



**CITY OF COLLEYVILLE
PLANNING AND ZONING
COMMISSION WORKSESSION
AGENDA**

100 Main Street, Colleyville, Texas, 76034

MONDAY, SEPTEMBER 25, 2023

**EXECUTIVE CONFERENCE ROOM - THIRD FLOOR
6:15 P.M.**

1. CALL TO ORDER

2. PRESENTATION AND DISCUSSION

- 2a** Presentation and discussion of a Replat for Lot 16R1, Block 3, Highland Acres Addition, being a portion of Lot 15 and a portion of Lot 16, Block 3, Highland Acres Addition, located at 105 Timberline Drive South, Case PC23-005
- 2b** Presentation and discussion of a Preliminary/Final Plat for the Park Place Subdivision, being Lot 1, Block 1, Crisp Addition and a portion of Lot 1R, Block 1, Wiggins Addition, located at 5305 Bluebonnet Drive, Case PC23-006
- 2c** Presentation and discussion of a Preliminary/Final Plat for the Park Place Subdivision, being Lot 1, Block 1, Crisp Addition and a portion of Lot 1R, Block 1, Wiggins Addition, located at 5305 Bluebonnet Drive, Case PC23-007
- 2d** Presentation and discussion of a Consideration of a Special Use Permit for a Contractor Office with Storage Yard on Tract 2K, Abstract 963, Absalom J Lott Survey, located at 6516 Colleyville Boulevard, Case ZC23-029
- 2e** Presentation and discussion of a Special Use Permit for a Carport on Lot 1, Block 1, of the Howard Place Addition, located at 6113 Bransford Road, Case ZC23-030

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards *September 21, 2023* by 5:00 p.m.

Jacquelyn Reyff
Planning Manager

A quorum of any Colleyville board, commission, or committee may be present at this meeting. Any matter on this agenda may, at the discretion of the governing body, be opened for public comment and discussion.

If you plan to attend this public meeting and have a disability that requires special accommodations, please advise the City Secretary at least 48 hours in advance at 817.503.1133, and reasonable accommodations will be made to assist you.



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number 2a

Agenda Date 9/25/2023

Number

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a Replat for Lot 16R1, Block 3, Highland Acres Addition, being a portion of Lot 15 and a portion of Lot 16, Block 3, Highland Acres Addition, located at 105 Timberline Drive South, Case PC23-005

Explanation

Brock Roorda, the applicant, has submitted a request for Replat. The property is zoned R-20 Single Family Residential district and a house currently exists on the property. The tract currently exists as the southern half of Lot 16 and a small portion of Lot 15 as originally platted. The purpose of the Replat is to correctly redefine the lot boundaries. The re-plat will allow for issuance of building permits in the future.

Recommendation

Attachments

1. Aerial Map
2. Zoning Map
3. Plat

Aerial Map



PC23-005

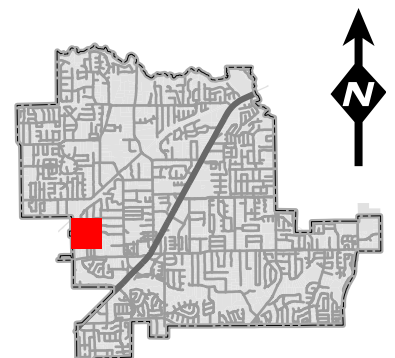
105 S Timberline Dr

DISCLAIMER:

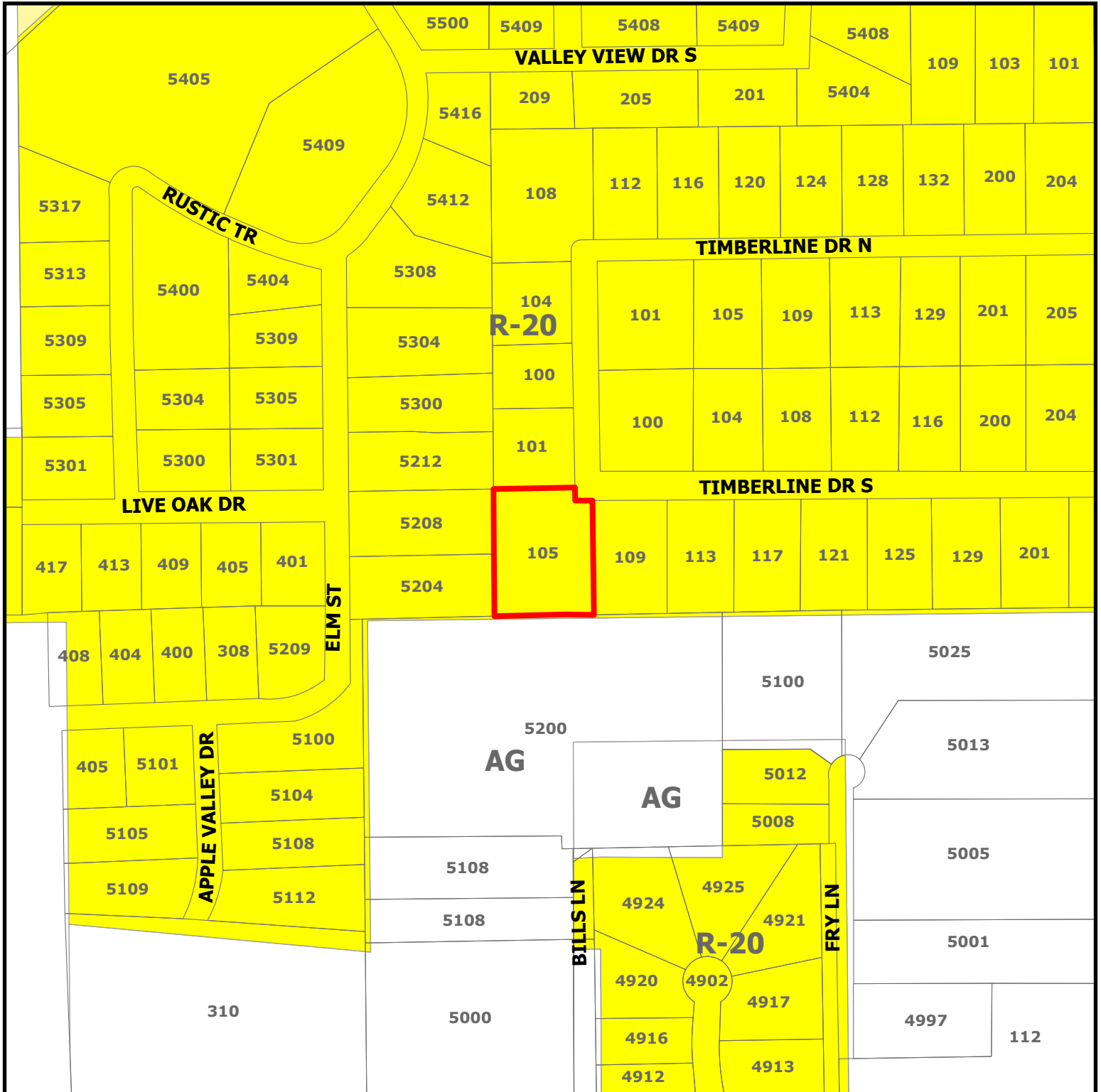
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Subject Property



Zoning Map

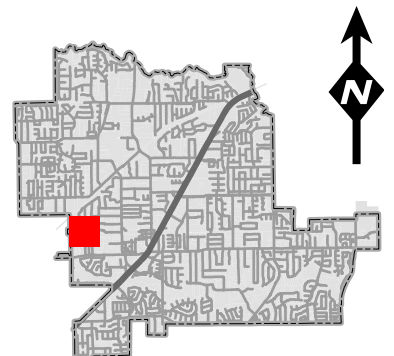


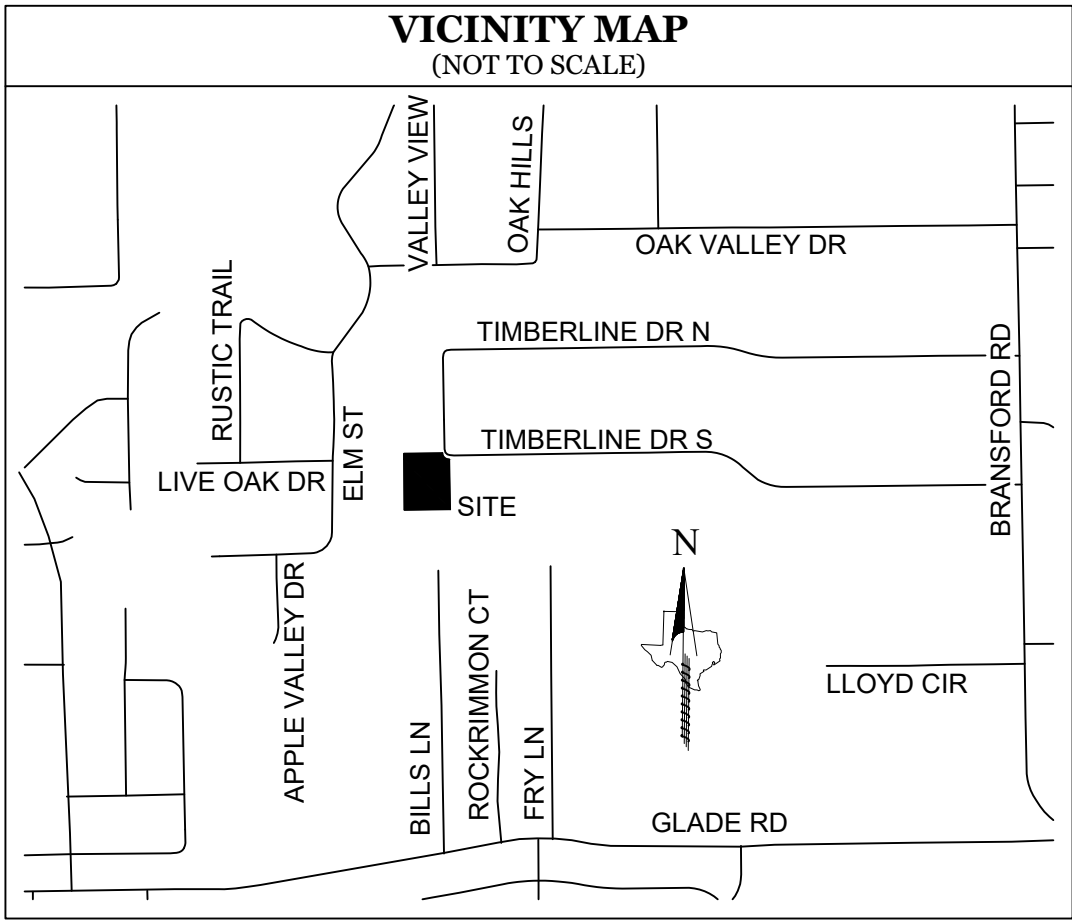
PC23-005

105 S Timberline Dr

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 Subject Property





- GENERAL NOTES**
- The purpose of this plat is to combine portions of Lots 15 & 16 into one lot.
 - This property is located in "Non-shaded Zone X", Shaded Zone "X", Zone "AE" and Zone "AE" Floodway according to the F.E.M.A. Flood Insurance Rate Map dated September 25, 2009 and is located in Community Number 480590 as shown on Map Number 48439C0095K. The location of the Flood Zone is approximate. For additional information regarding Flood Zone designation, please contact 1-(877) FEMA MAP.
 - The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization of 2011).
 - 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/or withholding of utilities and building permits.
 - All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
 - The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization of 2011).
 - DRAINAGE EASEMENT RESTRICTION:** No construction of 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 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 (2) feet above the 100-year flood elevation.
 - UTILITY EASEMENTS:** Any public utility, including the City of Colleyville, shall have the right to move and keep removed all part of any building, fence, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of it's respective systems on any of the utility 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 utility easement of 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.
 - The maintenance of all drainage and utility easements located on private property are the responsibility of the owner.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Colleyville, Tarrant County, Texas.

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

Matthew Raabe, R.P.L.S. # 6402 _____ Date _____

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared Matthew Raabe, 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 therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2023.

Notary Public in and for the State of Texas

Project	2308.012		EAGLE SURVEYING, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date	08/23/2023		
Drafter	EN		

SURVEYOR
Eagle Surveying, LLC
222 S. Elm Street, Suite 200
Denton, TX 76201
(940) 222-3009

OWNER
Brock and Jennifer Roorda
105 Timberline Drive S
Colleyville, TX 76034
(219) 741-4794

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 _____

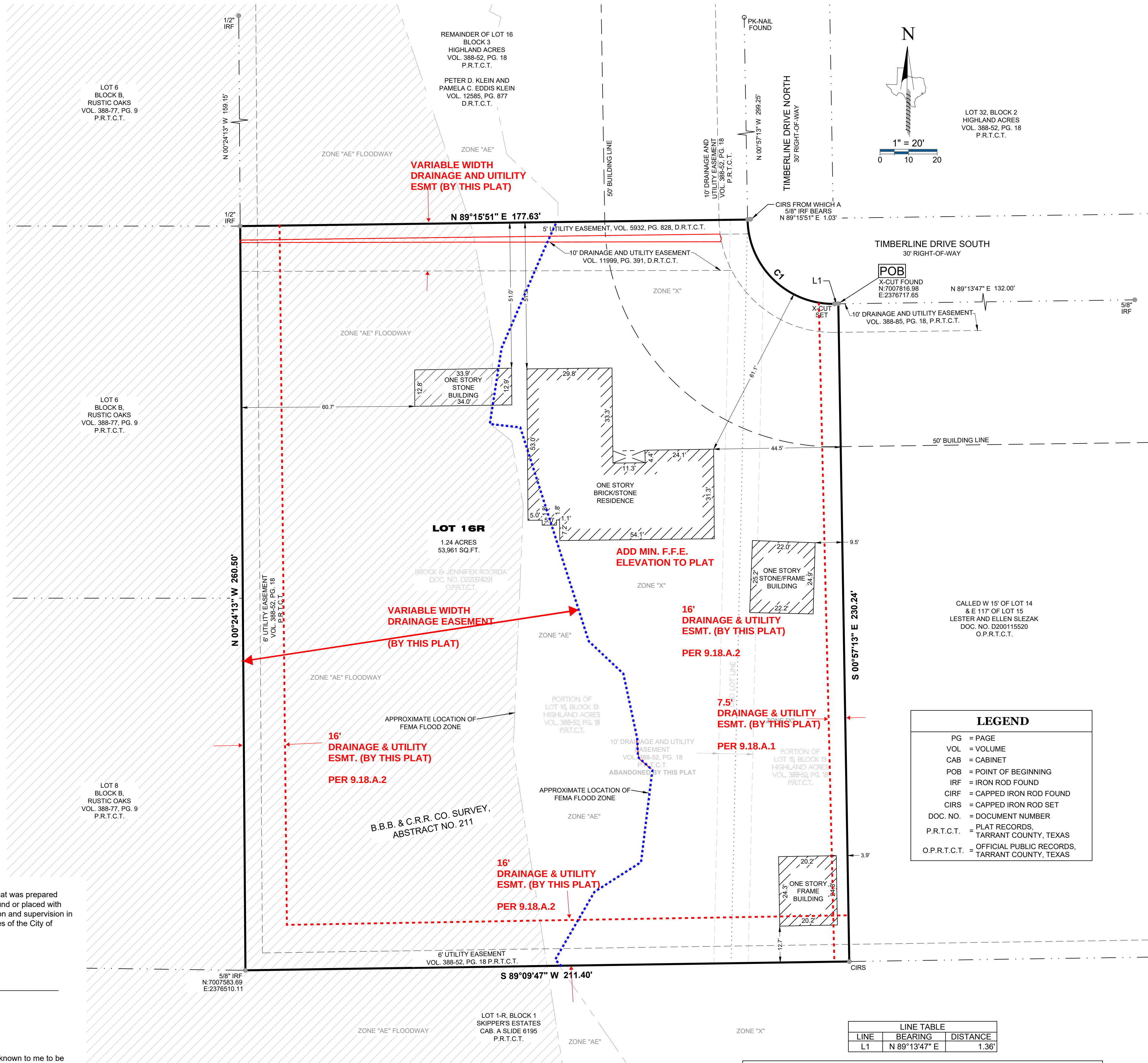
Attest: Secretary, Planning and Zoning Commission _____

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 _____



OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, **BROCK ROORDA** and **JENNIFER ROORDA**, are the owner of a 1.24 acre tract of land out of the B.B.B. & C.R.R. CO. SURVEY, ABSTRACT NUMBER 211, situated in the City of Colleyville, Tarrant County, Texas, being a called 1.240 acre tract of land conveyed to Brock Roorda and Jennifer Roorda by Warranty Deed with Vendor's Lien of record in Document Number D221374291 of the Official Public Records of Tarrant County, Texas, being a portion of Lots 15 & 16, Block 3 of Highland Acres, a subdivision of record in Volume 388-52, Page 18 of the Plat Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at an X-cut found in the South right-of-way line of Timberline Drive South (30' right-of-way), being the Northwest corner of a tract of land conveyed to Lester Paul Slezak and Ellen Marie Slezak by Warranty Deed with Vendor's Lien of record in Document Number D200115520 of the Official Public Records of Tarrant County, Texas and the Northeast corner of said 1.240 acre tract, from which a 5/8" iron rod found bears N89°13'47"E, a distance of 132.00 feet, being the Northwest corner of Lot 14, Block 3 of said Highland Acres;

