



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

100 Main Street Colleyville, Texas 76034

MONDAY, JANUARY 8, 2024

**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 Alphonso
PLEDGE OF ALLEGIANCE**

1. APPROVAL OF MINUTES

1a Planning and Zoning Commission Meeting Minutes - December 11,
2023

2. PUBLIC HEARING AGENDA ITEMS

2a Consideration of a Replat for Lot 3A and 3B, Block 4, Western Trails
Addition, being located at 512 Bandit Trail, Case PC23-011 TABLED

FROM THE DECEMBER 11, 2023 PLANNING AND ZONING
COMMISSION MEETING

3. CITIZEN COMMENTS

4. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards *Thursday, January 4, 2024* by 5:00 p.m.

Jaquelyn 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 BRIEFING

Agenda Number 1a	Agenda Date 1/8/2024	Number
Type Approval of Minutes		
Department Community Development		

Title

Planning and Zoning Commission Meeting Minutes - December 11, 2023

Explanation

Approval of minutes from the Planning and Zoning Commission Meeting on December 11, 2023.

Recommendation

Approve

Attachments

1. Planning and Zoning Commission Meeting Minutes - December 11, 2023



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION MINUTES

100 Main Street, Colleyville, Texas, 76034

MONDAY, DECEMBER 11, 2023

CALL MEETING TO ORDER EXECUTIVE CONFERENCE ROOM

The City of Colleyville Planning and Zoning Commission Worksession Meeting was called to order by Chair Bevill on December 11, 2023 at 6:15 p.m.

Roll Call

Present: David Groves, Tim Raine, Mark Alphonso, Sayeda Syed, Jerry Savoie, Claudia Bevill, and Jerome Obinabo

Absent:

Staff Present: Ben Bryner, Jacquelyn Reyff, Kris Potts and Chris Pham

Also Present: Attorney, Nicole Corr, Fire Marshall, Rob Mckeown, City Engineer, Larry Wright

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

Chair Bevill adjourned the Planning and Zoning Commission Worksession Meeting at 6:50 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 11, 2023, at 7:08 p.m.

Roll Call

Present: David Groves, Tim Raine, Mark Alphonso, Sayeda Syed, Jerry Savoie, Claudia Bevill, and Jerome Obinabo

Absent:

Staff Present: Ben Bryner, Jacquelyn Reyff, Kris Potts and Chris Pham

Also Present: Attorney, Nicole Corr, Fire Marshall, Rob Mckeown, City Engineer, Larry Wright

1. ELECTION OF OFFICERS

1a Election of Officers, Chair and Vice-Chair

Commissioner Syed made a motion to elect Claudia Bevill as Commission Chair. Commissioner Alphonso seconded the motion.

The motion was carried by the following vote:

**Aye: 7 – Groves, Syed, Raine, Alphonso, Savoie, Bevill, and Obinabo
Nay: 0**

Commissioner Syed made a motion to elect David Groves as Commission Vice Chair. Commissioner Raine seconded the motion.

The motion was carried by the following vote:

**Aye: 7 – Groves, Syed, Raine, Alphonso, Savoie, Bevill, and Obinabo
Nay: 0**

2. APPROVAL OF MINUTES

- 2a** Planning and Zoning Commission Meeting Minutes – November 13, 2023
Planning and Zoning Commission Worksession Minutes – November 27, 2023

Commissioner Groves made a motion to approve the November 13, 2023 Planning and Zoning Commission Meeting Minutes and the November 27, 2023 Planning and Zoning Commission Worksession Minutes. Commissioner Alphonso seconded the motion.

The motion was carried by the following vote:

Aye: 7 – Groves, Syed, Raine, Alphonso, Savoie, Bevill, and Obinabo

Nay: 0

3. PUBLIC HEARING AGENDA ITEMS

- 3a** Tabled from the November 13th, 2023 Planning and Zoning Commission Meeting - Consideration of a rezoning from AG Agricultural to R-30 Single Family Residential and R-40 Single Family Residential for Lots 1 and 2R1, Block 1, Davis Place Addition, located at 6400 and 6316 Pleasant Run Road, Case ZC23-025

Commissioner Raine made a motion to remove Case ZC23-024 from the table. Commissioner Groves seconded the motion.

The motion was carried by the following vote:

Aye: 7 – Groves, Alphonso, Syed, Raine, Savoie, Bevill, Obinabo

Nay: 0

Jacquelyn Reyff presented the case and briefed the commission.

Matthew Lee, 2901 Dallas Pkwy, Plano, TX presented his case for the proposed subdivision. He addressed changes made from the previous design, including a reduction of the number of lots from 8 to 7 lots, the addition of a detention pond, the restructuring of the lots to have all lots be R-40 zoning, and answered questions from the Commission regarding the proposed street frontage of the lots.

The public hearing was opened at 7:21 p.m.

The following citizens did not wish to speak but did wish to record their opposition:

Lisa Bain Grossman, 6014 Pleasant Run Rd

The following citizens spoke at the public hearing:

Todd and Lisa Pipes, 6117 Hunter Ln, spoke in opposition of the case, specifically regarding drainage concerns.

Tom Panno, 6114 Hunter Ln, spoke in opposition of the case, specifically regarding drainage concerns.

The applicant, Matthew Lee, came forward to address the drainage concerns and the measures taken to improve the drainage to the South.

With no one else wishing to speak, the public hearing was closed at 7:26 p.m.

The Commissioners discussed with the applicant whether drainage would improve with the proposed development, concerns regarding lot frontage and traffic, the ability to extend the cul-de-sac further into the development, and whether neighbor discussions had been done.

Commissioner Groves made a motion to deny Case ZC23-025. Commissioner Syed seconded the motion.

The motion was carried by the following vote:

Aye: 7 – Groves, Alphonso, Syed, Raine, Savoie, Bevill, and Obinabo

Nay: 0

- 3b** Tabled from the November 13th, 2023 Planning and Zoning Commission meeting - 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

Case ZC23-029 was withdrawn by the applicant prior to the December 11th Planning and Zoning Commission Meeting.

- 3c** Tabled from the November 13th Planning and Zoning Commission meeting - Consideration of a Special Use Permit to allow a Heliport on Lot AR, Block 7, of the Windview Addition, located at 2325 Oak Knoll Drive, Case ZC23-031

Case ZC23-031 was withdrawn by the applicant prior to the December 11th Planning and Zoning Commission Meeting.

