



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

100 Main Street Colleyville, Texas 76034

MONDAY, JULY 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: Brandon Arnold
PLEDGE OF ALLEGIANCE**

1. APPROVAL OF MINUTES

- 1a** June 10, 2024 Planning and Zoning Commission Meeting
June 24, 2024 Planning and Zoning Commission Worksession

2. PUBLIC HEARING AGENDA ITEMS

- 2a** Consideration of a Rezoning from AG Agricultural to R-40 Single
Family Residential on Lot 1, Block 1, Pleasant Run Baptist Church
Addition, located at 6001 Pleasant Run Road, ZC24-009

- 2b** Consideration of a Special Use Permit to allow for Massage Therapy on Lot 3, Block 1, Tara Addition, located at 1009 Cheek Sparger, Suite 121, Case ZC24-011
- 2c** Consideration of a Rezoning from AG Agricultural and RE Single Family 'Estate' Residential district to R-40 Single Family Residential for Tract 1B1, 1B2, and 1B3, Abstract 294, Robert Chowning Survey and Lot 1, Block 1, Cero Addition, located at 2417 Wilkes Drive and 6900 Pool Road, Case ZC24-014

3. CITIZEN COMMENTS

4. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards *Wednesday, July 3, 2024* 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 BRIEFING

Agenda Number 1a	Agenda Date 7/8/2024	Number
Type Approval of Minutes		
Department Community Development		

Title

June 10, 2024 Planning and Zoning Commission Meeting
June 24, 2024 Planning and Zoning Commission Worksession

Explanation

Approval of the minutes from the June 10, 2024 Planning and Zoning Commission meeting and the June 24, 2024 Planning and Zoning Commission Worksession meeting.

Recommendation

Approve

Attachments

1. June 10, 2024 Planning and Zoning Commission Meeting
2. June 24, 2024 Planning and Zoning Commission Worksession



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION MINUTES

100 Main Street, Colleyville, Texas, 76034

MONDAY, JUNE 10, 2024

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 June 10, 2024 at 6:15 p.m.

Roll Call

Present: David Groves, Sayeda Syed, Jerry Savoie, Jerome Obinabo, and Claudia Bevill

Absent:

Staff Present: Ben Bryner, Jacquelyn Reyff, and Kristopher Potts

Also Present: Attorney, Sarah Ross, Fire Marshal, Rob Mckeown

Jacquelyn Reyff briefed the commission for case PC24-004 and showcased exhibits provided by the applicant. There was general discussion regarding the when the home was built and the proposed additions.

Kristopher Potts briefed the commission for case ZC24-008. There was general discussion regarding the need for the carport, and the location of the proposed car port.

Kristopher Potts briefed the commission for case ZC24-009. There was discussion regarding driveway access, proximity to the nearby elementary school, and potential sidewalk requirements.

Chair Bevill adjourned the Planning and Zoning Commission Worksession Meeting at 6:33 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 June 10, 2024, at 7:00 p.m.

Roll Call

Present: David Groves, Sayeda Syed, Jerry Savoie, Jerome Obinabo, and Claudia Bevill

Absent:

Staff Present: Ben Bryner, Jacquelyn Reyff, and Kristopher Potts

Also Present: Attorney, Sarah Ross, Fire Marshal, Rob Mckeown

1. APPROVAL OF MINUTES

1a May 13, 2024 Planning and Zoning Commission Meeting Minutes

May 28, 2024 Planning and Zoning Commission Worksession Meeting Minutes

Commissioner Groves made a motion to approve the May 13, 2024 Planning and Zoning Commission Meeting Minutes and the May 28, 2024 Planning and Zoning Worksession meeting minutes.

Commissioner Savoie seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Groves, Syed, Savoie, Obinabo, and Bevill

Nay: 0

2. PUBLIC HEARING AGENDA ITEMS

- 2a** Consideration of a Replat with a Waiver for side yard setback on Lot 56R, Block 4, Western-Trails Section Two, located at 7608 Overland Trail, Case PC24-004

Jacquelyn Reyff presented the case and briefed the Commission.

Manny Papadakis, 7608 Overland Trail, Colleyville, TX, presented his case for the proposed plat waiver. He presented information regarding when they purchased the home, and went over a brief history on why the property is built so close to the current property line.

The public hearing was opened at 7:06 p.m.

With no one wishing to speak, the public hearing was closed at 7:06 p.m.

The Commission had questions regarding the potential utilities that may need to go into the utility easements.

Commissioner Obinabo made a motion to approve Case PC24-004, with the condition that the 5 foot setback to the south side only applies to the current residence. If torn down the new home will be required to meet Land Development Code Standards.

Commissioner Groves seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Groves, Syed, Savoie, Obinabo, and Bevill

Nay: 0 -

- 2b** Consideration of a Special Use Permit to allow for a Carport on Lot 1, Block 1, Debrecht Addition, located at 306 Van Oaks Drive, Case ZC24-008

Kristopher Potts presented the case and briefed the Commission.

Daniel Crumpton, 3200 Jewell Dr, Arlington, TX, presented his case for the proposed Special Use Permit. He presented information regarding the applicants need for the

carport. The applicant has a car collection and their garage is full, they are seeking the carport as a place to store their everyday car.

There was general discussion among the commission regarding a citizen letter received discussing work having been done on the property, and the potential to increase the size of the carport in the future.

The public hearing was opened at 7:13 p.m.

With no one wishing to speak, the public hearing was closed at 7:13 p.m.

**Commissioner Syed made a motion to approve Case ZC24-008.
Commissioner Savoie seconded the motion.**

The motion was carried by the following vote:

Aye: 3 –Syed, Savoie, and Obinabo

Nay: 2 – Groves, and Bevill

**The motion to approve failed as approval requires 4 affirmative votes;
therefore the case was denied.**

2c Consideration of a Rezoning from AG Agricultural to R-40 Single Family Residential on Lot 1, Block 1, Pleasant Run Baptist Church Addition, located at 6001 Pleasant Run Road, ZC24-009

Kristopher Potts presented the case and briefed the Commission.

Keith Hamilton, 8241 Mid Cities Blvd, North Richland Hills, TX, presented his case on the rezoning. Stating they are looking to come in for the rezoning currently and will come back for the platting process later. Keith also spoke regarding the sidewalk on the east side of the property stating they would like to remove it if possible.

The public hearing was opened at 7:25 p.m.

Edwin Waller, 513 Leta Ln spoke in opposition of the case. Referring to an agreement with the Southern Baptist Church, which was supposed to keep the facility going and keep a new church on the land.

John Fegan, 1303 Bellefonte Ln, Colleyville, TX, spoke in support of the case. He stated he has purchased the property, there was an effort to work with the foundation. The foundation stated they had reached out to several churches to attempt to place a new church within the existing facility. Mr. Fegan stated there was little interest from any religious organizations.

Dee Ann Naler, 6101 Waller Ln, spoke in opposition to the case. Referencing that the Southern Baptists have not done as they were supposed to with the land.

Jimmy Reynolds, 2237 Moneda, Haltom City, TX, spoke in opposition to the case. Referring to the agreement with the Southern Baptist Church foundation.

Jordan Shipp, 1004 Cooks Ct, Colleyville, TX, spoke in support of this item. Jordan had questions regarding the potential impact to Cooks Ln. If this development will provide sidewalks onto Cooks Ln.

With no one wishing to speak, the public hearing was closed at 7:43 p.m.

Keith Hamilton returned and spoke on the concerns brought forth. Stating most of the issues will be handled during the platting stage of the project, they're more than okay with giving some ROW.

The Commission took a recess for an Executive Session at 7:50 p.m.

The Executive Session ended and the regular meeting resumed at 8:10 p.m.

**Commissioner Groves made a motion to table Case ZC24-009 to the July 8th Planning and Zoning commission Meeting.
Commissioner Savoie seconded the motion.**

The motion was carried by the following vote:

**Aye: 5 – Groves, Syed, Savoie, Obinabo, and Bevill
Nay: 0**

4. CITIZEN COMMENTS

The public forum opened at 8:17 p.m.

With no one wishing to speak, the public forum closed at 8:17 p.m.

5. ADJOURNMENT

The meeting adjourned at 8:18 p.m.

The minutes were written and prepared by:

Kristopher Potts

Kristopher Potts
Planner

The meeting minutes were approved on July ____, 2024 by a vote of X-X.



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION MINUTES

100 Main Street, Colleyville, Texas, 76034

JUNE 24, 2024

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 June 24, 2024, at 6:16 p.m.

Roll Call

Present: Richard Remley, Sayeda Syed, Jerome Obinabo, Jerry Savoie, Brandon Arnold, and Claudia Bevill

Absent: David Groves

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

Also Present: Attorney, Sarah Ross, Fire Marshal, Rob Mckeown

2. WORKSESSION AGENDA ITMES

- 2a** Presentation and discussion of a Special Use Permit to allow for Massage Therapy on Lot 3, Block 1, Tara Addition, located at 1009 Cheek Sparger, Suite 121, Case ZC24-011

Chris Pham presented item 2a and briefed the Commission. City Staff addressed questions from the Commission specifically regarding how many employees would work at the massage establishment and whether those employees would be contracted or employees. The Commission inquired whether CBD products would be sold at the establishment.

- 2b** Presentation and discussion of a Special Use Permit to allow for a Veterinarian Clinic on Lot 2, Block 1, Chandler Addition, located at 1721 John McCain Road, Case ZC24-012

- 2c** Presentation and discussion of a Special Use Permit to allow for Dog Boarding & Dog Grooming on Lot 2, Block 1, Chandler Addition, located at 1721 John McCain Road, Case ZC24-013

**THE APPLICANT HAS REQUESTED TO TABLE TO THE AUGUST 12th, 2024
PLANNING AND ZONING COMMISSION MEETING**

Jacquelyn Reyff presented items 2b and 2c and briefed the Commission. City staff explained that the cases would be ready with additional exhibits by the August 12th Planning & Zoning Commission at the earliest.

- 2d** Presentation and discussion of a Rezoning from AG Agricultural and RE Single Family 'Estate' Residential district to R-40 Single Family Residential for Tract 1B1, 1B2, and 1B3, Abstract 294, Robert Chowning Survey and Lot 1, Block 1, Cero Addition, located at 2417 Wilkes Drive and 6900 Pool Road, Case ZC24-014

Kris Potts presented item 2d and brief the Commission. City staff addressed questions from the Commission related to easements on the property, specifically regarding the open space and sidewalk easement on the north side of the development, the tree preservation easement on the southwest side, and the addition of a no-access easement on Lot 6 to prevent cut through connections to Wilkes Drive.

3. ADJOURNMENT

The meeting adjourned at 6:46 p.m.

The minutes were written and prepared by:

Christopher Pham

Chris Pham
Planner

The meeting minutes were approved on July 8, 2024 by a vote of ____.



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2a

Agenda Date 7/8/2024

Number

Type Public Hearing Agenda Items

Department Community Development

Title

Consideration of a Rezoning from AG Agricultural to R-40 Single Family Residential on Lot 1, Block 1, Pleasant Run Baptist Church Addition, located at 6001 Pleasant Run Road, ZC24-009

Explanation

TABLED FROM THE JUNE 8th PLANNING AND ZONING COMMISSION MEETING.

Trevor Truss, the applicant, has submitted a request for a Rezoning from AG Agricultural to R-40 Single Family Residential on Lot 1, Block 1, Pleasant Run Baptist Church Addition, being approximately 3.16 acres, and zoned AG Agricultural. The purpose of the rezoning is to allow for a new 3-lot residential subdivision.

Existing Conditions/Background: The subject property, 6001 Pleasant Run Road, is zoned AG Agricultural. It is located on the southeast corner of the intersection of Pleasant Run Road and Cooks Court. It is currently developed as the Pleasant Run Baptist Church. The existing church will be demolished to allow for new residential homes to be built.

Proposed Zoning Change:

Request – The request is to rezone from the AG Agricultural to the R-40 Single Family Residential zoning district. The request is to allow for the construction of single family homes in a 3-lot configuration.

Analysis: Per the proposed, this project is requesting to rezone the property to allow for residential homes to be built. In the R-40 zoning, the property can be subdivided into three (3) lots and satisfy the requirements of the zoning district. Each home would have separate access.

Update - The applicant has provided an amended plan since the last Planning and Zoning Commission meeting. The plan now shows two lots to be developed for two homes and one lot to remain as a church use.

Plat Status: The subject property is platted as Lot 1, Block 1, Pleasant Run Baptist Church Addition.

DRC Review: The DRC reviewed the request during their May 20, 2024 meeting and provided the following comments:

1. Add 7.5' Utility and Drainage easements on the side property lines of the lots.
2. Add a 16' Utility and Drainage easement on the rear property lines.
3. Onsite detention required for Lot 2.
4. 25' ROW dedication from center line of the road required.

Drainage: NA

Surrounding Development: The properties to the north are zoned AG Agricultural and R-20 Single Family Residential and are improved with single family homes. The property to the south is zoned AG Agricultural and improved with the Colleyville Elementary school and Colleyville Middle school. The property to the east is zoned R-40 Single Family Residential and improved with a single family home. The properties to the west are zoned AG Agricultural and R-40 Single Family Residential and are improved with single family homes.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, identifies the subject property for institutional development. The proposed request does not comply with the institutional land use designation stated in the comprehensive plan.

Tree Preservation: The development must comply with Chapter 5 (Urban Forestry) 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 1000 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 is neutral on this request.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Metes and Bounds Exhibit
6. Zoning Exhibit with Church
7. Zoning Exhibit - Three lots

8. Notification Letter
9. Notification Map
10. Notification List
11. Letter Received
12. Draft Ordinance

Aerial Map

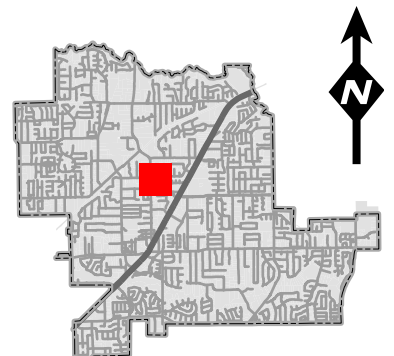


ZC24-009

6001 Pleasant Run Rd

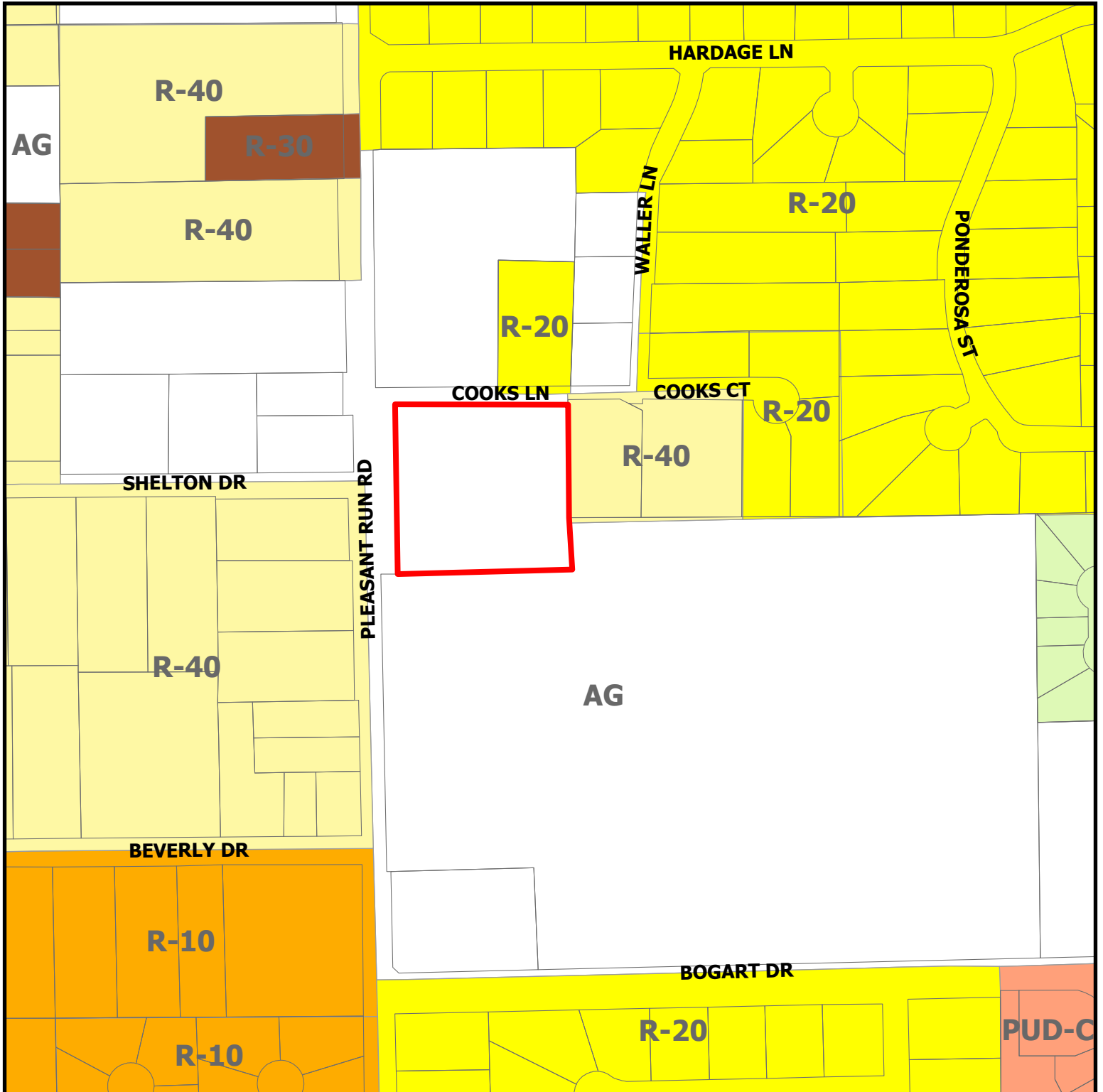


Subject Property



DISCLAIMER:
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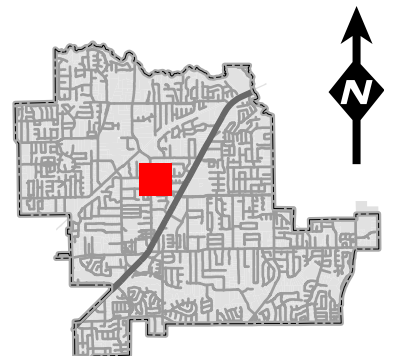
Zoning Map



ZC24-009

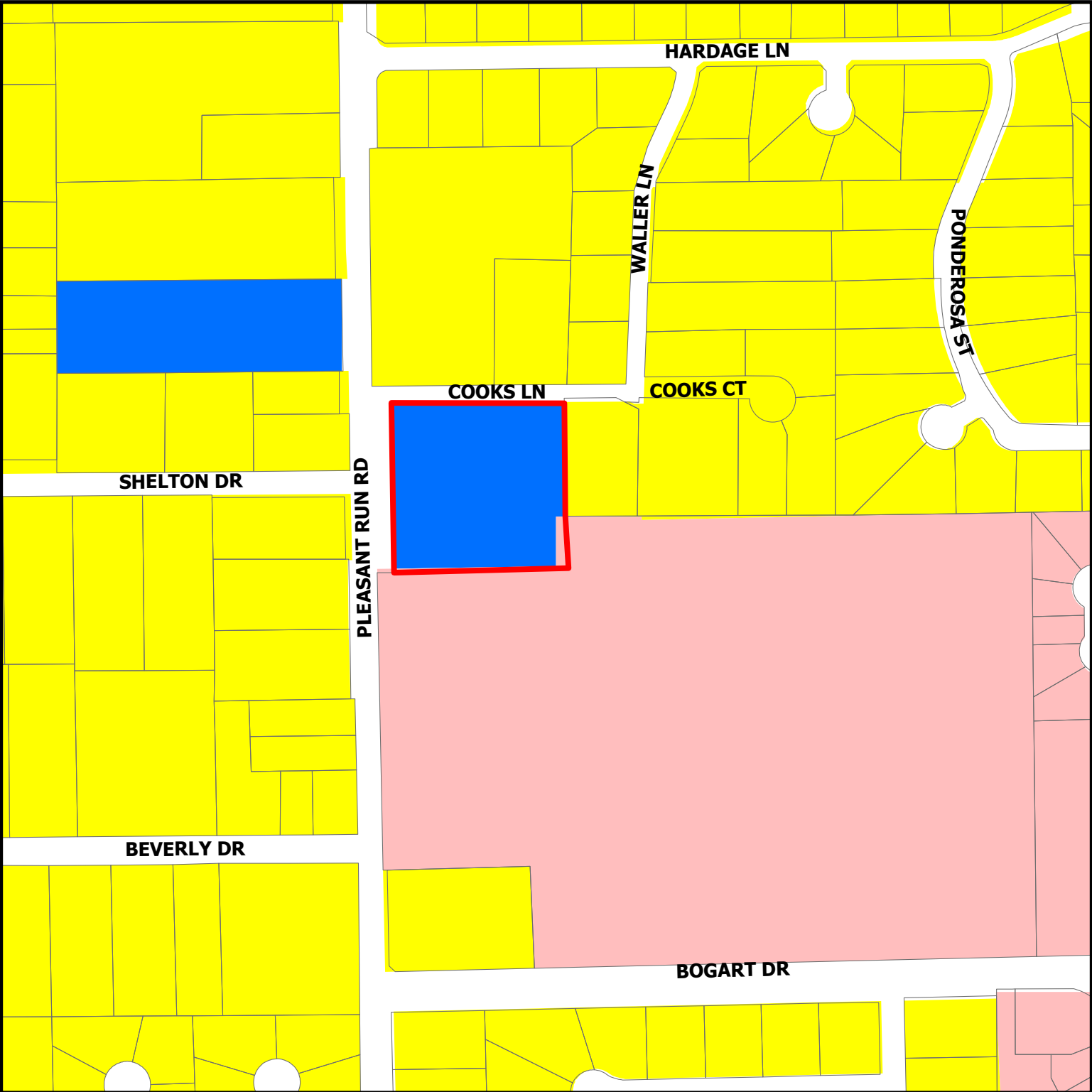
6001 Pleasant Run Rd

 Subject Property



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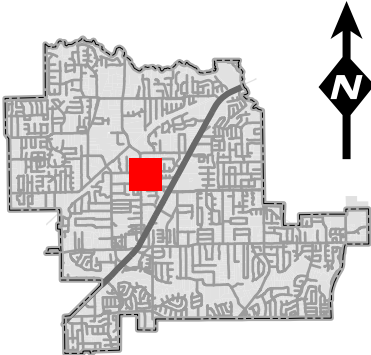
Future Land Use Map



ZC24-009

6001 Pleasant Run Rd

-  Residential
-  Institutional
-  Colleyville Blvd Corridor
-  Subject Property



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Fegan Place

A Proposed Single Family Residential Development

Located in

Colleyville, Texas

At

Pleasant Run Road and Cooks Lane

Zoning Change Request Supporting Information

Presented By:

COMPASS REALTY, LP

*P.O. Box 126
Colleyville, TX 76034
PH 817-966-6626*

April 17, 2024

TABLE OF CONTENTS

- I. Statement of Intent and Economic Impact
- II. Development Schedule

I. STATEMENT OF INTENT AND ECONOMIC IMPACT

The proposed development will be a residential neighborhood of two (2) 1.5 acre lots. The homes on each lot will have an expected sales price of \$3.5 to \$4 million dollars. Each home would generate roughly \$10,000 per year in tax revenue for the City of Colleyville. The total value of the finished homes would be roughly \$7 to \$8 million with a total tax revenue of approximately \$20,000 per year for the City.

II. DEVELOPMENT SCHEDULE

It is anticipated that zoning and development will take approximately 120 days.

METES AND BOUNDS DESCRIPTION
3.200 ACRES
LOT 1, BLOCK 1, PLEASANT RUN BAPTIST CHURCH ADDITION
IN THE A. J. CALDWELL SURVEY, A- 331 AND
THE NANCY LOONEY SURVEY, A-987
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

All that certain 3.200 acres of land, which is Lot 1, Block 1, Pleasant Run Baptist Church Addition, recorded in Document Number D204132342, in the Plat Records of Tarrant County, Texas (P.R.T.C.T), in the A. J. Caldwell Survey, A-331 and the Nancy Looney Survey, A-987, 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 1/2" iron rod found for the southeast corner of said Lot 1, Block 1, Pleasant Run Church Addition, common to an interior angle corner of 29.1736 acre tract, described in the deed to Grapevine Independent School District, recorded in Volume 4896, Page 47 in the Deed Records of Tarrant County, Texas;

THENCE South 89° 44' 24" West - 379.24' along a north line of said 29.1736 acre tract, to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the southwest corner of the herein described tract, in the east right-of-way line of Pleasant Run Road (R.O.W. Varies), which is also 37.5' east of the centerline of said Pleasant Run Road;

THENCE North 00° 57' 13" West - 365.53' (called 369.49') along the east right-of-way line of said Pleasant Run Road, to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the northwest corner of the herein described tract, at the intersection of the east right-of-way line of said Pleasant Run Road, and the south right-of-way line of Cooks Lane (R.O.W. Varies), which is approximately 11.7' south of the center of the asphalt paving of said Cooks Lane;

THENCE South 89° 55' 55" East - 385.75' (called 375.95') along the south right-of-way line of said Cooks Lane, to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the northeast corner of the herein described tract, common to the northwest corner of the 1.04 acre tract, described in the deed to Jay Bartley McMeans and Vonna Leigh McMeans, recorded in Volume 11923, Page 796 D.R.T.C.T, from which an "X" in concrete found for the most northerly northeast corner of said 1.04 acre tract, bears South 89° 55' 55" East – 130.20';

THENCE South 00° 04' 05" West - 363.30't (called 358.85') along the west line said 1.04 acre tract, and a west line of said 29.1736 acre tract, to the POINT OF BEGINNING and containing 3.200 acres of land.

LANE
VARIES)

COOKS LANE
(R.O.W. VARIES)

PLEASANT RUN ROAD
PLEASANT RUN ROAD
(R.O.W. VARIES)

PLEASANT RUN ROAD

COOKS LANE

COOKS LANE
(R.O.W. VARIES)

CONC. CURB
& GUTTER

S 89°55'55" E 130.20

FOUN
IN CONC

1.04 ACRES
JAY BARTLEY McMEANS & VONNA LEIGH McMEANS
VOL. 11923, PG. 796
D.R.T.C.T.

3.200 ACRES

LOT 1, BLOCK 1
PLEASANT RUN BAPTIST CHURCH ADDITION
DOC. NO. D204132342
(CAB. A, SLIDE 9195) P.R.T.C.T.

SOUTHERN BAPTISTS OF TEXAS FOUNDATION
DOC. NO. D223004730 D.R.T.C.T.

