



City of Colleyville Planning and Zoning Commission Worksession Agenda

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

Monday, February 22, 2021
6:15 PM

Executive Conference Room
Third Floor – City Hall

1. CALL TO ORDER

2. PRESENTATION AND DISCUSSION

- 2a** Presentation and discussion of a Replat for Lot 15R, Village at Colleyville, being Lots 15, 16, and 25, Village at Colleyville, located at 94 & 86 Main Street and 89 Veranda Lane, Case PC2-002
- 2b** Presentation and discussion of a zoning change from PUD-C Planned Unit Development-Commercial zoning district to PUD-C Planned Unit Development-Commercial zoning district on Tract 2C03, Abstract 206, BBB & C RY Survey, located at 4917 Colleyville Boulevard, Case ZC21-003
- 2c** Presentation and discussion of a Special Use Permit for a Portable Storage Structure on Lot 3, Block 1, Colleyville Industrial Park, located at 1800 Industrial Boulevard, Case ZC21-004
- 2d** Presentation and discussion of a Special Use Permit for Carport on Lot 11, Block 3, Stafford Heights, located at 1600 Oak Knoll Drive, Case ZC21-005

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards February 19, 2021 by 5:00 p.m.

Araceli Botello
Planning Technician

A quorum of the Colleyville City Council may be in attendance at this meeting.

Any matter on this agenda may, at the discretion of the governing body, be opened for public comment and discussion.

If you plan to attend this public meeting and have a disability that requires special accommodations, please advise the City Secretary at least 48 hours in advance at 817.503.1133, and reasonable accommodations will be made to assist you.



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number**Agenda Date** 2/22/2021**Type** Presentation and Discussion**Department** Community Development

Title

Presentation and discussion of a Replat for Lot 15R, Village at Colleyville, being Lots 15, 16, and 25, Village at Colleyville, located at 94 & 86 Main Street and 89 Veranda Lane, Case PC2-002

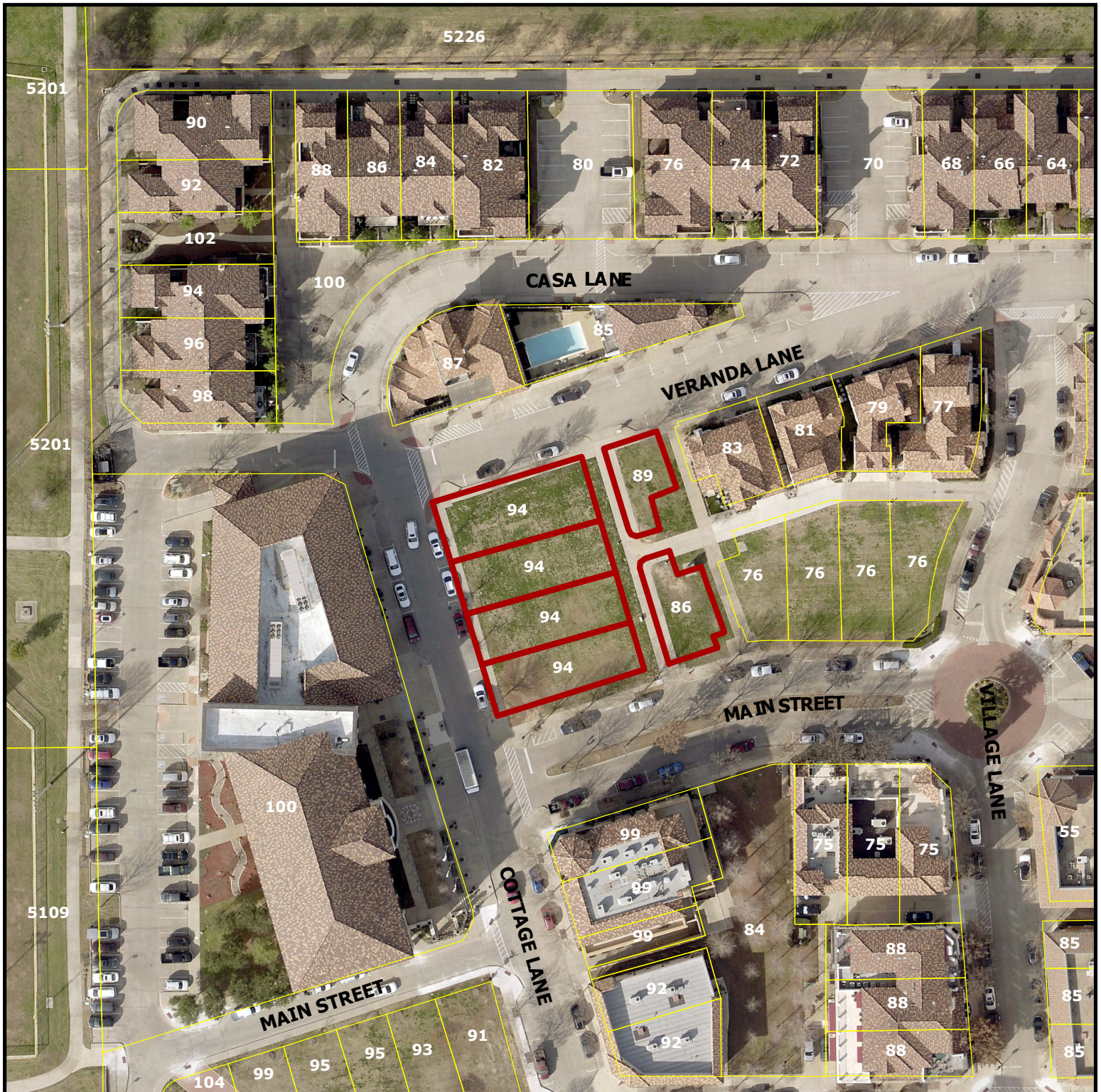
Explanation

This is a City initiated request for a Replat for Lot 15R, Village at Colleyville, being Lots 15, 16, and 25, Village at Colleyville, being approximately 0.7852 acres, and zoned PUD-C Planned Unit Development-Commercial. The purpose of the Replat is to reconfigure 6 properties into a single lot for the City's Village Plaza. The ROW is proposed to be abandoned as part of the Village at Colleyville Plat (Case GC21-002).

Attachments

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

Aerial Map



PC21-002

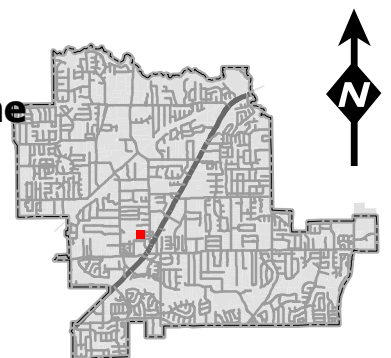
98 & 86 Main Street and 89 Veranda Lane

DISCLAIMER:

