



City of Colleyville Planning and Zoning Commission Worksession Agenda

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

Monday, November 28, 2022
6:15 PM

Executive Conference Room
Third Floor – City Hall

1. CALL TO ORDER

2. PRESENTATION AND DISCUSSION

- 2a** Presentation and discussion of a Minor Plat with a plat waiver for lot width and side yard setbacks for Tract 2EE, Abstract 1248, Thomas J. Polson Survey, located at 400 Black Drive, Case PC22-018

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards November 25, 2022 by 5:00 p.m.

Dakari Hill
Planner

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 Worksession Agenda Briefing

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

Agenda Number 2a

Agenda Date 11/28/2022

Type Presentation and Discussion

Department Planning and Zoning Commission

Title

Presentation and discussion of a Minor Plat with a plat waiver for lot width and side yard setbacks for Tract 2EE, Abstract 1248, Thomas J. Polson Survey, located at 400 Black Drive, Case PC22-018

Explanation

Michael Garabedian, the applicant, has submitted a request for a Minor Plat with waivers for lot width and side yard setbacks for Tract 2EE, Abstract 1248, Thomas J. Polson Survey, approximately 1.04 acres, and zoned R-40 Single Family Residential. The purpose is to plat the property in order to allow for the construction of a new single family home. The width of the property is 100 ft. instead of the required 150 ft. and the applicant desires the side yard setbacks be reduced from 15 feet to 10 feet.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Minor Plat
5. Topographic Survey
6. Pre-Developed Drainage Area Map
7. Post-Developed Drainage Area Map

Aerial Map

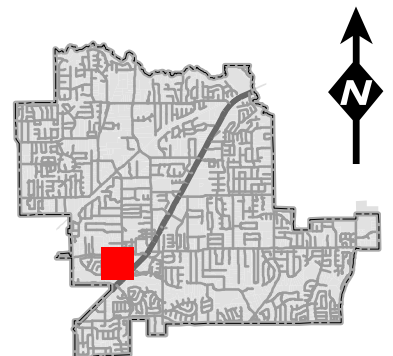


PC22-018
400 Black Drive

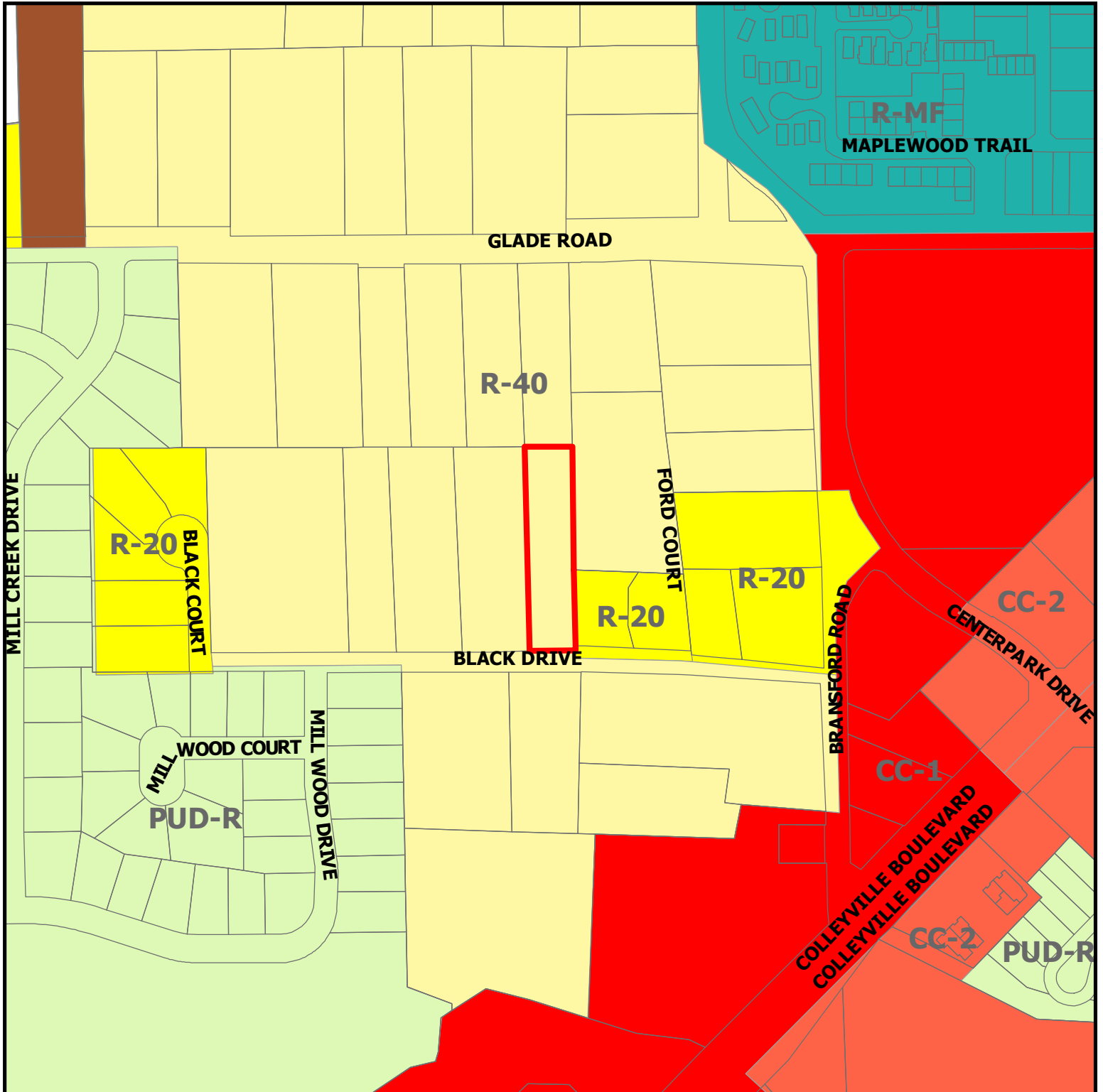
DISCLAIMER:
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances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