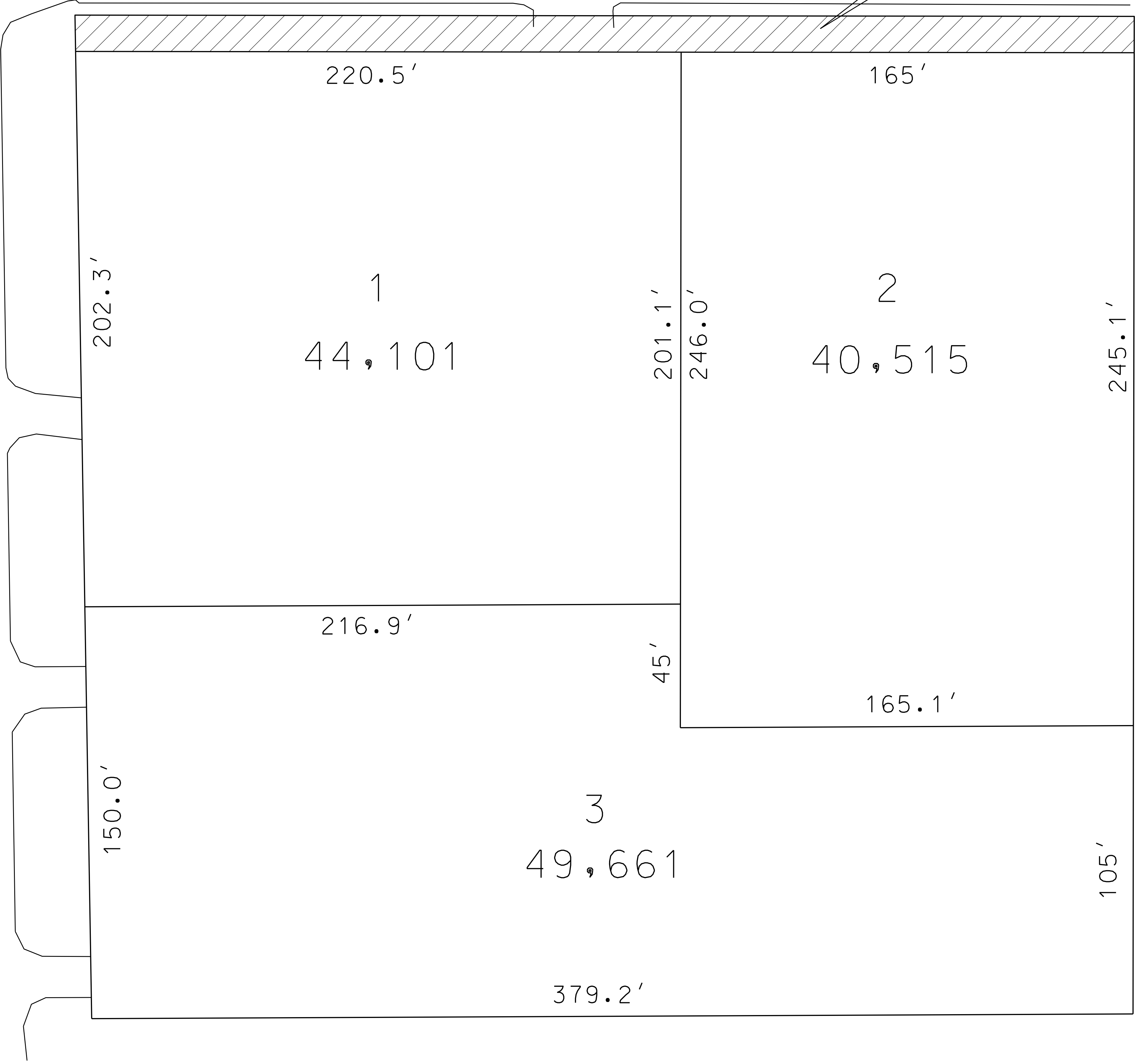
P.O.B.
1/2" IRF(C.M.)

29.1736 ACRES
GRAPEVINE INDEPENDENT SCHOOL DISTRICT
VOL. 4896, PG. 47
D.R.T.C.T.

PLEASANT RUN ROAD

COOKS LANE

ROW DEDICATION





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, June 10, 2024 at 7:00 p.m.
City Council Meetings: Tuesday, July 2, 2024 & Tuesday, July 16, 2024 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a rezoning from AG Agricultural to R-40 Single Family Residential on Lot 1, Block 1, Pleasant Run Baptist Church Addition. The request is to allow for a two lot subdivision.

Zoning Case: ZC24-009

Applicant: Trevor Truss

Owner: Southern Baptists of Texas Foundation

Location: 6001 Pleasant Run Road

Property Description: Lot 1, Block 1, Pleasant Run Baptist Addition

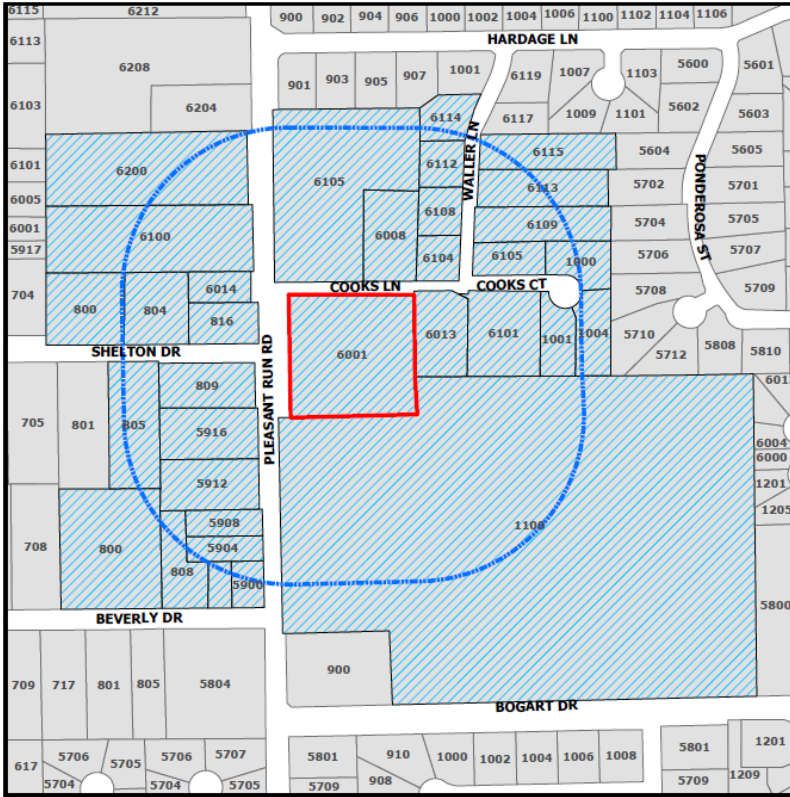
Present Zoning: AG Agricultural

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 or email below:

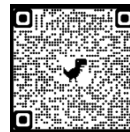
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@colleyville.com

NOTICE OF PUBLIC HEARING



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.

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):

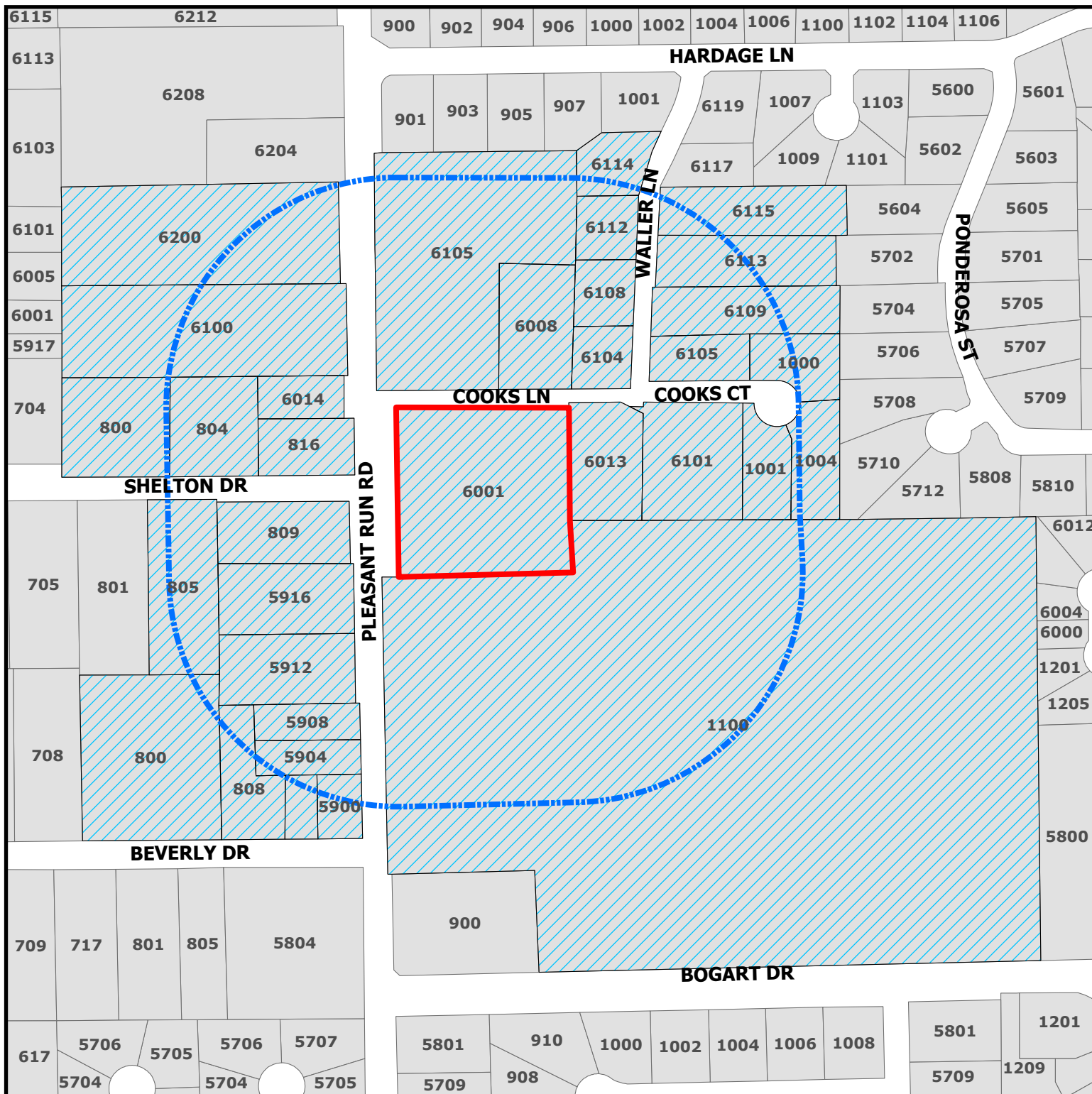


For additional information, please contact the Community Development Department at 817.503.1050. Please reference the zoning case number when requesting information.

Christopher Pham

Christopher Pham
Planner

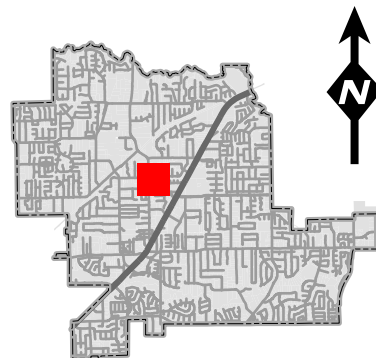
Notification Map



ZC24-009

6001 Pleasant Run Rd

-  Parcels to be notified
-  Buffer
-  Subject Property



DISCLAIMER:
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Owner Name	Situs Address
ENGLERT, EVELYN H	6114 WALLER LN
CONGREGATION BETH ISRAEL	6100 PLEASANT RUN RD
SLINEY, PAMELA M	6008 COOKS LN
MCCLURE, RICK	800 BEVERLY DR
MCMEANS, JAY B	6013 COOKS LN
SHIPP, JORDAN	1004 COOKS CT
NALER, DEE ANN	6101 WALLER LN
BROOKS, MARCELA	6112 WALLER LN
ROBBINS, JANICE W	5900 PLEASANT RUN RD
HEDGES, B D	6104 WALLER LN
ZIOBER, ALVIN	6109 WALLER LN
GUNNIP, MATTHEW	809 SHELTON DR
HASSAN FAMILY TRUST, THE	5912 PLEASANT RUN RD
ARMOR CAPITAL LLC	6200 PLEASANT RUN RD
GROSSMAN, LISA	6014 PLEASANT RUN RD
RICKS, JEROME	816 SHELTON DR
MILLER, TODD	6113 WALLER LN
PLEASANT RUN BAPTIST CHURCH	6001 PLEASANT RUN RD
MENON, SUNEEL	5904 PLEASANT RUN RD
PENNINGTON, DAVID F	812 BEVERLY DR
DAY, JAMES B	805 SHELTON DR
KAUL, SONIA	5908 PLEASANT RUN RD
KERLEE, TWYLA	800 SHELTON DR
SRP SUB LLC	6108 WALLER LN
WALKER, DONNA	804 SHELTON DR
CRUSON, GLEN A	5916 PLEASANT RUN RD
WAI, ROBERT	6115 WALLER LN
COULTER, MONA COOK	6105 PLEASANT RUN RD
GRAPEVINE, ISD	1100 BOGART DR
MURARI FAMILY REVOCABLE LIVING	6105 WALLER LN
JUSTICE, ANTHONY	1000 COOKS CT
HENDRIX, NOELANI	1001 COOKS CT
HIDDEN OAKS ESTATES	COURTESY NOTICE
LAUREL OAKS ESTATES	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	STATE REQUIRED
TREVOR TRUSS	APPLICANT

From: [REDACTED]
To: [Citizen Letters](#); [Christopher Pham](#); [Jackie Reyff](#)
Subject: Regarding Zoning Case ZC24-009
Date: Sunday, June 2, 2024 6:39:10 PM

I am not arguing against this application but I do want to know two things about this case. Especially since it butts up against my property.

1. There is a sidewalk in the easement between my property and the church. That was church land and there was no sidewalk prior to some lady demanding that the city put one in. Now no one uses it or maintains it because kids can't get into the playground thru that gate.

Will that sidewalk be taken out and the easement removed?

2. Drainage down Cooks Ln has been horrible for years. I had to fight 7 to 8 years ago with Jai Reddy to get a curb put in so that the water runoff up the hill would not wash me out. Now the water runs down that sidewalk that no one uses.

What is the plan to adjust the drainage now that houses will be added instead of an empty field to absorb the runoff? I do not want that water now backing up into my yard. Will curbs be installed down the remainder of Cooks Ln?

Please respond with an answer to my questions well before the P&Z mtg for this case.

Thank You,
Jay McMeans

ORDINANCE O-24-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 3.16 ACRES, BEING LOT 1, BLOCK 1, PLEASANT RUN BAPTIST CHURCH ADDITION, BY AUTHORIZING A REZONING FROM AG AGRICULTURAL TO R-40 SINGLE FAMILY RESIDENTIAL; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a rezoning from AG Agricultural to R-40 Single Family Residential under Case No. ZC24-009; and

WHEREAS, the City of Colleyville deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to amend the City's zoning ordinance; and

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration to, among other things, the character of the City's zoning districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City; and

WHEREAS, the City Council is of the opinion that the change in zoning provided for herein should be made, in compliance with the City Charter, and state law with reference to changes to zoning classifications under the City's zoning ordinance and zoning map, having given the requisite notices required by law and having held public hearings affording all interested persons and property owners a full and fair opportunity to be heard.

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

- Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a rezoning from AG Agricultural to R-40 Single Family Residential on 3.16 acres, being Lot 1, Block 1, Pleasant Run Baptist Church Addition, located at 6001 Pleasant Run Road, as depicted on the attached as Exhibit "A".

- Sec. 2. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 3. THAT the above described tract of land shall be subject to the following conditions:
1. As depicted in the attached Exhibit "A" and Exhibit "B".
- Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 6. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.
- Sec. 7. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 6th day of August 2024.

The second reading and public hearing being conducted on the 20th day of August 2024.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS ON THIS THE 20TH DAY OF AUGUST 2024.

Mayor Bobby Lindamood _____
Place 2, vacant _____
Place 3, Scotty Richardson _____
Place 4, Ben Graves _____

Mayor Pro Tem Brandi Elder _____
Place 5, Kimberly Holt Gunderson _____
Place 6, Tim Raine _____

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map

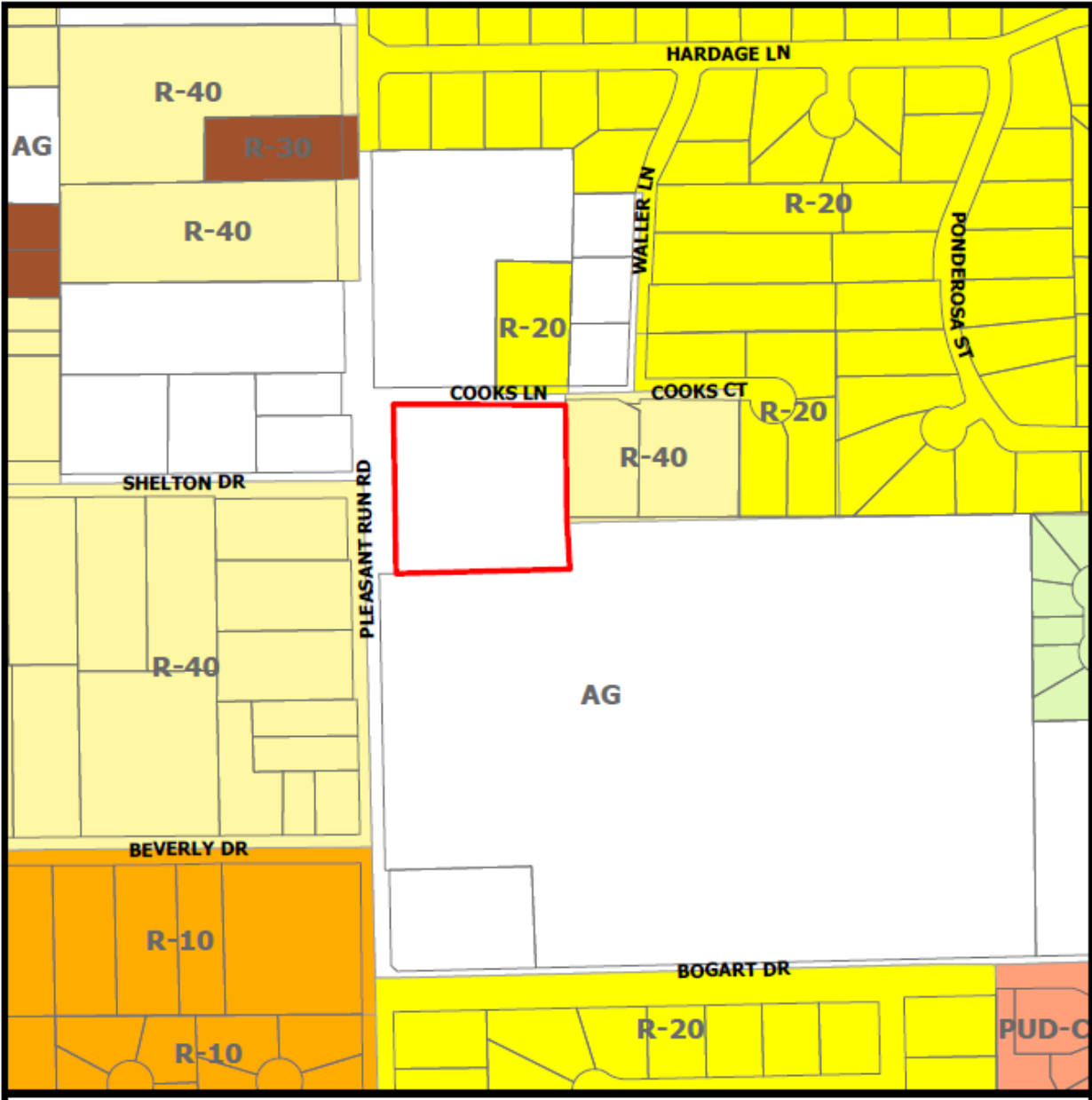
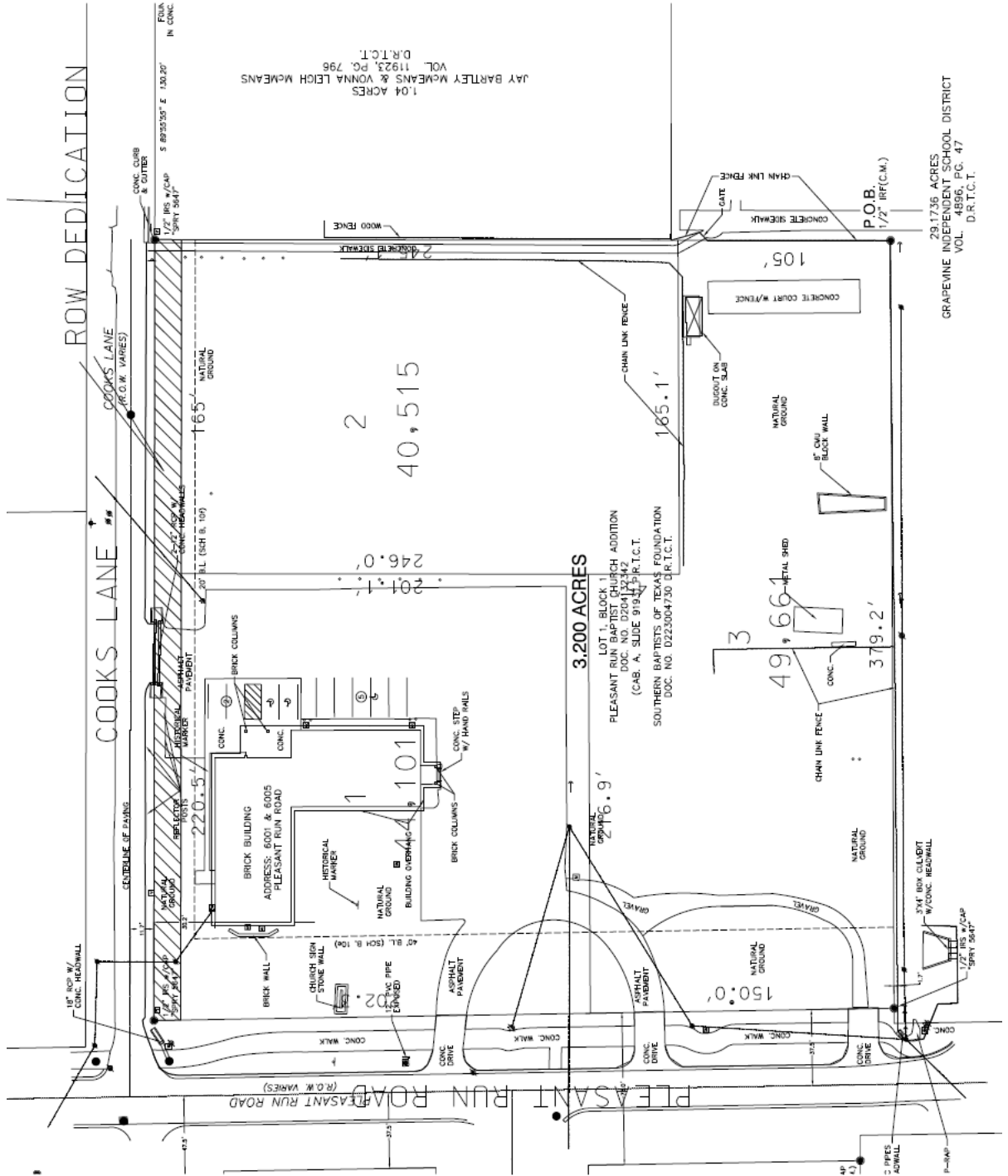


Exhibit "B" – Development Plan





CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2b	Agenda Date 7/8/2024	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration of a Special Use Permit to allow for Massage Therapy on Lot 3, Block 1, Tara Addition, located at 1009 Cheek Sparger, Suite 121, Case ZC24-011

Explanation

Sunisa Ingram, the applicant, has submitted a request for Massage Therapy on Lot 3, Block 1, Tara Addition, being approximately 4.74 acres, and zoned CC-1 Village Retail. Massage Therapy is only allowed in the CC-1 Village Retail zoning district with the approval of a Special Use Permit.

Existing Conditions/Background: The subject property, 1009 Cheek Sparger Road, Suite 121, is zoned CC-1 Village Retail. It is located on the south side of the intersection of Cheek Sparger Road and Bedford Road. The property is a platted lot and is developed with a commercial building known as the Tara Village Shopping Center.

SUP Request:

Request – The applicant is requesting approval of an SUP to allow for Massage Therapy.

1. Massage Therapy – Any building, room, place, or establishment with a Massage Therapy use shall comply with the following regulations, unless the City Council in approving a Special Use Permit for a Massage Therapy use has imposed other requirements necessary in the particular case to protect the public interests:
 - a. Shall be located not less than 300 feet from another Massage Therapy establishment.
 - b. Approval of an application to locate a Massage Therapy establishment shall be deemed a temporary permit. Said permit shall be in effect as long as the current tenant, at the time the approval was granted, operates within the location and may operate in perpetuity until such time as a new Certificate of Occupancy (C/O) is required. A new C/O is required for a change in the existing occupancy classification or use or occupant or business name or business owner.

Special Use Permit Provision: Any request for Massage Therapy shall only be authorized after approval of a Special Use Permit by the City Council using the procedures contained elsewhere in the Land Development Code.

Analysis: Per the attached Statement of Planning Objectives, the applicant is

requesting a Special Use Permit for Massage Therapy to open a new business, Deluxe Thai Massage & Wellness. The business will practice various styles of massage. There is another existing business location located in Roanoke, TX.

Plat Status: The property is platted as Lot 3, Block 1, Tara Addition.

DRC Review: The DRC reviewed the request during their June 17, 2024 meeting and determined the application was complete and may be scheduled for the next available Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The properties to the north are zoned PUD-R Planned Unit Development – Residential and are improved with single family homes. The property to the west is zoned CC-1 Village Retail and improved with The Pillars Christian Learning Center. The property to the south is zoned PUD-C Planned Unit Development – Commercial and is currently unimproved. The property to the east is zoned Neighborhood Commercial and improved with an office building.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, identifies the subject property for commercial development. The proposed SUP does not conflict with any portion of the comprehensive plan.

Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1000 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 this request.

Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Business Plan
6. Business Proposal
7. Floor Plan Exhibit
8. Sign Plans
9. Notification Map
10. Notification Letter
11. Notification List

12. Draft Ordinance

Aerial Map

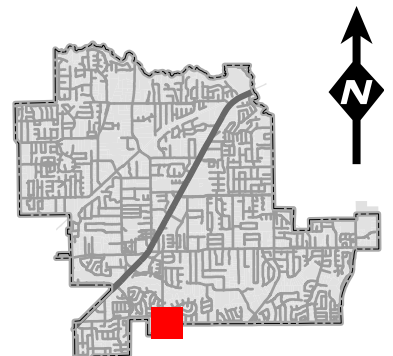


ZC24-011

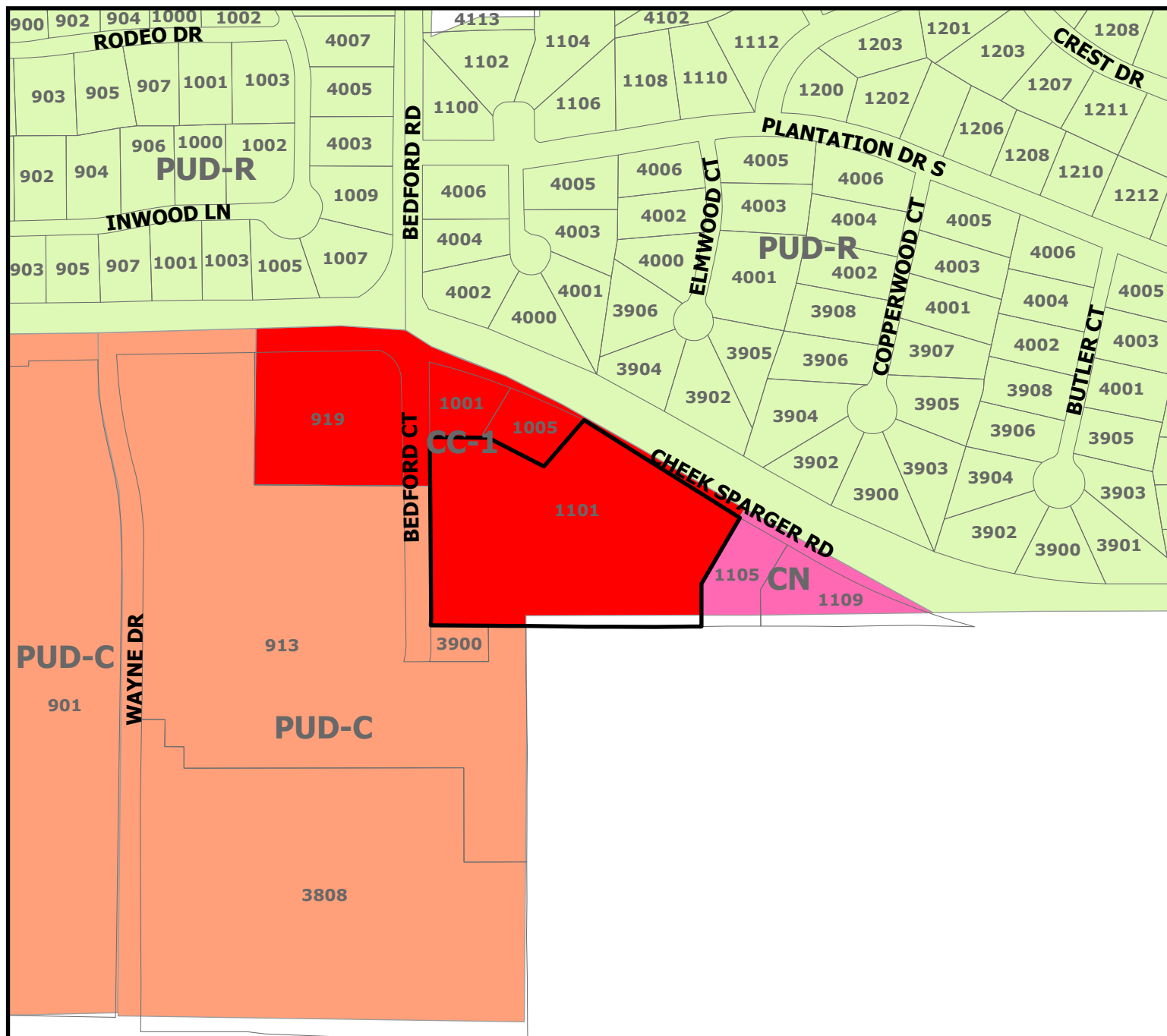
1009 Cheek Sparger Rd

DISCLAIMER:
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Subject Property



Zoning Map

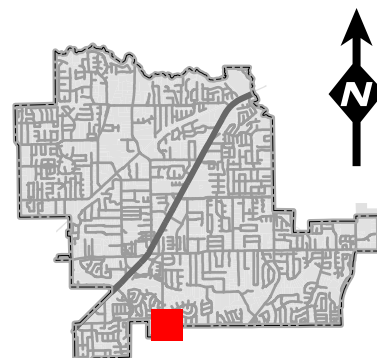


ZC24-011

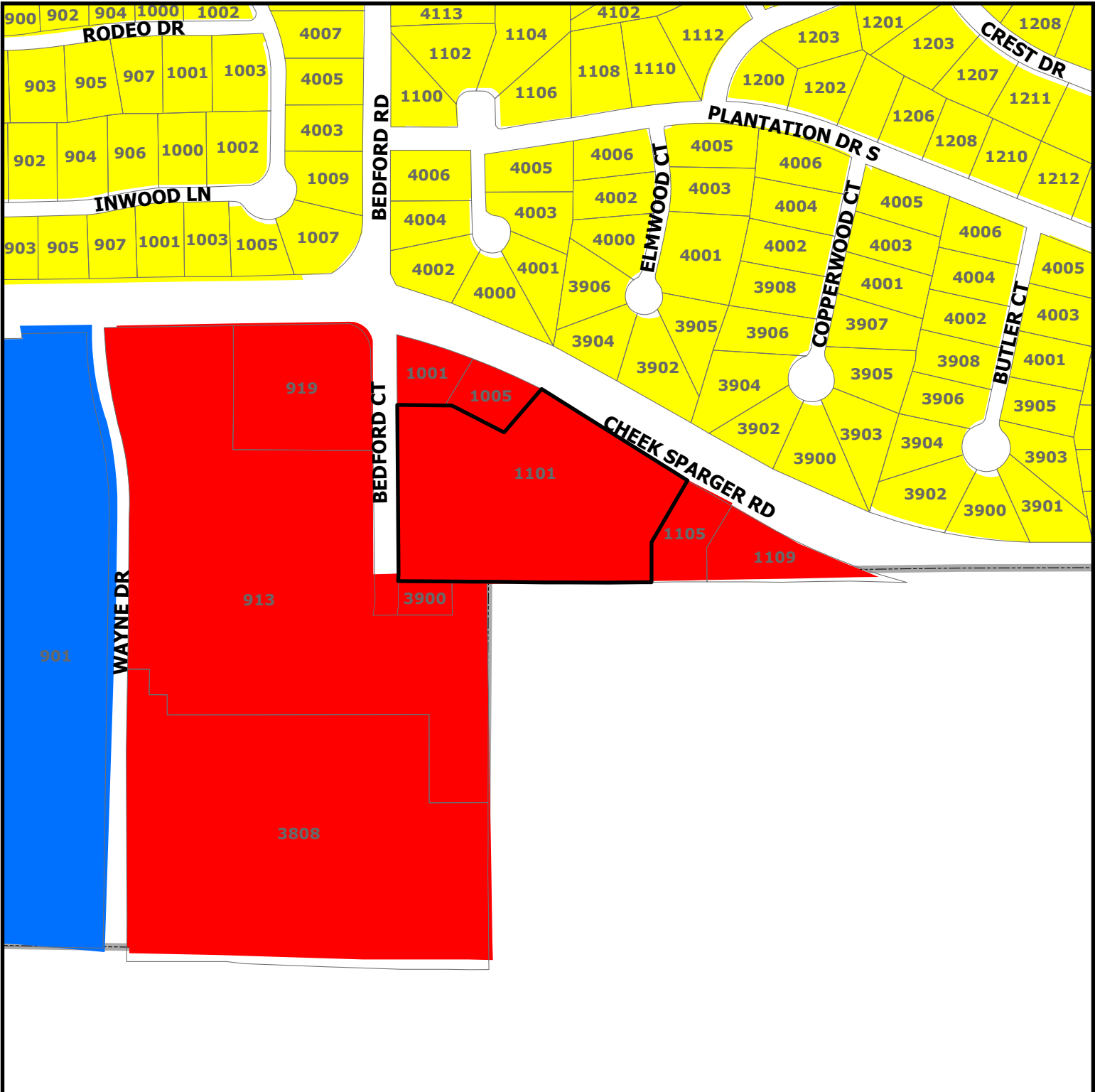
1009 Cheek Sparger Rd

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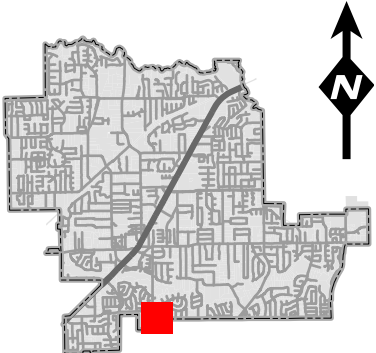
Future Land Use Map



ZC24-011
1009 Cheek Sparger Rd

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-  Residential
-  Commercial
-  Institutional
-  Subject Property



Statement of Planning Objectives

Deluxe Thai Massage & Wellness aims to provide a serene sanctuary where individuals can experience the rejuvenating and therapeutic benefits of traditional Thai massage techniques. Our primary objectives encompass both the provision of exceptional wellness services and the cultivation of a business environment rooted in ethical practices and community engagement.

- 1. Exceptional Customer Experience:** Our foremost goal is to ensure that every client who enters our establishment feels welcomed, valued, and attended to with the utmost care and professionalism. Through expertly trained therapists and a soothing ambiance, we seek to exceed expectations and leave a lasting impression of tranquility and well-being.
- 2. Commitment to Traditional Thai Techniques:** Central to our mission is the preservation and promotion of authentic Thai massage practices. We are dedicated to upholding the principles of this ancient healing art, incorporating traditional methods and rituals to deliver therapeutic benefits that promote physical, mental, and spiritual wellness.
- 3. Ethical Business Practices:** Deluxe Thai Massage & Wellness is committed to conducting business with integrity, transparency, and respect for all stakeholders. We pledge to operate in compliance with all relevant regulations and standards, prioritizing the well-being and satisfaction of both our clients and employees.
- 4. Community Engagement and Education:** In addition to providing exceptional services, we are committed to actively engaging with the local community. By fostering partnerships with other health and wellness organizations, we seek to enhance health literacy and empower individuals to prioritize self-care and holistic well-being. Additionally we empower our staff with continued massage therapist training and collaborative initiatives.
- 5. Optimal Facility Design and Maintenance:** With a layout designed to optimize comfort and functionality, our facility will feature four massage and wellness rooms, a welcoming lobby and reception area, a restroom for clients, as well as dedicated spaces for storage and laundry facilities. We are committed to maintaining a clean, inviting environment that reflects our dedication to excellence in every aspect of our operations.
- 6. Continuous Improvement and Innovation:** Deluxe Thai Massage & Wellness will continuously seek opportunities for growth and innovation, staying attuned to evolving trends and emerging research in the field of massage therapy and wellness. We remain open to feedback from clients and staff alike, leveraging insights to refine our offerings and enhance the overall customer experience.

By adhering to these planning objectives, Deluxe Thai Massage & Wellness endeavors to establish itself as a trusted destination for holistic healing and relaxation, where clients can embark on a journey towards greater health, harmony, and vitality.

Deluxe Thai Massage

Ryan Ingram 682-704-0569

Sunisa Ingram 682-704-3962

1206 Blazingstar Drive,

Haslet, TX 76052

Executive Summary

- **Mission-** Deluxe Thai Massage strives to provide an elite experience from experienced Thai massage therapists. With the goal of improving lives through relaxation, stress relief, and a pain free lifestyle. With an increased focus on health and wellness through natural solutions.
- **Vision-** To elevate and pamper our guests in the most deluxe ways by creating a harmonious healing environment all can appreciate with an excellent experience each and every time.
- **The Problem-** Deluxe Thai massage seeks to solve the problem of stressed and sore bodies from the commuters in the high traffic triangle surrounding this location (HWY 26, 121, & 183) by providing a solution for health and relaxation of the body and mind to improve clients overall wellness.
- **What Makes Us Different-** Thai massage is a unique niche which allows us to stand out among competitors. Additionally, it solves the problem through differentiation in technique from traditional massage. Thai massage is built on the idea that energy moves throughout your body via predictable lines and pathways known as sens. In order to increase the flow of energy through your sense, the Thai massage therapist will move the clients body into a wide variety of different yoga-like poses, whilst pulling on and rocking the clients body in various ways. Using the combination of stretching, movement, and pressure is what typically distinguishes Thai massage from other massage therapies that require the client to simply lay still. This creates more of an active role during the massage and teaches some interesting stretches and poses in the process.
- **Industry-** The massage industry has declined approximately 2.1% due to the coronavirus years, however it remains an \$18B/year industry within the United States alone. Bolstering average profit margins of 40-50% on services rendered. Massage therapy as an occupation is projected to grow 20% from 2021 to 2031 which is significantly more than most occupations.

- **Sales & Marketing-** The massage industry relies on a heavy focus towards search engine optimizations (SEO) to drive customers to the business, Deluxe Thai massage has an existing website (www.deluxethaimassage.com) through GoDaddy which provides SEO services and utilizes Vagaro for appointment booking and SEO. Additionally, Deluxe Thai Massage utilizes continual ad campaigns on both Yelp and Google which has allowed for steady month over month growth at our existing location in Roanoke, TX.
- **Financial Plan-** Deluxe Thai Massage intends to utilize funds currently saved, and has the ability to secure additional funding if needed for start-up via our card processing company due to positive cashflow month over month. The profit from the existing business can allow for us to operate with zero revenue if needed.
- **Introductions-** Sunisa Ingram is a Thai Citizen and U.S. Permanent Resident with a Bachelors Degree in Marketing Graphic Design from the University of Jan Kasain in Bangkok, Thailand. Upon her Arrival to America Sunisa decided to depart the corporate world and focus on her true passion in entrepreneurship and pursued further education in massage therapy from the Greater DFW Massage Academy. With her education complete and approximately 2 years in the massage industry, and 1 year owning/operating Deluxe Thai Massage, she hopes to establish her 2nd Thai massage business with the knowledge and support of her employee's, friends, and extensive network of fellow massage business owners around the DFW metroplex.

Ryan Ingram U.S. Citizen & U.S. Army Veteran with an Associates as an Unmanned Aerial Vehicle Flight Operator from Cochise College, Bachelors in Project Management from Embry-Riddle Aeronautical University, Master's in Business Administration (MBA) from Texas A&M University-Commerce, and currently pursuing a Masters of Science in Entrepreneurship from the University of Houston. Continual educational growth and 10 years deployed to combat zones such as Afghanistan, Iraq, Syria, and Jordan have allowed Ryan to bring a unique combined perspective to the business world with the will to never give up even when it appears all options have exhausted. Ryan is currently attending the Greater DFW Massage Academy to become a licensed massage therapist to further assist with the business as well.

About the Company

Our business is Deluxe Thai Massage and we are targeting Colleyville, Texas for our second massage therapy location. Our significant assets are largely intangible assets residing within the owners, however our existing massage business has allowed us to gain immense growth in our knowledge of the industry, improved business acumen, and an extensive network of massage therapists we can rely on when the growth of a second location inevitably occurs.

Mission- Deluxe Thai Massage strives to provide an elite experience from experienced Thai massage therapists. With the goal of improving lives through relaxation, stress relief, and a pain free lifestyle. With an increased focus on health and wellness through natural solutions.

Vision- To elevate and pamper our guests in the most deluxe ways by creating a harmonious healing environment all can appreciate with an excellent experience each and every time.

At the end of the day our personal lives play a major role in our values towards creating a business. As a family that crosses cultural barriers on a daily basis we have come to realize there is a client preference towards Thai massage as an emergent niche within the massage industry which we intend to harness. Empowering our clients through an elegant experience while providing service excellence through integrity and ethical practices.

Market Analysis

The massage industry has declined approximately 2.1% due to the coronavirus years, however it remains an \$18B/year industry within the United States alone. Bolstering average profit margins of 40-50% on services rendered. Massage therapy as an occupation is projected to grow 20% from 2021 to 2031 which is significantly more than most occupations.

There are relatively low barriers to entry within the massage industry, the largest being licensing of the business, and the individual therapists. However, the larger challenge is with competition due to low barriers. The industry is continually progressing and updating legislation which results in new barriers which are not of significant concern to our business model as this helps to eliminate unethical competition by ensuring sufficient efforts towards combating the ethical concern of trafficking in persons and/or misconduct of an establishment.

Our target customers are individuals that are focused on a healthy lifestyle and their overall mental and physical well being. This essentially keeps our audience to just about anyone and everyone who wishes to have an elegant and relaxing experience through our unique Thai Massage techniques differentiating Deluxe Thai Massage from other local businesses within the industry. More specifically our average clients are male 35-55, and female 25-40, educated, married, and with children. This being our largest demographic it aligns well with the 1,3, & 5 mile radius for this location.

Our local Competitors:

Elements Massage, Devine Med Spa, Rarity Massage, Serendipity Massage & Wellness, The Spa At The Village, & Naturally Anointed: All of the above competitors are considered low risk to our business model. These businesses are all priced much higher than our rates (We are premium priced at our flagship location), some of the above require memberships, and several focus on other Med Spa type services. None of them offer Thai massage. While I'm sure these are all wonderful and well established businesses, pricing will allow us to undercut them if the client is seeking a quality massage without additional Med Spa services or memberships.

Massage Envy (2 locations) & Hand & Stone Massage: Both of these businesses are a moderate risk for our shop as we offer similar pricing and services. Our differentiator is Thai massage and our level of customer service as small business owners. We will advertise just as these businesses do and that should allow us to contend in the same space while providing a

superior customer experience that is difficult for a franchise to match.

The key factors to be considered for success within the massage industry are to provide a superior service and customer experience which can be an advantage over fierce competition. The offering of Thai massage in addition to general massage practices will allow our business to stand out, while Sunisa's ability to communicate with clients and provide them an experience generally only experienced in the Far East will allow us to maintain high customer retention rates.

The Problem

Deluxe Thai massage seeks to solve the problem of stressed and sore bodies from the commuters in the high traffic triangle surrounding this location (HWY 26, 121, & 183 by providing a solution for health and relaxation of the body and mind to improve clients overall wellness.

Our Solution

Thai massage solves the problem through differentiation in technique from traditional massage. Thai massage is built on the idea that energy moves throughout your body via predictable lines and pathways known as sens. In order to increase the flow of energy through your sense, the Thai massage therapist will move the clients body into a wide variety of different yoga-like poses, whilst pulling on and rocking the clients body in various ways. Using the combination of stretching, movement, and pressure is what typically distinguishes Thai massage from other massage therapies that require the client to simply lay still. This creates more of an active role during the massage and teaches some interesting stretches and poses in the process.

Product/Service Feature	Benefit to the Customer
Thai Massage	Traditional massage combined with stretching and reflexology
Swedish Massage	Traditional Massage focused on anatomy
Deep Tissue Massage	Sports therapy style massage with an emphasis on strength and high pressure
Hot Stone Massage	Helps to soothe pain and relax muscle spasms
Couples Massage	A relaxing bonding experience for couples

Organizational Structure

Founder and operations manager- Sunisa Ingram is a Thai Citizen and U.S. Permanent Resident with a Bachelors Degree in Marketing Graphic Design from the University of Jan Kasain in Bangkok, Thailand. Upon her Arrival to America Sunisa decided to depart the corporate world and focus on her true passion in entrepreneurship and pursued further education in massage therapy from the Greater DFW Massage Academy. With her education complete and approximately 2 years in the massage industry, and 1 year owning/operating Deluxe Thai Massage, she hopes to establish her 2nd Thai massage business with the knowledge and support of her employee's, friends, and extensive network of fellow massage business owners around the DFW metroplex.

Co-Founder, book keeper, and marketing manager- Ryan Ingram U.S. Citizen & U.S. Army Veteran with an Associates as an Unmanned Aerial Vehicle Flight Operator from Cochise College, Bachelors in Project Management from Embry-Riddle Aeronautical University, Master's in Business Administration (MBA) from Texas A&M University-Commerce, and currently pursuing a Masters of Science in Entrepreneurship from the University of Houston. Continual educational growth and 10 years deployed to combat zones such as Afghanistan, Iraq, Syria, and Jordan have allowed Ryan to bring a unique combined perspective to the business world with the will to never give up even when it appears all options have exhausted. Ryan is currently attending the Greater DFW Massage Academy to become a licensed massage therapist to further assist with the business as well.

Employee Scaling plan- Initially Deluxe Thai massage will be operated by the owner and 1 additional employee. We have existing employees that live in the area surrounding this location which we can flex between the two locations easily to ensure we can meet client demand.

Deluxe Thai Massage is fortunate to have access to a pipeline of talented massage therapists as Thai citizens who relocate to America primarily seek work in the massage or restaurant industries due to language barriers. This will allow for further scalability beyond existing employees which has been easily scalable based on experience with the initial business location.

Sales and Marketing Strategy

The primary challenge in any massage business is establishing clientele. This should be relatively easy as Massage Comfort is an existing business and when purchasing the business we will retain the clientele lists and essentially begin above the B/E mark. That said, SEO and advertising will be our primary growth strategy to highlight Deluxe Thai massage when searching on Google, Yelp, or Apple Maps.

Market Barrier/Challenge	Our Solution
Ethical Clientele	Presenting ourselves as clean and upscale massage business and terminating any massage sessions suggestive of other requests per TLDR Massage regulations. This will increase our clientele for more couples massage and female clients which generally purchase additional services such as hot stone, aromatherapy and CBD oil massages.
Education	One common barrier is continual education for owners and employee's while the state mandates continual education our employee commission per service will receive a higher rate based on licensure and education. Clearly posted certificates will help to show clientele we are reputable and experienced massage therapists.

We have carefully thought out the following for the reasons noted below:

- *Location* – We do realize there will be an initial uphill battle to change the perception of clients and neighbors due to the former Tennant at this location. However the offset is that this location brings initial overhead cost savings by leasing a former massage business suite rather than performing construction on a shell space, and strategically

selecting a high income area similar to our flagship location. Thus allowing better financial security and the ability to tailor the client to a more upscale experience.

- *Pricing Strategy* – Our strategy is to remain moderately priced for the surrounding competitors while providing a superior massage experience, and we will offer gift certificates (Potentially discounted near holidays) to help drive additional clients in the door. At some point in the future we may offer existing clients some type of rewards program as well.
- *Promotion Plan* - Primarily we will promote through SEO, paid advertisement (Yelp & Google), social media accounts, signage, local small business groups which we are currently members. Budget for marketing is easily scalable, current advertising is approximately \$1,200 per month in total for both platforms at our flagship location.

Financial Plan

Currently Available Funds		\$57,761.56	Essentially Deluxe
Massage tables and supplies (\$1,000 per room)		\$5,000.00	Thai Massage
Sign (Flagship was \$4,500)		\$6,000.00	Colleyville location
Minor renovations (Paint, Floors, & Misc)		\$5,000.00	would need to see
Initial deposit to landlord		\$6,337.33	3.8 (1 hour)
Total Initial Investment		\$22,337.33	massage clients
Remaining funds		\$35,424.23	per day in order to
Credit line available with Vagaro		\$30,000.00	reach break even.
ZERO INCOME SAFETY NET (IN MONTHS) w/o credit line		7.5	
ZERO INCOME SAFETY NET (IN MONTHS) w/ credit line		13.8	
Monthly Cost			
Shop Size SQFT		1,400	
Rent	\$	20.00	
NNN	\$	7.16	
Total	\$	27.16	
Annual Rent amount	\$	28,000.00	
Annual NNN	\$	10,024.00	
Annual total	\$	38,024.00	
Monthly Rent Amount	\$	2,333.33	
Monthly NNN	\$	835.33	
Monthly Total Rent + NNN	\$	3,168.67	
Estimated Power		\$200.00	
Estimated Water		\$200.00	
Estimated Trash		\$100.00	
Estimated Internet		\$80.00	
Advertising budget (Scalable)		\$1,000.00	
CC Processing Fee's % of sales (TBD)		3%	
Total Monthly Cost		\$4,748.67	
Lease Term (In Months)		60	
Total Lease Liability	\$	190,120.00	
Total Liability	\$	190,120.00	
Scalability			
# of Single Massage Rooms		2-3	
# of Couples Massage Rooms		2	
# of Employees (scalable) Min Owner Only, Max 6		2	
B/E QTY/ Revenue			
30 Min massage Gross Revenue		\$55.00	
30 Min massage Employee Cost		\$20.00	
30 Min massage Profit		\$35.00	
30 Min ONLY QTY B/E		136	
30 Min ONLY QTY B/E per day		4.8	
60 Min massage Gross Revenue		\$80.00	
60 Min massage Employee Cost		\$35.00	
60 Min massage Profit		\$45.00	
60 Min ONLY QTY B/E		106	
60 Min ONLY QTY B/E per day		3.8	
90 Min massage Gross Revenue		\$120.00	
90 Min massage Employee Cost		\$50.00	
90 Min massage Profit		\$70.00	
90 Min ONLY QTY B/E		68	
90 min only QTY B/E per day		2.4	

- The typical Thai massage business of this size that has been established for 2-3 years see's 15-25 clients per day, on the worst days such as extreme weather massage establishments generally see no less than 10 clients. Assuming 1 hour massages for each (The most common option selected) these are the projections for each scenario monthly and annually.

1 Hour Massage Service	Single Day	Monthly Projection (28 Days)	Annual
60 Min massage Gross Revenue	\$ 80.00		
60 Min massage Employee Cost	\$ (35.00)		
60 Min massage Profit	\$ 45.00		
Bad Weather day 10 Clients Gross Sales	\$ 800.00	\$ 22,400.00	\$ 292,000.00
Bad Weather Day 10 Clients Employee Cost	\$ (350.00)	\$ (9,800.00)	\$ (127,750.00)
Bad Weather Day 10 Clients Profit	\$ 450.00	\$ 12,600.00	\$ 164,250.00
Typical Day 15 Clients Gross Sales	\$ 1,200.00	\$ 33,600.00	\$ 438,000.00
Typical Day 15 Clients Employee Cost	\$ (525.00)	\$ (14,700.00)	\$ (191,625.00)
Typical Day 15 Clients Profit	\$ 675.00	\$ 18,900.00	\$ 246,375.00
Busy Day 25 Clients Gross Sales	\$ 2,000.00	\$ 56,000.00	\$ 730,000.00
Busy Day 25 Clients Employee Cost	\$ (875.00)	\$ (24,500.00)	\$ (319,375.00)
Busy day 25 Clients Profit	\$ 1,125.00	\$ 31,500.00	\$ 410,625.00

- *Projected (P&L)*– Deluxe Thai Massage can provide a P&L for the flagship business in conjunction with tax filings if required. Below is projections based on our experience with the existing business and forecasting Bad weather clientele counts.

