116 OAK KNOLL DR	COLLEYVILLE, TX	76034	2116 OAK KNOLL DR
HOLLINGSWORTH, WM A	4704 JIM MITCHELL TR E	COLLEYVILLE, TX	76034	4704 E JIM MITCHELL TR
BARNETTE THOMAS F REVOCABLE LI	4501 JIM MITCHELL TR W	COLLEYVILLE, TX	76034	4501 W JIM MITCHELL TR
NICHOLSON, JOHN W	4501 BILL SIMMONS RD	COLLEYVILLE, TX	76034	4501 BILL SIMMONS RD
LEWIS, EDMOND R	4604 JIM MITCHELL TR W	COLLEYVILLE, TX	76034	4604 W JIM MITCHELL TR
DEHOYOS, BLANCA A	4701 JIM MITCHELL TRL W	COLLEYVILLE, TX	76034	4701 W JIM MITCHELL TR
GAINER, JENSON	PO BOX 58	COLLEYVILLE, TX	76034	2109 OAK KNOLL CT
PENNER, JOHN	2509 STONE HOLLOW DR	BEDFORD, TX	76021	4708 PATTERSON LN
WADE, DEAN	4807 PATTERSON LN	COLLEYVILLE, TX	76034	4807 PATTERSON LN
MUNDHEIM, PAUL	4609 JIM MITCHELL TRL W	COLLEYVILLE, TX	76034	4609 W JIM MITCHELL TR
TOWNSLEY, RODNEY R	4601 JIM MITCHELL TR W	COLLEYVILLE, TX	76034	4601 W JIM MITCHELL TR
CARLEO, JIM P	4400 JIM MITCHELL TR E	COLLEYVILLE, TX	76034	4400 E JIM MITCHELL TR
DAVIS, KENNETH M	4600 JIM MITCHELL TR W	COLLEYVILLE, TX	76034	4600 W JIM MITCHELL TR
WHITMIRE, FRANK L	2300 OAK KNOLL CT	COLLEYVILLE, TX	76034	2300 OAK KNOLL CT
HENDERSHOT, CHARLOTTE	4601 BILL SIMMONS RD	COLLEYVILLE, TX	76034	4601 BILL SIMMONS RD
PAVELEK, SUSAN M	4508 JIM MITCHELL TR E	COLLEYVILLE, TX	76034	4508 E JIM MITCHELL TR
ZIMMERMAN FAMILY LIVING TRUST	2203 OAK KNOLL CT	COLLEYVILLE, TX	76034	2203 OAK KNOLL CT
LANGFORD, MARK E	4505 BILL SIMMONS RD	COLLEYVILLE, TX	76034	4505 BILL SIMMONS RD
COLLINS, AMANDA	4516 JIM MITCHELL TRL E	COLLEYVILLE, TX	76034	4516 E JIM MITCHELL TR
ZIMMERMAN, JAMES	2203 OAK KNOLL CT	COLLEYVILLE, TX	76034	2304 OAK KNOLL CT
CARNEVAL, SCOTT J	4509 JIM MITCHELL TR W	COLLEYVILLE, TX	76034	4509 W JIM MITCHELL TR
WOOSTER, ROBERT E	2212 OAK KNOLL CT	COLLEYVILLE, TX	76034	2212 OAK KNOLL CT
RUSSELL, KATHLEEN	4512 JIM MITCHELL TR W	COLLEYVILLE, TX	76034	4512 W JIM MITCHELL TR
POST, DINA	4600 PATTERSON LN	COLLEYVILLE, TX	76034	4600 PATTERSON LN
CARSON, RICHARD	4504 JIM MITCHELL TR W	COLLEYVILLE, TX	76034	4504 W JIM MITCHELL TR
BARKER, JESSE H	2200 OAK KNOLL DR	COLLEYVILLE, TX	76034	2200 OAK KNOLL DR
LOPEZ, NATALIE	4800 JIM MITCHELL TRL W	COLLEYVILLE, TX	76034	4800 W JIM MITCHELL TR
GORDON, REUBEN L	4500 JIM MITCHELL TR W	COLLEYVILLE, TX	76034	4500 W JIM MITCHELL TR
COCKROFT, EULEON	4613 PATTERSON LN	COLLEYVILLE, TX	76034	4613 PATTERSON LN
CAREW, PATRICK	2106 STONEHAVEN DR	COLLEYVILLE, TX	76034	2205 OAK KNOLL CT
BUCKLEY, BARBARA	4500 JIM MITCHELL TR E	COLLEYVILLE, TX	76034	4500 E JIM MITCHELL TR
MARSH, KEITH R	2201 OAK KNOLL CT	COLLEYVILLE, TX	76034	2201 OAK KNOLL CT
TYLER, TOBEY PAT	4616 JIM MITCHELL TR W	COLLEYVILLE, TX	76034	4616 W JIM MITCHELL TR
KAMMERDIENER, MATTHEW	4404 JIM MITCHELL TR W	COLLEYVILLE, TX	76034	4404 W JIM MITCHELL TR
ABBOTT, LARRY T	4700 JIM MITCHELL TR E	COLLEYVILLE, TX	76034	4700 E JIM MITCHELL TR
BROOK MEADOWS ADDITION	P.O. BOX 492	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
WADE, DEAN AND TERRI	4807 PATTERSON LN	COLLEYVILLE, TX	76034	APPLICANT