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Subject Property



Zoning Map



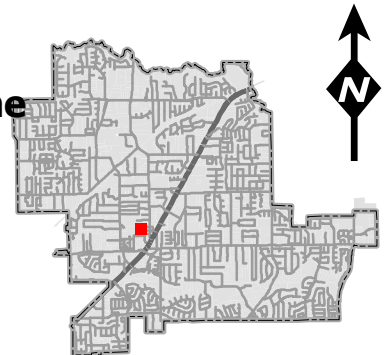
PC21-002

98 & 86 Main Street and 89 Veranda Lane

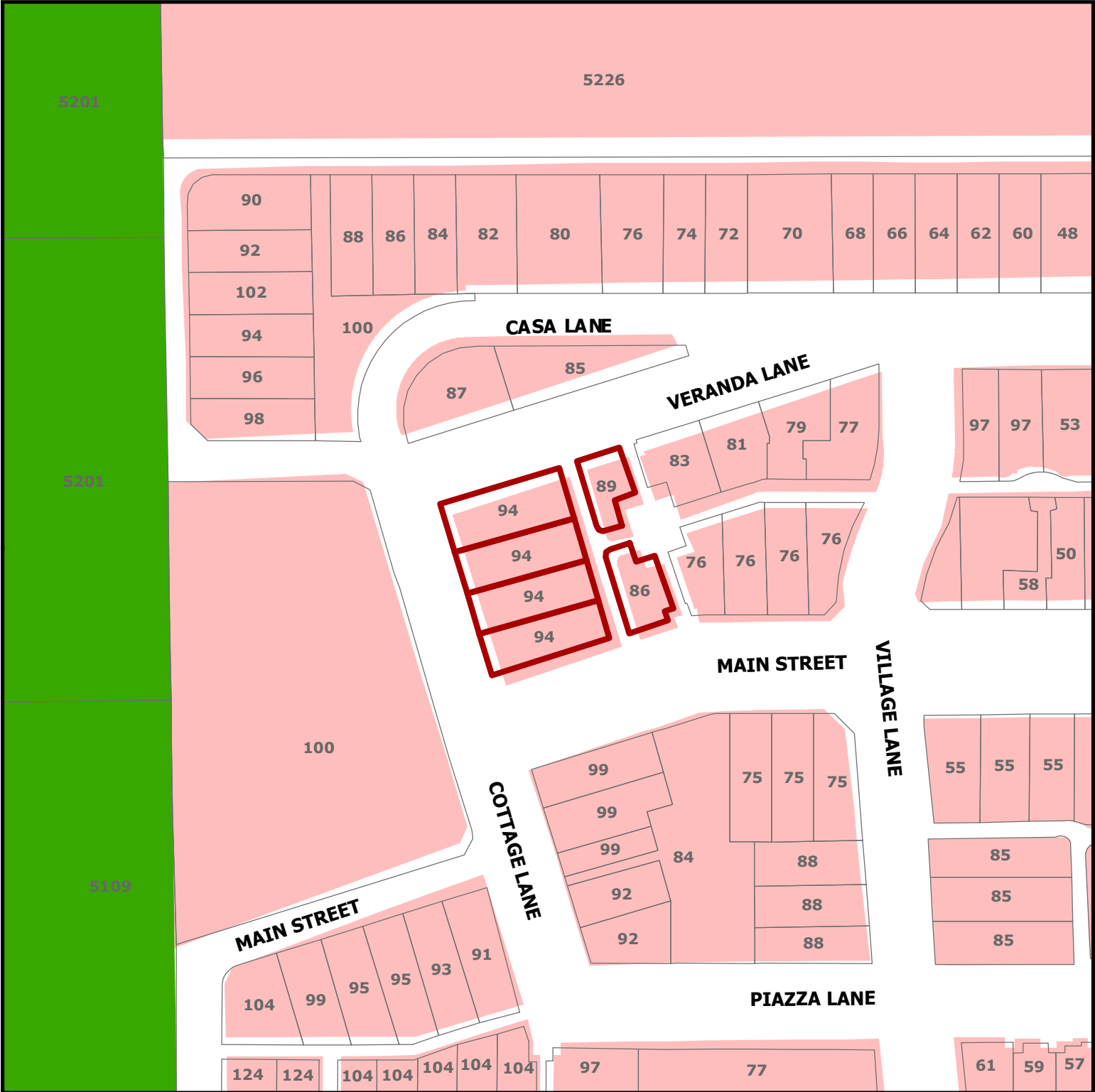


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 Subject Property



Future Land Use Map



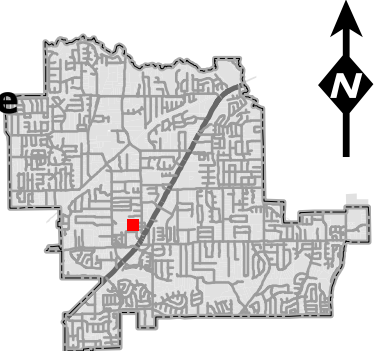
PC21-002



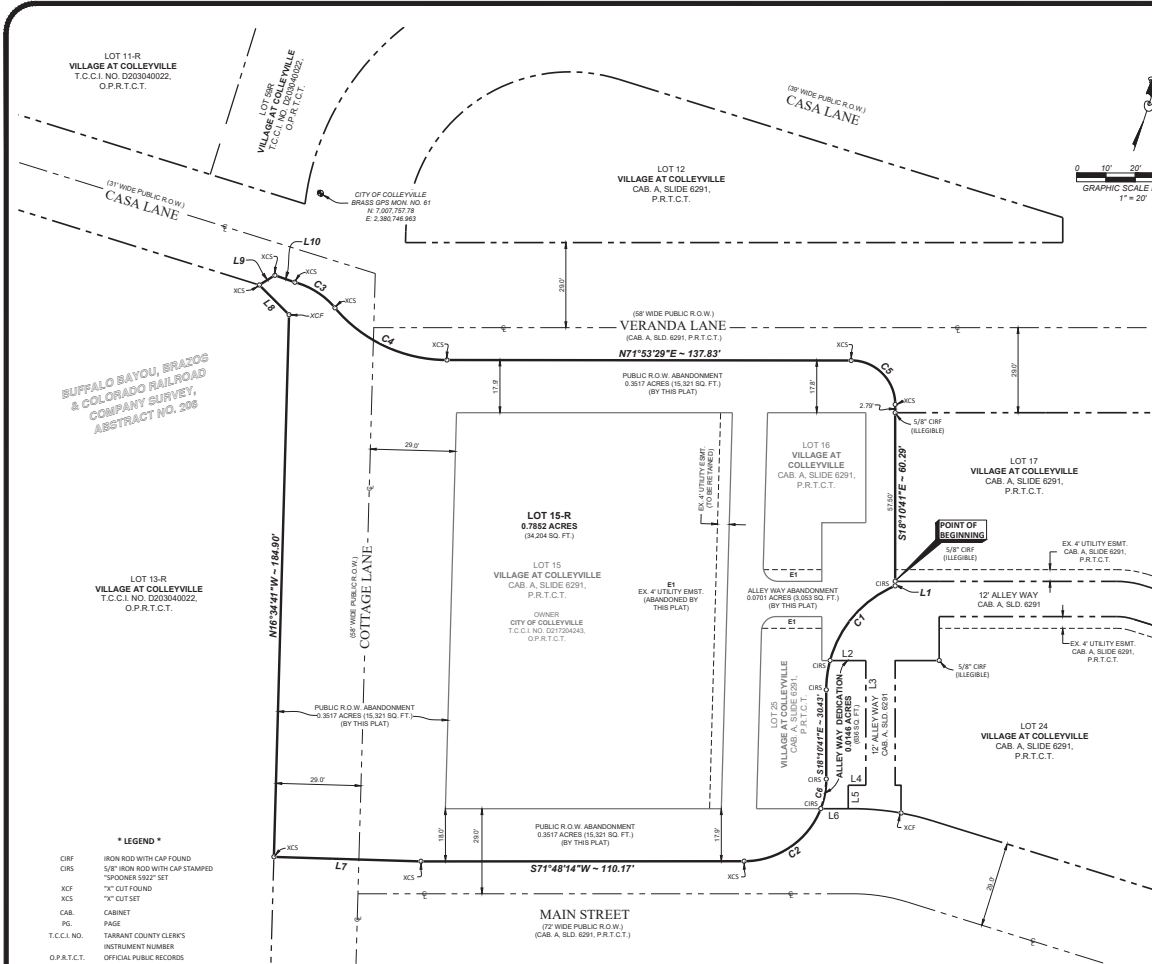
98 & 86 Main Street and 89 Veranda Lane

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- Subject Property
- Colleyville Blvd Corridor
- Open Space; Parks

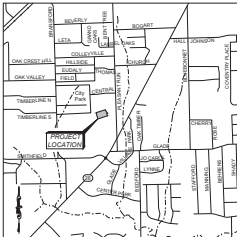


Plat Exhibit



BUFFALO BAYOU, BRAZOS & COLORADO RAILROAD COMPANY SURVEY, ABSTRACT NO. 206

- * LEGEND *
- CRF IRON ROD WITH CAP FOUND
- CRS 5/8" IRON ROD WITH CAP STAMPED
- "SPOONER 5922" SET
- KCF "X" CUT FOUND
- KCS "X" CUT SET
- CAB CABINET
- PS PAGE
- T.C.C.I. NO. TARRANT COUNTY CLERK'S INSTRUMENT NUMBER
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
- P.A.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
- ESMT. EASEMENT



* VICINITY MAP * (NOT TO SCALE)

CURVE TABLE				
CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH
C1	38.50'	34.95'	S22°53'50"W	33.79'
C2	28.00'	33.87'	N37°21'11"E	31.68'
C3	27.00'	16.44'	N75°43'56"W	16.19'
C4	50.00'	43.49'	S83°11'32"E	42.13'
C5	15.00'	23.54'	N63°08'36"W	21.20'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S18°10'41"E	1.54'
L2	N71°49'19"E	12.18'
L3	N18°10'41"W	42.50'
L4	N71°49'19"E	6.00'
L5	N18°10'41"W	8.00'
L6	S71°48'14"W	9.37'
L7	S73°34'13"W	50.19'
L8	N63°08'36"W	14.36'
L9	N52°12'13"E	6.32'
L10	S88°46'37"E	7.21'

* GENERAL NOTES *

- The bearings, distances and coordinates shown hereon are referenced to the Texas Coordinate System of 1983, Texas North Central Zone, and are based on the North American Datum of 1983, 2011 Adjustment. Coordinates shown are scaled to surface distances at the City of Colleyville GPS Benchmark No. 61, using a combined scale factor of 1.0004483285. All areas shown hereon are calculated based on surface measurements.
- According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) as shown on Map No. 48439C0090K; map revised September 25, 2008, for Tarrant County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
- Unless shown otherwise hereon, all lot corners are monumented with a 5/8 inch iron rod with a cap stamped "SPOONER 5922".
- Selling a portion of this addition by metes and bounds description, without a replat being approved by the City of Colleyville, is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.

OWNER:
THE CITY OF COLLEYVILLE
200 MAIN STREET
COLLEYVILLE, TEXAS 76004
(817) 501-1000
ATTN: RAY SILVA-REYES

ENGINEER:
FREESE & NICHOLS
4055 INTERNATIONAL PLAZA, SUITE 200
FORT WORTH, TEXAS 76106
(817) 735-7300
ATTN: DAVID RETZSCH, P.L.A., A.S.L.A.

SURVEYOR:
SPOONER & ASSOCIATES
COLLEYVILLE OFFICE
3080 WEST STREET, SUITE 100, DALLAS, TEXAS 75219
(817) 854-4848 WWW.SPOONERANDASSOCIATES.COM
TIF@SPOONERANDASSOCIATES.COM

* OWNER'S CERTIFICATION *

STATE OF TEXAS §
COUNTY OF DENTON §
WHEREAS THE CITY OF COLLEYVILLE is the sole owner of a 0.7998 acre tract of land located in the Buffalo Bayou, Brazos & Colorado Railroad Company Survey, Abstract No. 206, City of Colleyville, Tarrant County, Texas, said 0.7998 acre tract of land being all of LOTS 15, 16 and 25, VILLAGE OF COLLEYVILLE, being an Addition to the said City and State, according to the plat thereof filed for record in Cabinet A, Slide 6291, Plat Records, Tarrant County, Texas (P.A.T.C.T.) said 0.7998 acre tract of land also being all of that certain tract of land conveyed to the CITY OF COLLEYVILLE, by deed thereof filed for record in Tarrant County Clerk's instrument No. 0217204243, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.) said 0.7998 acre tract of land being more particularly described by metes and bounds as follows:
BEGINNING at a 5/8 inch iron rod with an illegible cap found at the southwest lot corner of Lot 17, of said plat of Village at Colleyville;

THENCE, South 18°10'41" East, 1.54 feet to an iron rod with cap stamped "SPOONER 5922" set (hereinafter referred to as an iron rod set) at the beginning of a non-tangent curve to the left;

THENCE along the said curve to the left having a radius of 38.50 feet, an arc length of 45.07, across a chord which bears South 15°21'24" West and a chord length of 42.54 to an iron rod set on the north lot of said Lot 25 same being a south line of an existing alleyway as shown on and delineated by said plat of Village at Colleyville;

THENCE along the easterly lot lines of said Lot 25 and the said alleyway the following bearings and distance:

North 71°49'19" East, 12.18 feet;
South 18°10'41" East, 42.50 feet;
South 71°49'19" West, 6.00 feet;
South 18°10'41" East, 8.00 feet to the north right-of-way line of Main Street, being a 72 feet wide public right-of-way as shown on and delineated by said plat of Village at Colleyville;

THENCE, South 71°49'19" West, along the south lot line of said Lot 25 and along the said north right-of-way line of Main Street, 9.37 feet to an iron rod set at the beginning of a non-tangent curve to the right;

THENCE departing the said lot line, departing the said right-of-way line over and across the public right-of-way of Main Street the following courses and distances:

Along the said curve to the right having a radius of 28.00 feet, an arc length of 33.67, across a chord which bears South 37°21'11" West and a chord length of 31.68 to an "X" scribed in concrete set;

South 71°48'14" West, 110.17 feet to an "X" scribed in concrete set;

South 72°34'13" West, 50.15 feet to an "X" scribed in concrete set on the east lot line of Lot 13-R, Village at Colleyville, being an Addition to the City of Colleyville, Tarrant County, Texas by plat thereof filed for record in Ins. No. 020040022 (O.P.R.T.C.T.) said "X" set being on the west right-of-way line of Cottage Lane, being a 58 feet wide public right-of-way conveyed by said plat of Village at Colleyville (Cab. A, Slide 6291);

THENCE, North 16°34'41" West, along the east lot line of said Lot 13-R and along the said west right-of-way line of Cottage Lane, 184.90 feet to an "X" scribed in concrete found at a northeast lot corner of said Lot 13-R, said "X" found being at the south end of a right-of-way corner clip located at the southwest intersection of the said west right-of-way line of Cottage Lane with the south right-of-way line of Veranda Lane, being a 58 feet wide public right-of-way as shown on and delineated by said plat of Village at Colleyville (Cab. A, Slide 6291);

THENCE, North 63°10'41" West, along the northeast property line of said Lot 13-R and along the said right-of-way corner clip, 14.34 feet to a "X" scribed in concrete set;

THENCE, departing the said lot line over and across the said right-of-way line of Veranda Lane the following courses and distances:

North 39°52'13" East, 6.25 feet to a "X" scribed in concrete set;
South 88°46'37" East, 7.21 feet to a "X" scribed in concrete set at the beginning of a non-tangent curve to the right;

along the said curve to the right having a radius of 27.00 feet, an arc length of 16.44, across a chord which bears South 75°43'06" East and a chord length of 16.19 to a "X" scribed in concrete at the beginning of a reverse curve to the left;

along the said reverse curve to the left having a radius of 50.00 feet, an arc length of 43.49, across a chord which bears South 83°11'32" East and a chord length of 42.13 to a "X" scribed in concrete set;

North 15°12'29" East, 137.83 feet to the beginning of a curve to the right;

along the said curve to the right having a radius of 15.00 feet, an arc length of 23.54, across a chord which bears South 63°08'36" East and a chord length of 21.20;

THENCE, South 18°10'41" East, at a distance of 2.79 feet passing a 5/8" iron rod with an illegible cap found at the northwest lot corner of said Lot 17, continuing along the west lot line of said Lot 17 in a total distance of 60.29 feet to the point of beginning containing 0.7998 acres (34,840 square feet) of land more or less.

NOW, THEREFORE KNOWN BY ALL MEN THESE PRESENTS:
THAT We, The City of Colleyville, do hereby adopt this plat designating the hereinbefore described property as VILLAGE AT COLLEYVILLE, an addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever all streets, right-of-ways, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on or using the same, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting and patrolling without the necessity at any time of procuring the permission of anyone. This plat approved subject to all planning ordinances, rules and regulations of the City of Colleyville, Texas.

Witness our hands this _____ day of _____, 2020.
THE CITY OF COLLEYVILLE

Duly Authorized Agent of the City of Colleyville, Texas

Printed Name and Title

STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this _____ day of _____, 2020.

Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF TARRANT §

THAT, I, Eric S. Spooner, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby state that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of procedures and practices of the most current Professional Land Surveying Practices Act.

Surveyed on the ground during the month of October, 2019.

Eric S. Spooner, R.P.L.S. Date
Texas Registration No. 5922

STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared ERIC S. SPOONER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this _____ day of _____, 2020.