Subject Property



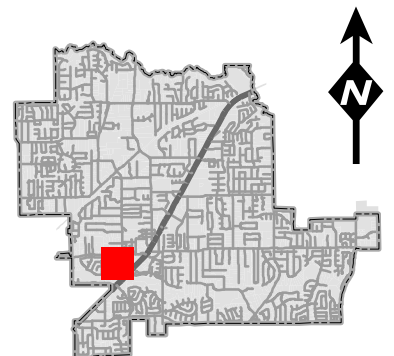
Zoning Map



PC22-018
400 Black Drive

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 Subject Property



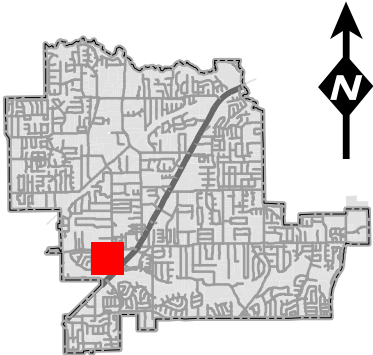
Future Land Use Map



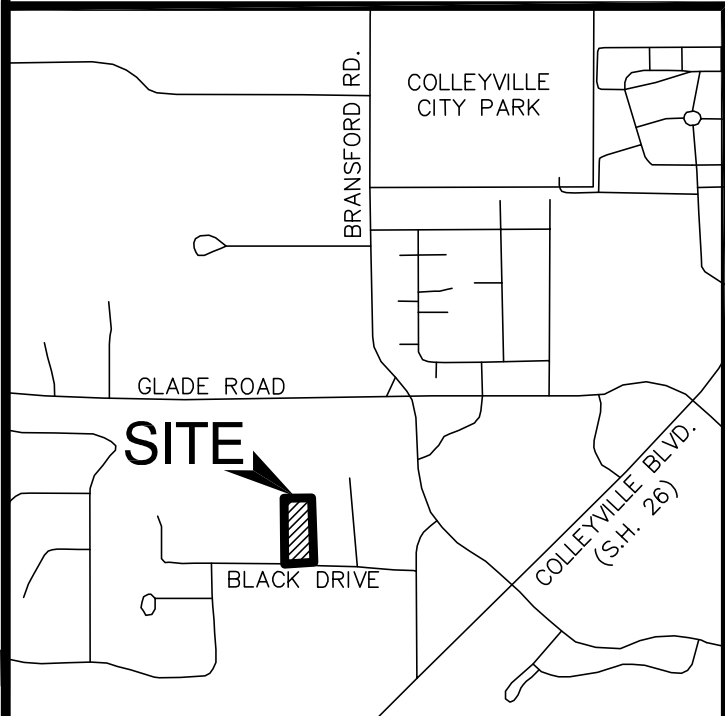
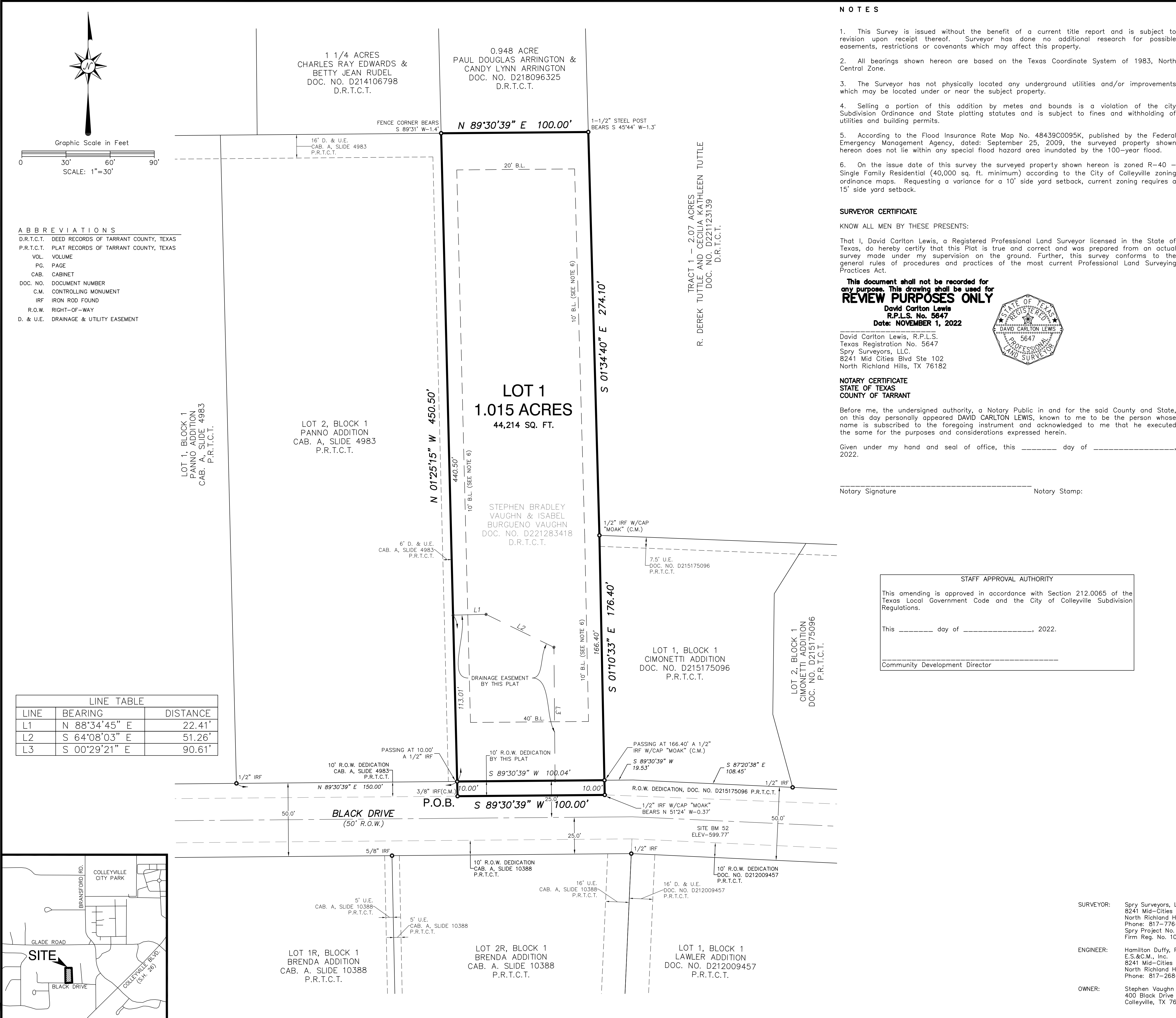
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PC22-018
400 Black Drive

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



Nov 01, 2022 -- 2:25pm
C:\Users\David\Documents\Projects\120-004 400 Black Dr -- Colleyville\30-Plat\spry-400 Black Dr..plat.dwg



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 88°34'45" E	22.41'
L2	S 64°08'03" E	51.26'
L3	S 00°29'21" E	90.61'

NOTES

- This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.
- All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone.
- The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.
- Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.
- According to the Flood Insurance Rate Map No. 48439C0095K, published by the Federal Emergency Management Agency, dated: September 25, 2009, the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100-year flood.
- On the issue date of this survey the surveyed property shown hereon is zoned R-40 -- Single Family Residential (40,000 sq. ft. minimum) according to the City of Colleyville zoning ordinance maps. Requesting a variance for a 10' side yard setback, current zoning requires a 15' side yard setback.