THENCE, S00°57'13"E, along the West line of said Slezak tract, being the common East line of said 1.240 acre tract, a distance of 230.24 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the North line of Lot 1-R, Block 1, Skipper's Estates, a subdivision of record in Cabinet A, Slide 6195 of the Plat Records of Tarrant County, Texas, being the Southwest corner of said Slezak tract and the Southeast corner of said 1.240 acre tract;

THENCE, S89°09'47"W, along the North line of said Lot 1-R, being the common South line of said 1.240 acre tract, a distance of 211.40 feet to a 5/8" iron rod found, being the Southeast corner of Lot 8, Block 7 of Rustic Oaks, a subdivision of record in Volume 388-77, Page 9 of the Plat Records of Tarrant County, Texas and the Southwest corner of said Lot 16 and said 1.240 acre tract;

THENCE, N00°24'13"W, along the East line of Block 7, being the common West lines of Lot 16 and said 1.240 acre tract, a distance of 200.50 feet to a 1/2" iron rod found, being the Southwest corner of a tract of land conveyed to Charles A. Brown by General Warranty Deed with Vendor's Lien in Favor of Third Party of record in Volume 12585, Page 877 of the Deed Records of Tarrant County, Texas and the Northwest corner of said 1.240 acre tract;

THENCE, N89°15'51"E, along the South line of said Brown tract, being the common North line of said 1.240 acre tract, a distance of 177.63 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in West right-of-way line of Timberline Drive North (30' right-of-way) at the beginning of a non-tangent curve to the left, being the Southeast corner of said Brown tract and a North corner of said 1.240 acre tract, from which a 5/8" iron rod found bears N89°15'51"E, a distance of 1.03 feet;

THENCE, in a Southeasterly direction and along said non-tangent curve to the left, having a radius of 30.00 feet, a chord bearing of S45°51'43"E, a chord length of 42.36 feet, a delta angle of 89°49'00", an arc length of 47.03 feet to a X-cut set at the end of said non-tangent curve to the left;

THENCE, N89°13'47"E, along the South right-of-way line of Timberline Drive South, being the common North line of said 1.240 acre tract, a distance of 1.36 feet to the **POINT OF BEGINNING**, containing 1.24 acre or 53,961 square feet of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **BROCK ROORDA** and **JENNIFER ROORDA**, do hereby adopt this plat, designating herein described property as **HIGHLAND ACRES, LOT 16R, BLOCK 3**, an addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever all streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of 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.

OWNER: **BROCK ROORDA**

BY: _____
Owner _____ Date _____

NAME: _____
Print name

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, 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 therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2023.

Notary Public in and for the State of Texas

OWNER: **JENNIFER ROORDA**

BY: _____
Owner _____ Date _____

NAME: _____
Print name

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, 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 therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2023.

Notary Public in and for the State of Texas

**REPLAT
HIGHLAND ACRES
LOT 16R, BLOCK 3
1.24 ACRES**

A REPLAT OF LOTS 15 & 16, BLOCK 3 OF HIGHLAND ACRES
RECORDED IN VOLUME 388-52, PAGE 15, P.R.T.C.T.
B.B.B. & C.R.R. CO. SURVEY, ABSTRACT NO. 211,
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number 2b

Agenda Date 9/25/2023

Number

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a Preliminary/Final Plat for the Park Place Subdivision, being Lot 1, Block 1, Crisp Addition and a portion of Lot 1R, Block 1, Wiggins Addition, located at 5305 Bluebonnet Drive, Case PC23-006

Explanation

Vijay Borra, the applicant, has submitted a request for a Preliminary/Final Plat for a new subdivision known as Park Place. The current zoning on the property is R-20 Single Family Residential district. The plat proposes 16 single-family lots, 3 open space and drainage lots, and an amenity lot that will serve the neighborhood. The layout in this option connects to Janet Lane in the adjacent subdivision to the northeast. This layout complies with all the applicable regulations of the Land Development Code.

Recommendation

Attachments

1. Aerial Map
2. Zoning Map
3. Plat
4. Aerial Overlay
5. Existing Drainage Plan
6. Proposed Drainage Plan
7. Utility Plan

Aerial Map

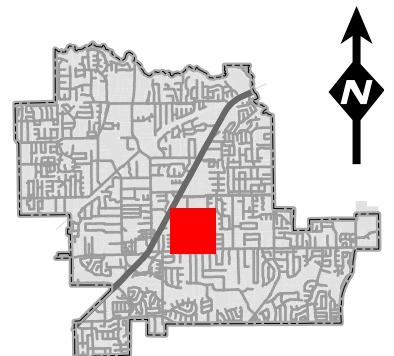


PC23-006

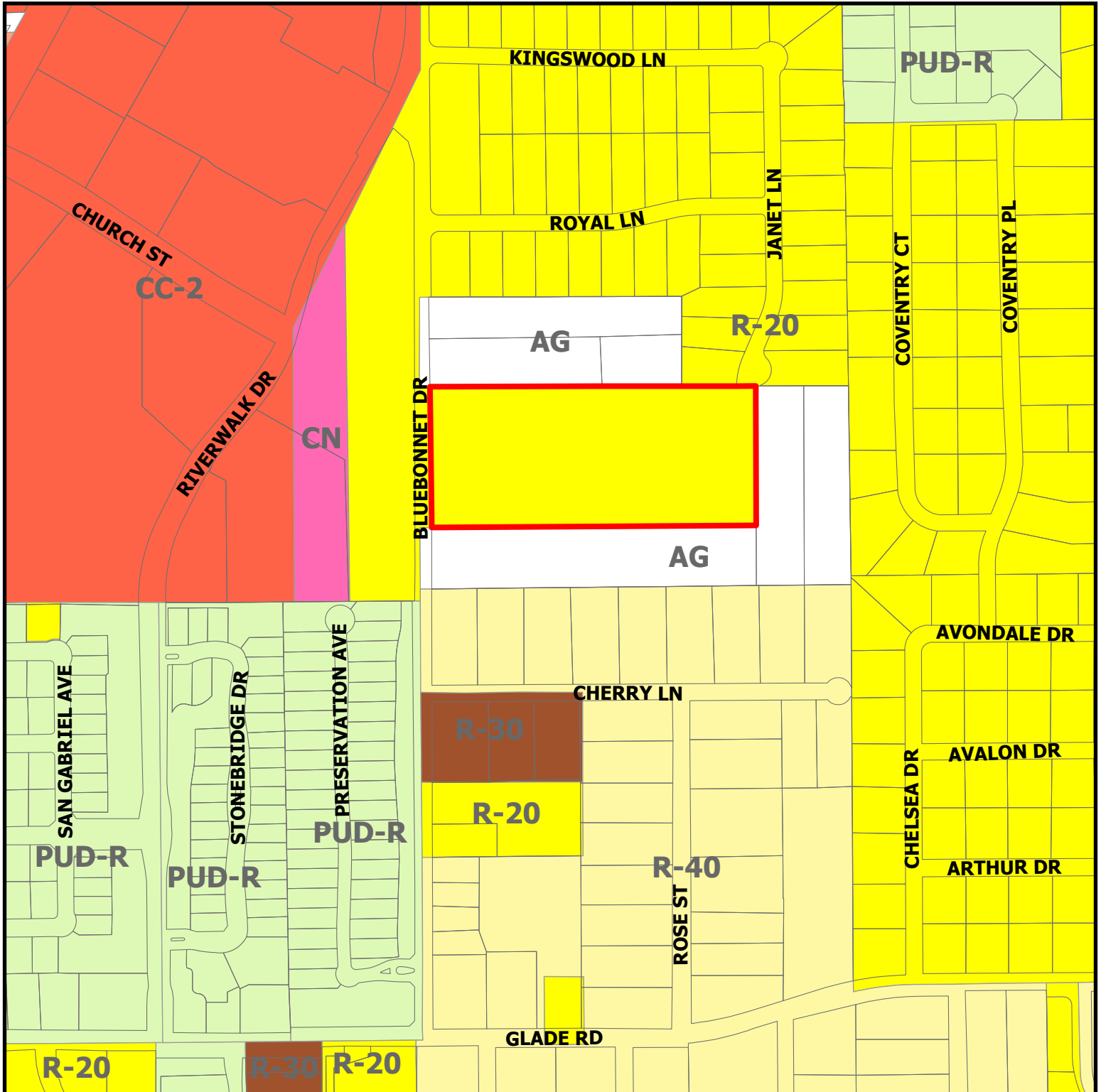
5305 Bluebonnet Dr

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 Subject Property



Zoning Map

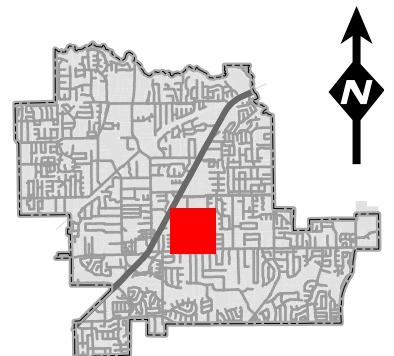


PC23-006

5305 Bluebonnet Dr

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 Subject Property



PROPERTY DESCRIPTION

ALL THAT CERTAIN 10.51 ACRES OF LAND, WHICH IS ALL OF THE 6.954 ACRE TRACT, DESCRIBED IN THE DEED TO DAVID S. BROWN, RECORDED IN VOLUME 10942, PAGE 1788, IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.T.), AND ALL OF THE 2.687 ACRE TRACT, DESCRIBED IN THE DEED TO STEPHEN J. FARMER AND DIANNE K. FARMER, RECORDED IN VOLUME 10124, PAGE 1138, D.R.T.C.T., ALSO BEING ALL OF LOT 1, BLOCK 1, CRISP ADDITION, RECORDED IN VOLUME 388-157, PAGE 20, IN THE PLAT RECORDS OF TARRANT COUNTY, TEXAS (P.R.T.C.T.), AND BEING A PORTION OF LOT 1-R, BLOCK 1, WIGGINS ADDITION, RECORDED IN VOLUME 388-195, PAGE 96, P.R.T.C.T., IN THE D.R. BLANDON SURVEY, A-233, 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 24"x24" CONCRETE STONE COLUMN AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, COMMON TO THE SOUTHEAST CORNER OF AN 8' RIGHT-OF-WAY DEDICATION, RECORDED IN SAID LOT 1, BLOCK 1, CRISP ADDITION, AND FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID RIGHT-OF-WAY DEDICATION, COMMON TO THE NORTHWEST CORNER OF LOT 1, BLOCK 1, DOSSANI PARADISE FAMILY ADDITION, RECORDED IN DOCUMENT NUMBER D221349108, P.R.T.C.T., BEARS SOUTH 89° 40' 09" WEST - 8.00';

THENCE NORTH 00° 15' 17" EAST - 426.06' ALONG THE WEST LINE OF THE HEREIN DESCRIBED TRACT, COMMON TO THE EAST RIGHT-OF-WAY LINE OF SAID BLUEBONNET DRIVE TO A 1/2" IRON ROD WITH A CAP STAMPED "SPRY 5647" SET FOR THE MOST WESTERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, COMMON TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN THE DEED TO JOAN KATHELENE VANDERGRUFF REVOCABLE TRUST RECORDED IN DOCUMENT NUMBER D221185912, D.R.T.C.T., IN THE SOUTH LINE OF SAID LOT 1-R, BLOCK 1, WIGGINS ADDITION;

THENCE NORTH 89° 44' 30" EAST - 522.67' TO A 1/2" IRON ROD WITH A CAP STAMPED "SPRY 5647" SET FOR AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 02° 00' 31" EAST - 154.02' ALONG A WEST LINE OF THE HEREIN DESCRIBED TRACT, TO A 1/2" IRON ROD WITH A CAP STAMPED "SPRY 5647" SET FOR THE MOST NORTHERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, IN THE SOUTH LINE OF LOT 2, BLOCK 1, OF SAID WIGGINS ADDITION;

THENCE NORTH 89° 13' 50" EAST - 237.08' ALONG A NORTH LINE OF THE HEREIN DESCRIBED TRACT, COMMON TO THE SOUTH LINE OF SAID LOT 2, BLOCK 1, WIGGINS ADDITION, TO A 1/2" IRON ROD WITH A CAP STAMPED "SPRY 5647" SET FOR THE MOST NORTHERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, COMMON TO THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK 1, WIGGINS ADDITION, IN THE EAST LINE OF BLOCK 3, OF KINGWOOD ESTATES, RECORDED IN CABINET A, SLIDE 1458, P.R.T.C.T.;

THENCE SOUTH 00° 04' 17" WEST - 156.02' ALONG AN EAST LINE OF THE HEREIN DESCRIBED TRACT, COMMON TO THE WEST LINE OF SAID BLOCK 3, KINGWOOD ESTATES, TO A 1/2" IRON ROD FOUND FOR AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT, COMMON TO THE SOUTHWEST CORNER OF LOT 13 OF SAID BLOCK 3, KINGWOOD ESTATES;

THENCE NORTH 89° 44' 30" EAST - 220.29' ALONG A NORTH LINE OF THE HEREIN DESCRIBED TRACT, COMMON TO THE SOUTH LINE OF LOT 13, BLOCK 3, KINGWOOD ESTATES TO A 1/2" IRON ROD FOUND FOR THE MOST EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, IN THE SOUTH RIGHT-OF-WAY LINE OF JANET LANE (A 50' RIGHT-OF-WAY), COMMON TO THE NORTHWEST CORNER OF A 2 ACRE TRACT, DESCRIBED IN THE DEED TO RAYMOND H. ROGERS & NANCY ROGERS, RECORDED IN VOLUME 4248, PAGE 527, D.R.T.C.T.;

THENCE SOUTH 00° 39' 12" EAST - 424.80' ALONG THE EAST LINE OF THE HEREIN DESCRIBED TRACT, COMMON TO THE WEST LINE OF SAID 2 ACRE TRACT, TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, COMMON TO THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1, DOSSANI PARADISE FAMILY ADDITION;

THENCE SOUTH 89° 40' 09" WEST - 991.97' ALONG THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, COMMON TO THE NORTH LINE OF SAID LOT 1, BLOCK 1, DOSSANI PARADISE FAMILY ADDITION, TO THE POINT OF BEGINNING AND CONTAINING 10.51 ACRES OF LAND.

LINE TABLE		
LINE #	LENGTH	BEARING
L1	70.00"	N00°15'17"E
L2	49.66"	N89°31'06"E
L3	10.00"	S89°40'09"W
L4	28.27"	S44°22'39"W
L5	11.15"	S89°24'31"W
L6	10.56"	N85°11'07"W
L7	46.26"	N85°11'07"W
L8	25.38"	S85°11'07"W
L9	33.88"	S85°11'07"W
L10	8.95"	N89°44'43"W
L11	14.14"	N44°44'43"W
L12	14.14"	N45°15'17"E
L13	8.95"	S89°44'43"E
L14	4.92"	S85°11'07"E
L15	12.94"	N85°11'07"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	84.93'	1475.00'	317°56"	S87°45'33"W	84.92'
C2	23.80'	1475.00'	0°55'28"	S85°38'51"W	23.80'
C3	23.82'	1425.00'	0°57'27"	S85°39'51"W	23.82'
C4	25.05'	1425.00'	1°00'26"	S86°38'47"W	25.05'
C5	100.04'	1425.00'	4°01'20"	S89°09'40"W	100.02'
C6	90.59'	1425.00'	3°38'33"	N87°00'23"W	90.58'
C7	58.99'	1475.00'	2°17'29"	N86°19'52"W	58.99'
C8	108.02'	1475.00'	4°11'46"	N89°34'29"W	108.00'
C9	80.88'	1475.00'	3°08'31"	S86°45'22"W	80.87'
C10	69.40'	1375.00'	2°53'31"	S86°37'52"W	69.39'
C11	52.26'	1375.00'	2°10'39"	S89°09'57"W	52.25'
C12	105.15'	1425.00'	4°13'40"	N88°08'27"E	105.12'
C13	20.93'	1425.00'	0°50'30"	N85°36'22"E	20.93'
C14	29.20'	1425.00'	1°10'27"	N85°46'20"E	29.20'
C15	108.07'	1425.00'	4°20'44"	N88°31'55"E	108.05'
C16	102.22'	1425.00'	4°06'36"	S87°14'25"E	102.20'
C17	60.36'	1475.00'	2°20'41"	S86°21'27"E	60.36'
C18	116.03'	1475.00'	4°30'26"	S89°47'01"E	116.00'
C19	71.51'	1475.00'	2°46'39"	N86°34'26"E	71.50'
C20	96.27'	1425.00'	3°52'15"	N87°07'14"E	96.25'
C21	8.77'	1425.00'	0°21'09"	N89°13'56"E	8.77'

PHILIP J. DOHMEN AND CAROL L. DOHMEN
DOC. NO. D218116441 D.R.T.C.T.