- 3d** Consideration of a Replat for Lot 3A and 3B, Block 4, Western Trails Addition, being located at 512 Bandit Trail, Case PC23-011

Jacquelyn Reyff presented the case and briefed the Commission. Larry Wright addressed the additional drainage requirements needed to approve the replat.

Jennifer Starr, 4311 Oak Lawn Ave Unit 550, Dallas, TX 75219, came forward and requested to table to the January 8th Planning and Zoning Commission Meeting to provide the required drainage documentation.

The public hearing was opened at 7:41 p.m.

The following citizens did not wish to speak but did wish to record their opposition:

Wendy Kelso, 504 Bandit Tr
Jason Terando, 509 Sagebrush St

The following citizens spoke at the public hearing:

Tim Kelso, 504 Bandit Tr, spoke in opposition regarding drainage and lot coverage concerns.

Mike Brown, 508 Bandit Tr, spoke in opposition, specifically regarding the characteristic of the neighborhood, lot coverage, privacy, and misalignment with the long-term comprehensive plan.

William Juroska, 517 Tumbleweed Tr, spoke in opposition, specifically regarding the characteristic of the neighborhood, lot coverage, and tree preservation.

With no one wishing to speak, the public hearing was closed at 7:52 p.m.

The applicant, Jennifer Starr, came forward to address the neighborhood concerns regarding the preservation of the neighborhood characteristics, and stated that the house constructed would match the existing neighborhood.

Commissioner Alphonso made a motion to table Case PC23-011. Commissioner Groves seconded the motion.

The motion was carried by the following vote:

**Aye: 7 – Groves, Alphonso, Syed, Raine, Savoie, Bevill, and Obinabo
Nay: 0**

- 3e** Consideration of a Special Use Permit to allow a Heliport on Lot 1, Block 1, of the Ben and Elizabeth Addition and Lot 1, 2, and 3,

Block 4, Stafford Heights Subdivision, located at 1407 through 1505 Oak Knoll Drive, Case ZC23-034

Case ZC23-034 was withdrawn by the applicant prior to the December 11th Planning and Zoning Commission Meeting.

- 3f** Consideration of a Special Use Permit to allow for a fence on Lot 1R-A, Block 4, Fairway Addition, located at 1020 McDonwell School Road West, Case ZC23-035

Jacquelyn Reyff presented the case and briefed the Commission.

Osama Nashed, 5000 Thompson Terr, presented his case for the proposed fence.

Commissioner Groves spoke regarding the hardship requirement of the fence, stating that similar homes adjacent to schools lack fences along the perimeter.

Commissioner Syed spoke regarding fence, stating that the proximity to the school is not a valid reason to approve a fence that encroaches in the front and side yard setback for an R-20 lot.

The public hearing was opened at 8:07 p.m.

Lenonna Nichols, 1017 W Murphy Rd, spoke in support, specifically regarding child safety concerns, prevalence of cars parking along Herbert Rd, and definition of lot boundaries.

Mark Nuttall, 6606 Herbert Rd, spoke in opposition, specifically regarding the fence's aesthetic appeal, visibility concerns, and sidewalk & street crossing concerns.

David Mashushire, 6604 Herbert Rd, spoke in support, specifically regarding the security of the property, privacy, and aesthetic appeal.

Emmanuel Ikharebha, 6602 Herbert Rd, spoke in support, specifically regarding the ability of the applicant to fix concerns raised by the Commission with staff.

Jill Powell, 6905 DaVinci, spoke in opposition, specifically regarding visibility concerns along McDonwell School Rd from Herbert Rd.

The applicant, Osama Nashed, came forward and requested to table the case to

make changes raised by the Commission.

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

Larry Wright discussed the city's sidewalk connectivity plan, drainage concerns related to the opacity of the fence, & required driveway widths on roads.

The Commissioners discussed with the applicant whether the applicant could meet a 30 ft. setback for the fence, rather than the requested perimeter fence.

Commissioner Savoie made a motion to table Case ZC23-035 to the January 8th, 2024 Planning & Zoning Commission Meeting. Commissioner Alphonso seconded the motion.

The motion was carried by the following vote:

Aye: 3 – Alphonso, Savoie, and Obinabo

Nay: 4 – Groves, Syed, Raine, and Bevill

Commissioner Groves made a motion to deny Case ZC23-035. Commissioner Syed seconded the motion.

The motion was carried by the following vote:

Aye: 6 – Groves, Alphonso, Syed, Raine, Bevill, and Obinabo

Nay: 1 – Savoie

4. CITIZEN COMMENTS

The public forum opened at 8:34 p.m.

With no one else wishing to speak, the public forum closed at 8:34 p.m.

5. ADJOURNMENT

The meeting adjourned at 8:34 p.m.

The minutes were written and prepared by:

Christopher Pham

Christopher Pham

Planner

The meeting minutes were approved on January , 2023 by a vote of __.



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2a

Agenda Date 1/8/2024

Number

Type Public Hearing Agenda Items

Department Community Development

Title

Consideration of a Replat for Lot 3A and 3B, Block 4, Western Trails Addition, being located at 512 Bandit Trail, Case PC23-011 TABLED FROM THE DECEMBER 11, 2023 PLANNING AND ZONING COMMISSION MEETING

Explanation

Gary Starr, the applicant, has submitted a request for a Replat for Lot 3A and 3B, Block 4, Western Trails Addition, being approximately 1.05 acres, and zoned R-20 Single Family Residential district. The request is to replat the property into two separate lots. TABLED FROM DECEMBER 11, 2023 PLANNING AND ZONING COMMISSION MEETING

Existing Conditions/Background: The subject property, 512 Bandit Trail, is zoned R-20 Single Family Residential district and is located on the north side of Bandit Trail. The subject property has a house which was constructed in 1972 that will be demolished.

Proposed Zoning: *Request* – The applicant requests to replat the property into two lots and maintain the R-20 zoning district. Per Section 3.24 G, Schedule of District Regulations in the Land Development Code, the minimum standards for the R-20 zoning district are as follows:

Minimum Lot Size	20,000 sf.
Minimum Lot Width	100 feet
Minimum Lot Depth	125 feet
Front Yard Setback	30 feet
Side Yard Setback	10 feet
Rear Yard Setback	25 feet
Max. Lot Coverage	30%
Max. Impervious Coverage	60%

Analysis: The proposed Lots 3A and 3B, Block 4, Western Trails Addition are compatible with the R-20 zoning district and meet the intent of the City's Comprehensive Master Plan.

