



City of Colleyville Planning and Zoning Commission Worksession Agenda

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

Monday, May 24, 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 zoning change from the R-20 Single Family Residential district and R-40 Single Family Residential district to the RE Single Family Residential Estate district for Lot 3, Block 3, Highland Acres Addition, located at 401 Timberline Drive South, Case ZC21-013
- 2b** Presentation and discussion of a Special Use Permit for an Accessory Dwelling on Tract 2D & 2D3, Abstract 233, D R Blanton Survey, located at 5209 Bluebonnet Drive, Case ZC21-014
- 2c** Presentation and discussion of a zoning change from AG Agricultural district to R-40 Single Family Residential district for Tract 1L, Abstract 1619, S. C. H. Witten Survey, located at 2005 Hall Johnson Road, Case ZC21-015
- 2d** Presentation and discussion of a zoning change from R-20 Single Family Residential district and R-30 Single Family Residential district to AG Agricultural district for Lot 1, Block 1, Dotti Addition, located at 1310 Tinker Road, Case ZC21-011
- 2e** Presentation and discussion of a Replat for Lot 1R and Lot 3, Block 1, Dotti Addition, being Lot 1, Block 1, Dotti Addition, located at 1310 Tinker Road, Case PC21-011

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards May 21, 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 2a

Agenda Date 5/24/2021

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a zoning change from the R-20 Single Family Residential district and R-40 Single Family Residential district to the RE Single Family Residential Estate district for Lot 3, Block 3, Highland Acres Addition, located at 401 Timberline Drive South, Case ZC21-013

Explanation

Jerry Tinkis, the applicant, has submitted a request for a zoning change for Lot 3, Block 3, Highland Acres Addition, being approximately 1.39 acres, and zoned R-20 and R-40 Single Family Residential. The request is to rezone the property from R-20 & R-40 district to RE Single Family 'Estate' Residential district in order to allow for the keeping of livestock, specifically for Long Horn Cattle.

Attachments

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

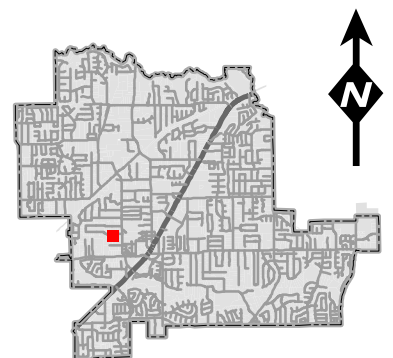
Aerial Map



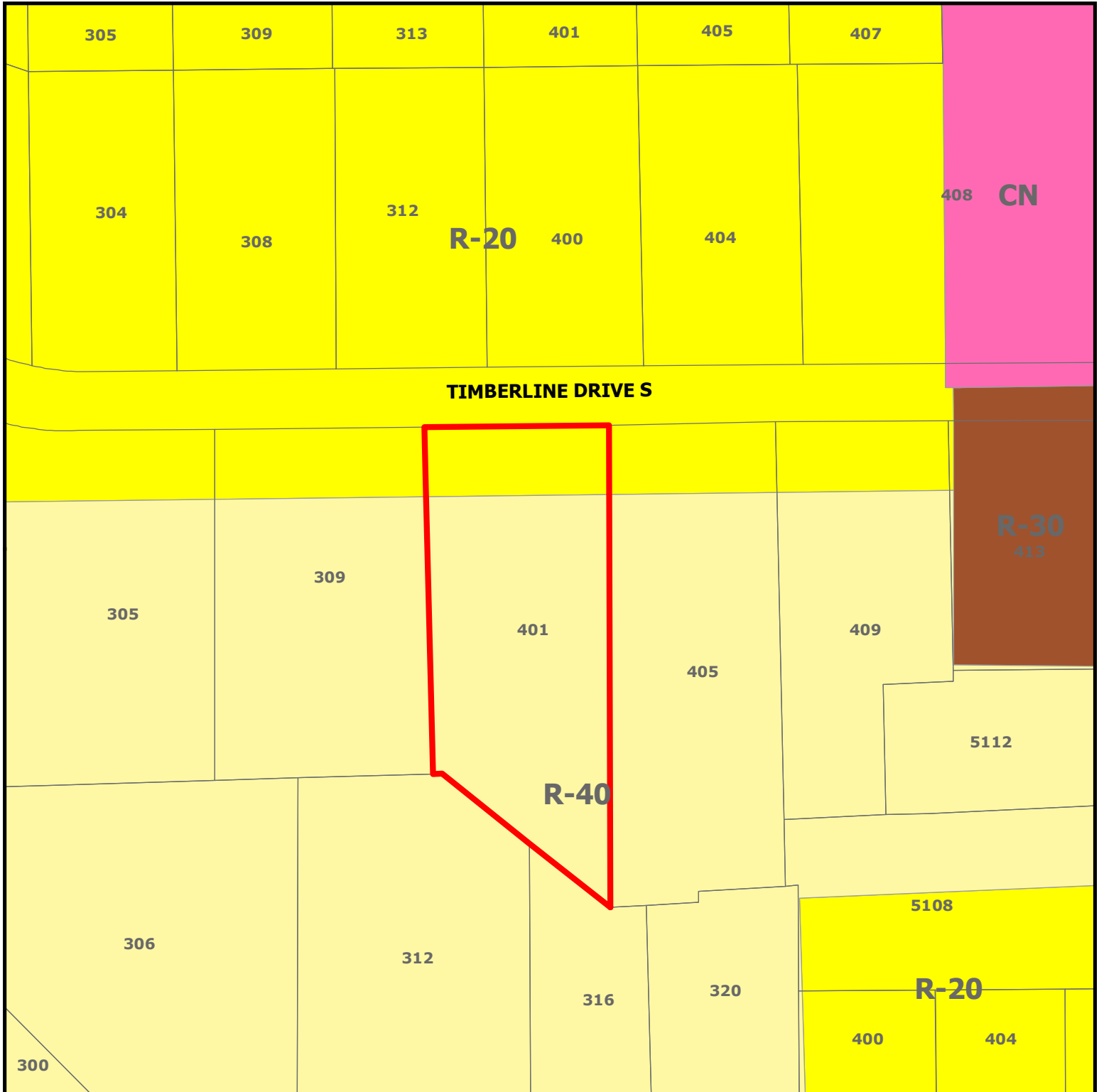
ZC21-013
401 Timberline Drive South

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 Subject Property



Zoning Map



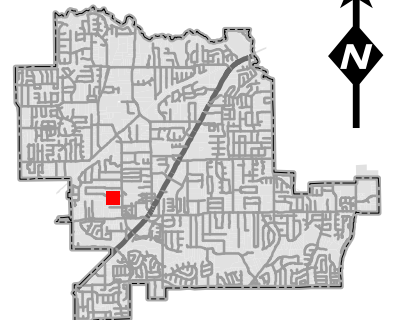
ZC21-013
401 Timberline Drive South

DISCLAIMER:

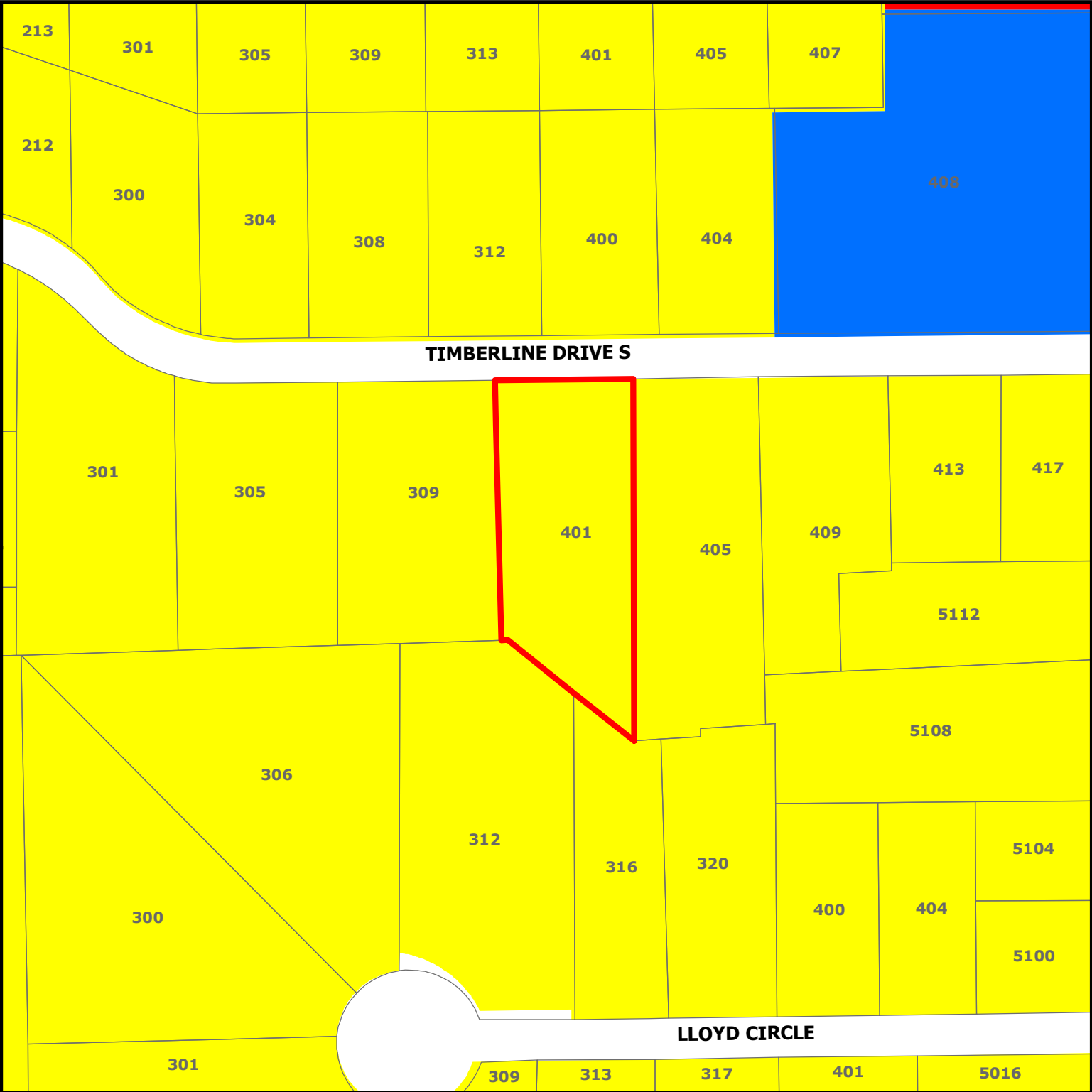
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Subject Property



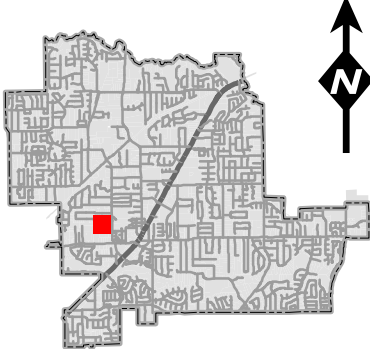
Future Land Use Map



ZC21-013

401 Timberline Drive South

-  Subject Property
-  Residential
-  Commercial
-  Institutional



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City of Colleyville Planning and Zoning Commission Agenda Briefing

City Hall
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Agenda Number 2b

Agenda Date 5/24/2021

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a Special Use Permit for an Accessory Dwelling on Tract 2D & 2D3, Abstract 233, D R Blanton Survey, located at 5209 Bluebonnet Drive, Case ZC21-014

Explanation

Anwai Dossani, the applicant, has submitted a request for a Special Use Permit for an Accessory Dwelling on Tract 2D & 2D3, Abstract 233, D R Blanton Survey, being approximately 4.3 acres, and zoned AG Agricultural. The request is for a Special Use Permit to allow for the construction of (+/-) 4,500 s.f. accessory dwelling in lieu of the permitted 1,200 s.f. for an accessory dwelling per the Land Development Code.

