



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

100 Main Street Colleyville, Texas 76034

MONDAY, FEBRUARY 10, 2025

**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** January 13, 2025 Planning and Zoning Commission Minutes
January 27, 2025 Planning and Zoning Worksession Minutes

2. PUBLIC HEARING AGENDA ITEMS

- 2a** Consideration of a Special Use Permit to allow for a Warehouse and Distribution Facilities use on Tracts 2G, 2H, and 2J, Abstract 963, Absalom J Lott Survey, and Lot 1, Block 1, Konyha Addition, being located at 6600, 6602, 6604, and 6526 Colleyville Boulevard, Case ZC24-025 THE ITEM HAS BEEN WITHDRAWN BY THE APPLICANT

- 2b** Consideration of a replat for Lot 1R-1-A, Block 1, First Baptist Church of Colleyville Addition, being Lots 1 and 2, Block 1, Garden Addition; Lot 1, Block 1, H.E.C. Addition; Lots 1R-1 and 2, Block 1, First Baptist Church of Colleyville Addition; and Tracts 1C and 1C03, Abstract 936, Joseph M. Looney Survey, located at 5300 Colleyville Boulevard, 1007 Church Street, and 5312, 5313, 5405, and 5505 Pleasant Run Road, Case PC25-002
- 2c** Consideration of a rezoning from AG Agricultural to R-30 Single Family Residential and R-40 Single Family Residential districts on Tracts 4A2 and 4B2, 4A3 and 4B3, Abstract 295, William E. Crooks Survey, being located at 7316 and 116 John McCain Road, Case ZC25-001
- 2d** Consideration of a change to the Land Development Code, Chapter 3, Section 3.27, Accessory Building Regulations and Residential Carport Regulations

3. CITIZEN COMMENTS

4. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards *Thursday, February 6, 2025*, 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 2/10/2025

Number -

Type Approval of Minutes

Department Community Development

Title

January 13, 2025 Planning and Zoning Commission Minutes

January 27, 2025 Planning and Zoning Worksession Minutes

Explanation

This item provides for the approval of the minutes from the January 12, 2025 Planning and Zoning Commission meeting and the January 27, 2025 Planning and Zoning Commission Worksession meeting.

Recommendation

Approve

Attachments

1. January 13, 2025 Planning and Zoning Commisison Meeting Minutes
2. January 27, 2025 Planning and Zoning Commission Worksession Minutes



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION MINUTES

100 Main Street, Colleyville, Texas, 76034

MONDAY, JANUARY 13, 2025

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 January 13, 2025 at 6:15 p.m.

Roll Call

Present: Richard Remley, David Ebert, Jerome Obinabo, Brandon Arnold, Jerry Savoie, and Claudia Bevill

Absent: David Groves

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

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

City staff briefed the Commission on the items that would be presented on tonight's agenda. There was general discussion amongst the updates to the case the Commission would be voting on.

The Commission had questions about case ZC24-006, specifically regarding language in the ordinance that would prevent residential uses and whether the units would be rented or sold.

Chair Bevill adjourned the Planning and Zoning Commission Worksession Meeting at 6:41 p.m.

CALL MEETING TO ORDER EXECUTIVE CONFERENCE ROOM

The City of Colleyville Planning and Zoning Commission Meeting was called to order by Chair Bevill on January 13, 2025, at 7:08 p.m.

Roll Call

Present: Richard Remley, David Ebert, Jerome Obinabo, Brandon Arnold, Jerry Savoie, and Claudia Bevill

Absent: David Groves

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

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

1. ELECTION OF OFFICERS

1a Election of Chair and Vice-Chair of the Planning and Zoning Commission

Commissioner Savoie made a motion to elect Commissioner Bevill as Chair of the Planning and Zoning Commission.

Commissioner Remley seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Remley, Ebert, Obinabo, Arnold, and Savoie

Nay: 0

Abstain: 1 – Bevill

Commissioner Remley made a motion to elect Commissioner Groves as Vice-Chair of the Planning and Zoning Commission.

Commissioner Obinabo seconded the motion.

Aye: 6 – Remley, Ebert, Obinabo, Arnold, Savoie, and Bevill

Nay: 0

2. APPROVAL OF MINUTES

2a December 9, 2024 Planning and Zoning Commission Meeting Minutes

December 23, 2024 Planning and Zoning Commission Worksession

Meeting Minutes

Commissioner Remley made a motion to approve the December 9, 2024 Planning and Zoning Commission Meeting Minutes and the December 23, 2024 Planning and Zoning Worksession meeting minutes with corrections.

Commissioner Arnold seconded the motion.

The motion was carried by the following vote:

Aye: 6 – Remley, Ebert, Obinabo, Arnold, Savoie, and Bevill

Nay: 0

3. PUBLIC HEARING AGENDA ITEMS

- 3a** Consideration of a rezoning from CC-1 Village Retail and PUD-C Planned Unit Development – Commercial to PUD-C Planned Unit Development – Commercial on Lot 1, Block 1, Tinker Crossing Addition, Lot 1A, Block 1, Kathleen’s Art Café Addition, and Lot R14-3, Block 1, Colleyville Industrial Park, located at 1801 Industrial Boulevard and 6255 and 6301 Colleyville Boulevard, ZC24-006

Christopher Pham presented case ZC24-006 and briefed the Commission. The request is to allow for a new PUD to be created which would allow for a ‘luxury garage’ development to be built.

The applicant, Skye Thibodeaux, came forward to address concerns the Commission had in their worksession discussion. He stated that there would be a Property Owners Association for garage unit owners and that the garages would be personalized, which would allow for owners to add features such as bathrooms if they saw fit. He also let the Commission know that with adjustments to the site plan, the open space percentage would be between 20%-22% and that underground detention would be provided.

The public hearing was opened at 7:43 p.m.

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

Karen Gahan, 1905 Fountain Pass Drive

Norma Tacconi, 1617 Fountain Pass Drive
Eugenio Tacconi, 1617 Fountain Pass Drive

Cathy Mielke, 1901 Fountain Pass Drive, spoke in opposition, specifically regarding concerns with the development's effects on property value, quality of landscaping and buffer zones, the height of masonry screening, noise control measures, building height, privacy concerns due to the placement of high windows on the exterior of the buildings, and whether the property would be sold as units or rented.

Mary Dede, 1717 Rock Dove Circle, spoke in opposition, specifically regarding the number of luxury garages in nearby communities, traffic impact on their subdivision entrance, the desirability of garage and storage units adjacent to Colleyville Boulevard, and concerns whether the units would be sold or leased.

Barbara Shea, 6108 Brazos Court, spoke in support, stating that luxury garages are more desirable than additional self-storage. She did have concerns regarding traffic impact and the impact of the development on Oak Pointe Drive.

Robert Brown, 1407 Savoy Ct, spoke neutrally, specifically regarding concerns of increased drainage impact on the Monterra Subdivision from this development.

With no one wishing to speak, the public hearing was closed at 8:08 p.m.

The applicant, Skye Thibodeaux, came forward to address resident concerns. He stated that drainage would be accounted for as part of the development and that the neighborhood privacy would be respected as the high windows would be for light and would not be usable for garage owners to look out of. He stated that the number of entrances to the development was controlled by TXDOT.

The Commissioners discussed amongst themselves regarding their concerns. Commissioners Obinabo and Remley made the recommendation that the case should be tabled to provide updated exhibits that addressed neighbor concerns. Chair Bevill made recommendations that the units should be sold, rather than leased, and that the reflection of the glass garage doors could cause nuisances to nearby neighbors. She recommended that frosted film be added to the glass and that the overall building height should be reduced.

Commissioner Obinabo made a motion to table case ZC24-006 to the March 10, 2025 Planning & Zoning Commission Meeting.

Commissioner Remley seconded the motion.

The motion was carried by the following vote:

Aye: 6 –Remley, Ebert, Obinabo, Arnold, Savoie, and Bevill

Nay: 0

- 3b** Consideration of a Special Use Permit to allow for a Warehouse and Distribution Facilities use on Tracts 2G, 2H, and 2J, Abstract 963, Absalom J Lott Survey, and Lot 1, Block 1, Konyha Addition, being located at 6600, 6602, 6604, and 6526 Colleyville Boulevard, Case ZC24-025

REQUEST TO TABLE BY APPLICANT TO FEBRUARY 10, 2025 PLANNING

Commissioner Obinabo made a motion to table Case ZC24-024 to the February 10, 2025 Planning and Zoning Commission Meeting.

Commissioner Ebert seconded the motion.

The motion was carried by the following vote:

Aye: 6 –Remley, Ebert, Obinabo, Arnold, Savoie, and Bevill

Nay: 0

- 3c** Consideration of a Special Use Permit to allow for a Veterinarian Clinic to operate out of an existing dog grooming and boarding center on Lot 5, Block 1, Colleyville Industrial Park, being located at 1808 Industrial Boulevard, Case ZC24-030

Kris Potts presented case ZC24-030 and briefed the Commission on the request. The request is to allow a veterinarian clinic, Vetted, to operate out of an existing pet grooming and boarding facility.

The applicant, Melissa Preston, 1802 Baylia Lane, Spring Hill, TN, 37174 came forward to let the Commission know she was available for any questions.

The public hearing was opened at 8:38 p.m.

With no one wishing to speak, the public hearing was closed at 8:38 p.m.

Commissioner Bevill made a motion to approve case ZC24-030.

Commissioner Obinabo seconded the motion.

The motion was carried by the following vote:**Aye: 6 –Remley, Ebert, Obinabo, Arnold, Savoie, and Bevill****Nay: 0**

- 3d** Consideration of a rezoning from PUD-C Planned Unit Development – Commercial to PUD-C Planned Unit Development – Commercial on Tract 2A and a portion of an abandoned street, Abstract 963, Absalom J. Lott Survey, being located at 6521 Colleyville Boulevard, Case ZC24-031

Jacquelyn Reyff presented case ZC24-031 and briefed the Commission on the rezoning request. The request is for a new office-warehouse development.

Girish Narayn, 4721 Memphis St, Dallas, TX, 75207, the applicant, presented the request and read a letter he received in support from Ken Green, 7205 Vanguard Court.

The public hearing was opened at 8:52 p.m.

Greg Flowers, 6614 McMakin Court, spoke in support of the development, specifically regarding the aesthetics of the development and drainage improvements. He did have a concern regarding traffic increasing as a result of the development.

Scott Knepper, 2009 Tarrant Lane, spoke neutrally on the development, stating that traffic would increase as a result of the development and that Tarrant Lane would see increasing usage as a thoroughfare.

Dave Dudziak, 2301 Wilkes Court, spoke in support of the item, stating that the improvements to the site and maintenance were improvements from the current state, however he did have concerns regarding traffic impact.

With no one wishing to speak, the public hearing was closed at 9:05 p.m.

The applicant, Girish Narayan, spoke in regards to traffic concerns. He stated that a full traffic study was requested and that a median break was proposed to TXDOT, who would have to approve the median break. Wilson Bauer spoke on the existing use as Hodges Automotive and the number of trips generated from that business.

The Commission had discussion amongst themselves on whether a traffic study could be added as a condition of an approval and how traffic on Colleyville Boulevard would increase regardless of the approval of this development.

Commissioner Savoie made a motion to approve case ZC24-031.

Commissioner Ebert seconded the motion.

The motion was carried by the following vote:

Aye: 6 – Remley, Ebert, Obinabo, Arnold, Savoie, and Bevill

Nay: 0

4. CITIZEN COMMENTS

The public forum opened at 9:20 p.m.

With no one wishing to speak, the public forum closed at 9:20 p.m.

5. ADJOURNMENT

The meeting adjourned at 9:21 p.m.

The minutes were written and prepared by:

Christopher Pham

Christopher Pham
Planner

The meeting minutes were approved on February 10, 2025 by a vote of X-X.



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION MINUTES

100 Main Street, Colleyville, Texas, 76034

JANUARY 27, 2025

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 January 27, 2025, at 6:16 p.m.

Roll Call

Present: Claudia Bevill, Jerry Savoie, David Ebert, Richard Remley, Jerome Obinabo, and Brandon Arnold

Absent: David Groves

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

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

2. WORKSESSION AGENDA ITMES

- 2a** Presentation and discussion of a replat for Lot 1R-1-A, Block 1, First Baptist Church of Colleyville Addition, being Lots 1 and 2, Block 1, Garden Addition; Lot 1, Block 1, H.E.C. Addition; Lots 1R-1 and 2, Block 1, First Baptist Church of Colleyville Addition; and Tracts 1C and 1C03, Abstract 936, Joseph M. Looney Survey, located at 5300 Colleyville Boulevard, 1007 Church Street, and 5312, 5313, 5405, and 5505 Pleasant Run Road, Case PC25-002

Chris Pham presented the case and briefed the Commission on the replat request. The request is to combine the lots of the Crosscreek Church Campus into one lot for future development efforts.

- 2b** Presentation and discussion of a rezoning from AG Agricultural to R-30 Single-Family Residential and R-40 Single-Family Residential districts on

Tracts 4A2 and 4B2, 4A3 and 4B3, Abstract 295, William E. Crooks Survey, being located at 7316 and 116 John McCain Road, Case ZC25-001

Kris Potts briefed the Commission on the rezoning request. There was discussion regarding the number of lots that were allowed on a single access point cul-de-sac, and whether an emergency access easement on the southeast most lots would be beneficial for the development and neighbors or not. Staff informed the Commission that a second point of ingress and egress was required when a development proposes over 12 lots, but that the Land Development Code sets a maximum of 10 lots on a cul-de-sac. The Commission inquired about the reason the Land Development Code establishes a limit on the number of lots.

2c Presentation and discussion of a change to the Land Development Code, Chapter 3, Section 3.27, Accessory Building Regulations and Residential Carport Regulations

Ben Bryner briefed the Commission on the Land Development Code Amendment. The Commission inquired if a checklist or application with all the information presented might be beneficial to carport applicants. Staff stated that applicants normally talk to the city prior to applying for a carport, and that staff would provide that information.

3. ADJOURNMENT

The meeting adjourned at 6:39 p.m.

The minutes were written and prepared by:

Christopher Pham

Christopher Pham
Planner

The meeting minutes were approved on February 10th, 2025 by a vote of x-x.



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2a

Agenda Date 2/10/2025

Number -

Type Public Hearing Agenda Items

Department Community Development

Title

Consideration of a Special Use Permit to allow for a Warehouse and Distribution Facilities use on Tracts 2G, 2H, and 2J, Abstract 963, Absalom J Lott Survey, and Lot 1, Block 1, Konyha Addition, being located at 6600, 6602, 6604, and 6526 Colleyville Boulevard, Case ZC24-025 THE ITEM HAS BEEN WITHDRAWN BY THE APPLICANT

Explanation

THE ITEM HAS BEEN WITHDRAWN BY THE APPLICANT

Sarah Politiski, the applicant, has submitted a request for a Special Use Permit (SUP) for a Warehouse and Distribution Facility on Tracts 2G, 2H, and 2J, Abstract 963, Absalom J Lott Survey, and Lot 1, Block 1, Konyha Addition, being approximately 8.60 acres, and zoned ML Light Manufacturing. Warehouse and Distribution Facilities are only allowed in the ML Light Manufacturing zoning district with the approval of a Special Use Permit (SUP). The request is to allow for the development of a new 149,600 square foot distribution warehouse to be built.

Existing Conditions/Background: The subject properties, 6600, 6602, 6604, and 6526 Colleyville Boulevard, are zoned ML Light Manufacturing and located southwest of the intersection of Colleyville Boulevard and Tennison Parkway. The property at 6604 Colleyville Boulevard is currently undeveloped. The properties at 6600, 6602, and 6526 Colleyville Boulevard are developed with contractor offices with storage yards.

SUP Request: The applicant is requesting approval of an SUP to allow for a Warehouse and Distribution Facility. The property is zoned ML Light Manufacturing which allows for a warehouse and distribution facility with approval of an SUP.

Special Use Permit Provision: Any request for Warehouse and Distribution Facilities shall only be authorized after approval of an SUP by the City Council using the procedures contained elsewhere in this Land Development Code.

Analysis: Per the attached Site Plan Exhibit, the proposed development will offer a new 149,600 square foot warehouse and distribution facility. The warehouse will be 1-story and is 32-feet in height. Including the parapet walls, the total height proposed is approximately 45 feet. As per the building elevations, the warehouse facility will have 43 loading doors on the south side of the building. As part of the SUP request, the applicant is requesting a reduction in masonry materials from 90% to 22%. A 26-foot fire lane will extend around the entire facility. 150 parking spaces will be provided.

The development will offer 20% of landscaped open space area, totaling 77,491 s.f. A 50-foot landscape buffer will be provided from Colleyville Boulevard, and an 8-foot wall will be provided to screen the loading dock bay adjacent to Colleyville Boulevard. A 20-foot landscape buffer and an 8-foot masonry screening wall will also be provided adjacent to residential development on the north and west sides of the site.

Plat Status: A portion of the property is unplatted as Tracts 2G, 2H, and 2J, Abstract 963, Absalom J Lott Survey. A portion of the property is platted as Lot 1, Block 1, Konyha Addition.

DRC Review: The DRC reviewed the request and offered the following comments.

1. The building needs to meet the design requirements of Chapter 6 of the Land Development Code. Vertical articulation does not appear to be met.
2. How tall will the masonry screening wall be? The minimum height required by the Land Development Code is 8 feet.
3. The building is too tall for the zoning district. Maximum building height cannot go beyond 35 feet.
4. Provide traffic generation calculations to determine if traffic impact analysis is required.
5. Informational note: Please provide information on whether high-pile storage will occur at this site.
6. TXDOT permit is required for work in the R.O.W. of Colleyville Boulevard.
7. Engineering Comments: Refer to marked PDF attached for Engineering comments.

Drainage: As per the applicant's drainage plan, this development is proposing to enclose the existing Pecan Creek that crosses through the property within a proposed 3-10'x 8' reinforced concrete box storm system that wraps around the proposed building. Stormwater modeling will be required downstream and upstream of the property under pre- and post- development conditions to prove there is no increase in drainage flow or water surface elevation under multiple storm events up to the 100-year storm event. Wetlands delineation and/or mitigation is also required for the existing Pecan Creek that is proposed to be removed. There will be City, FEMA and Army Corps of Engineering reviews and approvals required for this proposed drainage design.

Surrounding Development: The properties to the north and west are zoned PUD-R Planned Unit Development – Residential and are improved with single-family homes. The properties to the east are Colleyville Boulevard and a lot that is zoned CC-1 Village Retail and improved with a commercial retail and medical office building. The property

to the south is zoned ML Light Industrial and improved with a contractor office with storage buildings.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, identifies the subject property for commercial development and as part of the Colleyville Boulevard Corridor. The proposed development does not conflict with 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 is neutral on this request.

Recommendation

None

Attachments

1. Withdrawal Letter

From: [James Yu](#)
To: [Jackie Reyff](#)
Cc: [Bennett See](#); [Chris Gilbert](#)
Subject: Zoning Case ZC24-025 Colleyville
Date: Tuesday, January 28, 2025 1:45:56 PM

Jackie:

I wanted to let you know that we have decided not to pursue the zoning change on this site. Appreciate working with you and the city staff on this project. Thank you.

James Yu, P.E.

Development Manager

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CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2b

Agenda Date 2/10/2025

Number -

Type Public Hearing Agenda Items

Department Community Development

Title

Consideration of a replat for Lot 1R-1-A, Block 1, First Baptist Church of Colleyville Addition, being Lots 1 and 2, Block 1, Garden Addition; Lot 1, Block 1, H.E.C. Addition; Lots 1R-1 and 2, Block 1, First Baptist Church of Colleyville Addition; and Tracts 1C and 1C03, Abstract 936, Joseph M. Looney Survey, located at 5300 Colleyville Boulevard, 1007 Church Street, and 5312, 5313, 5405, and 5505 Pleasant Run Road, Case PC25-002

Explanation

Zach Towery, the applicant, has submitted a request for a Replat for Lot 1R-1-A, Block 1, First Baptist Church of Colleyville Addition, being Lots 1 and 2, Block 1, Garden Addition; Lot 1, Block 1, H.E.C. Addition; Lots 1R-1 and 2, Block 1, First Baptist Church of Colleyville Addition; and Tracts 1C and Tract 1C03, Abstract 936, Joseph M. Looney Survey; being approximately 20.09 acres; and zoned CC-1 Village Retail. The purpose is to allow for the Crosscreek Church Campus to be platted together as one lot.

Existing Conditions/Background: The subject properties, 5300 Colleyville Boulevard, 1007 Church Street, and 5312, 5313, 5405, and 5505 Pleasant Run Road, are generally located southwest of the intersection of Colleyville Boulevard and Church Street. The properties in their current configuration are broken up into seven individual lots located along Pleasant Run Road, Church Street, and Colleyville Boulevard. 5300 Colleyville Boulevard, 1007 Church Street, and 5312, 5313, and 5405 Pleasant Run Road are improved with the Crosscreek Church Campus and related parking. 5505 Pleasant Run Road is undeveloped.

Lot Dimensions and Setbacks: The applicant requests to replat the properties into one lot within the CC-1 Village Retail district. The minimum standards for the CC-1 zoning district are as follows:

Minimum Lot Size	15,000 sf.
Minimum Lot Width	150 feet
Minimum Lot Depth	120 feet
Front Building Line	40 feet
Side Building Line	15 feet
Rear Building Line	10 feet
Max. Lot Coverage	50%
Max. Impervious Coverage	80%

Surrounding Development: The properties to the north are zoned AG Agricultural and improved with religious institutional buildings. The properties located to the west are zoned R-10 Single-Family Residential, R-30 Single-Family Residential, and PUD-R Planned Unit Development – Residential and improved with single-family homes. There is also a CN Neighborhood Commercial lot that is improved with an office building. The properties to the south are zoned PUD-C Planned Unit Development – Commercial and AG Agricultural. The PUD-C property is located in The Village and improved with commercial and residential uses in a mixed-use setting. The AG lots are improved with single-family homes.