Plat Status: The property is platted as Lot 3, Block 4, Western Trails Addition.

DRC Review: The DRC met on November 20, 2023 and offered the following comments to the applicant:

1. Extend easements to ROW line.
2. Add drainage components to the side and rear easements.
3. Drainage mitigation is required for additional storm water runoff.
4. The dashed line along Overland Trail is for what purpose? It is not labeled.
5. The R-20 zoning only requires a 30 foot front yard setback. You may either change it to 30 feet or remove it from the plat and state in the notes that the plat shall comply with city zoning standards.
6. The last call out states 118.25 feet and does not match the dimension on the plat. Please update to match.
7. Add owner / subdivider information.
8. Add date of the plat preparation.
9. In the title block add, "A Replat of Lot 3, Block 4, Western Trails Addition."
10. Follow the correct format for the Dedication Certificate Surveyor Certification language.

Drainage: The plan is acceptable.

Surrounding Development: The properties to the north, south, east, and west are zoned R-20 and are improved with single family residential homes.

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. Plat Exhibit

5. Drainage Plan
6. Notification Map
7. Notification Letter
8. Notification List
9. Draft Resolution

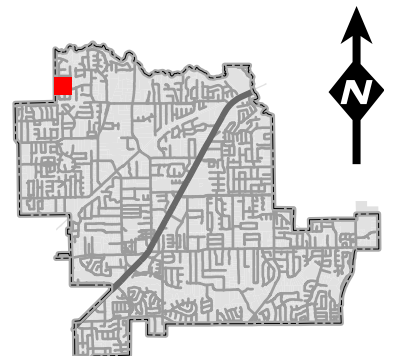
Aerial Map



PC23-011 - Replat

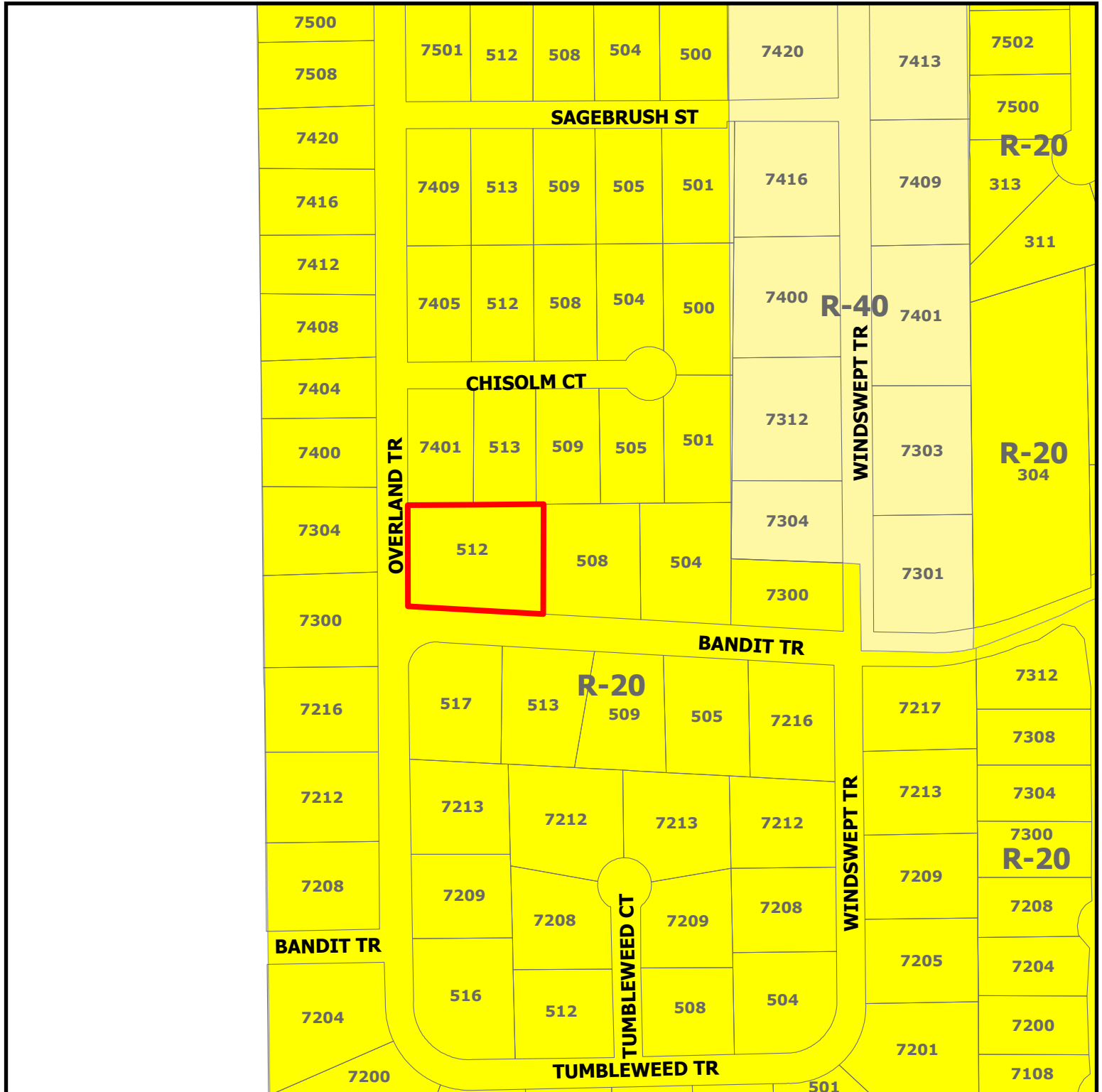
PC23-011

 Subject Property



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.

