



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

100 Main Street Colleyville, Texas 76034

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**MONDAY, APRIL 14, 2025**

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**PRE COMMISSION MEETING  
6:15 P.M.  
EXECUTIVE CONFERENCE ROOM  
THIRD FLOOR**

**LEGAL BRIEFING BY CITY ATTORNEY REGARDING PLANNING, ZONING,  
PLATTING, AND LAND USE**

**REVIEW OF REGULAR AGENDA ITEMS AND DISCUSSION OF PREVIOUS  
MEETING MINUTES**

**DISCUSSION OF ITEMS TO BE PLACED ON FUTURE AGENDAS AND UPDATES  
ON DEVELOPMENT TRENDS, PROGRESS AND CITY COUNCIL ACTIONS ON  
PAST AGENDA ITEMS**

**EXECUTIVE SESSION – In accordance with Texas Government Code Chapter  
551, Subchapter D, Section 551.071 – Legal – Consultation with attorney  
on legal issues raised by public hearing or action items on the agenda**

**7:00 P.M. - REGULAR MEETING  
CALL TO ORDER AND ROLL  
INVOCATION: Brandon Arnold  
PLEDGE OF ALLEGIANCE**

**1. APPROVAL OF MINUTES**

- 1a** March 10, 2025 Planning and Zoning Commission Minutes  
March 24, 2025 Planning and Zoning Commission Worksession Minutes

**2. PUBLIC HEARING AGENDA ITEMS**

- 2a** Consideration 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** Consideration 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** Consideration 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** Consideration 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** Consideration 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** Consideration 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** Consideration 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
- 2h** Consideration of a Special Use Permit for a fence on Lot 1, Block 2, Arbor Estates II Addition, being approximately 0.49 acres, and zoned R-20 Single Family Residential, Case ZC25-008

### **3. CITIZEN COMMENTS**

### **4. ADJOURNMENT**

I hereby certify this agenda was posted on City Hall bulletin boards *Thursday, April 10, 2025* by 5:00 p.m.

Jacquelyn Reyff  
Planning Manager

A quorum of any Colleyville board, commission, or committee may be present at this meeting. Any matter on this agenda may, at the discretion of the governing body, be opened for public comment and discussion.

If you plan to attend this public meeting and have a disability that requires special accommodations, please advise the City Secretary at least 48 hours in advance at 817.503.1133, and reasonable accommodations will be made to assist you.



# CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

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**Agenda Number** 1a

**Agenda Date** 4/14/2025

**Number** -

**Type** Approval of Minutes

**Department** Community Development

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## **Title**

March 10, 2025 Planning and Zoning Commission Minutes

March 24, 2025 Planning and Zoning Commission Worksession Minutes

## **Explanation**

This item provides for the approval of the minutes from the March 10, 2025 Planning and Zoning Commission meeting and the March 24, 2025 Planning and Zoning Commission Worksession meeting.

## **Recommendation**

Approve

## **Attachments**

1. March 10, 2025 Planning and Zoning Commission Minutes
2. March 24, 2025 Planning and Zoning Commission Worksession Minutes



# **CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION MINUTES**

100 Main Street, Colleyville, Texas, 76034

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**MONDAY, MARCH 10, 2025**

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## **CALL MEETING TO ORDER EXECUTIVE CONFERENCE ROOM**

The City of Colleyville Planning and Zoning Commission Worksession Meeting was called to order by Chair Bevill on March 10, 2025 at 6:15 p.m.

### **Roll Call**

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

**Absent:** David Ebert

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

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

City staff briefed the Commission on the items that would be presented on tonight's agenda. There was general discussion regarding amongst the updates to the case the Commission would be voting on. Specifically the commission had questions regarding the amount of parking for case ZC24-006

Chair Bevill adjourned the Planning and Zoning Commission Worksession Meeting at 6:38 p.m.

## **CALL MEETING TO ORDER EXECUTIVE CONFERENCE ROOM**

The City of Colleyville Planning and Zoning Commission Meeting was called to order by Chair Bevill on February 10, 2025, at 7:00 p.m.

### **Roll Call**

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

**Absent:** David Ebert

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

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

## **1. APPROVAL OF MINUTES**

**1a** February 10, 2025 Planning and Zoning Commission Meeting Minutes

February 24, 2025 Planning and Zoning Commission Worksession Meeting Minutes

**Vice-Chair Groves made a motion to approve the February 10, 2025 Planning and Zoning Commission Meeting Minutes and the February 24, 2025 Planning and Zoning Worksession meeting minutes with corrections.**

**Commissioner Savoie seconded the motion.**

**The motion was carried by the following vote:**

**Aye: 6 – Remley, Bevill, Obinabo, Arnold, Savoie, and Groves**

**Nay: 0**

## **2. PUBLIC HEARING AGENDA ITEMS**

**2a** Consideration of a rezoning from CC-1 Village Retail and PUD-C Planned Unit Development – Commercial to PUD-C Planned Unit Development – Commercial on Lot 1, Block 1, Tinker Crossing Addition, Lot 1A, Block 1, Kathleen’s Art Café Addition, and Lot R14-3, Block 1, Colleyville Industrial Park, located at 1801 Industrial Boulevard and 6255 and 6301 Colleyville Boulevard, ZC24-006

**TABLED FROM THE JANUARY 13, 2025 PLANNING AND ZONING COMMISSION MEETING**

Christopher Pham presented case ZC24-006 and briefed the Commission on the request and updated documents the city has received. The request is to allow the use of a Luxury Garage development, with purchasable garage units.

The public hearing was opened at 7:27 p.m.

Skye Thibodeaux, 2459 Hamilton Blvd, came up and spoke on his case, giving the commission a brief presentation over the proposed development. Stating some of the site plan changes they've made such as the increased landscaping and lowering the building heights for the nearby neighborhood.

Karen Gahan, 1905 Fountain Pass Dr, did not wish to speak but was in support of the case.

Barbara Shea, 6108 Brazos Ct, spoke in support of the item with the condition that Oak Pointe Dr should be marked with lane markers. Currently the road has no markers and there is confusion at times, painting new lanes would assist resident leaving the subdivision.

Mary Dede, 1717 Rock Dove Circle, spoke in support of the item speaking about traffic concerns for the nearby subdivision

Cathy Mielke, 1901 Fountain Pass Dr, spoke in support of the item speaking on the landscaping and how evergreen trees would be preferred for screening purposes.

Skye Thibodeaux returned to the podium to speak on the concerns. He stated there were some design restrictions but they would attempt to fit more evergreen trees in near the wall. He also touched on the traffic advisory committee with city staff to assist the residents with the road markings they are requesting for safety.

With no one else wishing to speak, the public hearing was closed at 7:40 p.m.

**Commissioner Obinabo made a motion to approve Case ZC24-006  
Commissioner Remley seconded the motion.**

**The motion was carried by the following vote:**

**Aye: 6 – Remley, Bevill, Obinabo, Arnold, Savoie, and Groves  
Nay: 0**

- 2b** Consideration 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

Kris Potts presented case PC25-003 and briefed the Commission on the request. Staff advised the property will require a waiver as it does not meet R-40 standards; the property is 1.5 feet off from the required 150 feet of frontage.

The public hearing was opened at 7:50 p.m.

Doug Miland, 4723 Bill Simmons Rd, spoke on his case and stated he was available if there are any questions from the commission.

With no one wishing to speak, the public hearing was closed at 7:50 p.m.

**Commissioner Savoie made a motion to approve Case PC25-003  
Commissioner Obinabo seconded the motion.**

**The motion was carried by the following vote:**

**Aye: 6 – Remley, Bevill, Obinabo, Arnold, Savoie, and Groves  
Nay: 0**

- 2c** Consideration 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

Jacquelyn Reyff presented case PC25-007 and briefed the Commission on the request. The request is to subdivide a portion of the property for a new daycare center.

The applicant, Elliot Bogar, 4813 Mcdermott dr, spoke on his case and stated he was available for questions if the commission had any.

The public hearing was opened at 7:54 p.m.

With no one wishing to speak, the public hearing was closed at 7:54 p.m.

**Commissioner Arnold made a motion to approve case PC25-007.  
Commissioner Obinabo seconded the motion.**

**The motion was carried by the following vote:**

**Aye: 6 – Remley, Bevill, Obinabo, Arnold, Savoie, and Groves  
Nay: 0 -**

### **3. CITIZEN COMMENTS**

The public forum opened at 7:55 p.m.

With no one wishing to speak, the public forum closed at 7:55 p.m.

### **4. ADJOURNMENT**

The meeting adjourned at 7:56 p.m.

The minutes were written and prepared by:

*Kris Potts*

Kris Potts  
Planner

The meeting minutes were approved on April\_\_\_\_, 2025 by a vote of X-X.



# **CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION MINUTES**

100 Main Street, Colleyville, Texas, 76034

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**MARCH 24, 2025**

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## **CALL MEETING TO ORDER EXECUTIVE CONFERENCE ROOM**

The City of Colleyville Planning and Zoning Commission Worksession Meeting was called to order by Chair Bevill on March 24, 2025, at 6:16 p.m.

### **Roll Call**

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

**Absent:** David Groves

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

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

## **2. WORKSESSION AGENDA ITEMS**

- 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

Jacquelyn Reyff presented the case and briefed the Commission on the plat request. The request is to replat the lot to incorporate an area of right-of-way that is proposed to be abandoned. There was some discussion on whether the Commission would be expected to request compensation for the right-of-way, based on a similar case at 5520 Colleyville Boulevard in which right-of-way was abandoned and incorporated into a lot.

- 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



Jacquelyn Reyff presented the case and briefed the Commission on the plat request.

- 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

Chris Pham presented the case and briefed the Commission. There was discussion regarding the carport's structural integrity, whether it was a medical necessity, and in what aspects the carport complied or did not comply with the regulations of the Land Development Code.

- 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

Chris Pham presented the case and briefed the Commission. There was some discussion on whether the owners had a previous location.

- 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

Kris Potts presented the case and briefed the Commission. There was some discussion on whether the business was related to a similarly named "High Stone Reflexology", and how many locations the business had.