	Single Day	Monthly Projection (28 Days)	Annual
Bad Weather day 10 Clients/Day Gross Sales	\$ 800.00	\$ 22,400.00	\$ 292,000.00
POS System 3% Gross Sales	\$ (24.00)	\$ (672.00)	\$ (8,760.00)
Owners Draw	\$ (175.00)	\$ (4,900.00)	\$ (63,875.00)
2nd Employee	\$ (175.00)	\$ (4,900.00)	\$ (63,875.00)
Upkeep and replacement of existing equipment estimated 50% of startup cost annually	\$ (30.60)	\$ (930.72)	\$ (11,168.67)
Monthly supplies	\$ (17.86)	\$ (500.00)	\$ (6,000.00)
Rent	\$ (76.71)	\$ (2,333.33)	\$ (28,000.00)
NNN	\$ (27.46)	\$ (835.33)	\$ (10,024.00)
Power	\$ (6.58)	\$ (200.00)	\$ (2,400.00)
Water	\$ (6.58)	\$ (200.00)	\$ (2,400.00)
Trash	\$ (3.29)	\$ (100.00)	\$ (1,200.00)
Internet	\$ (2.63)	\$ (80.00)	\$ (960.00)
Advertising	\$ (32.88)	\$ (1,000.00)	\$ (12,000.00)
Accounts Receivable	\$ 800.00	\$ 22,400.00	\$ 292,000.00
Accounts Payable	\$ (578.58)	\$ (15,651.39)	\$ (211,180.52)
Projected Cash Flow/ Less Owners Draw Year 1	\$ 221.42	\$ 6,748.61	\$ 80,819.48

Implementation Plan

	Task Name	Start	Finish	Predecessors	Q2			Q3		
					Apr	May	Jun	Jul	Aug	Sep
1	Submit Documentation to Landlord for Approval	05/18/24	05/30/24							
2	Sign Lease Agreement	05/31/24	06/13/24	1						
3	Certificate Of Occupancy Application	05/31/24	08/20/24	1						
4	City of Colleyville SUP Submittal Deadline	06/10/24	06/14/24							
5	SUP DRC	06/17/24	06/17/24	4						
6	SUP Comments Due to Applicant	06/18/24	06/27/24	5						
7	SUP Latest Re-Submit	06/28/24	06/28/24	6						
8	SUP Legal Notice	06/18/24	07/05/24	5						
9	SUP P&Z	07/08/24	08/05/24	8						
10	SUP City Council 1	08/06/24	08/19/24	9						
11	SUP City Council 2	08/20/24	08/20/24	10						
12	Massage Establishment License TDLR (Best case 60 days)	05/31/24	07/31/24	1						
13	Massage Establishment License TDLR (Worst case 90 days)	08/01/24	08/29/24	12						
14	Planned Opening Window	08/20/24	08/30/24							

Conclusion

In summary, Deluxe Thai Massage would bring a unique style of massage to the area and would love an opportunity to conduct business within your building and strive to compliment our neighbors. Deluxe Thai massage has done extensive research on local competitors and comparable businesses to achieve a business model primed to be successful even when the unexpected can and will occur. Thank you for taking the time to review our business plan and for your consideration.

Subject: Proposal for Second Massage Business

Exhibit 1: Introduction to Deluxe Thai Massage

We are pleased to present this proposal for the establishment of our second massage business within the city of Colleyville. As proprietors of Deluxe Thai Massage, located at 610 E Byron Nelson BLVD in Roanoke, Texas, we have established a reputable and ethical small business committed to contributing positively to our community.

Business Overview:

Deluxe Thai Massage serves as our flagship location, embodying our commitment to professionalism, integrity, and community engagement. Our mission is to provide exceptional massage services while fostering a sense of well-being and harmony within the community.

Ethical Business Practices:

At Deluxe Thai Massage, we uphold the highest standards of ethics and integrity in all aspects of our operations. Our business philosophy revolves around transparency, honesty, and respect for our clients, employees, and the community at large. We prioritize compliance with all relevant regulations and guidelines to ensure the safety and well-being of our patrons and staff.

Community Engagement:

Central to our mission is our dedication to bettering the communities in which we operate. We actively seek opportunities to support local initiatives, charities, and events that align with our values. Additionally, we prioritize collaboration with local authorities, including the city council, law enforcement, and regulatory agencies, to ensure that our business practices contribute to the overall welfare of the community.

Assurance of Goodwill:

We invite members of the city council to explore the reputation of Deluxe Thai Massage by reviewing testimonials from satisfied clients, consulting with our landlord, and engaging with relevant authorities such as the city administration and the Roanoke police department. We are confident that these sources will affirm our commitment to operating a business that not only provides exceptional services but also actively contributes to the betterment of our community.

In conclusion, we believe that the establishment of our second massage business will not only contribute to the economic vitality of the city but also serve as a testament to our ongoing dedication to ethical business practices and community engagement. We welcome the opportunity to address any questions or concerns from the city council and look forward to the possibility of expanding our presence within the community.

Sincerely,

Sunisa Ingram
Owner
Deluxe Thai Massage & Wellness



SUITE 121 LEASING FLOOR PLAN

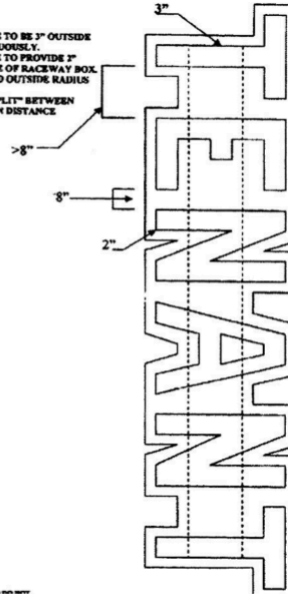
102-03-01 Suite 121 Leasing Floor Plan 01-01

Signage

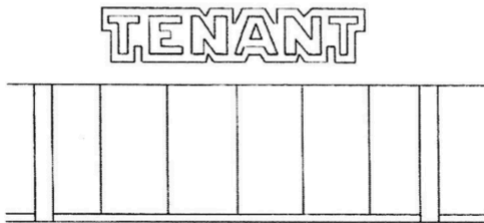
We are currently in the process of developing a new logo for our massage establishment located at 1109 Cheek-Sparger Road. Upon its finalization, our signage will be brought into compliance with the stipulated regulations set forth by the city. A representative example of the template to be adhered to is provided herein. The sign will be inscribed with the following text: "Deluxe Thai Massage & Wellness." A permit will be pursued immediately following the approval of our SUP.

Signage Illustration 1

1. BACKGROUND PLATE TO BE 3" OUTSIDE OF LETTERS CONTINUOUSLY.
2. BACKGROUND PLATE TO PROVIDE 2" MINIMUM COVERAGE OF RACEWAY BOX.
3. MINIMUM INSIDE AND OUTSIDE RADIUS TO BE 2" - TYPICAL
4. BACKGROUND TO "SPLIT" BETWEEN LETTERS ONLY WHEN DISTANCE EXCEEDS 8".

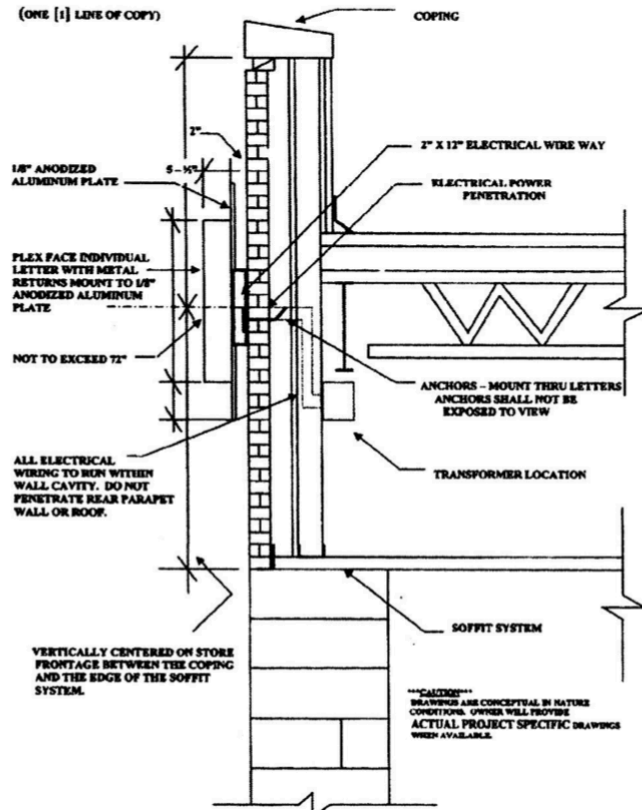


Signage Illustration 2



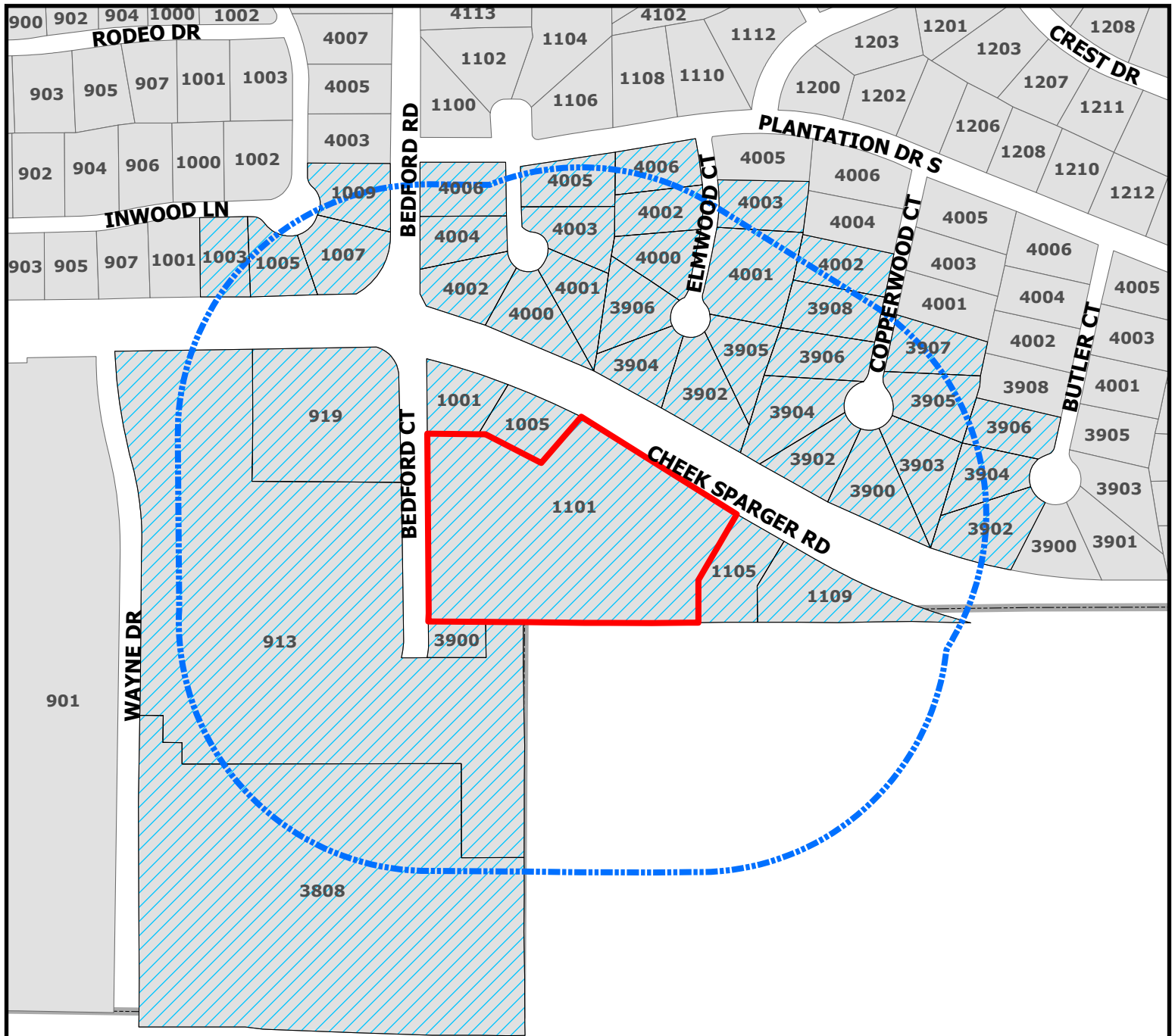
Signage Illustration 3

(ONE [1] LINE OF COPY)



CAUTION
DRAWINGS ARE CONCEPTUAL IN NATURE AND DO NOT REPRESENT ACTUAL PROJECT CONDITIONS. OWNER WILL PROVIDE ACTUAL PROJECT SPECIFIC DRAWINGS WHEN AVAILABLE.

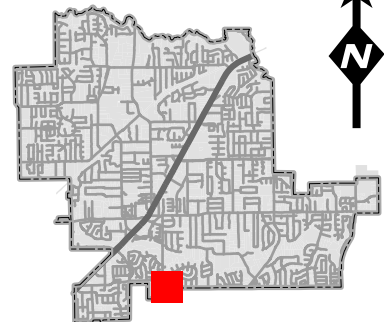
Notification Map



ZC24-011

1009 Cheek Sparger Rd

-  Parcels to be notified
-  Buffer
-  Subject Property



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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, July 8, 2024 at 7:00 p.m.
City Council Meetings: Tuesday, August 6, 2024 & Tuesday, August 20, 2024 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit to allow for Massage Therapy on Lot 1, Block 1, Debrecht Addition. The request is to allow for a new business, Deluxe Thai Massage & Wellness.

Zoning Case: ZC24-011

Applicant: Sunisa Ingram

Owner: MDT Tara LTD

Location: 1009 Cheek Sparger Road, Suite 121

Property Description: Lot 3, Block 1, Tara Addition

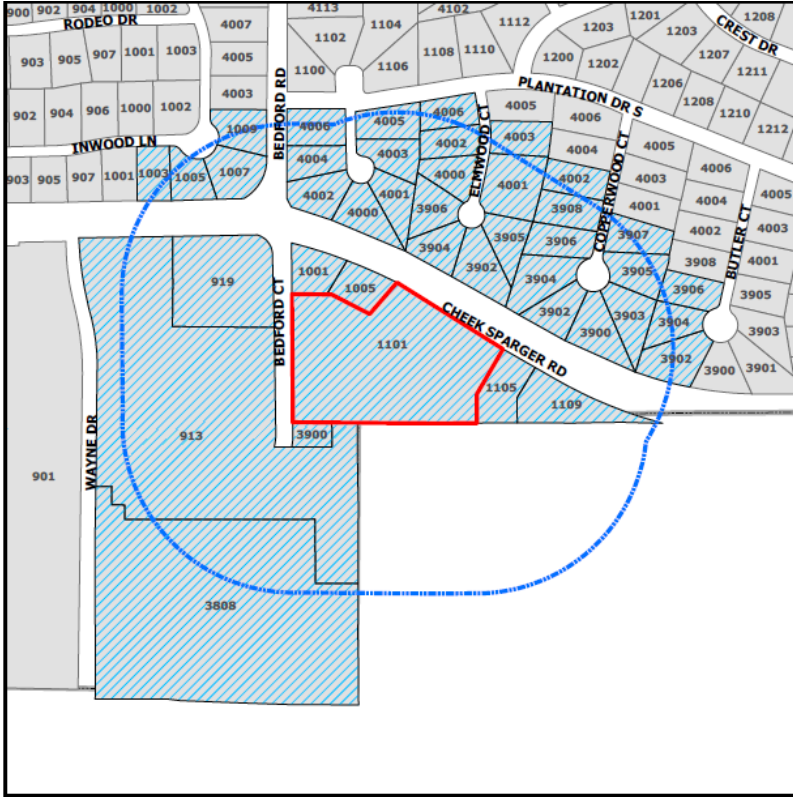
Present Zoning: CC-1 Village Retail

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 or email below:

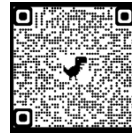
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@colleyville.com

NOTICE OF PUBLIC HEARING



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.

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 817.503.1050. Please reference the zoning case number when requesting information.

Christopher Pham

Christopher Pham
Planner

Owner Name	Situs Address
PURSLEY, TEX	4000 ELMWOOD CT
FOY, STEPHEN	1009 INWOOD LN
CONATSER, JOSH R	3902 ELMWOOD CT
MCDOWELL, CHS A	3902 COPPERWOOD CT
RINGO, CASEY K	3906 ELMWOOD CT
HUGGINS, SAMUEL E	4000 PLANTATION CT
GRIFFITH, JAMES C	4002 PLANTATION CT
ANDREWS, CHARLEY	4001 PLANTATION CT
DELANEY, JENNIFER	3902 BUTLER CT
BENNETT, DEREK	3907 COPPERWOOD CT
FOREMAN, BARBARA R	4006 ELMWOOD CT
ROJAS, JAMES	4005 PLANTATION CT
JACKSON, WILLIAM D	1003 INWOOD LN
ALVAREZ, DAVID	4004 PLANTATION CT
BORCHARDT, CAROL	4002 ELMWOOD CT
RHEE, UN YOUNG	4002 COPPERWOOD CT
BARTON, LEO W	3900 COPPERWOOD CT
ABBOTT, RHONDA C	3904 BUTLER CT
IOVINELLI, LUCI	4006 PLANTATION CT
MONTALVO, RODNEY L	3903 COPPERWOOD CT
WRIGHT, RYAN ALAN	3906 BUTLER CT
PECHACEK, JOHN A	3905 COPPERWOOD CT
MILLER, RAY	3904 ELMWOOD CT
MDT TARA LTD	1001 CHEEK SPARGER RD
KENVIN, KEN M	3905 ELMWOOD CT
TORRES, NOLBERTO	3904 COPPERWOOD CT
CRAVER, PETE F	3908 COPPERWOOD CT
COVER-TEK INC	1105 CHEEK SPARGER RD
BYNO, THOMAS J	3906 COPPERWOOD CT
CHATELAIN, GARY M	1007 INWOOD LN
WHITE, JAY	4001 ELMWOOD CT
TIRHI, GHALEB	4003 ELMWOOD CT
BEALL DENTON PARTNERS LP	3808 WAYNE DR
ALLRED, SHANE	1005 INWOOD LN
SCF RC FUNDING IV LLC	919 CHEEK SPARGER RD
EDWARDS, SHERIDAN B	4003 PLANTATION CT
MYERS, DAVID W	1109 CHEEK SPARGER RD
TARA PLANTATION ADDITION	COURTESY NOTICE
SADDLEBROOK ADDITION	COURTESY NOTICE
HURST EULESS BEDFORD ISD	STATE REQUIRED
INGRAM, SUNISA	APPLICANT

ORDINANCE O-24-

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 4.74 ACRES, BEING LOT 3, BLOCK 1, TARA ADDITION, LOCATED AT 1009 CHEEK SPARGER ROAD, SUITE 121, BY AUTHORIZING A SPECIAL USE PERMIT FOR MASSAGE THERAPY FOR THE BUSINESS KNOWN AS DELUXE THAI MASSAGE & WELLNESS; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit for Massage Therapy under Case No. ZC24-011; and

WHEREAS, the City of Colleyville deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to amend the City's zoning ordinance; and

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration to, among other things, the character of the City's zoning districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City; and

WHEREAS, the City Council is of the opinion that the change in zoning provided for herein should be made, in compliance with the City Charter, and state law with reference to changes to zoning classifications under the City's zoning ordinance and zoning map, having given the requisite notices required by law and having held public hearings affording all interested persons and property owners a full and fair opportunity to be heard.

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

- Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit for Massage Therapy on 4.74 acres, being Lot 3, Block 1, of the Tara Addition, located at 1009 Cheek Sparger Road, Suite 121 for the business known as Deluxe Thai Massage & Wellness, as depicted on the attached as Exhibit "A".

Sec. 2. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.

Sec. 3. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. The Special Use Permit shall apply to the business Deluxe Thai Massage & Wellness only.
- b. The name of the business authorized for Massage Therapy by this Special Use Permit shall be called "Deluxe Thai Massage & Wellness".
- c. The Special Use Permit shall automatically expire upon the abandonment of the business, change in use, a change in ownership or upon the expiration or termination of the Certificate of Occupancy.
- d. All requirements of the Land Development Code shall be met, except where amended herein.

Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.

Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

Sec. 6. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

Sec. 7. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 6th day of August 2024.

The second reading and public hearing being conducted on the 20th day of August 2024.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS
ON THIS THE 20TH DAY OF AUGUST 2024.

Mayor Bobby Lindamood _____
Place 2, Mark Alphonso _____
Place 3, Scotty Richardson _____
Place 4, Ben Graves _____

Mayor Pro Tem Brandi Elder _____
Place 5, Kimberly Holt Gunderson _____
Place 6, Tim Raine _____

ATTEST:

CITY OF COLLEYVILLE

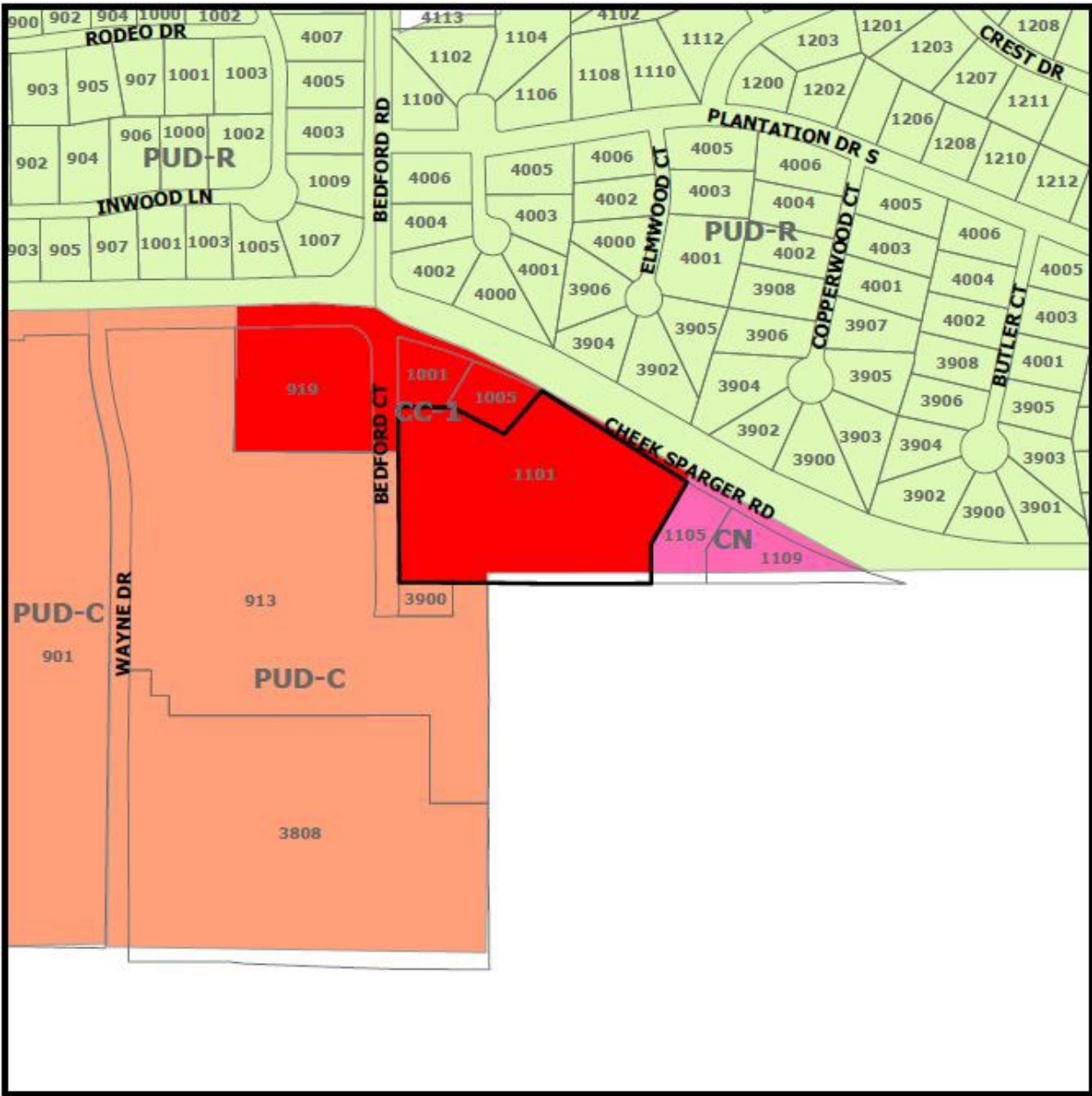
Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map





CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2c	Agenda Date 7/8/2024	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration of a Rezoning from AG Agricultural and RE Single Family 'Estate' Residential district to R-40 Single Family Residential for Tract 1B1, 1B2, and 1B3, Abstract 294, Robert Chowning Survey and Lot 1, Block 1, Cero Addition, located at 2417 Wilkes Drive and 6900 Pool Road, Case ZC24-014

Explanation

Curtis Young, the applicant, has submitted a request for a zoning change for Tract 1B1, 1C1, 1B2, and 1B3, Abstract 294, Robert Chowning Survey, and Lot 1, Block 1, Cero Addition, being approximately 13.84 acres, and zoned AG Agricultural and RE Single Family 'Estate' Residential district. The request is to rezone the property from AG Agricultural and RE Single Family 'Estate' Residential to R-40 Single Family Residential to allow for a new 9-lot single-family detached subdivision.

Existing Conditions/Background: The subject property is currently an unplatted lot and a platted lot. A home currently exists which is proposed to be removed.

Proposed Zoning Change:

Request – The request is to rezone from the AG and RE zoning districts to the R-40 Single Family Residential district. The request is to construct a new 9-lot detached single-family subdivision to be known as The Bluffs at Colleyville.

Analysis: Per the proposed, this project is requesting to create a new detached single-family subdivision of 9 lots. The entrance and exit to the subdivision would be from Pool Road. The lots range in size from 44,432 s.f. to 50,738 s.f. The average lot size is 47,577 s.f. Along the northern border is an open space lot to include a proposed nature trail easement, connecting to Pool Road. There will be an open space lot on the southeast side of the development adjacent to the subdivision entrance.

Plat Status: The subject properties are two lots, one unplatted as Tracts 1B1, 1C1, 1B2, and 1B3, Abstract 294, Robert Chowning Survey and one platted lot being Lot 1, Block 1, Cero Addition.

DRC Review: The DRC reviewed the request during their June 17, 2024 meeting and provided the following comments:

1. Informational Comment: The Urban Forestry plan should show only those trees removed during the applicant's development of the property.

2. Loop the 8" waterline to Wilkes Drive.
3. During Platting, the cul-de-sac length exceeds the length for the right-of-way width and requires City Council approval. In addition because the street is going to be gated and private it should be a common area lot with a public utility easement.

Drainage: An ISWM analysis, although a standard engineering practice, is not a method currently allowed by the Land Development Code.