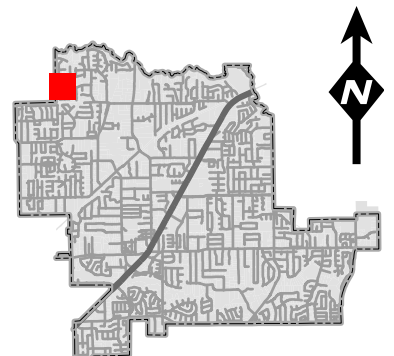
Zoning Map



PC23-011 - Replat

PC23-011

Subject Property



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Future Land Use Map

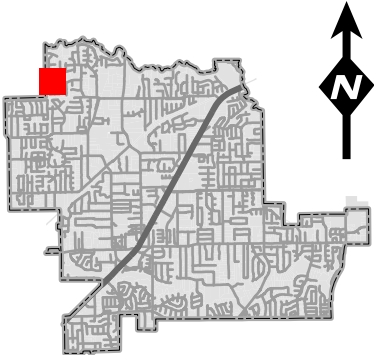


PC23-011 - Replat

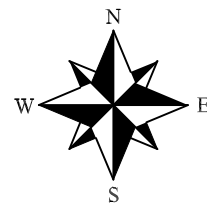
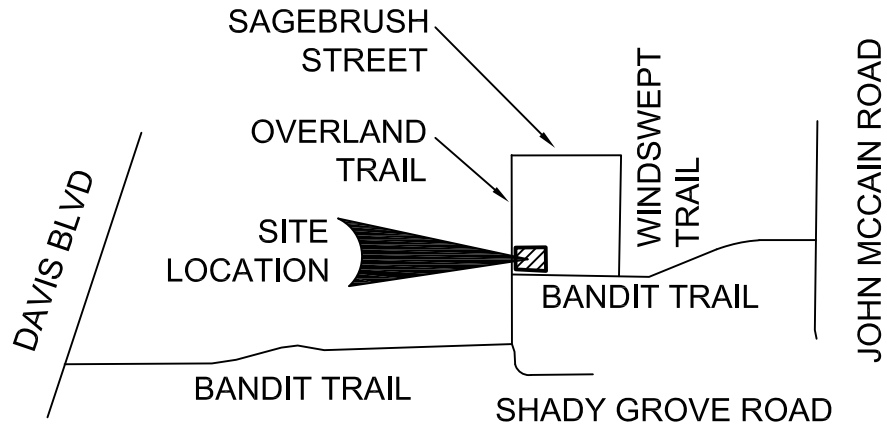
PC23-011

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-  Residential
-  Subject Property



VICINTY MAP
SCALE 1=1500'



City Council Approval
Whereas the City Council of the City of Colleyville, Texas voted affirmatively on this _____ day of _____, 20____, to approve of this Plat.

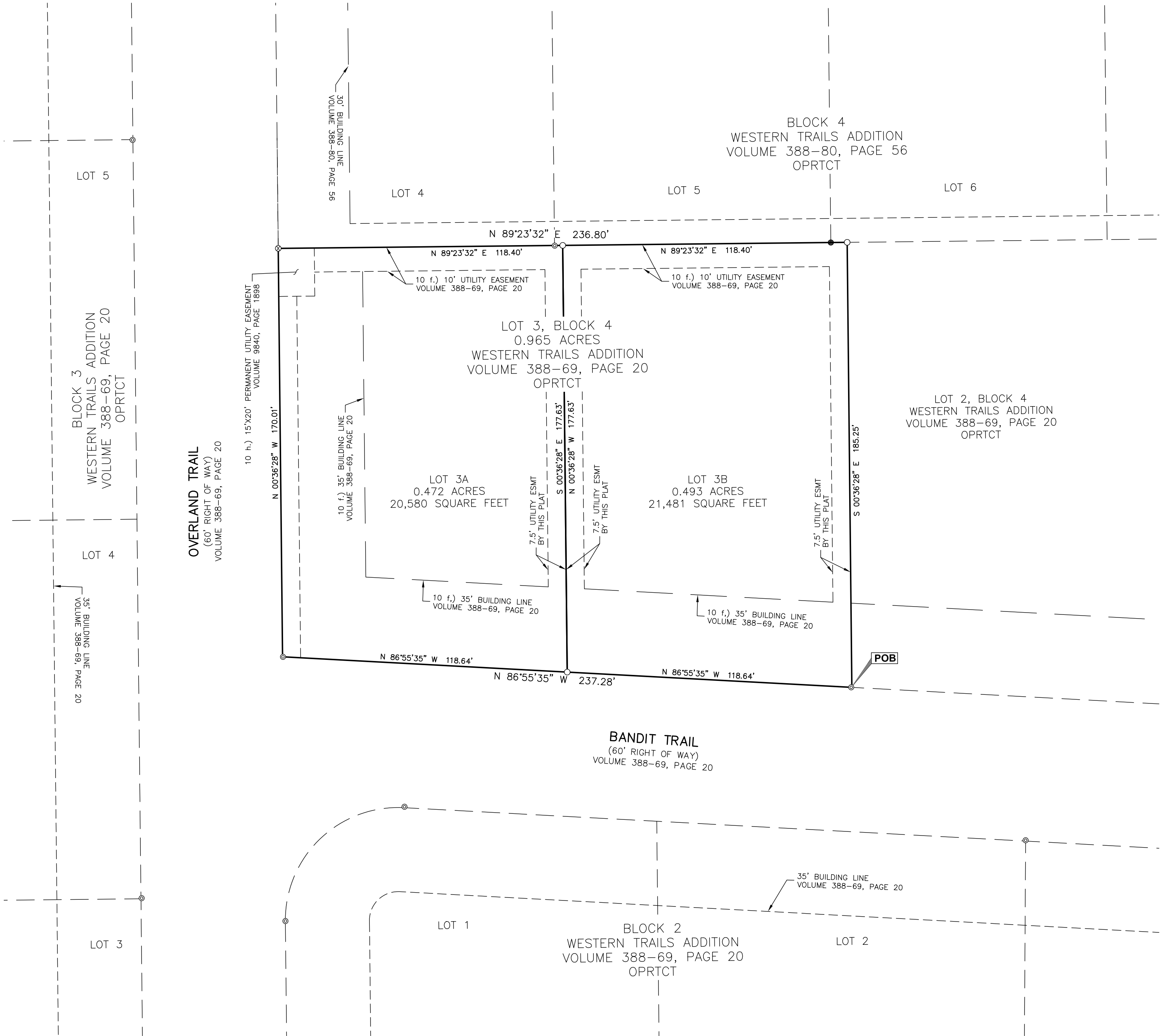
Mayor, City of Colleyville

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

GENERAL NOTES:
1. I HAVE EXAMINED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, MAP NUMBER 49439C00095K, EFFECTIVE DATE 09/25/2009 AND THAT MAP INDICATES THAT THIS PROPERTY IS WITHIN FLOOD ZONE "X" AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.
2. BEARING BASIS HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, REFERENCE FRAME NORTH AMERICAN DATUM 1983 (2011) (EPOCH 2010.0000), AS DETERMINED FROM GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) SURVEY EQUIPMENT BY STATIC, VIRTUAL REFERENCE SYSTEM (VRS) NETWORK AND OR REAL TIME KINEMATIC (RTK). DISTANCES SHOWN HEREON ARE SHOWN AS GRID TEXAS STATE PLANE COORDINATE SYSTEM DISTANCES.
3. BEARINGS ARE BASED ON U.S. STATE PLANE NAD 1983 COORDINATES, TEXAS NORTH CENTRAL ZONE - 4202
4. THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS OUT OF LOT 3, BLOCK 4, WESTERN TRAILS ADDITION, RECORDED IN VOLUME 388-69, PAGE 20, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS.
5. ALL EXISTING BUILDINGS AT THE TIME OF SURVEY ARE TO BE REMOVED.