- 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

Kris Potts presented the case and briefed the Commission. There was some discussion regarding the desired look along the street side yard.

- 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

Kris Potts presented the case and briefed the Commission. There was some discussion on the changes done compared to a plan which showed 12 lots.

### **3. ADJOURMENT**

The meeting adjourned at 6:47 p.m.

The minutes were written and prepared by:

*Christopher Pham*

Christopher Pham  
Planner

The meeting minutes were approved on April 14<sup>th</sup>, 2025 by a vote of 0-0.



# CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

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**Agenda Number** 2a

**Agenda Date** 4/14/2025

**Number** -

**Type** Public Hearing Agenda Items

**Department** Community Development

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## Title

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

**Existing Conditions/Background:** The subject property, 1809 John McCain Road, is zoned ML Light Industrial and is located southeast of the intersection of Majestic Manor and John McCain Road. The property is a platted lot and is currently developed with an RV service and sales facility.

**Lot Dimensions and Setbacks:** The applicant requests to replat the property in the ML Light Industrial district and the minimum standards for the ML zoning district are as follows:

|                          |                |
|--------------------------|----------------|
| Minimum Lot Size         | 10,000 sq. ft. |
| Minimum Lot Width        | 100 feet       |
| Minimum Lot Depth        | 120 feet       |
| Front Building Line      | 40 feet        |
| Side Building Line       | 15 feet        |
| Rear Building Line       | 10 feet        |
| Max. Lot Coverage        | 60%            |
| Max. Impervious Coverage | 80%            |

**Analysis:** The purpose of the replat is to abandon an area of street right-of-way and incorporate the area into the lot. The street right-of-way to be abandoned is approximately 25' in width, 518' feet in length on the east side and 529' in length on the west side. The area of the right-of-way is 0.30 acres or 13,099 s.f. in area.

**Plat Status:** The property is platted as Lot 1, Block 1, Nystel Center Addition.

**DRC Review:** The Development Review Committee (DRC) reviewed this request during

their March 24, 2025 meeting and offered the following comments to the applicant:

1. Provide dimension from center line of road to property corner. Minimum 37.5' additional right-of-way dedication may be required.
2. Show center line of road.
3. Move building line off new lot line.
4. Change easement to 10' drainage, utility, and pedestrian access easement.

**Surrounding Development:** The property to the north is zoned PUD-R Planned Unit Development – Residential and improved with single-family homes. The property to the west is zoned ML Light Industrial and currently undeveloped, with the intention being to develop it with four buildings. The property to the east is zoned ML Light Industrial and improved with a luxury car business. The property to the south is the TEXRail line.

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

In addition to the requirements for submittal of a Tree Removal Permit and Tree Preservation Plan, future development on the site must maintain the minimum existing protected tree canopy coverage as required in Chapter 5.

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

**Staff Recommendation:** Staff recommends approval of the replat.

### Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Plat Exhibit
5. Existing Plat
6. Right-of-Way Exhibit
7. Notification Map
8. Notification Letter
9. Notification List
10. Draft Resolution



