



City of Colleyville Planning and Zoning Commission Agenda

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

Monday, December 12, 2022

City Council Chambers

**PRE COMMISSION MEETING
6:15 P.M.
EXECUTIVE CONFERENCE ROOM
THIRD FLOOR**

**LEGAL BRIEFING BY CITY ATTORNEY REGARDING PLANNING, ZONING,
PLATTING, AND LAND USE**

**REVIEW OF REGULAR AGENDA ITEMS AND DISCUSSION OF PREVIOUS
MEETING MINUTES**

**DISCUSSION OF ITEMS TO BE PLACED ON FUTURE AGENDAS AND
UPDATES ON DEVELOPMENT TRENDS, PROGRESS AND CITY COUNCIL
ACTIONS ON PAST AGENDA ITEMS**

**EXECUTIVE SESSION – In accordance with Texas Government Code
Chapter 551, Subchapter D, Section 551.071 – Legal – Consultation with
attorney on legal issues raised by public hearing or action items on the
agenda**

**7:00 P.M. - REGULAR MEETING
CALL TO ORDER AND ROLL
INVOCATION: COMMISSIONER RAINE
PLEDGE OF ALLEGIANCE**

1. OATH OF OFFICE

1a Oath of Office for Mark Alphonso - Place 2

2. APPROVAL OF MINUTES

2a Planning and Zoning Commission Meeting Minutes - November 14,

2022

Planning and Zoning Commission Worksession Minutes - November
28, 2022

3. PUBLIC HEARING AGENDA ITEMS

- 3a** Consideration 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

4. CITIZEN COMMENTS

5. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards December 9, 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 Agenda Briefing

City Hall
100 Main Street
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Agenda Number 2a	Agenda Date 12/12/2022	Number
Type Approval of Minutes		
Department Planning and Zoning Commission		

Title

Planning and Zoning Commission Meeting Minutes - November 14, 2022
Planning and Zoning Commission Worksession Minutes - November 28, 2022

Explanation

Approval of minutes from the November 14, 2022 Planning and Zoning Commission Meeting and the November 28, 2022 Planning and Zoning Commission Worksession.

Recommendation

Approve

Attachments

1. November 14, 2022 P&Z Minutes
2. November 28, 2022 P&Z Minutes



City of Colleyville Planning and Zoning Commission Minutes

City Hall
100 Main Street
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Monday, November 14, 2022

Executive Conference Room

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission Meeting was called to order by Chair Bevill on November 14, 2022, at 6:15 p.m.

Roll Call

Present: David Groves, Lawrence Williamson, Tim Raine, and Scotty Richardson

Absent: Sayeda Syed, Jim Linn, and Claudia Bevill

Staff Present: Ben Bryner, Larry Wright, Rob McKeown, Jacquelyn Reyff, and Dakari Hill

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

Chair Bevill adjourned the Planning and Zoning Commission Meeting at 6:37 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 November 14, 2022, at 7:00 p.m.

Roll Call

Present: David Groves, Lawrence Williamson, Sayeda Syed, Tim Raine, and Scotty Richardson

Absent: Jim Linn and Claudia Bevill

Staff Present: Ben Bryner, Larry Wright, Rob McKeown, Jacquelyn Reyff, and Dakari Hill

1. APPROVAL OF MINUTES

- 1a** Planning and Zoning Commission Meeting Minutes – October 10, 2022
Planning and Zoning Commission Worksession Minutes – October 24, 2022

Commissioner Syed made a motion to approve the October 10, 2022 Planning and Zoning Commission Meeting Minutes and the October 24, 2022 Planning and Zoning Worksession Minutes. Commissioner Raine seconded the motion.

The motion was carried by the following vote:

**Aye: 5 – Groves, Williamson, Syed, Raine, and Richardson
Nay: 0**

2. PUBLIC HEARING AGENDA ITEMS

- 2a** Consideration of a Special Use Permit for a Massage Therapy use on a portion of Lot 18, Village at Colleyville Condos, located at 97 Village Lane, Suite 270, Case ZC22-034, TABLED FROM THE OCTOBER 10, 2022 PLANNING AND ZONING COMMISSION MEETING, REQUEST BY THE APPLICANT TO TABLE TO THE JANUARY 9, 2022 PLANNING AND ZONING COMMISSION MEETING

Commissioner Williamson made a motion to remove Case ZC22-034 from the table. Commissioner Syed seconded the motion.

Commissioner Raine made a motion to table Case ZC22-034 to the January 9, 2022 Planning and Zoning Commission Meeting. Commissioner Richardson seconded the motion.

The motion was carried by the following vote:

**Aye: 5 – Groves, Williamson, Syed, Raine, and Richardson
Nay: 0**

- 2b** Consideration of a Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development – Residential zoning district for Tract 1B1, 1C1, 1B2, and 1B3, Abstract 294, Robert Chowing Survey, and Lot 1, Block 1, Cero Addition, located at 2417 Wilkes Drive and 6900 Pool Road, Case ZC22-036

Commissioner Williamson made a motion to remove Case ZC22-036 from the table. Commissioner Richardson seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Groves, Williamson, Syed, Raine, and Richardson

Nay: 0

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Curtis Young, 8003 Jefferson Circle, Colleyville, TX, came forward and expressed to the Commission that the updated development proposal addressed concerns regarding access to the development, minimum lot size, drainage, and tree preservation.

An associate of the applicant, Clayton Redinger, 250 Miron Drive, Southlake, TX, came forward and expressed to the Commission that the proposed development would drain into Bear Creek. Mr. Redinger answered questions of the Commission regarding the specific technique used to control the drainage, increased impervious coverage impacting the levels of runoff, and Bear Creek's ability to handle the flow of water.

Mr. Young came forward and answered questions of the Commission regarding the proposed tree preservation plan being in compliance with code.

The public hearing was open at 7:32 p.m.

Robert Egan, 2410 Twelve Oaks Drive, Colleyville, TX, came forward and spoke in opposition to the case. Mr. Egan expressed concern regarding the applicant's tree survey submittal.

Harold Ledbetter, 6700 Pleasant Run Road, Colleyville, TX, came forward and spoke in opposition to the case. Mr. Ledbetter expressed concern regarding open space, density, and drainage.

Charles Anderson, 2414 Wilkes Drive, Colleyville, TX, came forward and spoke in opposition to the case. Mr. Anderson expressed concerns regarding the proposal's compliance with Colleyville's Master Plan, tree preservation, and drainage.

Mike Farrell, 2504 Twelve Oaks Drive, Colleyville, TX, came forward and spoke in opposition to the case. Mr. Farrell expressed concerns regarding tree preservation.

Tim Waterworth, 6808 Rockbrook Court, Colleyville, TX, came forward and

spoke in opposition to the case. Mr. Waterworth expressed concerns regarding tree preservation.

Leisa Waterworth, 6808 Rockbrook Court, Colleyville, TX, came forward and spoke in opposition to the case. Mrs. Waterworth expressed concerns regarding drainage, lack of privacy, and tree preservation.

Steve Wasson, 2413 Wilkes Drive, Colleyville, TX, came forward and spoke in opposition to the case. Mr. Wasson expressed concerns regarding the proposal's compliance with Colleyville's Master Plan.

Bo Bottger, 6800 Atlanta Drive, Colleyville, TX, came forward and spoke in opposition to the case. Mrs. Bottger expressed concerns regarding tree and wildlife preservation.

Michelle Aguirre, 2402 Wilkes Drive, Colleyville, TX, came forward and spoke in opposition to the case. Mrs. Aguirre played a video for the Commission.

Dave Dudziak, 2301 Wilkes Drive, Colleyville, TX, came forward and spoke in support of the case. Mr. Dudziak expressed that the Commission should allow the developer to work within the code.

Jason Aguirre, 2402 Wilkes Drive, Colleyville, TX, came forward and spoke in opposition to the case. Mr. Aguirre expressed concerns regarding tree preservation.

With no one wishing to speak, the public hearing was closed at 8:28 p.m.

Staff answered questions of the Commission regarding the proposed tree preservation plan's compliance with code.

Commissioners Groves, Williamson, Syed, Raine, and Richardson made comments regarding the proposed plan's impact on the Comprehensive Plan, density, and tree preservation.