Attachments

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

Aerial Map



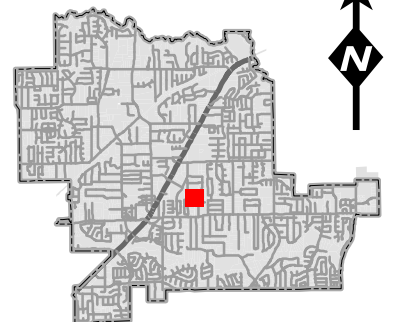
ZC21-014

5209 Bluebonnet Drive

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Subject Property



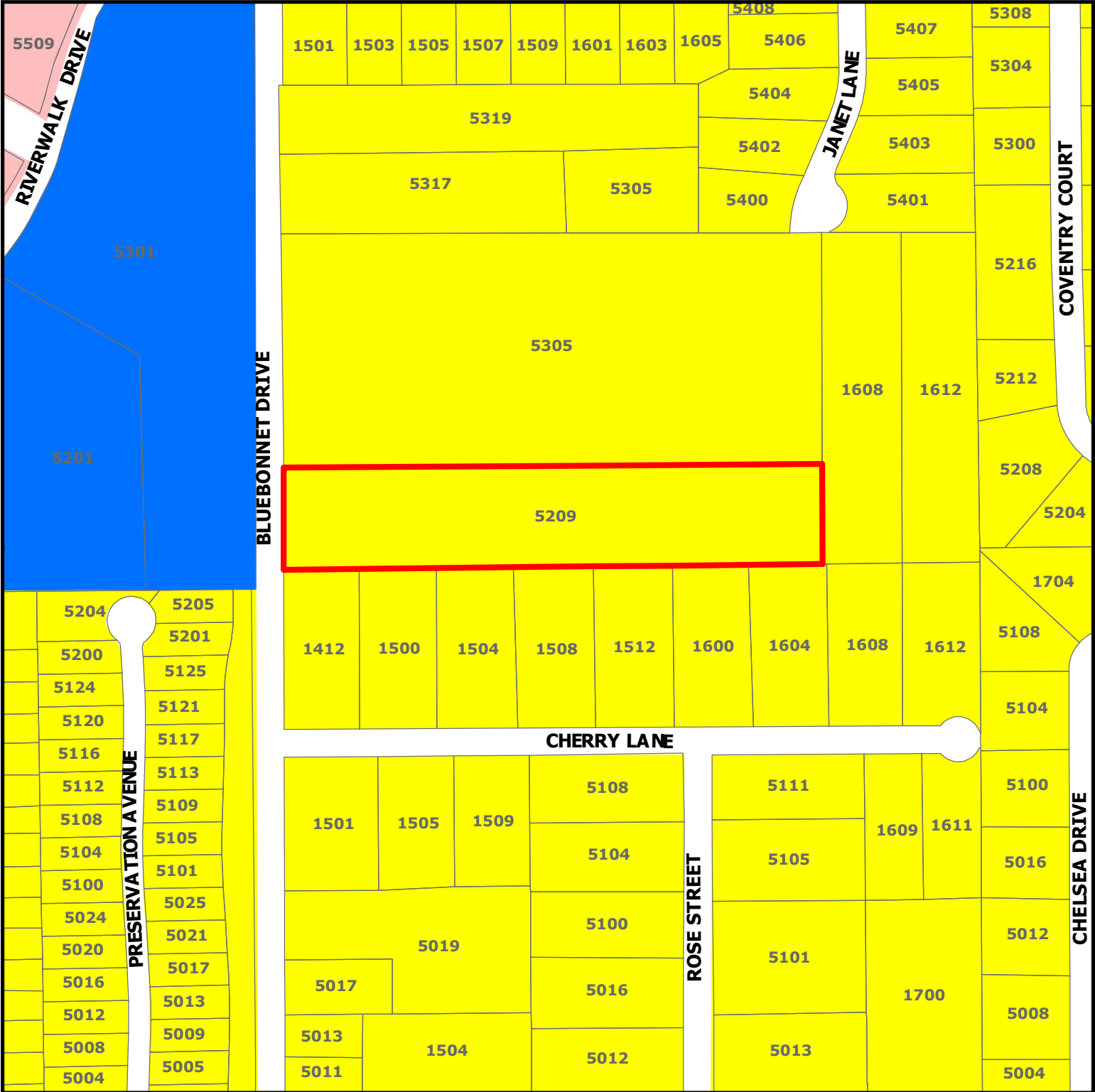


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Subject Property

Future Land Use Map

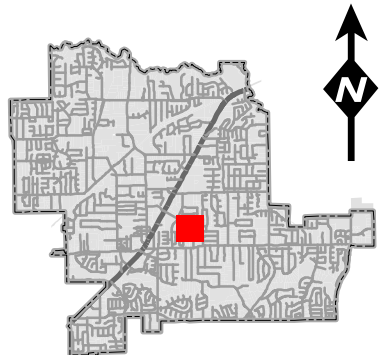


ZC21-014

5209 Bluebonnet Drive

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- Subject Property
- Residential
- Institutional
- Colleyville Blvd Corridor





City of Colleyville Planning and Zoning Commission Agenda Briefing

City Hall
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Agenda Number 2c

Agenda Date 5/24/2021

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a zoning change from AG Agricultural district to R-40 Single Family Residential district for Tract 1L, Abstract 1619, S. C. H. Witten Survey, located at 2005 Hall Johnson Road, Case ZC21-015

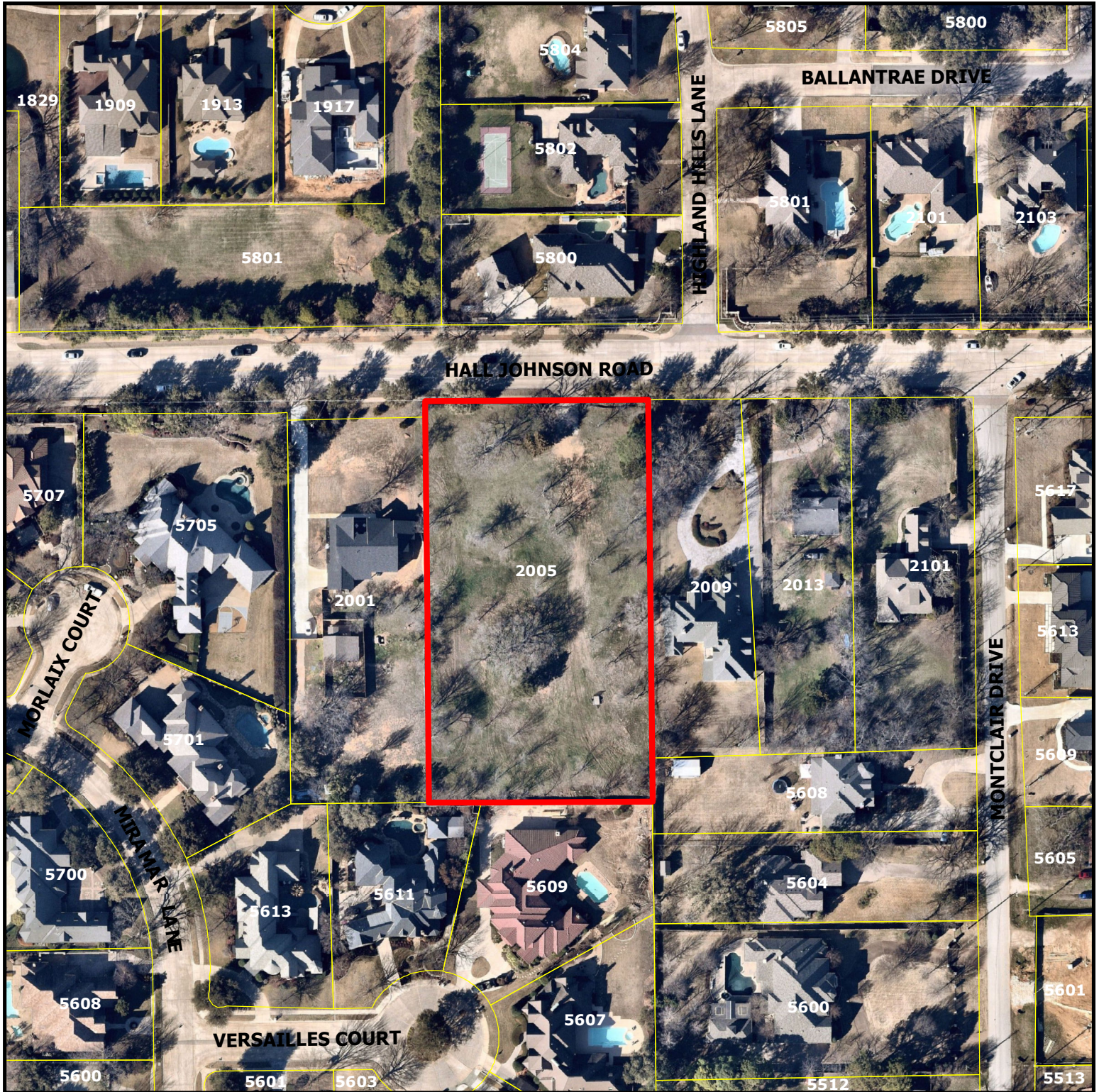
Explanation

Mark Paine, the applicant, has submitted a request for a zoning change on Tract 1L, Abstract 1619, S C H Witten Survey, being approximately 1.74 acres, and zoned AG Agricultural. The request is to rezone the property from AG to the R-40 Single Family Residential district. The applicant is also requesting to plat the property into one single-family residential lot in order to allow for the construction of a new home. No new lots proposed.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Zoning Exhibit
5. Amerson Vesting Deed

Aerial Map



ZC21-015

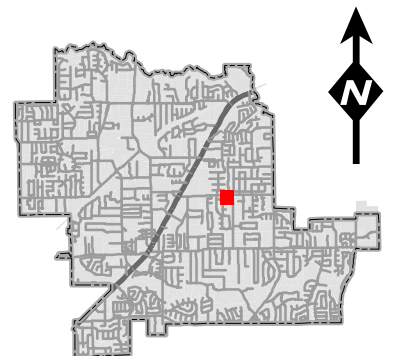
2005 Hall Johnson Road

DISCLAIMER:

