



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION AGENDA

100 Main Street, Colleyville, Texas, 76034

MONDAY, FEBRUARY 24, 2025

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

1. CALL TO ORDER

2. ANNOUNCEMENTS, PROCLAMATIONS AND PRESENTATIONS

2a Economic Development Update

3. PRESENTATION AND DISCUSSION

3a Presentation and discussion of a Minor Plat with a waiver for lot width for Lot 1, Block 1, Miland Addition, being Tract 1D1, Abstract 1177, Jane S. Newton Survey, located at 5816 Bettinger Drive, Case PC25-003

3b Presentation and discussion of a Replat for Lots 1R1 and 1R2, Block 1, Towne Center Animal Hospital Addition, being Lot 1, Block 1, Towne Center Animal Hospital Addition, located at 4313 Colleyville Boulevard, PC25-007

4. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards, *Thursday February 20, 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 WORKSESSION BRIEFING

Agenda Number 2a

Agenda Date 2/24/2025

Type Announcements, Proclamations, and Presentations

Department Community Development

Title

Economic Development Update

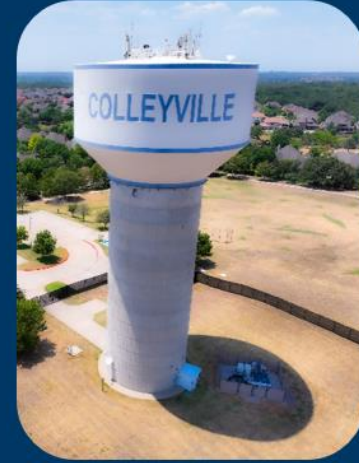
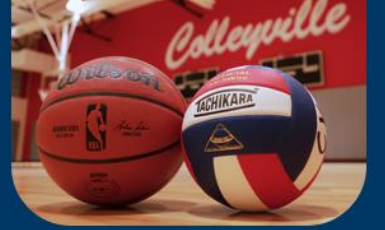
Attachments

1. Economic Development Update Presentation



Economic Development Update

February 24, 2025



Economic Development

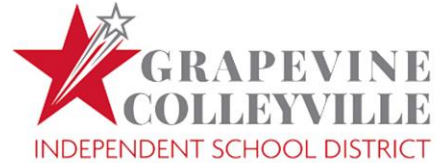
Our economic development efforts are focused on attracting, growing, and retaining a quality mix of commercial businesses that provide the goods and services desired by citizens and visitors, with a physical presence that adds to the exceptional aesthetics of the community.

- › Demographics
- › Analytics
- › Sales Tax
- › Focus Areas
- › Prospects
- › City Owned Properties
- › Economic Development Programs



AWARD WINNING COMMUNITY

Police, Fire, Library,
Parks and Recreation,
Finance, Economic Development
Community Development,
Public Works



#2 Best DFW School District
#4 Best Texas School District



**26,057
People**



**9,311
Households**



**13.1
Square Miles**



**\$196,034
Median
Household
Income**



**48.6
Median Age**



**69% Hold Bachelors
Degree or Beyond
Highly Educated
Population**



City Grant Programs for Businesses
Gift Card Program for Residents
Promotional Programs for Local Businesses



