



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION AGENDA

100 Main Street, Colleyville, Texas, 76034

MONDAY, MARCH 24, 2025

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

1. CALL TO ORDER

2. PRESENTATION AND DISCUSSION

- 2a** Presentation and discussion of a replat for Lot 4R, Block 1, Nystel Addition, being Lot 1, Block 1, Nystel Addition and an area of right-of-way to be abandoned, located at 1809 John McCain Road, Case PC25-009
- 2b** Presentation and discussion of a minor plat with a waiver for lot width for Lot 1, Block 1, Volosen Addition, being Tract 6B05, Abstract 328, Simon Cotrail Survey, located at 1721 Glade Road, Case PC25-010
- 2c** Presentation and discussion of a Special Use Permit for a residential carport on Lot 40, Block 2, Tara Plantation Addition, located at 1410 Plantation Drive North, Case ZC25-002
- 2d** Presentation and discussion of a Special Use Permit for Massage Therapy Use on Lot 2, Block 1, Braum's/Inland Addition, located at 4508 Colleyville Boulevard Suite B, Case ZC25-003
- 2e** Presentation and discussion of a Special Use Permit for Massage Therapy Use on Lot 1RA, Block 1, Kroger Addition, located at 4906 Colleyville Boulevard Suite 200, Case ZC25-004
- 2f** Presentation and discussion of a Special Use Permit for a fence on Lot 16, Block 7, Oak Crest Hills Addition, located at 405 Oak Crest Hills Drive, Case ZC25-005
- 2g** Presentation and discussion of a rezoning from the AG Agricultural district to R-40 Single Family Residential, on Tracts 4A2 and 4B2, 4A3 and 4B3, and 4E, Abstract 295, William E. Crooks Survey, located at 7316 John McCain Road and 116 John McCain Road, Case ZC25-001

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards *Thursday, March 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 3/24/2025

Number -

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a replat for Lot 4R, Block 1, Nystel Addition, being Lot 1, Block 1, Nystel Addition and an area of right-of-way to be abandoned, located at 1809 John McCain Road, Case PC25-009

Explanation

Garrett Smelker, the applicant, has submitted a replat for Lot 4R, Block 1, Nystel Addition, being Lot 1, Block 1, Nystel Addition, approximately 4.92 acres, and zoned ML Light Industrial. The request is to incorporate an area of abandoned street right-of-way into the lot. The applicant is requesting to abandon a 25 foot right-of-way concurrently with the plat.

Attachments

1. Aerial Map
2. Zoning Map
3. Plat Exhibit
4. Existing Plat
5. Right-of-Way Exhibit

Aerial Map

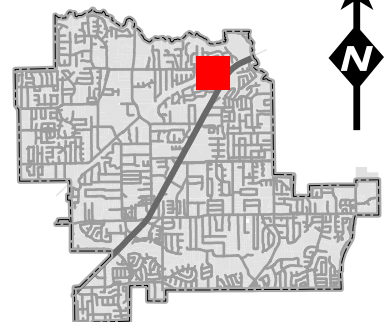


PC25-009

1809 John McCain Road



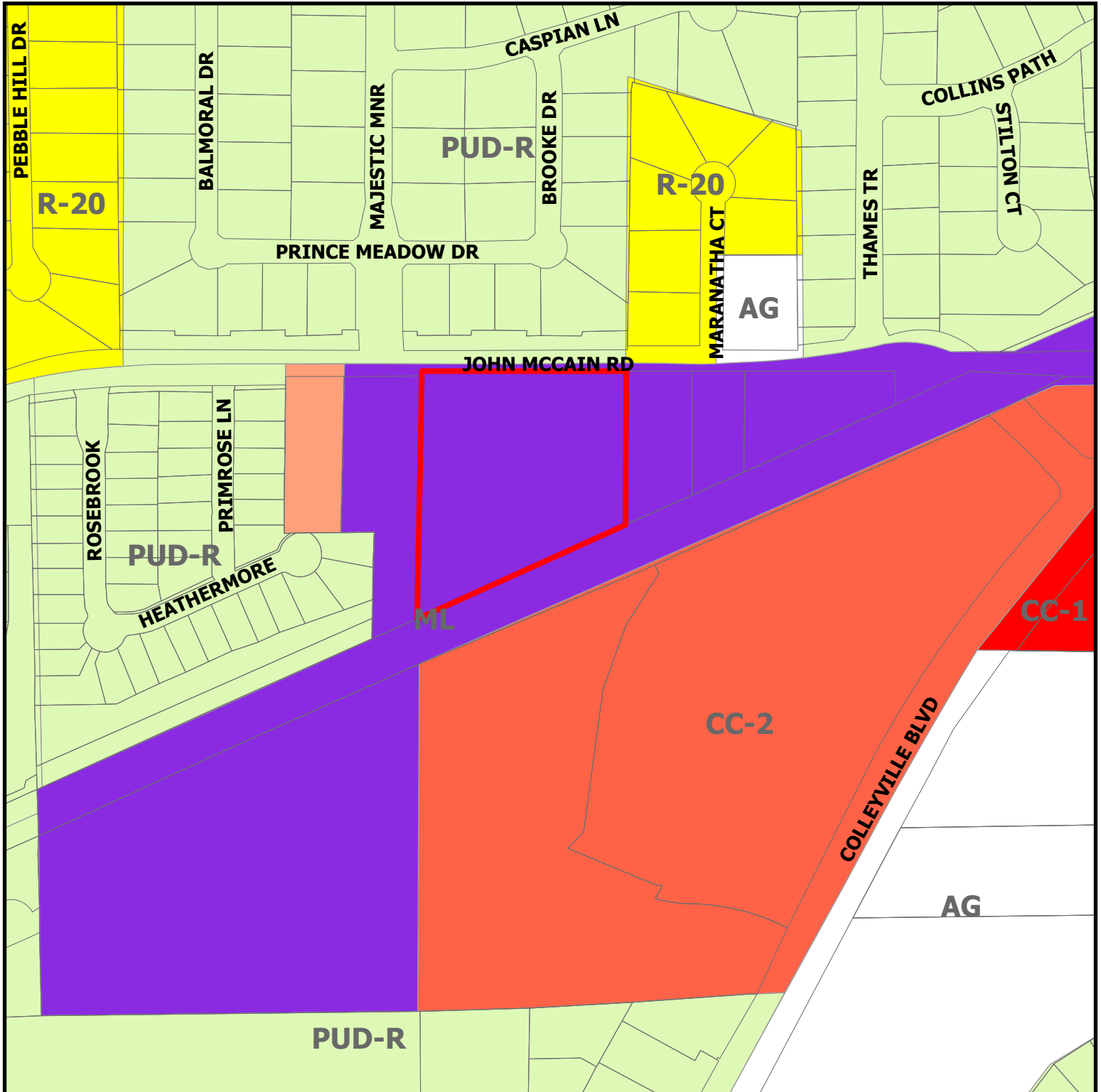
Subject Property



DISCLAIMER:

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

Zoning Map

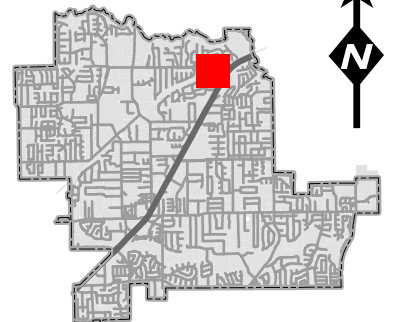


PC25-009

1809 John McCain Road



Subject Property



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DEDICATION CERTIFICATE

WHEREAS, NEL'S DREAM LLC IS THE OWNER OF TRACT 1, BLOCK 1 OF THE NYSTEL ADDITION, AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 388-144, PG. 80 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS AND THE CITY OF COLLEYVILLE IS THE OWNER OF A 25 FOOT WIDE RIGHT-OF-WAY DEDICATION FOR LOCKETT ROAD REFLECTED ON THE NYSTEL ADDITION, AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 388-144, PG. 80 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH A CAP STAMPED "RPLS 6870" FOUND FOR THE SOUTHEAST CORNER OF SAID TRACT 1, ALSO BEING THE SOUTHWEST CORNER OF LOT 1R, BLOCK 1 OF THE NYSTEL ADDITION, AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-191, PAGE 27 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS;

THENCE FROM SAID POINT OF BEGINNING, S 65°52'23" W, PASSING A 1/2" IRON ROD WITH A CAP STAMPED "RPLS 6870" FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT 1 AT A DISTANCE OF 484.84 FEET AND CONTINUING IN ALL A TOTAL DISTANCE OF 512.41 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "JPH LAND SURVEYING FOUND FOR THE SOUTHWEST CORNER OF SAID FORMER 25 FOOT WIDE RIGHT-OF-WAY DEDICATION FOR LOCKETT ROAD, ALSO BEING THE SOUTHEAST CORNER OF LOT 2, BLOCK 1 OF THE CHANDLER ADDITION, AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 5563 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS;

THENCE, N 00°48'23" E, A DISTANCE OF 529.65 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "RPLS 6870" FOUND FOR THE NORTHWEST CORNER OF SAID FORMER 25 FOOT WIDE RIGHT-OF-WAY DEDICATION FOR LOCKETT ROAD, ALSO BEING A POINT IN THE EAST LINE OF SAID LOT 2 AND BEING A POINT IN THE SOUTH LINE OF JOHN MCCAIN ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, WITH THE SOUTH LINE OF JOHN MCCAIN ROAD, S 89°45'37" E, PASSING A 1/2" IRON ROD WITH A CAP STAMPED "RPLS 6870" FOUND AT A DISTANCE OF 25.00 FEET FOR THE NORTHWEST CORNER OF SAID TRACT 1 AND CONTINUING IN ALL A TOTAL DISTANCE OF 460.82 FEET TO A CUT 'X' FOUND FOR THE NORTHEAST CORNER OF TRACT 1, ALSO BEING THE NORTHWEST CORNER OF SAID LOT 1R;

THENCE, DEPARTING THE SOUTH LINE OF JOHN MCCAIN ROAD, S 00°06'44" W, A DISTANCE OF 318.21 FEET TO THE **POINT OF BEGINNING**, CONTAINING 4.508 ACRES OR 196,371 SQ. FEET OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, NEL'S DREAM, LLC, OWNERS, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINBEFORE DESCRIBED PROPERTY AS LOT 4R, BLOCK 1 OF THE NYSTEL ADDITION, 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 OUR HANDS THIS _____ DAY OF _____, 20____

KIM SCHWEIKERT, OWNER
NEL'S DREAM, LLC

STATE OF TEXAS §
COUNTY OF JOHNSON §

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED KIM SCHWEIKERT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

PERSONALIZED SEAL

NOTARY PUBLIC'S SIGNATURE

NOTARY'S EXPIRATION DATE

PLANNING & 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

SURVEYOR CERTIFICATION

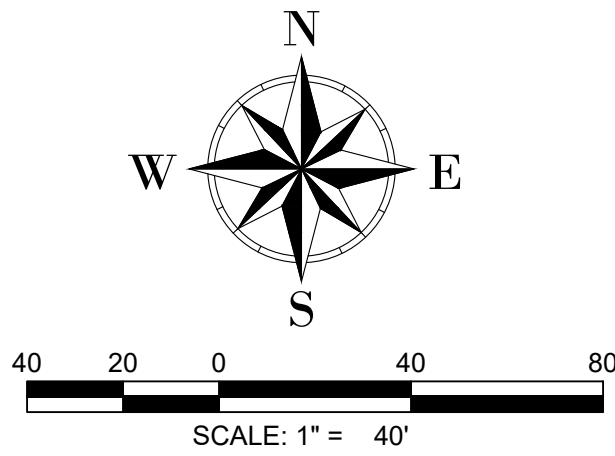
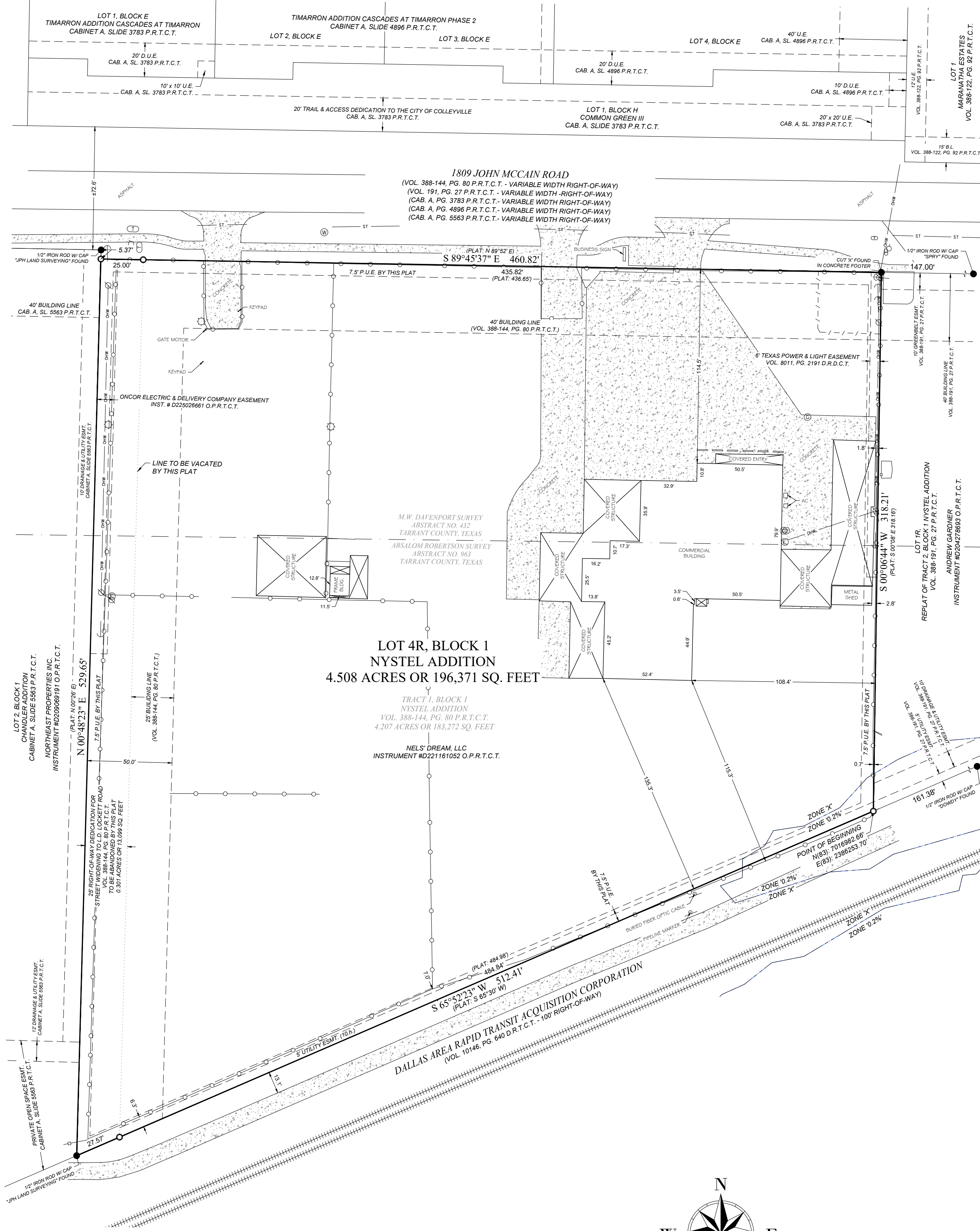
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THAT I, GARRETT J. SMELKER, A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION ON THE GROUND. FURTHER, THIS SURVEY CONFORMS TO THE GENERAL RULES OF PROCEDURES AND PRACTICES OF THE MOST CURRENT PROFESSIONAL LAND SURVEYING PRACTICES ACT.

GARRETT JAMES SMELKER
TEXAS RPLS NO. 6870

DATE

PRELIMINARY
THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE
AND SHALL NOT BE USED OR
VIEWED OR RELIED UPON AS A
FINAL SURVEY DOCUMENT



SURVEYOR:
AMERICAN MERIDIAN LLC
TBPELS FIRM NO. 10194663
2012 E RANDOL MILL RD., STE 213
ARLINGTON, TEXAS 76011
(817) 948-2667

OWNER:
NEL'S DREAM LLC
1809 JOHN MCCAIN RD
COLLEYVILLE, TEXAS 76034
KIM@PRORV.COM
(817) 488-9542



PREPARED BY:
AMERICAN MERIDIAN LLC
TBPELS FIRM NO. 10194663
2012 E. Randol Mill Rd, Suite 213
Arlington, Texas 76011
(817) 948-2667 info@americanmeridianllc.com

SHEET 1 OF 1	A.M. PROJECT NUMBER: 250125
SCALE: 1" = 40'	DATE: MARCH 13, 2025

LEGEND	
●	MONUMENT - TYPE AS NOTED
○	1/2" IRON ROD W/ CAP NO. 6870 FOUND
---	BOUNDARY LINE
- - - -	EASEMENT / BUILDING LINE (AS NOTED)
- . - . -	APPROX. SURVEY ABSTRACT LINE
- - - -	APPROX. FLOOD ZONE (SEE NOTE #4)
ST	STORM CULVERT
=====	RAILROAD TRACKS
---o---	CHAIN LINK FENCE
---x---	WOOD FENCE
- / - / -	WROUGHT IRON FENCE
CHW	OVERHEAD WIRES
○	UTILITY POLE
○	GUY ANCHOR
○	LIGHT POLE
○	COMMUNICATIONS MAULT
○	ELECTRIC MAULT
○	ELECTRIC METER
○	GAS METER
○	WATER METER
○	FIRE HYDRANT
○	SIGN - TYPE AS NOTED
○	COVERED
○	UTILITY EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
D.U.E.	DRAINAGE & UTILITY EASEMENT
P.R.T.C.T.	PLAT RECORDS TARRANT COUNTY TEXAS
D.R.T.C.T.	DEED RECORDS TARRANT COUNTY TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TARRANT COUNTY TEXAS

NOTES:

- 1) BEARINGS, COORDINATES, DISTANCE AND AREA SHOWN HEREON ARE GRID BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, U.S. SURVEY FOOT, AS DETERMINED BY A STATIC GPS OBSERVATION.
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- 5) INSTRUMENT OF RECORD: SPECIAL WARRANTY DEED RECORDED UNDER INSTRUMENT NUMBER D221161052 IN THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS ON JAN 4, 2021.
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KIM SCHWEIKERT, OWNER
NEL'S DREAM, LLC

STATE OF TEXAS \$
COUNTY OF JOHNSON \$

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PERSONALIZED SEAL

NOTARY PUBLIC'S SIGNATURE

NOTARY'S EXPIRATION DATE

PLANNING & 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

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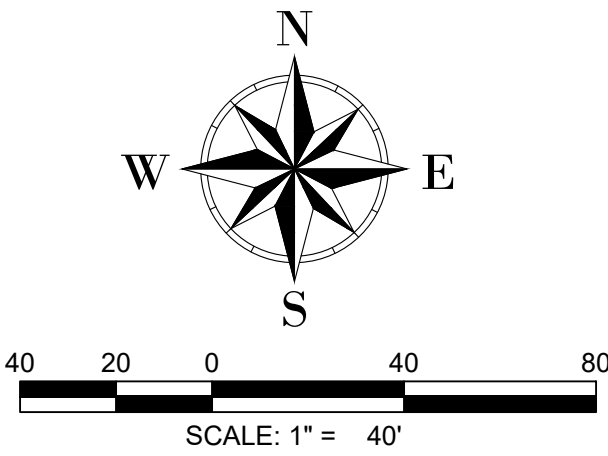
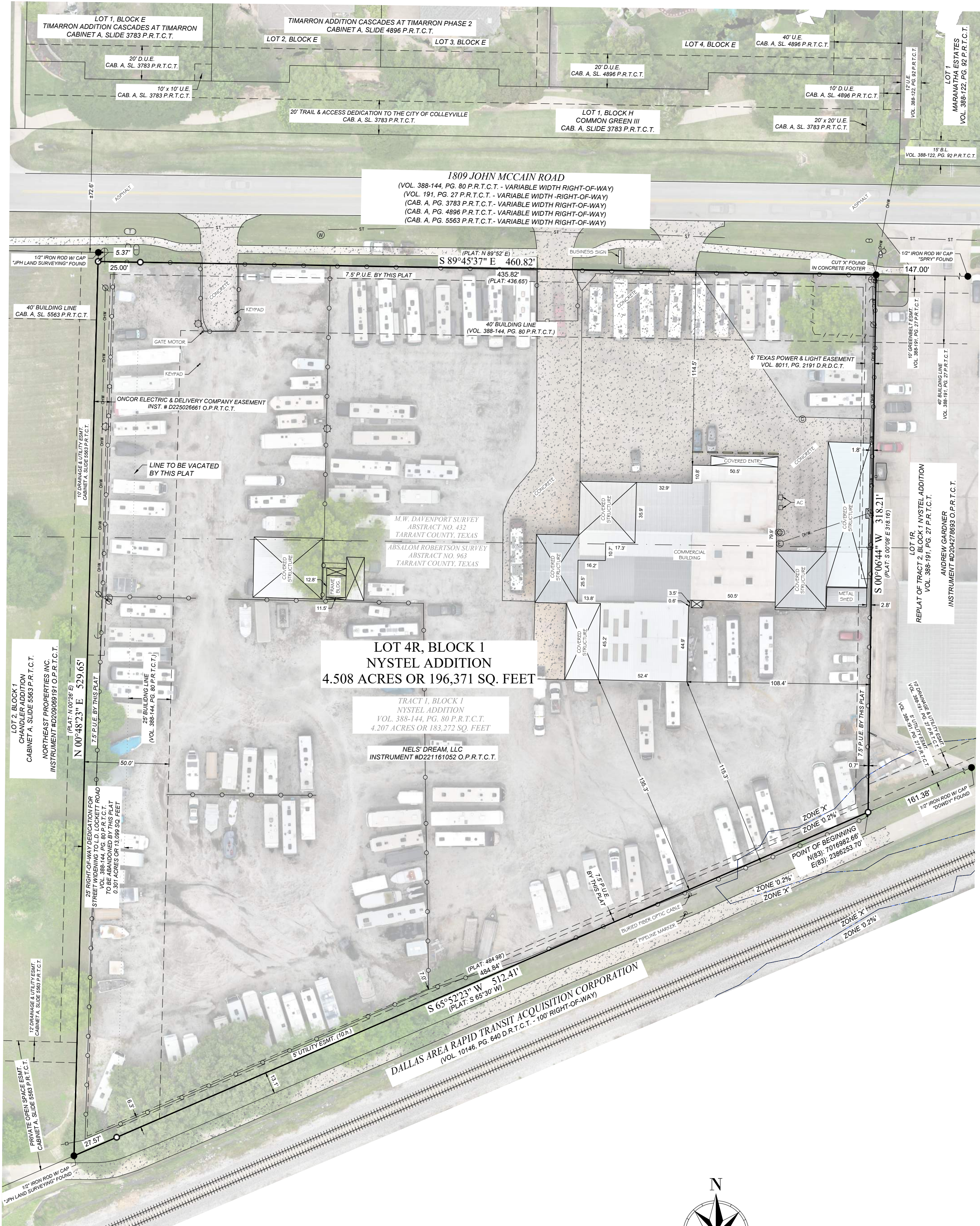
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GARRETT JAMES SHELKER
TEXAS RPLS NO. 6870