Notary Public, State of Texas

CITY COUNCIL APPROVAL
Whereas the City Council of the City of Colleyville, Texas voted affirmatively on this the _____ day of _____, 2020, to approve this Plat:

Mayor, City of Colleyville

Attest: City Secretary

REPLAT
LOT 15R
VILLAGE AT COLLEYVILLE
BEING A REPLAT OF A 0.6590 ACRE TRACT OF LAND LOCATED IN THE BUFFALO BAYOU, BRAZOS & COLORADO RAILROAD COMPANY SURVEY, ABSTRACT NO. 206, CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, SAID 0.6590 ACRE TRACT OF LAND BEING ALL OF LOTS 15, 16, AND 25, VILLAGE AT COLLEYVILLE, BEING AN ADDITION TO THE SAID CITY AND STATE, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN CABINET A, SLIDE 6291, PLAT RECORDS, TARRANT COUNTY, TEXAS.
1 LOT ~ 0.7852 ACRES (34,204 SQ. FT.)
JANUARY 2020
SHEET 2 OF 2



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number**Agenda Date** 2/22/2021**Type** Presentation and Discussion**Department** Community Development

Title

Presentation and discussion of a zoning change from PUD-C Planned Unit Development-Commercial zoning district to PUD-C Planned Unit Development-Commercial zoning district on Tract 2C03, Abstract 206, BBB & C RY Survey, located at 4917 Colleyville Boulevard, Case ZC21-003

Explanation

Robbie Killingsworth, the applicant, has submitted a Zoning Change and Site & Landscape Plan request for Tract 2C03, Abstract 206, BBB & C RY Survey, being approximately 0.46 acres, and zoned PUD-C Planned Unit Development-Commercial. The purpose of the request is to change the zoning from PUD-C for car rental (Enterprise) to PUD-C zoning that allows for construction of the drive-through coffee shop, 151 Coffee.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Site Plan
5. Building Elevations
6. Drainage Plan

Aerial Map

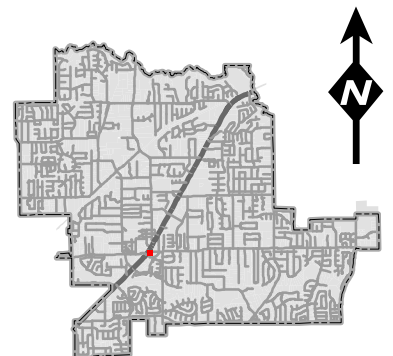


ZC21-003
4917 Colleyville Blvd

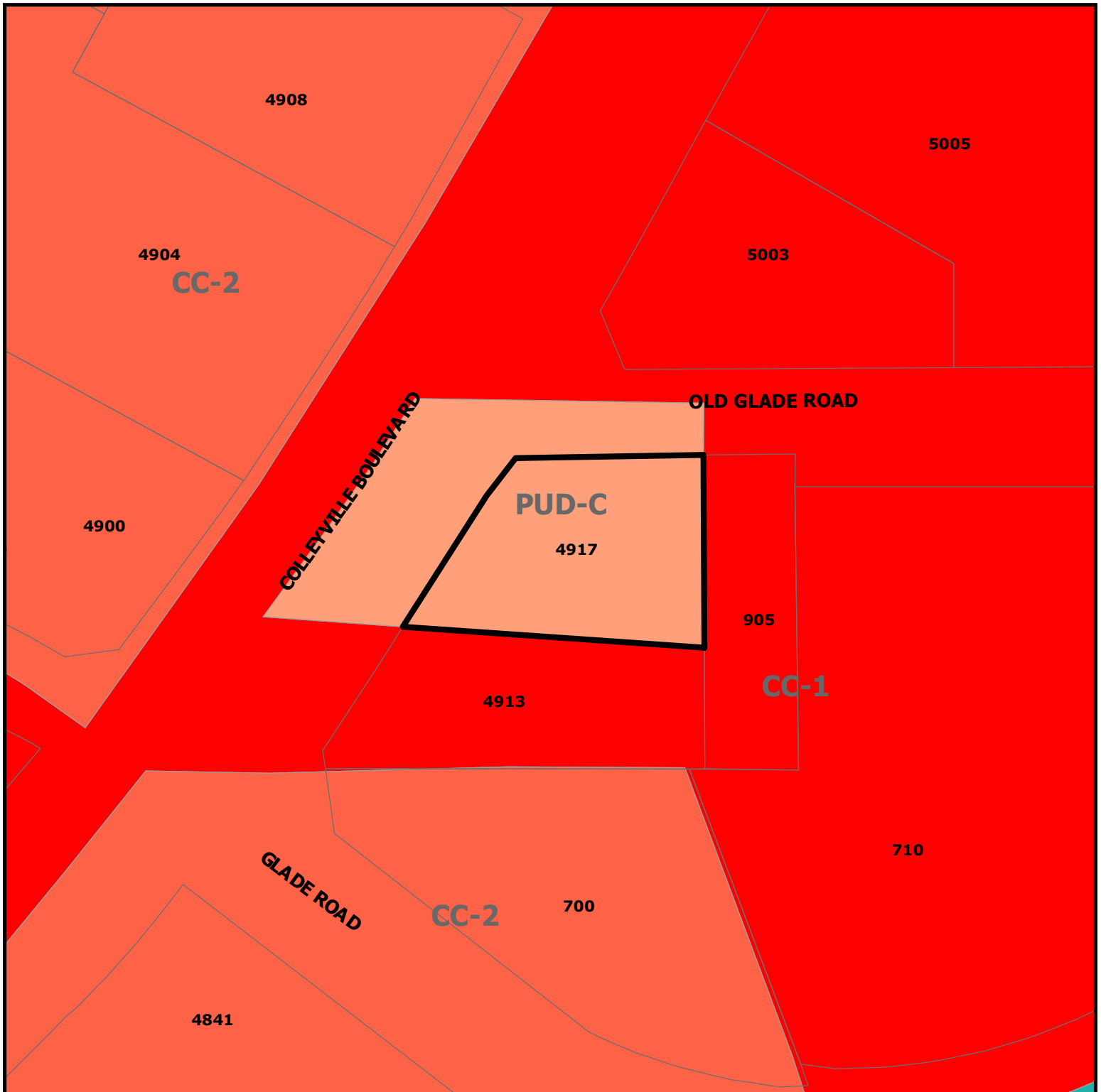
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Subject Property



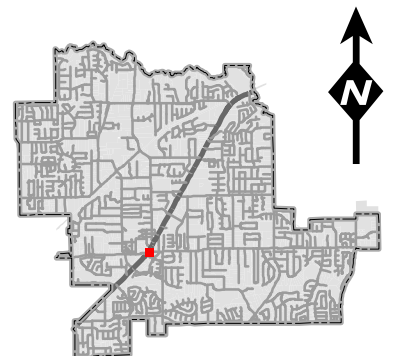
Zoning Map



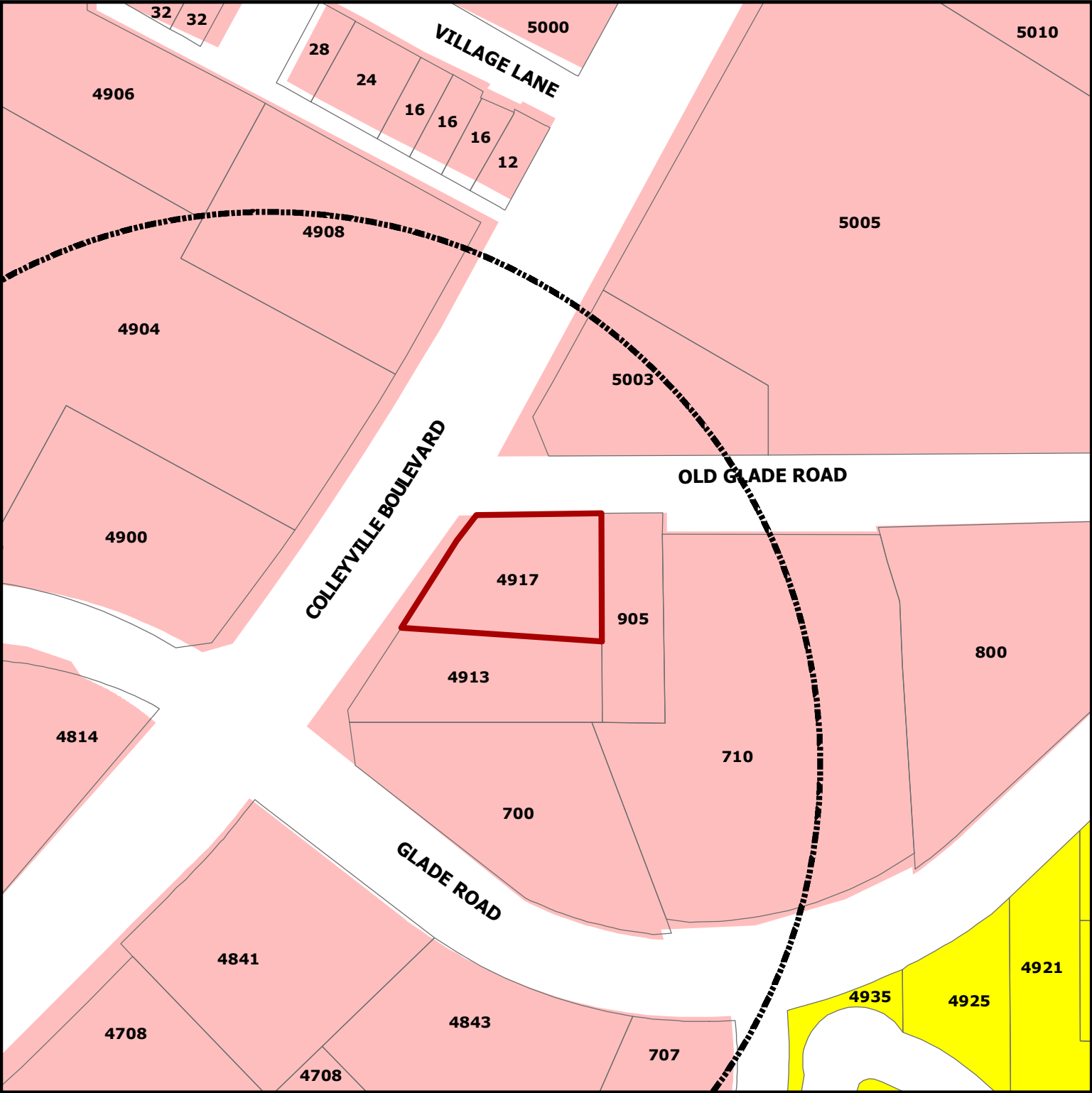
ZC21-003
4917 Colleyville Blvd

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 Subject Property



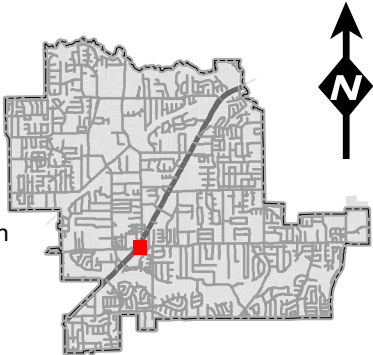
Future Land Use Map



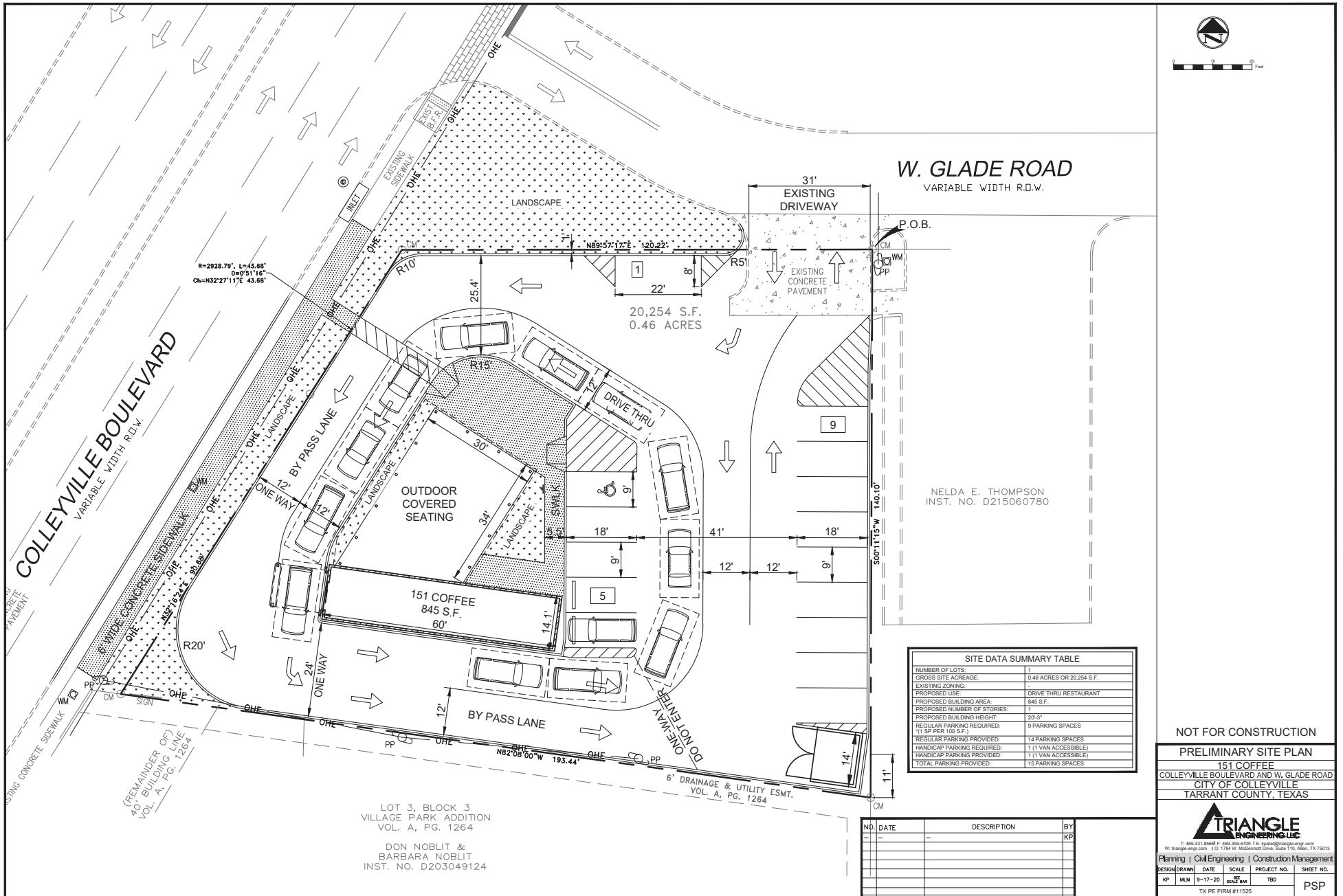
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ZC21-003
4917 Colleyville Blvd