Analysis: The purpose of the replat is to combine the Crosscreek Church Campus into one lot. The replat will allow for future development efforts to occur, as open space and impervious coverage will be calculated using the entire land area owned by the church rather than individual lots. The lot will comply with the CC-1 Village Retail regulations. A variable amount of right-of-way will be dedicated to the city along Pleasant Run Road. A floodplain easement will be notated on the plat to indicate the portions of the property located in floodplain.

Plat Status: Sections of the property are platted and sections are unplatted. The platted lots are Lots 1 and 2, Block 1, Garden Addition; Lot 1, Block 1, H.E.C. Addition; and Lots 1R-1 and 2, Block 1, First Baptist Church of Colleyville Addition. The unplatted lots are Tracts 1C and Tract 1C03, Abstract 963, Joseph M. Looney Survey.

DRC Review: The Development Review Committee (DRC) reviewed this request during their January 20, 2025 meeting and offered the following comments to the applicant:

1. Provide a 7.5' drainage and utility easement along the southern most property line running to the East to the creek and along the property located at 1009 Church Street.
2. Provide a flood plain easement.
3. Indicate on the plat for the edge of parking along Pleasant Run Road a straight line showing the number of feet where the church property line ends and the city sidewalk begins.

Tree Preservation: Any subdivision of the subject property must comply with Chapter 5 (Tree Preservation) of the Land Development Code. Where any tree is slated for removal, no site grading, dirt disturbance or new construction may occur on the property until a Tree Removal Permit has been issued that is associated with an approved Tree Preservation Plan.

In addition to the requirements for submittal of a Tree Removal Permit and Tree Preservation Plan, future development on the site must maintain the minimum existing

protected tree canopy coverage as required in Chapter 5.

Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1,000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code.

Staff Recommendation: Staff recommends approval of the replat.

Recommendation

Approve

Attachments

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

Aerial Map

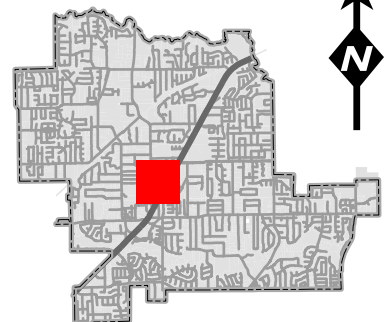


PC24-010

5300 Colleyville Blvd

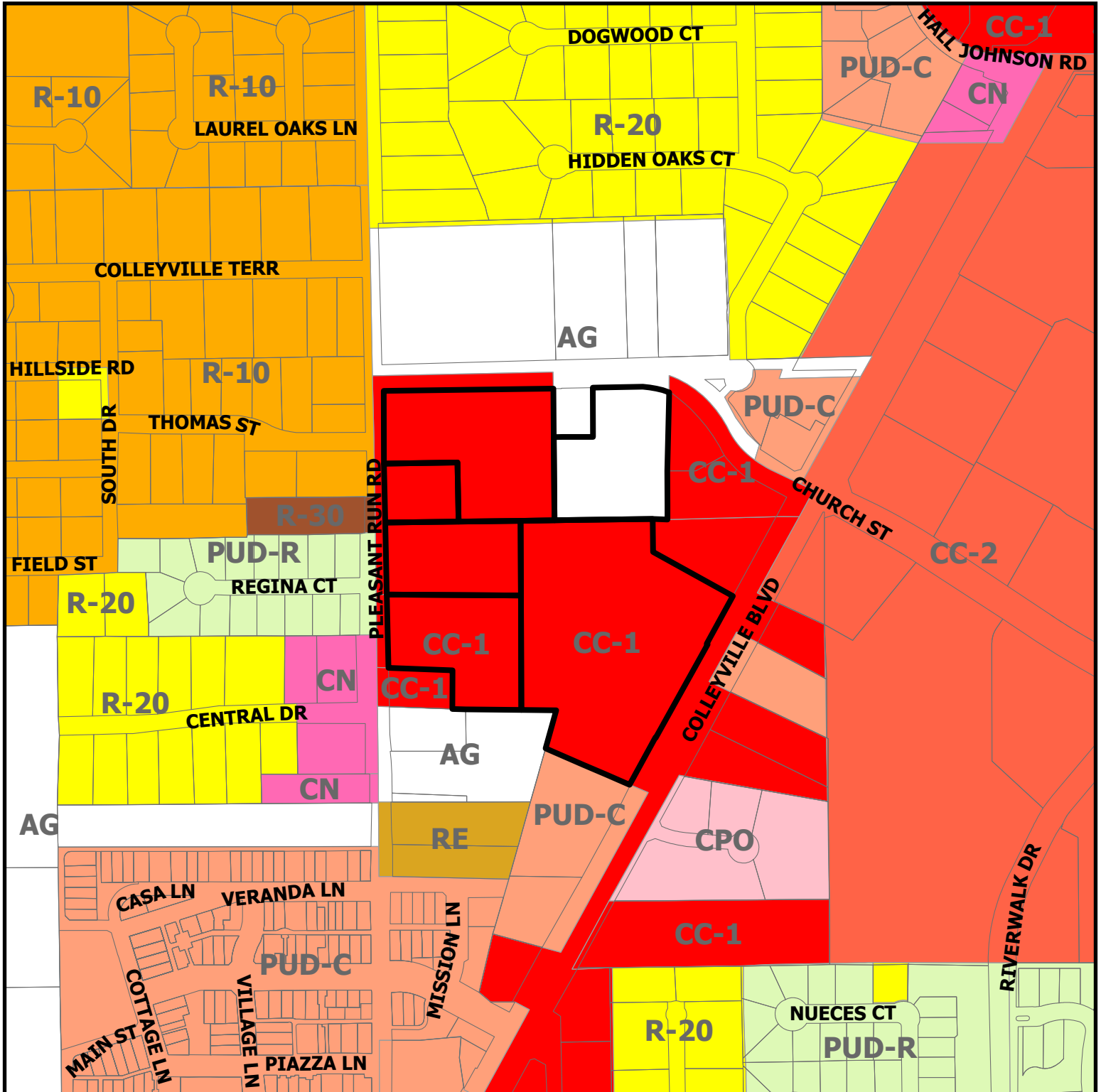


Subject Property



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Zoning Map

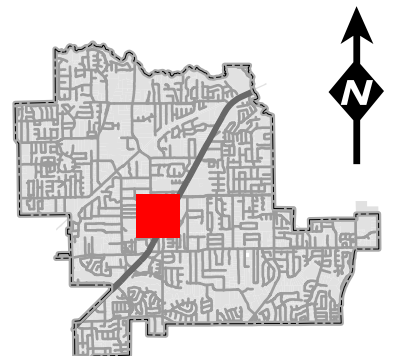


PC24-010

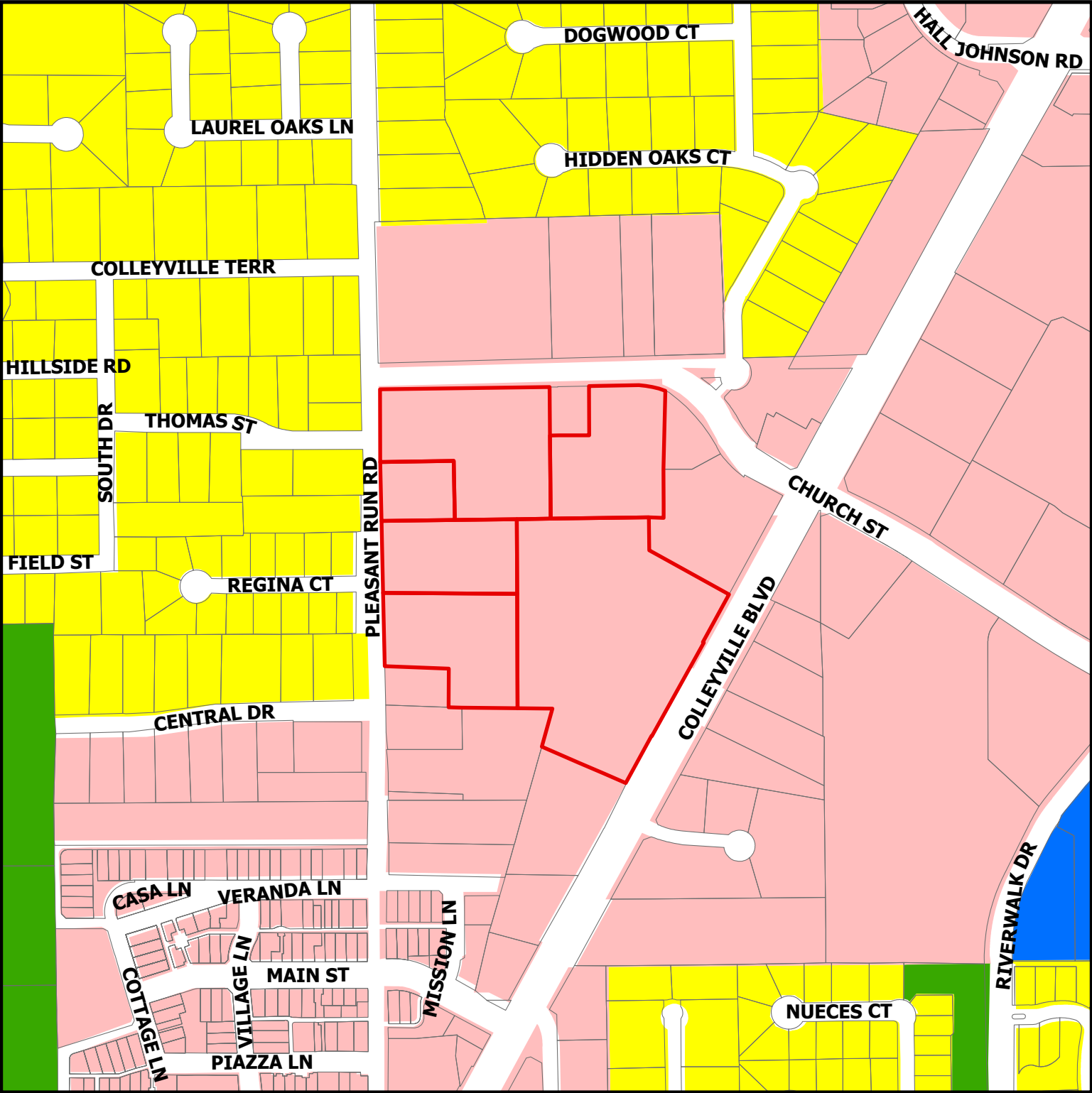
5300 Colleyville Blvd

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 Subject Property



Future Land Use Map

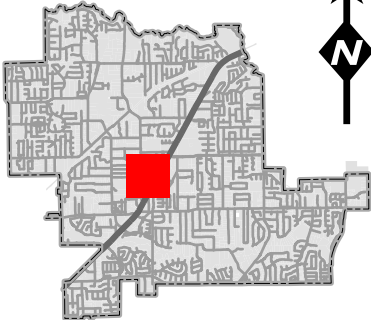


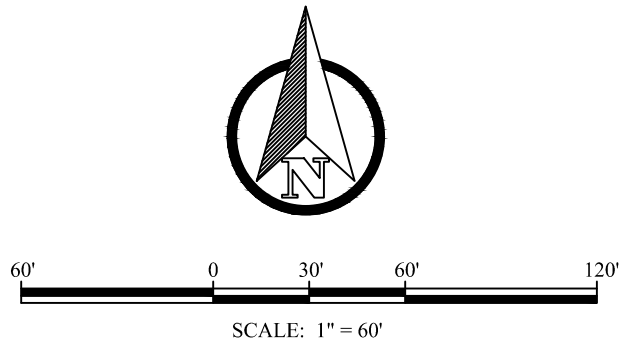
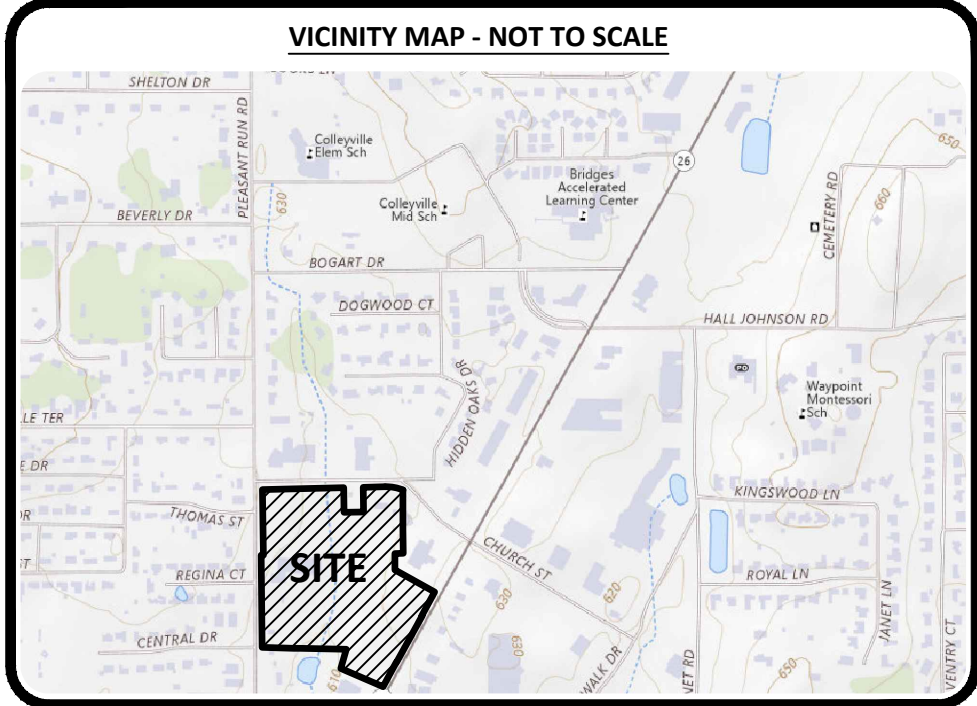
DISCLAIMER:
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances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

PC24-010

5300 Colleyville Blvd

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



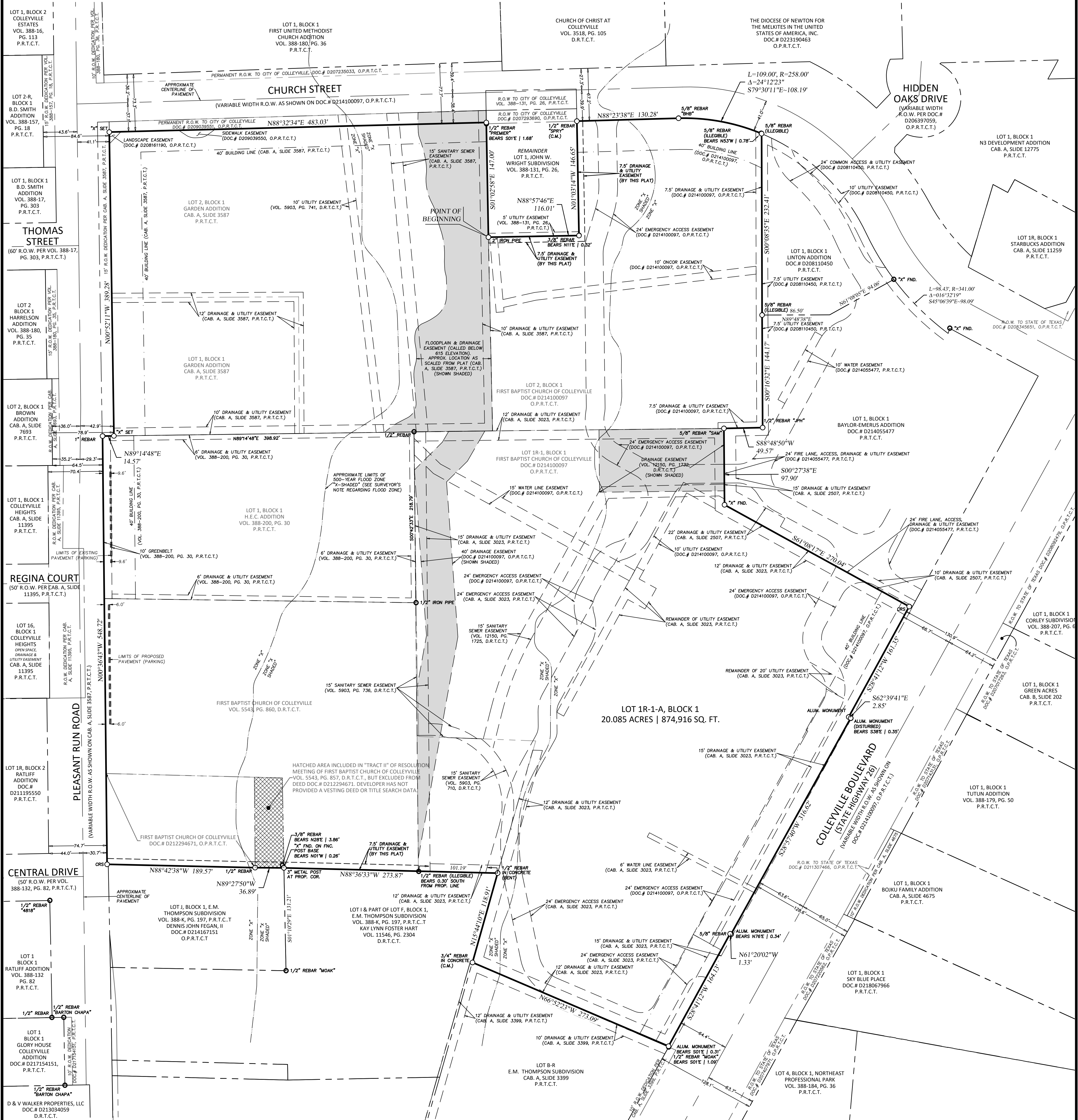


SURVEYOR'S NOTES:

- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00012.
- This property lies within Zone "X" and "X-Shaded" of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0095K, with an effective date of September 25, 2009, via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.
- The purpose of this plat is to combine 5 existing platted lots and two tracts of land into a single lot for future development.
- This plat was prepared without the benefit of a commitment for title insurance covering all tracts shown hereon. The surveyor has not abstracted the property, or performed an independent title search. Therefore, there may exist easements, encumbrances, or other title matters, either recorded or unrecorded, which affect the subject property and are not shown hereon.

LEGEND OF ABBREVIATIONS

- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- DOC.# DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- R.O.W. RIGHT OF WAY
- CRS CAPPED REBAR SET



FINAL PLAT
LOT 1R-1-A, BLOCK 1
FIRST BAPTIST CHURCH OF COLLEYVILLE
BEING A REPLAT OF LOTS 1 & 2, BLOCK 1 OF GARDEN ADDITION; LOT 1, BLOCK 1 OF H.E.C. ADDITION; & LOTS 1R-1 & 2, BLOCK 1 OF FIRST BAPTIST CHURCH OF COLLEYVILLE, TOGETHER WITH TWO TRACTS OF LAND OUT OF THE J.M. LOONEY SURVEY, ABSTRACT #936
20.085 ACRES IN THE CITY COLLEYVILLE, TARRANT COUNTY, TEXAS
DECEMBER 2024

THIS PLAT RECORDED ON (DATE) _____, IN INSTRUMENT NO. _____.