**Commissioner Williamson made a motion to deny Case ZC22-036.
Commissioner Syed seconded the motion.**

The motion was carried by the following vote:

**Aye: 5 – Groves, Williamson, Syed, Raine, and Richardson
Nay: 0**

The Commission adjourned for a recess at 8:47 p.m.

The Commission reopened the meeting at 8:55 p.m.

- 2c** Consideration of a Special Use Permit for an accessory dwelling to exceed the maximum size allowed on Lot 1, Block 1, Kramer Addition – Colleyville, located at 312 White Drive, Case ZC22-037

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Daniel Bresingham, 312 White Drive, Colleyville, TX, came forward and expressed to the Commission that the proposed structure was necessary due to it being more financially feasible than bringing an addition to the existing structure into compliance with fire code.

The public hearing was open at 9:02 p.m.

Harold Ledbetter, 6700 Pleasant Run Road, Colleyville, TX, came forward and spoke in opposition to the case. Mr. Ledbetter expressed concern regarding the approach of building an accessory dwelling instead of tearing the existing structure down and doing a rebuild.

With no one wishing to speak, the public hearing was closed at 9:02 p.m.

Mr. Bresingham answered questions of the Commission regarding the intended purpose of the proposed structure.

Commissioner Richardson made a motion to approve Case ZC22-037. Commissioner Syed seconded the motion.

The motion was carried by the following vote:

Aye: 4 – Williamson, Syed, Raine, and Richardson

Nay: 1 – Groves

- 2d** Consideration of an amendment to the existing PUD-C Planned Unit Development – Commercial district ordinance for the Winding Creek Addition, specifically for Lots 2R and 3R, Block 1, located at 6408 and 6500 Colleyville Boulevard, Case ZC22-038

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Ken Green, 2900 Sherwood Lane, Colleyville, TX, came forward and expressed to the Commission that one building over both lots is more financially feasible than two buildings on each lot.

The public hearing was open at 9:15 p.m.

Harold Ledbetter, 6700 Pleasant Run Road, Colleyville, TX, came forward and spoke in support of the case. Mr. Ledbetter expressed his support for the project.

With no one wishing to speak, the public hearing was closed at 9:16 p.m.

Staff answered questions of the Commission regarding the number of proposed parking spaces.

Mr. Green answered questions of the Commission regarding a potential retail use on a portion of the building.

Commissioner Williamson made a motion to approve Case ZC22-038 with the condition that the maximum building height be 35 feet. Commissioner Syed seconded the motion.

The motion was carried by the following vote:

**Aye: 5 – Groves, Williamson, Syed, Raine, and Richardson
Nay: 0**

3. CITIZEN COMMENTS

4. ADJOURNMENT

The meeting adjourned at 9:23 p.m.

The minutes were written and prepared by:



Dakari Hill
Planner

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, November 28, 2022

Executive Conference Room

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission Worksession Meeting was called to order by Chair Bevill on November 28, 2022, at 6:15 p.m.

Roll Call

Present: David Groves, Sayeda Syed, Tim Raine, Jim Linn, Claudia Bevill, and Scotty Richardson

Absent: N/A

Staff Present: Ben Bryner, Jacquelyn Reyff, and Dakari Hill

Also Present: Mark Alphonso

2. WORKSESSION AGENDA ITEMS

- 2 a** 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

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the property's detention ability, lot dimensions in comparison to surrounding lots, and the location of the desired home.

3. ADJOURMENT

The meeting adjourned at 6:22 p.m.

The minutes were written and prepared by:

A handwritten signature in black ink, appearing to be 'DH' or 'Dakari Hill', is written on a light blue rectangular background.

Dakari Hill
Planner

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



City of Colleyville Planning and Zoning Commission Agenda Briefing

City Hall
100 Main Street
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Agenda Number 3a	Agenda Date 12/12/2022	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration 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; being approximately 1.04 acres; and zoned R-40 Single-Family Residential district. The purpose is to plat one lot and allow for the construction of a new single-family home.

Existing Conditions/Background: The subject property, 400 Black Drive, resides on the north side of Black Drive west of the intersection with Bransford Road. The subject property has R-40 zoning and had a home which was demolished earlier in 2022.

Proposed Zoning:

Request – The applicant requests to Minor Plat the property into one lot and maintain the R-40 zoning district. The minimum standards for the R-40 zoning district are as follows:

Minimum Lot Size	40,000 sf.	44,214 SF
Minimum Lot Width	150 feet	100 feet
Minimum Lot Depth	150 feet	±450 feet
Front Building Line	40 feet	
Side Building Line	15 feet	10 feet
Rear Building Line	25 feet	
Max. Lot Coverage	20%	
Max. Impervious Coverage	50%	

Analysis: The proposed Lot 1 is compatible with the R-40 zoning district except for the lot width being 100 feet and not 150 feet. Additionally, the applicant has requested a waiver for a reduction in the side yard setbacks from 15 feet to 10 feet. If the City Council approves the waivers then the plat would meet the intent of the City's Comprehensive Master Plan. Surrounding Development: The property to the west, north and south are zoned R-40 Single-Family Residential district and improved with

single-family homes. The property to the east is zoned R-20 Single-Family Residential district and is improved with a single-family home.

Plat Status: The property is identified as Tract 2EE, Abstract 1248, Thomas J. Polson Survey.

DRC Review: The DRC met on November 21, 2022 and offered the following comments to the applicant:

1. Provide an exhibit that shows where the house is being proposed in relation to the 10' side yard setbacks.
2. Remove the rear and side building lines.
3. Provide 7.5' drainage and utility easements along the side yards and 16' in the rear yard.
4. Provide a note that states the Private Drainage Easement is not to be maintained by the City of Colleyville.

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 recommends approval of the Minor Plat with waiver for the lot width and is neutral on the request for a reduction in the side yard setbacks.

Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Minor Plat
5. Minor Plat - Building Pad

6. Topographic Survey
7. Pre-Developed Drainage Area Map
8. Post-Developed Drainage Area Map
9. Notification Map
10. Notification Letter
11. Notification List
12. Draft Resolution