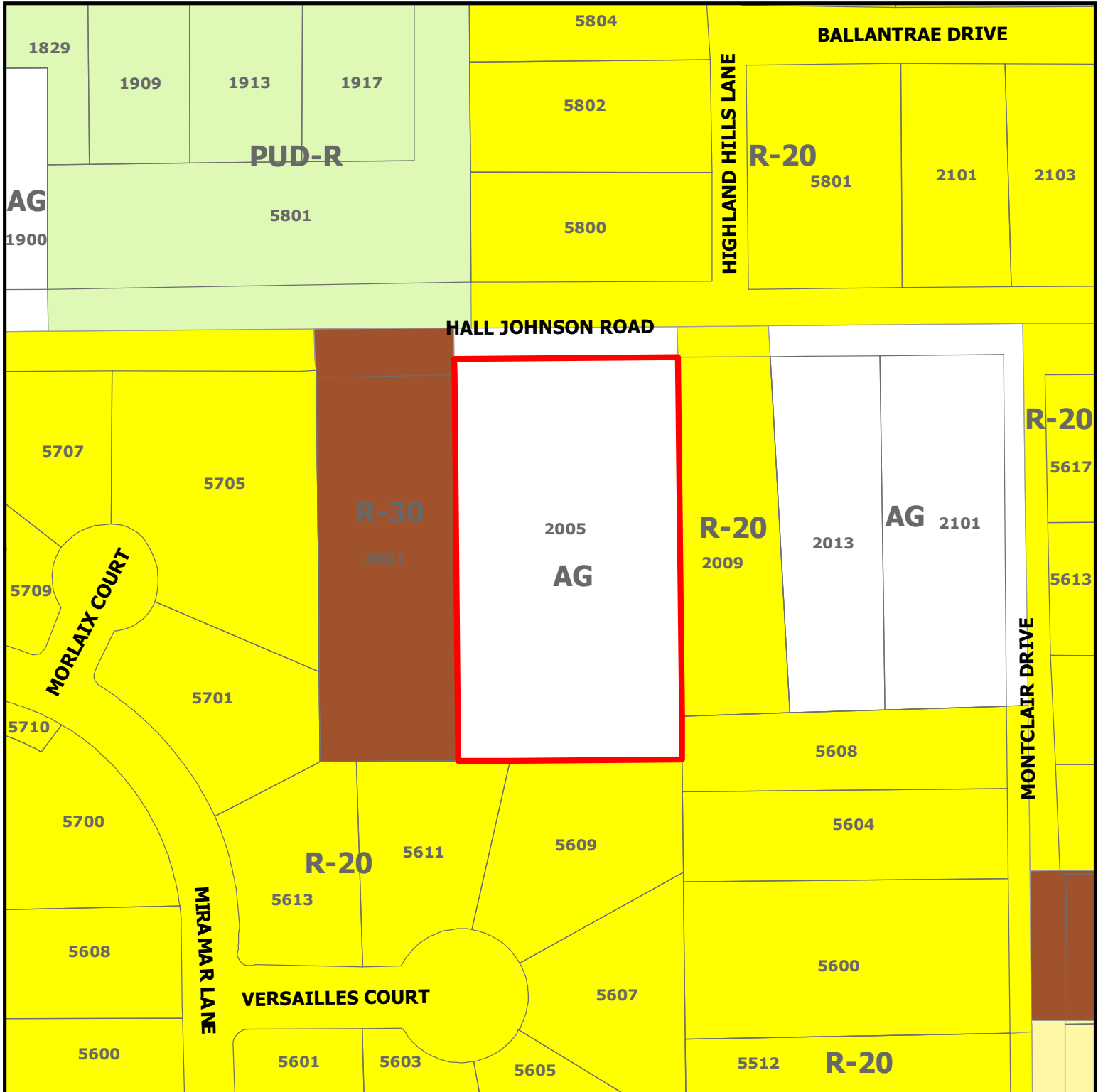
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Subject Property



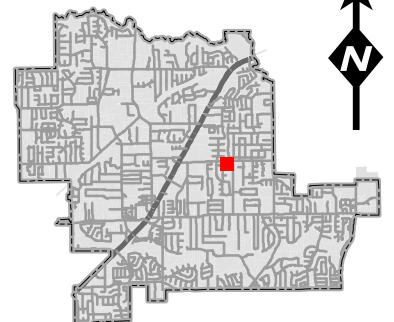
Zoning Map



ZC21-015
2005 Hall Johnson Road

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 Subject Property



Future Land Use Map



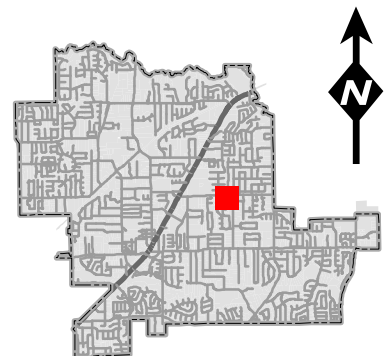
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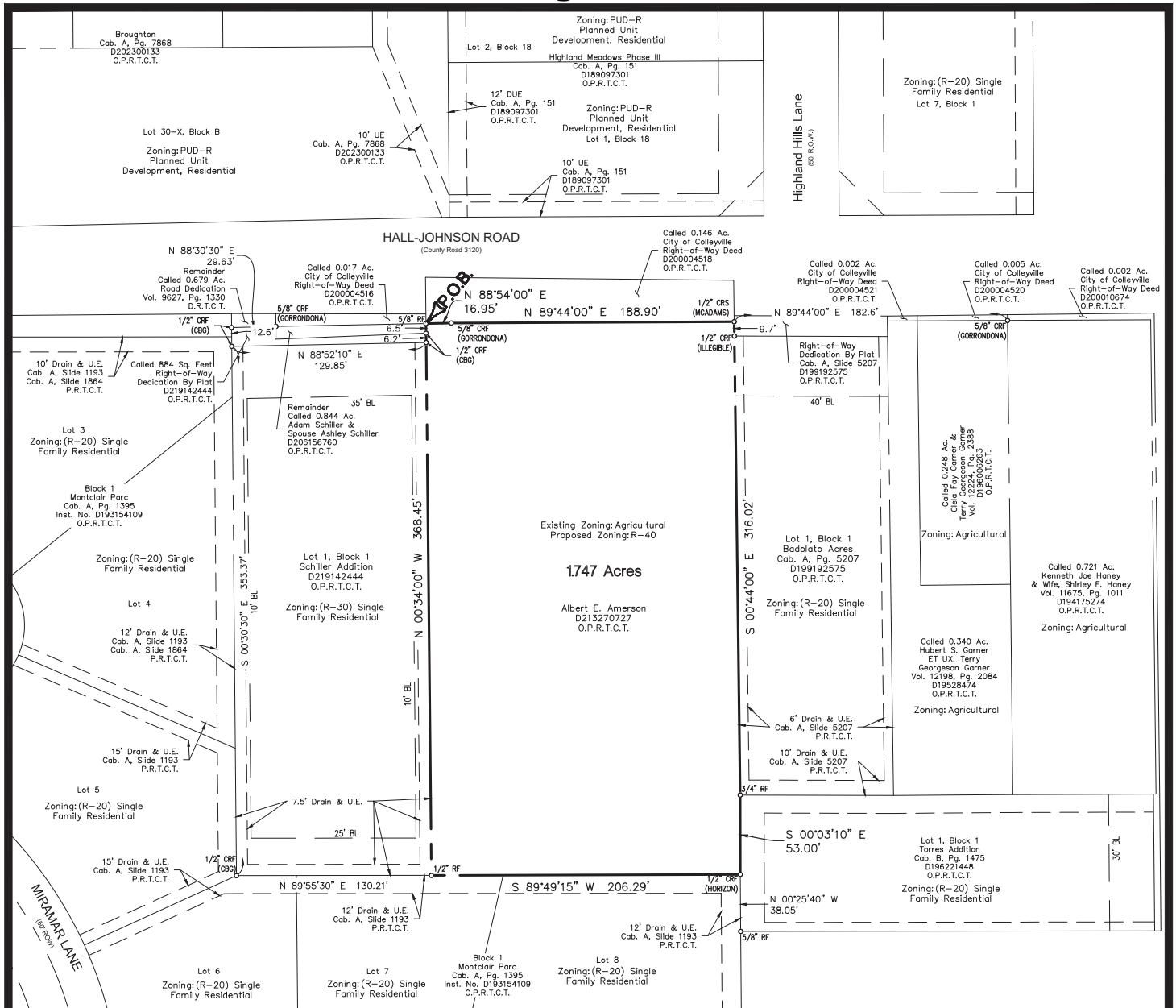
ZC21-015

2005 Hall Johnson Road

-  Subject Property
 Residential
 Institutional
 Open Space; Parks



Zoning Exhibit



NOTES:

- Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
- Original copies of survey maps and descriptions prepared by the surveyor and firm whose names appear hereon will contain an embossed surveyor's seal. Any map or description copy without that embossed seal is likely a copy not prepared in the office of the surveyor and may contain alterations or deletions made without the knowledge or oversight of the surveyor.
- Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners. McAdams, and the Surveyor shall not be liable for any unauthorized use hereof.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.



0 100 200

SCALE: 1"=100'

PRELIMINARY DOCUMENT:

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
MARK PAINE, RPLS 5078 5/17/21

ZONING EXHIBIT

1.747 Acres

in the

S. C. H. WITTEN SURVEY, ABSTRACT NO. 1619
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS
ZONING EXHIBIT FOR ZONING CHANGE
REQUEST FROM: AG TO: R-40



McADAMS

The John R. McAdams
 Company, Inc.
 111 Hillside Drive
 Lewisville, Texas 75057
 972.436.9712
 201 Country View Drive
 Roanoke, Texas 76262
 940.240.1012
 TSPC: 19162 TSPCL: 10194440
 www.mcadamsco.com

DRAWN BY: SP DATE: 05/12/2021 SCALE: 1" = 100' JOB. NO. **AMERSON 2021310377**

Zoning Exhibit

Legal Description

1.747 Acres

Being all that certain lot, tract or parcel of land situated in the S. C. H. Witten Survey, Abstract Number 1619, City of Colleyville, Tarrant County, Texas, and being all of that certain tract of land described in deed in favor of Albert E. Amerson recorded in Instrument Number D219270727 of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" rebar found at the northeast corner of said Amerson tract, being the on the south line of Hall-Johnson Road as evidenced by that certain called 0.146 acre tract of land described in right-of-way deed in favor of the City of Colleyville recorded in Instrument Number D200004518 of the Official Public Records of Tarrant County, Texas, being the southwest corner said 0.146 acre tract and being the southeast corner of that certain called 0.017 acre tract of land described in right-of-way deed in favor of the City of Colleyville recorded in Instrument Number D200004516 of the Official Public Records of Tarrant County, Texas, and being the northeast corner of that certain called 0.844 acre tract of land described in deed in favor of Adam Schiller and spouse, Ashley Schiller recorded in Instrument Number D206156760 of the Official Public Records of Tarrant County, Texas, from which a 5/8" capped rebar found (GORRONDONA) at the southwest corner of said 0.017 acre tract and the northwest corner of said 0.844 acre tract bears S 88°54'00" W, 100.2 feet;

THENCE N 88°54'00" E, 16.95 feet with the south line of said 0.146 acre tract, the south line of said Hall-Johnson Road and the north line of said Amerson tract to a 5/8" capped rebar found (GORRONDONA) at an angle point;