DATE

PRELIMINARY
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AND SHALL NOT BE USED OR
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FINAL SURVEY DOCUMENT



SURVEYOR:
AMERICAN MERIDIAN LLC
TBPELS FIRM NO. 10194663
2012 E RANDOL MILL RD., STE 213
ARLINGTON, TEXAS 76011
(817) 948-2667

OWNER:
NEL'S DREAM LLC
1809 JOHN MCCAIN RD
COLLEYVILLE, TEXAS 76034
KIM@PRORV.COM
(817) 488-9542

PREPARED BY: AMERICAN MERIDIAN LLC TBPELS FIRM NO. 10194663 2012 E. Randol Mill Rd, Suite 213 Arlington, Texas 76011 (817) 948-2667 info@americanmeridiantc.com	
SHEET 1 OF 1	A.M. PROJECT NUMBER: 250125
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⊙	LIGHT POLE
⊙	COMMUNICATIONS MAULT
⊙	ELECTRIC MAULT
⊙	ELECTRIC METER
⊙	GAS METER
⊙	WATER METER
⊙	FIRE HYDRANT
⊙	SIGN - TYPE AS NOTED
⊙	COVERED
---	UTILITY EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
D.U.E.	DRAINAGE & UTILITY EASEMENT
P.R.T.C.T.	PLAT RECORDS TARRANT COUNTY TEXAS
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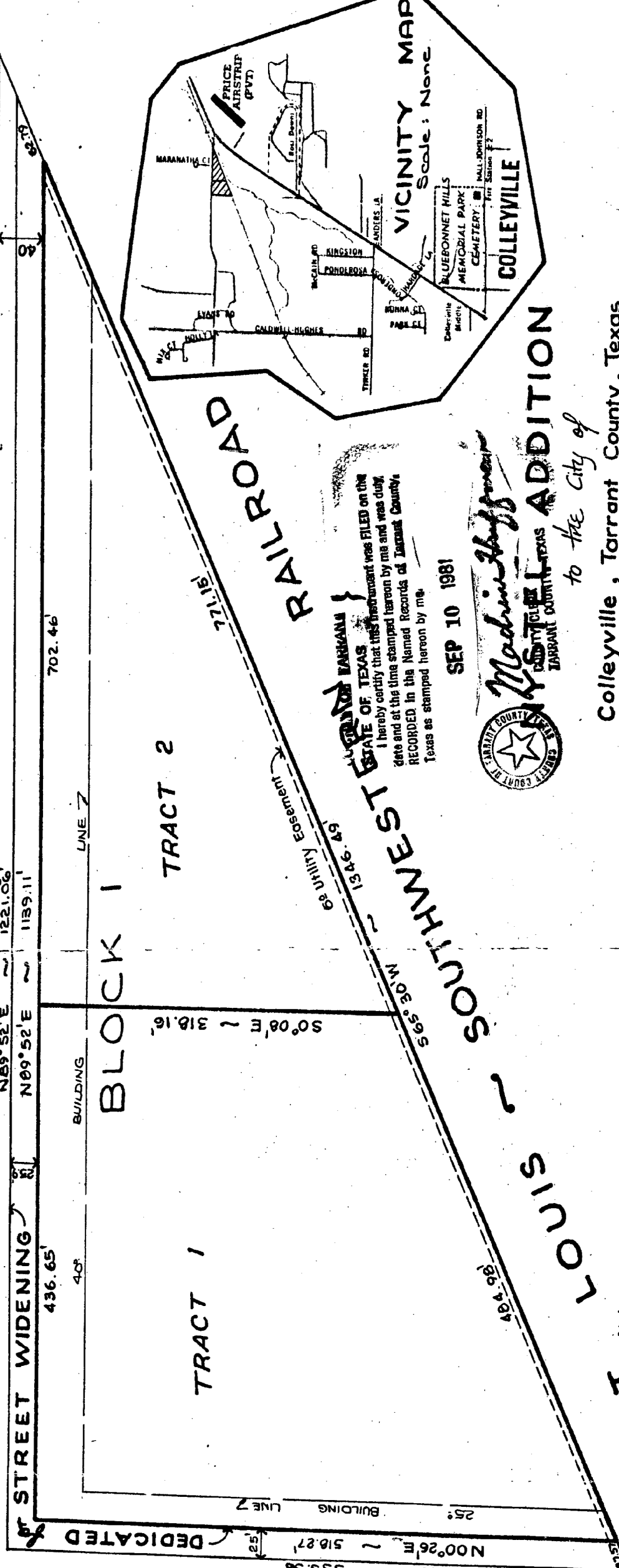
REPLAT
**LOT 4R, BLOCK 1
NYSTEL ADDITION**

BEING A REPLAT OF A TRACT 1, BLOCK 1
NYSTEL ADDITION,
AN ADDITION TO THE CITY OF COLLEYVILLE,
TARRANT COUNTY, TEXAS,
VOL. 388-144, PG. 80 P.R.T.C.T.

MARCH 13, 2025

3000 46017 5 08/11/79

JOHN MCCAIN ROAD



L. D. LOCKETT ROAD

Scale: 1" = 100'
Graphic Scale in Feet

City of Colleyville
Box 185
Colleyville, Texas 76034

CLERK

APPROVED August 17, 1981

CITY OF COLLEYVILLE
COLLEYVILLE, TARRANT COUNTY, TEXAS

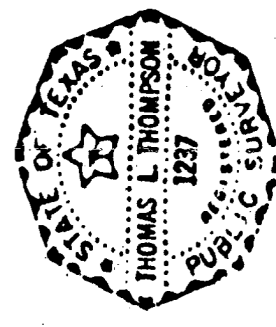
BY: Carlyle D. Long CHAIRMAN
BY: Richard Johnson SECRETARY

ST. Note:

- 1. Iron rods at all corners
- 2. All tracts shall be served by a septic system having not less than a 1000 gallon capacity and with a drain field at least 100 feet from the septic tank. All septic tank installations shall be inspected and approved by the health officer having jurisdiction.
- 3. Owners

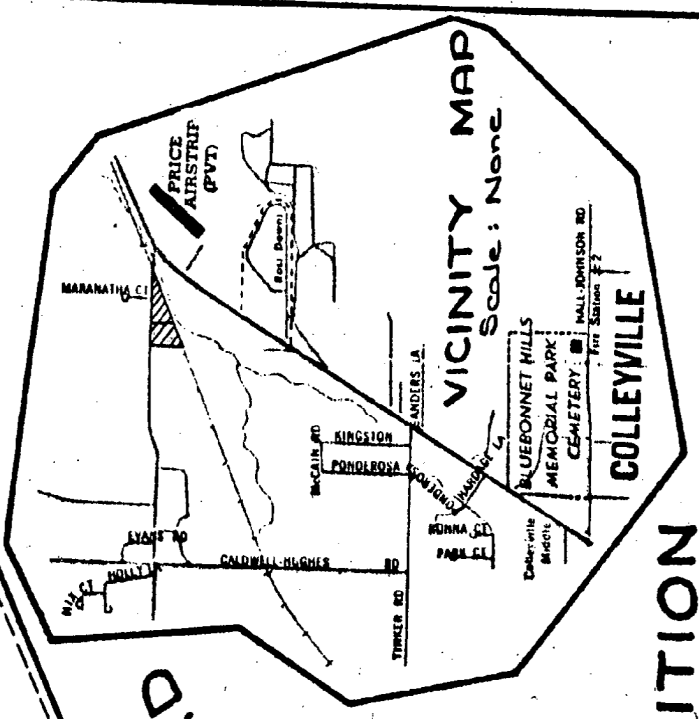
Sherman M. Nystel
2740 Rosebud
Richland Hills, Texas

CHECKED



I certify this plat to be a true and accurate representation of this property as determined by survey
Thomas L. Thompson

THOMAS L. THOMPSON
REGISTERED PUBLIC SURVEYOR
FIRST NATIONAL PARK BUILDING
1004 W. Euless Blvd. - Suite 109
Euless, Texas 76039
Ph. 817/267-9269
Date: July, 1981



STATE OF TEXAS
I hereby certify that this instrument was filed on the date and at the time stamped hereon by me and was duly RECORDED in the Named Records of Tarrant County, Texas as stamped hereon by me.

SEP 10 1981

Madeline Thompson
TARRANT COUNTY, TEXAS
TO THE CITY OF
Colleyville, Tarrant County, Texas
Being a Portion of the
ABSOLUM J. LOTT SURVEY, A-963



LEGEND

●	MONUMENT - TYPE AS NOTED
○	1/2" IRON ROD SET CAP NO. 6870
---	BOUNDARY LINE
- - - -	EASEMENT
- . - . - .	APPROX. SURVEY ABSTRACT LINE
ST	STORM CULVERT
	RAILROAD TRACKS
—○—○—	CHAIN LINK FENCE
—○—	OVERHEAD WIRES
⊗	UTILITY POLE
⊙	GUY ANCHOR
⊙	LIGHT POLE
⊙	COMMUNICATIONS VAULT
⊙	ELECTRIC METER
⊙	COVERED
P.R.T.C.T.	PLAT RECORDS TARRANT COUNTY TEXAS
D.R.T.C.T.	DEED RECORDS TARRANT COUNTY TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TARRANT COUNTY TEXAS

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N00° 48' 23"E	529.65'
L2	S89° 45' 37"E	25.00'
L3	S00° 48' 23"W	518.27'
L4	S65° 52' 23"W	27.57'

NOTES:

- 1.) BEARINGS, COORDINATES, DISTANCE AND AREA SHOWN HEREON ARE GRID BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, U.S. SURVEY FOOT, AS DETERMINED BY STATIC GPS OBSERVATIONS.
- 2.) THIS SURVEY IS BASED ON OWNERSHIP AND EASEMENT INFORMATION PROVIDED BY CLIENT, SURVEYOR DID NOT ABSTRACT SUBJECT TRACT AND THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES THAT AFFECT THE SUBJECT TRACT THAT ARE NOT SHOWN HEREON.

I HEREBY STATE THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY DIRECT SUPERVISION
SURVEY DATE: 08-22-2024



08/22/2024
GARRETT JAMES SMELKER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6870

EXHIBIT 'A'

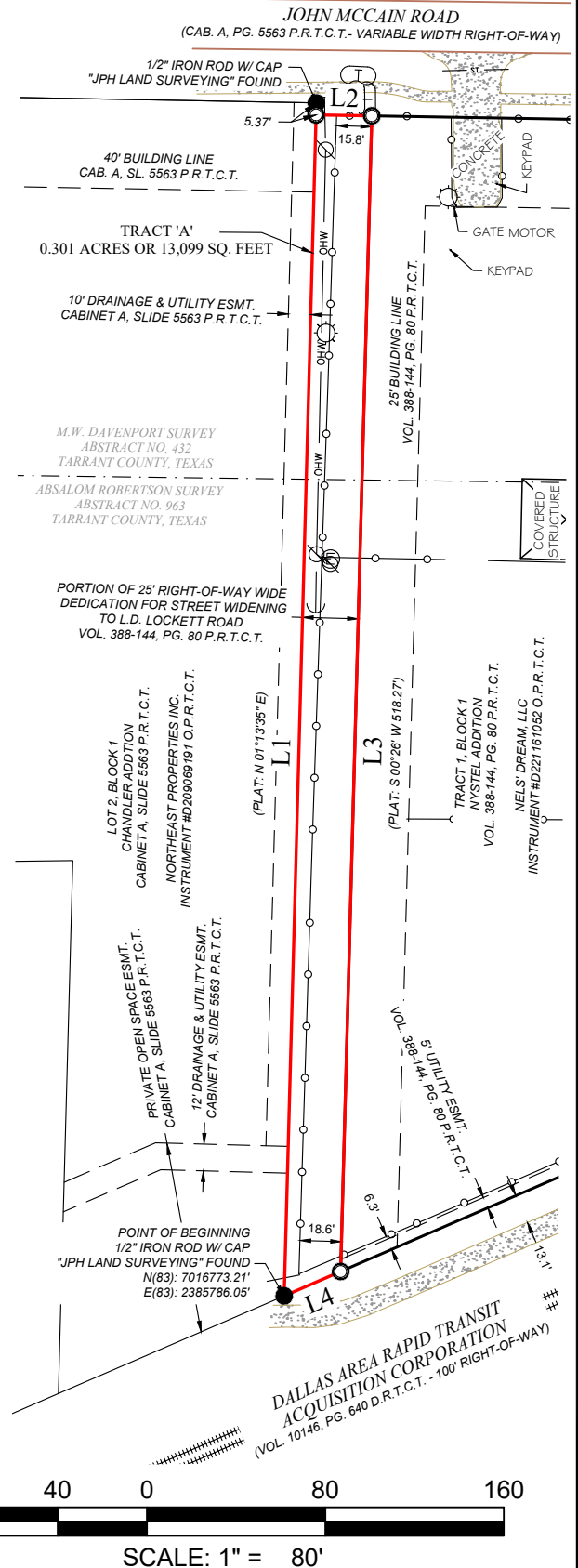


EXHIBIT FOR ABANDONMENT OF RIGHT-OF-WAY
0.301 ACRE TRACT OF LAND,
SITUATED IN THE M.W. DAVENPORT SURVEY, ABSTRACT NUMBER 432,
& IN THE ABSALOM ROBERTSON SURVEY, ABSTRACT NUMBER 963,
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

REVISION NO. -
PROJECT NO. 240506 DATE: 08/22/2024 SHEET 1 OF 2



TBPELS FIRM# 10194663
2012 E. Randol Mill Rd, Suite 213
Arlington, Texas 76011
(817) 948-2667
Info@americanmeridianllc.com

EXHIBIT 'B'

**METES AND BOUNDS DESCRIPTION
OF A 0.301 ACRE TRACT OF LAND,
SITUATED IN THE M.W. DAVENPORT SURVEY, ABSTRACT NUMBER 432,
& IN THE ABSALOM ROBERTSON SURVEY, ABSTRACT NUMBER 963,
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS**

BEING A 0.301 ACRE TRACT OF LAND SITUATED IN THE M.W. DAVENPORT SURVEY, ABSTRACT NUMBER 432 AND IN THE ABSALOM ROBERTSON TRACT, ABSTRACT NUMBER 963, CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS AND BEING PART OF THAT 25 FOOT WIDE STRIP DEDICATED FOR STREET WIDENING AS SHOWN ON THE NYSTEL ADDITION, AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-144, PAGE 80 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH A CAP STAMPED "JPH LAND SURVEYING" FOUND FOR THE SOUTHWEST CORNER OF SAID 0.301 ACRE TRACT, ALSO BEING THE SOUTHEAST CORNER OF LOT 2, BLOCK 1 OF THE CHANDLER ADDITION, AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 5563 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS AND ALSO BEING A POINT IN THE NORTH LINE OF A TRACT OF LAND CONVEYED TO THE DALLAS AREA RAPID TRANSIT ACQUISITION CORPORATION IN VOLUME 10146, PAGE 640 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS AND BEING FURTHER REFERRED TO AS THE **POINT OF BEGINNING**, HAVING A TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, U.S. SURVEY FOOT, GRID COORDINATE VALUE OF **N:7016773.21, E:2385786.05** FEET FOR REFERENCE;

THENCE FROM SAID POINT OF BEGINNING, N 00°48'23" E, A DISTANCE OF 529.65 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "RPLS 6870" SET IN THE SOUTH LINE OF JOHN MCCAIN ROAD (A VARIABLE WIDTH RIGHT-OF-WAY) FOR THE NORTHWEST CORNER OF SAID 0.301 ACRE TRACT, ALSO BEING A POINT IN THE EAST LINE OF SAID LOT 2 AND FROM WHICH A 1/2" IRON ROD WITH A CAP STAMPED "JPH LAND SURVEYING" FOUND FOR THE NORTHEAST CORNER OF SAID LOT 2 BEARS N 00°48'23" E, A DISTANCE OF 5.37 FEET;

THENCE, WITH THE SOUTH LINE OF SAID JOHN MCCAIN ROAD, S 89°45'37" E, A DISTANCE OF 25.00 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "RPLS 6870" SET FOR THE NORTHEAST CORNER OF SAID 0.301 ACRE TRACT, ALSO BEING THE NORTHWEST CORNER OF TRACT 1, BLOCK 1 OF SAID NYSTEL ADDITION;

THENCE, DEPARTING THE SOUTH LINE OF SAID JOHN MCCAIN ROAD, S 00°48'23" W, A DISTANCE OF 518.27 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "RPLS 6870" SET FOR THE SOUTHEAST CORNER OF SAID 0.301 ACRE TRACT, ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT 1, BLOCK 1 AND BEING A POINT IN THE NORTH LINE OF SAID DALLAS AREA RAPID TRANSIT ACQUISITION CORPORATION TRACT;

THENCE, S 65°52'23" W, A DISTANCE OF 27.57 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.301 ACRES OR 13,099 SQ. FEET OF LAND, MORE OR LESS.

I HEREBY STATE THAT THIS SURVEY WAS
PERFORMED ON THE GROUND UNDER MY DIRECT SUPERVISION
SURVEY DATE: 08-22-2024



08/22/2024

GARRETT JAMES SMELKER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6870

REVISION NO. -

PROJECT NO. 240506 | DATE: 08/22/2024 | SHEET 2 OF 2



TBPELS FIRM# 10194663
2012 E. Randol Mill Rd, Suite 213
Arlington, Texas 76011
(817) 948-2667
Info@americanmeridianllc.com

EXHIBIT FOR ABANDONMENT OF RIGHT-OF-WAY

0.301 ACRE TRACT OF LAND,
SITUATED IN THE M.W. DAVENPORT SURVEY, ABSTRACT NUMBER 432,
& IN THE ABSALOM ROBERTSON SURVEY, ABSTRACT NUMBER 963,
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

PT #: 2024-5016
District: FWN
E #: 322843

EASEMENT AND RIGHT OF WAY

STATE OF TEXAS

§
§
§

COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS:

That **NELS' DREAM, LLC**, a Texas Limited Liability Company hereinafter called "Grantor," whether one or more, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration to Grantor in hand paid by **Oncor Electric Delivery Company LLC, a Delaware limited liability company**, 1616 Woodall Rodgers Freeway, Dallas, Texas 75202-1234, hereinafter referred to as "Grantee," has granted, sold and conveyed and by these presents does grant, sell and convey unto said Grantee, its successors and assigns, an easement and right-of-way for overhead and/or underground electric supply and communications facilities, consisting of a variable number of wires and cables, supporting structures, surface mounted equipment, conduits and all necessary or desirable appurtenances over, under, through, across and upon Grantor's land described as follows:

SEE EXHIBIT "A" (ATTACHED).

Grantor recognizes that the general course of said lines, or the metes and bounds as described above, is based on preliminary surveys only, and Grantor hereby agrees that the easement and right-of-way and its general dimensions hereby granted shall apply to the actual location of said lines when constructed.