Surrounding Development: Property to the north and east is located in the City of Grapevine. Property to the south has R-20 Single-Family Residential zoning and has developed with single-family homes. The property to the west has Planned Unit Development – Residential zoning located in the Ross Downs subdivision and has developed with single-family homes.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, designates the subject property and the property near this location along Wilkes Drive as planned for residential use. The proposed rezoning request does comply with the residential land use designation stated in the comprehensive plan. One of the goals for this area, as outlined in *Destination Colleyville*, is to protect the character and integrity of existing neighborhoods by promoting future development that is compatible with the surrounding development patterns and development character.

Fees: Impact Fees are required per Chapter 13 (Impact Fees) of the Land Development Code and are due prior to the issuance of a Building Permit, if applicable.

Tree Preservation: The development must comply with Chapter 5 (Urban Forestry) 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 and Independent School Districts within 1,000 feet of the subject property. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code.

Staff Recommendation: Staff is neutral on this request.

Recommendation

None

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Zoning Exhibit
6. Existing Drainage Plan
7. Proposed Drainage Plan
8. Utility Plan
9. Urban Forestry Exhibit
10. Notification Map
11. Notification List
12. Notification Letter
13. Letters Received
14. Draft Ordinance

Aerial Map

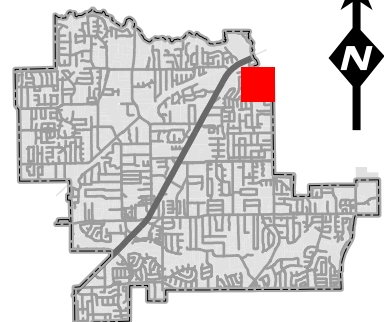


ZC24-013

2417 Wilkes Dr



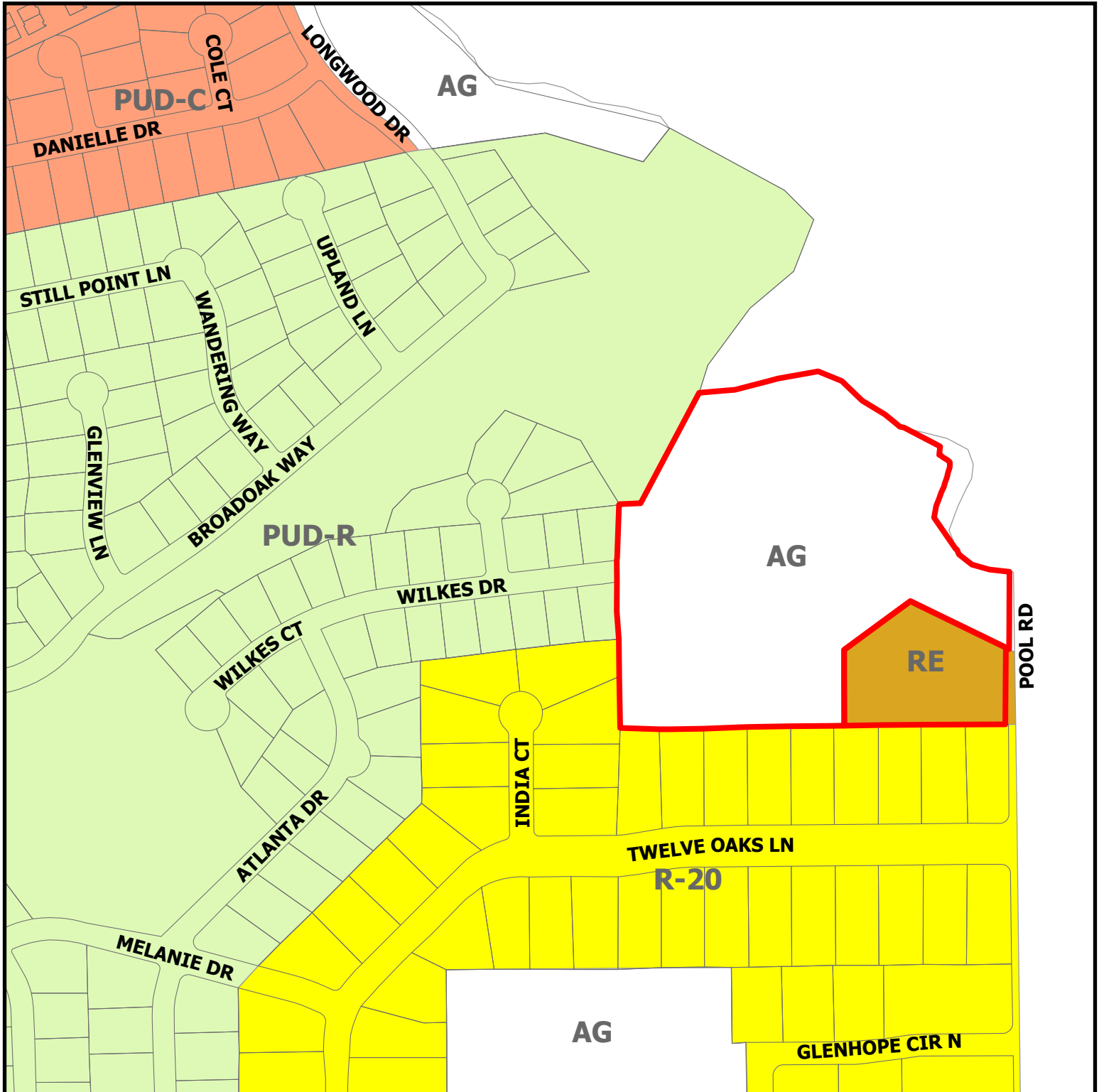
Subject Property



DISCLAIMER:

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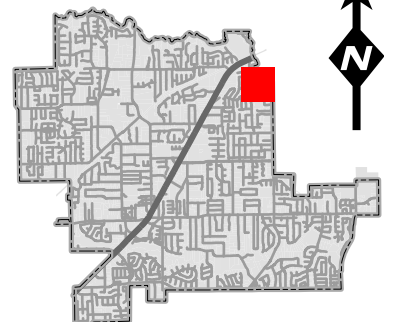
Zoning Map



ZC24-013

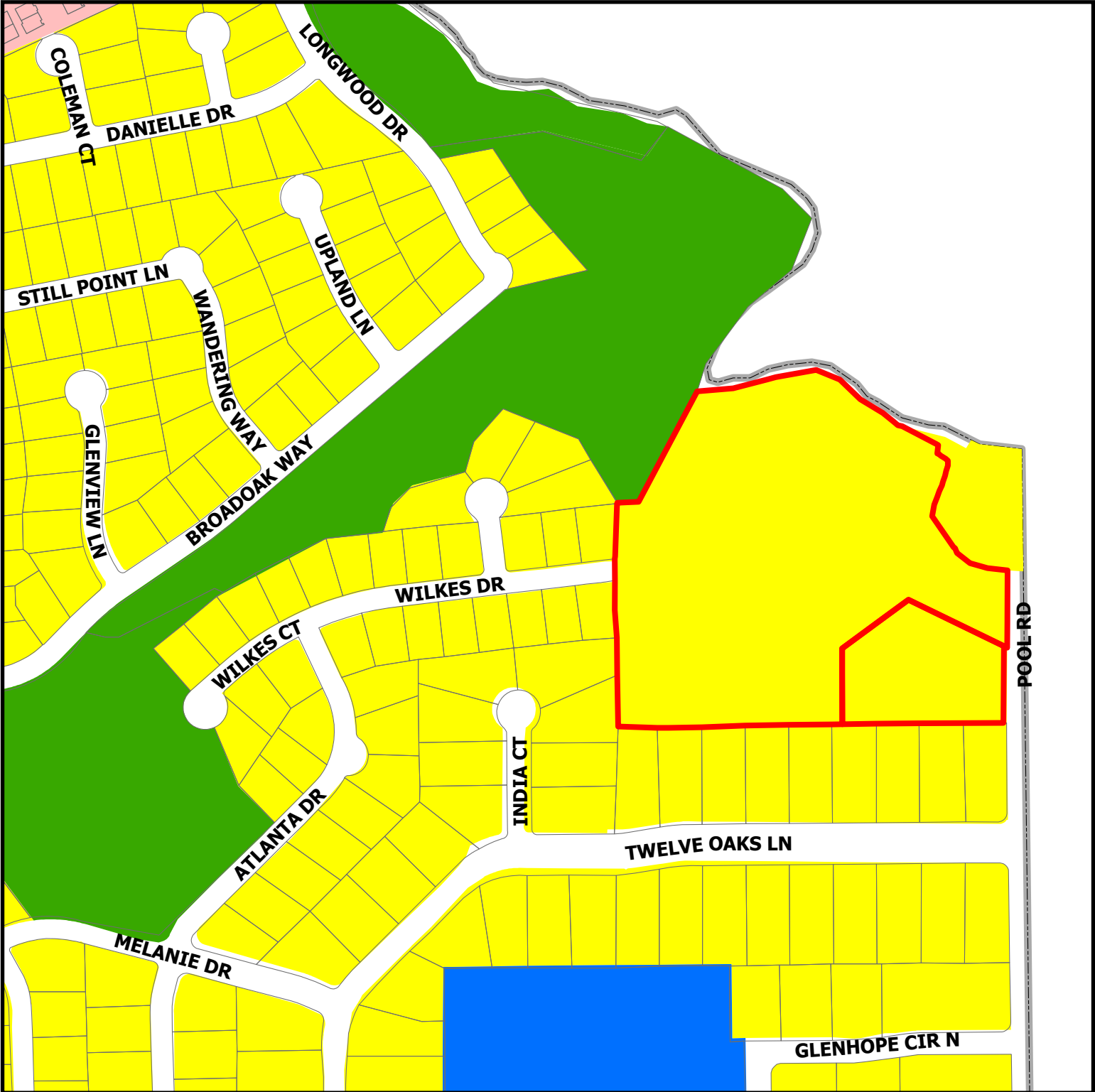
2417 Wilkes Dr

 Subject Property



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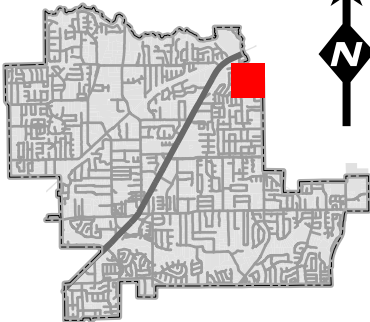
Future Land Use Map



ZC24-013

2417 Wilkes Dr

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



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The Bluffs of Colleyville

Colleyville, Texas

Zoning Narrative –10 JUN 2024

WillowTree Development, LLC, Developer

Sage Group, Inc., Land Planner

Statement of Planning Objectives

The Bluffs at Colleyville is a proposed residential neighborhood to be developed by WillowTree Development, LLC, under the R-40 Residential District regulations for residential development in the City of Colleyville. The approximately 14 acre property is located on the west side of Pool Road, just south of Big Bear Creek, which is also the Colleyville/Grapevine city limits.

Adjacencies: The property is adjacent to, and could almost be considered an extension of, the Ross Downs Estates neighborhood- as it is currently accessed through that neighborhood via Wilkes Drive. The Ross Downs Estates lots to the south (off of Twelve Oaks Lane) are ½ acre lots, but the section of Ross Downs Estates through which this property is currently accessed (from the west), is comprised of 10,000+ sf lots. To the north and east is Big Bear Creek, and the City of Grapevine.

The property is primarily currently designated AG (Agriculture), so this would be the initial “development” zoning requested. The intent here is to rezone the entire property to R-40, unifying the property into one cohesive, master planned residential development of the highest quality. There is currently an occupied single-family home on the property, which will be removed as it is developed.

The proposed plan will far exceed the lot sizes, quality and values of the neighborhoods and properties we are adjacent to. Where we are adjacent to the ½ acre Ross Downs lots to the south, and 10,000 sf lots to the west, we are proposing all 40,000 sf+ lots. In addition, we are further proposing a 25’ Tree Preservation Easement be established along all boundaries with adjacent existing homes. We have designed the project to be compatible and in harmony with our adjacent neighbors, comply with the requirements of the R-40 Ordinance, and to be consistent with the city’s Comprehensive Plan. Overall density is 0.65 lots per acre.

Quality and compatibility with the adjacent residential, in this portion of Colleyville is essential, and we have designed this proposal with those goals in mind.

Access: The property currently only has one point of street access, determined when Ross Downs was approved and developed. Wilkes Drive currently dead-ends into the property on the west side. After discussions with the neighbors along Wilkes Dr. and elsewhere in Ross Downs- and hearing their concerns of having additional traffic along those streets, an additional property was acquired which will allow access directly from Pool Road. Also, because of proposing fewer than 10 lots, no secondary access point is required, so we are not connecting to Wilkes Dr., thereby putting no additional traffic on Wilkes Drive and other Ross Downs streets.

The residences planned for The Bluffs at Colleyville will be upscale, with selling prices estimated to start at around \$2.5 million. Each home will be required to go through a design review process, prior to construction, to assure a high level of quality and design.

The Bluffs at Colleyville will be developed with the normal Colleyville public street section of 31' (back of curb to back of curb), in a 50' R.O.W., throughout the project.

There will be a requirement of at least two street trees for every residential lot to be installed by the home builders, adjacent to the street rights of way.

The existing and fully developed storm drainage has been carefully analyzed, and will be designed to meet all city regulations and not adversely affect any neighboring properties. The property generally drains to the north, directly into Big Bear Creek. Therefore, no detention ponds will be necessary.

To encourage pedestrian activity in the neighborhood, sidewalks will be built along the front of each lot. The scale and orientation of the development has been designed to have an inviting visual flow with the existing neighborhoods and surrounding uses. The design criteria of the homes will create high quality designed homes in keeping with both the immediate neighborhood and Colleyville as a whole.

Development Schedule

The Bluffs at Colleyville will be developed in one phase, with development commencing upon the successful completion of the zoning and platting and the subsequent approval of the final plat and engineering plans. Construction of homes is anticipated to start immediately upon completion of the subdivision's infrastructure.

Economic Development Information

The Bluffs at Colleyville will have a total of nine (9) homes, each with an estimated average value upon completion of \$2,750,000, resulting in an overall tax base of over \$25,000,000. At the current tax rate of 2.2221%, the total taxes generated from the development are projected to be \$550,000, with over \$75,000 generated directly for the City at buildout.

Site Data Summary Chart

Single Family Residential Lots		9
Residential Lots	70.77%	9.83 ac.
R.O.W.	10.22%	1.42 ac.
Open Space	19.01%	2.64 ac.
Res. Gross Acreage	100.00%	13.89 ac.

Site Data

Gross Acreage	13.89 ac.
Gross Density (lots / acre)	0.65 lots/AC

Existing Zoning:	AG
Proposed Zoning:	R-40
Existing Use:	Residential / AG
Proposed Use:	S.F. Residential

Lot Summary

Residential Lots	9
Minimum Lot Area	44,432 s.f.
Average Lot Area	47,577 s.f.

Legend

Sidewalk Easement

5' Sidewalk

Flood Plain

Tree Preservation Easement

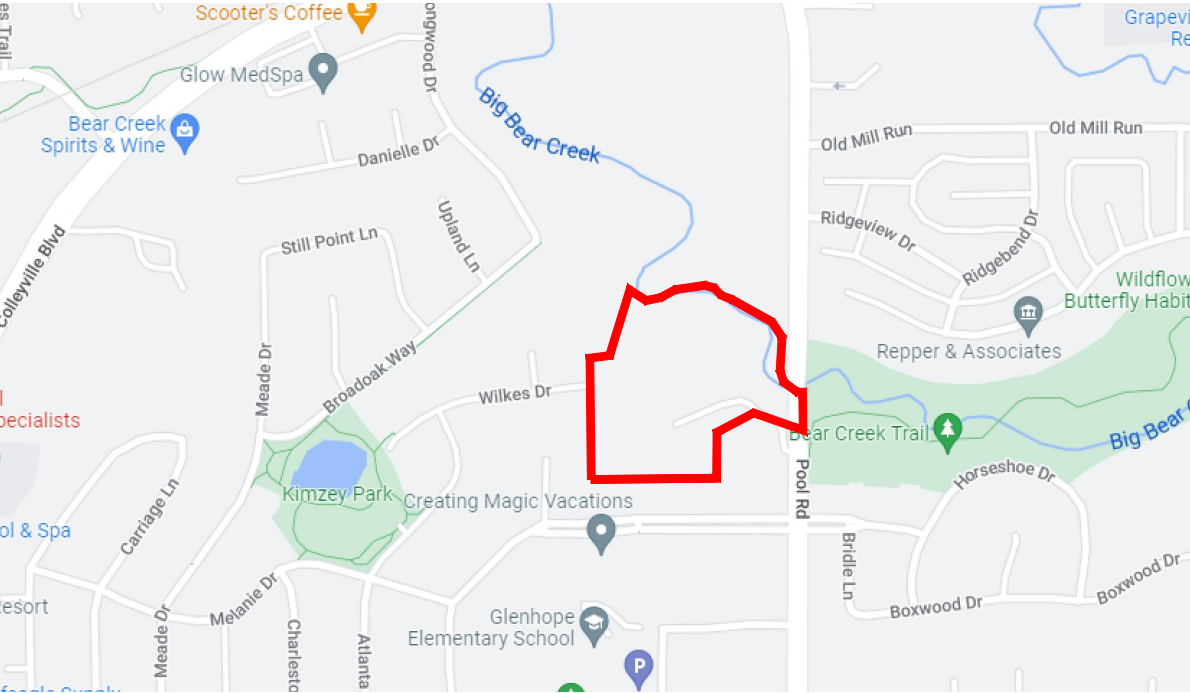
Fence / Wall Legend

8' Wood Fence

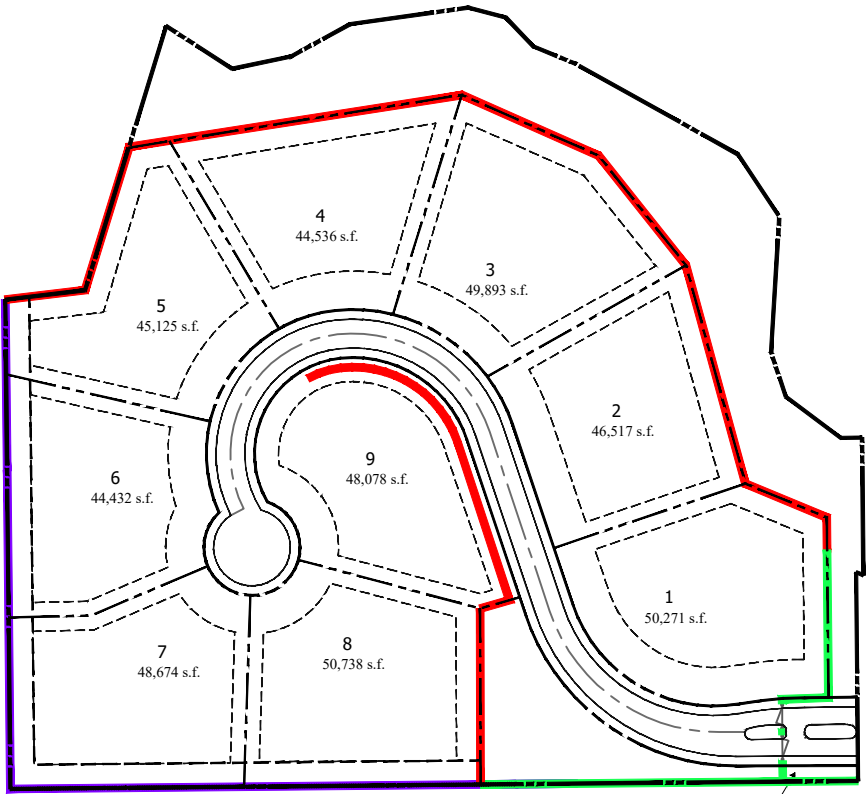
8' Masonry Wall

6' Ornamental Iron Fence

LOCATION MAP



Fence / Wall Diagram



Owner:
Unique Fortune, LLC
400 Carroll Avenue
Southlake, TX 76092
Tel: 817-366-8666
Contact: Mark Goodwin

Developer:
WillowTree Development, LLC
680 N. Carroll Avenue, Suite 100
Southlake, Texas 76092
817-617-9105
Attn: Travis Franks

Applicant:
Sage Group, Inc.
1130 N. Carroll Avenue, Suite 200
Southlake, TX 76092
817-424-2626
Contact: Curtis Young, AIA

Engineer:
Redinger Group, LLC
P.O. Box 93206
Southlake, Texas 76092
817-253-5727
Attn: Clayton Redinger, P.E.

Planner:

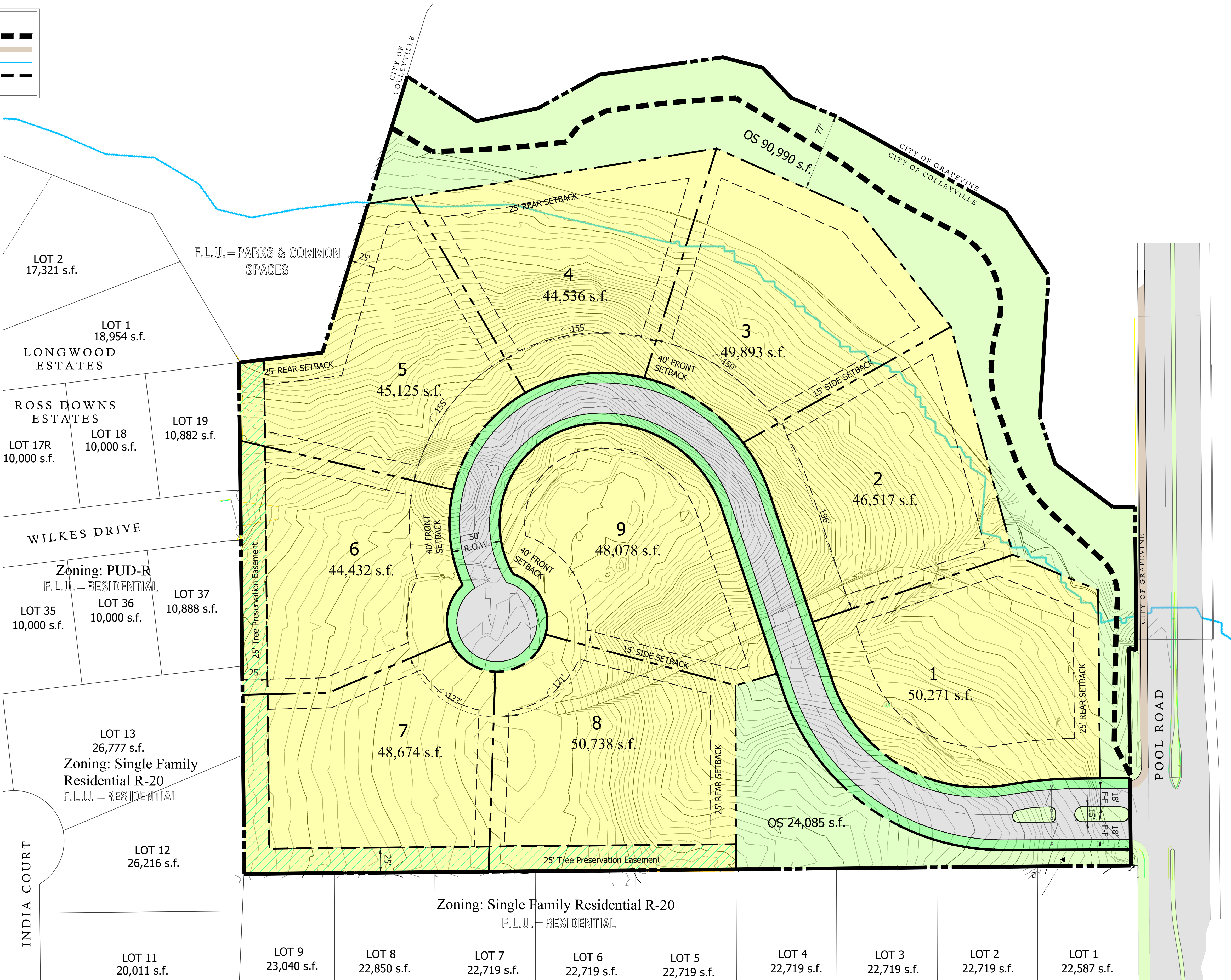
SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
TEL. 817-424-2626

24 MAY 24

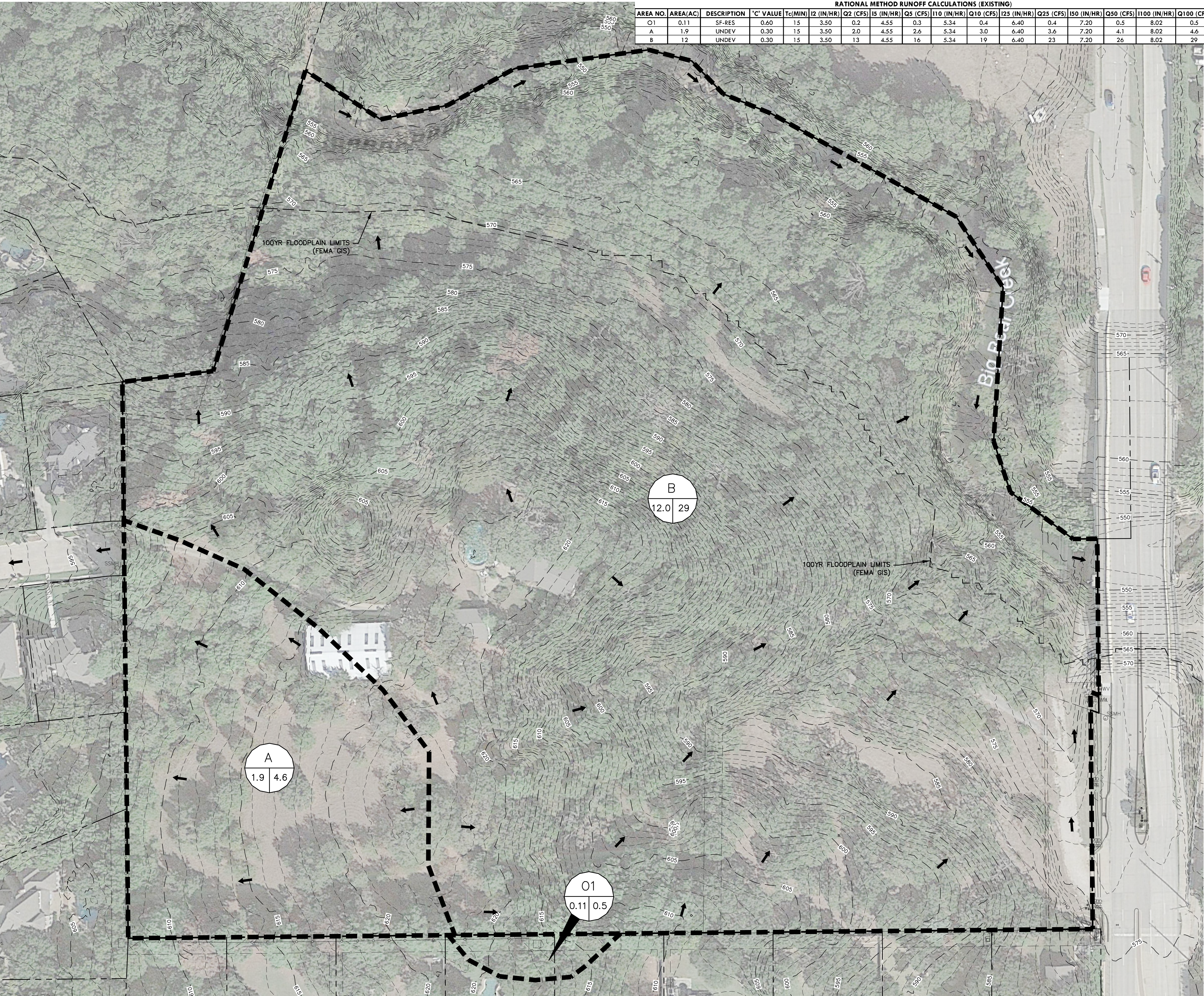
1" = 50'

- Notes:
- Front are 40' Typical, except where noted.
 - Side Setbacks are 15' Typical.
 - Rear Setbacks are 25' Typical, except where noted.