**#1 BEST PLACE TO LIVE IN
TARRANT COUNTY (DFW)**

92.5%

Occupancy Rate

\$26/Sq Ft

Market Median Rent Rate

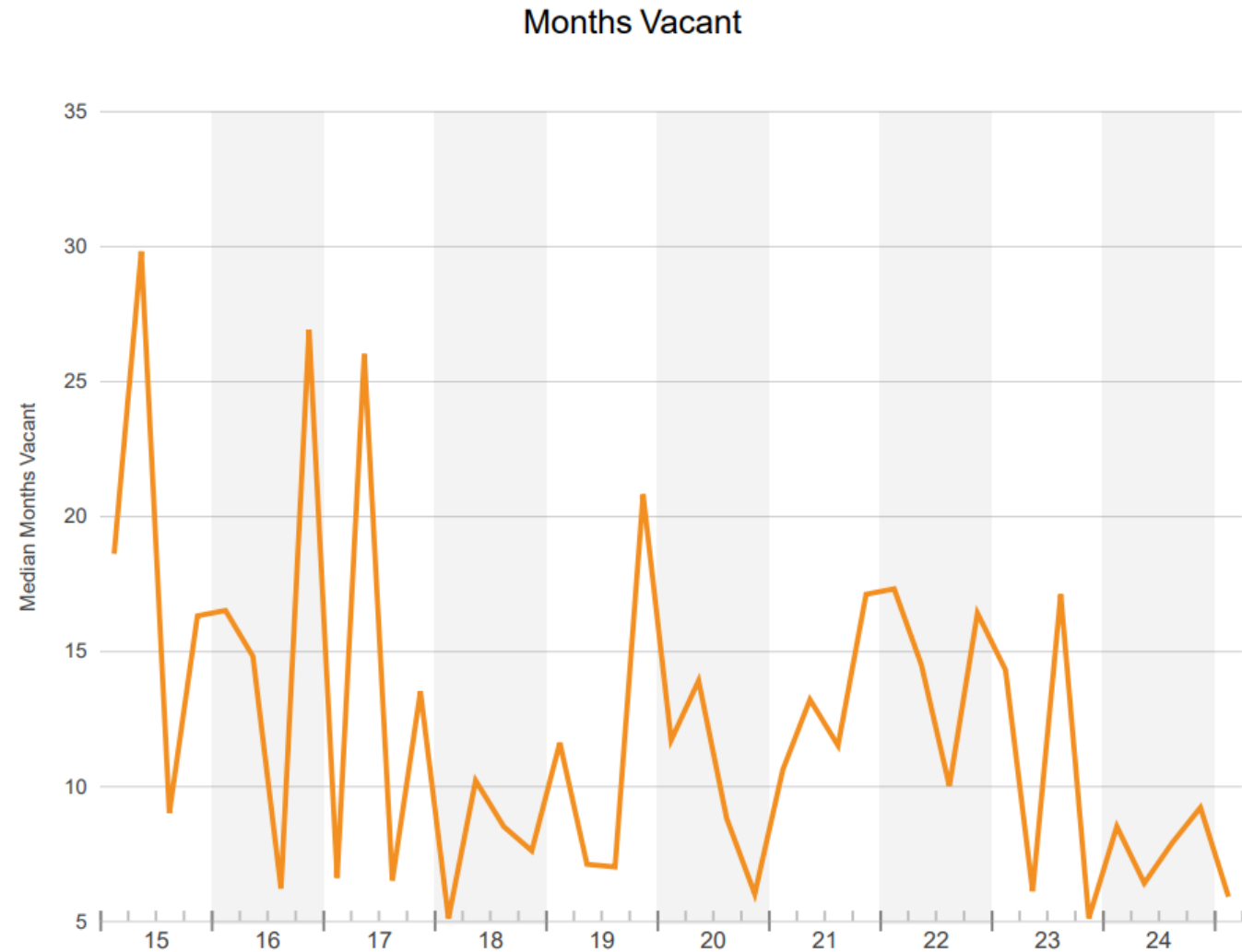
225K Sq Ft

Available Square
Footage to lease

2.8M Sq Ft

Square Feet Inventory

Analytics



Months Vacant are trending down



Analytics

92.5%

Occupancy Rate

\$26/Sq Ft

Market Median Rent Rate

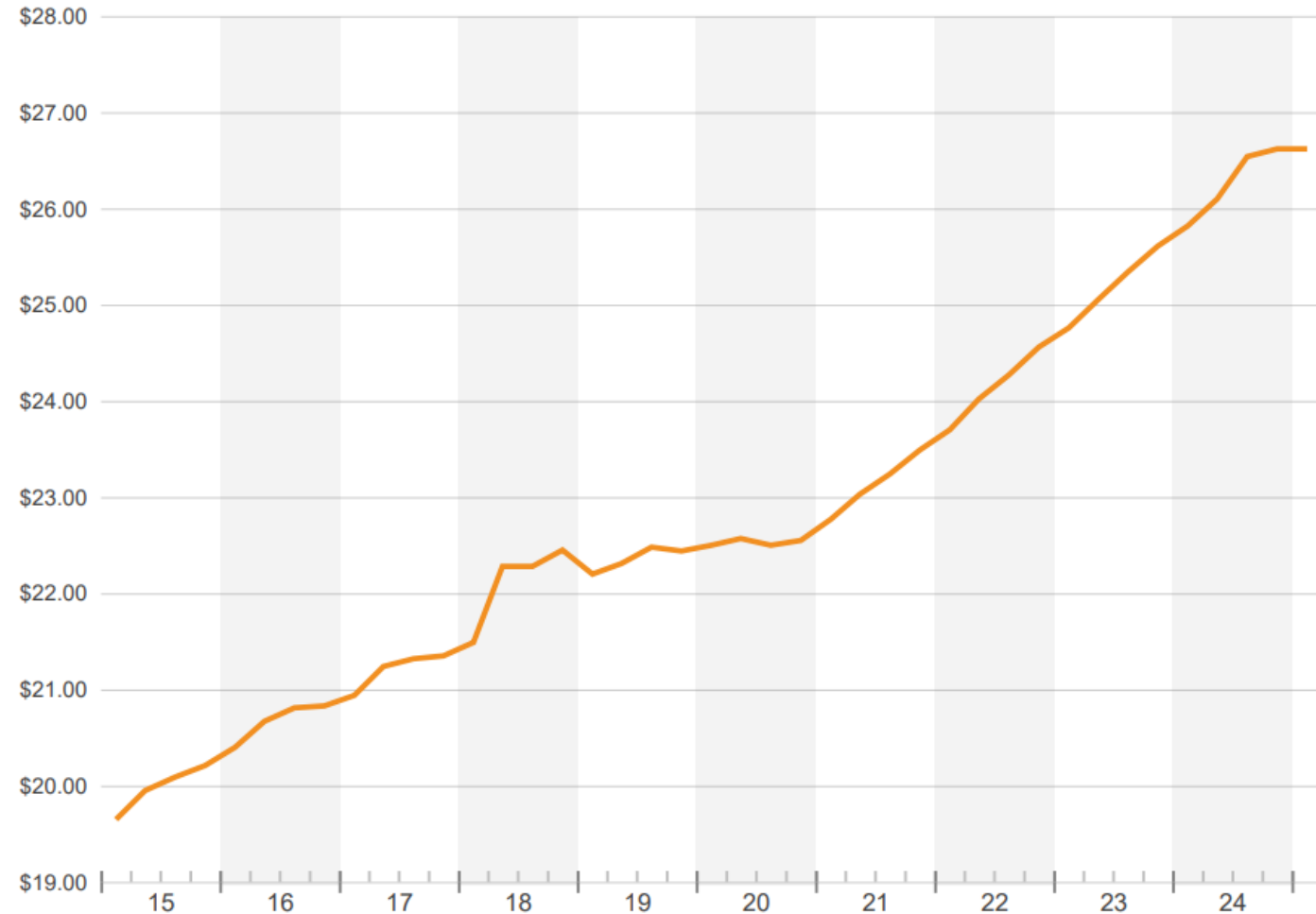
225K Sq Ft

Available Square
Footage to lease

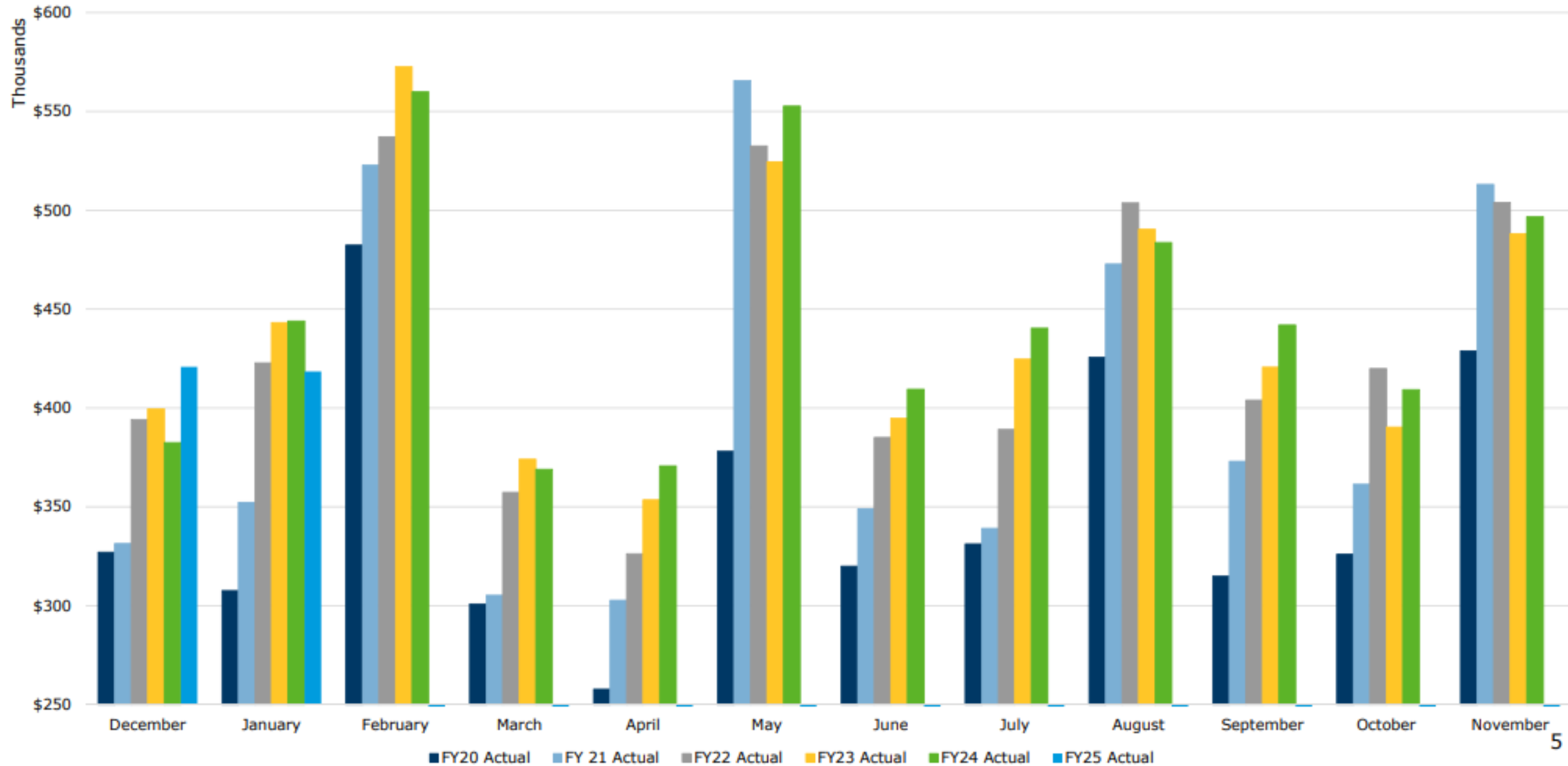
2.8M Sq Ft

Square Feet Inventory

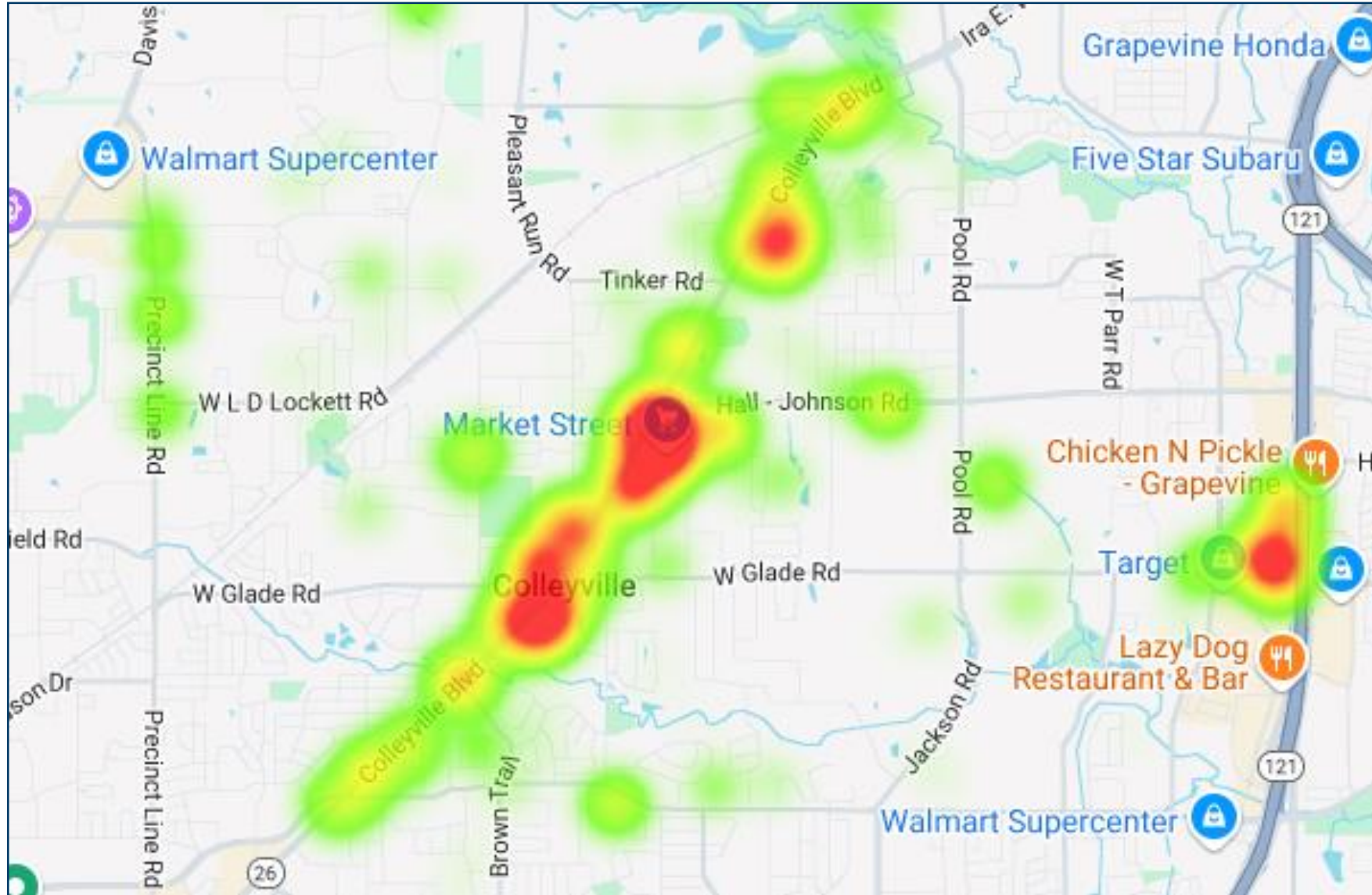
Market Asking Rent Per SF



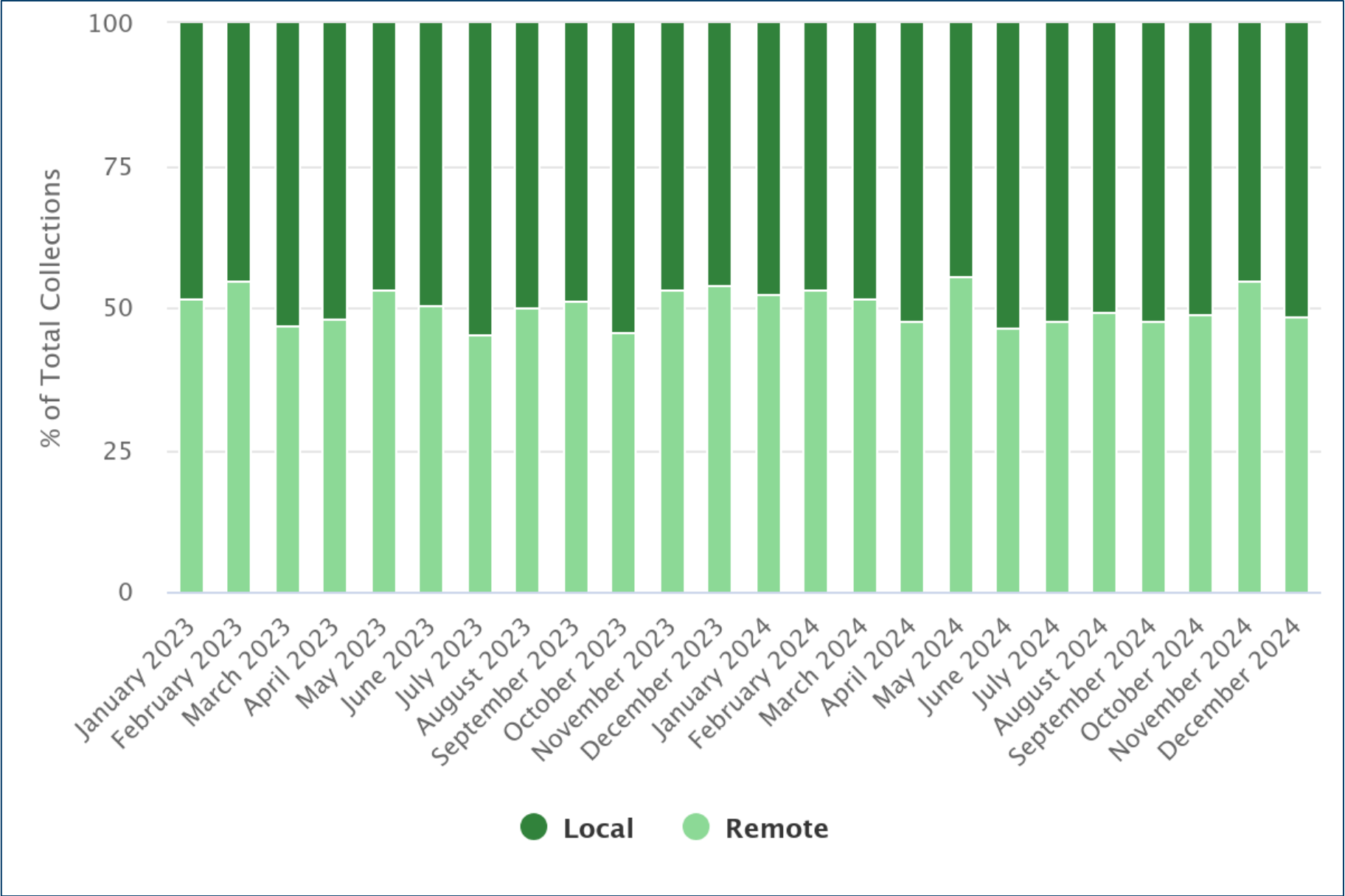
Sales Tax: Comparative Collections



Sales Tax Hot Spots



In Store (Local) vs. Online (Remote)



Top Restaurant Closing Reasons-Nationally



- Increased Competition for Customers
- Inflation
- Rising Labor Prices
- Rising Food Prices
- Owner Personal/Family Reasons
- Customer Buying Patterns
- Rent Increases
- Relocations
- Construction-related Challenges



SOURCES

<https://www.ketk.com/news/local-news/were-going-to-miss-them-brigittas-hungarian-restaurant-adds-to-growing-list-of-closing-east-texas-restaurants/>
<https://www.ksat.com/news/local/2024/07/25/why-your-favorite-san-antonio-restaurants-are-closing-down-or-struggling-to-survive/>
<https://www.lubbockonline.com/story/business/2024/12/31/46-lubbock-restaurants-shops-closed-in-2024-heres-why-economy-tom-bingos-bbq-shearers-foods/76201037007/>
<https://houston.eater.com/2024/11/19/24300883/houston-restaurant-closings-closed-november-2024>
<https://www.austinmonthly.com/restaurants-bars-closing-austin/>
<https://www.chron.com/food/article/texas-barbecue-smokehouse-closings-bbq-19993522.php>
<https://www.texasmonthly.com/bbq/bbq-joints-closing-2024/>
<https://www.dallasnews.com/food/restaurant-news/2024/12/17/biggest-restaurant-closures-dallas-fort-worth-2024-gone-not-forgotten/>