# Aerial Map

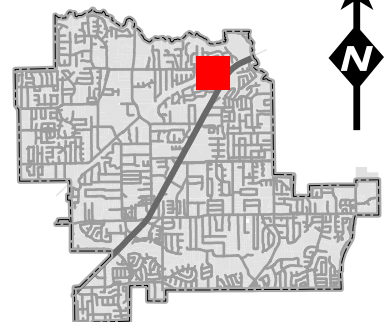


**PC25-009**

**1809 John McCain Road**



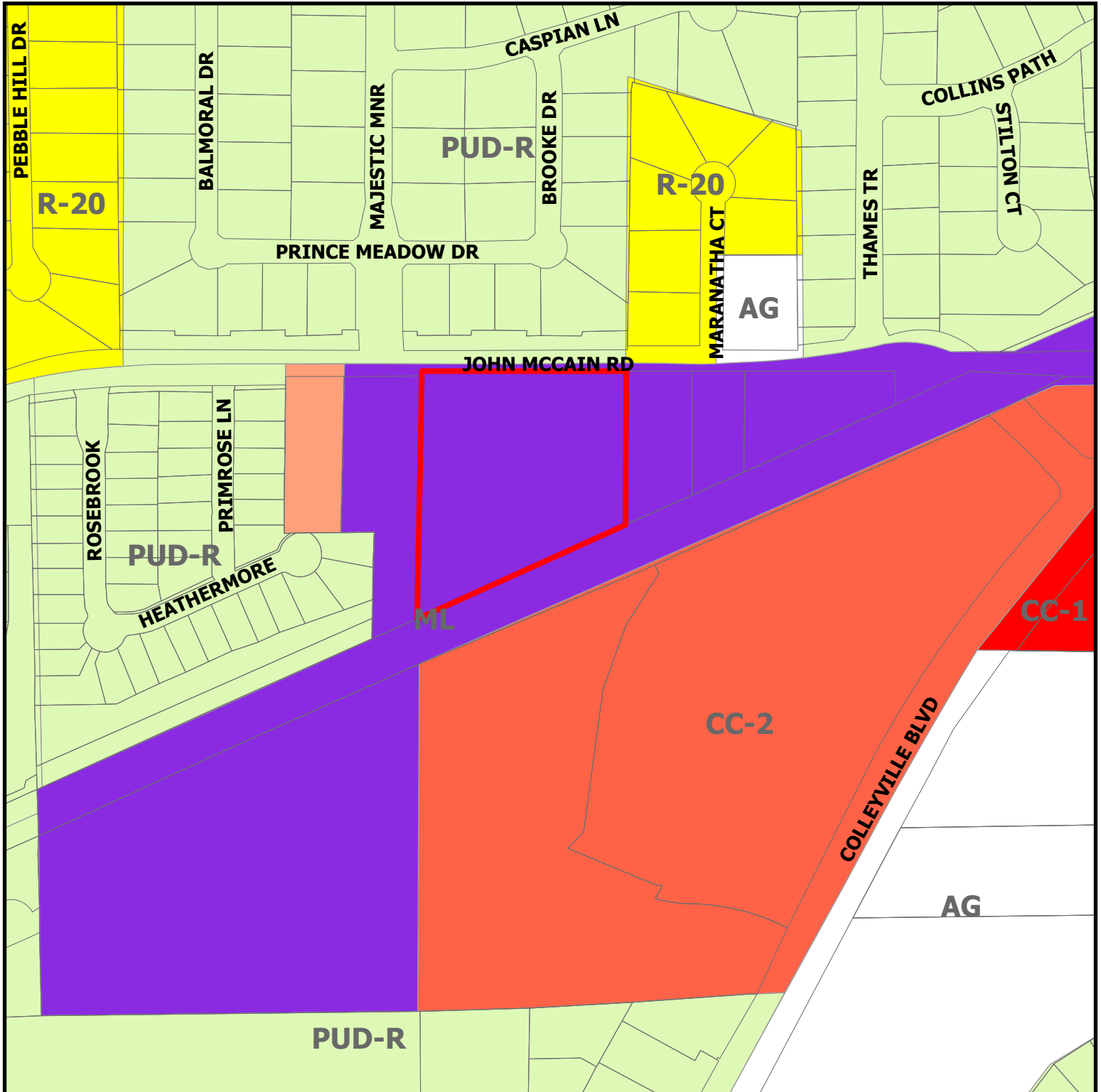
Subject Property



**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

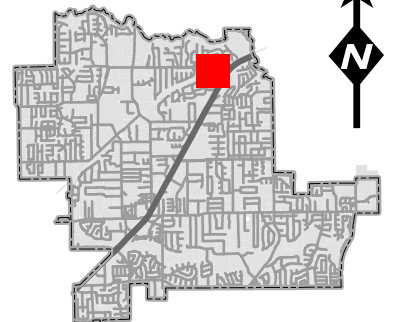


**PC25-009**

**1809 John McCain Road**

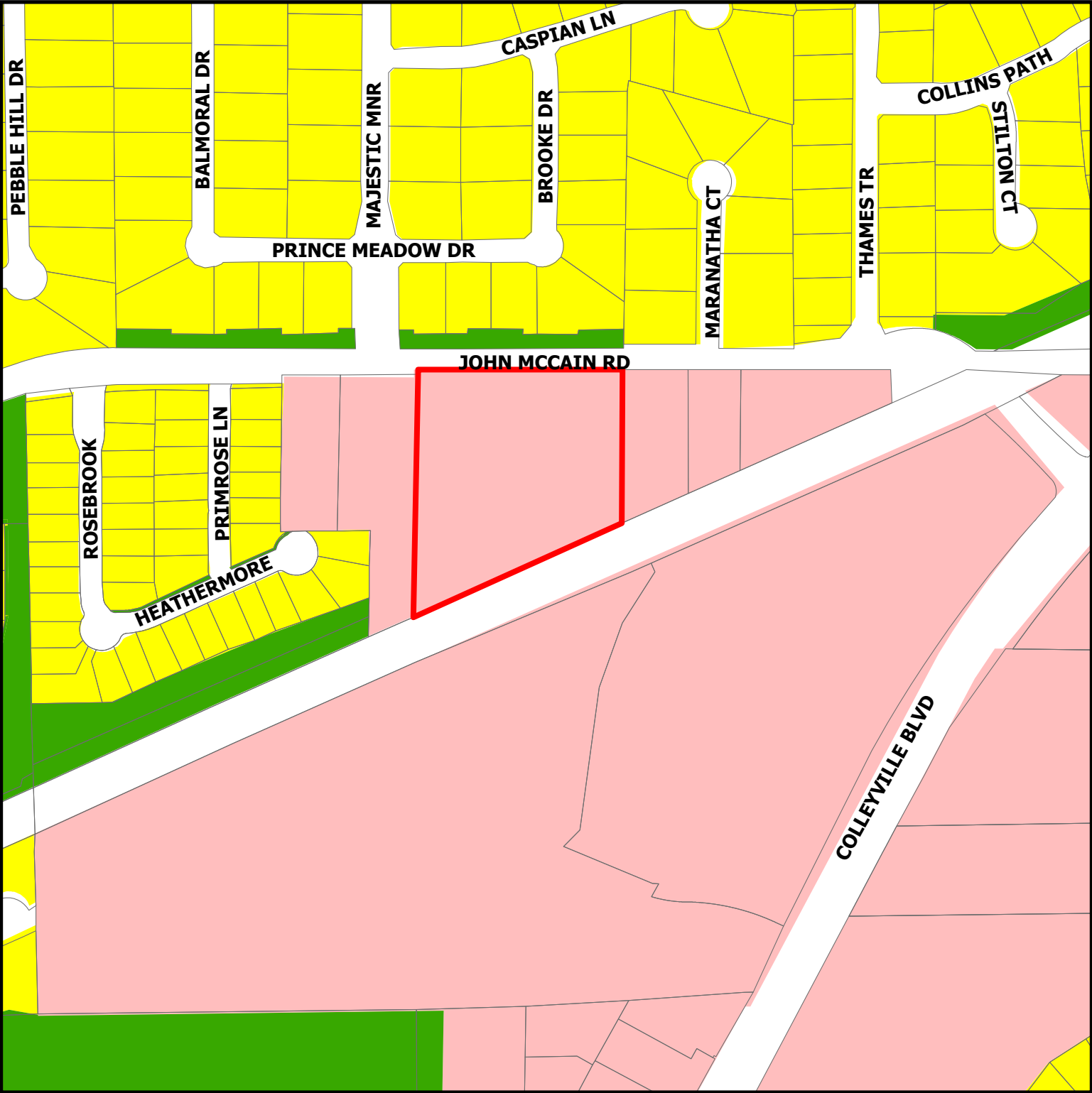


Subject Property



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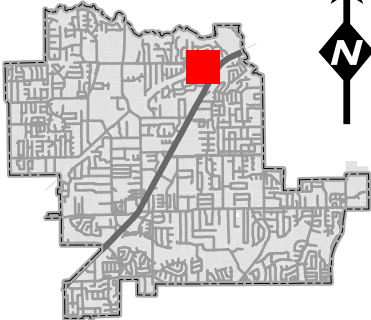
# Future Land Use Map



**PC25-009**

**1809 John McCain Road**

-  Residential
-  Colleyville Blvd Corridor
-  Open Space; Parks
-  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 (N:7016982.66', E:2386253.70') 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

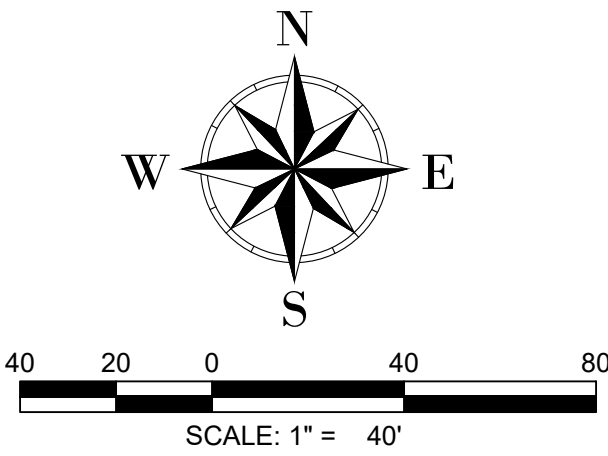
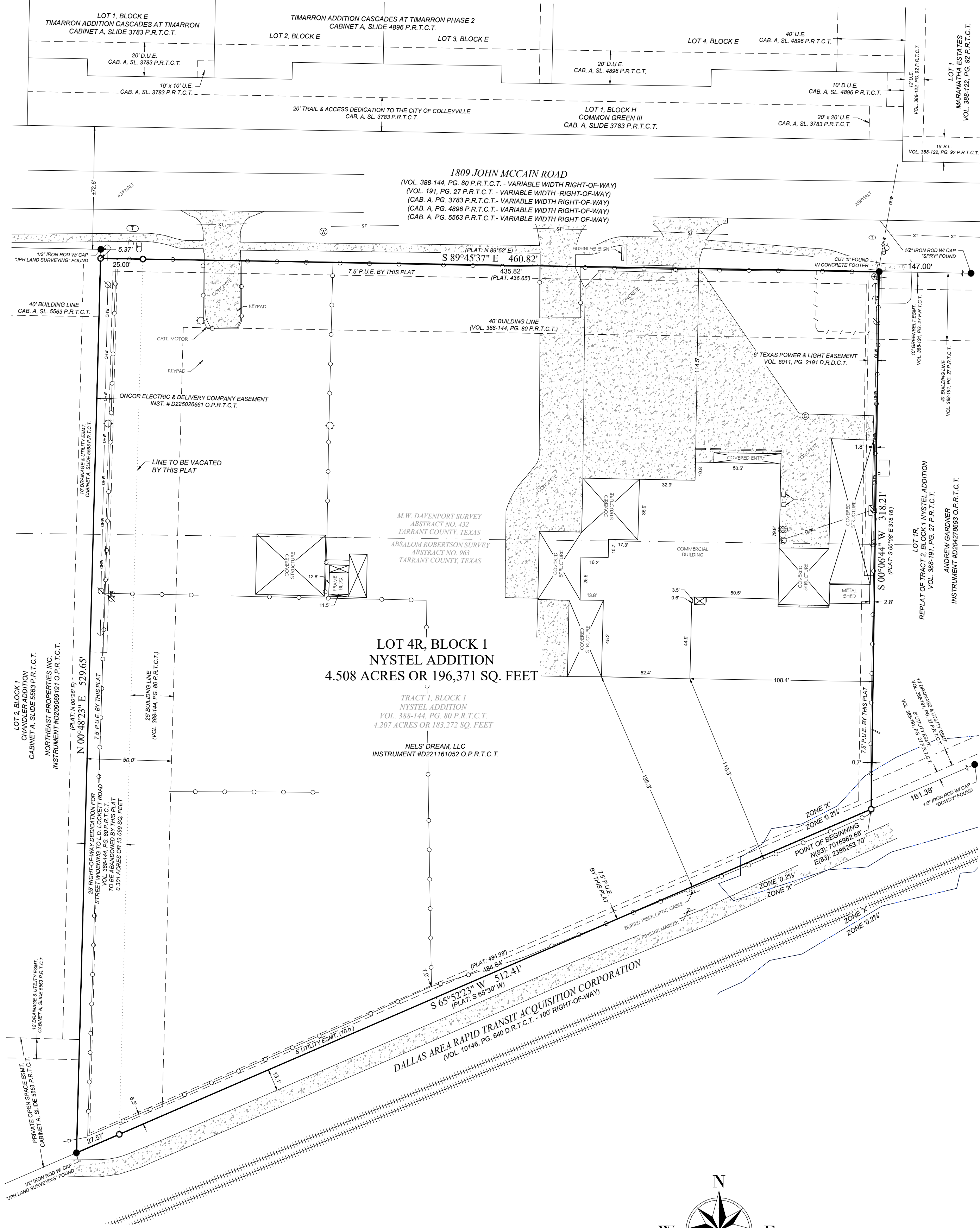
KNOW ALL MEN BY THESE PRESENTS:

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:<br>AMERICAN MERIDIAN LLC<br>TBPELS FIRM NO. 10194663<br>2012 E. Randol Mill Rd, Suite 213<br>Arlington, Texas 76011<br>(817) 948-2667 info@americanmeridianllc.com |                             |
| SHEET 1 OF 1                                                                                                                                                                    | A.M. PROJECT NUMBER: 250125 |
| SCALE: 1" = 40'                                                                                                                                                                 | DATE: MARCH 13, 2025        |

|              |                                              |
|--------------|----------------------------------------------|
| ●            | 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.
- 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.
- 3) ADDRESS OF SUBJECT PARCEL: 1809 JOHN MCCAIN RD, COLLEYVILLE, TEXAS.
- 4) 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 4849C0095K EFFECTIVE ON 09/25/2009. FLOOD ZONES SHOWN HEREON ARE APPROXIMATE BASED ON FEMA COUNTY SHAPEFILES.
- 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.
- 6) THE PURPOSE OF THIS REPLAT IS TO ABANDON A PORTION OF A 25 FOOT WIDE RIGHT-OF-WAY DEDICATION ALONG THE WEST LINE OF TRACT 1, BLOCK 1 OF THE NYSTEL ADDITION AND ADD THAT PORTION OF ABANDONED RIGHT-OF-WAY TO TRACT 1, BLOCK 1.

#### LEGEND

#### 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



WHEREAS, NEL'S DREAM LLC IS THE OWNER OF TRACT 1, BLOCK 1 OF THE NYSTEL ADDITION, AN ADDITION TO THE CITY OF COLLEEVILLE, 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 COLLEEVILLE 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 COLLEEVILLE, 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:

**THENCE FROM SAID POINT OF BEGINNING, S 65°52'23" W, PASSING A 12" IRON ROD WITH A CAP STAMPED "RPLS 6870" FOUND TO 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 12" 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 LOCKPORT ROAD, ALSO BEING THE SOUTHEAST CORNER OF LOT 2, BLOCK 1 OF THE CHANDLER ADDITION. AN ADDITION TO THE CITY OF COLLEEVILLE, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLID 5563 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS;**

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;

[illegible]

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

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

WHEREAS THE CITY COUNCIL OF THE CITY OF COLLEYVILLE, TEXAS VOTED AFFIRMATIVELY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, TO APPROVE THIS PLAT.