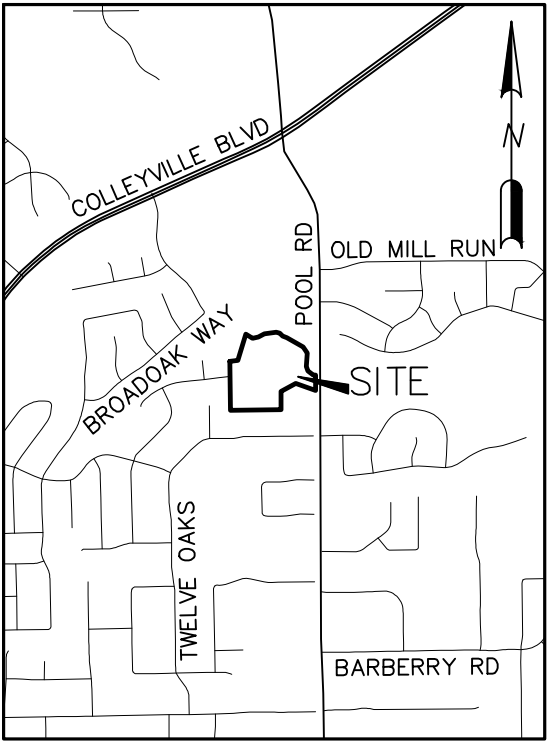
Concept Plan



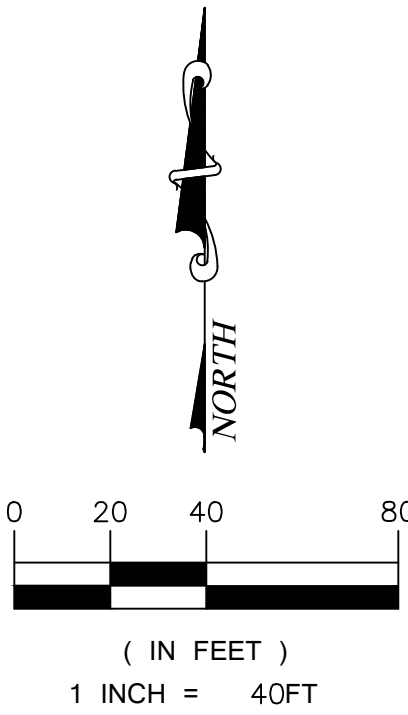
Case ZC24-0XX
Zoning Exhibit for Zoning Change Request From AG to R-40
The Bluffs at Colleyville



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)	
01	0.11	SF-RES	0.60	15	3.50	0.2	4.55	0.3	5.34	0.4	6.40	0.4	7.20	0.5	8.02	0.5	
A	1.9	UNDEV	0.30	15	3.50	2.0	4.55	2.6	5.34	3.0	6.40	3.6	7.20	4.1	8.02	4.6	
B	12	UNDEV	0.30	15	3.50	13	4.55	16	5.34	19	6.40	23	7.20	26	8.02	29	



VICINITY MAP
SCALE: 1" = 2000'



LEGEND

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

- CRITERIA BASED ON CITY OF COLLEYVILLE ENGINEERING DESIGN STANDARDS.
- BIG BEAR CREEK SPECIAL FLOOD HAZARD AREA OBTAINED THROUGH TARRANT COUNTY GIS, REFERENCED TO NAD83 TEXAS STATE PLAN COORDINATES, NORTH CENTRAL ZONE, US FEET.

REDINGER GROUP, LLC
P.O. BOX 92006
DALLAS, TEXAS 75292
PHONE (817) 233-2727
FAX (817) 233-2728
ENGINEERING REGISTRATION NUMBER E-23299
PREPARED FOR: WILLOWTREE DEVELOPMENT, LLC
14145 BARBERRY RD., SUITE 100
COLLEYVILLE, TEXAS 76032
PHONE (817) 617-9105

EXISTING DRAINAGE PLAN
THE BLUFFS AT COLLEYVILLE
14 ACRE PUD-R
COLLEYVILLE, TEXAS

BENCHMARKS:
COLLEYVILLE BM-29
2" BRASS DISC IN CL
INLET IN N. ROW OF
TWELVE OAKS 128' W
OF POOL ROAD & 25.4'
N OF MEDIAN BOC
ELEV = 583.70'
COLLEYVILLE BM-92
2" BRASS DISC IN N
END OF INLET 16.4' W
OF CL OF BROAD OAK ST.
55' S OF CL OF
LONGWOOD ST & 41' SE
OF A FIRE HYDRANT
ELEV = 577.13'

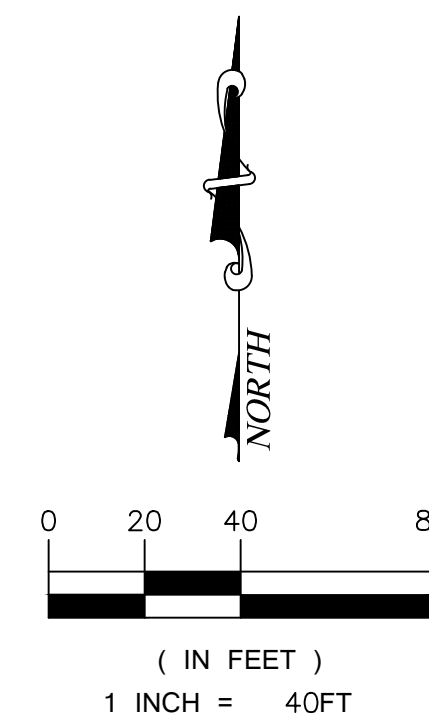
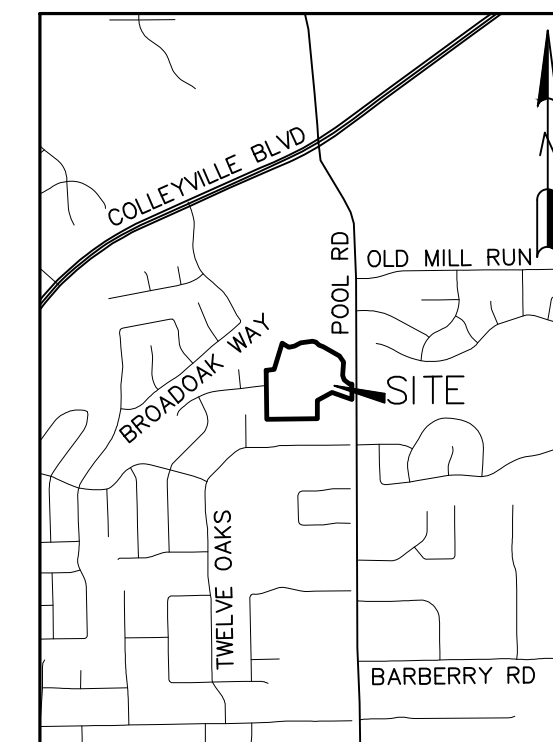
PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes
Engineer: CLAYTON T. REDINGER
P.E. No. 97487 Date: 6/20/2024

Drawn By: DSM
Reviewed By: CTR
Project: 1013-01

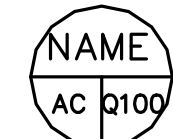
SHEET
1

CITY CASE NO. ZC23-010

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)
O1	0.11	SF-RES	0.60	15	3.50	0.2	4.55	0.3	5.34	0.4	6.40	0.4	7.20	0.5	8.02	0.5
A1	2.4	SF-RES	0.60	15	3.50	5.0	4.55	6.6	5.34	7.7	6.40	9.2	7.20	10.4	8.02	12
B1	4.2	SF-RES	0.60	15	3.50	8.8	4.55	11	5.34	13	6.40	16	7.20	18	8.02	20
B2	3.9	SF-RES	0.60	15	3.50	8.2	4.55	11	5.34	12	6.40	15	7.20	17	8.02	19
B3	3.3	OPEN SPACE	0.30	15	3.50	3.5	4.55	4.5	5.34	5.3	6.40	6.3	7.20	7.1	8.02	7.9



LEGEND



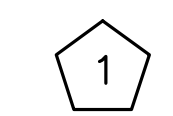
DRAINAGE AREA LABEL



FLOW ARROW (POST-PROJECT)



EXISTING CONTOUR MINOR



DESIGN POINT

1. NO GRADING IS ANTICIPATED WITHIN THE REGULATORY FLOODWAY/FLOODPLAIN OF BIG BEAR CREEK WHICH WOULD REQUIRE A CLOMR SUBMITTAL THROUGH FEMA.
2. CRITERIA BASED ON CITY OF COLLEYVILLE ENGINEERING DESIGN STANDARDS.
3. THE DEVELOPMENT DISCHARGES DIRECTLY TO A FEMA REGULATED FLOOD HAZARD AREA FOR BIG BEAR CREEK.
4. DETENTION ASSESSMENT MEMORANDUM PROVIDED BY SEPARATE CORRESPONDENCE.
5. BIG BEAR CREEK SPECIAL FLOOD HAZARD AREA OBTAINED THROUGH TARRANT COUNTY GIS, REFERENCED TO NAD83 TEXAS STATE PLAN COORDINATES, NORTH CENTRAL ZONE, US FEET.
6. FINAL ENGINEERING REVIEW AND COORDINATION MAY RESULT IN MINOR ADJUSTMENTS TO THIS PLAN

BENCHMARKS:

COLLEYVILLE BM-29
2" BRASS DISC IN CL
INLET IN N. ROW OF
TWELVE OAKS 128' W
OF POOL ROAD & 25.4'
N OF MEDIAN BOC
ELEV = 583.70'

COLLEYVILLE BM-92
2" BRASS DISC IN N
END OF INLET 16.4' W
OF CL OF BROADOAK ST
55' S OF CL OF
LONGWOOD ST & 41' SE
OF A FIRE HYDRANT
FIFV = 577.13'

**PRELIMINARY
FOR REVIEW ONLY**

Not for Construction or Permit Purposes

Engineer CLAYTON T. REDINGER
P.E. No. 97497 Date 6/20/2022

Drawn By: DSM
Reviewed By: CTR
Project: 1013-01

SHEET
2

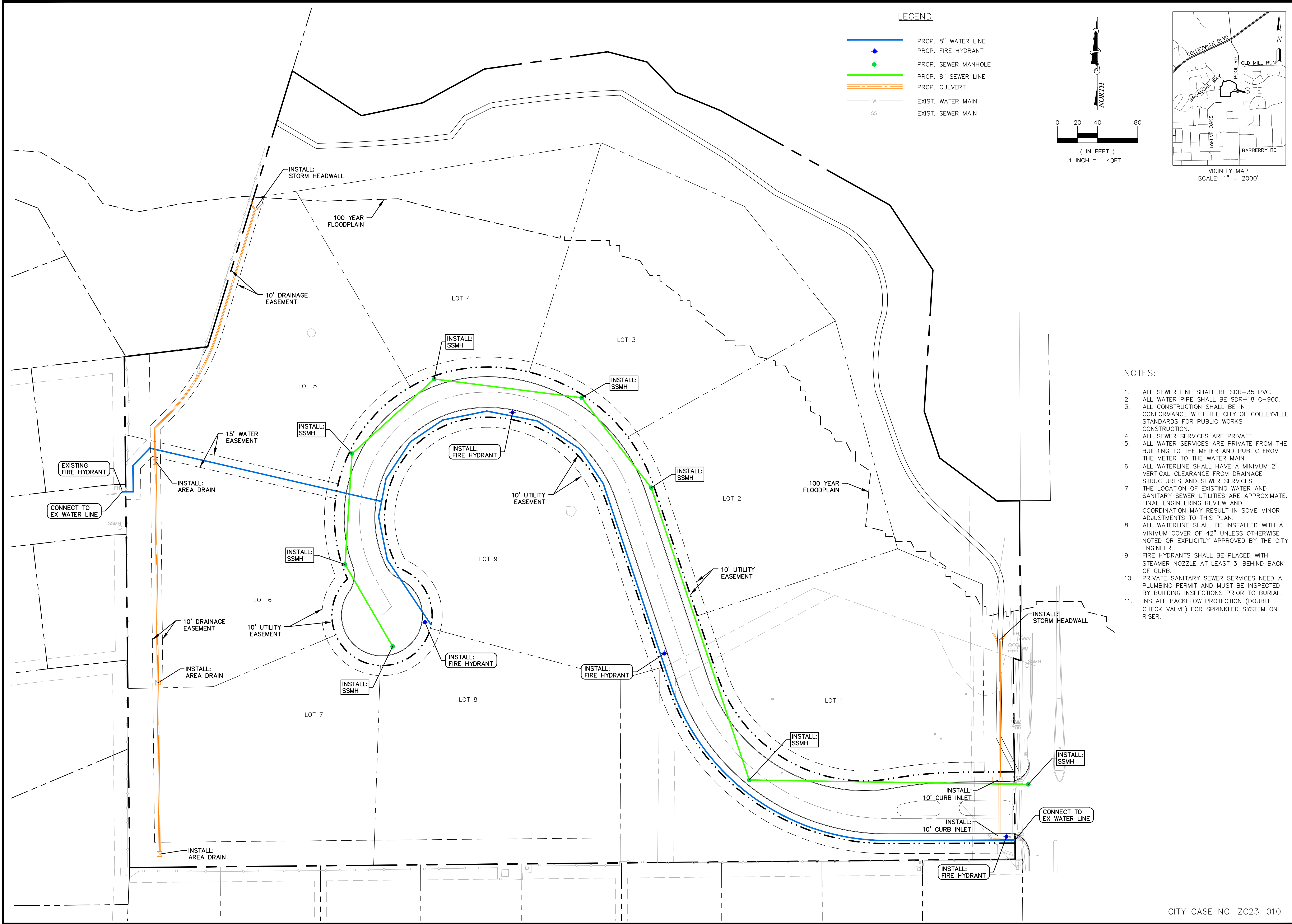
REDINGER GROUP PROJECT No. 1013-01 – SITE PLAN FOR THE BLUFFS AT COLLEVILLE – COLLEVILLE, TEXAS

REDINGER GROUP, LLC
P.O. BOX 93200
DALLAS, TEXAS 75293
PHONE: (817) 233-6792
FAX: (817) 233-6777
ENGINEERING FIRM REGISTRATION NUMBER F-33328

PREPARED FOR: WILLOWTREE DEVELOPMENT, LLC
680 N. CARROLL AVE., SUITE 1100
DALLAS, TEXAS 75201
PHONE: (817) 674-9592
PHONE: (817) 017-9105

PRELIMINARY GRADING & DRAINAGE PLAN
THE BLUFFS AT COLLEYVILLE
14 ACRE PUD-R
COLLEYVILLE, TEXAS

CITY CASE NO. 7C23-010



- NOTES:
- ALL SEWER LINE SHALL BE SDR-35 PVC.
 - ALL WATER PIPE SHALL BE SDR-18 C-900.
 - ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE CITY OF COLLEYVILLE STANDARDS FOR PUBLIC WORKS CONSTRUCTION.
 - ALL SEWER SERVICES ARE PRIVATE.
 - ALL WATER SERVICES ARE PRIVATE FROM THE BUILDING TO THE METER AND PUBLIC FROM THE METER TO THE WATER MAIN.
 - ALL WATERLINE SHALL HAVE A MINIMUM 2' VERTICAL CLEARANCE FROM DRAINAGE STRUCTURES AND SEWER SERVICES.
 - 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.
 - ALL WATERLINE SHALL BE INSTALLED WITH A MINIMUM COVER OF 42" UNLESS OTHERWISE NOTED OR EXPLICITLY APPROVED BY THE CITY ENGINEER.
 - FIRE HYDRANTS SHALL BE PLACED WITH STEAMER NOZZLE AT LEAST 3' BEHIND BACK OF CURB.
 - PRIVATE SANITARY SEWER SERVICES NEED A PLUMBING PERMIT AND MUST BE INSPECTED BY BUILDING INSPECTIONS PRIOR TO BURIAL.
 - INSTALL BACKFLOW PROTECTION (DOUBLE CHECK VALVE) FOR SPRINKLER SYSTEM ON RISER.

PRELIMINARY UTILITY PLAN
THE BLUFFS AT COLLEYVILLE
COLLEYVILLE, TEXAS

BENCHMARKS:

COLLEYVILLE BM-29
2" BRASS DISC IN CL
INLET IN N. ROW OF
TWELVE OAKS 128' W
OF POOL ROAD & 25.4'
N OF MEDIAN BOC
ELEV = 583.70'

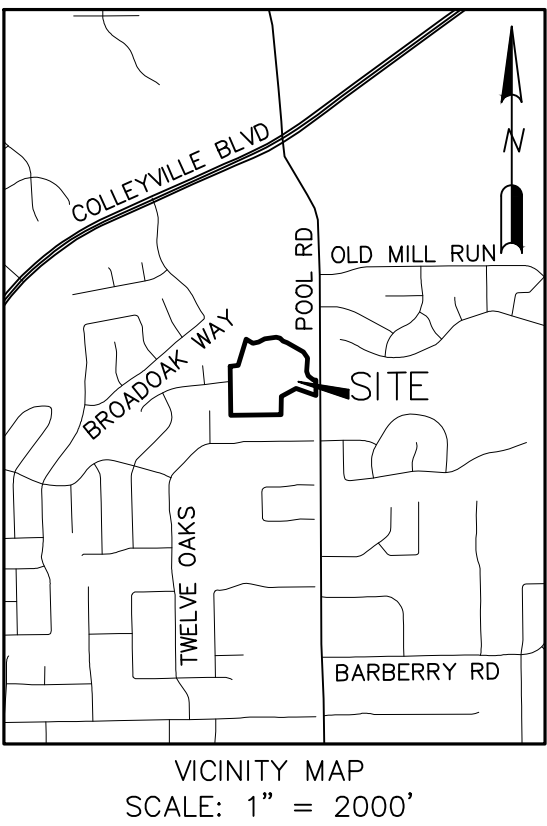
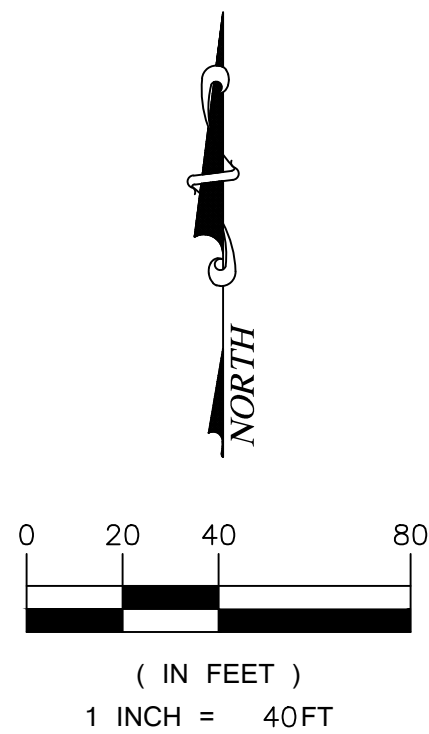
COLLEYVILLE BM-92
2" BRASS DISC IN N
END OF INLET 16.4' W
OF CL OF BROADOAK ST.
55' S OF CL OF
LONGWOOD ST & 41' SE
OF A FIRE HYDRANT
ELEV = 577.13'

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes

Engineer: CLAYTON T. REDINGER
P.E. No. 97487 Date: 6/20/2024

Drawn By: DSM
Reviewed By: CTR
Project: 1013-01

NO.	REVISION	BY	DATE



LEGEND

- PROTECTED TREE TO REMAIN
- NON PROTECTED TREE TO REMAIN
- TREE TO BE REMOVED

Tree Preservation Summary (excludes building envelopes)		%	ft ²	Acres
Total Tree Canopy			466,149	10.701
Required Preservation of Tree Canopy		50%	233,075	5.351
Provided Credit for Preservation of Tree Canopy		75%	349,903	8.033
Surplus Preservation of Tree Canopy			116,829	2.682

Site Canopy Summary		%	ft ²	Acres
Project/Lot(s) Area			605,426	13.899
Building Envelope Area (primary structures only)			0	
Required Site Canopy (excludes building envelope)		50%	302,713	
Provided Credit for Tree Preservation			349,903	
Additional Tree Planting Required (site canopy ONLY)			0	

Tree Species Summary											
Common name or species	Trees (Qty)	Trees to Preserve	Trees to Remove	D111 Inches to Preserve	D111 Inches to Remove	D111 Inches to Preserve	D111 Inches to Remove	Tree Canopy (ft ²)	Canopy to Preserve (ft ²)	Canopy to Remove (ft ²)	Heritage Mitigation
AMERICAN ELM	54	46	8	543	466	77	15,388	16,565	2,823	0	0
GALLERY PEAR	1	1	0	7	7	0	154	154	0	0	0
CECROBIA	4	4	0	44	44	0	1,596	1,596	0	0	0
EASTERN REDCEDAR	18	11	7	276	177	99	13,853	9,214	6,439	0	0
ELM	50	50	0	607	607	0	28,875	28,875	0	3	0
LIVE OAK	1	0	1	9	0	9	254	0	254	0	0
LOROUX PINE	90	78	12	1,365	1,345	220	94,983	81,360	13,823	8	14,335
OLM	51	51	0	719	719	0	37,286	37,286	0	20	0
PLUM	1	1	0	6	0	1	113	113	0	0	0
POST OAK	428	275	153	5,693	3,671	2,022	279,947	173,440	106,507	159	880,702
Total	698	518	180	9,467	7,942	2,425	466,149	349,903	116,246	384	134,935

OWNER:
UNIQUE FORTUNE, LLC
400 CARROLL AVENUE
SOUTHLAKE, TEXAS 76092
PHONE: (817) 366-8666
CONTACT: MARK GOODWIN

DEVELOPER:
WILLOWTREE DEVELOPMENT, LLC
680 N. CARROLL AVENUE, SUITE 100
SOUTHLAKE, TEXAS 76092
PHONE: (817) 617-9105
CONTACT: TRAVIS FRANKS

SCALED AT 24"x36" PAGE SIZE

URBAN FORESTRY PLAN
THE BLUFFS AT COLLEYVILLE
R-40 ZONING REQUEST
COLLEYVILLE, TEXAS

BENCHMARKS:
COLLEYVILLE BM-29
2" BRASS DISC IN CL
INLET IN N. ROW OF
TWELVE OAKS 128' W
OF POOL ROAD & 25.4'
N OF MEDIAN BOC
ELEV = 583.70'
COLLEYVILLE BM-92
2" BRASS DISC IN N
END OF INLET 16.4' W
OF CL OF BROADOAK ST.
55' S OF CL OF
LONGWOOD ST & 41' SE
OF A FIRE HYDRANT
ELEV = 577.13'

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes
Engineer: CLAYTON T. REDINGER
P.E. No. 87487 Date: 6/19/2024

Drawn By: DSM
Reviewed By: CTR
Project: 1013-01

SHEET

1

REDINGER GROUP, LLC
P.O. BOX 93206
SOUTH LAKE, TEXAS 76092
PHONE: (817) 933-9277
FAX: (817) 933-9278
ENGINEERING FIRM REGISTRATION NUMBER F-23399
PREPARED FOR: WILLOWTREE DEVELOPMENT, LLC
1013-01
SOUTHLAKE, TEXAS 76092
PHONE: (817) 617-9105

