



# **City of Colleyville Planning and Zoning Commission Agenda**

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

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Monday, June 14, 2021

City Council Chambers

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**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 BOND  
PLEDGE OF ALLEGIANCE**

- 1. SWEARING IN OF NEWLY APPOINTED MEMBERS**  
Place 4 - Tim Raine
- 2. ELECTION OF OFFICER**  
Election of Vice Chair
- 3. APPROVAL OF MINUTES**

**3a**

Planning & Zoning Commission Worksession Minutes - April 26, 2021  
Planning & Zoning Commission Minutes - May 10, 2021  
Planning & Zoning Commission Worksession Minutes - May 24, 2021

**4. PUBLIC HEARING AGENDA ITEMS**

- 4a** Consideration of a zoning change from the R--20 Single Family Residential district and R--40 Single Family Residential district to the RE Single Family "Estate" Residential district for Lot 3, Block 3, Highland Acres Addition, located at 401 Timberline Drive South, Case ZC21-013
- 4b** Consideration of a zoning change from AG Agricultural zoning district to R-40 Single Family Residential zoning district on a portion of Tracts 2D & 2D3, Abstract 233, D R Blanton Survey, located at 5209 Bluebonnet Drive, Case ZC21-012, TABLED FROM THE MAY 10, 2021 PLANNING AND ZONING COMMISSION MEETING
- 4c** Consideration of a Special Use Permit (SUP) for an Accessory Dwelling larger than permitted on Tract 2D & 2D3, Abstract 233, D R Blanton Survey, located at 5209 Bluebonnet Drive, Case ZC21-014
- 4d** Consideration 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
- 4e** Consideration 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 ZC21-016
- 4f** Consideration 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

**5. CITIZEN COMMENTS**

**6. ADJOURNMENT**

I hereby certify this agenda was posted on City Hall bulletin boards June 11, 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](http://www.colleyville.com)

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**Agenda Number**                      **Agenda Date** 6/14/2021

**Type** Public Hearing Agenda Items

**Department** Community Development

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## **Title**

Planning & Zoning Commission Worksession Minutes - April 26, 2021

Planning & Zoning Commission Minutes - May 10, 2021

Planning & Zoning Commission Worksession Minutes - May 24, 2021

## **Attachments**

1. April 26, 2021 P&Z Minutes
2. May 10, 2021 P&Z Minutes
3. May 24, 2021 P&Z Minutes



# City of Colleyville Planning and Zoning Commission Minutes

City Hall  
100 Main Street  
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Monday, April 26, 2021

Executive Conference Room

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## CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission Worksession Meeting was called to order by Chair Bevill on April 26, 2021, at 6:15 p.m.

### Roll Call

**Present:** David Groves, Lawrence Williamson, Sayeda Syed, Matt Koch, George Bond, and Claudia Bevill

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

**Also Present:** Council member George Dodson and Bobby Lindamood

Chair Bevill made a general announcement regarding the resignation by Commissioner Kimberly Holt from the Planning and Zoning Commission.

## 2. WORKSESSION AGENDA ITEMS

- 2 a** Presentation and discussion of a zoning change from AG Agricultural zoning district to the R-40 Single Family Residential zoning district on a portion of Tracts 2D & 2D3, Abstract 233, D R Blanton Survey, located at 5209 Bluebonnet Drive, Case ZC21-012

Jacquelyn Reyff and Ben Bryner presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the existing structures on the property, property's history, drainage concerns, potential detention pond, street frontage, zoning, flag lot regulations, property elevation, contour map information, public safety access, water line access, time limits for development, number of car garage, access and egress, and public street regulations.

Commissioner Williamson question the applicant, Anward Dossani regarding providing a second driveway access for the proposed house in the rear. The applicant stated he is not opposed to the suggestion. Discussion continued regarding driveway access and property layout.

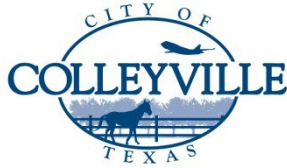
**3. AJOURMENT**

The meeting adjourned at 6:51 p.m.

The minutes were written and prepared by:

Araceli Botello  
Planning Technician

The meeting minutes were approved on \_\_\_\_\_ by a vote of \_\_\_\_.



# City of Colleyville Planning and Zoning Commission Minutes

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Monday, May 10, 2021

Executive Conference Room

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## CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission Pre Commission Meeting was called to order by Chair Bevill on May 10, 2021, at 6:16 p.m.

### Roll Call

**Present:** David Groves, Lawrence Williamson, Sayeda Syed, Matt Koch, and Claudia Bevill

**Absent:** George Bond

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

**Also Present:** Council Member Chuck Kelley

Chair Bevill made a general announcement regarding the copies provided of the City of Colleyville Comprehensive Plan.

There was general discussion amongst Staff and the Commission regarding items to be presented this evening at the regular meeting.

Chair Bevill adjourned the Pre Commission Meeting at 6:45 p.m.

## CALL MEETING TO ORDER CITY COUNCIL CHAMBERS

The City of Colleyville Planning and Zoning Commission Meeting was called to order by Chair Bevill on May 10, 2021, at 7:04 p.m.

### Roll Call

**Present:** David Groves, Lawrence Williamson, Sayeda Syed, Matt Koch, and Claudia Bevill

**Absent:** George Bond

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

## **1 APPROVAL OF MINUTES**

- 1a** Planning and Zoning Commission Minutes – March 22, 2021  
Planning and Zoning Commission Minutes – April 12, 2021  
Joint City Council and Planning and Zoning Commission Minutes – April 26, 2021

**Commissioner Williamson made a motion to approve the March 22, 2021 Planning and Zoning Commission Minutes, April 12, 2021 Planning and Zoning Commission Minutes, and April 26, 2021 Joint City Council and Planning and Zoning Commission Minutes. Commissioner Groves seconded the motion**

**The motion was carried by the following vote:**

**Aye: 5 – Groves, Williamson, Syed, Koch, and Bevill**

**Nay: 0**

## **2. PUBLIC HEARING AGENDA ITEMS**

- 2a** Consideration of a Preliminary/Final Plat for Lots 1-12 & Lot A, Block 1, Eastpointe Terrace, being Lot 1, Miles Addition, located at 6480 Pool Road, Case PC21-004, TABLED FROM THE APRIL 12, 2021 PLANNING AND ZONING COMMISSION MEETING

Commissioner Bevill made a general announcement regarding the number of Commissioner present and the required 4 affirmative votes for an approval of an item.

**Commissioner Bevill requested the item be removed from the table. Commissioner Syed made a motion to removed Case PC21-004 from the table. Commissioner Koch seconded the motion.**

**The motion was carried by the following vote:**

**Aye: 5 – Groves, Williamson, Syed, Koch, and Bevill**

**Nay: 0**

Jacquelyn Reyff and Ben Bryner presented the item and briefed the

Commission.

The applicant, Samantha Renz, 420 Throckmorton, Suite 620, Fort Worth, Texas, came forward and briefed the Commission.

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

Keith Shelton, 6504 Glenhope Circle South, came forward and spoke in opposition to the case. Mr. Shelton addressed concerns regarding drainage, acceleration of water flow, future erosion problems, tree preservation, and communication with the developer.

Lana Shelton, 6504 Glenhope Circle South, came forward and spoke in opposition to the case. Mrs. Shelton addressed concerns regarding proposed number of homes and not contacted by the developer.

Sue Reed, 2512 Independence Road, came forward and spoke in opposition to the case. Ms. Reed addressed concerns regarding the history of the development, drainage, tree preservation, double frontage lots, and fencing.

Anthony Horton, 2612 Independence Road, came forward and spoke in opposition to the case. Mr. Horton addressed concerns regarding number of proposed lots, double frontage, proposed location of the street, fencing, parking, landscaping, and tree preservation.

Mary Ruocchio, 2516 Independence Road, came forward and spoke in opposition to the case. Mrs. Ruocchio addressed concerns regarding the width of the road, tree preservation, property value, and fencing material.

Richard Ruocchio, 2516 Independence Road, came forward and spoke in opposition to the case. Mr. Ruocchio addressed concerns regarding double frontage lots, property value, narrow landscape buffer, fencing, and tree preservation.

The following citizens did not wish to speak, but would like their opposition recorded:

Aleisha Gravit, 2608 Independence Road

With no one wishing to speak, the public hearing was closed at 7:42 p.m.

The developer, Jerry Baker, 8200 Boca Road, Fort Worth, came forward to address concerns brought forth by the citizens and answer questions of the Commission. Mr. Baker addressed code requirements, landscape buffer, tree preservation plan & waiver, fencing material, road width, drainage concerns,

topography, lot plan layout, concerns of the property owners to the north, fence location, and reduction in number of lots.

The applicant and engineer, Samantha Renz, came forward and answered questions of the Commissioners. Ms. Renz addressed drainage and detention pond. Discussion continued regarding drainage and tree preservation waiver.

Commissioner Syed questioned staff regarding a trigger for super majority vote due to opposition to the case. Staff responded the trigger for super majority vote only applies to zoning cases and not plat cases.

**Commissioner Groves made a motion to deny Case PC21-004. Commissioner Koch seconded the motion.**

**The motion was carried by the following vote:**

**Aye: 4 – Syed, Koch, Groves, Bevill**

**Nay: 1 – Williamson**

**2b** Consideration of a zoning change from PUD-C Planned Unit DevelopmentCommercial zoning district to RE Single Family "Estate" Residential zoning district on Lot A1 & A2, Block 1, Village Court, located at 5217 & 5201 Pleasant Run Road, Case ZC21-010, TABLED FROM THE APRIL 12, 2021 PLANNING AND ZONING COMMISSION MEETING

**Commissioner Bevill requested the item be removed from the table. Commissioner Syed made a motion to removed Case ZC21-010 from the table. Commissioner Williamson seconded the motion.**

**The motion was carried by the following vote:**

**Aye: 5 – Groves, Williamson, Syed, Koch, and Bevill**

**Nay: 0**

**2c** Consideration of a Replat for Lot 1R, Block 1, Village Court, being Lot A1 & A2, Block 1, Village Court, located at 5217 & 5201 Pleasant Run Road, Case PC21-008, TABLED FROM THE APRIL 12, 2021 PLANNING AND ZONING COMMISSION MEETING

**Commissioner Bevill requested the item be removed from the table. Commissioner Syed made a motion to removed Case PC21-008 from the table. Commissioner Groves seconded the motion.**

**The motion was carried by the following vote:**



**Aye: 5 – Groves, Williamson, Syed, Koch, and Bevill**  
**Nay: 0**

Jacquelyn Reyff presented the Case ZC21-010 and briefed the Commission.

The applicant, Tamara Spicer, 90 Case Lane, came forward and briefed the Commission. Ms. Spicer answered questions of the Commission regarding the intent use of the property, the size of the home, owner of the property, and vacancy of the lot.

The public hearing was open at 8:15 p.m. With no one wishing to speak, the public hearing was closed at 8:15 p.m.

There was discussion amongst the Commission regarding the property's zoning and the history of the property.

Commissioner Syed questioned staff regarding utility easements and a well on the property. Staff responded that lots require utilities easements around the perimeter to accommodate any franchise utilities and public utilities are located in the right-of-way. Staff added that they are not aware of any wells on the property.

**Commissioner Williamson made a motion to approve Case ZC21-010.**  
**Commissioner Syed seconded the motion**

**The motion was carried by the following vote:**

**Aye: 4 – Syed, Williamson, Groves, and Bevill**  
**Nay: 1 – Koch**

Jacquelyn Reyff presented Case PC21-008 and briefed the Commission.

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

**Commissioner Williamson made a motion to approve Case PC21-008.**  
**Commissioner Groves seconded the motion**

**The motion was carried by the following vote:**

**Aye: 4 – Syed, Williamson, Groves, and Bevill**  
**Nay: 1 - Koch**

- 2d** Consideration of a Special Use Permit for a Massage Therapy use on Lot 1R1, Block 1, Foster Addition, located at 5200 Colleyville Boulevard, Suite C, Case ZC21-008, TABLED FROM THE APRIL 12, 2021 PLANNING AND ZONING COMMISSION MEETING

Commissioner Bevill noted the applicant has withdrawn the case for consideration and no further action is required by the Commission. No action was taken by the Commission.

- 2e** Consideration of a zoning change from AG Agricultural zoning district to R-40 Single Family Residential zoning district on a portion of Tracts 2D & 2D3, Abstract 233, D R Blanton Survey, located at 5209 Bluebonnet Drive, Case ZC21-012

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Anward Dossani, 1809 Arrington Green, came forward and briefed the Commission.

The public hearing was open at 8:28 p.m.

Kathleen Hennessy, 5013 Stonebridge Drive, came forward and spoke in opposition to the case. Mrs. Hennessy addressed concerns regarding access and egress and drainage issues.

Armaan Dossani, 4300 Laffite Lane, came forward and spoke in support of the case. Mr. Dossani addressed his wish to live in proximity to his father, Anward Dossani.

Newy Scruggs, 86 Case Lane, came forward and spoke in support of the case. Mr. Scruggs spoke to Mr. Dossani's character and his contribution to the community.

Lainie Scruggs, 86 Case Lane, came forward and spoke in support of the case. Mrs. Scruggs spoke to Mr. Dossani's character and his contribution to the community.

Sophie Diaz, 6406 Cutter Ridge Court, came forward and spoke in support of the case. Mrs. Diaz spoke to contribution and quality Mr. Dossani would bring to the community.

With no one wishing to speak, the public hearing was closed at 8:48 p.m.

Commissioner Bevill asked Mr. Dossani to come forward and answer questions

of the Commission. Mr. Dossani addressed drainage concerns, engineering plans, street frontage for proposed rear lot, number of lots proposed, and density, consideration to table the case, flag lots, and road requirements.

Discussion continued regarding road requirements, street frontage, and accessory dwelling regulations.

Commissioner Groves questioned the applicant regarding consideration for Special Use Permit for the second home as an accessory dwelling in lieu of the street along the property. Mr. Dossani responded that he is not opposed to the idea. Discussion continued regarding accessory dwelling regulations, application process, and Commission's options regarding the case.

**Commissioner Syed made a motion to table Case ZC21-012 to the June 14, 2021 Planning and Zoning Commission Meeting. Commissioner Williamson seconded the motion**

**The motion was carried by the following vote:**

**Aye: 5 – Groves, Williamson, Syed, Koch, and Bevill**

**Nay: 0 -**

### **3. CITIZEN COMMENTS**

Kathleen Hennessy, 5013 Stonebridge Drive, came forward and spoke in regards to properties with large slopes that are present with plans without a retention pond will most likely be met with disfavor by surrounding property owners.

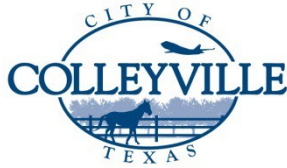
### **4. AJOURMENT**

The meeting adjourned at 9:37 p.m.

The minutes were written and prepared by:

Araceli Botello  
Planning Technician

The meeting minutes were approved on \_\_\_\_\_ by a vote of \_\_\_\_.



# City of Colleyville Planning and Zoning Commission Minutes

City Hall  
100 Main Street  
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Monday, May 24, 2021

Executive Conference Room

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## CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission Worksession Meeting was called to order by Chair Bevill on April 26, 2021, at 6:15 p.m.

### Roll Call

**Present:** Lawrence Williamson, Sayeda Syed, Matt Koch, George Bond, and Claudia Bevill

**Absent:** David Groves

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

## 2. WORKSESSION AGENDA ITEMS

- 2 a** 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

Jacquelyn Reyff and Ben Bryner presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the type and number of livestock intended to keep, keeping of livestock regulations, the size of the home, and the intent of the animals.

- 2 b** 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

Jacquelyn Reyff and Ben Bryner presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the changes in the site plan layout, the design and number of driveways, location of the detention pond, drainage concerns, applicant's intent, zoning request vs. Special Use Permit request, drainage improvements, and the proposed size

of the home.

- 2 c** Presentation and discussion of a zoning change from R-20 Single Family Residential district for Tract 1L, Abstract 1619, S. C. H. Witten Survey, located at 2005 Hall Johnson Road

Jacquelyn Reyff and Ben Bryner presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the plat request by the applicant.

- 2 d** 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 ZC21-016, and

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

Jacquelyn Reyff and Ben Bryner presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the intended lot area for zoning change request, existing structures, access easements and driveway access, street frontage, plat waivers, gate access, and notification boundary, current zoning, and the applicant's intent.

### **3. AJOURMENT**

The meeting adjourned at 6:48 p.m.

The minutes were written and prepared by:

Araceli Botello  
Planning Technician

The meeting minutes were approved on \_\_\_\_\_ by a vote of \_\_\_\_.



# City of Colleyville Planning and Zoning Commission Agenda Briefing

City Hall  
100 Main Street  
Colleyville, Texas 76034  
[www.colleyville.com](http://www.colleyville.com)

| Agenda Number 4a                        | Agenda Date 6/14/2021 | Number |
|-----------------------------------------|-----------------------|--------|
| <b>Type</b> Public Hearing Agenda Items |                       |        |
| <b>Department</b> Community Development |                       |        |

## Title

Consideration of a zoning change from the R--20 Single Family Residential district and R--40 Single Family Residential district to the RE Single Family "Estate" Residential 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 on Lot 3, Block 3, Highland Acres Addition, being approximately 1.39 acres, and zoned R-20 and R-40 Single Family Residential. The purpose is to rezone from the R-20 and R-40 districts to the RE Single Family 'Estate' Residential district. The purpose is to allow for the keeping of livestock.

**Existing Conditions/Background:** The subject property, 401 Timberline Drive South, resides on the south side of Timberline Drive South west of the intersection with Bransford Road. The subject property has R-20 and R-40 zoning and is currently developed with a single family home and two accessory buildings.

## Proposed Zoning:

*Request* – The applicant requests to rezone the property from R-20 and R-40 to RE zoning. The minimum standards for the RE zoning district are as follows:

|                     |                    |                 |
|---------------------|--------------------|-----------------|
| Minimum Lot Size    | 80,000 square feet | 60,548 s.f.     |
| Minimum Lot Width   | 200 feet           | Approx. 168 ft. |
| Minimum Lot Depth   | 300 feet           | Approx. 310 ft. |
| 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 current size of the property does not comply with all the minimum standards of the RE Single Family 'Estate' Residential district zoning. The minimum lot size is 60,548 s.f. Additionally, the lot width is below the required minimum lot width by 31 feet. The desire of the applicant is for the property to be able to allow for livestock. The applicant contends that he has raised livestock on the property for many years.

Land Development Code - Chapter 3- Section 3.9 RE Single Family 'Estate' Residential District, E. Permitted Accessory Uses

12. Private stables for the keeping of grazing animals, provided:

1. Significant ground accumulations of manure shall be collected and properly disposed of so as not to create offensive odors, fly breeding, or in any way become a health hazard or nuisance to humans or animals;
2. Fences for pens, corrals or similar enclosures shall be of sufficient height and strength to properly retain the grazing animal(s) on the premises; and
3. The minimum space area of the lot upon which such grazing animal(s) may be kept, including pens, corrals, and stables, shall not be less than 15,000 square feet per each grazing animal over five hundred (500) pounds and not less than five thousand (5,000) square feet for any other grazing animal.

**Plat Status:** The property is platted as Lot 3, Block 3, Highland Acres Addition.

**DRC Review:** The DRC reviewed the request during their May 24, 2021 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 property to the east and west are zoned R-20 and R-40 and the property to the west is improved with a single-family residential home. The property to the east is currently not improved with any structures. The properties to the north are zoned R-20 Single Family Residential district and are improved with single-family residences. The properties to the south are zoned R-40 Single Family Residential district and are improved 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.

**Staff Recommendation:** Staff recommends denial of the request due to it not meeting the technical requirements of the Land Development Code.

## **Recommendation**

Denial

## **Attachments**

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Notification Map
5. Notification List
6. Letter of Opposition
7. Letter of Support
8. Property Owner Notification
9. Draft Ordinance



# Aerial Map



## ZC21-013

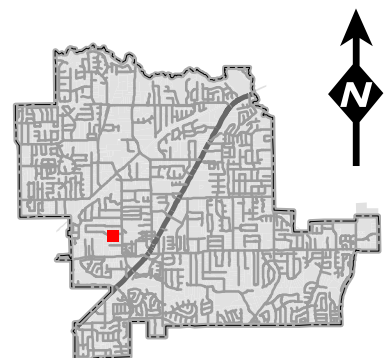
### 401 Timberline Drive South

#### 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.

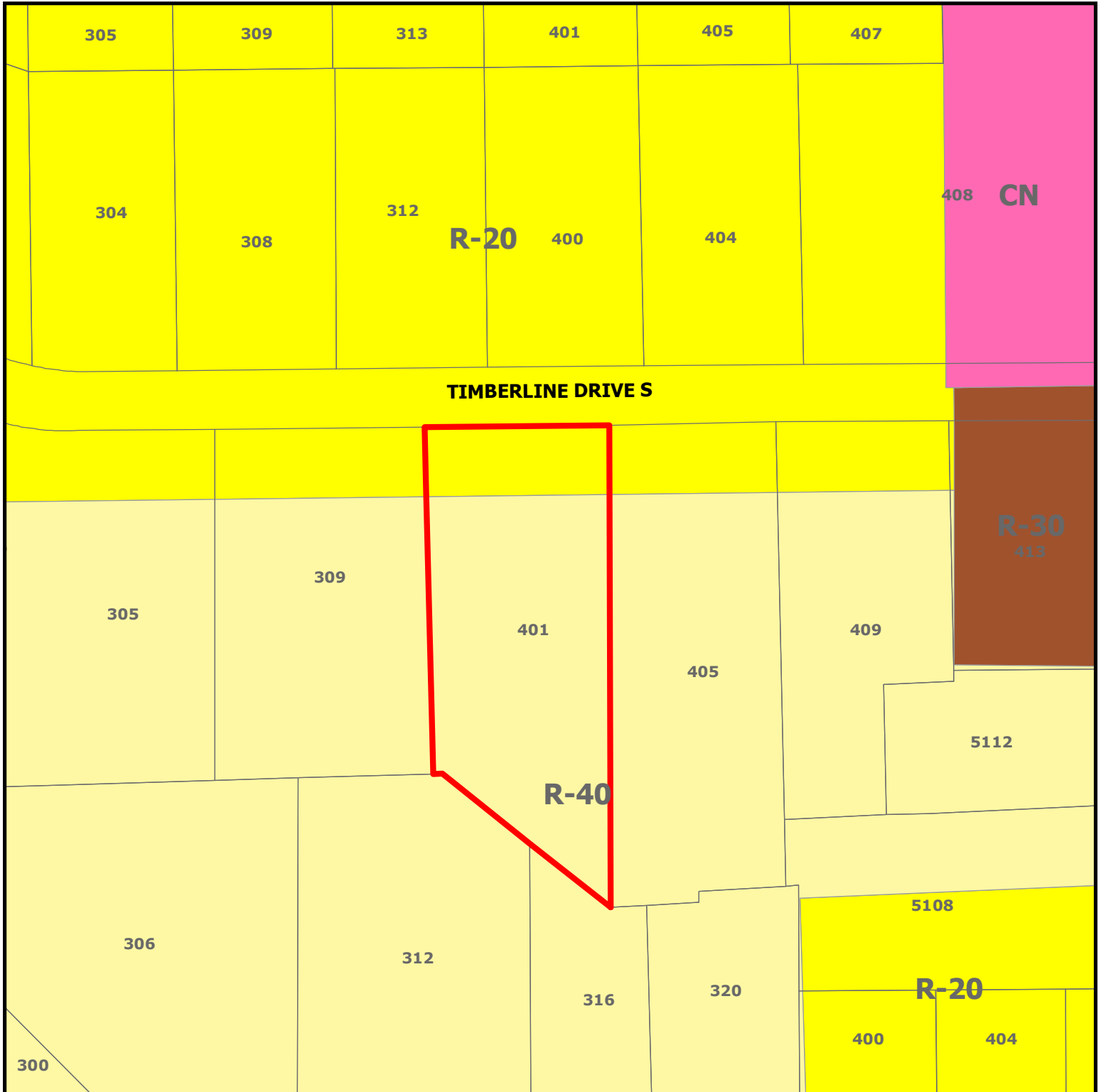


Subject Property





# Zoning Map



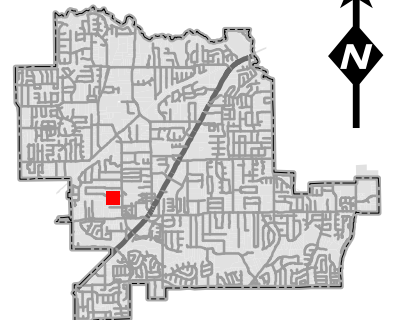
**ZC21-013**  
**401 Timberline Drive South**

**DISCLAIMER:**

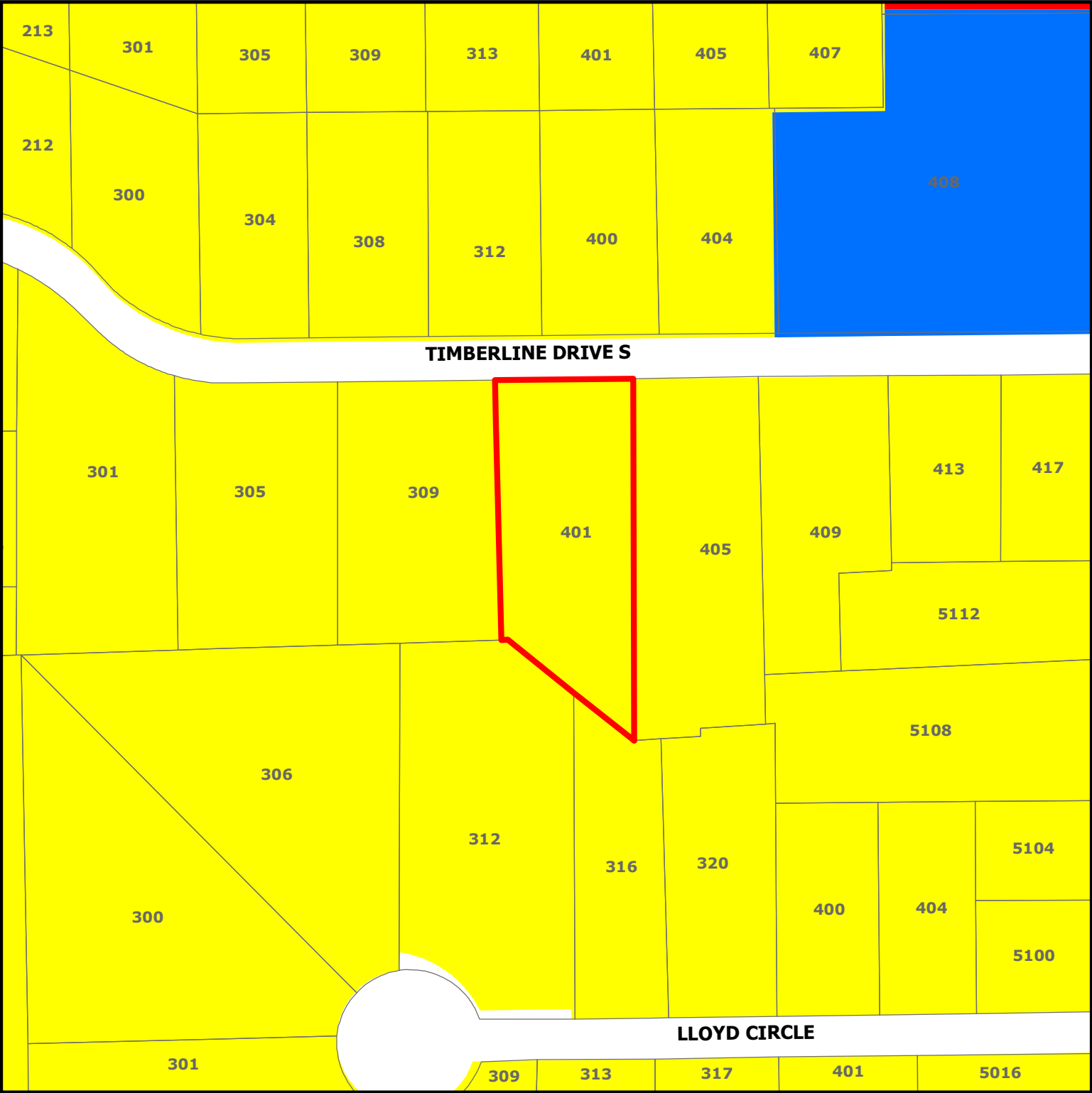
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Subject Property



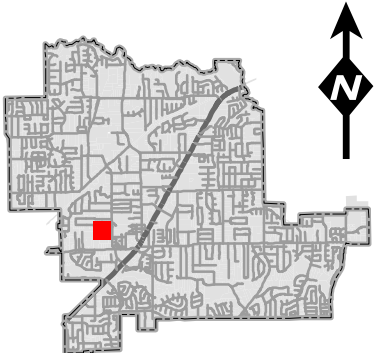
# Future Land Use Map



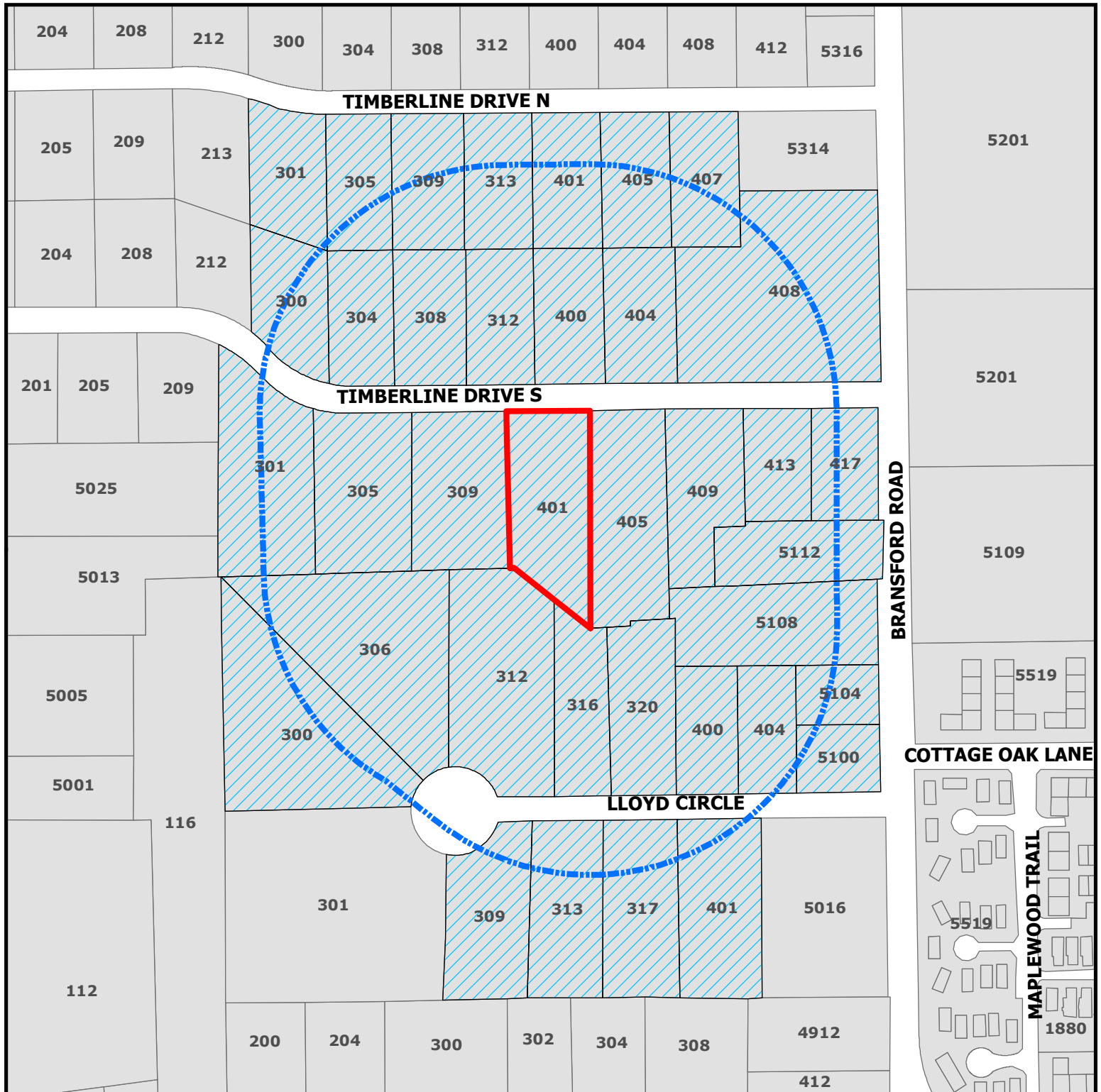
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## ZC21-013 401 Timberline Drive South