CITY BENCHMARKS OBSERVED
CITY BENCHMARK # 36
NORTHING: 7019350.090, EASTING: 2377795.784 ELEVATION 614.37'
CITY BENCHMARK # 39
NORTHING: 7018329.027, EASTING: 2376087.642 ELEVATION 656.58'



LEGEND
● SET 1/2" IRON ROD
○ SET 1/2" IRON ROD
● FOUND 1/2-INCH IRON ROD
● POINT FOR CORNER
--- SUBJECT PROPERTY BOUNDARY
--- ADJACENT PROPERTY LINE
- - - - - EASEMENT/BUILDING SET-BACK LINE

STATE OF TEXAS
COUNTY OF TARRANT
Field notes of a 0.965-acre tract of land out of Lot 3, Block 4, Western Trails Addition, an addition to the City of Colleyville, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 388-69, Page 20, Official Public Records, Tarrant County, Texas (OPRTCT), and is more particularly described by notes and bounds as follows:
Beginning at a found 1/2-iron on the north line of Bandit Trail (60' Right-of-Way), being the southeast corner of herein described tract of land and the southwest corner of Lot 2 of said Addition;
Thence North 86°55'35" West, along north line of said Bandit Trail, a distance of 237.28 feet to a found 1/2-inch iron rod for the southwest corner of this herein described tract of land on the east line of Overland Trail (60' Right-of-Way);
Thence North 00°36'28" West, along the east line of said Overland Trail, a distance of 170.01 feet to a set "X" in concrete of this herein described tract of land and at the southwest corner of Lot 4, Block 4, Western Trails Addition, recorded in Volume 388-80, Page 56 (OPRTCT);
Thence North 89°23'32" East, passing at a distance of 115.00 feet, a found 1/2-inch iron rod at the southeast corner of said Lot 4 and the southeast corner of Lot 5 of said Addition, in all 236.80 feet to a set 1/2-inch iron rod for this herein described tract of land;
Thence South 00°36'28" East, along the west line of said Lot 2, a distance of 118.25 feet, to the Point of Beginning, containing 0.965-acres of land, more or less, subject to all easements of record.
Bearing Basis hereon is Texas State Plane Coordinate System, Reference Frame North American Datum 1983 (2011) (EPOCH 2010.0000), as determined from Global Navigation Satellite System (GNSS) survey equipment by Static, Virtual Reference System (VRS) network and or Real Time Kinematic (RTK). Distances shown hereon are shown as grid Texas State Plane Coordinate System distances.

State of Texas
County of Tarrant
Before me, the undersigned Notary Public in and for said county and State 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 purpose and considerations therein expressed, and in the capacity therein stated.
Given under my hand and seal of office this _____ day of _____, 2023.
Notary Public in and for Tarrant County _____
By _____
My commission expires _____

PLAT NOTES:
1. a) 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, fence, 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 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 removal all or part of its respective systems without the necessity at any time of procuring the permission of anyone.
2. b) The maintenance of all easements located on the property are the responsibility of the property owner.

STATE OF TEXAS
COUNTY OF TARRANT
OWNERS DEDICATION
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT PALMER EQUITIES, LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOT 3A AND 3B, BLOCK 4, OF THE RE-PLAT WESTERN TRAILS ADDITION, AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS AND EASEMENTS SHOWN THEREON.
WITNESS MY HAND AT _____, TEXAS THIS THE 1ST DAY OF NOVEMBER, 2023.
OWNER: _____

I, Wesley Ray Quinn, Registered Professional Land Surveyor of Texas, do hereby state that this plat represents an actual survey made under my direction to the best of my knowledge and ability, this 16th October 2023.

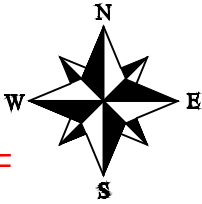


Registered Prof. Land Surveyor
Texas Registration No. 6625

RE-PLAT
LOT 3A & 3B, BLOCK 4
WESTERN TRAILS ADDITION
0.965 ACRES
M.M. FREEMAN SURVEY
ABSTRACT NO. 533
CITY OF COLLEYVILLE, TEXAS

SCALE 1" = 30 FEET
0 30 60

TOTAL LAND AREA 42,061 SF
TOTAL ACRES 0.965



EXISTING IMPERVIOUS:
HOUSE AND DRIVEWAY 4374 SF
SIDEWALK 407 SF
BARN 225 SF
LIFT STATION 337 SF
TOTAL EXISTING IMPERVIOUS 5,343 SF
12.7% IMPERVIOUSNESS = 0.123 AC

PROPOSED LAND USE:
2 EACH HOUSES ASSUMED 4,500 SF EA
2 EA DRIVEWAYS 500 SF EA
2 EA SIDEWALKS 400 SF EA
2 EA POOLS 800 SF EA
TOTAL PROPOSED IMPERVIOUS 12,400 SF
29.5% IMPERVIOUSNESS = 0.284 AC

LANGAN

Langan Engineering and
Environmental Services, Inc.