Together with the right of ingress and egress along and upon said easement and right-of-way and over and across Grantor's adjoining properties for the purpose of and with the right to construct, maintain, operate, repair, remove, replace, reconstruct, abandon in place, and to change the size and capacity of said facilities; the right to relocate said facilities in the same relative direction of said facilities; the right to relocate said facilities in the same relative position to any adjacent road if and as such is widened in the future; the right to lease wire space for the purpose of permitting others to string or lay wire or cable along said facilities; the right to prevent excavation within the easement area; the right to prevent construction of, within the easement area, any and all buildings, structures or other obstructions which, in the sole judgment of Grantee, may endanger or interfere with the efficiency, safety, and/or convenient operation of said facilities and their appurtenances and the right to trim or remove trees or shrubbery within, but not limited to, said easement area, including by use of herbicides or other similar chemicals approved by the U.S. Environmental Protection Agency, to the extent in the sole judgment of Grantee, as may be necessary to prevent possible interference with the operation of said facilities or to remove possible hazard thereto. Grantor shall not make changes in grade, elevation or contour of the land or impound water within the easement area as described above without prior written consent of Grantee.

Grantor reserves the right to use the land within the above-described easement area for purposes not inconsistent with Grantee's use of such property, provided such use shall not, in the sole judgment of Grantee, interfere with the exercise by Grantee of the rights hereby granted.

TO HAVE AND TO HOLD the above described easement and right-of-way unto the said Grantee, its successors and assigns, until all of said electric lines and facilities shall be abandoned, and in that event said easement and right-of-way shall cease and all rights herein granted shall terminate and revert to Grantor or Grantor's heirs, successors or assigns, and legal representatives, and Grantor hereby binds Grantor and Grantor's heirs, successors, assigns, and legal representatives, to warrant and forever defend the above described easement and right-of-way unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 12th day of February, 2025.

Grantor: NELS' DREAM, LLC,
a Texas Limited Liability Company

By: Kimberly A. Schweikert
Printed Name: Kimberly A. Schweikert
Title: Manager of NELS' DREAM LLC

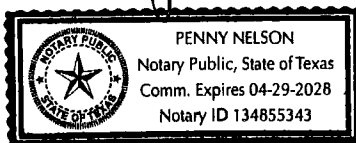
Acknowledgement

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Kimberly A. Schweikert, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that /she executed the same as the act and deed of NELS' DREAM LLC, as the Manager thereof, for the purposes and consideration therein expressed, in the capacity therein stated and that she is authorized to do so.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 12th day of February, A.D. 2025.



Penny Nelson
Notary Public in and for the State of Texas

EXHIBIT 'A'

**METES AND BOUNDS DESCRIPTION
OF A 2,331 SQUARE FOOT - ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT
SITUATED IN THE M.W. DAVENPORT SURVEY, ABSTRACT NUMBER 432,
& IN THE ABSALOM ROBERTSON SURVEY, ABSTRACT NUMBER 963,
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS**

BEING A PROPOSED 2,331 SQUARE FOOT ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT, SITUATED IN THE M.W. DAVENPORT SURVEY, ABSTRACT NUMBER 432 AND IN THE ABSALOM ROBERTSON TRACT, ABSTRACT NUMBER 963, CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS AND BEING PART OF THAT 25 FOOT WIDE STRIP DEDICATED FOR STREET WIDENING AS SHOWN ON THE NYSTEL ADDITION, AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-144, PAGE 80 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD WITH A CAP STAMPED "JPH LAND SURVEYING" FOUND FOR THE SOUTHEAST CORNER OF LOT 2, BLOCK 1 OF THE CHANDLER ADDITION, AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 5583 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS AND ALSO BEING A POINT IN THE NORTH LINE OF A TRACT OF LAND CONVEYED TO THE DALLAS AREA RAPID TRANSIT ACQUISITION CORPORATION IN VOLUME 10146, PAGE 640 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS AND BEING FURTHER REFERRED TO AS THE POINT OF COMMENCEMENT, HAVING A TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, U.S. SURVEY FOOT, GRID COORDINATE VALUE OF N:7016773.21, E:2385786.06 FEET FOR REFERENCE;

THENCE FROM SAID POINT OF COMMENCEMENT, N 00°48'23" E, A DISTANCE OF 296.59 FEET TO A POINT (N:7017069.77, E:2385790.22) FOR THE SOUTHWEST CORNER OF SAID PROPOSED 2,331 SQUARE FOOT EASEMENT AND BEING FURTHER REFERRED TO AS THE POINT OF BEGINNING OF SAID PROPOSED 2,331 SQUARE FOOT EASEMENT;

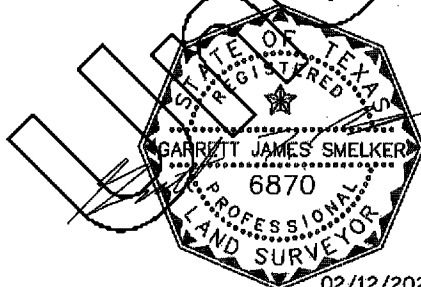
THENCE FROM SAID POINT OF BEGINNING, N 00°48'23" E, A DISTANCE OF 233.05 FEET TO 1/2" IRON ROD WITH A CAP STAMPED "RPLS 6870" FOUND AT A POINT IN THE SOUTH LINE OF JOHN MCCAIN ROAD (A VARIABLE WIDTH RIGHT-OF-WAY) FOR THE NORTHWEST CORNER OF SAID PROPOSED 2,331 SQUARE FOOT EASEMENT AND BEING A POINT IN THE EAST LINE OF SAID LOT 2, BLOCK 1, FROM WHICH A 1/2" IRON ROD WITH A CAP STAMPED "JPH LAND SURVEYING" FOUND FOR THE NORTHEAST CORNER OF SAID LOT 2, BLOCK 1 BEARS N 00°48'23" E, A DISTANCE OF 5.37 FEET FOR REFERENCE;

THENCE, S 89°45'37" E, A DISTANCE OF 10.00 FEET TO A POINT FOR NORTHEAST CORNER FOR SAID PROPOSED 2,331 SQUARE FOOT EASEMENT, ALSO BEING A POINT IN THE SOUTH LINE OF SAID JOHN MCCAIN ROAD AND FROM WHICH A 1/2" IRON ROD WITH A CAP STAMPED "RPLS 6870" FOUND FOR THE NORTHWEST CORNER OF TRACT 1 BLOCK 1 OF SAID NYSTEL ADDITION BEARS S 89°45'37" E, A DISTANCE OF 15.00 FEET FOR REFERENCE;

THENCE, S 00°48'23" W, A DISTANCE OF 233.15 FEET TO A POINT FOR SOUTHEAST CORNER FOR SAID PROPOSED 2,331 SQUARE FOOT EASEMENT;

THENCE, N 89°11'37" W, A DISTANCE OF 10.00 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 0.054 ACRES OR 2,331 SQ. FEET OF LAND, MORE OR LESS.

I HEREBY STATE THAT THIS SURVEY WAS
PERFORMED ON THE GROUND UNDER MY DIRECT SUPERVISION
SURVEY DATE: 02-12-2025



02/12/2025

GARRETT JAMES SMELKER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6870

REVISION NO. -

PROJECT NO. 250125 DATE: 01/23/2025 SHEET 1 OF 2



TBPELS FIRM# 10194663
2012 E. Randol Mill Rd, Suite 213
Arlington, Texas 76011
(817) 948-2667
Info@americanmeridianllc.com

**2,331 SQUARE FOOT
ONCOR ELECTRIC DELIVERY COMPANY ESMT.**
SITUATED IN THE M.W. DAVENPORT SURVEY, ABSTRACT NUMBER 432,
& IN THE ABSALOM ROBERTSON SURVEY, ABSTRACT NUMBER 963,
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

LEGEND

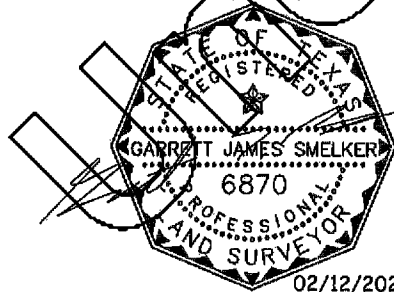
- MONUMENT - TYPE AS NOTED
 ○ 1/2" IRON ROD W/ CAP NO. 6870
 △ POINT FOR CORNER
 ▨ PROPOSED EASEMENT
 --- TRACT LINE
 - - - PROPOSED EASEMENT
 - - - EXISTING EASEMENT
 - - - APPROX. SURVEY ABSTRACT LINE
 ST STORM CULVERT
 +++++ RAILROAD TRACKS
 --- CHAIN LINK FENCE
 --- OHW OVERHEAD WIRES
 ○ UTILITY POLE
 ○ GUY ANCHOR
 ○ LIGHT POLE
 ○ COMMUNICATIONS VAULT
 ○ ELECTRIC METER
 □ COVERED
 P.R.T.C.T. PLAT RECORDS TARRANT COUNTY TEXAS
 D.R.T.C.T. DEED RECORDS TARRANT COUNTY TEXAS
 O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TARRANT COUNTY TEXAS

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N00° 48' 23"E	233.05'
L2	S89° 45' 37"E	10.00'
L3	S00° 48' 23"W	233.15'
L4	N89° 11' 37"W	10.00'

NOTES:

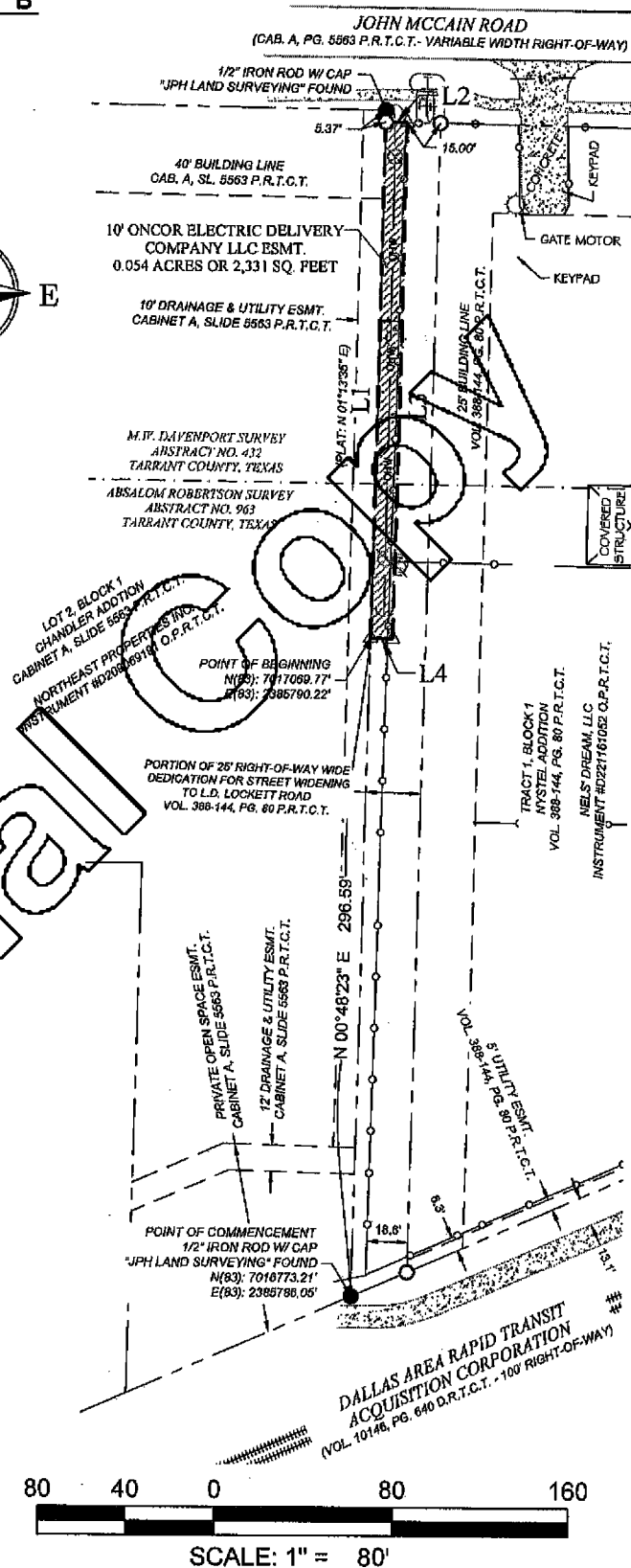
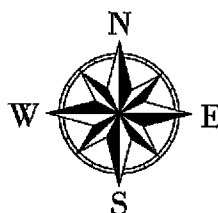
1. BEARINGS, COORDINATES, DISTANCE AND AREA SHOWN HEREON ARE GRID BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE U.S. SURVEY FOOT, AS DETERMINED BY STATIC GPS OBSERVATIONS.
2. THIS SURVEY IS BASED ON OWNERSHIP AND EASEMENT INFORMATION PROVIDED BY CLIENT, SURVEYOR DID NOT ABSTRACT SUBJECT TRACT AND THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES THAT AFFECT THE SUBJECT TRACT THAT ARE NOT SHOWN HEREON.

I HEREBY STATE THAT THIS SURVEY WAS
PERFORMED ON THE GROUND UNDER MY DIRECT SUPERVISION
SURVEY DATE: 02-12-2025



GARRETT JAMES SMELKER
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6870

EXHIBIT 'B'



SCALE: 1" = 80'

REVISION NO. -

PROJECT NO. 250125 DATE: 01/23/2025 SHEET 2 OF 2



AMERICAN MERIDIAN, LLC
 Surveying + 3D Scanning

TBPCLS FIRM# 10194663
 2012 E. Randol Mill Rd, Suite 213
 Arlington, Texas 76011
 (817) 948-2667

Info@americanmeridianllc.com

2,331 SQUARE FOOT
ONCOR ELECTRIC DELIVERY COMPANY ESMT.
 SITUATED IN THE M.W. DAVENPORT SURVEY, ABSTRACT NUMBER 432,
 & IN THE ABSALOM ROBERTSON SURVEY, ABSTRACT NUMBER 963,
 CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

Name: Standard : 1

North: 7016982.6600' East: 2386253.7000'

Segment #1 : Line

Course: S65° 52' 23.00"W Length: 512.410'
North: 7016773.2074' East: 2385786.0531'

Segment #2 : Line

Course: N00° 48' 23.00"E Length: 529.650'
North: 7017302.8050' East: 2385793.5072'

Segment #3 : Line

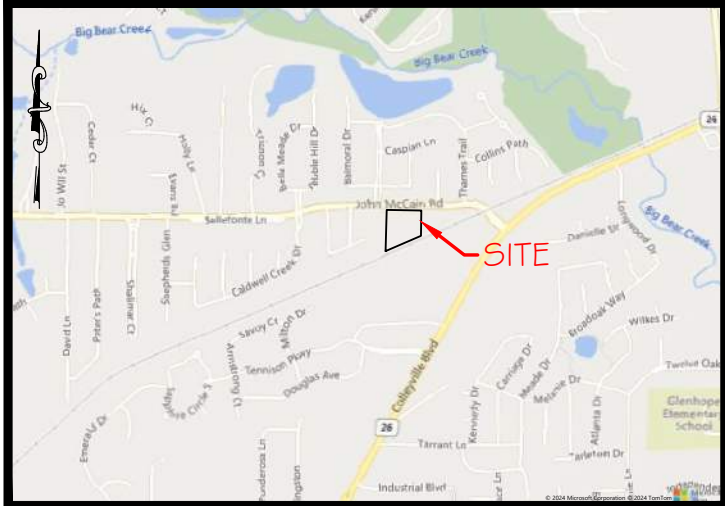
Course: S89° 45' 37.00"E Length: 460.820'
North: 7017300.8770' East: 2386254.3232'

Segment #4 : Line

Course: S00° 06' 44.00"W Length: 318.218'
North: 7016982.6596' East: 2386253.6999'

Perimeter: 1821.097' Area: 196372.00 Sq. Ft.
Error Closure: 0.0004 Course: S12° 53' 51.40"W
Error North: -0.00044 East: -0.00010

Precision 1: 4552745.000



VICINITY MAP
N.T.S.

LEGEND

- MONUMENT - TYPE AS NOTED
- 1/2" IRON ROD SET CAP NO. 6870
- BOUNDARY LINE
- EASEMENT
- APPROX. SURVEY ABSTRACT LINE
- APPROX. FLOOD ZONE (SEE NOTE #4)
- STORM CULVERT
- RAILROAD TRACKS
- CHAIN LINK FENCE
- WOOD FENCE
- WROUGHT IRON FENCE
- OVERHEAD WIRES
- UTILITY POLE
- GUY ANCHOR
- LIGHT POLE
- COMMUNICATIONS VAULT
- ELECTRIC VAULT
- ELECTRIC METER
- GAS METER
- WATER METER
- FIRE HYDRANT
- SIGN - TYPE AS NOTED
- COVERED
- P.R.T.C.T. PLAT RECORDS TARRANT COUNTY TEXAS
- D.R.T.C.T. DEED RECORDS TARRANT COUNTY TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TARRANT COUNTY TEXAS

LEGAL DESCRIPTION:

TRACT 1, BLOCK 1, NYSTEL ADDITION, AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-144, PAGE 80, PLAT RECORDS, TARRANT COUNTY, TEXAS.

NOTES:

- BEARINGS, COORDINATES, DISTANCE AND AREA SHOWN HEREON ARE GRID BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, U.S. SURVEY FOOT, AS DETERMINED BY A STATIC GPS OBSERVATION.
- THIS SURVEY IS BASED ON OWNERSHIP AND EASEMENT INFORMATION PROVIDED BY CLIENT, SURVEYOR DID NOT ABSTRACT SUBJECT TRACT AND THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES THAT AFFECT THE SUBJECT TRACT THAT ARE NOT SHOWN HEREON.
- ADDRESS OF SUBJECT PARCEL: 1809 JOHN MCCAIN RD, COLLEYVILLE, TEXAS.
- A PORTION OF THE SUBJECT TRACT LIES WITHIN FLOOD ZONE 'X' DEFINED AS AN "AREA OF MINIMAL FLOOD HAZARD" AND FLOOD ZONE 'X' 0.2% DEFINED AS AN AREA WITH "0.2" ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS ACCORDING TO MAP NUMBER 48439C0095K EFFECTIVE ON 09/25/2009. FLOOD ZONES SHOWN HEREON ARE APPROXIMATE BASED ON FEMA COUNTY SHAPEFILES.
- INSTRUMENT OF RECORD: SPECIAL WARRANTY DEED RECORDED UNDER INSTRUMENT NUMBER D221161052 IN THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS ON JUNE 4, 2021.

To: STEWART TITLE GUARANTY COMPANY, TITLE PARTNERS, NBT FINANCIAL BANK AND NELS' DREAM LLC, The undersigned does hereby certify that the field notes hereon represent the results of a survey made on the ground under my direction and supervision and that the property legally described hereon is correct and that there are no visible discrepancies, conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown hereon, the lines and dimensions of said property being as indicated. This survey is based on deeds, easements and/or recorded plats and other records when furnished by the client or the clients representative, as well as significant and visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this certification is not a representation of warranty of title or guarantee of ownership. This survey was performed exclusively for the above mentioned parties. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICES REQUIREMENTS FOR A CATEGORY 1A, CONDITION 2, LAND TITLE SURVEY. SURVEY DATE: 05-22-2024



Garrett J. Smelker 05/22/2024

GARRETT JAMES SMELKER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6870

Research of Easements by this Surveyor was limited to a Title Policy Prepared by Stewart Title Guaranty Company, GF No. 11011202T, Effective Date: April 21, 2024, 8:00 am and Issued may 10, 2024, 8:00 am.