THENCE N 89°44'00" E, 188.90 feet continuing with the south line of said 0.146 acre tract, the south line of said Hall-Johnson Road and the north line of said Amerson tract to a 1/2" capped rebar set (MCADAMS) at the northeast corner of said Amerson tract, being the southeast corner of said 0.146 acre tract, and being on the west line of a right-of-way dedication shown on the plat of Badolato Acres, an addition to the City of Colleyville, according to the plat thereof recorded in Cabinet A, Page 5207 (Instrument Number D199192575) of the Official Public Records of Tarrant County, Texas, from which a 5/8" capped rebar found (GORRONDONA) at the southeast corner of that certain called 0.005 acre tract of land described in right-of-way deed in favor of the City of Colleyville recorded in Instrument Number D200004520 of the Official Public Records of Tarrant County, Texas, bears N 89°44'00" E, 182.6 feet;

THENCE S 00°44'00" E, with the east line of said Amerson tract and the west line of said Badolato Acres, passing at 9.7 feet a 1/2" capped rebar found (ILLEGIBLE) at the southwest corner of said right-of-way dedication and the northwest corner of Lot 1, Block 1 of said Badolato Acres, continuing with the west line thereof a total distance of 316.02 feet to a 3/4" rebar found at the southwest corner Badolato Acres, being the northwest corner of Lot 1, Block 1, Torres Addition, an addition to the City of Colleyville, according to the plat thereof recorded in Cabinet B, Page 1475 (Instrument Number D196221448) of the Official Public Records of Tarrant County, Texas;

THENCE S 00°03'10" E, 53.00 feet continuing with the east line of said Amerson tract and the west line of said Lot 1, Block 1, Torres Addition to a 1/2" capped rebar found (HORIZON) at the southeast corner of said Amerson tract, being the northeast corner of Lot 8, Block 1, Montclair Parc, an addition to the

Zoning Exhibit

City of Colleyville, according to the plat thereof recorded in Cabinet A, Page 1395 (Instrument Number D1963154109) of the Official Public Records of Tarrant County, Texas;

THENCE S 89°49'15" W, 206.29 feet with the south line of said Amerson tract and the north line of said Lot 8, passing the northwest corner thereof and the northeast corner of Lot 7, Block A, Montclair Parc to a 1/2" rebar found at the southwest corner of said Amerson tract, being the southeast corner of said 0.844 acre tract and the southeast corner of Lot 1, Block 1, Schiller Addition, an addition to the City of Colleyville, according to the plat thereof recorded in Instrument Number D219142444 of the Official Public Records of Tarrant County, Texas, from which a 1/2" capped rebar found at the southwest corner of said 0.844 acre tract and the southwest corner of said Lot 1, Block 1, Schiller Addition bears S 89°55'30" W, 130.2 feet;

THENCE N 00°34'00" W, with the west line of said Amerson tract, the east line of said 0.844 acre tract and the east line of said Lot 1, Block 1, Schiller Addition, passing at 355.76 feet a 1/2" capped rebar found (CBG) at the northeast corner of said Lot 1, Block 1, Schiller Addition, being the southeast corner of a called 884 square feet right-of-way dedication shown on said Schiller Addition plat, continuing with the east line thereof, passing at 362.0 feet a 1/2" capped rebar found (CBG) at the northeast corner of said Schiller Addition, continuing a total distance of 368.45 feet to the POINT OF BEGINNING and containing approximately 1.747 acres of land.

Bearings based on Texas Coordinate System, North Central Zone (4202), NAD 83.

Field work performed during the month of May, 2021.

PRELIMINARY DOCUMENT:

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

MARK PAINE, RPLS 5078 5/17/21

Amerson Vesting Deed

Page 1 of 3

D219270727 11/25/2019 9:03 AM PGS 3 Fee: \$27.00 Submitter: CSC ERECORDING SOLUTIONS

Electronically Recorded by Tarrant County Clerk in Official Public Records

Mary Louise Nicholson
Mary Louise Nicholson

GENERAL WARRANTY DEED (CASH)

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: 11/22/2019

GF# ATD-03-
6000031901225

Grantor: **Brenda Wingo, Individually and as Independent Executor of the Estate of Stephen Jasper Wingo, deceased and Jean Roden, Rebecca Brown, Larry Wingo and Scot Wingo**

Grantee: **Albert E. Amerson**

Grantee's Mailing Address: **2005 HALL JOHNSON ROAD, COLLEYVILLE, TEXAS 76034**

Consideration: **TEN AND NO/100-----(\$10.00)-----DOLLARS** and other good and valuable consideration, the receipt of which is hereby acknowledged and confessed;

Property (including any improvements):

SEE ATTACHED EXHIBIT "A"

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants, and conditions, if any, relating to the hereinabove described property as the same are filed for record in the County Clerk's Office of TARRANT County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all the rights and appurtenances lawfully accompanying it, by the Grantee, Grantee's heirs, executors, administrators, successors, and/or assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors, and/or assigns to WARRANT AND FOREVER DEFEND all the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors, and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

Current ad valorem taxes on the property having been prorated, the payment thereof is assumed by Grantee.

Amerson Vesting Deed

Page 2 of 3

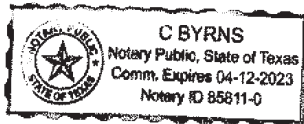
When the context requires, singular nouns and pronouns include the plural.

Brenda Wingo, individually and as Independent
Brenda Wingo, Individually and as
Independent Executor of the Estate of
Stephen Jasper Wingo, deceased
Executor of the Estate of Stephen Jasper Wingo, deceased

(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF TARRANT

This instrument was acknowledged before me on the 22nd day of Nov.
2019 by Brenda Wingo, Individually and as Independent Executor of the Estate of
Stephen Jasper Wingo, deceased.



C. Byrns

Notary Public, State of Texas

Notary's Name (printed): C. BYRNS

Notary's commission expires: 4-12-23

Amerson Vesting Deed

Page 3 of 3

GF#: ATD-03-6000031901225

EXHIBIT A

Situated in Tarrant County, Texas and being a tract of land out of the S.C.H. Witten Survey Abstract No. 1619, and, the S. Cotrail Survey, Abstract No. 328 in Tarrant County, Texas, and described by metes and bounds as follows:

BEGINNING at a stake 540.3 varas East of the Northwest corner of the said S. Cotrail Survey;

THENCE SOUTH 593 varas along the East line of a 15 acre tract as conveyed by Deed dated July 21, 1937 from Pearl Harris and husband D.S. Harris and Leta Haverly and husband, Bruce Haverly to Arthur P. Blagg and wife, Beulah Blagg, and recorded in Volume 1340, Page 573 of the Deed Records of Tarrant County, Texas; a stake for corner;

THENCE WEST 93.8 varas to a stake for corner;

THENCE SOUTH 368 varas to a stake for corner that is 7 varas North of the South line of the S.C.H. Witten Survey;

THENCE EAST 32.5 varas to a stake for corner;

THENCE NORTH 361 varas to a stake for corner;

THENCE EAST 135.6 varas to a stake for corner;

THENCE NORTH 600 varas to a stake for corner in the North line of the said S.C.H. Witten Survey;

THENCE WEST 74.3 varas to the place of beginning; and being the same tract of land as conveyed by Correction Deed dated November 17, 1950 from Jim Wesley Doggett and wife Ora Cleo Doggett to A.J. Lisby and wife, Ruth Lisby and recorded in Volume 2263, page 147 of the Deed Records, Tarrant County, Texas.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

SAVE AND EXCEPT:

That portion of subject property conveyed to Norwood National Corporation in Warranty Deed with Vendor's Lien filed of record July 20, 1989, recorded in Volume 9651, Page 833, Real Property Records, Tarrant County, Texas

and

That portion of subject property conveyed to the City of Colleyville in Right-of-Way Deed filed of record January 06, 1989, recorded in Volume 14168, Page 358, Real Property Records, Tarrant County, Texas



City of Colleyville Planning and Zoning Commission Agenda Briefing

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Agenda Number 2d

Agenda Date 5/24/2021

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a zoning change from R-20 Single Family Residential district and R-30 Single Family Residential district to AG Agricultural district for Lot 1, Block 1, Dotti Addition, located at 1310 Tinker Road, Case ZC21-011

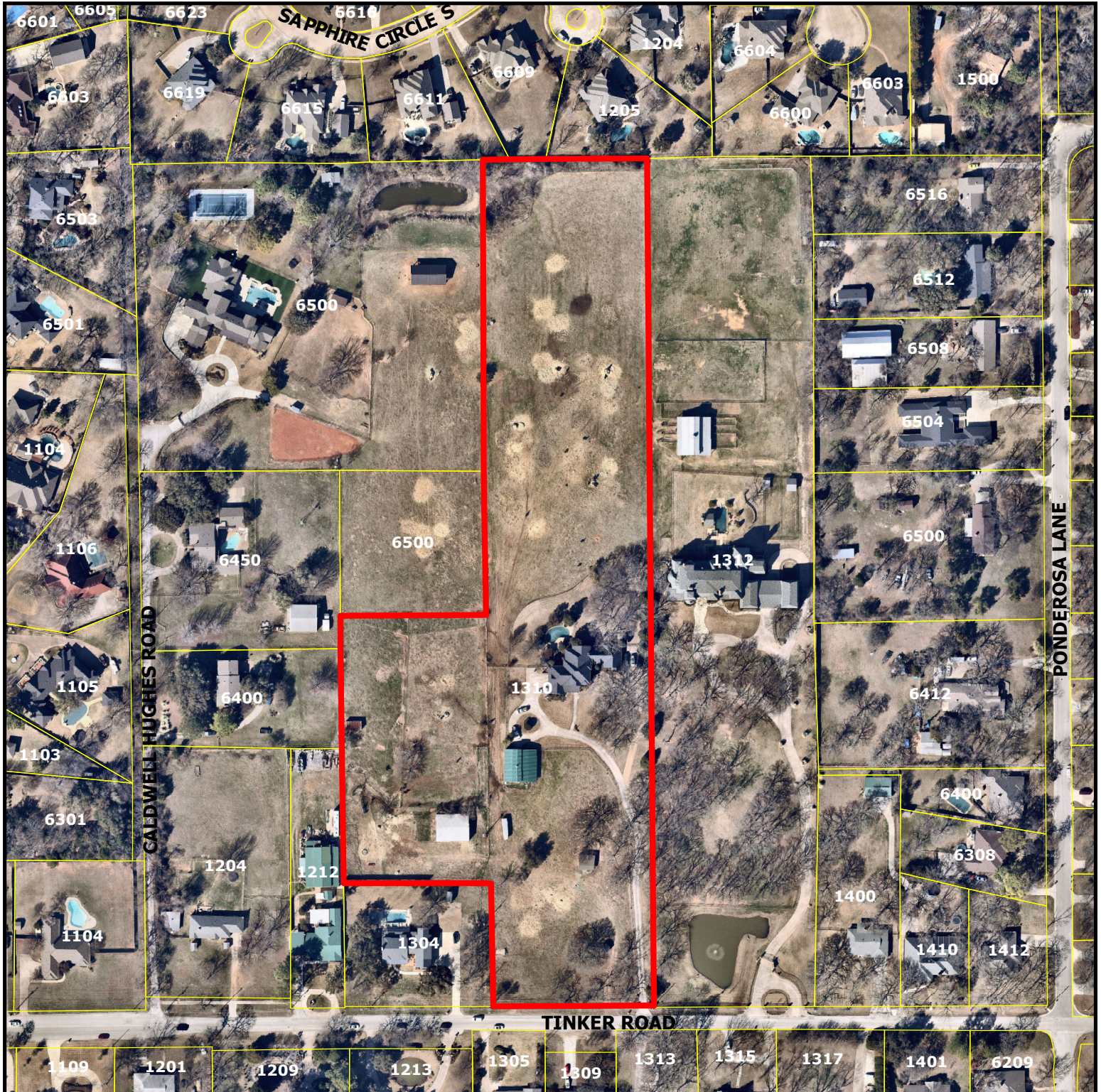
Explanation

L. Gasten Schoonover, the applicant, has submitted a request for a zoning change for a portion of Lot 1, Block 1, Dotti Addition, being approximately 8.47 acres, and zoned R-20 and R-30 Single Family Residential districts. The request is to rezone the property from R-20 & a portion of the R-30 district (1.10 acres, south portion) to AG Agricultural district.