2999 Olympus Blvd, Suite 165
Dallas, TX 75019

T: 817.328.3200

www.langan.com

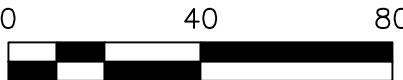
LEGEND

- FOUND 1/2" IRON PIPE
- ⊙ FOUND 1/2" IRON ROD
- ⊙ SET 1/2" IRON ROD CAPPED "MQI"
- POINT
- SUBJECT PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- - - EASEMENT/BUILDING SET-BACK LINE
- * * * FENCE
- ⊙ POWER POLE
- ⊙ ELECTRIC METER
- ⊙ WATER METER
- ⊙ GAS METER
- ⊙ CONCRETE

CONCEPTUAL DRAINAGE

EXHIBIT OF
LOT 3, BLOCK 4
0.965 ACRES
WESTERN TRAILS ADDITION
VOLUME 388-69, PAGE 20
OPRTCT

SCALE 1" = 40 FEET



EXISTING DRAIN
FLUME

12"x25'
WALLED POND
TOP WALL 684.0
WITH OVERFLOW
WEIR AT EL 683.0
SOUTH SIDE

POB

DETENTION STAGE-STORAGE VOLUME					
Elevation	Area (sq. ft.)	Avg. Area (sq. ft.)	Inc. Depth (ft.)	Inc. Volume (cu. Ft.)	Total Volume (cu. ft.)
681	300				0
682	300	300	1	300	300
683	300	300	1	300	600
684	300	300	1	300	900
Required volume = +/- 469 cf.					

ISWM Modified Rational Method

Allowable Release Rate, QA	Description
A = 0.965	Area (acres)
Cp = 0.3765	Predevelopment Rational Method runoff coefficient
Tcp = 5	Predevelopment Time of concentration (mins)
I = 14.41	rainfall intensity for the corresponding time of concentration (in/hr)
QA = 6.235	Allowable release rate (cfs)

Critical Storm Duration, Td	Description
County: TARRANT	
Return Interval: 100	
a = 322.07	Rainfall factor for corresponding return interval from Table 2.1.7-1 ISWM design Manual for Site Development
b = 24.388	Rainfall factor for corresponding return interval from Table 2.1.7-1 ISWM design Manual for Site Development
C = 0.4766	Postdevelopment Rational Method runoff coefficient
tc = 5	Postdevelopment Time of concentration (mins)
Td = 13	Critical storm duration (min)

Required Storage Volume	Description
Vpre = 263	Preliminary required storage (ft³)
P150 = 5.43	3-Hour (180-minute) storm depth (in), convert intensity (in/hr) into inches
Pd = 3.05	Storm depth for the critical duration (in), convert intensity (in/hr) into inches
Vmax = 469	Required storage (ft³)

*Reference ISWM Technical Manual - Hydrology for Rainfall Data (in/hr) and multiply intensity by the duration

PRE-DEVELOPMENT DRAINAGE AREA CALCULATIONS													
Drainage Area Designation	Drainage Area (ac)	Weighted Runoff Coefficient	Time of Concentration (min)	2-Year Rainfall Intensity (I2)	5-Year Rainfall Intensity (I5)	10-Year Rainfall Intensity (I10)	25-Year Rainfall Intensity (I25)	50-Year Rainfall Intensity (I50)	100-Year Rainfall Intensity (I100)	100-Year Peak Discharge (Q100)	100-Year Peak Discharge (Q100)	100-Year Peak Discharge (Q100)	Comments
Impervious	6.123	0.90	5	5.51	7.58	9.33	12.52	15.99	19.47	1.58	3.64	0	
Pervious	0.842	0.30	5	5.51	1.38	2.21	2.74	3.16	3.41	0.24	0.24	0	
Total	6.965	0.63	5	5.51	8.96	11.54	15.26	19.15	22.88	1.82	3.88	0	

Note: Calculations based on the Modified Rational Method: Q = C*P*A. TxDOT 2015 IDF values used.

POST-DEVELOPMENT DRAINAGE AREA CALCULATIONS													
Drainage Area Designation	Drainage Area (ac)	Weighted Runoff Coefficient	Time of Concentration (min)	2-Year Rainfall Intensity (I2)	5-Year Rainfall Intensity (I5)	10-Year Rainfall Intensity (I10)	25-Year Rainfall Intensity (I25)	50-Year Rainfall Intensity (I50)	100-Year Rainfall Intensity (I100)	100-Year Peak Discharge (Q100)	100-Year Peak Discharge (Q100)	100-Year Peak Discharge (Q100)	Comments
Impervious	6.284	0.90	5	5.51	1.41	7.58	2.44	9.33	12.52	2.16	2.22	2.56	
Pervious	0.681	0.30	5	5.51	1.13	2.21	2.74	3.16	3.41	0.24	0.24	0.24	
Total	6.965	0.63	5	5.51	2.54	9.79	5.18	12.49	15.93	2.40	2.46	2.80	

Note: Calculations based on the Modified Rational Method: Q = C*P*A. TxDOT 2015 IDF values used.