Aerial Map

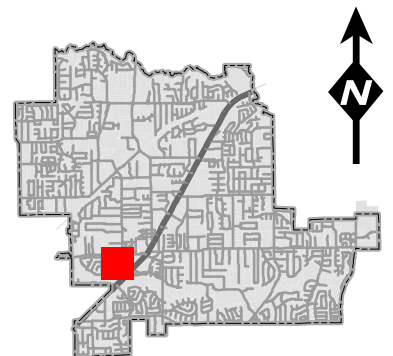


PC22-018
400 Black Drive

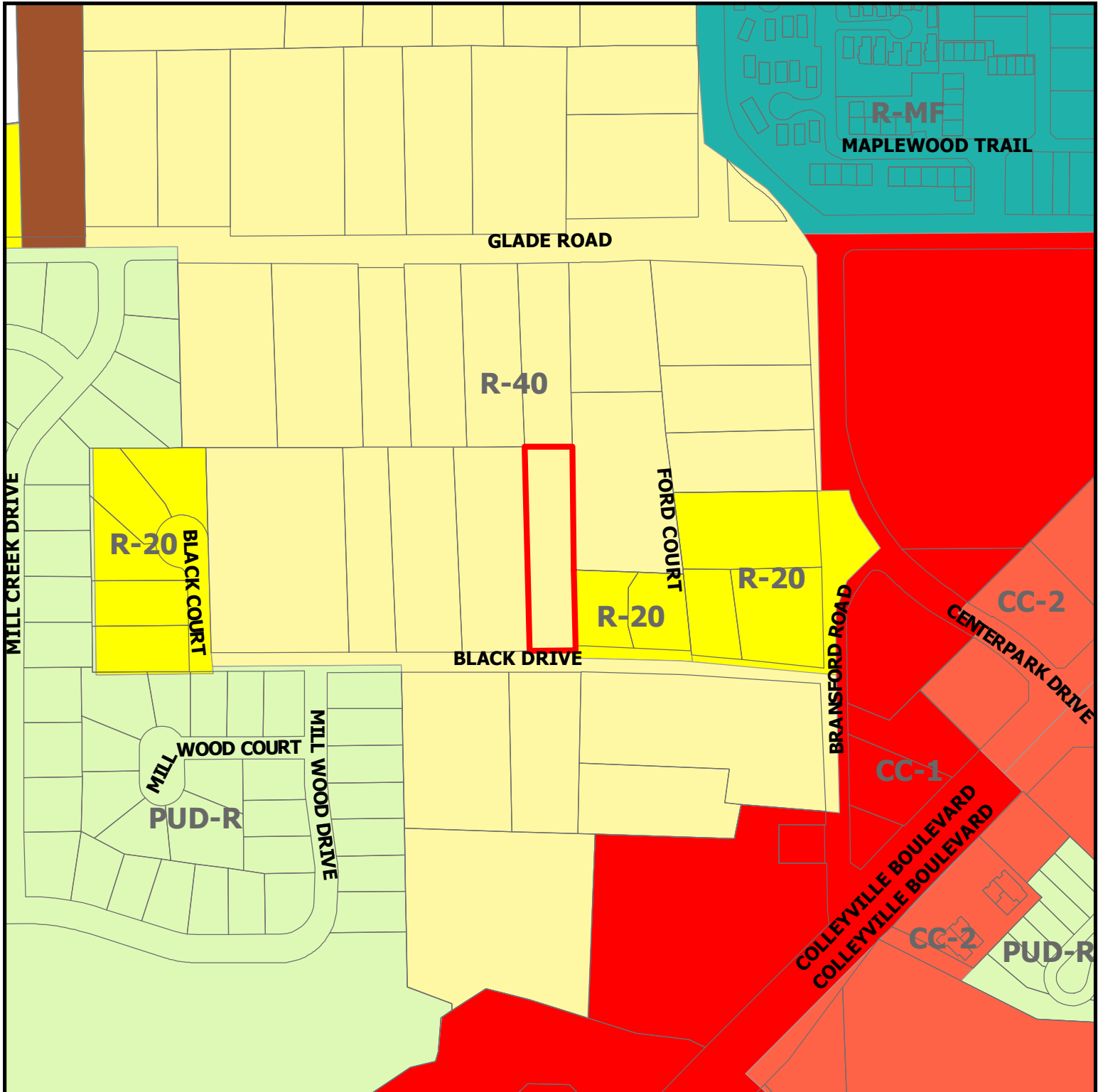
DISCLAIMER:
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances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



Subject Property



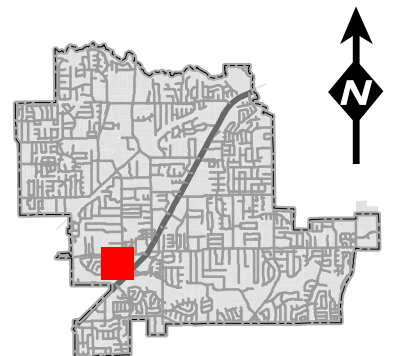
Zoning Map



PC22-018
400 Black Drive

DISCLAIMER:
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 Subject Property



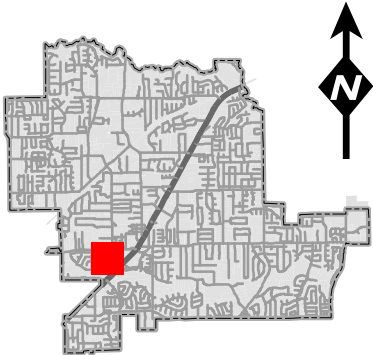
Future Land Use Map



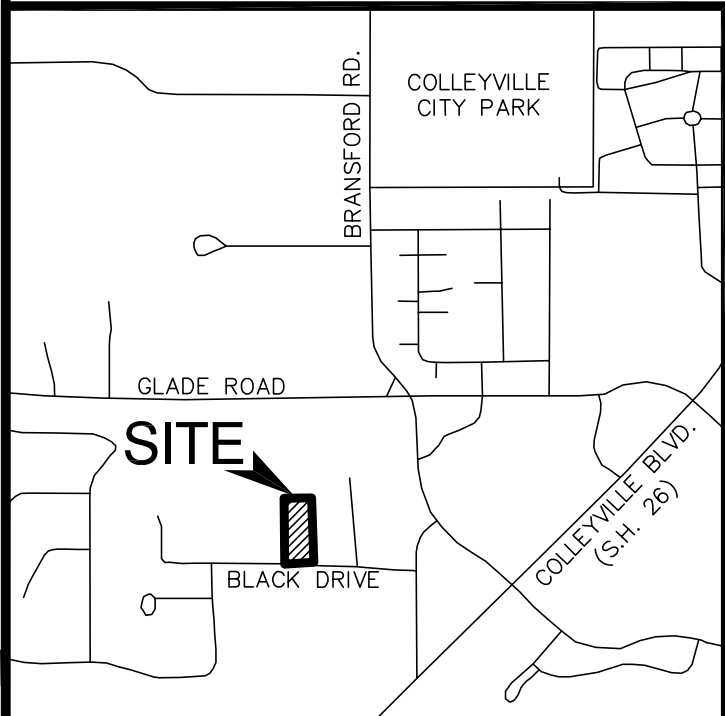
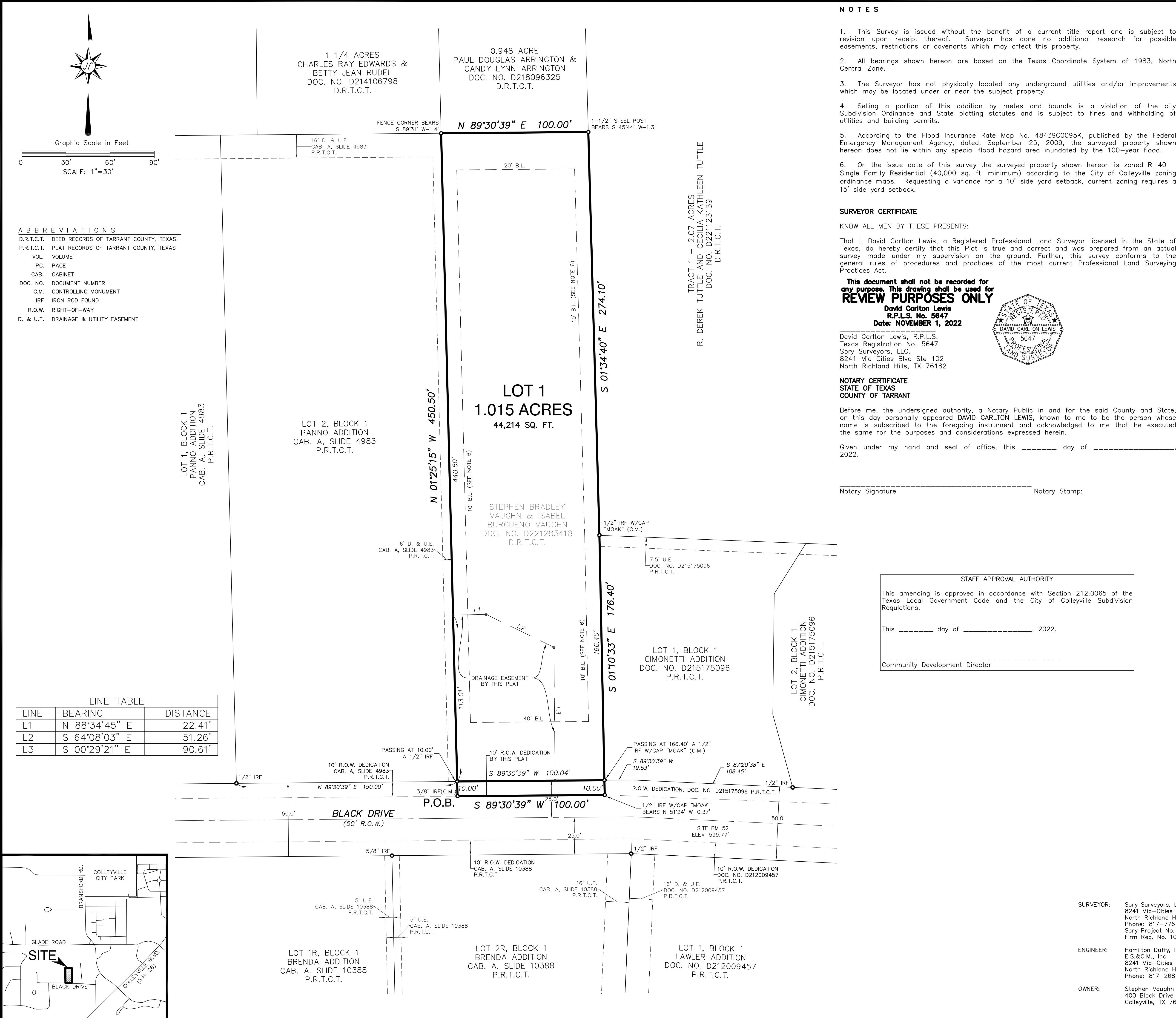
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PC22-018
400 Black Drive

-  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.