JOAN KATHELENE VANDERGRUFF REVOCABLE TRUST
DOC. NO. D221185912 D.R.T.C.T.

6' UTILITY EASEMENT
VOL. 388-157, PG. 20
P.R.T.C.T.

6' UTILITY EASEMENT
VOL. 388-195, PG. 96
P.R.T.C.T.

6' UTILITY EASEMENT
VOL. 388-195, PG. 96
P.R.T.C.T.

2 ACRES
RAYMOND H. ROGERS & NANCY ROGERS
VOL. 4248, PG. 527 D.R.T.C.T.

6' UTILITY EASEMENT
VOL. 388-157, PG. 20
P.R.T.C.T.

OWNER:
STEPHEN & DIANNE FARMER
5305 BLUEBONNET DRIVE
COLLEYVILLE, TEXAS 76034

DEVELOPER:
VIJAY BORRA
826 MANGO COURT
CORPELL, TEXAS 75019
PHONE: (972) 304-0506

ENGINEER:
REDINGER GROUP, LLC.
P.O. BOX 93206
SOUTHLAKE, TEXAS 76092
PHONE: (817) 253-5727
CONTACT: CLAYTON REDINGER

SURVEYOR:
SPRY SURVEYORS
8241 MID-CITIES BOULEVARD, SUITE 102
NORTH RICHLAND HILLS, TEXAS 76182
PHONE: (817) 776-4049
CONTACT: DAVID LEWIS

PRELIMINARY PLAT
OF
PARK PLACE LAYOUT A

10.507 ACRES
BEING
LOT 1, BLOCK 1 CRISP ADDITION AND
LOT 1R2, BLOCK 1 WIGGINS ADDITION
CITY OF COLLEYVILLE,
TARRANT COUNTY, TEXAS

16 RESIDENTIAL LOTS
3 OPEN SPACE LOTS
1 AMENITY LOT

1. FINAL CALCULATIONS TO BE PROVIDED WITH FINAL ENGINEERING PLANS
2. CRITERIA BASED ON CITY OF FORT WORTH ISWM CRITERIA MANUAL FOR SITE DEVELOPMENT AND CONSTRUCTION. (LATEST EDITION)
3. DOCUMENTATION AND SUPPORTING CALCULATIONS FOR DETENTION ASSESSMENT TO BE PROVIDED BY SEPARATE REPORT.
4. FINAL ENGINEERING REVIEW AND COORDINATION MAY RESULT IN MINOR ADJUSTMENTS TO THIS PLAN

RATIONAL METHOD RUNOFF CALCULATIONS (EXISTING)																
AREA NO.	AREA(AC)	DESCRIPTION	"C" VALUE	Tc(MIN)	I2 (IN/HR)	Q2 (CFS)	I5 (IN/HR)	Q5 (CFS)	I10 (IN/HR)	Q10 (CFS)	I25 (IN/HR)	Q25 (CFS)	I50 (IN/HR)	Q50 (CFS)	I100 (IN/HR)	Q100 (CFS)
XA	4.8	UNDEV	0.30	15	3.50	5.0	4.55	6.6	5.34	7.7	6.40	9.2	7.20	10.4	8.02	11.5
XB	4.8	UNDEV	0.30	15	3.50	5.0	4.55	6.6	5.34	7.7	6.40	9.2	7.20	10.4	8.02	11.5
XC	0.3	UNDEV	0.30	15	3.50	0.3	4.55	0.4	5.34	0.5	6.40	0.6	7.20	0.6	8.02	0.7
XD	0.6	UNDEV	0.30	15	3.50	0.6	4.55	0.8	5.34	1.0	6.40	1.2	7.20	1.3	8.02	1.4

LEGEND

NAME
AC 0100

FLOW ARROW (POST-PROJECT)

DRAINAGE DIVIDE

---501---

--- 500 ---

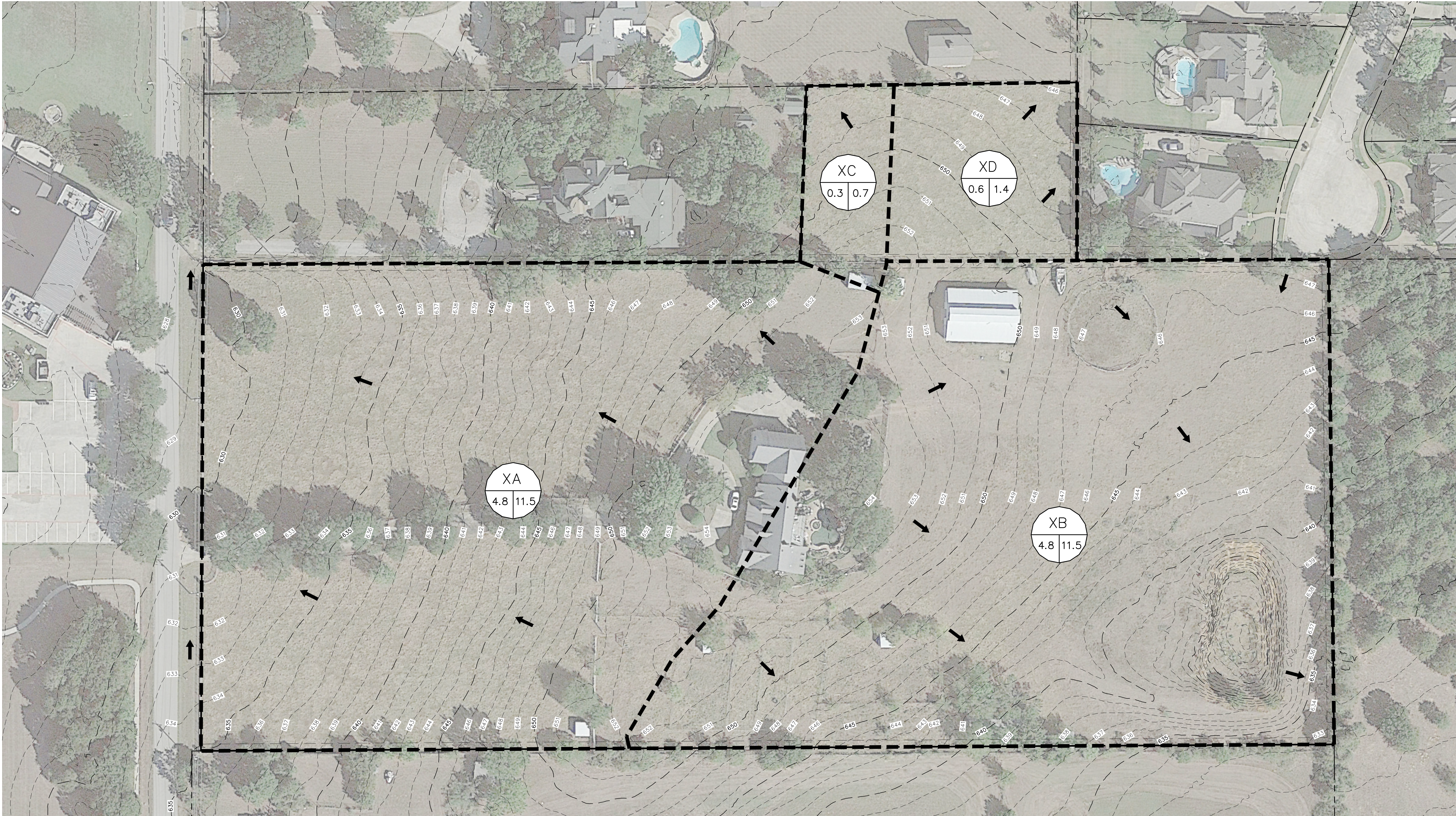
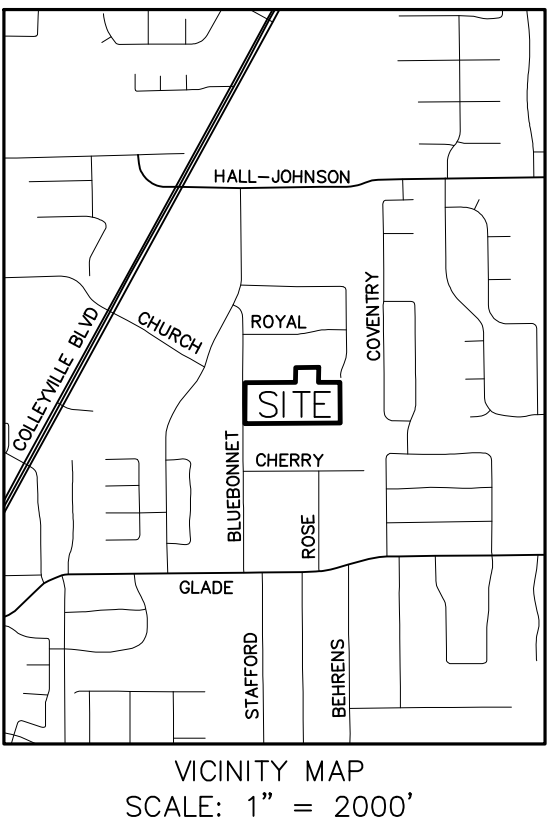
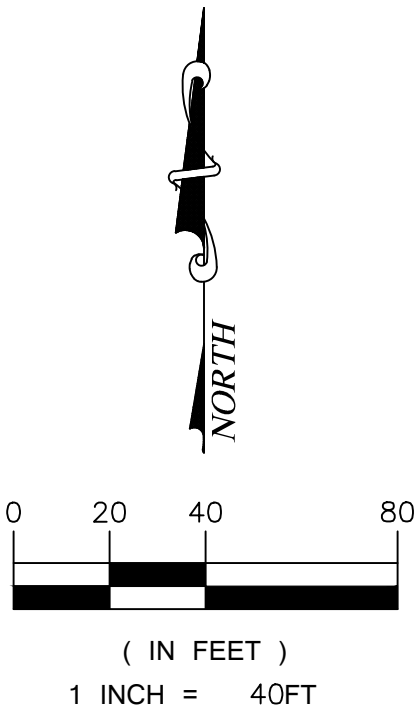
1

DRAINAGE AREA LABEL

EXISTING CONTOUR MINOR

EXISTING CONTOUR MAJOR

DESIGN POINT



CITY CASE NO. ----

REDINGER GROUP, LLC

P.O. BOX 92006
SCOTTSDALE, AZ 85267
PHONE (877) 233-2272
FAX (877) 233-2272
ENGINEERING REGISTRATION NUMBER F-23239

PREPARED FOR:
VIA ROMA COURT
COPELL, TEXAS 75019
(972) 304-0506

EXISTING DRAINAGE PLAN
PARK PLACE LAYOUT A
COLLEYVILLE, TEXAS

BENCHMARKS:
BM1
XXX
ELEV = XXX
BM2
XXX
ELEV = XXX

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes

Engineer
CLAYTON T. REDINGER
97487
Date
9/02/2023

Drawn By: DSM
Reviewed By: CTR
Project: 1036-01

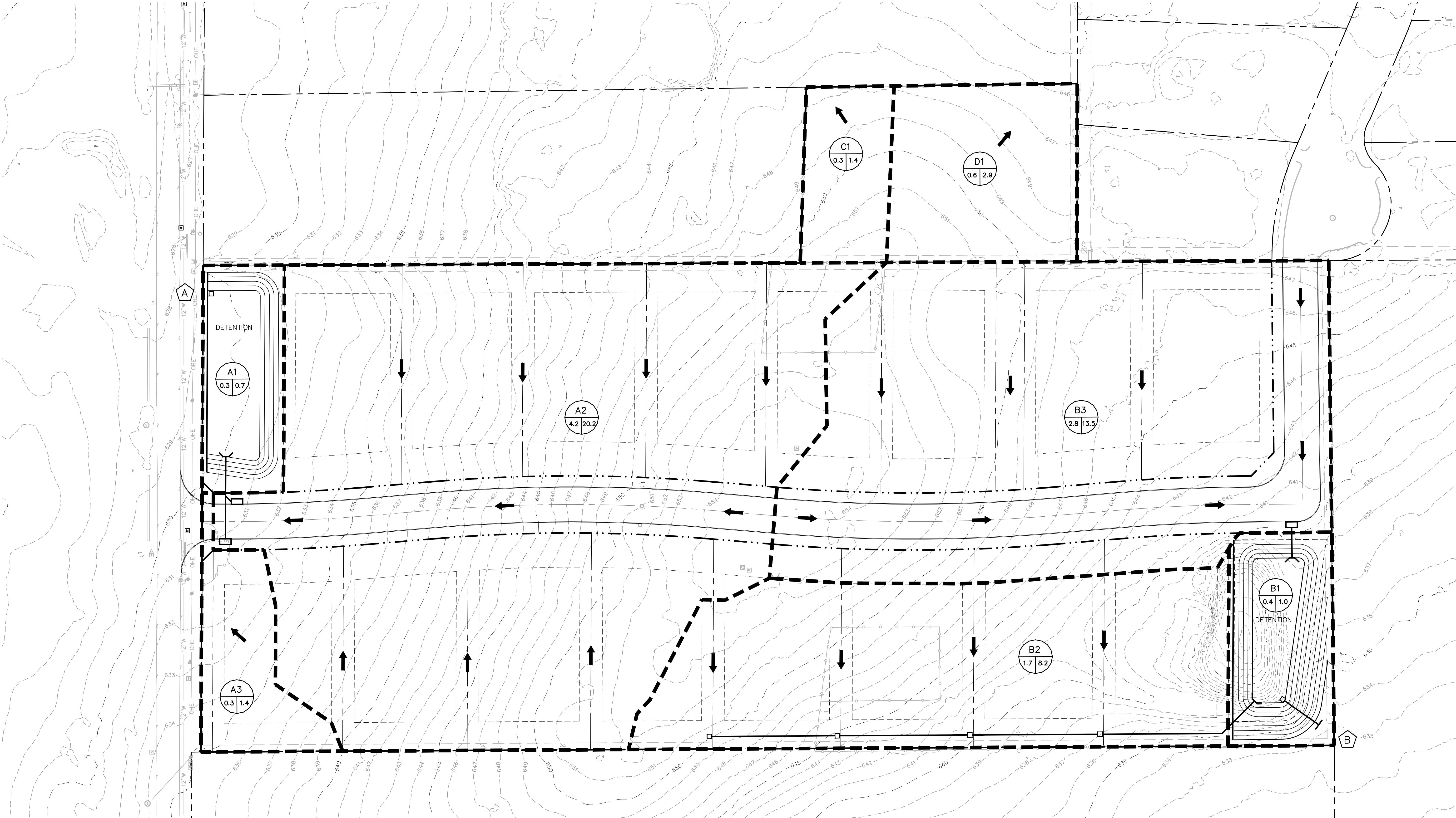
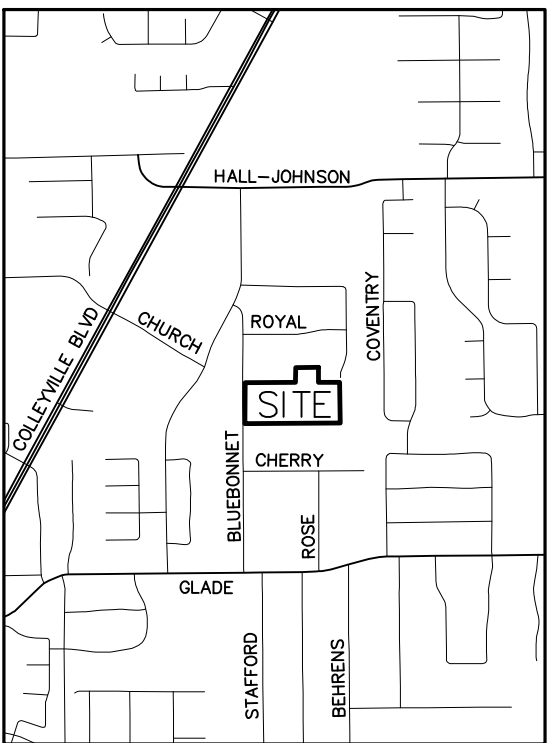
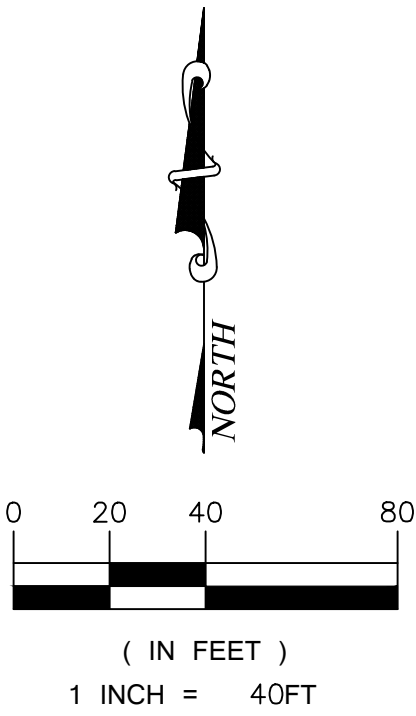
1. FINAL CALCULATIONS TO BE PROVIDED WITH FINAL ENGINEERING PLANS
2. CRITERIA BASED ON CITY OF COLLEYVILLE DRAINAGE MANUAL.
3. FINAL ENGINEERING REVIEW AND COORDINATION MAY RESULT IN MINOR ADJUSTMENTS TO THIS PLAN