<https://www.mysanantonio.com/food/article/boerne-restaurant-closures-19462210.php>
<https://bitly.com/blog/why-are-retailers-closing/#h-3-key-reasons-retail-stores-are-closing>
<https://www.thestreet.com/retail/why-so-many-retail-stores-are-still-closing>
<https://www.familyhandyman.com/article/why-stores-are-closing/?srsltid=AfmBOooUjqSq84idKqDvZJ-Oe47kPEweHzKFEKVHZSWtFeYH3yp1Dnbp>
<https://longitudinedesign.com/8-most-common-reasons-restaurants-close-within-the-first-year/>
<https://www.forbes.com/sites/jackkelly/2024/06/06/major-restaurant-chains-that-have-closed-down-locations-across-the-us-in-2024/>

According to CoStar, lead provider of information, analytics, and marketing services to the commercial property industry,...

Businesses have been affected “by a challenging macroeconomic environment – with consumers cutting back their discretionary spending – as well as competition from budget-friendly giants such as the dollar-store chains, Amazon, Walmart, and Target.”

<https://www.costar.com/article/731258284/party-city-is-said-to-be-shutting-down>

“U.S. retailers have so far announced 7,327 store closings... for 2024, with closings soaring past any full-year total since the height of pandemic in 2020.”

<https://www.costar.com/article/731258284/party-city-is-said-to-be-shutting-down>

“It is the high cost and access to capital that is causing the demise of very good but undercapitalized retail chains”

<https://www.costar.com/article/731258284/party-city-is-said-to-be-shutting-down>

2024 was “a tough year full of liquidations and bankruptcies of U.S. brick-and-mortar retail operators.”

<https://www.costar.com/article/1155126386/big-lots-plans-to-shut-its-nearly-900-remaining-stores>

“Coresight has tracked 49 U.S. retail bankruptcies – including auto dealers and direct-to-consumer brands – compared to 25 bankruptcies in calendar 2023.”