OWNER
FIRST BAPTIST CHURCH OF COLLEYVILLE
5405 PLEASANT RUN ROAD
COLLEYVILLE, TX 76034
817.281.4158

ENGINEER
KIRKMAN ENGINEERING
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
817.488.4960

SURVEYOR
JOHN H. BARTON III, RPLS #6737
BARTON CHAPA SURVEYING, LLC
3601 NE. LOOP 820
FORT WORTH, TX 76137
INFO@BCSDFW.COM
817.864.1957



5200 State Highway 121
Colleyville, TX 76034
Phone: 817-488-4960

FIRST BAPTIST
CHURCH OF
COLLEYVILLE

COLLEYVILLE,
TEXAS

JOB NO. 2024.001.352
DRAWN: BCS
CHECKED: JHB

TABLE OF REVISIONS

NO.	DESCRIPTION

SHEET 1 OF 2

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS FIRST BAPTIST CHURCH OF COLLEYVILLE is the owner of a tract situated in the J.M. Looney survey, abstract number 936, City of Colleyville, Tarrant County, Texas, being the tracts described by deed to First Baptist Church of Colleyville, recorded in volume 5543, page 860, Deed Records, Tarrant County, Texas, (D.R.T.C.T.) and document number D212294671, Official Public Records, Tarrant County, Texas, (O.P.R.T.C.T.), together with the following lots:

- all of Lot 1 and part of Lot 2, Block 1, Garden Addition, an addition in the City of Colleyville, Tarrant County, Texas, recorded in cabinet A, slide 3587, Plat Records, Tarrant County, Texas, (P.R.T.C.T.)
- all of Lot 1, Block 1, H.E.C. Addition, an addition in the City of Colleyville, Tarrant County, Texas, recorded in volume 388-200, page 30, (P.R.T.C.T.)
- all of Lot 1R-1 and Lot 2, Block 1, First Baptist Church of Colleyville, an addition in the City of Colleyville, Tarrant County, Texas, recorded in document number D214100097, (P.R.T.C.T.)

the subject tract being more particularly described as follows:

BEGINNING at a 2 inch iron pipe found for the westernmost northwest corner of Lot 2 of said First Baptist Church of Colleyville (D214100097), same being in the east line of Lot 2 of said Garden Addition;

THENCE with the perimeter and to the corners of Lot 2 of said First Baptist Church of Colleyville (D214100097), the following calls:

- North 88 degrees 57 minutes 46 seconds East, a distance of 116.01 feet to a 3/8 inch rebar found;
- North 01 degrees 03 minutes 14 seconds West, a distance of 146.65 feet to a 1/2 inch rebar with cap stamped, "SPRY" found;
- North 88 degrees 23 minutes 38 seconds East, a distance of 130.28 feet to a 5/8 inch rebar with cap stamped, "BHB" found at the beginning of a tangent curve to the right, having a radius of 258.00 feet, with a delta angle of 24 degrees 12 minutes 23 seconds, whose chord bears South 79 degrees 30 minutes 11 seconds East, a distance of 108.19 feet;
- Along said tangent curve to the right, an arc length of 109.00 feet to a 5/8 inch rebar with an illegible cap found, from which a 5/8 inch rebar with an illegible cap found bears North 53 degrees West, a distance of 0.78 feet;
- South 00 degrees 08 minutes 35 seconds East, a distance of 232.41 feet to a 5/8 inch rebar with an illegible cap found;
- South 00 degrees 16 minutes 32 seconds East, a distance of 144.17 feet to a 1/2 inch rebar with cap stamped, "JPH" found;
- South 88 degrees 48 minutes 40 seconds West, a distance of 49.57 feet to a 5/8 inch rebar with cap stamped, "SAM" found for a re-entrant corner of Lot 2 of said First Baptist Church of Colleyville (D214100097), same being the northernmost northeast corner of Lot 1R-1 of said First Baptist Church of Colleyville (D214100097);

THENCE with the perimeter and to the corners of Lot 1R-1 of said First Baptist Church of Colleyville (D214100097), the following calls:

- South 00 degrees 27 minutes 38 seconds East, a distance of 97.90 feet to an "X" cut found;
- South 61 degrees 08 minutes 17 seconds East, a distance of 270.04 feet to a 1/2 inch rebar with pink cap stamped, "BARTON CHAPA" set (hereinafter called "capped rebar set");
- South 28 degrees 41 minutes 12 seconds West, a distance of 161.35 feet to an aluminum monument stamped "TEXAS DEPARTMENT OF TRANSPORTATION" found;
- South 62 degrees 39 minutes 41 seconds East, a distance of 2.85 feet to a point from which a disturbed aluminum monument stamped "TEXAS DEPARTMENT OF TRANSPORTATION" found bears South 38 degrees East, a distance of 0.35 feet;
- South 28 degrees 57 minutes 40 seconds West, a distance of 316.62 feet to point from which an aluminum monument stamped "TEXAS DEPARTMENT OF TRANSPORTATION" found bears North 76 degrees East, a distance of 0.34 feet;
- North 61 degrees 20 minutes 02 seconds West, a distance of 1.33 feet to a 5/8 inch rebar found;
- South 28 degrees 41 minutes 12 seconds West, a distance of 164.13 feet to a point from which an aluminum monument stamped "TEXAS DEPARTMENT OF TRANSPORTATION" found bears South 01 degrees East, a distance of 0.31 feet and from which a 1/2 inch rebar with cap stamped, "MOAK" found bears South 01 degrees East, a distance of 1.09 feet;
- North 66 degrees 52 minutes 23 seconds West, a distance of 273.09 feet to a 3/4 inch rebar found in concrete;
- North 15 degrees 44 minutes 10 seconds East, a distance of 118.91 feet to a bent 1/2 inch rebar found in concrete;
- North 88 degrees 36 minutes 33 seconds West, passing the southwest corner of Lot 1R-1 of said First Baptist Church of Colleyville at a distance of 101.19 feet (from which a 1/2 inch rebar with an illegible cap found bears 0.30 feet south), continuing with the southernmost line of said First Baptist Church of Colleyville tract (5543/860), for a total distance of 273.87 feet to a 3 inch metal fence corner post found for the southernmost southwest corner of said First Baptist Church of Colleyville tract (5543/860), from which an "X" cut found on concrete post base bears North 01 degrees West, 0.26 feet, also from which a 3/8 inch rebar found bears North 28 degrees East, 3.86 feet;

THENCE North 89 degrees 27 minutes 50 seconds West, a distance of 36.89 feet to a 1/2 inch rebar found for the southeast corner of said First Baptist Church of Colleyville tract (D212294671), lying in the north line of Lot J, Block 1, E.M. Thompson Subdivision, an addition in the City of Colleyville, Tarrant County, Texas, recorded in volume 388-K, page 197, (P.R.T.C.T.);

THENCE North 88 degrees 42 minutes 38 seconds West, with the north line of said Lot J and the south line of said First Baptist Church of Colleyville tract (D212294671), a distance of 189.57 feet to a capped rebar set for the southwest corner of said First Baptist Church of Colleyville tract;

THENCE North 00 degrees 36 minutes 43 seconds West, with the west line of said First Baptist Church of Colleyville tract (D212294671), passing the northwest corner thereof, same being the westernmost southwest corner of said First Baptist Church of Colleyville tract (5543/860), continuing and passing the northwest corner thereof, same being the southwest corner of Lot 1 of said H.E.C. Addition, and continuing for a total distance of 548.72 feet to a 1 inch rebar found for the northwest corner of said H.E.C. Addition;

THENCE North 89 degrees 14 minutes 48 seconds East, with the north line of said H.E.C. Addition, a distance of 14.57 feet to an "X" set in concrete for the southwest corner of Lot 1 of said Garden Addition;

THENCE North 00 degrees 52 minutes 11 seconds West, with the west line of said Garden Addition, a distance of 389.28 feet to an "X" set in concrete for the southwest corner of the permanent right-of-way to the City of Colleyville, recorded in document number D209039551 (O.P.R.T.C.T.);

THENCE North 88 degrees 32 minutes 34 seconds East, with the south line of said permanent right-of-way, a distance of 483.03 feet to its southeast corner, from which a 1/2 inch rebar with cap stamped "PREMIER" found on the west line of Lot 1, John W. Wright Subdivision, an addition in the City of Colleyville, recorded in volume 388-131, page 26 (P.R.T.C.T.), same being the southwest corner of a right-of-way dedication to the City of Colleyville recorded in document number D207293690 (O.P.R.T.C.T.) bears South 01 degree East, 1.68 feet;

THENCE South 01 degrees 02 minutes 58 seconds East, with the east line of Lot 2 of said Garden Addition and the west line of said John W. Wright Subdivision, a distance of 147.00 feet, returning to the **POINT OF BEGINNING** and enclosing 20.085 acres (874,916 square feet) of land, more or less.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That **FIRST BAPTIST CHURCH OF COLLEYVILLE**, does hereby adopt this plat designating the hereinbefore described property as **LOT 1R-1-A, BLOCK 1, FIRST BAPTIST CHURCH OF COLLEYVILLE**, an addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever all streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

Witness my hand this _____ day of _____, 20____.

First Baptist Church of Colleyville (authorized agent)

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

This is to certify that I, John H. Barton III, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of procedures and practices of the most current Professional Land Surveying Practices Act. Fieldwork was completed on 11/25/2024.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED FOR INTERIM REVIEW December 10, 2024

John H. Barton III, RPLS# 6737

Date

Planning and Zoning Commission Approval

WHEREAS The Planning and Zoning Commission of the City of Colleyville, Texas voted affirmatively on this _____ day of _____, 20____, to approve this Plat.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

City Council Approval

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

Mayor, City of Colleyville

Attest: City Secretary

FINAL PLAT
LOT 1R-1-A, BLOCK 1
FIRST BAPTIST CHURCH OF COLLEYVILLE
BEING A REPLAT OF LOTS 1 & 2, BLOCK 1 OF GARDEN ADDITION; LOT 1, BLOCK 1 OF H.E.C. ADDITION; & LOTS 1R-1 & 2, BLOCK 1 OF FIRST BAPTIST CHURCH OF COLLEYVILLE, TOGETHER WITH TWO TRACTS OF LAND OUT OF THE J.M. LOONEY SURVEY, ABSTRACT #936
20.085 ACRES IN THE CITY COLLEYVILLE, TARRANT COUNTY, TEXAS
DECEMBER 2024

THIS PLAT RECORDED ON (DATE) _____, IN INSTRUMENT NO. _____.

OWNER
FIRST BAPTIST CHURCH OF COLLEYVILLE
5405 PLEASANT RUN ROAD
COLLEYVILLE, TX 76034
817.281.4158

ENGINEER
KIRKMAN ENGINEERING
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
SYDNEY FOSTER
817.488.4960

SURVEYOR
JOHN H. BARTON III, RPLS #6737
BARTON CHAPA SURVEYING, LLC
3601 NE. LOOP 820
FORT WORTH, TX 76137
INFO@BCSDFW.COM
817.864.1957



5200 State Highway 121
Colleyville, TX 76034
Phone: 817-488-4960

FIRST BAPTIST
CHURCH OF
COLLEYVILLE

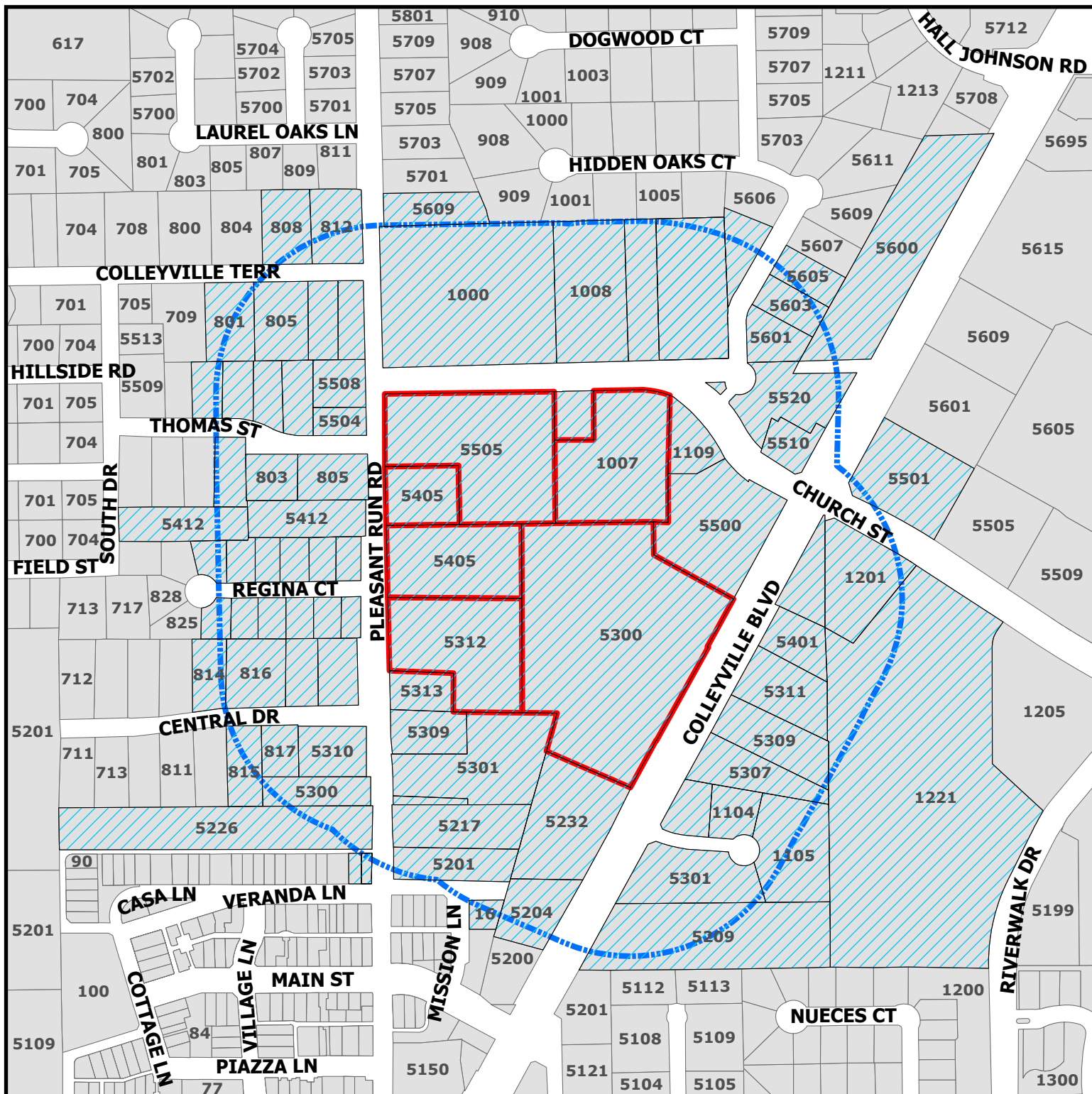
COLLEYVILLE,
TEXAS

JOB NO. 2024.001.352
DRAWN: BCS
CHECKED: JHB

TABLE OF REVISIONS

SHEET 2 OF 2

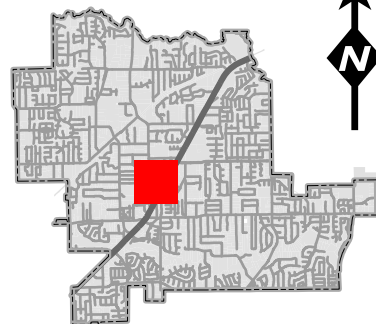
Notification Map



PC24-010

5300 Colleyville Blvd

-  Parcels to be notified
-  Buffer
-  Subject Property



DISCLAIMER:
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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, February 10, 2025 at 7:00 p.m.

City Council Meeting: Tuesday, March 4, 2025

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

- Request:** Consideration of a Replat for Lot 1R-1-A, Block 1, First Baptist Church of Colleyville Addition, being Lots 1 & 2, Block 1, Garden Addition; Lot 1, Block 1, H.E.C. Addition; Lots 1R-1 & 2, Block 1, First Baptist Church of Colleyville Addition; & Tracts 1C & Tract 1C03, Abstract 936, Joseph M. Looney Survey, located at 5300 Colleyville Boulevard, 1007 Church Street, & 5312, 5313, 5405, & 5505 Pleasant Run Road. The request is to allow for the Cross Creek Church Campus to be platted together as one lot.
- Zoning Case:** PC25-002
- Applicant:** Zach Towery
- Owner:** First Baptist Church Colleyville
- Location:** 5300 Colleyville B, 1007 Church Street, & 5312, 5313, 5405, & 5505 Pleasant Run Road.
- Property Description:** Lots 1 & 2, Block 1, Garden Addition; Lot 1, Block 1, H.E.C. Addition; Lots 1R-1-1 & 2, Block 1, First Baptist Church of Colleyville Addition; & Tracts 1C & Tract 1C03, Abstract 936, Joseph M. Looney Survey
- 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



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 case number when requesting information.

Kris Potts

Kristopher Potts
Planner

Owner_Name	Situs_Addr
COLLEYVILLE LOFTS VENTURE LLC	5232 COLLEYVILLE BLVD
FIRST UNITED METH COLLEYVILLE	1000 CHURCH ST
REDEEMED CHRISTIAN CHURCH OF GOD GLORY HOUSE	5300 PLEASANT RUN RD
BRADY, BLAKE	5401 COLLEYVILLE BLVD
GRACIA, MACEDONIO	803 THOMAS ST
ROEMING, BRANTON F	805 THOMAS ST
CORE-FULMER, SARAH ELIZABETH	5604 HIDDEN OAKS DR
LYKINS, DEBBIE S	5609 PLEASANT RUN RD
LEACH, TERRY	5605 HIDDEN OAKS DR
CORGAN, KYLE D	5603 HIDDEN OAKS DR
CHIVAKULA, LAKSHMI	5601 HIDDEN OAKS DR
GII SHP EBSW DFW LLC	5500 COLLEYVILLE BLVD
JD JUDD REALTY HOLDINGS LLC	1109 CHURCH ST
2727 PN SPE LLC	5520 COLLEYVILLE BLVD
BAJRAM & RUZDI INVESTMENTS LLC	5309 COLLEYVILLE BLVD
BARNARD PARTNERS XVIII LTD	1104 PROFESSIONAL CT
KIPTON ANDERSON INVESTMENTS LL	5303 COLLEYVILLE BLVD
BETHEL METHODIST CHURCH OF NORTH TEXAS	5310 PLEASANT RUN RD
FIGUEROA FAMILY REVOCABLE TRUST	817 CENTRAL DR
GROFFMAN, STEVEN	815 CENTRAL DR
DS & RS PROPERTIES LLC	5320 Pleasant Run RD
EARTH TO MOON REALTY LLC	820 CENTRAL DR
LALA FAMILY TRUST	816 CENTRAL DR
MCDONALD, CEACY SAMANTHA	814 CENTRAL DR
C & S SKY BLUE CORPORATION	5307 COLLEYVILLE BLVD
HOFFMAN, ROBERT	5504 PLEASANT RUN RD
MOFFETT, JESSE	806 THOMAS ST
SHRESTHA, NEENA	804 THOMAS ST
FAZAL, JASIM	802 THOMAS ST
MITCHELL, JEWELL O	800 THOMAS ST
CRANDALL, BRUCE	5412 PLEASANT RUN RD
DEDIEGO FAMILY TRUST	5510 COLLEYVILLE BLVD
HART, KAY LYNN FOSTER	5301 PLEASANT RUN RD
FEGAN, DENNIS JOHN	5309 PLEASANT RUN RD
CAVALIER INVESTMENT COMPANY INC	5501 COLLEYVILLE BLVD
MDC COAST 7 LLC	1221 CHURCH ST
BRANCH BANKING & TRUST CO	1201 CHURCH ST
EAGLE-COLLEYVILLE TOWNE SQUARE	5600 COLLEYVILLE BLVD
SHEMAKER, SIMON	32 VERANDA LN
SHEWMAKER, SIMON	32 VERANDA LN
JOHN MCNEEL & SYLVIE MCNEEL REVOCABLE LIVING TF	34 VERANDA LN
SPICER, TAMARA	5201 PLEASANT RUN RD
DDK REAL ESTATE INV LLC	5204 COLLEYVILLE BLVD
VILLAGE OWNERS ASSOCIATION INC	16 MAIN ST
LAHODA, BARTON G	1009 CHURCH ST
HENDRICKSON, JACK H	808 COLLEYVILLE TERR
CASLER, LINDA	812 COLLEYVILLE TERR
JENNINGS, ALLISON	805 COLLEYVILLE TERR
MILLER, JEFFREY D	801 COLLEYVILLE TERR
SHIMONEK, NICOLAS	801 THOMAS ST
FLORY, BRETT	5412 SOUTH DR
ALAN AND CINDY MITZEL REVOCABLE TRUST	800 REGINA CT
CARDINI, CHRISTOPHER	821 REGINA CT
CHACKO, RAIBU	817 REGINA CT
KIM & DEBORAH SHELTON TRUST	813 REGINA CT
TUMPAK, SCOTT	809 REGINA CT
LONG, MATTHEW	805 REGINA CT

COLLEYVILLE HEIGHTS LLC	801 REGINA CT
GREENBERG, MICHELLE	804 REGINA CT
TERESA SCHEMMEL INGRAM REVOCABLE TRUST	808 REGINA CT
BARNES, MICHAEL	812 REGINA CT
BELL, MICHAEL W	816 REGINA CT
WANDER, CHRIS	820 REGINA CT
R P GANTOS VENTURES LLC	5413 COLLEYVILLE BLVD
D & V WALKER PROPERTIES LLC	5226 PLEASANT RUN RD
FIRST BAPTIST CH COLLEYVILLE	5313 PLEASANT RUN RD
DIOCESE OF NEWTON FOR THE MELKITES IN THE UNITED STATES	1008 CHURCH ST
COLLEYVILLE CHURCH OF CHRIST	1008 CHURCH ST
RIVERWALK AT COLLEYVILLE	COURTESY NOTICE
LAUREL OAKS ESTATES	COURTESY NOTICE
COLLEYVILLE HEIGHTS	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	STATE REQUIRED
Towery, Zach	5300 Colleyville Blvd

RESOLUTION R-25-

A RESOLUTION APPROVING A REPLAT FOR LOT WITH FOR LOT 1R-1-A, BLOCK 1, FIRST BAPTIST CHURCH OF COLLEYVILLE ADDITION

WHEREAS, the Planning and Zoning Commission recommended approval of the Replat for Lot 1R-1-A, Block 1, First Baptist Church of Colleyville Addition on February 10, 2025.

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

Sec. 1. THAT the Replat for Lot 1R-1-A, Block 1, First Baptist Church of Colleyville Addition, being approximately 20.09 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 4TH DAY OF MARCH 2025.