REDINGER GROUP PROJECT No. 1013-01 — URBAN FORESTRY PLAN FOR THE BLUFFS AT COLLEYVILLE — COLLEYVILLE, TEXAS

Tree #	Common name or species	*DBH (in)	Canopy Area (ft²)	Preservation Status	Heritage Tree	Exclusions Exempt	Tree Mitigation	Penalty / Violation	Comments
2101	OAK	28	2,463	PRES	HERITAGE				
2102	ELM	8	201	PRES					
2103	OAK	16	804	PRES	HERITAGE				
2104	ELM	26	2,124	PRES	HERITAGE				
2105	OAK	9	254	PRES					
2106	OAK	13	531	PRES					
2107	OAK	17	908	PRES	HERITAGE				
2108	ELM	8	201	PRES					
2109	ELM	8	201	PRES					
2110	OAK	14	616	PRES					
2111	ELM	15	707	PRES					
2112	ELM	23	1,662	PRES					
2113	OAK	14	616	PRES					
2114	ELM	16	804	PRES					
2115	ELM	10	314	PRES					
2116	ELM	13	531	PRES					
2117	ELM	12	452	PRES					
2118	CEDAR	7	154	PRES		NON-P			
2119	ELM	9	254	PRES					
2120	OAK	10	314	PRES					
2121	OAK	7	154	PRES					
2122	ELM	11	380	PRES					
2123	ELM	7	154	PRES					
2124	OAK	8	201	PRES					
2125	ELM	10	314	PRES					
2126	OAK	17	908	PRES	HERITAGE				
2127	OAK	17	908	PRES	HERITAGE				
2128	ELM	7	154	PRES					
2129	ELM	8	201	PRES					
2130	HACKBERRY	11	380	PRES		NON-P			
2131	HACKBERRY	12	452	PRES		NON-P			
2132	ELM	8	201	PRES					
2133	OAK	14	616	PRES					
2134	OAK	11	380	PRES					
2135	ELM	14	616	PRES					
2136	OAK	18	1,018	PRES	HERITAGE				
2137	ELM	11	380	PRES					
2138	OAK	10	314	PRES					
2139	OAK	12	452	PRES					
2140	OAK	13	531	PRES					
2141	OAK	6	113	PRES					
2142	ELM	10	314	PRES					
2143	ELM	25	1,963	PRES	HERITAGE				
2144	OAK	8	201	PRES					
2145	OAK	10	314	PRES					
2146	ELM	21	1,385	PRES					
2147	OAK	9	254	PRES					
2148	OAK	6	113	PRES					
2149	ELM	17	908	PRES					
2150	ELM	12	452	PRES					
2151	ELM	9	254	PRES					
2152	ELM	23	1,662	PRES					
2153	ELM	17	908	PRES					
2154	ELM	9	254	PRES					
2155	OAK	10	314	PRES					
2156	ELM	8	201	PRES					
2157	OAK	9	254	PRES					
2158	OAK	10	314	PRES					
2159	OAK	16	804	PRES	HERITAGE				
2160	OAK	13	531	PRES					
2161	OAK	10	314	PRES					
2162	OAK	6	113	PRES					
2163	ELM	6	113	PRES					
2164	OAK	24	1,810	PRES	HERITAGE				
2165	ELM	6	113	PRES					
2166	OAK	19	1,134	PRES	HERITAGE				
2167	OAK	19	1,134	PRES	HERITAGE				
2168	ELM	7	154	PRES					
2169	ELM	11	380	PRES					
2170	ELM	11	380	PRES					
2171	OAK	17	908	PRES	HERITAGE				
2172	ELM	8	201	PRES					
2173	OAK	18	1,018	PRES	HERITAGE				
2174	OAK	18	1,018	PRES	HERITAGE				
2175	OAK	12	452	PRES					
2176	OAK	14	616	PRES					
2177	OAK	20	1,257	PRES	HERITAGE				
2178	ELM	7	154	PRES					
2180	ELM	9	254	PRES					
2186	ELM	10	314	PRES					
2198	ELM	8	201	PRES					
2199	ELM	11	380	PRES					
2201	ELM	8	201	PRES					
2549	LOBLOLLY PINE	23	1,662	PRES					
2558	POST OAK	13	531	PRES					
2559	POST OAK	20	1,257	PRES	HERITAGE				
2560	POST OAK	6	113	PRES					
2561	POST OAK	22	1,521	REM	HERITAGE		MITIGATE		
2562	POST OAK	15	707	PRES	HERITAGE				
2563	POST OAK	9	254	REM					
2564	POST OAK	17	908	PRES	HERITAGE				
2565	POST OAK	17	908	PRES	HERITAGE				
2566	LOBLOLLY PINE	8	201	PRES					
2567	LOBLOLLY PINE	18	1,018	PRES					
2568	LOBLOLLY PINE	18	1,018	PRES					
2569	POST OAK	20	1,257	PRES	HERITAGE				
2581	POST OAK	8	201	REM					
2582	POST OAK	12	452	PRES					
2583	EASTERN REDCEDAR	19	1,134	PRES					
2584	LOBLOLLY PINE	8	201	PRES					
2585	AMERICAN ELM	10	314	PRES					
2586	POST OAK	15	707	PRES	HERITAGE				
2588	LOBLOLLY PINE	7	154	PRES					
2591	POST OAK	11	380	PRES					
2592	POST OAK	11	380	PRES					
2593	POST OAK	7	154	PRES					
2594	POST OAK	25	1,963	PRES	HERITAGE				
2595	POST OAK	20	1,257	PRES	HERITAGE				
2596	LOBLOLLY PINE	23	1,521	PRES					
2597	LOBLOLLY PINE	8	201	PRES					
2598	LOBLOLLY PINE	7	154	PRES					
2599	LOBLOLLY PINE	22	1,521	PRES					
2600	POST OAK	8	201	PRES					
2604	POST OAK	16	804	REM	HERITAGE		MITIGATE		
2605	POST OAK	22	1,521	PRES	HERITAGE				
2606	AMERICAN ELM	10	314	PRES					
2607	EASTERN REDCEDAR	9	254	REM		NON-P			
2608	POST OAK	19	1,134	REM	HERITAGE		MITIGATE		
2610	POST OAK	17	908	REM	HERITAGE		MITIGATE		
2613	POST OAK	14	616	REM					
2615	AMERICAN ELM	16	804	REM					
2618	POST OAK	21	1,385	REM	HERITAGE		MITIGATE		
2619	POST OAK	16	804	REM	HERITAGE		MITIGATE		

Tree #	Common name or species	*DBH (in)	Canopy Area (ft ²)	Preservation Status	Heritage Tree	Exclusions Exempt	Tree Mitigation	Penalty / Violation	Comments
2622	POST OAK	28	2,463	PRES	HERITAGE				
2625	POST OAK	24	1,810	REM	HERITAGE		MITIGATE		
2626	AMERICAN ELM	6	113	REM					
2627	POST OAK	25	1,963	PRES	HERITAGE				
2628	POST OAK	27	2,290	REM	HERITAGE		MITIGATE		
2629	POST OAK	21	1,385	REM	HERITAGE		MITIGATE		
2630	HACKBERRY	7	154	PRES		NON-P			
2631	HACKBERRY	12	452	PRES		NON-P			
2633	POST OAK	25	1,963	PRES	HERITAGE				
2636	POST OAK	7	154	PRES					
2637	HACKBERRY	28	2,463	PRES		NON-P			
2638	POST OAK	17	908	PRES	HERITAGE				
2639	HACKBERRY	18	1,018	REM		NON-P			
2640	HACKBERRY	9	254	REM		NON-P			
2641	POST OAK	22	1,521	REM	HERITAGE		MITIGATE		
2643	POST OAK	13	531	REM					
2645	POST OAK	6	113	REM					
2646	EASTERN REDCEDAR	13	531	REM					
2648	POST OAK	25	1,963	REM	HERITAGE		MITIGATE		
2649	POST OAK	18	1,018	REM	HERITAGE		MITIGATE		
2650	POST OAK	6	113	REM					
2651	POST OAK	9	254	REM					
2655	LOBLOLLY PINE	25	1,963	PRES	HERITAGE				
2657	LOBLOLLY PINE	11	380	PRES					
2658	LOBLOLLY PINE	22	1,521	PRES					
2659	LOBLOLLY PINE	8	201	PRES					
2661	LOBLOLLY PINE	15	707	PRES					
2663	LOBLOLLY PINE	25	1,963	PRES	HERITAGE				
2664	LOBLOLLY PINE	24	1,810	PRES					
2665	LOBLOLLY PINE	10	314	PRES					
2666	LOBLOLLY PINE	8	201	PRES					
2668	POST OAK	10	314	PRES					
2669	POST OAK	10	314	PRES					
2670	POST OAK	14	616	PRES					
2671	LOBLOLLY PINE	9	254	PRES					
2672	POST OAK	16	804	PRES	HERITAGE				
2673	POST OAK	11	380	PRES					
2674	POST OAK	12	452	PRES					
2675	AMERICAN ELM	9	254	PRES					
2676	LOBLOLLY PINE	10	314	PRES					
2677	AMERICAN ELM	7	154	REM					
2678	LOBLOLLY PINE	11	380	PRES					
2680	POST OAK	6	113	PRES					
2681	POST OAK	6	113	PRES					
2682	POST OAK	9	254	PRES					
2683	POST OAK	11	380	PRES					
2684	POST OAK	10	314	PRES					
2685	POST OAK	7	154	PRES					
2686	POST OAK	8	201	PRES					
2687	POST OAK	9	254	PRES					
2688	EASTERN REDCEDAR	8	201	PRES		NON-P			
2689	POST OAK	21	1,385	PRES	HERITAGE				
2690	POST OAK	18	1,018	PRES	HERITAGE				
2691	AMERICAN ELM	6	113	PRES					
2692	AMERICAN ELM	9	254	PRES					
2693	POST OAK	10	314	PRES					
2695	EASTERN REDCEDAR	16	804	REM					
2696	EASTERN REDCEDAR	8	201	REM		NON-P			
2697	AMERICAN ELM	10	314	PRES					
2698	POST OAK	15	707	PRES	HERITAGE				
2700	POST OAK	17	908	PRES	HERITAGE				
2701	HACKBERRY	6	113	PRES		NON-P			
2702	PLUM	6	113	PRES					
2703	OSAGE ORANGE	8	201	PRES		NON-P			
2704	EASTERN REDCEDAR	10	314	PRES		NON-P			
2705	POST OAK	10	314	PRES					
2707	POST OAK	23	1,662	PRES	HERITAGE				
2708	POST OAK	8	201	PRES					
2709	POST OAK	7	154	REM					
2710	POST OAK	13	531	PRES					
2711	POST OAK	15	707	REM	HERITAGE		MITIGATE		
2712	POST OAK	7	154	REM					
2713	POST OAK	19	1,134	REM	HERITAGE		MITIGATE		
2716	OSAGE ORANGE	6	113	PRES		NON-P			
2717	POST OAK	7	154	PRES					
2718	POST OAK	10	314	PRES					
2719	POST OAK	8	201	REM					
2720	POST OAK	12	452	REM					
2721	EASTERN REDCEDAR	7	154	PRES		NON-P			
2722	OSAGE ORANGE	13	531	PRES		NON-P			
2723	EASTERN REDCEDAR	7	154	PRES		NON-P			
2725	POST OAK	8	201	PRES					
2726	POST OAK	20	1,257	PRES	HERITAGE				
2727	POST OAK	6	113	PRES					
2732	OSAGE ORANGE	6	113	PRES		NON-P			
2734	EASTERN REDCEDAR	8	201	PRES		NON-P			
2735	EASTERN REDCEDAR	8	201	PRES		NON-P			
2736	POST OAK	6	113	PRES					
2737	POST OAK	15	707	PRES					
2738	EASTERN REDCEDAR	16	804	PRES					
2739	EASTERN REDCEDAR	15	707	PRES					
2742	EASTERN REDCEDAR	13	531	PRES					
2743	POST OAK	10	314	PRES					
2744	POST OAK	9	254	PRES					
2745	POST OAK	7	154	PRES					
2747	AMERICAN ELM	17	908	PRES					
2749	AMERICAN ELM	10	314	PRES					
2750	AMERICAN ELM	22	1,521	PRES					
2751	POST OAK	6	113	PRES					
2753	LOBLOLLY PINE	11	380	PRES					
2754	LOBLOLLY PINE	26	2,124	PRES	HERITAGE				
2755	POST OAK	7	154	PRES					
2756	POST OAK	13	531	PRES					
2757	POST OAK	6	113	PRES					
2758	POST OAK	7	154	PRES					
2759	POST OAK	7	154	PRES					
2760	POST OAK	7	154	PRES					
2762	POST OAK	13	531	PRES					
2764	HACKBERRY	8	201	PRES		NON-P			
2765	HACKBERRY	12	452	PRES		NON-P			
2766	POST OAK	7	154	PRES					
2767	POST OAK	10	314	PRES					
2769	HACKBERRY	10	314	PRES		NON-P			
2770	EASTERN REDCEDAR	7	154	PRES		NON-P			
2773	AMERICAN ELM	7	154	PRES					
2775	EASTERN REDCEDAR	9	254	PRES		NON-P			
2776	POST OAK	6	113	PRES					
2777	AMERICAN ELM	17	908	PRES					
2778	EASTERN REDCEDAR	6	113	PRES		NON-P			
2779	AMERICAN ELM	7	154	PRES					
2780	AMERICAN ELM	14	616	PRES					
2781	OSAGE ORANGE	13	531	PRES		NON-P			
2782	OSAGE ORANGE	9	254	PRES		NON-P			

Tree #	Common name or species	*DBH (in)	Canopy Area (ft²)	Preservation Status	Heritage Tree	Exclusions Exempt	Tree Mitigation	Penalty / Violation	Comments
2973	LOBLOLLY PINE	17	908	PRES					
2975	LOBLOLLY PINE	14	616	PRES					
2976	EASTERN REDCEDAR	7	154	PRES		NON-P			
2977	LOBLOLLY PINE	15	707	PRES					
2978	LOBLOLLY PINE	20	1,257	PRES					
2980	LOBLOLLY PINE	24	1,810	PRES					
2982	LOBLOLLY PINE	27	2,290	PRES	HERITAGE				
2983	LOBLOLLY PINE	7	154	PRES					
2984	AMERICAN ELM	7	154	PRES					
2985	POST OAK	10	314	PRES					
2986	POST OAK	11	380	PRES					
2987	AMERICAN ELM	7	154	PRES					
2988	LOBLOLLY PINE	30	2,827	REM	HERITAGE		MITIGATE		
2989	LOBLOLLY PINE	12	452	REM					
2990	POST OAK	6	113	REM					
2991	LOBLOLLY PINE	19	1,134	REM					
2993	LOBLOLLY PINE	24	1,810	REM					
2994	LOBLOLLY PINE	16	804	PRES					
2995	POST OAK	13	531	PRES					
2996	EASTERN REDCEDAR	8	201	PRES		NON-P			
2997	POST OAK	26	2,124	PRES	HERITAGE				
2998	POST OAK	21	1,385	PRES	HERITAGE				
2999	EASTERN REDCEDAR	6	113	PRES		NON-P			
3000	EASTERN REDCEDAR	7	154	PRES		NON-P			
5378	ELM	7	154	PRES					
5379	CEDAR	8	201	PRES		NON-P			
5380	ELM	17	908	PRES					
5381	ELM	18	1,018	PRES					
5382	OAK	16	804	PRES					
5383	ELM	7	154	PRES					
5384	OAK	7	154	PRES					
5385	CEDAR	6	113	PRES		NON-P			
5386	OAK	16	804	PRES	HERITAGE				
5387	OAK	16	804	PRES	HERITAGE				
5388	OAK	15	707	PRES	HERITAGE				
5390	ELM	12	452	PRES					
5391	ELM	30	2,827	PRES	HERITAGE				
5392	ELM	7	154	PRES					
5393	ELM	24	1,810	PRES					
5394	OAK	24	1,810	PRES	HERITAGE				
5395	OAK	36	4,072	PRES	HERITAGE				
5396	OAK	16	804	PRES					
5397	OAK	20	1,257	PRES	HERITAGE				
5398	OAK	13	531	PRES					
5399	OAK	12	452	PRES					
5400	ELM	8	201	PRES					
6101	HACKBERRY	6	113	REM		NON-P			
6102	POST OAK	11	380	PRES					
6103	CEDAR ELM	7	154	PRES					
6104	POST OAK	12	452	PRES					
6105	POST OAK	18	1,018	PRES	HERITAGE				
6106	POST OAK	11	380	PRES					
6107	POST OAK	14	616	REM					
6108	POST OAK	16	804	PRES	HERITAGE				
6109	POST OAK	9	254	PRES					
6110	POST OAK	18	1,018	PRES	HERITAGE				
6111	POST OAK	8	201	REM					
6112	POST OAK	16	804	REM	HERITAGE		MITIGATE		
6113	POST OAK	8	201	REM					
6114	POST OAK	8	201	REM					
6115	POST OAK	14	616	REM					
6116	POST OAK	13	531	REM					
6117	POST OAK	15	707	REM	HERITAGE		MITIGATE		
6118	POST OAK	12	452	REM					
6119	POST OAK	9	254	REM					
6120	POST OAK	11	380	REM					
6121	POST OAK	11	380	REM					
6122	POST OAK	21	1,385	REM	HERITAGE		MITIGATE		
6123	POST OAK	12	452	REM					
6124	POST OAK	13	531	REM					
6125	POST OAK	9	254	REM					
6126	POST OAK	12	452	REM					
6127	POST OAK	13	531	REM					
6128	POST OAK	13	531	REM					
6129	EASTERN REDCEDAR	13	531	REM					
6131	POST OAK	11	380	REM					
6132	POST OAK	15	707	REM	HERITAGE		MITIGATE		
6133	POST OAK	15	707	REM	HERITAGE		MITIGATE		
6134	POST OAK	18	1,018	REM	HERITAGE		MITIGATE		
6135	POST OAK	10	314	REM					
6136	POST OAK	11	380	REM					
6137	POST OAK	10	314	REM					
6138	POST OAK	15	707	REM	HERITAGE		MITIGATE		
6139	POST OAK	12	452	REM					
6140	POST OAK	14	616	REM					
6141	CEDAR ELM	13	531	PRES					
6142	POST OAK	15	707	REM	HERITAGE		MITIGATE		
6143	POST OAK	13	531	PRES					
6144	POST OAK	12	452	PRES					
6145	POST OAK	11	380	PRES					
6146	POST OAK	12	452	PRES					
6147	POST OAK	13	531	PRES					
6148	POST OAK	12	452	PRES					
6149	POST OAK	12	452	PRES					
6150	POST OAK	14	616	PRES					
6151	POST OAK	16	804	PRES	HERITAGE				
6152	CEDAR ELM	13	531	PRES					
6153	POST OAK	18	1,018	PRES	HERITAGE				
6154	POST OAK	15	707	PRES	HERITAGE				
6155	CEDAR ELM	11	380	PRES					
6156	POST OAK	12	452	PRES					
6157	POST OAK	12	452	PRES					
6158	POST OAK	18	1,018	PRES	HERITAGE				
6159	POST OAK	12	452	PRES					
6160	POST OAK	12	452	PRES					
6161	POST OAK	11	380	PRES					
6162	POST OAK	15	707	PRES	HERITAGE				
6163	POST OAK	13	531	PRES					
6164	POST OAK	12	452	PRES					
6165	POST OAK	12	452	PRES					
6166	POST OAK	10	314	PRES					
6167	POST OAK	7	154	PRES					
6168	POST OAK	13	531	PRES					
6169	AMERICAN ELM	10	314	PRES					
6170	POST OAK	12	452	PRES					
6171	POST OAK	12	452	PRES					
6172	POST OAK	12	452	REM					
6173	POST OAK	14	616	REM					
6174	POST OAK	14	616	REM					
6175	POST OAK	8	201	REM					
6176	POST OAK	16	804	REM	HERITAGE		MITIGATE		
6177	POST OAK	15	707	REM	HERITAGE		MITIGATE		

Tree #	Common name or species	*DBH (in)	Canopy Area (ft²)	Preservation Status	Heritage Tree	Exclusions Exempt	Tree Mitigation	Penalty / Violation	Comments
6178	POST OAK	17	908	REM	HERITAGE		MITIGATE		
6179	LOBLOLLYPINE	8	201	PRES					
6180	POST OAK	10	314	REM					
6181	POST OAK	11	380	REM					
6182	POST OAK	16	804	REM	HERITAGE		MITIGATE		
6183	POST OAK	9	254	PRES					
6184	POST OAK	19	1,134	PRES	HERITAGE				
6187	POST OAK	11	380	REM					
6188	POST OAK	18	1,018	REM	HERITAGE		MITIGATE		
6189	POST OAK	14	616	REM					
6190	POST OAK	10	314	REM					
6191	POST OAK	14	616	PRES					
6192	POST OAK	16	804	PRES	HERITAGE				
6193	POST OAK	15	707	PRES	HERITAGE				
6194	POST OAK	11	380	REM					
6195	POST OAK	10	314	REM					
6196	LIVE OAK	9	254	REM					
6197	POST OAK	12	452	REM					
6198	POST OAK	13	531	REM					
6199	POST OAK	13	531	REM					
6200	POST OAK	9	254	REM					
6287	POST OAK	10	314	PRES					
6288	POST OAK	17	908	PRES	HERITAGE				
6289	POST OAK	13	531	PRES					
6290	POST OAK	12	452	PRES					
6291	POST OAK	14	616	REM					
6292	POST OAK	15	707	REM	HERITAGE		MITIGATE		
6293	POST OAK	8	201	REM					
6294	POST OAK	18	1,018	REM	HERITAGE		MITIGATE		
6295	POST OAK	14	616	REM					
6296	POST OAK	19	1,134	REM	HERITAGE		MITIGATE		
6297	POST OAK	13	531	REM					
6298	POST OAK	15	707	REM	HERITAGE		MITIGATE		
6299	POST OAK	8	201	REM					
6300	POST OAK	10	314	REM					
7975	POST OAK	15	707	PRES	HERITAGE				
7976	POST OAK	12	452	PRES					
7978	POST OAK	15	707	PRES					
7979	POST OAK	19	1,134	PRES	HERITAGE				
7981	POST OAK	14	616	PRES					
7982	POST OAK	18	1,018	PRES	HERITAGE				
7983	POST OAK	17	908	PRES	HERITAGE				
8002	POST OAK	16	804	PRES	HERITAGE				
8005	POST OAK	16	804	REM	HERITAGE		MITIGATE		
8006	AMERICAN ELM	9	254	PRES					
8007	POST OAK	13	531	PRES					
8011	POST OAK	11	380	REM					
8014	POST OAK	20	1,257	PRES	HERITAGE				
8016	POST OAK	24	1,810	PRES	HERITAGE				
8017	EASTERN REDCEDAR	8	201	PRES		NON-P			
8018	LOBLOLLYPINE	24	1,810	PRES					
8022	LOBLOLLYPINE	25	1,963	PRES	HERITAGE				
8023	LOBLOLLYPINE	14	616	PRES					
8024	LOBLOLLYPINE	22	1,521	PRES					
8026	POST OAK	20	1,257	PRES	HERITAGE				
8027	AMERICAN ELM	12	452	PRES					
8028	LOBLOLLYPINE	16	804	PRES					
8029	LOBLOLLYPINE	18	1,018	PRES					
8031	LOBLOLLYPINE	23	1,662	PRES					
8034	EASTERN REDCEDAR	8	201	PRES		NON-P			
8035	POST OAK	20	1,257	PRES	HERITAGE				
8036	POST OAK	18	1,018	PRES	HERITAGE				
8038	POST OAK	18	1,018	PRES	HERITAGE				
8039	POST OAK	13	531	PRES					
8040	POST OAK	14	616	REM					
8041	POST OAK	10	314	REM					
8042	POST OAK	8	201	REM					
8043	POST OAK	11	380	REM					
8047	POST OAK	9	254	REM					
8048	POST OAK	11	380	REM					
8051	POST OAK	9	254	REM					
8052	POST OAK	17	908	REM					
8053	POST OAK	14	616	REM					
8054	POST OAK	15	804	REM	HERITAGE		MITIGATE		
8055	POST OAK	14	616	REM					
8057	POST OAK	14	616	REM					
8059	POST OAK	17	908	REM	HERITAGE		MITIGATE		
8062	POST OAK	15	707	REM	HERITAGE		MITIGATE		
8065	POST OAK	20	1,257	REM	HERITAGE		MITIGATE		
8068	POST OAK	21	1,385	REM	HERITAGE		MITIGATE		
8071	LOBLOLLYPINE	23	1,662	PRES					
8072	EASTERN REDCEDAR	12	452	PRES		NON-P			
8074	LOBLOLLYPINE	22	1,521	PRES					
8077	POST OAK	17	908	PRES	HERITAGE				
8078	POST OAK	10	314	PRES					
8082	POST OAK	20	1,257	PRES	HERITAGE				
8084	EASTERN REDCEDAR	13	531	PRES					
8087	EASTERN REDCEDAR	11	380	PRES		NON-P			
8088	POST OAK	15	707	PRES	HERITAGE				
8089	EASTERN REDCEDAR	6	113	PRES		NON-P			
8090	POST OAK	15	707	REM	HERITAGE		MITIGATE		
8092	EASTERN REDCEDAR	7	154	REM		NON-P			
8093	POST OAK	24	1,810	PRES	HERITAGE				
8094	LOBLOLLYPINE	15	707	PRES					
8095	LOBLOLLYPINE	14	616	PRES					
8096	LOBLOLLYPINE	24	1,810	PRES					
8098	EASTERN REDCEDAR	8	201	PRES		NON-P			
8099	EASTERN REDCEDAR	7	154	PRES		NON-P			
8100	POST OAK	20	1,257	PRES	HERITAGE				
8101	AMERICAN ELM	13	531	PRES					
8201	POST OAK	6	113	PRES					
8202	EASTERN REDCEDAR	10	314	PRES		NON-P			
8206	AMERICAN ELM	12	452	PRES					
8207	POST OAK	10	314	PRES					
8208	AMERICAN ELM	15	707	PRES					
8209	EASTERN REDCEDAR	6	113	PRES		NON-P			
8210	EASTERN REDCEDAR	10	314	PRES		NON-P			
8213	AMERICAN ELM	15	707	PRES					
8217	POST OAK	10	314	PRES					
8218	POST OAK	10	314	PRES					
8219	POST OAK	9	254	PRES					
8220	POST OAK	9	254	PRES					
8221	AMERICAN ELM	7	154	PRES					
8223	POST OAK	6	113	PRES					
8224	POST OAK	6	113	PRES					
8225	POST OAK	18	1,018	PRES	HERITAGE				
8226	POST OAK	6	113	PRES					
8227	AMERICAN ELM	6	113	PRES					
8228	POST OAK	12	452	PRES					
8233	POST OAK	12	452	PRES					
8234	POST OAK	6	113	PRES					
8235	POST OAK	9	254	PRES					



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, July 8, 2024 at 7:00 p.m.
City Council Meetings: Tuesday, August 6, 2024 & Tuesday, August 20, 2024 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Rezoning from AG Agricultural and RE Single Family 'Estate' Residential district to R-40 Single Family Residential for Tract 1B1, 1B2, and 1B3, Abstract 294, Robert Chowning Survey and Lot 1, Block 1, Cero Addition, located at 2417 Wilkes Drive and 6900 Pool Road, Case ZC24-014. The request is for a 9-lot single-family residential subdivision.

Zoning Case: ZC24-014

Applicant: Curtis Young

Owner: Unique Fortune LLC & Stacey Taylor

Location: 2417 Wilkes Dr and 6900 Pool Road

Property Description: Tract 1B1, 1C1, 1B2, and 1B3, Abstract 294, Robert Chowning Survey, and Lot 1, Block 1, Cero Addition

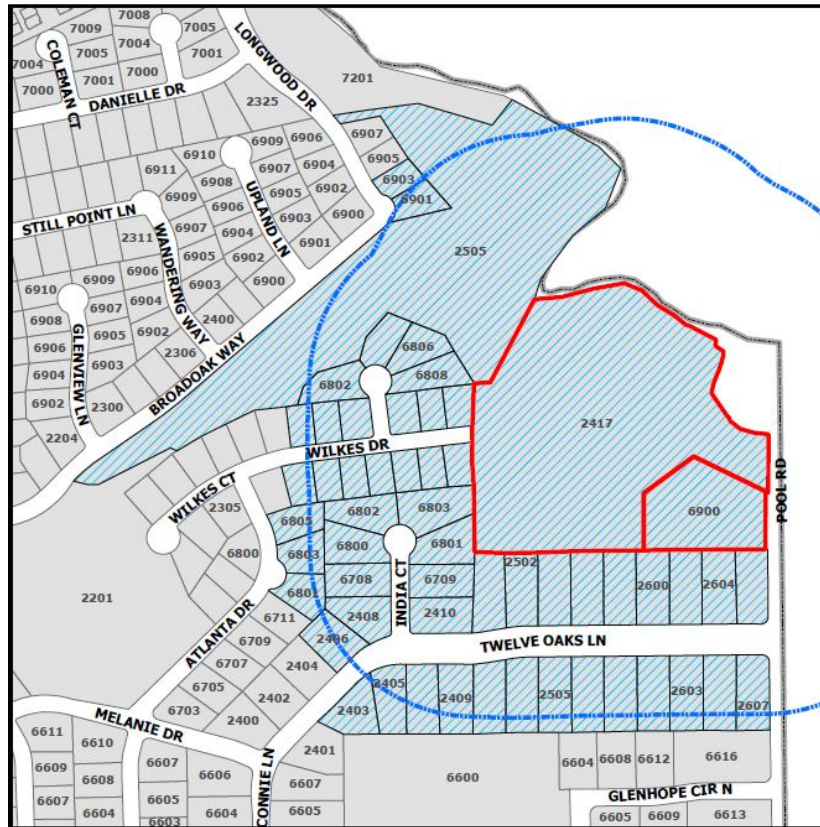
Present Zoning: AG Agricultural and RE Single Family 'Estate' Residential district

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 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:

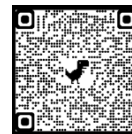
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@Colleyville.com

NOTICE OF PUBLIC HEARING



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.