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



Site Plan



SITE DATA SUMMARY TABLE	
NUMBER OF LOTS:	1
GROSS SITE ACREAGE:	0.46 ACRES OR 20,254 S.F.
EXISTING ZONING:	
PROPOSED USE:	DRIVE THRU RESTAURANT
PROPOSED BUILDING AREA:	845 S.F.
PROPOSED NUMBER OF STORIES:	1
PROPOSED BUILDING HEIGHT:	20'-3"
REGULAR PARKING REQUIRED:	9 PARKING SPACES
REGULAR PARKING PROVIDED:	14 PARKING SPACES
HANDICAP PARKING REQUIRED:	1 (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	1 (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	15 PARKING SPACES

NOT FOR CONSTRUCTION

PRELIMINARY SITE PLAN

151 COFFEE
COLLEYVILLE BOULEVARD AND W. GLADE ROAD
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS



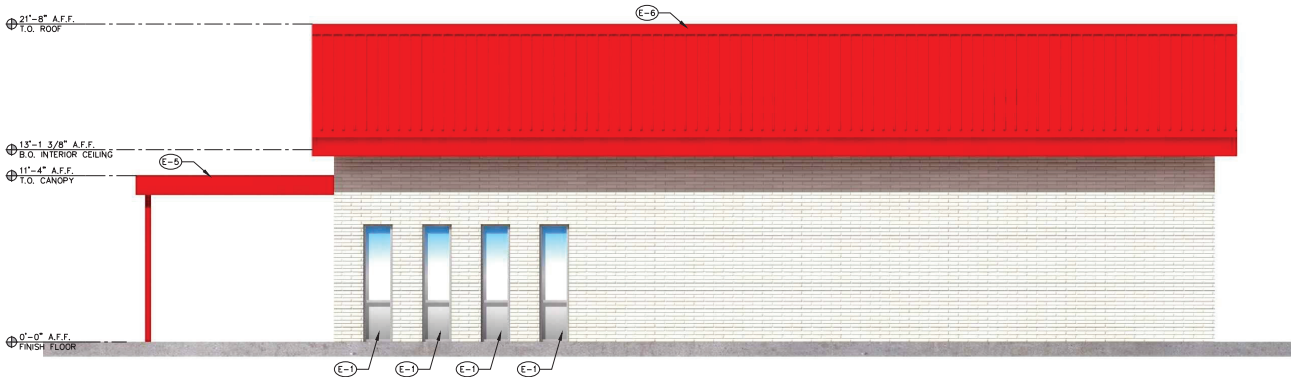
T: 409-331-6568 F: 409-305-6700 E: info@triangle-eng.com
W: triangle-eng.com | 101784 W. McDermott Drive, Suite 110, Allen, TX 75013

Planning | CM Engineering | Construction Management

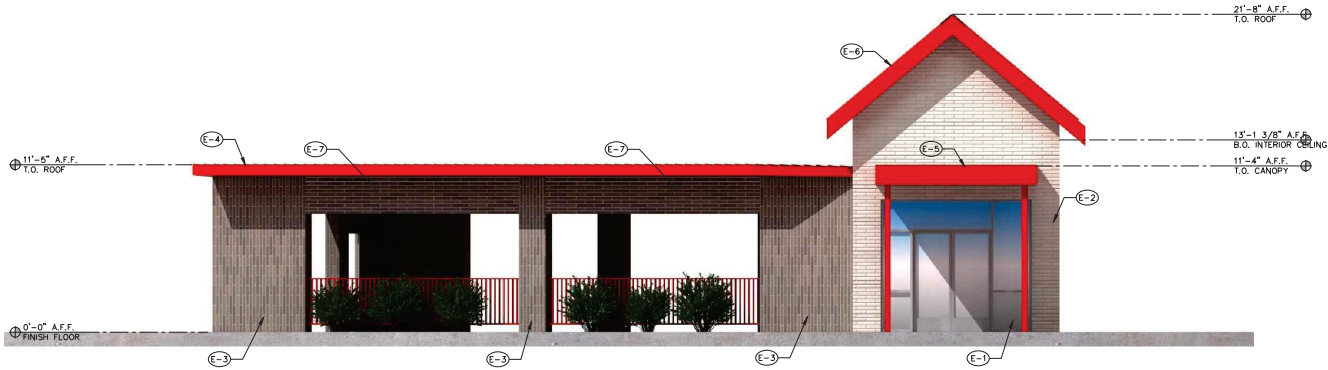
DESIGN/DATE	SCALE	PROJECT NO.	SHEET NO.
HP/MJM	9-17-20	SCALE: 1"=40'	180
TX PE FIRM #11525			PSP

Building Elevations

EXTERIOR MATERIAL LEGEND:			
CODE	ITEM	COLOR:	MANUFACTURER:
E-1	STOREFRONT GLAZING	ALUMINUM	CLEAR ANODIZED ALUMINUM STOREFRONT W/ INSULATED GLAZING
E-2	4x16 HORIZONTAL BRICK	INTERSTATE ARCTIC WHITE	BLACKSON BRICK
E-3	4x16 VERTICAL BRICK	INTERSTATE MIDNIGHT BLACK	BLACKSON BRICK
E-4	R PANEL METAL ROOF	BRITE RED	LILLY INDUSTRIES
E-5	METAL AWNING	BRITE RED	ARCHFAB
E-6	STANDING SEAM PANEL	BRITE RED	LILLY INDUSTRIES
E-7	4x16 HORIZONTAL BRICK	INTERSTATE MIDNIGHT BLACK	BLACKSON BRICK



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



151 COFFEE
COLLEYVILLE BLVD. & W. GLADE RD.
COLLEYVILLE, TEXAS

Revisions

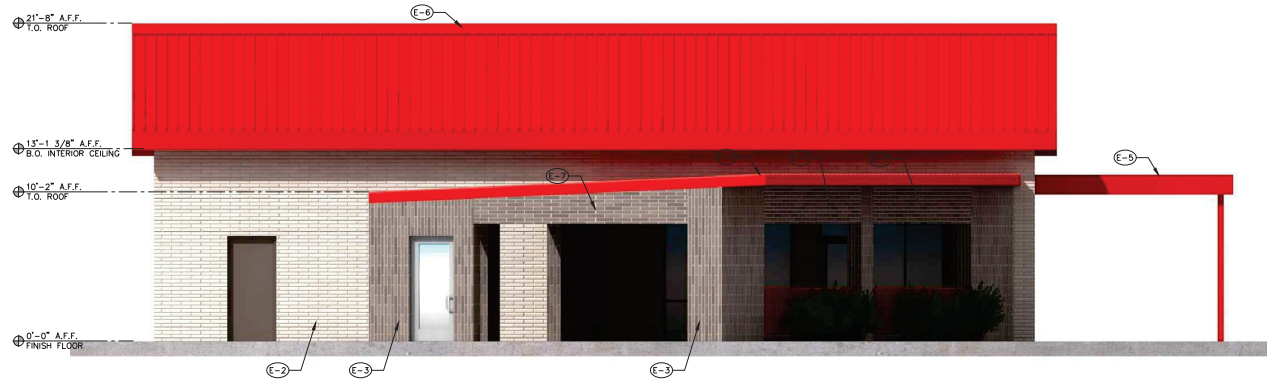
File Name: 21045-A3.1
Project No: 21045
Date: 02/09/21
Drawn By: DBL
Checked By: JHF

SHEET
A3.1
EXTERIOR ELEVATIONS

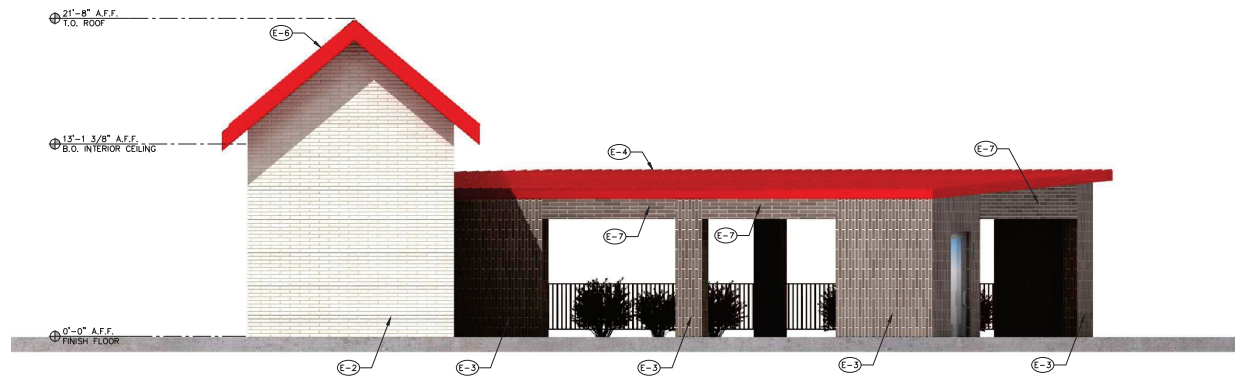
Building Elevations

EXTERIOR MATERIAL LEGEND:

CODE	ITEM	COLOR:	MANUFACTURER:	REMARKS:
E-1	STOREFRONT GLAZING	ALUMINUM		CLEAR ANODIZED ALUMINUM STOREFRONT W/ INSULATED GLAZING
E-2	4x16 HORIZONTAL BRICK	INTERSTATE ARCTIC WHITE	BLACKSON BRICK	
E-3	4x16 VERTICAL BRICK	INTERSTATE MIDNIGHT BLACK	BLACKSON BRICK	
E-4	R PANEL METAL ROOF	BRITR RED	LILLY INDUSTRIES	MUELLER MSL STANDING SEAM ROOF
E-5	METAL AWNING	BRITR RED	ARCHFAB	WATCH MBI BRITR RED
E-6	STANDING SEAM PANEL	BRITR RED	LILLY INDUSTRIES	MUELLER MSL STANDING SEAM ROOF
E-7	4x16 HORIZONTAL BRICK	INTERSTATE MIDNIGHT BLACK	BLACKSON BRICK	