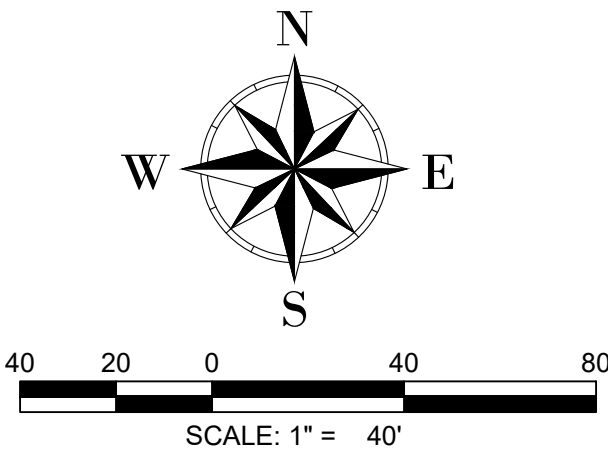
MAYOR, CITY OF COLLEYVILLE

ATTEST: CITY SECRETARY

KNOW ALL MEN BY THESE PRESENTS:

GARRETT JAMES SMELKER  
TEXAS RPLS NO. 6870

DATE \_\_\_\_\_

[illegible]

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

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.

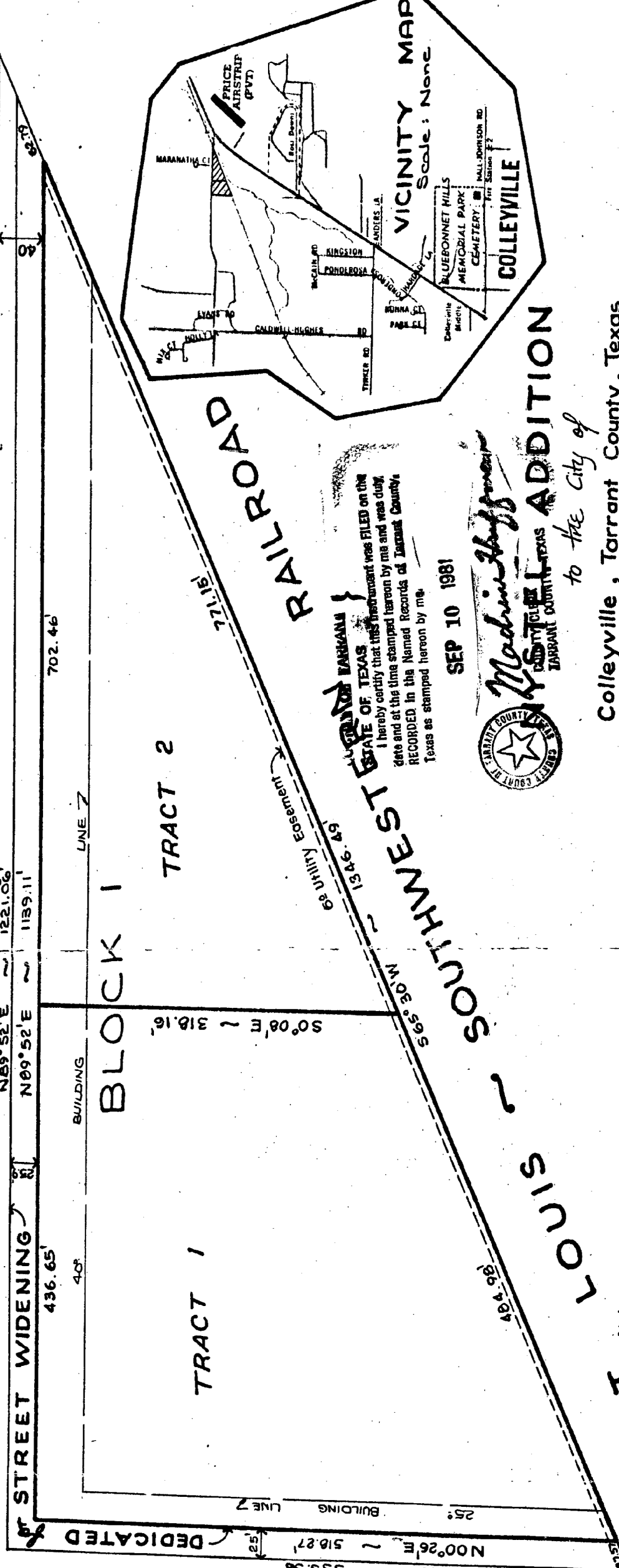
MARCH 13, 2025

|                                                                                                                                                 |                                                                                                                                                                                                                                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  <p>AMERICAN MERIDIAN, LLC<br/>Surveying • 3D Scanning</p> | <p>PREPARED BY:<br/>AMERICAN MERIDIAN LLC<br/>TBPELS FIRM# 101946623<br/>2012 E. Randol Mill Rd., Suite 213<br/>Arlington, Texas 76011<br/>(817) 948-2627 <a href="mailto:Info@americanmeridianllc.com">Info@americanmeridianllc.com</a></p> |
|                                                                                                                                                 | <p>SHEET 1 OF 1      A.M. PROJECT NUMBER: 250125</p>                                                                                                                                                                                         |
| <p>SCALE: 1" = 40'</p>                                                                                                                          | <p>DATE: MARCH 13, 2025</p>                                                                                                                                                                                                                  |



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

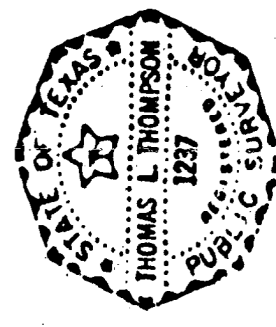
BY: Carly D. Long CHAIRMAN  
BY: Richard Johnson SECRETARY

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 not less than 450 L.F. 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

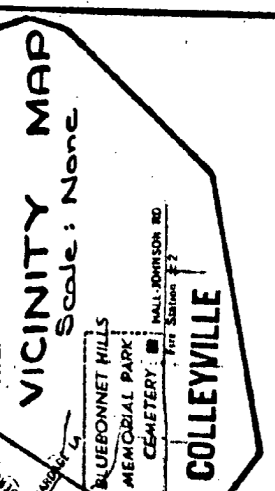
STATE OF TEXAS  
I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Named Records of Tarrant County, Texas as stamped hereon by me.

SEP 10 1981

Madeline Thompson  
TARRANT COUNTY, TEXAS  
PUBLIC SURVEYOR

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:

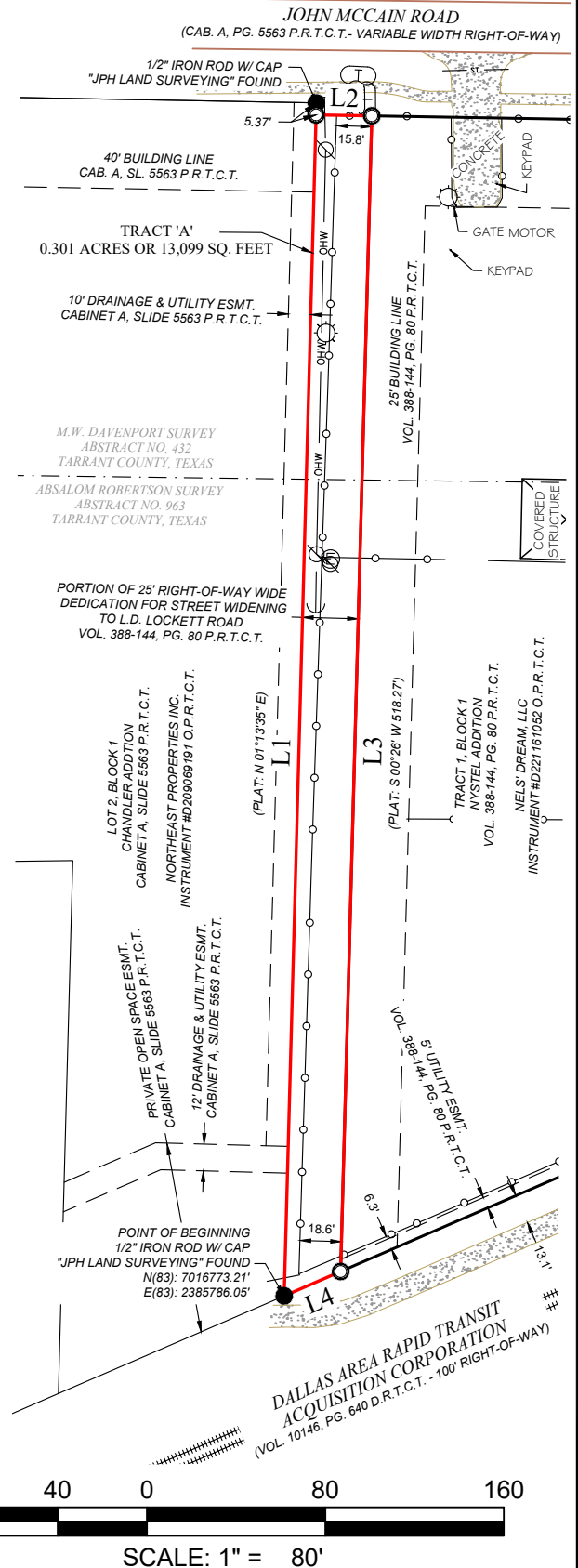
- 1.) BEARINGS, COORDINATES, DISTANCE AND AREA SHOWN HEREON ARE GRID BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, U.S. SURVEY FOOT, AS DETERMINED BY STATIC GPS OBSERVATIONS.
- 2.) THIS SURVEY IS BASED ON OWNERSHIP AND EASEMENT INFORMATION PROVIDED BY CLIENT, SURVEYOR DID NOT ABSTRACT 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'



80 40 0 80 160  
SCALE: 1" = 80'

**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 12<sup>th</sup> 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

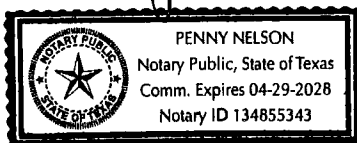
### Acknowledgement

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 12<sup>th</sup> 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;

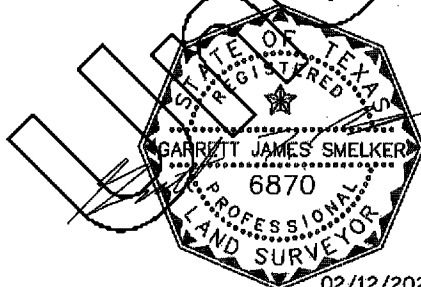
THENCE FROM SAID POINT OF BEGINNING, N 00°48'23" E, A DISTANCE OF 233.05 FEET TO 1/2" IRON ROD WITH A CAP STAMPED "RPLS 6870" FOUND AT A POINT IN THE SOUTH LINE OF JOHN MCCAIN ROAD (A VARIABLE WIDTH RIGHT-OF-WAY) FOR THE NORTHWEST CORNER OF SAID PROPOSED 2,331 SQUARE FOOT EASEMENT AND BEING A POINT IN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