<https://www.costar.com/article/1155126386/big-lots-plans-to-shut-its-nearly-900-remaining-stores>

Colleyville Business Activity

NEW	REDEVELOPMENT	IN PROCESS
Cheeky Monkey Tara Village The Cookie Bar Town Center Colleyville Happy Beauty Co Town Center Colleyville New York Butcher Shoppe Glade & Heritage Daily Bep Former Julia's Donuts Freeform Chiropractic Glade & Heritage Pulse PEMF Town Center Colleyville Only You Bridal Town Center Colleyville Grand Opening February	Town Center Colleyville/LOOK Indoor Family Fun Concept Capitol One Building- SOLD Former 99 Cent Store Entertainment/Family ANYTIME FITNESS Precinct Line truBond Vet Glade & Heritage Colleyville Business Center The Village PoshPaw/Vetted CRUNCH Fitness March 2025 La Penela Restaurant The Village 2025	Tinker NW (24K sf) Tinker NE (90K sf) Hodges Property (83K sf) Sagora Senior Living (303k sf) Pickleball Kingdom (40K sf) Southern Gateway (25K sf) Retail and Restaurant Boutique Grocery Store Precinct Line Medical (19K sf) Kiddie Academy (10K sf) Kaizen Sports Training Facility (5K sf) Golden Paws Development (12K sf) O'Brien Office (4K sf) Distribution Center (150K sf)



Colleyville Business Activity

NEW	REDEVELOPMENT	IN PROCESS
Cheeky Monkey Tara Village	Town Center Colleyville/LOOK Indoor Family Fun Concept	Banker NW (24K sf)
The Cookie Bar Town Center Colleyville	Capitol One Building- SOLD	Banker NE (90K sf)
Happy Town Center Colleyville		Property (83K sf)
New York Town Center Colleyville		for Living (303k sf)
Shopping Gladwin		dom (40K sf)
Daily Forman		(25K sf)
Freeform Gladwin		Medical (19K sf)
Pulse PEMF Town Center Colleyville	CRUNCH Fitness March 2025	ny (10K sf)
Only You Bridal Town Center Colleyville Grand Opening February	La Penela Restaurant The Village 2025	Sports Training Facility (5K sf)
		Paws Development (12K sf)
		men Office (4K sf)
		Distribution Center (150K sf)

765,000 sf
New Construction!