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

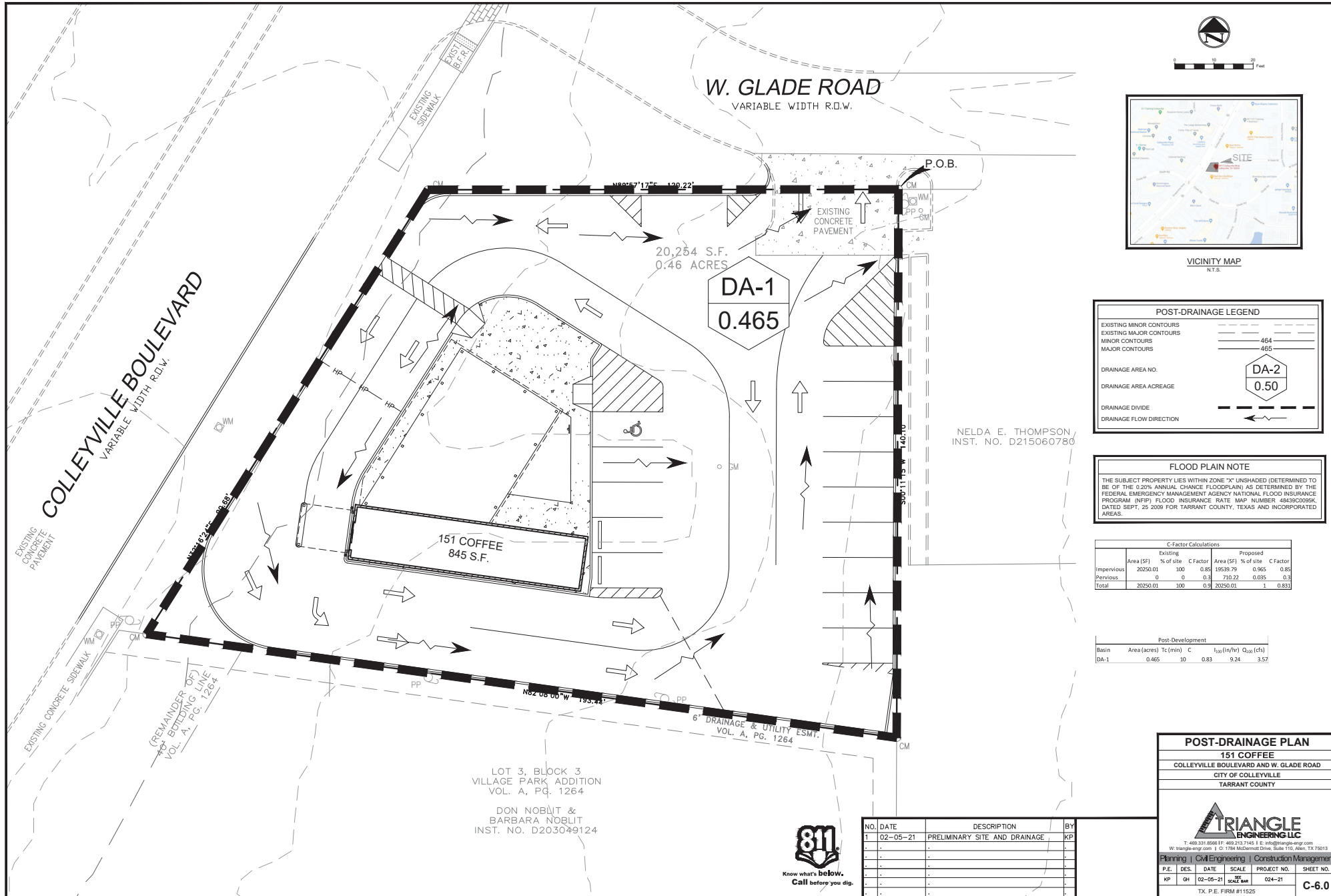


151 COFFEE
COLLEYVILLE BLVD. & W. GLADE RD.
COLLEYVILLE, TEXAS

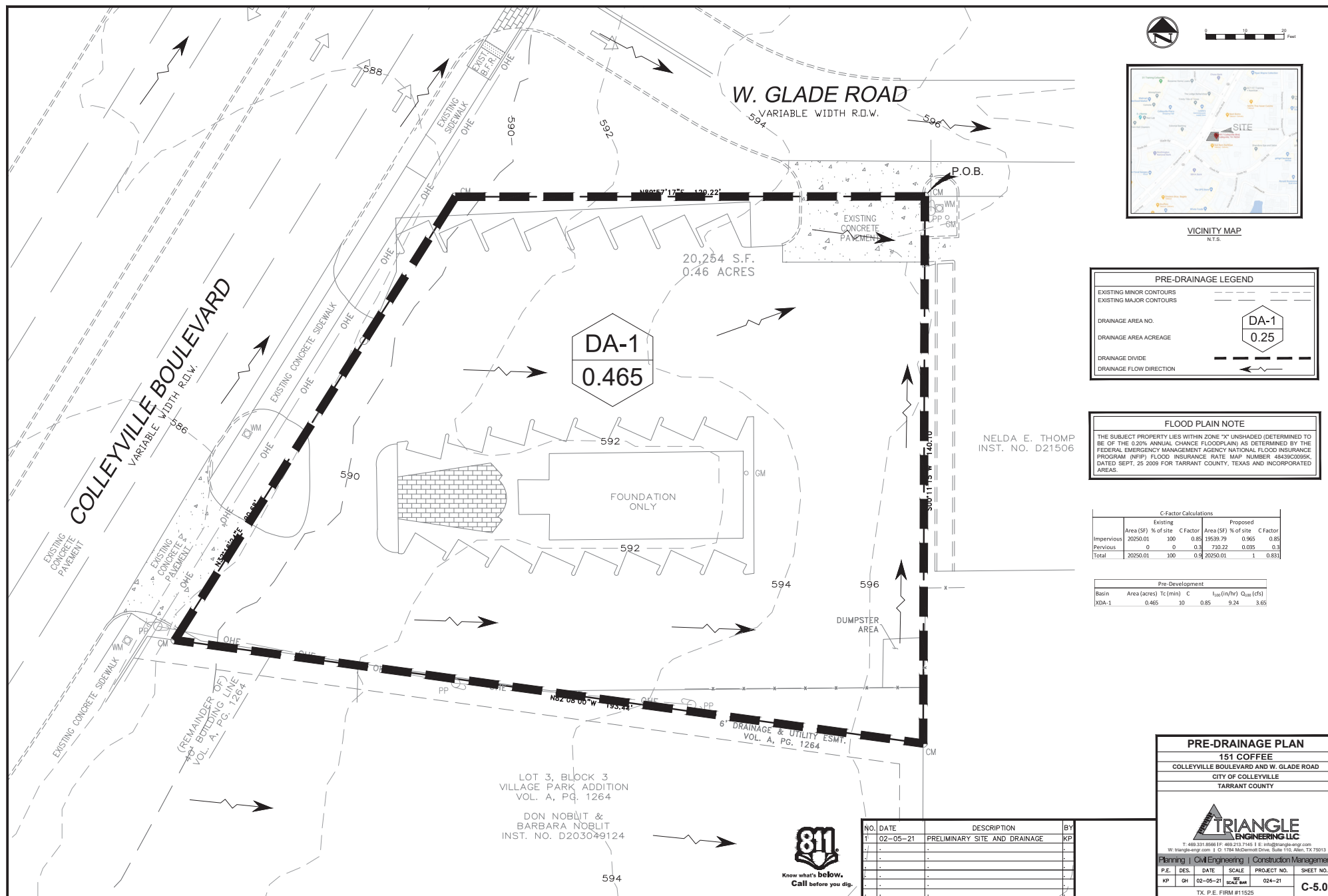
Project No:	21045
Date:	02/08/21
Drawn By:	DBL
Checked By:	JAF

SHEET
A3.2
EXTERIOR
ELEVATIONS

Drainage Plan



Drainage Plan





City of Colleyville Planning and Zoning Commission Agenda Briefing

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Agenda Number**Agenda Date** 2/22/2021**Type** Presentation and Discussion**Department** Community Development

Title

Presentation and discussion of a Special Use Permit for a Portable Storage Structure on Lot 3, Block 1, Colleyville Industrial Park, located at 1800 Industrial Boulevard, Case ZC21-004

Explanation

Piyush Mody, the applicant, has submitted a request for a Special Use Permit for a Portable Storage Structure on Lot 3, Block 1, Colleyville Industrial Park, being approximately 1.05 acres, and zoned ML Light Manufacturing. The purpose is to allow for a portable storage structure to remain on the property and exceed the permitted thirty (30) consecutive days per calendar year, per the Land Development Code.