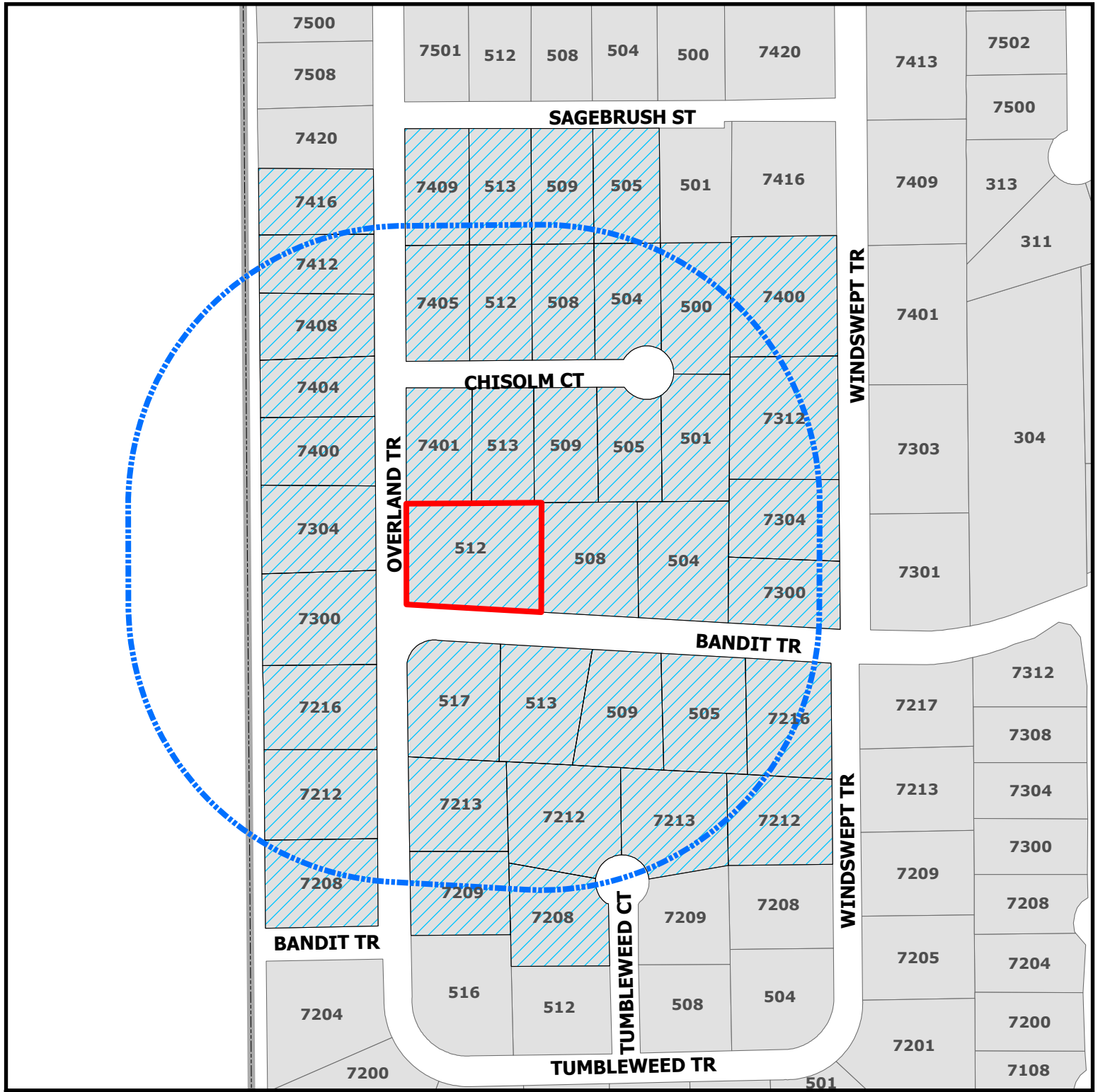


FIRM NO. 10194241
P.O. BOX 3506 SAN ANGELO, TEXAS
PHONE: (325) 939-0043 EMAIL: info@mqitx.com
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FIELD: JC
OFFICE: JAC
JOB NO.: 23100018

BUYER:
GF NO:
TITLE CO.:

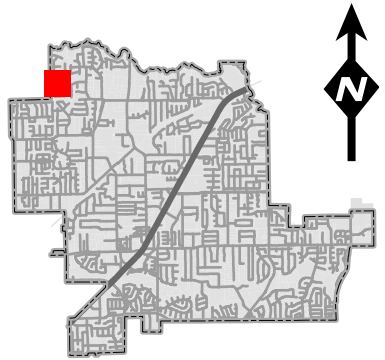
Notification Map



PC23-011 - Replat

PC23-011

-  Parcels to be notified
-  Buffer
-  Subject Property



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.



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 11, 2023 at 7:00 p.m.

City Council Meetings: Wednesday, January 3, 2024

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

Request: Consideration of a Replat for Lot 3A & 3B, Block 4, Western Trails Addition, being Lot 3, Block 4, Western Trails Addition. The request is to replat the lot into two separate lots. Both lots will comply with the R-20 zoning standards.

Zoning Case: PC23-011

Applicant: Gary Starr

Owner: Palmer Equities, LLC

Location: 512 Bandit Tr

Property Description: Lot 3, Block 4, Western-Trails Colleyville

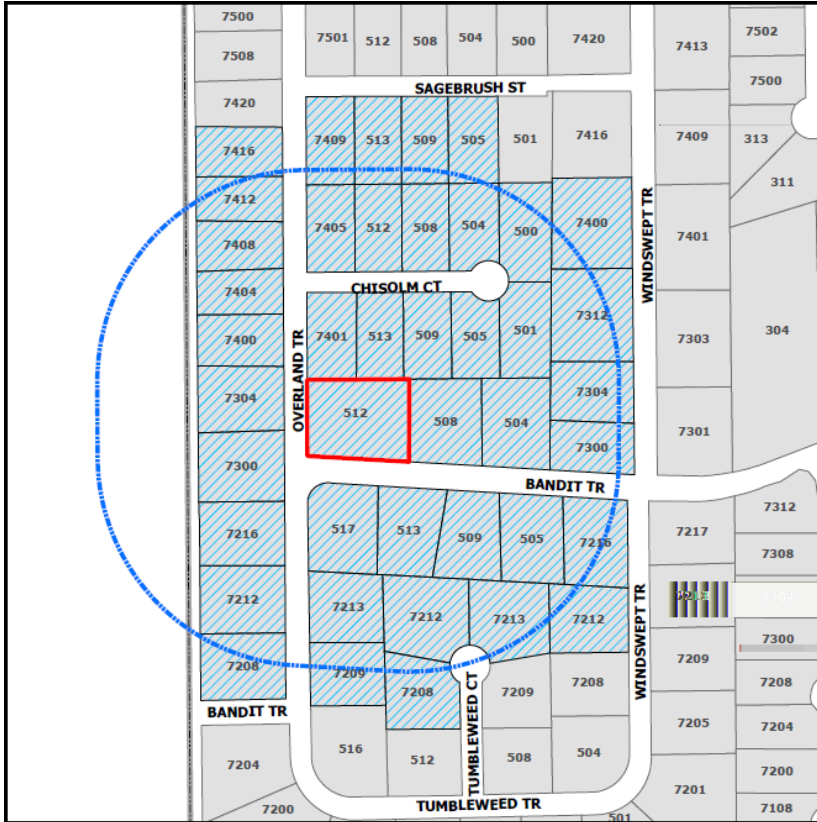
Present Zoning: R-20 Single Family Residential District

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 1,000 feet. Action by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request.

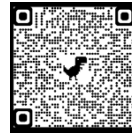
All interested persons are encouraged to attend the public hearing and express their opinions on the plat request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address below:

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

NOTICE OF PUBLIC HEARING



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.