-  Subject Property
-  Residential
-  Commercial
-  Institutional



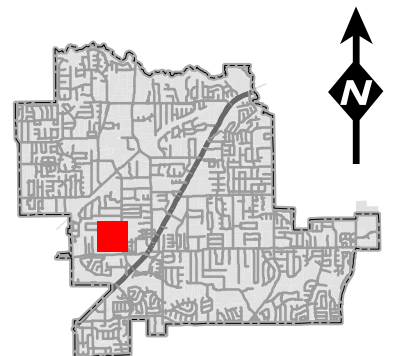
# Notification Map



## ZC21-013 401 Timberline Drive South

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



# Notification List

| Owner Name                    | Owner Address                  | Owner City         | Owner Zip | Situs Address       |
|-------------------------------|--------------------------------|--------------------|-----------|---------------------|
| APPEL, GREG                   | 404 LLOYD CIR                  | COLLEYVILLE, TX    | 76034     | 404 LLOYD CIR       |
| BETHARDS, CHARLES A           | 405 TIMBERLINE DR              | COLLEYVILLE, TX    | 76034     | 405 TIMBERLINE DR N |
| BRANSFORD ROAD LLC            | PO BOX 574                     | COLLEYVILLE, TX    | 76034     | 5100 BRANSFORD RD   |
| BRODYWIN REVOCABLE TRUST      | 320 LLOYD CIR                  | COLLEYVILLE, TX    | 76034     | 320 LLOYD CIR       |
| CALLAWAY, BARBARA LYNN        | 305 TIMBERLINE DR N            | COLLEYVILLE, TX    | 76034     | 305 TIMBERLINE DR N |
| CHURCH OF JESUS CHRIST OF LDS | 50 E NORTH TEMPLE RM 22        | SALT LAKE CITY, UT | 84150     | 408 TIMBERLINE DR S |
| COHEN, RICHARD S              | 401 LLOYD CIR                  | COLLEYVILLE, TX    | 76034     | 401 LLOYD CIR       |
| DAVIS, JOSHUA                 | 4843 COLLEYVILLE BLVD STE 251- | COLLEYVILLE, TX    | 76034     | 405 TIMBERLINE DR S |
| DUBOIS, LEAH                  | 309 TIMBERLINE DR S            | COLLEYVILLE, TX    | 76034     | 309 TIMBERLINE DR S |
| EL-ATTRACHE, LISA             | 312 LLOYD CIR                  | COLLEYVILLE, TX    | 76034     | 312 LLOYD CIR       |
| FRYE, GREGORY                 | 313 TIMBERLINE DR N            | COLLEYVILLE, TX    | 76034     | 313 TIMBERLINE DR N |
| GODOI, CARLOS                 | 306 LLOYD CIR                  | COLLEYVILLE, TX    | 76034     | 306 LLOYD CIR       |
| GOODLIN, DAVID P              | 400 TIMBERLINE DR S            | COLLEYVILLE, TX    | 76034     | 400 TIMBERLINE DR S |
| HILLIARD, ETHEL               | 5112 BRANSFORD RD              | COLLEYVILLE, TX    | 76034     | 5112 BRANSFORD RD   |
| HIRDLER, JOHN T               | 316 LLOYD CIR                  | COLLEYVILLE, TX    | 76034     | 316 LLOYD CIR       |
| KNAUS, EDWARD                 | 313 LLOYD CIR                  | COLLEYVILLE, TX    | 76034     | 313 LLOYD CIR       |
| LARKIN, LINDA J               | 308 TIMBERLINE DR S            | COLLEYVILLE, TX    | 76034     | 308 TIMBERLINE DR S |
| LILLIE M PARKER LIVING TRUST  | 4700 MANNING DR                | COLLEYVILLE, TX    | 76034     | 304 TIMBERLINE DR S |
| MCCURDY, JOHN ANTHONY         | 400 LLOYD CIR                  | COLLEYVILLE, TX    | 76034     | 400 LLOYD CIR       |
| MCILVEENE, KRISTAL D          | 312 TIMBERLINE DR S            | COLLEYVILLE, TX    | 76034     | 312 TIMBERLINE DR S |
| MUCHMORE, DAVID               | 309 LLOYD CIR                  | COLLEYVILLE, TX    | 76034     | 309 LLOYD CIR       |
| MUNGUIA, ANTONIO C            | 300 TIMBERLINE DR S            | COLLEYVILLE, TX    | 76034     | 300 TIMBERLINE DR S |
| ORTH, MATTHEW D               | 413 TIMBERLINE DR S            | COLLEYVILLE, TX    | 76034     | 413 TIMBERLINE DR S |
| PEARSON, JOHN                 | 317 LLOYD CIR                  | COLLEYVILLE, TX    | 76034     | 317 LLOYD CIR       |
| PRATT, STEPHEN                | 5104 BRANSFORD RD              | COLLEYVILLE, TX    | 76034     | 5104 BRANSFORD RD   |
| RODRIGUEZ, JOYCE              | 301 TIMBERLINE DR N            | COLLEYVILLE, TX    | 76034     | 301 TIMBERLINE DR N |
| SIKES, CRAIG D                | 417 TIMBERLINE DR S            | COLLEYVILLE, TX    | 76034     | 417 TIMBERLINE DR S |
| SINISI, DENISE                | 309 TIMBERLINE DR N            | COLLEYVILLE, TX    | 76034     | 309 TIMBERLINE DR N |
| STROMAN, DAVID                | 5108 BRANSFORD RD              | COLLEYVILLE, TX    | 76034     | 5108 BRANSFORD RD   |
| THE SWINDELL LIVING TRUST     | 401 TIMBERLINE DR N            | COLLEYVILLE, TX    | 76034     | 401 TIMBERLINE DR N |
| TINKIS, JERRY W               | 401 TIMBERLINE DR S            | COLLEYVILLE, TX    | 76034     | 401 TIMBERLINE DR S |
| VAZQUEZ, CELIA                | 407 TIMBERLINE DR N            | COLLEYVILLE, TX    | 76034     | 407 TIMBERLINE DR N |
| WALLACE, DAVID JAY            | 305 TIMBERLINE DR S            | COLLEYVILLE, TX    | 76034     | 305 TIMBERLINE DR S |
| WALLIS, CAYNE                 | 404 TIMBERLINE DR S            | COLLEYVILLE, TX    | 76034     | 404 TIMBERLINE DR S |
| WELLS, MELINDA A              | 301 TIMBERLINE DR S            | COLLEYVILLE, TX    | 76034     | 301 TIMBERLINE DR S |
| WROLSON, DANIEL               | 300 LLOYD CIR                  | COLLEYVILLE, TX    | 76034     | 300 LLOYD CIR       |
| ZRB LIVING TRUST              | 409 TIMBERLINE DR S            | COLLEYVILLE, TX    | 76034     | 409 TIMBERLINE DR S |
| SHADOWOOD TRAIL CONDOMINIUMS  | 4113 GATEWAY DRIVE #100        | COLLEYVILLE, TX    | 76034     | COURTESY NOTICE     |
| BRAEMAR ADDITION              | 2909 CLAIREMONT LANE           | COLLEYVILLE, TX    | 76034     | COURTESY NOTICE     |
| GRAPEVINE COLLEYVILLE ISD     | 3051 IRA E WOODS AVE           | GRAPEVINE, TX      | 76051     | STATE REQUIRED      |
| TINKIS, JERRY W               | 401 TIMBERLINE DR S            | COLLEYVILLE, TX    | 76034     | APPLICANT           |

Public notices were mailed on May 28, 2021

## **Letter of Opposition**

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

Re: Case PC21-011 (Tinkus Replat) and Case ZC21-013 (Tinkus Zoning Change).

We want to express our opposition to the Replat and Zoning change for the property located at 401 Timberline Dr. South. The requested changes are not compatible with the present character of the neighborhood and the lifestyle of its property owners. The property at 401 Timberline Dr S. is habitually “cluttered” and has been used to keep a small herd of longhorn cattle for a number of years. At times, the smell of manure is noticeable, as-well-as an increase in the fly population. Consequently, the property already appears to be in violation of Section E, item 12 “Private Stables” under the requested RE designation. We simply cannot endorse a request to change the zoning to RE that would only perpetuate an existing nuisance and the unsightly clutter.

Sincerely,

Kenneth Owens & Linda Larkin (Spouses)  
308 Timberline Dr S.  
Colleyville, TX 76034

# Letter of Opposition

**From:** [Dave Goodlin](#)  
**To:** [Jackie Reyff](#)  
**Subject:** Zoning change request  
**Date:** Tuesday, June 1, 2021 3:42:02 PM

---

ATTN: Jackie

Concerning the zoning change request at 401 Timberline Dr S in Colleyville, my wife and I are vehemently opposed to any changes that would allow cattle and any business related to raising cattle in our neighborhood. I live right across the street and can attest to the unsightly property that already exists there. Allowing cattle to remain will only make the issue worse. These people already have broken-down vehicles strewn across their unkempt front yard and now that they are raising cattle the amount of new machinery makes for quite an eye-sore. The increase in biting flies and the aroma from the cow droppings has made our lives even more unbearable in the hot summer months. No, I would not agree to allow an exemption if the current situation at 401 Timberline Dr S remains in place.

Thank you for your consideration,

David Goodlin  
400 Timberline Dr S  
Colleyville, TX 76034

# Letter of Support

**From:** [Karen Wilson](#)  
**To:** [Jackie Reyff](#)  
**Subject:** Case #ZC21-013  
**Date:** Wednesday, June 9, 2021 12:00:18 PM

---

Hi Jackie,

Please record my support in favor of the re-zoning request to allow the longhorns to remain at 401 Timberline Dr. South. They have been a majestic and peaceful part of the scenery and of particular enjoyment to my family for our 11 years of residency on Timberline Dr. They are well cared for and maintained by their owners and add to the diversity and value of the City of Colleyville.

Thank you,  
Karen Wilson  
100 Timberline Dr S

**Karen Wilson, TX. BROKER, GRI; SRES**  
CERTIFIED NEW HOME SPECIALIST  
**Iphone: 817-994-8700**

**ECO CONSCIOUS REAL ESTATE**  
**one habitat at a time™**

COLLEYVILLE, TX 76034





## 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, June 14, 2021 at 7:00 p.m.**  
**City Council Meetings: Tuesday, July 6, 2021 & Tuesday, July 20, 2021 at 7:30 p.m.**  
**3rd floor of City Hall, 100 Main Street, Colleyville, Texas**

**Request:** Consideration of a zoning change from the R-20 Single Family Residential district and R-40 Single Family Residential district to the RE Single Family 'Estate' Residential district. The request is to rezone in order to allow for the Keeping of Livestock, specifically Long Horn Cattle. The owner intends to have other types of livestock as well.

**Zoning Case:** ZC21-013

**Applicant:** Jerry Tinkis

**Owner:** Jerry and Gwen Tinkis

**Location:** 401 Timberline Drive South

**Property Description:** Lot 3, Block 3, Highland Acres Addition

**Present Zoning:** R-20 Single Family Residential and R-40 Single Family Residential

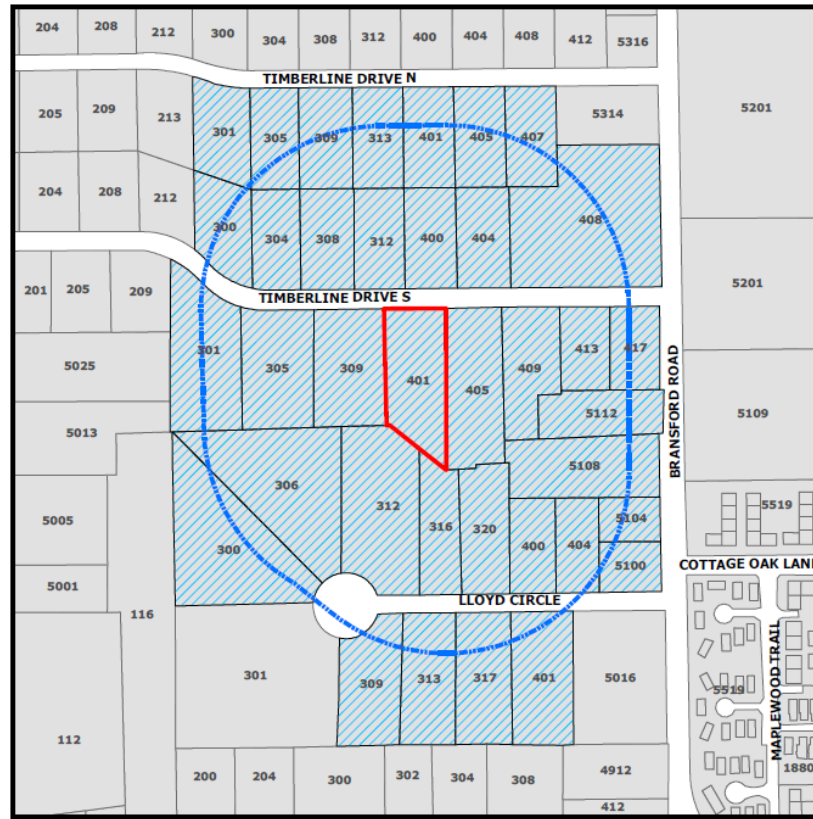
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request. Denial of the proposal by the Commission is final, unless the applicant submits a written notice of appeal within 10 days from the date of action by the Commission. If appealed, the request will be placed on the next available City Council agenda as listed above. Rezoning requests, zoning amendments and conditions recommended by the Commission for approval by the City Council may be more restrictive than those described in this notice.

All interested persons are encouraged to attend the public hearing and express their opinions on the zoning change request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address below:

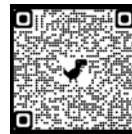
**Community Development Department**  
**City of Colleyville**  
**100 Main Street**  
**Colleyville, TX 76034**

# NOTICE OF PUBLIC HEARING

If the property owners of 20% or more of the land within the 200 foot notification area file a written protest prior to the public hearing, State law provides that the approval of the zoning change request shall require the approval of a super majority vote by City Council.



The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas 76034. A brief project description can be found online on the Agenda Packet and Active Development Case map (please use your phone's camera to scan QR code below):



For additional information, please contact the Community Development Department at 817.503.1056. Please reference the zoning case number when requesting information.

Jacquelyn Reyer

Jacquelyn Reyff  
Principal Planner  
[jreyff@colleyville.com](mailto:jreyff@colleyville.com)

## **ORDINANCE O-21-XXXX**

**AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 1.39 ACRES BEING, LOT 3, BLOCK 3, IN THE HIGHLAND ACRES ADDITION, LOCATED AT 401 TIMBERLINE DRIVE SOUTH, FROM THE R-20 AND R-40 SINGLE FAMILY RESIDENTIAL DISTRICTS 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 & R-40 Single Family Residential to RE Single Family 'Estate' Residential district for Case No. ZC21-013; 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 and R-40 Residential districts to RE Single Family 'Estate' Residential district on 1.39 acres, being Lot 3, Block 3, of the Highland Acres Addition, located

at 401 Timberline Drive South, 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 6<sup>th</sup> day of July 2021.

The second reading and public hearing being conducted on the 20<sup>th</sup> day of July 2021.

PASSED AND APPROVED BY A VOTE OF \_\_\_\_ AYES, \_\_\_\_ NAYS, AND \_\_\_\_  
ABSTENTIONS ON THIS THE 20TH DAY OF JULY 2021.

|                         |       |                               |       |
|-------------------------|-------|-------------------------------|-------|
| 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

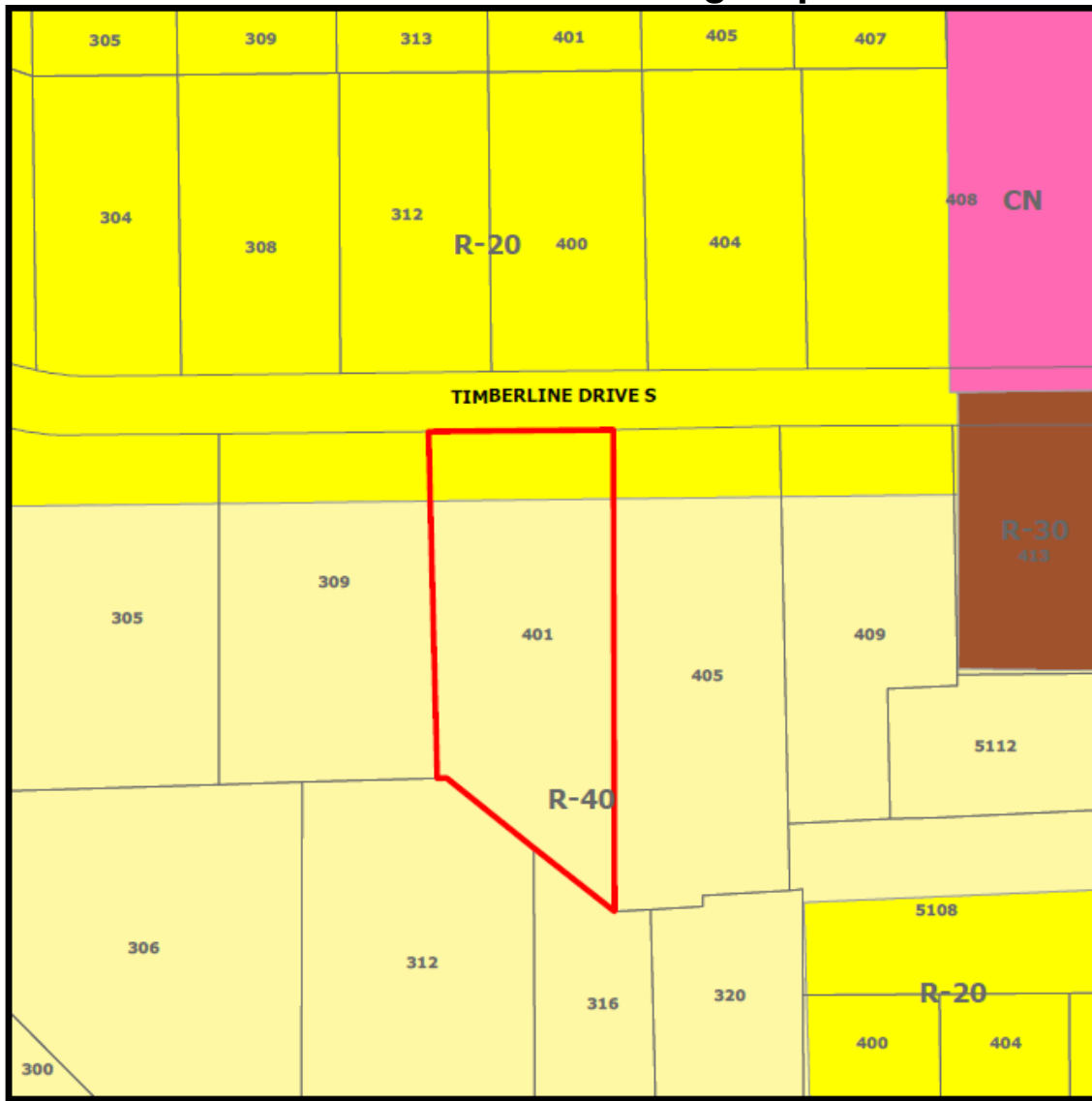


Exhibit “B”- Zoning Exhibit







# City of Colleyville Planning and Zoning Commission Agenda Briefing

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

| Agenda Number 4b                 | Agenda Date 6/14/2021 | Number |
|----------------------------------|-----------------------|--------|
| Type Public Hearing Agenda Items |                       |        |
| Department Community Development |                       |        |

## Title

Consideration of a zoning change from AG Agricultural zoning district to R-40 Single Family Residential zoning district on a portion of Tracts 2D & 2D3, Abstract 233, D R Blanton Survey, located at 5209 Bluebonnet Drive, Case ZC21-012, TABLED FROM THE MAY 10, 2021 PLANNING AND ZONING COMMISSION MEETING

## Explanation

Anwai Dossani, the applicant, has submitted a request for a zoning change on Tract 2D & 2D3, Abstract 233, D R Blanton Survey, being approximately 4.3 acres, and zoned AG Agricultural. The purpose is to rezone from the AG Agricultural district to the R-40 Single Family Residential district on a back portion of the lot to allow for construction of 2 new single-family residential dwellings.

**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-40 zoning on a portion back/rear of the property. The minimum standards for the R-40 zoning district are as follows:

|                     |           |           |
|---------------------|-----------|-----------|
| Minimum Lot Size    | 40,000 SF | 46,750 SF |
| Minimum Lot Width   | 150 feet  | ±186 feet |
| Minimum Lot Depth   | 150 feet  | ±250 feet |
| Front Building Line | 40 feet   |           |
| Side Building Line  | 15 feet   |           |
| Rear Building Line  | 25 feet   |           |
| Max. Lot Coverage   | 20%       |           |

Max. Impervious Coverage 50%

**Analysis:** The applicant is requesting the zoning change to allow for 2 single-family residential lots. The proposal is for the back portion of the property, being 46,750 s.f., to be rezoned to R-40 Single Family Residential and for that property in the future to have a new single-family residential home for a family member. The larger front portion would remain zoned AG. The proposed location of the second home results in it not having street frontage and during the platting process is required to have a plat waiver approved. Additionally, the configuration of a flag lot to accomplish the proposed layout goes against the Land Development Code's policy.

**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 2 single-family residential lots it will be required to go through the platting process (minor plat with plat waivers) in the future. A Minor Plat with a Plat Waiver requires approval by the Planning and Zoning Commission and City Council.

**DRC Review:** The DRC offered the following comments:

1. The site plan as submitted is not approved as drawn. The side yard setback for AG Agricultural zoning is 25 feet and not 15 feet. Any change from the 25 foot side yard setback would require a plat waiver from this requirement, which would require consideration by the City Council.
2. If Council allows the zoning, the access requirements as drawn will be reviewed at the time of submittal for a plat and building permit and a turnaround may be required.
3. A review by the City Council prior to any meeting is not possible and the only avenue to gauge the project is through the formal process.

### **Fire Marshal Comments**

1. The crushed stone for fire access is not permitted.
2. A fire hydrant will be required. The minimum size is an eight inch line.

The applicant submitted on April 26, 2021, with an updated plan for review.

- The access easement has been updated to be 24-foot fire lane.
- For future consideration, a plat waiver from the required 25 feet for AG zoning to 15 feet for the side yard.

**Drainage:** Any subdivision at the time of platting is required to have a grading and drainage plan. Per Chapter 14 of the Land Development Code, Engineering Design

Standards:

### **Section 14-180 Drainage Studies and Engineering Certification**

A. Preliminary Drainage Analysis Guidelines – The purpose of a Preliminary Drainage Analysis is to determine the need for drainage facilities and/or drainage easements either within the proposed development or offsite. A Preliminary Drainage Analysis is required for every subdivision plat or a development requesting a building permit on a parcel which does not have a previously approved drainage analysis, unless the Director of Public Works has waived this requirement due to existing conditions.

**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 undeveloped. 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-40 zoning does not conflict with any portion of the comprehensive plan.

**Public Notification:** Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1,000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code.

**Staff Recommendation:** Staff is neutral on this request.

### **Recommendation**

None

### **Attachments**

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Zoning Exhibit
6. Site Plan
7. Notification Map
8. Notification List
9. Property Owner Notification

10. Draft Ordinance



# Aerial Map



**ZC21-012**

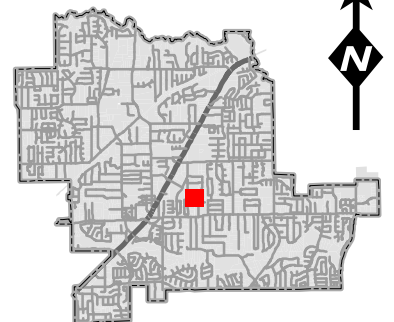
**5209 Bluebonnet Drive**

**DISCLAIMER:**

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



Subject Property





The map displays a residential neighborhood with the following features:

- Streets:** Bluebonnet Drive, Rose Street, Cherry Lane, Coventry Court, Chelsea Drive, and Preservation Avenue.
- Zoning Districts:** R-20 (Yellow), R-30 (Brown), R-40 (Light Yellow), AG (Light Blue), PUD-R (Light Green), and CN (Pink).
- Highlighted Lot:** 5209 is outlined in red.
- Other Lots:** 5301, 5305, 5317, 5319, 5400, 5401, 5402, 5403, 5404, 5405, 5406, 5407, 5201, 5204, 5205, 5208, 5209, 5212, 5213, 5216, 5204, 1704, 5108, 5104, 5100, 5016, 5012, 5008, 5004, 1412, 1500, 1504, 1508, 1512, 1600, 1604, 1608, 1612, 1501, 1503, 1505, 1507, 1509, 1601, 1603, 1605, 5013, 5011, 1504, 5012, 5013, 5016, 5010, 5104, 5108, 5109, 5113, 5117, 5121, 5125, 5201, 5205, 5204, 5200, 5124, 5120, 5116, 5112, 5108, 5104, 5100, 5024, 5020, 5016, 5012, 5008, 5004.

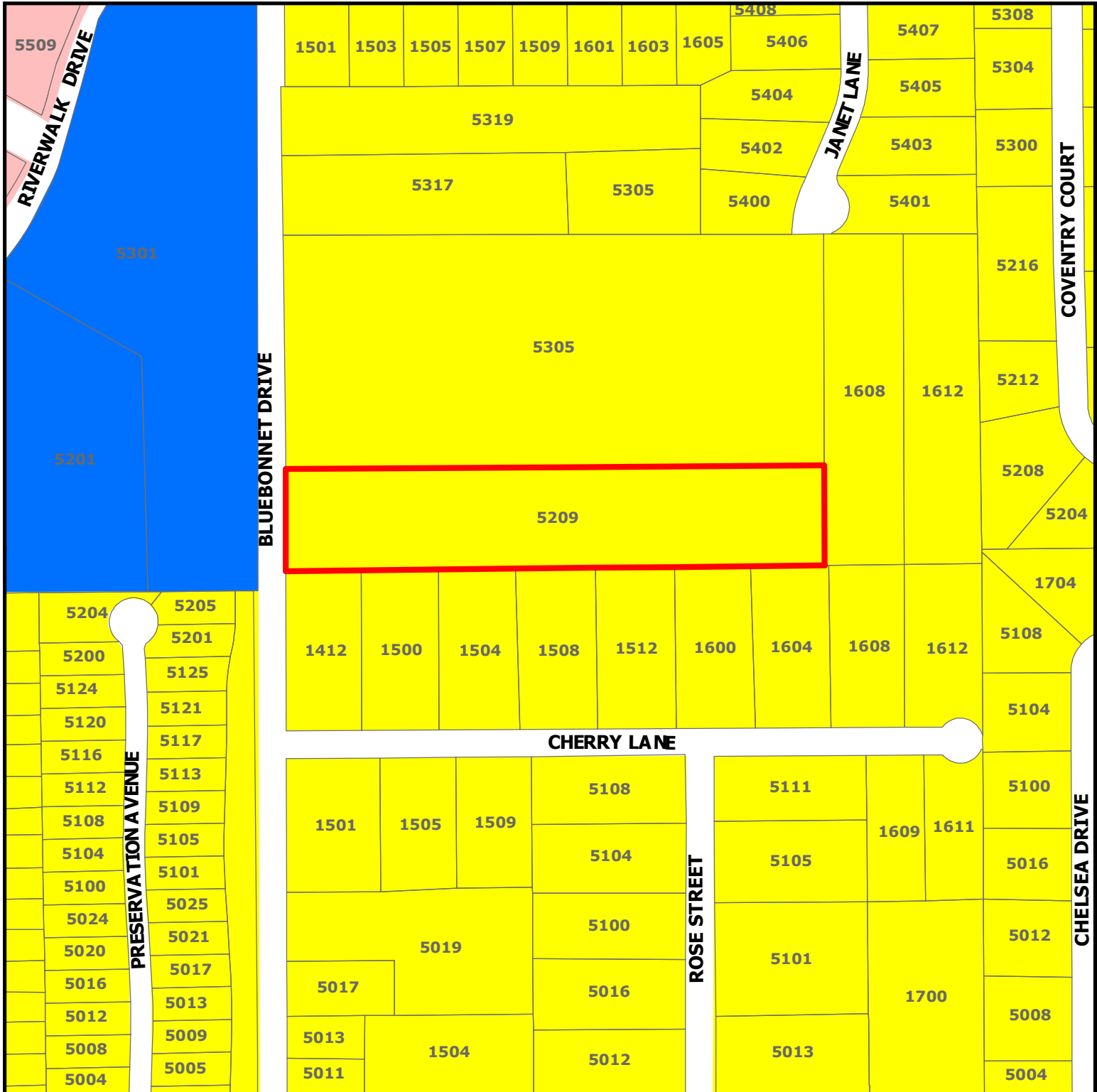


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Subject Property

# Future Land Use Map



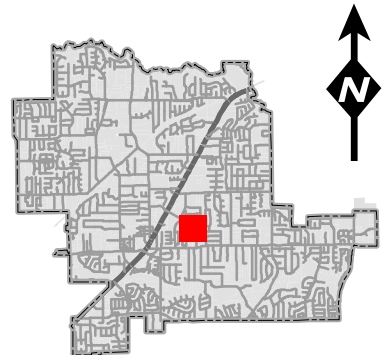
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# ZC21-012

## 5209 Bluebonnet Drive

-  Subject Property  
 Residential  
 Institutional  
 Colleyville Blvd Corridor





## **Statement of Planning Objectives**

**To City of Colleyville:**

**First, thank you for considering our application for zoning request and possibly platting at later date and giving us an opportunity to be part of this historic community.**

**I have been in business for past 30 years operating restaurants. Currently we owned and operate close to 100 restaurants such as Taco bell, Burger king, wings stop, and C-stores and land development. This is a family operated business along with my Son, my daughter, son in law and my lovely wife. Currently I am serving as CEO for Dossani Paradise Management and my Son “Armaan Dossani” serving as COO for the same company.**

**I am currently living at 1809 Arrington Green Colleyville and would like to build my final family compound on blue bonnet in city of Colleyville for my legacy and generations to come.**

**Just like I had vision to build my family business with my family and with god blessings I have been very successful doing that, now my vision is to build beautiful home with lots of characters, Architectural, with humility and humbleness, our values and keeping the past, present and future of our Colleyville city vision and be a face of the city with proper culture and keeping values in mind and build “ Dossani Paradise” our home for me and my son and generations to come in city of Colleyville. I still have two little boys who will be going to school in city of Colleyville for many years to come.**

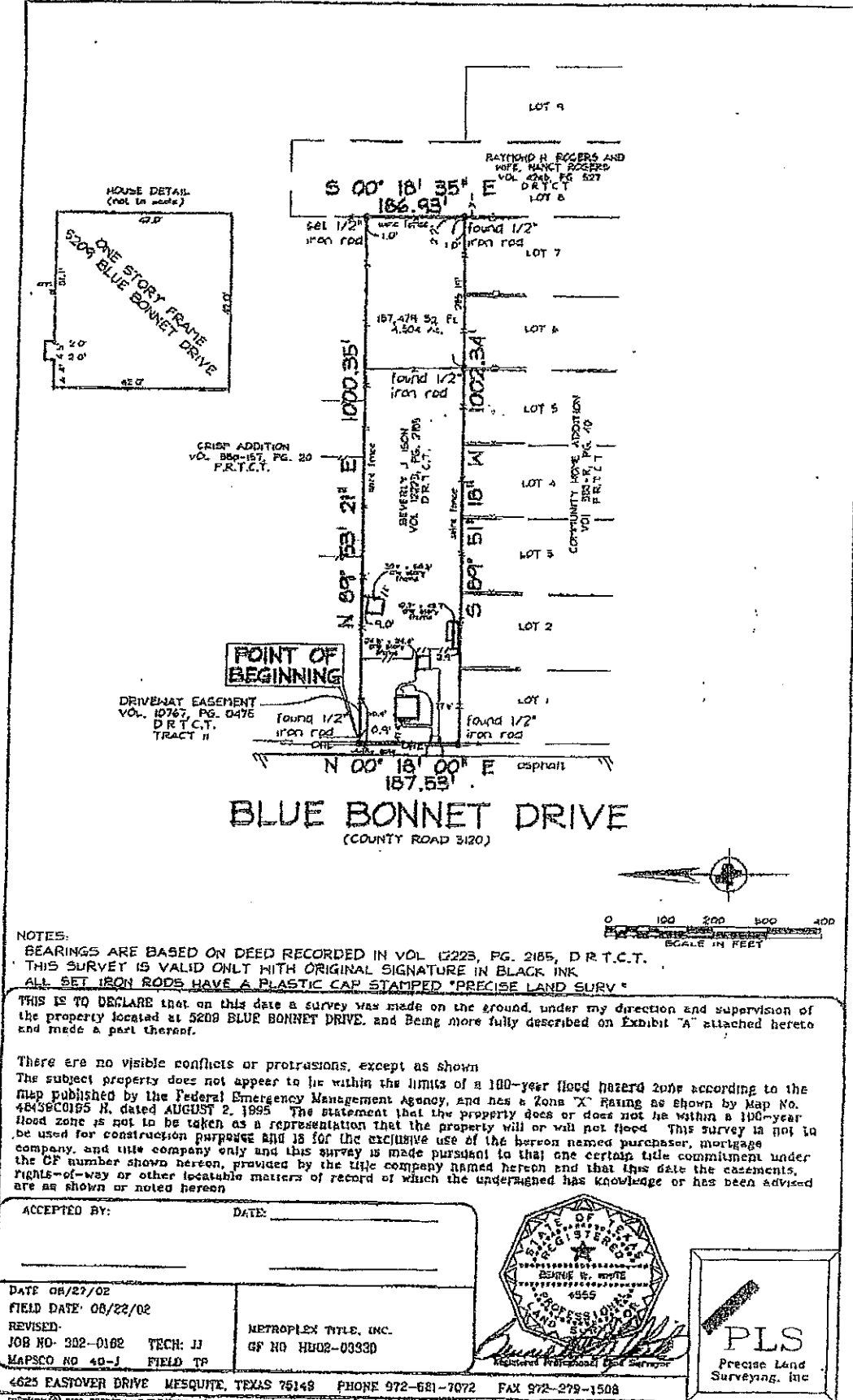
**As previously submitted site plans it should indicate that initially, I will build my home first with all the amenities such as guest house, pool, spa, gym, tennis court and possibly small Barn in the back with beautiful horse as soon as city approves, we will start the construction and engineering plans per city code for first house and then sometime in next couple of years my son will build his home in the back. I would like to build this home and our paradise for not only our generations to live and enjoy but also our office, management staff and friends and community relationships to enjoy and be part of this community for many years to come with god blessings.**

# Zoning Exhibit

Feb-04-2004 01:20pm From:CENTURY21 Mike Bowman Inc

817-354-4836

T-480 P.018/012 F-784



Bk

# Zoning Exhibit

Feb-04-2004 01:28pm From: CENTURY21 Mike Boyman Inc

817-354-4838

1-800-7-UTAH 1-800

Page 2 of 2

## Precise Land Surveying, Inc.

4625 Eastover Drive  
Mesquite, Texas 75149  
972-681-7072 Fax 972-279-1508

### Exhibit "A"

BEING a tract or parcel 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 deed to Beverly J. Ison recorded in Volume 12223, Page 2185, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a found 1/4-inch iron rod 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, and being on the east line of Blue Bonnet 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 a set 1/4-inch iron rod with a plastic cap stamped "Precise Land Surv.", at the northeast corner of said Ison tract and the southeast corner of said Crisp Addition and being on 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, Deed Records, Tarrant County, Texas;

THENCE South 00 degrees 18 minutes 35 seconds East along the common line of said Ison tract and said Rogers tract, a distance of 186.93 feet to a found 1/4-inch iron rod at the southeast corner of said Ison tract and being on the north line of the Community Home Addition recorded in Volume 388-R, Page 40, Plat Records, Tarrant County, Texas;

THENCE South 89 degrees 51 minutes 18 seconds West along the common line of said Ison tract and said Community Home Addition passing a found 1/4-inch iron rod for reference, at a distance of 282.19 feet and continuing a total distance of 1002.34 feet to a found 1/4-inch iron rod at the southwest corner of said Ison tract and the northwest corner of Lot 1 of said Community Home Addition and being on the east line of the aforesaid Blue Bonnet Drive;

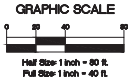
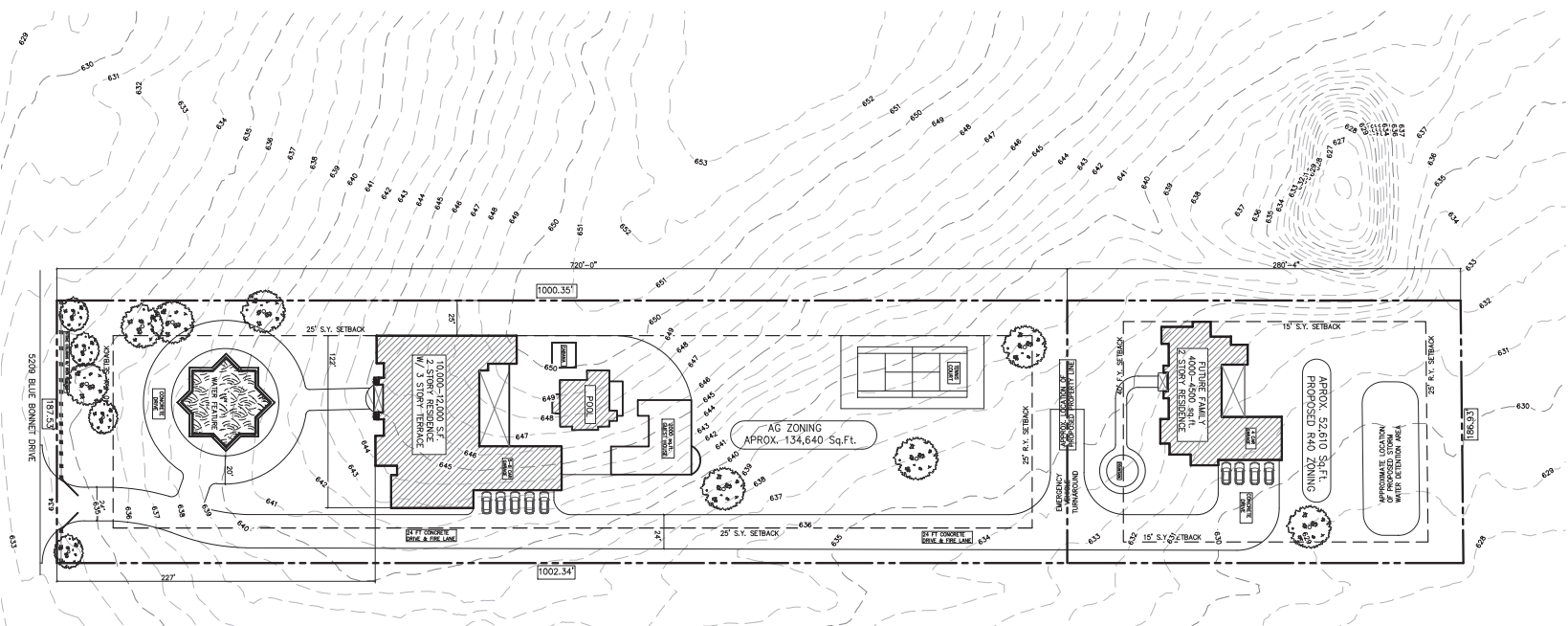
THENCE North 00 degrees 18 minutes 00 seconds East along the west line of said Ison tract and the east line of said Blue Bonnet Drive, a distance of 187.53 feet to the POINT OF BEGINNING, containing 187,479 square feet or 4.304 acres of land.