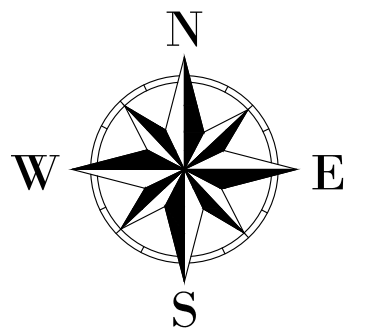
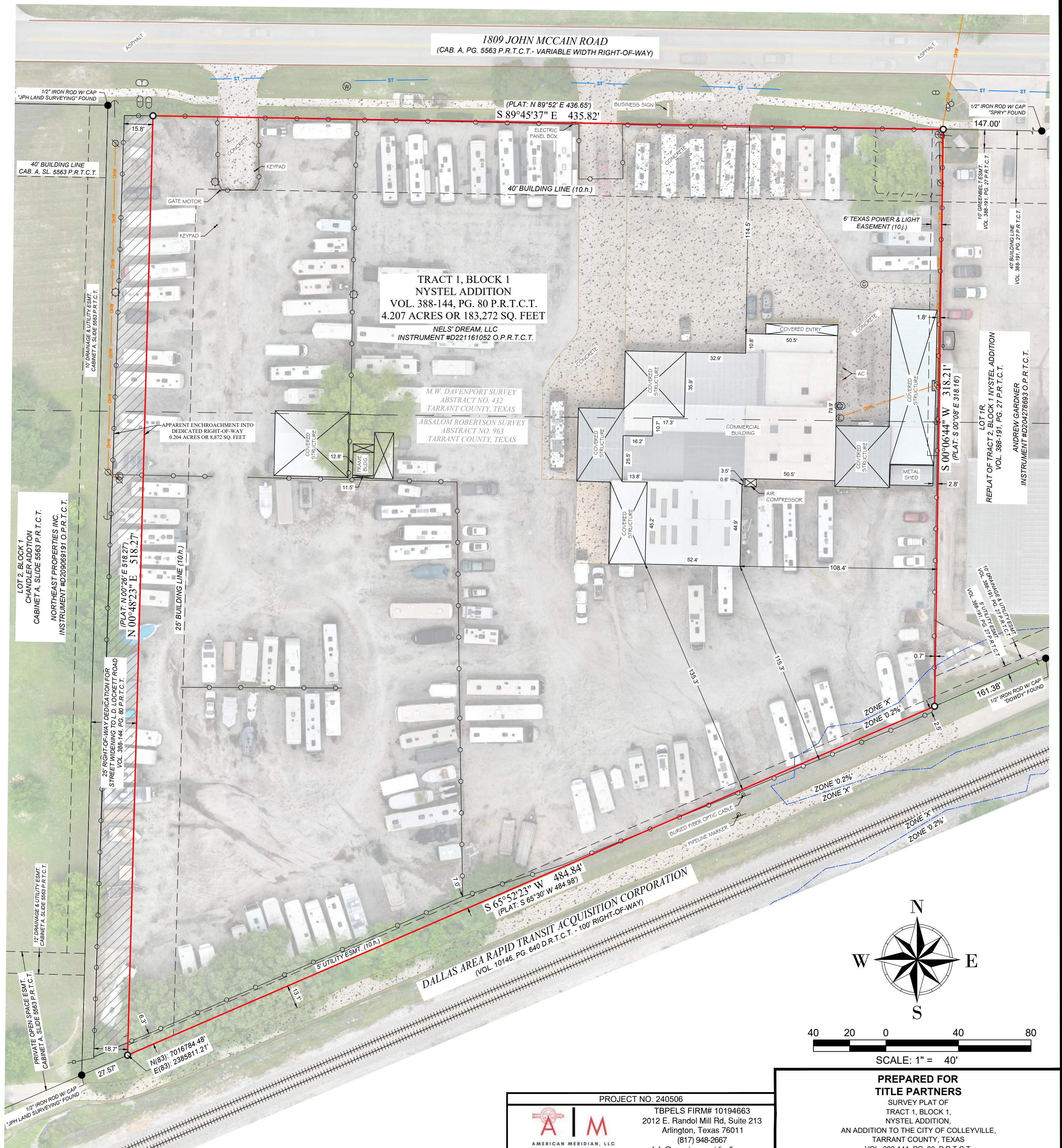
Schedule B Item:

- The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):
Document(s) recorded in Volume 388-144, Page 80, Plat Records, Tarrant County, Texas...
DOES APPEAR TO AFFECT

10.h. Easement(s) and/or building setback lines for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat; Recording No: in Volume 388-144, Page 80, Map/Plat Records, Tarrant County, Texas
1) 40 foot building line along the North property line.
2) 25 foot building line along the West property line.
3) 5 foot utility easement along the Southeast property line.
AS SHOWN ON SURVEY

10.j. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Texas Power & Light Company
Purpose: As provided in said document
Recording Date: November 19, 1984
Recording No: in Volume 8011, Page 2191, Real Property Records, Tarrant County, Texas
AS SHOWN ON SURVEY



40 20 0 40 80
SCALE: 1" = 40'

PREPARED FOR
TITLE PARTNERS

SURVEY PLAT OF
TRACT 1, BLOCK 1,
NYSTEL ADDITION,
AN ADDITION TO THE CITY OF COLLEYVILLE,
TARRANT COUNTY, TEXAS
VOL. 388-144, PG. 80, P.R.T.C.T.

PROJECT NO. 240506



TBPELS FIRM# 10194663
2012 E. Randol Mill Rd, Suite 213
Arlington, Texas 76011
(817) 948-2667
Info@americanmeridianllc.com



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number 2b

Agenda Date 3/24/2025

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, Volosen Addition, being Tract 6B05, Abstract 328, Simon Cotrail Survey, located at 1721 Glade Road, Case PC25-010

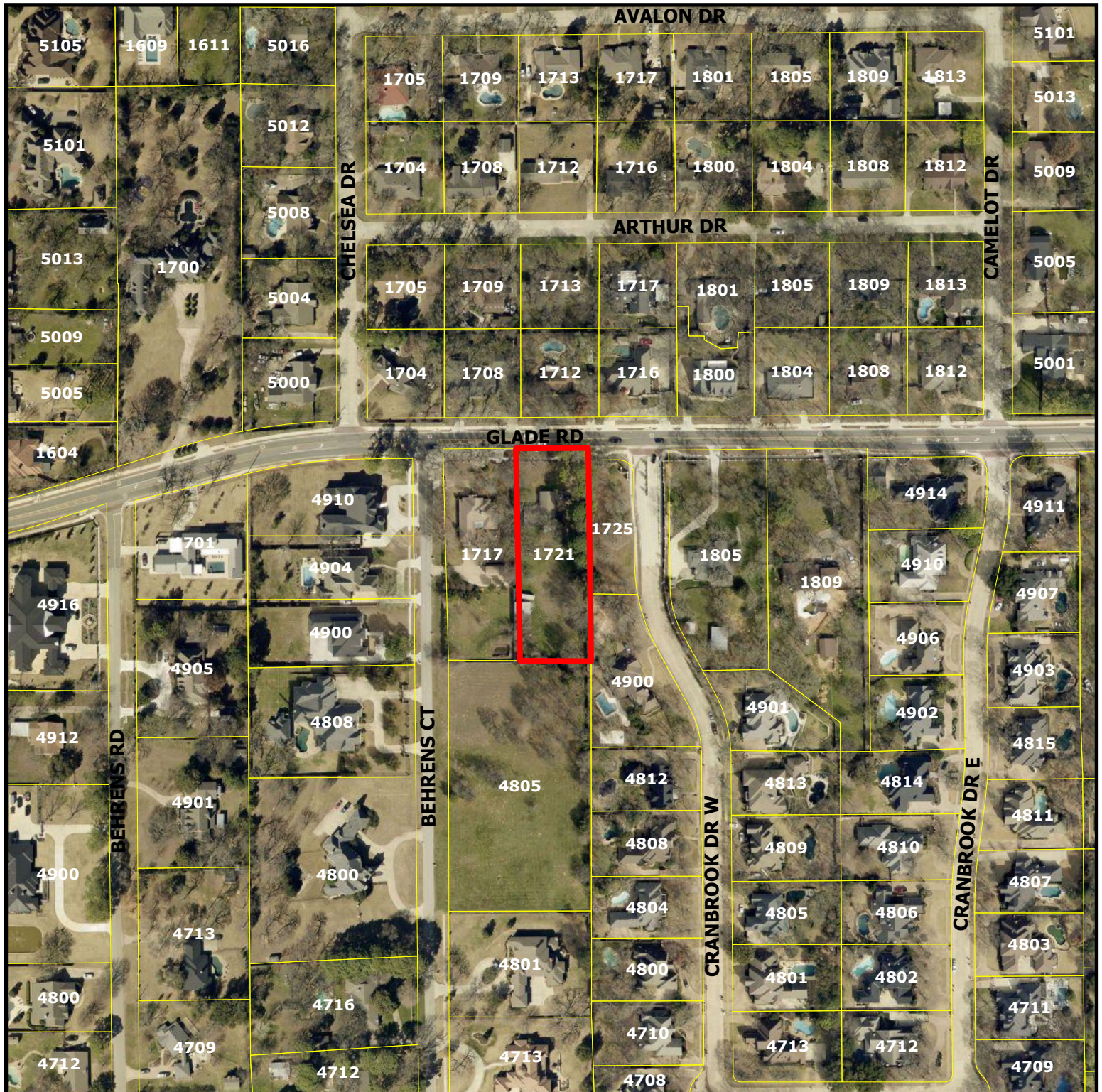
Explanation

Natalia Volosen, the applicant, has submitted a minor plat with a waiver for lot width for Lot 1, Block 1, Volosen Addition, being Tract 6B05, Abstract 328, Simon Cotrail Survey, approximately 0.96 acres, and zoned R-40 Single Family Residential. The request is to plat the property for the construction of a house. The lot is insufficient in the 150 feet lot width required in the R-40 zoning district. The lot is 122 feet wide.

Attachments

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

Aerial Map

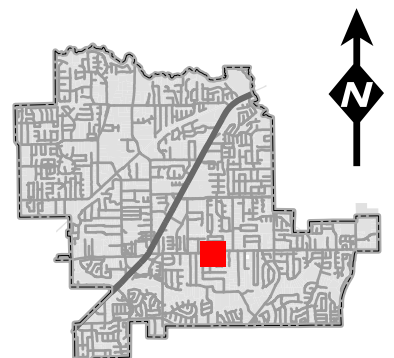


PC25-010

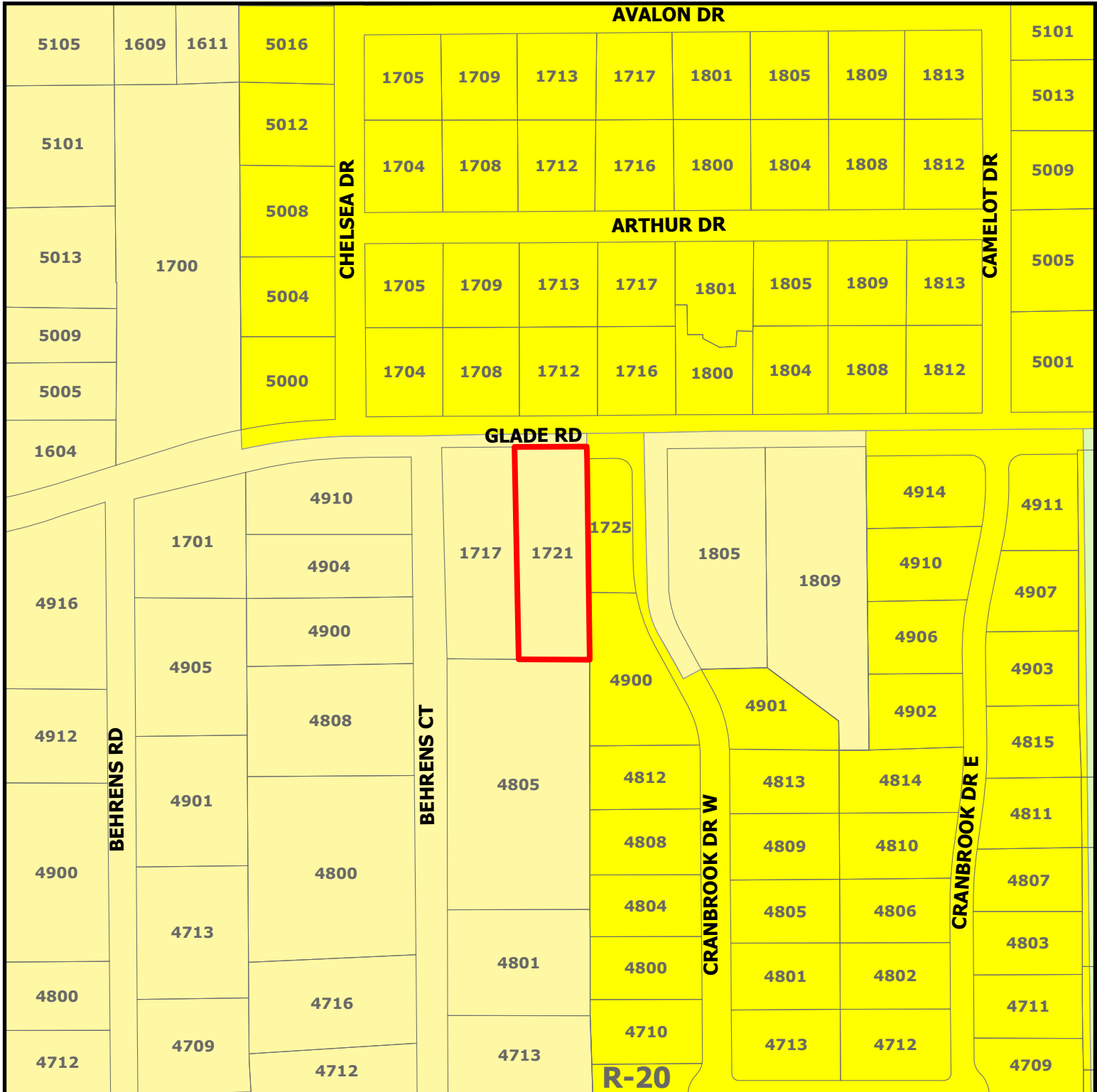
1721 Glade Road

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 Subject Property



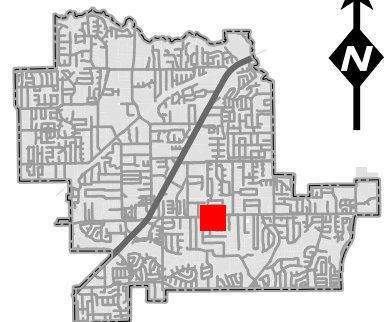
Zoning Map



PC25-010

1721 Glade Road

Subject Property



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STATE OF TEXAS
COUNTY OF TARRANT

Being a 0.963 acre tract of land situated in the Simon Cotrail Survey, Abstract No. 328, City of Colleyville, Tarrant County, Texas, being a portion of that certain tract of land described in deed to Mircea Volosen and wife, Natalia Volosen, as recorded in Volume 11268, Page 2031, Official Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 5/8-inch iron rod found at the southwest corner of said Volosen tract and the southeast corner of Lot 1, Block 1, of Christine Addition, an addition to the City of Colleyville, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-212, Page 67, Plat Records, Tarrant County, Texas, said iron rod being on the north line of Lot 1, Block 1, of Huffman Addition, an addition to the City of Colleyville, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 7393, said Plat Records;

Thence North 00° 04' 10" West, a distance of 343.03 feet along the common line of said Volosen tract and said Lot 1 (388-212/67) to a 1/2-inch iron rod set with cap stamped "PREMIER SURVEYING" at the northeast corner of said Lot 1 (388-212/67), said iron rod being on the south line of Glade Road;

Thence South 89° 17' 38" East, a distance of 122.75 feet along said south line to an "x" set on a brick column at the northwest corner of Private Open Space/Common Area, of Cranbrook Estates, an addition to the City of Colleyville, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 639, aforesaid Plat Records, said "x" being on the east line of said Volosen tract;

Thence South 00° 02' 05" West, a distance of 342.56 feet along the common line of said Volosen tract and said Cranbrook Estates to a 1/2-inch iron rod found at the southeast corner of said Volosen tract and the northeast corner of aforesaid Lot 1 (A/7393);

Thence North 89° 30' 38" West, a distance of 122.12 feet along the common line of said Volosen tract and said Lot 1 (A/7393) to the Point of Beginning and containing 41,967 square feet or 0.963 of one acre of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That MIRCEA VOLOSEN AND NATALIA VOLOSEN, owners, do hereby adopt this plat designating the hereinabove described property as

VOLOSEN ADDITION

an addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate to the public use forever the streets and alleys shown hereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, or other improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. Trees and shrubs further than five feet from the utility lines shall remain. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the city of Colleyville, Texas.

Witness, my hand, this the ____ day of _____, 2025.

MIRCEA VOLOSEN

Witness, my hand, this the ____ day of _____, 2025.

NATALIA VOLOSEN

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for said County and State, on this date personally appeared MIRCEA VOLOSEN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of MIRCEA VOLOSEN for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2025.

Notary Public in and for the State of Texas

My commission expires _____.

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for said County and State, on this date personally appeared NATALIA VOLOSEN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of NATALIA VOLOSEN for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2025.

Notary Public in and for the State of Texas

My commission expires _____.

GENERAL NOTES:

- 1) The basis of bearings for this survey was derived from data provided on the deed recorded in Volume 11268, Page 2031, Deed Records, Tarrant County, Texas.
 - 2) Selling a portion of this addition by metes and bounds is a violation of State platting statutes and is subject to fines and withholding of utilities and building permits.
 - 3) The subject property does not appear to lie within the limits of a 100-year flood hazard zone according to the map published by the Federal Emergency Management Agency, and has a zone "X" rating as shown by Map No. 48439C0095 K, dated September 25, 2009.
 - 4) All lots in this subdivision are subject to the building and use restrictions, covenants, and conditions recorded in Deed Records of Tarrant County, Texas.
 - 5) This plat does not alter or remove existing deed restrictions, if any, on this property.
 - 12) Tarrant County permits required prior to development within this subdivision, as applicable, include, but are not limited to, construction within the public rights-of-way, driveway access to public roads, development within a designated floodplain, salvage yards, stormwater mitigation, and on-site sewage systems.
 - 15) Tarrant County is not responsible for confirming or ensuring the availability of groundwater.
 - 16) Tarrant County does not enforce subdivision deed restrictions.
 - 17) Any public utility, including the County, shall have the right to remove and keep clear all or part of any building, fences, trees, overgrown shrubs or improvements that in any way endanger or interfere with the construction, maintainance, or efficiency of its respective systems on any of the easement or public right-of-way shown on the plat (or filed by a separate instrument that is associated with said property); and any public utility, including the County, shall have the right at all times an ingress and egress to and from 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 procuring the permission of anyone. Property owners shall maintain easements. The County can remove trees or any other improvement(s) and does not have the responsibility to replace them.
- Tarrant County requires a minimum lot size of 1.0 acre (net) for properties that are not served by a public water system, and that will be served by private on-site-sewage facilities (OSSF). For lots that are less than 1.0 acre (net) and not served by a public water system, landowners shall submit a formal request for a variance of the Tarrant County Development Regulations relating to lot size and a written authorization from Tarrant County Public Health confirming that is has no objections with the processing of the plat. The approval of this plat does not guarantee that any lot is suitable for an OSSF.

PLANNING AND ZONING COMMISSION APPROVAL

WHEREAS The Planning and Zoning Commission of the City of Colleyville, Texas, voted affirmatively on this ____ day of _____, 2025, to approve this Plat.

Chairman, Planning and Zoning Commission



Attest: Secretary, Planning and Zoning Commission

YUAN TANG AND
CHEN ZHEO
INST. NO. D213081975
O.P.R.T.C.T.

LOT 1, BLOCK 1
CHRISTINE ADDITION
VOL 388-212, PG 67
P.R.T.C.T.

MIRCEA VOLOSEN AND
WIFE, NATALIA VOLOSEN
VOL. 11268, PG. 2031
O.R.T.C.T.

41,967 SQ. FT.
0.963 AC.

PRIVATE OPEN SPACE/
COMMON AREA
CRANBROOK ESTATES
CAB. A, SLIDE 639
P.R.T.C.T.

CRANBROOK
HOMEOWNERS ASSOCIATION
INST. NO. D218008182
O.R.T.C.T.

CARINA DUFFY
AND BRIAN K. DUFFY
INST. NO. D221242032
O.R.T.C.T.

LOT 2, BLOCK 1
CRANBROOK ESTATES
CAB. A, SLIDE 639
P.R.T.C.T.

THOMAS MICHAEL REINHARDT
AND DAWNE MARIE REINHARDT
INST. NO. D222264202
O.P.R.T.C.T.

LOT 1, BLOCK 1
HUFFMAN ADDITION
CAB. A, SLIDE 7393
P.R.T.C.T.

SURVEYOR:
PREMIER SURVEYING, LLC
DAVID APPLE, RPLS
5700 W. PLANO PARKWAY, SUITE 1200
PLANO, TEXAS 75093
PHONE: 972-612-3601
FAX: 855-892-0468

OWNER:
MIRCEA VOLOSEN AND
NATALIA VOLOSEN
5604 MONTCLAIR DRIVE
COLLEYVILLE, TX 76934
PHONE: 817-313-6003

FINAL PLAT
OF
VOLOSEN ADDITION
AN ADDITION TO THE CITY OF COLLEYVILLE,
TARRANT COUNTY, TEXAS
1 LOT
PREPARED: MARCH, 2025

BEING A 0.963 ACRE TRACT OF LAND SITUATED IN THE SIMON COTRAIL SURVEY,
ABSTRACT NO. 328, TARRANT COUNTY, TEXAS,
THE PURPOSE OF THIS PLAT IS TO BUILD A NEW HOUSE.



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number 2c

Agenda Date 3/24/2025

Number -

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a Special Use Permit for a residential carport on Lot 40, Block 2, Tara Plantation Addition, located at 1410 Plantation Drive North, Case ZC25-002

Explanation

John Webre, the applicant, has submitted a request for a Special Use Permit for a residential carport on Lot 40, Block 2, Tara Plantation Addition, being approximately 0.44 acres, and zoned PUD-R Planned Unit Development – Residential district. The request is to allow for a metal carport approximately 600 sq. ft. in size on the property.

