



City of Colleyville Planning and Zoning Commission Agenda

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

Monday, January 9, 2023

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 LINN
PLEDGE OF ALLEGIANCE**

1. APPROVAL OF MINUTES

- 1a** Planning and Zoning Commission Meeting Minutes - December 12,
2022

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at 97 Village Lane, Suite 270, Case ZC22-034, TABLED FROM THE NOVEMBER 14, 2022 PLANNING AND ZONING COMMISSION MEETING, WITHDRAWN BY APPLICANT

- 2b** 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, TABLED FROM THE DECEMBER 12, 2022 PLANNING AND ZONING COMMISSION MEETING
- 2c** Consideration of a Replat for Lots A1R-1R1 and A1R-1R2, Block 2, Pleasant Oaks Estates Addition, being Lot A1R-1R, Block 2, Pleasant Oaks Estates Addition, located at 600 Leta Lane, Case PC22-021
- 2d** Consideration of a Replat for Lot 3R, Block 1, Colleyville Estates, being Lot 3 E1/2 LT 2, Block 1, Colleyville Estates, located at 504 Colleyville Terrace, Case PC22-022

3. CITIZEN COMMENTS

4. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards January 6, 2023 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 1a	Agenda Date 1/9/2023	Number
Type Approval of Minutes		
Department Planning and Zoning Commission		

Title

Planning and Zoning Commission Meeting Minutes - December 12, 2022

Explanation

Approval of minutes from the December 12, 2022 Planning and Zoning Commission Meeting.

Recommendation

Approve

Attachments

1. December 12, 2022 P&Z Minutes



City of Colleyville Planning and Zoning Commission Minutes

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

Monday, December 12, 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 December 12, 2022, at 6:18 p.m.

Roll Call

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

Absent: N/A

Staff Present: Ben Bryner, 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 6:40 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 December 12, 2022, at 7:00 p.m.

Roll Call

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

Absent: N/A

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

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

Commissioner Linn made a motion to approve the November 14, 2022 Planning and Zoning Commission Meeting Minutes and the November 28, 2022 Planning and Zoning Worksession Minutes. Commissioner Richardson seconded the motion.

The motion was carried by the following vote:

**Aye: 7 – Groves, Alphonso, Syed, Raine, Linn, Bevill, and Richardson
Nay: 0**

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

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Mike Garabedian, P.O. Box 93984, Southlake, TX, came forward and answered questions of the Commission regarding the desired number of stories in the home, the desired size of the garage, and the ability to provide additional plans.

The public hearing was open at 7:15 p.m.

With no one wishing to speak, the public hearing was closed at 7:15 p.m.

Mr. Garabedian answered questions of the Commission regarding ability to work with different setbacks on the east and west portions of the property.

Commissioner Raine made a motion to table Case PC22-018 to the January 9, 2022 Planning and Zoning Commission Meeting. Commissioner Groves seconded the motion.

The motion was carried by the following vote:

Aye: 7 – Groves, Alphonso, Syed, Raine, Linn, Bevill, and Richardson
Nay: 0

3. CITIZEN COMMENTS

4. ADJOURNMENT

The meeting adjourned at 7:25 p.m.

The minutes were written and prepared by:



Dakari Hill
Planner

The meeting minutes were approved on _____, _____ by a vote of 7-0.



City of Colleyville Planning and Zoning Commission Agenda Briefing

City Hall
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Agenda Number 2a	Agenda Date 1/9/2023	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

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 NOVEMBER 14, 2022 PLANNING AND ZONING COMMISSION MEETING, WITHDRAWN BY APPLICANT

Explanation

WITHDRAWN BY APPLICANT

Tabled from the November 14, 2022 Planning and Zoning Commission Meeting.

Charde Perry, of de Beauty Spa, has submitted a request for a Special Use Permit (SUP) to allow for a Massage Therapy use, at 97 Village Lane, Suite 270. Massage Therapy is allowed in the PUD-C Planned Unit Development - Commercial district for the Village with the approval of an SUP.

Recommendation

None

Attachments

1. Withdrawal Request

From: [Chardé Perry](#)
To: [Jackie Reyff](#)
Subject: Re: FW: 97 VILLAGE LANE STE 100
Date: Tuesday, January 3, 2023 9:22:31 PM

I will withdraw your SUP application since the new paperwork I will turn in in the morning will not get through to the proper chain of staff in time for Monday. I am ready to apply right now, but I did not know I didn't have all my documents turned in and will be sending all the other forms in the morning. With that this is my official withdrawal of my application. Thank you. If my documents has any chance of being ready by Monday please let me know. Thanks again - Chard'e Perry

On Tue, Jan 3, 2023 at 9:12 AM Jackie Reyff <JReyff@colleyville.com> wrote:

Ms. Perry,

We have Case ZC22-024, SUP for Massage Therapy, is scheduled to be heard with the Planning and Zoning Commission on January 9th. To date we have not received a complete Certificate of Occupancy application and documents. The SUP application is unable to move forward for consideration and the request will be denied.

At this time, you may withdraw your SUP application and then can reapply when you are ready. All we need for an official withdrawal is for you to email me your desire to withdraw the application. We would need this email as soon as possible. Thank you.

If you have any further questions, I may be reached by phone or email.

Jackie

Jacquelyn Reyff, AICP

Planning Manager



City of Colleyville Planning and Zoning Commission Agenda Briefing

City Hall
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Agenda Number 2b	Agenda Date 1/9/2023	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, TABLED FROM THE DECEMBER 12, 2022 PLANNING AND ZONING COMMISSION MEETING

Explanation

Michael Garabedian, the applicant, has submitted a request for a Minor Plat with a waiver 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	(no longer requesting 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. If the City Council approves the waiver then the plat would meet the intent of the City's Comprehensive Master Plan. UPDATE: The applicant previously requested a reduction in the side yard setbacks to 10 feet. The applicant has removed this request.

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.

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

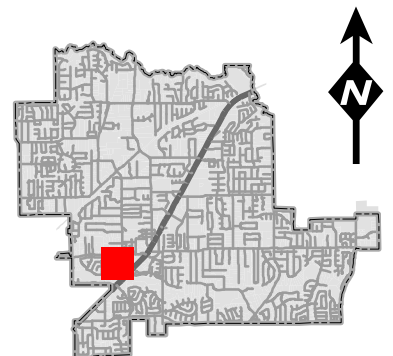


PC22-018
400 Black Drive

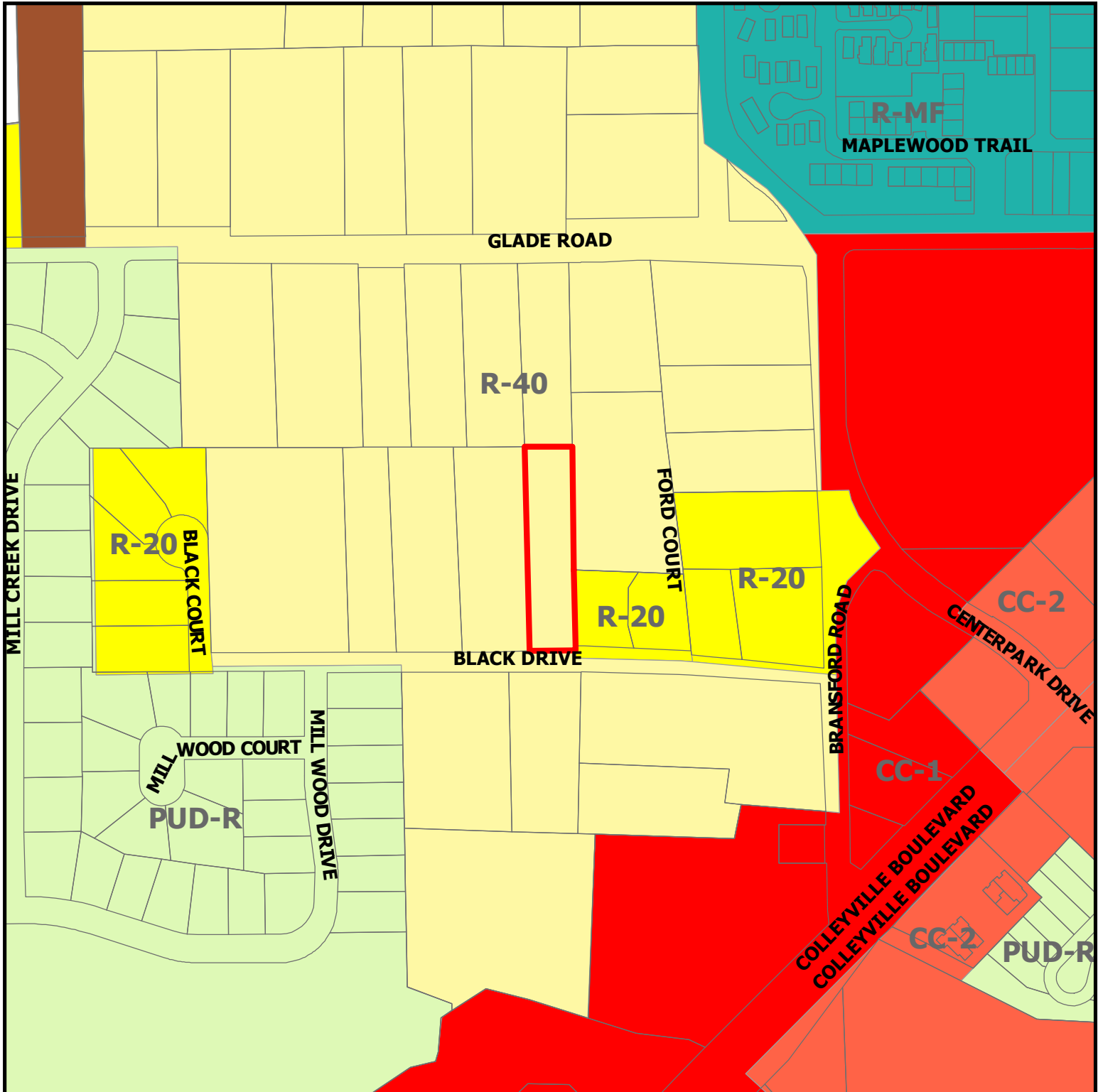
DISCLAIMER:
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances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



Subject Property



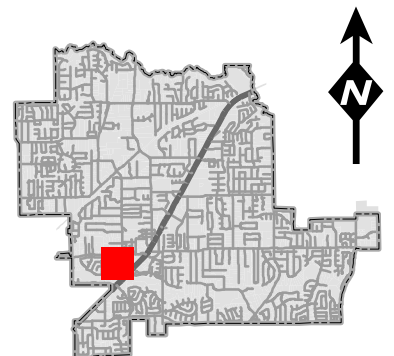
Zoning Map



PC22-018
400 Black Drive

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 Subject Property

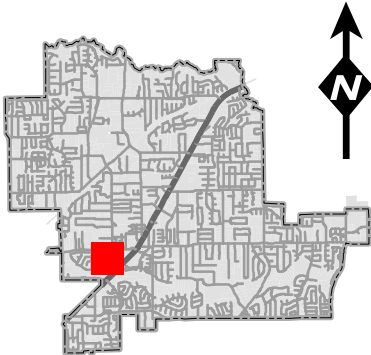


Future Land Use Map



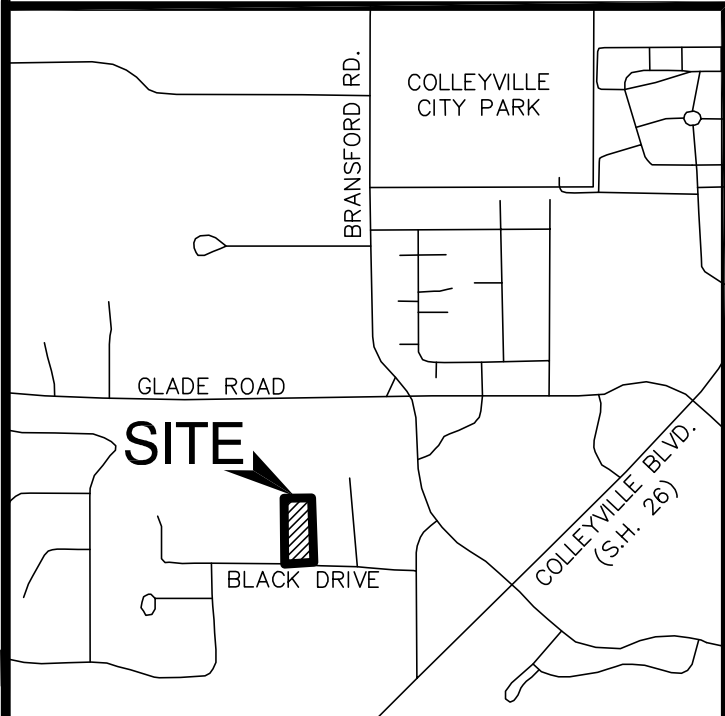
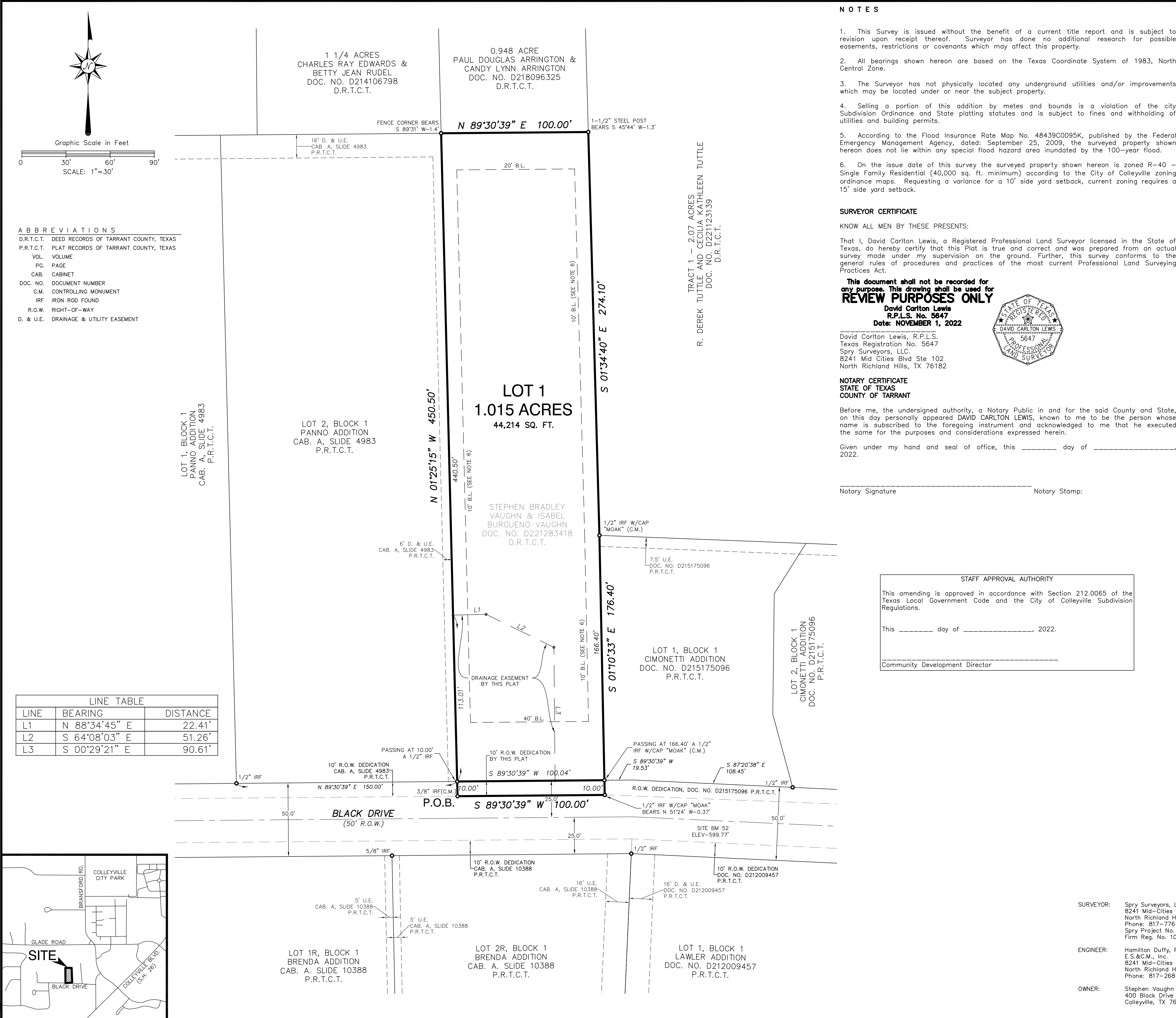
PC22-018
400 Black Drive