This is to declare that on this date a survey was made on the ground, under my direction and supervision, of the above and foregoing description.

  
Bennie W. White  
Registered Professional Land Surveyor  
August 22, 2002  
302-0162

Box

Site Plan



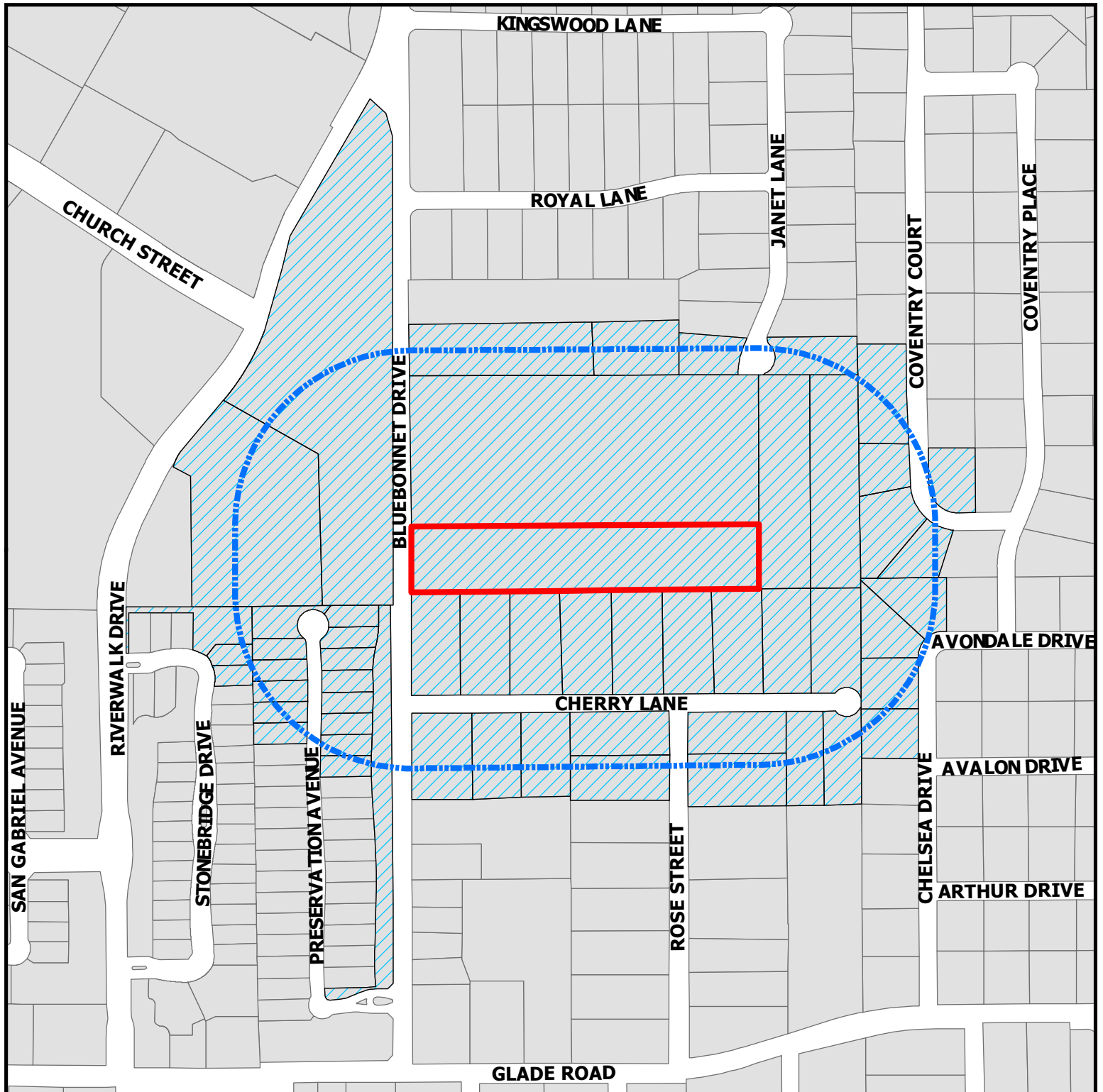
NOTES: THESE DRAWINGS ARE THE SOLE PROPERTY OF HUFFMAN CONSULTING ENGINEERS. NO PART OF THESE DRAWINGS ARE TO BE USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE FIRM.

|                                           |  |                       |          |
|-------------------------------------------|--|-----------------------|----------|
| HUFFMAN CONSULTING ENGINEERS              |  | PROJECT ID: HCE-12488 |          |
| TEXAS REGISTERED ENGINEERING FIRM P-12488 |  | DATE: 05/25/21        |          |
| OFFICE: 2007 MARKET C-2007                |  | REVISIONS             |          |
| PHONE: (979) 587-5324                     |  | NO.                   | DATE     |
| FAX: (979) 587-5324                       |  | 1                     | 05/25/21 |
| PROJECT: DOSSANI RESIDENCE                |  | 2                     | 05/25/21 |
| CLIENT: C1                                |  | 3                     | 05/25/21 |
| DESIGNED BY: HCE                          |  | 4                     | 05/25/21 |
| CHECKED BY: HCE                           |  | 5                     | 05/25/21 |
| APPROVED BY: HCE                          |  | 6                     | 05/25/21 |

PROPOSED IMPROVEMENTS FOR  
**DOSSANI RESIDENCE**  
5209 BLUE BONNET DRIVE  
COLLETVILLE, TEXAS

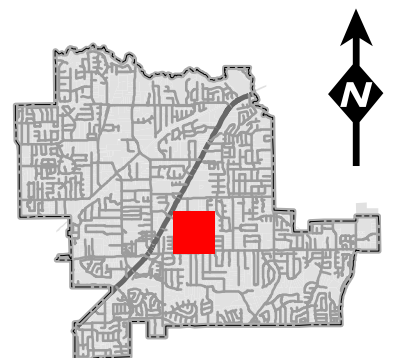
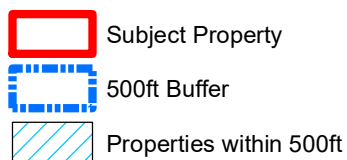
|                                                                                                                                                      |  |                |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------|--|
| HUFFMAN CONSULTING ENGINEERS                                                                                                                         |  | PRELIMINARY    |  |
| FOR REVIEW ONLY                                                                                                                                      |  | DATE: 05/25/21 |  |
| THESE DOCUMENTS ARE FOR DESIGN REVIEW AND/OR PERMITTING PURPOSES, AND NOT INTENDED FOR CONSTRUCTION. THEY WERE PREPARED BY, OR UNDER SUPERVISION OF, |  | HCE            |  |
| JULIE Y. HUFFMAN, P.E., P.L.C.                                                                                                                       |  | CLIENT         |  |
| P-12488                                                                                                                                              |  | C1             |  |
| PRELIMINARY SITE PLAN TWO LOT SCENARIO                                                                                                               |  |                |  |

# Notification Map



**ZC21-012**  
**5209 Bluebonnet Drive**

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



# 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 |
| MANTZEL, WILLIAM               | 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       |
| VANDERGRIFF, JOAN              | 5317 BLUEBONNET DR             | COLLEYVILLE, TX | 76034     | 5317 BLUEBONNET DR    |
| FRYER, AVA                     | 5129 STONEBRIDGE DR            | COLLEYVILLE, TX | 76034     | 5129 STONEBRIDGE DR   |
| WOODCOCK, DAVID                | 1512 CHERRY LN                 | COLLEYVILLE, TX | 76034     | 1512 CHERRY LN        |
| BROOKS, TRAVIS M               | 5120 PRESERVATION AVE          | COLLEYVILLE, TX | 76034     | 5120 PRESERVATION AVE |
| ZHANG, LIWEI                   | 5109 PRESERVATION AVE          | COLLEYVILLE, TX | 76034     | 5109 PRESERVATION AVE |
| BORRA, VIJAYA                  | 826 MANGO CT                   | COPPELL, TX     | 75019     | 5209 BLUEBONNET DR    |
| PRESERVATION HOA INC           | 106 N DENTON TAP RD # 210-375  | COPPELL, TX     | 75019     | 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 STONEBRIDGE 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           | 106 N DENTON TAP RD # 210-375  | COPPELL, TX     | 75019     | 1400 BLUEBONNET DR    |
| CURRY, KENNETH C               | 5125 STONEBRIDGE DR            | COLLEYVILLE, TX | 76034     | 5125 STONEBRIDGE 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       |
| PRESERVATION                   | 106 N DENTON TAP ROAD #210-375 | COPPELL, TX     | 75019     | 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        |
| DOSSANI, ANWAI                 | 1809 ARRINGTON GREEN           | COLLEYVILLE, TX | 76034     | APPLICANT             |

Public hearing notices were mailed on April 23, 2021





## 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, May 10, 2021 at 7:00 p.m.**  
**City Council Meetings: Tuesday, June 1, 2021 & Tuesday, June 15, 2021 at 7:30 p.m.**  
**3rd floor of City Hall, 100 Main Street, Colleyville, Texas**

**Request:** Consideration of a zoning change from AG Agricultural zoning district to the R-40 Single Family Residential zoning district. The proposed property to be rezoned, if approved, would be platted into one (1) single family residential lot, for a total of two single-family residential lots.

**Zoning Case:** ZC21-012

**Applicant:** Anwai Dossani

**Owner:** Vijay Borra

**Location:** 5209 Bluebonnet Drive

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

**Present Zoning:** AG Agricultural

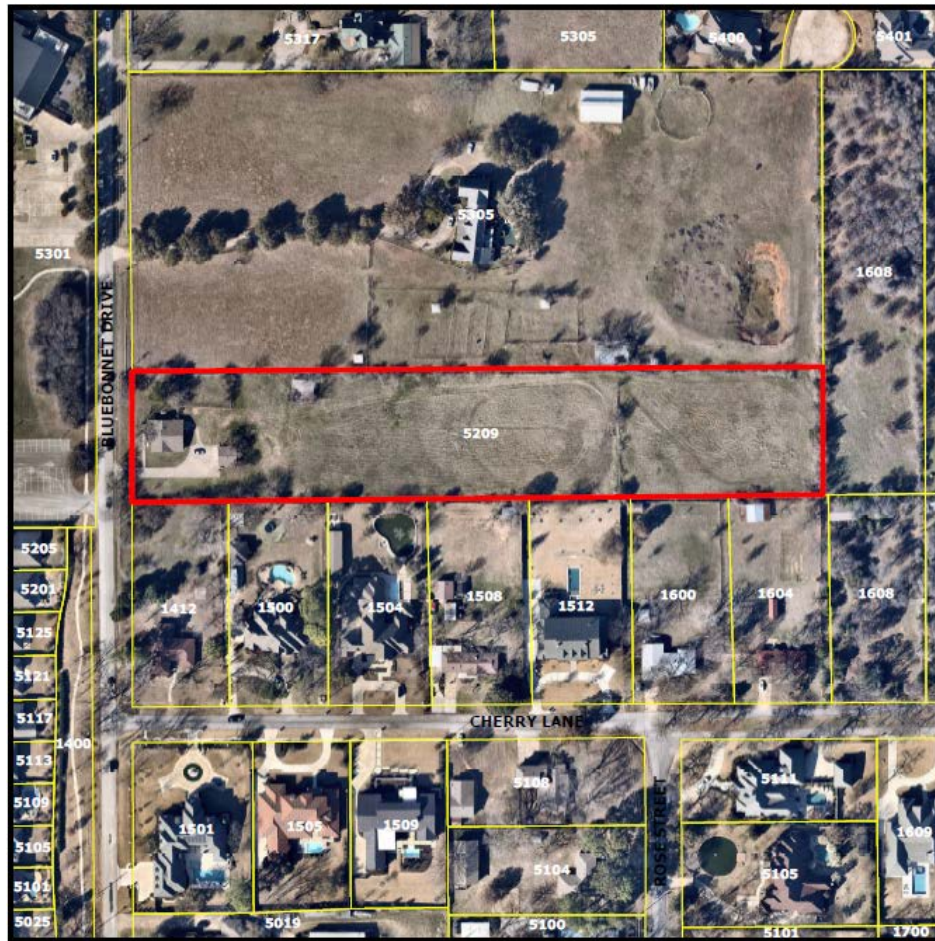
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request. Denial of the proposal by the Commission is final, unless the applicant submits a written notice of appeal within 10 days from the date of action by the Commission. If appealed, the request will be placed on the next available City Council agenda as listed above. Rezoning requests, zoning amendments and conditions recommended by the Commission for approval by the City Council may be more restrictive than those described in this notice.

All interested persons are encouraged to attend the public hearing and express their opinions on the zoning change request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address below:

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

## 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](mailto:jreyff@colleyville.com)

## **ORDINANCE O-21-XXXX**

**AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON A PORTION OF 4.3 ACRES, BEING TRACTS 2D & 2D3, ABSTRACT 233, DR BLANTON SURVEY, LOCATED AT 5209 BLUEBONNET DRIVE, FROM THE AG AGRICULTURAL DISTRICT TO THE R-40 SINGLE FAMILY RESIDENTIAL DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS,** the City of Colleyville has received an application for a change in zoning on a portion of 4.3 acres, being Tracts 2D & 2D3, Abstract 233, DR Blanton Survey, located at 5209 Bluebonnet Drive, from AG Agricultural district to R-40 Single-Family Residential district under Case No. ZC21-012; 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 a portion of 4.3 acres, being Tracts 2D & 2D3, Abstract 233, DR Blanton Survey, from AG Agricultural district to R-40 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 6<sup>th</sup> day of July 2021.

The second reading and public hearing being conducted on the 20<sup>th</sup> day of July 2021.

PASSED AND APPROVED BY A VOTE OF \_\_\_\_ AYES, \_\_\_\_ NAYS, AND \_\_\_\_  
ABSTENTIONS ON THIS THE 20TH DAY OF JULY 2021.

|                         |       |                               |       |
|-------------------------|-------|-------------------------------|-------|
| 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

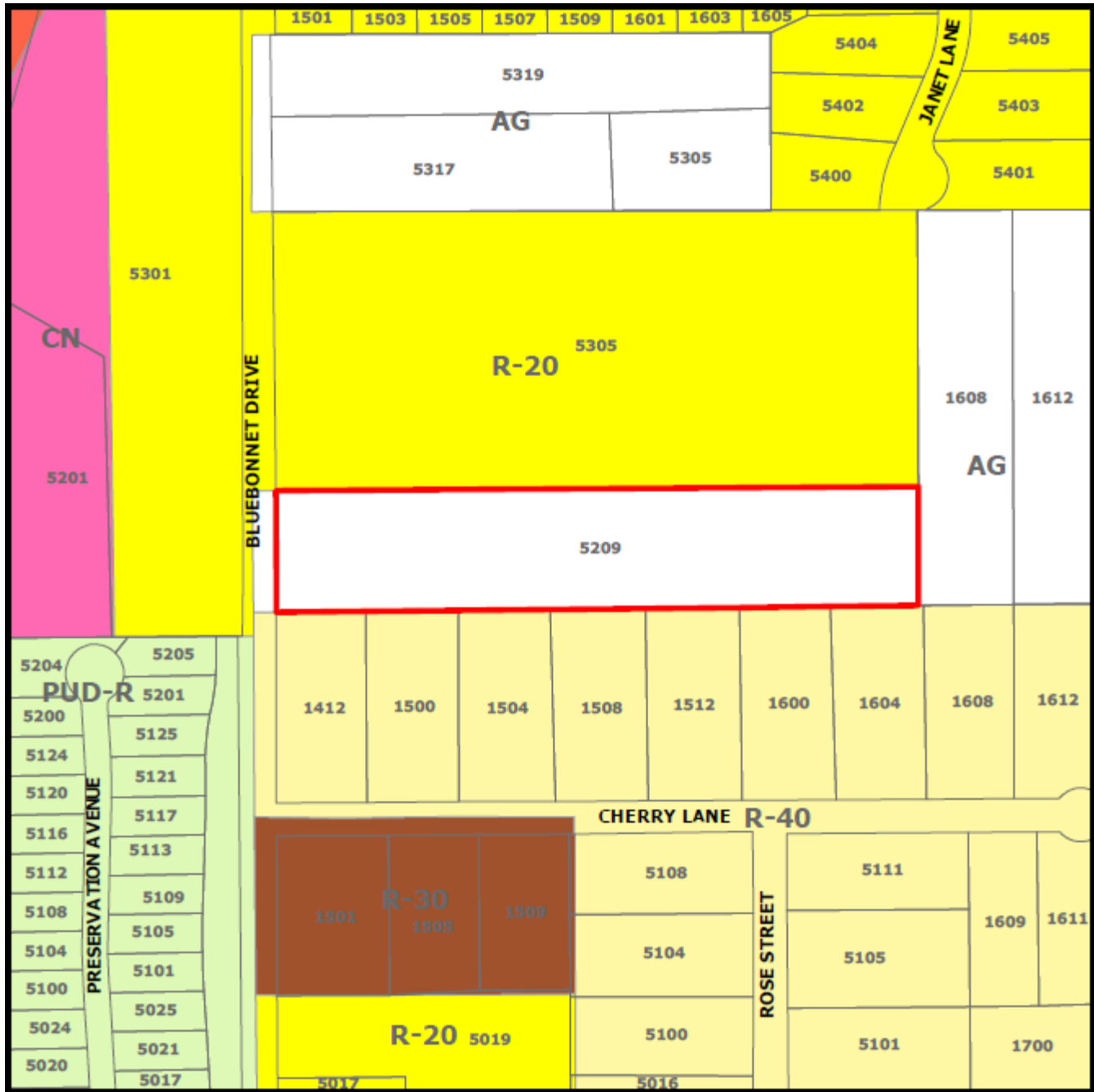
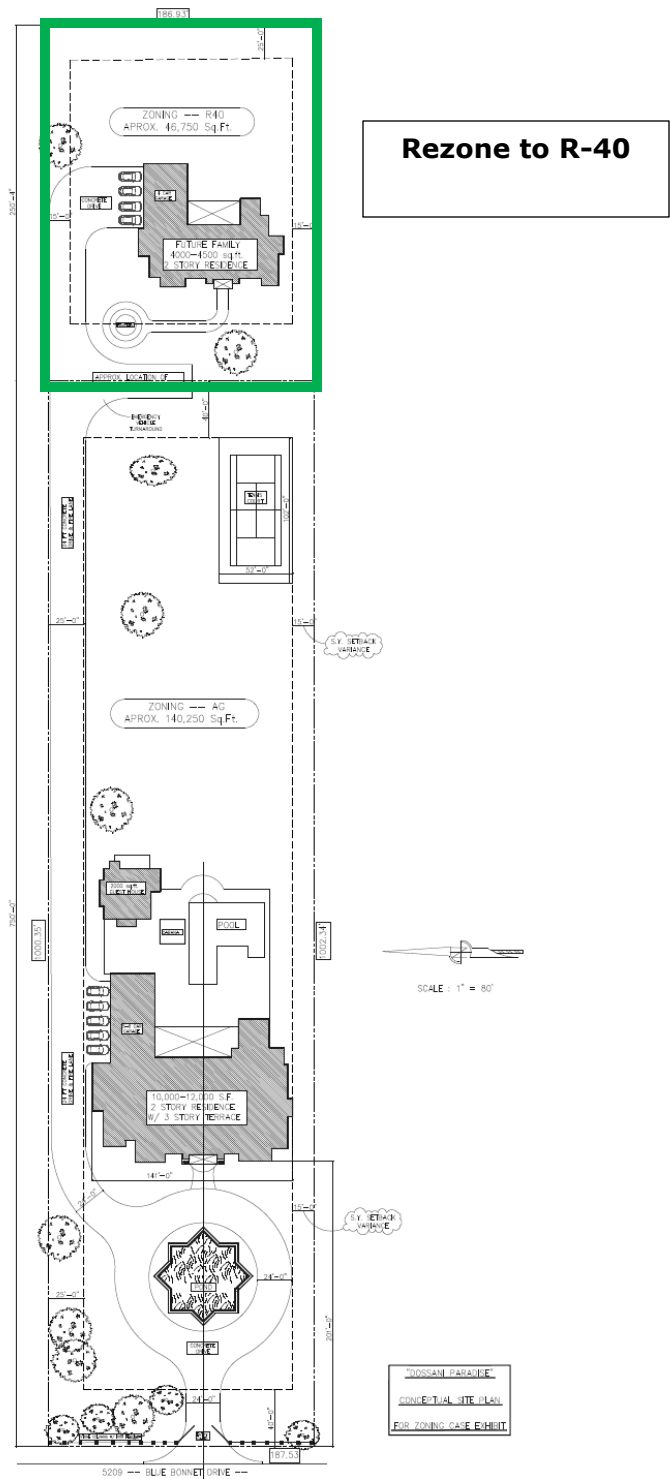




Exhibit “B”- Zoning Exhibit



## **Exhibit “C”- Statement of Planning Objectives**

To City of Colleyville:

First, thank you for considering our application for zoning request and possibly platting at later date and giving us an opportunity to be part of this historic community.

I have been in business for past 30 years operating restaurants. Currently we owned and operate close to 100 restaurants such as Taco bell, Burger king, wings stop, and C-stores and land development. This is a family operated business along with my Son, my daughter, son in law and my lovely wife. Currently I am serving as CEO for Dossani Paradise Management and my Son “Armaan Dossani” serving as COO for the same company.

I am currently living at 1809 Arrington Green Colleyville and would like to build my final family compound on blue bonnet in city of Colleyville for my legacy and generations to come.

Just like I had vision to build my family business with my family and with god blessings I have been very successful doing that, now my vision is to build beautiful home with lots of characters, Architectural, with humility and humbleness, our values and keeping the past, present and future of our Colleyville city vision and be a face of the city with proper culture and keeping values in mind and build “ Dossani Paradise” our home for me and my son and generations to come in city of Colleyville. I still have two little boys who will be going to school in city of Colleyville for many years to come.

As previously submitted site plans it should indicate that initially, I will build my home first with all the amenities such as guest house, pool, spa, gym, tennis court and possibly small Barn in the back with beautiful horse as soon as city approves, we will start the construction and engineering plans per city code for first house and then sometime in next couple of years my son will build his home in the back. I would like to build this home and our paradise for not only our generations to live and enjoy but also our office, management staff and friends and community relationships to enjoy and be part of this community for many years to come with god blessings.



# City of Colleyville Planning and Zoning Commission Agenda Briefing

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

---

|                                         |                              |               |
|-----------------------------------------|------------------------------|---------------|
| <b>Agenda Number</b> 4c                 | <b>Agenda Date</b> 6/14/2021 | <b>Number</b> |
| <b>Type</b> Public Hearing Agenda Items |                              |               |
| <b>Department</b> Community Development |                              |               |

---

## Title

Consideration of a Special Use Permit (SUP) for an Accessory Dwelling larger than permitted 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 (SUP) on Tract 2D & 2D3, Abstract 233, D R Blanton Survey, being approximately 4.3 acres, and zoned AG Agricultural. The purpose is to allow for an accessory dwelling to exceed the maximum square footage.

**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.

## SUP Request:

*Request* – The applicant is requesting a special use permit to allow for an accessory dwelling to exceed the maximum size.

Land Development Code- Chapter 3- Section 3.27

### 2. Maximum Size and Number of Buildings:

- b. Accessory dwellings allowed by the Land Development Code shall be limited in size to be no more than the most restrictive of the following:
  - 1. Fifty percent (50%) of the primary structure;
  - 2. The maximum allowed square footage for accessory buildings on the lot; or
  - 3. No more than twelve hundred (1,200) square feet
- d. An application to exceed the total square footage authorized above may be approved as a Special Use Permit (SUP).

**Analysis:** Any request for an accessory dwelling to exceed 1,200 s.f. is required to obtain a Special Use Permit. The proposal is for the back portion of the property to have a 4,500 SF accessory dwelling for a family member. The entire lot would remain

zoned AG.

**Plat Status:** The property is unplatted and is currently described as Tract 2D & 2D3, Abstract 233 DR Blanton Survey. A single lot with AG zoning will be required to go through the platting process (Minor Plat with a Plat Waiver) in the future. The Lot does not meet the minimum lot width for the AG zoning district. A Minor Plat with a Plat Waiver requires approval by the Planning and Zoning Commission and City Council.

**DRC Review:** The DRC reviewed the request during their May 24, 2021 meeting and determined the application was complete and may be scheduled for the next available Planning and Zoning meeting.

**Drainage:** Any subdivision at the time of platting is required to have a grading and drainage plan. Per Chapter 14 of the Land Development Code, Engineering Design Standards:

### **Section 14-180 Drainage Studies and Engineering Certification**

A. Preliminary Drainage Analysis Guidelines – The purpose of a Preliminary Drainage Analysis is to determine the need for drainage facilities and/or drainage easements either within the proposed development or offsite. A Preliminary Drainage Analysis is required for every subdivision plat or a development requesting a building permit on a parcel which does not have a previously approved drainage analysis, unless the Director of Public Works has waived this requirement due to existing conditions.

**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 undeveloped. 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.

**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.

**Staff Recommendation:** Staff is neutral on this request.

### **Recommendation**

None

**Attachments**

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



# Aerial Map



## ZC21-014

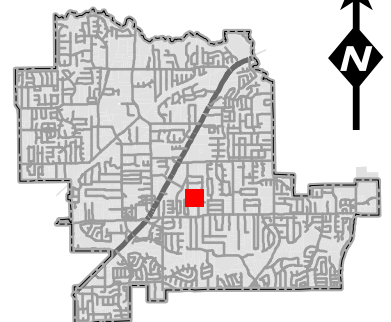
### 5209 Bluebonnet Drive

#### DISCLAIMER:

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



Subject Property





The map displays a residential neighborhood with various zoning districts and lot numbers. The highlighted lot, 5209, is located in the center of the map, adjacent to a large yellow lot (5305) and a large pink lot (5201). The map includes a grid of streets and lot numbers, with a color-coded legend for zoning districts.

**Streets:** BLUEBONNET DRIVE, ROSE STREET, CHERRY LANE, COVENTRY COURT, CHELSEA DRIVE, PRESERVATION AVENUE, JANET LANE.

**Zoning Districts:** R-20, R-30, R-40, AG, PUD-R, CN.

**Lot Numbers:** 1501, 1503, 1505, 1507, 1509, 1601, 1603, 1605, 1608, 1612, 1611, 1700, 1704, 5004, 5008, 5012, 5016, 5100, 5104, 5108, 5111, 5113, 5117, 5121, 5125, 5201, 5204, 5205, 5208, 5209, 5212, 5216, 5300, 5301, 5304, 5305, 5308, 5317, 5319, 5400, 5401, 5402, 5403, 5404, 5405, 5406, 5407.

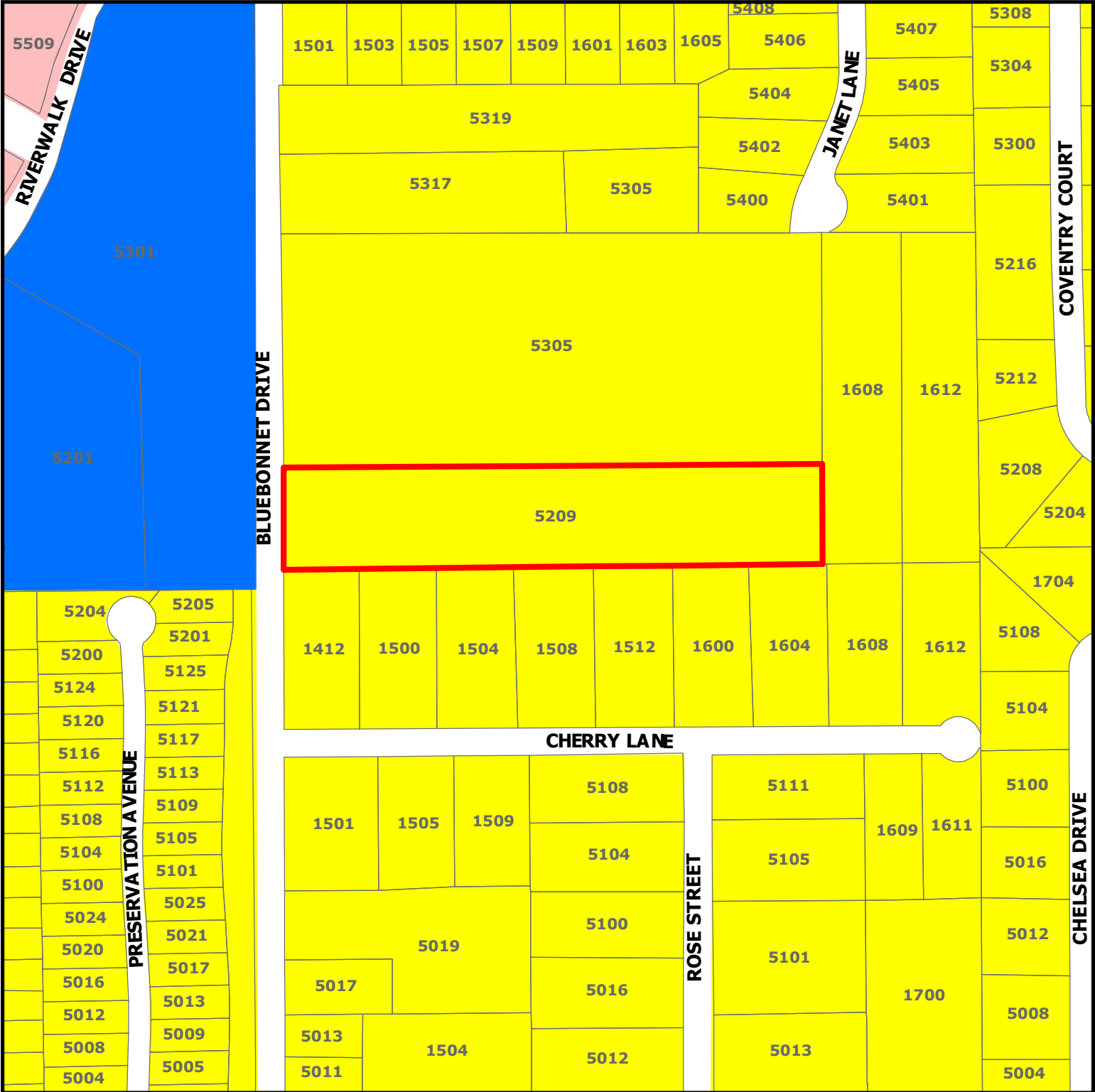


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Subject Property

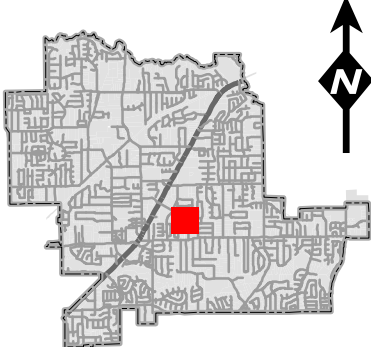
# Future Land Use Map



## ZC21-014

### 5209 Bluebonnet Drive

-  Subject Property
-  Residential
-  Institutional
-  Colleyville Blvd Corridor



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---

**Subject:**

FW: Updated Dossani Residence Site Plans - One and Two Lot Scenarios

---

**From:** jhuffman**Sent:** Friday, May 21, 2021 11:22 AM**To:** Ben Bryner**Cc:** 'Al Dossani' 'Armaan Dossani'**Subject:** Updated Dossani Residence Site Plans - One and Two Lot Scenarios

Good Morning Ben,

Please find the attached site plans for the proposed Dossani residence @ 5209 Blue Bonnet Drive.