Attachments

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

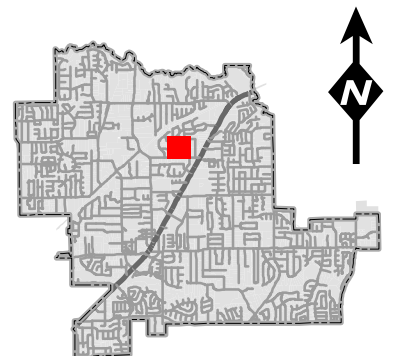
Aerial Map



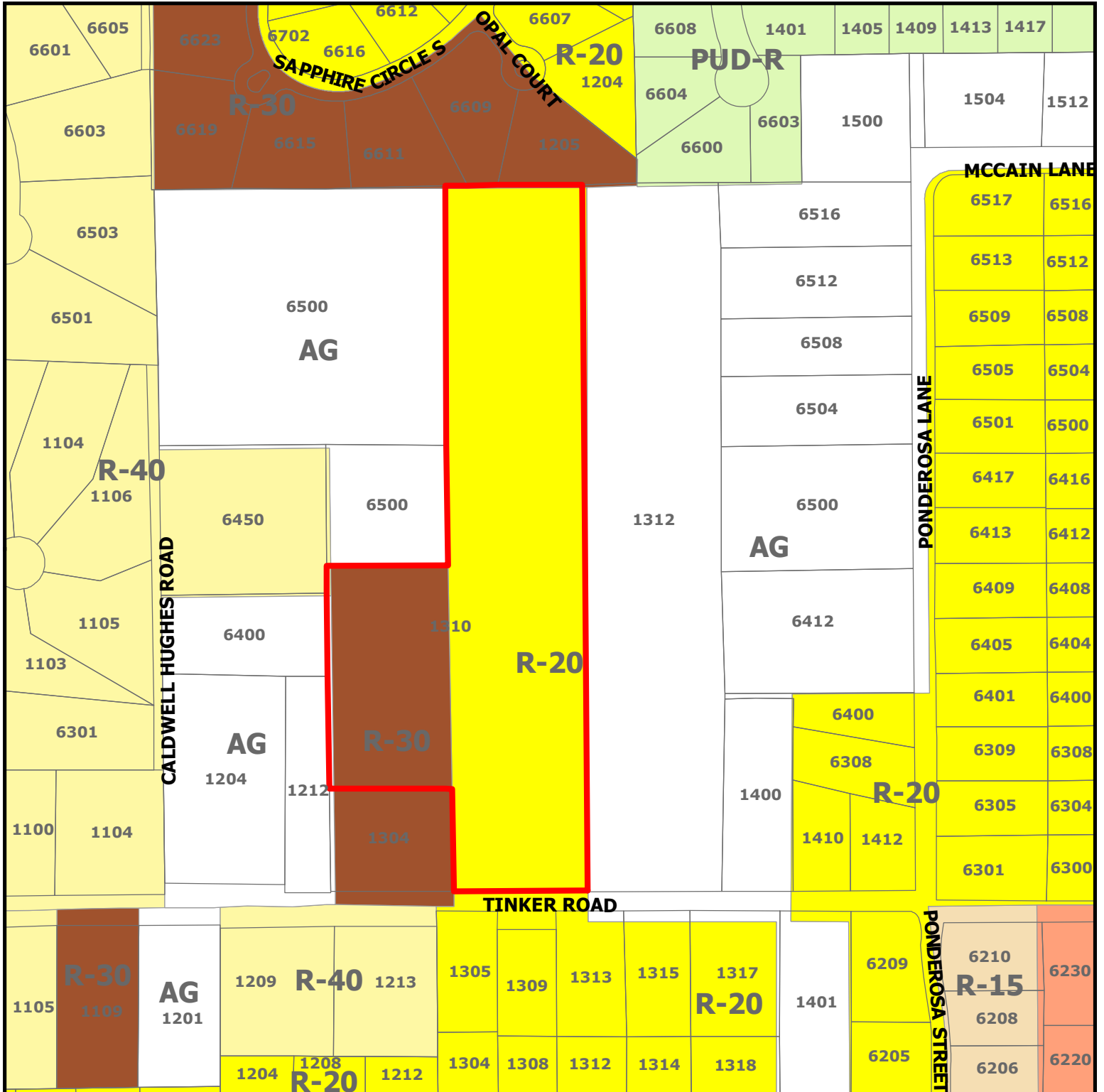
ZC21-016
1310 Tinker Road

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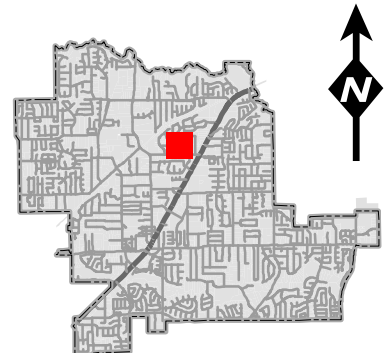
 Subject Property



Zoning Map



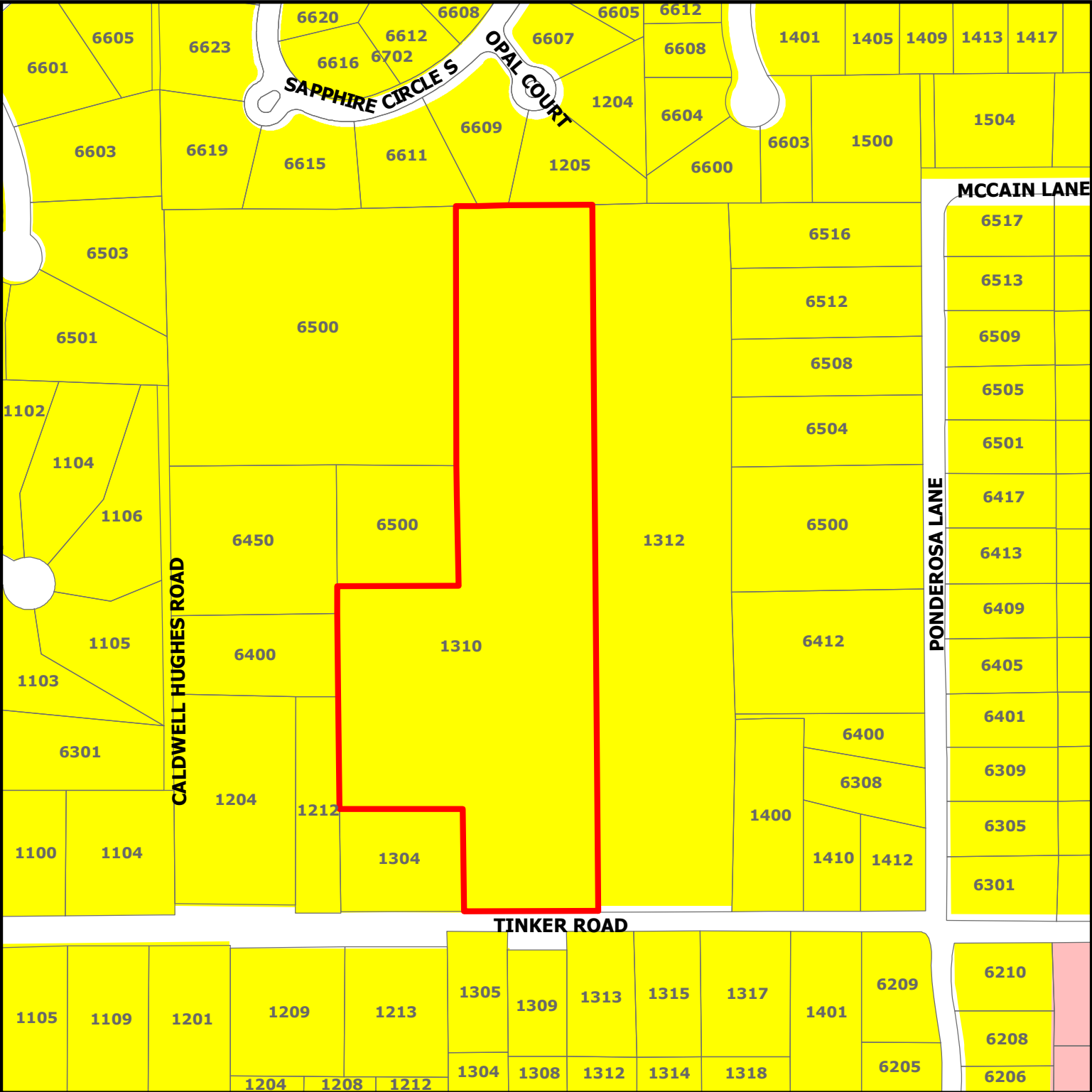
ZC21-016
1310 Tinker Road



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 Subject Property

Future Land Use Map

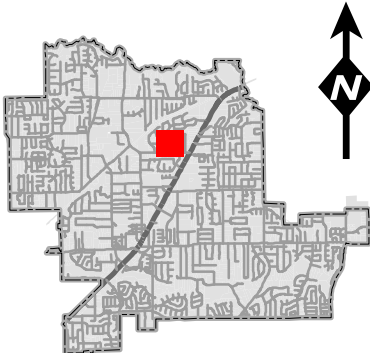


ZC21-016

1310 Tinker Road

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-  Subject Property
-  Residential
-  Colleyville Blvd Corridor



Statement of Planning Objectives

Maw / 5th * 0. 21

Community Development Department
City of Colleyville
100 Main Street, Colleyville, TX 76034

Re: Statement of Planning Objectives – 1310 Tinker Rd. Lot Split

Members of the Community Development Department,

Per City of Colleyville requirements, the Applicants and Owners related to the proposed Project at 1310 Tinker Rd., Colleyville, TX, seek to provide a statement of our objectives and future use in regard to the aforementioned location.

It is, jointly, our intent to separate one (1) acre of land, as indicated in the attached plat, and transfer ownership from Michael and Nancy Dotti, to Gasten and Carolyn Schoonover, for the purpose of building a residential homestead/estate for their use. In consideration of these plans, we request and propose the following from the City of Colleyville's interested departments and committees:

- Approval of the amended plat to separate approximately one (1) acre of land from Lot 1 and create the proposed Lot 3.
- Approval of a plat waiver to remove the street frontage requirements for Lot 3.
- Approval of a Mutual Access Easement through Lot 1, to allow perpetual access to Lot 3.