- The Village: Colleyville Business Center/ Chamber of Commerce to relocate
- Colleyville Downs Restaurant: Higher than avg rent / Breakfast and (2) Italian Concepts
- Former Bellissimo's: Café, (2) QSRs, retail store
- LOOK: (3) LOIs from indoor amusement family fun concepts
Negotiations have begun with one of the concepts
- 99 CENT STORE: Indoor amusement concepts, restaurant, Grocery store
- Northern Gateway: Pickleball Kingdom and QSR (quick service restaurant)
- Southern Gateway: Developer under Contract-Retail/Restaurant and Popular Boutique Grocery Store
- Black Walnut: Fine Casual Restaurants Independent and Popular Chains

Prospects

FAMILY ENTERTAINMENT

Slick City
The Picklr
Pickleball Kingdom
Playstreet Museum
Sherlocked
Ace Pickleball
Escape Hunt
Putt Shack
FunBox
FunCity
Pickleball Smash-It
F1 Arcade
Pickle Juice
SERV
Sandbox VR
Activate Games
Launch Entertainment
Cineplex Entertainment

FAST CASUAL/QSR

Whataburger
Smalls Sliders
Firehouse Subs
Wendy's
Savvy Sliders
P. Terry's
Ike's Sandwiches
Coco Shrimp
Taco Casa
Salad and Go
Dairy Queen
SWIG
Curry Up Now
Dutch Bros
Tim Horton's
Jeremiah's Ice
Newk's

RESTAURANTS

Balkan Garden
Black Bear Diner
Chuy's
CAVA
Eggs Up Grill
The Biscuit Bar
Ford's Garage
Sixty Vines
Chopt
Meddy's
First Watch
Rockfish
Tropical Smoothie
Southern Roots
Brewery
Toast City Diner
Hideaway Pizza
Patriotic Pig
Zalat
North Italia
Front Yard Brewery

RETAIL

Hey Sugar
Atomic Candy
Full Circle Books
Kemo Sabe
SWTHZ
BodyBar
Trader Joes
Publix
The Joint Chiropractic
Crunch Fitness



Prospect Sources

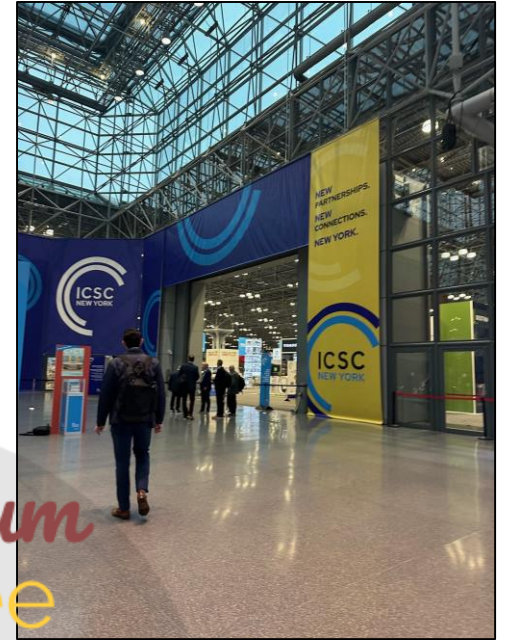


Costar
Retail Live! Austin

ICSC National
One Million Cups
Northeast leadership Forum

ICSC Central

Chamber Economic Development Forum
Economic Development Committee



ICSC Red River
ICSC New York
Main Street Now



City Owned Properties



- Northern Gateway 37 Acres
Flood Study Underway

City Owned Properties



- Northern Gateway 3.81 Acres
Pickleball Kingdom LOI, Contract Pending

City Owned Properties



➤ Southern Gateway 5.8856 Acres

Under contract with Venture

Site Plan underway to include popular boutique grocery store along with retail and restaurant

- **Business Center Chamber Partnership** – The City and the Chamber have partnered on a community Business Center. This facility is home to our Chamber of Commerce and provides support and programming for our local business community. The Service Corps of Retired Executives (SCORE) uses the facility to counsel business owners and provide education programs.
- **Business Outreach Program** – Staff makes personal contact with all business owners to discuss business trends and individual needs. City events also include business engagement opportunities.
- **Economic Development Committee-** Internal committee made of leadership roles throughout the organization. They meet to discuss trends, prospects, processes, and creative new ways to conduct business retention and attraction.
- **Economic Development Forum-** Monthly update conducted with the Colleyville Chamber of Commerce to inform the business community and residents about economic development happenings and request their prospect preference

IMPACT

70%

Bingo Cards Returned for
Gift Card (500 Picked Up)



\$665,400

BEST Grant
Matching funds to date

\$65,000

Colleyville Gives
Grant 2024
\$512,100 since 2018

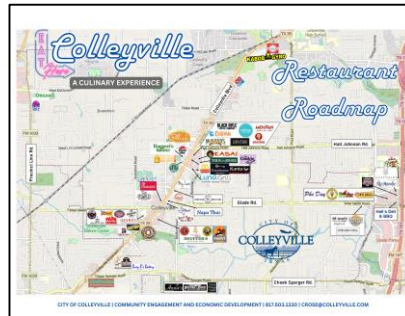


\$140,000

SIGN Grant
Matching Funds to date

\$126,700

Restaurant Only 2024 Gift Cards



\$50,000

SAFER Grant
Matching Funds to date

\$4,349,105

Gift Cards from 2018

\$5,716,605

Economic Investment
Since 2018



Questions and Discussion



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number 3a

Agenda Date 2/24/2025

Number -

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a Minor Plat with a waiver for lot width for Lot 1, Block 1, Miland Addition, being Tract 1D1, Abstract 1177, Jane S. Newton Survey, located at 5816 Bettinger Drive, Case PC25-003

Explanation

Sean Genzer, the applicant, has submitted a Minor Plat with Plat waiver for Lot Width on Lot 1, Block 1, Miland Addition, being Tract 1D1, Abstract 1177, Jane S. Newton Survey, approximately 1.41 acres and zoned R-40 Single Family Residential. The required width of R-40 zoning is 150 feet, and the width of the lot is 148 feet. The request is to plat the property to build a house.