Public notices were mailed on October 23, 2020



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, November 9, 2020 at 7:00 p.m.
City Council Meetings: Tuesday, December 1, 2020 & Tuesday, December 15, 2020 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a zoning change from R-20 Single Family Residential district to RE Single Family 'Estate' Residential district. The purpose is to allow for miniature horses, horses, and donkeys on the property. No new lots are proposed.

Zoning Case: ZC20-028

Applicant: Dean Wade

Owner: Dean Wade

Location: 4807 Patterson Lane

Property Description: Lot 1R, Block 1, Muzyka Addition

Present Zoning: R-20 Single Family Residential district

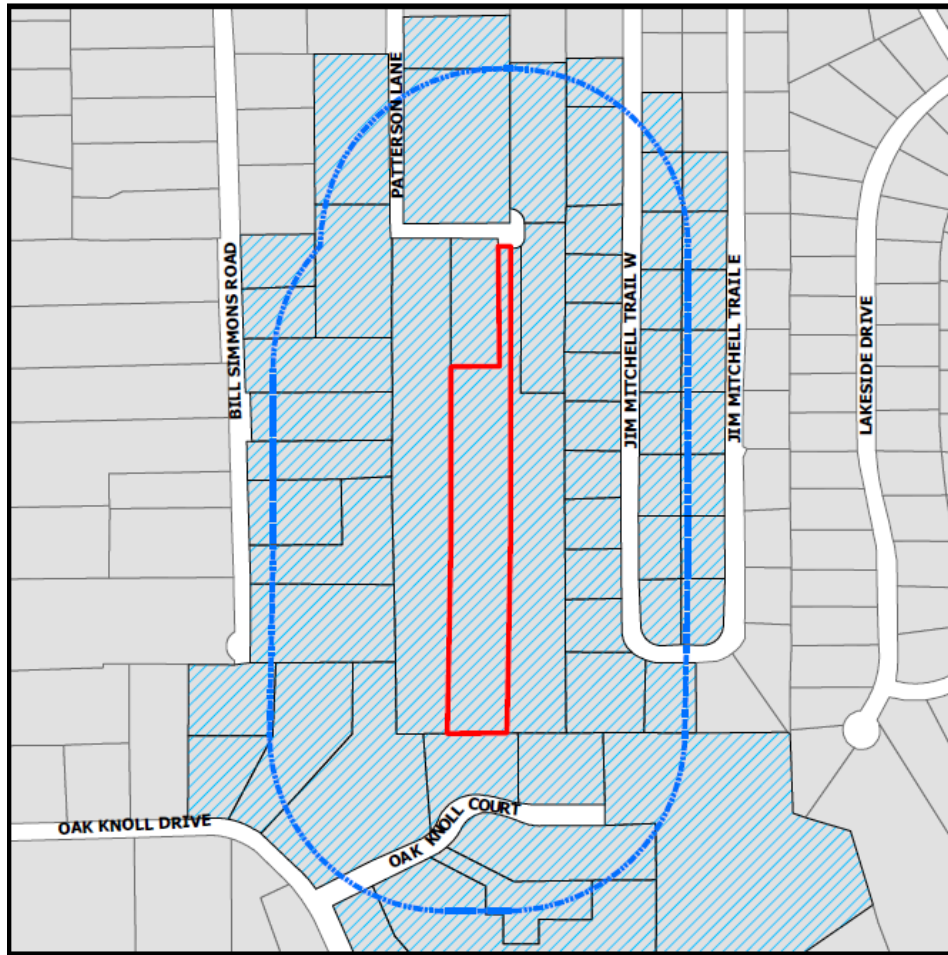
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a 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 THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 4.2 ACRES, LOT 1R, BLOCK 1, IN THE MUZYKA ADDITION, LOCATED AT 4807 PATTERSON LANE, FROM THE R-20 SINGLE-FAMILY RESIDENTIAL DISTRICT TO THE RE SINGLE FAMILY 'ESTATE' 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 a rezoning of the property from R-20 Single-Family Residential to Single Family 'Estate' Residential district for Case No. ZC20-028; 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 amend the City's zoning ordinance; and

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration to, among other things, the character of the City's zoning 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 City Council is of the opinion that the change in zoning provided for herein should be made, in compliance with the City Charter, and state law with reference to changes to zoning classifications under the City's zoning ordinance and zoning map, having given the requisite notices required by law and having held public hearings affording all interested persons and property owners a full and fair opportunity to be heard

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

- Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a change in the zoning from R-20 Single-Family Residential district to RE Single-Family 'Estate' Residential district on 4.2 acres, being Lot 1R, Block 1, of the Muzkyka Addition, located at 4807 Patterson Lane, as depicted on the attached as Exhibit "A".