SURVEYOR CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, David Carlton Lewis, a Registered Professional Land Surveyor 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.

This document shall not be recorded for any purpose. This drawing shall be used for REVIEW PURPOSES ONLY

David Carlton Lewis
R.P.L.S. No. 5647
Date: NOVEMBER 1, 2022

David Carlton Lewis, R.P.L.S.
Texas Registration No. 5647
Spry Surveyors, LLC,
8241 Mid Cities Blvd Ste 102
North Richland Hills, TX 76182

NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared DAVID CARLTON LEWIS, 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 purposes and considerations expressed herein.

Given under my hand and seal of office, this _____ day of _____, 2022.

Notary Signature

Notary Stamp:

STAFF APPROVAL AUTHORITY

This amending is approved in accordance with Section 212.0065 of the Texas Local Government Code and the City of Colleyville Subdivision Regulations.

This _____ day of _____, 2022.

Community Development Director

OWNER'S DEDICATION
STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, Stephan Bradley Vaughn and Isabel Burgueno Vaughn are the owners of all that certain 1.038 acres of land, by virtue of the deed recorded in Document Number D221283418, in the Deed Records of Tarrant County, Texas (D.R.T.C.T.), in the Thomas J. Polson Survey, A-1248, City of Colleyville, Tarrant County, Texas, and more particularly described by metes and bounds as follows: (All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone)

BEGINNING at a 3/8" iron rod found for the southwest corner of the herein described tract, common to the southeast corner of a 10' right-of-way line dedication, as shown on the plat of Panno Addition, recorded in Cabinet A, Slide 4983, in the Plat Records of Tarrant County, Texas (P.R.T.C.T.), and in the north right-of-way line of Black Drive (R.O.W. Varies);

THENCE North 01° 25' 15" West along the west line of the herein described tract, passing at a distance of 10.00' a 1/2" iron rod found for the southeast corner of Lot 2, Block 1, of said Panno Addition, continuing along the west line of the herein described tract, common to the east line of said Lot 2, Block 1, Panno Addition for a total distance of 450.50' to the northwest corner of the herein described tract, common to southwest corner of the 0.948 acre tract described in the deed to Paul Douglas Arrington & Candy Lynne Arrington, recorded in Document Number D218096325, D.R.T.C.T., and from which point a fence corner bears South 89° 31' West -- 1.4';

THENCE North 89° 30' 39" East -- 100.00' along the north line of the herein described tract, common to the south line of said 0.948 acre tract, to the northeast corner of the herein described tract, in the west line of the 2.07 acre tract described as Tract 1 in the deed to R. Derek Tuttle and Cecilia Kathleen Tuttle, recorded in Document Number D221123139, D.R.T.C.T., and from which point a 1-1/2" steel post bears South 45° 44' West -- 1.3';

THENCE South 01° 34' 40" East -- 274.10' along the east line of the herein described tract, common to the west line of said 2.07 acre tract, to a 1/2" iron rod with a cap stamped "MOAK" found for the southwest corner of said 2.07 acre tract, common to the northwest corner of Lot 1, Block 1, Cimonetti Addition, recorded in Document Number D215175096, P.R.T.C.T.;

THENCE South 01° 10' 33" East, continuing along the east line of the herein described tract, common to the west line of said Lot 1, Block 1, Cimonetti Addition, passing at a distance of 166.40' a 1/2" iron rod with a cap stamped "MOAK" found for the southwest corner of said Lot 1, Block 1, Cimonetti Addition, continuing for a total distance of 176.40', to the southeast corner of the herein described tract, in the north right-of-way line of said Black Drive, and from which a 1/2" iron rod with a cap stamped "MOAK" bears North 51° 24' West -- 0.37';

THENCE South 89° 30' 39" West -- 100.00' along the south line of the herein described tract, common to the north right-of-way line of said Black Drive, to the POINT OF BEGINNING and containing 1.038 acres of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That Stephan Bradley Vaughn and Isabel Burgueno Vaughn, the Owners, do hereby adopt this plat designating the herein before described property as Lot 1, Block A, Vaughn Addition, an addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever any 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 our hands this _____ day of _____, 2022.

Signature -- Stephan Bradley Vaughn

Signature -- Isabel Burgueno Vaughn

NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Stephan Bradley Vaughn, 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 purposes and considerations expressed herein.

Given under my hand and seal of office, this _____ day of _____, 2022.

Notary Signature

Notary Stamp:

NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Isabel Burgueno Vaughn, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations expressed herein.

Given under my hand and seal of office, this _____ day of _____, 2022.

Notary Signature

Notary Stamp:

SURVEYOR: Spry Surveyors, LLC
8241 Mid-Cities Blvd., Ste.102
North Richland Hills, TX 76182
Phone: 817-776-4049
Spry Project No. 120-004-30
Firm Reg. No. 10112000

ENGINEER: Hamilton Duffy, P.C.
E.S.&C.M., Inc.
8241 Mid-Cities Blvd., Ste.100
North Richland Hills, TX 76182
Phone: 817-268-0408

OWNER: Stephen Vaughn & Isabel Vaughn
400 Black Drive
Colleyville, TX 76034

PURPOSE OF MINOR PLAT
The Purpose of Minor Plat is to create a single residential lot for redevelopment.