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



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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

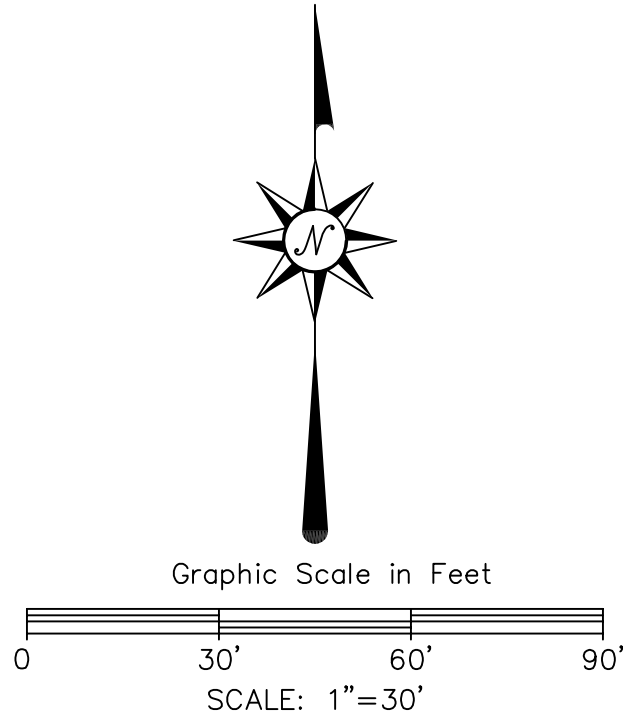
THIS PLAT WAS FILED IN DOCUMENT NO. _____ ON DATE _____



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

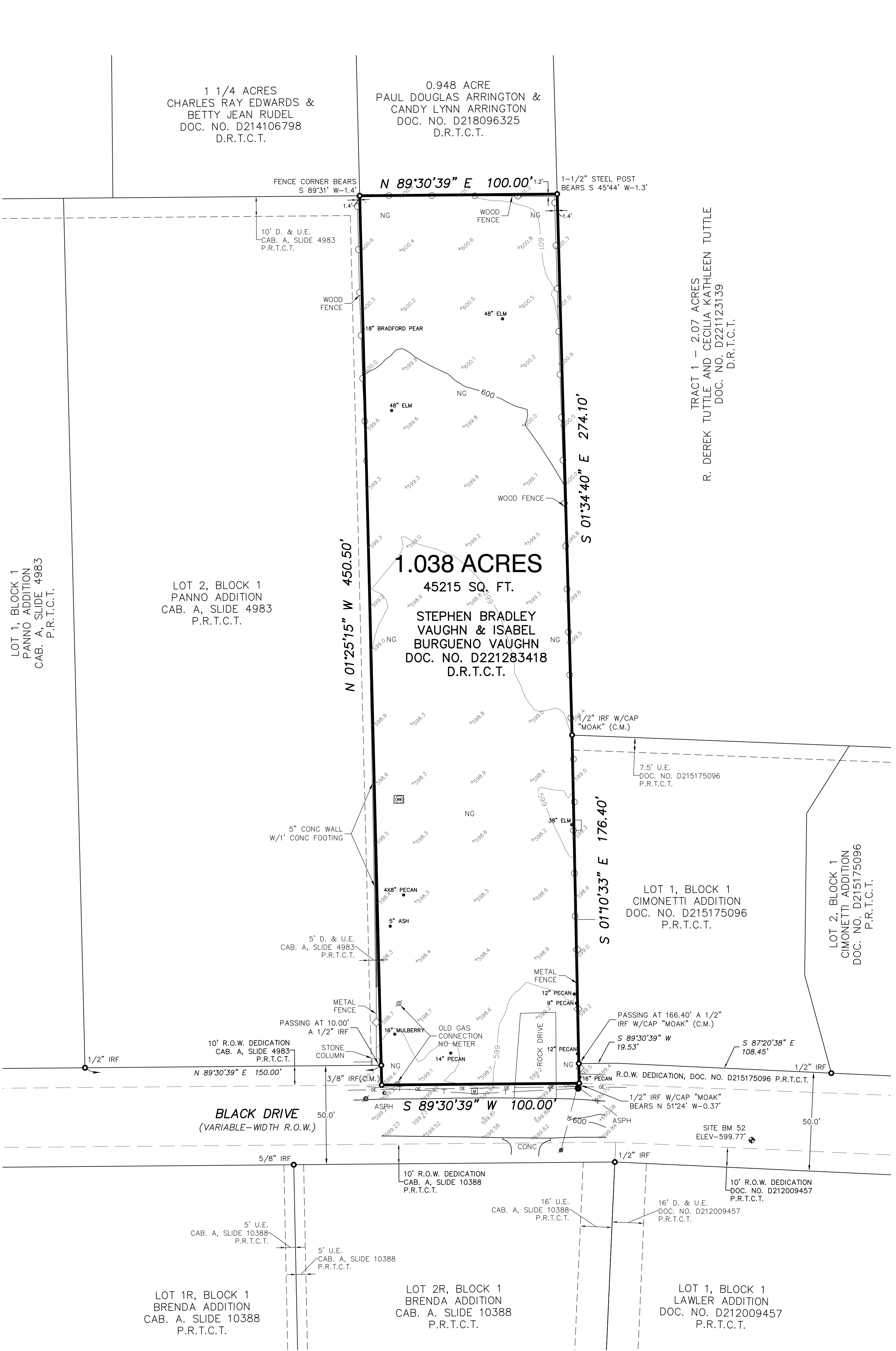
Notary Signature _____ Notary Stamp _____

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

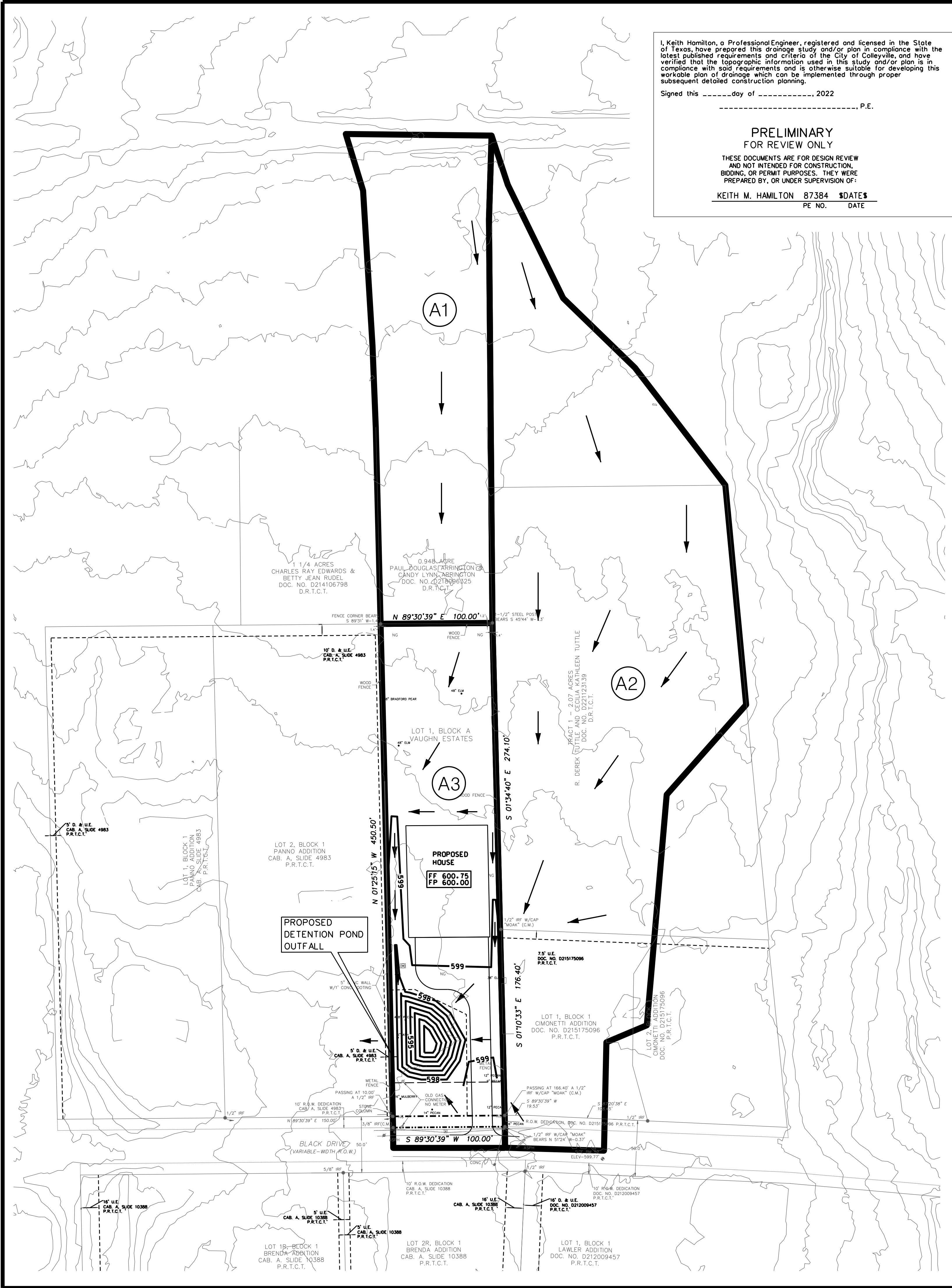
LEGEND
● BOUNDARY CORNER
⬢ SITE BENCHMARK
⊕ WATER VALVE
⊕ WATER WELL
⊕ POWER POLE
— GUY WIRE
⊕ GAS VALVE
⊕ COMMUNICATION PEDESTAL
● CLEAN OUT
⊕ MAIL BOX



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

LEGEND

EXISTING ELEVATION CONTOUR

PROPOSED ELEVATION CONTOUR

FLOW DIRECTION

DRAINAGE AREA DIVIDE

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:

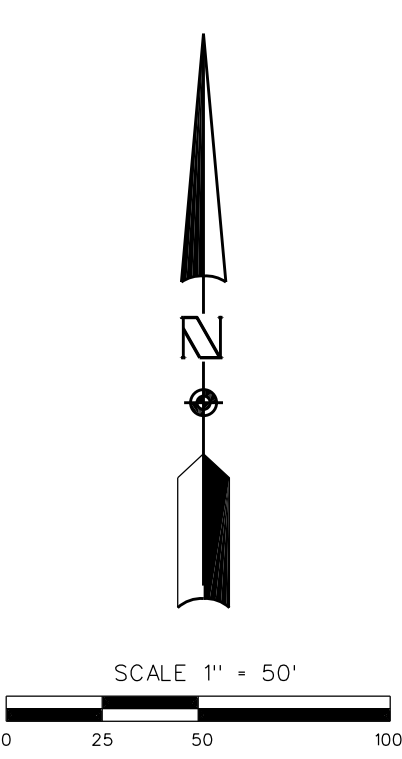
- 5 Years - Enclosed Pipe System
- 100 Years - Combined Enclosed Pipe System - Street - R.O.W.