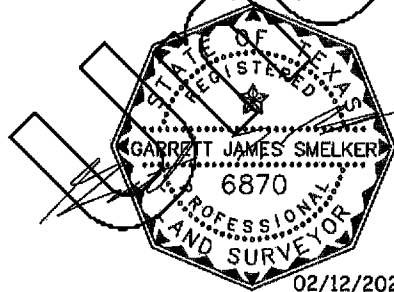
- MONUMENT - TYPE AS NOTED  
 ○ 1/2" IRON ROD W/ CAP NO. 6870  
 △ POINT FOR CORNER  
 ▨ PROPOSED EASEMENT  
 --- TRACT LINE  
 - - - PROPOSED EASEMENT  
 - - - EXISTING EASEMENT  
 - - - APPROX. SURVEY ABSTRACT LINE  
 ST STORM CULVERT  
 +++++ RAILROAD TRACKS  
 --- CHAIN LINK FENCE  
 --- OHW OVERHEAD 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:

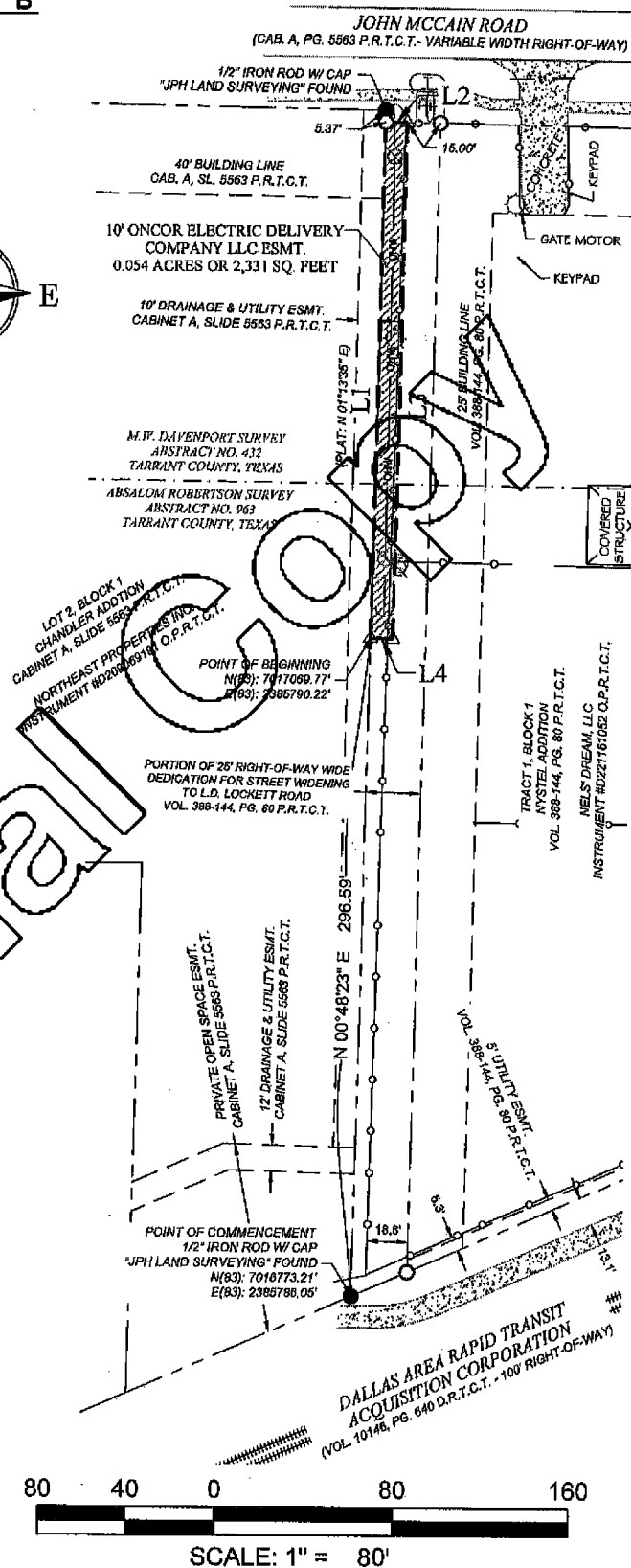
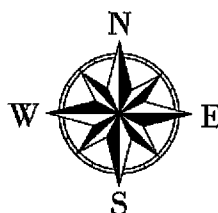
1. BEARINGS, COORDINATES, DISTANCE AND AREA SHOWN HEREON ARE GRID BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE U.S. SURVEY FOOT, AS DETERMINED BY STATIC GPS OBSERVATIONS.
2. THIS SURVEY IS BASED ON OWNERSHIP AND EASEMENT INFORMATION PROVIDED BY CLIENT, SURVEYOR DID NOT ABSTRACT SUBJECT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



80 40 0 80 160  
 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'

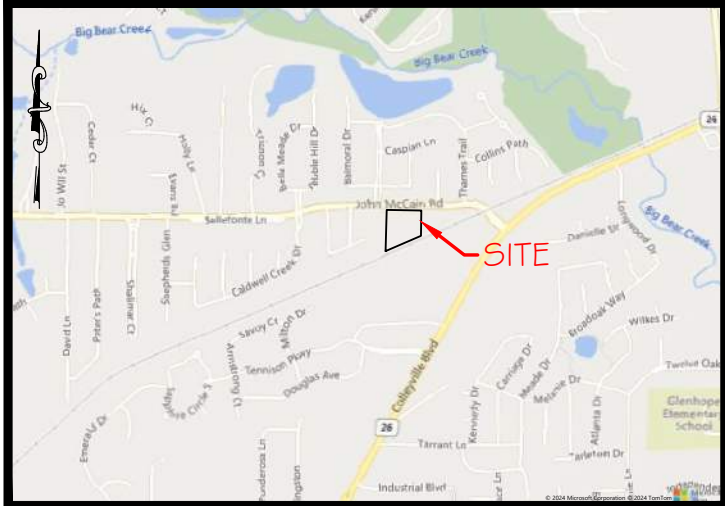
Segment #4 : Line

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.

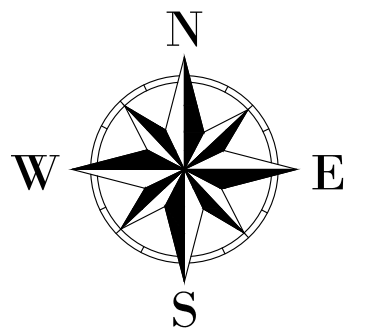
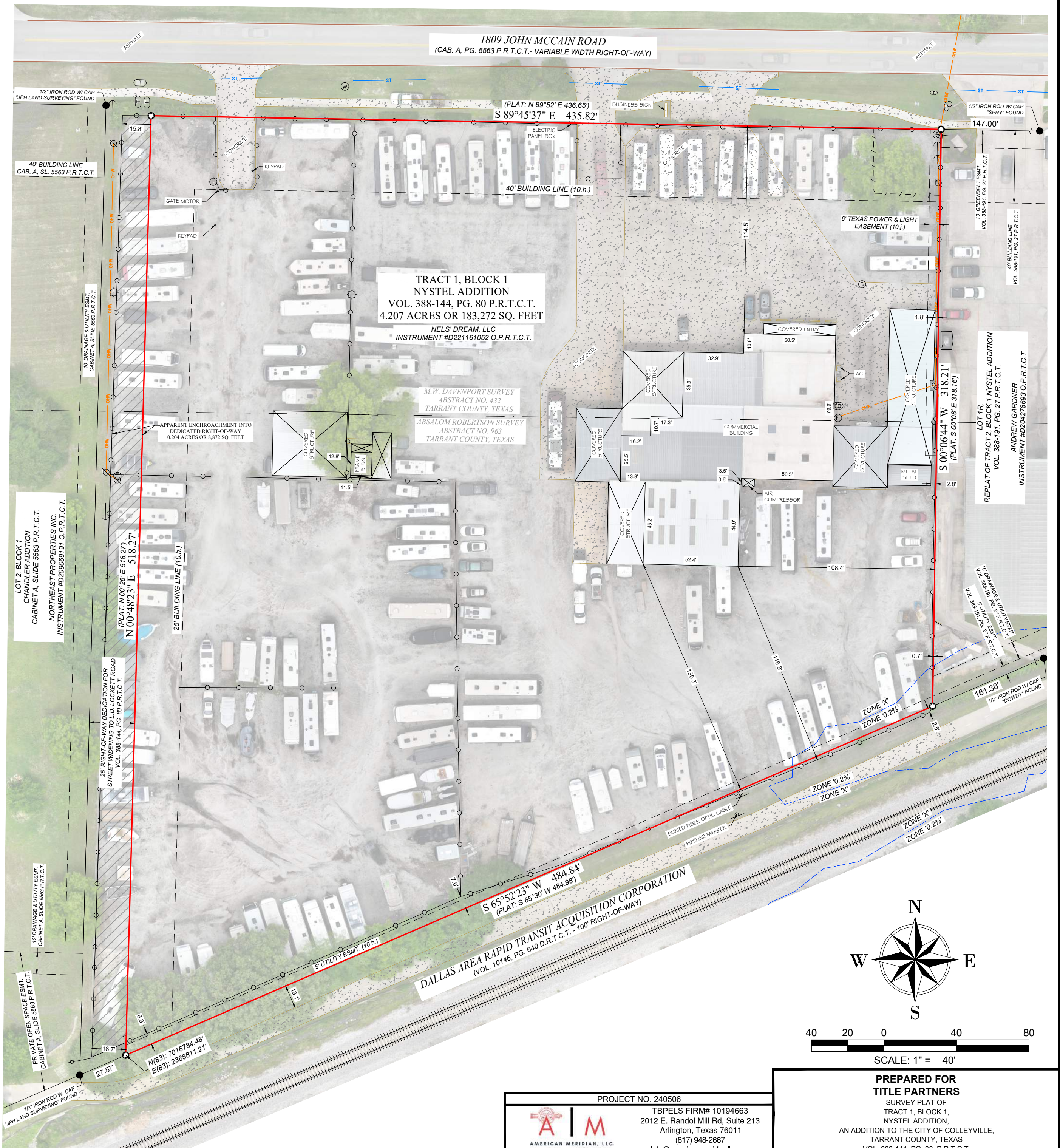
Schedule B Item:

- 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.