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	_____

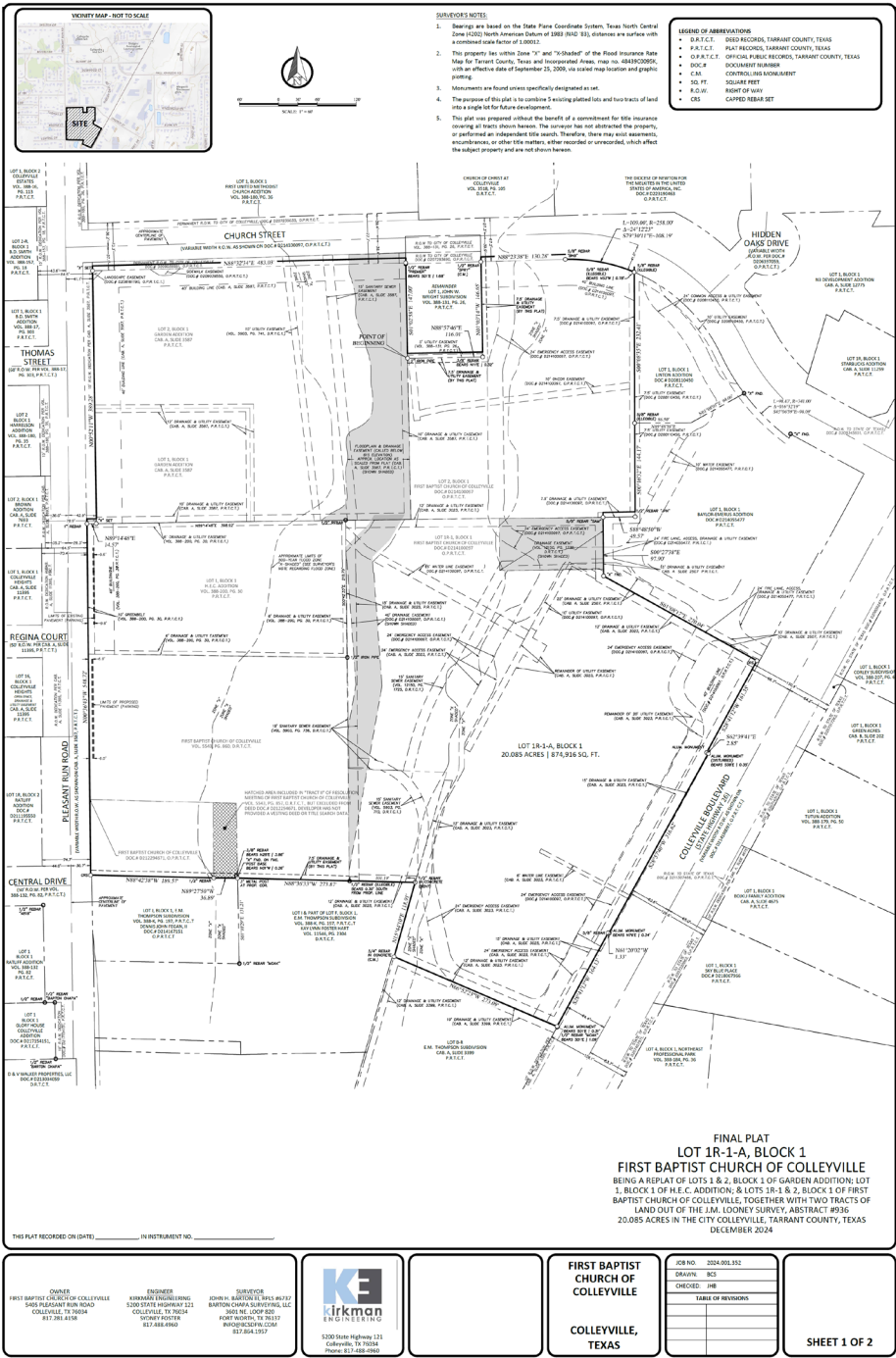
ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
Assistant City Secretary

Bobby Lindamood
Mayor

Exhibit "A" - Plat Exhibit





CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2c

Agenda Date 2/10/2025

Number -

Type Public Hearing Agenda Items

Department Community Development

Title

Consideration of a rezoning from AG Agricultural to R-30 Single Family Residential and R-40 Single Family Residential districts on Tracts 4A2 and 4B2, 4A3 and 4B3, Abstract 295, William E. Crooks Survey, being located at 7316 and 116 John McCain Road, Case ZC25-001

Explanation

Curtis Young, the applicant, has submitted a request for a Rezoning from AG Agricultural to R-40 and R-30 Single Family Residential on Tracts 4A2 and 4B2, 4A3 and 4B3, and 4E, Abstract 295, William E. Crooks Survey, being approximately 11.81 acres, and zoned AG Agricultural. The purpose of the rezoning is to allow for the development of a 12 home subdivision.

Existing Conditions/Background: The subject property, 7316 and 116 John McCain Rd, is zoned AG Agricultural. It is located southeast of the intersection of Bandit Trail and John McCain Road. There are currently two homes that sit on the respective properties that are intended to be removed.

Proposed Zoning Change: The request is to rezone from the AG Agricultural district to the R-40 and R-30 Single Family Residential District.

Analysis: Per the proposed, the applicant is requesting to rezone the property to allow for a new 12 lot subdivision with 7 of the lots being R-30 Single Family Residential and 5 of the lots being R-40 Single Family Residential. The development will derive its access from one cul-de-sac off of John McCain Road. The applicant is proposing to improve and utilize an existing private access easement to the south, which would provide a second point of access for emergency services. The proposed development will require a waiver from the provisions of Section 9.17 of the Land Development Code, *Street Design Criteria* if the emergency access easement is not desired. The maximum number of lots served on a single cul-de-sac with R-40 or R-30 zoning per Section 9.17 is 10 lots, whereas this is proposing 12 lots.

Plat Status: The subject property is unplatted as Tracts 4A2 and 4B2, 4A3 and 4B3, and 4E, Abstract 295, William E. Crooks Survey.

DRC Review: The DRC reviewed the request during their January 21, 2025 meeting and provided the following comments.

1. Informational Comment – Due to the concept showing 12 lots, and not 10 in a cul-de-sac, this configuration is required to obtain a waiver from City Council.
2. See attached pdf for Engineering Comments in red font.

Drainage: A drainage analysis will be required at the time of a Preliminary/Final plat.

Surrounding Development: The property to the east is zoned PUD-R and improved with single-family homes in the Monticello neighborhood. The properties to the west are zoned R-40 and R-20 Single Family Residential and improved with single-family homes. The properties to the north are zoned R-30 and R-20 Single Family Residential and improved with single-family homes. The property to the south is zoned R-40 Single Family Residential and improved with a single family home.

Comprehensive Plan: The City's Comprehensive Plan, *Destination Colleyville*, identifies the subject property for residential development. The proposed request complies with the future land use designation.

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.

Recommendation

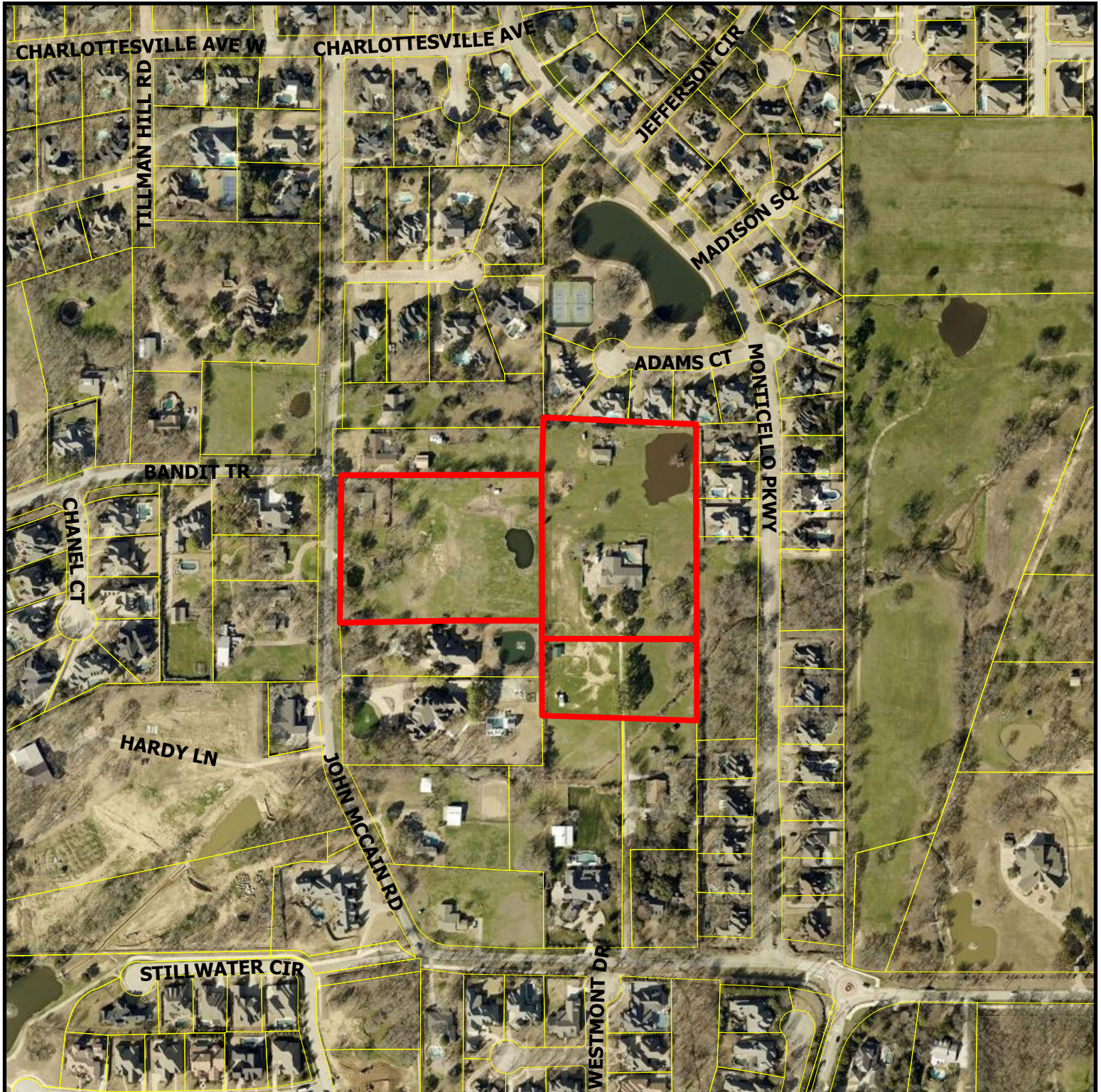
None

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Zoning Exhibit

6. Drainage and Grading Plans
7. Utility Plan
8. Tree Survey Exhibit
9. Response to DRC Comments
10. Land Development Code Section 9.17 - Street Design Criteria
11. Notification Map
12. Notification Letter
13. Notification List
14. Opposition Map
15. Opposition Report
16. Draft Ordinance

Aerial Map

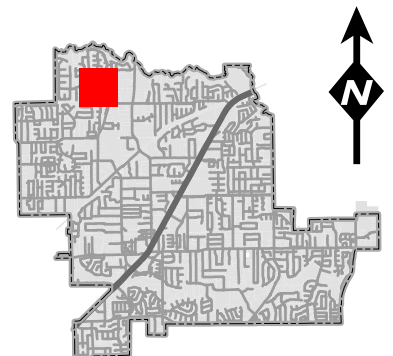


ZC25-001

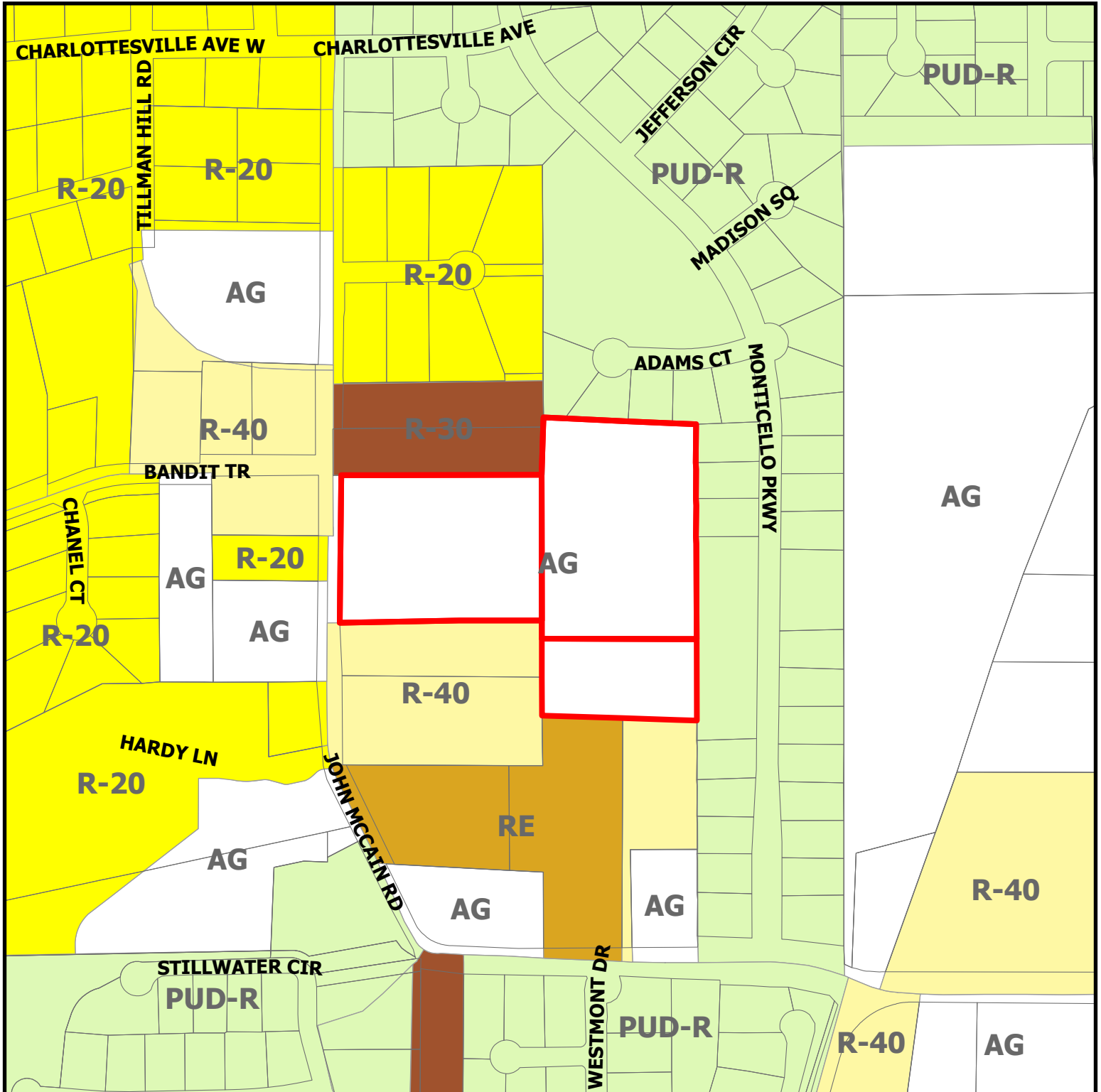
7316 John McCain Road

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

 Subject Property
 Subject Property



Zoning Map

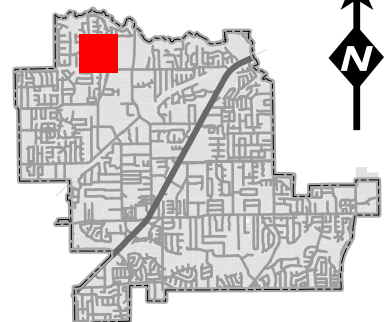


ZC25-001

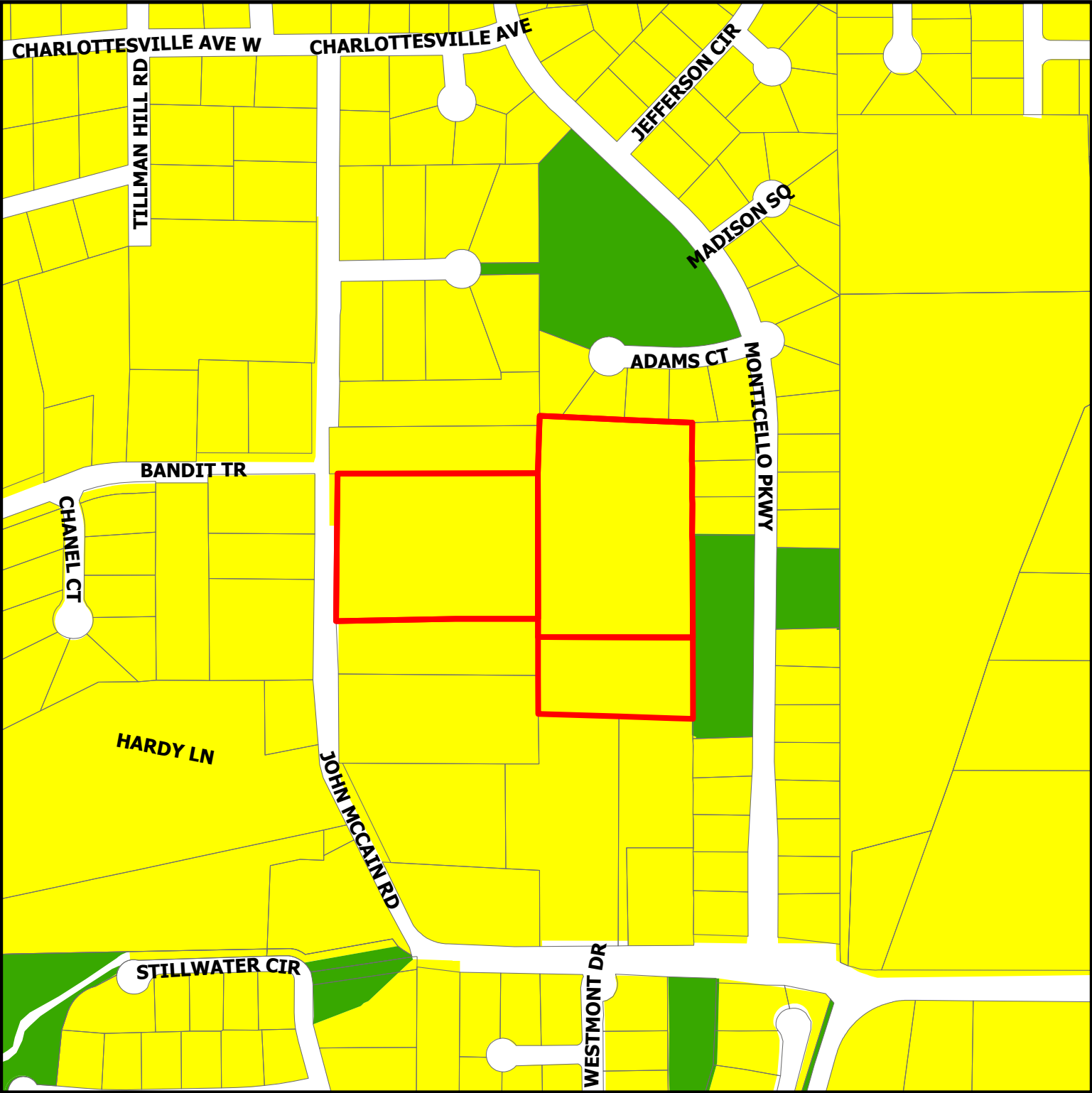
7316 John McCain Road

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 Subject Property
 Subject Property



Future Land Use Map

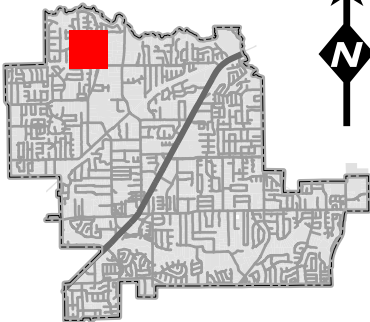


ZC25-001

7316 John McCain Road

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-  Residential
-  Open Space; Parks
-  Subject Property
-  Subject Property



Holt Farms

Colleyville, Texas

Zoning Narrative –10 January 2025

Calais Custom Homes- Owner/Developer

Sage Group, Inc., Land Planner

Statement of Planning Objectives

Holt Farms is a proposed residential neighborhood of twelve ¾ acre and acre lots, to be developed in the City of Colleyville. The approximately 11.7 acre property is located on the east side of John McCain Road, near the intersection with Bandit Trail.

Adjacencies: The property is adjacent to,

On the north: Residential lots zoned R-30, and the Monticello Neighborhood-zoned PUD-R with lots of 15,000+ sf.

On the west: the Monticello Neighborhood.

On the south: Residential lots zoned R-40 & RE.

On the west, across John McCain Road: Multiple lots zoned AG, R-20 & R-40.

The property has never been zoned for development and is still designated AG. This proposal is a reflection of the above adjacencies, with proposed R-30 lots (1-7) adjacent to the R-30 and smaller lots to the north and west, and proposed R-40 lots (8-12) adjacent to the mostly R-40 zoning to the south. The total number of lots is 12, on almost 12 acres, for a density of 1.02 lots/ acre. There is currently one occupied and another unoccupied single-family home on the property, which will both be replaced with new structures. Another home was recently removed, in anticipation of development.

We believe the proposed plan and resulting homes will at least equal and exceed most of the lot sizes, and the quality and values of the neighborhoods and properties we are adjacent to.

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, from John McCain Road, from which a cul-de-sac will be built, accessing the lots. We are also planning to improve and utilize an existing private access easement to the south, which will provide a second point of access for emergency services, and will not be open for daily use.

The residences planned for Holt Farms will be upscale, with selling prices estimated to start at around \$2.5 million plus. Holt Farms 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

There is an existing drainage and a small amount of flood plain affecting the southeast corner of the property, and the 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 east, into this drainage.

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, and the location of the streets has been specifically adjusted to allow for the preservation of many of the large Post Oak and Live Oak trees on the property. 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

Holt Farms 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.

Site Data Summary Chart

Single Family Residential Lots	12
--------------------------------	----

Residential Lots	87.18 %	10.20 ac.
------------------	---------	-----------

R.O.W.	11.79 %	1.38 ac
R.O.W. Dedication	1.03 %	0.12 ac

Gross Acreage	100.00%	11.70 ac.
---------------	---------	-----------

Site Data

Gross Acreage	11.70 ac.
Gross Density	1.02/units
Lot Summary	per ac.

Lot Summary

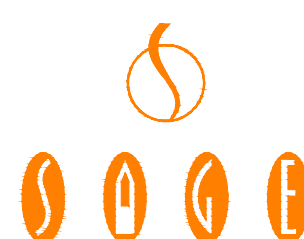
Residential Lots	12
Minimum Lot Size	30,007 s.f.
Average Lot Size	37,047 s.f.

Zoning & Current Use

Existing Zoning:	AG
Proposed Zoning:	R -30 & R - 40
Current Use:	Residential
Proposed Use:	Single-family Residential



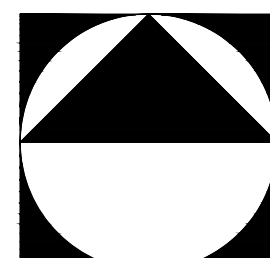
Planner:



SAGE GROUP, INC.