Attachments

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

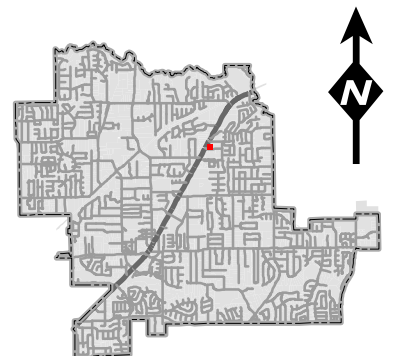
Aerial Map



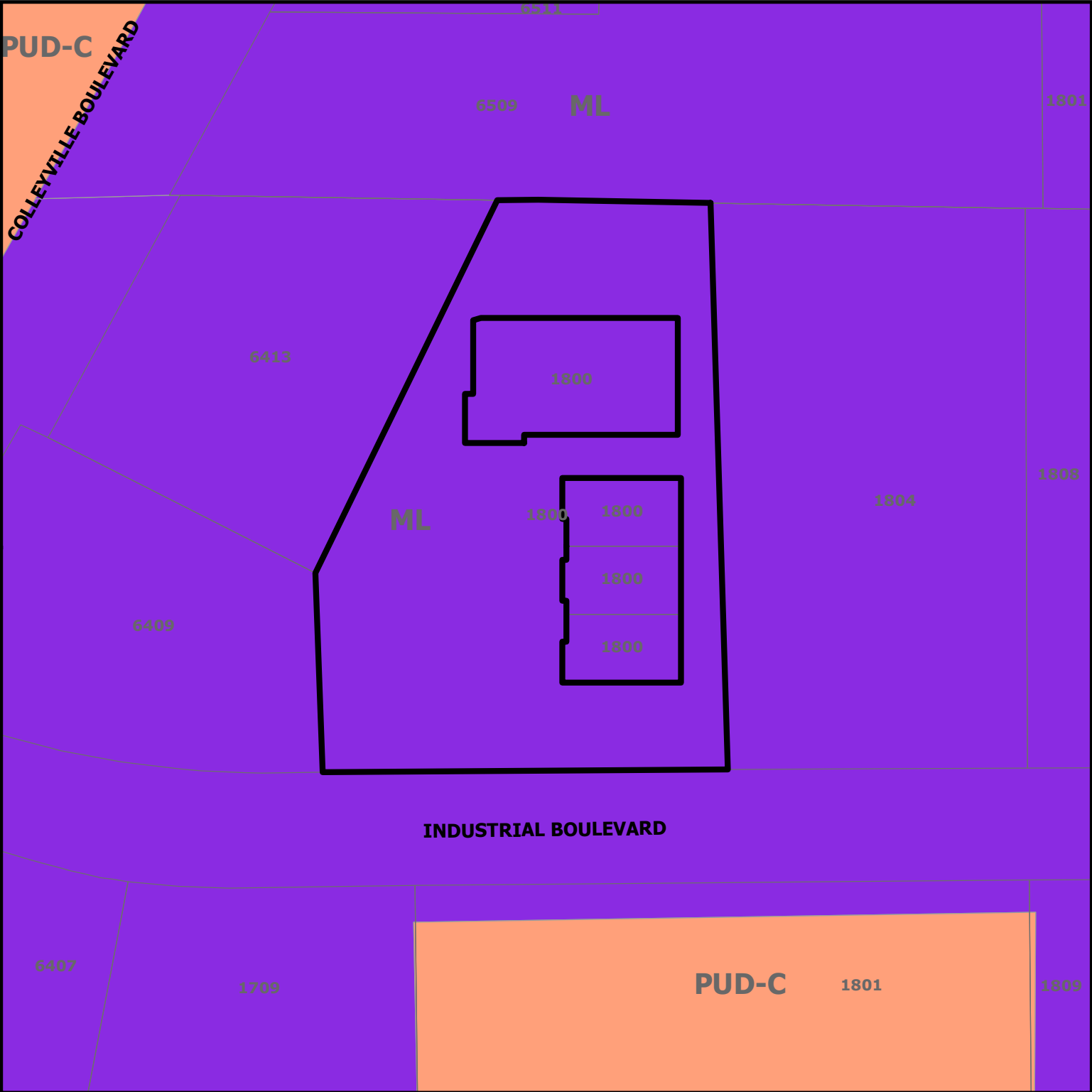
ZC21-004
1800 Industrial Blvd

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 Subject Property



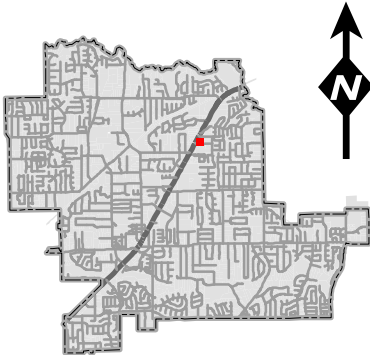
Zoning Map



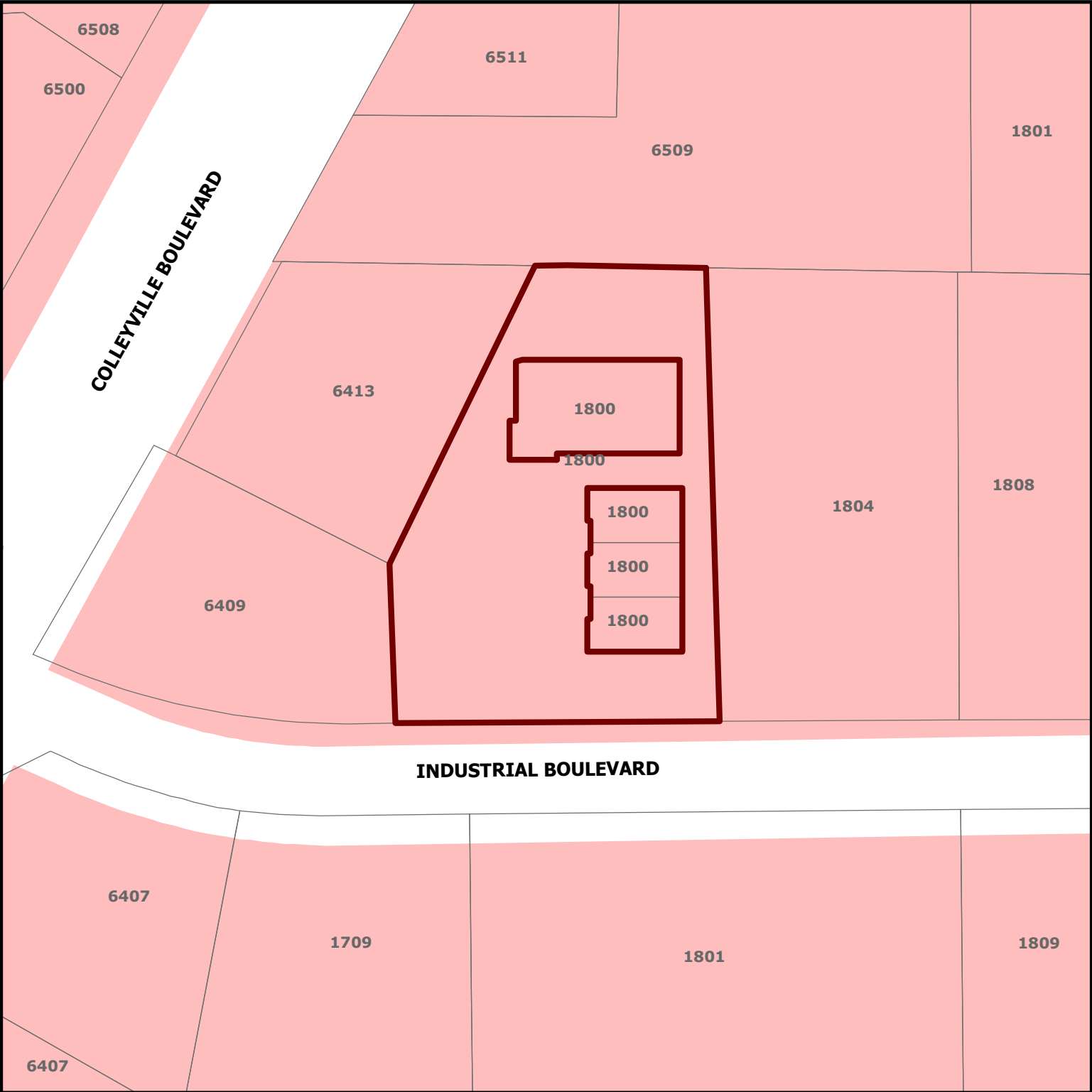
ZC21-004
1800 Industrial Blvd

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 Subject Property



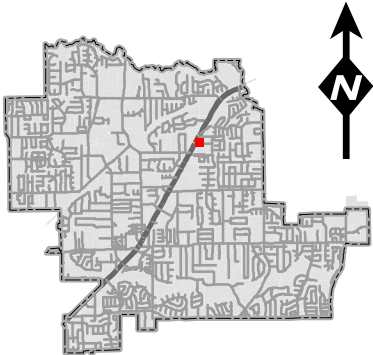
Future Land Use Map



ZC21-004 1800 Industrial Blvd

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-  Subject Property
-  Colleyville Blvd Corridor



Statement of Planning Objectives

American Solar Wind LLC

- 1802 Industrial Blvd., Ste 1

Colleyville, TX. 76034

To: Community Development Services – Zoning Department

City of Colleyville

Statement of Planning Objectives:

I am requesting approval for a Special Use Permit to allow one storage container on the southwest side of the parking lot at 1802 Industrial Blvd., where my business, American Solar Wind is located.

The storage container measures 20 x 8. I am proposing to modify the storage container by adding windows, a door and a solar panel on the roof. The intent is to show potential clients who may be interested in purchasing a storage container with modifications allowing it to be placed on a remote piece of property, thus allowing for off grid living. Someone may also decide to use one of these storage containers as a hobby/work shed that would not require any electrical wiring.

The location of the storage container is on a corner of my business parking lot. The parking space is rarely used. There is ample parking space for cars as well as for foot traffic to get to the storage container.

The container is portable enough to be moved if required. There are no fences surrounding the business property or parking lot. The container does not block any sidewalks or entry/exit from the parking lot.

Please the attached photos.

Thank you for your consideration of this request.

Sincerely,

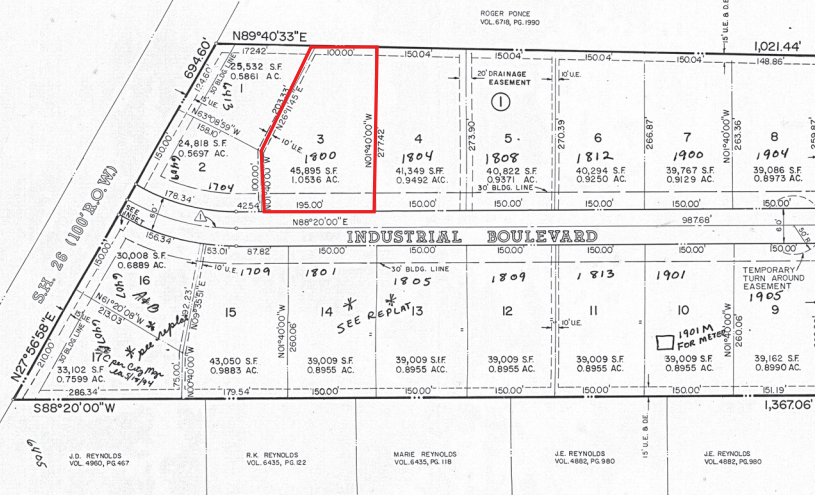
Paul Mody

Alex Garcia

Site Plan

CURVE DATA

Δ = 29°37'02"
R = 375.00'
T = 99.14'
L = 193.85'
LC = 191.70'



NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, EARL MORSE does hereby adopt this plat designating the hereinabove described real property as COLLEYVILLE INDUSTRIAL PARK, an Addition to the City of Colleyville, Tarrant County, Texas and he does hereby dedicate to the public's use the streets and easements shown thereon.

WITNESS MY HAND at Colleyville, Tarrant County, Texas this the 23rd day of April, 1981.

Earl Morse
EARL MORSE

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned Notary Public, in and for said county and state, on this day personally appeared EARL MORSE, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the person and that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this the 23rd day of April, 1981.

Notary Public
NOTARY PUBLIC in and for Tarrant County,
State of Texas

LIFT STATION EASEMENT
SCALE: 1" = 30'

APPROVED: PLANNING & ZONING COMMISSION 1981
Colleyville, Tarrant County, Texas
By: *D. D. Long*

APPROVED: CITY COUNCIL 1981
Colleyville, Tarrant County, Texas
By: _____
City Secretary

LEGAL DESCRIPTION

Being a 16.2723 acre tract of land out of the A.J. Lott Survey, Abstract No. 963, situated in the City of Colleyville, Tarrant County, Texas, said 16.2723 acre tract of land being that certain tract of land described to Lancaster Investment Company Ltd. as recorded in Volume 6783, Page 1018 of the Deed Records of Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron pin found at a fence corner, said 1/2" iron pin being the Northeast boundary corner of said Lancaster Investment Company Ltd. tract of land, and the Southeast boundary corner of the Roger Ponce tract of land as recorded in Volume 6718, Page 1990 of the Deed Records of Tarrant County, Texas;

THENCE S 01°55'40" E along a fence line 579.93 feet to a 1/2" iron pin found at a fence corner for the Southeast boundary corner of herein described tract and the Northeast boundary corner of the J.E. Reynolds tract of land as recorded in Volume 4882, Page 981 of the Deed Records of Tarrant County, Texas;

THENCE S 88°20'00" W along a fence line and the South line of said Lancaster Investment Company Ltd. tract at 1029.31 feet passing a 2" iron pipe at a fence corner, said 2" iron pipe being the Northeast corner of the J.E. Reynolds tract of land as recorded in Volume 4960, Page 467 of the Deed Records of Tarrant County, Texas and continuing in all 1367.06 feet to a 3/8" iron pin set in the East R.O.W. line of Highway No. 26 for the Southwest corner of herein described tract;

THENCE R 27°56'58" E along said Highway No. 26 East R.O.W. line 694.60 feet to a 5/8" iron pin set for the Northwest corner of herein described tract and the Southwest corner of said Roger Ponce tract of land;

THENCE N 89°40'33" E along a fence line 1021.44 feet to the POINT OF BEGINNING and containing 708,619 square feet or 16.2723 acres of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, CHARLES G. STARNES, a Registered Public Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey on the ground and that all block corners were set under my personal supervision.



Charles G. Starnes
CHARLES G. STARNES
Registered Public Surveyor No. 2466

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned Notary Public, in and for said county and state, on this day personally appeared *Charles G. Starnes*, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the person and that he executed the same for the purposes and considerations herein expressed and in the capacity therein stated.

Given under my hand and seal of office this the 24th day of FEBRUARY, 1981.



Notary Public
Notary Public in and for Tarrant County,
State of Texas

FINAL PLAT
COLLEYVILLE INDUSTRIAL PARK
CITY OF COLLEYVILLE
OWNED AND DEVELOPED BY
EARL MORSE

PREPARED BY:

Starnes & Associates
Consulting Engineers
801 EAST BORDER STREET
Arlington, Texas 76010
817/265-2681

Site Plan

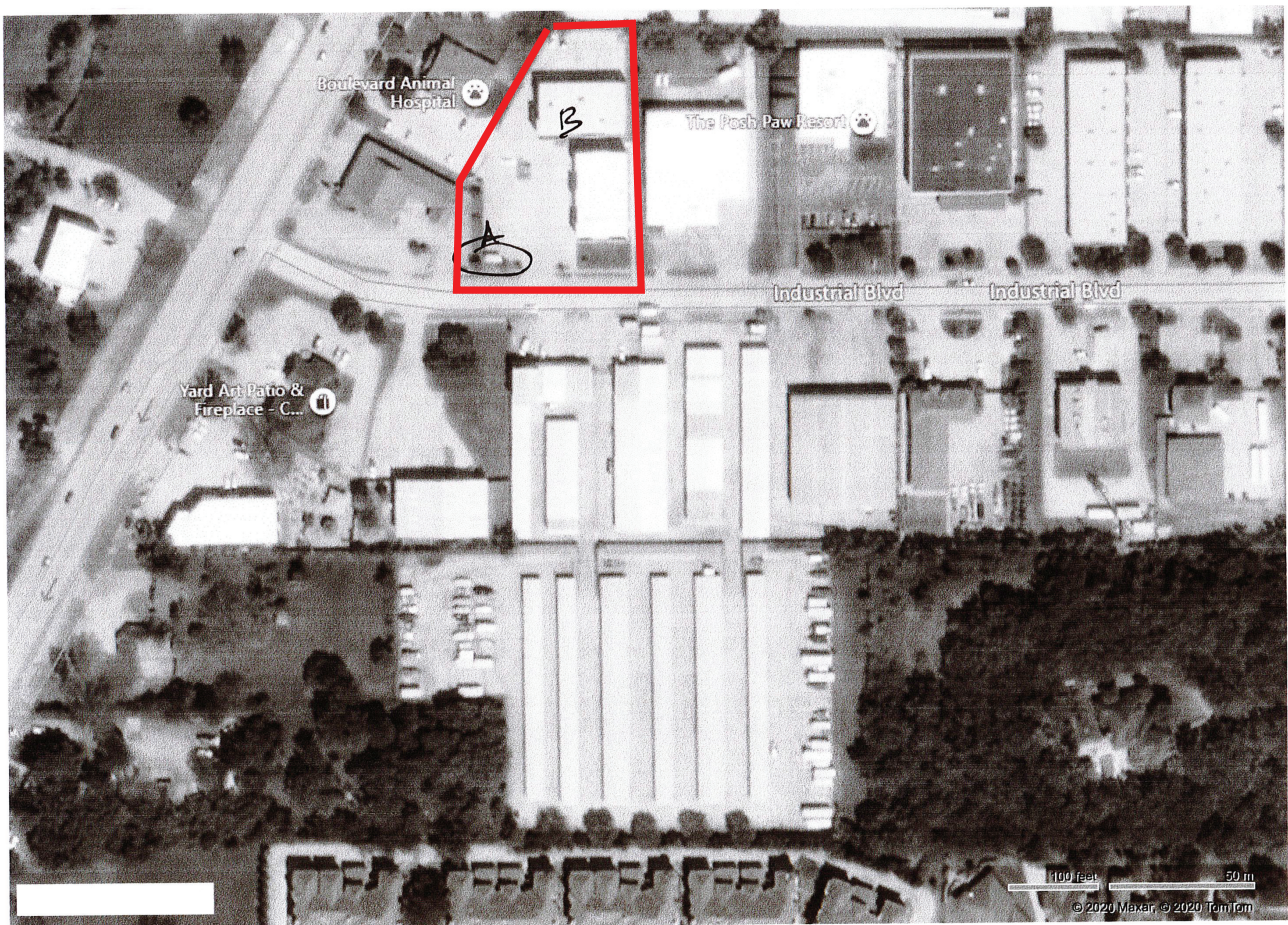
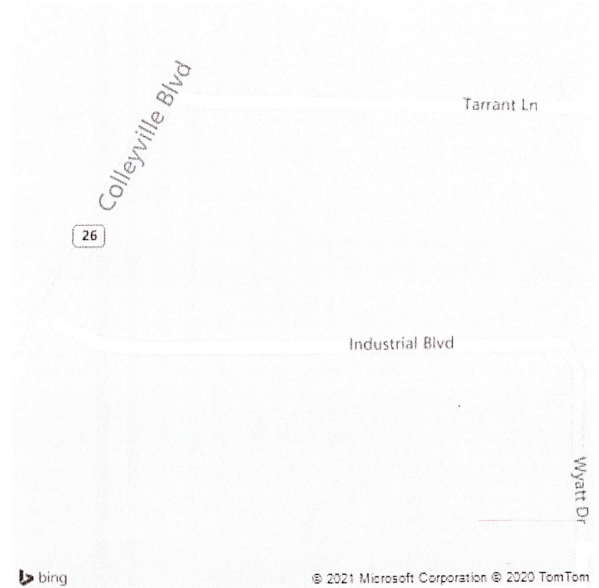
1/21/2021