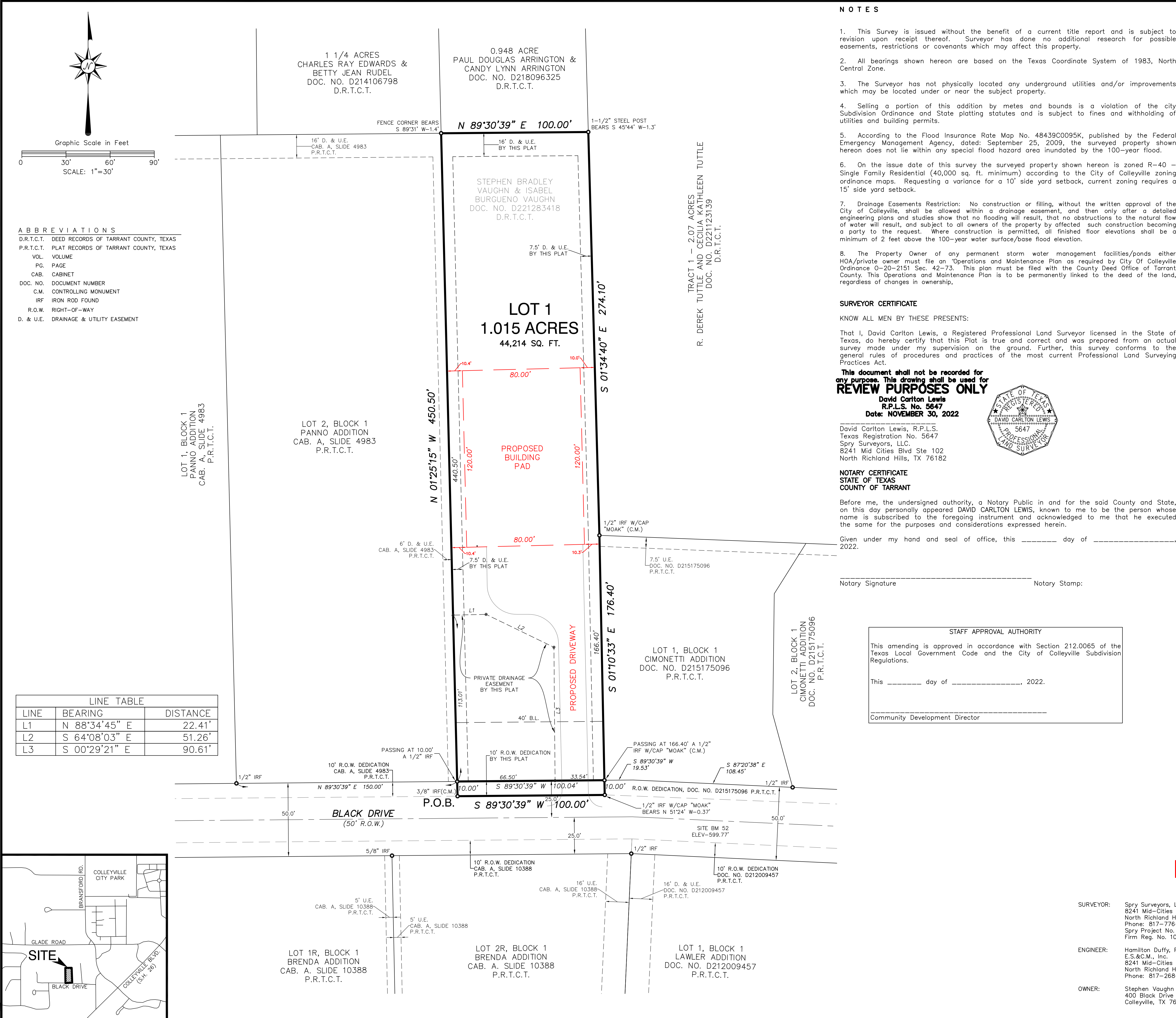
A MINOR PLAT OF
LOT 1, BLOCK A
VAUGHN ADDITION

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 _____

Nov 30, 2022 - 11:42am
C:\Users\David\Documents\Projects\120-004 400 Black Dr - Colleyville\30-Plat\spry-400 Black Dr - exhibit.dwg



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.
- Drainage Easements 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 a detailed engineering plans and studies show that no flooding will result, that no obstructions to the natural flow of water will result, and subject to all owners of the property by affected such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of 2 feet above the 100-year water surface/base flood elevation.
- The Property Owner of any permanent storm water management facilities/ponds either HOA/private owner must file an Operations and Maintenance Plan as required by City Of Colleyville Ordinance 0-20-2151 Sec. 42-73. This plan must be filed with the County Deed Office of Tarrant County. This Operations and Maintenance Plan is to be permanently linked to the deed of the land, regardless of changes in ownership.

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 30, 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 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 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: _____

EXHIBIT WITH BUILDING PAD

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

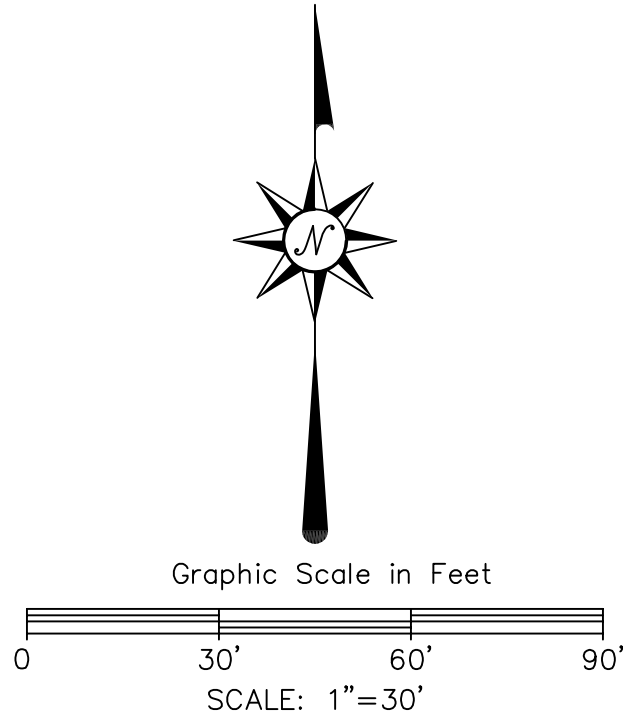
A MINOR PLAT OF
LOT 1, BLOCK A
VAUGHN ADDITION