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.)	I2 (IN/HR)	I3 (IN/HR)	I6 (IN/HR)	I25 (IN/HR)	I50 (IN/HR)	I100 (IN/HR)	Q5 (CFS)	Q100 (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) = OPR - OBYPASS = **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	15 mins	7.98 in/hr	5.03 acres	16.9 cfs	RUNOFF COEFFICIENT (c)	0.45	15 mins	7.98 in/hr	5.03 acres	18.1 cfs
TIME OF CONCENTRATION (tc)						TIME OF CONCENTRATION (tc)					
RAINFALL INTENSITY (i)						RAINFALL INTENSITY (i)					
AREA (A acres)						AREA (A acres)					
DISCHARGE (Q)						DISCHARGE (Q)					

MAXIMUM PERMISSIBLE RELEASE RATE (Qp = Q existing) = 16.9 cfs
MAX RUNOFF RATE LESS FREE RELEASE (IF APPLICABLE) = 0 CFS
FREE RELEASE CALCULATION = 0 CFS

Rainfall Duration T	Rainfall Intensity I	Peak Runoff Rate Q	Storm Runoff Volume V	Release Rate 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	37922	-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): Rev = 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

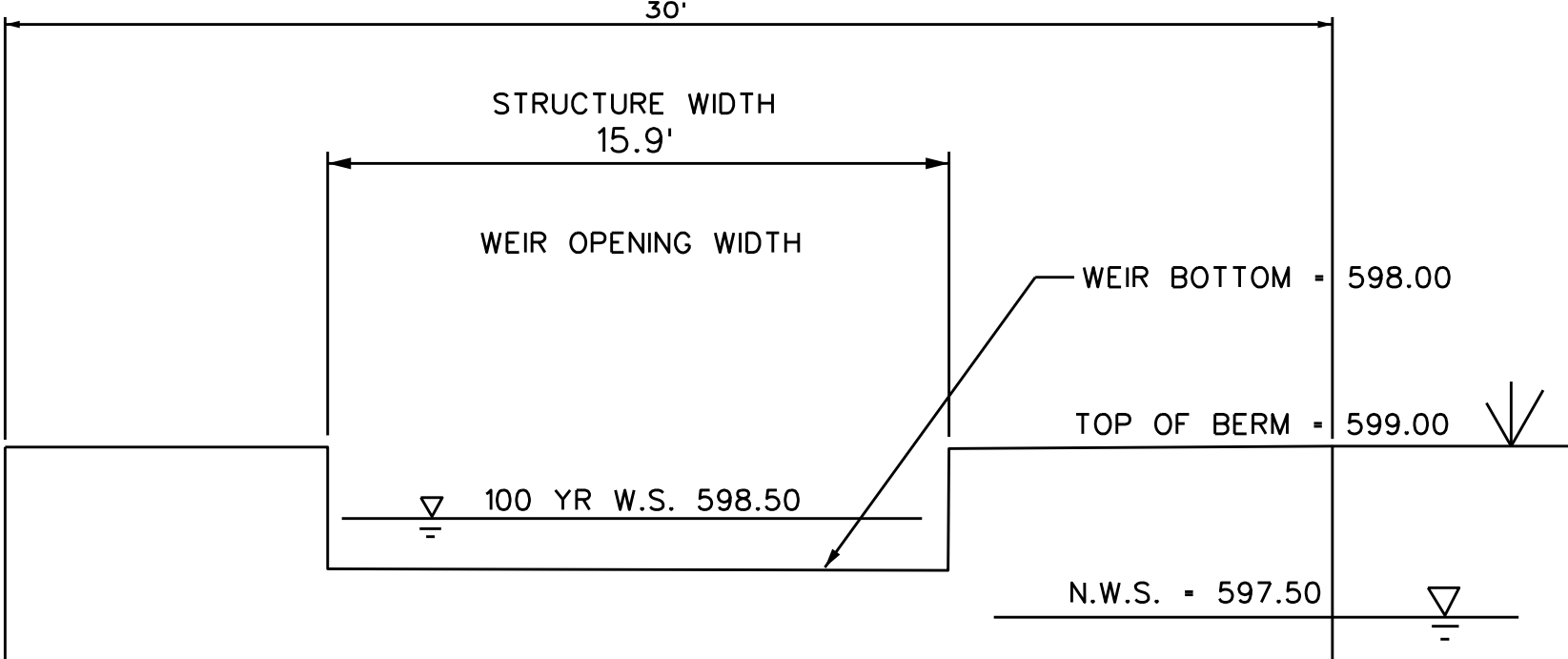
$Q = 3.0 Y^{1.5} L$ (WEIR EQUATION)

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 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 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

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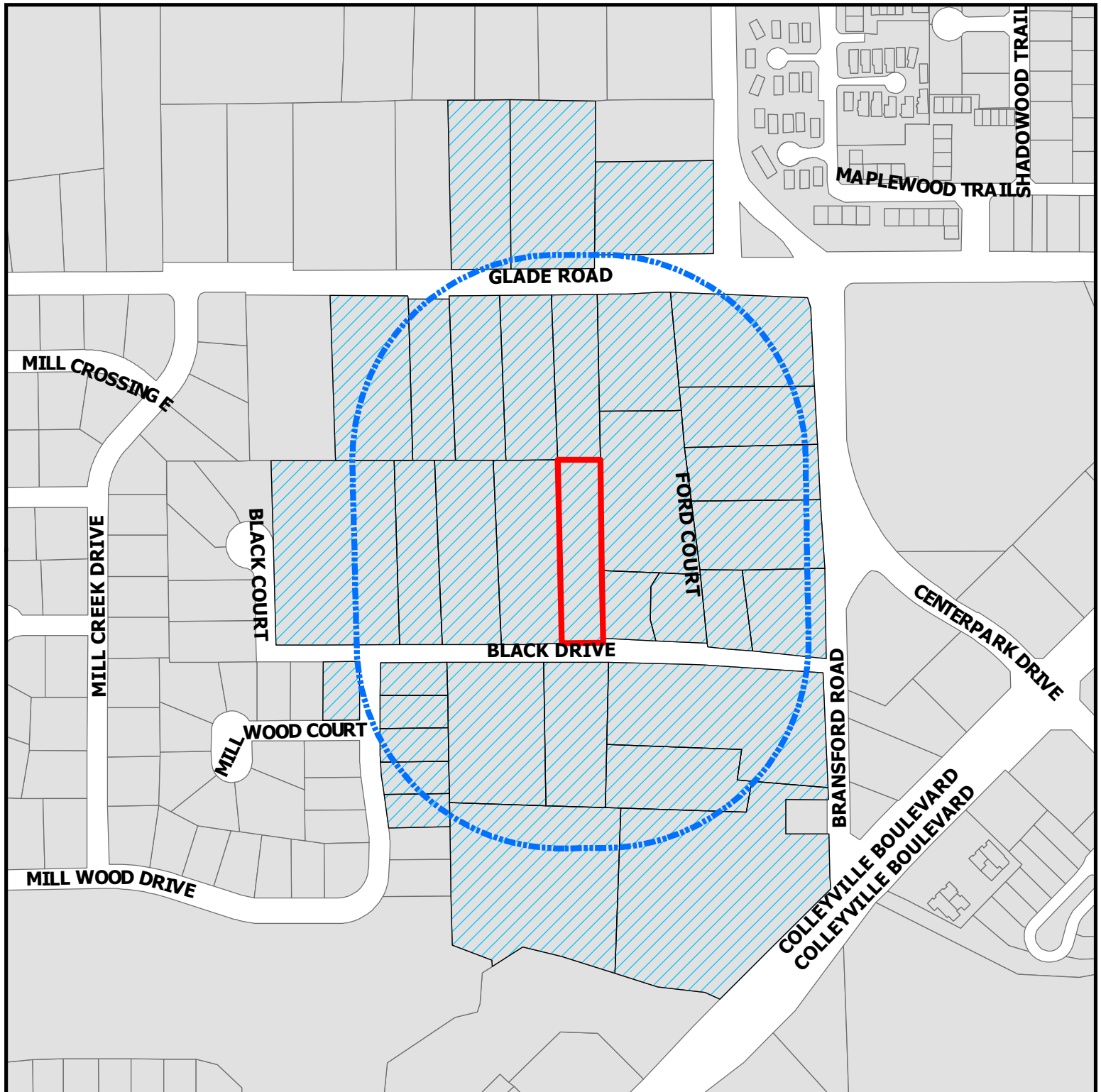
KEITH M. HAMILTON 87384 \$DATE\$
PE NO. DATE

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

SHEET

C1.02

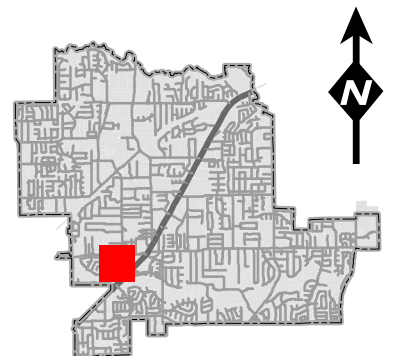
Notification Map



PC22-018
400 Black Drive

DISCLAIMER:
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-  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

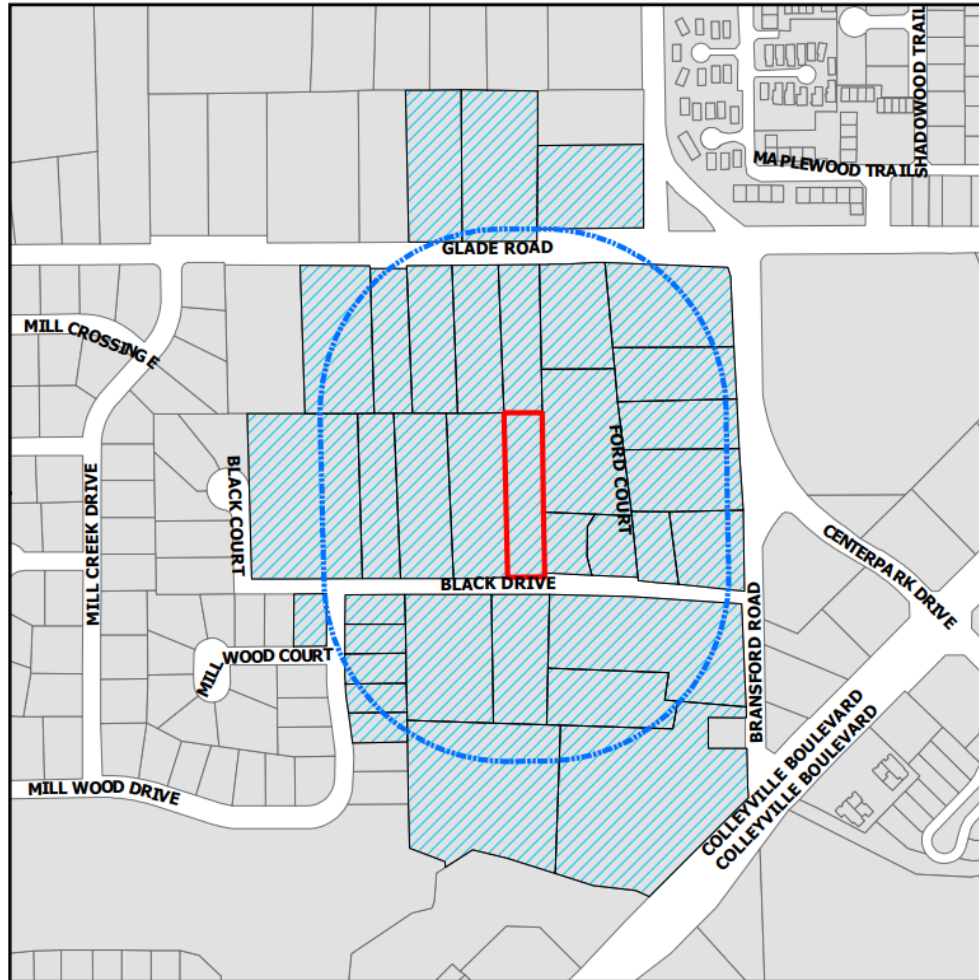
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

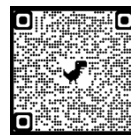
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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.

A handwritten signature in black ink that reads "Jacquelyn Reyff".

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-23-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 a Waiver for Lot Width for Lot 1, Block A, Vaughn Addition, on January 9, 2023.

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

Sec. 1. THAT the Minor Plat with a Waivers for Lot Width of 100 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 7th DAY OF FEBRUARY 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

[illegible]



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 2c	Agenda Date 1/9/2023	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration of a Replat for Lots A1R-1R1 and A1R-1R2, Block 2, Pleasant Oaks Estates Addition, being Lot A1R-1R, Block 2, Pleasant Oaks Estates Addition, located at 600 Leta Lane, Case PC22-021

Explanation

Grayson CeBallos, the applicant, has submitted a request for a Replat of Lot A1R-1R1 and A1R-1R2, Block 2, of the Pleasant Oaks Addition, being approximately 2.938 acres, and zoned R-40 Single Family Residential district. The purpose is to create two platted single-family residential lots from one lot and for one lot to remain as open space.

Existing Conditions/Background: The subject property, 600 Leta Lane, resides on the north side of Leta Lane east of Bransford Road. The subject property has R-40 zoning and the tract is undeveloped. Lot Dimensions and Setbacks: Per Section 3.24 G, Schedule of District Regulations in the Land Development Code, the R-40 zoning regulations require the following standards:

Minimum Lot Area:	40,000 square feet
Minimum Lot Width:	150 feet
Minimum Lot Depth:	150 feet
Minimum Front Yard Setback:	40 feet
Minimum Side Yard Setbacks:	15 feet
Minimum Rear Yard Setback:	25 feet
Maximum Lot Coverage:	20 percent

Analysis: As submitted, the proposed plat meets all of the requirements of the R-40 zoning as described in the Land Development Code and meets the intent of the City's Comprehensive Master Plan.

Surrounding Development: The surrounding area consists of a mix of larger lots with R-40 zoning and smaller lots with R-10 zoning, all of which are developed with single-family homes.

Plat Status: The property is identified as Lot A1R-1R, Block 2, Pleasant Oak Estates.

DRC Review: The DRC met on December 19, 2022 and offered the following comments to the applicant:

1. Remove one of the Planning and Zoning Commission Signature Blocks and replace it with a City Council Approval Block.

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 of the subject property. Notice was also published in the Fort Worth Star-Telegram as required by State law and the Land Development Code. To date, no correspondence has been received for this item.

Staff Recommendation: The proposed plat meets the requirements of the Land Development Code, staff recommends approval.

Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Replat
5. Notification Map
6. Notification Letter
7. Notification List
8. Draft Resolution

Aerial Map



PC22-021

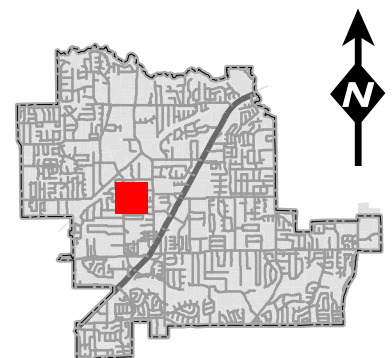
600 Leta Lane

DISCLAIMER:

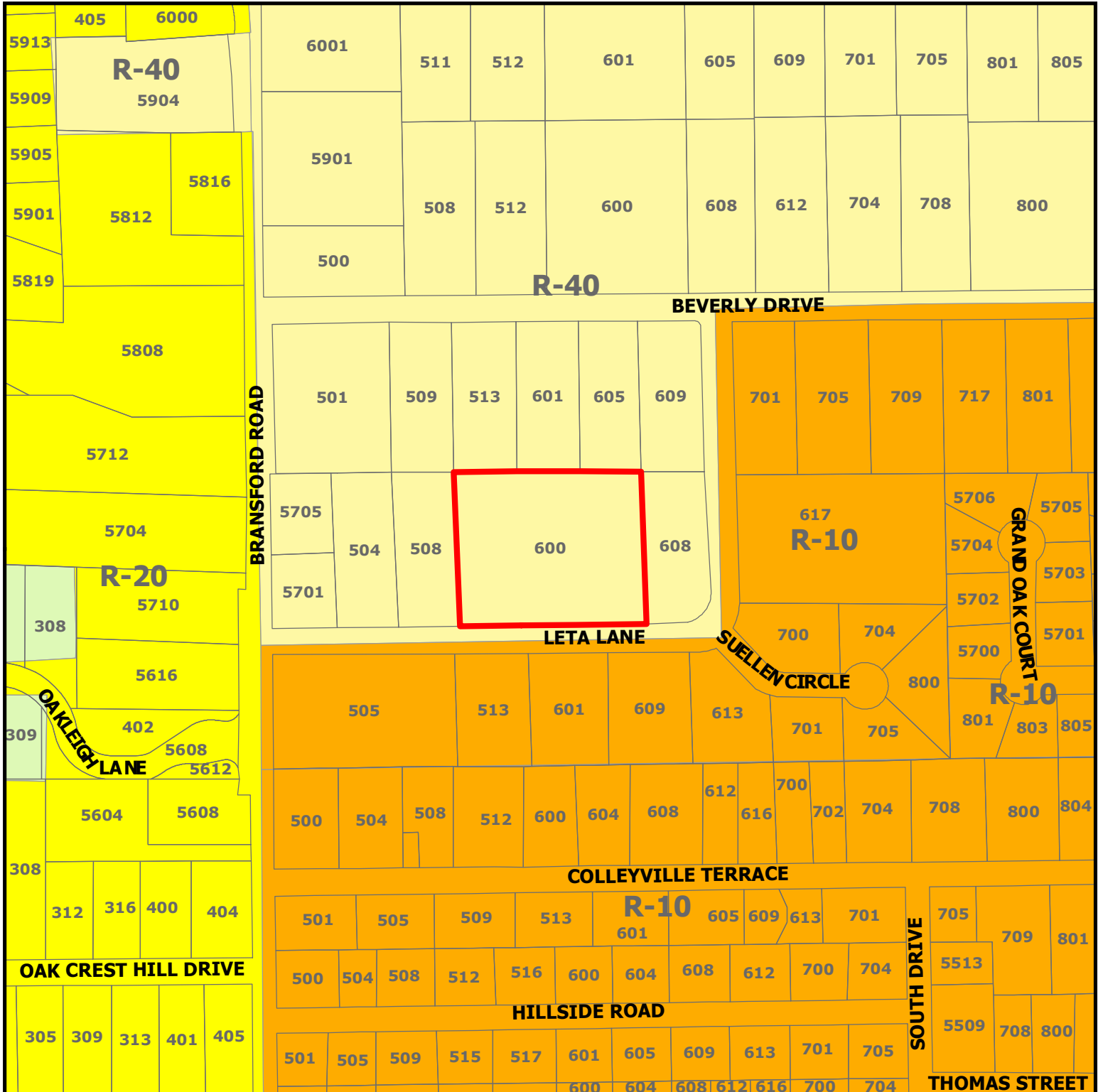
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Subject Property



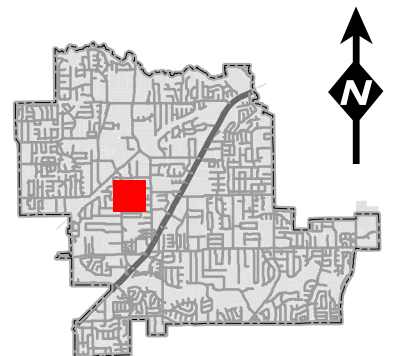
Zoning Map



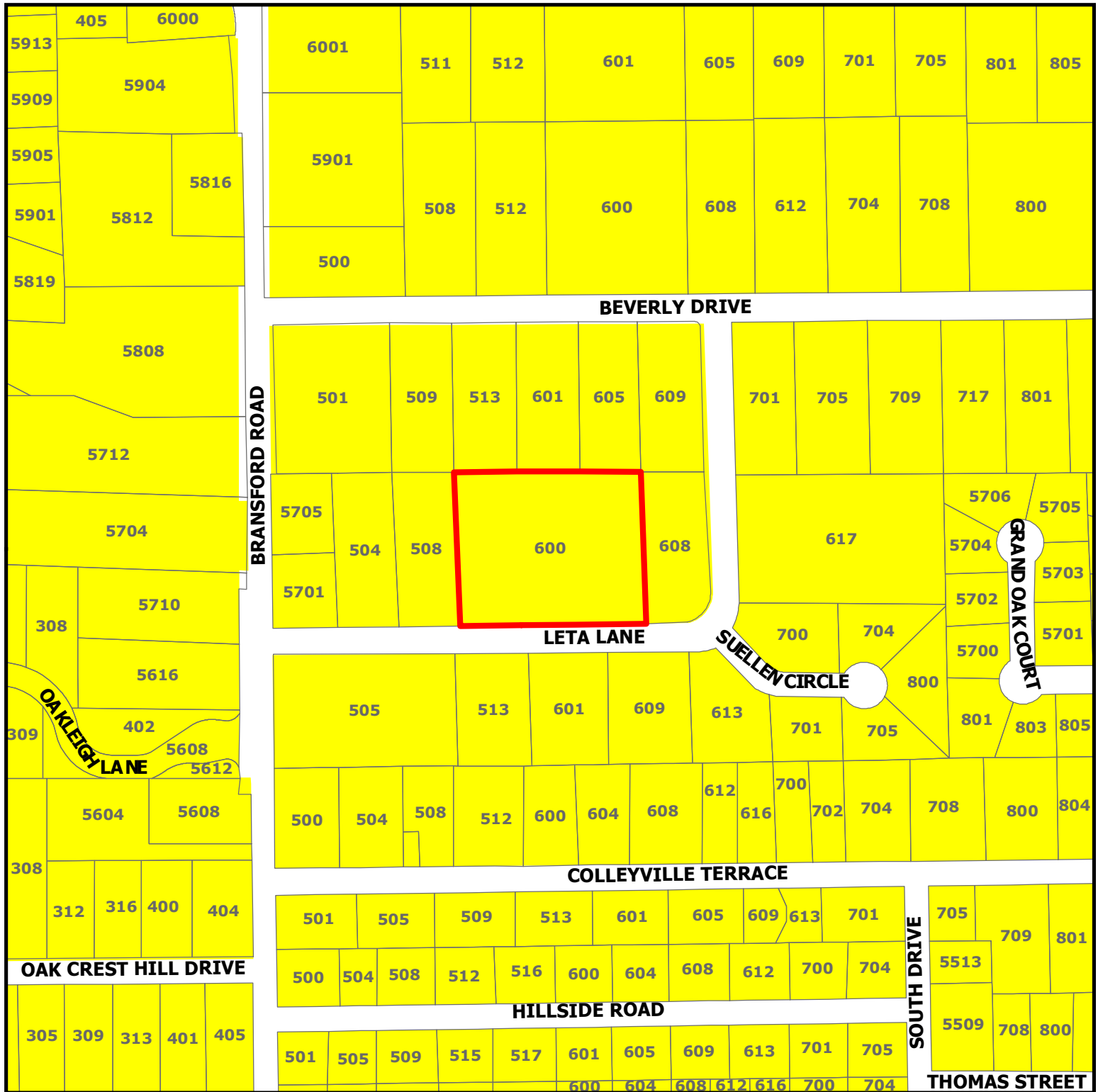
PC22-021
600 Leta Lane

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 Subject Property



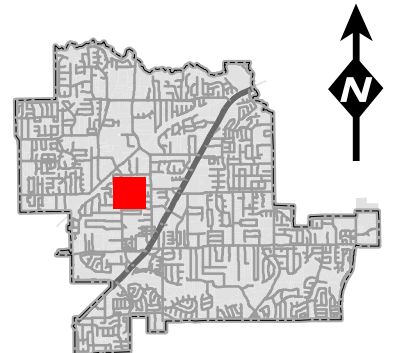
Future Land Use Map



PC22-021
600 Leta Lane

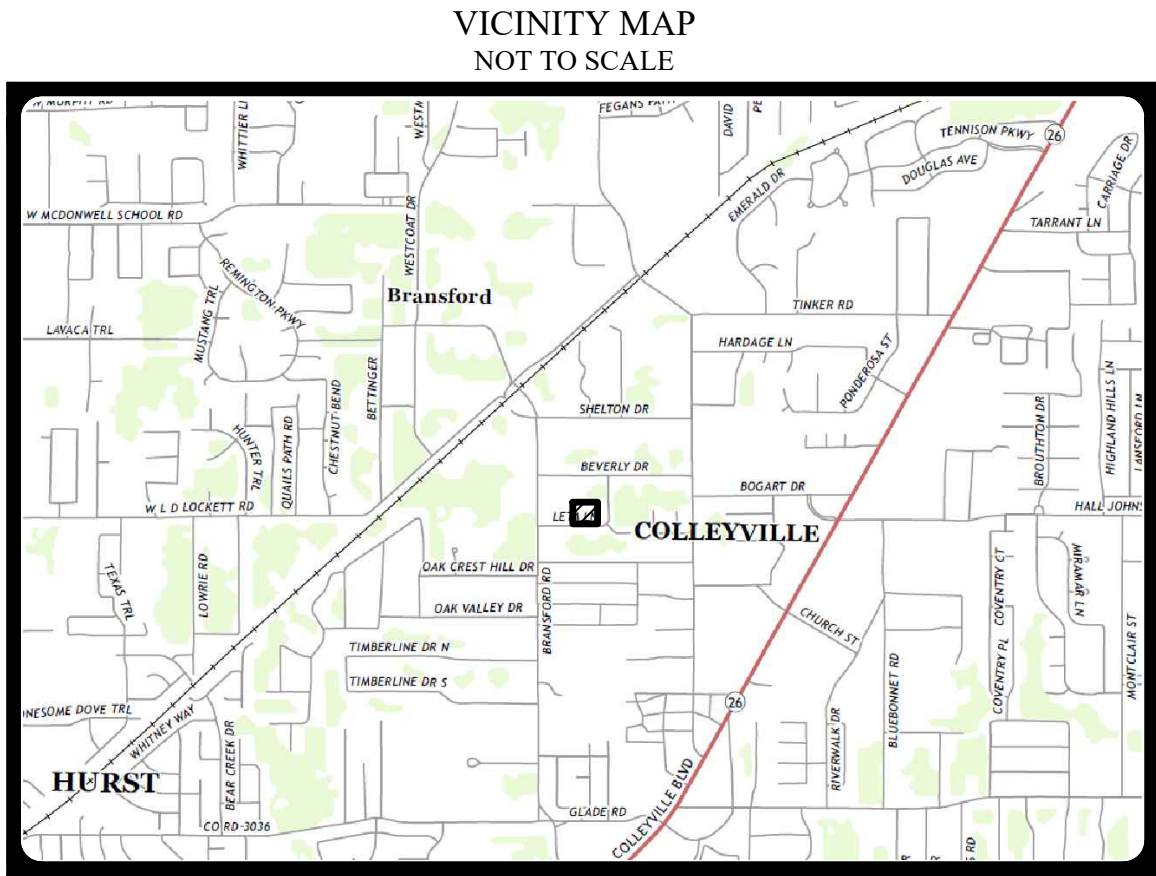
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- Subject Property
- Residential



SURVEYOR'S NOTES:

- Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.00012.
- This property lies within Zone "X" Unshaded of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0095K, dated September 25, 2009, via scaled map location and graphic plotting.
- Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- The purpose of this plat is to create two lots from one previously recorded lot.
- The maintenance of all drainage and utility easements located on private property are the responsibility of the property owner.



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.