RATIONAL METHOD RUNOFF CALCULATIONS (PROPOSED)																
AREA NO.	AREA(AC)	DESCRIPTION	'C' VALUE	Tc(MIN)	I2 (IN/HR)	Q2 (CFS)	I5 (IN/HR)	Q5 (CFS)	I10 (IN/HR)	Q10 (CFS)	I25 (IN/HR)	Q25 (CFS)	I50 (IN/HR)	Q50 (CFS)	I100 (IN/HR)	Q100 (CFS)
A1	0.3	OPEN SPACE	0.30	15	3.50	0.3	4.55	0.4	5.34	0.5	6.40	0.6	7.20	0.6	8.02	0.7
A2	4.2	SF-RES	0.60	15	3.50	8.8	4.55	11.5	5.34	13.5	6.40	16.1	7.20	18.1	8.02	20.2
A3	0.3	SF-RES	0.60	15	3.50	0.6	4.55	0.8	5.34	1.0	6.40	1.2	7.20	1.3	8.02	1.4
B1	0.4	OPEN SPACE	0.30	15	3.50	0.4	4.55	0.5	5.34	0.6	6.40	0.8	7.20	0.9	8.02	1.0
B2	1.7	SF-RES	0.60	15	3.50	3.6	4.55	4.6	5.34	5.4	6.40	6.5	7.20	7.3	8.02	8.2
B3	2.8	SF-RES	0.60	15	3.50	5.9	4.55	7.6	5.34	9.0	6.40	10.8	7.20	12.1	8.02	13.5
C1	0.3	SF-RES	0.60	15	3.50	0.6	4.55	0.8	5.34	1.0	6.40	1.2	7.20	1.3	8.02	1.4
D1	0.6	SF-RES	0.60	15	3.50	1.3	4.55	1.6	5.34	1.9	6.40	2.3	7.20	2.6	8.02	2.9
ALL A	4.8	SF-RES	0.58	15	3.50	9.8	4.55	12.7	5.34	14.9	6.40	17.9	7.20	20.1	8.02	22.4
ALL B	4.9	SF-RES	0.58	15	3.50	9.9	4.55	12.8	5.34	15.1	6.40	18.0	7.20	20.3	8.02	22.6
ALL C	0.3	SF-RES	0.60	15	3.50	0.6	4.55	0.8	5.34	1.0	6.40	1.2	7.20	1.3	8.02	1.4
ALL D	0.6	SF-RES	0.60	15	3.50	1.3	4.55	1.6	5.34	1.9	6.40	2.3	7.20	2.6	8.02	2.9

*AREAS A AND B SHALL BE DETAINED TO PREDEVELOPED FLOW RATES.

LEGEND

- NAME
AC Q100
- FLOW ARROW (POST-PROJECT)
- DRAINAGE DIVIDE
- 501---
EXISTING CONTOUR MINOR
- 500 ---
EXISTING CONTOUR MAJOR
- 1
DESIGN POINT



CITY CASE NO. ----

REDINGER GROUP, LLC
P.O. BOX 9206
SOUTH PLAINS, TEXAS 75085
PHONE (817) 233-2272
FAX (817) 233-2272
ENGINEERING REGISTRATION NUMBER 7-2329
PREPARED FOR:
MAY GORMA COURT
COLLEYVILLE, TEXAS 75019
(972) 304-0506

PRELIMINARY GRADING & DRAINAGE PLAN
PARK PLACE LAYOUT A
COLLEYVILLE, TEXAS

BENCHMARKS:
BM1
XXX
ELEV = XXX
BM2
XXX
ELEV = XXX

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes
Engineered by: CLAYTON T. REDINGER
P.E. No. 97487 Date: 9/09/2023

Drawn By: DSM
Reviewed By: CTR
Project: 1036-01

SHEET

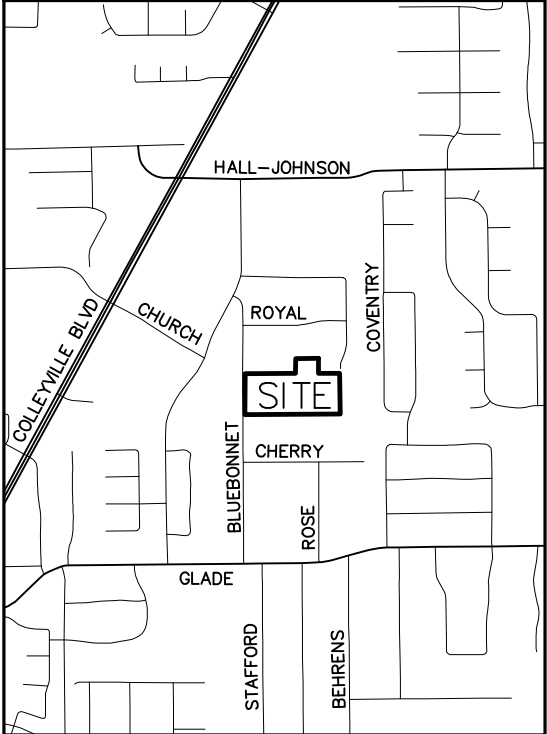
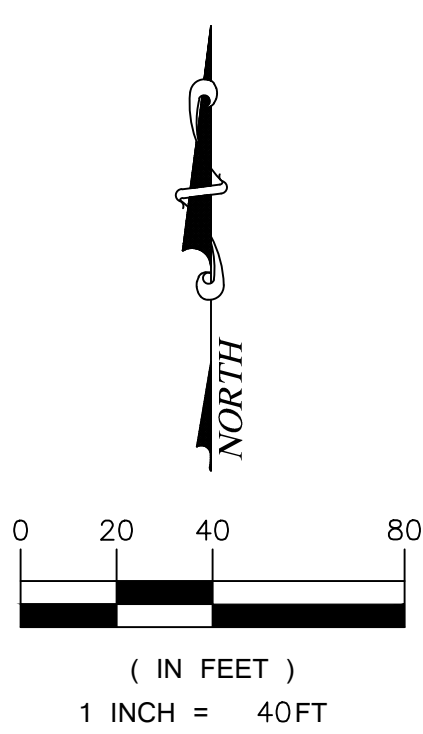
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NOTES:

1. ALL SEWER LINE SHALL BE SDR-35 PVC.
2. ALL WATER PIPE SHALL BE SDR-18 C-900.
3. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE CITY OF COLLEYVILLE STANDARDS FOR PUBLIC WORKS CONSTRUCTION.
4. ALL SEWER SERVICES ARE PRIVATE.
5. ALL WATER SERVICES ARE PRIVATE FROM THE BUILDING TO THE METER AND PUBLIC FROM THE METER TO THE WATER MAIN.
6. ALL WATERLINE SHALL HAVE A MINIMUM 2' VERTICAL CLEARANCE FROM DRAINAGE STRUCTURES AND SEWER SERVICES.
7. THE LOCATION OF EXISTING WATER AND SANITARY SEWER UTILITIES ARE APPROXIMATE. FINAL ENGINEERING REVIEW AND COORDINATION MAY RESULT IN SOME MINOR ADJUSTMENTS TO THIS PLAN.
8. ALL WATERLINE SHALL BE INSTALLED WITH A MINIMUM COVER OF 42" UNLESS OTHERWISE NOTED OR EXPLICITLY APPROVED BY THE CITY ENGINEER.
9. FIRE HYDRANTS SHALL BE PLACED WITH STEAMER NOZZLE AT LEAST 3' BEHIND BACK OF CURB.
10. PRIVATE SANITARY SEWER SERVICES NEED A PLUMBING PERMIT AND MUST BE INSPECTED BY BUILDING INSPECTIONS PRIOR TO BURIAL.
11. INSTALL BACKFLOW PROTECTION (DOUBLE CHECK VALVE) FOR SPRINKLER SYSTEM ON RISER.

LEGEND

- PROP. 8" WATER LINE
- PROP. FIRE HYDRANT
- PROP. SEWER MANHOLE
- PROP. 8" SEWER LINE
- PROP. CULVERT
- W
- SS
- EXIST. WATER MAIN
- EXIST. SEWER MAIN
- FIRE LANE



CITY CASE NO. ----

REDINGER GROUP, LLC
P.O. BOX 93206
DALLAS, TEXAS 75293
PHONE (817) 233-2727
FAX (817) 233-2727
ENGINEERING REGISTRATION NUMBER 7-2328
PREPARED FOR:
MAY GORRA COURT
COLLEYVILLE, TEXAS 75019
(972) 304-0506

PRELIMINARY UTILITY PLAN
PARK PLACE LAYOUT A
COLLEYVILLE, TEXAS

BENCHMARKS:
BM1
XXX
ELEV = XXX
BM2
XXX
ELEV = XXX

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes
Engineer: CLAYTON T. REDINGER
P.E. No. 97487 Date: 9/02/2023

Drawn By: DSM
Reviewed By: CTR
Project: 1036-01

SHEET
4



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number 2c

Agenda Date 9/25/2023

Number

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a Preliminary/Final Plat for the Park Place Subdivision, being Lot 1, Block 1, Crisp Addition and a portion of Lot 1R, Block 1, Wiggins Addition, located at 5305 Bluebonnet Drive, Case PC23-007

Explanation

Vijay Borra, the applicant, has submitted a request for a Preliminary/Final Plat for a new subdivision called Park Place. The current zoning on the property is R-20 Single Family Residential district. The plat proposes 16 single-family lots, 3 open space and drainage lots, and an amenity lot that will serve the neighborhood. The layout in this option is a cul-de-sac design. The Land Development Code requires the right-of-way and pavement widths to be increased when the length of the cul-de-sac exceeds 600 feet. Additionally, the R-20 zoning limits the number of lots on a cul-de-sac to 12 lots. The applicant is requesting plat waivers to these regulations.

Recommendation

Attachments

1. Aerial Map
2. Zoning Map
3. Plat
4. Aerial Overlay
5. Existing Drainage Plan
6. Proposed Drainage Plan
7. Utility Plan

Aerial Map

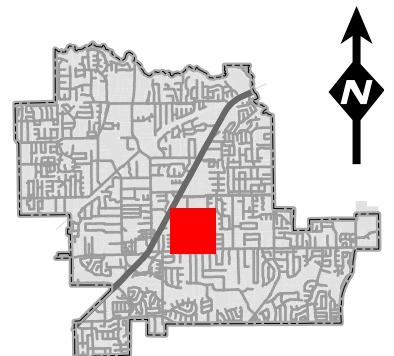


PC23-007

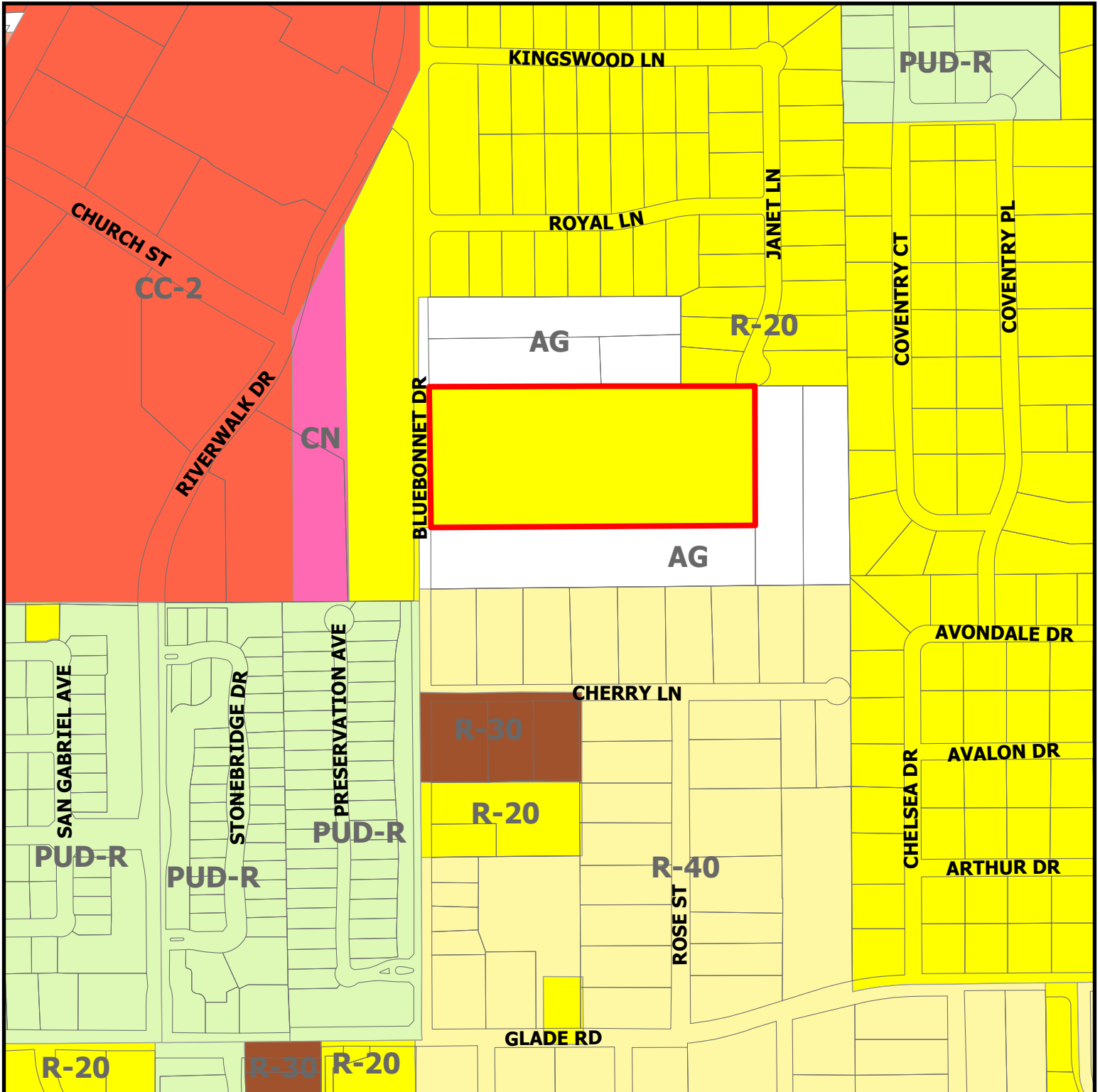
5305 Bluebonnet Dr

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

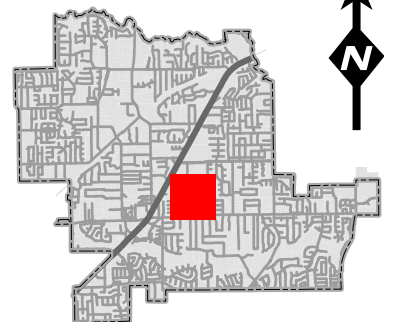


PC23-007

5305 Bluebonnet Dr

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 Subject Property



PROPERTY DESCRIPTION

ALL THAT CERTAIN 10.51 ACRES OF LAND, WHICH IS ALL OF THE 6.954 ACRE TRACT, DESCRIBED IN THE DEED TO DAVID S. BROWN, RECORDED IN VOLUME 10942, PAGE 1788, IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.T.), AND ALL OF THE 2.687 ACRE TRACT, DESCRIBED IN THE DEED TO STEPHEN J. FARMER AND DIANNE K. FARMER, RECORDED IN VOLUME 10124, PAGE 1138, D.R.T.C.T., ALSO BEING ALL OF LOT 1, BLOCK 1, CRISP ADDITION, RECORDED IN VOLUME 388-157, PAGE 20, IN THE PLAT RECORDS OF TARRANT COUNTY, TEXAS (P.R.T.C.T.), AND BEING A PORTION OF LOT 1-R, BLOCK 1, WIGGINS ADDITION, RECORDED IN VOLUME 388-195, PAGE 96, P.R.T.C.T., IN THE D.R. BLANDON SURVEY, A-233, 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 24"x24" CONCRETE STONE COLUMN AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, COMMON TO THE SOUTHEAST CORNER OF AN 8' RIGHT-OF-WAY DEDICATION, RECORDED IN SAID LOT 1, BLOCK 1, CRISP ADDITION, AND FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID RIGHT-OF-WAY DEDICATION, COMMON TO THE NORTHWEST CORNER OF LOT 1, BLOCK 1, DOSSANI PARADISE FAMILY ADDITION, RECORDED IN DOCUMENT NUMBER D221349108, P.R.T.C.T., BEARS SOUTH 89° 40' 09" WEST - 8.00';