Attachments

1. Aerial Map
2. Zoning Map
3. Site Plan Exhibit
4. Statement of Planning Objectives
5. Carport Exhibit 1
6. Carport Exhibit 2
7. Carport Exhibit 3

Aerial Map



ZC25-002

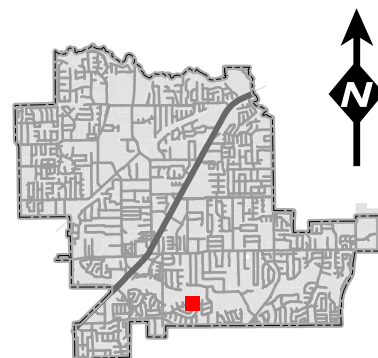
1410 Plantation Dr

DISCLAIMER:

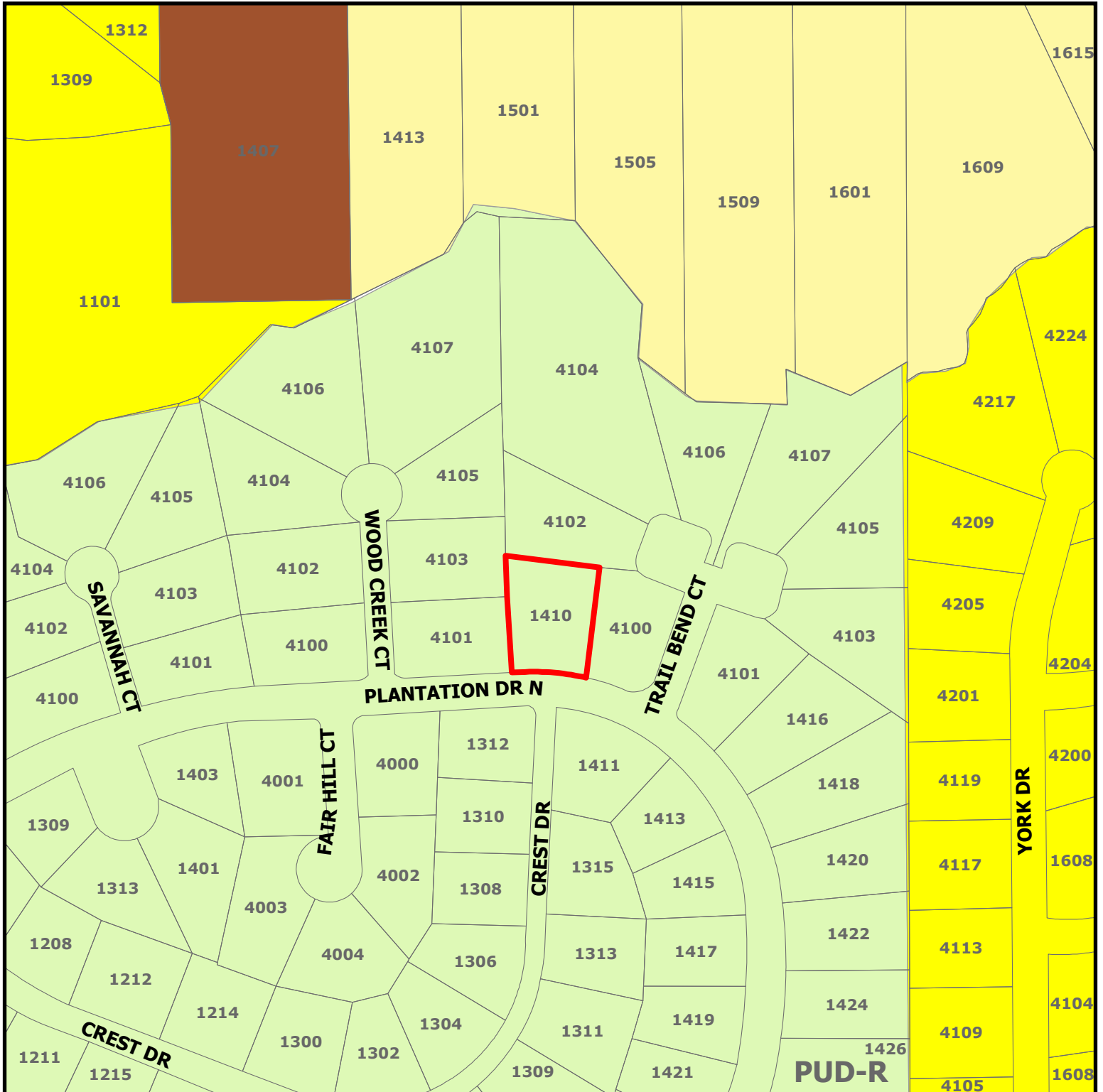
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Subject Property



Zoning Map

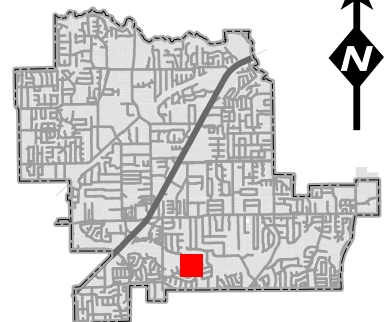


ZC25-002

1410 Plantation Dr



Subject Property



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35.31 ft

4.91 ft

March 4, 2025

City of Colleyville
Planning and Zoning Commission

My name is John Webre. My wife Bernadette and I live at 1410 Plantation Dr. N. in the Tara Plantation subdivision in Colleyville.

This is a request for a Special Use Permit for a double wide carport for our home.

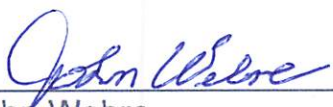
We are both in our late 70's with serious mobility issues and require the use of walkers to move around safely without falling. It is much easier for both of us to maneuver and load them into our vehicles in a larger space than the garage. We carry another set in our vehicles for use when we are out and about and leave the walkers, we use at home outside for easy access when we get home.

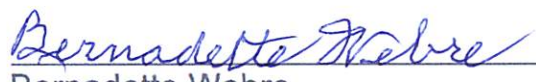
Having a carport also allows us protection from the elements. We don't have to hurry to get out of the heat, rain, snow or sleet and to worry about slipping on wet surfaces or burning our hands on hot walker handles.

Having this larger space to get in and out of the cars is not just a convenience but a safety issue for us. Please take our needs into consideration.

I have tasked our contractor to design a sturdy structure. It is not very visible from the street.

In conclusion, We wish to thank the City Of Colleyville, Planning and Zoning Commission for consideration of this request.


John Webre


Bernadette Webre









CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number 2d

Agenda Date 3/24/2025

Number -

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a Special Use Permit for Massage Therapy Use on Lot 2, Block 1, Braum's/Inland Addition, located at 4508 Colleyville Boulevard Suite B, Case ZC25-003

Explanation

Sudarat Dangwichit, the applicant, has submitted a request for a Special Use Permit for Massage Therapy use on Lot 2, Block 1, Braum's/Inland Addition, being approximately 1.45 acres, and zoned CC-1 Village Retail. The request is to allow for a new massage therapy business, Anantra Thai Massage LLC.

Attachments

1. Aerial Map
2. Zoning Map
3. Business Plan Exhibit
4. Floor Plan Exhibit
5. Sign Exhibit

Aerial Map

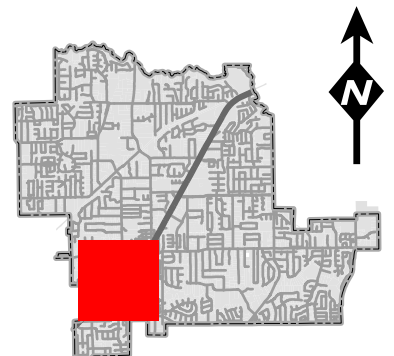


ZC25-003

4508 Colleyville Boulevard



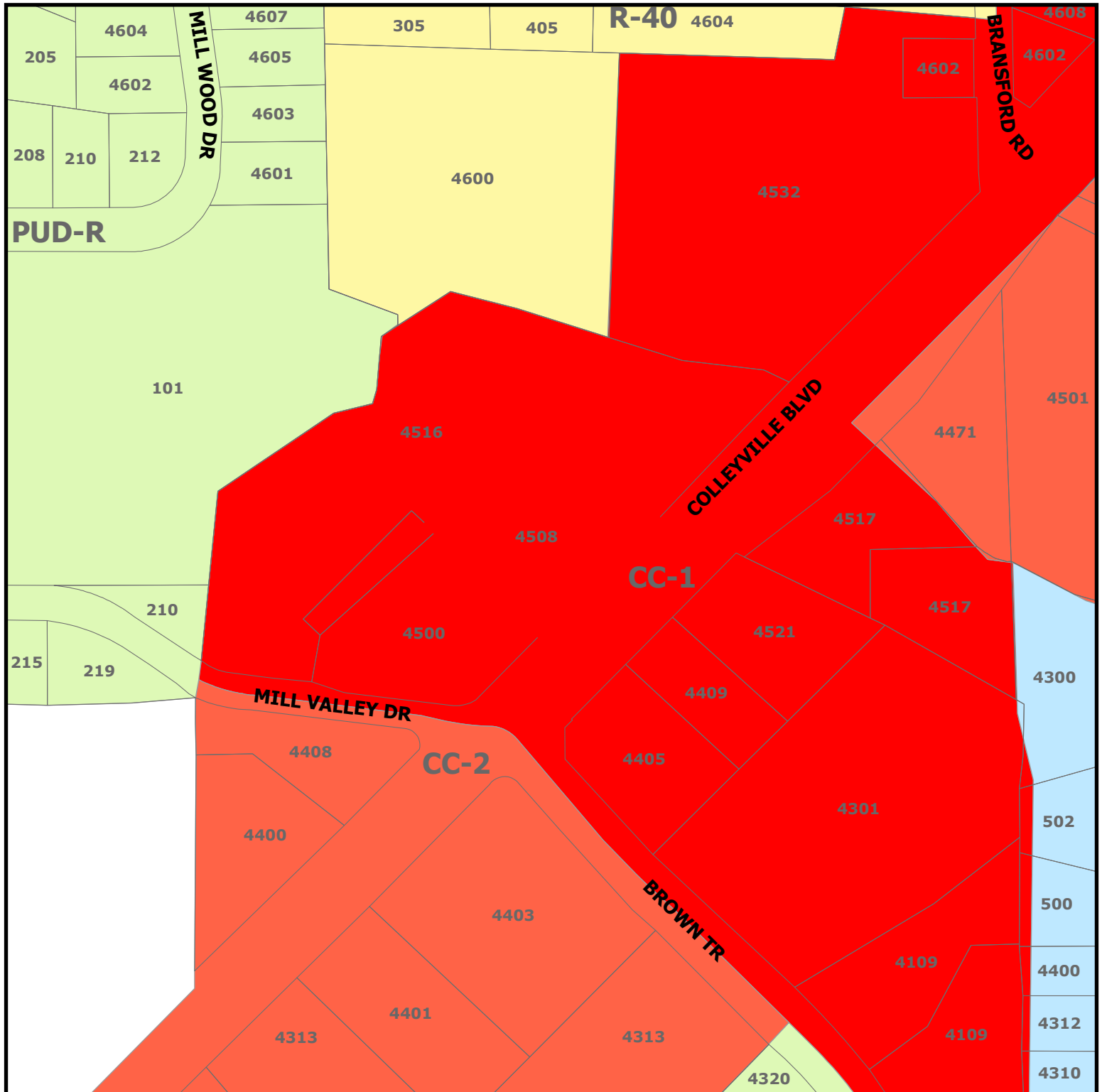
Subject Property



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Zoning Map



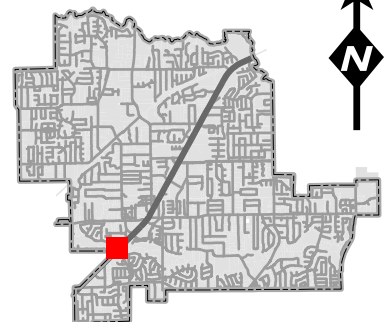
ZC25-003

4508 Colleyville Boulevard

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Subject Property



Business Operations Narrative for Anantra Thai Massage LLC

1. Business Overview

Anantra Thai Massage LLC is a professional massage therapy establishment that provides traditional Thai massage services to clients seeking relaxation, pain relief, and overall wellness. The business operates within the guidelines set by the Texas Department of Licensing and Regulation (TDLR) and adheres to all state and local regulations governing massage therapy establishments.

2. Business Location & Facility

The business will operate from a leased commercial space in a convenient and accessible location in Colleyville, Texas. The facility is designed to offer a serene and professional environment, featuring:

- A welcoming reception area for client check-in and consultation.
- Multiple private massage rooms equipped with professional massage tables, clean linens, and appropriate ambiance.
- A staff break room and storage area for supplies.
- A restroom facility for staff and clients.

3. Services Offered

Anantra Thai Massage LLC specializes in various traditional and therapeutic massage services, including:

- Traditional Thai Massage – A deep-stretching and pressure-point-based technique that enhances flexibility and relieves tension.
 - Swedish Massage – A gentle, relaxing massage that promotes circulation and stress relief.
 - Deep Tissue Massage – Focused on alleviating chronic muscle tension and knots.
 - Thai Combination Massage – Combining traditional techniques and gentle stretching to alleviate tension and enhance circulation.
 - Prenatal Massage – Specialized massage for pregnant clients to relieve stress and discomfort.
 - Couples Massage – Side-by-side massage experience for partners or friends.
- Add-on services – Body Scrub and Hot Stone Massage

4. Target Market

Anantra Thai Massage LLC serves a diverse clientele, including:

- Local residents seeking regular massage therapy for stress relief and wellness.
- Professionals experiencing work-related muscle tension and fatigue.
- Athletes looking for muscle recovery and flexibility improvement.
- Tourists and visitors seeking relaxation services.
- Individuals with chronic pain conditions or injuries requiring therapeutic massage.

5. Business Hours

The establishment will operate seven days a week to accommodate varying customer schedules:

- Monday – Sunday : 9:30 AM – 8:00 PM

6. Staffing & Roles

The business will employ licensed massage therapists (LMTs), receptionists, and a business manager to ensure smooth operations. Each staff member will have defined roles:

- Licensed Massage Therapists (LMTs) – Perform massage treatments, maintain cleanliness, and ensure compliance with health and safety standards.
- Receptionists – Handle client bookings, payments, and customer service inquiries.
- Business Manager/Owner – Oversees operations, manages staff, ensures regulatory compliance, and handles financial aspects.

7. Booking & Customer Management

Clients will be able to schedule appointments through multiple channels:

- Online booking system via the company's website or app.
- Phone reservations for clients who prefer personal assistance.
- Walk-ins accepted based on therapist availability.

A client database will be maintained to track preferences, service history, and special requirements to enhance customer experience.

8. Pricing & Payment Methods

The business will offer competitive pricing based on industry standards, with options for:

- Single-session pricing for individual treatments.
- Membership plans offering discounted rates for regular clients.
- Gift certificates for promotional and gifting purposes.
- Payment methods accepted: Cash, Credit/Debit cards, Digital wallets (Apple Pay, Google Pay).

9. Compliance & Licensing

Anantra Thai Massage LLC adheres to all regulatory requirements, including:

- Licensing by TDLR for the massage establishment and therapists.
- Health and safety compliance, including sanitation and sterilization protocols.
- Liability insurance for business protection.
- Strict adherence to ethical and legal boundaries of massage therapy.

10. Marketing & Promotions

The business will use a combination of marketing strategies to attract and retain customers:

- Social Media Marketing – Active presence on Facebook, Instagram, and Google Business.
- Local Advertising – Flyers, business cards, and partnerships with nearby businesses.
- Referral Programs – Incentives for clients who refer friends and family.
- Loyalty Programs – Reward system for repeat customers.

11. Revenue Model

The primary revenue streams include:

- Direct service fees from massage therapy sessions.
- Membership and subscription plans.
- Special promotions and seasonal packages.

12. Business Growth & Expansion Plan

In the future, Anantra Thai Massage LLC aims to:

- Expand service offerings, including spa treatments and wellness coaching
- Open additional locations or mobile massage services.
- Partner with local businesses, such as gyms and hotels, to offer on-site massage services.
- Develop an online store for wellness products

[illegible]

SIDE 1



EXISTING MONUMENT



SIDE 2



4508 COLLEYVILLE BLVD SUITE B, COLLEYVILLE, TX 76034

SIZE : 57" W X 64" H



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number 2e

Agenda Date 3/24/2025

Number -

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a Special Use Permit for Massage Therapy Use on Lot 1RA, Block 1, Kroger Addition, located at 4906 Colleyville Boulevard Suite 200, Case ZC25-004

Explanation

Ravikumar Lakkad, the applicant, has submitted a request for a Special Use Permit for Massage Therapy use on Lot 1RA, Block 1, Kroger Addition, being approximately 1.89 acres, and zoned CC-2 Shopping Center. The request is to allow for a new massage therapy business, High Stone Wholistic Wellness.

Attachments

1. Aerial Map
2. Zoning Map
3. Business Plan
4. Floor Plan Exhibit
5. Images Provided by Applicant

Aerial Map



ZC25-004

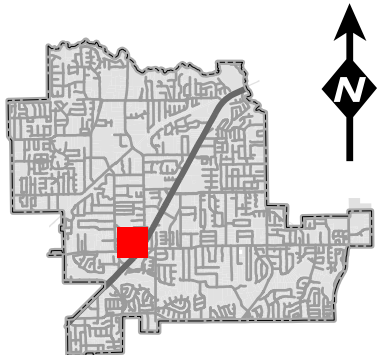
4906 Colleyville Boulevard

DISCLAIMER:

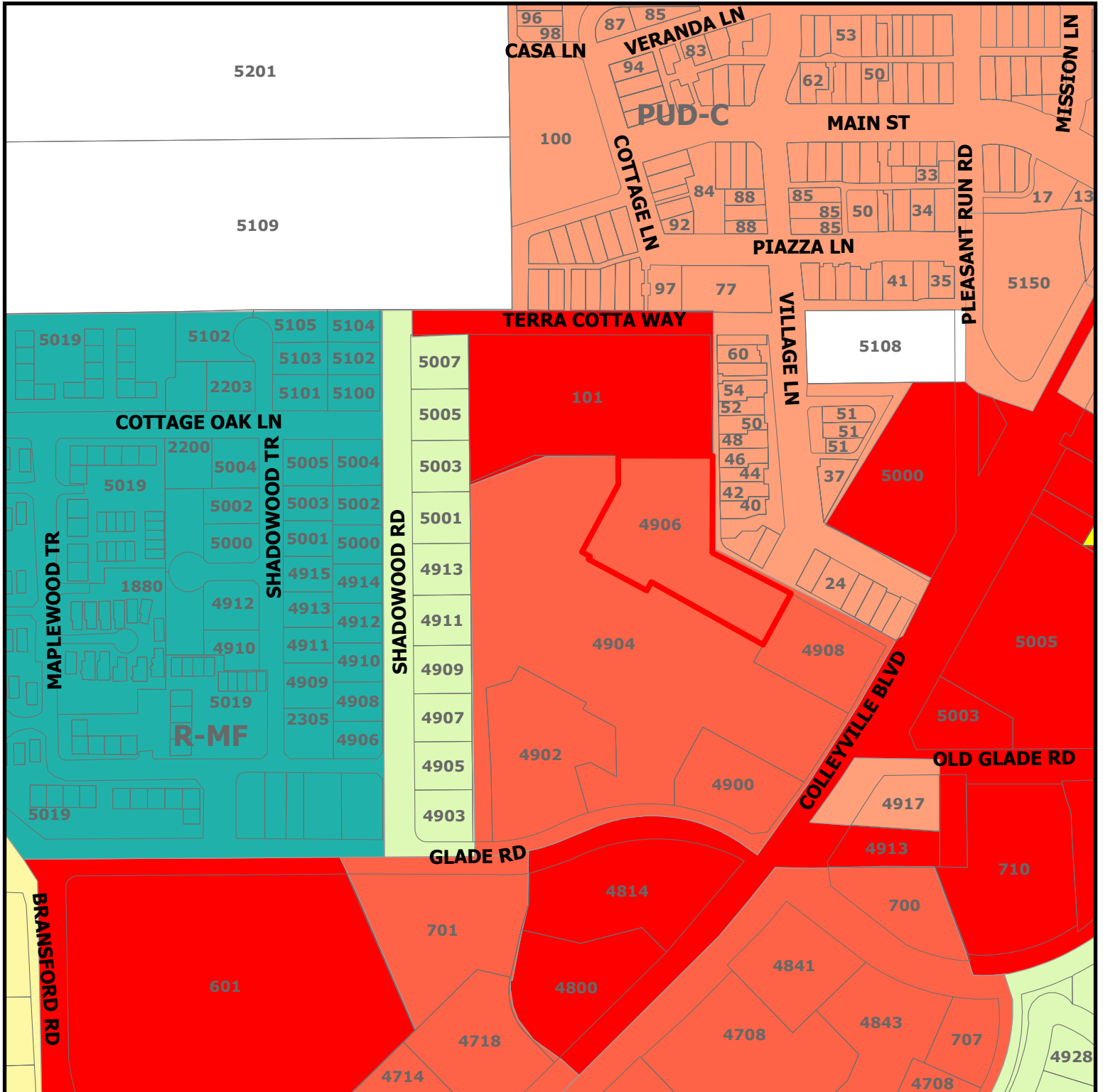
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Subject Property



Zoning Map

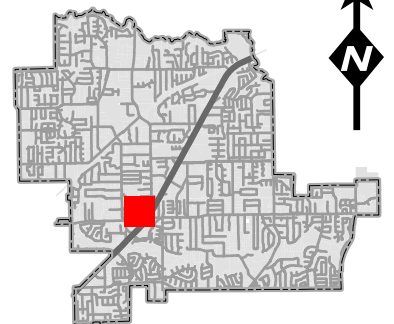


ZC25-004

4906 Colleyville Boulevard



Subject Property



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To the City of Colleyville,

I sincerely appreciate your consideration of our application to open a wellness center in Colleyville. We are excited about the opportunity to bring high-quality holistic services to the community and contribute to the well-being of its residents.