Attachments

1. Aerial Map
2. Zoning Map
3. Plat Exhibit

Aerial Map

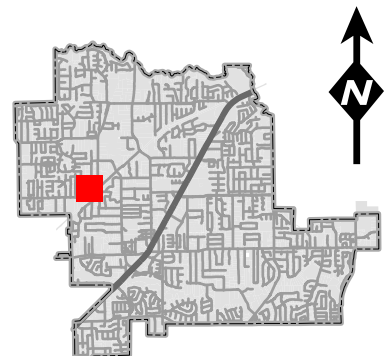


PC25-003

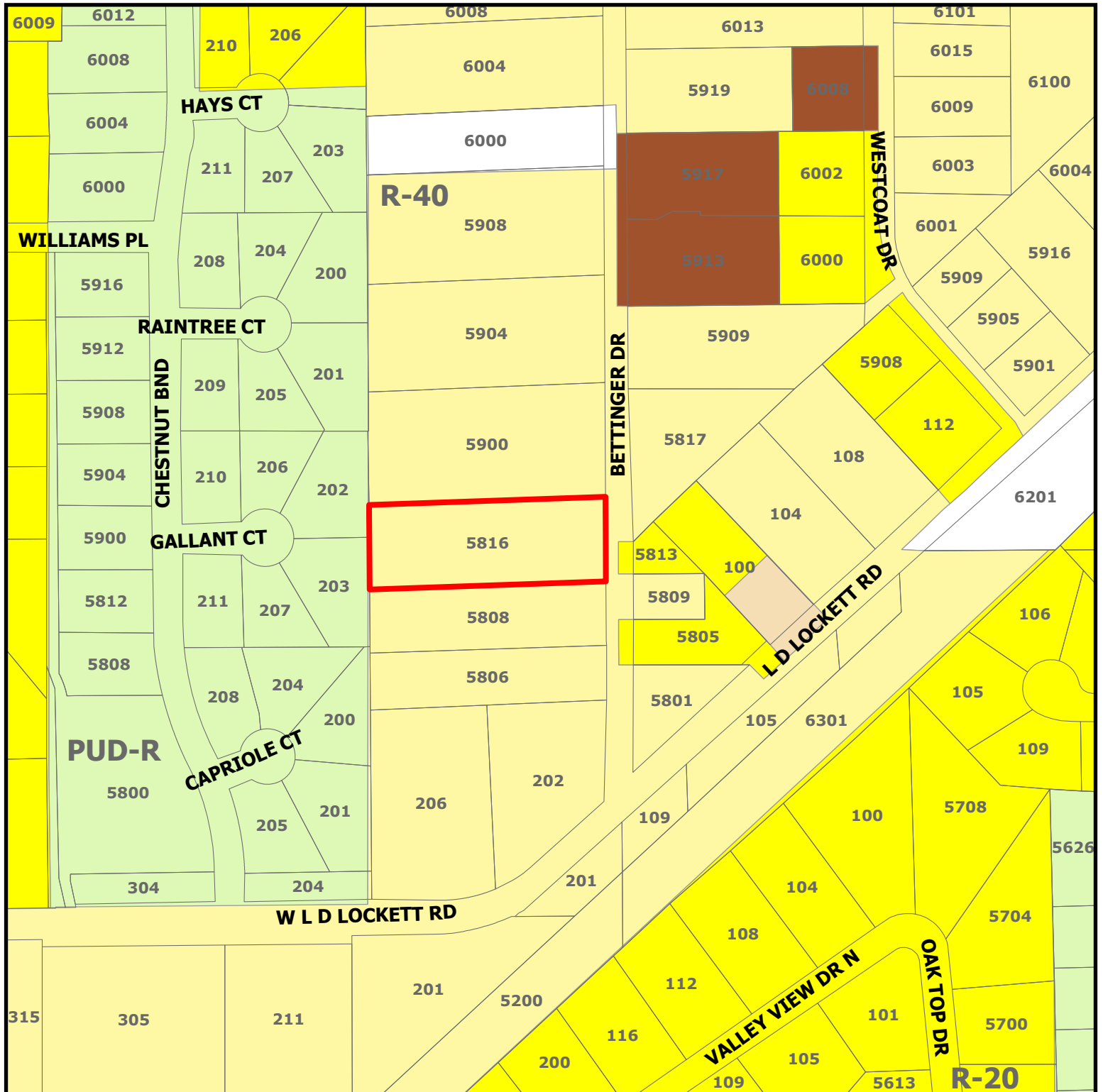
5816 Bettinger Drive

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

 Subject Property



Zoning Map

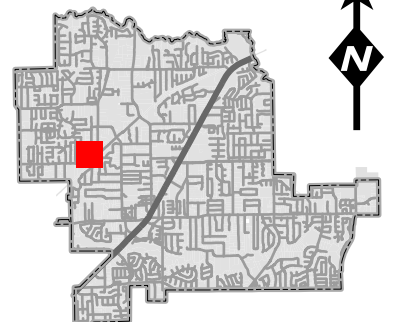


PC25-003

5816 Bettinger Drive



Subject Property



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CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number 3b

Agenda Date 2/24/2025

Number -

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a Replat for Lots 1R1 and 1R2, Block 1, Towne Center Animal Hospital Addition, being Lot 1, Block 1, Towne Center Animal Hospital Addition, located at 4313 Colleyville Boulevard, PC25-007

Explanation

Stephanie Wall, the applicant, has submitted a Replat for Lots 1R1 and 1R2, Block 1, Towne Center Animal Hospital Addition, being Lot 1, Block 1, Towne Center Animal Hospital Addition, being approximately 4.75 acres, and zoned CC-2 Shopping Center. The request is to split the property into two separate parcels to allow for the Kiddie Academy Daycare to be placed on one.