Specifically there are two scenarios, as previously discussed with Al Dossani. Both site plan layouts have:

1. 24 ft common access drive that will serve the both the main residence and the guest house. There is an emergency vehicle turn-a-round on both scenarios.
2. The main residence has been shifted to the north property line:
  - a) Allowing for greater spacing between the existing structures on the adjoining development.
  - b) Using the existing topography to take advantage of the higher elevation for the main residence and related improvements.

Please let Al Dossani or myself know if there are additional items needed prior to Monday's discussion.

*Thank you.*

*Jace Huffman, P.E.*

**HUFFMAN CONSULTING ENGINEERS**

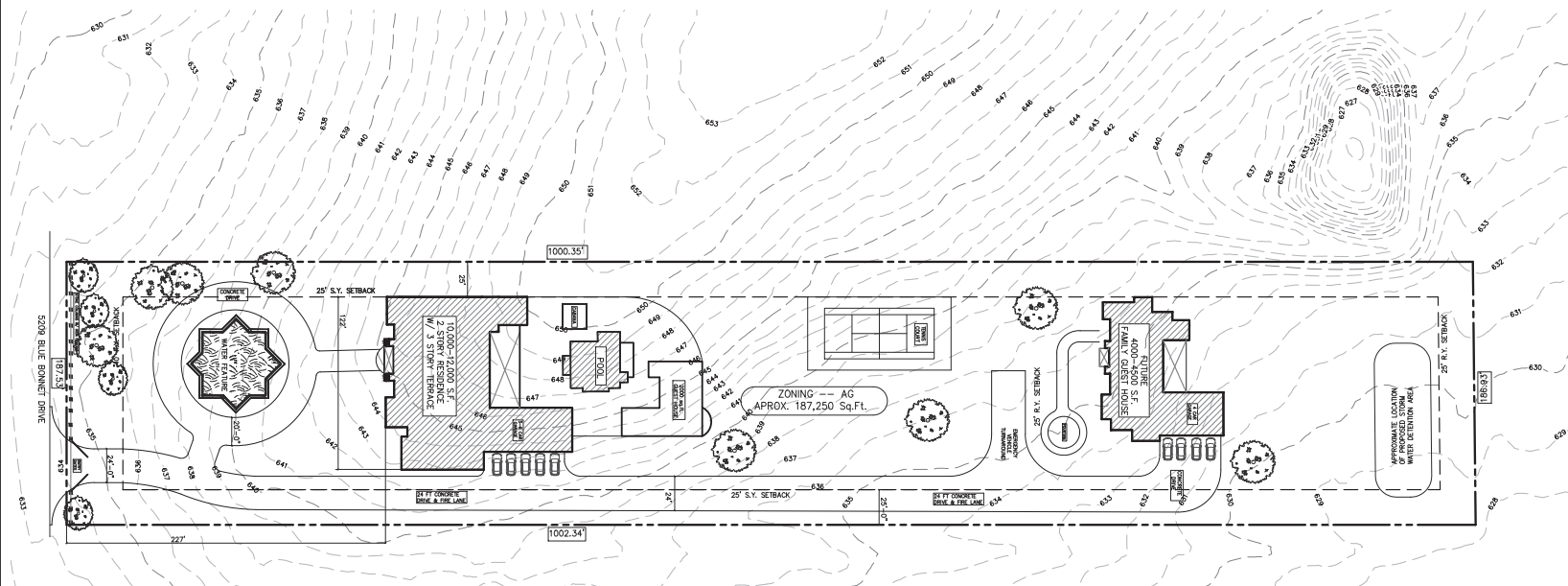
6716 Azle Avenue

Fort Worth, Texas 76135

(o) 817-357-5354

(f) 817-935-9354

## Site Plan



GRAPHIC SCALE

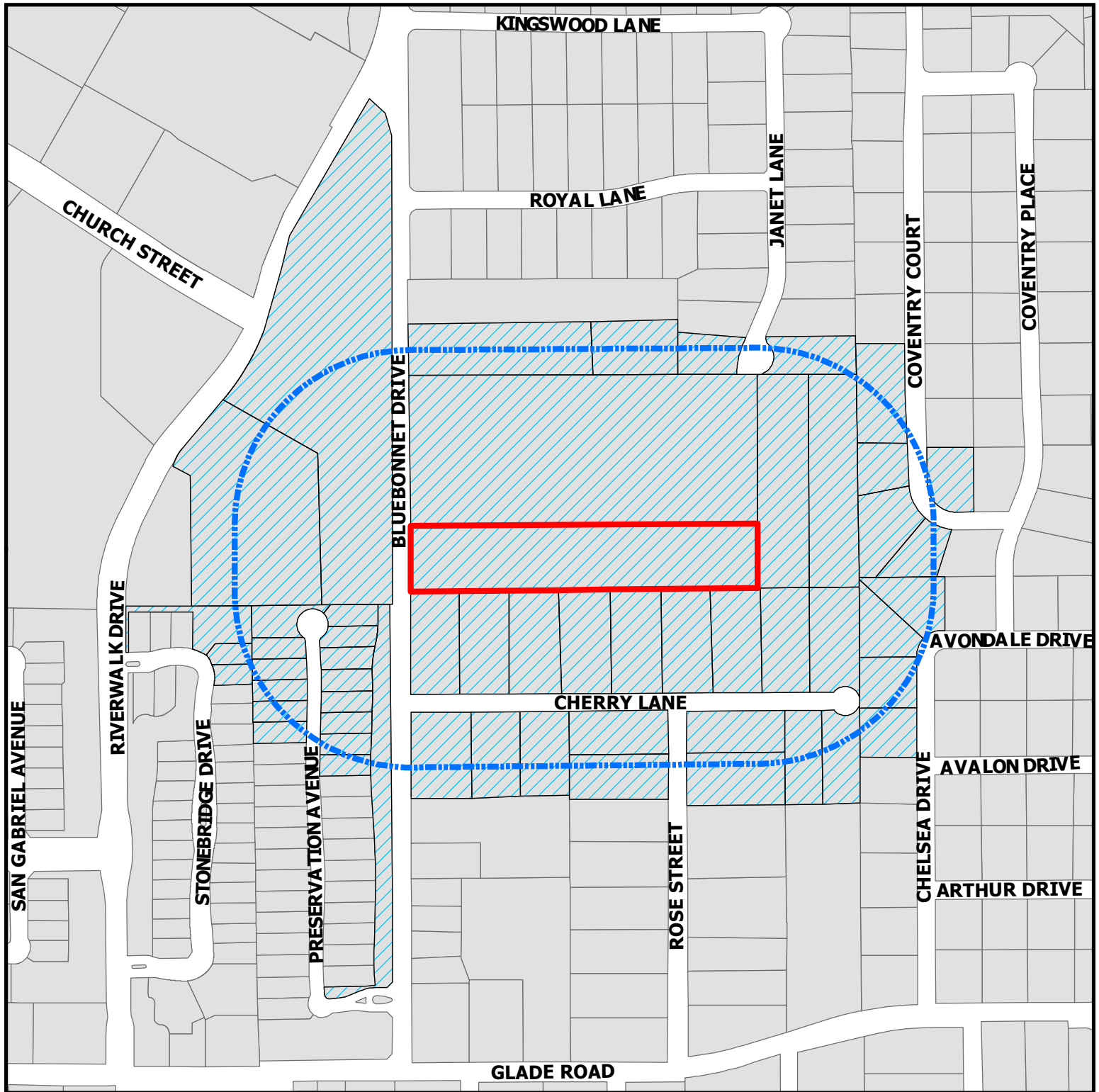
Half Size: 1 inch = 80 ft.  
Full Size: 1 inch = 40 ft.



NOTE: THESE DRAWINGS ARE THE SOLE PROPERTY OF HUFFMAN CONSULTING ENGINEERS AND ARE NOT BE USED IN ANY WAY WITHOUT THE EXPRESSED PERMISSION OF THE FIRM.

[illegible]

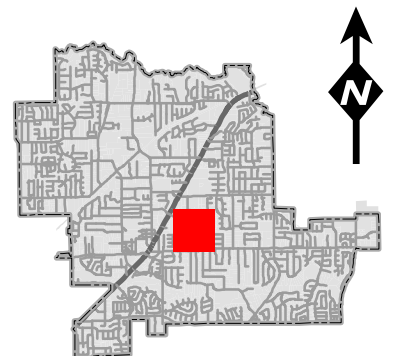
# Notification Map



**ZC21-014**  
**5209 Bluebonnet Drive**

**DISCLAIMER:**  
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-  Subject Property
-  500ft Buffer
-  Properties within 500ft



# Notification List

| Owner Name                     | Owner Address                  | Owner City      | Owner Zip | Situs Address         |
|--------------------------------|--------------------------------|-----------------|-----------|-----------------------|
| APTE, SHIREESH                 | 5204 COVENTRY CT               | COLLEYVILLE, TX | 76034     | 5204 COVENTRY CT      |
| BORRA, VIJAYA                  | 826 MANGO CT                   | COPPELL, TX     | 75019     | 5209 BLUEBONNET DR    |
| BRIDGES, WARREN                | 5117 PRESERVATION AVE          | COLLEYVILLE, TX | 76034     | 5117 PRESERVATION AVE |
| BROOKS, TRAVIS M               | 5120 PRESERVATION AVE          | COLLEYVILLE, TX | 76034     | 5120 PRESERVATION AVE |
| BURAL, LYNN                    | 5104 CHELSEA DR                | COLLEYVILLE, TX | 76034     | 5104 CHELSEA DR       |
| CLARK, HARRY P                 | 5104 ROSE ST                   | COLLEYVILLE, TX | 76034     | 5104 ROSE ST          |
| COBB, JESSE G                  | 1508 CHERRY LN                 | COLLEYVILLE, TX | 76034     | 1508 CHERRY LN        |
| COLLEYVILLE, CITY OF           | 100 MAIN ST                    | COLLEYVILLE, TX | 76034     | 5301 RIVERWALK DR     |
| COLLEYVILLE, CITY OF           | 100 MAIN ST                    | COLLEYVILLE, TX | 76034     | 5201 RIVERWALK DR     |
| CUFFE, JOHN                    | 5105 PRESERVATION AVE          | COLLEYVILLE, TX | 76034     | 5105 PRESERVATION AVE |
| CURRY, KENNETH C               | 5125 STONEBRIDGE DR            | COLLEYVILLE, TX | 76034     | 5125 STONEBRIDGE DR   |
| DAMERON, RAY                   | 1600 CHERRY LN                 | COLLEYVILLE, TX | 76034     | 1600 CHERRY LN        |
| DAVIS, KEITH                   | 5200 PRESERVATION AVE          | COLLEYVILLE, TX | 76034     | 5200 PRESERVATION AVE |
| DONEPUDI, SREECHANDRA          | 1501 CHERRY LN                 | COLLEYVILLE, TX | 76034     | 1501 CHERRY LN        |
| DOUGLASS, GEORGE W             | 1412 CHERRY LN                 | COLLEYVILLE, TX | 76034     | 1412 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 |
| EMERSON-ENNIS, JUDITH          | 5216 COVENTRY CT               | COLLEYVILLE, TX | 76034     | 5216 COVENTRY CT      |
| EVERETT, ROY                   | 5205 COVENTRY CT               | COLLEYVILLE, TX | 76034     | 5205 COVENTRY CT      |
| FARMER, STEPHEN                | 5305 BLUEBONNET DR             | COLLEYVILLE, TX | 76034     | 5305 BLUEBONNET DR    |
| FARMER, STEPHEN                | 5305 BLUEBONNET DR             | COLLEYVILLE, TX | 76034     | 5305 BLUEBONNET DR    |
| FRYER, AVA                     | 5129 STONEBRIDGE DR            | COLLEYVILLE, TX | 76034     | 5129 STONEBRIDGE DR   |
| GLENN, MARY                    | 5125 PRESERVATION AVE          | COLLEYVILLE, TX | 76034     | 5125 PRESERVATION AVE |
| HERRON, DAVID                  | 5105 ROSE ST                   | COLLEYVILLE, TX | 76034     | 5105 ROSE ST          |
| HICKEY, BRIAN DOUGLAS          | 5100 CHELSEA DR                | COLLEYVILLE, TX | 76034     | 5100 CHELSEA DR       |
| K&M FAMILY TRUST               | 5400 JANET LN                  | COLLEYVILLE, TX | 76034     | 5400 JANET LN         |
| MADAR, ALEXANDER               | 1505 CHERRY LN                 | COLLEYVILLE, TX | 76034     | 1505 CHERRY LN        |
| MADDOX, RICHARD L              | 5116 PRESERVATION AVE          | COLLEYVILLE, TX | 76034     | 5116 PRESERVATION AVE |
| MANTZEL, WILLIAM               | 5112 PRESERVATION AVE          | COLLEYVILLE, TX | 76034     | 5112 PRESERVATION AVE |
| MILLER, TRACY S                | 5108 CHELSEA DR                | COLLEYVILLE, TX | 76034     | 5108 CHELSEA DR       |
| PALANZA, DOMINICK              | 1500 CHERRY LN                 | COLLEYVILLE, TX | 76034     | 1500 CHERRY LN        |
| PERRY, STAN                    | 5111 ROSE ST                   | COLLEYVILLE, TX | 76034     | 5111 ROSE ST          |
| PHILLIPS, DEAN F               | PO BOX 610411                  | DALLAS, TX      | 75261     | 1604 CHERRY LN        |
| PRESERVATION HOA INC           | 106 N DENTON TAP RD # 210-375  | COPPELL, TX     | 75019     | 5204 PRESERVATION AVE |
| PRESERVATION HOA INC           | 106 N DENTON TAP RD # 210-375  | COPPELL, TX     | 75019     | 1400 BLUEBONNET DR    |
| RICHARDS FAMILY TRUST,THE      | 5212 CONVENTRY CT              | COLLEYVILLE, TX | 76034     | 5212 COVENTRY CT      |
| ROGERS, JAMES L                | 5208 COVENTRY CT               | COLLEYVILLE, TX | 76034     | 5208 COVENTRY CT      |
| ROGERS, NANCY                  | 1612 CHERRY LN                 | COLLEYVILLE, TX | 76034     | 1608 CHERRY LN        |
| ROGERS, NANCY                  | 1612 CHERRY LN                 | COLLEYVILLE, TX | 76034     | 1608 CHERRY LN        |
| ROGERS, NANCY JO               | 1612 CHERRY LN                 | COLLEYVILLE, TX | 76034     | 1612 CHERRY LN        |
| ROGERS, NANCY JO               | 1612 CHERRY LN                 | COLLEYVILLE, TX | 76034     | 1612 CHERRY LN        |
| SCULLIN, STEPHEN K             | 5124 PRESERVATION AVE          | COLLEYVILLE, TX | 76034     | 5124 PRESERVATION AVE |
| SMITH, NANCY                   | 5121 PRESERVATION AVE          | COLLEYVILLE, TX | 76034     | 5121 PRESERVATION AVE |
| SPEIGHT, MATT                  | 1504 CHERRY LN                 | COLLEYVILLE, TX | 76034     | 1504 CHERRY LN        |
| STAMP, FRANK                   | 5401 JANET LN                  | COLLEYVILLE, TX | 76034     | 5401 JANET LN         |
| STEWART, LARRY                 | 1509 CHERRY AVE                | COLLEYVILLE, TX | 76034     | 1509 CHERRY LN        |
| THE BRIDGES @ RIVERWALK HOA    | PO BOX 1183                    | COLLEYVILLE, TX | 76034     | 5112 STONEBRIDGE DR   |
| TRAVIS, COLIN                  | 1609 CHERRY LN                 | COLLEYVILLE, TX | 76034     | 1609 CHERRY LN        |
| TRAVIS, COLIN                  | 1609 CHERRY LN                 | COLLEYVILLE, TX | 76034     | 1611 CHERRY LN        |
| VANDERGRIFT, JOAN              | 5317 BLUEBONNET DR             | COLLEYVILLE, TX | 76034     | 5317 BLUEBONNET DR    |
| WALLACE LINDA K REVOCABLE TRUS | 5113 PRESERVATION AVE          | COLLEYVILLE, TX | 76034     | 5113 PRESERVATION AVE |
| WILKINS, ERIC                  | 5205 PRESERVATION AVE          | COLLEYVILLE, TX | 76034     | 5205 PRESERVATION AVE |
| WILLIAMS, JAMES R              | 407 COUNTRY PL                 | COLLEYVILLE, TX | 76034     | 5108 ROSE ST          |
| WOODCOCK, DAVID                | 1512 CHERRY LN                 | COLLEYVILLE, TX | 76034     | 1512 CHERRY LN        |
| ZHANG, LIWEI                   | 5109 PRESERVATION AVE          | COLLEYVILLE, TX | 76034     | 5109 PRESERVATION AVE |
| 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       |
| PRESERVATION                   | 106 N DENTON TAP ROAD #210-375 | COPPELL, TX     | 75019     | 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        |
| DOSSANI, ANWAR                 | 1809 ARRINGTON GREEN           | COLLEYVILLE, TX | 76034     | APPLICANT             |

Public hearing notices were mailed on May 28, 2021





## 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, June 14, 2021 at 7:00 p.m.**  
**City Council Meetings: Tuesday, July 6, 2021 & Tuesday, July 20, 2021 at 7:30 p.m.**  
**3rd floor of City Hall, 100 Main Street, Colleyville, Texas**

**Request:** Consideration of a Special Use Permit (SUP) for an Accessory Dwelling larger than permitted for a family member on the back portion of the lot. The SUP request is to allow for the construction of a (+/-) 4,500 square foot accessory dwelling which exceeds the 1,200 square foot regulation for an accessory dwelling.

**Zoning Case:** ZC21-014

**Applicant:** Anwar Dossani

**Owner:** Vijay Borra

**Location:** 5209 Bluebonnet Drive

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

**Present Zoning:** AG Agricultural

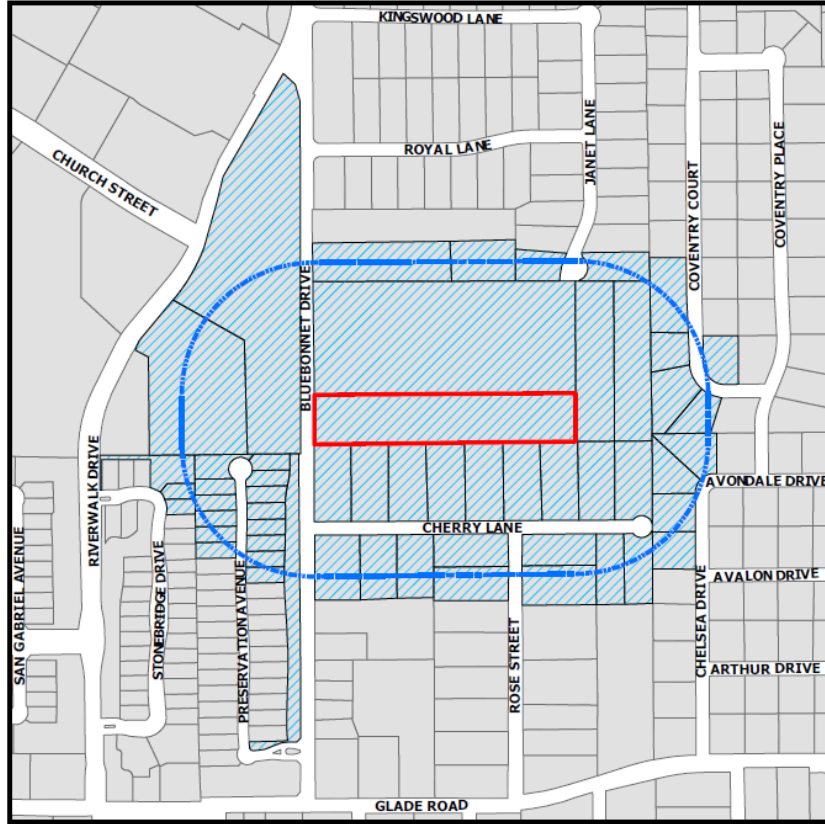
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request. Denial of the proposal by the Commission is final, unless the applicant submits a written notice of appeal within 10 days from the date of action by the Commission. If appealed, the request will be placed on the next available City Council agenda as listed above. Rezoning requests, zoning amendments and conditions recommended by the Commission for approval by the City Council may be more restrictive than those described in this notice.

All interested persons are encouraged to attend the public hearing and express their opinions on the zoning change request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address below:

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

## 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 Agenda Packet and Active Development Case map (please use your phone's camera to scan QR code below):



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](mailto:jreyff@colleyville.com)

## **ORDINANCE O-21-XXXX**

**AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 4.3 ACRES, BEING TRACTS 2D & 2D3, ABSTRACT 233, DR BLANTON SURVEY, LOCATED AT 5209 BLUEBONNET DRIVE, BY AUTHORIZING A SPECIAL USE PERMIT FOR AN ACCESSORY DWELLING TO EXCEED THE MAXIMUM ALLOWED SQUARE FOOTAGE; 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 on 4.3 acres, being Tracts 2D & 2D3, Abstract 233, DR Blanton Survey, located at 5209 Bluebonnet Drive, Case No. ZC21-014; 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 an accessory dwelling to exceed the maximum allowed square footage on 4.3 acres, being Tracts 2D & 2D3, Abstract 233, DR Blanton Survey, 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".
  2. The accessory building shall not exceed 4,500 square feet.
- 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 6<sup>th</sup> day of July 2021.

The second reading and public hearing being conducted on the 20<sup>th</sup> day of July 2021.

PASSED AND APPROVED BY A VOTE OF \_\_\_\_ AYES, \_\_\_\_ NAYS, AND \_\_\_\_  
ABSTENTIONS ON THIS THE 20TH DAY OF JULY 2021.

|                         |       |                               |       |
|-------------------------|-------|-------------------------------|-------|
| 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**

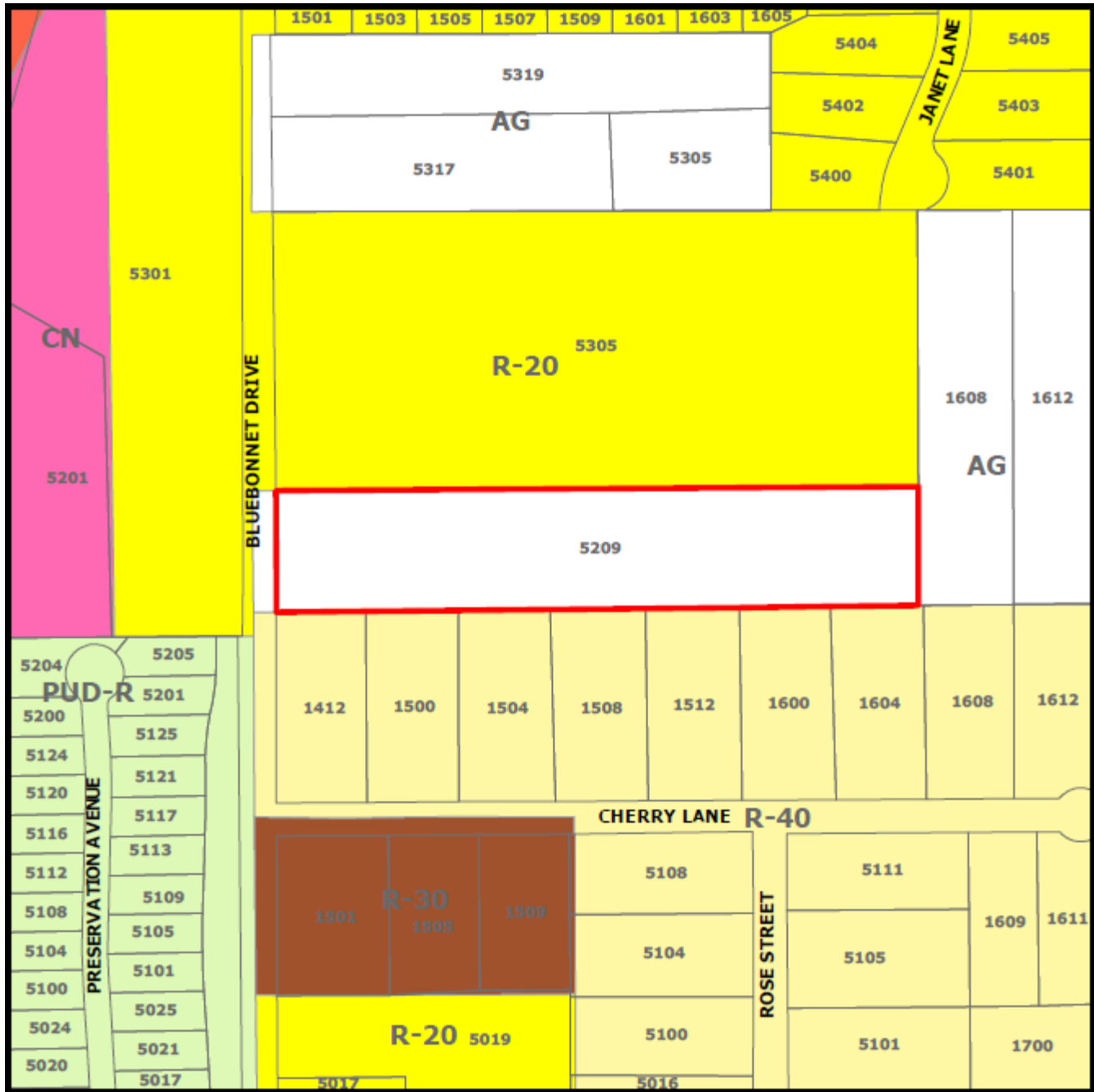
Christine Loven, TRMC  
City Secretary

Richard Newton  
Mayor

**APPROVED AS TO FORM:**

Whit Wyatt  
City Attorney

## Exhibit "A"- Zoning Map





Site plan for the proposed 10,000 sq ft 2-story residence with a 3-story terrace. The plan shows the residence footprint, parking spaces, a circular driveway, and surrounding landscape features like trees and topography. A green box highlights a specific area on the plan.

**4,500 SF Accessory Dwelling**

## **Exhibit “C”- Statement of Planning Objectives**

To City of Colleyville:

First, thank you for considering our application for zoning request and possibly platting at later date and giving us an opportunity to be part of this historic community.

I have been in business for past 30 years operating restaurants. Currently we owned and operate close to 100 restaurants such as Taco bell, Burger king, wings stop, and C-stores and land development. This is a family operated business along with my Son, my daughter, son in law and my lovely wife. Currently I am serving as CEO for Dossani Paradise Management and my Son “Armaan Dossani” serving as COO for the same company.

I am currently living at 1809 Arrington Green Colleyville and would like to build my final family compound on blue bonnet in city of Colleyville for my legacy and generations to come.

Just like I had vision to build my family business with my family and with god blessings I have been very successful doing that, now my vision is to build beautiful home with lots of characters, Architectural, with humility and humbleness, our values and keeping the past, present and future of our Colleyville city vision and be a face of the city with proper culture and keeping values in mind and build “ Dossani Paradise” our home for me and my son and generations to come in city of Colleyville. I still have two little boys who will be going to school in city of Colleyville for many years to come.

As previously submitted site plans it should indicate that initially, I will build my home first with all the amenities such as guest house, pool, spa, gym, tennis court and possibly small Barn in the back with beautiful horse as soon as city approves, we will start the construction and engineering plans per city code for first house and then sometime in next couple of years my son will build his home in the back. I would like to build this home and our paradise for not only our generations to live and enjoy but also our office, management staff and friends and community relationships to enjoy and be part of this community for many years to come with god blessings.



# City of Colleyville Planning and Zoning Commission Agenda Briefing

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

| Agenda Number 4d                        | Agenda Date 6/14/2021 | Number |
|-----------------------------------------|-----------------------|--------|
| <b>Type</b> Public Hearing Agenda Items |                       |        |
| <b>Department</b> Community Development |                       |        |

## Title

Consideration 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 on Tract 1L, Abstract 1619, S C H Witten Survey, being approximately 1.74 acres, and zoned AG Agricultural. The purpose is to rezone from the AG Agricultural district to the R-40 Single Family Residential district for one new single-family home. There are no new lots proposed.

**Existing Conditions/Background:** The subject property, 2005 Hall Johnson Road, is located along Hall Johnson Road on the south side of the street and west of Highland Hills Lane and Montclair Drive. The lot would conform to the R-40 district standards. The lot currently is not improved.

## Proposed Zoning:

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

|                          |                    |             |
|--------------------------|--------------------|-------------|
| Minimum Lot Size         | 40,000 square feet | 76,099 s.f. |
| Minimum Lot Width        | 150 feet           | 189 ft.     |
| Minimum Lot Depth        | 150 feet           | 360 ft.     |
| Front Building Line      | 40 feet            |             |
| Side Building Line       | 15 feet            |             |
| Rear Building Line       | 25 feet            |             |
| Max. Lot Coverage        | 20%                |             |
| Max. Impervious Coverage | 50%                |             |

**Analysis:** The current size of the property does comply with all the minimum standards of the R-40 Single Family Residential zoning. The property is also going through the Minor Plat process the same time as zoning.

**Plat Status:** The property is unplatted as Tract 1L, Abstract 1619, S C H Witten Survey.

**DRC Review:** The DRC reviewed the request during their May 24, 2021 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 property to the north is zoned R-20 Single Family Residential and is improved with a single-family home and accessory buildings. The properties located to the south and east are zoned R-20 and are improved with single-family homes. Property to the west is improved with zoned R-30 and improved with a single family home and an accessory dwelling.

**Comprehensive Plan:** The City's comprehensive plan, *Destination Colleyville*, identifies the subject property as residential and the proposed development 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.