Chris Pham

Christopher Pham
Planner
cpham@colleyville.com

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
KELSO, TIMOTHY M	504 BANDIT TR	COLLEYVILLE, TX	76034	504 BANDIT TR
SARTAIN, DARIN	7400 OVERLAND TR	COLLEYVILLE, TX	76034	7400 OVERLAND TR
RAMANUJAM, KANNAN	513 BANDIT TR	COLLEYVILLE, TX	76034	513 BANDIT TR
UMPHREY, BARBARA JOYCE	7312 WINDSWEPT TRL	COLLEYVILLE, TX	76034	7312 WINDSWEPT TR
IHNAT, PETER	7405 OVERLAND TRL	COLLEYVILLE, TX	76034	7405 OVERLAND TR
BURLESON, JAMES W	7304 WINDSWEPT TR	COLLEYVILLE, TX	76034	7304 WINDSWEPT TR
ANDERSON, LEE TAYLOR	7213 OVERLAND TR	COLLEYVILLE, TX	76034	7213 OVERLAND TR
STEWART, ROBYN E	7212 OVERLAND TR	COLLEYVILLE, TX	76034	7212 OVERLAND TR
TEAFATILLER, CHLOE L	508 CHISOLM CT	COLLEYVILLE, TX	76034	508 CHISOLM CT
FISCHBACH, BERNARD	7300 OVERLAND TRL	COLLEYVILLE, TX	76034	7300 OVERLAND TR
TALLO, JEREMY	7401 OVERLAND TRL	COLLEYVILLE, TX	76034	7401 OVERLAND TR
REDD, JUSTIN	509 CHISOLM CT	COLLEYVILLE, TX	76034	509 CHISOLM CT
GILLENWATER, ANTHONY W	7408 OVERLAND TR	COLLEYVILLE, TX	76034	7408 OVERLAND TR
SCOTT, ANDREW	7212 TUMBLEWEED CT	COLLEYVILLE, TX	76034	7212 TUMBLEWEED CT
LEDING, JONATHAN	501 CHISOLM CT	COLLEYVILLE, TX	76034	501 CHISOLM CT
MANRY LIVING TRUST	7300 WINDSWEPT TR	COLLEYVILLE, TX	76034	7300 WINDSWEPT TR
WHISENAND, MICHAEL DEREK	513 CHISOLM CT	COLLEYVILLE, TX	76034	513 CHISOLM CT
MCCOY, MICHAEL J	505 CHISOLM CT	COLLEYVILLE, TX	76034	505 CHISOLM CT
GILES, GARY W	512 BANDIT TR	COLLEYVILLE, TX	76034	512 BANDIT TR
THORNSBURG, MARK	512 CHISOLM CT	COLLEYVILLE, TX	76034	512 CHISOLM CT
EDINGTON, RONALD J	505 SAGEBRUSH ST	COLLEYVILLE, TX	76034	505 SAGEBRUSH ST
CICHERSKI, THOMAS J	7404 OVERLAND TR	COLLEYVILLE, TX	76034	7404 OVERLAND TR
WESSNER, JOHN J	7216 OVERLAND TR	COLLEYVILLE, TX	76034	7216 OVERLAND TR
ANGLIN, L PAT ETAL	505 BANDIT TR	COLLEYVILLE, TX	76034	505 BANDIT TR
TERANDO FAMILY TRUST	509 SAGEBRUSH ST	COLLEYVILLE, TX	76034	509 SAGEBRUSH ST
BROWN, MICHAEL W	508 BANDIT TR	COLLEYVILLE, TX	76034	508 BANDIT TR
EAVES, CAROL	7409 OVERLAND TRL	COLLEYVILLE, TX	76034	7409 OVERLAND TR
KONECNY, KERRY L	516 TUMBLEWEED TRL	COLLEYVILLE, TX	76034	7209 OVERLAND TR
GONZALES, MICHAEL	7412 OVERLAND TR	COLLEYVILLE, TX	76034	7412 OVERLAND TR
FINLEY, JACQUELINE	7400 WINDSWEPT TR	COLLEYVILLE, TX	76034	7400 WINDSWEPT TR
ROBERTS, RONALD A	513 SAGEBRUSH ST	COLLEYVILLE, TX	76034	513 SAGEBRUSH ST
JAEGER, BOBBIE E	200 E CROSLIN	AUSTIN, TX	78752	509 BANDIT TR
DAVIS, MICHAEL	7212 WINDSWEPT TR	COLLEYVILLE, TX	76034	7212 WINDSWEPT TR
BABCOCK, ISAIAH	7304 OVERLAND TRL	COLLEYVILLE, TX	76034	7304 OVERLAND TR
SCHUMACHER, ROBERT	7416 OVERLAND TRL	COLLEYVILLE, TX	76034	7416 OVERLAND TR
PICKERING, FOREST A	7208 OVERLAND TR	COLLEYVILLE, TX	76034	7208 OVERLAND TR
RAKOCZY, JOE	7208 TUMBLEWEED CT	COLLEYVILLE, TX	76034	7208 TUMBLEWEED CT
BROWN, CHRISTOPHER	7213 TUMBLEWEED CT	COLLEYVILLE, TX	76034	7213 TUMBLEWEED CT
HIGGINS, JAMES V	500 CHISOLM CT	COLLEYVILLE, TX	76034	500 CHISOLM CT
O'CONNOR, JO NELL	517 BANDIT TR	COLLEYVILLE, TX	76034	517 BANDIT TR
THAYER, JAMES	7216 WINDSWEPT TR	COLLEYVILLE, TX	76034	7216 WINDSWEPT TR
BENTON, MATT	504 CHISOLM CT	COLLEYVILLE, TX	76034	504 CHISOLM CT
VANGUARD ESTATES ADDITION	7205 Vanguard Court	COLLEYVILLE ,TX	76034	COURTESY NOTICE
MONTICELLO ADDITION-COLLEYVLL	P.O. Box 254	COLLEYVILLE ,TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED

RESOLUTION R-23-XXXX

**A RESOLUTION APPROVING A REPLAT FOR LOT 3A & 3B, BLOCK 4,
WESTERN TRAILS ADDITION**

WHEREAS, the Planning and Zoning Commission recommended approval of the Replat for Lot 3A & 3B, Block 4, Western Trails addition, on January 8, 2024.

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

Sec. 1. THAT the Replat for Lot 3A & 3B, Block 4, Western Trails addition on approximately 1.05 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 4th DAY OF FEBRUARY 2024.

Mayor Bobby Lindamood	_____	Mayor Pro Tem Callie Rigney	_____
Place 1, Brandi Elder	_____	Place 4, Ben Graves	_____
Place 2, George Bond	_____	Place 5, Chuck Kelly	_____
Place 3, Scotty Richardson	_____		

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

[illegible]