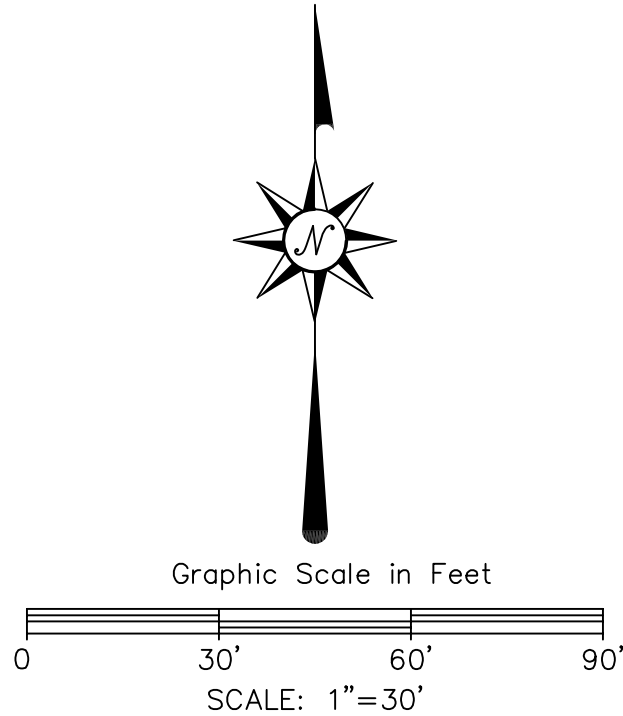
A MINOR PLAT OF
LOT 1, BLOCK A
VAUGHN ADDITION

AN ADDITION TO THE CITY OF COLLEYVILLE,
WHICH IS 1.038 ACRES OF LAND
IN THE THOMAS J. POLSON SURVEY, A-1248
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

NOVEMBER 2022

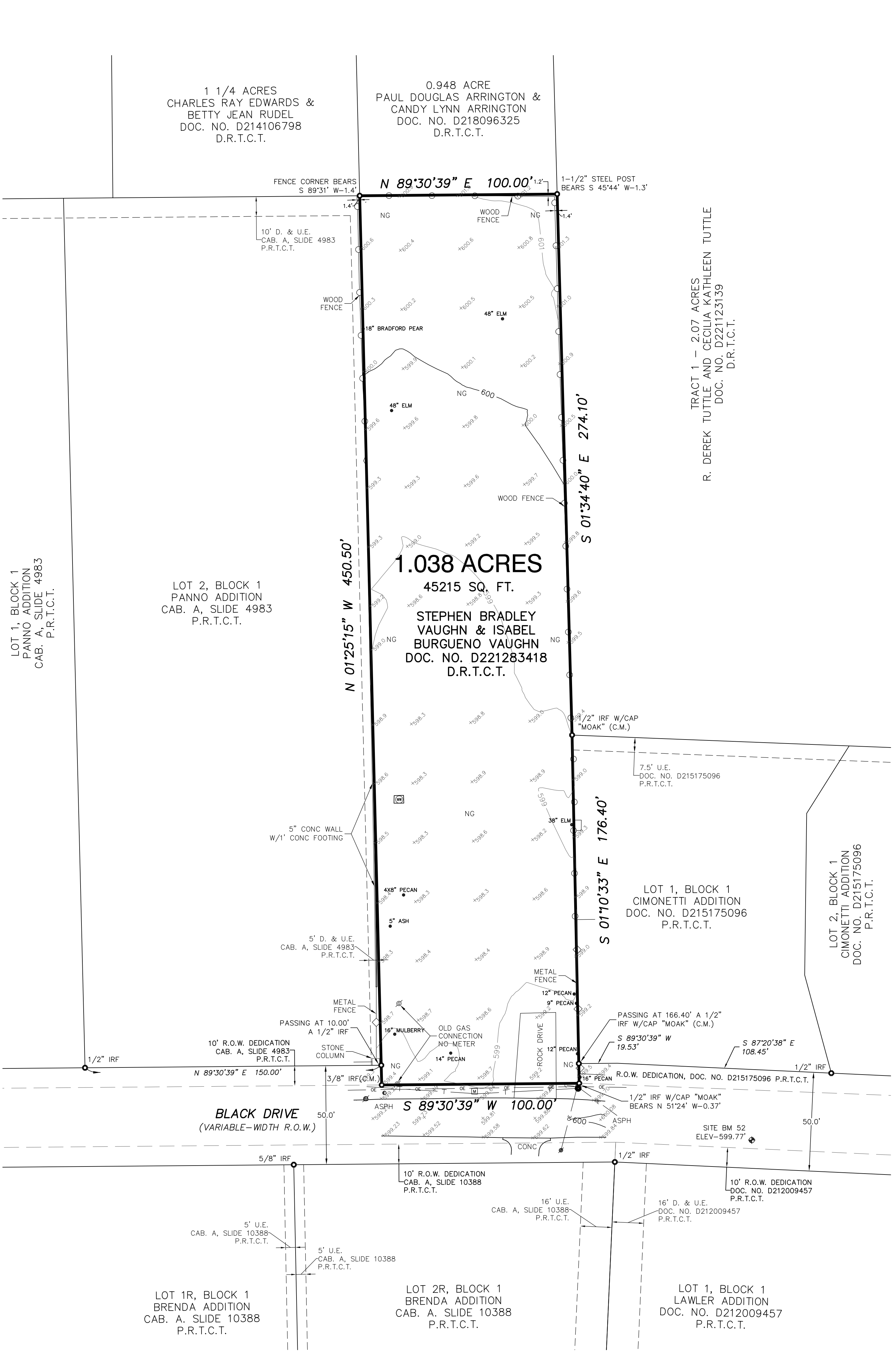
THIS PLAT WAS FILED IN DOCUMENT NO. _____ ON DATE _____

Oct 13, 2022 - 12:27pm
C:\Users\David\Spry Surveyors - Documents\projects\120 Garabedian Properties\120-004 400 Black Dr - Colleyville\20-Topo\spry-400 Black Dr_topo_EDIT.dwg



ABBREVIATIONS
D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS
P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY, TEXAS
VOL. VOLUME
PG. PAGE
CAB. CABINET
DOC. NO. DOCUMENT NUMBER
C.M. CONTROLLING MONUMENT
IRF IRON ROD FOUND
R.O.W. RIGHT-OF-WAY
D. & U.E. DRAINAGE & UTILITY EASEMENT
CONC. CONCRETE