**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

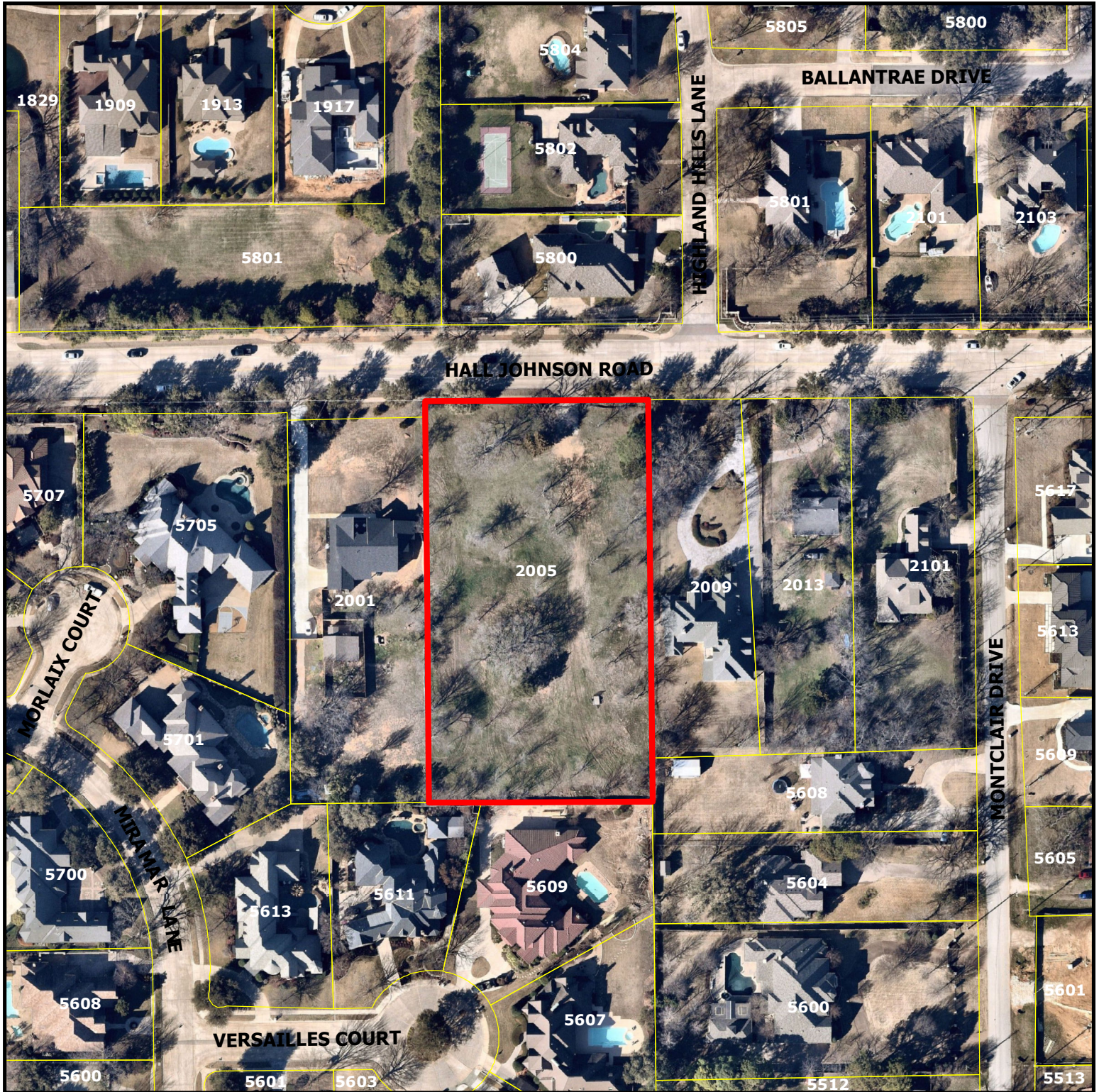
**Attachments**

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Zoning Exhibit
5. Notification Map
6. Notification List
7. Property Owner Notification

8. Draft Ordinance



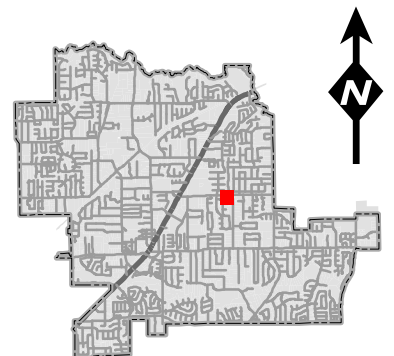
# Aerial Map



**ZC21-015**  
**2005 Hall Johnson Road**

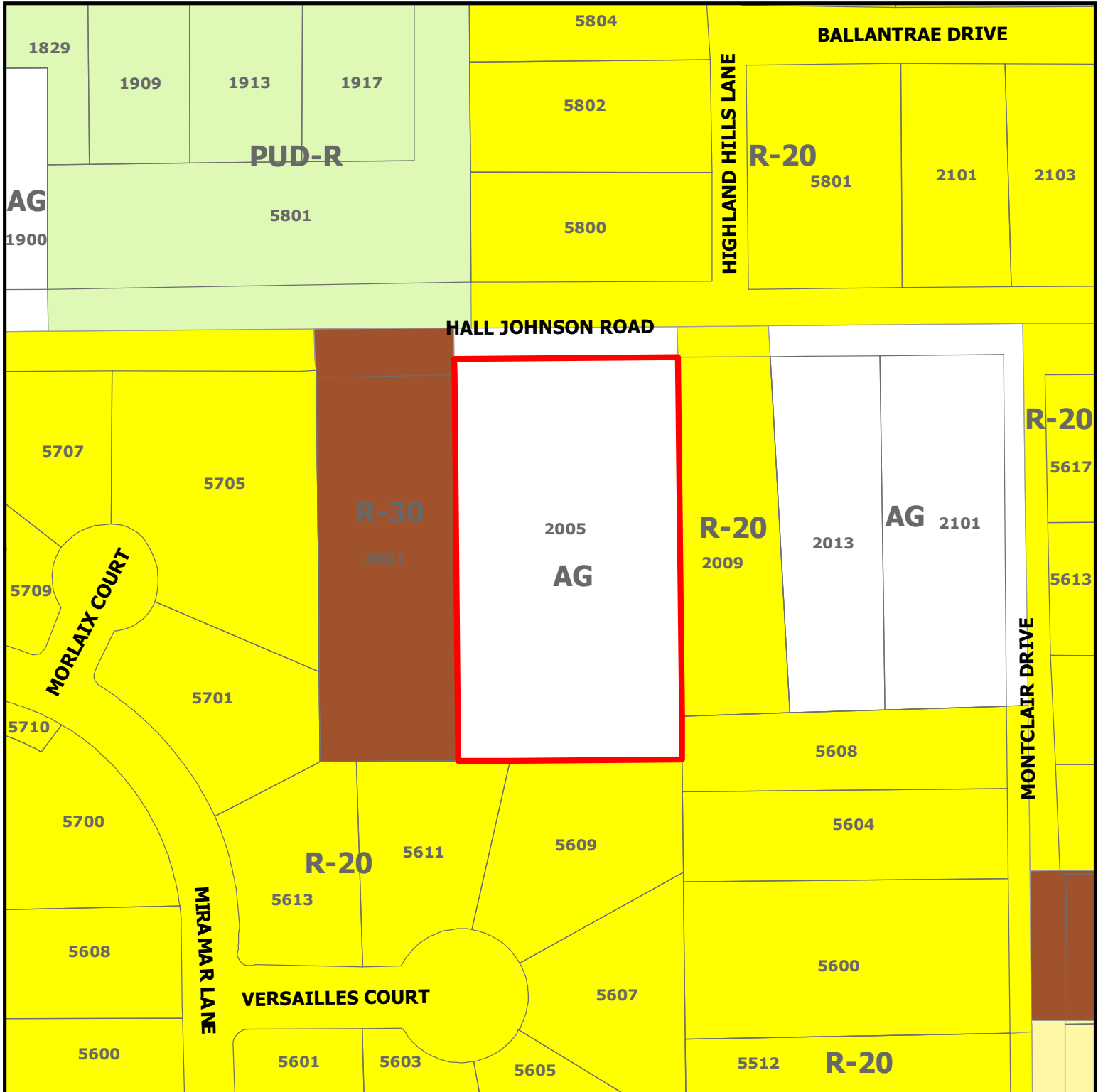
**DISCLAIMER:**  
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 Subject Property





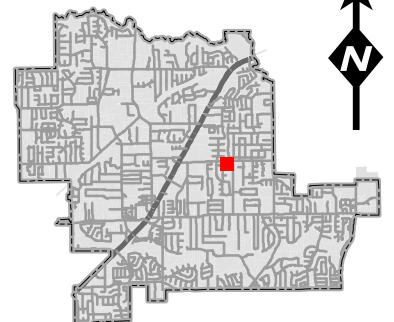
# Zoning Map



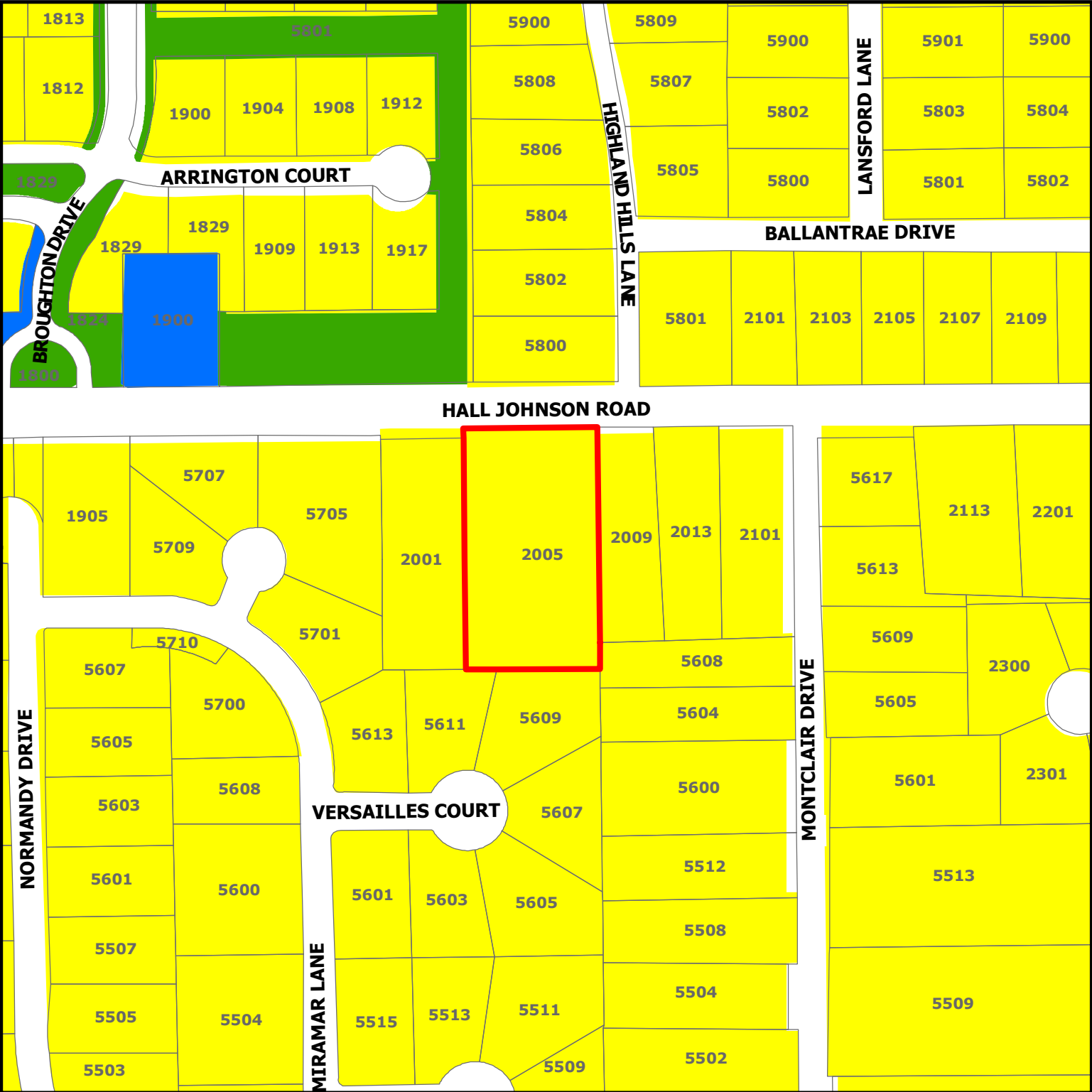
**ZC21-015**  
**2005 Hall Johnson Road**

**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



# Future Land Use Map



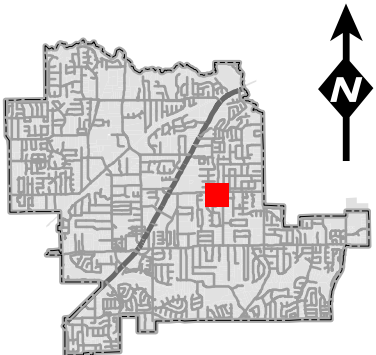
**ZC21-015**

**2005 Hall Johnson Road**

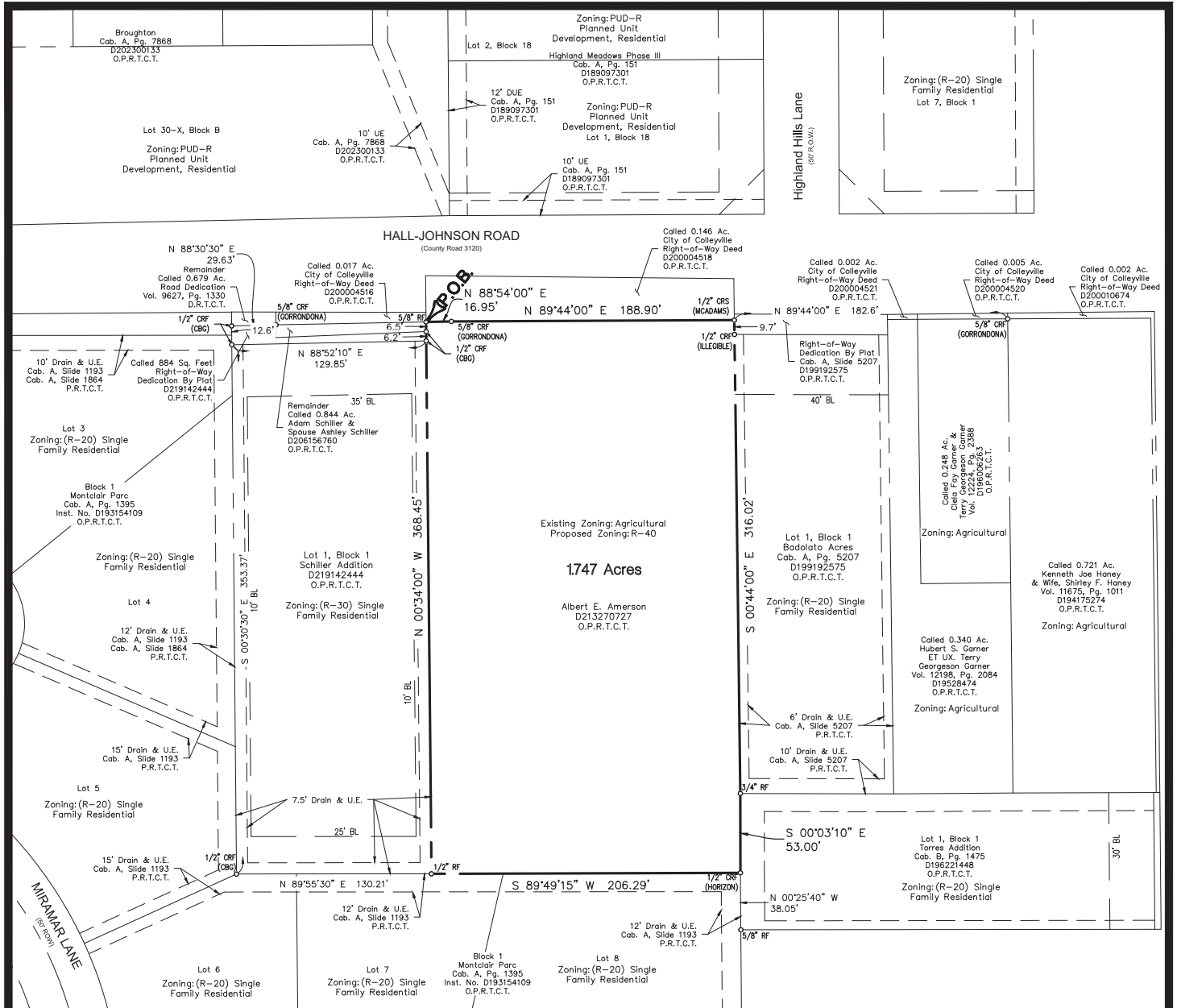


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- Subject Property
- Residential
- Institutional
- Open Space; Parks



# Zoning Exhibit



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

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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

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201 Country View Drive  
Roanoke, Texas 76262  
940.240.1012

TBPE: 19762 TBPLS: 1019444  
[www.gacon.com](http://www.gacon.com)  
[www.mcadamsco.com](http://www.mcadamsco.com)

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

- NOTES:

1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
2. 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.
3. 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.
4. 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'

# 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.

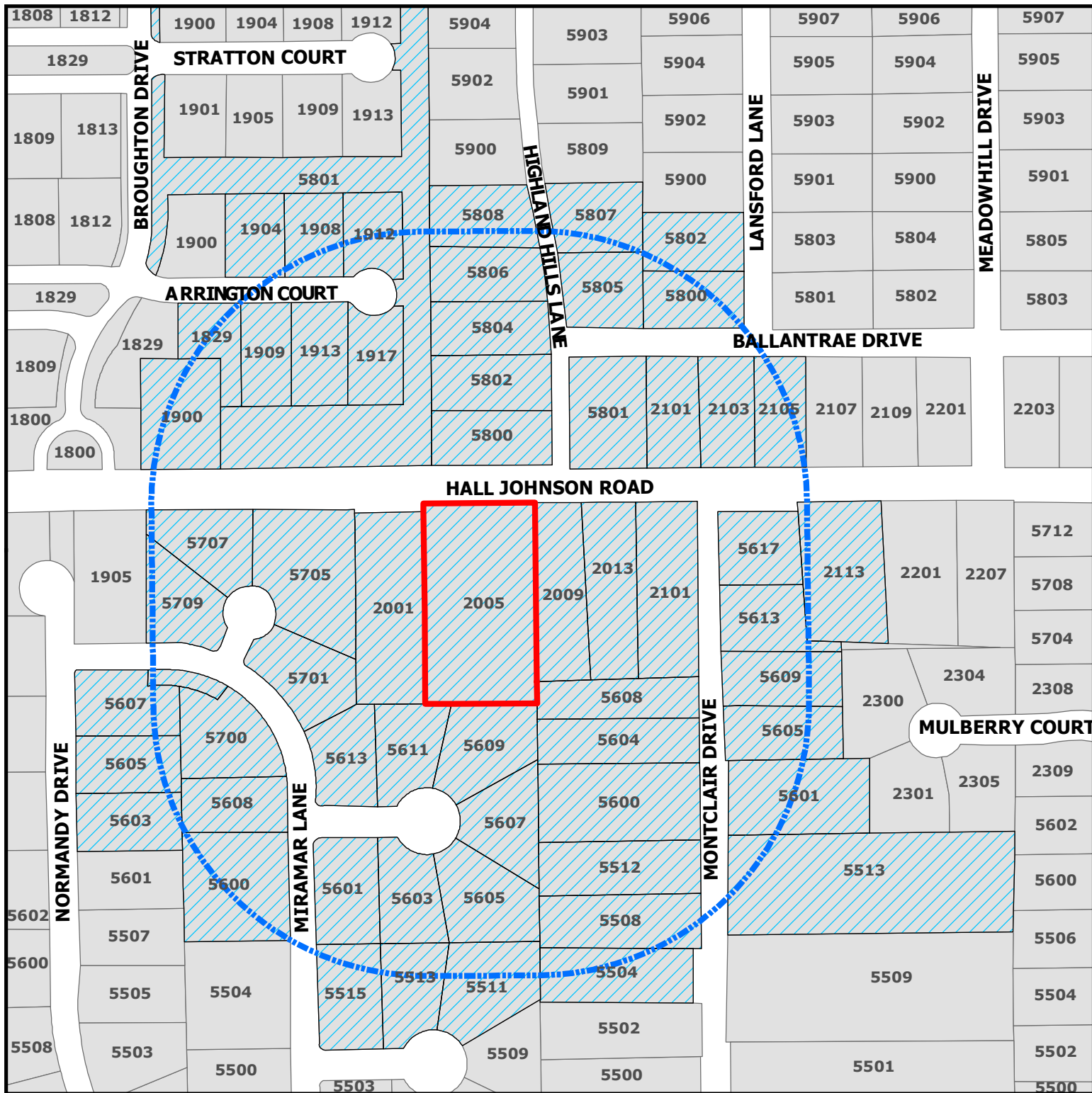
Field work performed during the month of May, 2021.

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

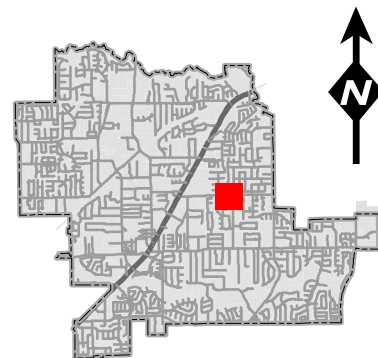
# Notification Map



## ZC21-015 2005 Hall Johnson Road

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





# Notification List

| Owner Name                     | Owner Address                  | Owner City      | Owner Zip | Situs Address          |
|--------------------------------|--------------------------------|-----------------|-----------|------------------------|
| ALLEN, WALTRAUD                | 5600 MIRAMAR LN                | COLLEYVILLE, TX | 76034     | 5600 MIRAMAR LN        |
| AMERSON, ALBERT                | 2005 HALL JOHNSON RD           | COLLEYVILLE, TX | 76034     | 2005 HALL JOHNSON RD   |
| APPEGATE, JOHN R               | 5607 VERSAILLES CT             | COLLEYVILLE, TX | 76034     | 5607 VERSAILLES CT     |
| APPLING, KYLE A                | 5801 HIGHLAND HILLS LN         | COLLEYVILLE, TX | 76034     | 5801 HIGHLAND HILLS LN |
| BONHARD, JENNIFER              | 5807 HIGHLAND HILLS LN         | COLLEYVILLE, TX | 76034     | 5807 HIGHLAND HILLS LN |
| BOUGHTON MAINTENANCE ASSOCIATI | 1800 PRESTON PARK BLVD STE 101 | PLANO, TX       | 75093     | 1829 ARRINGTON GREEN   |
| BOUGHTON MAINTENANCE ASSOCIATI | 1800 PRESTON PARK BLVD STE 101 | PLANO, TX       | 75093     | 5801 BURNHAM CIR       |
| BREWSTER, KEITH W              | 5508 MONTCLAIR DR              | COLLEYVILLE, TX | 76034     | 5508 MONTCLAIR DR      |
| BROCCO, CARLOS E               | 5613 VERSAILLES CT             | COLLEYVILLE, TX | 76034     | 5613 VERSAILLES CT     |
| BROWN, BRYAN                   | 5804 HIGHLAND HILLS LN         | COLLEYVILLE, TX | 76034     | 5804 HIGHLAND HILLS LN |
| BUI, CHRIS                     | 1913 ARRINGTON CT              | COLLEYVILLE, TX | 76034     | 1913 ARRINGTON CT      |
| BURNS, SHERRY E                | 2113 HALL JOHNSON RD           | COLLEYVILLE, TX | 76034     | 2113 HALL JOHNSON RD   |
| CALDWELL, JASON SCOTT          | 1917 ARRINGTON CT              | COLLEYVILLE, TX | 76034     | 1917 ARRINGTON CT      |
| COLLEYVILLE, CITY OF           | 100 MAIN ST                    | COLLEYVILLE, TX | 76034     | 1900 HALL JOHNSON RD   |
| COLLYER, BRIAN C               | 5611 VERSAILLES CT             | COLLEYVILLE, TX | 76034     | 5611 VERSAILLES CT     |
| COX, LAETITIA                  | PO BOX 1785                    | COLLEYVILLE, TX | 76034     | 5512 MONTCLAIR DR      |
| DACY, TIMOTHY                  | 5705 MORLAIX CT                | COLLEYVILLE, TX | 76034     | 5705 MORLAIX CT        |
| DUNHAM, KELLEN                 | 5707 MORLAIX CT                | COLLEYVILLE, TX | 76034     | 5707 MORLAIX CT        |
| DWYER, JOHN                    | 5511 CLERMONT CT               | COLLEYVILLE, TX | 76034     | 5511 CLERMONT CT       |
| ELNOUR, ELWALEED               | 5609 VERSAILLES CT             | COLLEYVILLE, TX | 76034     | 5609 VERSAILLES CT     |
| ENTY, DON                      | 5513 MONTCLAIR DR              | COLLEYVILLE, TX | 76034     | 5513 MONTCLAIR DR      |
| FORD, SAM                      | 5806 HIGHLAND HILLS LN         | COLLEYVILLE, TX | 76034     | 5806 HIGHLAND HILLS LN |
| GARNER, HUBERT S               | 2013 HALL JOHNSON RD           | COLLEYVILLE, TX | 76034     | 2013 HALL JOHNSON RD   |
| GARON, REJANA F                | 5808 HIGHLAND HILLS LN         | COLLEYVILLE, TX | 76034     | 5808 HIGHLAND HILLS LN |
| GENTILE, FRANK                 | 2105 BALLANTRAE DR             | COLLEYVILLE, TX | 76034     | 2105 BALLANTRAE DR     |
| GHALIBAF, AMIR A               | 5700 MIRAMAR LN                | COLLEYVILLE, TX | 76034     | 5700 MIRAMAR LN        |
| GOWDER, AMY                    | 5709 MORLAIX CT                | COLLEYVILLE, TX | 76034     | 5709 MORLAIX CT        |
| HANEY, KENNETH J               | 2101 HALL JOHNSON RD           | COLLEYVILLE, TX | 76034     | 2101 HALL JOHNSON RD   |
| HARTENBOWER, JOHN G            | 5802 LANSFORD LN               | COLLEYVILLE, TX | 76034     | 5802 LANSFORD LN       |
| HEMRIC, MICHAEL                | 5603 VERSAILLES CT             | COLLEYVILLE, TX | 76034     | 5603 VERSAILLES CT     |
| HEPPENSTALL FAMILY TRUST       | 5701 MORLAIX CT                | COLLEYVILLE, TX | 76034     | 5701 MORLAIX CT        |
| HOLLISTER, MARK                | 5617 MONTCLAIR DR              | COLLEYVILLE, TX | 76034     | 5617 MONTCLAIR DR      |
| JACKSON NANCY FAMILY TRUST     | 5605 MONTCLAIR DR              | COLLEYVILLE, TX | 76034     | 5605 MONTCLAIR DR      |
| KARAM, FAHMI W                 | 5515 CLERMONT CT               | COLLEYVILLE, TX | 76034     | 5515 CLERMONT CT       |
| KHARRAZI, VAHID                | 1909 ARRINGTON CT              | COLLEYVILLE, TX | 76034     | 1909 ARRINGTON CT      |
| KUNNEMAN, DALE                 | 5605 NORMANDY DR               | COLLEYVILLE, TX | 76034     | 5605 NORMANDY DR       |
| LAWTON, JACINDA                | 1904 ARRINGTON CT              | COLLEYVILLE, TX | 76034     | 1904 ARRINGTON CT      |
| LUGGER, JERRY                  | 5504 MONTCLAIR DR              | COLLEYVILLE, TX | 76034     | 5504 MONTCLAIR DR      |
| MCCORMICK, ERICA               | 704 WINDSWEPT CT               | GRAPEVINE, TX   | 76051     | 5601 MONTCLAIR DR      |
| MCMASTER, JOSEPH               | 1912 ARRINGTON CT              | COLLEYVILLE, TX | 76034     | 1912 ARRINGTON CT      |
| MCWITHEY, MICHAEL D            | 5607 NORMANDY DR               | COLLEYVILLE, TX | 76034     | 5607 NORMANDY DR       |
| MIDDLETON, JOHN                | 5800 HIGHLAND HILLS LN         | COLLEYVILLE, TX | 76034     | 5800 HIGHLAND HILLS LN |
| MONTCLAIR PARC INC             | 1108 W PIONEER PKWY            | ARLINGTON, TX   | 76013     | 5710 MIRAMAR LN        |
| NGUYEN, BANG K                 | 5608 MIRAMAR LN                | COLLEYVILLE, TX | 76034     | 5608 MIRAMAR LN        |
| PATTERSON, BURTON              | 5600 MONTCLAIR DR              | COLLEYVILLE, TX | 76034     | 5600 MONTCLAIR DR      |
| PHILABAUM, RAYMOND E           | 2101 BALLANTRAE DR             | COLLEYVILLE, TX | 76034     | 2101 BALLANTRAE DR     |
| ROWLEY, CHRIS C                | 2103 BALLANTRAE DR             | COLLEYVILLE, TX | 76034     | 2103 BALLANTRAE DR     |
| SCHILLER, ADAM                 | 2001 HALL JOHNSON RD           | COLLEYVILLE, TX | 76034     | 2001 HALL JOHNSON RD   |
| SCHOFIELD, LYLE                | 5805 HIGHLAND HILLS LN         | COLLEYVILLE, TX | 76034     | 5805 HIGHLAND HILLS LN |
| SHARIF, SARDAR                 | 5613 MONTCLAIR DR              | COLLEYVILLE, TX | 76034     | 5613 MONTCLAIR DR      |
| SMITH, JUSTIN                  | 5605 VERSAILLES CT             | COLLEYVILLE, TX | 76034     | 5605 VERSAILLES CT     |
| THE J&P CAMPBELL REVOCABLE TRU | 5513 CLERMONT CT               | COLLEYVILLE, TX | 76034     | 5513 CLERMONT CT       |
| TORRES, ARNOLD                 | 5608 MONTCLAIR DR              | COLLEYVILLE, TX | 76034     | 5608 MONTCLAIR DR      |
| VOLOSEN, MIRCEA                | 5604 MONTCLAIR DR              | COLLEYVILLE, TX | 76034     | 5604 MONTCLAIR DR      |
| WALL, KEVIN                    | 5609 MONTCLAIR DR              | COLLEYVILLE, TX | 76034     | 5609 MONTCLAIR DR      |
| WALTERS, COURTNEY              | 5802 HIGHLAND HILLS LN         | COLLEYVILLE, TX | 76034     | 5802 HIGHLAND HILLS LN |
| WEAKS DONALD LEO               | 1908 ARRINGTON CT              | COLLEYVILLE, TX | 76034     | 1908 ARRINGTON CT      |
| WEINBERG, VICKIE               | 5603 NORMANDY DR               | COLLEYVILLE, TX | 76034     | 5603 NORMANDY DR       |
| WOELKE, VERNON                 | 5800 LANSFORD LN               | COLLEYVILLE, TX | 76034     | 5800 LANSFORD LN       |
| YEE AMY REVOCABLE TRUST        | 5601 VERSAILLES CT             | COLLEYVILLE, TX | 76034     | 5601 VERSAILLES CT     |
|                                |                                |                 |           | 2009 HALL JOHNSON RD   |
| ARBOR ESTATES II               | 5506 SYCAMORE DRIVE            | COLLEYVILLE, TX | 76034     | COURTESY NOTICE        |
| STONE CREST ESTATES            | P.O. BOX 332                   | COLLEYVILLE, TX | 76034     | COURTESY NOTICE        |
| BROUGHTON                      | 1821 GROSVENOR GREEN           | COLLEYVILLE, TX | 76034     | COURTESY NOTICE        |
| HIGHLAND MEADOWS ADDN          | 2101 HIGH GATE DRIVE           | COLLEYVILLE, TX | 76034     | COURTESY NOTICE        |
| MONTCLAIR PARC ADDITION        | 1108 W. PIONEER PARKWAY        | ARLINGTON, TX   | 76013     | COURTESY NOTICE        |
| GRAPEVINE COLLEYVILLE ISD      | 3051 IRA E WOODS AVE           | GRAPEVINE, TX   | 76051     | STATE REQUIRED         |
| PAINE, MARK                    | 201 COUNTRY VIEW               | ROANOKE, TX     | 76262     | APPLICANT              |

Public hearing notices were mailed on May 28, 2021



## 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, June 14, 2021 at 7:00 p.m.**  
**City Council Meetings: Tuesday, July 6, 2021 & Tuesday, July 20, 2021 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-40 Single Family Residential district. The request is to rezone the property in order to allow for the construction of a new home. A Minor Plat has been submitted to plat the property as one lot. No new lots proposed.

**Zoning Case:** ZC21-015

**Applicant:** Mark Paine

**Owner:** Albert & Stacy Amerson

**Location:** 2005 Hall Johnson Road

**Property Description:** Tract 1L, Abstract 1619, S C H Witten Survey

**Present Zoning:** AG Agricultural

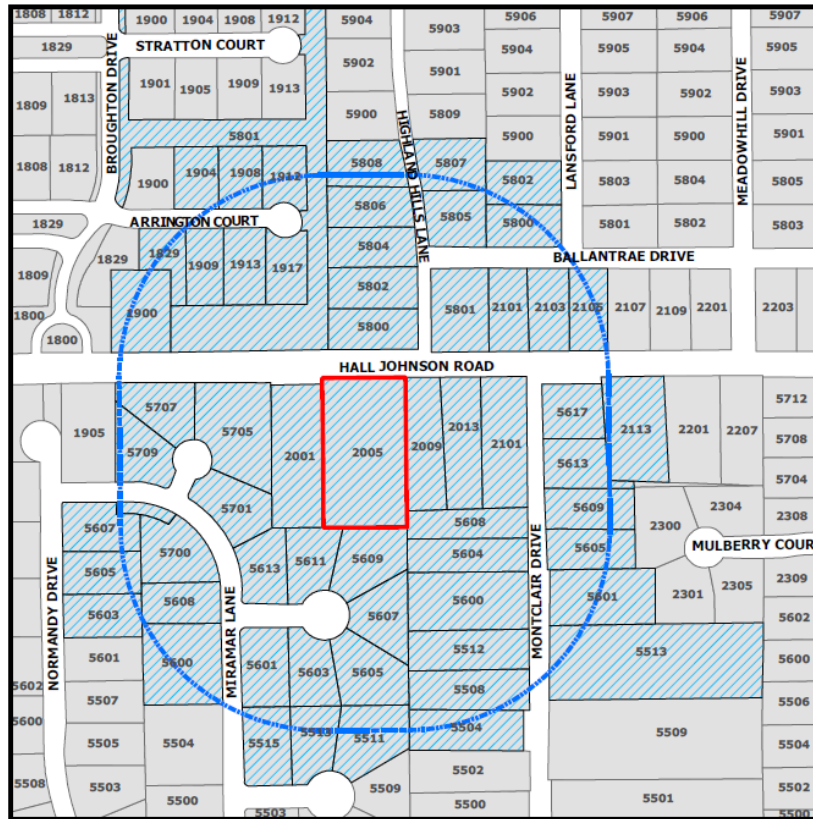
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request. Denial of the proposal by the Commission is final, unless the applicant submits a written notice of appeal within 10 days from the date of action by the Commission. If appealed, the request will be placed on the next available City Council agenda as listed above. Rezoning requests, zoning amendments and conditions recommended by the Commission for approval by the City Council may be more restrictive than those described in this notice.

All interested persons are encouraged to attend the public hearing and express their opinions on the zoning change request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address below:

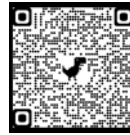
**Community Development Department**  
**City of Colleyville**  
**100 Main Street**  
**Colleyville, TX 76034**

## 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 Agenda Packet and Active Development Case map (please use your phone's camera to scan QR code below):



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](mailto:jreyff@colleyville.com)

## **ORDINANCE O-21-XXXX**

**AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 1.74 ACRES BEING, TRACT 1L, ABSTRACT 1619, SCH WITTEN SURVEY, LOCATED AT 2005 HALL JOHNSON ROAD, FROM THE AG AGRICULTURAL TO THE R-40 SINGLE-FAMILY RESIDENTIAL DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS,** the City of Colleyville has received an application for a rezoning of the property from AG Agricultural to R-40 Single Family Residential district for Case No. ZC21-015; 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 AG Agricultural to R-40 Single-Family Residential district on 1.74 acres, being Tract 1L Abstract 1619, S C H Witten Survey, located at 2005 Hall Johnson Road 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 6<sup>th</sup> day of July 2021.

The second reading and public hearing being conducted on the 20<sup>th</sup> day of July 2021.