Master Planning
Urban Design
Architecture
Landscape Architecture
130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
817-424-2626

10 JAN 25


$$1'' = 50'$$

0 50'

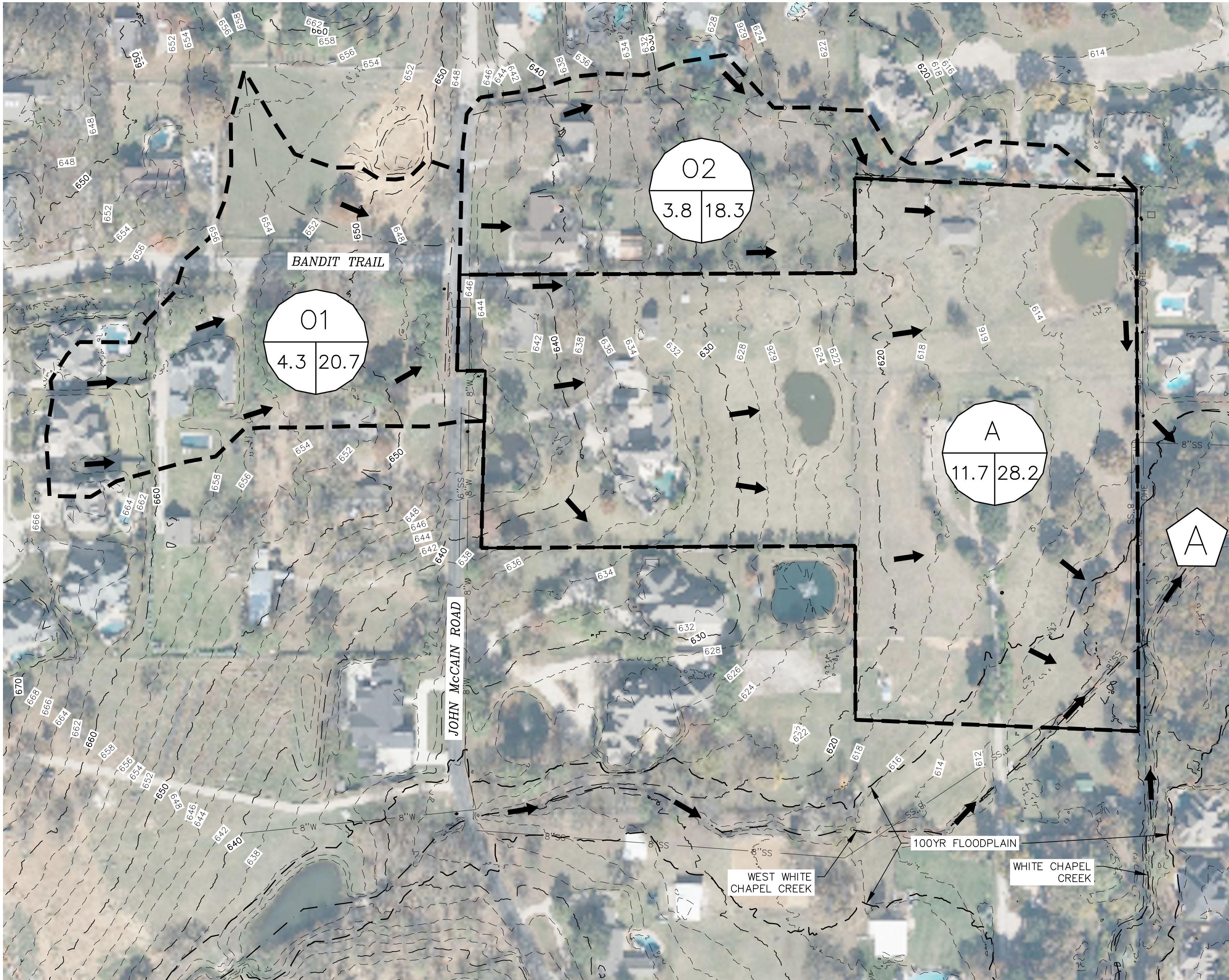
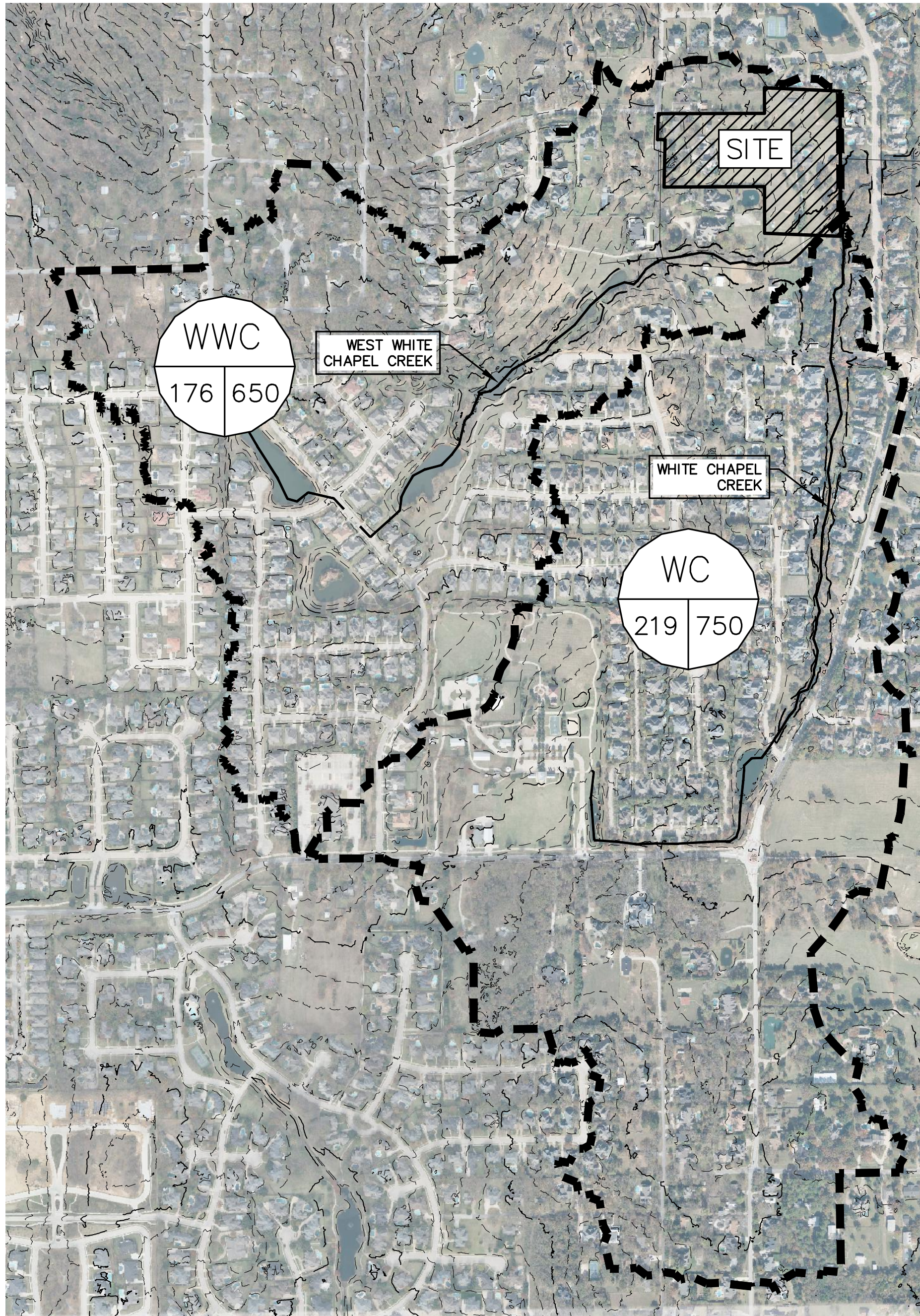
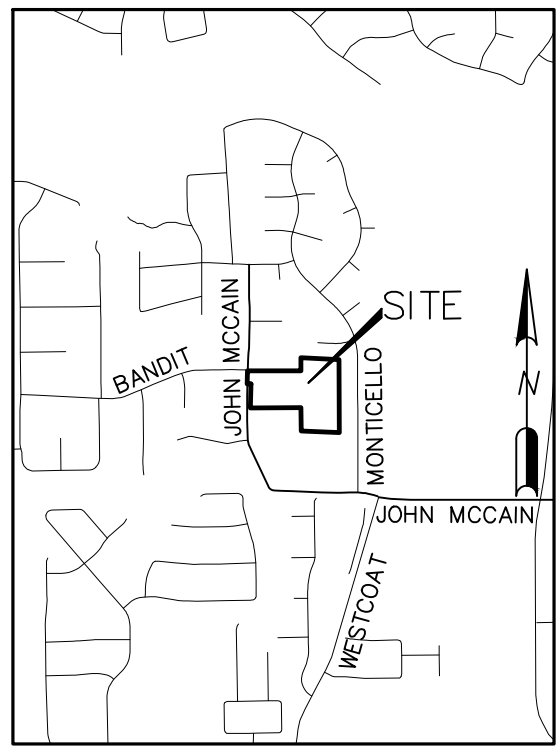
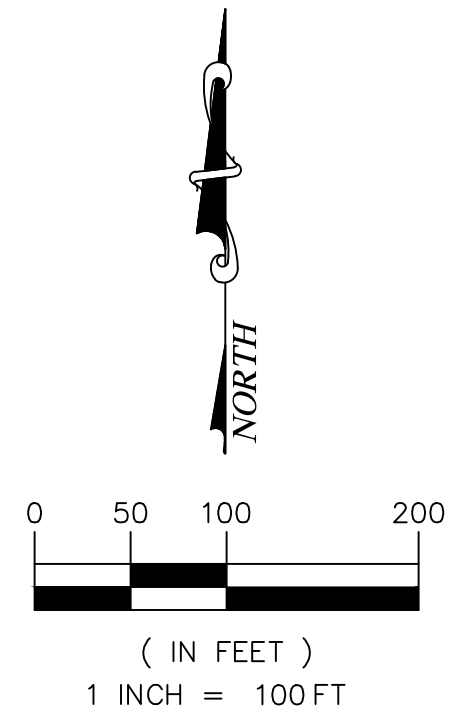
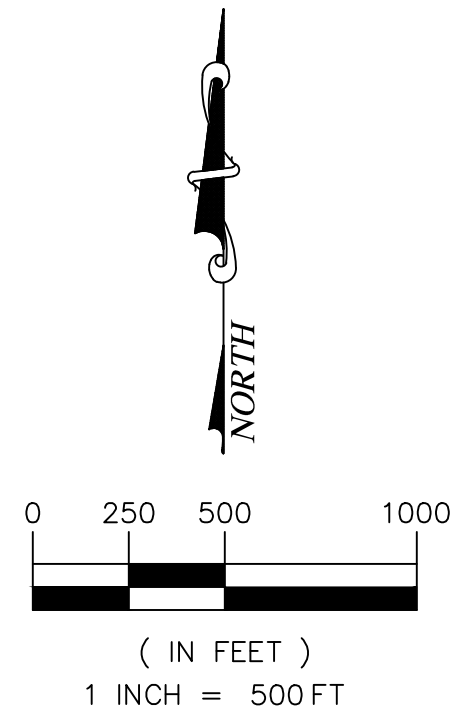
100'

150'

Concept Plan

Holt Farms

Colleyville, Tarrant County, Texas



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

- FLOODPLAIN SHOWN IS PRELIMINARY FLOOD HAZARD DATA AND SHOWS PROJECTED FLOOD HAZARD LIMITS.
- FLOW INFORMATION FOR OFFSITE DRAINAGE AREAS TAKEN FROM FY-14 TDSN (HALFF) STUDY OF WHITE CHAPEL CREEK WATERSHED. HALFF ASSOCIATES, INC. HEC-HMS MODEL DATA OBTAINED THROUGH CITY OF COLLEYVILLE.
- THE DEVELOPMENT AREA DISCHARGES DIRECTLY TO A FEMA REGULATED FLOOD HAZARD AREA AT THE CONFLUENCE OF WEST WHITE CHAPEL AND WHITE CHAPEL CREEKS.
 - DRAINAGE AREA ~ 395 ACRES
 - TIME OF CONCENTRATION ~ 40 MIN
 - 1% PEAK DISCHARGE ~ 1,500 CFS
- THE PROPOSED SITE HAS A TOTAL CONTRIBUTING AREA OF 11.7 ACRES, WHICH IS APPROXIMATELY 3% OF THE OVERALL WATERSHED AT THE POINT OF DISCHARGE. SECTION 2.4 (METHODS FOR DOWNSTREAM EVALUATION) OF THE ISWM TECHNICAL MANUAL RECOGNIZES A RULE OF THUMB FOR ZONE OF INFLUENCE (POINT DOWNSTREAM WHERE THE DISCHARGE FROM A PROPOSED DEVELOPMENT NO LONGER HAS A SIGNIFICANT IMPACT ON THE RECEIVING STREAM...) AS APPROXIMATELY 10%. THIS SITE IS SIGNIFICANTLY BELOW A 10% RULE OF THUMB AND HAS DIRECT ACCESS TO THE MAIN CHANNEL OF THE ADJACENT CREEK. DETENTION IS NOT RECOMMENDED FOR THIS SITE.
- DRAINAGE STUDY TO SUPPORT DETENTION ASSESSMENT TO BE PROVIDED SEPARATELY.
- FINAL ENGINEERING REVIEW AND COORDINATION MAY RESULT IN MINOR ADJUSTMENTS TO THIS PLAN.

RATIONAL METHOD RUNOFF CALCULATIONS (EXISTING)																
AREA NO.	AREA(AC)	DESCRIPTION	'C' VALUE	Tc(MIN)	I2 (IN/HR)	Q2 (CFS)	I5 (IN/HR)	Q5 (CFS)	I10 (IN/HR)	Q10 (CFS)	I25 (IN/HR)	Q25 (CFS)	I50 (IN/HR)	Q50 (CFS)	I100 (IN/HR)	Q100 (CFS)
01	4.3	SF-RES	0.60	15	3.50	9.0	4.55	11.7	5.34	13.8	6.40	16.5	7.20	18.6	8.02	20.7
02	3.8	SF-RES	0.60	15	3.50	8.0	4.55	10.4	5.34	12.2	6.40	14.6	7.20	16.4	8.02	18.3
WWC	176	HALFF STUDY		HMS						225		400		550		650
WC	219	HALFF STUDY		HMS						400		500		600		750
A	11.7	UNDEV	0.30	15	3.50	12.3	4.55	16.0	5.34	18.7	6.40	22.5	7.20	25.3	8.02	28.2
DP-A	395	HALFF STUDY		HMS						650		1000		1250		1500

CITY CASE NO. ----

REDINGER GROUP, LLC
P.O. BOX 93006
SOUTH PLAKE, TEXAS 76092
PHONE (817) 233-2727
FAX (817) 233-2727
ENGINEERING REGISTRATION NUMBER 7-2328
PREPARED FOR:
CALVIN CUSTOM HOMES
SOUTH PLAKE, TEXAS 76092
(817) 481-6426

EXISTING DRAINAGE PLAN HOLT FARMS COLLEYVILLE, TEXAS

BENCHMARKS:

BM1
TBM X-CUT
N: 7018486.7
E: 2377087.7
ELEV = 627.2

BM2
TBM X-CUT
N: 7018285.7
E: 2377120.4
ELEV = 647.4

BM 3
TBM 1/2" CAPPED IRON
ROD "EAGLE CONTROL"
N: 7018058.6
E: 2377873.4
ELEV = 615.6

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes

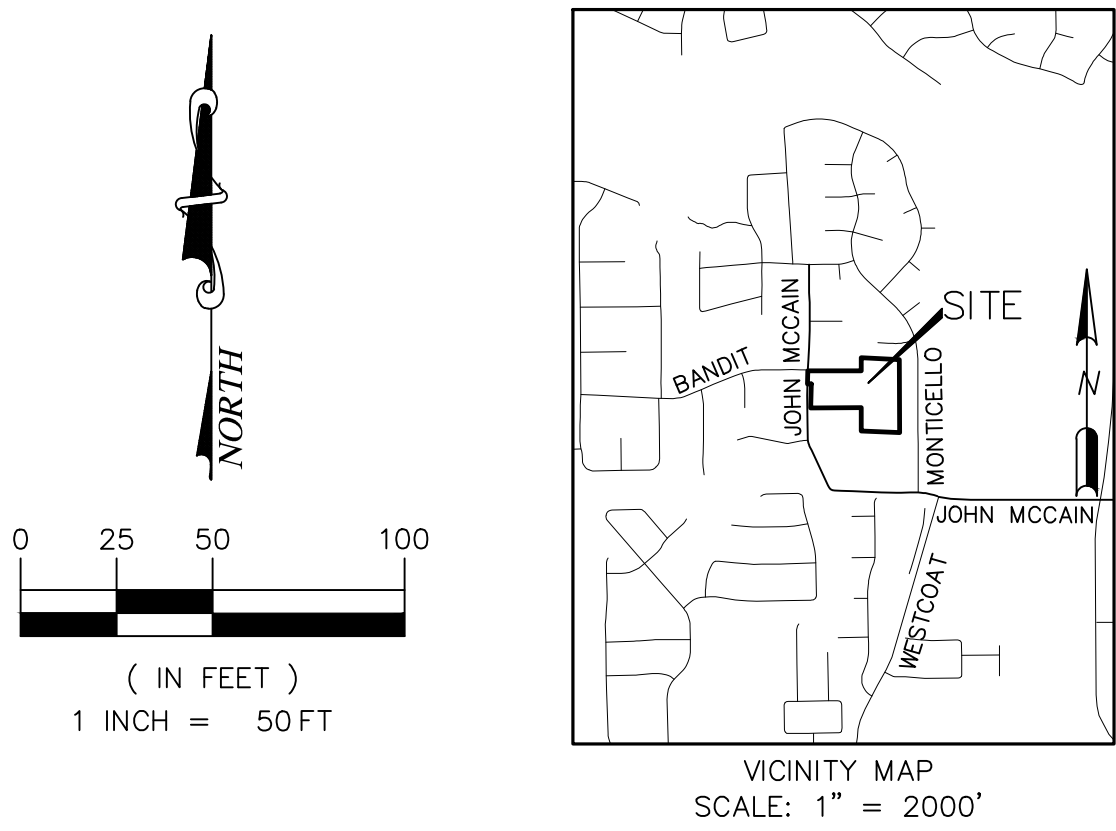
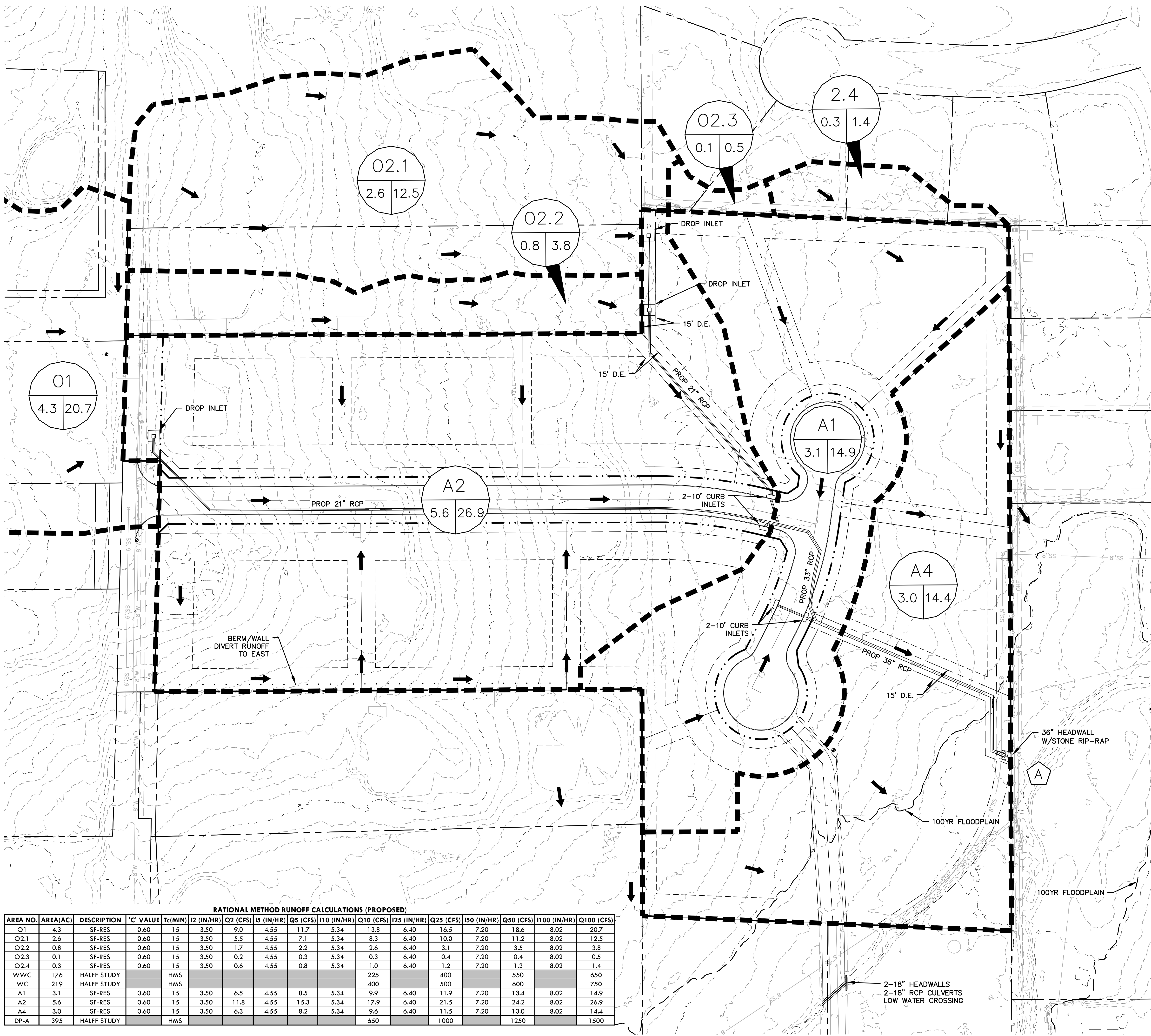
Engineer: CLAYTON T. REDINGER
P.E. No. 87487 Date: 2/04/2025