Aerial View - Bing Maps

bing maps

Notes

Special Use Permit
American Solar
Wind LLC



A - location of storage container
B - Office Building -

Photos Provide By Applicant



Photos Provide By Applicant





City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number**Agenda Date** 2/22/2021**Type** Presentation and Discussion**Department** Community Development

Title

Presentation and discussion of a Special Use Permit for Carport on Lot 11, Block 3, Stafford Heights, located at 1600 Oak Knoll Drive, Case ZC21-005

Explanation

Aaron Higareda, the applicant, has submitted a request for an SUP for Carport for Lot 11, Block 3, Stafford Heights, being approximately 0.8645 acres, and zoned R-40 Single Family Residential. The purpose of the request is to allow for the new carport to remain on the property.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Plan
6. Building Elevations
7. Photos Taken by Staff
8. Photos Provided by Applicant

Aerial Map

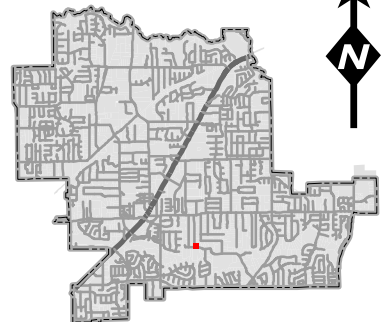


ZC21-005
1600 Oak Knoll Drive

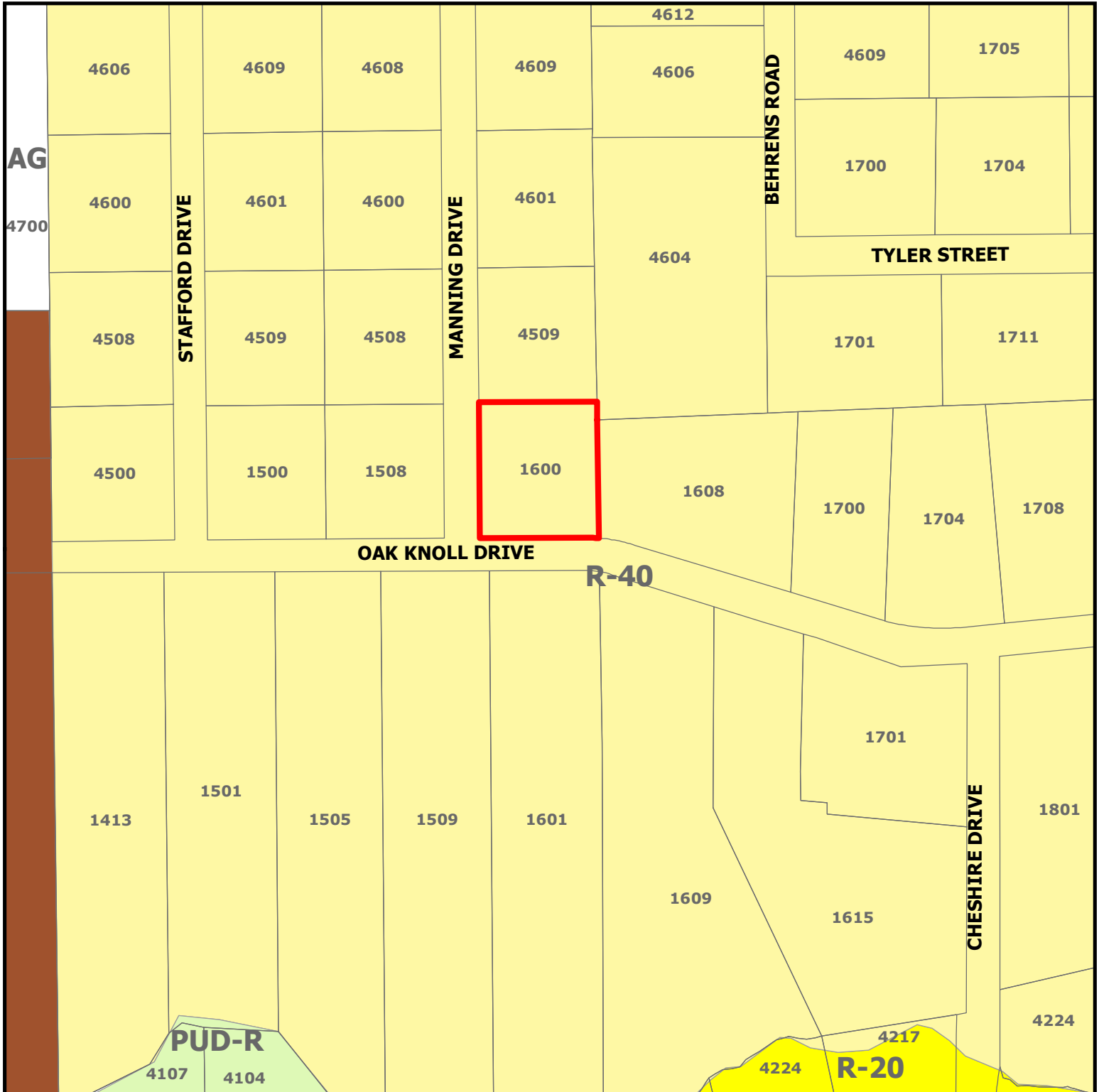
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Subject Property



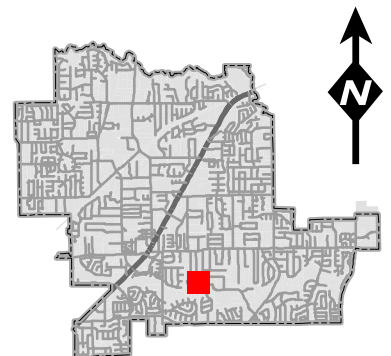
Zoning Map



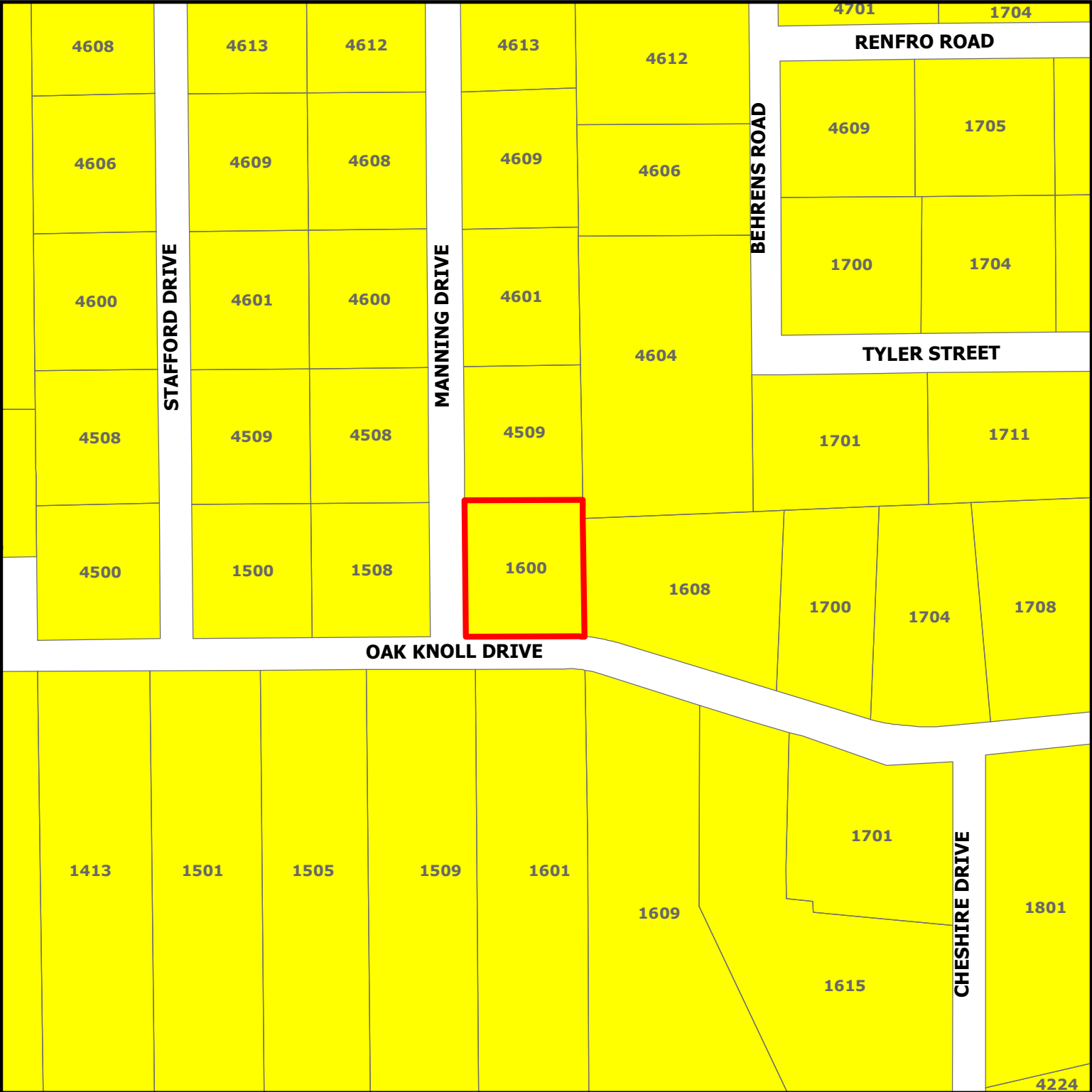
ZC21-005
1600 Oak Knoll Drive

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 Subject Property



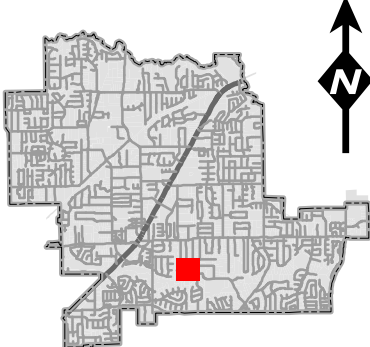
Future Land Use Map



ZC21-005
1600 Oak Knoll Drive

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-  Subject Property
-  Residential



Statement of Planning Objectives

To whom it may concern.