PASSED AND APPROVED BY A VOTE OF \_\_\_\_ AYES, \_\_\_\_ NAYS, AND \_\_\_\_  
ABSTENTIONS ON THIS THE 20TH DAY OF JULY 2021.

|                         |       |                               |       |
|-------------------------|-------|-------------------------------|-------|
| 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

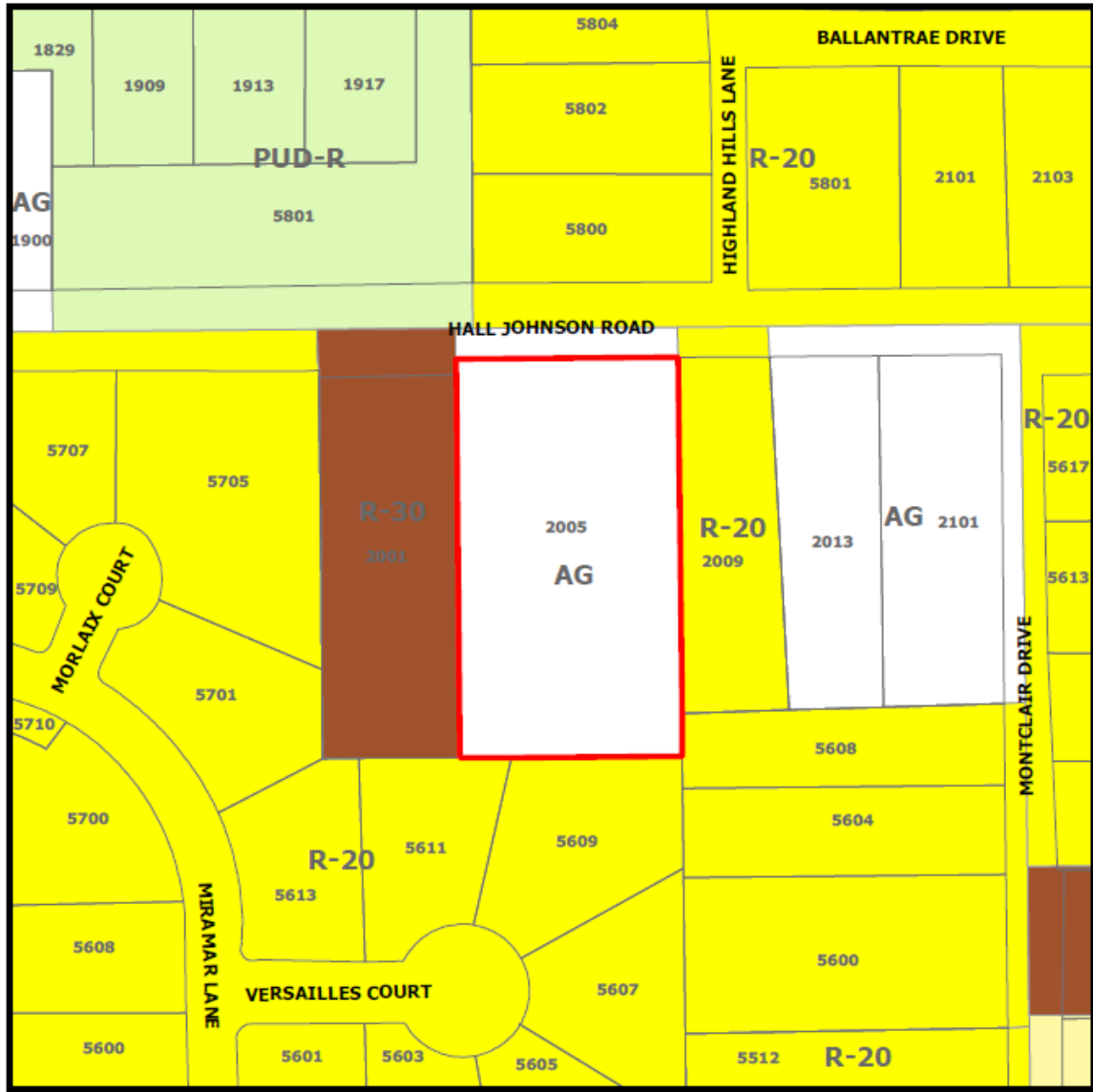
Richard Newton  
Mayor

**APPROVED AS TO FORM:**

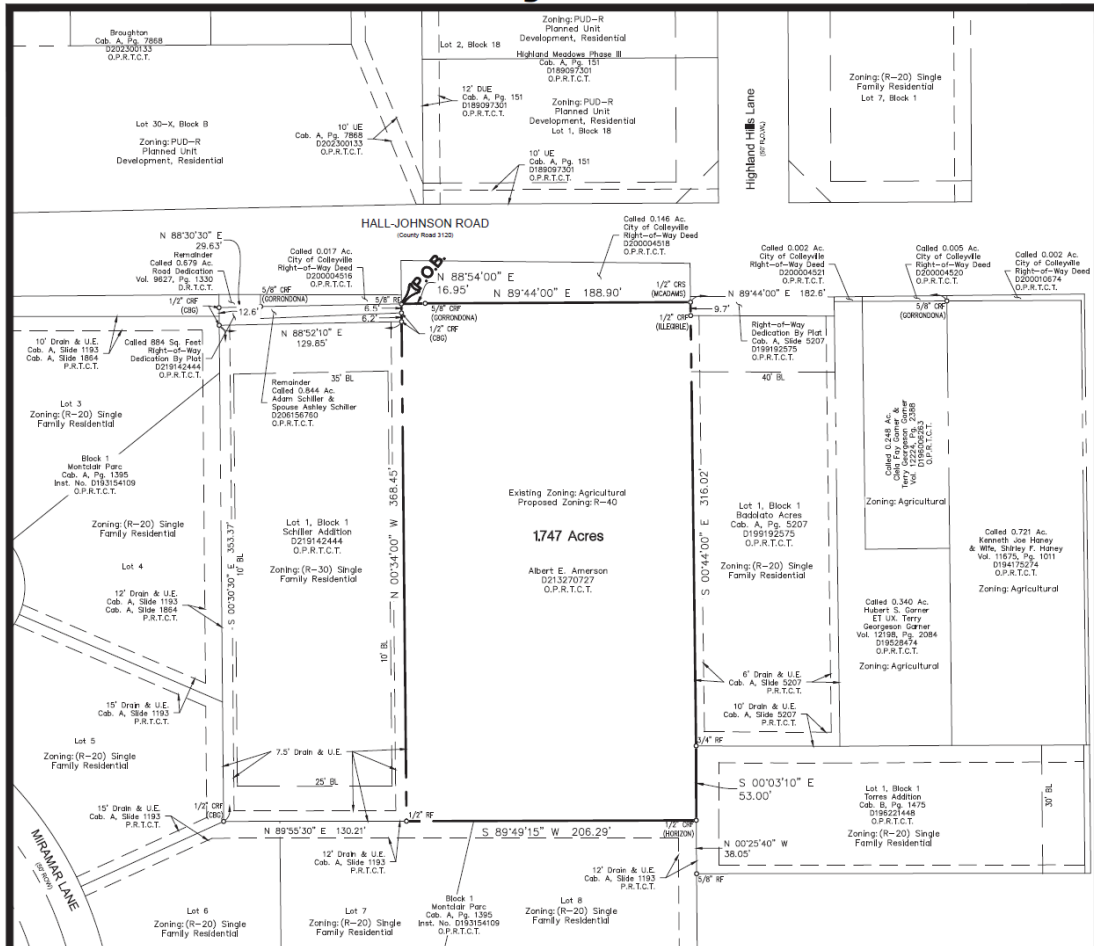
Whit Wyatt  
City Attorney



## Exhibit "A"- Zoning Map



# Exhibit "B"- Zoning Exhibit



## NOTES:

1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
2. 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.
3. 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.
4. 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

**1747 Acres**

in the

**S. C. H. WITTEN SURVEY, ABSTRACT NO. 1619**

**CITY OF COLLEYVILLE**

**TARRANT COUNTY, TEXAS**

**ZONING EXHIBIT FOR ZONING CHANGE**

**REQUEST FROM: A-2 TO: R-40**



The John R. McAdams  
Company, Inc.  
1111 Hildebrand Drive  
Lawton, Texas 75057  
972-336-3712  
201 Country View Drive  
Roanoke, Texas 76262  
800-245-1012  
TBP# 10762 TBP#S 50194440  
www.jrmc.com

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



# City of Colleyville Planning and Zoning Commission Agenda Briefing

City Hall  
100 Main Street  
Colleyville, Texas 76034  
[www.colleyville.com](http://www.colleyville.com)

| Agenda Number 4e                        | Agenda Date 6/14/2021 | Number |
|-----------------------------------------|-----------------------|--------|
| <b>Type</b> Public Hearing Agenda Items |                       |        |
| <b>Department</b> Community Development |                       |        |

## Title

Consideration 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 ZC21-016

## Explanation

L. Gasten Schoonover, the applicant, has submitted a request for a zoning change on a portion of Lot 1, Block 1, Dotti Addition, being approximately 9.47 acres, and zoned R-20 and R-30 Single Family Residential districts. The purpose is to rezone from the R-20 and R-30 districts to the AG Agricultural district in order to create an additional lot and construct a new home on the remaining north R-30 portion (proposed Lot 3, 1 acre). The AG portion will remain a large lot residential use.

**Existing Conditions/Background:** The subject property, 1310 Tinker Road, resides on the north side of Tinker Road west of the intersection of Tinker Road and Ponderosa Lane. The subject property has R-20 and R-30 zoning and is currently developed as a single lot with a home and two accessory buildings.

## Proposed Zoning:

*Request* – The applicant requests to rezone a large portion of the property from R-20 and R-30 to AG zoning. The minimum standards for the AG zoning district are as follows:

|                     |            |             |
|---------------------|------------|-------------|
| Minimum Lot Size    | 130,680 SF | 369,215 SF  |
| Minimum Lot Width   | 200 feet   | ±260 feet   |
| Minimum Lot Depth   | 300 feet   | ±1,258 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 2 single-family residential lots with the new lot to be for family members. The proposal is to rezone 8.4758 acres to AG and for a new Lot 3, being 43,560 s.f., to be platted separately maintaining R-30 Single Family Residential zoning. The proposed location of the second home results in it not having street frontage and during the platting process is required to have a plat waiver approved. Additionally, the configuration of a flag lot to accomplish the proposed layout goes against the Land Development Code's policy.

**Plat Status:** The property is platted and is currently described as Lot 1, Block 1, Dotti Addition. A Replat for two lots (lots 1R and 3) has been concurrently filed and a Plat Waiver will need to be sought for proposed Lot 3 as it does not have street frontage. A Replat with a Plat Waiver requires approval by the Planning and Zoning Commission and City Council.

**DRC Review:** The DRC offered the following comments:

1. Provide the distance from the centerline of Tinker Road. Tinker Road is a major collector and from the centerline 37' feet will need to be dedicated.
2. Provide 10' drainage and utility easements on the side lot lines for Lots 3R and Lot 1-R between Lot 3R and Lot 2.
3. As submitted the access is limited for fire apparatus and the submittal is inconsistent with the Land Development Code. Please contact Fire Marshal, Rob McKeown at 817-503-1411 or [rmckeown@colleyville.com](mailto:rmckeown@colleyville.com).

**Drainage:** Any subdivision at the time of platting is required to have a grading and drainage plan. Per Chapter 14 of the Land Development Code, Engineering Design Standards:

### **Section 14-180 Drainage Studies and Engineering Certification**

A. Preliminary Drainage Analysis Guidelines – The purpose of a Preliminary Drainage Analysis is to determine the need for drainage facilities and/or drainage easements either within the proposed development or offsite. A Preliminary Drainage Analysis is required for every subdivision plat or a development requesting a building permit on a parcel which does not have a previously approved drainage analysis, unless the Director of Public Works has waived this requirement due to existing conditions.

**Surrounding Development:** The properties to the north are zoned R-30 Single-Family Residential district and are improved with single-family homes. The properties to the south are zoned R-20 Single-Family Residential district and are improved with single-family homes. The property to the east is zoned AG Agricultural and is

developed with a single-family home. The properties to the west are zoned AG Agricultural, and R-40 and R-30 Single-Family Residential and are improved with single-family homes.

**Comprehensive Plan:** The City's comprehensive plan, *Destination Colleyville*, identifies the subject property for single-family residential development. The proposed AG 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.

**Staff Recommendation:** Staff is neutral on this request.

### **Recommendation**

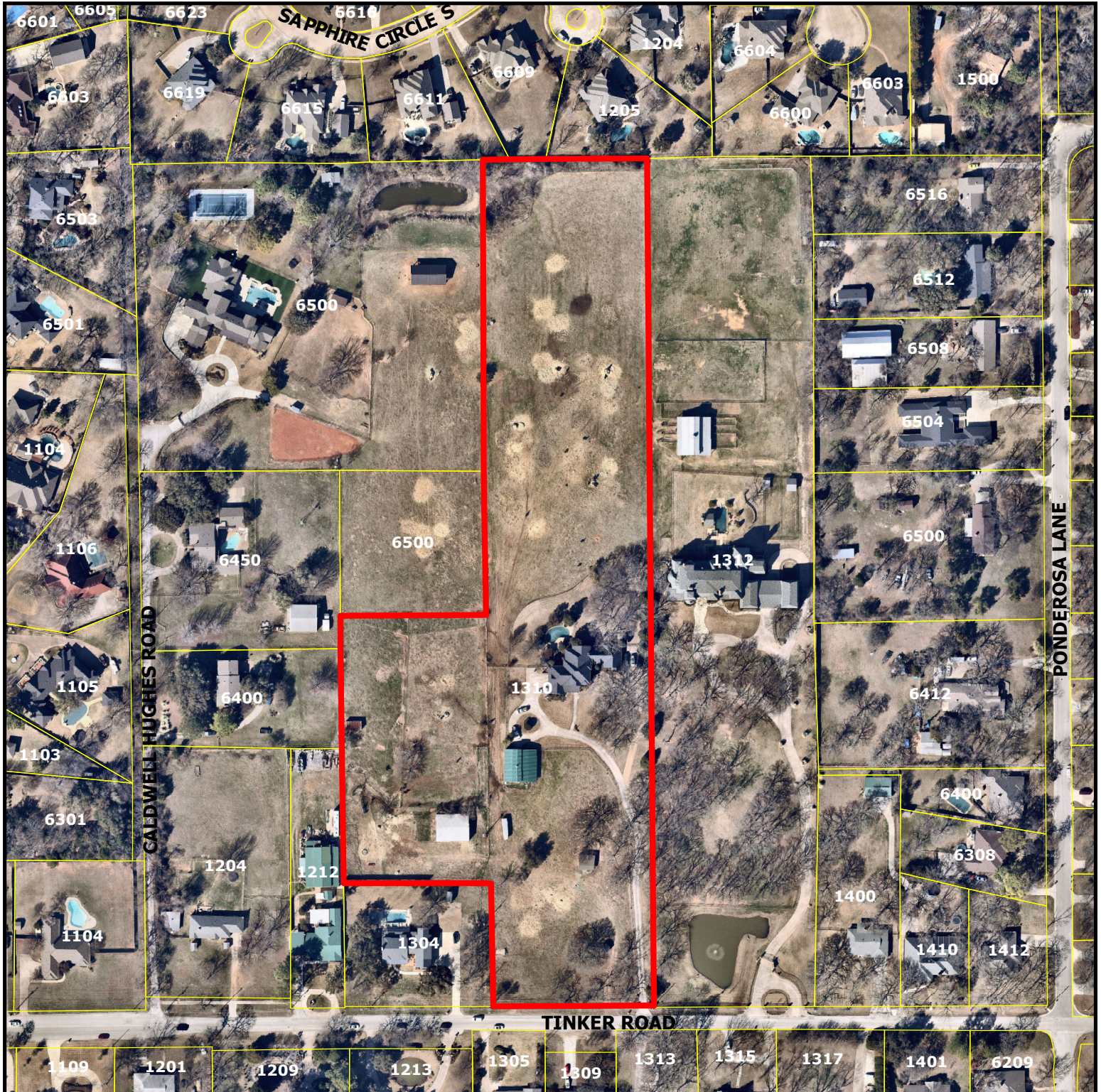
None

### **Attachments**

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



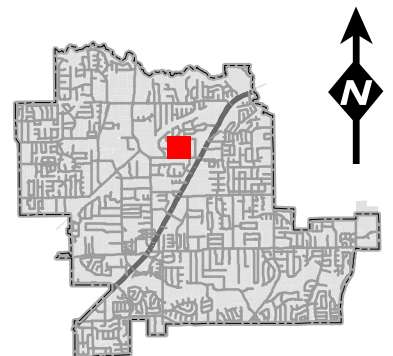
# Aerial Map



**ZC21-016**  
**1310 Tinker Road**

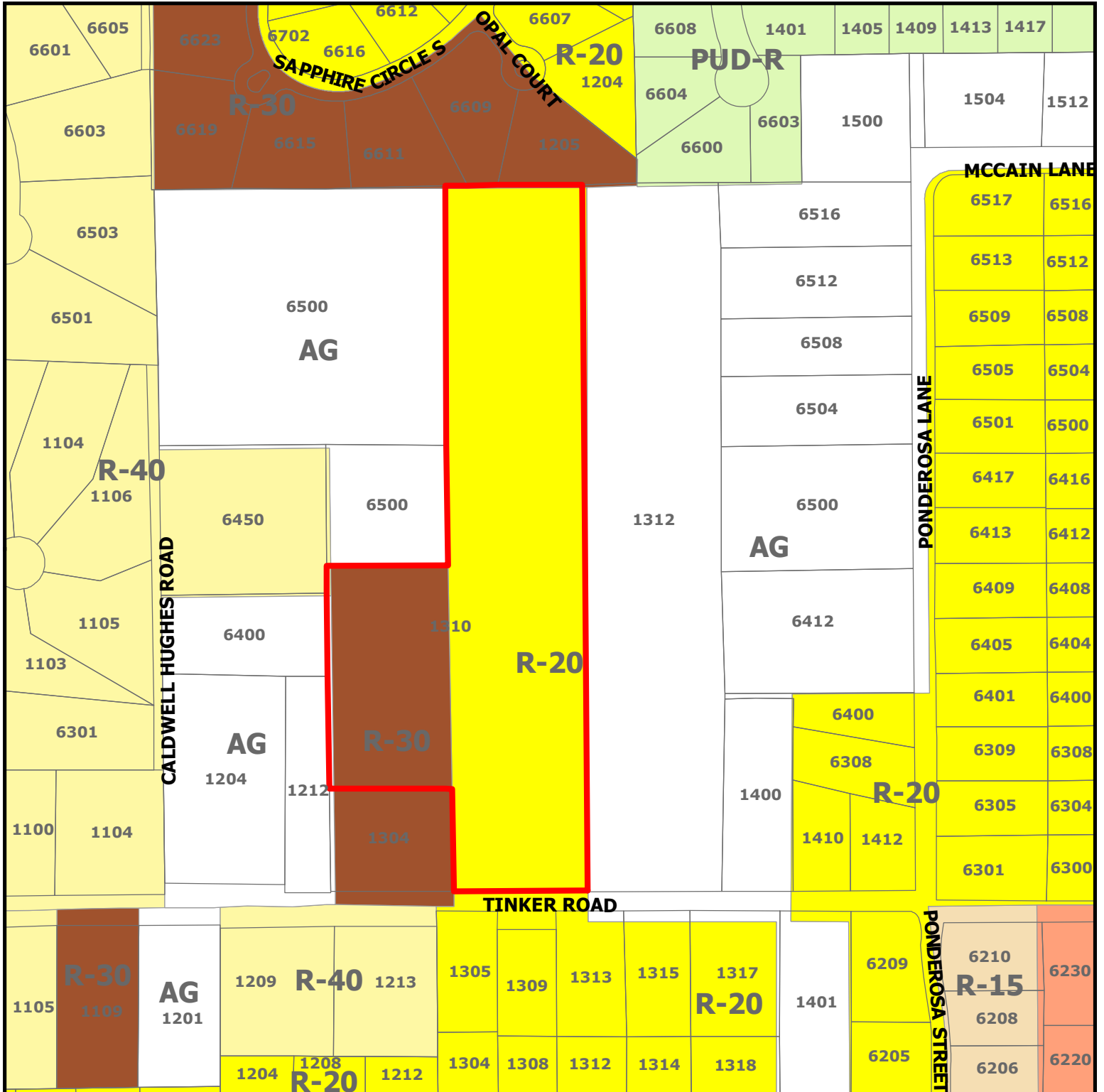
**DISCLAIMER:**  
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 Subject Property





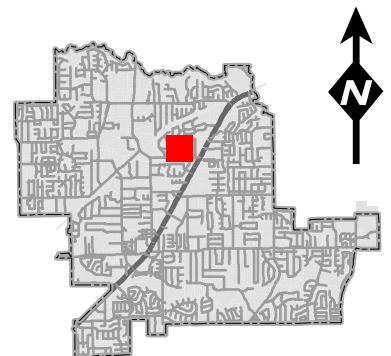
# Zoning Map



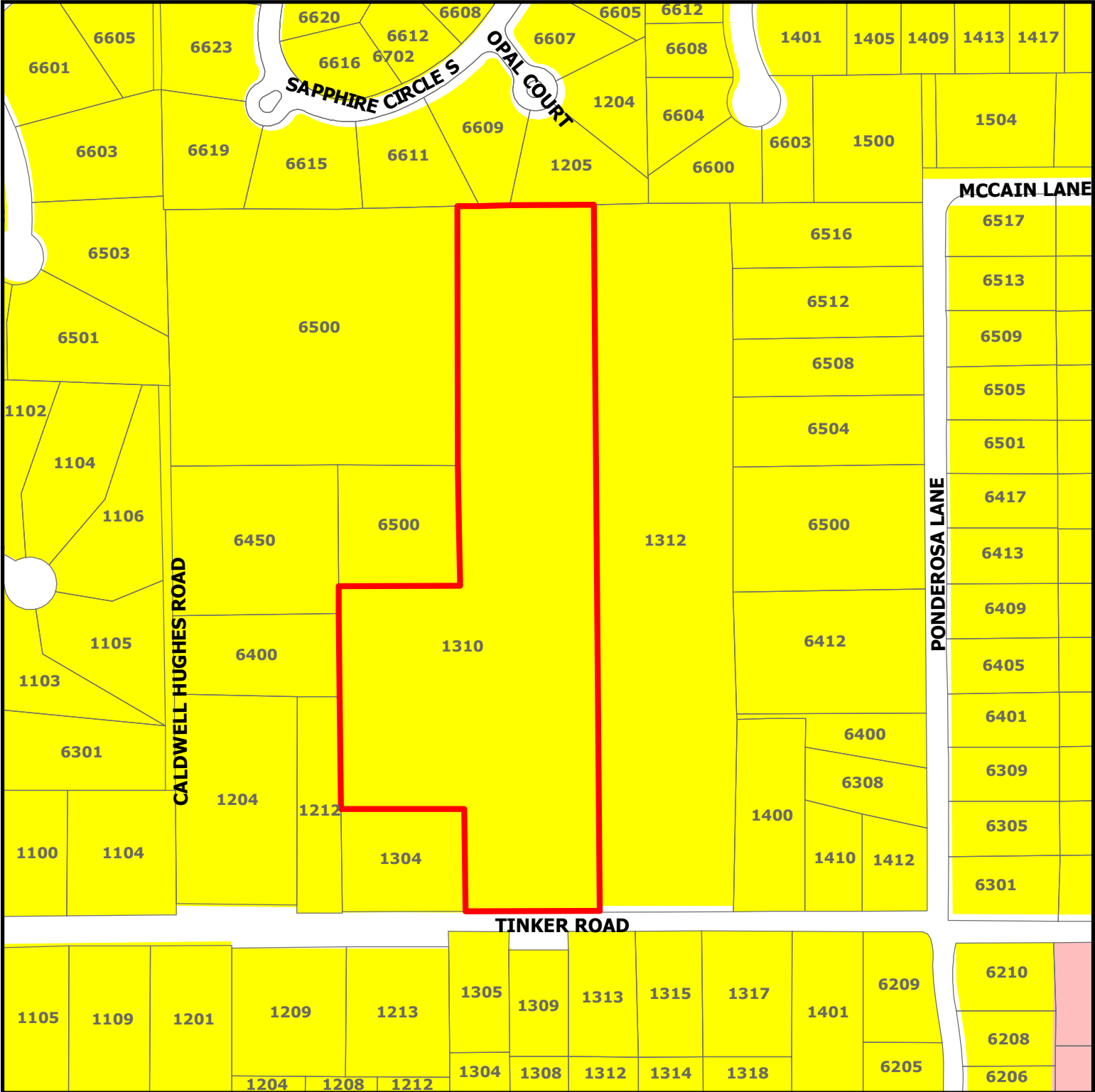
**ZC21-016**  
**1310 Tinker Road**

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 Subject Property



# Future Land Use Map

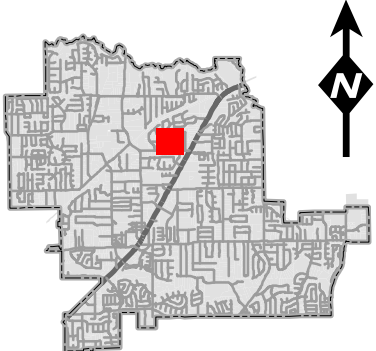


**ZC21-016**

**1310 Tinker Road**

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- Subject Property
- Residential
- Colleyville Blvd Corridor



# Statement of Planning Objectives

May 15th, 2021

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.

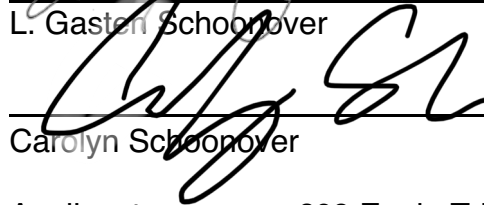
Jointly Signed and Submitted,

  
Michael Dotti, M.D.

  
Nancy Dotti

Owners: 1310 Tinker Rd.  
Colleyville, TX 76034

  
L. Gasten Schoonover

  
Carolyn Schoonover

Applicants: 609 Eagle Trl.  
Keller, TX 76248

# Statement of Planning Objectives

May 28<sup>th</sup>, 2021

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

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

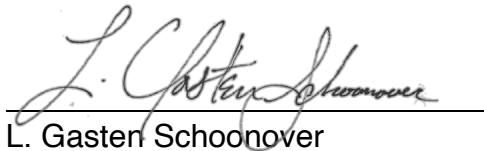
Members of the Community Development Department,

In addition to the previously submitted statement, we, the applicants, wish to add further insight to our intent for this property. Regarding the DRC Comments dated May 25<sup>th</sup>, 2021, and a subsequent discussion with Fire Marshall Rob McKeown, it was made known that certain aspects of our plan were inconsistent with the Land Development Code. This was centered around our desired waiver for the property's frontage requirement, among other aspects.

We do desire to make, within reason and to what the property will allow, accommodations for fire apparatus access as our project progresses. In addition to the extra turnoff, roundabout, and "hammerhead" drive already in place on the existing drive, we too will plan on developing the same features to accommodate access within Lot 3. As our plans are still in their infancy, we do not feel we have the adequate knowledge or information to place these features on the current exhibits.

We hope all interested parties will take this intent as a gesture of good faith towards our desire to work with and be a part of the City of Colleyville.

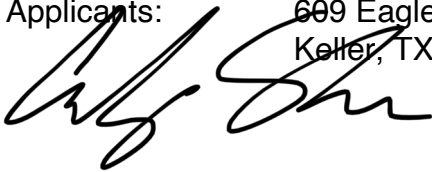
Respectfully Submitted,



L. Gasten Schoonover

Carolyn Schoonover

Applicants: 609 Eagle Trl.  
Keller, TX 76248





# Aerial 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 herein.

#### NOTES PER CITY OF COLLEYVILLE:

**Utility Easements:** 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.

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 Carmel Place, LLC, acting by and through the undersigned agent thereof, do hereby adopt this plat designating the heretofore described property as LOT 1-R AND LOT 3, BLOCK 1, DOTTI ADDITION as addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever all streets, rights-of-way, and 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 any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules regulations, and resolutions of the City of 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 Colleyville

Attest: City Secretary

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

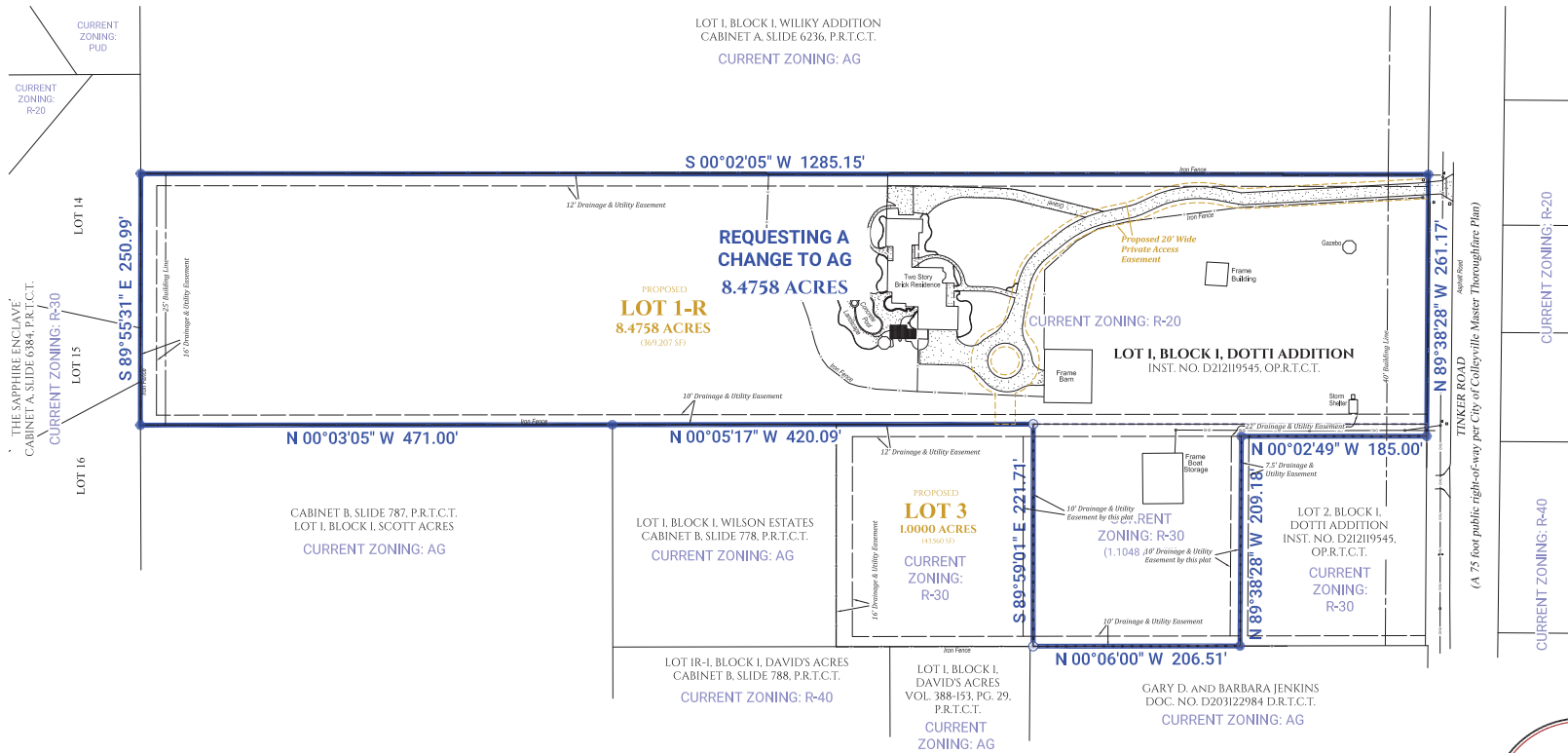
BEING A REPLAT OF LOT 1, BLOCK 1, DOTTI ADDITION, AN ADDITION TO THE CITY OF COLLEYVILLE TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT NO. D212119545 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS

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

MAY 2021



# Zoning 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.

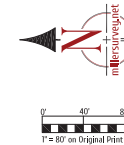


This is to certify that: a) This document serves as my graphic representation of a land survey of the 8.4758 acre easement shown and described hereon; b) Said survey being performed on the ground, under my supervision, in May of 2021; c) the boundary lines and dimensions indicated hereon are based on 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  
817-239-9791  
natedot@verizon.net

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



1" = 80' on Original Plot



## 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

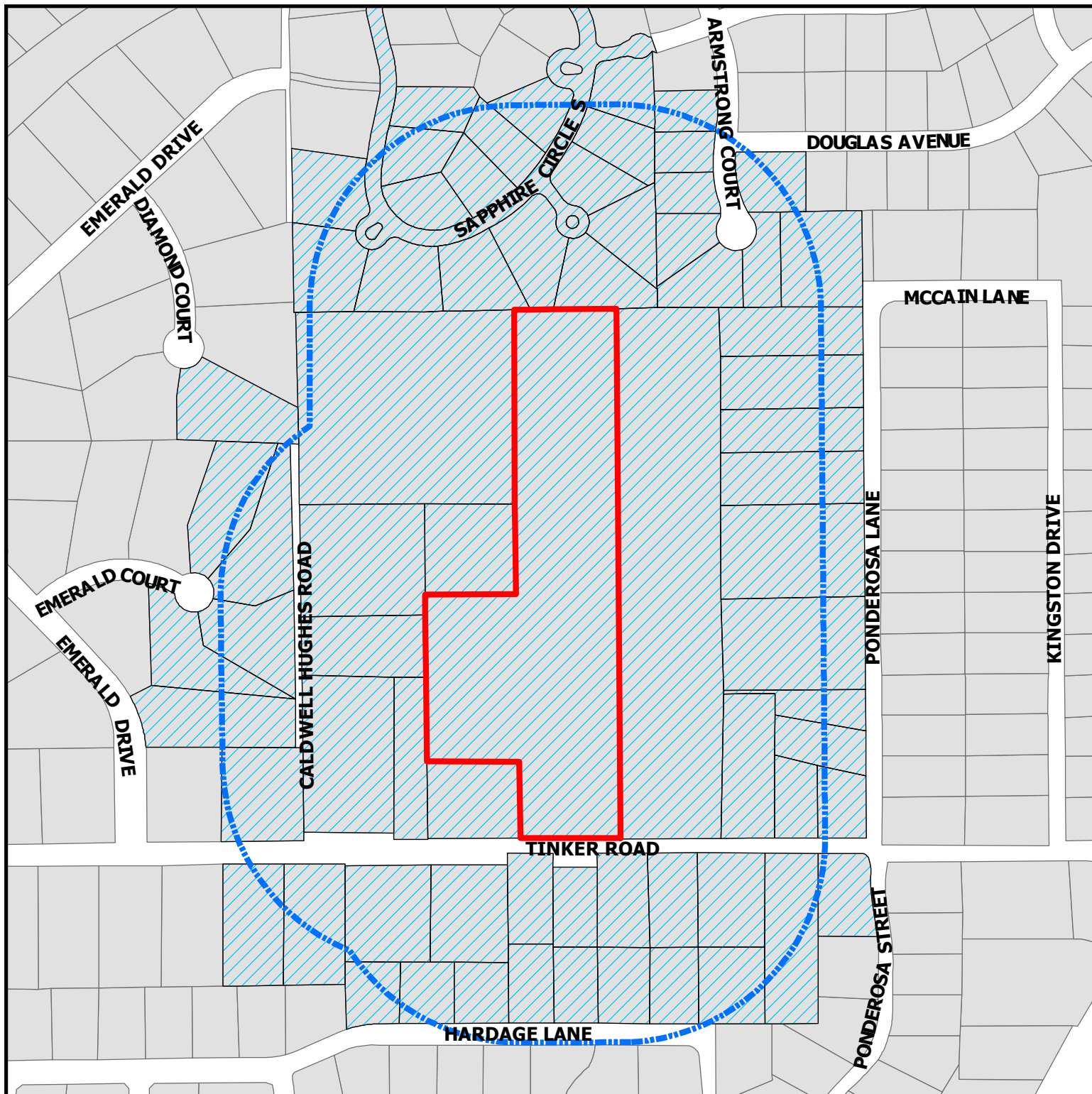
BEING 8.4758 ACRES OUT OF LOT 1, BLOCK 1, DOTTI ADDITION, AN ADDITION TO THE CITY OF COLLEYVILLE TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT NO. D212119545 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS

MAY 2021

Job No. 12004 • Plot File 12004 Zoning 2021



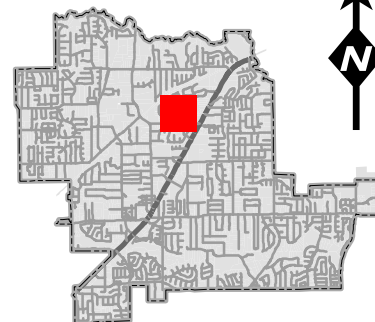
# Notification Map



**ZC21-016**  
**1310 Tinker Road**

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



# Notification List

| Owner Name                     | Owner Address              | Owner City      | Owner Zip | Situs Address           |
|--------------------------------|----------------------------|-----------------|-----------|-------------------------|
| AGUILAR, NORMA                 | 1315 TINKER RD             | COLLEYVILLE, TX | 76034     | 1315 TINKER RD          |
| AVAKIAN, RAFFI                 | 1308 HARDAGE LN            | COLLEYVILLE, TX | 76034     | 1308 HARDAGE LN         |
| BAIER, DALE E                  | 1410 TINKER RD             | COLLEYVILLE, TX | 76034     | 1400 TINKER RD          |
| BAIER, DALE E                  | 1410 TINKER RD             | COLLEYVILLE, TX | 76034     | 1410 TINKER RD          |
| BANA, FAROOQ                   | 6601 SAPPHIRE CIR S        | COLLEYVILLE, TX | 76034     | 6601 SAPPHIRE CIR S     |
| BLAISURE, KEVIN                | 6604 ARMSTRONG CT          | COLLEYVILLE, TX | 76034     | 6604 ARMSTRONG CT       |
| BLYTHE, STANLEY L              | 1105 EMERALD CT            | COLLEYVILLE, TX | 76034     | 1105 EMERALD CT         |
| BRANSON, DAVID L               | 6619 SAPPHIRE CIR S        | COLLEYVILLE, TX | 76034     | 6619 SAPPHIRE CIR S     |
| BROCKMAN, JOHN                 | 1212 HARDAGE LN            | COLLEYVILLE, TX | 76034     | 1212 HARDAGE LN         |
| CADY, JEFFEREY A               | 1312 HARDAGE LN            | COLLEYVILLE, TX | 76034     | 1312 HARDAGE LN         |
| CAIN, ALVIN R                  | 1103 EMERALD CT            | COLLEYVILLE, TX | 76034     | 1103 EMERALD CT         |
| CALLIHAN, RICK D               | 6608 SAPPHIRE CIR S        | COLLEYVILLE, TX | 76034     | 6608 SAPPHIRE CIR S     |
| CANNEDY, JACK D                | 1313 TINKER RD             | COLLEYVILLE, TX | 76034     | 1313 TINKER RD          |
| COLE, CHARLES                  | 6612 ARMSTRONG CT          | COLLEYVILLE, TX | 76034     | 6612 ARMSTRONG CT       |
| DAVID FINK AND MARLENE FINK RE | 6400 PONDEROSA LN          | COLLEYVILLE, TX | 76034     | 6400 PONDEROSA LN       |
| DOTTI, MICHAEL                 | 1310 TINKER RD             | COLLEYVILLE, TX | 76034     | 1310 TINKER RD          |
| FINNIGAN, JAY                  | 6608 ARMSTRONG CT          | COLLEYVILLE, TX | 76034     | 6608 ARMSTRONG CT       |
| FISCHER, DIRK T                | PO BOX 93029               | SOUTHLAKE, TX   | 76092     | 1213 TINKER RD          |
| FLYZIK, MICHAEL P              | 6605 SAPPHIRE CIR S        | COLLEYVILLE, TX | 76034     | 6605 SAPPHIRE CIR S     |
| FORBES, ANNIE M                | 1318 HARDAGE LN            | COLLEYVILLE, TX | 76034     | 1318 HARDAGE LN         |
| FORBES, WARREN F               | 1317 TINKER RD             | COLLEYVILLE, TX | 76034     | 1317 TINKER RD          |
| GOODALE, STEVEN E              | 1209 TINKER RD             | COLLEYVILLE, TX | 76034     | 1209 TINKER RD          |
| GORDON, TRACY                  | 6512 PONDEROSA LN          | COLLEYVILLE, TX | 76034     | 6512 PONDEROSA LN       |
| GUNDEL, CINDY                  | 6500 PONDEROSA LN          | COLLEYVILLE, TX | 76034     | 6500 PONDEROSA LN       |
| HAILE, BRADLEY THOMAS          | 6209 PONDEROSA ST          | COLLEYVILLE, TX | 76034     | 6209 PONDEROSA ST       |
| HALL, KATHLEEN                 | 1205 OPAL CT               | COLLEYVILLE, TX | 76034     | 1205 OPAL CT            |
| HARDEN, TOMMY E                | 6450 CALDWELL HUGHES RD    | COLLEYVILLE, TX | 76034     | 6450 CALDWELL HUGHES RD |
| HEMANI, ZULEKHA                | 6612 SAPPHIRE CIR S        | COLLEYVILLE, TX | 76034     | 6612 SAPPHIRE CIR S     |
| HIDUK, ERIN A                  | 1204 HARDAGE LN            | COLLEYVILLE, TX | 76034     | 1204 HARDAGE LN         |
| ISAAC, CHRISTOPHER W           | 6504 PONDEROSA LN          | COLLEYVILLE, TX | 76034     | 6504 PONDEROSA LN       |
| ISLEY, ANDREW SCOTT            | 1304 HARDAGE LN            | COLLEYVILLE, TX | 76034     | 1304 HARDAGE LN         |
| JENKINS, GARY D                | 1212 TINKER RD             | COLLEYVILLE, TX | 76034     | 1212 TINKER RD          |
| JONES, ELISA                   | 1204 TINKER RD             | COLLEYVILLE, TX | 76034     | 1204 TINKER RD          |
| JONES, PAUL S                  | 6301 EMERALD DR            | COLLEYVILLE, TX | 76034     | 6301 EMERALD DR         |
| JUSTISS, JAMES E               | 6508 PONDEROSA LN          | COLLEYVILLE, TX | 76034     | 6508 PONDEROSA LN       |
| LEE, JONATHAN R                | 6412 PONDEROSA LN          | COLLEYVILLE, TX | 76034     | 6412 PONDEROSA LN       |
| LEWIS, MARY BELINDA            | 7004 ROSEBROOK             | COLLEYVILLE, TX | 76034     | 1201 TINKER RD          |
| LOUDER, JOSH                   | 6604 SAPPHIRE CIR S        | COLLEYVILLE, TX | 76034     | 6604 SAPPHIRE CIR S     |
| MAKHANI, NAZLEEN               | 6623 SAPPHIRE CIR S        | COLLEYVILLE, TX | 76034     | 6623 SAPPHIRE CIR S     |
| MANYAM, SURESH K               | 6609 SAPPHIRE CIR S        | COLLEYVILLE, TX | 76034     | 6609 SAPPHIRE CIR S     |
| MANYLOUN, PHET                 | 6616 SAPPHIRE CIR S        | COLLEYVILLE, TX | 76034     | 6616 SAPPHIRE CIR S     |
| MEHTA, MARK K                  | 1309 TINKER RD             | COLLEYVILLE, TX | 76034     | 1309 TINKER RD          |
| MERRILL, H L                   | 1106 EMERALD CT            | COLLEYVILLE, TX | 76034     | 1106 EMERALD CT         |
| MILLER, JUDITH A               | 1412 TINKER RD             | COLLEYVILLE, TX | 76034     | 1412 TINKER RD          |
| MIZELL, TERRY                  | 1500 MCCAIN LN             | COLLEYVILLE, TX | 76034     | 1500 MCCAIN LN          |
| MOORE, JASON N                 | 1314 HARDAGE LN            | COLLEYVILLE, TX | 76034     | 1314 HARDAGE LN         |
| MUHAMMEDI, RAHIM               | 6616 ARMSTRONG CT          | COLLEYVILLE, TX | 76034     | 6616 ARMSTRONG CT       |
| NICHOLS, THOMAS                | 1312 TINKER RD             | COLLEYVILLE, TX | 76034     | 1312 TINKER RD          |
| PALMER, RYAN H                 | 6500 CALDWELL HUGHES RD    | COLLEYVILLE, TX | 76034     | 6500 CALDWELL HUGHES RD |
| PALMER, RYAN H                 | 6500 CALDWELL HUGHES RD    | COLLEYVILLE, TX | 76034     | 6500 CALDWELL HUGHES RD |
| PODLEWSKI, KYLE                | 6615 SAPPHIRE CIR S        | COLLEYVILLE, TX | 76034     | 6615 SAPPHIRE CIR S     |
| REED, THOMAS L                 | 6600 ARMSTRONG CT          | COLLEYVILLE, TX | 76034     | 6600 ARMSTRONG CT       |
| RICE, ROBERT R                 | PO BOX 1621                | COLLEYVILLE, TX | 76034     | 1305 TINKER RD          |
| RICHARDS, LESLIE E             | 1401 TINKER RD             | COLLEYVILLE, TX | 76034     | 1401 TINKER RD          |
| RISCHON DEVELOPMENT CORP       | 6003 SUNDERLAND DR         | COLLEYVILLE, TX | 76034     | 1203 OPAL CT            |
| RISCHON DEVELOPMENT CORP       | 6003 SUNDERLAND DR         | COLLEYVILLE, TX | 76034     | 6611 SAPPHIRE CIR S     |
| ROSSER, OBIE RAY               | 1401 DOUGLAS AVE           | COLLEYVILLE, TX | 76034     | 1401 DOUGLAS AVE        |
| RYAN, ARTHUR FRANCIS           | 6516 PONDEROSA LN          | COLLEYVILLE, TX | 76034     | 6516 PONDEROSA LN       |
| S2C FLIP TINKER LLC            | PO BOX 624                 | HASLET, TX      | 76052     | 1304 TINKER RD          |
| SAPPHIRE ENCLAVE HO ASSOC INC  | PO BOX 935                 | KELLER, TX      | 76248     | 6702 SAPPHIRE CIR N     |
| SCHNEIDER, AUDRIANNE           | 6607 SAPPHIRE CIR S        | COLLEYVILLE, TX | 76034     | 6607 SAPPHIRE CIR S     |
| SHADLE, DANIEL H               | 1208 HARDAGE LN            | COLLEYVILLE, TX | 76034     | 1208 HARDAGE LN         |
| SMITH, CHRISTOPHER             | 6611 SAPPHIRE CIR S        | COLLEYVILLE, TX | 76034     | 6611 SAPPHIRE CIR S     |
| SUMMERALL, CHERILYN            | 1109 TINKER RD             | COLLEYVILLE, TX | 76034     | 1109 TINKER RD          |
| TERHOEVE, JOHN M               | 1204 OPAL CT               | COLLEYVILLE, TX | 76034     | 1204 OPAL CT            |
| THE JNO TRUST                  | 1104 TINKER RD             | COLLEYVILLE, TX | 76034     | 1104 TINKER RD          |
| THOMAS, LUDA D                 | 1104 EMERALD CT            | COLLEYVILLE, TX | 76034     | 1104 EMERALD CT         |
| UNDERWOOD, DAVID L             | 6308 PONDEROSA LN          | COLLEYVILLE, TX | 76034     | 6308 PONDEROSA LN       |
| WILSON, ERIS B                 | 6400 CALDWELL HUGHES RD    | COLLEYVILLE, TX | 76034     | 6400 CALDWELL HUGHES RD |
| WISEMAN, ETHAN                 | 6624 SAPPHIRE CIR S        | COLLEYVILLE, TX | 76034     | 6624 SAPPHIRE CIR S     |
| WODRICH, JULIE                 | 6603 ARMSTRONG CT          | COLLEYVILLE, TX | 76034     | 6603 ARMSTRONG CT       |
| XUE, SIDNEY Y                  | 27914 IBERVILLE GLEN DR    | KATY, TX        | 77494     | 6620 SAPPHIRE CIR S     |
|                                |                            |                 |           | 6501 DIAMOND CT         |
| SAPPHIRE ENCLAVE ADDITION, THE | 5751 KROGER DRIVE, STE 203 | KELLER, TX      | 76244     | COURTESY NOTICE         |
| MONTERRA ADDITION              | 6811 MILTON DRIVE          | COLLEYVILLE, TX | 76034     | COURTESY NOTICE         |
| GRAPEVINE COLLEYVILLE ISD      | 3051 IRA E WOODS AVE       | GRAPEVINE, TX   | 76051     | STATE REQUIRED          |
| SCHOONOVER, L. GASTEN          | 609 EAGLE TRAIL            | KELLER, TX      | 76248     | 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, June 14, 2021 at 7:00 p.m.**  
**City Council Meetings: Tuesday, July 6, 2021 & Tuesday, July 20, 2021 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 and R-30 Single Family Residential district to AG Agricultural district. The request is to rezone the property to an appropriate district for a large property.

**Zoning Case:** ZC21-016

**Applicant:** L. Gasten Schoonover

**Owner:** Michael & Nancy Dotti

**Location:** 1310 Tinker Road

**Property Description:** Lot 1, Block 1, Dotti Addition

**Present Zoning:** R-20 Single Family Residential and R-30 Single Family Residential

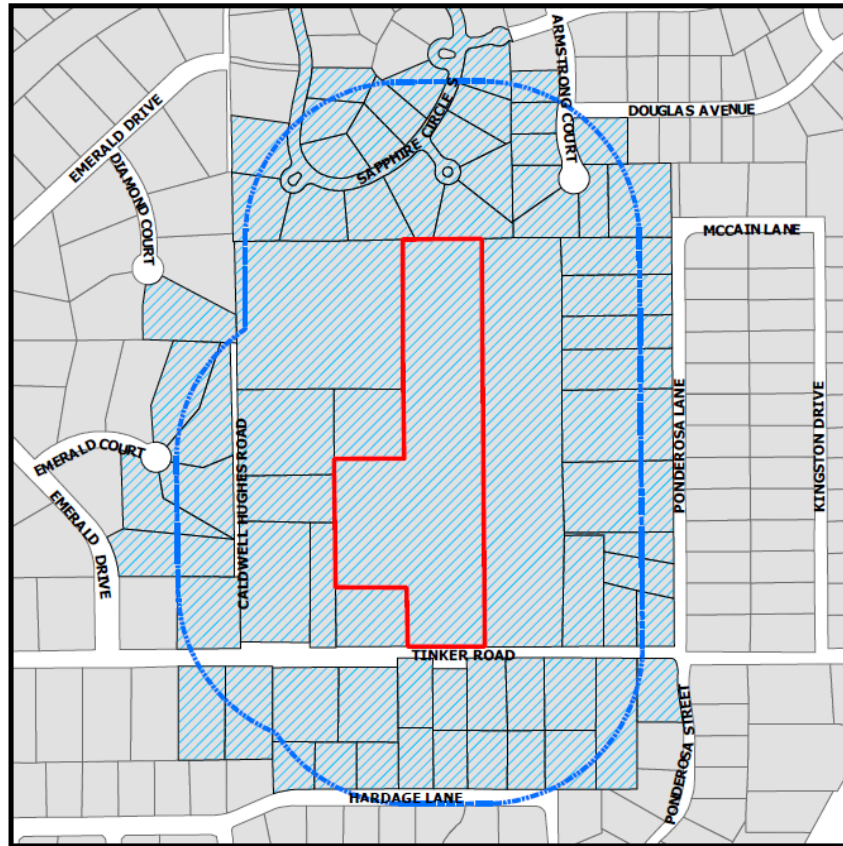
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request. Denial of the proposal by the Commission is final, unless the applicant submits a written notice of appeal within 10 days from the date of action by the Commission. If appealed, the request will be placed on the next available City Council agenda as listed above. Rezoning requests, zoning amendments and conditions recommended by the Commission for approval by the City Council may be more restrictive than those described in this notice.

All interested persons are encouraged to attend the public hearing and express their opinions on the zoning change request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address below:

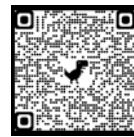
**Community Development Department**  
**City of Colleyville**  
**100 Main Street**  
**Colleyville, TX 76034**

## NOTICE OF PUBLIC HEARING

If the property owners of 20% or more of the land within the 200 foot notification area file a written protest prior to the public hearing, State law provides that the approval of the zoning change request shall require the approval of a super majority vote by City Council.



The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas 76034. A brief project description can be found online on the Agenda Packet and Active Development Case map (please use your phone's camera to scan QR code below):



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](mailto:jreyff@colleyville.com)

## **ORDINANCE O-21-XXXX**

**AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON A PORTION OF 9.47 ACRES, BEING LOT 1, BLOCK 1, DOTTI ADDITION, LOCATED AT 1310 TINKER ROAD FROM THE R-20 AND R-30 SINGLE-FAMILY RESIDENTIAL DISTRICTS TO THE AG AGRICULTURAL 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 a portion of 9.47 acres, being Lot 1, Dotti Addition, located at 1310 Tinker Road, from R-20 and R-30 Single-Family Residential districts to the AG Agricultural district under Case No. ZC21-016; 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 a portion of 9.47 acres, being Lot 1, Block 1, Dotti Addition, from R-20 and R-30 Single-Family Residential districts to AG Agricultural 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 6<sup>th</sup> day of July 2021.

The second reading and public hearing being conducted on the 20<sup>th</sup> day of July 2021.



PASSED AND APPROVED BY A VOTE OF \_\_\_\_ AYES, \_\_\_\_ NAYS, AND \_\_\_\_  
ABSTENTIONS ON THIS THE 20TH DAY OF JULY 2021.

|                         |       |                               |       |
|-------------------------|-------|-------------------------------|-------|
| 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**

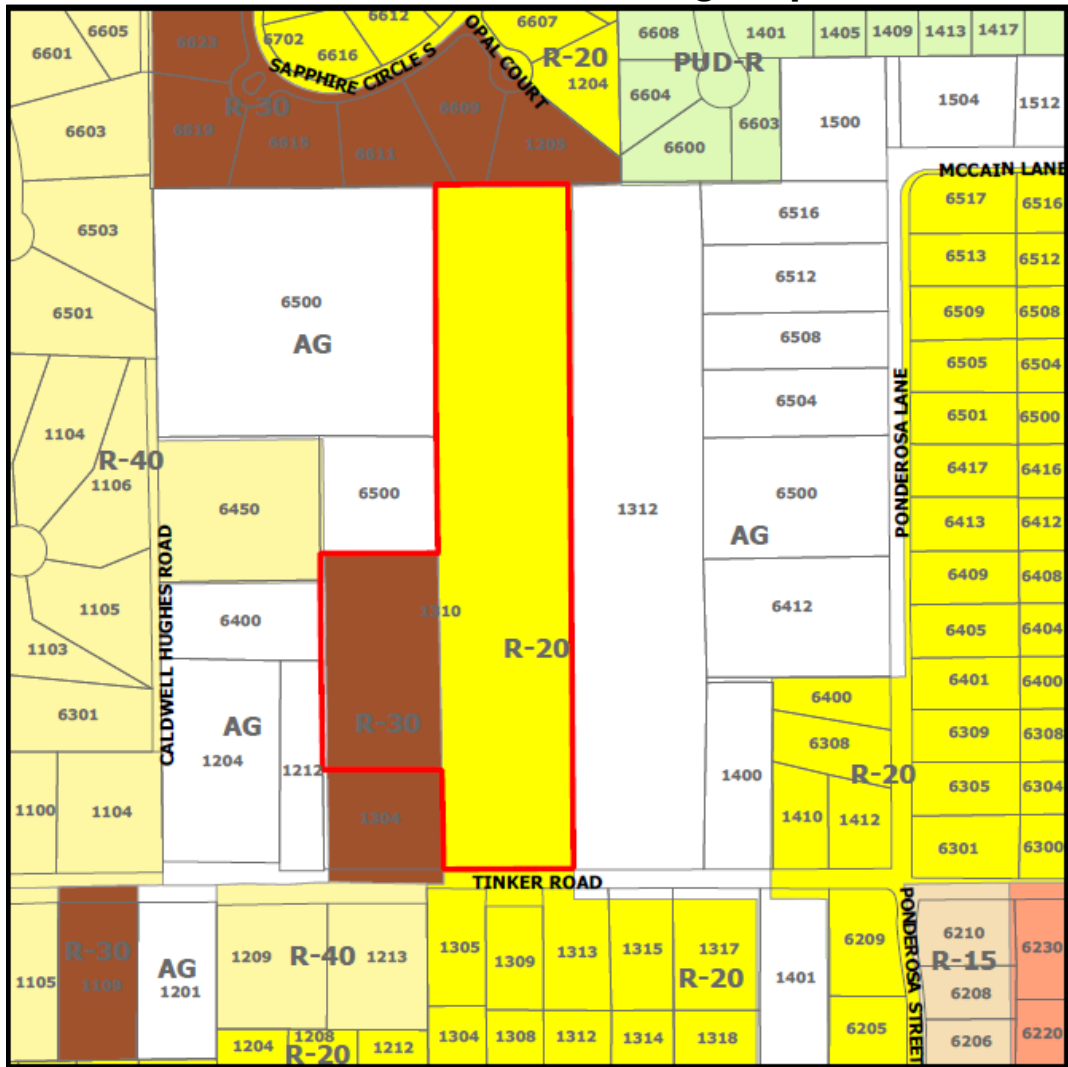
Christine Loven, TRMC  
City Secretary

Richard Newton  
Mayor

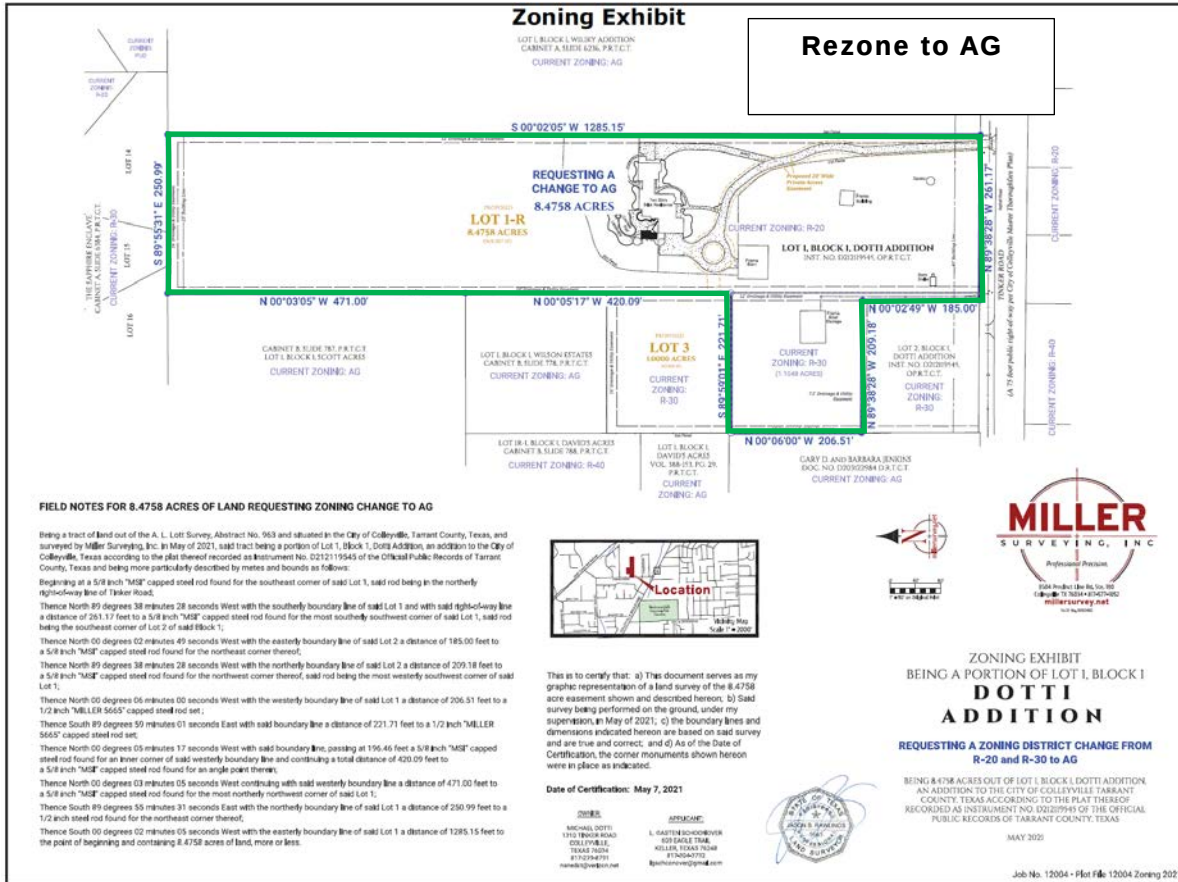
**APPROVED AS TO FORM:**

Whit Wyatt  
City Attorney

## Exhibit "A"- Zoning Map



## Exhibit “B”- Zoning Exhibit



## Exhibit "C"- Statement of Planning Objectives

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.

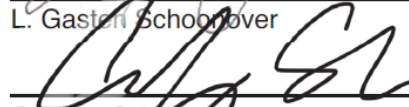
Jointly Signed and Submitted,

  
Michael Dotti, M.D.

  
Nancy Dotti

Owners: 1310 Tinker Rd.  
Colleyville, TX 76034

  
L. Gasten Schoonover

  
Carolyn Schoonover

Applicants: 609 Eagle Trl.  
Keller, TX 76248



# City of Colleyville Planning and Zoning Commission Agenda Briefing

City Hall  
100 Main Street  
Colleyville, Texas 76034  
[www.colleyville.com](http://www.colleyville.com)

| Agenda Number 4f                        | Agenda Date 6/14/2021 | Number |
|-----------------------------------------|-----------------------|--------|
| <b>Type</b> Public Hearing Agenda Items |                       |        |
| <b>Department</b> Community Development |                       |        |

## Title

Consideration 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 Lots 1R and 3, Block 1, Dotti Addition; being approximately 9.47 acres; and zoned R-20 and R-30 Single-Family Residential district. The purpose is to create two lots from one lot and allow for the development of a new single-family home on the newly created Lot 3.

**Existing Conditions/Background:** The subject property, 1310 Tinker Road, resides on the north side of Tinker Road west of the intersection of Tinker Road and Ponderosa Lane. The subject property has R-20 and R-30 zoning and is currently developed with a home and two accessory buildings.

## Proposed Zoning:

Request – The applicant requests to rezone the majority of the property from R-20 and R-30 Single-Family Residential district to AG district. The minimum standards for the AG zoning district are as follows:

|                     |             |             |     |
|---------------------|-------------|-------------|-----|
| AG                  |             |             |     |
| Minimum Lot Size    | 130,680 sf. | 369,215 SF  |     |
| Minimum Lot Width   | 200 feet    | ±260 feet   |     |
| Minimum Lot Depth   | 300 feet    | ±1,258 feet |     |
| Front Building Line | 40 feet     |             |     |
| Side Building Line  | 25 feet     |             |     |
| Rear Building Line  | 40 feet     |             |     |
| Max. Lot Coverage   | 20%         |             |     |
| Max.                | Impervious  | Coverage    | 50% |

The proposed Lot 3 will maintain the R-30 zoning. The minimum standards for the R-30 zoning district are as follows:

R-30

|                          |            |           |
|--------------------------|------------|-----------|
| Minimum Lot Size         | 30,000 sf. | 43,560 SF |
| Minimum Lot Width        | 125 feet   | ±196 feet |
| Minimum Lot Depth        | 125 feet   | ±221 feet |
| Front Building Line      | 35 feet    |           |
| Side Building Line       | 10 feet    |           |
| Rear Building Line       | 25 feet    |           |
| Max. Lot Coverage        | 25%        |           |
| Max. Impervious Coverage | 55%        |           |

**Surrounding Development:** The properties to the north are zoned R-30 Single-Family Residential district and are improved with single-family homes. The properties to the south are zoned R-20 Single-Family Residential district and are improved with single-family homes. The property to the east is zoned AG Agricultural and is developed with a single-family home. The properties to the west are zoned AG Agricultural and R-20 Single-Family Residential and are improved with single-family homes.

**Analysis:** The proposed Lot 1R is compatible with the AG zoning district and meets the intent of the City's Comprehensive Master Plan. The proposed Lot 3 is compatible with the R-30 zoning and meets the intent of the City's Comprehensive Master Plan. The creation of Lot 3 requires a plat waiver for no street frontage or the allowance for a flag lot.

**Plat Status:** The property is identified as Lot 1, Block 1, Dotti Addition.

**DRC Review:** The DRC met on May 24<sup>th</sup> and offered the following comments to the applicant:

1. Provide the distance from the centerline of Tinker Road. Tinker Road is a major collector and from the centerline 37' feet will need to be dedicated.
2. Provide 10' drainage and utility easements on the side lot lines for Lots 3R and



Lot 1-R between Lot 3R and Lot 2.

3. As submitted the access is limited for fire apparatus and the submittal is inconsistent with the Land Development Code. Please contact Fire Marshal, Rob McKeown at 817-503-1411 or rmckeown@colleyville.com.

### **2<sup>nd</sup> Submittal Received June 3, 2021**

1. The surveyor will need to verify the distance from the centerline from Tinker Road due to the varying ROW widths on Tinker Road. There will be additional ROW to be dedicated.
2. As submitted the access is limited for fire apparatus and the submittal is inconsistent with the Land Development Code. Please contact Fire Marshal, Rob McKeown at 817-503-1411 or rmckeown@colleyville.com.

**Tree Preservation:** Any subdivision of the subject property must comply with Chapter 5 (Tree Preservation) of the Land Development Code. Where any tree is slated for removal, no site grading, dirt disturbance or new construction may occur on the property until a Tree Removal Permit has been issued that is associated with an approved Tree Preservation Plan.

In addition to the requirements for submittal of a Tree Removal Permit and Tree Preservation Plan, future development on the site must maintain the minimum existing protected tree canopy coverage as required in Chapter 5.