LEGEND
● BOUNDARY CORNER
⬢ SITE BENCHMARK
⌘ WATER VALVE
⊕ WATER WELL
⚡ POWER POLE
— GUY WIRE
⌘ GAS VALVE
⌘ COMMUNICATION PEDESTAL
● CLEAN OUT
⌘ MAIL BOX



BENCHMARKS
PRIMARY BENCHMARK: CITY OF COLLEYVILLE SURVEY MARKER #56 - 2" BRASS DISC SET IN A CURB INLET IN THE SOUTHWEST QUADRANT OF BRANSFORD STREET AND CENTER PARK STREET. IT IS 67' NORTHEAST OF A SANITARY SEWER MANHOLE. AND 49' WEST OF BRANSFORD STREET.
ELEVATION = 602.34'
PROJECT BENCHMARK #52: 'X' CUT SET IN CONCRETE DRIVEWAY, ALONG THE SOUTH RIGHT-OF-WAY LINE OF BLACK DRIVE, ±460' WEST OF BRANSFORD ROAD, AS SHOWN ON THIS SURVEY.
ELEVATION = 599.77'

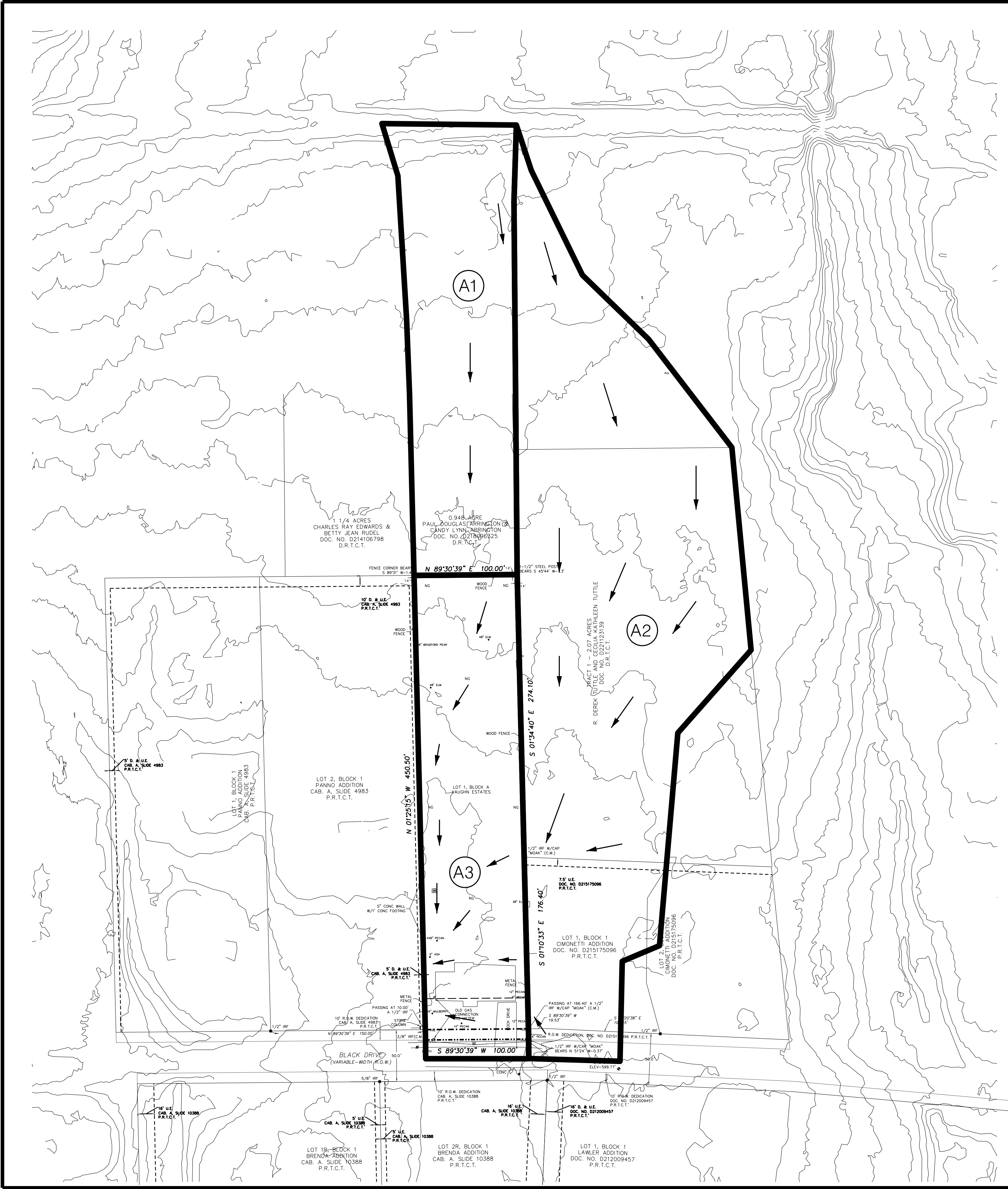
- NOTES**
- All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone.
 - The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.
 - According to the Flood Insurance Rate Map No. 484439C0095K, published by the Federal Emergency Management Agency, dated September 25, 2009, the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100-year flood.
 - On the issue date of this survey the surveyed property shown hereon is zoned R-40 - Single Family Residential (40,000 sq. ft. minimum) according to the City of Colleyville zoning ordinance maps. Refer to said zoning ordinance for minimum and maximum setback requirements.
 - Tree types shown hereon are to the best knowledge of the surveyor. Tree types have not been confirmed with a Licensed Landscape Architect and/or Arborist.