THENCE NORTH 00° 15' 17" EAST - 426.06' ALONG THE WEST LINE OF THE HEREIN DESCRIBED TRACT, COMMON TO THE EAST RIGHT-OF-WAY LINE OF SAID BLUEBONNET DRIVE TO A 1/2" IRON ROD WITH A CAP STAMPED "SPRY 5647" SET FOR THE MOST WESTERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, COMMON TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN THE DEED TO JOAN KATHELENE VANDERGRUFF REVOCABLE TRUST RECORDED IN DOCUMENT NUMBER D221185912, D.R.T.C.T., IN THE SOUTH LINE OF SAID LOT 1-R, BLOCK 1, WIGGINS ADDITION;

THENCE NORTH 89° 44' 30" EAST - 522.67' TO A 1/2" IRON ROD WITH A CAP STAMPED "SPRY 5647" SET FOR AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 02° 00' 31" EAST - 154.02' ALONG A WEST LINE OF THE HEREIN DESCRIBED TRACT, TO A 1/2" IRON ROD WITH A CAP STAMPED "SPRY 5647" SET FOR THE MOST NORTHERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, IN THE SOUTH LINE OF LOT 2, BLOCK 1, OF SAID WIGGINS ADDITION;

THENCE NORTH 89° 13' 50" EAST - 237.08' ALONG A NORTH LINE OF THE HEREIN DESCRIBED TRACT, COMMON TO THE SOUTH LINE OF SAID LOT 2, BLOCK 1, WIGGINS ADDITION, TO A 1/2" IRON ROD WITH A CAP STAMPED "SPRY 5647" SET FOR THE MOST NORTHERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, COMMON TO THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK 1, WIGGINS ADDITION, IN THE EAST LINE OF BLOCK 3, OF KINGWOOD ESTATES, RECORDED IN CABINET A, SLIDE 1458, P.R.T.C.T.;

THENCE SOUTH 00° 04' 17" WEST - 156.02' ALONG AN EAST LINE OF THE HEREIN DESCRIBED TRACT, COMMON TO THE WEST LINE OF SAID BLOCK 3, KINGWOOD ESTATES, TO A 1/2" IRON ROD FOUND FOR AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT, COMMON TO THE SOUTHWEST CORNER OF LOT 13 OF SAID BLOCK 3, KINGWOOD ESTATES;

THENCE NORTH 89° 44' 30" EAST - 220.29' ALONG A NORTH LINE OF THE HEREIN DESCRIBED TRACT, COMMON TO THE SOUTH LINE OF LOT 13, BLOCK 3, KINGWOOD ESTATES TO A 1/2" IRON ROD FOUND FOR THE MOST EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, IN THE SOUTH RIGHT-OF-WAY LINE OF JANEY LANE (A 50' RIGHT-OF-WAY), COMMON TO THE NORTHWEST CORNER OF A 2 ACRE TRACT, DESCRIBED IN THE DEED TO RAYMOND H. ROGERS & NANCY ROGERS, RECORDED IN VOLUME 4248, PAGE 527, D.R.T.C.T.;

THENCE SOUTH 00° 39' 12" EAST - 424.80' ALONG THE EAST LINE OF THE HEREIN DESCRIBED TRACT, COMMON TO THE WEST LINE OF SAID 2 ACRE TRACT, TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, COMMON TO THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1, DOSSANI PARADISE FAMILY ADDITION;

THENCE SOUTH 89° 40' 09" WEST - 991.97' ALONG THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, COMMON TO THE NORTH LINE OF SAID LOT 1, BLOCK 1, DOSSANI PARADISE FAMILY ADDITION, TO THE POINT OF BEGINNING AND CONTAINING 10.51 ACRES OF LAND.

LINE TABLE		
LINE #	LENGTH	BEARING
L1	70.00"	N00°15'17"E
L2	15.00"	S89°40'09"W
L3	14.10"	N45°25'16"E
L4	6.94"	S85°11'07"E
L5	23.48"	N85°11'07"E
L6	13.33"	S85°11'07"W
L7	14.18"	N44°34'41"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	5.00'	1475.00'	0°11'39"	S89°34'10"E	5.00'
C2	113.10'	1475.00'	4°23'37"	N88°08'12"E	113.08'
C3	19.43'	1475.00'	0°45'17"	N85°33'45"E	19.43'
C4	33.23'	1425.00'	1°20'10"	N85°51'12"E	33.23'
C5	106.07'	1425.00'	4°15'53"	N88°39'14"E	106.04'
C6	100.20'	1425.00'	4°01'43"	S87°11'58"E	100.18'
C7	63.39'	1475.00'	2°27'44"	S86°24'59"E	63.38'
C8	116.03'	1475.00'	4°30'26"	S89°54'04"E	116.00'
C9	68.48'	1475.00'	2°39'36"	N86°30'55"E	68.47'
C10	80.33'	1425.00'	3°13'48"	N86°48'01"E	80.32'
C11	5.48'	20.00'	15°42'03"	S83°44'04"E	5.46'
C12	8.10'	20.00'	23°11'51"	S64°17'07"E	8.04'
C13	111.67'	50.00'	127°58'01"	N63°19'48"E	89.87'
C14	131.36'	50.00'	150°31'22"	N75°54'53"W	96.71'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C15	20.58'	20.00'	58°57'44"	S58°18'18"W	19.69'
C16	17.61'	1475.00'	0°41'03"	S87°26'39"W	17.61'
C17	49.34'	1475.00'	1°55'00"	S86°08'37"W	49.34'
C18	87.88'	1425.00'	3°32'01"	S86°57'07"W	87.87'
C19	25.00'	1425.00'	1°00'19"	S89°13'18"W	25.00'
C20	100.05'	1425.00'	4°01'23"	N88°15'52"W	100.03'
C21	26.55'	1425.00'	1°04'04"	N85°43'09"W	26.55'
C22	20.92'	1475.00'	0°48'46"	N85°35'30"W	20.92'
C23	107.07'	1475.00'	4°09'33"	N88°04'39"W	107.05'
C24	108.13'	1475.00'	4°12'01"	S87°44'34"W	108.10'
C25	11.78'	1475.00'	0°27'27"	S85°24'50"W	11.78'
C26	35.86'	1425.00'	1°26'31"	S85°54'22"W	35.86'
C27	97.25'	1425.00'	3°54'36"	S88°34'56"W	97.23'

PLANNING AND ZONING COMMISSION APPROVAL

WHEREAS THE PLANNING AND ZONING COMMISSION OF THE CITY OF COLLEYVILLE, TEXAS VOTED AFFIRMATIVELY ON THIS _____ DAY OF _____, 20____, TO APPROVE THIS PLAT.

CHAIRMAN, PLANNING AND ZONING COMMISSION

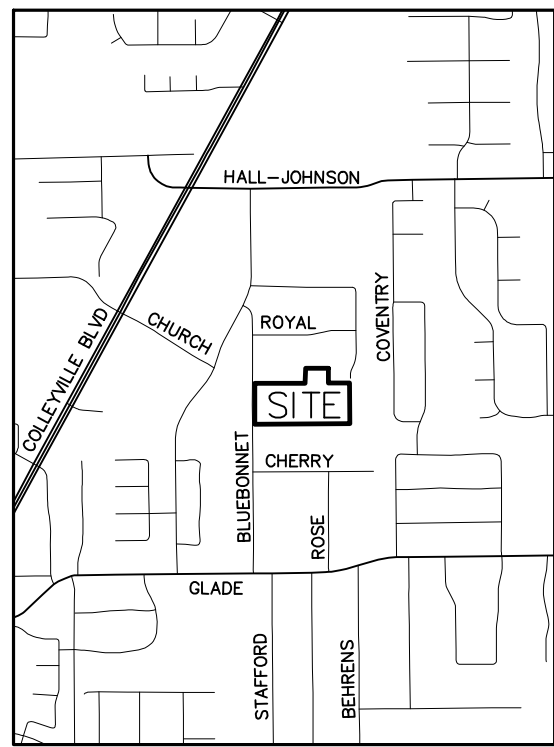
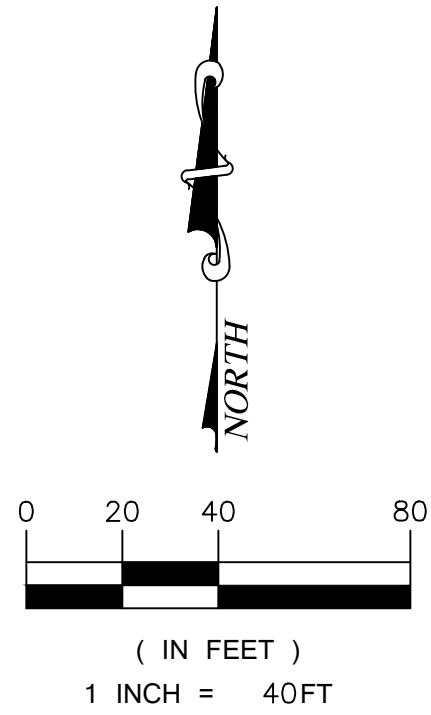
ATTEST: SECRETARY, PLANNING AND ZONING COMMISSION

CITY COUNCIL APPROVAL

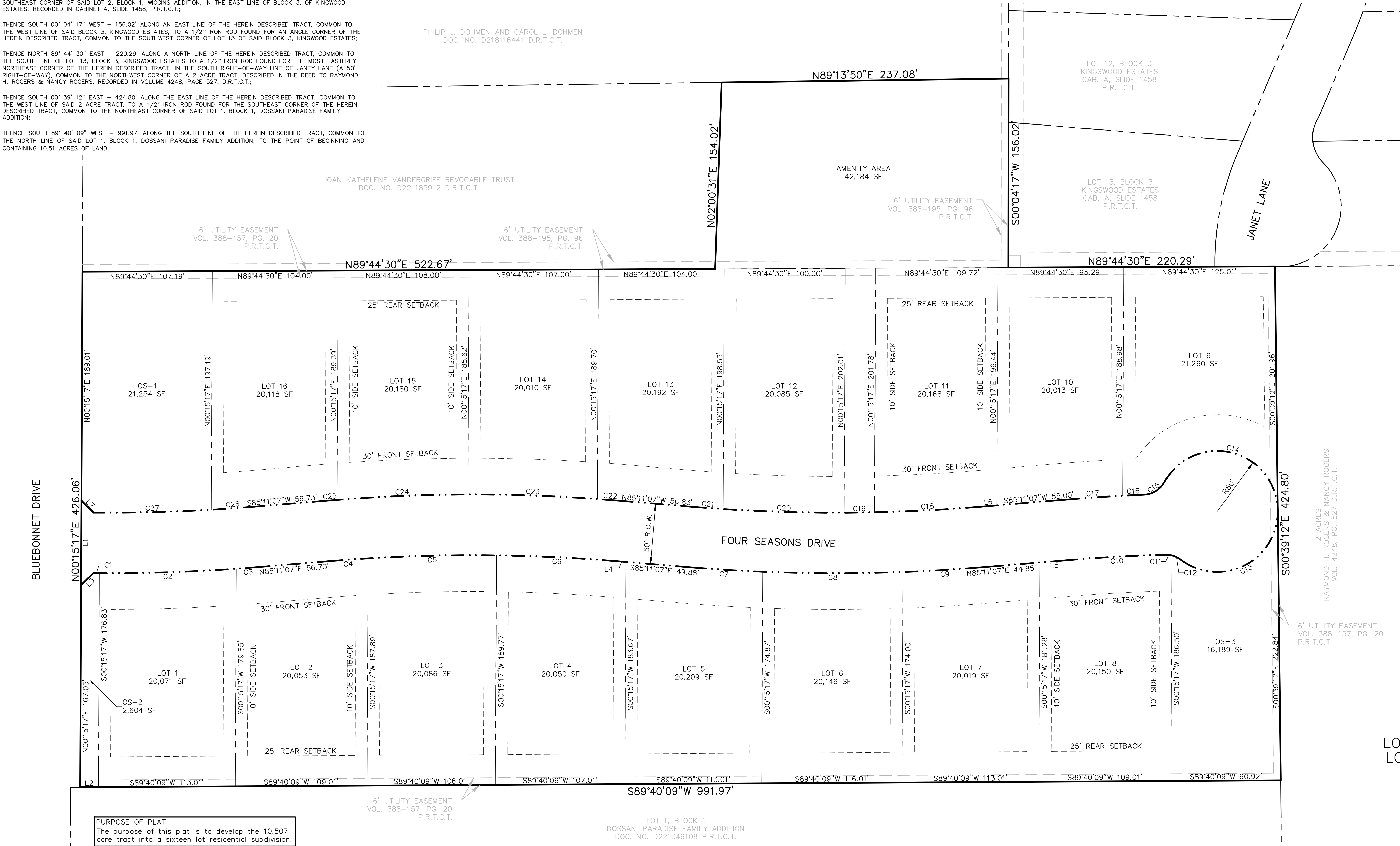
WHEREAS THE CITY COUNCIL OF THE CITY OF COLLEYVILLE, TEXAS VOTED AFFIRMATIVELY ON THIS _____ DAY OF _____, 20____, TO APPROVE THIS PLAT.

MAYOR, CITY OF COLLEYVILLE

ATTEST: CITY SECRETARY

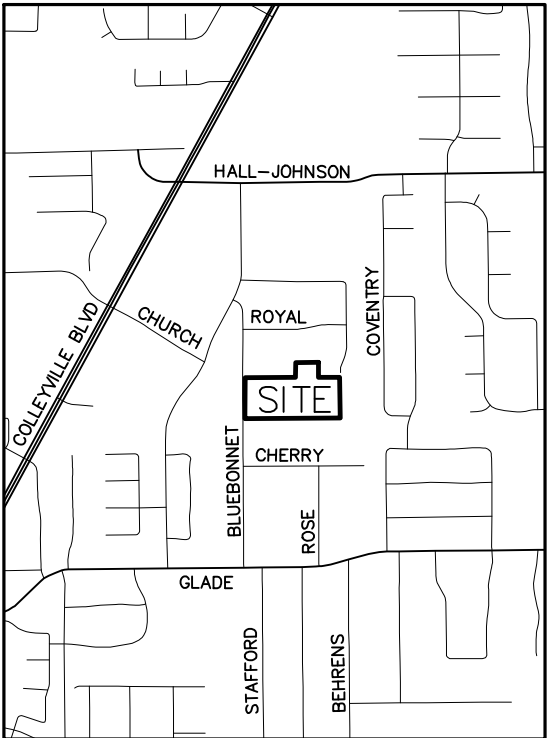
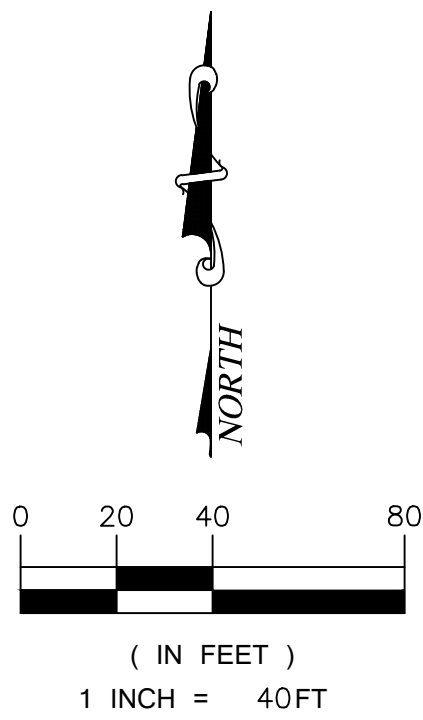


VICINITY MAP
SCALE: 1" = 2000'





CITY CASE NO. ----



VICINITY MAP
SCALE: 1" = 2000'

**PRELIMINARY
FOR REVIEW ONLY**
Not for Construction or Permit Purposes
Engineer **CLAYTON T. REDINGER**
P.E. No. **97487** Date **9/06/2023**

Drawn By: DSM
Reviewed By: CTR
Project: 1036-01

SHEET

5

**AERIAL OVERLAY
PARK PLACE LAYOUT B
COLLEYVILLE, TEXAS**

BENCHMARKS:
BM1
XXX
ELEV = XXX
BM2
XXX
ELEV = XXX

REDINGER GROUP, LLC
P.O. BOX 92006
SUITE 100
PHOENIX, AZ 85066-0092
PHONE (602) 933-2277
FAX (602) 933-2278
ENGINEERING REGISTRATION NUMBER E-23239
PREPARED FOR:
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COLLEYVILLE, TEXAS 75019
(972) 304-0506

1. FINAL CALCULATIONS TO BE PROVIDED WITH FINAL ENGINEERING PLANS
2. CRITERIA BASED ON CITY OF FORT WORTH ISWM CRITERIA MANUAL FOR SITE DEVELOPMENT AND CONSTRUCTION. (LATEST EDITION)
3. DOCUMENTATION AND SUPPORTING CALCULATIONS FOR DETENTION ASSESSMENT TO BE PROVIDED BY SEPARATE REPORT.
4. FINAL ENGINEERING REVIEW AND COORDINATION MAY RESULT IN MINOR ADJUSTMENTS TO THIS PLAN