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

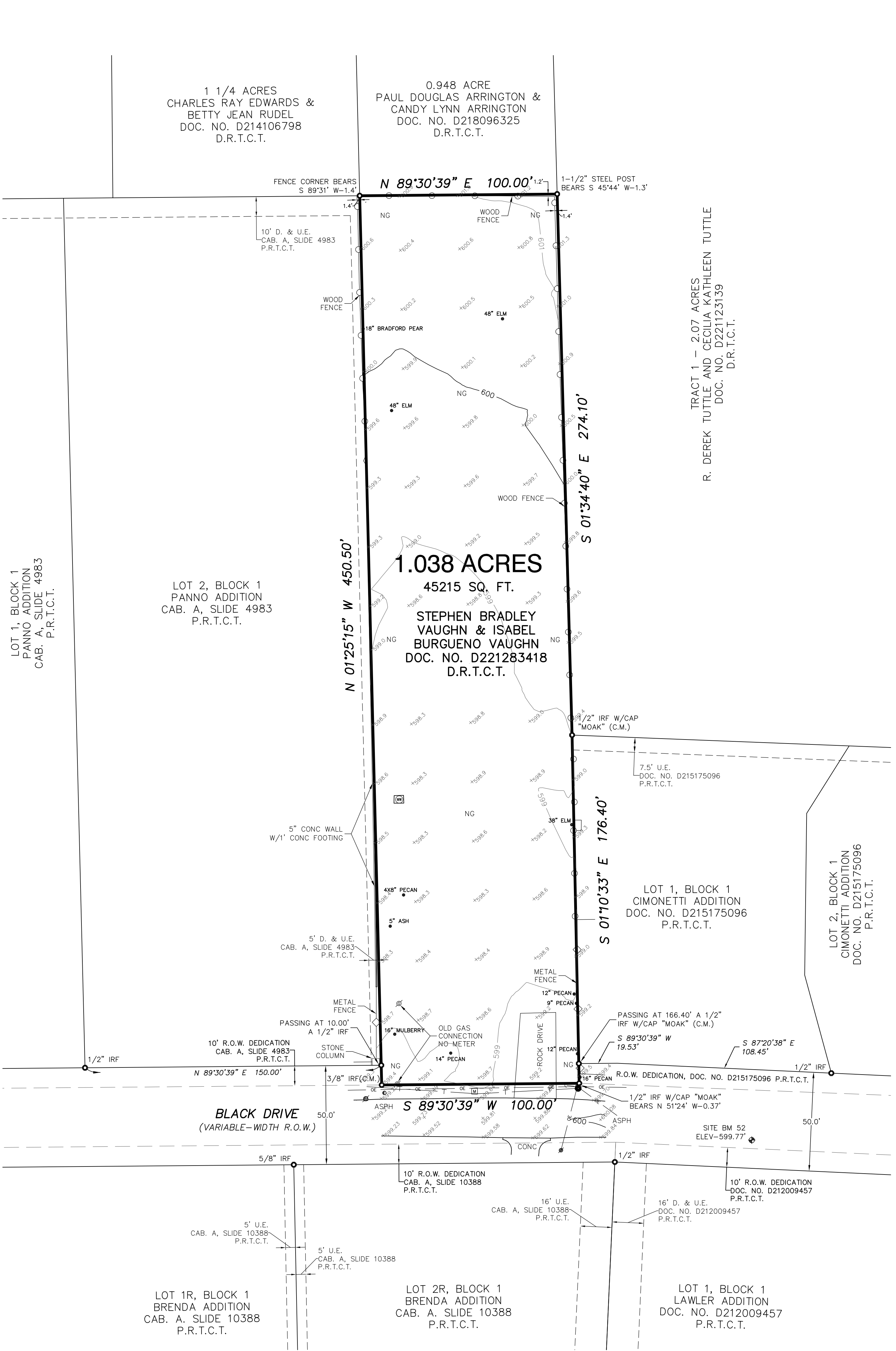
THIS PLAT WAS FILED IN DOCUMENT NO. _____ ON DATE _____

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

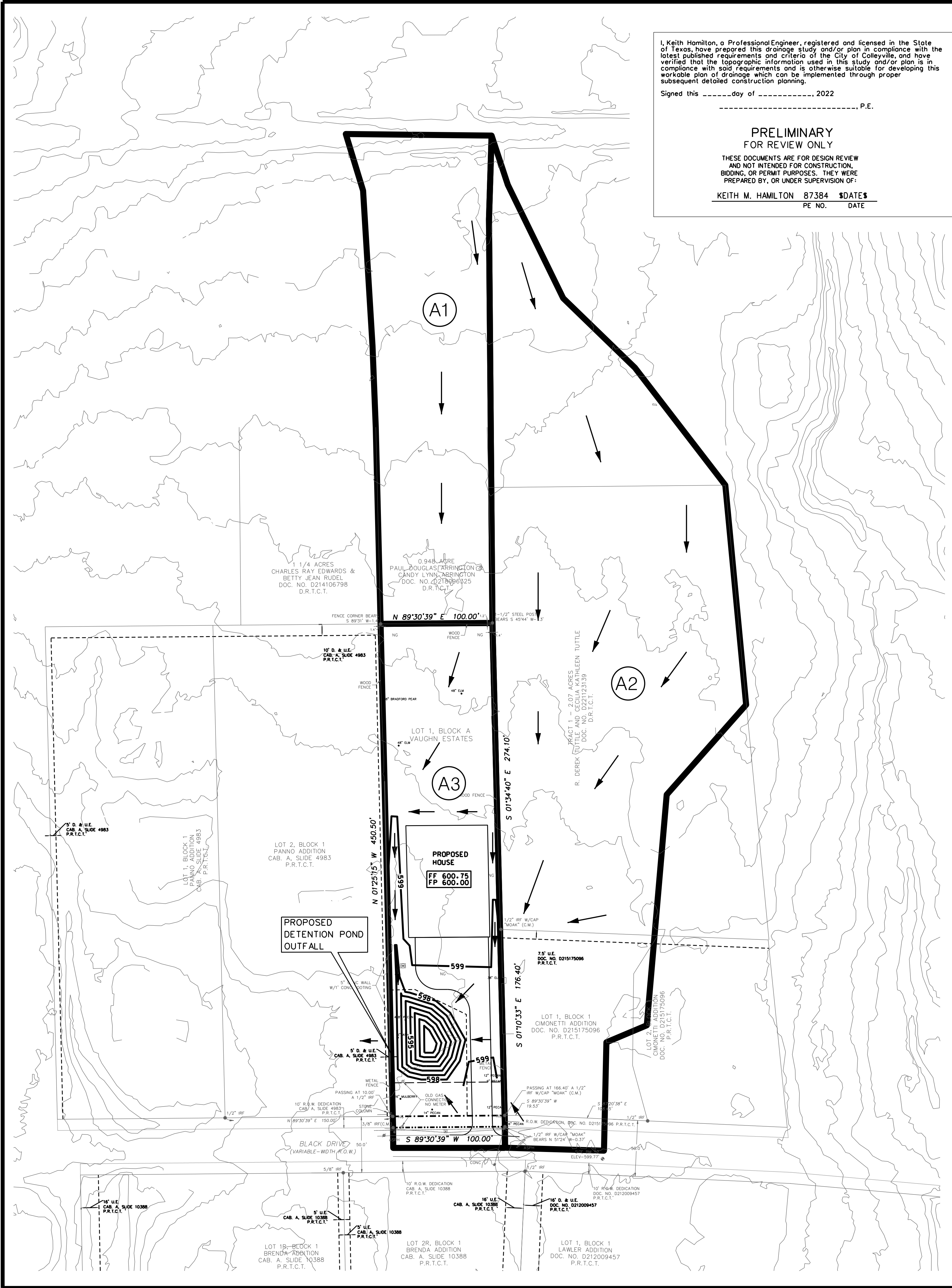
LEGEND
● BOUNDARY CORNER
⬢ SITE BENCHMARK
⌘ WATER VALVE
⊕ WATER WELL
⚡ POWER POLE
— GUY WIRE
⌘ GAS VALVE
□ COMMUNICATION PEDESTAL
● CLEAN OUT
☐ MAIL BOX



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



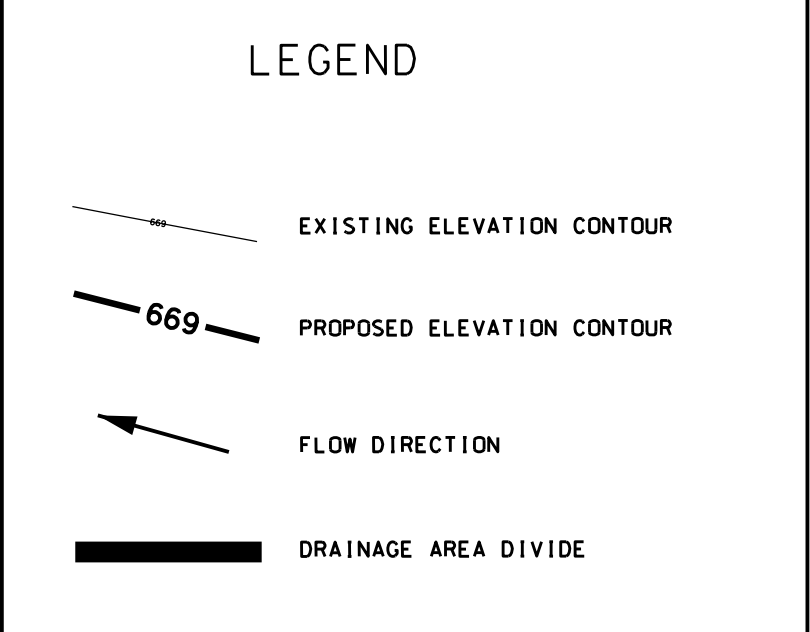
I, Keith Hamilton, a Professional Engineer, registered and licensed in the State of Texas, have prepared this drainage study and/or plan in compliance with the latest published requirements and criteria of the City of Coleville, and have verified that the topographic information used in this study and/or 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