DATE	REVISION NOTES

SPRY SURVEYORS
8241 Mid-Cities Blvd., Suite 102 • North Richland Hills, TX 76182
Firm Reg. No. 10112000 • PH: 817.776.4049 • spry@sprysurveyors.com • www.sprysurveyors.com

TOPOGRAPHIC SURVEY
1.038 ACRES
400 BLACK DRIVE
IN THE T.P. POULSON SURVEY, A-1248
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

ORIGINAL ISSUE DATE: 10/13/2022 SCALE: 1"=30' PROJECT NO.: 120-004-20



LEGEND

EXISTING ELEVATION CONTOUR

FLOW DIRECTION

DRAINAGE AREA DIVIDE

SCALE 1" = 50'

DRAINAGE AREA COMPUTATIONS

BASIS:

O • CIA (Rational Method)

O • Storm discharge (cubic feet per second)

C • runoff coefficient, based on land use

I • average rainfall intensity for time of concentration (inches per hour) (per ISWM)

A • area contributing runoff (acres)

RUNOFF COEFFICIENT:

C • 0.30 Undeveloped Sites

C • 0.44 Residential Estates (1 Acre Lots • From ISWM)

C • 0.60 Single Family Residential

C • 0.90 Paved Areas/Roof Tops

STORM FREQUENCY:

5 Years • Enclosed Pipe System

100 Years • Combined Enclosed Pipe System • Street • R.O.W.

TIME OF CONCENTRATION:

Combination of inlet time and time of flow in the drain being the time for water to flow over the surface of the ground to the storm drain inlet (onsite • offsite, if applicable)

MINIMUM INLET TIME OF CONCENTRATION:

Parks and Open Areas 15 minutes

Residential, Single Family 15 minutes

Industrial, Business 10 minutes

I, Keith Hamilton, a Professional Engineer, registered and licensed in the State of Texas, have prepared this drainage study and/or plan in compliance with the latest published requirements and criteria of the City of Colleyville, and have verified that the topographic information used in this study and/or plan is in compliance with said requirements and is otherwise suitable for developing this workable plan of drainage which can be implemented through proper subsequent detailed construction planning.

Signed this _____ day of _____, 2022

_____, P.E.

PRELIMINARY
FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR DESIGN REVIEW
AND NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES. THEY WERE
PREPARED BY, OR UNDER SUPERVISION OF:

KEITH M. HAMILTON 87384 \$DATE\$
PE NO. DATE

PRE-DEVELOPED SITE DRAINAGE DATA											
MARK	AREA (ACRE)	C	Tc (MIN.)	1/2 (IN/HR)	1/4 (IN/HR)	1/8 (IN/HR)	1/16 (IN/HR)	1/32 (IN/HR)	0.5 (CFS)	0.06 (CFS)	COMMENTS
A1	1.07	0.44	15	3.90	4.86	5.53	6.46	7.20	7.98	2.3	3.8 TO A3
A2	2.88	0.44	15	3.90	4.86	5.53	6.46	7.20	7.98	6.2	10.1 TO A3
A3	1.08	0.34 ¹	15	3.90	4.86	5.53	6.46	7.20	7.98	1.8	2.9 SHEET TO WEST
A1-A2-A3	5.03	0.42 ²	15	3.90	4.86	5.53	6.46	7.20	7.98	10.3	16.9 TOTAL SHEET TO WEST

1) WEIGHTED RUNOFF COEFFICIENT • [(0.08)(0.90)+1.00(0.30)]/1.08 • 0.34

2) WEIGHTED RUNOFF COEFFICIENT • [(3.95)(0.44)+1.08(0.34)]/5.03 • 0.42

HAMILTON
DUFFY, PC

CONSULTING

CIVIL & ENVIRONMENTAL ENGINEERS • PLANNERS • CONSTRUCTION MANAGERS
8241 MID-CITIES BLVD., SUITE 100 • NORTH RICHLAND HILLS, TEXAS 76182
PHONE (671) 268-0408 www.hamiltonduffy.com

400 BLACK DRIVE

LOT 1, BLOCK A - VAUGHN ESTATES
CITY OF KELLER, TEXAS

PRE-DEVELOPED DRAINAGE AREA MAP

PRELIMINARY
FOR REVIEW ONLY

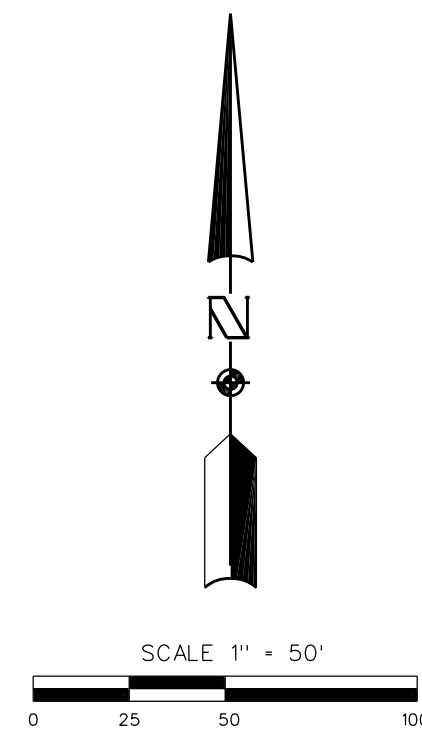
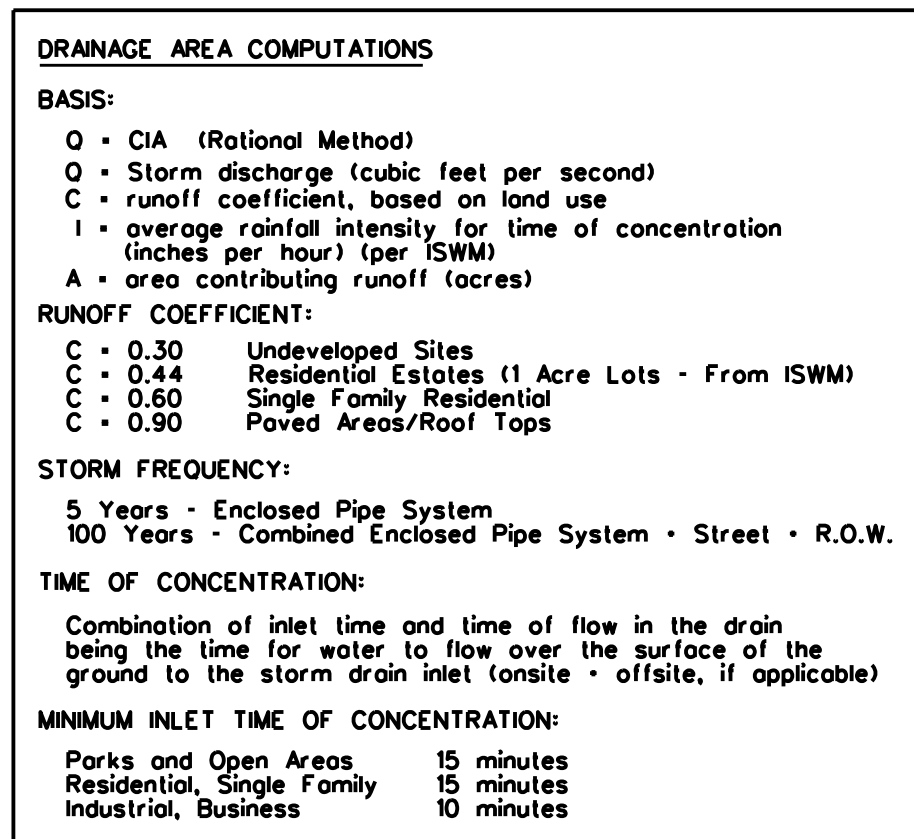
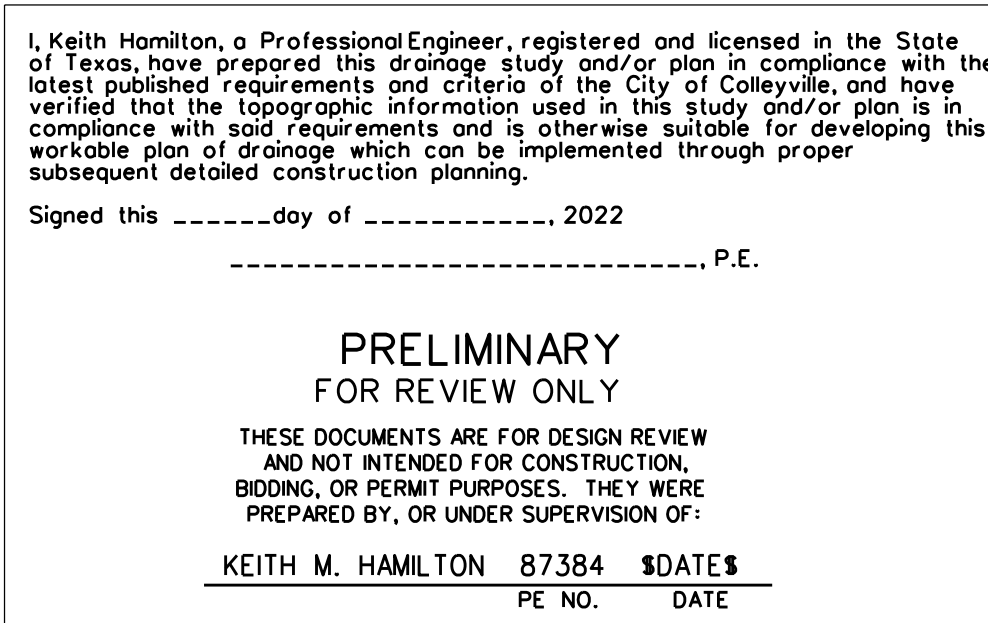
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KEITH M. HAMILTON 87384 \$DATE\$
PE NO. DATE