RATIONAL METHOD RUNOFF CALCULATIONS (EXISTING)																
AREA NO.	AREA(AC)	DESCRIPTION	'C' VALUE	Tc(MIN)	I2 (IN/HR)	Q2 (CFS)	I5 (IN/HR)	Q5 (CFS)	I10 (IN/HR)	Q10 (CFS)	I25 (IN/HR)	Q25 (CFS)	I50 (IN/HR)	Q50 (CFS)	I100 (IN/HR)	Q100 (CFS)
XA	4.8	UNDEV	0.30	15	3.50	5.0	4.55	6.6	5.34	7.7	6.40	9.2	7.20	10.4	8.02	11.5
XB	4.8	UNDEV	0.30	15	3.50	5.0	4.55	6.6	5.34	7.7	6.40	9.2	7.20	10.4	8.02	11.5
XC	0.3	UNDEV	0.30	15	3.50	0.3	4.55	0.4	5.34	0.5	6.40	0.6	7.20	0.6	8.02	0.7
XD	0.6	UNDEV	0.30	15	3.50	0.6	4.55	0.8	5.34	1.0	6.40	1.2	7.20	1.3	8.02	1.4

LEGEND

NAME
AC 0100

DRAINAGE AREA LABEL

↓

FLOW ARROW (POST-PROJECT)

DRAINAGE DIVIDE

---501---

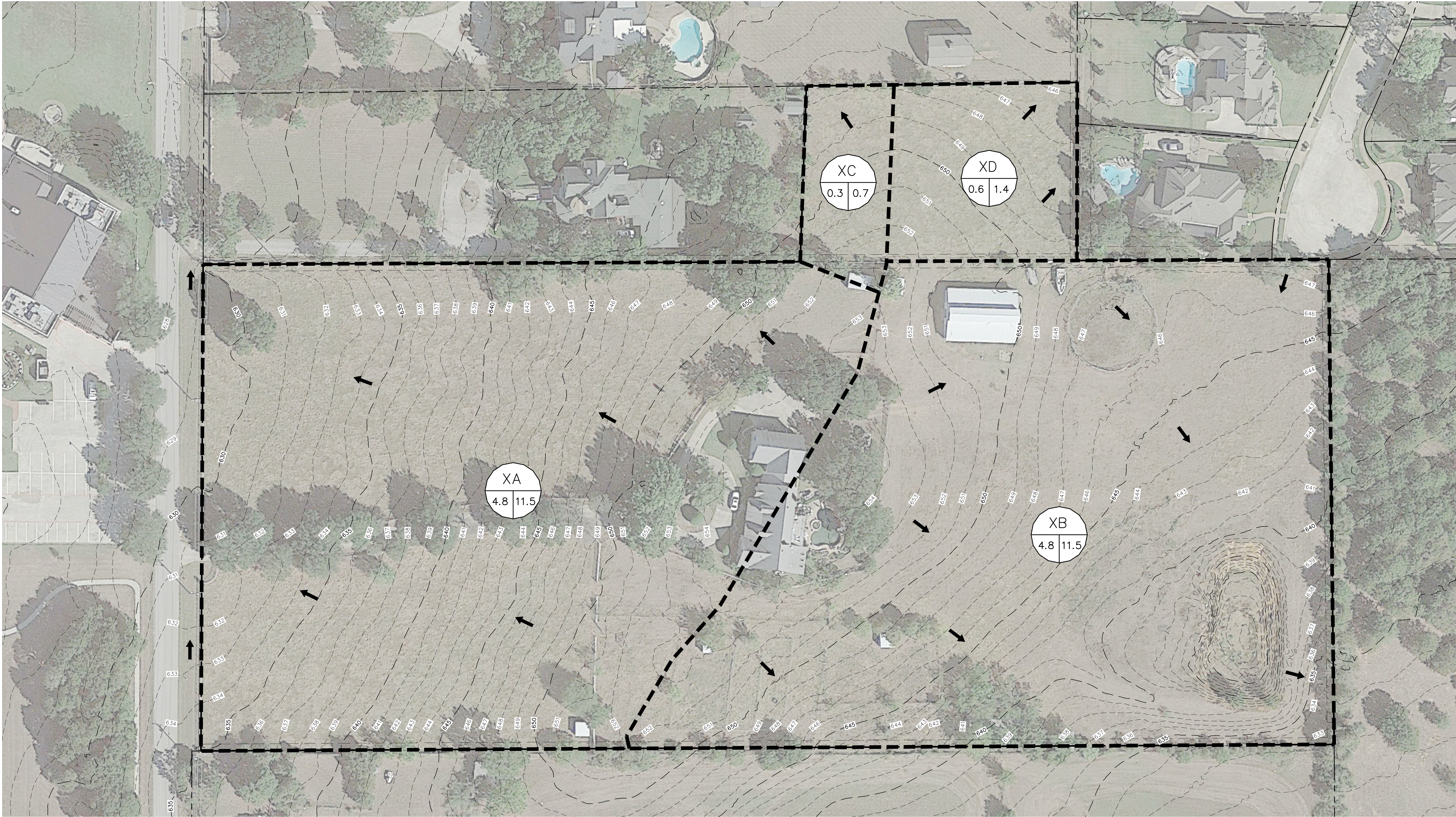
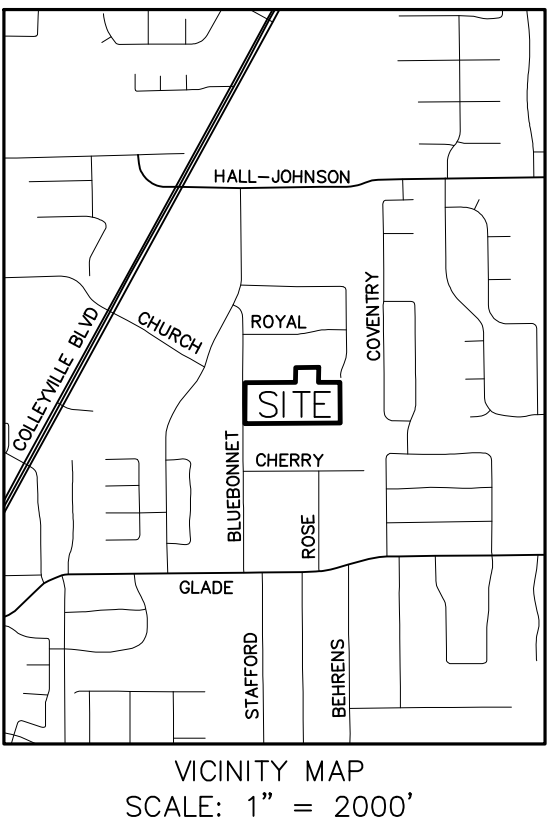
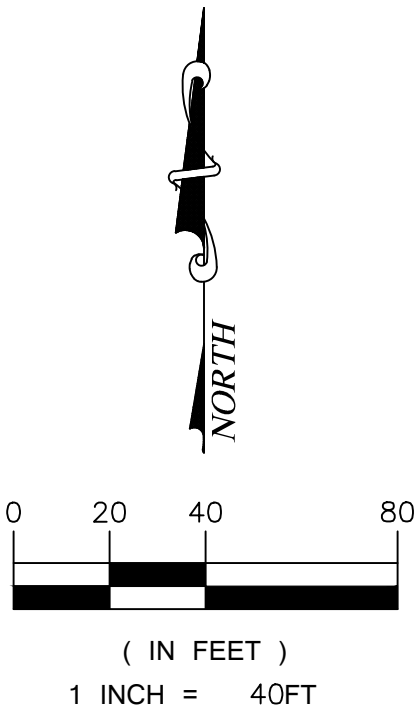
EXISTING CONTOUR MINOR

---500---

EXISTING CONTOUR MAJOR

1

DESIGN POINT



CITY CASE NO. ----

EXISTING DRAINAGE PLAN

PARK PLACE LAYOUT B

COLLEYVILLE, TEXAS

BENCHMARKS:

BM1
XXX
ELEV = XXX

BM2
XXX
ELEV = XXX

PRELIMINARY
FOR REVIEW ONLY

Not for Construction or Permit Purposes

Engineer
CLAYTON T. REDINGER
97487

Date
9/02/2023

Drawn By: DSM

Reviewed By: CTR

Project: 1036-01

REDINGER GROUP, LLC

P.O. BOX 92006
SCOTTSDALE, ARIZONA 85267
PHONE (877) 233-2272
FAX (602) 998-0693
ENGINEERING REGISTRATION NUMBER F-23239
PREPARED FOR:
VIA ROKIA COURT
COLLEYVILLE, TEXAS 75019
(972) 304-0506

1. FINAL CALCULATIONS TO BE PROVIDED WITH FINAL ENGINEERING PLANS
2. CRITERIA BASED ON CITY OF COLLEYVILLE DRAINAGE MANUAL.
3. FINAL ENGINEERING REVIEW AND COORDINATION MAY RESULT IN MINOR ADJUSTMENTS TO THIS PLAN

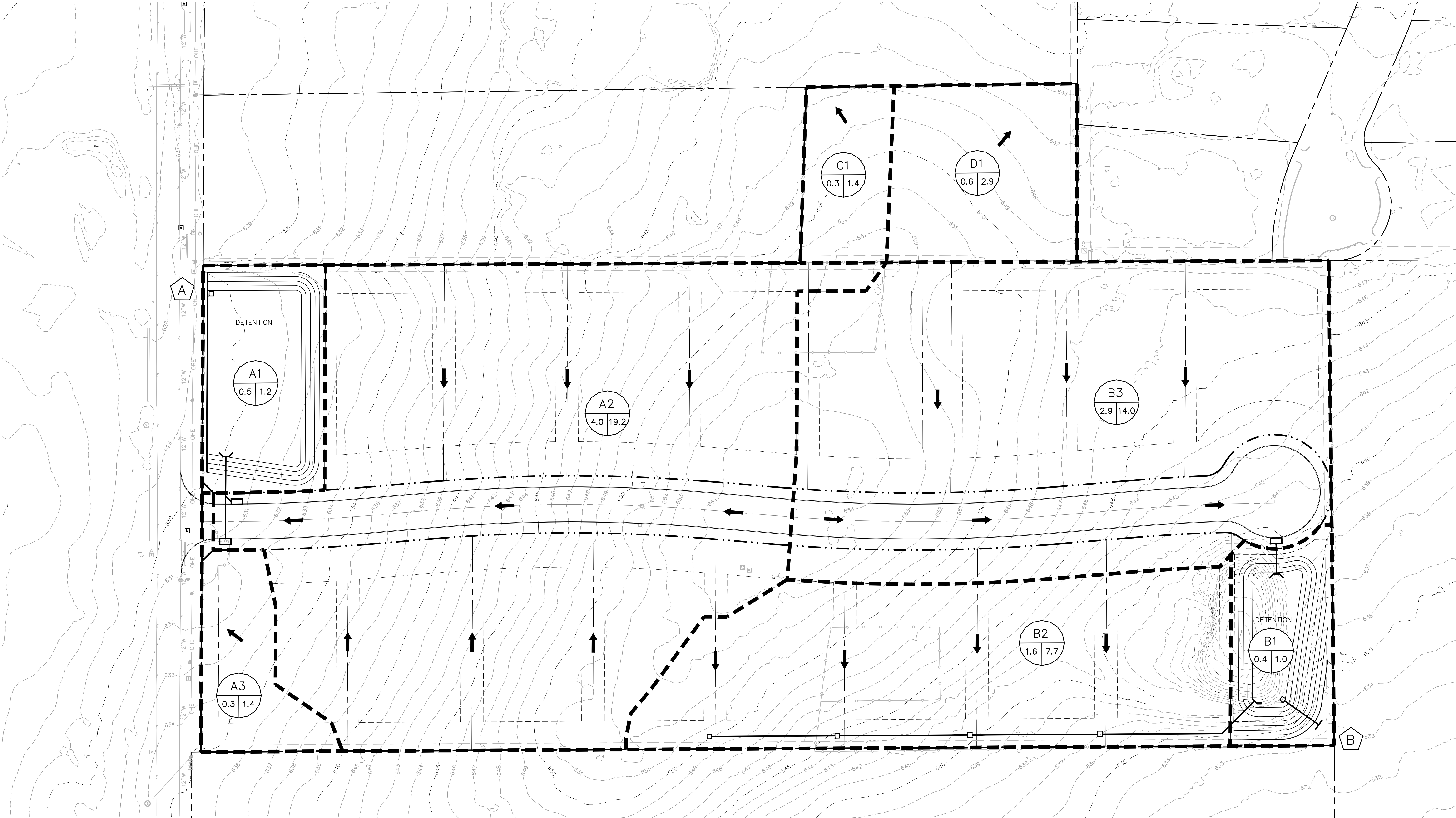
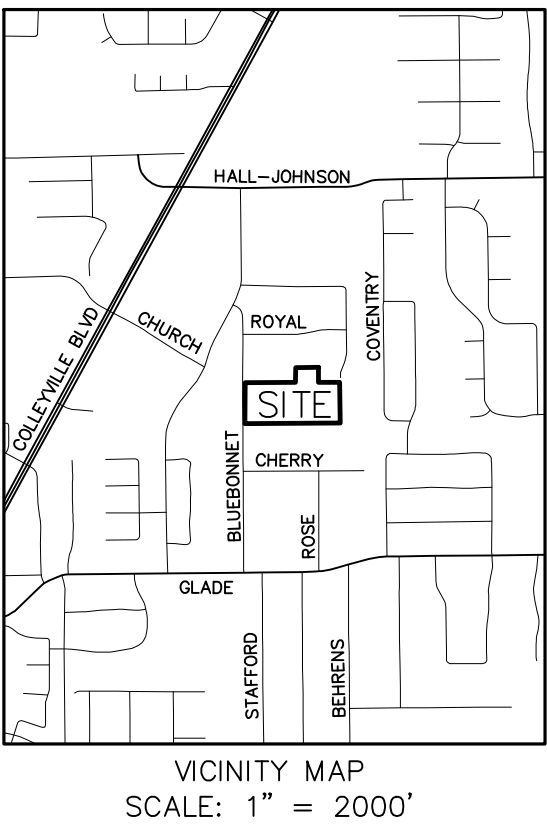
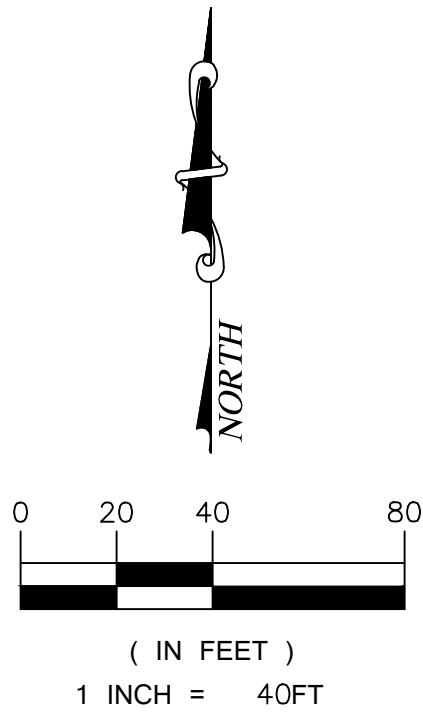
RATIONAL METHOD RUNOFF CALCULATIONS (PROPOSED)																
AREA NO.	AREA(AC)	DESCRIPTION	'C' VALUE	Tc(MIN)	I2 (IN/HR)	Q2 (CFS)	I5 (IN/HR)	Q5 (CFS)	I10 (IN/HR)	Q10 (CFS)	I25 (IN/HR)	Q25 (CFS)	I50 (IN/HR)	Q50 (CFS)	I100 (IN/HR)	Q100 (CFS)
A1	0.5	OPEN SPACE	0.30	15	3.50	0.5	4.55	0.7	5.34	0.8	6.40	1.0	7.20	1.1	8.02	1.2
A2	4.0	SF-RES	0.60	15	3.50	8.4	4.55	10.9	5.34	12.8	6.40	15.4	7.20	17.3	8.02	19.2
A3	0.3	SF-RES	0.60	15	3.50	0.6	4.55	0.8	5.34	1.0	6.40	1.2	7.20	1.3	8.02	1.4
B1	0.4	OPEN SPACE	0.30	15	3.50	0.4	4.55	0.5	5.34	0.6	6.40	0.8	7.20	0.9	8.02	1.0
B2	1.6	SF-RES	0.60	15	3.50	3.4	4.55	4.4	5.34	5.1	6.40	6.1	7.20	6.9	8.02	7.7
B3	2.9	SF-RES	0.60	15	3.50	6.1	4.55	7.9	5.34	9.3	6.40	11.1	7.20	12.5	8.02	14.0
C1	0.3	SF-RES	0.60	15	3.50	0.6	4.55	0.8	5.34	1.0	6.40	1.2	7.20	1.3	8.02	1.4
D1	0.6	SF-RES	0.60	15	3.50	1.3	4.55	1.6	5.34	1.9	6.40	2.3	7.20	2.6	8.02	2.9
ALL A	4.8	SF-RES	0.57	15	3.50	9.6	4.55	12.4	5.34	14.6	6.40	17.5	7.20	19.7	8.02	21.9
ALL B	4.9	SF-RES	0.58	15	3.50	9.9	4.55	12.8	5.34	15.1	6.40	18.0	7.20	20.3	8.02	22.6
ALL C	0.3	SF-RES	0.60	15	3.50	0.6	4.55	0.8	5.34	1.0	6.40	1.2	7.20	1.3	8.02	1.4
ALL D	0.6	SF-RES	0.60	15	3.50	1.3	4.55	1.6	5.34	1.9	6.40	2.3	7.20	2.6	8.02	2.9

*AREAS A AND B SHALL BE DETAINED TO PREDEVELOPED FLOW RATES.