Since 2021, we have been successfully operating **High Stone Wholistic Wellness** in Flower Mound, where we have built a strong reputation for providing exceptional holistic care. After witnessing the profound impact our services have had on our clients, we are eager to expand to Colleyville and extend our offerings to more individuals seeking natural, effective health solutions.

My name is **Ravi Lakkad**, and I am the owner of High Stone Wholistic Wellness. I hold a **bachelor's degree in Homeopathy**, am a **Licensed Massage Therapist**, a **Certified Reflexologist**, and have a **Diploma in Mental Health**. My expertise, combined with a dedicated team of professionals, allows us to offer a **comprehensive and unique approach to health and wellness**.

At our Flower Mound location, we have developed **specialized, results-driven services** that have been highly valued by our hundreds of clients. We are confident that the people of Colleyville will benefit from these same treatments, which include:

- **Homeopathy Consultations** for acute and chronic conditions
- **Neuropathy treatment**
- **Stretch therapy**
- **Advanced facials** (HydraFacial, organic facial, anti-aging, acne, teen, microneedling, microdermabrasion, dermaplaning, etc.)
- **Therapeutic massage treatments**, including prenatal, postnatal, sports, trigger point, and more
- **Traditional reflexology** (for plantar fasciitis, chronic back pain, frozen shoulder, insomnia, etc.)
- **Halotherapy (salt therapy)**
- **Red light therapy**
- **Dry sauna therapy**
- **Nutritional guidance**
- **Autism treatment and support**

Additionally, we are in the process of introducing **physical therapy treatments** to further enhance our holistic health services, ensuring a well-rounded approach to care.

We strongly believe that Colleyville is an ideal community for our expansion, as its residents value **high-quality, holistic, and innovative health services**. Our mission is to provide **personalized, natural, and effective wellness solutions** that empower individuals to achieve **optimal health and well-being**.

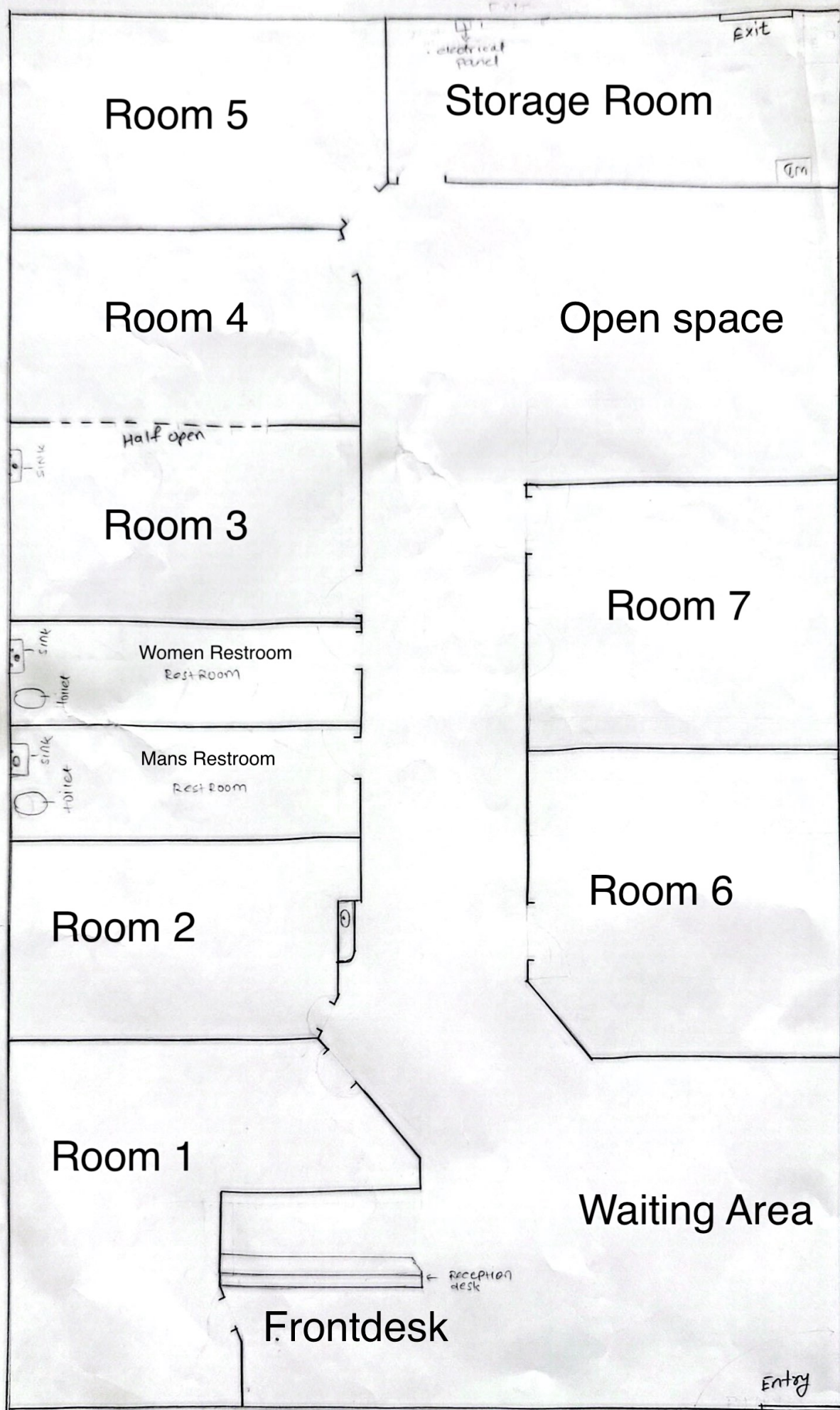
We kindly seek your support and approval to bring these essential services to Colleyville. We are confident that our holistic approach will greatly benefit the community and enhance the overall wellness of its residents.

Thank you for your time and consideration. I look forward to the opportunity to serve Colleyville and contribute to its health-conscious and thriving community.

Sincerely,

Ravi Lakkad

High Stone Wholistic Wellness





*The Ancient
way of*
HEALING!



Shirodhara



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treatment)

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BEFORE & AFTER



BEFORE



AFTER

Reduces visible signs of aging
Acne Scars
Brighter Complexion





CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number 2f

Agenda Date 3/24/2025

Number -

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a Special Use Permit for a fence on Lot 16, Block 7, Oak Crest Hills Addition, located at 405 Oak Crest Hills Drive, Case ZC25-005

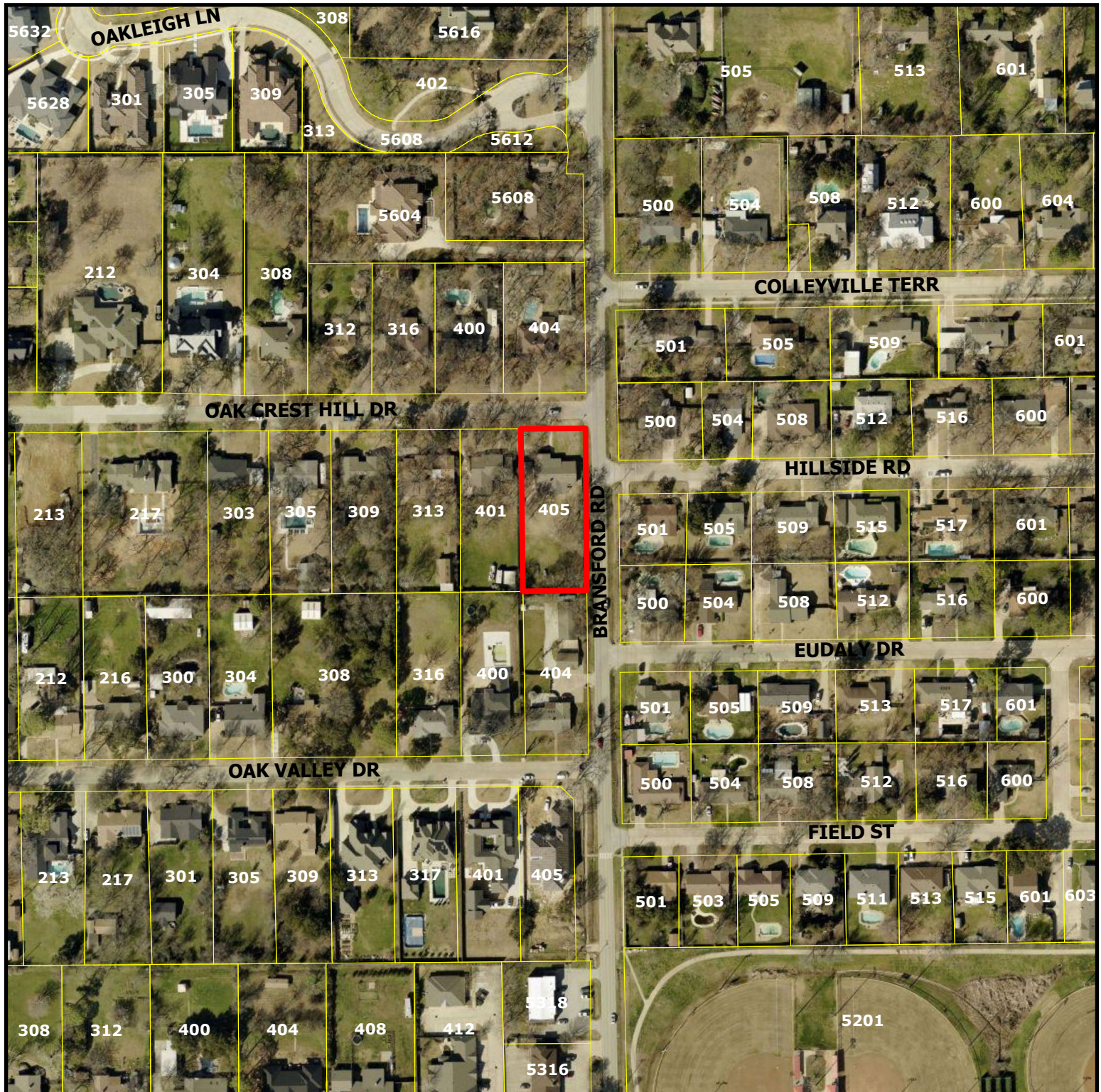
Explanation

M&L Fence, the applicant, has submitted a request for a Special Use Permit for a fence on Lot 16, Block 7, Oak Crest Hills Addition, being approximately 0.61 acres, and zoned R-20 Single Family Residential. The request is to allow for an 8-foot wooden fence to be placed along the corner street side property line.

Attachments

1. Aerial Map
2. Zoning Map
3. Fence Plan Exhibit
4. Adjacent Property Fences

Aerial Map

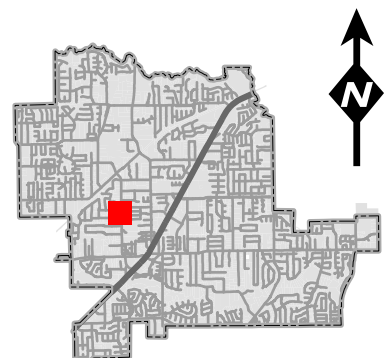


ZC25-005

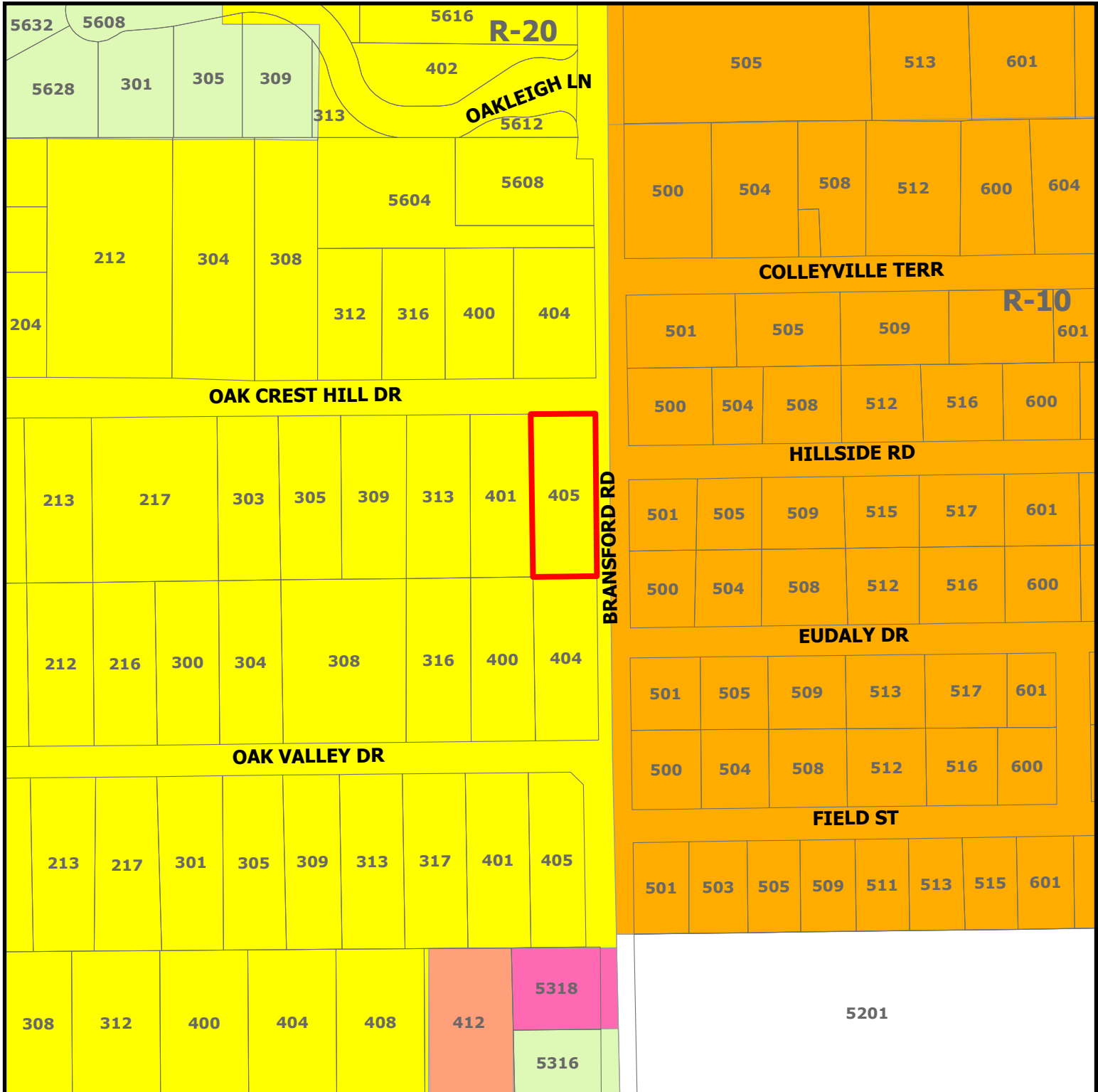
405 Oak Crest Hill Dr

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 Subject Property



Zoning Map

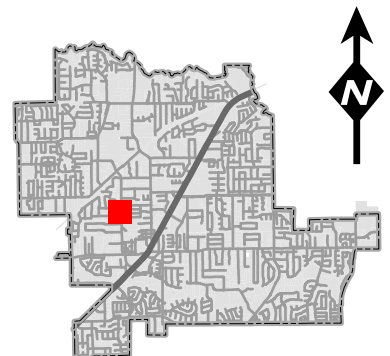


ZC25-005

405 Oak Crest Hill Dr



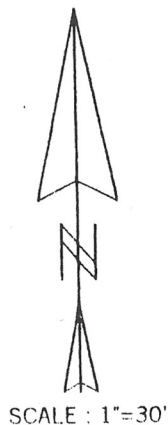
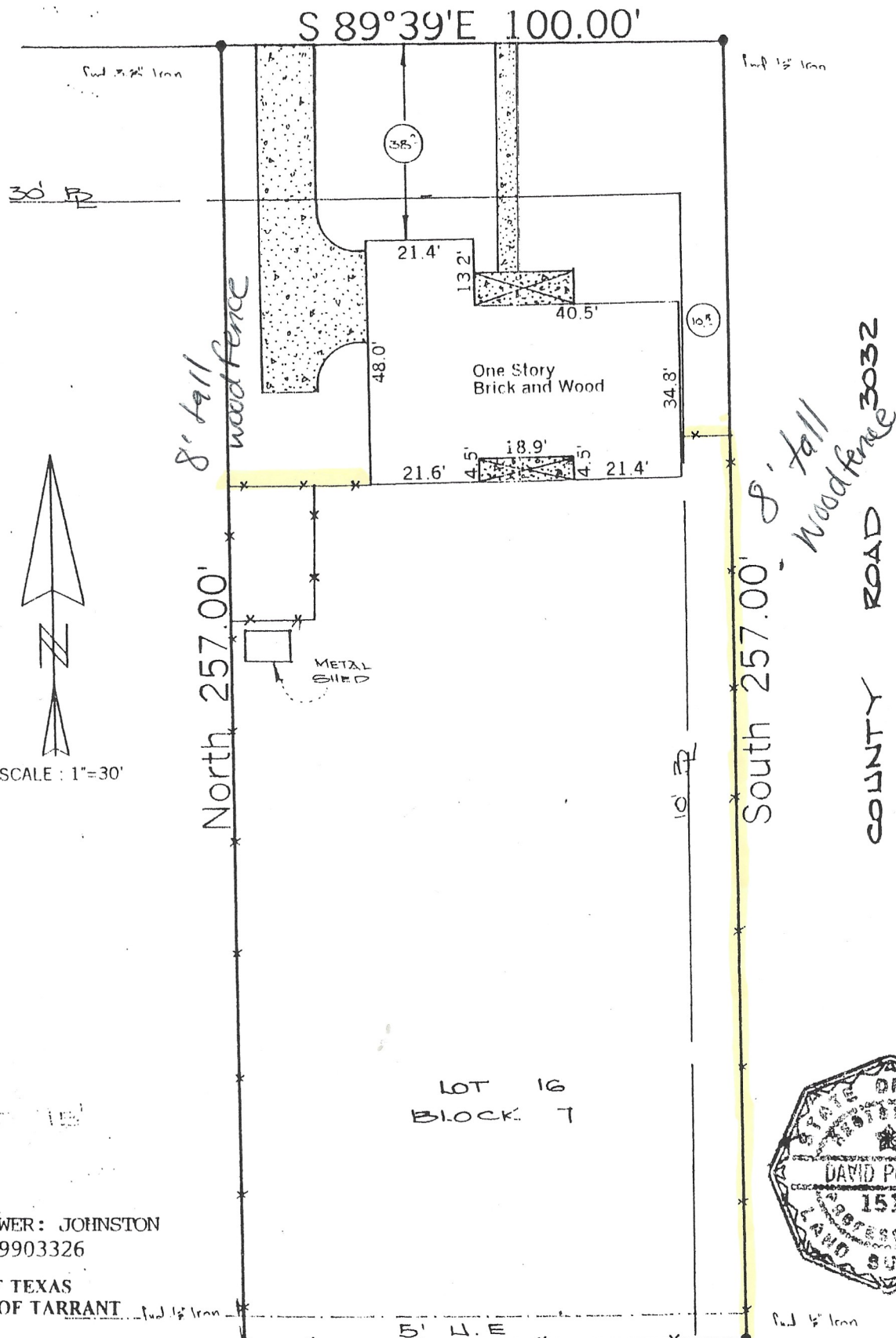
Subject Property



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405 Oak Crest Hills Drive



LOT 16
BLOCK 7

BORROWER: JOHNSTON
GF# 99903326

STATE OF TEXAS
COUNTY OF TARRANT

"To the Lienholders and/or the Owners of the Premises surveyed and to
STEWART TITLE COMPANY

The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible lines or roads in place, except as shown hereon, and that said property has access to and from a dedicated roadway except as shown hereon."

Dated AUGUST 12, 1999

BASIS FOR BEARING: RECORDED PLAT
Order No. 8-99-082
NOT FOR CONSTRUCTION

FLUOR NOTE: I hereby certify that the property described herein within a special flood hazard area as identified by the Federal Insurance Administration, Department of Housing and Urban Development, the flood hazard area being identified as _____ of the Federal Insurance Administration Flood Hazard Boundary Map effective on AUG. 2, 1995 for the PARCEL No. 480590.0195.H

By:

AP SURVEYING CO.
David Pollard RPS #1518
1903 Central Drive, Suite 309
Bedford, TX 76021 Metro (817) 267-1249

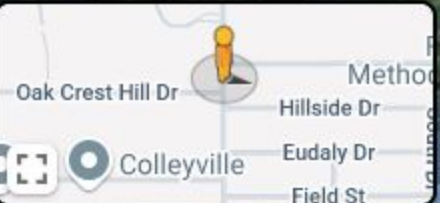


Handwritten signature: Mary Vincent Johnston

← 5612 Bransford Rd
Colleyville, Texas

Google Street View

Nov 2024 See more dates



← 5612 Bransford Rd
Colleyville, Texas

 Google Street View

Nov 2024 [See more dates](#)



Oak Crest Hill Dr

Method

Hillside Dr

Eudaly Dr

Field St

Colleyville

Navigation controls including a compass, zoom in (+) and zoom out (-) buttons, and a street view pegman icon.