DRAINAGE AREA COMPUTATIONS

BASIS:

- Q = CIA (Rational Method)
- Q = 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:

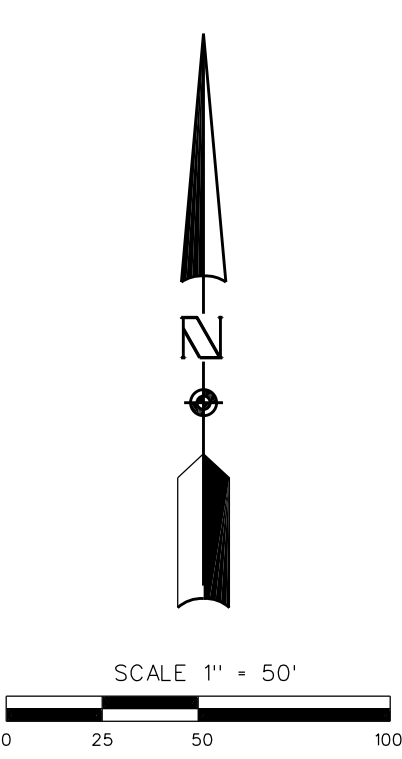
- 5 Years - Enclosed Pipe System
- 100 Years - Combined Enclosed Pipe System - Street - R.O.W.

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



POST-DEVELOPED SITE DRAINAGE DATA											
MARK	AREA (ACRE)	C	Tc (MIN.)	I ₂ (IN/HR)	I ₃ (IN/HR)	I ₆ (IN/HR)	I ₁₂ (IN/HR)	I ₁₅ (IN/HR)	I ₃₀ (IN/HR)	Q _s (CFS)	Q ₁₀₀ (CFS)
A1	1.07	0.44	15	3.90	4.86	5.53	6.46	7.20	7.98	2.3	3.8
A2	2.88	0.44	15	3.90	4.86	5.53	6.46	7.20	7.98	6.2	10.1
A3	1.08	0.50 ¹	15	3.90	4.86	5.53	6.46	7.20	7.98	2.6	4.3
A1+A2+A3	5.03	0.45 ²	15	3.90	4.86	5.53	6.46	7.20	7.98	11.0	18.1
TOTAL TO DETENTION POND											

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 DESIGN

PRE-DEVELOPED FLOWS LEAVING SITE SHALL BE MAINTAINED BY USE OF DETENTION. SITE HAS BEEN DETAINED FOR 100-YEAR EVENT SUCH THAT POST-DEVELOPED FLOWS ARE DETAINED AND RELEASED AT PRE-DEVELOPED RATES

Q100 (PRE) = 16.9 CFS (SEE PRE-DEVELOPED MAP)
Q100 (BYPASS) = 0 CFS
Q100 (ALLOWABLE) = QPRE - QBYPASS = **16.9 CFS**

FLOWS TO POND ARE AS FOLLOWS:

AREA = 5.03 ACRES
C = 0.45
TC = 15 MIN
Q100 = 18.1 CFS

STORMWATER DETENTION WORKSHEET					
HAMILTON DUFFY, PC					
PROJECT NAME: 400 BLACK DRIVE					
SUB AREAS TOTAL AREA COMBINED FLOW					
TOTAL VOLUME CALCULATIONS					
EXISTING CONDITIONS: (100 YR)			PROPOSED CONDITIONS: (100 YR)		
RUNOFF COEFFICIENT (c)	0.42	RUNOFF COEFFICIENT (c)	0.45		
TIME OF CONCENTRATION (tc)	15 mins	TIME OF CONCENTRATION (tc)	15 mins		
RAINFALL INTENSITY (i)	7.98 in/hr	RAINFALL INTENSITY (i)	7.98 in/hr		
AREA (A acres)	5.03 acres	AREA (A acres)	5.03 acres		
DISCHARGE (Q)	16.9 cfs	DISCHARGE (Q)	18.1 cfs		
MAXIMUM PERMISSIBLE RELEASE RATE (Qp = Q existing):			16.9	-	0 =
MAX RUNOFF RATE LESS FREE RELEASE (IF APPLICABLE)			16.9 cfs		
FREE RELEASE CALCULATION = 0 CFS					
REQUIRED STORMWATER VOLUME					
Rainfall Duration T	Rainfall Intensity I	Peak Runoff Rate Q	Storm Runoff Volume V	Release Rate Volume Qr	Storage Volume Sv
5	11.09	25.1	7531	10115	-2584
10	9.24	20.9	12549	12549	-95
15	7.98	18.1	16256	15173	1084
20	7.05	16.0	19149	17701	1448
25	6.33	14.3	21492	20230	1262
30	5.76	13.0	23468	22759	769
40	4.91	11.1	26673	27817	-1144
50	4.30	9.7	29199	32874	-3675
60	3.84	8.7	31291	37932	-6641
120	2.42	5.5	39439	68277	-28838
180	1.81	4.1	44247	98623	-54376
360	1.09	2.5	53292	189659	-136367
REQUIRED STORAGE VOLUME (MAX. Sv): Rsv = 1448 Cu. Ft.					

The maximum volume required is 1489 c.f. at the 20 minute storm duration

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

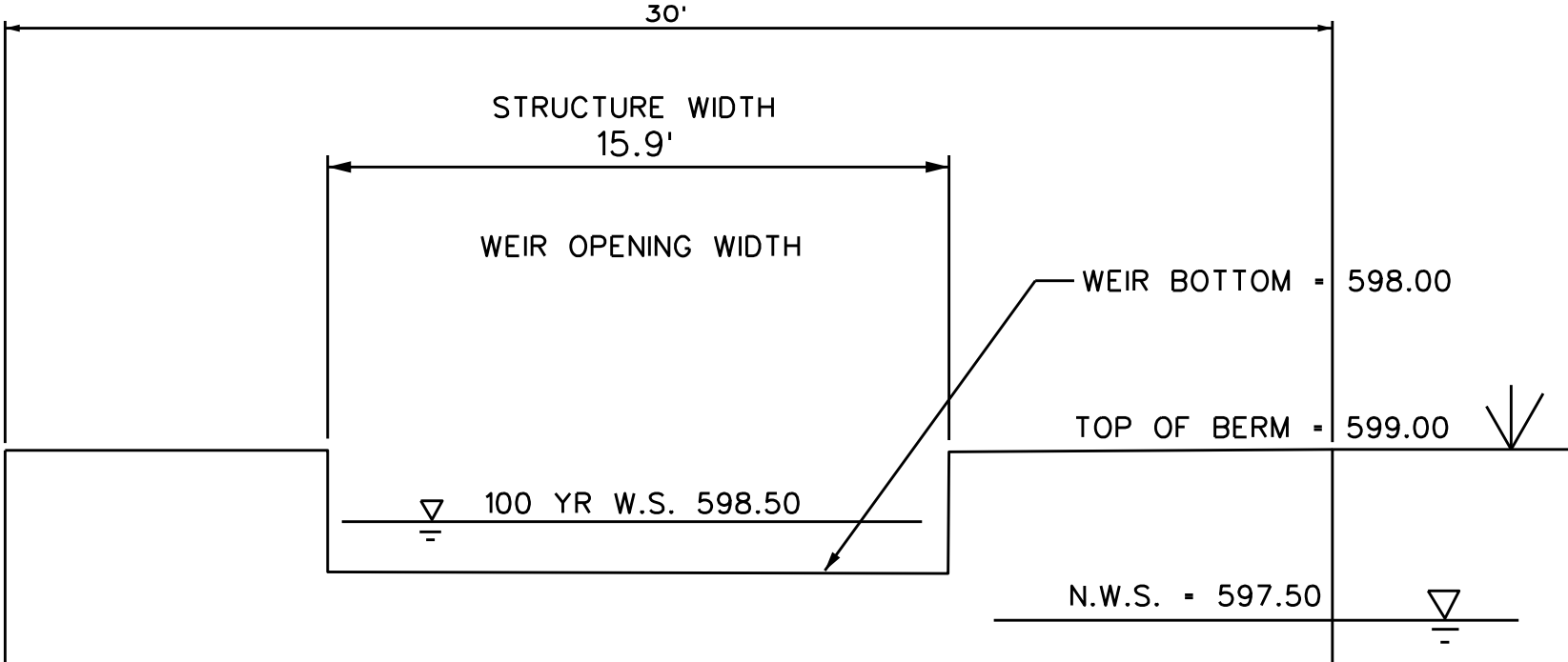
$$Q = 3.0 Y^{1.5} L \text{ (WEIR EQUATION)}$$