STATE OF TEXAS §
COUNTY OF DENTON §

This is to certify that I, Mark N. Peebles, a Registered Professional Land Surveyor of the State of Texas, have plotted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Mark N. Peebles, R.P.L.S.
No. 6443

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS James K. and Theresa M. Lines are the owners of two tracts of land situated in the Pate Peterson Survey, Abstract Number 1203, being all of Lot A1R-1R, Block 2 of Pleasant Oak Estates, an addition to the City of Colleyville, Texas, recorded in Instrument Number D221060785, Plat Records, Tarrant County, Texas being two tracts of land described to James K. and Theresa M. Lines deeded in Instrument Numbers D218070891 and D216092509, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows: (Bearings and distances are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD83) (US Foot) with a combined scale factor of 1.00012.);

COMMENCING from a 1/2 inch rebar found for the southernmost southeast corner of a tract of land described to Michael S. and Catherine M. Alfred, recorded in Instrument Number D216037131, Deed Records, Tarrant County, Texas, and lying on the north right of way line of Leta Lane (60 foot right of way as shown in Cabinet B, Slide 584, Plat Records, Tarrant County, Texas);

THENCE South 89 degrees 37 minutes 03 seconds West with the north right of way line of said Leta Lane, a distance of 85.00 feet to a 1/2 inch rebar capped "ASC" found for the southeast corner of said Lot A1R-1R and the southwest corner of said Alfred tract also being THE POINT OF BEGINNING;

THENCE South 89 degrees 31 minutes 26 seconds West continuing with the north right of way line of said Leta Lane, a distance of 397.09 feet to a point for the southwest corner of said first referenced Lines tract same being the southeast corner of a tract of land described to James K. and Theresa Lines, recorded in Instrument Number D217264705, Deed Records, Tarrant County, Texas from which a 1/2 inch rebar bears South 00 degrees 33 minutes 28 seconds East, a distance of 0.89 feet;

THENCE North 01 degrees 54 minutes 30 seconds West departing the north right of way line of said Leta Lane, with the east line of said third referenced Lines tract, a distance of 322.02 feet to a 1/2 inch rebar found for the northeast corner of said third referenced Lines tract, same being the southeast corner of Lot A1P, Block 2, Pleasant Oaks Estates, an addition to the City of Colleyville, Texas, recorded in Instrument Number D191132196, Plat Records, Tarrant County, Texas, also being the southwest corner of a tract of land described to Brian O'Regan by deed recorded in Instrument Number D206301779, Deed Records, Tarrant County, Texas;

THENCE North 89 degrees 31 minutes 26 seconds East with the south line of said O'Regan tract, passing a wood fence corner post found for the southeast corner of said O'Regan tract at a distance of 132.60 feet and continuing with the south line of a tract of land described to John P. and Christine Burnett, by deed recorded in Instrument Number D202350111, Deed Records, Tarrant County, Texas and with the south line of a tract of land described to Michael De Jong and Spouse, Michele K. De Jong, as recorded in Instrument Number D204369538, Deed Records, Tarrant County, Texas, a total distance of 397.80 feet to a 1/2 inch rebar capped "ASC" set for the southeast corner of said De Jong tract, same being the southwest corner of Lot A1CR, Pleasant Oak Estates Addition, an addition to the City of Colleyville, Texas, recorded in Instrument Number D215175100, Plat Records, Tarrant County, Texas, and being the northwest corner of said Alfred tract;

THENCE South 01 degrees 46 minutes 57 seconds East with the west line of said Alfred tract and with the east line of said Lot A1R, a distance of 322.00 feet back to THE POINT OF BEGINNING and containing 127,945 square feet or 2.937 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That We, James K. Lines and Theresa M. Lines, Owners, do hereby adopt this plat designating the hereinbefore described property as **PLEASANT OAK ESTATES**, an addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever all streets, right-of-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.

By: _____
James K. Lines
By: _____
Theresa M. Lines

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared James K. Lines, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 20 ____.

Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Theresa M. Lines, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 20 ____.

Notary Public in and for the State of Texas

CITY COUNCIL APPROVAL:

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

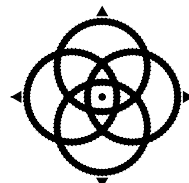
Mayor, City of Colleyville

Attest: City Secretary

REPLAT
PLEASANT OAK ESTATES
LOT A1R-1R1 and A1R-1R2,
BLOCK 2

Being a Replat of Lot A1R-1R, Block 2
Pleasant Oak Estates, an addition
to the City of Colleyville,

Being Situated in the Pate Peterson Survey,
Abstract Nuber 1203, Tarrant County, Texas
City of Colleyville, Tarrant County, Texas



WINDROSE
LAND SURVEYING | PLATING

220 ELM STREET, SUITE 200 | LEWISVILLE, TX 75057 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

DRAWN BY: G.L.C. DATE: 11/21/2022 CHECKED BY: G.L.C. JOB NO.: D56179

LEGEND OF ABBREVIATIONS

- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
- ROW RIGHT OF WAY
- IRS 1/2 INCH CAPPED REBAR STAMPED "WINDROSE" SET
- C.M. CONTROLLING MONUMENT
- SF SQUARE FEET

JAMES MILTON GRAY, JR. AND
EDIE LAYNETTE GRAY
INST. NO. D207052336
D.R.T.C.T.

EDWIN L. WALLER
VOL. 4510, PG. 440
D.R.T.C.T.

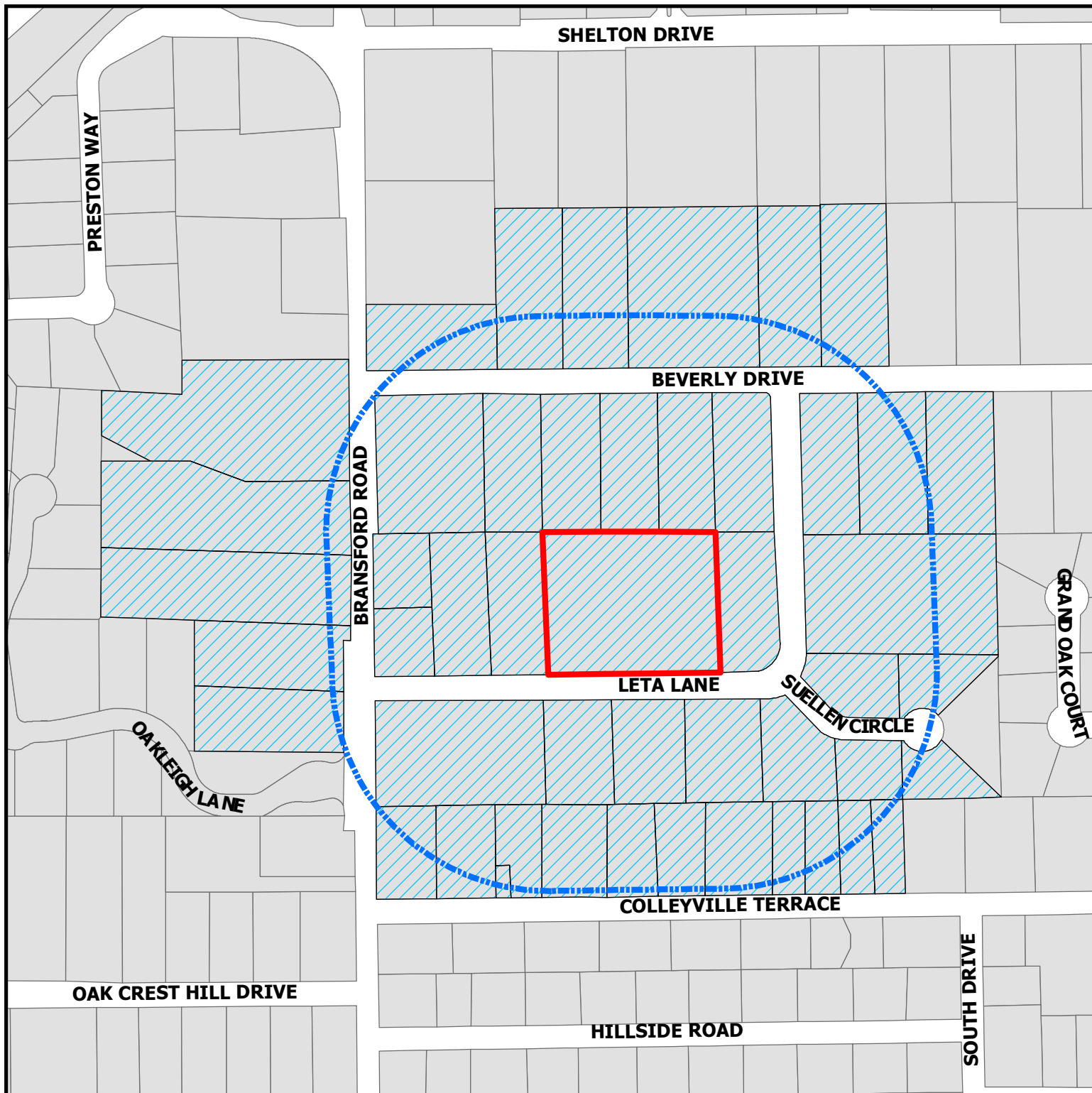
RODNEY M. CROWSON AND
WIFE, DEBORAH A. CROWSON
INST. NO. D198206076
D.R.T.C.T.

LORENA TEES
INST. NO. D203096031
D.R.T.C.T.

OWNER/DEVELOPER

TERESA LINES
3207 ST. ALBANS CIRCLE
COLLEYVILLE, TEXAS, 76034

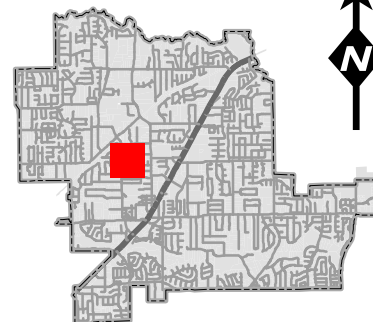
Notification Map



PC22-021
600 Leta Lane

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, January 9, 2023 at 7:00 p.m.

City Council Meeting: Tuesday, February 7, 2023 at 7:00 p.m.

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

Request: Consideration of a Replat for Lots A1R-1R1 and A1R-1R2, Block 2, Pleasant Oaks Estates Addition, being Lot A1R-1R, Block 2, Pleasant Oaks Estates Addition. The purpose is to replat the property into two lots in order to allow for the construction of a two new single family homes. The new lots will comply with all R-40 dimensional standards.

Zoning Case: PC22-021

Applicant: Grayson CeBallos

Owners: James & Theresa Lines

Location: 600 Leta Lane

Property Description: Lot A1R-1R, Block 2, Pleasant Oaks Estates Addition

Present Zoning: R-40 Single Family Residential

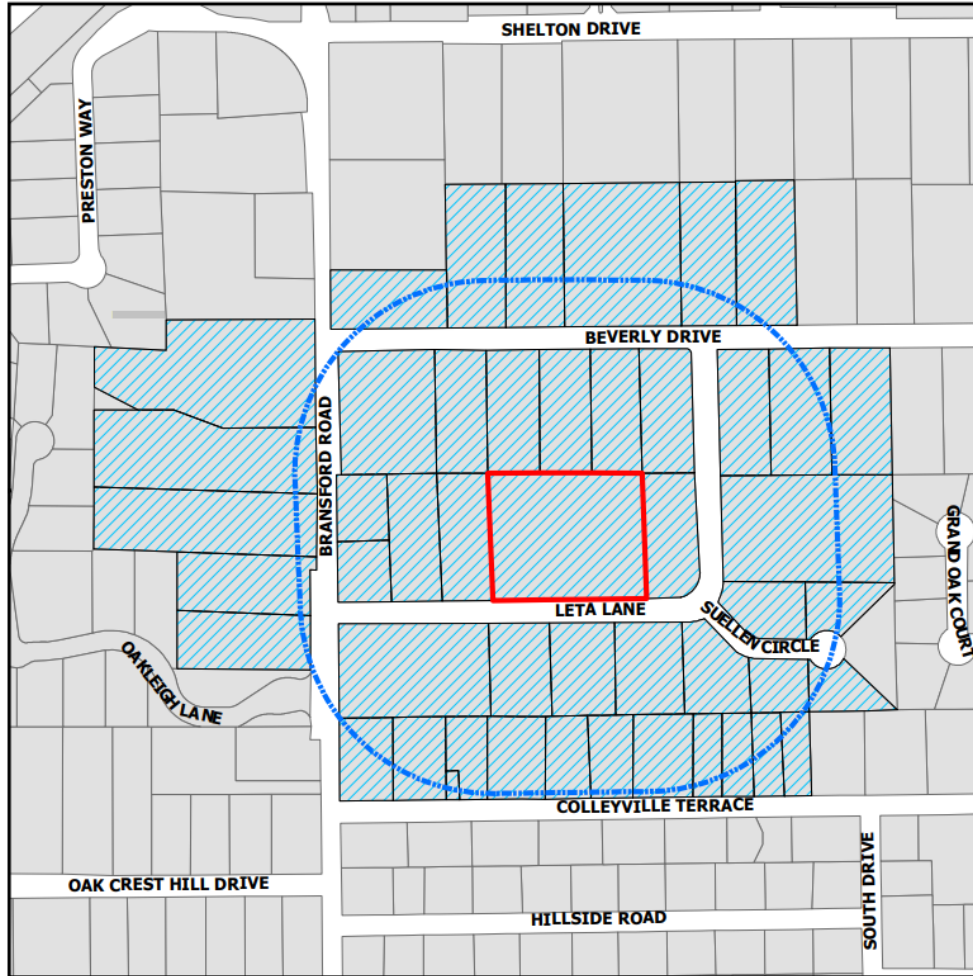
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