← 5632 Bransford Rd
Colleyville, Texas

 Google Street View

Nov 2024 [See more dates](#)

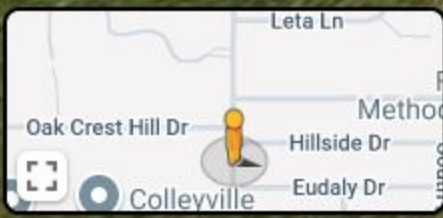




← 5447 Bransford Rd
Colleyville, Texas

Google Street View

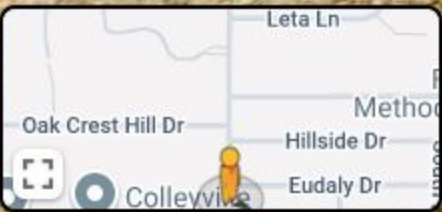
Nov 2024 See more dates



← 5393 Bransford Rd
Colleyville, Texas

 Google Street View

Dec 2024 See more dates





Search Google Maps



Share



5379 Bransford Rd

Colleyville, Texas



Google Street View

Dec 2024

See more dates

Bransford Rd

Google





CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number 2g

Agenda Date 3/24/2025

Number -

Type Presentation and Discussion

Department Community Development

Title

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

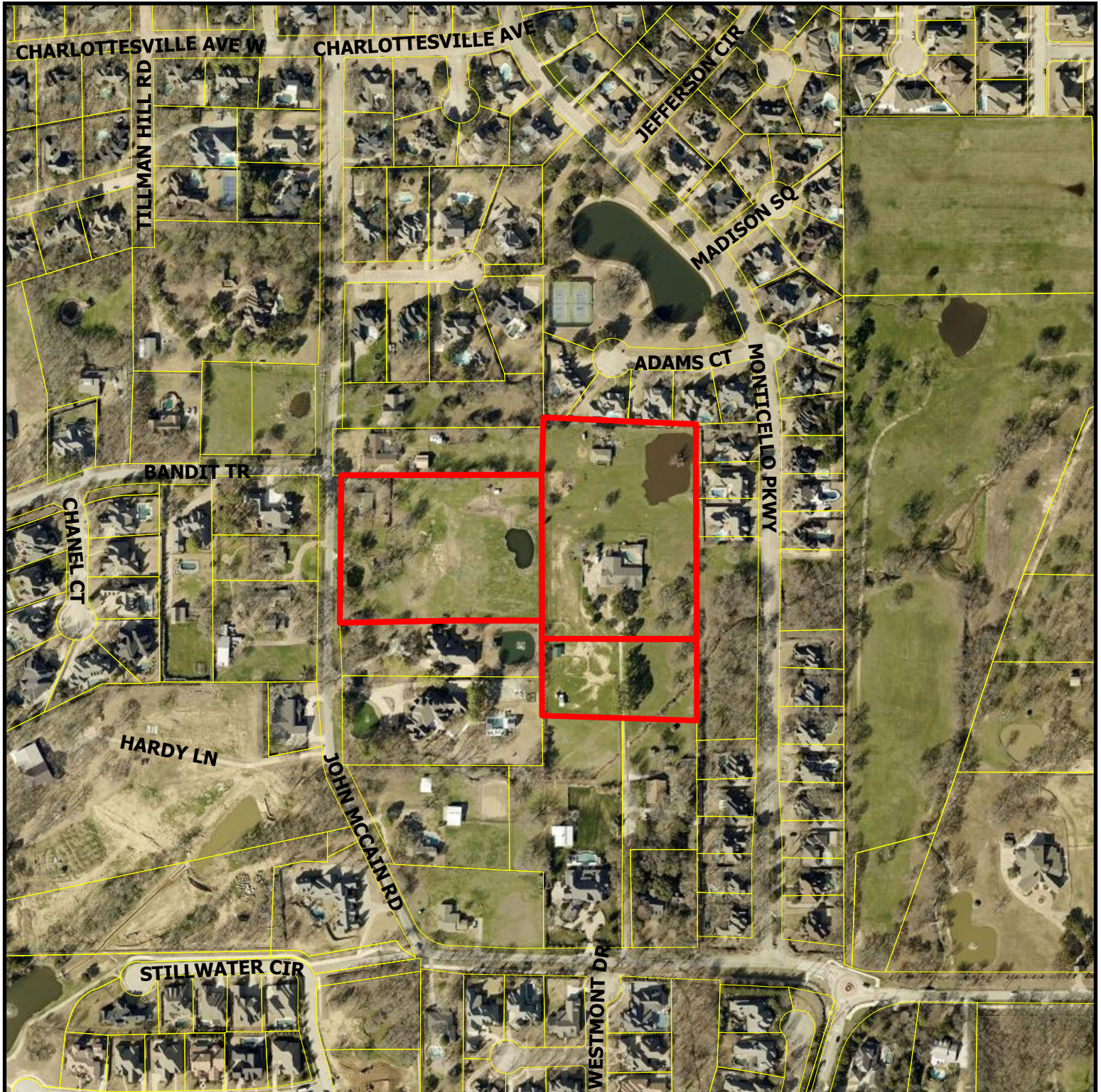
Explanation

Curtis Young, the applicant, has submitted a rezoning request for Tracts 4A2 and 4B2, 4A3 and 4B3, and 4E, Abstract 295, William E. Crooks Survey, approximately 11.81 acres and zoned AG Agricultural. The request is to rezone the property to the R-40 Single Family Residential district for a new 10-lot subdivision.

Attachments

1. Aerial Map
2. Zoning Map
3. Statement of Planning Objectives
4. Site Plan Exhibit
5. Preliminary Engineering Exhibits
6. Tree Conservation Plan

Aerial Map

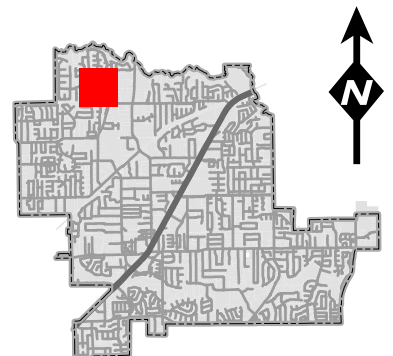


ZC25-006

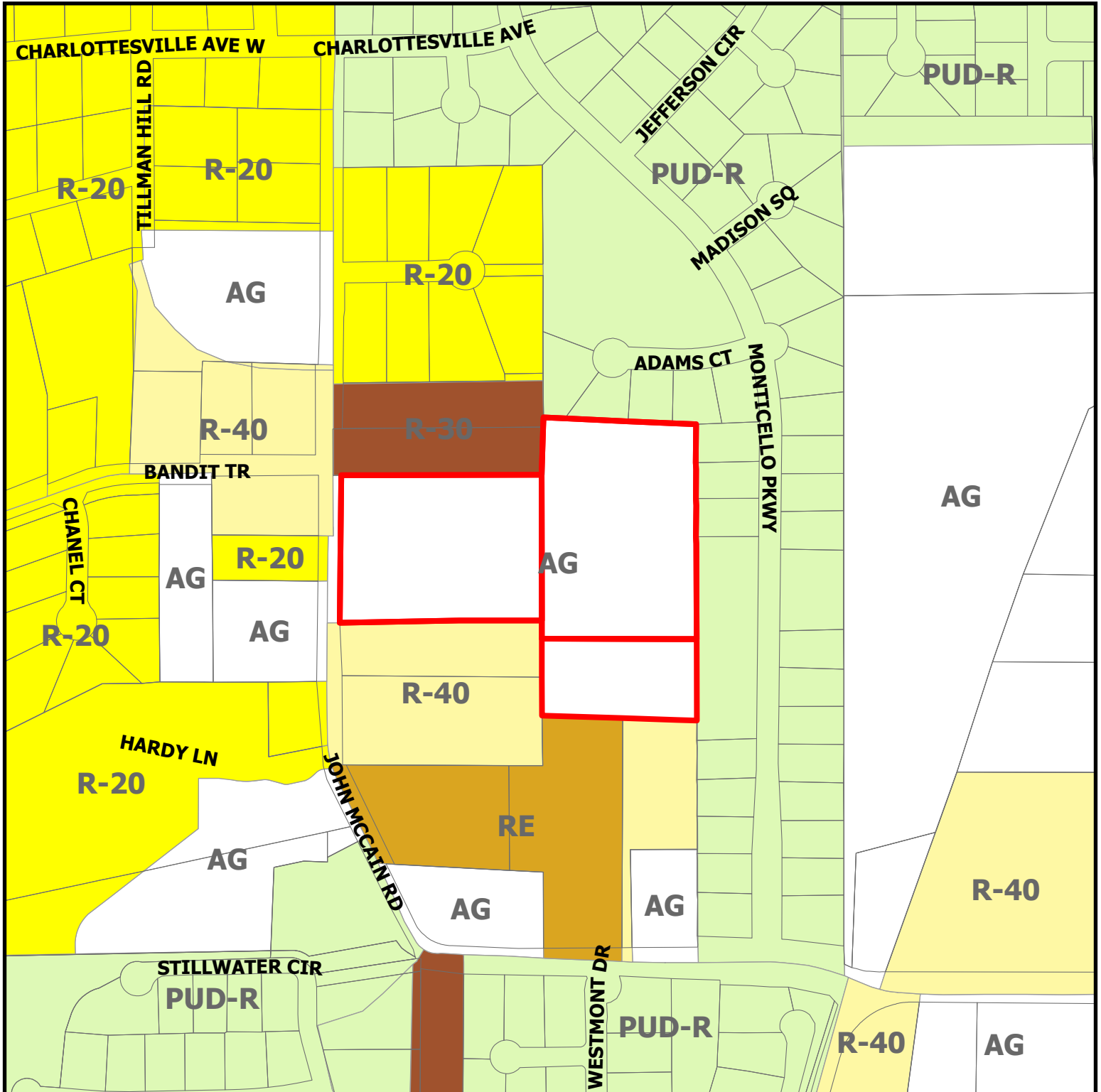
7316 John McCain Road

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 Subject Property
 Subject Property



Zoning Map

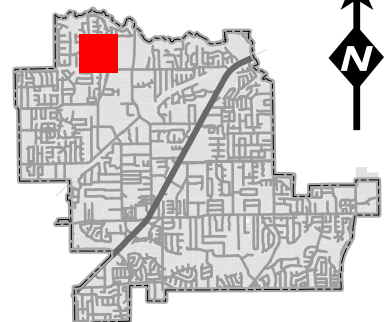


ZC25-006

7316 John McCain Road

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 Subject Property
 Subject Property



Holt Farms

Colleyville, Texas

Zoning Narrative –17 March 2025

Calais Custom Homes- Owner/Developer

Sage Group, Inc., Land Planner

Statement of Planning Objectives

Holt Farms is a proposed residential neighborhood of ten 40,000+sf 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, or larger than, the above adjacencies, with all lots proposed as R-40 lots. The total number of lots is 10, on almost 12 acres, for a density of 0.85 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. There is an existing private access easement to the south, but we are not planning on or need a second point of access for a 10 lot subdivision.

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		10
Residential Lots	89.48 %	10.17 ac.
R.O.W.	9.49 %	1.41 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	0.85/units per ac.

Lot Summary

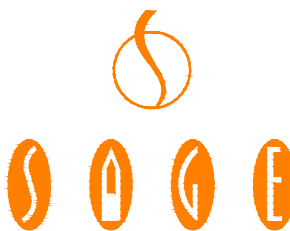
Residential Lots	10
Minimum Lot Size	40,017 s.f.
Average Lot Size	44,305 s.f.

Zoning & Current Use

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



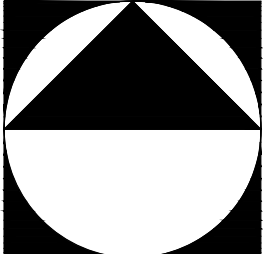
Planner:



SAGE GROUP, INC.

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

24 FEB 25



1" = 50'

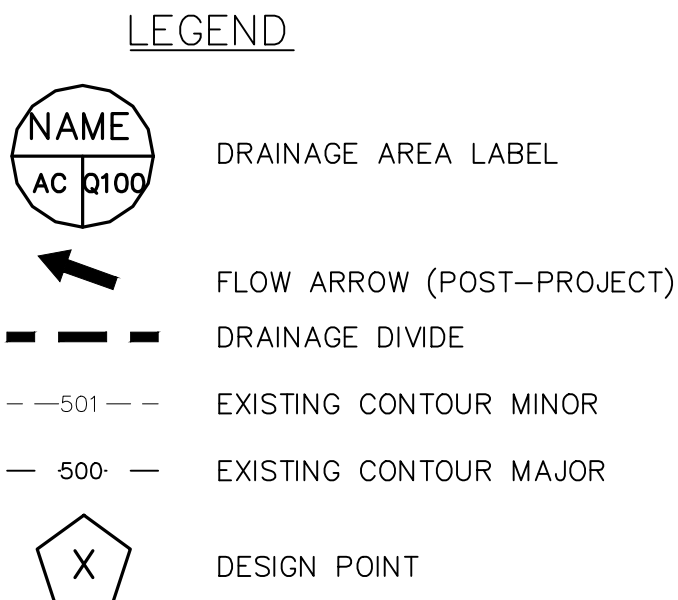
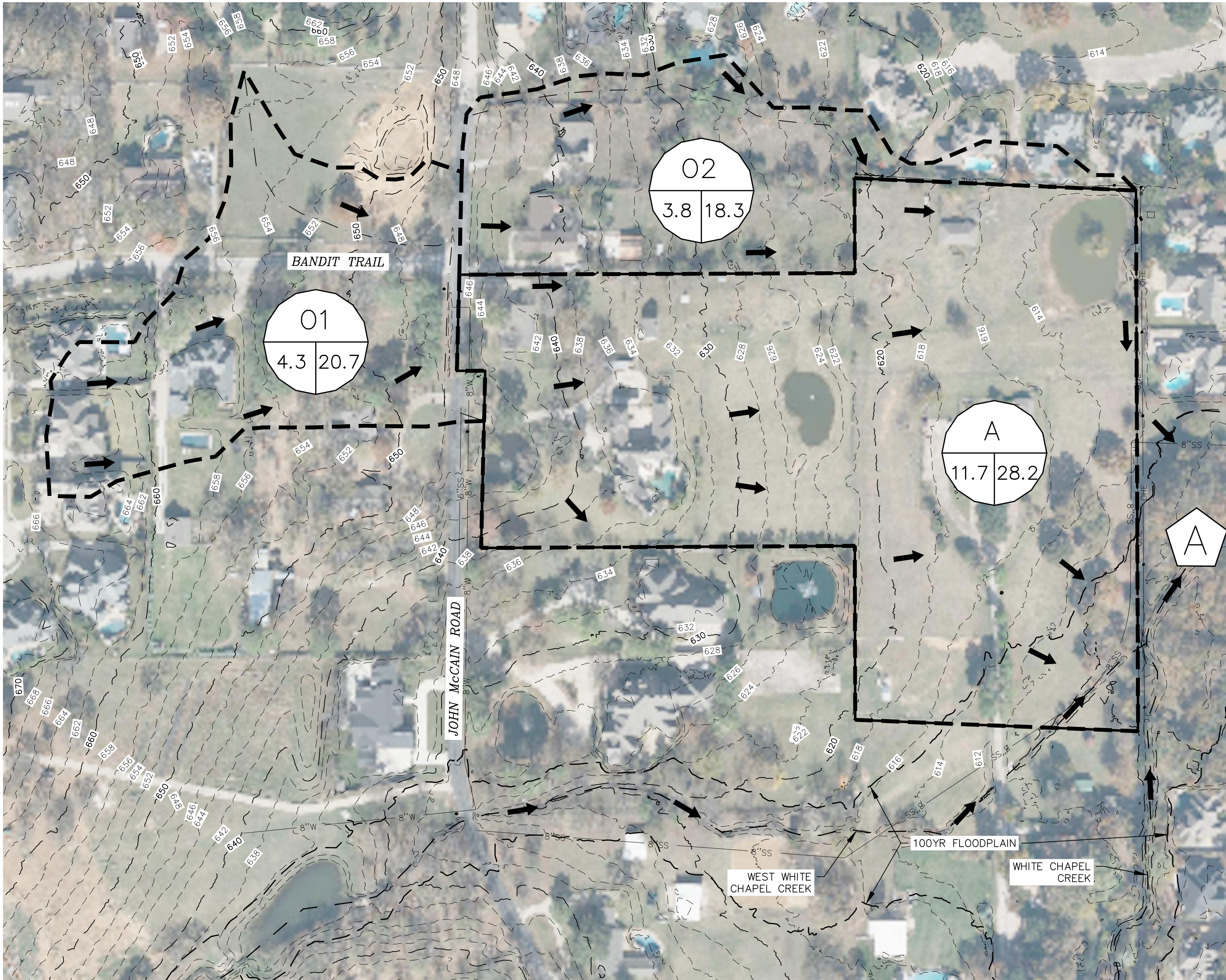
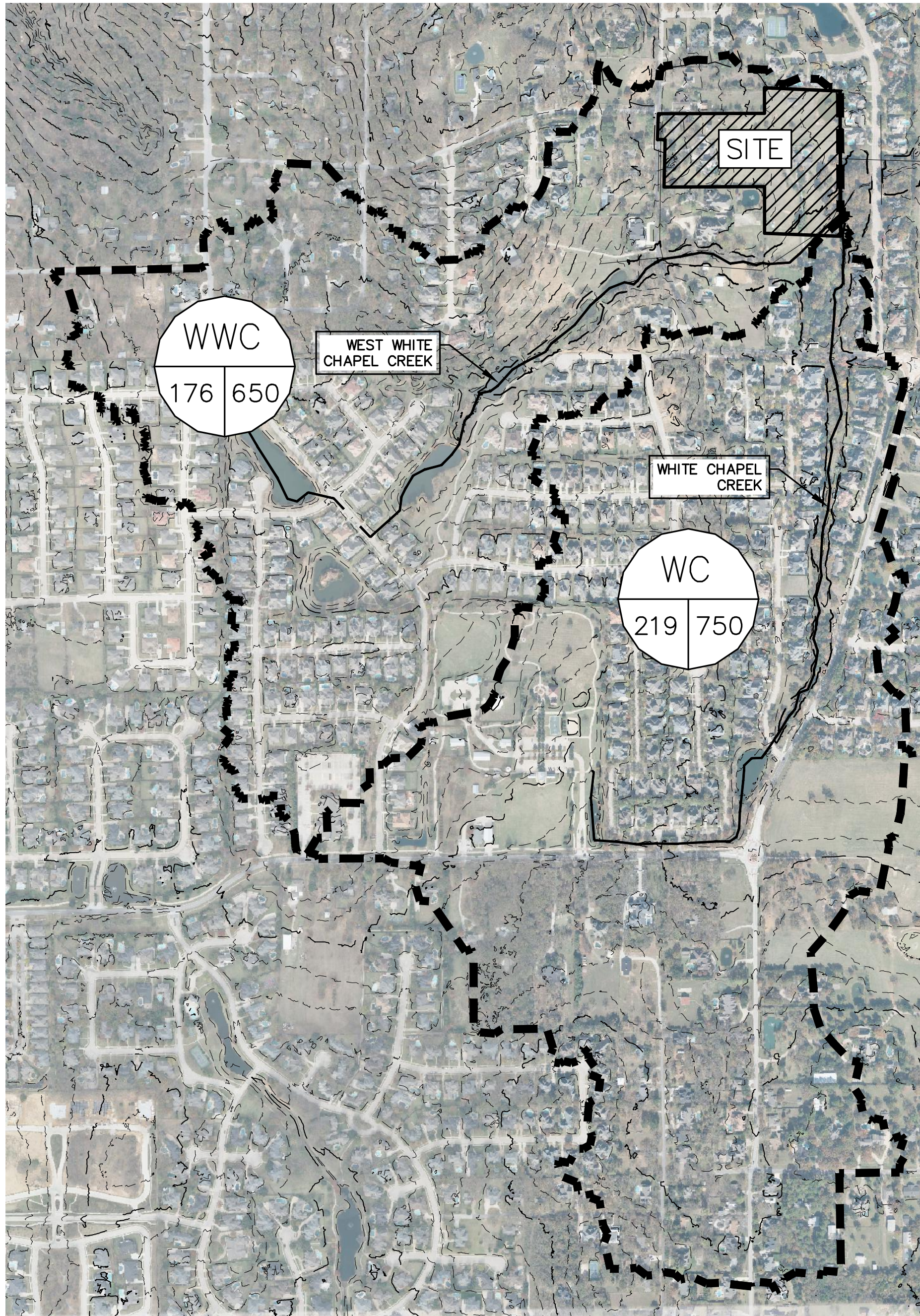
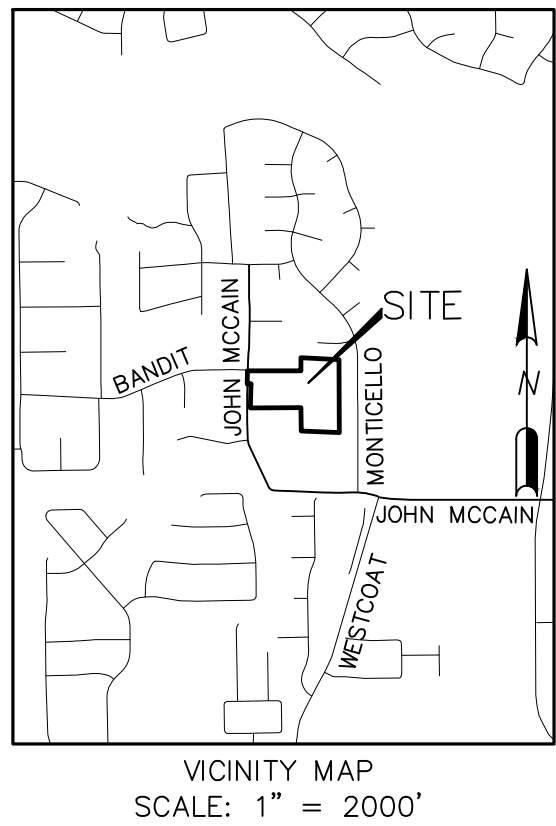
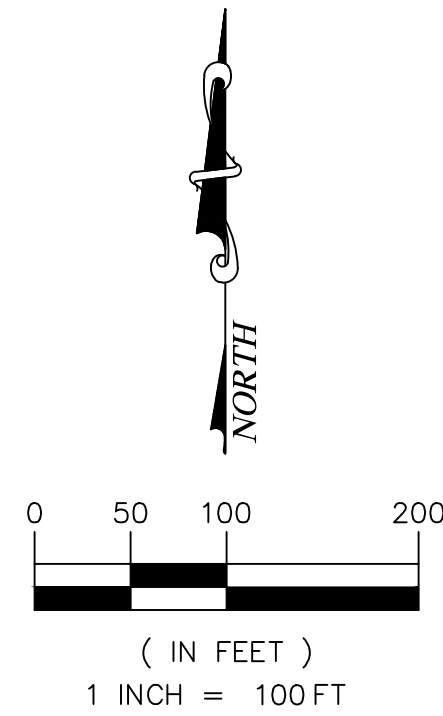
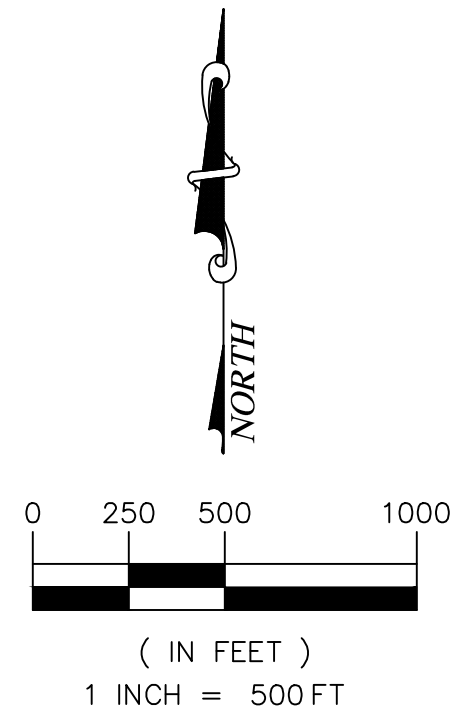
0 50' 100' 150'