In consideration of these allowances, and in gesture of good faith towards our intent, we have also submitted a request for zoning change over the remainder of the property, converting the R-20 and R-30 zoned portions to an AG zoning. We have indicated this on the related plat and would keep Lot 2 zoned R-30 as to meet the zoning requirements of a lot that size, and to allow us to adequately develop the land into an individual single-family homestead/estate for the Schoonovers.

We greatly appreciate your time and consideration.

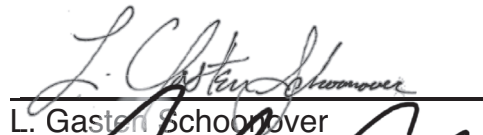
Jointly Signed and Submitted,



Michael Dotti, M.D.



Nancy Dotti



L. Gasten Schoonover



Carolyn Schoonover

Owners: 1310 Tinker Rd.
Colleyville, TX 76034
817-239-8791
nanedot@verizon.net

Applicants: 609 Eagle Trl.
Keller, TX 76248
817-304-3792
lgschoonover@gmail.com

Aerial Exhibit



FIELD NOTES FOR 8.4758 ACRES OF LAND REQUESTING ZONING CHANGE TO AG

Being a tract of land out of the A. L. Lott Survey, Abstract No. 963 and situated in the City of Colleyville, Tarrant County, Texas, and surveyed by Miller Surveying, Inc. in May of 2021, said tract being a portion of Lot 1, Block 1, Dotti Addition, an addition to the City of Colleyville, Texas according to the plat thereof recorded as Instrument No. D212119545 of the Official Public Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch "MSI" capped steel rod found for the southeast corner of said Lot 1, said rod being in the northerly right-of-way line of Tinker Road;

Thence North 89 degrees 38 minutes 28 seconds West with the southerly boundary line of said Lot 1 and with said right-of-way line a distance of 261.17 feet to a 5/8 inch "MSI" capped steel rod found for the most southerly southwest corner of said Lot 1, said rod being the southeast corner of Lot 2 of said Block 1;

Thence North 00 degrees 02 minutes 49 seconds West with the easterly boundary line of said Lot 2 a distance of 185.00 feet to a 5/8 inch "MSI" capped steel rod found for the northeast corner thereof;

Thence North 89 degrees 38 minutes 28 seconds West with the northerly boundary line of said Lot 2 a distance of 209.18 feet to a 5/8 inch "MSI" capped steel rod found for the northwest corner thereof, said rod being the most westerly southwest corner of said Lot 1;

Thence North 00 degrees 06 minutes 00 seconds West with the westerly boundary line of said Lot 1 a distance of 206.51 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 89 degrees 59 minutes 01 seconds East with said boundary line a distance of 221.71 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 00 degrees 05 minutes 17 seconds West with said boundary line, passing at 196.46 feet a 5/8 inch "MSI" capped steel rod found for an inner corner of said westerly boundary line and continuing a total distance of 420.09 feet to a 5/8 inch "MSI" capped steel rod found for an angle point therein;

Thence North 00 degrees 03 minutes 05 seconds West continuing with said westerly boundary line a distance of 471.00 feet to a 5/8 inch "MSI" capped steel rod found for the most northerly northwest corner of said Lot 1;

Thence South 89 degrees 55 minutes 31 seconds East with the northerly boundary line of said Lot 1 a distance of 250.99 feet to a 1/2 inch steel rod found for the northeast corner thereof;

Thence South 00 degrees 02 minutes 05 seconds West with the easterly boundary line of said Lot 1 a distance of 1285.15 feet to the point of beginning and containing 8.4758 acres of land, more or less.

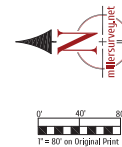


This is to certify that: a) This document serves as my graphic representation of a land survey of the 8.4758 acre easement shown and described hereon; b) Said survey being performed on the ground, under my supervision, in May of 2021; c) the boundary lines and dimensions indicated hereon are based on said survey and are true and correct; and d) As of the Date of Certification, the corner monuments shown hereon were in place as indicated.

Date of Certification: May 7, 2021

OWNER:
MICHAEL DOTTI
1310 TINKER ROAD
COLLEYVILLE,
TEXAS 76034
817-239-8791
nanedot@verizon.net

APPLICANT:
ASTEN SCHOONOVER
609 EAGLE TRAIL
ELLER, TEXAS 76248
817-304-3792
shoonover@gmail.com



ZONING EXHIBIT
BEING A PORTION OF LOT 1, BLOCK 1
DOTTI
ADDITION

REQUESTING A ZONING DISTRICT CHANGE FROM R-20 and R-30 to AG

BEING 8.4758 ACRES OUT OF LOT I, BLOCK I, DOTTI ADDITION,
AN ADDITION TO THE CITY OF COLLEYVILLE TARRANT
COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF
RECORDED AS INSTRUMENT NO. D21219545 OF THE OFFICIAL
PUBLIC RECORDS OF TARRANT COUNTY, TEXAS

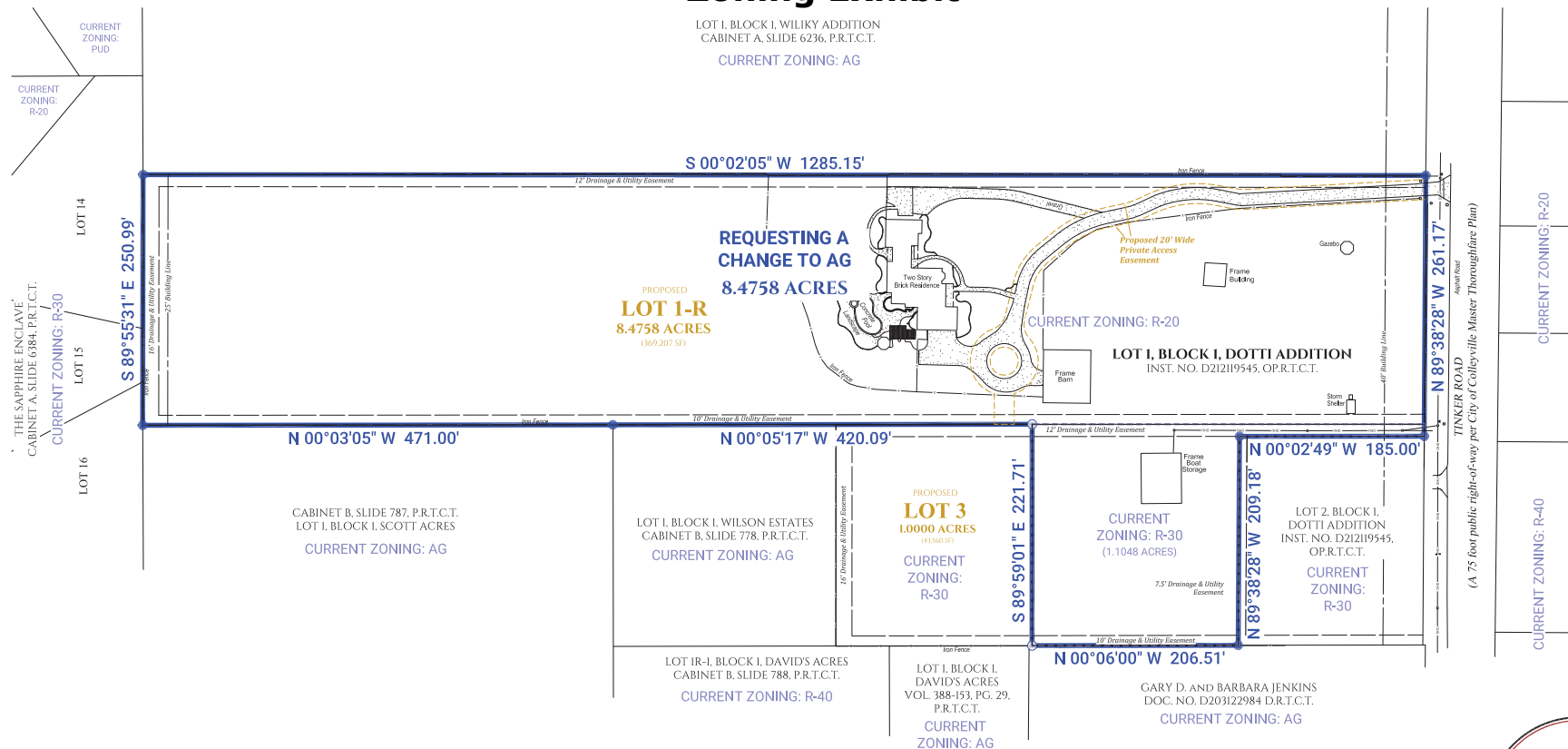
MAY 2021

Job No. 12004 • Plot File 12004 Zoning 2021

Zoning Exhibit

LOT 1, BLOCK 1, WILIKY ADDITION
CABINET A, SLIDE 6236, P.R.T.C.T.

CURRENT ZONING: AG



FIELD NOTES FOR 8.4758 ACRES OF LAND REQUESTING ZONING CHANGE TO AG

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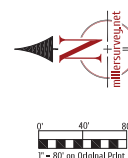
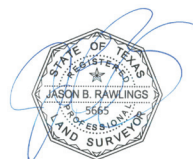
Date of Certification: May 7, 2021

OWNER:

MICHAEL DOTTI
1310 TINKER ROAD
COLLEYVILLE,
TEXAS 76034
817-239-8791
nanedot@verizon.net

APPLICANT:

L. GASTEN SCHOONOVER
609 EAGLE TRAIL
KELLER, TEXAS 76248
817-304-3792
lgschoonover@gmail.com



ZONING EXHIBIT BEING A PORTION OF LOT 1, BLOCK 1 DOTTI ADDITION

REQUESTING A ZONING DISTRICT CHANGE FROM
R-20 and R-30 to AG

BEING 8.4758 ACRES OUT OF LOT 1, BLOCK 1, DOTTI ADDITION,
AN ADDITION TO THE CITY OF COLLEYVILLE TARRANT
COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF
RECORDED AS INSTRUMENT NO. D212119545 OF THE OFFICIAL
PUBLIC RECORDS OF TARRANT COUNTY, TEXAS

MAY 2021



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 2e

Agenda Date 5/24/2021

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a Replat for Lot 1R and Lot 3, Block 1, Dotti Addition, being Lot 1, Block 1, Dotti Addition, located at 1310 Tinker Road, Case PC21-011