Attachments

1. Aerial Map
2. Zoning Map
3. Plat Exhibit

Aerial Map

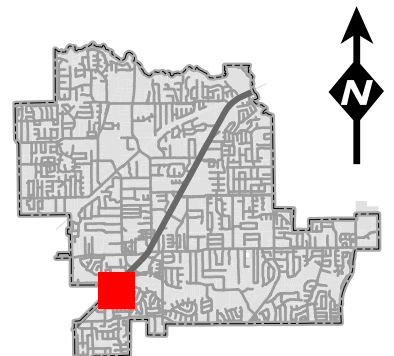


PC25-007

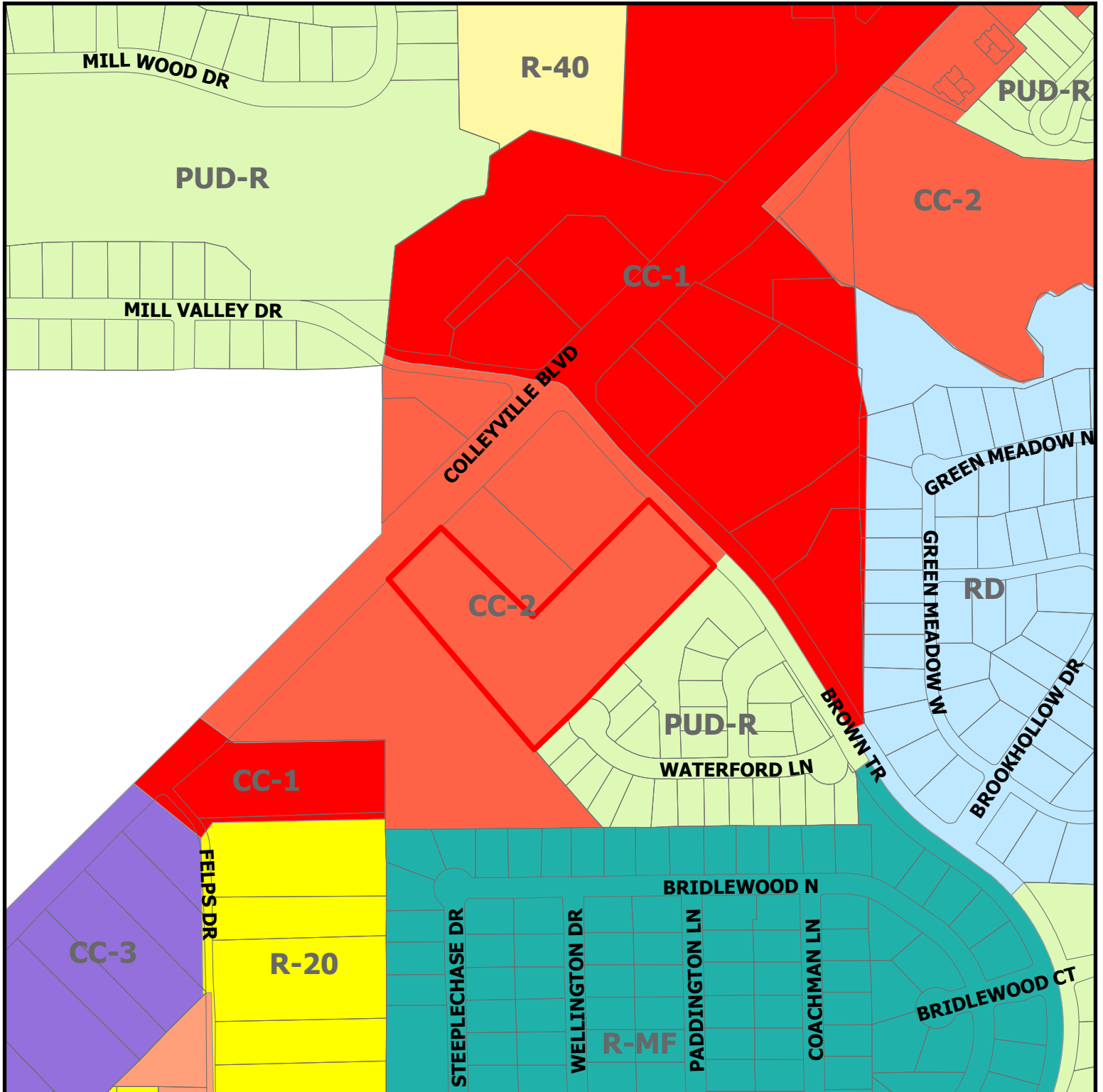
4313 Colleyville Boulevard

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 Subject Property



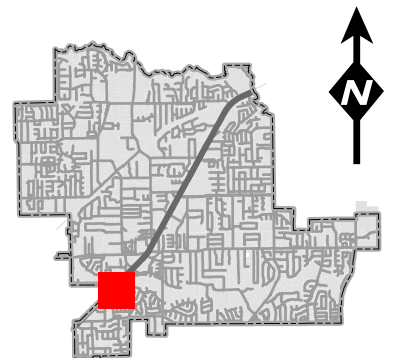
Zoning Map



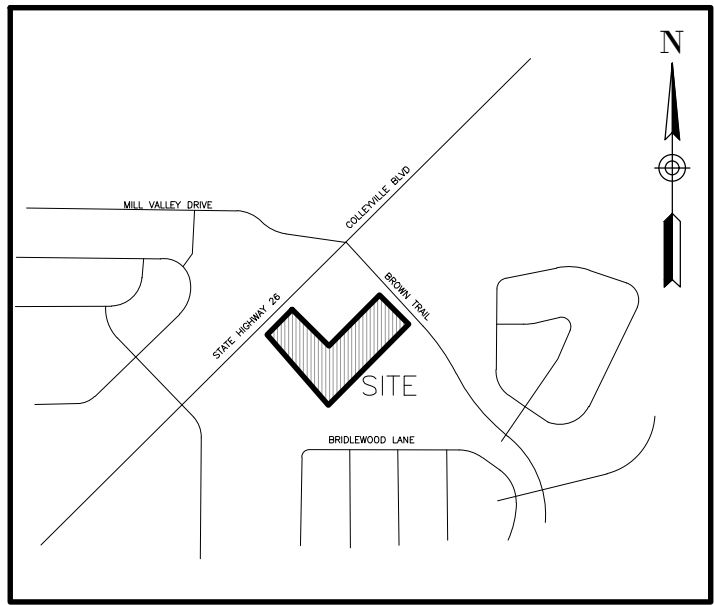
PC25-007

4313 Colleyville Boulevard

 Subject Property



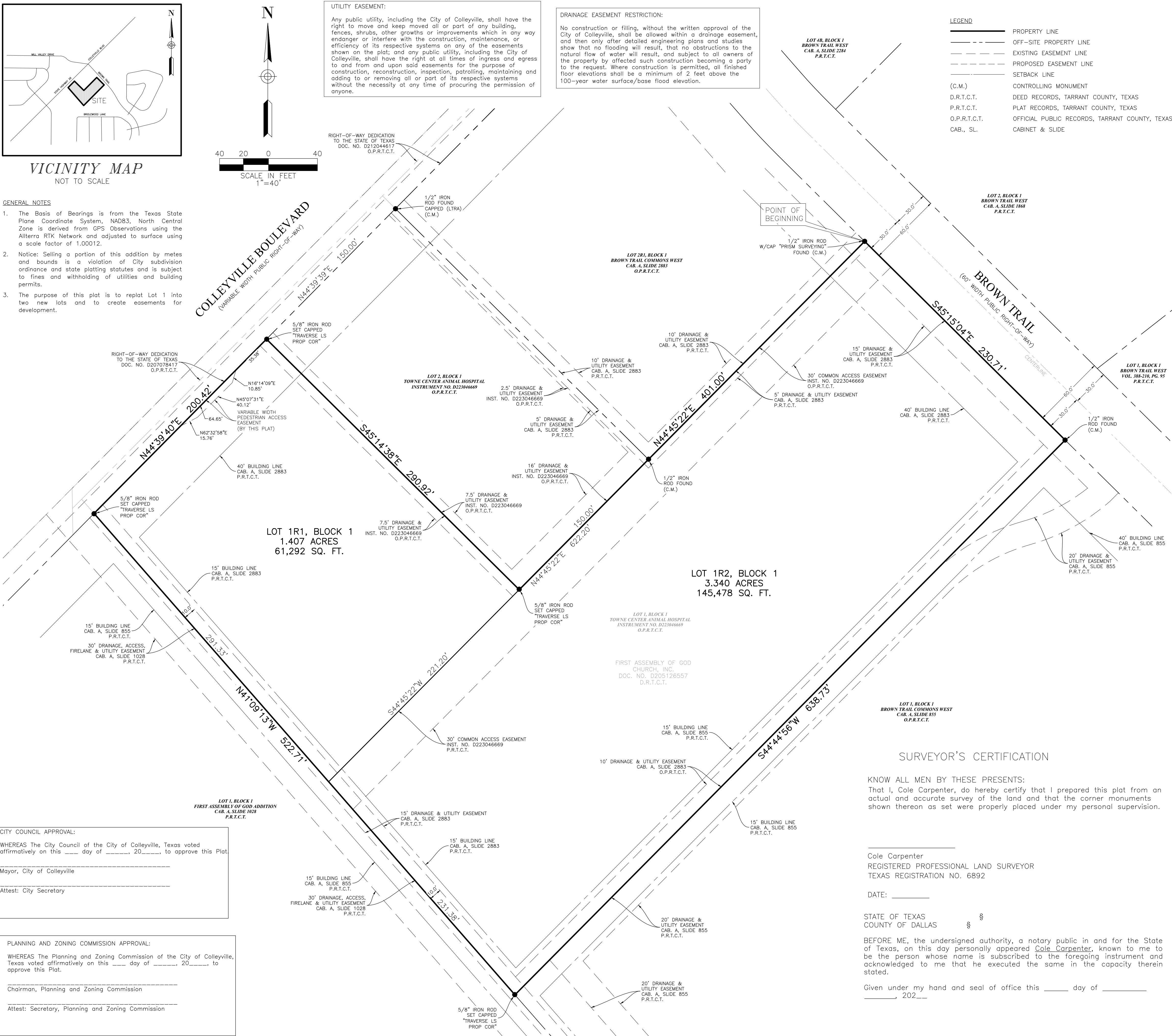
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VICINITY MAP
NOT TO SCALE