Concept Plan

Holt Farms

Colleyville, Tarrant County, Texas



- 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)
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	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 PLANE, TEXAS 76092
PHONE (817) 333-2727
FAX (817) 333-2727
ENGINEERING REGISTRATION NUMBER 7-2328
PREPARED FOR: CALVIN CUSTOM HOMES
SOUTH PLANE, 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

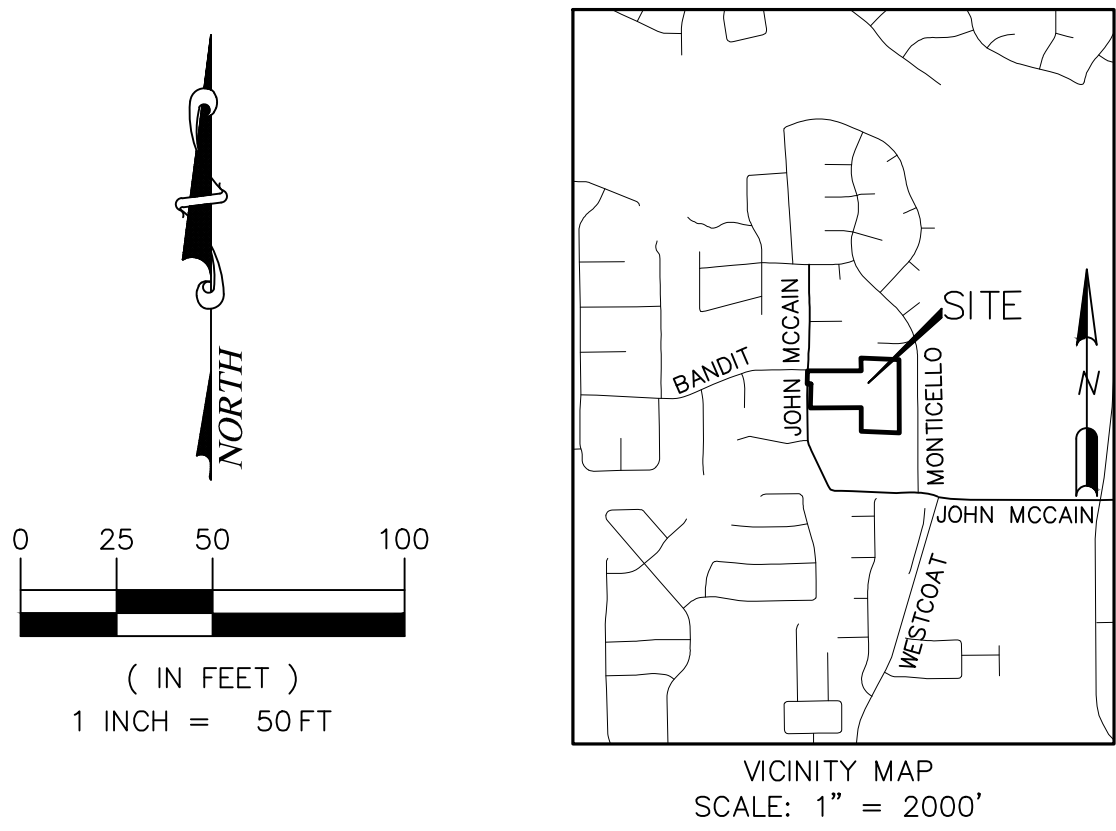
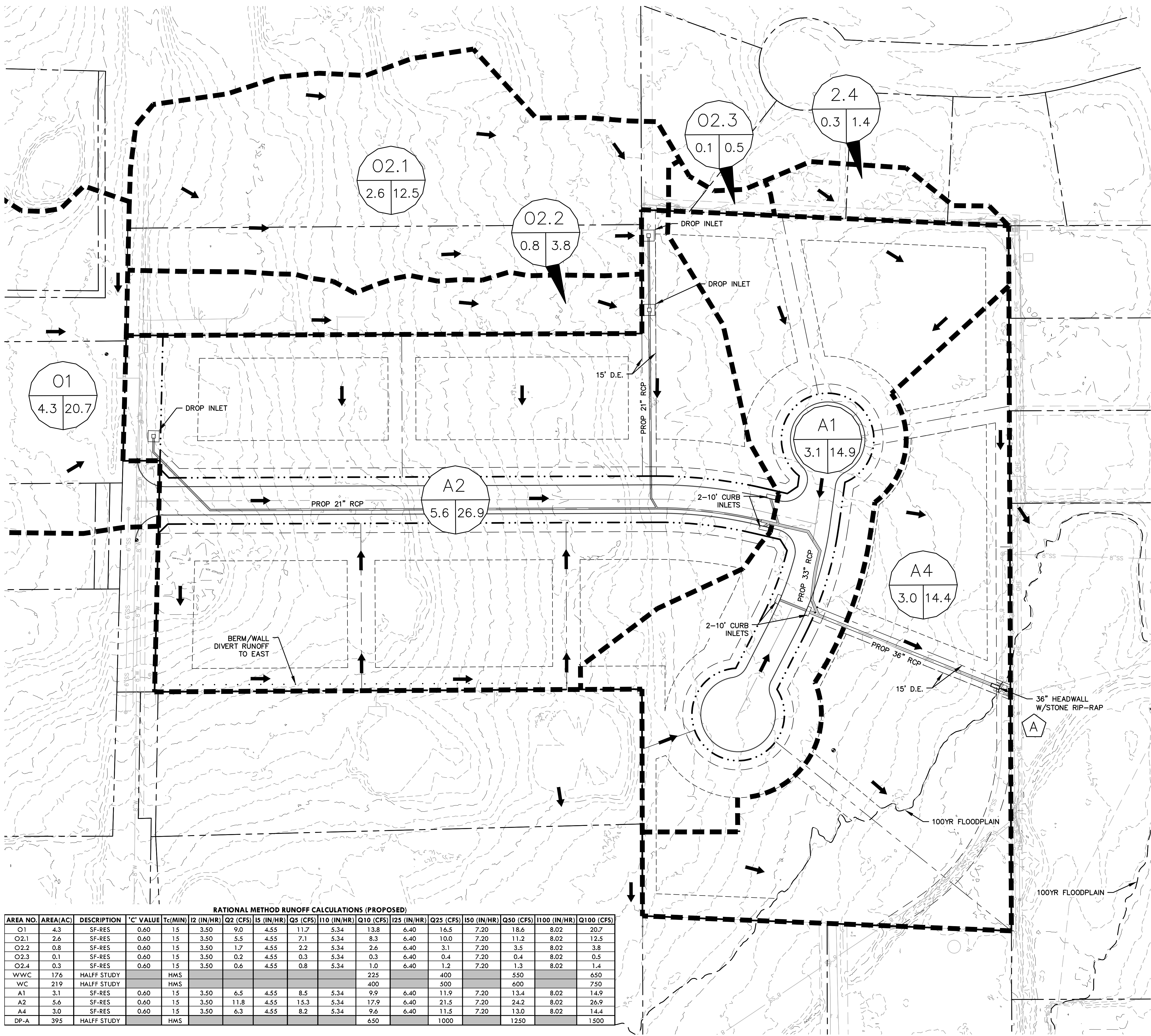
BM2
TBM X-CUT
N: 7018285.7
E: 2377120.4
ELEV = 647.4

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: 3/17/2025

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



- 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) 333-2272
FAX (817) 333-2273
ENGINEERING REGISTRATION NUMBER 7-2329
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

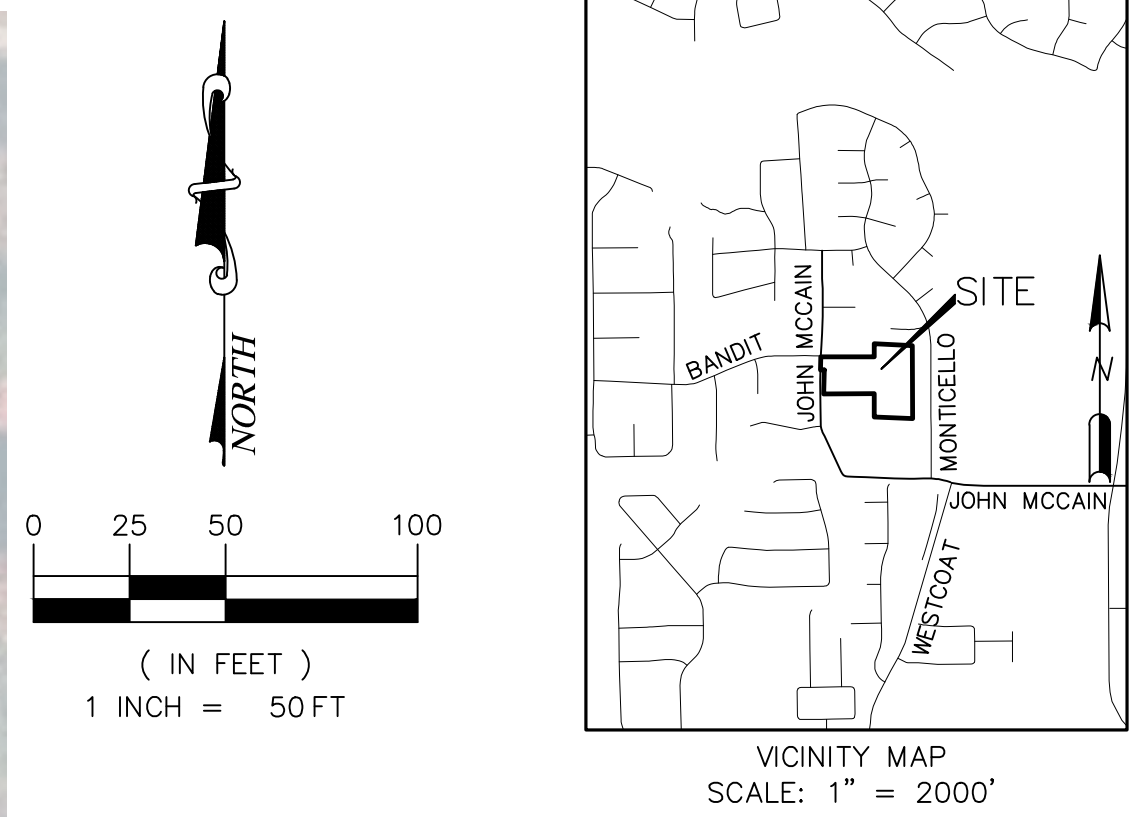
BM2
TBM X-CUT
N: 7018285.7
E: 2377120.4
ELEV = 647.4

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. 97487 Date: 3/17/2025

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
 - W — EXIST. WATER MAIN
 - SS — 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.

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

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: **3/17/2025**

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

Trees				Trees Net of R.O.W.	Trees %
Protected Trees		66	-	66	97.06
Borderline Trees		1	-	1	1.47
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
6410	10" ELM
6411	60" ELM
6412	30" MESQUITE
6413	26" ELM
6414	22" ELM
6415	10" HACKBERRY
6417	24" WALNUT
6418	12" CREPE MYRTLE
6422	28" BALD CYPRESS
6903	30" OAK
6904	42" OAK
6905	38" OAK
6906	36" OAK
6907	36" ELM
6909	16" CEDAR
6910	18" HACK
6911	14" BRADFORD PEAR
6912	14" CEDAR
6913	6" ASH
6914	10" CEDAR
6915	9" CEDAR
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

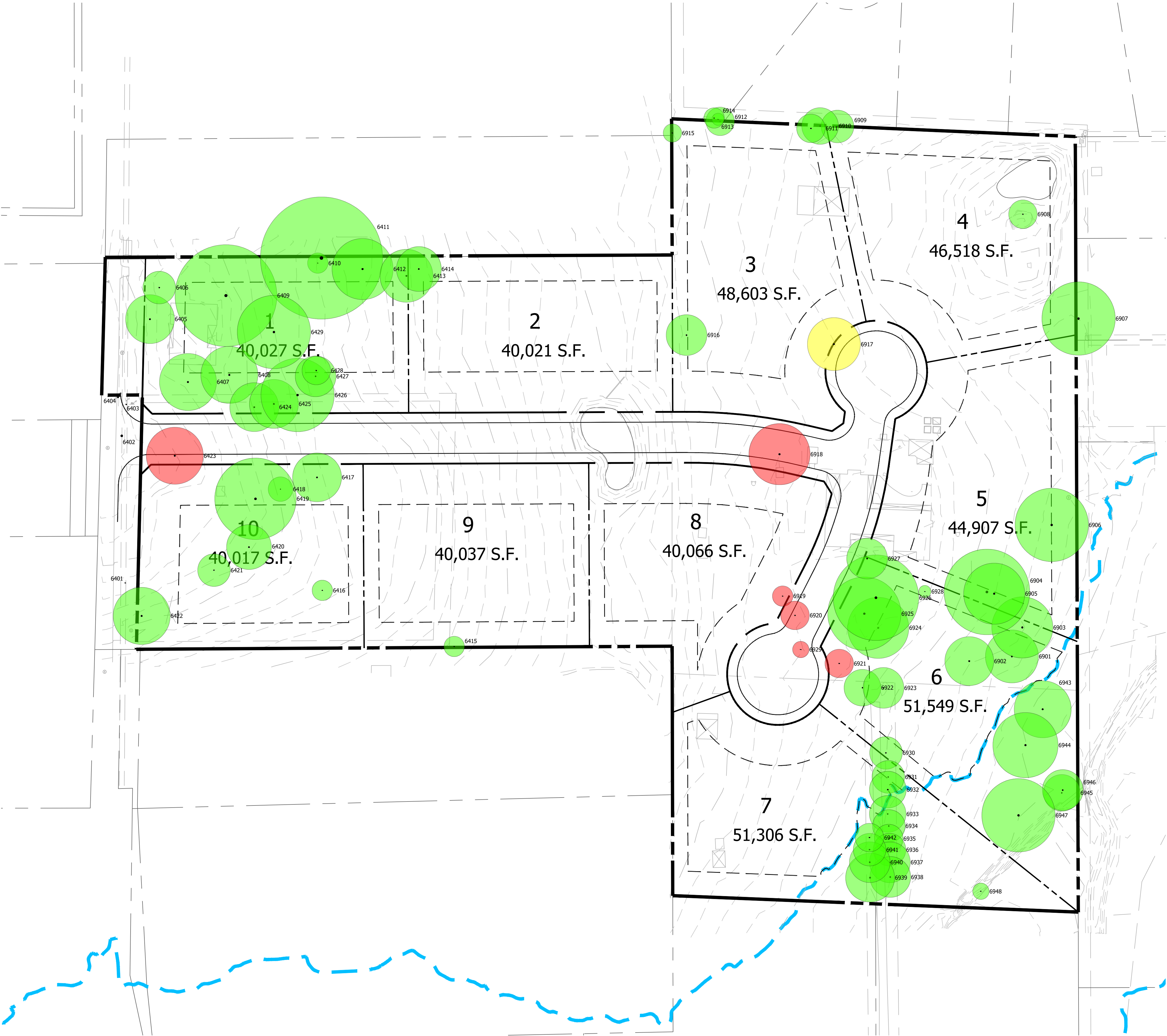
PROTECTED TREES	
Tree #	Size & Species
6408	28" MULBERRY
6409	50" MULBERRY
6416	10" OAK
6419	40" WALNUT
6420	22" MULBERRY
6421	16" OAK
6424	24" MESQUITE
6425	24" CEDAR ELM
6427	20" ELM
6428	14" ELM
6429	36" OAK
6902	24" OAK
6908	14" WILLOW
6916	20" LIVE OAK
6939	24" PINE
6940	20" PINE
6941	16" PINE
6942	14" PINE
6407	28" MULBERRY
6426	36" ELM
6901	26" 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

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

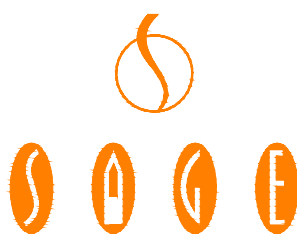
BORDERLINE TREES	
Tree #	Size & Species
6917	26" LIVE OAK

Tree Canopy Coverage

Total site area	509,754 s.f.
Total existing canopy	≈107,408 s.f. -->21.07%
Preserved tree canopy	
Protected tree canopy (green)	≈98,255 s.f. --> 91.49%
Borderline Trees (yellow)	≈ 2,124 s.f. --> 1.97%
Trees to be altered (red)	≈ 7,029 s.f. --> 6.54%
	≈107,408 s.f. -->100.00%

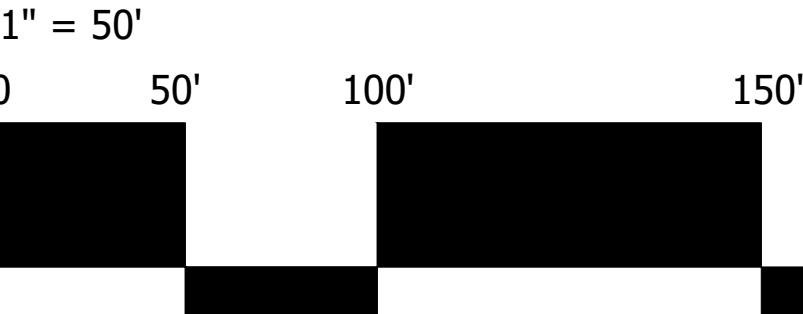
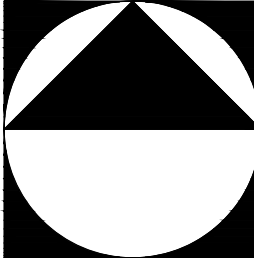


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Tree Conservation Plan

Holt Farms

Colleyville, Tarrant County, Texas