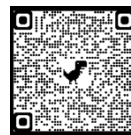
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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
ALVARADO, PATRICIA L	500 COLLEYVILLE TERR	COLLEYVILLE, TX
BELLAMY, MARTY	263 LAKE SHORE DR	ALTO, NM
BRISTOL, DAVID E	501 BEVERLY DR	COLLEYVILLE, TX
BURNETT, JOHN P	601 BEVERLY DR	COLLEYVILLE, TX
BUTLER, LINDSAY LEE	508 COLLEYVILLE TERR	COLLEYVILLE, TX
CALDWELL, J R	604 COLLEYVILLE TERR	COLLEYVILLE, TX
CARNEY, MAX	5712 BRANSFORD RD	COLLEYVILLE, TX
CEBALLOS, GRAYSON	1955 LAKEWAY DR	COLLEYVILLE, TX
CHILDRESS, JOHN	512 BEVERLY DR	COLLEYVILLE, TX
CLEFF, DAVID M	612 BEVERLY DR	COLLEYVILLE, TX
CROSS, SHEILA	705 BEVERLY DR	COLLEYVILLE, TX
CROWSON, RODNEY	601 LETA LN	COLLEYVILLE, TX
DAVIS, JOSHUA	702 COLLEYVILLE TERR	COLLEYVILLE, TX
DE JONG, MICHAEL	605 BEVERLY DR	COLLEYVILLE, TX
DWYER, JOHN	5511 CLERMONT CT	COLLEYVILLE, TX
EDWARD, TIM A	608 BEVERLY DR	COLLEYVILLE, TX
GARRISON, LISA	5704 BRANSFORD RD	COLLEYVILLE, TX
GARY AND NACIA WEST REVOCABLE	104 OAK VALLEY DR E	COLLEYVILLE, TX
GLEASON, JAMES T	600 BEVERLY DR	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX
GRATEFUL ABODE LLC	700 COLLEYVILLE TERR	COLLEYVILLE, TX
GRAY, JAMES M	505 LETA LN	COLLEYVILLE, TX
JEFFRIES, BRANDON	512 COLLEYVILLE TERR	COLLEYVILLE, TX
JOHNSON, WM R	608 COLLEYVILLE TERR	COLLEYVILLE, TX
KAMKID PROPERTIES LLC	6016 LD LOCKETT RD	COLLEYVILLE, TX
KOEHN, GARY L	612 COLLEYVILLE TERR	COLLEYVILLE, TX
LAUREL OAKS ESTATES	809 LAUREL OAKS LN	COLLEYVILLE, TX
LINES, JAMES K	3207 ST ALBANS CIR	COLLEYVILLE, TX
LOPEZ, CLAIRE LOUISE	701 BEVERLY DR	COLLEYVILLE, TX
LORD, JULIE	704 SUELLEN CIR	COLLEYVILLE, TX
MCGRATH, PAUL E	709 BEVERLY DR	COLLEYVILLE, TX
MICKLE, CLINTON	6917 HANDEL	COLLEYVILLE, TX
MINOR, ARVIL	5808 BRANSFORD RD	COLLEYVILLE, TX
NELSON, ROBERT	608 LETA LN	COLLEYVILLE, TX
O'REGAN, BRIAN	513 BEVERLY DR	COLLEYVILLE, TX
PETERSON, LOWELL E	700 SUELLEN CIR	COLLEYVILLE, TX
RIMMER, HARRY L	508 BEVERLY DR	COLLEYVILLE, TX
ROGERS, LAURA	701 SUELLEN CIR	COLLEYVILLE, TX
TALBOTT, NEAL B	504 COLLEYVILLE TERR	COLLEYVILLE, TX
TANNER, BRUCE	5616 BRANSFORD RD	COLLEYVILLE, TX
TEES, LORENA	609 LETA LN	COLLEYVILLE, TX
WALLER, EDWIN	513 LETA LN	COLLEYVILLE, TX
WEBB, JOHN P	609 BEVERLY DR	COLLEYVILLE, TX
WEST, GARY R	104 OAK VALLEY DR	COLLEYVILLE, TX
WEST, NICHOLAS	500 BEVERLY DR	COLLEYVILLE, TX

RESOLUTION R-23-XXXX

A RESOLUTION APPROVING A REPLAT FOR LOTS A1R-1R1 AND A1R-1R2, BLOCK 2, PLEASANT OAK ESTATES

WHEREAS, the Planning and Zoning Commission recommended approval of the Replat for Lots A1R-1R1 and A1R-1R2, Block 2, Pleasant Oaks Addition, on January 9, 2023.

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

Sec. 1. THAT the Replat for Lots A1R-1R1 and A1R-1R2, Block 2, Pleasant Oak Estates on approximately 2.938 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 7th DAY OF FEBRUARY 2023.

Mayor Bobby Lindamood	_____	Mayor Pro Kathy Wheat	_____
Place 1, Brandi Elder	_____	Place 5, Chuck Kelley	_____
Place 2, George Bond	_____	Place 6, Callie Rigney	_____
Place 4, George Dodson	_____		

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

PLEASANTON ESTATES
LOT 1 AND LOT 2, BLOCK 2
IN THE CITY OF COBBVILLE, TENNESSEE COUNTY, TEXAS

LOT 1, 1.629 ACRES
LOT 2, 1.629 ACRES

3.258 ACRES TOTAL

Surveyor: J. L. Smith
County Clerk: J. L. Smith
Date: 10/10/2010



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 2d	Agenda Date 1/9/2023	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration of a Replat for Lot 3R, Block 1, Colleyville Estates, being Lot 3 E1/2 LT 2, Block 1, Colleyville Estates, located at 504 Colleyville Terrace, Case PC22-022

Explanation

James Stevens, the applicant, has submitted a request for a Replat for Lot 3R, Block 1, Fairway Addition; being approximately 0.67 acres; and zoned R-10 Single-Family Residential district. The purpose is to plat the property in order to allow the construction of a new accessory building.

Existing Conditions/Background: The subject property, 504 Colleyville Terrace, resides on the north side of Colleyville Terrace east of the intersection with Bransford Road. The subject property has R-10 zoning and is currently developed with a single family home and carport, of which the carport will be demolished.

Proposed Zoning:

Request – The applicant requests to replat the property into one lot and maintain the R-10 zoning district with R-20 standards. The minimum standards for the R-10 zoning district are as follows:

Minimum Lot Size	20,000 sf.	29, 025 SF
Minimum Lot Width	100 feet	±135 feet
Minimum Lot Depth	125 feet	±215 feet
Front Building Line	30 feet	
Side Building Line	10 feet	
Rear Building Line	25 feet	
Max. Lot Coverage	30%	
Max. Impervious Coverage	60%	

Analysis: The proposed Lot 3R, Block 1 is compatible with the R-10 zoning district and meets the intent of the City's Comprehensive Master Plan.

Surrounding Development: The properties to the north, south, east and west are zoned R-10 Single-Family Residential district and are improved with single-family homes.

Plat Status: The property is identified as Lot 3 and the East ½ of Lot 2, Block 1, Colleyville Estates.

DRC Review: The DRC met on December 19, 2022 and offered the following comments to the applicant:

1. Provide a 16 foot drainage and utility easement along the rear property line and 7.5 foot drainage and utility easements along the side property lines.
2. Remove the Staff Approval Signature Block and replace with Planning and Zoning Commission and City Council Signature Blocks.

The applicant provided an updated plat exhibit on December 27, 2022.

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 Replat.

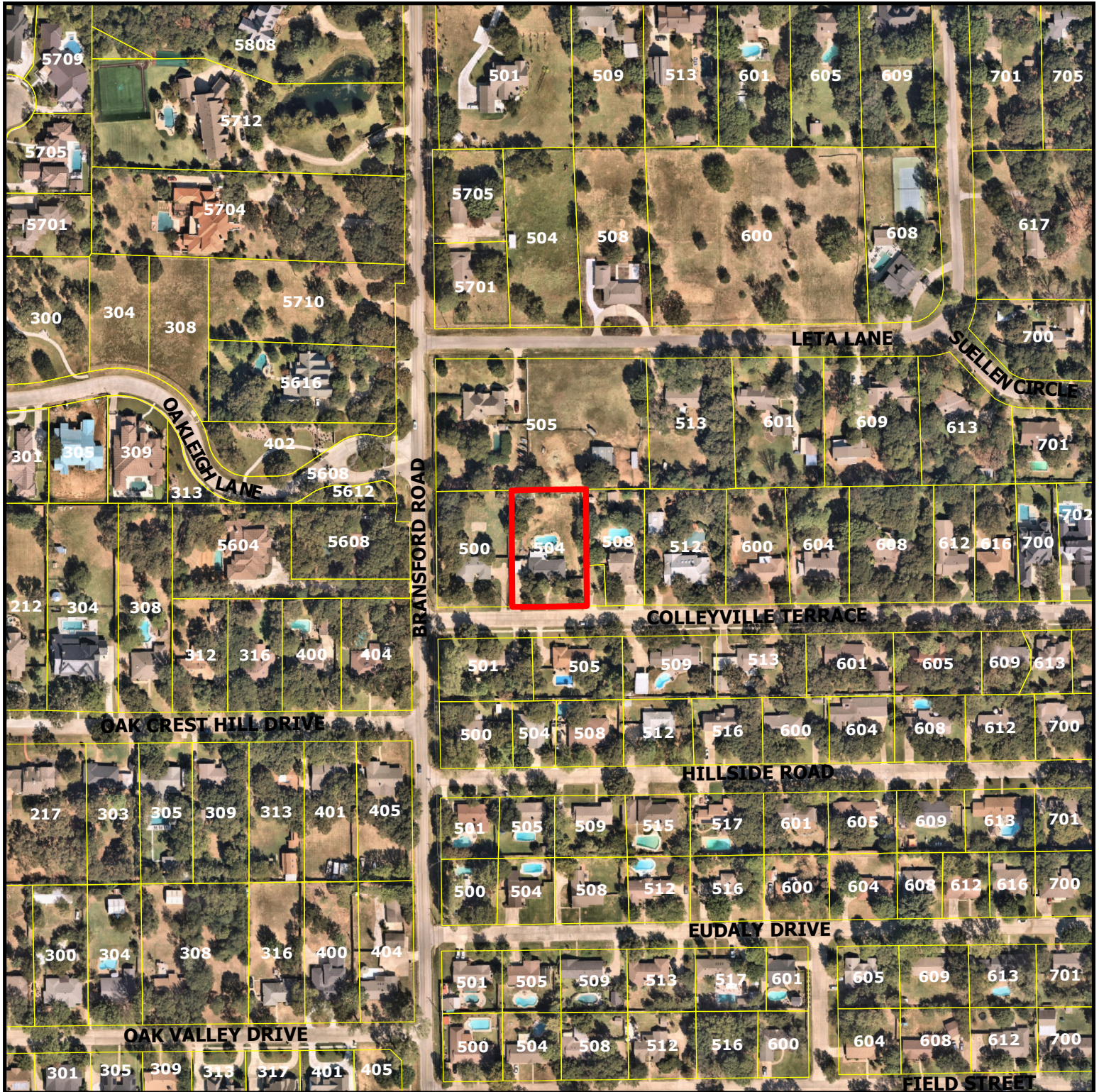
Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Replat
5. Notification Map
6. Notification Letter
7. Notification List
8. Draft Resolution

Aerial Map



PC22-022

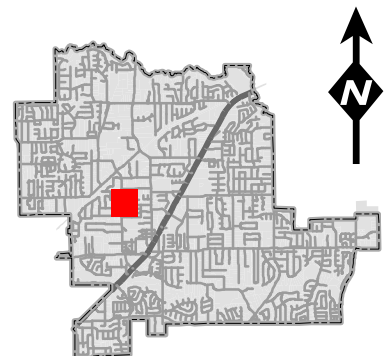
504 Colleyville Terrace

DISCLAIMER:

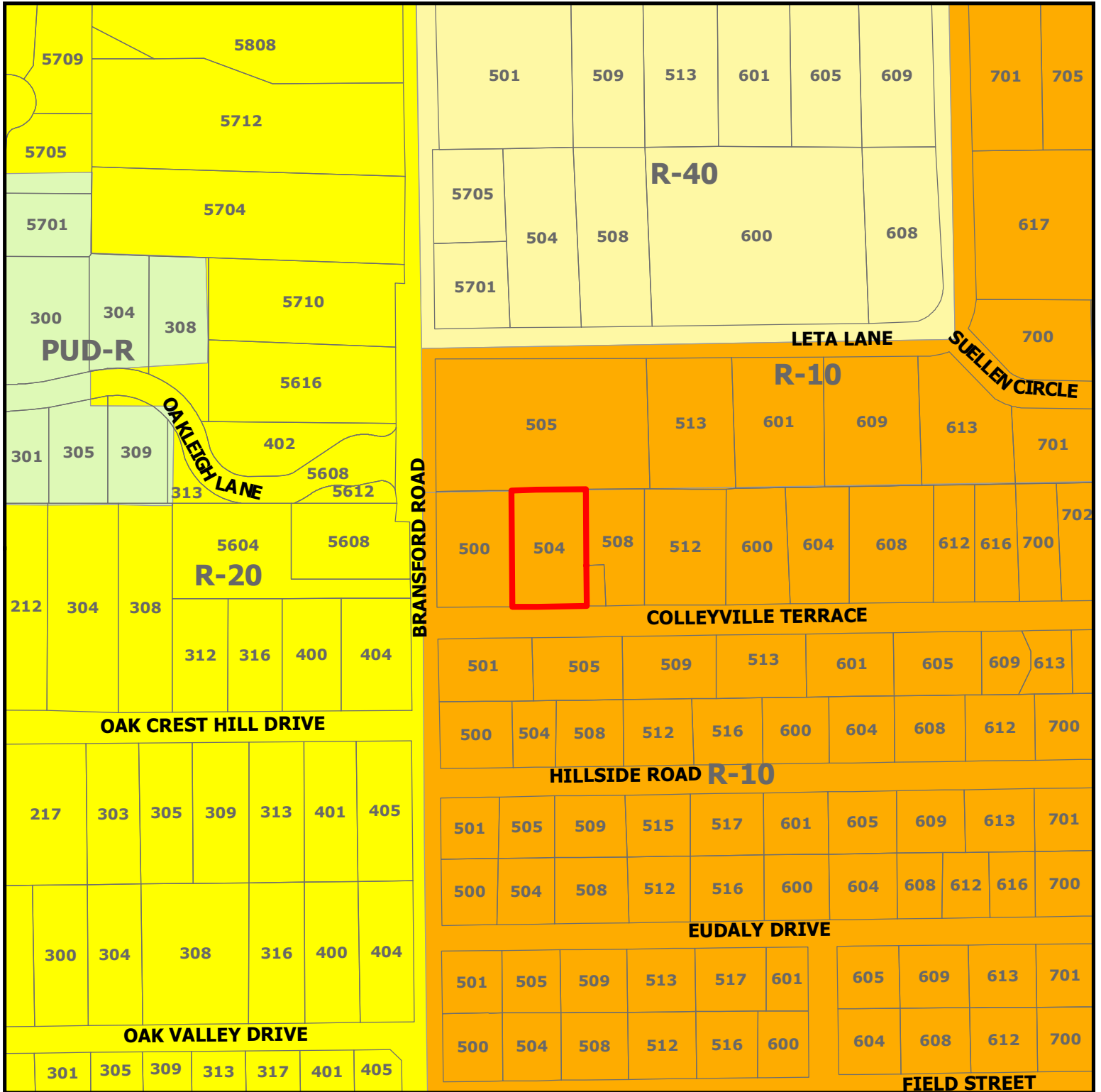
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