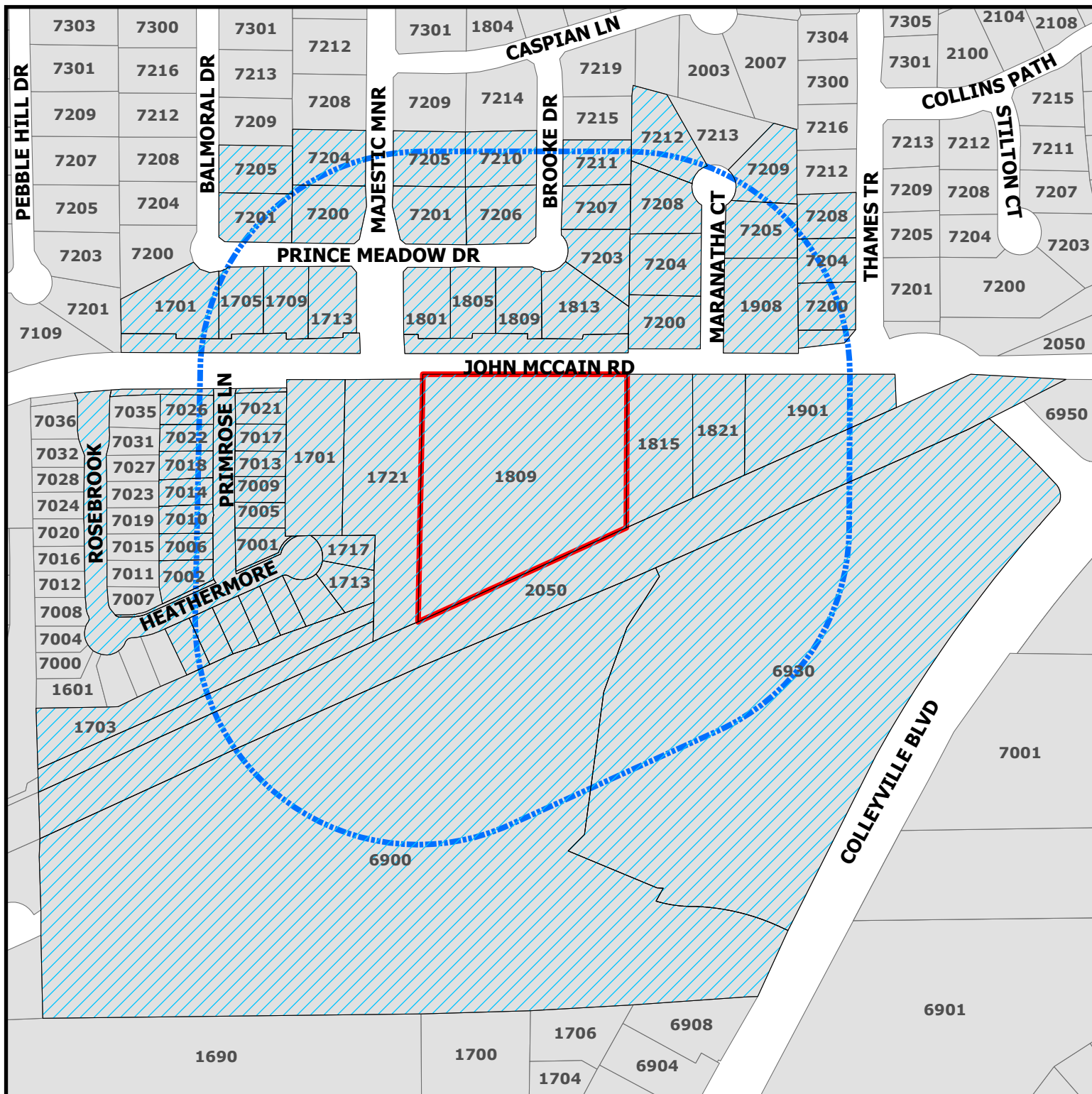
PROJECT NO. 240506



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



# Notification Map

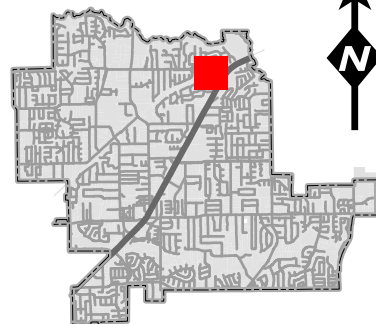


## PC25-009

1809 John McCain Road

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

-  Parcels to be notified
-  Buffer
-  Subject Property







## NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

**Planning and Zoning Commission Meeting: Monday, April 14, 2025 at 7:00 p.m.**

**City Council Meeting: Tuesday, May 6, 2025**

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

**Request:** Consideration of a Replat for Lot 4R, Block 1, Nystel Addition, being Lot 1, Block 1, Nystel Addition, located at 1809 John McCain Road, PC25-009. The request is to incorporate an area of street right-of-way proposed to be abandoned into the lot. The applicant is requesting to abandon a 25 foot right-of-way concurrently with the plat.

**Zoning Case:** PC25-009

**Applicant:** Garrett Smelker

**Owner:** Nel's Dream LLC

**Location:** 1809 John McCain Road

**Property Description:** Lot 1, Block 1, Nystel Addition

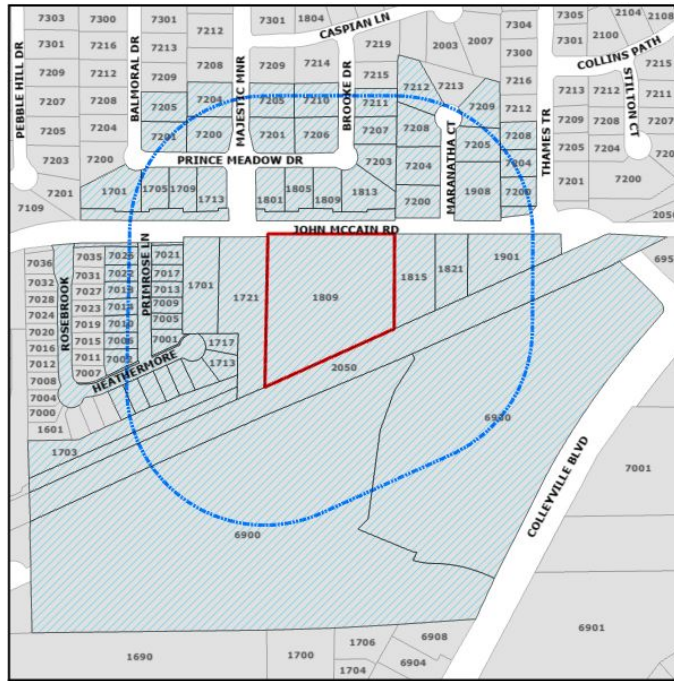
**Present Zoning:** ML, Light Manufacturing

This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request. Denial of the proposal by the Commission is final, unless the applicant submits a written notice of appeal within 10 days from the date of action by the Commission. If appealed, the request will be placed on the next available City Council agenda as listed above. Rezoning requests, zoning amendments and conditions recommended by the Commission for approval by the City Council may be more restrictive than those described in this notice.

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

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

[Citizenletters@Colleyville.com](mailto:Citizenletters@Colleyville.com)



The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas 76034. A brief project description can be found online on the Agenda Packet and Active Development Case map (please use your phone's camera to scan QR code below):