Q = INLET CAPACITY (CFS)
Y = HEAD AT WEIR (FT) 598.41 - 598.00 = 0.41'
L = LENGTH OF OPENING (FT) = ?
$$Q = 3.0 (0.15)^{1.5} L$$
$$16.9 \text{ CFS} = 3.0(0.41)^{1.5} L$$
$$L = 21.5'$$

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

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

*POND WEIR OUTFALL (15.9' WIDTH) SHALL BE CONSTRUCTED THIS AREA WITH KEYSTONE TYPE PAVER BLOCKS



OUTFALL STRUCTURE DETAIL
N.T.S.

HAMILTON DUFFY, PC
CONSULTING
CIVIL & ENVIRONMENTAL ENGINEERS • PLANNERS • CONSTRUCTION MANAGERS
8241 MID-CITIES BLVD., SUITE 100 • NORTH RICHLAND HILLS, TEXAS 76182
PHONE (677) 266-0408 www.hamiltonduffy.com

400 BLACK DRIVE

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

POST-DEVELOPED DRAINAGE AREA MAP

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

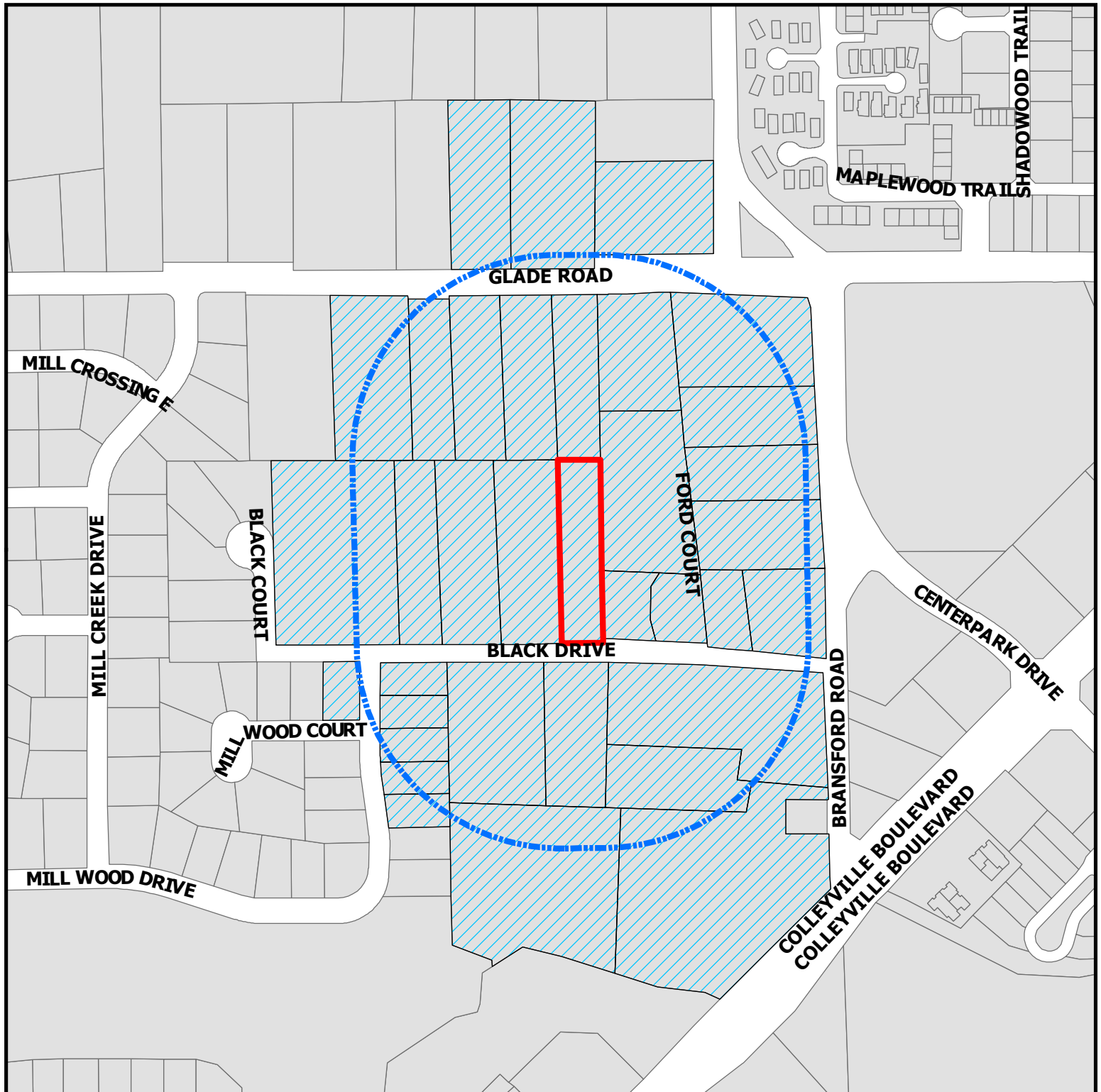
JOB NO.	353-011
DATE	10/31/2022
DESIGNED	K.M.H.
DRAWN	K.M.H.
CHECKED	K.M.H.
TEXAS REGISTERED ENGINEERING FIRM NUMBER	P-5260

NO.	REVISION	DATE	BY

SHEET

C1.02

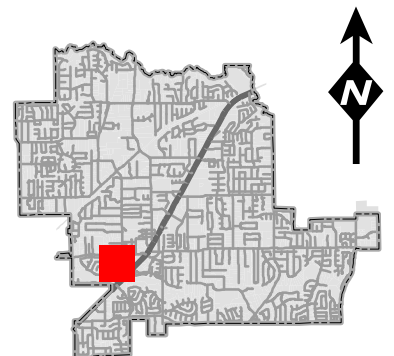
Notification Map



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
-  500ft Buffer
-  Properties within 500ft





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, December 12, 2022 at 7:00 p.m.

City Council Meeting: Tuesday, January 3, 2022 at 7:00 p.m.

3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Minor Plat with plat waivers for lot width and side yard setbacks. 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.