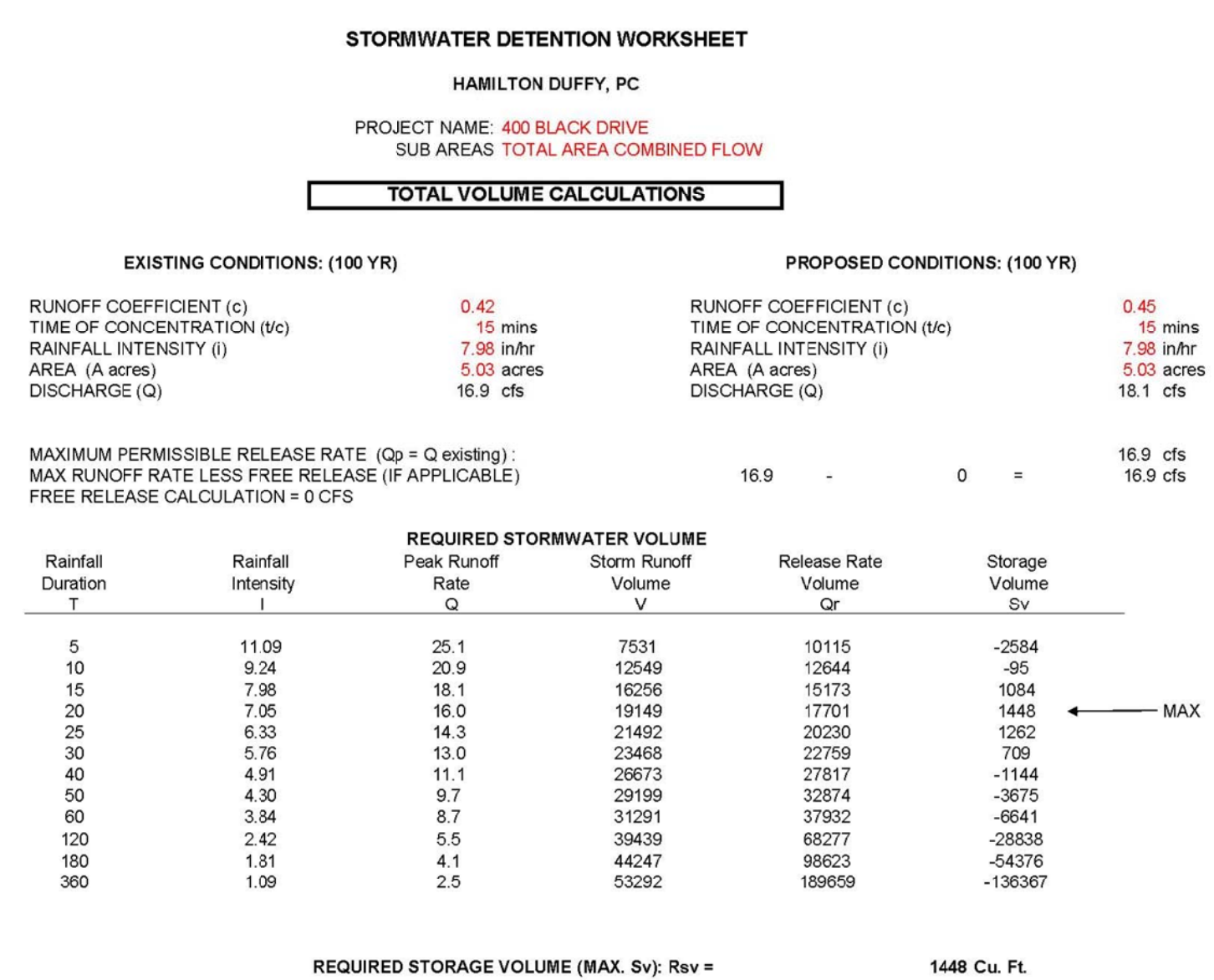
NO.	REVISION	BY	DATE	JOB	353-011
				DATE	10/31/2022
				DESIGNED	K.M.H.
				DRAWN	K.M.H.
				CHECKED	K.M.H.
				TEXAS REGISTERED ENGINEERING FIRM NUMBER P-2560	