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

*Christopher Pham*

Christopher Pham  
Planner

| Owner_Name                                       | Situs_Addr            |
|--------------------------------------------------|-----------------------|
| DEES, JOHN                                       | 7200 MARANATHA CT     |
| CARSE, JARED                                     | 7204 MARANATHA CT     |
| STANFORD, JACKIE W                               | 7208 MARANATHA CT     |
| COLEMAN, MATTHEW                                 | 7212 MARANATHA CT     |
| BERRY, DAVID H                                   | 7209 MARANATHA CT     |
| PARSHALL, ERIN                                   | 7205 MARANATHA CT     |
| NEL'S DREAM LLC                                  | 1809 JOHN MCCAIN RD   |
| A & L IMPORTS INC                                | 1815 JOHN MCCAIN RD   |
| 1821 JOHN MCCAIN LLC                             | 1821 JOHN MCCAIN RD   |
| MDP MANAGEMENT TRUST                             | 1901 JOHN MCCAIN RD   |
| LAKE, JONSON T                                   | 1713 PRINCE MEADOW DR |
| MAYO, ROBERT D                                   | 1709 PRINCE MEADOW DR |
| CAGLE, JAMES                                     | 1705 PRINCE MEADOW DR |
| PATEL, KETAN V                                   | 1701 PRINCE MEADOW DR |
| SPAHR, AARON C                                   | 7201 BALMORAL DR      |
| JUETTEN, CHRISTOPHER M                           | 7204 MAJESTIC MNR     |
| FAUSAK, ANDREW                                   | 7200 MAJESTIC MNR     |
| GLASENER FAMILY LIVING TRIST                     | 7205 BALMORAL DR      |
| KIRK, KENDALL                                    | 7201 MAJESTIC MNR     |
| BALSER, ROGER H                                  | 7205 MAJESTIC MNR     |
| PIERCE, ROBERT                                   | 7210 BROOKE DR        |
| MCCUTCHEN, KEVIN                                 | 7206 BROOKE DR        |
| SCHULTZ, ERIC                                    | 1801 PRINCE MEADOW DR |
| KACHINSKI, ROBERT                                | 1805 PRINCE MEADOW DR |
| BAUM, JASON                                      | 1809 PRINCE MEADOW DR |
| JOHNSON, BRENTON W                               | 7208 THAMES TR        |
| ROCKET TRUST                                     | 7204 THAMES TR        |
| RENDER, RICHARD E                                | 7200 THAMES TR        |
| WILLIAM W VALENTAS & AMY L VALENTAS LIVING TRUST | 1813 PRINCE MEADOW DR |
| KLOTZ, STEPHEN                                   | 7203 BROOKE DR        |
| NORONA, ERIC                                     | 7207 BROOKE DR        |
| CRENSHAW, JERRY R                                | 7211 BROOKE DR        |
| SAWYERS, NORMA ANN                               | 1617 HEATHERMORE      |
| WARNER, LINDA                                    | 1621 HEATHERMORE      |
| WALTER AND KARYN KILROY REVOCABLE TRUST          | 1625 HEATHERMORE      |
| TENNERY, PATRICIA A                              | 1701 HEATHERMORE      |
| KANE, MICHAEL B                                  | 1705 HEATHERMORE      |
| STAGGS, GARY M                                   | 1709 HEATHERMORE      |
| KOUZES, STEPHEN                                  | 1713 HEATHERMORE      |
| LILLEY, GENE T                                   | 1717 HEATHERMORE      |
| LANKFORD, CHARLES                                | 7001 PRIMROSE LN      |
| JAMIESON, JENNIFER D                             | 7005 PRIMROSE LN      |
| CORDER, MARK                                     | 7009 PRIMROSE LN      |
| WHITE, HOWARD R                                  | 7013 PRIMROSE LN      |
| WINTERBERG, FERRIS                               | 7017 PRIMROSE LN      |
| GALE, JANICE SHEILA                              | 7021 PRIMROSE LN      |
| DRAUTZ, EUGENE D                                 | 7006 PRIMROSE LN      |
| SALAMY FONTENOT JOINT TRUST                      | 7010 PRIMROSE LN      |
| MILLER, DEBBIE                                   | 7014 PRIMROSE LN      |
| RADCLIFFE, LAWRENCE                              | 7018 PRIMROSE LN      |
| DUVALL, SANDRA C                                 | 7022 PRIMROSE LN      |
| BORKOWSKI, RICHARD                               | 7026 PRIMROSE LN      |
| EVANS, STEVE                                     | 7002 PRIMROSE LN      |
| GOLD DUST ONE LLC                                | 1701 JOHN MCCAIN RD   |
| NORTHEAST PROPERTIES INC                         | 1721 JOHN MCCAIN RD   |
| TURNER, C ALLEN                                  | 1908 JOHN MCCAIN RD   |
| REGIONAL RAIL ROW CO                             | 2050 JOHN MCCAIN RD   |



CALDWELL'S CREEK ADDITION  
PEBBLE HILL PLANTATION ESTATES  
TIMARRON-CASCADES AT TIMARRON  
MONTERRA ADDITION  
VILLAS AT CALDWELLS CREEK, THE  
GRAPEVINE COLLEYVILLE ISD  
GARRETT SMELKER

COURTESY NOTICE  
COURTESY NOTICE  
COURTESY NOTICE  
COURTESY NOTICE  
COURTESY NOTICE  
STATE REQUIRED  
APPLICANT

**RESOLUTION R-25-XXXX**

**A RESOLUTION APPROVING A REPLAT FOR LOT 4R, BLOCK 1, NYSTEL  
ADDITION**

**WHEREAS,** the Planning and Zoning Commission recommended approval of the Replat for Lot 4R, Block 1, Nystel Addition on April 14, 2025.

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

Sec. 1. THAT Lot 4R, Block 1, Nystel Addition, being approximately 4.92 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved.

**AND IT IS SO RESOLVED.**

APPROVED BY A VOTE OF \_\_\_\_ AYES, \_\_\_\_ NAYS, AND \_\_\_\_ ABSTENTIONS ON THIS  
THE 6<sup>TH</sup> DAY OF MAY 2025.

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ATTEST:**

**CITY OF COLLEYVILLE**

Christine Loven, TRMC  
Assistant City Secretary

Bobby Lindamood  
Mayor

[illegible]





# CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

---

**Agenda Number** 2b

**Agenda Date** 4/14/2025

**Number -**

**Type** Public Hearing Agenda Items

**Department** Community Development

---

## Title

Consideration 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 request for a minor plat with plat waiver for lot width for Lot 1, Block 1, Volosen Addition, being Tract 6B05, Abstract 328, Simon Cotrail Survey, being approximately 0.96 acres, and zoned R-40 Single Family Residential district. The request is to plat the property for the construction of a new single-family home. However, the lot does not satisfy the 150-foot width requirement for the R-40 zoning district, with a current width of only 122 feet.

**Existing Conditions/Background:** The subject property, 1721 Glade Road, is zoned R-40 Single Family Residential and is located on the southeast side of the intersection of Glade Road and Behrens Court. The property is not platted and is currently undeveloped.

**Lot Dimensions and Setbacks:** The applicant requests to plat the property into one lot, and the minimum standards for the R-40 zoning district are as follows:

|                          |                |          |
|--------------------------|----------------|----------|
| Minimum Lot Size         | 40,000 sq. ft. |          |
| Minimum Lot Width        | 150 feet       | 122 feet |
| Minimum Lot Depth        | 150 feet       |          |
| Front Building Line      | 40 feet        |          |
| Side Building Line       | 15 feet        |          |
| Rear Building Line       | 25 feet        |          |
| Max. Lot Coverage        | 20%            |          |
| Max. Impervious Coverage | 50%            |          |

**Analysis:** The purpose of the minor plat with plat waiver for lot width is to allow for the property to be platted to allow for a new single-family home. The lot width required for a property with R-40 zoning is 150 feet. The property's lot width is 122 feet. The lot does comply with all other regulations of the R-40 zoning district.

**Plat Status:** The property is unplatted as Tract 6B05, Abstract 328, Simon Cotrail Survey.

**DRC Review:** The Development Review Committee (DRC) reviewed this request during their March 24, 2025 meeting and offered the following comments to the applicant:

1. Add a City Council signature block underneath the Planning and Zoning Commission approval block.
2. See Engineering comments regarding easements and right-of-way in attached PDF.

The applicant provided an updated exhibit on March 27, 2025.

**Surrounding Development:** The properties to the west and south are zoned R-40 Single Family Residential and improved with single-family homes. The properties to the west are zoned R-20 Single Family Residential and improved with an HOA open space lot and a single-family home. The property to the north is Glade Road.

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

In addition to the requirements for submittal of a Tree Removal Permit and Tree Preservation Plan, future development on the site must maintain the minimum existing protected tree canopy coverage as required in Chapter 5.

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

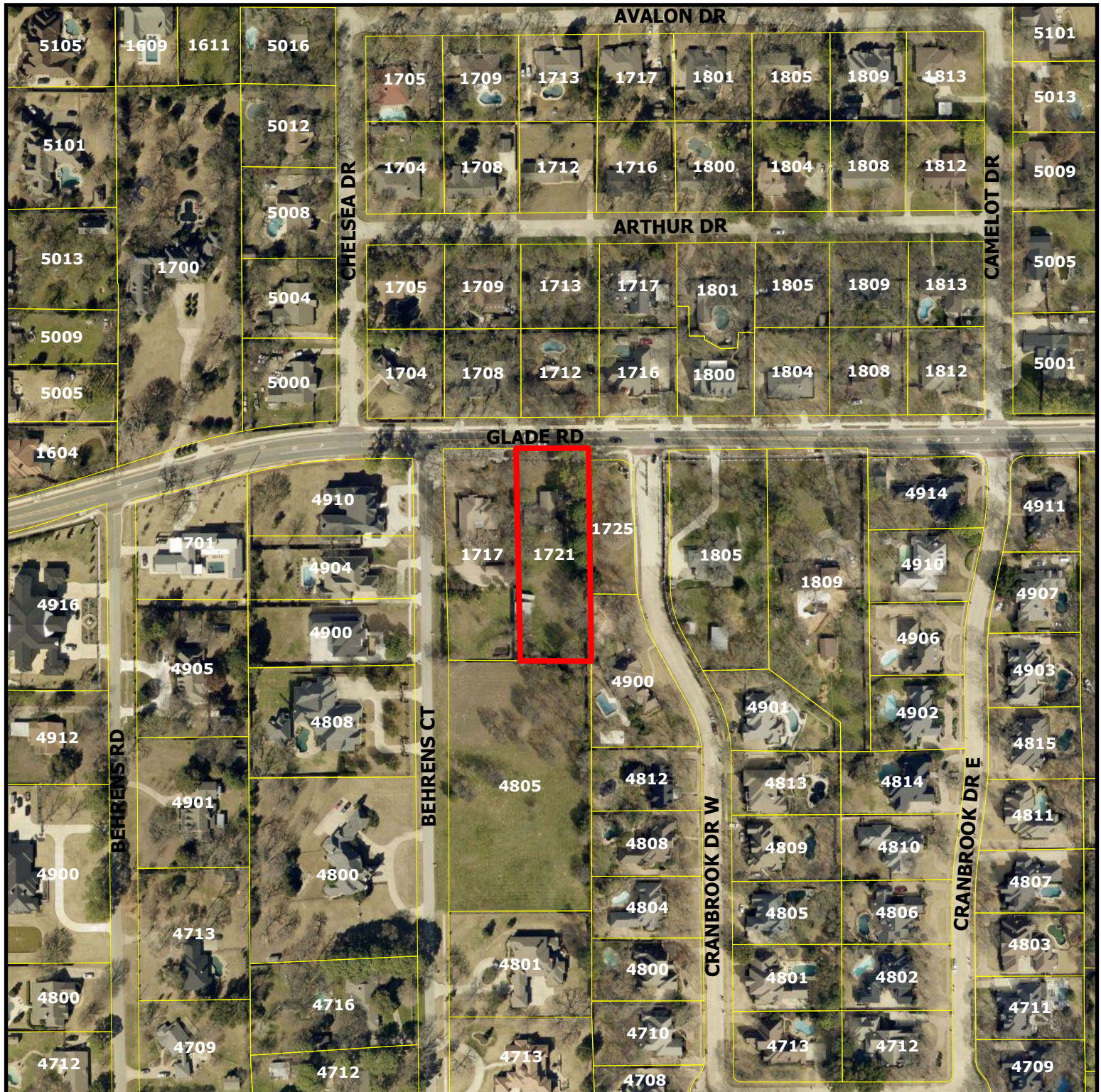
**Staff Recommendation:** Staff recommends approval of the minor plat with plat waiver for lot width.