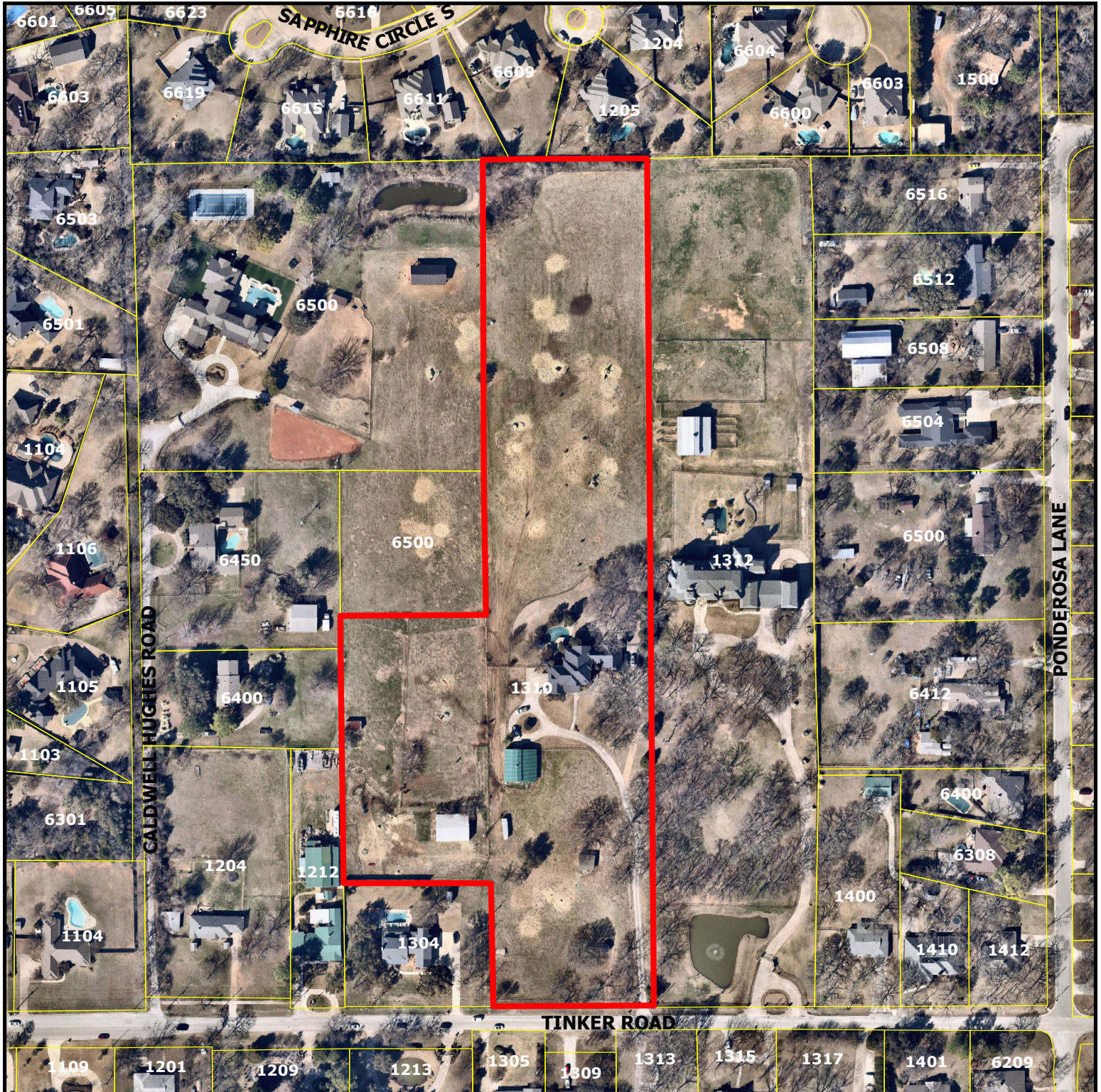
Explanation

L. Gasten Schoonover, the applicant, has submitted a request for a Replat for Lot 1R & Lot 3, Block 1, Dotti Addition, being approximately 9.47 acres, and zoned R-20 and R-30 Single Family Residential districts. The applicant requests to Replat the property into two single-family residential lots in order to construct a new home on the remaining north R-30 portion (proposed Lot 3, 1 acre). As part of the Replat, a plat waiver to the street frontage requirement for the proposed Lot 3 is requested. Access is proposed to be provided by a 20' wide mutual access easement across proposed lot 1R.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Aerial Exhibit
5. Plat Exhibit
6. Property Coordinates

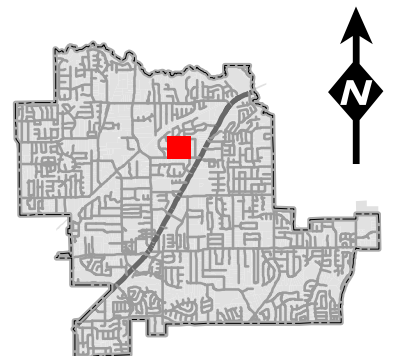
Aerial Map



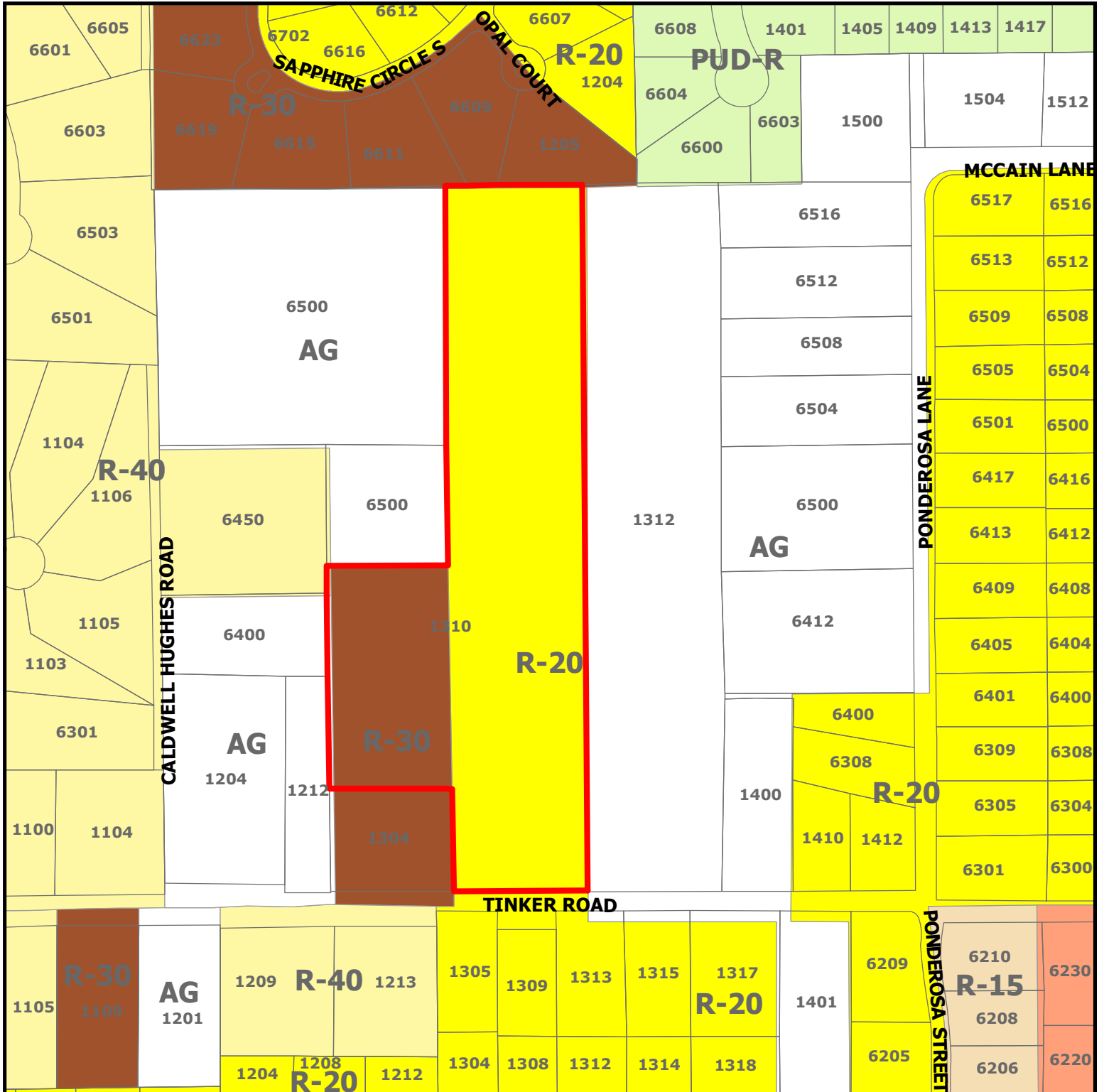
PC21-011
1310 Tinker Road

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



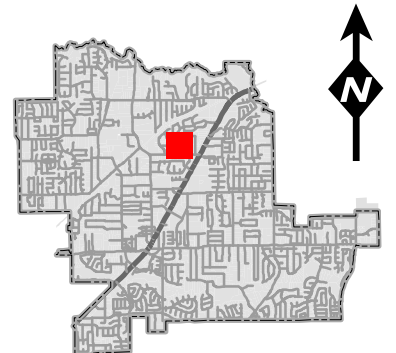
Zoning Map



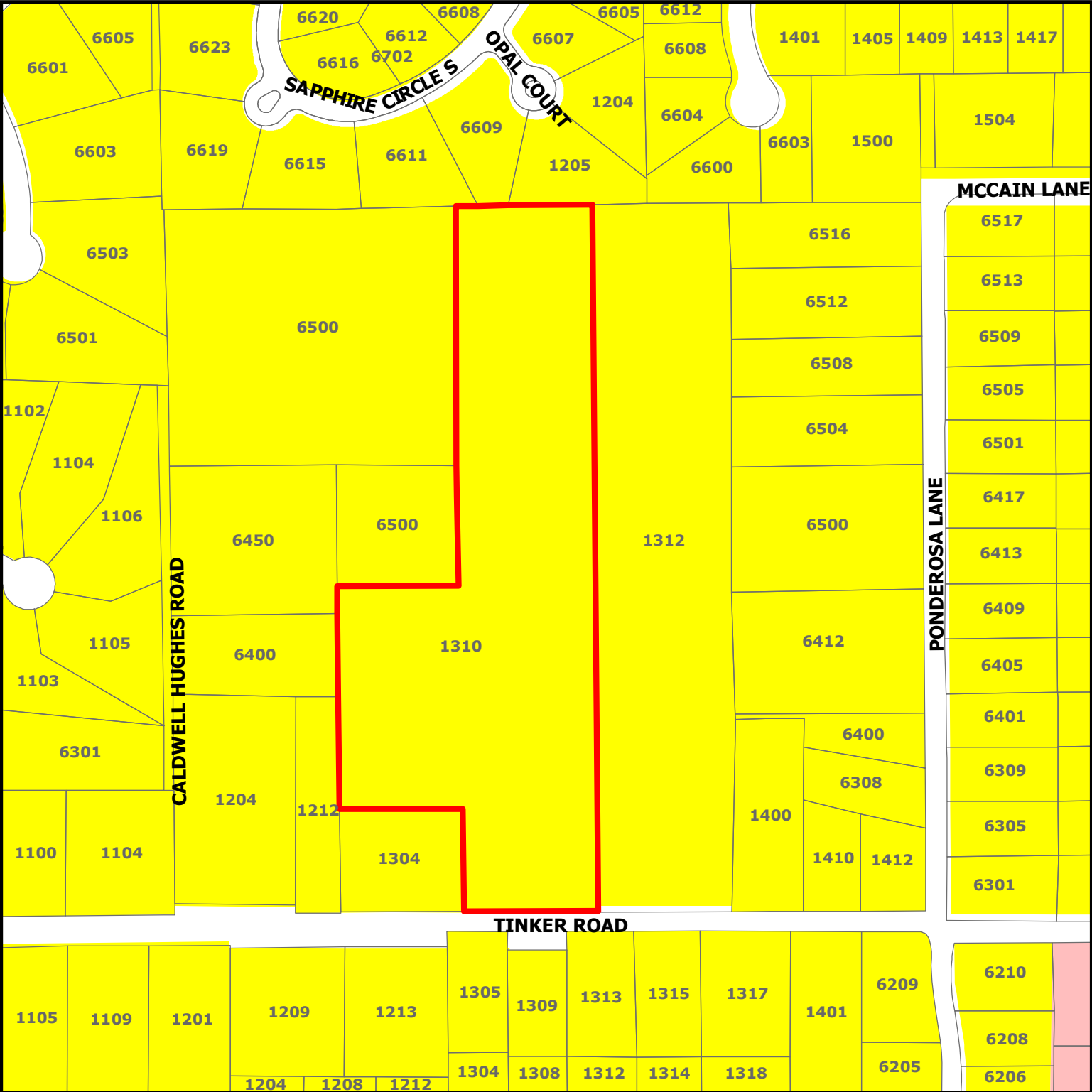
PC21-011
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 Subject Property