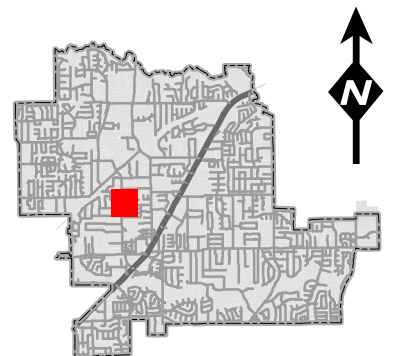
Zoning Map



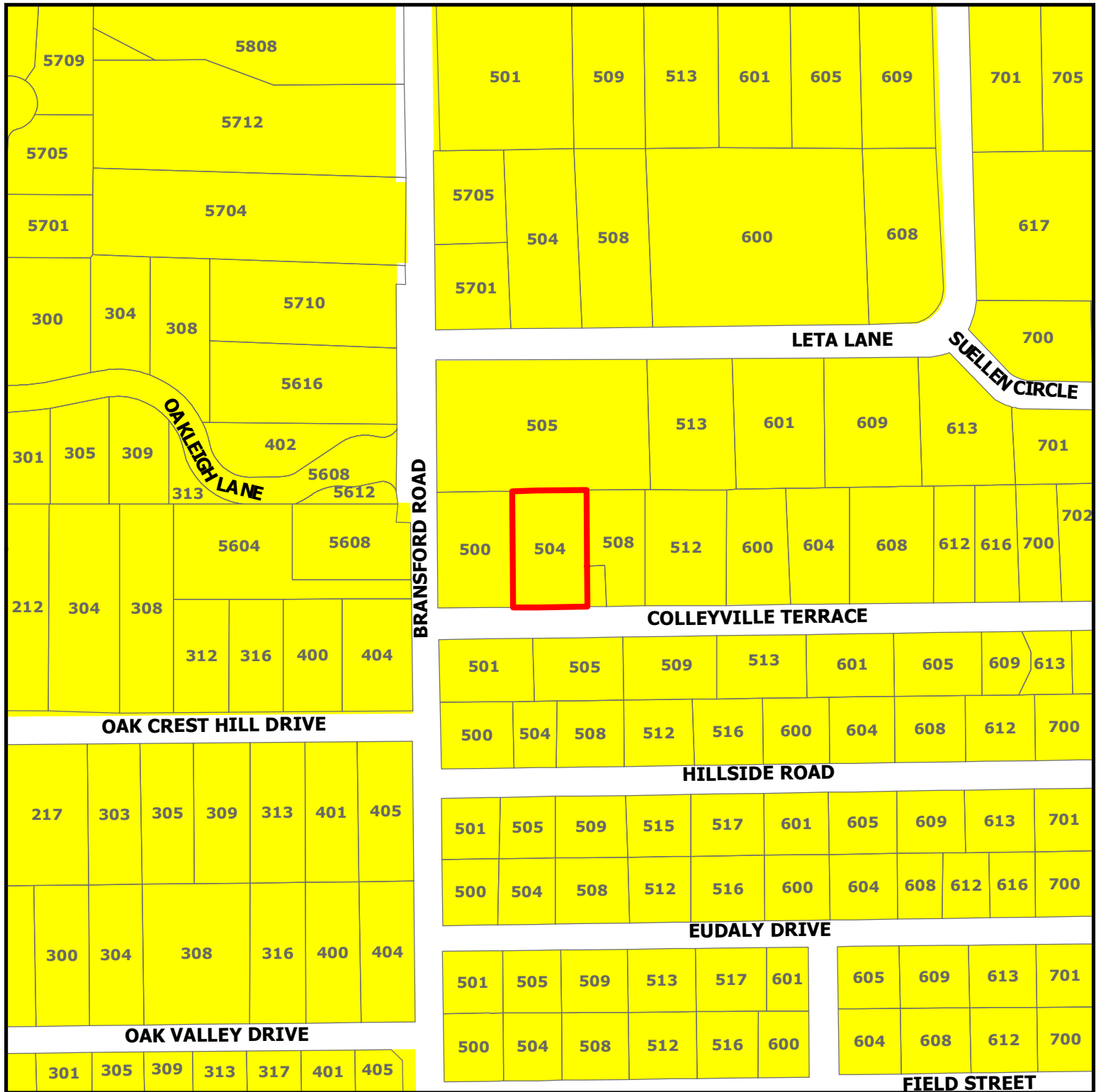
PC22-022
504 Colleyville Terrace

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 Subject Property



Future Land Use Map

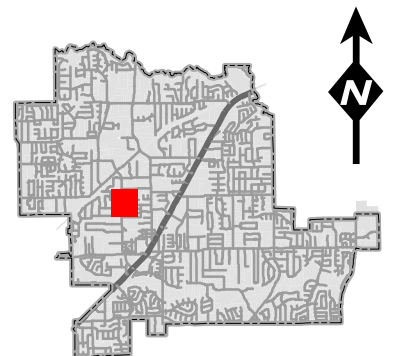


PC22-022

504 Colleyville Terrace

DISCLAIMER:
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- Subject Property
- Residential



State of Texas
County of Tarrant

Whereas Neal Talbott and Julie Talbott, being the sole owners of a certain 0.666 acre tract of land, being all of Lot 3 and the east half of Lot 2, Block 1, Colleyville Estates, an addition to the City of Colleyville, Tarrant County, Texas, as shown on plat of said subdivision recorded in Volume 388-16, Page 113, of the Plat Records, Tarrant County, Texas, (P.R.T.C.T.) being the same tracts conveyed to Neal and Julie Talbott, recorded in Clerk File No. D219071660, Real Property Records, Tarrant County, Texas, (R.P.R.T.C.T.) said 0.666 acre tract being more particularly described as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID).

BEGINNING at a reset 1/2" iron rod on the north right-of-way line of Colleyville Terrace, 50 foot wide, for the southwest corner of Lot 4B, Block 1, Colleyville Estates, said subdivision recorded in Volume 388-180, Page 34, P.R.T.C.T., being the southeast corner of said Lot 3 and the herein described 0.666 acre tract, from which a found 1/2" iron rod bears North 89° 14' 54" East, 120.00 feet:

THENCE South 89° 14' 54" West, with the north right-of-way of said Colleyville Terrace, passing at 90.00 feet, a point, for the southwest corner of said Lot 3 and the southeast corner of said Lot 2, for a total distance of 135.00 feet, to a set 1/2" iron rod capped "Texas Surveying, Inc.", for the southeast corner of a tract described in instrument to Ramon and Patricia Alvarado, recorded in Volume 4590, Pg. 9, R.P.R.T.C.T., being the southwest corner of the herein described 0.666 acre tract, from which a found 1/2" iron rod bears South 89° 14' 54" West, 45.00 feet:

THENCE North 00° 51' 06" West, 215.00 feet, to a found 1/2" iron rod, on the south line of Block 2, Pleasant Oak Estates, said subdivision recorded in Volume 388-25, Page 88, P.R.T.C.T., being conveyed in instrument to James and Edie Gray, recorded in Clerk File No. D207052336, R.P.R.T.C.T., and described in instrument from James and Edie Gray, recorded in Clerk File No. D217297554, R.P.R.T.C.T., for the northeast corner of said Alvarado tract, being the northwest corner of the herein described 0.666 acre tract:

THENCE North 89° 14' 54" East, passing a point at 45.00 feet, for the northeast corner of said Lot 2 and the northwest corner of said Lot 3, for a total distance of 135.00 feet, to a set 1/2" iron rod capped "Texas Surveying, Inc.", from which a found 1/2" iron rod bears South 14° 04' West, 0.5 feet, on the south line of said Pleasant Oak Estates, for the northwest corner of Lot 4A, Block 1, Colleyville Estates, said plat recorded in Volume 388-180, Page 34, P.R.T.C.T., being the northeast corner of said Lot 3 and the herein described 0.666 acre tract:

THENCE South 00° 51' 06" East, 215.00 feet, to the POINT OF BEGINNING, containing 0.666 acres of land.

Surveyor's Certificate

Know All Men By These Presents:

That I, Zachariah R. Savory, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Zachariah R. Savory, Registered Professional Land Surveyor No. 5966
Texas Surveying, Inc. - Aledo Branch
208 South Front Street Aledo, Texas 76008
aledo@txsurveying.com - 817-441-5263
Field Date: October 25, 2022 - AN05478-RP

Now, Therefore, Know All Men By These Presents:

That _____, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lot 3R, Block 1, Colleyville Estates, an addition to the City of Colleyville, Tarrant County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way, and other public improvements shown thereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Colleyville, Tarrant County, Texas.

Witness, my hand, this the _____ day of _____, 2023.
By:

Neal Talbott

Julie Talbott

State of Texas

County of _____

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the _____ day of _____, 2023.

Notary Public in and for the State of Texas

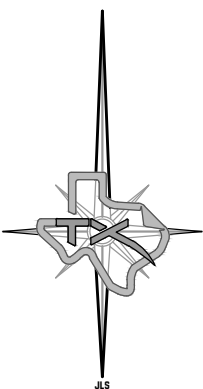
State of Texas

County of _____

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the _____ day of _____, 2023.

Notary Public in and for the State of Texas



Surveyor:
Zachariah R. Savory, R.P.L.S.
208 S. Front Street
Aledo, TX, 76008
817-441-5263

Owner:
Neal & Julie Talbott
504 Colleyville Terrace
Colleyville, TX 76034
nealtalbott006@gmail.com

1" = 30'



Part of Block 2
Pleasant Oak Estates
Vol. 388-25, Pg. 88

James & Edie Gray
CF # D207052336

C.I.R.S.
Whence a Fd. 1/2"
Iron Rod bears
S 14° 04' W, 0.5'

N 89°14'54" E 135.00'

5' Easement (V. 388-16, P. 113)

16' Drainage & Utility Easement (By this plat)

Lot 2, Block 1 - V. 388-116, P. 113

Lot 3, Block 1 - V. 388-116, P. 113

Lot 3R, Block 1
0.666 Acres
(29.025 Sq. Ft.)

Talbott
D219071660

Fd. 1/2"
Iron Rod

N: 7009903.00
E: 2379497.61

Lot 1, Block 1 - V. 388-116, P. 113

Lot 2, Block 1 - V. 388-116, P. 113

Ramon and Patricia Alvarado
Vol. 4590, Pg. 19

Lot 1 & and a portion of Lot 2, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

N 00°51'06" W 215.00'

7.5' Drainage & Utility Easement (By this plat)

Lot 2, Block 1 - V. 388-116, P. 113

Lot 3, Block 1 - V. 388-116, P. 113

Lot 3R, Block 1
0.666 Acres
(29.025 Sq. Ft.)

Lot 4A, Block 1
Colleyville Estates
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Lot 4B, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4C, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4D, Block 1
Colleyville Estates
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Lot 4E, Block 1
Colleyville Estates
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Lot 4F, Block 1
Colleyville Estates
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Lot 4G, Block 1
Colleyville Estates
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Lot 4H, Block 1
Colleyville Estates
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Lot 4I, Block 1
Colleyville Estates
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Lot 4J, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4K, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4L, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4M, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4N, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4O, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4P, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4Q, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4R, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4S, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4T, Block 1
Colleyville Estates
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Lot 4U, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4V, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4W, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4X, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4Y, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4Z, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4AA, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4AB, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4AC, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4AD, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4AE, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4AF, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4AG, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4AH, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4AI, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4AJ, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4AK, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4AL, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4AM, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4AN, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4AO, Block 1
Colleyville Estates
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Lot 4AP, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4AQ, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4AR, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4AS, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4AT, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4AU, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4AV, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4AW, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4AX, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4AY, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4AZ, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4BA, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4BB, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4BC, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4BD, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4BE, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4BF, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4BG, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4BH, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4BI, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4BJ, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4BK, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4BL, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4BM, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4BN, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4BO, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4BP, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4BQ, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4BR, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4BS, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4BT, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4BU, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4BV, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4BW, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4BX, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4BY, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4BZ, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Surveyor's Notes:

1) Currently this tract appears to be located within one or more of the following areas:

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

According to the F.I.R.M. Community Panel Map No. 48439C0095K, dated 09/25/2009. For up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

2) C.I.R.S. - Set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC"

3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID).

4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction. No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, gas, electric, cable or other utility easement of any type.

5) Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property, (i.e. architectural control committee, municipal departments, home owners assoc., etc.). No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, gas, electric, cable or other utility easement of any type.

6) Special Notice: Selling a portion of this Addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.

7) No abstract of title or title commitment was provided to this surveyor. Record research done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.

8) The purpose of this replat is to merge all of Lot 3 and the east half of Lot 2, Block 1, Colleyville Estates into a single lot.

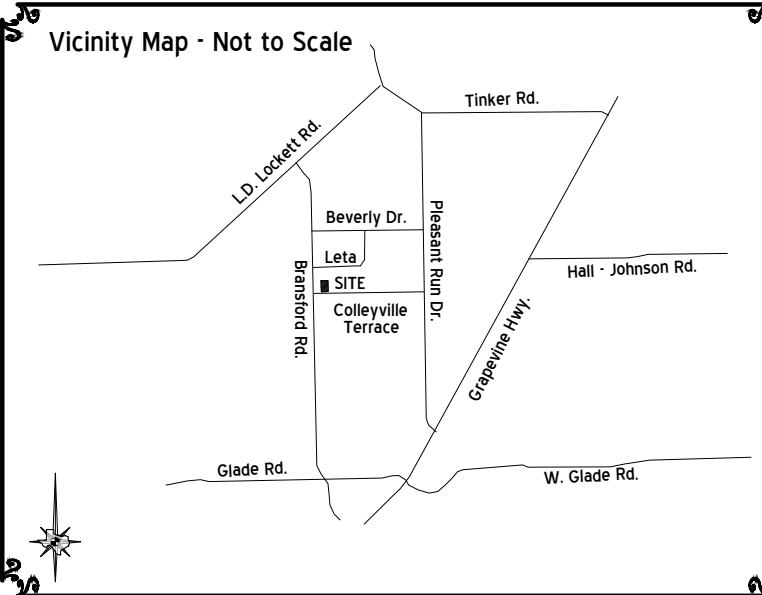
City Notes:

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, fence, tree, shrub, other growth or improvements which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat. They shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of their 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. Only after a detailed engineering study and plan show that no flooding will result, no obstruction to the natural flow of water will result and all owners of the property affected by such construction become party to the request. Where construction is permitted all finished floor elevations shall be minimum of two feet above the 100-year flood.