LEGEND

- NAME
AC D100

DRAINAGE AREA LABEL
- FLOW ARROW (POST-PROJECT)
- DRAINAGE DIVIDE
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- DESIGN POINT



CITY CASE NO. -----

REDINGER GROUP, LLC
P.O. BOX 9206
SOUTH PLAINFIELD, NJ 07080
PHONE (877) 933-2272
FAX (877) 933-2272
ENGINEERING REGISTRATION NUMBER E-23239
PREPARED FOR: VIVA TORIA COURT
COLLETT, TEXAS 75019
(972) 304-0506

PRELIMINARY GRADING & DRAINAGE PLAN
PARK PLACE LAYOUT B
COLLEYVILLE, TEXAS

BENCHMARKS:
BM1
XXX
ELEV = XXX
BM2
XXX
ELEV = XXX

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes
Engineer: CLAYTON T. REDINGER
P.E. No. 97487 Date: 9/02/2023

Drawn By: DSM
Reviewed By: CTR
Project: 1036-01

SHEET

3

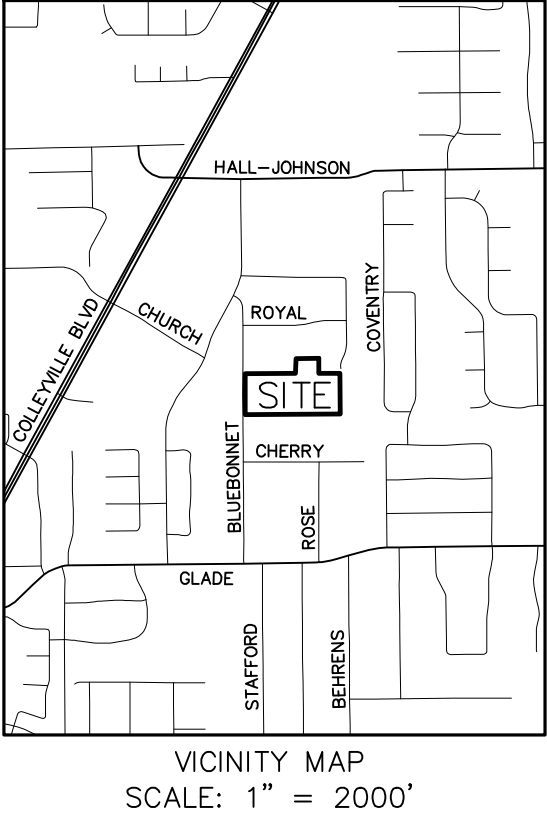
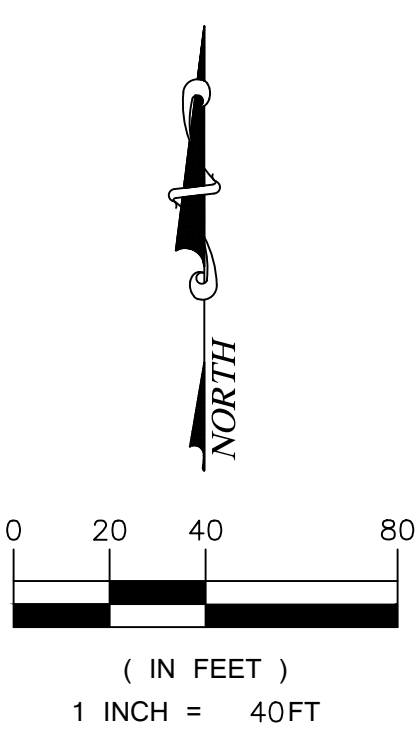
REDINGER GROUP PROJECT No. 1036-01 - PRELIMINARY PLAT FOR PARK PLACE LAYOUT B - COLLEYVILLE, TEXAS

NOTES:

1. ALL SEWER LINE SHALL BE SDR-35 PVC.
2. ALL WATER PIPE SHALL BE SDR-18 C-900.
3. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE CITY OF COLLEYVILLE STANDARDS FOR PUBLIC WORKS CONSTRUCTION.
4. ALL SEWER SERVICES ARE PRIVATE.
5. ALL WATER SERVICES ARE PRIVATE FROM THE BUILDING TO THE METER AND PUBLIC FROM THE METER TO THE WATER MAIN.
6. ALL WATERLINE SHALL HAVE A MINIMUM 2' VERTICAL CLEARANCE FROM DRAINAGE STRUCTURES AND SEWER SERVICES.
7. THE LOCATION OF EXISTING WATER AND SANITARY SEWER UTILITIES ARE APPROXIMATE. FINAL ENGINEERING REVIEW AND COORDINATION MAY RESULT IN SOME MINOR ADJUSTMENTS TO THIS PLAN.
8. ALL WATERLINE SHALL BE INSTALLED WITH A MINIMUM COVER OF 42" UNLESS OTHERWISE NOTED OR EXPLICITLY APPROVED BY THE CITY ENGINEER.
9. FIRE HYDRANTS SHALL BE PLACED WITH STEAMER NOZZLE AT LEAST 3' BEHIND BACK OF CURB.
10. PRIVATE SANITARY SEWER SERVICES NEED A PLUMBING PERMIT AND MUST BE INSPECTED BY BUILDING INSPECTIONS PRIOR TO BURIAL.
11. INSTALL BACKFLOW PROTECTION (DOUBLE CHECK VALVE) FOR SPRINKLER SYSTEM ON RISER.

LEGEND

- PROP. 8" WATER LINE
- PROP. FIRE HYDRANT
- PROP. SEWER MANHOLE
- PROP. 8" SEWER LINE
- PROP. CULVERT
- W
- SS
- EXIST. WATER MAIN
- EXIST. SEWER MAIN
- FIRE LANE



REDINGER GROUP, LLC
P.O. BOX 93206
DALLAS, TEXAS 75293
PHONE (817) 233-2272
FAX (817) 233-2273
VIA E-MAIL: CLAYTON.T@REDINGER.COM
COPPELL, TEXAS 75019
(972) 304-0506

PRELIMINARY UTILITY PLAN
PARK PLACE LAYOUT B
COLLEYVILLE, TEXAS

BENCHMARKS:
BM1
XXX
ELEV = XXX
BM2
XXX
ELEV = XXX

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes
Engineer: CLAYTON T. REDINGER
P.E. No. 97487 Date: 9/02/2023

Drawn By: DSM
Reviewed By: CTR
Project: 1036-01

SHEET
4

CITY CASE NO. ----



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number 2d

Agenda Date 9/25/2023

Number

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a Consideration of a Special Use Permit for a Contractor Office with Storage Yard on Tract 2K, Abstract 963, Absalom J Lott Survey, located at 6516 Colleyville Boulevard, Case ZC23-029

Explanation

Streamline Designs, the applicant, has submitted a request for a SUP to allow for outdoor storage on Tract 2K, Abstract 963, Absalom J Lott Survey, being approximately 3.01 acres, zoned Light Manufacturing. The request is to allow for outdoor storage in relation to a full-service landscaping business. The property has an office building that will serve as the primary office for the business. The rear of the property has several buildings that will serve as storage of parts and smaller materials used with the business. Vehicles, equipment, and larger materials are planned to be stored outside.

Recommendation

Attachments

1. Aerial Map
2. Zoning Map
3. Statement of Planning Objectives
4. Site Plan
5. Floor Plan
6. View of Front Office from Colleyville Blvd.

Aerial Map

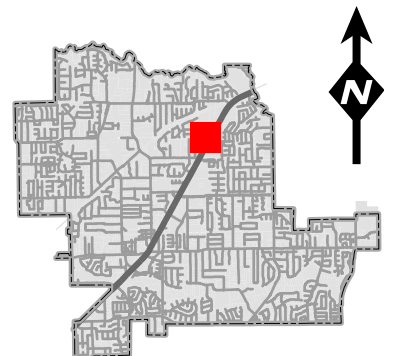


ZC23-029

6516 Colleyville Blvd



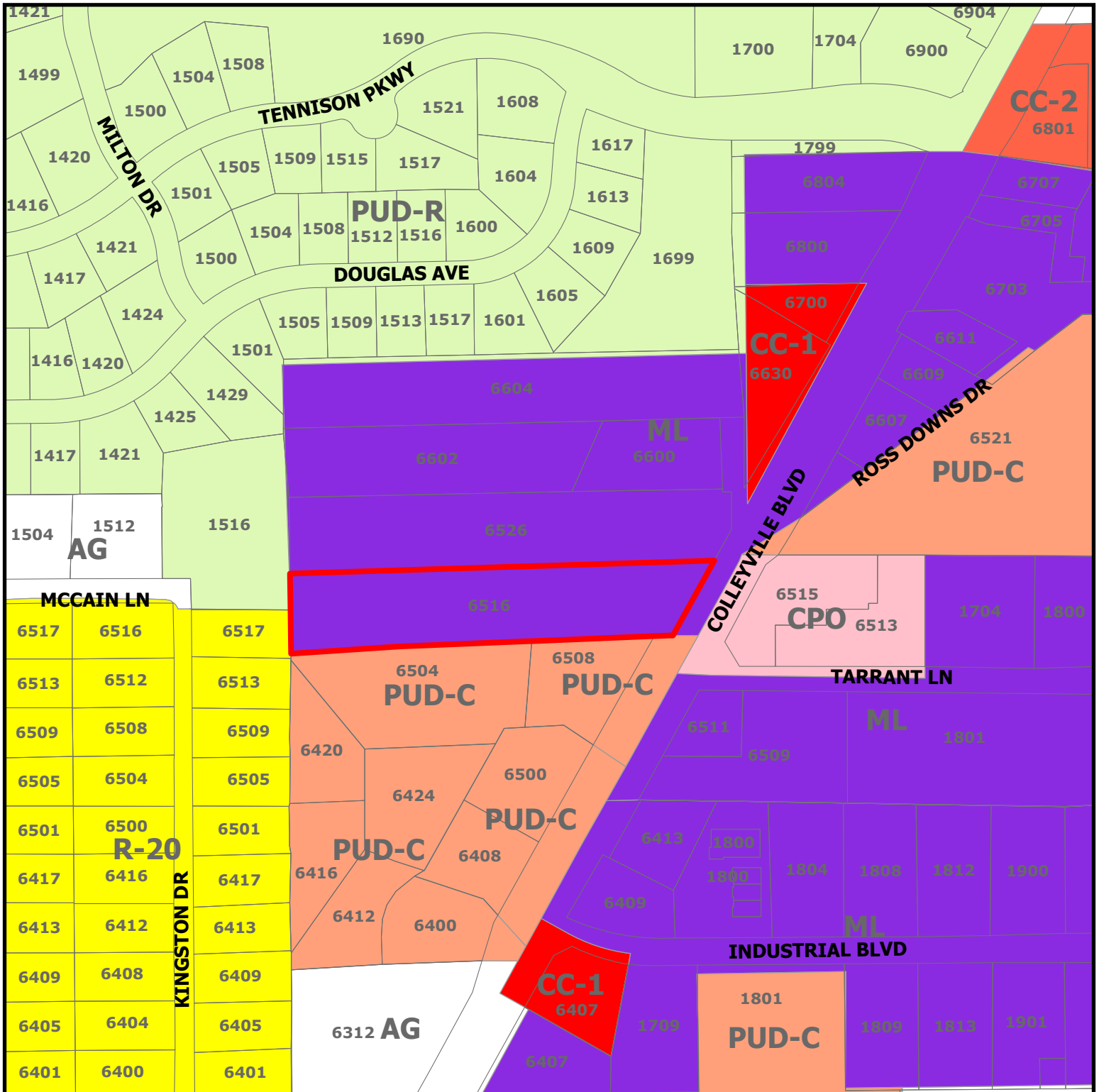
Subject Property



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Zoning Map

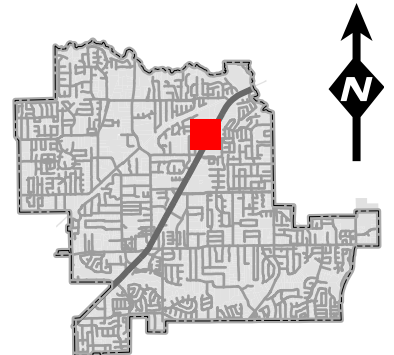


ZC23-029

6516 Colleyville Blvd

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 Subject Property



STREAMLINE

LANDSCAPE

About Us: Streamline Designs Sprinklers and Drainage is a premier residential and commercial landscaping company dedicated to enhancing the beauty, functionality, and value of residential and commercial properties. With a passion for nature and design, our team of skilled landscapers brings together creativity, expertise, and a commitment to quality craftsmanship. From lush gardens to serene patios, we turn outdoor spaces into captivating havens that reflect the unique vision and personality of our clients.

Services We Offer:

1. **Custom Landscape Design:** Our experienced designers work closely with clients to conceptualize and create tailor-made landscape designs that encompass everything from plant selections to hardscape elements, ensuring a cohesive and stunning result.
2. **Hardscape Construction:** We specialize in constructing durable and visually appealing hardscape features, including pathways, retaining walls, outdoor kitchens, fire pits, and more, using high-quality materials that stand the test of time.
3. **Lush Garden Installation:** Our green thumbs bring a wide variety of plants, shrubs, and trees to life, creating vibrant and harmonious garden spaces that thrive in your specific climate and soil conditions.
4. **Lawn Care and Maintenance:** Our dedicated maintenance team keeps your outdoor spaces looking impeccable year-round through lawn mowing, trimming, fertilization, and pest control services.
5. **Irrigation and Drainage Solutions:** We implement efficient irrigation systems to ensure your plants receive the right amount of water, while also addressing drainage challenges to prevent water accumulation and erosion.
6. **Seasonal Enhancements:** Our seasonal services encompass everything from springtime flower planting to fall foliage cleanup, ensuring your landscape remains captivating regardless of the time of year.

Why Choose Streamline Designs Sprinklers and Drainage:

1. **Creative Expertise:** Our team of designers and landscapers is well-versed in the art and science of landscaping, combining aesthetics with functionality to create spaces that inspire.
2. **Quality Craftsmanship:** We prioritize the use of premium materials and techniques to ensure that every project we undertake is of the highest quality, built to withstand the elements and the test of time.
3. **Personalized Approach:** We believe that every property and client is unique. By collaborating closely with our clients, we bring their visions to life, tailoring every aspect of the design and execution to their preferences.
4. **Customer Satisfaction:** Our clients' satisfaction is our top priority. We are committed to open communication, transparency, and exceeding expectations in every project we undertake.
5. **Licensed and Insured:** Streamline Designs Sprinklers and Drainage is a licensed and insured landscaping company, giving our clients peace of mind that they are working with professionals who prioritize safety and compliance. All of our staff are employees and not independent contractors.