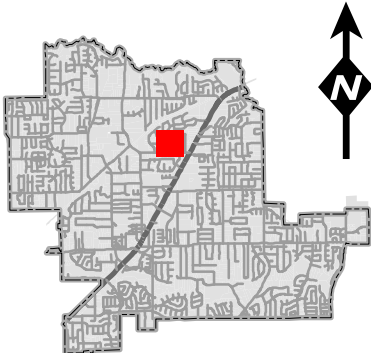
Future Land Use Map



PC21-011
1310 Tinker Road

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-  Subject Property
-  Residential
-  Colleyville Blvd Corridor



Aerial Exhibit



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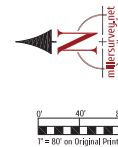


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Date of Certification: May 7, 2021

OWNER:
MICHAEL DOTTI
1310 TINKER ROAD
COLLEYVILLE,
TEXAS 76034
817-239-8791
nanedot@verizon.net

APPLICANT:
ASTEN SCHOONOVER
609 EAGLE TRAIL
ELLER, TEXAS 76248
817-304-3792
shoonover@gmail.com



ZONING EXHIBIT
BEING A PORTION OF LOT 1, BLOCK 1
DOTTI
ADDITION

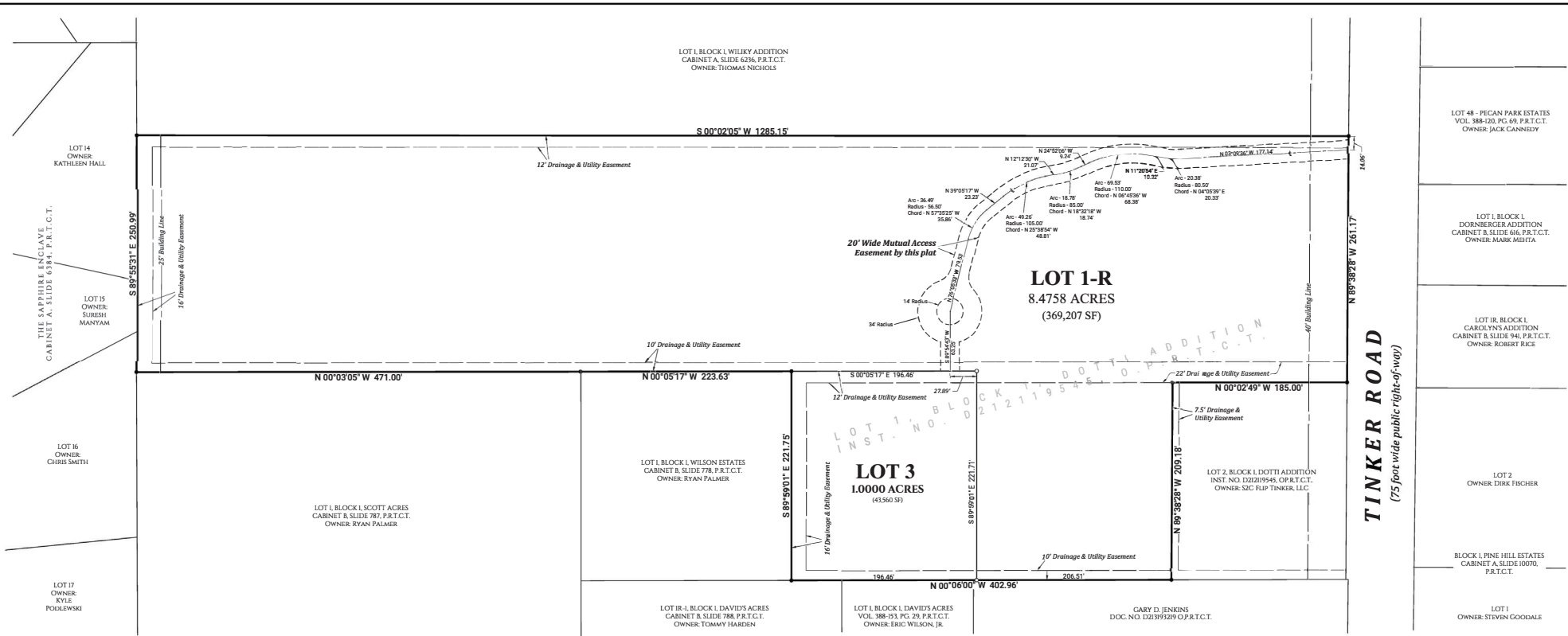
REQUESTING A ZONING DISTRICT CHANGE FROM R-20 and R-30 to AG

BEING 8.4758 ACRES OUT OF LOT I, BLOCK I, DOTTI ADDITION,
AN ADDITION TO THE CITY OF COLLEYVILLE TARRANT
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RECORDED AS INSTRUMENT NO. D21219545 OF THE OFFICIAL
PUBLIC RECORDS OF TARRANT COUNTY, TEXAS

MAY 2021

Job No. 12004 • Plot File 12004 Zoning 2021

Plat Exhibit



The purpose of this replat is to divide existing Lot 1 into two lots.

PLAT WAIVER: Applicant is seeking a variance for the street frontage requirement for Lot 3 hereon.

NOTES PER CITY OF COLLEYVILLE:

Utility Easement: Any public utility, including the City of Colleyville, shall have the right to move and keep moved all or part of any building, fences, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and any public utility, including the City of Colleyville, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

Drainage Easement Restriction: No construction or filling, without the written approval of the City of Colleyville shall be allowed within a drainage easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result, and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of two feet above the 100-year flood elevation.

The maintenance of all drainage and utility easements located on private property are the responsibility of the property owner.

STATE OF TEXAS §
COUNTY OF TARRANT §

OWNER'S DEDICATION AND CERTIFICATE

WHEREAS Michael Dotti is the sole owner of a tract of land out of the A. L. Lott Survey, Abstract No. 963 and situated in the City of Colleyville, Tarrant County, Texas, having been surveyed by Miller Surveying, Inc. in May of 2021, said tract being all of Lot 1, Block 1, Dotti Addition, an addition to the City of Colleyville, Tarrant County, Texas according to the plat thereof recorded as Instrument No. D212119545 of the Official Public Records of Tarrant County, Texas;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

that CADG Capital Place, LLC, and by and through the undersigned joint tenant, do hereby adopt a plan designating the hereinbefore described property as LOT 1, & RANO LOT 3, BLOCK 1, DOTTI ADDITION an addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the mutual use forever all streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plan for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility which may 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 endager or interfere with the construction, maintenance or efficiency of its respective systems on or under the above described property, shall be authorized to remove and keep removed the same, and to do so without compensation for the purpose of constructing, reconstructing, inspecting, and paroling, without the necessity at any time of procuring the permission of anyone. This plan approved subject to all planning ordinances, rules regulations, and resolutions of the City of Colleyville, Texas.

Witness my hand this _____ day of _____, 20____

Michael Dotti, Owner

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned Notary Public in and for said county and State on this day personally appeared Michael W. Dotti, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed, and in the capacity therein stated.

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

Notary Public in and for Tarrant County
My printed name _____
My commission expires: _____

PLANNING AND ZONING COMMISSION APPROVAL

WHEREAS The Planning and Zoning Commission of the City of Colleyville, Texas voted affirmatively on this the ____ day of _____, 20____, to approve this Plat.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

CITY COUNCIL APPROVAL

Whereas the City Council of the City of Colleyville,
Texas voted affirmatively on this _____ day of
_____, 20__ to
approve of this Plat.

Mayor, City of Colleville

Attest: City Secretary

OWNER:
MICHAEL DOTTI
10 TINKER ROAD
WILLOWVILLE, TEXAS 76034
214-239-8791
mdotti@verizon.net

APPLICANT:
L. GASTEN SCHOONOVER
609 EAGLE TRAIL
KELLER, TEXAS 76248
817-304-3792
lgschoonover@gmail.com

KNOW ALL MEN BY THESE PRESENTS:

That I, Jason B. Rawlings, Registered Professional Land Surveyor No. 5665 licensed in the State of Texas, do hereby certify 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.

Jason B. Rawlings
Date

FINAL REPLAT

DOTTI ADDITION

LOT 1-R AND LOT 3, BLOCK 1

BEING A REPLAT OF LOT 1, BLOCK 1, DOTTI ADDITION, AN ADDITION TO THE CITY
OF COLLEYVILLE TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF
RECORDED AS INSTRUMENT NO. D212119545 OF THE OFFICIAL PUBLIC RECORDS
OF TARRANT COUNTY, TEXAS

BEING 8.4758 ACRES OUT OF THE A. J. LOTT SURVEY, ABSTRACT NO.
963, COLLEYVILLE, TARRANT COUNTY, TEXAS

MAY 2021



MILLER
SURVEYING, INC
Professional Precision.

8504 Precinct Line Rd. Ste. 180
Colleyville TX 76034 • 817-577-1052
millersurvey.net



Property Coordinates



Professional Precision.

TX PLS Firm No. 10100400

8504 Precinct Line Rd • Ste. 180
Colleyville, Texas 76034
817-577-1052 • millersurvey.net

CLOSURE NOTES FOR LOT 1, BLOCK 1, DOTTI ADDITION

Deed Report
2021

Fri May 14 09:32:57

Deed Name: plat
Starting Coordinates: Northing 4305.17, Easting 4494.13

Bearing	Distance	Description
N 00°05'17" W	223.63	
N 00°03'05" W	471.00	
S 89°55'31" E	250.99	
S 00°02'05" W	1285.15	
N 89°38'28" W	261.17	
N 00°02'49" W	185.00	
N 89°38'28" W	209.18	
N 00°06'00" W	402.96	
S 89°59'01" E	221.75	

Ending Coordinates: Northing 4305.17, Easting 4494.13

Area: 412766.80 S.F., 9.4758 Acres
Total Perimeter Distance> 3510.84
Closure Error Distance> 0.0000
Closure Precision> 1 in 999999