Drawn By: DSM
Reviewed By: CTR
Project: 1015-45

SHEET

1

REDINGER GROUP PROJECT No. 1015-45 - SITE PLAN FOR HOLT FARMS - COLLEYVILLE, TEXAS



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

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

RATIONAL METHOD RUNOFF CALCULATIONS (PROPOSED)																
AREA NO.	AREA(AC)	DESCRIPTION	'C' VALUE	Tc(MIN)	I2 (IN/HR)	Q2 (CFS)	I5 (IN/HR)	Q5 (CFS)	I10 (IN/HR)	Q10 (CFS)	I25 (IN/HR)	Q25 (CFS)	I50 (IN/HR)	Q50 (CFS)	I100 (IN/HR)	Q100 (CFS)
O1	4.3	SF-RES	0.60	15	3.50	9.0	4.55	11.7	5.34	13.8	6.40	16.5	7.20	18.6	8.02	20.7
O2.1	2.6	SF-RES	0.60	15	3.50	5.5	4.55	7.1	5.34	8.3	6.40	10.0	7.20	11.2	8.02	12.5
O2.2	0.8	SF-RES	0.60	15	3.50	1.7	4.55	2.2	5.34	2.6	6.40	3.1	7.20	3.5	8.02	3.8
O2.3	0.1	SF-RES	0.60	15	3.50	0.2	4.55	0.3	5.34	0.3	6.40	0.4	7.20	0.4	8.02	0.5
O2.4	0.3	SF-RES	0.60	15	3.50	0.6	4.55	0.8	5.34	1.0	6.40	1.2	7.20	1.3	8.02	1.4
WWC	176	HALFF STUDY		HMS						225		400		550		650
WC	219	HALFF STUDY		HMS						400		500		600		750
A1	3.1	SF-RES	0.60	15	3.50	6.5	4.55	8.5	5.34	9.9	6.40	11.9	7.20	13.4	8.02	14.9
A2	5.6	SF-RES	0.60	15	3.50	11.8	4.55	15.3	5.34	17.9	6.40	21.5	7.20	24.2	8.02	26.9
A4	3.0	SF-RES	0.60	15	3.50	6.3	4.55	8.2	5.34	9.6	6.40	11.5	7.20	13.0	8.02	14.4
DP-A	395	HALFF STUDY		HMS						650		1000		1250		1500

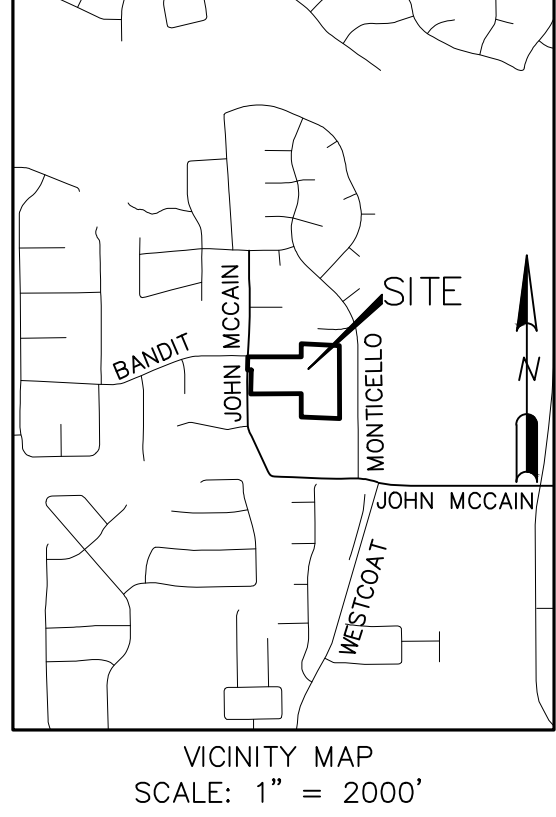
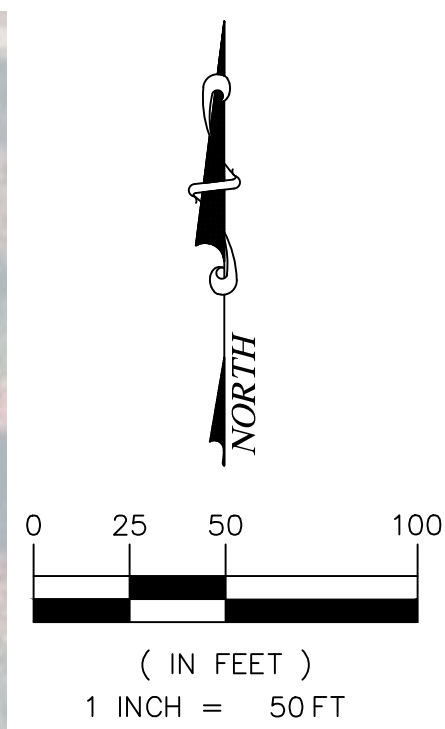
REDINGER GROUP, LLC
P.O. BOX 93206
SOUTH PLAKE, TEXAS 76092
PHONE (817) 233-2272
FAX (817) 233-2273
ENGINEERING REGISTRATION NUMBER E-23239
PREPARED FOR: CALAIS CUSTOM HOMES
SOUTH PLAKE, TEXAS 76092
(817) 481-6426

PRELIMINARY GRADING & DRAINAGE PLAN
HOLT FARMS
COLLEYVILLE, TEXAS

BENCHMARKS:
BM1
TBM X-CUT
N: 7018486.7
E: 2377087.7
ELEV = 627.2
BM2
TBM X-CUT
N: 7018285.7
E: 2377120.4
ELEV = 647.4
BM 3
TBM 1/2" CAPPED IRON
ROD "EAGLE CONTROL"
N: 7018058.6
E: 2377873.4
ELEV = 615.6

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes
Engineer: CLAYTON T. REDINGER
P.E. No. 97497 Date: 2/04/2025

Drawn By: DSM
Reviewed By: CTR
Project: 1015-45



LEGEND

- Prop. 8" Water Line
- Prop. Fire Hydrant
- Prop. Sewer Manhole
- Prop. 8" Sewer Line
- Prop. Culvert
- Exist. Water Main
- Exist. Sewer Main

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
HOLT FARMS
COLLEYVILLE, TEXAS

BENCHMARKS:

- BM1
TBM X-CUT
N: 7018486.7
E: 2377087.7
ELEV = 627.2
- BM2
TBM X-CUT
N: 7018285.7
E: 2377120.4
ELEV = 647.4
- BM3
TBM 1/2" CAPPED IRON
ROD "EAGLE CONTROL"
N: 7018058.6
E: 2377873.4
ELEV = 615.6

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes

Engineer: CLAYTON T. REDINGER
P.E. No. 97487 Date: 2/04/2025

Drawn By: DSM
Reviewed By: CTR
Project: 1015-45

SHEET

3

CITY CASE NO. ----

REDINGER GROUP, LLC
P.O. BOX 92006
DALLAS, TEXAS 75292
PHONE (817) 233-2277
FAX (817) 233-2278
CALAIS CUSTOM HOMES
SOUTHPLANE, TEXAS 76092
(817) 481-6426



Trees		Total Trees	Less R.O.W.	Trees Net of R.O.W.	Trees %
Protected Trees		53	-	53	77.94
Borderline Trees		14	-	14	20.59
Trees to be Altered		6	5	1	1.47
		73	5	68	100.00

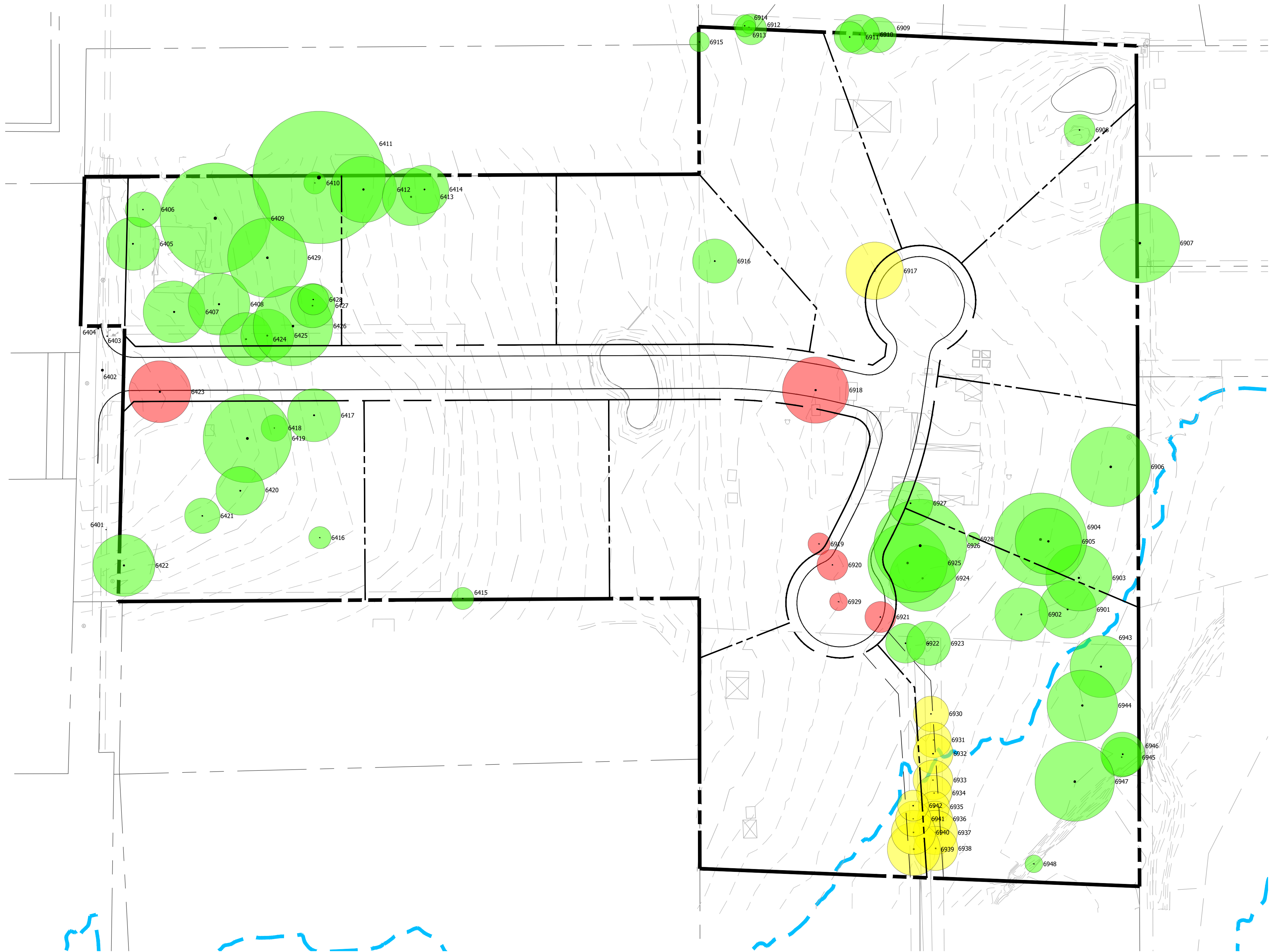
PROTECTED TREES	
Tree #	Size & Species
6405	24" OAK
6406	16" PECAN
6407	28" MULBERRY
6408	28" MULBERRY
6409	50" MULBERRY
6410	10" ELM
6411	60" ELM
6412	30" MESQUITE
6413	26" ELM
6414	22" ELM
6415	10" HACKBERRY
6416	10" OAK
6417	24" WALNUT
6418	12" CREPE MYRTLE
6419	40" WALNUT
6420	22" MULBERRY
6421	16" OAK
6422	28" BALD CYPRESS
6424	24" MESQUITE
6425	24" CEDAR ELM
6426	36" ELM
6427	20" ELM
6428	14" ELM
6429	36" OAK
6901	26" OAK
6902	24" OAK
6903	30" OAK
6904	42" OAK
6905	38" OAK
6906	36" OAK
6907	36" ELM
6908	14" WILLOW
6909	16" CEDAR
6910	18" HACK
6911	14" BRADFORD PEAR
6912	14" CEDAR

PROTECTED TREES	
Tree #	Size & Species
6913	6" ASH
6914	10" CEDAR
6915	9" CEDAR
6916	20" LIVE OAK
6922	18" PINE
6923	20" PINE
6924	30" LIVE OAK
6925	36" OAK
6926	42" OAK
6927	20" OAK
6928	6" BRADFORD PEAR
6943	28" OAK
6944	32" OAK
6945	18" LIVE OAK
6946	20" LIVE OAK
6947	36" LIVE OAK
6948	8" BRADFORD PEAR

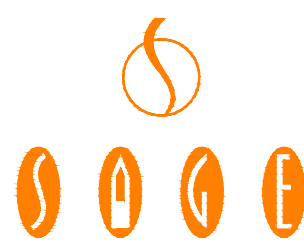
TREES TO BE ALTERED	
Tree #	Size & Species
6423	28" OAK
6918	38" ELM
6919	10" BRADFORD PEAR
6920	14" OAK
6921	14" OAK
6929	8" LIVE OAK

BORDERLINE TREES	
Tree #	Size & Species
6917	26" LIVE OAK
6930	16" PINE
6931	16" PINE
6932	18" PINE
6933	18" PINE
6934	16" PINE
6935	14" PINE
6936	16" PINE
6937	20" PINE
6938	20" PINE
6939	24" PINE
6940	20" PINE
6941	16" PINE
6942	14" PINE

Tree Canopy Coverage	
Total site area	509,754 s.f.
Total existing canopy	≈113,227 s.f. -->22.21%
Preserved tree canopy	
Protected tree canopy (green)	≈97,424 s.f. --> 86.04%
Borderline Trees (yellow)	≈ 8,774 s.f. --> 7.75%
Trees to be altered (red)	≈ 7,029 s.f. --> 6.21%
	≈113,227 s.f. -->100.00%



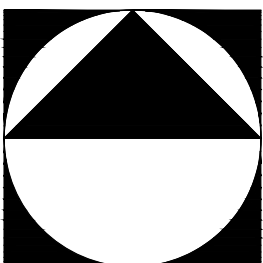
Planner:



SAGE GROUP, INC.

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

10 JAN 25


$$1'' = 50'$$

0 50

100'

150'

Development Tree Conservation Plan

Holt Farms

Colleyville, Tarrant County, Texas

January 24, 2025

TO: City of Colleyville

RE: ZC25-001 Holt Farms Zoning – 1st Review Response Letter

This letter is in response to comments received January 21, 2025 for the 1st review of the Zoning Case for Holt Farms by our office. We offer the following responses to your comments:

ENGINEERING REVIEW

Existing Drainage Plan

- 1) Study showing pre and post developed conditions to support this statement required.
RESPONSE: To be provided under separate report.

Preliminary Grading & Drainage Plan

- 1) Optional storm drain along rear of southwestern lots.
RESPONSE: In discussions with the neighbor in question, he has requested that his pond continue to receive runoff from Holt Farms. He has also requested that we keep the runoff on our property (carrying it east) past a point where he intends to construct a new pool. We believe the proposed plan to divert the surface drainage with a berm to a point before allowing it to continue to run onto the neighbor's property is the best solution to the neighbor's wishes.
- 2) Adjacent property has landscape bed here; point discharge will create issues.
RESPONSE: We will have to work closely with the neighbor to coordinate a detailed solution, however we believe the intent shown on the plans is the most desirable solution for both the developer and adjacent neighbor.
- 3) Verify where pond spillway goes and confirm development doesn't impede flow.
RESPONSE: The pond discharges due south and I believe then runs along Holt Farms' west property line in a small swale to the south and does not enter the development boundary.
- 4) Add drop inlet.
RESPONSE: Drop inlet added to lot 4.
- 5) Add storm drainage line & inlets along rear of easternmost lots.
RESPONSE: The elevation of the cul-de-sac will be pushed down to allow the entirety of lot 5 to drain to the propose ROW. Lots 6, 7 and 8 all have access to drain to the adjacent open space lot/drainage easement of Monticello. This reflects the existing drainage pattern.

Preliminary Utility Plan

- 1) Move SS line to centerline of street.
RESPONSE: SS line moved to center of street.
- 2) Any way to eliminate two dead end waterlines?

RESPONSE: After discussion with staff, the drawing has been adjusted accordingly.

Please feel free to call us at 817-253-5727 to discuss any questions you may have.

Sincerely,

A handwritten signature in blue ink, appearing to read 'CR' followed by a stylized flourish.

Clayton Redinger, P.E.
Redinger Group, LLC
817-253-5727

the development until appropriate provisions have been made. These provisions shall include any drainage design or construction plans necessary to accommodate the off-site drainage problem.

Section 9.16 Street Improvement Requirements

- A. General Requirement – The developer shall construct, at his expense, street facilities necessary for the proper development of the subdivision. The street system shall provide access to every lot in the subdivision and be designed and constructed in accordance with the criteria contained in this Land Development Code.
- B. Improvements to Existing Unimproved Streets and Utilities – This section is applicable to a proposed development situated adjacent to an existing street or municipal utility, which does not meet the standards contained in the Land Development Code. (O-06-1562 / 02-07-06)

1. *Improvements Required* – If a proposed subdivision is situated adjacent to an existing street or municipal utility, which does not meet the standards contained in this Land Development Code, the developer shall bear the cost for constructing the infrastructure improvements required by this Land Development Code in accordance with the General Infrastructure Policy contained elsewhere in the Land Development Code.

For the purpose of this regulation, the calculation used for estimating the reconstruction costs for an unimproved street shall include all street paving, curb and gutter, sidewalks, hike and bike trails, water and sewer utilities, and drainage improvements. The improvements shall be sized in accordance with the most recently approved Master Thoroughfare Plan or Capital Improvements Plan, which is applicable.

2. *Escrow* – The Administrative Official may recommend approval of a subdivision plat to the Approving Body conditioned upon the deposit in escrow, via Letter of Credit or cash, of the estimated costs of the adjacent unimproved street and utility improvements in-lieu of the actual construction of said facilities. Any escrow, without interest, shall be applied against any assessment for improvements levied on such property, but shall not be deemed to release such property from liability for any future costs assessed which exceed the escrow.
3. *One and Two Lot Residential Subdivisions* – If a proposed residential subdivision contains only one or two lots and the developer does not own any contiguous property, in lieu of actual construction, the developer shall pay the applicable perimeter street costs in accordance with the General Infrastructure Policy contained elsewhere in this Land Development Code for the initial one hundred feet of street frontage. The applicable perimeter street costs shall be reduced 0.2% per linear foot of frontage in excess of one hundred feet, not to exceed fifty percent of the applicable additional street frontage.

Exemption: A lot platted under this Section that contains an existing single-family dwelling at the time a subdivision plat application is filed with the City and the lot is situated within a zoning district that allows single-family residential uses, said lot shall have an automatic exemption from the perimeter street costs, provided that existing perimeter street facilities are sufficient to assure the safe, effective and orderly movement of traffic in and about the subdivision and utility services are adequate to serve the development. The following notation shall be placed on the plat: *“Any future divisions of these lots will require full compliance with the unimproved street requirements applicable at the time of any subsequent re-platting.”*

Section 9.17 Street Design Criteria

- A. Street Functional Classification – All streets shall be designed in accordance with the functional classification shown on the most recent version of the Master Thoroughfare Plan and the following:

Functional Classification of Streets	
Street Classification	Functions - Uses
Local	Carries traffic from residential and commercial areas to collector streets and interconnects individual sites. Local streets carry light traffic volumes and trips are of a short duration.
Collector Major Minor	Carries traffic from local streets to arterial streets. Uses served would include medium and high density residential, limited commercial facilities, elementary schools, some small offices and as direct access within industrial parks. Collector streets also carry heavy traffic to major commercial and industrial facilities from arterial streets. Uses would include office parks, industrial parks, and community level commercial facilities.
Arterial Major Minor	The main function of an arterial is to carry traffic from one urban area to another. The arterial streets serve the major activity centers of urbanized areas. An arterial street is used for longer urban trips and carries a high portion of the total traffic with a minimum of mileage.