**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.

**Staff Recommendation:** Staff is neutral on this request.

### **Recommendation**

None

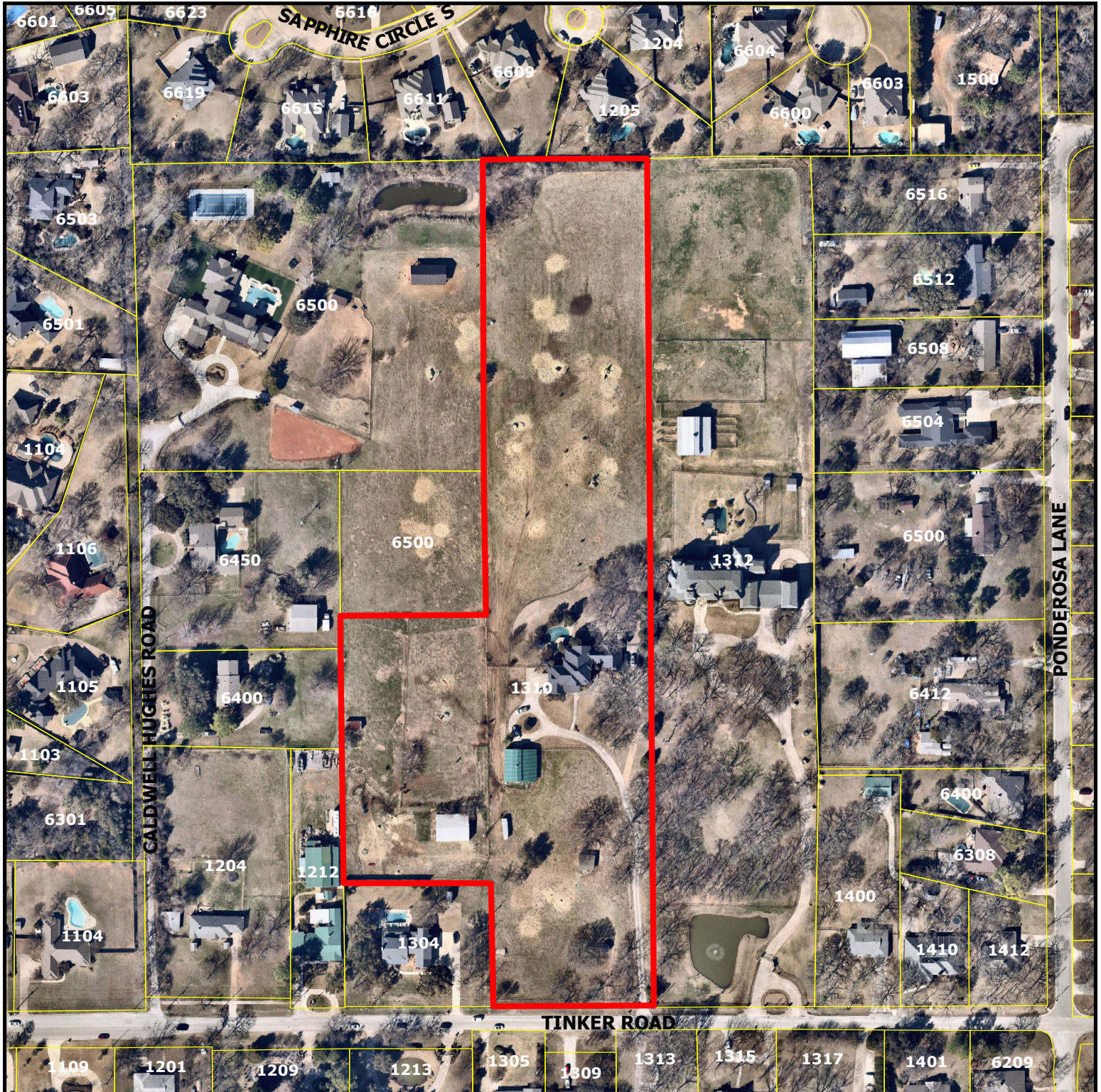
### **Attachments**

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Aerial Exhibit
5. Plat Exhibit
6. Notification Map
7. Notification List

8. Property Owner Notification
9. Letter of Opposition
10. Draft Resolution



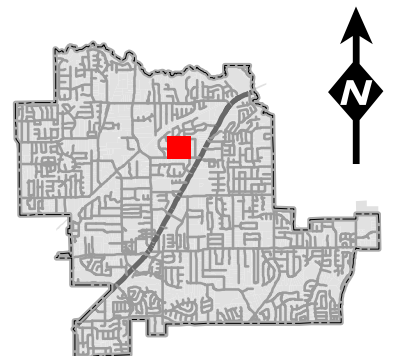
# Aerial Map



**PC21-011**  
**1310 Tinker Road**

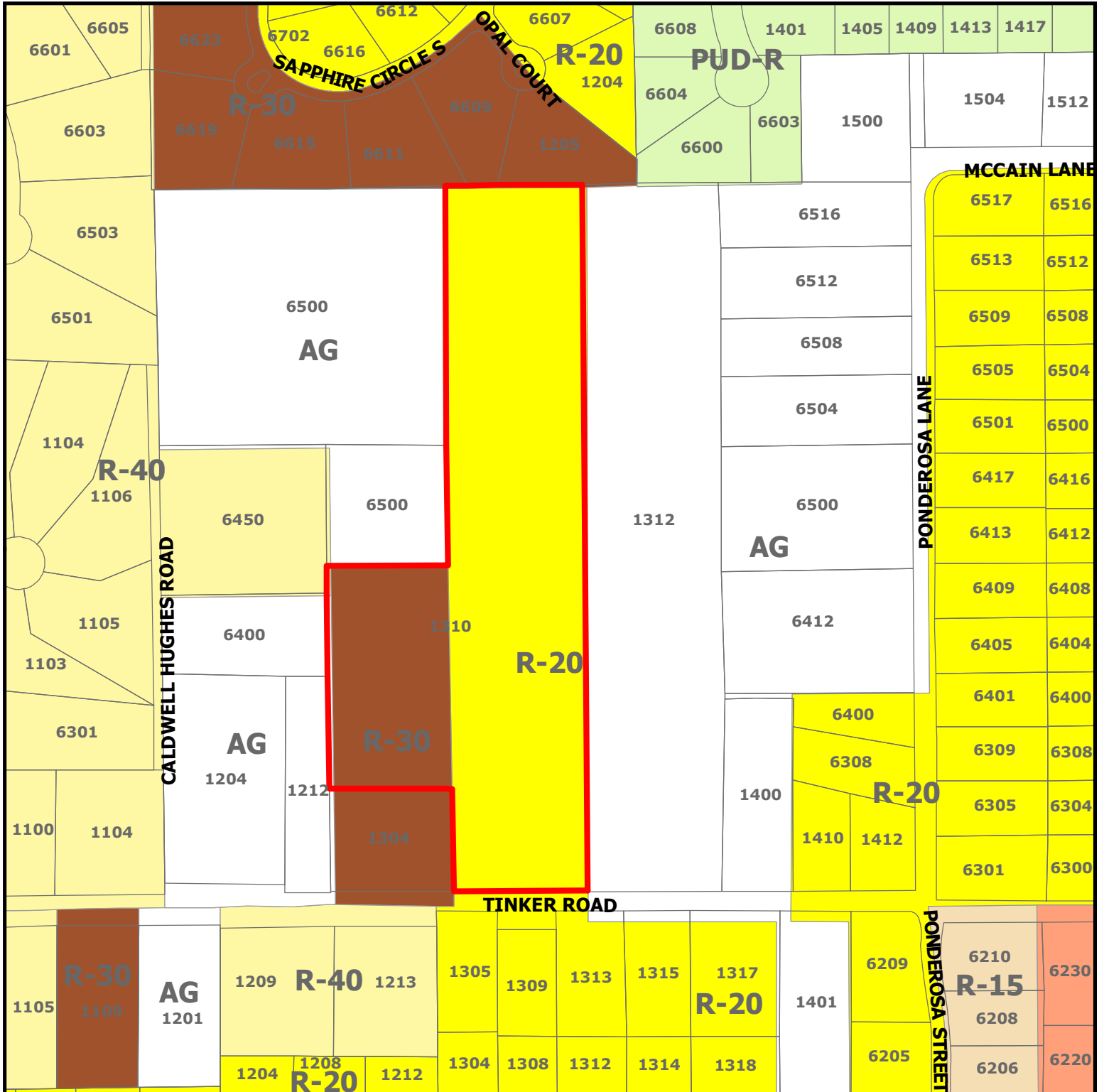
**DISCLAIMER:**  
 This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors,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

 Subject Property





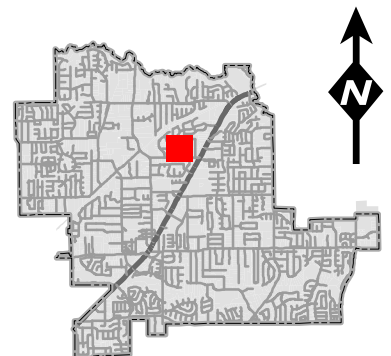
# Zoning Map



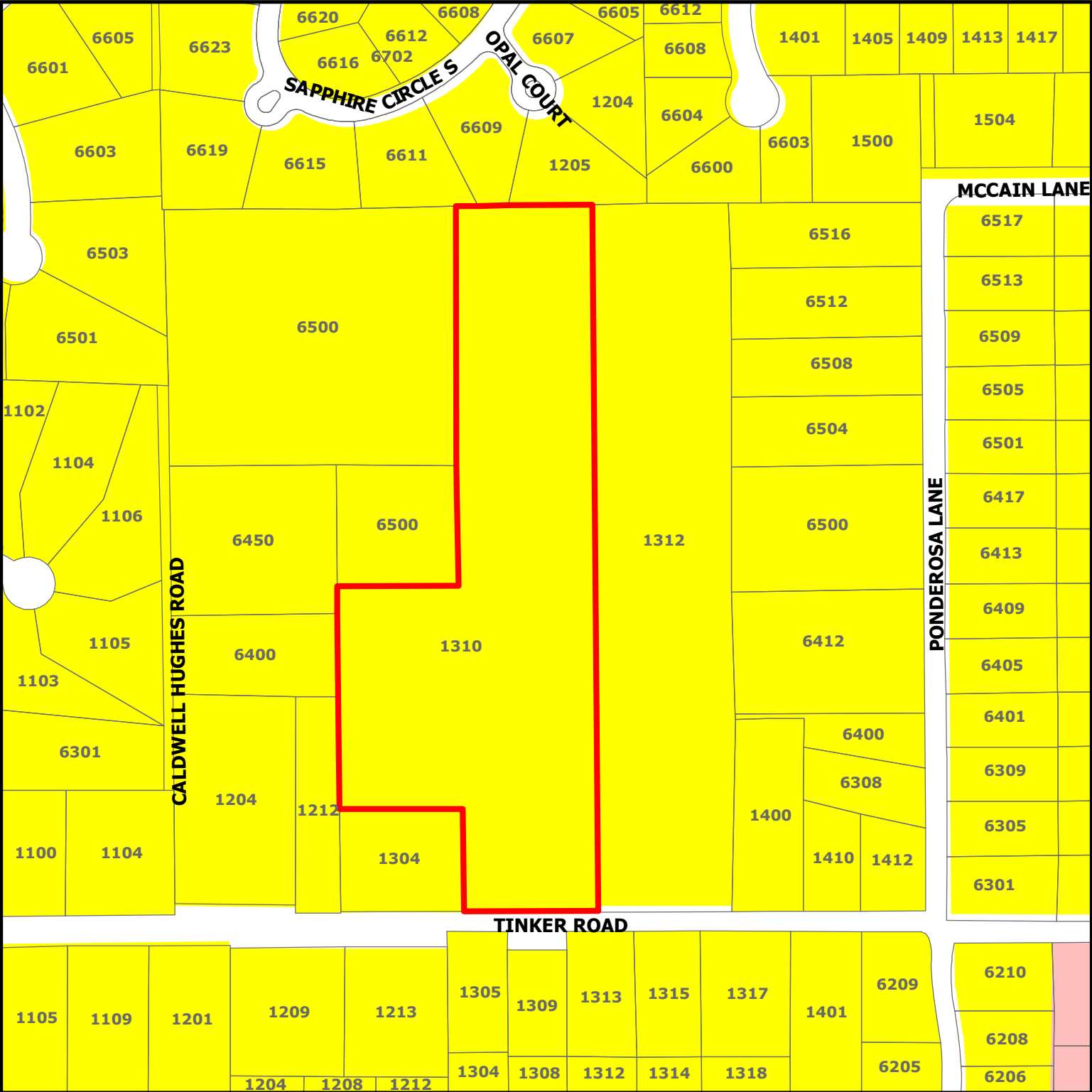
**PC21-011**  
**1310 Tinker Road**

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 Subject Property



# Future Land Use Map

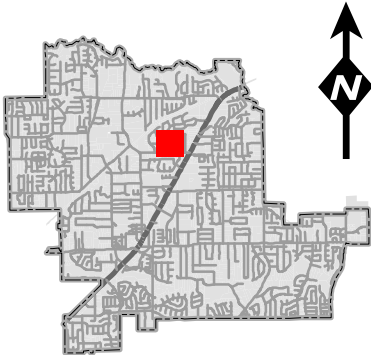


**PC21-011**

**1310 Tinker Road**

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-  Subject Property
-  Residential
-  Colleyville Blvd Corridor



## Aerial Exhibit



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.

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 Carmel Place, LLC, and by and through the undersigned agent thereof, do hereby adopt this plat designating the hereinbefore described property as **LOT 1, 4R AND LOT 3, BLOCK 1, DOTTI ADDITION** an addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever all streets, rights-of-way, and 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 any of the lots shown on this plat, and any such removal shall be made at the expense of the owner of the property on which the same are located for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules regulations, and resolutions of the City of 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. Dotll 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 Collegeville, 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 Colleyville

Attest: City Secretary

---

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.

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Jason B. Rawlings

Date \_\_\_\_\_

## FINAL REPLAT

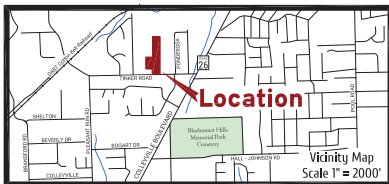
## DOTTI ADDITION

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

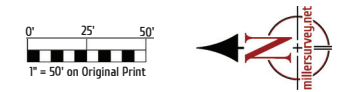
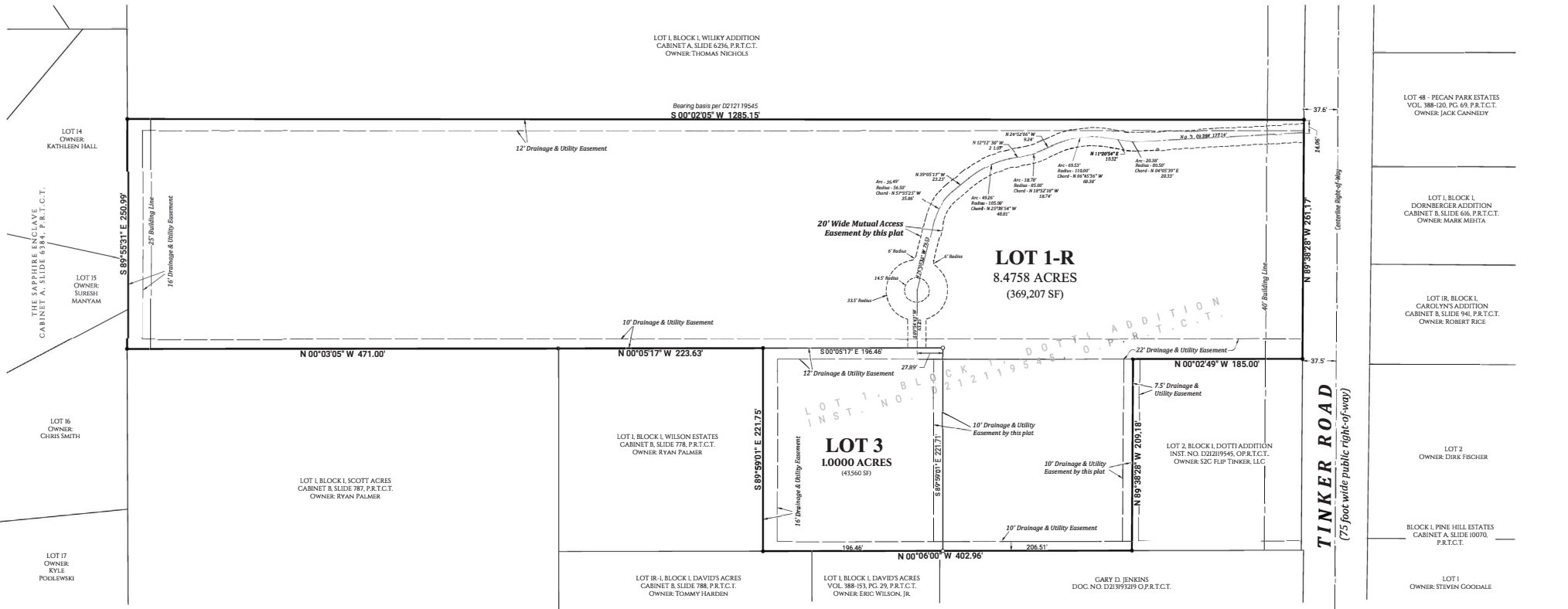
BEING 8.4758 ACRES OUT OF THE A. J. LOTT SURVEY, ABSTRACT NO.  
963, COLLEYVILLE, TARRANT COUNTY, TEXAS

MAY 2021





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 Easements:** 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 Carmel Place, LLC, acting by and through the undersigned agent thereof, do hereby adopt this plat designating the hereinbefore described property as LOT 1-R AND 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 plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules regulations, and resolutions of the City of 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 Colleyville

Attest: City Secretary

OWNER:  
MICHAEL DOTTI  
1310 TINKER ROAD  
COLLEYVILLE, TEXAS 76034  
817-229-8791  
nanedotti@verizon.net

APPLICANT:  
L. GASTEN SCHOONOVER  
609 EAGLE TRAIL  
KELLER, TEXAS 76248  
817-334-3752  
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



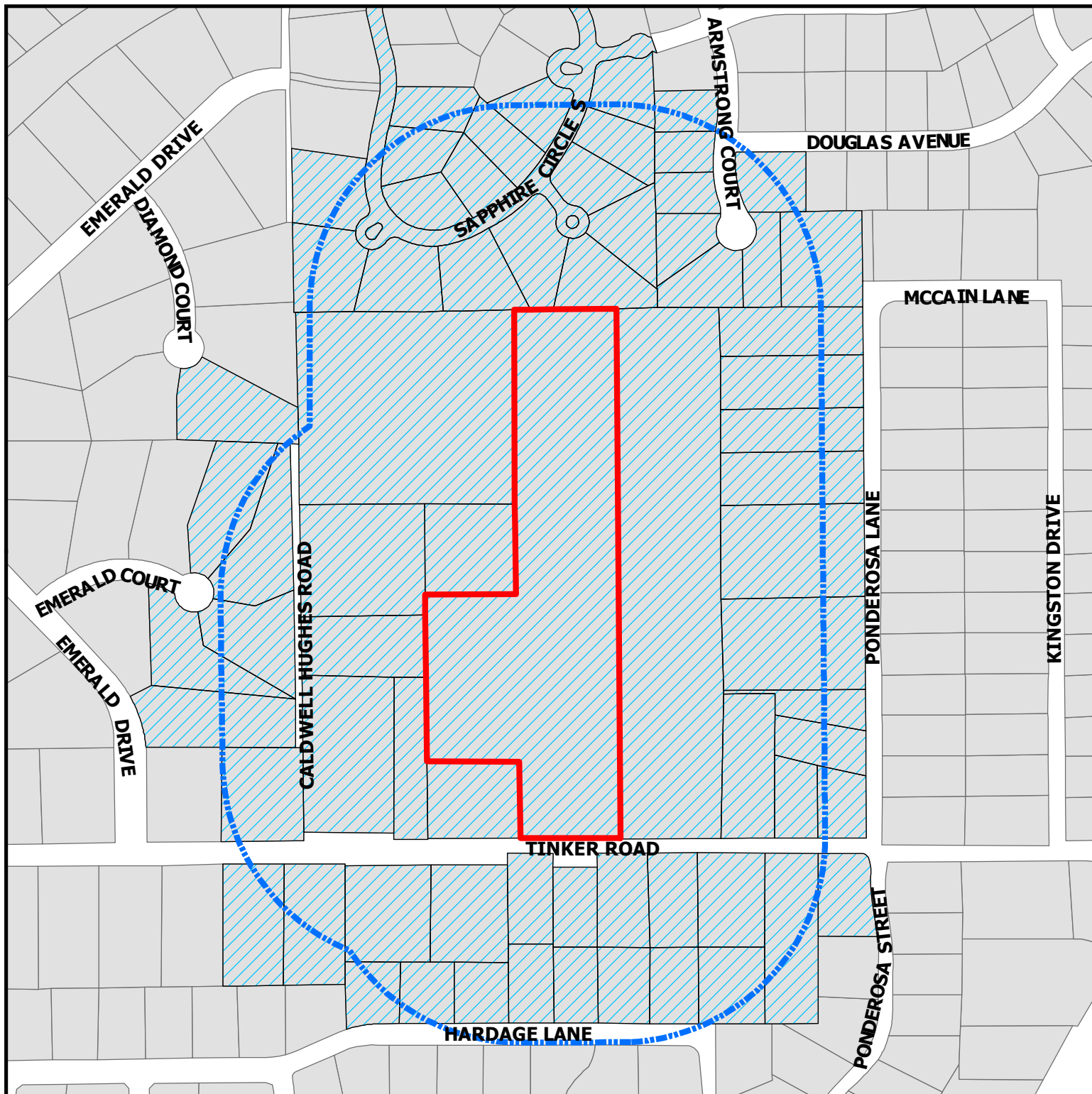
FINAL REPLAT  
**DOTTI ADDITION**  
LOT 1-R AND LOT 3, BLOCK 1

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

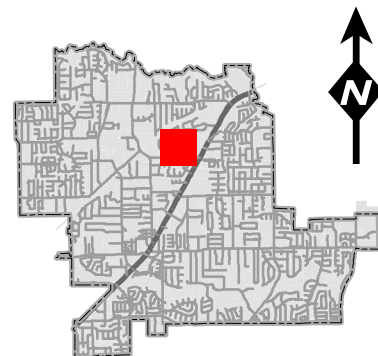
# Notification Map



**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
-  500ft Buffer
-  Properties within 500ft



# Notification List

| Owner Name                     | Owner Address              | Owner City      | Owner Zip | Situs Address           |
|--------------------------------|----------------------------|-----------------|-----------|-------------------------|
| AGUILAR, NORMA                 | 1315 TINKER RD             | COLLEYVILLE, TX | 76034     | 1315 TINKER RD          |
| AVAKIAN, RAFFI                 | 1308 HARDAGE LN            | COLLEYVILLE, TX | 76034     | 1308 HARDAGE LN         |
| BAIER, DALE E                  | 1410 TINKER RD             | COLLEYVILLE, TX | 76034     | 1400 TINKER RD          |
| BAIER, DALE E                  | 1410 TINKER RD             | COLLEYVILLE, TX | 76034     | 1410 TINKER RD          |
| BANA, FAROOQ                   | 6601 SAPPHIRE CIR S        | COLLEYVILLE, TX | 76034     | 6601 SAPPHIRE CIR S     |
| BLAISURE, KEVIN                | 6604 ARMSTRONG CT          | COLLEYVILLE, TX | 76034     | 6604 ARMSTRONG CT       |
| BLYTHE, STANLEY L              | 1105 EMERALD CT            | COLLEYVILLE, TX | 76034     | 1105 EMERALD CT         |
| BRANSON, DAVID L               | 6619 SAPPHIRE CIR S        | COLLEYVILLE, TX | 76034     | 6619 SAPPHIRE CIR S     |
| BROCKMAN, JOHN                 | 1212 HARDAGE LN            | COLLEYVILLE, TX | 76034     | 1212 HARDAGE LN         |
| CADY, JEFFEREY A               | 1312 HARDAGE LN            | COLLEYVILLE, TX | 76034     | 1312 HARDAGE LN         |
| CAIN, ALVIN R                  | 1103 EMERALD CT            | COLLEYVILLE, TX | 76034     | 1103 EMERALD CT         |
| CALLIHAN, RICK D               | 6608 SAPPHIRE CIR S        | COLLEYVILLE, TX | 76034     | 6608 SAPPHIRE CIR S     |
| CANNEDY, JACK D                | 1313 TINKER RD             | COLLEYVILLE, TX | 76034     | 1313 TINKER RD          |
| COLE, CHARLES                  | 6612 ARMSTRONG CT          | COLLEYVILLE, TX | 76034     | 6612 ARMSTRONG CT       |
| DAVID FINK AND MARLENE FINK RE | 6400 PONDEROSA LN          | COLLEYVILLE, TX | 76034     | 6400 PONDEROSA LN       |
| DOTTI, MICHAEL                 | 1310 TINKER RD             | COLLEYVILLE, TX | 76034     | 1310 TINKER RD          |
| FINNIGAN, JAY                  | 6608 ARMSTRONG CT          | COLLEYVILLE, TX | 76034     | 6608 ARMSTRONG CT       |
| FISCHER, DIRK T                | PO BOX 93029               | SOUTHLAKE, TX   | 76092     | 1213 TINKER RD          |
| FLYZIK, MICHAEL P              | 6605 SAPPHIRE CIR S        | COLLEYVILLE, TX | 76034     | 6605 SAPPHIRE CIR S     |
| FORBES, ANNIE M                | 1318 HARDAGE LN            | COLLEYVILLE, TX | 76034     | 1318 HARDAGE LN         |
| FORBES, WARREN F               | 1317 TINKER RD             | COLLEYVILLE, TX | 76034     | 1317 TINKER RD          |
| GOODALE, STEVEN E              | 1209 TINKER RD             | COLLEYVILLE, TX | 76034     | 1209 TINKER RD          |
| GORDON, TRACY                  | 6512 PONDEROSA LN          | COLLEYVILLE, TX | 76034     | 6512 PONDEROSA LN       |
| GUNDEL, CINDY                  | 6500 PONDEROSA LN          | COLLEYVILLE, TX | 76034     | 6500 PONDEROSA LN       |
| HAILE, BRADLEY THOMAS          | 6209 PONDEROSA ST          | COLLEYVILLE, TX | 76034     | 6209 PONDEROSA ST       |
| HALL, KATHLEEN                 | 1205 OPAL CT               | COLLEYVILLE, TX | 76034     | 1205 OPAL CT            |
| HARDEN, TOMMY E                | 6450 CALDWELL HUGHES RD    | COLLEYVILLE, TX | 76034     | 6450 CALDWELL HUGHES RD |
| HEMANI, ZULEKHA                | 6612 SAPPHIRE CIR S        | COLLEYVILLE, TX | 76034     | 6612 SAPPHIRE CIR S     |
| HIDUK, ERIN A                  | 1204 HARDAGE LN            | COLLEYVILLE, TX | 76034     | 1204 HARDAGE LN         |
| ISAAC, CHRISTOPHER W           | 6504 PONDEROSA LN          | COLLEYVILLE, TX | 76034     | 6504 PONDEROSA LN       |
| ISLEY, ANDREW SCOTT            | 1304 HARDAGE LN            | COLLEYVILLE, TX | 76034     | 1304 HARDAGE LN         |
| JENKINS, GARY D                | 1212 TINKER RD             | COLLEYVILLE, TX | 76034     | 1212 TINKER RD          |
| JONES, ELISA                   | 1204 TINKER RD             | COLLEYVILLE, TX | 76034     | 1204 TINKER RD          |
| JONES, PAUL S                  | 6301 EMERALD DR            | COLLEYVILLE, TX | 76034     | 6301 EMERALD DR         |
| JUSTISS, JAMES E               | 6508 PONDEROSA LN          | COLLEYVILLE, TX | 76034     | 6508 PONDEROSA LN       |
| LEE, JONATHAN R                | 6412 PONDEROSA LN          | COLLEYVILLE, TX | 76034     | 6412 PONDEROSA LN       |
| LEWIS, MARY BELINDA            | 7004 ROSEBROOK             | COLLEYVILLE, TX | 76034     | 1201 TINKER RD          |
| LOUDER, JOSH                   | 6604 SAPPHIRE CIR S        | COLLEYVILLE, TX | 76034     | 6604 SAPPHIRE CIR S     |
| MAKHANI, NAZLEEN               | 6623 SAPPHIRE CIR S        | COLLEYVILLE, TX | 76034     | 6623 SAPPHIRE CIR S     |
| MANYAM, SURESH K               | 6609 SAPPHIRE CIR S        | COLLEYVILLE, TX | 76034     | 6609 SAPPHIRE CIR S     |
| MANYLOUN, PHET                 | 6616 SAPPHIRE CIR S        | COLLEYVILLE, TX | 76034     | 6616 SAPPHIRE CIR S     |
| MEHTA, MARK K                  | 1309 TINKER RD             | COLLEYVILLE, TX | 76034     | 1309 TINKER RD          |
| MERRILL, H L                   | 1106 EMERALD CT            | COLLEYVILLE, TX | 76034     | 1106 EMERALD CT         |
| MILLER, JUDITH A               | 1412 TINKER RD             | COLLEYVILLE, TX | 76034     | 1412 TINKER RD          |
| MIZELL, TERRY                  | 1500 MCCAIN LN             | COLLEYVILLE, TX | 76034     | 1500 MCCAIN LN          |
| MOORE, JASON N                 | 1314 HARDAGE LN            | COLLEYVILLE, TX | 76034     | 1314 HARDAGE LN         |
| MUHAMMEDI, RAHIM               | 6616 ARMSTRONG CT          | COLLEYVILLE, TX | 76034     | 6616 ARMSTRONG CT       |
| NICHOLS, THOMAS                | 1312 TINKER RD             | COLLEYVILLE, TX | 76034     | 1312 TINKER RD          |
| PALMER, RYAN H                 | 6500 CALDWELL HUGHES RD    | COLLEYVILLE, TX | 76034     | 6500 CALDWELL HUGHES RD |
| PALMER, RYAN H                 | 6500 CALDWELL HUGHES RD    | COLLEYVILLE, TX | 76034     | 6500 CALDWELL HUGHES RD |
| PODLEWSKI, KYLE                | 6615 SAPPHIRE CIR S        | COLLEYVILLE, TX | 76034     | 6615 SAPPHIRE CIR S     |
| REED, THOMAS L                 | 6600 ARMSTRONG CT          | COLLEYVILLE, TX | 76034     | 6600 ARMSTRONG CT       |
| RICE, ROBERT R                 | PO BOX 1621                | COLLEYVILLE, TX | 76034     | 1305 TINKER RD          |
| RICHARDS, LESLIE E             | 1401 TINKER RD             | COLLEYVILLE, TX | 76034     | 1401 TINKER RD          |
| RISCHON DEVELOPMENT CORP       | 6003 SUNDERLAND DR         | COLLEYVILLE, TX | 76034     | 1203 OPAL CT            |
| RISCHON DEVELOPMENT CORP       | 6003 SUNDERLAND DR         | COLLEYVILLE, TX | 76034     | 6611 SAPPHIRE CIR S     |
| ROSSER, OBIE RAY               | 1401 DOUGLAS AVE           | COLLEYVILLE, TX | 76034     | 1401 DOUGLAS AVE        |
| RYAN, ARTHUR FRANCIS           | 6516 PONDEROSA LN          | COLLEYVILLE, TX | 76034     | 6516 PONDEROSA LN       |
| S2C FLIP TINKER LLC            | PO BOX 624                 | HASLET, TX      | 76052     | 1304 TINKER RD          |
| SAPPHIRE ENCLAVE HO ASSOC INC  | PO BOX 935                 | KELLER, TX      | 76248     | 6702 SAPPHIRE CIR N     |
| SCHNEIDER, AUDRIANNE           | 6607 SAPPHIRE CIR S        | COLLEYVILLE, TX | 76034     | 6607 SAPPHIRE CIR S     |
| SHADLE, DANIEL H               | 1208 HARDAGE LN            | COLLEYVILLE, TX | 76034     | 1208 HARDAGE LN         |
| SMITH, CHRISTOPHER             | 6611 SAPPHIRE CIR S        | COLLEYVILLE, TX | 76034     | 6611 SAPPHIRE CIR S     |
| SUMMERALL, CHERILYN            | 1109 TINKER RD             | COLLEYVILLE, TX | 76034     | 1109 TINKER RD          |
| TERHOEVE, JOHN M               | 1204 OPAL CT               | COLLEYVILLE, TX | 76034     | 1204 OPAL CT            |
| THE JNO TRUST                  | 1104 TINKER RD             | COLLEYVILLE, TX | 76034     | 1104 TINKER RD          |
| THOMAS, LUDA D                 | 1104 EMERALD CT            | COLLEYVILLE, TX | 76034     | 1104 EMERALD CT         |
| UNDERWOOD, DAVID L             | 6308 PONDEROSA LN          | COLLEYVILLE, TX | 76034     | 6308 PONDEROSA LN       |
| WILSON, ERIS B                 | 6400 CALDWELL HUGHES RD    | COLLEYVILLE, TX | 76034     | 6400 CALDWELL HUGHES RD |
| WISEMAN, ETHAN                 | 6624 SAPPHIRE CIR S        | COLLEYVILLE, TX | 76034     | 6624 SAPPHIRE CIR S     |
| WODRICH, JULIE                 | 6603 ARMSTRONG CT          | COLLEYVILLE, TX | 76034     | 6603 ARMSTRONG CT       |
| XUE, SIDNEY Y                  | 27914 IBERVILLE GLEN DR    | KATY, TX        | 77494     | 6620 SAPPHIRE CIR S     |
|                                |                            |                 |           | 6501 DIAMOND CT         |
| SAPPHIRE ENCLAVE ADDITION, THE | 5751 KROGER DRIVE, STE 203 | KELLER, TX      | 76244     | COURTESY NOTICE         |
| MONTERRA ADDITION              | 6811 MILTON DRIVE          | COLLEYVILLE, TX | 76034     | COURTESY NOTICE         |
| GRAPEVINE COLLEYVILLE ISD      | 3051 IRA E WOODS AVE       | GRAPEVINE, TX   | 76051     | STATE REQUIRED          |
| SCHOONOVER, L. GASTEN          | 609 EAGLE TRAIL            | KELLER, TX      | 76248     | 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, March 23, 2020 at 7:00 p.m.**

**City Council Meetings: Tuesday, April 2, 2020 at 7:30 p.m.**

**3<sup>rd</sup> floor of City Hall, 100 Main Street, Colleyville, Texas**

**Request:** Consideration of a Replat for Lot 1R and Lot 3, Block 1, Dotti Addition, being Lot 1, Block 1, Dotti Addition. The request is to Replat the property into two single-family residential lots in order to construct a new home on the 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.

**Zoning Case:** PC21-011

**Applicant:** L. Gasten Schoonover

**Owner:** Michael & Nancy Dotti

**Location:** 1310 Tinker Road

**Property Description:** Lot 1, Block 1, Dotti Addition

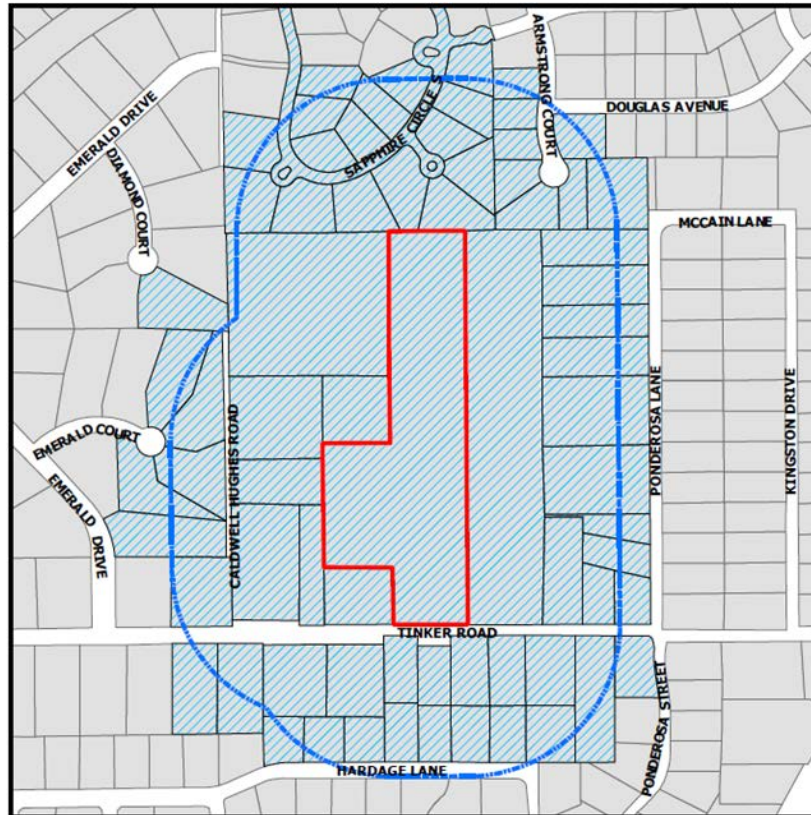
**Present Zoning:** R-20 Single Family Residential and R-30 Single Family Residential

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:

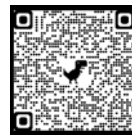
**Community Development Department  
City of Colleyville  
100 Main Street  
Colleyville, TX 76034**

## NOTICE OF PUBLIC HEARING

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. Action by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request.



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 Agenda Packet and Active Development Case map (please use your phone's camera to scan QR code below):



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](mailto:jreyff@colleyville.com)



# Letter of Opposition

**From:** [Dave Goodlin](#)  
**To:** [Jackie Reyff](#)  
**Subject:** Zoning change request  
**Date:** Tuesday, June 1, 2021 3:42:02 PM

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ATTN: Jackie

Concerning the zoning change request at 401 Timberline Dr S in Colleyville, my wife and I are vehemently opposed to any changes that would allow cattle and any business related to raising cattle in our neighborhood. I live right across the street and can attest to the unsightly property that already exists there. Allowing cattle to remain will only make the issue worse. These people already have broken-down vehicles strewn across their unkempt front yard and now that they are raising cattle the amount of new machinery makes for quite an eye-sore. The increase in biting flies and the aroma from the cow droppings has made our lives even more unbearable in the hot summer months. No, I would not agree to allow an exemption if the current situation at 401 Timberline Dr S remains in place.

Thank you for your consideration,

David Goodlin  
400 Timberline Dr S  
Colleyville, TX 76034

**RESOLUTION R-21-XXXX**

**A RESOLUTION APPROVING A REPLAT FOR LOT 1R AND LOT 3,  
BLOCK 1, DOTTI ADDITION**

**WHEREAS,** the Planning and Zoning Commission recommended approval of the Replat for Lot 1R and Lot 3, Block 1, Dotti Addition with a Plat Waiver for street frontage, on July 20, 2021.

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

Sec. 1. THAT the Replat with a Plat Waiver for street frontage for Lot 1R and Lot 3, Block 1, Dotti Addition on approximately 9.47 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved.

**AND IT IS SO RESOLVED.**

APPROVED BY A VOTE OF \_\_\_\_ AYES, \_\_\_\_ NAYS, AND \_\_\_\_ ABSTENTIONS ON THIS THE 20<sup>th</sup> DAY OF JULY 2021.

|                         |       |                               |       |
|-------------------------|-------|-------------------------------|-------|
| 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

## Exhibit "A" - Plat Exhibit