GENERAL NOTES

- The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone is derived from GPS Observations using the Aiterra RTK Network and adjusted to surface using a scale factor of 1.00012.
- Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building permits.
- The purpose of this plat is to replat Lot 1 into two new lots and to create easements for development.



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

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

FLOOD NOTES

No portion of the subject property shown hereon lies within the 100 year flood hazard area according to the Flood Insurance Rate Map, Community Panel No. 48439C0210K, dated September 25, 2009. The subject property is located in the area designated as Zone "X", (areas determined to be outside the 0.2% annual chance floodplain).

UTILITY EASEMENT:

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

DRAINAGE EASEMENT RESTRICTION:

No construction or filling, without the written approval of the City of Colleyville, shall be allowed within a drainage easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstructions to the natural flow of water will result, and subject to all owners of the property by affected such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of 2 feet above the 100-year water surface/base flood elevation.

LEGEND	
	PROPERTY LINE
	OFF-SITE PROPERTY LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	SETBACK LINE
(C.M.)	CONTROLLING MONUMENT
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
CAB., SL.	CABINET & SLIDE

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

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

Cole Carpenter
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6892

DATE: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Cole Carpenter, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 202__

Notary Public in and for the State of Texas

OWNER/DEVELOPER
First Assembly of God Church, Inc.
4309 Colleyville Boulevard,
Colleyville, Texas 76034

ENGINEER
Triangle Engineering
1782 W McDermott Drive
Allen, Texas 75013

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS First Assembly of God Church, Inc. is the owner of a 4.747 acre (206,770 square feet) tract of land situated in the BBB&CO RR Co. Survey, Abstract No. 228, Tarrant County, Texas, being all of Lot 1, Block 1 of Towne Center Animal Hospital, an addition to the City of Colleyville, Tarrant County, Texas, according to the plat thereof recorded in Instrument No. D223046669 of the Plat Records of Tarrant County, Texas, being conveyed to said First Assembly of God Church, Inc. by deed recorded in Document No. D205126557 of the Official Public Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found with a cap stamped "Prism Surveying" for the easternmost corner of Lot 2R1, Block 1 of Brown Trail Commons West, an addition to the City of Colleyville, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 2883 of the Plat Records of Tarrant County, Texas, same being the easternmost North corner of said Lot 1 and lying on the Southwest right-of-way line of Brown Trail (60 foot right-of-way);

THENCE South 45 Degrees 15 Minutes 04 Seconds East, with the Southwest right-of-way line of said Brown Trail, a distance of 230.71 feet to a 1/2 inch iron rod found for corner, said point being the easternmost corner of said Lot 1, same being the Northernmost corner of Lot 1, Block 1 of Brown Trail Commons West, an addition to the City of Colleyville, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 855 of the Plat Records of Tarrant County, Texas;

THENCE South 44 Degrees 44 Minutes 56 Seconds West, departing the Southwest right-of-way line of said Brown Trail, with the Northwest line of said Lot 1, Brown Trail Commons West, a distance of 638.73 feet to a 5/8 inch iron rod set for corner with a cap stamped "Traverse LS Prop Cor" for the southernmost corner of said Lot 1, Towne Center Animal Hospital, same being the West corner of said Lot 1, Brown Trail Commons West and lying on the Northeast line of Lot 1, Block 1 of First Assembly of God Addition, an addition to the City of Colleyville, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 1028 of the Plat Records of Tarrant County, Texas;

THENCE North 41 Degrees 09 Minutes 13 Seconds West, with the Northeast line of said First Assembly of God Addition, a distance of 522.71 feet to a 5/8 inch iron rod set for corner with a cap stamped "Traverse LS Prop Cor", said point being the westernmost corner of said Lot 1, Towne Center Animal Hospital, same being the Northernmost corner of said First Assembly of God Addition, and lying on the Southeast right-of-way line of Colleyville Boulevard (variable width right-of-way);

THENCE North 44 Degrees 39 Minutes 40 Seconds East, with the Southeast right-of-way line of said Colleyville Boulevard, a distance of 200.42 feet to a 5/8 inch iron rod set for corner with a cap stamped "Traverse LS Prop Cor", said point being the westernmost north corner of said Lot 1, Towne Center Animal Hospital, same being the West corner of Lot 2, Block 1 of said Towne Center Animal Hospital;

THENCE South 45 Degrees 14 Minutes 38 Seconds East, departing the Southeast right-of-way line of said Colleyville Boulevard, with the Southwest line of said Lot 2, a distance of 290.92 feet to a 5/8 inch iron rod set for corner with a cap stamped "Traverse LS Prop Cor", said point being the South corner of said Lot 2, same being an interior corner of said Lot 1, Towne Center Animal Hospital;

THENCE North 44 Degrees 45 Minutes 22 Seconds East, with the Southeast line of said Lot 2, passing at a distance of 150.00 feet, the East corner of said Lot 2 and the South corner of said Lot 2R1 and continuing for a total distance of 401.00 feet to the POINT OF BEGINNING and containing 206,770 square feet or 4.747 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That We, First Assembly of God Church, Inc., Owners, do hereby adopt this plat designating the hereinbefore described property as Lots 1R1 & 1R2, Block 1, TOWNE CENTER ANIMAL HOSPITAL, an addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever all streets, right-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

Witness, my hand at _____, This ____ day of _____, 20____.

Signature — First Assembly of God Church, Inc. Representative

Printed Name

Title / Date

STATE OF TEXAS §
COUNTY OF _____ §

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

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

Notary Public in and for the State of Texas



14200 Midway Road, Suite 130, Dallas, TX 75244 | T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting
Date: 2025.02.07 Project No.: TR-449-24

REPLAT
LOT 1R1 & 1R2, BLOCK 1
TOWNE CENTER
ANIMAL HOSPITAL

BEING A REPLAT OF LOT 1, BLOCK 1 OF TOWNE
CENTER ANIMAL HOSPITAL, RECORDED IN
INSTRUMENT NO. D223046669, P.R.T.C.T.
OUT OF THE BBB&CO RR CO. SURVEY,
ABSTRACT NO. 228 IN THE CITY OF
COLLEYVILLE, TARRANT COUNTY, TEXAS