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 817.503.1050. Please reference the zoning case number when requesting information.

Kris Potts

Kris Potts
Planner – Urban Forester

Owner Name	Situs Address
JORDAN, HENRY	2505 TWELVE OAKS LN
ROBERTSON, BARRY E	2415 WILKES DR
JOHANNESSEN, CAROL J	2507 TWELVE OAKS LN
DRIES ERIK	2503 TWELVE OAKS LN
WEIR, RICKY G	2405 TWELVE OAKS LN
NEAL, RONALD	2501 TWELVE OAKS LN
AGUIRRE, JASON	2402 WILKES DR
BURKE, MICHELLE E	2406 WILKES DR
PADILLA, MARCO A	6901 LONGWOOD DR
HEARN, ELIZABETH	2409 WILKES DR
COWGILL, JARED	2600 TWELVE OAKS LN
CAMPBELL, CYNTHIA KAY	2410 WILKES DR
TRIMBLE, DENNIS	6803 INDIA CT
TICHACEK, PAUL V	2403 TWELVE OAKS LN
ORLER, JOHN J	2408 TWELVE OAKS LN
PORTER, WILLIAM G	2506 TWELVE OAKS LN
ALVARADO, ALEX	2407 TWELVE OAKS LN
LAVAS, TIMOTHY J	2405 WILKES DR
BRADY, PATRICK	2406 TWELVE OAKS LN
VANZANT, JEFFERY	2412 WILKES DR
WATERWORTH FAMILY REVOCABLE TRU	6808 ROCKBROOK CT
KIRKPATRICK, D A	2403 WILKES DR
SCHAEFER, JOHN W	6803 ATLANTA DR
ROBINSON, DANIEL	6802 INDIA CT
BRYANT, LYNN W	2605 TWELVE OAKS LN
STEWART, BRIAN	2502 TWELVE OAKS LN
HEMINGER, VICTORIA	6804 ROCKBROOK CT
COOK, PAUL	2411 WILKES DR
GASKA, ANDREW PETER	6801 INDIA CT
FARRELL, MICHAEL T	2504 TWELVE OAKS LN
WASSON, STEVEN W	2413 WILKES DR
UNIQUE FORTUNE LLC	2417 WILKES DR
MCKENNEY, ROSS S	2607 TWELVE OAKS LN
ANDERSON, CHARLES	2414 WILKES DR
ACTKINSON, K TRS	2500 TWELVE OAKS LN
CHAWNER, JOHN	2601 TWELVE OAKS LN
ABSHIRE, RICHARD	2606 TWELVE OAKS LN
DAULERIO FAMILY REVOCABLE TRUST	2603 TWELVE OAKS LN
EGAN FAMILY TRUST	2410 TWELVE OAKS LN
DELUCA, SALVATORE	2404 WILKES DR
TAYLOR, STACEY	6900 POOL RD
REED, CLAY P	6806 ROCKBROOK CT
MOHAWK LIVING TRUST	6800 INDIA CT
COSAND, JEFFREY W	2604 TWELVE OAKS LN
NORRIS, MICHAEL	2602 TWELVE OAKS LN
RICHARD, RANDALL M	6709 INDIA CT
MILLER, ROBERT	2407 WILKES DR
MARTINEZ, STEFANIE	2508 TWELVE OAKS LN
THOMPSON, TERESEA	2409 TWELVE OAKS LN
HOWARD FAMILY REVOCABLE LIVING	2509 TWELVE OAKS LN
ROBERT G ZEBIAN & RITA MARIE ZE	6708 INDIA CT
WARD, SALLY	6801 ATLANTA DR
STONE, BRYCE	6802 ROCKBROOK CT
MOORE, ERIC M	6805 ATLANTA DR
BLAXTON, MATHEW	6903 LONGWOOD DR
ROSS DOWNS ESTATES	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	STATE REQUIRED
YOUNG, CURTIS	APPLICANT



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, July 8, 2024 at 7:00 p.m.
City Council Meetings: Tuesday, August 6, 2024 & Tuesday, August 20, 2024 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Rezoning from AG Agricultural and RE Single Family 'Estate' Residential district to R-40 Single Family Residential for Tract 1B1, 1B2, and 1B3, Abstract 294, Robert Chowning Survey and Lot 1, Block 1, Cero Addition, located at 2417 Wilkes Drive and 6900 Pool Road, Case ZC24-014. The request is for a 9-lot single-family residential subdivision.

Zoning Case: ZC24-014

Applicant: Curtis Young

Owner: Unique Fortune LLC & Stacey Taylor

Location: 2417 Wilkes Dr and 6900 Pool Road

Property Description: Tract 1B1, 1C1, 1B2, and 1B3, Abstract 294, Robert Chowning Survey, and Lot 1, Block 1, Cero Addition

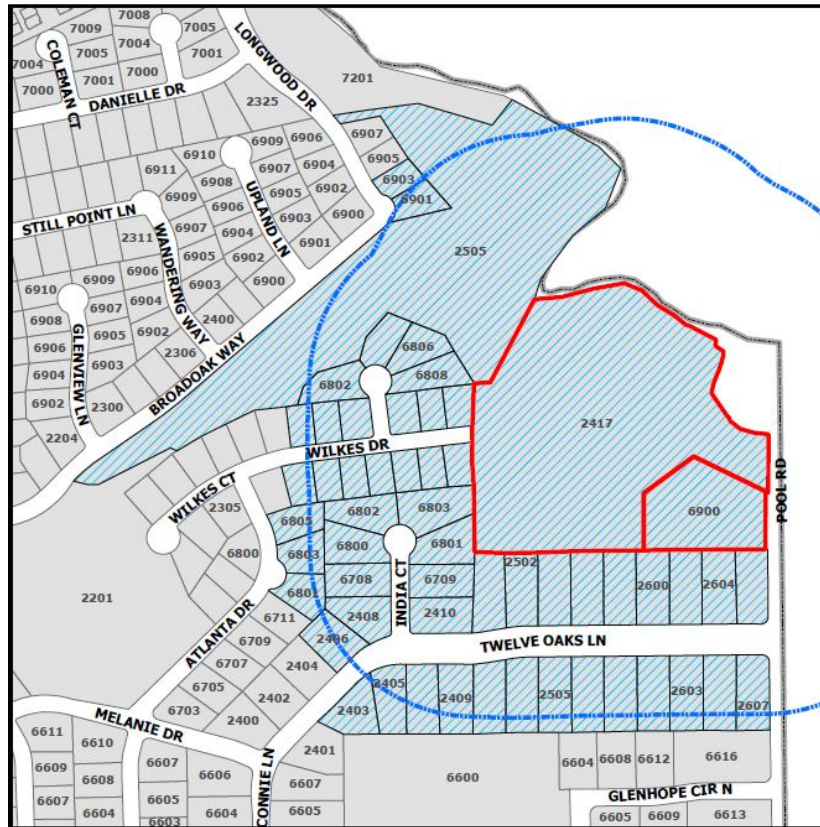
Present Zoning: AG Agricultural and RE Single Family 'Estate' Residential district

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 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:

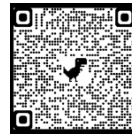
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@Colleyville.com

NOTICE OF PUBLIC HEARING



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.

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 817.503.1050. Please reference the zoning case number when requesting information.

Kris Potts

Kris Potts
Planner – Urban Forester

Salvatore and Sharon DeLuca
2404 Wilkes Drive
Colleyville, Texas 76034

June 27, 2024

Community Development
City of Colleyville
100 Main Street
Colleyville, Texas 76034
Citizenletters@Colleyville.com

Re: Case ZC24-014

Dear Sir or Madam,

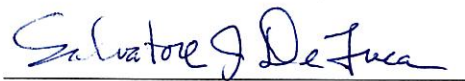
We live within the 500 foot notification area and are strongly opposed to the zoning change requested on Zoning Case ZC24-014.

Our opinion is that the site is too steep to be built on. We believe that is why it was initially zoned Agriculture and not residential as is the adjacent sites. It should be left in the natural state as it now is.

There are many ramifications of changing the grading, disturbing the soil, removing trees and adding more concrete to the landscape.

Please take into consideration our thoughts on this case.

Sincerely,

A handwritten signature in blue ink that reads "Salvatore DeLuca". The signature is written in a cursive style and is positioned above a horizontal line.

Salvatore DeLuca, Architect

A handwritten signature in blue ink that reads "Sharon DeLuca". The signature is written in a cursive style and is positioned above a horizontal line.

Sharon DeLuca

From: [Jerry Ducay](#)
To: [REDACTED]
Cc: [Ben Bryner](#); [Jackie Reyff](#); [Christopher Pham](#); [Christine Loven](#)
Subject: RE: Opposition to Zoning Case ZC24-014
Date: Monday, July 1, 2024 11:53:48 AM

Bob:

Thank you sharing your objection. I will make sure it is included in the formal public record.

Have a great day.

Jerry Ducay
City Manager
City of Colleyville
100 Main Street
Colleyville, Texas 76034
817-503-1116 (office)
817-312-2030 (cell)



817.503.1111

Integrity ~ Communication ~ Excellence ~ Transparency



ATTENTION ALL PUBLIC OFFICIALS: A "Reply to All" of this e-mail could lead to violations of the Texas Open Meeting Act. Please reply only to the sender.

From: Bob Egan <[REDACTED]>
Sent: Monday, July 1, 2024 11:22 AM
To: citizenletter@colleyville.com; Jerry Ducay <JDucay@colleyville.com>
Subject: Opposition to Zoning Case ZC24-014

I am submitting my formal notice of opposition to consideration of rezoning the properties located at 2417 Wilkes Dr. and 6900 Pool Rd. This in reference to Zoning Case ZC24-014.

Robert Egan, representing:
Egan Family Trust
2410 Twelve Oaks Lane
Colleyville, TX 76034-5651
[REDACTED]

ORDINANCE O-24-

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 13.84 ACRES BEING TRACT 1B1, 1C1, 1B2, AND 1B3, ABSTRACT 294, ROBERT CHOWNING SURVEY, AND LOT 1, BLOCK 1, CERO ADDITION, LOCATED AT 2417 WILKES DRIVE AND 6400 POOL ROAD FROM THE AG AGRICULTURAL AND THE RE SINGLE FAMILY 'ESTATE' RESIDENTIAL DISTRICTS TO THE R-40 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a rezoning from AG Agricultural and RE Single Family 'Estate' Residential district to R-40 Single Family Residential district under Case No. ZC24-014; and

WHEREAS, the City of Colleyville deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to amend the City's zoning ordinance; and

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration to, among other things, the character of the City's zoning districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City; and

WHEREAS, the City Council is of the opinion that the change in zoning provided for herein should be made, in compliance with the City Charter, and state law with reference to changes to zoning classifications under the City's zoning ordinance and zoning map, having given the requisite notices required by law and having held public hearings affording all interested persons and property owners a full and fair opportunity to be heard.

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

Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a change in the zoning from AG Agricultural district and RE Single Family 'Estate' Residential district to R-40 Single-Family Residential district on 13.84 acres, being Tract 1B1, 1C1, 1B2, and 1B3, Abstract 294, Robert Chowning Survey, and Lot 1, Block 1, Cero Addition located at 2417 Wilkes Drive and 6400 Pool Road as depicted on the attached as Exhibit "A".

- Sec. 2. THAT the above described tracts of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 3. THAT the above described tracts of land shall be subject to the following conditions:
1. As depicted in the attached Exhibit "A" and Exhibit "B".
- Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 6. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.
- Sec. 7. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 6th day of August 2024.

The second reading and public hearing being conducted on the 20th day of August 2024.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF COLLEYVILLE, TEXAS, ON THIS THE 20TH DAY OF AUGUST 2024.

Mayor Bobby Lindamood	_____	Mayor Pro Tem Brandi Elder	_____
Place 2, Mark Alphonso	_____	Place 5, Kimberly Holt Gunderson	_____
Place 3, Scotty Richardson	_____	Place 6, Tim Raine	_____
Place 4, Ben Graves	_____		

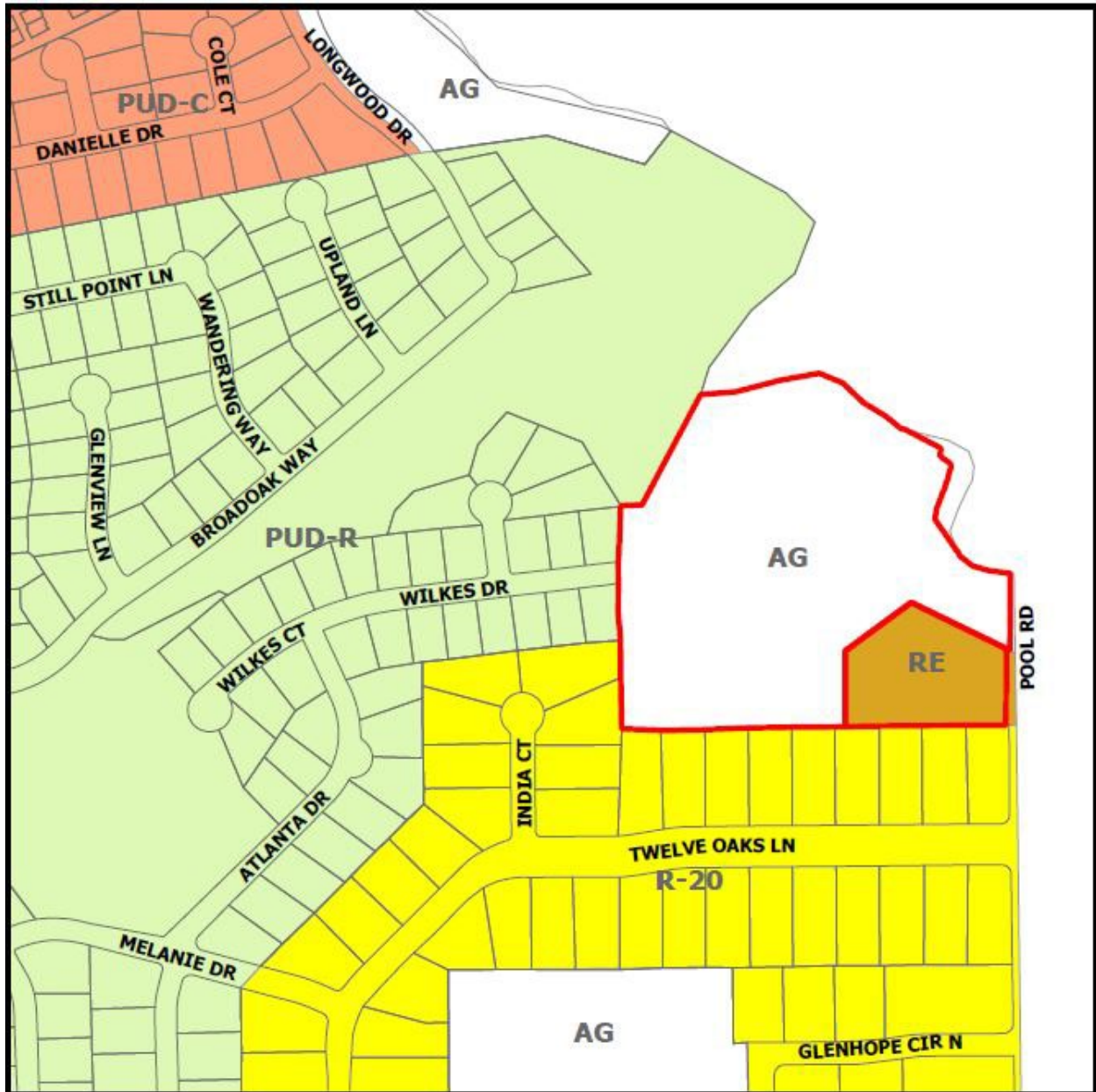
ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC	Bobby Lindamood
City Secretary	Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

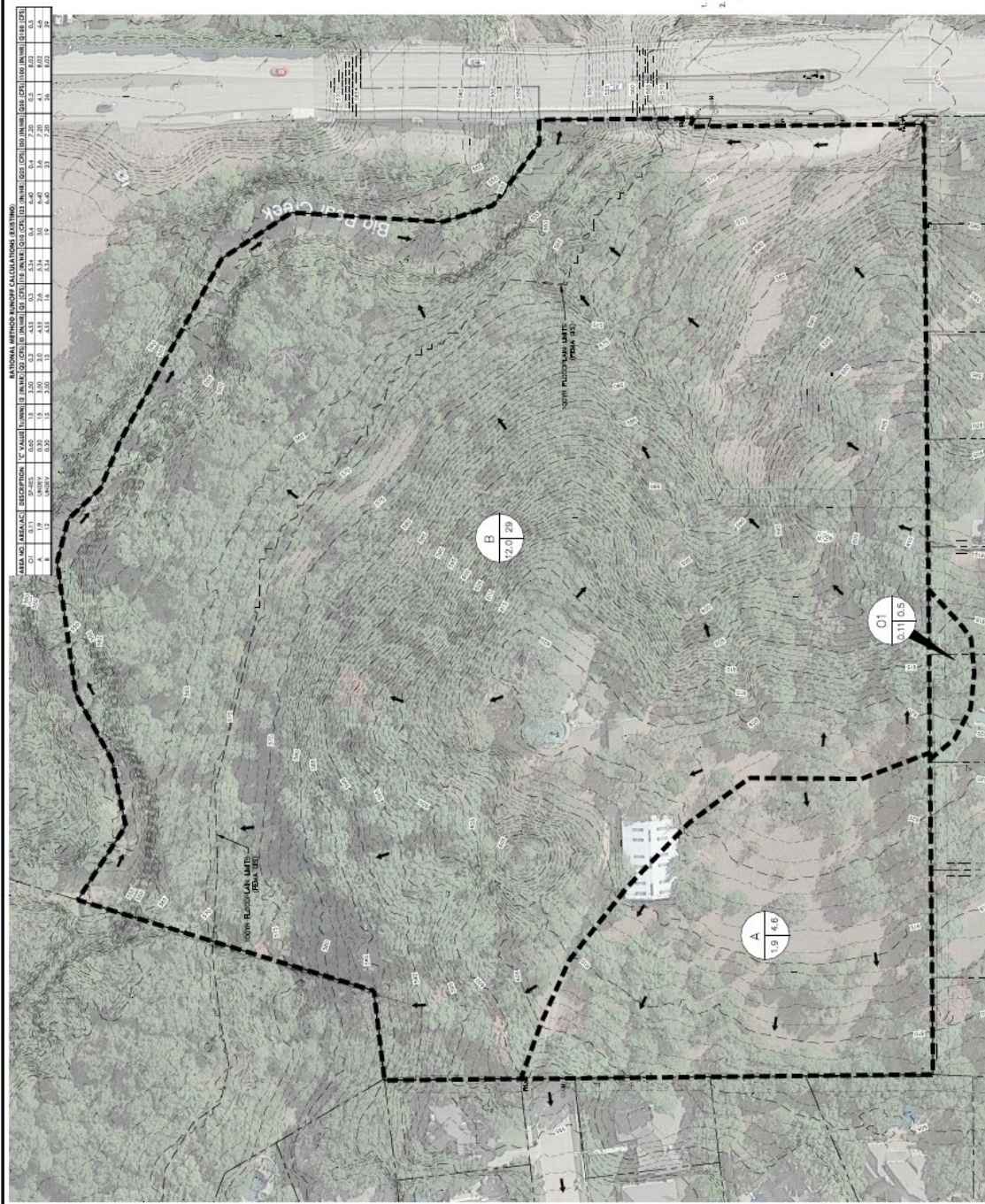
Exhibit "A" – Location and Zoning Map



Colleyville, Tarrant County, Texas



AREA (AC)	DESCRIPTION	"C" VALUE	T _P (MIN)	Q ₁ (IN/HR)	Q ₂ (CFS)	Q ₃ (CFS)	Q ₄ (CFS)	Q ₅ (CFS)	Q ₆ (CFS)	Q ₇ (CFS)	Q ₈ (CFS)	Q ₉ (CFS)	Q ₁₀ (CFS)
0.11	SF-6E5	0.60	15	2.50	0.2	4.51	0.2	5.34	0.4	6.20	0.5	6.92	0.3
0.30	UHRV	1.50	2.0	4.51	2.6	5.34	3.0	6.40	3.6	7.20	4.1	8.02	4.6
0.35	UHRV	1.50	2.0	4.51	1.6	5.34	1.9	6.40	2.3	7.20	2.8	8.02	2.9



CRITERIA BASED ON CITY OF COLLEVILLE
ENGINEERING DESIGN STANDARDS.
50 BEAR CREEK SPECIAL FLOOD HAZARD AREA
OBTAINED THROUGH TARRANT COUNTY GIS.
REFERENCED TO NAD83 TEXAS STATE PLAN
COORDINATES, NORTH CENTRAL ZONE, US
FEET.

EXISTING DRAINAGE PLAN
THE BLUFFS AT COLLEYVILLE
14 ACRE PUD-R
COLLEYVILLE, TEXAS

REDINGER GROUP, LLC



VELOCITY MAP
SCALE 1" = 2000'



LEGEND



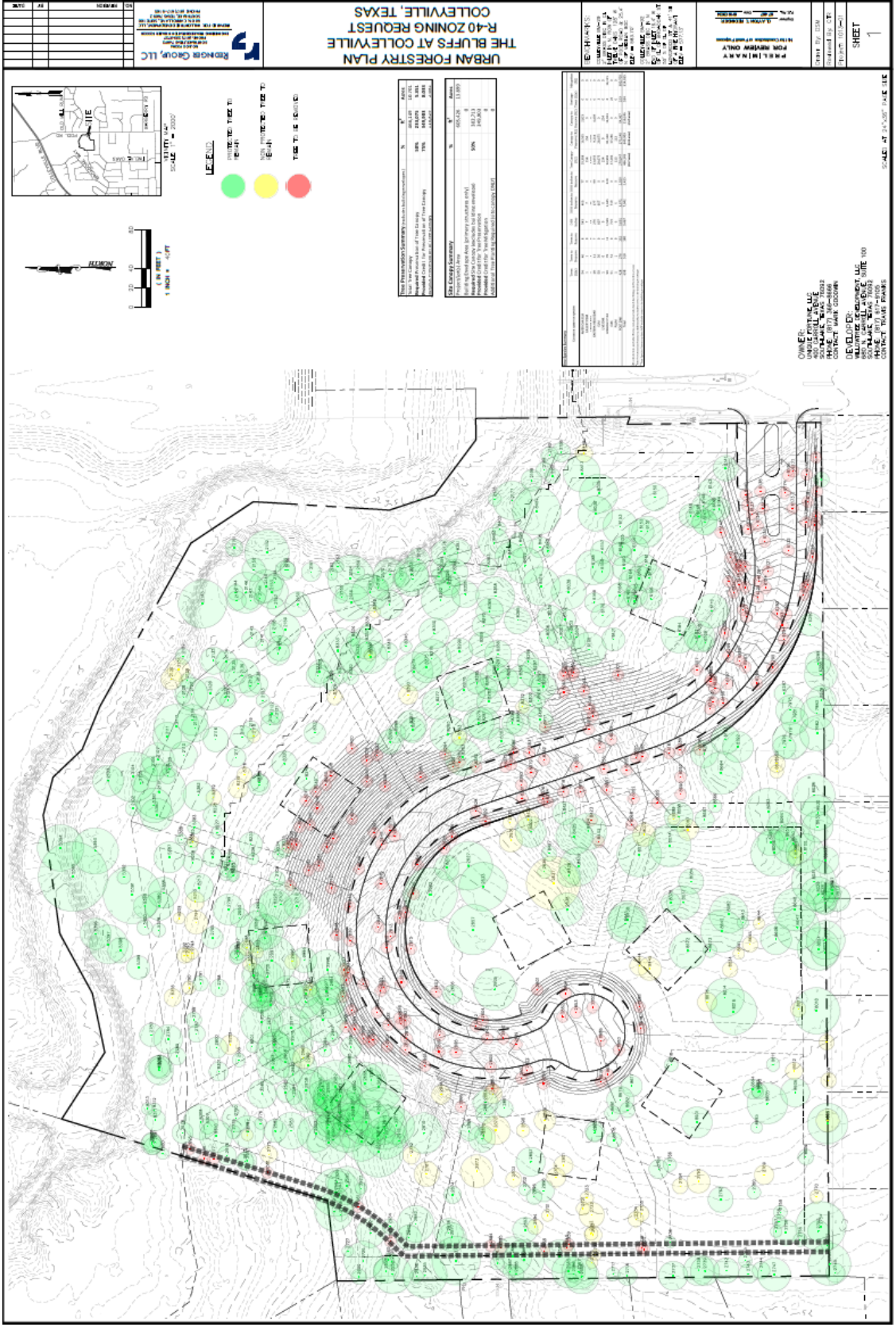
PRELIMINARY
FOR REVIEW ONLY
NOT FOR DISTRIBUTION

Author: D. J. C. Smith
Editor: D. J. C. Smith
Project: 1013-01

SHEET

CITY CASE NO. ZC23-010

CITY CASE NO. ZC23-010



OWNER:
URBAN FORESTRY, LLC
10000 W. LAKESIDE BLVD., SUITE 100
DALLAS, TEXAS 75243
CONTACT: MARK JOHNSON
PHONE: (214) 412-1100
FAX: (214) 412-1101
EMAIL: MARK@URBANFORESTRY.COM

DESIGNER:
URBAN FORESTRY, LLC
10000 W. LAKESIDE BLVD., SUITE 100
DALLAS, TEXAS 75243
CONTACT: MARK JOHNSON
PHONE: (214) 412-1100
FAX: (214) 412-1101
EMAIL: MARK@URBANFORESTRY.COM

PRELIMINARY
FOR REVIEW ONLY
NOT TO BE USED FOR CONSTRUCTION

DATE: 01/15/2014
BY: [Signature]
SCALE: 1" = 40'

REVISIONS

NO.	DATE	DESCRIPTION
1	01/15/2014	ISSUED FOR REVIEW

URBAN FORESTRY, LLC
10000 W. LAKESIDE BLVD., SUITE 100
DALLAS, TEXAS 75243
CONTACT: MARK JOHNSON
PHONE: (214) 412-1100
FAX: (214) 412-1101
EMAIL: MARK@URBANFORESTRY.COM