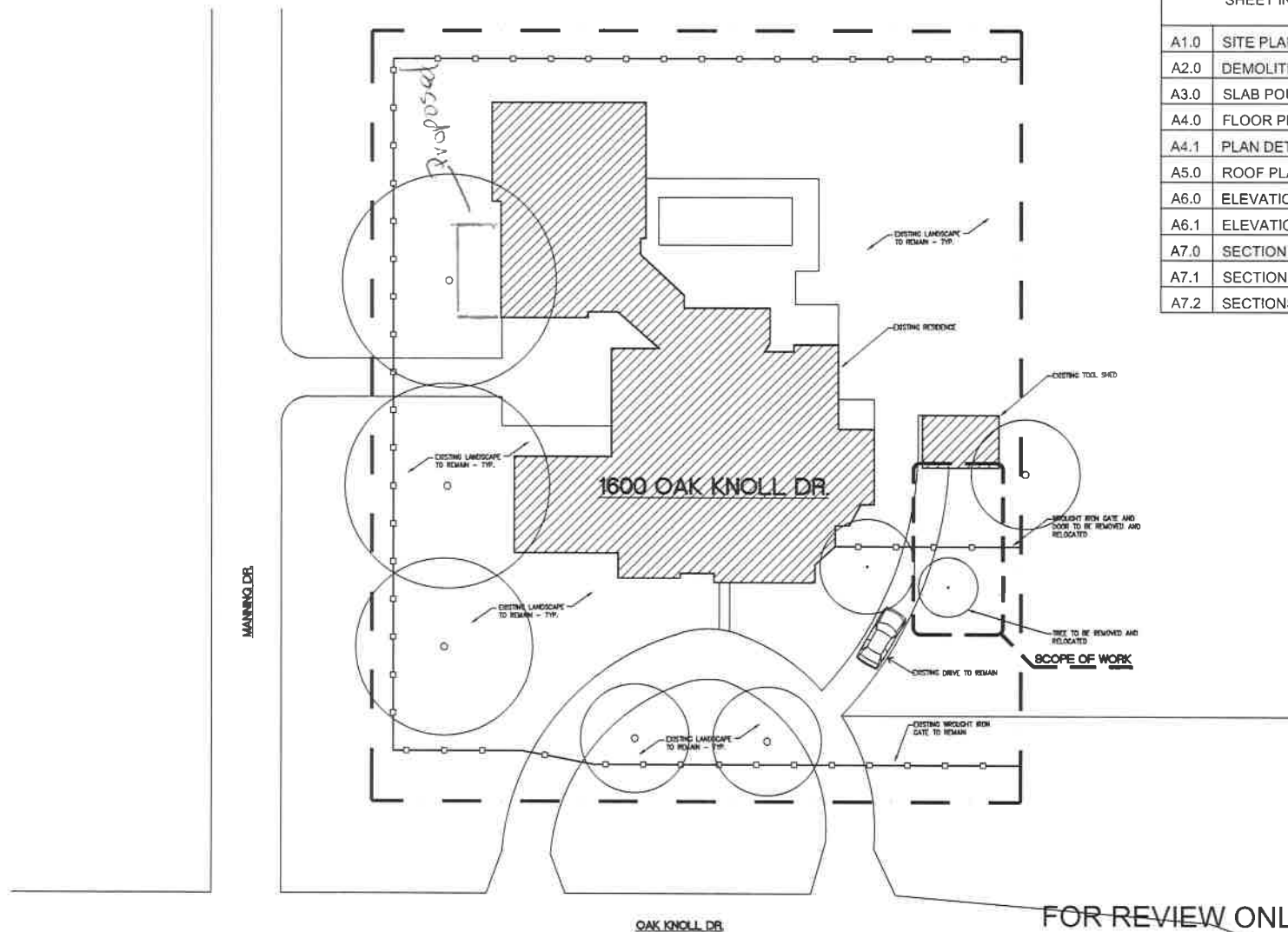
The reasons for this car port is for the Lavedans father . They need the space to be able to have only one vehicle to be able to have the space to open door and transfer father to physician's appointments. Anna's father has Parkinson's like disease and it is very difficult to lift him and or transport him because of his frail condition. This would help them tremendously.

Thank you

Aaron Higareda

DFW R and C LLC

Site Plan



EXISTING SITE PLAN
SCALE: 1"=30'-0"

**FOR REVIEW ONLY
NOT FOR PERMIT OR
CONSTRUCTION**

SHEET INDEX	
A1.0	SITE PLAN
A2.0	DEMOLITION
A3.0	SLAB POUR
A4.0	FLOOR PLAN
A4.1	PLAN DETAILS
A5.0	ROOF PLAN
A6.0	ELEVATIONS
A6.1	ELEVATIONS
A7.0	SECTION DETAILS
A7.1	SECTION DETAILS
A7.2	SECTIONS

NWS Enterprise
1893 FM 1385 #840
AUBREY, TX 76227
RROGENZ@GMAIL.COM

CLIENT
DFW R AND C LLC
3814 Marquis Dr., Suite 108
Garland, TX 75042
www.dfwrandc@gmail.com

PROJECT
1600 OAK KNOLL RESIDENCE
COLLEYVILLE, TX
GARAGE ADDITION

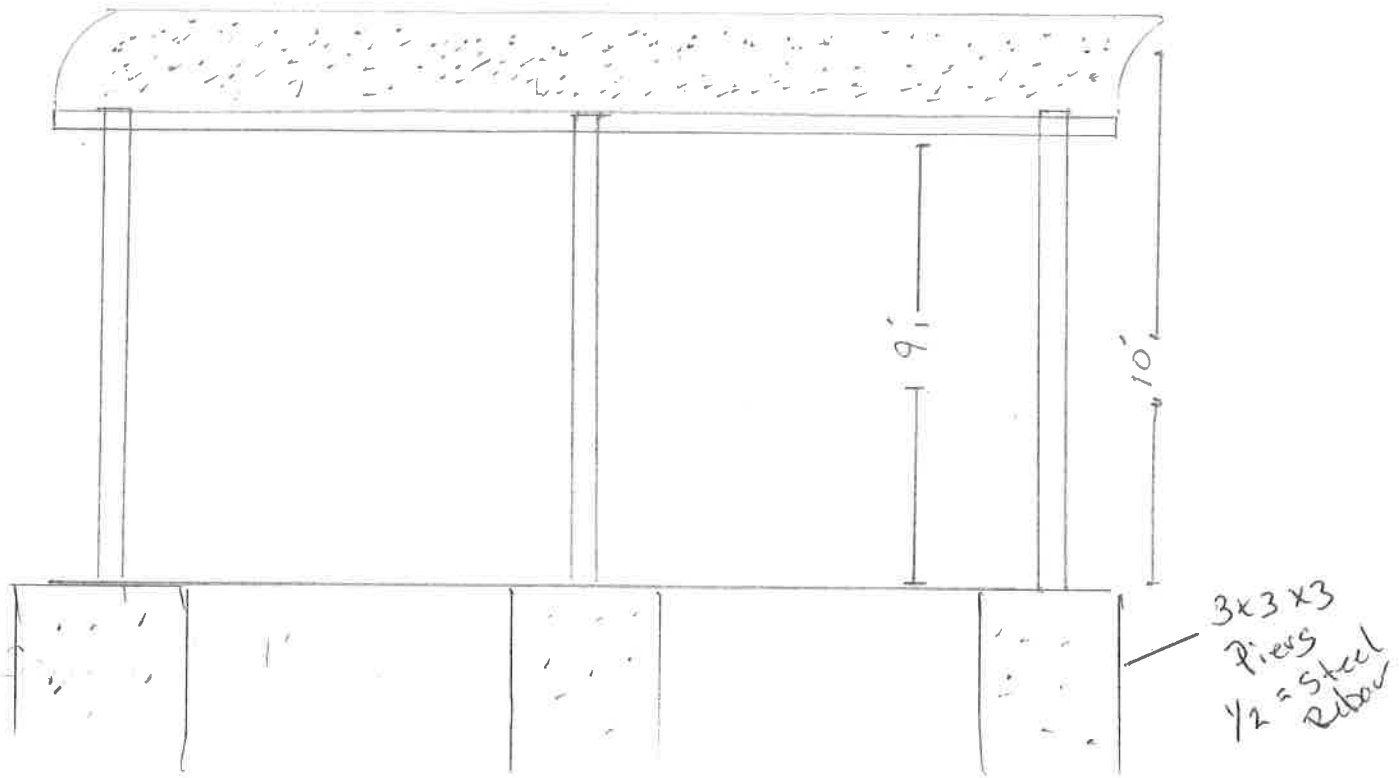
SUBMITAL LOG

DATE	DESCRIPTION
6/22/20	Owner Review
7/03/20	Owner Review

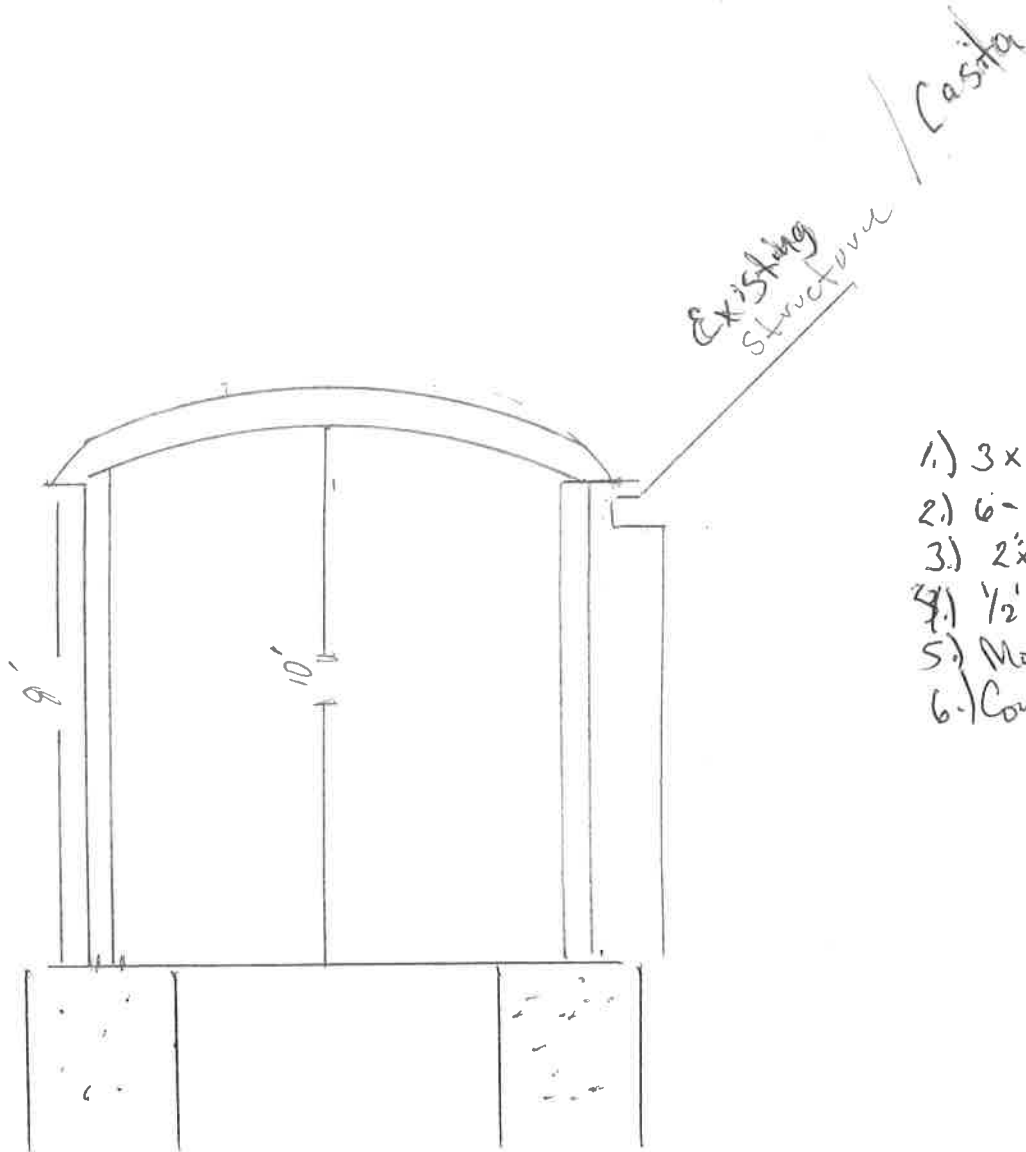
SHEET
A1.0
SITE PLAN

Building Elevations

Elevation A



Building Elevations



- 1.) 3x3x3 - Piers
- 2.) 6 - 6"x6" Posts
- 3.) 2x6" Rafters
- 4.) 1/2" decking
- 5.) Moisture barrier / Tar Paper
- 6.) Composite Roll on Roof

Photos Taken By Staff



Photos Taken By Staff



Photos Provide By Applicant



Photos Provide By Applicant



Photos Provide By Applicant



Photos Provide By Applicant



Photos Provide By Applicant



Photos Provide By Applicant



Photos Provide By Applicant



Photos Provide By Applicant



Photos Provide By Applicant



Photos Provide By Applicant



Photos Provide By Applicant



Photos Provide By Applicant



Photos Provide By Applicant