B. Street Design

1. *In-General* – Streets shall be designed with due regard to topography, with due consideration of the abutting uses, and the anticipated destination of traffic and traffic volumes at full development of the neighborhood. Where necessary to prevent traffic congestion and to ease the movement of vehicles to and from principal traffic generators, additional right-of-way width or other special design shall be provided. Where topographical conditions make other treatment necessary to secure the best overall design, these standards may be modified by the Director of Public Works or designee..
2. *Street Continuity* – The street layout shall provide for the continuation of the collector street system as shown on the Master Thoroughfare Plan. Streets shall provide connection to streets in adjacent subdivisions, but local streets shall be designed so as to discourage use by through traffic and to require the minimum number of streets necessary for convenient and safe access to property.
3. *Curvilinear Streets Encouraged* - The developer is encouraged to consider curvilinear, cul-de-sac, and loop street designs where such use would result in a more functional layout and not necessarily adhere to a rigid rectangular street pattern.
4. *Right-of-way Widths* – Every subdivision plat shall dedicate sufficient right-of-way to comply with the requirements of the Master Thoroughfare Plan. The right-of-way widths shall be designed for the intended use and anticipated traffic volume at optimum development of the area served. Additional right-of-way may be required at street intersections and to provide for left and right turn lanes at high-volume intersections.
5. *Cul-de-sac Lengths* – No street shall be designed as a permanent dead-end street, but shall be designed to incorporate a cul-de-sac which complies with this Section. (O-00-1261 / 12-19-00)
 - a. *Diameter* – A cul-de-sac street shall be provided at the closed end with a minimum property line right-of-way diameter of one hundred feet, and a pavement turn-around with a minimum outside diameter of eighty feet (80'). (O-00-1261 / 12-19-00)
 - b. *Length* – No cul-de-sac street shall exceed six hundred feet (600') in length, unless additional right-of-way width and additional pavement width are provided as required in this Section. Furthermore, no cul-de-sac street shall exceed the maximum length of one-thousand two hundred feet (1,200'). For purpose of this regulation, cul-de-sac length shall be measured along the centerline of the cul-de-sac from the intersecting street right-of-way line to the center point of the cul-de-sac. (O-00-1261 / 12-19-00)
 - c. *Width* – A cul-de-sac street shall have a minimum right-of-way width of fifty feet (50') and a minimum pavement width of thirty-one feet (31'), back-to-back of curb. However, a cul-de-sac street which exceeds six-hundred feet (600') in length shall have a minimum right-of-way width of fifty-six feet (56') and minimum pavement width of thirty-six feet (36'), back-to-back of curb. (O-00-1261 / 12-19-00)

- d. *Maximum Number of Lots* – The maximum number of single-family lots served on a cul-de-sac street shall be as shown in the following table: (O-00-1261 / 12-19-00)

Maximum SF Residences Served on Cul-de-sac	
District	Max. Number of Lots Served
AG	5
RE	5
R-40	10
R-30	10
R-20	12
R-15	12
PUD-R	12

- e. *Temporary Turn-Around* – A temporary turn-around is required when a street is temporarily dead-ended and is longer than one-hundred and fifty (150) feet, as measured from the intersecting street right-of-way line. The temporary turn-around shall be within a temporary easement and constructed of asphalt or concrete. (O-00-1261 / 12-19-00)
6. *Temporary Dead-End Streets* - Temporary dead-end streets shall have provision for future extension of the street and utilities and, if a temporary cul-de-sac is utilized, a reversionary right to the land abutting the turnaround for excess right-of-way shall be provided.
7. *Stub-outs for Future Extensions* - Permanent dead-end roads shall not be allowed. The street layout shall be extended to the tract boundary to provide for future access into adjoining tracts to assure adequate neighborhood circulation unless: 1) prevented by topography or other physical conditions; or 2) the City Council determines that the extension is not necessary for future development of adjacent tracts. In general, these extensions should be not more than one thousand (1,000) feet apart.
8. *Pavement Required* - All street surfaces within or abutting the proposed subdivision shall be paved, with curbs and gutters installed, and constructed in accordance with the standards and specifications contained elsewhere in this Land Development Code.
9. *Frontage Access Road* - Where a subdivision abuts or contains an existing or proposed collector street or railroad right-of-way or abuts a commercial or industrial land use, the City may require a frontage street approximately parallel to and on each side of such right-of-way to separate through and local traffic, or reverse frontage with screen planting contained in a non-access reservation along the rear property line, deep lots with rear service alleys, or equivalent treatment as may be necessary for adequate protection of residential properties.
10. *Half Streets* - Half streets shall be prohibited, except where essential to the reasonable development of the subdivision in conformity with the other requirements of these regulations, and where the City Council finds it will be practicable to require the dedication of the other half when the adjoining land is subdivided, the other half of the street shall be platted within such tract.
11. *Number of Subdivision Entryways* – Every subdivision shall be designed to provide sufficient access into the development to accommodate anticipated traffic demands and to provide for emergency public services using the criteria contained in this Section. (O-01-1280 / 08-08-01)
- a. Where a proposed subdivision, or cul-de-sac street, contains more than twelve (12) lots, the development shall provide for two entryways as follows:

- i. The development shall provide one street entryway and one emergency access easement. The emergency access easement shall be located on an adjacent or opposite side of the subdivision from the main entryway. The widths of the right-of-way and driving surfaces of the street entryway and the emergency access easement shall be in accordance with the standards contained elsewhere in this Land Development Code, or
 - ii. The development shall provide two street entryways separated not less than one-hundred feet between the centerlines of the driving surfaces. The widths of the right-of-way and driving surfaces of the two entryways shall be in accordance with the standards contained elsewhere in this Land Development Code, or
 - iii. The development shall provide a divided entryway and one emergency access easement. The driving surfaces of the divided entryway shall be separated by a median not less than ten (10) feet in width and provide for one-way traffic. The widths of the right-of-way and driving surfaces of the divided entryway shall be in accordance with the standards contained elsewhere in this Land Development Code. The emergency access easement shall be located on an adjacent or opposite side of the subdivision from the main entryway and be constructed in accordance with the standards contained elsewhere in this Land Development Code.
- b. If it is physically impractical or otherwise impossible to provide two entryways or to incorporate an emergency access easement into the development in accordance with the above stated requirements, the following alternative may be considered by the approving body:
 - i. A single pavement width of forty-one (41) feet shall be constructed. Said pavement shall extend back from the intersecting street right-of-way a minimum distance of one-hundred (100') feet. All residences within the subdivision shall contain automatic fire-sprinkler systems.
- c. If it is physically impractical or otherwise impossible to comply with the above-stated requirements, an alternative design may be submitted to the City Council for consideration. The approving body may approve the alternate design if it finds that the above-stated requirements can not be satisfied and that all efforts have been made by the developer to comply with said requirements.

12. **Reverse Curves** - Between reverse curves there shall be a tangent section of centerline not less than one hundred feet (100') long.

C. Intersections

1. Streets shall be laid out so as to intersect as nearly as possible at right angles. A proposed intersection of two (2) new streets at an angle of less than seventy-five (75) degrees shall not be acceptable.
2. Proposed new intersections along one side of an existing street shall, wherever practicable, coincide with any existing intersections on the opposite side of such street. Not more than two (2) streets shall intersect at any one point unless specifically approved by the City.
3. Street jogs with centerline offsets of less than one hundred thirty-five (135) feet shall not be permitted.
4. Local streets intersecting a collector street or larger shall have a tangent section of centerline at least fifty (50) feet in length measured from the right-of-way line of the collector street; however, no such tangent is required when the minor street curve has a centerline radius greater than four hundred (400) feet with the center located on the collector street right-of-way line.
5. At local street intersections, the property line corner shall be rounded by an arc having a radius of twelve (12) feet. This radius shall be increased when the smallest angle of intersection is less than eighty (80) degrees. At intersections of streets with major and collector streets the property line corners shall be rounded by an arc having a radius of twenty-five (25) feet. The Director of Public Works or designee may approve comparable cut-offs or cords in place of rounded corners.

6. Where practical, spacing of intersections along collector streets shall be at least 500 feet apart.
- D. Alleys – Alleys shall be provided in commercial and industrial districts and at the rear of multifamily residential building sites for adequate circulation. Where approved by the Fire Marshal, an emergency access easement not less than twenty-four feet (24') in width shall be provided for emergency vehicle access in lieu of any alley. Alleys should intersect streets at right angles or radially to curved streets where sharp changes in alignment cannot be avoided. Property line corners shall be cut off fifteen feet (15') on each side to permit safe vehicular movement. Dead-end alleys shall be prohibited except where prior development of land adjoining the subdivision permits no other reasonable design; under such circumstances alleys shall be provided with turnaround or back-around facilities at the dead-end adequate to permit clear maneuvering of sanitation trucks, utility service vehicles and emergency vehicles. Alleys shall be not less than the following widths:
1. Twenty feet (20') where residential building sites are provided on both sides;
 2. Twenty-two feet (22') wherever residential development abuts commercial or industrial areas;
 3. Twenty-four feet (24') where commercial or industrial development abuts on both sides.

Section 9.18 Easements

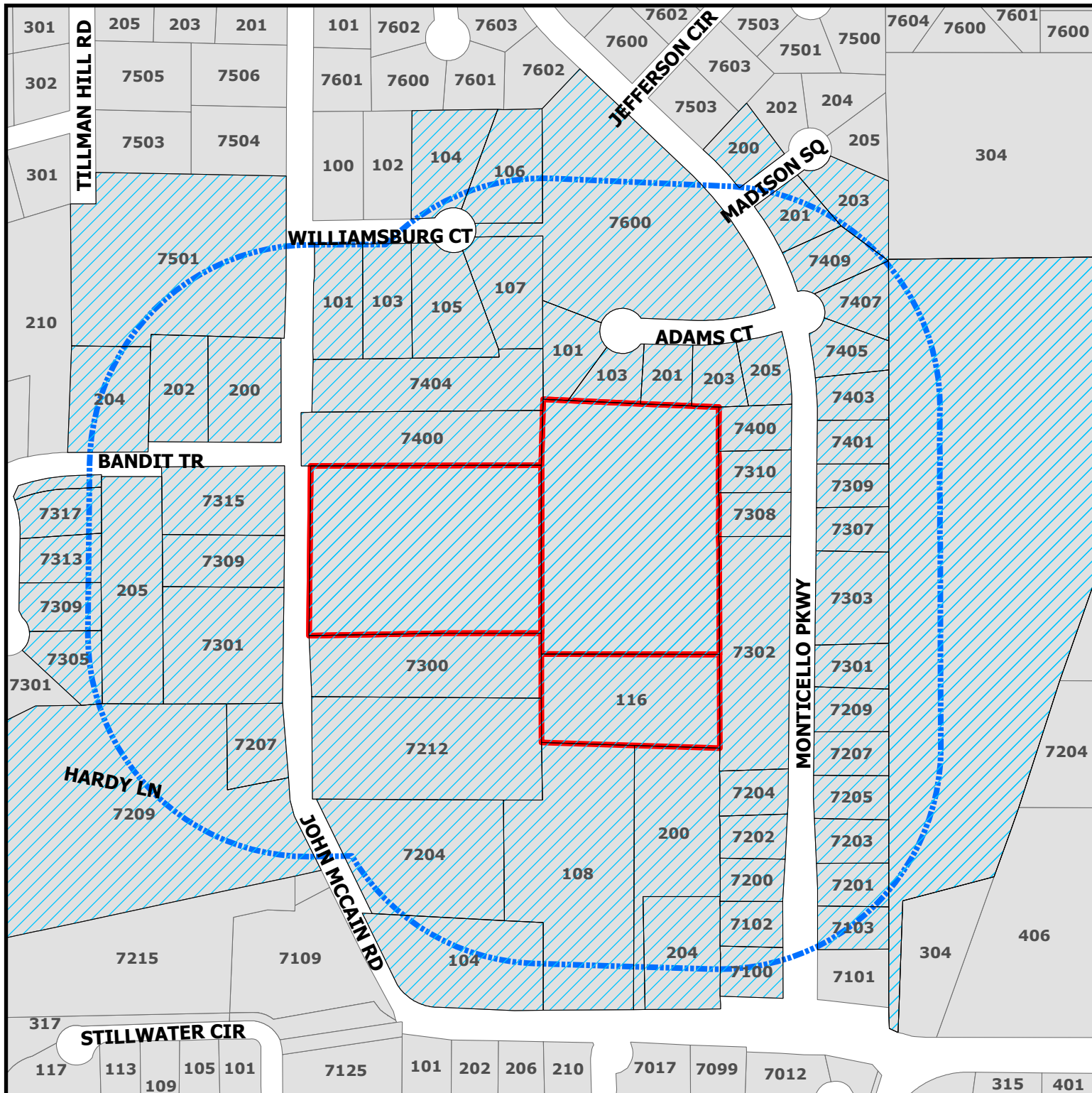
- A. Easements – Easements for drainage and utility construction, service, and maintenance shall be provided in locations approved by the City and affected utilities according to the following standards:
1. Easement for the use of public utilities of not less than seven and one-half (7.5') feet in width shall be provided on each lot and extend along the entire length of the rear property line. Easements shall connect with easements already established on adjoining properties or extend to connect with a public right-of-way. No lot shall be shown with an easement which prevents proper development and full utilization of the lot as a suitable building site for the intended zoning district.
 2. For lots of more than two hundred (200) feet deep, the utility easement shall be not less than sixteen (16) feet wide.
 3. The width of any drainage easement shall be determined by the Director of Public Works or designee or in accordance with the need for drainage improvements established by any drainage study.
 4. All utility easements shall be dedicated as utility and/or drainage easements.
 5. When an easement is granted for public purposes as a separate instrument, the following statement of restrictions shall be placed in dedication instrument:

Utility Easements

Any public utility, including the City of Colleyville, shall have the right to move and keep moved all or part of any building, fences, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and any public utility, including the City of Colleyville, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

- B. Easements Adjacent to State Highways – When a proposed water or sewer line or drainage facility will be placed adjacent to a public road maintained by the Texas Department of Transportation, a separate specific use easement shall be provided for each utility or drainage facility.
- C. Emergency Access Easements – Emergency access easements shall have a clear unobstructed width to accommodate a pavement section of not less than twenty-four (24) feet in width. The emergency access easement shall connect at each end to a dedicated public street or shall have a suitable size turnaround at the dead-end, and appropriate turning space at inside corners to permit free movement of emergency

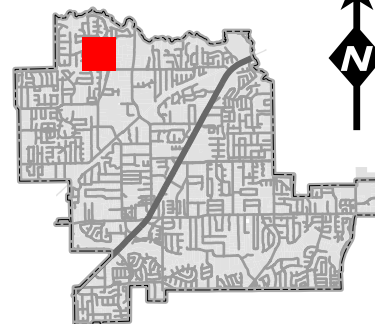
Notification Map



ZC25-001

7316 John McCain Road

-  Parcels to be notified
-  Buffer
-  Subject Property
-  Subject Property



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



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

The City of Colleyville has scheduled public hearings concerning the below referenced request on the following dates and location:

Planning and Zoning Commission Meeting: Monday, February 10, 2025 at 7:00 p.m.
City Council Meetings: Tuesday, March 4, 2025 & Tuesday, March 11, 2025 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-30 Single-Family Residential and R-40 Single-Family Residential districts on Tracts 4A2 & 4B2, 4A3 & 4B3, Abstract 295, William E. Crooks Survey, being located at 7316 & 116 John McCain Road. The request is to rezone the property for a new 12 lot single-family subdivision zoned R-30 and R-40 Single Family Residential.

Zoning Case: ZC25-001

Applicant: Curtis Young, Sagegroup

Owner: Dale M. Holt

Location: 7316 & 116 John McCain Rd

Property Description: Tracts 4A2 & 4B2, 4A3 & 4B3, & 4E, Abstract 295, William E. Crooks Survey

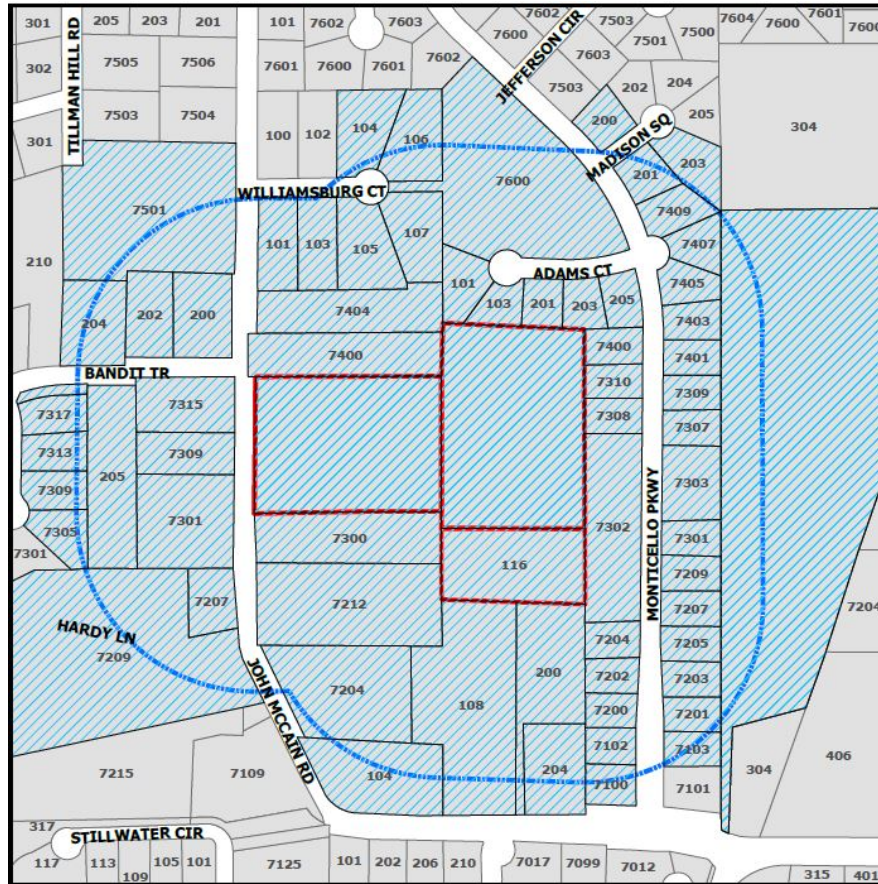
Present Zoning: AG Agricultural

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.

Kris Potts

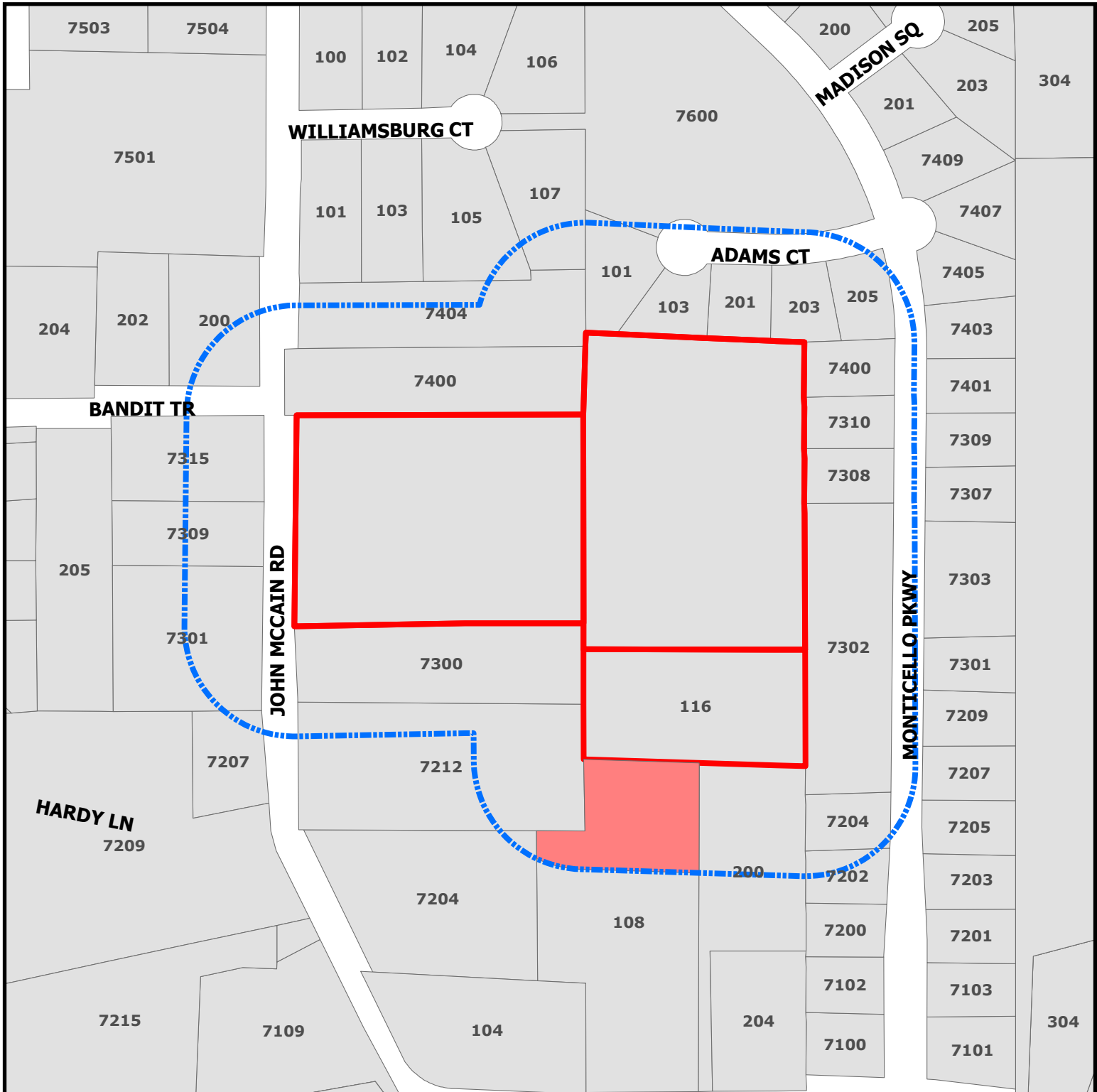
Kris Potts
Planner

Owner_Name	Situs_Addr
COLGAN, GREGORY D	7501 TILLMAN HILL RD
REAKA, PETER U	200 BANDIT TR
KOOP, MITCHELL	202 BANDIT TR
RAGAN, THERON A	204 BANDIT TR
KENT, ROBERT	7315 JOHN MCCAIN RD
WALKER, GRADY M	7309 JOHN MCCAIN RD
ATHERTON, JAY W	7207 JOHN MCCAIN RD
KOONCE, TIMOTHY J	7404 JOHN MCCAIN RD
STEHING, TRENT	7307 MONTICELLO PKWY
HINTON, SHARON	7309 MONTICELLO PKWY
OSBORNE, DONALD	7401 MONTICELLO PKWY
HUNTER, MARK E	7403 MONTICELLO PKWY
WEASNER, JOHN	7405 MONTICELLO PKWY
FRANCIS, BOBBY	7407 MONTICELLO PKWY
SORRELL, ANDREW	7409 MONTICELLO PKWY
SALSBURY, BRUCE	201 MADISON SQ
CHANG, WESLEY EN-TSE	203 MADISON SQ
SCHEFFE, SCOTT A	7103 MONTICELLO PKWY
ANDRE, TERRI	200 MADISON SQ
ALAWY, AHMED	7201 MONTICELLO PKWY
DAVIS, JOHN ROGER	7203 MONTICELLO PKWY
KNOX, LARRY	7205 MONTICELLO PKWY
GALLEGOS, ELVIS	7207 MONTICELLO PKWY
ROBERTS, ROBERT	7209 MONTICELLO PKWY
SATTLER, DAVID	7301 MONTICELLO PKWY
ONEILL, LIAM	7100 MONTICELLO PKWY
LEWIS, LARRY	205 ADAMS CT
LAMB, CHARLES A	203 ADAMS CT
WILLSON, JOSHUA A	201 ADAMS CT
MARKLE, MITCHELL C	103 ADAMS CT
AIRIS, MARK	101 ADAMS CT
SHOMPER, JASON	7102 MONTICELLO PKWY
VENTURA, PAOLA MELO	104 WILLIAMSBURG CT
BRASWELL, JAMES L	106 WILLIAMSBURG CT
AWALT, TIFFANY	107 WILLIAMSBURG CT
MERRIFIELD, WILLIAM	105 WILLIAMSBURG CT
CHAPMAN, MARK NOEL	103 WILLIAMSBURG CT
BEAMAN, TED A	7200 MONTICELLO PKWY
COMPTON, SINA	101 WILLIAMSBURG CT
FLETCHER, CRISTI	7202 MONTICELLO PKWY
HUANG, SHU-MING	7204 MONTICELLO PKWY
MONTICELLO HOMEOWNERS ASSN	7302 MONTICELLO PKWY
SHIELDS, LARRY D	7308 MONTICELLO PKWY
BOLIVAR, JOSE	7310 MONTICELLO PKWY
COOPER, JERRY R	7400 MONTICELLO PKWY
DENNY AND JUDY NEWGREN REVOCABLE TRUST	200 JOHN MCCAIN RD
VAN HORNE, EDWARD	108 JOHN MCCAIN RD
BELL, APRIL	7204 JOHN MCCAIN RD
PELTIER, ANGELA	205 BANDIT TR
DAWSON FARMS LLC	7209 JOHN MCCAIN RD
WAGNER, FREDERICK V	7305 CHANEL CT
CROWE REVOCABLE TRUST	7309 CHANEL CT
REDDY, BIBAS	7313 CHANEL CT
O'NEAL, BRIAN	7317 CHANEL CT
VISIONS SOUTHWEST 10 LP	7321 CHANEL CT
JUDON, MATTHEW	7212 JOHN MCCAIN RD
MARTINEZ GRULLON, JUAN	7300 JOHN MCCAIN RD