Zoning Case: PC22-018

Applicant: Michael Garabedian

Owner: Stephen Vaughn

Location: 400 Black Drive

Property Description: Tract 2EE, Abstract 1248, Thomas J. Polson Survey

Present Zoning: R-40 Single Family Residential

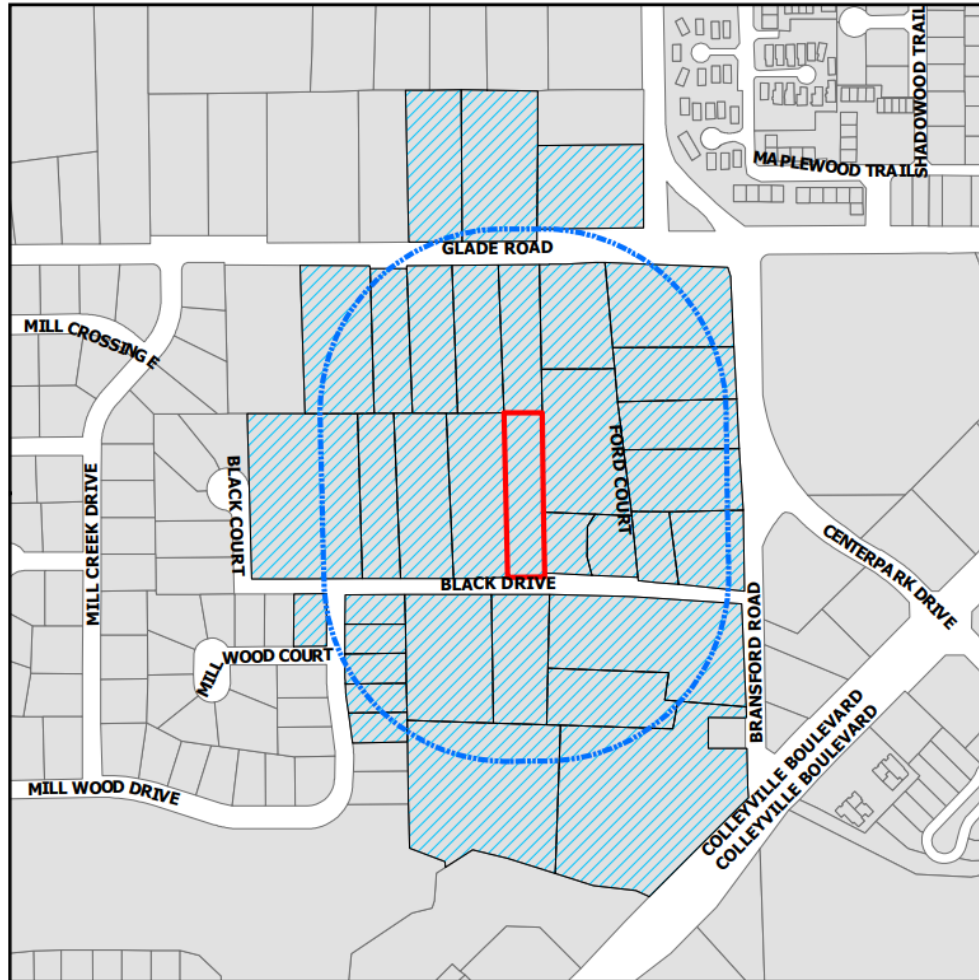
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

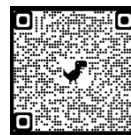
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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

NOTICE OF PUBLIC HEARING



The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas 76034. A brief project description can be found online on the 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
Planning Manager
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
ARRINGTON, PAUL	405 GLADE RD	COLLEYVILLE, TX
BARKER, TILLMON EARL	304 GLADE RD	COLLEYVILLE, TX
BLACK TO PARR LIVING TRUST	300 BLACK DR	COLLEYVILLE, TX
BRANSFORD PROPERTY LLC	PO BOX 94403	SOUTHLAKE, TX
CAMBRIDGE PLACE - COLLEYVILLE	821 CREEKVIEW LN	COLLEYVILLE, TX
CAMPBELL, AMY	305 BLACK DR	COLLEYVILLE, TX
CHANDLER, BRIAN	6205 EMMAS CT	COLLEYVILLE, TX
CHILDERS, TROY	4607 MILL WOOD DR	COLLEYVILLE, TX
DHANANI, SHEZAD	4704 BRANSFORD RD	COLLEYVILLE, TX
EBNA-CINA INC	4100 FELPS DR STE F	COLLEYVILLE, TX
EDWARDS, CHARLES RAY	304 BLACK DR	COLLEYVILLE, TX
EDWARDS, HELEN L	313 GLADE RD	COLLEYVILLE, TX
FODDRILL, KYLE	500 BLACK DR	COLLEYVILLE, TX
GARABEDIAN, MICHAEL	PO BOX 93984	SOUTHLAKE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX
HART, HEATH	509 BLACK DR	COLLEYVILLE, TX
HUCK, LARRY R	210 MILL WOOD CT	COLLEYVILLE, TX
KEELING, ALFRED	412 GLADE RD	COLLEYVILLE, TX
LEPARD-CAMPBELL, AMY	4800 BRANSFORD RD	COLLEYVILLE, TX
LORD, LEYLA	312 BLACK DR	COLLEYVILLE, TX
LUNDSBERG, CHRISTIAN	308 BLACK DR	COLLEYVILLE, TX
MCNUTT, VALERIE	305 GLADE RD	COLLEYVILLE, TX
MILES, JOSEPH	11715 CR 200	BERTRAM, TX
MILL CREEK ADDN-COLLEYVILLE	213 MILL CROSSING W	COLLEYVILLE, TX
MORRISON, VICTOR	4701 MILL WOOD DR	COLLEYVILLE, TX
NORRIS & ANN WARD FAMILY TRUST	409 GLADE RD	COLLEYVILLE, TX
OLIVER, SUSAN M	4812 BRANSFORD RD	COLLEYVILLE, TX
OLSSON, ROBIN	504 BLACK DR	COLLEYVILLE, TX
SHADOWOOD TRAIL CONDOMINIUMS	4113 GATEWAY DR STE 100	COLLEYVILLE, TX
SMITH, BRANDY M	405 BLACK DR	COLLEYVILLE, TX
STEPHENS, TERRY L	4708 BRANSFORD RD	COLLEYVILLE, TX
SULLIVAN, TIMOTHY	4605 MILL WOOD DR	COLLEYVILLE, TX
TRAN, TAI	4804 BRANSFORD RD	COLLEYVILLE, TX
TUTTLE, R	4813 FORD CT	COLLEYVILLE, TX
TUTTLE, RHONDA	1537 S STORY RD	IRVING, TX
VAIL, BENJAMIN	4703 MILL WOOD DR	COLLEYVILLE, TX
VAUGHN, STEPHEN	400 BLACK DR	COLLEYVILLE, TX
WHITING, JAMES H	4609 MILL WOOD DR	COLLEYVILLE, TX
WHITTLE, STEVE D	309 GLADE RD	COLLEYVILLE, TX
WILLS, RONALD	303 GLADE RD	COLLEYVILLE, TX

RESOLUTION R-22-XXXX

**A RESOLUTION APPROVING A MINOR PLAT WITH WAIVERS FOR LOT
WIDTH AND SIDE YARD SETBACKS FOR LOT 1, BLOCK A, VAUGHN
ADDITION**

WHEREAS, the Planning and Zoning Commission recommended approval of the Minor Plat with Waivers for Lot Width and Side Yard Setbacks for Lot 1, Block A, Vaughn Addition, on December 12, 2022.

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

Sec. 1. THAT the Minor Plat with Waivers for Lot Width of 100 feet and Side Yard Setbacks being 10 feet for Lot 1, Block A, Vaughn Addition on approximately 1.015 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 3rd DAY OF JANUARY 2023.

Mayor Bobby Lindamood
Place 1, Brandi Elder
Place 2, George Bond
Place 4, George Dodson

Mayor Pro Tem Kathy Wheat
Place 5, Chuck Kelley
Place 6, Callie Rigney

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

NOTES

1. The information contained herein is for informational purposes only and does not constitute a contract. The City of Carson reserves the right to modify or cancel this application at any time without notice.
2. The applicant warrants that the information provided is true and correct to the best of their knowledge.
3. The applicant warrants that the information provided is true and correct to the best of their knowledge.
4. The applicant warrants that the information provided is true and correct to the best of their knowledge.
5. The applicant warrants that the information provided is true and correct to the best of their knowledge.
6. The applicant warrants that the information provided is true and correct to the best of their knowledge.
7. The applicant warrants that the information provided is true and correct to the best of their knowledge.
8. The applicant warrants that the information provided is true and correct to the best of their knowledge.
9. The applicant warrants that the information provided is true and correct to the best of their knowledge.
10. The applicant warrants that the information provided is true and correct to the best of their knowledge.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Board of Supervisors of the County of Los Angeles will hold a public hearing on the application for a change of zoning from R-1 to R-2 for the property described below.

PROPERTY: Lot 1, Block 1, Subdivision 1, Tract 1, City of Carson, California.

APPLICANT: [Name]

ADDRESS: [Address]

DATE OF HEARING: [Date]

TIME OF HEARING: [Time]

PLACE OF HEARING: [Location]

AGENDA: [Agenda]

COMMISSIONER: [Name]

CLERK: [Name]

REMARKS: [Remarks]

APPLICANT'S CERTIFICATE

I, the undersigned, [Name], do hereby certify that the information provided in this application is true and correct to the best of my knowledge.

SIGNATURE: [Signature]

DATE: [Date]

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CLERK: [Name]

REMARKS: [Remarks]

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DATE: [Date]

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AGENDA: [Agenda]

COMMISSIONER: [Name]

CLERK: [Name]

REMARKS: [Remarks]