- Sec. 2. 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. 3. THAT the above described tract of land shall be 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 this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 1st day of December 2020.

The second reading and public hearing being conducted on the 15th day of December 2020.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 15TH DAY OF DECEMBER 2020.

Mayor Richard Newton
Place 1, Tammy Nakamura
Place 3, Kathy Wheat
Place 4, George Dodson

____ Mayor Pro Tem Bobby Lindamood ____
____ Place 5, Chuck Kelley ____
____ Place 6, Callie Rigney ____

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whit Wyatt
City Attorney

Exhibit “A”- Zoning Map

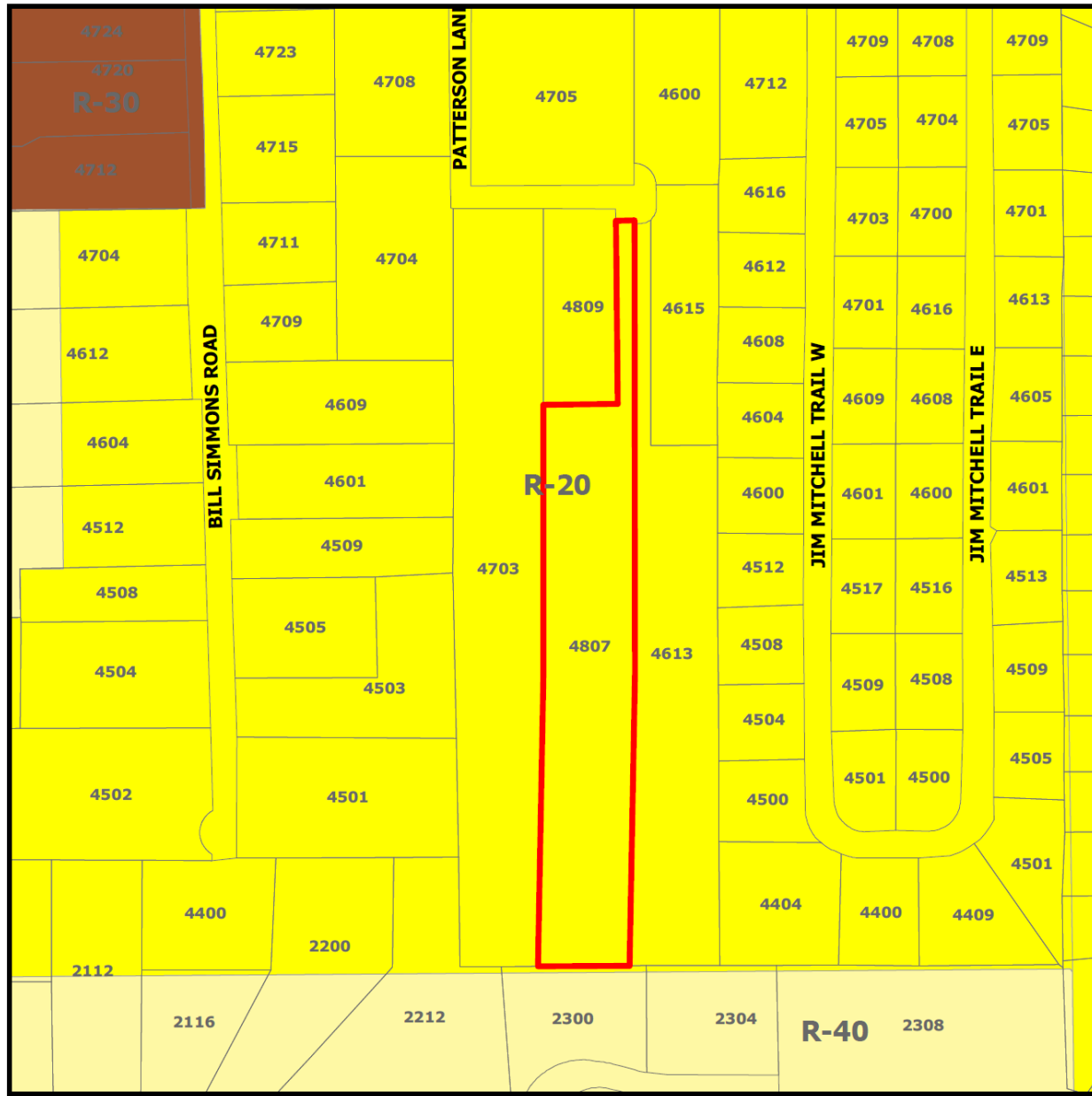


Exhibit "B"- Zoning Exhibit