TRINITY CHRISTIAN CENTER OF SANTA ANA INC
NEFF, T BRENT
HOLT, DALE M
JONES, MARK
ESSEX MANOR TRUST
HIGHTOWER, ROXANNE S
BILLINGS, FLORENCE L
OLD GROVE ADDITION
WESTMONT ADDITION
CHANEL COURT
VANGUARD ESTATES ADDITION
MONTICELLO ADDITION-COLLEYVILLE
GRAPEVINE COLLEYVILLE ISD
CURTIS YOUNG

304 JOHN MCCAIN RD
204 JOHN MCCAIN RD
116 JOHN MCCAIN RD
7316 JOHN MCCAIN RD
7400 JOHN MCCAIN RD
104 JOHN MCCAIN RD
7301 JOHN MCCAIN RD
COURTESY NOTICE
COURTESY NOTICE
COURTESY NOTICE
COURTESY NOTICE
COURTESY NOTICE
STATE REQUIRED
APPLICANT

Opposition Map

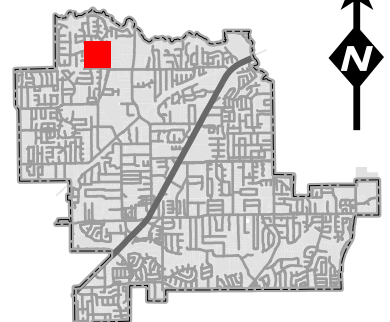
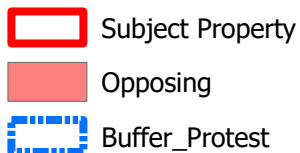


ZC25-001

7316 John McCain Road

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List of Opposing Properties

Address	Owner's Name	Percentage
108 JOHN MCCAIN RD	VAN HORNE, EDWARD	4.42%

Address Count : 1

Total Percentage: 4.42%

ORDINANCE O-25-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 11.81 ACRES, BEING TRACTS 4A2 & 4B2, 4A3 & 4B3, & 4E, ABSTRACT 295, WILLIAM E. CROOKS SURVEY, BY AUTHORIZING A REZONING FROM AG AGRICULTURAL TO R-40 SINGLE-FAMILY RESIDENTIAL AND R-30 SINGLE-FAMILY RESIDENTIAL DISTRICTS; 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 and R-30 Single Family Residential districts under Case No. ZC25-001; 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 and R-30 Single-Family Residential on 11.81 acres, being Tracts 4A2 & 4B2, 4A3 & 4B3, & 4E, Abstract 295, William E. Crooks Survey, located at 7316 and 116 John McCain Rd, 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. 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 4th day of March 2025.

The second reading and public hearing being conducted on the 11th day of March 2025.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS ON THIS THE 11TH DAY OF MARCH 2025.

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

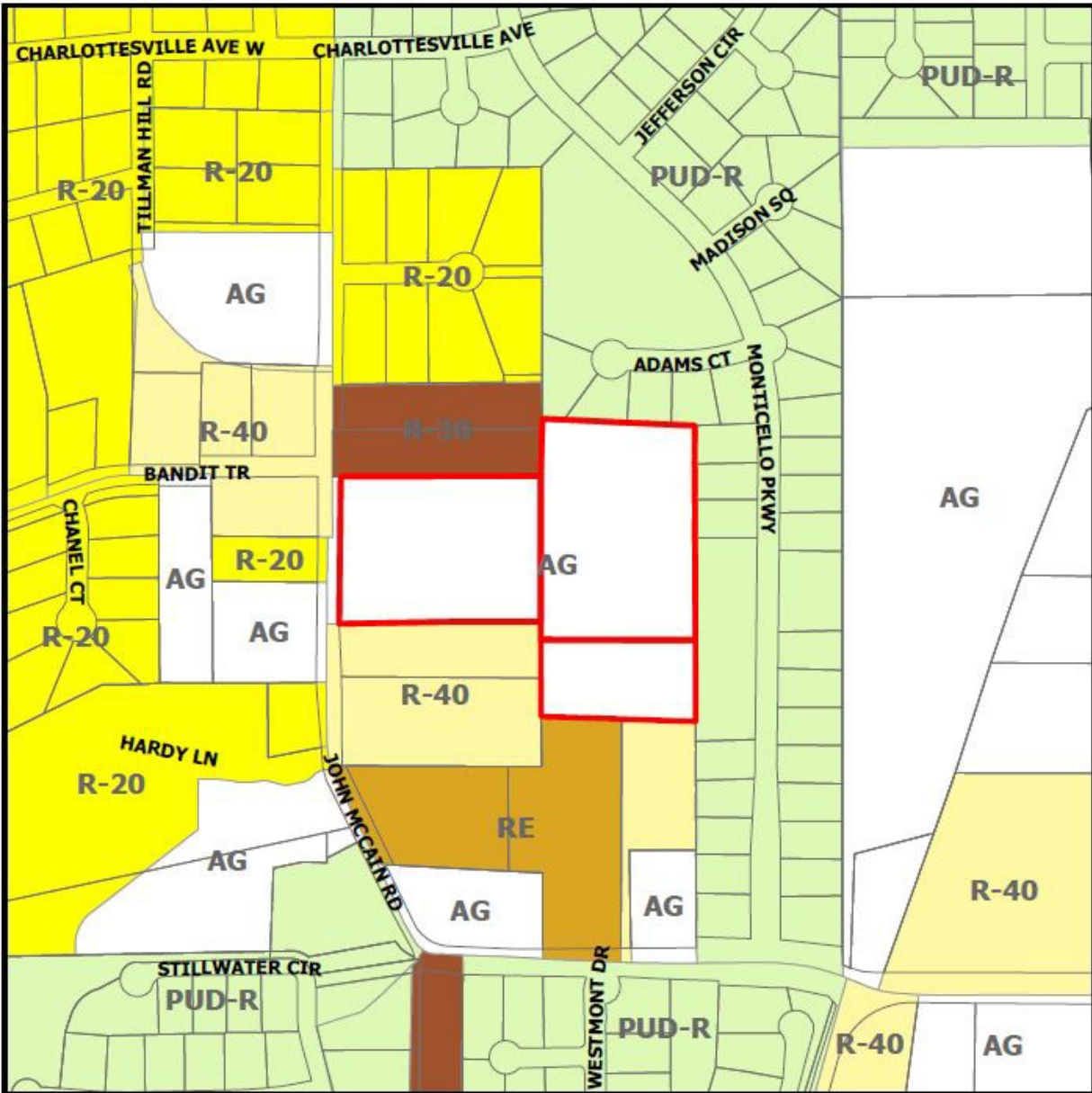
Christine Loven, TRMC
City Secretary

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 2d

Agenda Date 2/10/2025

Number -

Type Public Hearing Agenda Items

Department Community Development

Title

Consideration of a change to the Land Development Code, Chapter 3, Section 3.27, Accessory Building Regulations and Residential Carport Regulations

Explanation

The City Council has directed staff to prepare an amendment to the Land Development Code Chapter 3, Section 3.27, Accessory Building Regulations and Residential Carport Regulations. The amendment will remove the requirement of a Special Use Permit (SUP) for carports which meet all the section requirements and are located completely to the rear of the house or not visible from the street. Carports proposed on corner lots will still require an SUP approval.

Staff Recommendation: Staff recommends approval of the proposed amendment.

Recommendation

Approve

Attachments

1. Draft Ordinance Language
2. Draft Ordinance

Section 3.27 Accessory Buildings and Residential Carport Regulations

The following regulations shall govern the location, size and use of accessory buildings:

A. Accessory Buildings Located in Residential Zoning Districts (O-00-1223 / 07/18/00)

1. *Permit Required:*

- a. A building permit shall be required for any accessory building which exceeds one hundred and twenty (120) square feet. However, all accessory buildings containing 120 square feet or less shall comply with the height and setback requirements of this Section. An accessory building shall only be allowed as an incidental structure to a principle building unless the accessory building is located in the Agricultural District.
- b. For the purpose of this Section, the term accessory building shall include detached residential garages, pool houses, accessory dwellings, gazebos, cabanas, or other shade structures. **Exception:** structures for specific use as playground assemblies and/or playhouses shall be exempt provided that minimum five (5) feet setbacks from property lines are maintained.

2. *Maximum Size and Number of Buildings:*

- a. The maximum number of accessory buildings allowed per lot shall be three (3) buildings. In addition, the combined square footage of all accessory buildings shall not exceed four percent (4%) of the aggregate area of the lot. **Exemption:** Lots containing a minimum of 80,000 square feet shall be exempt from the requirement for the maximum number of accessory buildings.
- b. Accessory dwellings allowed by the Land Development Code shall be limited in size to be no more than the most restrictive of the following:
 1. Fifty percent (50%) of the primary structure;
 2. The maximum allowed square footage for accessory buildings on the lot; or
 3. No more than twelve hundred (1,200) square feet
- c. For the purpose of this Section, the size of an accessory building shall be the square footage of each floor, mezzanine, covered porch, or shade structure.
- d. An application to exceed the total square footage authorized above may be approved as a Special Use Permit (SUP).
- e. An existing accessory building may be remodeled or expanded provided the combined square footage of all accessory buildings does not exceed the maximum square footage allowed. However, a legally-existing accessory building which exceeds the maximum square footage allowed may be remodeled or replaced with a new accessory building, but not expanded or increased in height.
- f. There shall be no physical connection between accessory buildings and a minimum separation of three (3) feet between accessory buildings.

3. *Setbacks:*

- a. No accessory building shall be allowed, erected, or located forward of the front façade of the primary dwelling. **Exemption:** Lots containing a minimum of 80,000 square feet shall be exempt from this requirement.
- b. No accessory building shall be erected in any required yard, as defined in *Chapter 2 – Definitions*, except as set forth herein.
- c. Attached accessory buildings – Accessory buildings erected ten (10) feet or closer to the principal building shall be considered attached, and shall comply with the setback lines established for the

applicable zoning district. For the purpose of this regulation, the distance between buildings shall be measured between the nearest wall surfaces. **Exception:** Open structures (open on at least 2 ¾ sides), such as patio covers, shall be allowed to extend into the required rear yard setback a maximum of 10 feet.

- d. Detached accessory buildings – A detached accessory building shall comply with the setback lines established for the applicable zoning district, unless the accessory building is located totally behind the rear of the principal building, then it shall not be placed closer than five (5) feet to any side or rear lot line.
- 4. *Maximum Height:* No accessory building shall penetrate a vertical height envelope defined as being a point five feet from a side or rear lot line and extending vertically 8 feet to a point, then extending at a 45° angle to the allowed height of the zoning district. For clarification, structures shall be measured at grade and shall not exceed the maximum height of the zoning district.
- 5. *Permitted Uses:* The use of an accessory building shall be consistent with the permitted uses of the applicable zoning district. No accessory building shall be used for dwelling purposes (the act of occupying a structure – with or without a kitchen) other than for an accessory dwelling, where permitted by the district regulations or Special Use Permit. No accessory building or accessory dwelling shall be rented.
- 6. *Special Use Permit Provision:* Any request for a building permit for an accessory building which does not meet the criteria in this Section shall only be authorized after approval of a Special Use Permit by the City Council using the procedures contained elsewhere in this Land Development Code.

B. For Accessory Buildings Located in Non-residential Zoning Districts

- 1. No accessory building shall be erected in any required yard area except as set forth by this section.
- 2. No accessory building shall be erected within ten (10) feet of any other building unless such accessory building is used as a commercial kiosk, in which case such commercial kiosk cannot be located within fifty (50) feet of another building.
- 3. Commercial kiosks as accessory uses and/or buildings may be located within approved nonresidential districts subject to the following conditions:
 - a. Maximum size of two hundred-fifty (250) square feet.
 - b. No inside sales or service or drive in sales or service; walk-up and/or drive-up service permitted.
 - c. Exterior walls shall be of at least seventy-five percent (75%) masonry, glass, or other equivalent material, provided metal material does not exceed twenty-five percent (25%) of the exterior walls.
 - d. Located within required setbacks and in conformance with this section.
 - e. Located in such a manner as to not impede, impair or endanger vehicular traffic on the property where the kiosk is located and for vehicular traffic ingressing from and egressing to public rights-of-way.
 - f. Submission of an acceptable site plan shall be required for consideration of the issuance of a building permit unless a current valid Certificate of Occupancy exists.
 - g. Limited to one (1) kiosk per platted plot.

C. Residential Carport Regulations – Carports located in zoning districts which permit single family residential dwellings shall comply with the regulations contained in this section.

- 1. ~~*Approval by Special Use Permit Only:* In accordance with the Special Use Permit procedures contained in this Chapter of these zoning regulations, no carport shall be built in the City of Colleyville without approval~~

~~by the City Council for a Special Use Permit to construct a carport in a zoning district that permits single family residential dwellings.~~ *Special Use Permit Provision:* Any request for a building permit for a carport which does not meet the criteria in this Section shall only be authorized after approval of a Special Use Permit by the City Council using the procedures contained elsewhere in this Land Development Code. If all criteria is met then a Special Use Permit is not required. EXCEPTION: All carports on a corner lot shall require approval of a Special Use Permit.

2. *Carport Standards:* A carport shall comply with the following regulations, unless the City Council in approving a Special Use Permit for a carport has imposed other requirements necessary in the particular case to protect the public interests.

a. *Size:* A carport shall not exceed 480 square feet in area. The longest dimension on a carport shall not exceed 24 feet.

b. *Height:* A carport shall not exceed a maximum height of 15 feet **and no taller than the primary structure.** The height shall be measured from the finished grade to the highest point of the roof.

c. *Setbacks:*

i. A carport located within ten (10) feet of the principal building shall comply with the **front**, side and rear yard setbacks of the zoning district **provided all of the following conditions are satisfied:**
(1) **The carport is located completely to the rear of the house OR is not visible from the street;**
(2) **Is not proposed on a corner lot; and**
(3) The distance shall be measured between the two closest points of the carport and principal building.

ii. A carport located 10 feet or more from a principal building may extend into a required side or rear yard, provided all of the following conditions are satisfied:
(1) every part of such carport is unenclosed except for necessary structural supports;
(2) no part of the carport is less than five (5) feet from a side or rear lot line; **and**
(3) the carport is located completely within the rear yard area as defined in these zoning regulations; **and**
(4) the carport shall not be visible from the street.

d. *Maximum Number Per Lot:* one

e. *Paving and Street Access:*

The parking area of a carport shall be paved not less than nine feet (9') by eighteen feet (18') and provide access to a public street right-of-way. Said access shall be a minimum of nine feet (9') in width and paved. All paved surfaces shall be either concrete, asphalt or pave-stone.

f. *Design Criteria:*

i. *Roof -* Carports shall have a pitched roof of at least 2:12. Flat roofs shall be prohibited.

ii. *Posts -* Posts shall be clad or finished of brick, stone, cedar or decorative metal, such as metal lattice. For purpose of this requirement, decorative metal shall consist of twenty-five (25) percent opaque surfaces. The dimension of each post as viewed from each primary elevation shall not be less than eight inches (8") or more than forty-eight inches (48"). Any carport with two or more elevations that exceed the 48-inch criteria shall be considered an accessory building and be regulated as such. Cedar posts shall be wrapped using masonry stone or brick from the base to at least 50% of the post height. The exposed portion of the cedar post shall be a minimum of 8 inches.

g. *Adequacy of Plans and Specifications:*

The applicant requesting a Special Use Permit to construct a carport shall submit plans and specifications of the proposed carport for review. Said plans and specifications shall contain sufficient information to allow the City Council to determine that the proposed carport complies with these regulations and the City Council may require additional information when necessary to clarify the applicant's request. At a minimum, the drawings shall contain a plot plan, elevation views and a description of the construction materials.

ORDINANCE O-25-

AN ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, AMENDING CHAPTER 3, SECTION 3.27 ACCESSORY BUILDINGS AND RESIDENTIAL CARPORT REGULATIONS OF THE LAND DEVELOPMENT CODE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Colleyville approved Ordinance O-00-1214 on April 18, 2000, adopting the Land Development Code; and

WHEREAS, the City of Colleyville desires to amend Chapter 3, Section 3.27 Accessory Building and Residential Carport Regulations of the Land Development Code; and

WHEREAS, notice of a public hearing before the City Council was published in a newspaper of general circulation in Colleyville at least 15 days before such hearing.

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

- Sec. 1. THAT *Chapter 3, Section 3.27 Accessory Building and Residential Carport Regulations* of the Land Development Code is hereby amended to read as depicted in the attached Exhibit "A".
- Sec. 2. 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. 3. 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. 4. 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. 5. 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 4th day of March 2025.

The second reading and public hearing being conducted on the 11th day of March 2025.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 11TH DAY OF MARCH 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 L. Wyatt
City Attorney

Exhibit "A"

Chapter 3 – Land Use

Section 3.27 Accessory Buildings and Residential Carport Regulations

The following regulations shall govern the location, size and use of accessory buildings:

C. Residential Carport Regulations – Carports located in zoning districts which permit single family residential dwellings shall comply with the regulations contained in this section.

1. ~~Approval by Special Use Permit Only: In accordance with the Special Use Permit procedures contained in this Chapter of these zoning regulations, no carport shall be built in the City of Colleyville without approval by the City Council for a Special Use Permit to construct a carport in a zoning district that permits single family residential dwellings.~~ *Special Use Permit Provision: Any request for a building permit for a carport which does not meet the criteria in this Section shall only be authorized after approval of a Special Use Permit by the City Council using the procedures contained elsewhere in this Land Development Code. If all criteria is met then a Special Use Permit is not required.*

2. *Carport Standards:* A carport shall comply with the following regulations, unless the City Council in approving a Special Use Permit for a carport has imposed other requirements necessary in the particular case to protect the public interests.

a. *Size:* A carport shall not exceed 480 square feet in area. The longest dimension on a carport shall not exceed 24 feet.

b. *Height:* A carport shall not exceed a maximum height of 15 feet. The height shall be measured from the finished grade to the highest point of the roof.

c. *Setbacks:*

i. A carport located within ten (10) feet of the principal building shall comply with the ~~front~~, side and rear yard setbacks of the zoning district, *be located completely to the rear of the house, and not visible from the street.* The distance shall be measured between the two closest points of the carport and principal building.

ii. A carport located 10 feet or more from a principal building may extend into a required side yard, provided all of the following conditions are satisfied:

- (1) every part of such carport is unenclosed except for necessary structural supports;
- (2) no part of the carport is less than five (5) feet from a side or rear lot line;
- (3) the carport is located completely within the rear yard area as defined in these zoning regulations; *and*
- (4) *the carport shall not be visible from the street.*

d. *Maximum Number Per Lot:* one

e. *Paving and Street Access:*

The parking area of a carport shall be paved not less than nine feet (9') by eighteen feet (18') and provide access to a public street right-of-way. Said access shall be a minimum of nine feet (9') in width and paved. All paved surfaces shall be either concrete, asphalt or pave-stone.

f. *Design Criteria:*

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g. Adequacy of Plans and Specifications:

The applicant requesting a Special Use Permit to construct a carport shall submit plans and specifications of the proposed carport for review. Said plans and specifications shall contain sufficient information to allow the City Council to determine that the proposed carport complies with these regulations and the City Council may require additional information when necessary to clarify the applicant's request. At a minimum, the drawings shall contain a plot plan, elevation views and a description of the construction materials.