SHEET

C1.01



1) WEIGHTED RUNOFF COEFFICIENT = $[0.29(0.90)+0.79(0.30)]/1.08 = 0.46$ SAY 0.50
2) WEIGHTED RUNOFF COEFFICIENT = $[3.95(0.44)+1.08(0.50)]/5.03 = 0.45$



DETENTION POND ELEVATION VS. VOLUME	
ELEVATION ABOVE DATUM (FT.)	VOLUME CU. FT
598.00 (WEIR BOTTOM.)	0
598.50	1831

$$\frac{598.5 - 598.0}{1831 - 0} = \frac{X - 598.0}{1489 - 0}$$

$$X = 598.41$$

HEAD IN POND

$$598.41 - 598.00 = 0.41'$$

NOTE: 598.00 FEET - WEIR BOTTOM ELEVATION

WEIR OPENING AT POND OUTFALL

$$Q = 3.0 Y^{1.5} L \quad (\text{WEIR EQUATION})$$

Q = INLET CAPACITY (CFS)
Y = HEAD AT WEIR (FT) 598.41 - 598.00 = 0.41'
L = LENGTH OF OPENING (FT) = ?

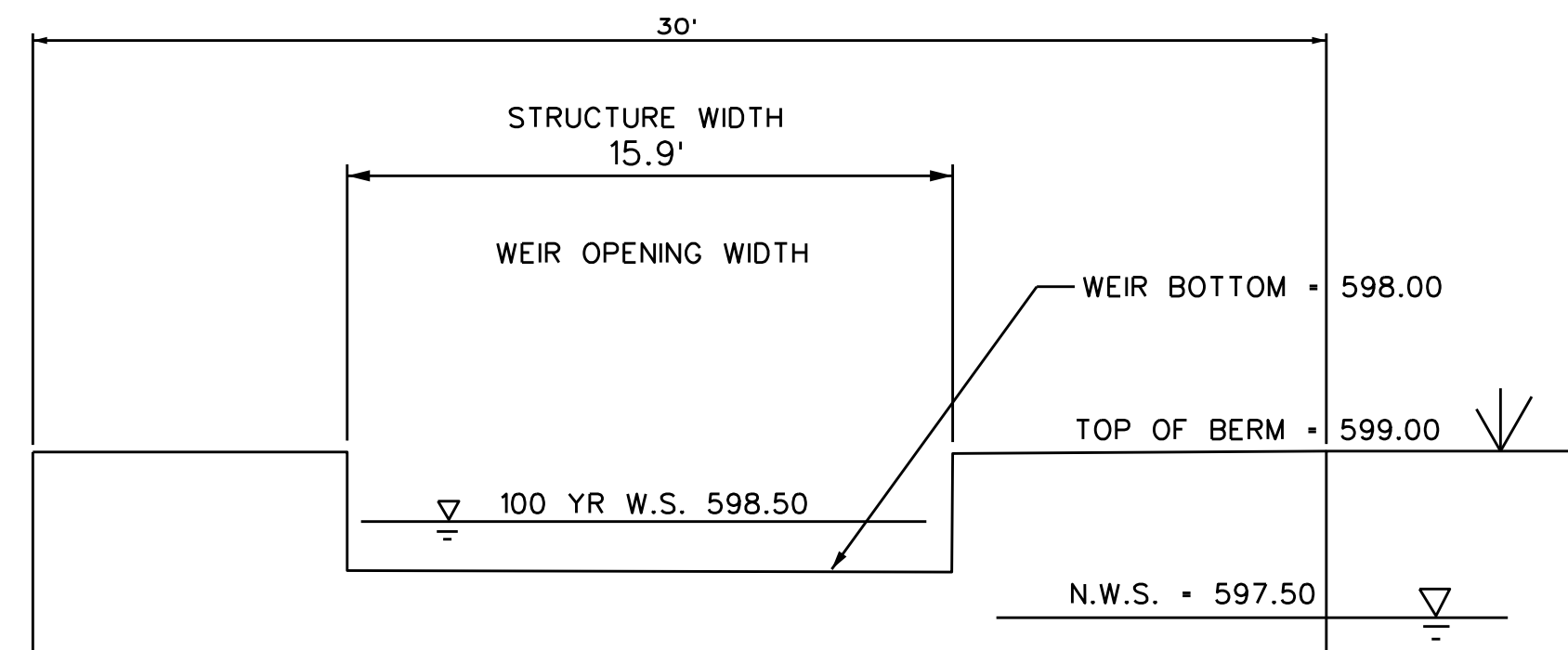
$$Q = 3.0 (0.15)^{1.5} (L)$$

$$16.9 \text{ CFS} = 3.0(0.41)^{1.5} (L)$$

$$L = 21.5' \quad \underline{\hspace{2cm}}$$

LET'S FIGURE POND AT 6" DEPTH
TO GIVE MORE STORAGE AND BE
MORE CONSERVATIVE:

$$Q = 3.0 (0.50)^{1.5} (L)$$
$$16.9 \text{ CFS} = 3.0 (0.50)^{1.5} (L)$$
$$L = 15.9'$$



OUTFALL STRUCTURE DETAIL
N.T.S.

400 BLACK DRIVE

LOT 1, BLOCK A - VAUGHN ESTATES
CITY OF KELLER, TEXAS

POST-DEVELOPED DRAINAGE AREA MAP

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KEITH M. HAMILTON 87384 \$DATE \$
PE NO. DATE

NO.	REVISION	BY	DATE	JOB
				355-011
			DATE	
			10/31/2022	
			DESIGNED	K. M. H.
			DRAWN	K. M. H.
			CHECKED	K. M. H.
			TEXAS REGISTERED ENGINEERING FIRM	

SHEET

C1.02