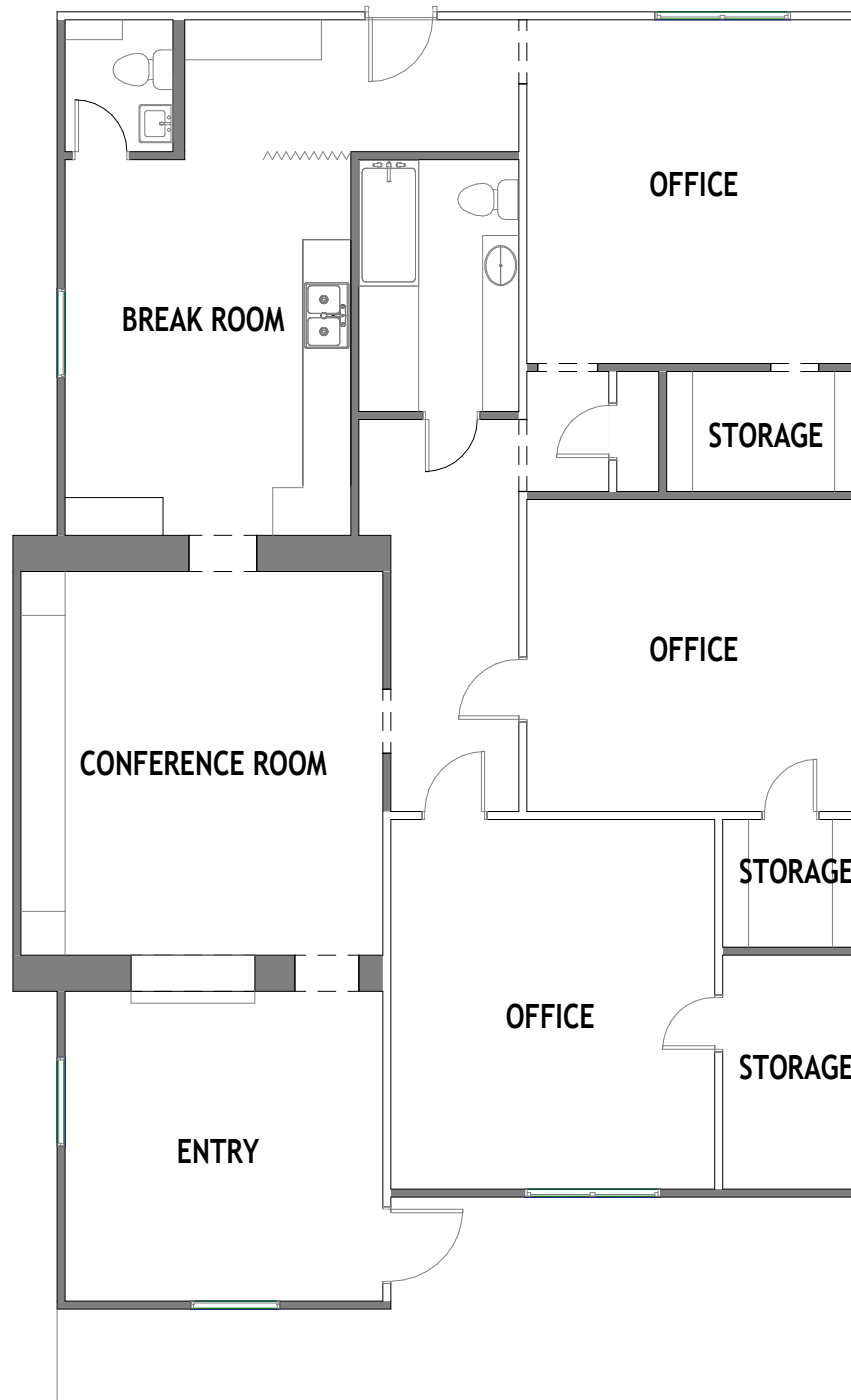
Replace chain link
fence with wooden
privacy fence

Scale: NTS

SITE PLAN

6516 COLLEYVILLE BLVD
COLLEYVILLE, TX 76034

STREAMLINE
LANDSCAPE



Scale: 1/8" = 1' 0"

EXISTING FLOOR PLAN

6516 COLLEYVILLE BLVD
COLLEYVILLE, TX 76034

STREAMLINE
LANDSCAPE



Scale: NTS

FRONT OFFICE - PROPOSED

6516 COLLEYVILLE BLVD
COLLEYVILLE, TX 76034

STREAMLINE
LANDSCAPE



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number 2e	Agenda Date 9/25/2023	Number
Type Presentation and Discussion		
Department Community Development		

Title

Presentation and discussion of a Special Use Permit for a Carport on Lot 1, Block 1, of the Howard Place Addition, located at 6113 Bransford Road, Case ZC23-030

Explanation

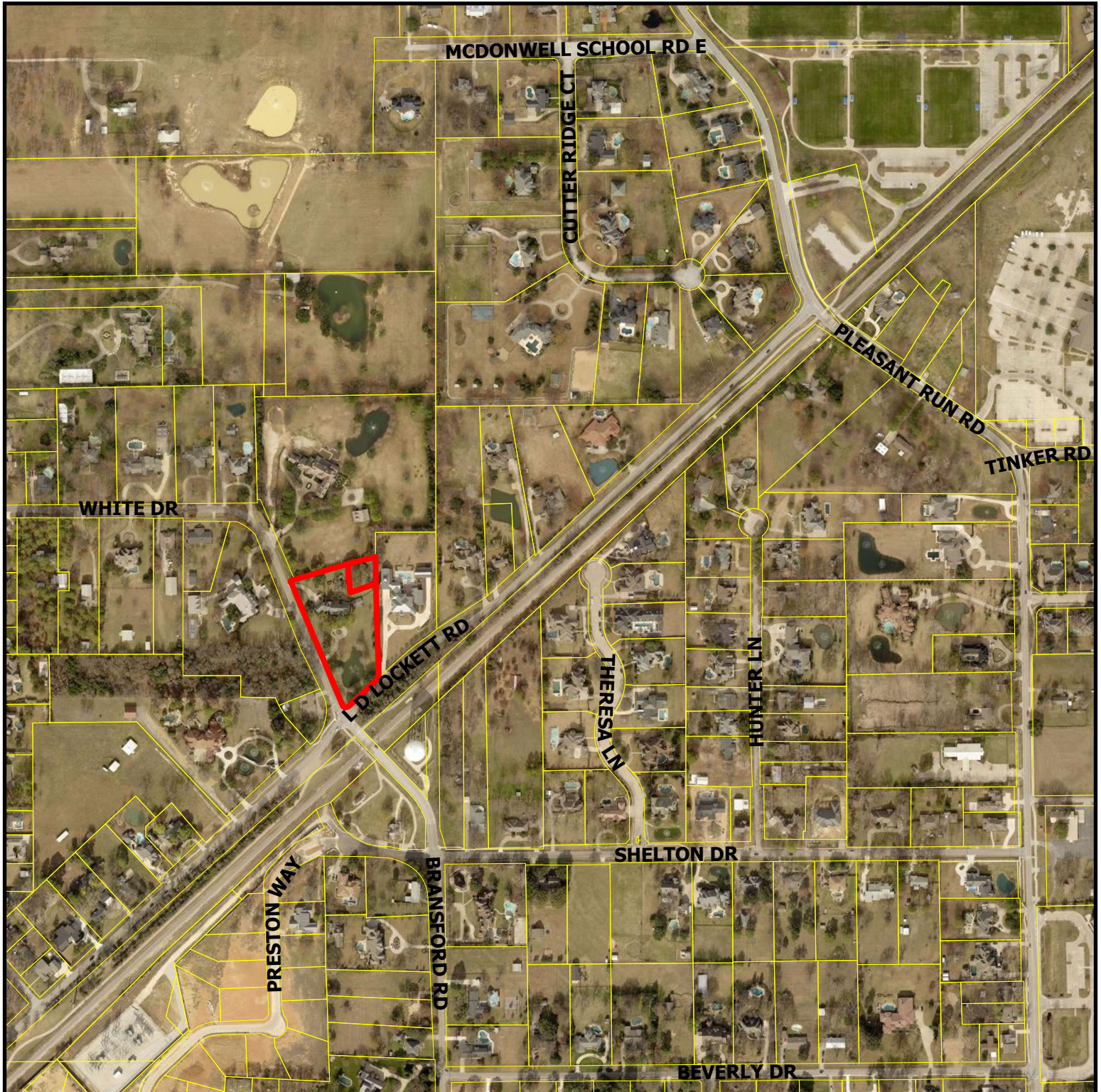
Frisby Enterprises, the applicant, has submitted a request for an SUP for a Carport on Lot 1, Block 1, of the Howard Place Addition, being approximately 2.36 acres and zoned R-40 Single Family Residential district. The request is for an attached carport on the rear side of the house. The carport was built without approval of an SUP or a permit. The carport complies with material regulations but exceeds the size requirements. The size can be approved as part of the SUP approval.

Recommendation

Attachments

1. Aerial Map
2. Zoning Map
3. Site Plan
4. Photos provided by Applicant

Aerial Map

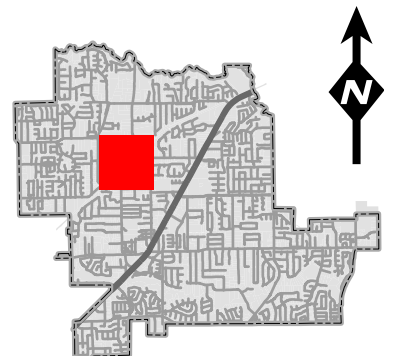


ZC23-030

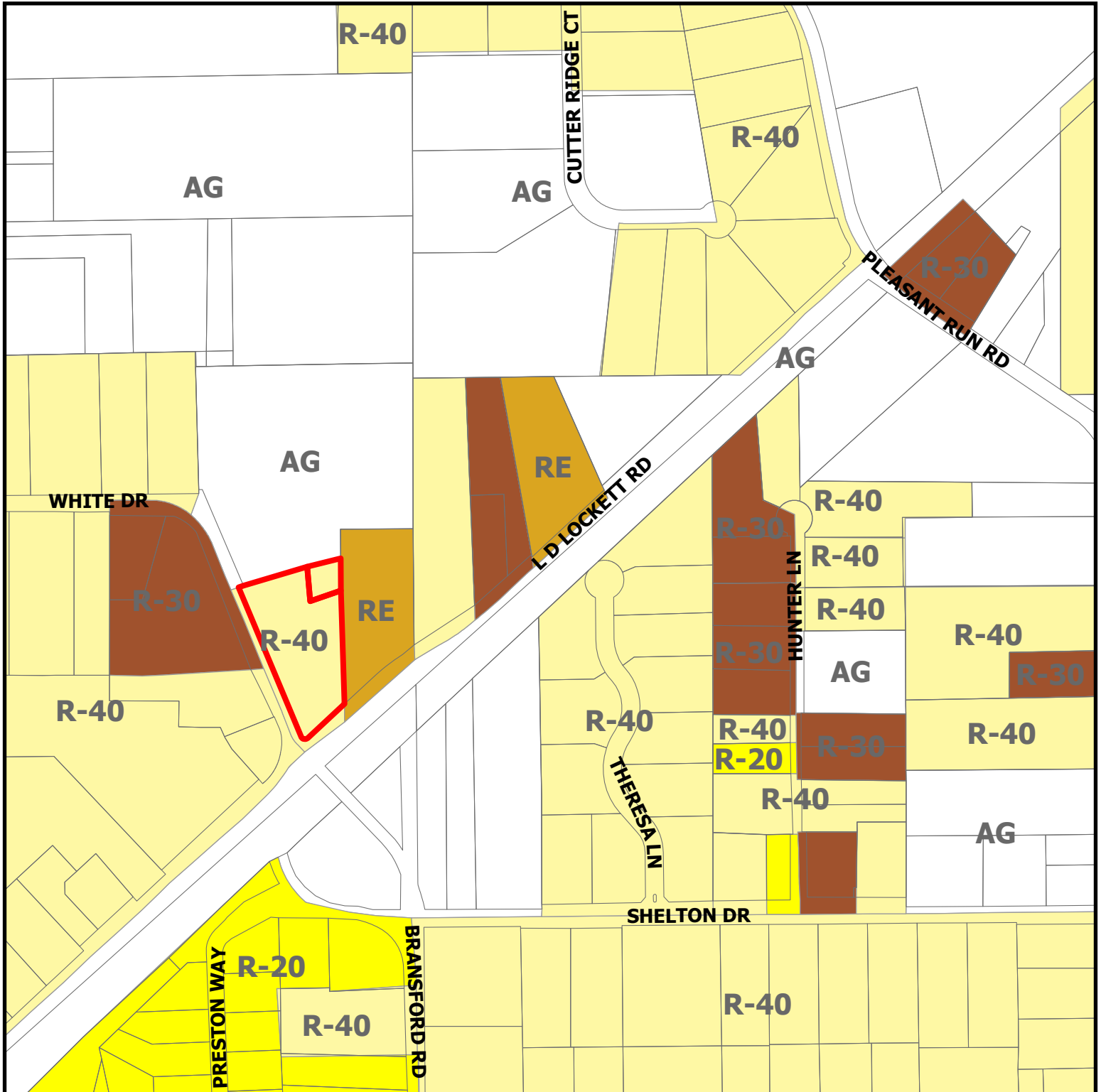
6113 Bransford Rd

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 Subject Property



Zoning Map

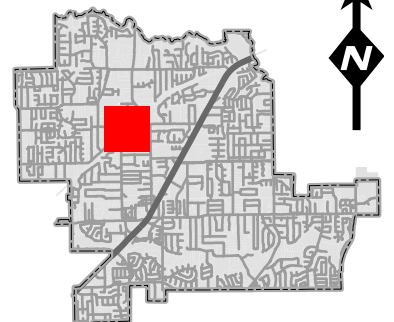


ZC23-030

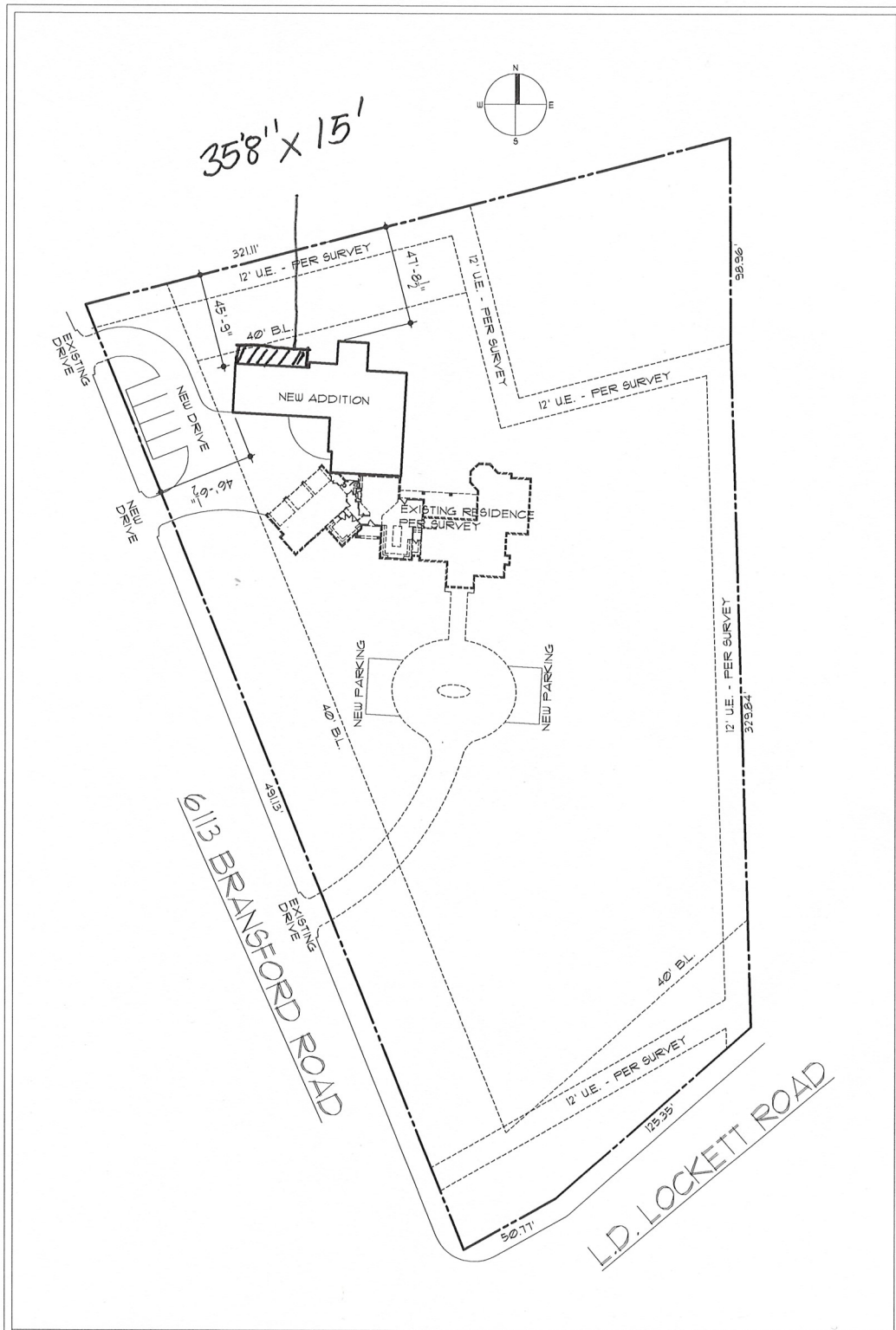
6113 Bransford Rd



Subject Property



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Distinctive Dwellings
Dwell in the possibilities

1256 Main Street Suite 277 Southlake, Texas 76092 t. 817 481 1249 f. 817 416 8773

PLOT PLAN

1"=50'
 LOT 1 BLOCK 1
 HOWARD PLACE ADDITION
 COLLEYVILLE, TX
 FRISBY FINE HOMES
 MORRISON ADDITION
 6-1-21

* Builder/Owner to verify and check all aspects of this site and plot plan prior to any construction 202070

202070