Replat
Lot 3R, Block 1
Colleyville Estates
an addition to the City of Colleyville
Tarrant County, Texas

BEING a 0.666 acre replat of Lot 3 and
the east half of Lot 2, Block 1,
Colleyville Estates, according to the
Plat recorded in Volume 388-16, Page 113,
Plat Records, Tarrant County, Texas

January 2023

TEXAS
SURVEYING
INC.

ALEDO BRANCH - 817-441-5263
FIRM NO. 10194122 - ALEDO@TXSURVEYING.COM

Planning and Zoning Commission Approval

WHEREAS The Planning and Zoning Commission of the City of Colleyville, Texas voted affirmatively on this _____ day of _____, 2023, to approve this Plat.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

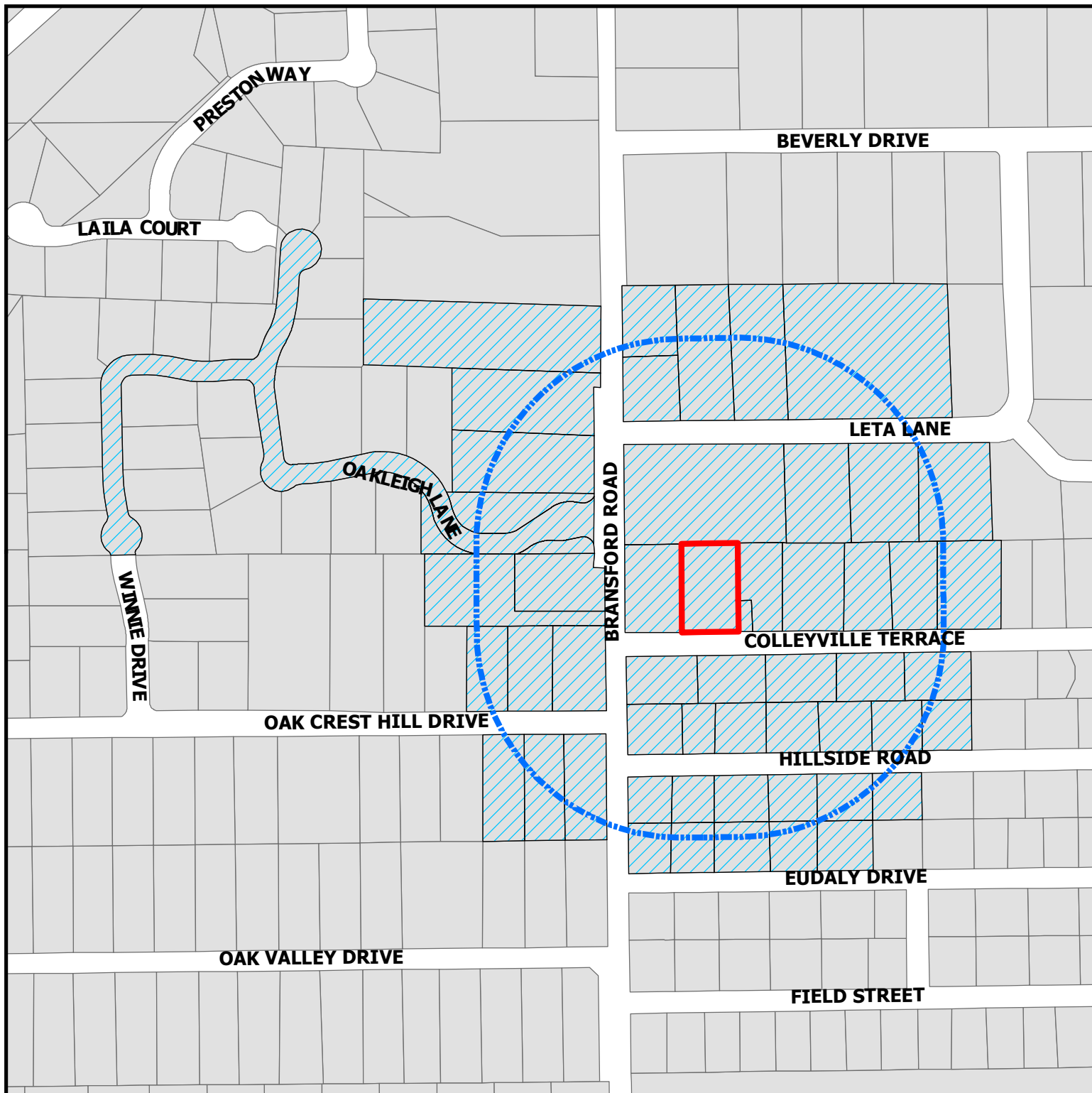
City Council Approval

WHEREAS the City Council of the City of Colleyville, Texas voted affirmatively on this _____ day of _____, 2023, to approve this Plat.

Mayor, City of Colleyville

Attest: City Secretary

Notification Map

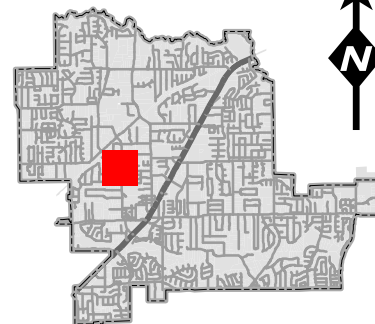


PC22-022
504 Colleyville Terrace

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, January 9, 2023 at 7:00 p.m.

City Council Meeting: Tuesday, February 7, 2023 at 7:00 p.m.

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

Request: Consideration of a Replat for Lot 3R, Block 1, Colleyville Estates, being Lot 3 E1/2 LT 2, Block 1, Colleyville Estates. The purpose is to replat the property in order to allow for the construction of a new accessory building. The lot will comply with all R-20 dimensional standards.

Zoning Case: PC22-022

Applicant: James Stevens

Owners: Neal & Julie Talbott

Location: 504 Colleyville Terrace

Property Description: Lot 3 E1/2 LT 2, Block 1, Colleyville Estates

Present Zoning: R-10 Single Family Residential

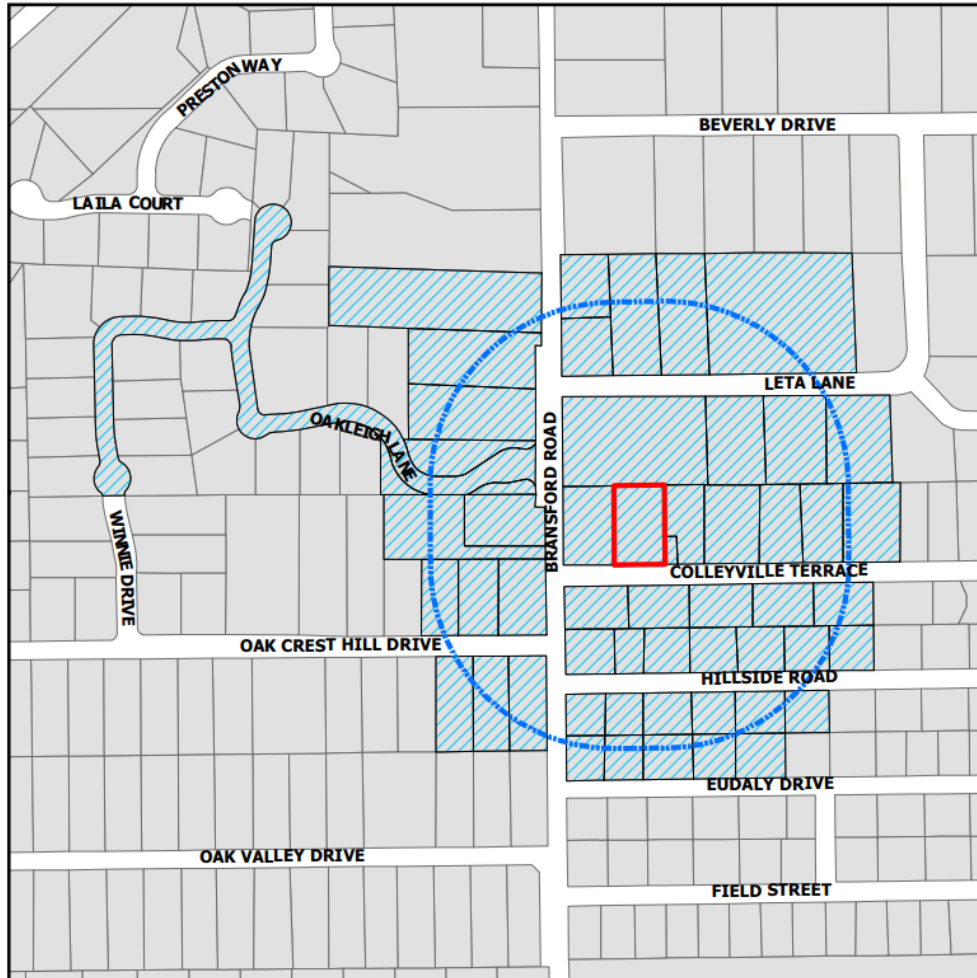
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

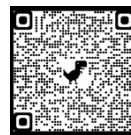
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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
ALVARADO, PATRICIA L	500 COLLEYVILLE TERR	COLLEYVILLE, TX
BASS, GREGORY	500 HILLSIDE RD	COLLEYVILLE, TX
BINION, MICHAEL	501 HILLSIDE RD	COLLEYVILLE, TX
BUCKLEY, RACHEL L	13049 WALLICH WAY	GERMANTOWN, MD
BUTLER, LINDSAY LEE	508 COLLEYVILLE TERR	COLLEYVILLE, TX
CALDWELL, J R	604 COLLEYVILLE TERR	COLLEYVILLE, TX
CANNATELLA, PHYLLIS P	515 HILLSIDE RD	COLLEYVILLE, TX
CARL D MCINTOSH FAMILY TRUST	1001 BURBERRY	WACO, TX
CHERRY, WILLIAM	604 HILLSIDE RD	COLLEYVILLE, TX
CROWSON, RODNEY	601 LETA LN	COLLEYVILLE, TX
CZYZEWSKI, EDWARD	600 HILLSIDE RD	COLLEYVILLE, TX
DALTON, JOEL W	512 EUDALY DR	COLLEYVILLE, TX
DIATEL LLC	6406 CUTTER RIDGE CT	COLLEYVILLE, TX
GARRISON, LISA	5704 BRANSFORD RD	COLLEYVILLE, TX
GARY AND NACIA WEST REVOCABLE	104 OAK VALLEY DR E	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX
GRAY, JAMES M	505 LETA LN	COLLEYVILLE, TX
GREEN, KENNETH W	517 HILLSIDE RD	COLLEYVILLE, TX
GWIN LYNSEY V	501 COLLEYVILLE TERR	COLLEYVILLE, TX
HEITMAN, NICHOLAS	400 OAK CREST HILL DR	COLLEYVILLE, TX
HERRERA, MIGUEL	505 HILLSIDE RD	COLLEYVILLE, TX
HEYNE, JOSEPH	5604 BRANSFORD RD	COLLEYVILLE, TX
HILLSIDE BLUES LTD	608 CLIFF DR	BELTON, TX
HOLDER, SANDI	504 HILLSIDE RD	COLLEYVILLE, TX
HOLMOK, ROBERT M	601 HILLSIDE RD	COLLEYVILLE, TX
HORAK, JO LANELLE	PO BOX 395	COLLEYVILLE, TX
JEFFRIES, BRANDON	512 COLLEYVILLE TERR	COLLEYVILLE, TX
JOHNSON, WM R	608 COLLEYVILLE TERR	COLLEYVILLE, TX
JONES, RYAN	316 OAK CREST HILL DR	COLLEYVILLE, TX
KAMKID PROPERTIES LLC	6016 LD LOCKETT RD	COLLEYVILLE, TX
LINES, JAMES K	3207 ST ALBANS CIR	COLLEYVILLE, TX
NORMAN, LESLIE	313 OAK CREST HILL DR	COLLEYVILLE, TX
OAKLEIGH RESIDENTIAL COMMUNITY	5757 ALPHA RD STE 680	DALLAS, TX
PRESNALL, ROGER	405 OAK CREST HILL DR	COLLEYVILLE, TX
PUEBLO, VANGE L	516 EUDALY DR	COLLEYVILLE, TX
QUALLS, JERRY L	PO BOX 430	COLLEYVILLE, TX
RUCCI, COREY	516 HILLSIDE DR	COLLEYVILLE, TX
SEITEL, COLLEEN	512 HILLSIDE DR	COLLEYVILLE, TX
STEVENS, JAMES	104 S WALNUT ST	WEATHERFORD, TX
STORM, JAMES E	601 COLLEYVILLE TERR	COLLEYVILLE, TX
TALBOTT, NEAL B	504 COLLEYVILLE TERR	COLLEYVILLE, TX
TANNER, BRUCE	5616 BRANSFORD RD	COLLEYVILLE, TX
TEES, LORENA	609 LETA LN	COLLEYVILLE, TX
THOMPSON, DONNA V	401 OAK CREST HILL DR	COLLEYVILLE, TX
ULSH, GORDON	508 HILLSIDE RD	COLLEYVILLE, TX
VARELA, ANDRES A	509 COLLEYVILLE TERR	COLLEYVILLE, TX
WALLER, EDWIN	513 LETA LN	COLLEYVILLE, TX
WELCH, PAULA JO	404 OAK CREST HILL DR	COLLEYVILLE, TX
WEST, GARY R	104 OAK VALLEY DR	COLLEYVILLE, TX
WEST, JOELYN	513 COLLEYVILLE TERR	COLLEYVILLE, TX

RESOLUTION R-22-XXXX

**A RESOLUTION APPROVING A REPLAT FOR LOT 3R, BLOCK 1,
COLLEYVILLE ESTATES ADDITION**

WHEREAS, the Planning and Zoning Commission recommended approval of the Replat for Lot 3R, Block 1, Colleyville Estates Addition, on January 9, 2023.

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

Sec. 1. THAT the Replat for Lot 3R, Block 1, Colleyville Estates Addition on approximately 0.67 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 7TH DAY OF FEBRUARY 2023.

Mayor Bobby Lindamood	_____	Mayor Pro Tem Kathy Wheat	_____
Place 1, Brandi Elder	_____	Place 5, Chuck Kelley	_____
Place 2, George Bond	_____	Place 6, Callie Rigney	_____
Place 4, George Dodson	_____		

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

[illegible]