### **Attachments**

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



# Aerial Map

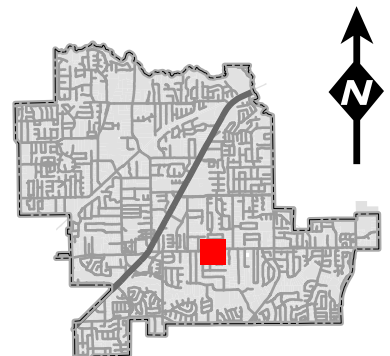


**PC25-010**

1721 Glade Road

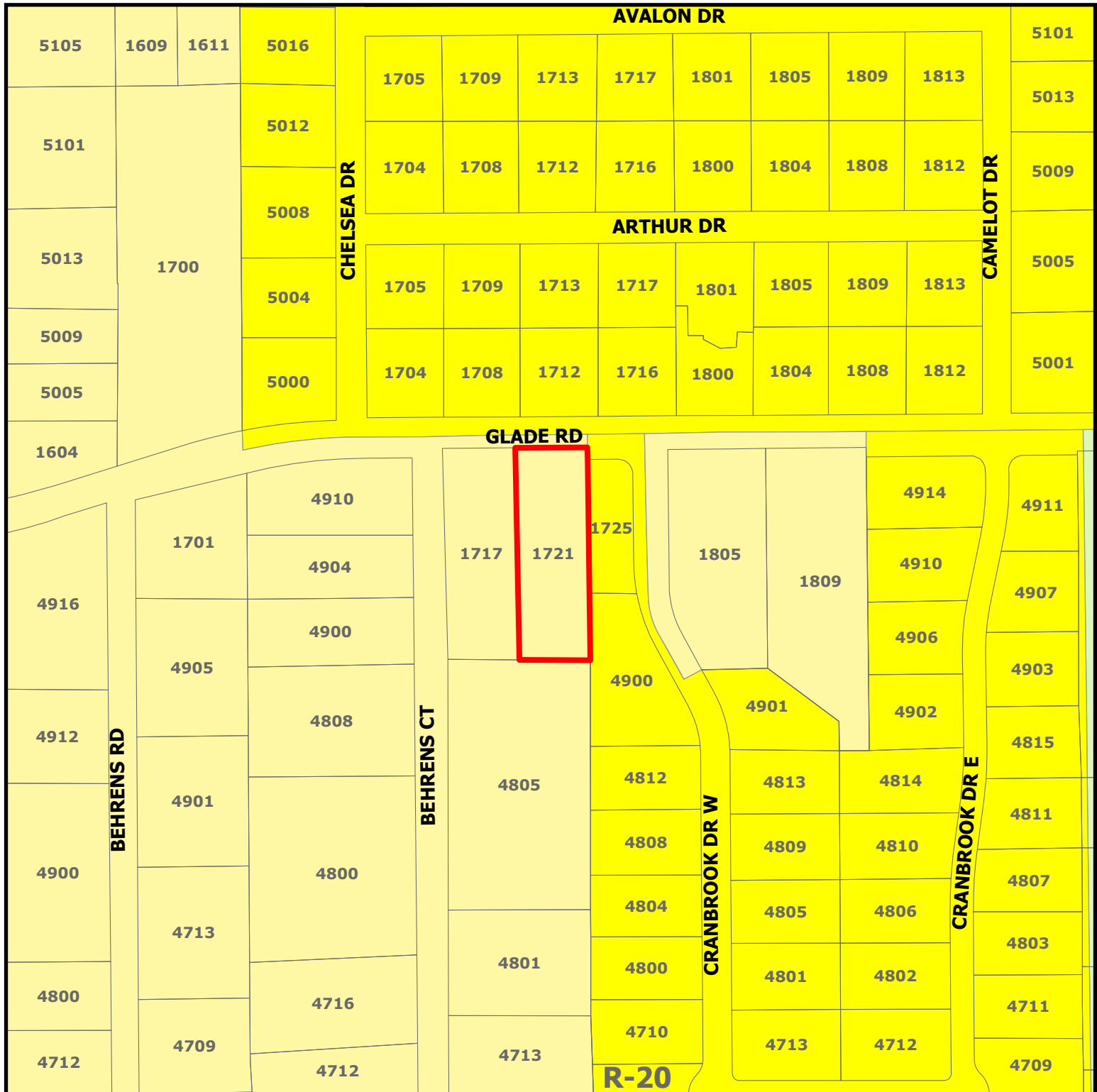
**DISCLAIMER:**  
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 Subject Property





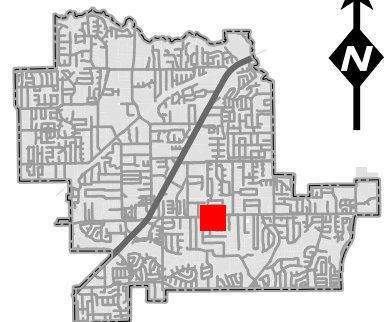
# Zoning Map



**PC25-010**

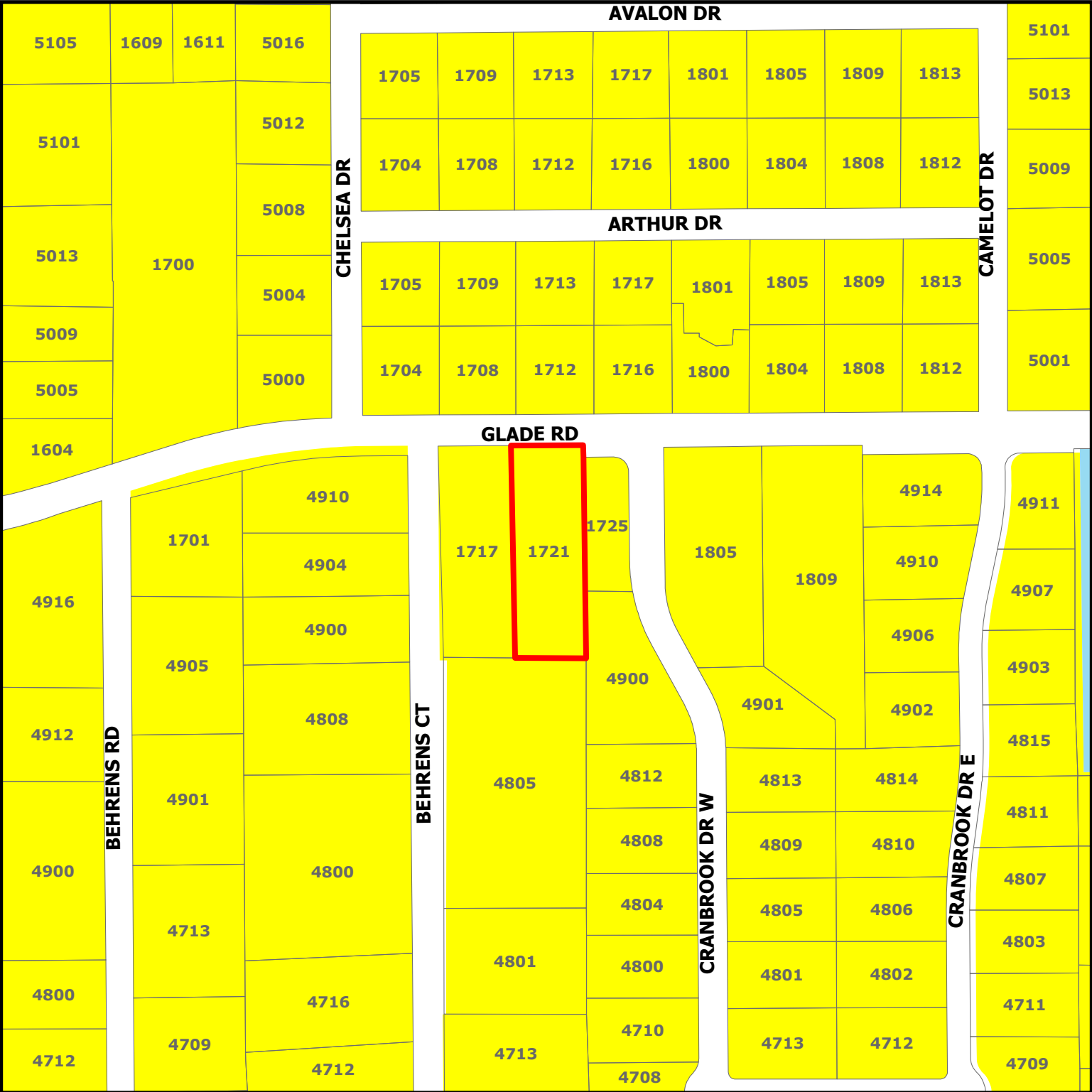
1721 Glade Road

Subject Property



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# Future Land Use Map

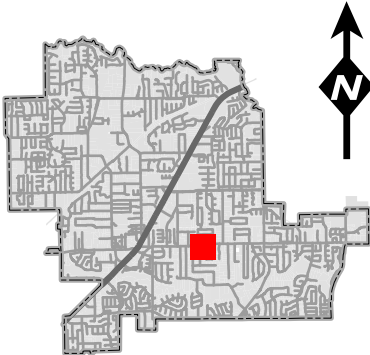


**PC25-010**

1721 Glade Road

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-  Residential
-  Water Body
-  Subject Property



STATE OF TEXAS  
COUNTY OF TARRANT

Being a 1.011 acre tract of land situated in the Simon Cotrail Survey, Abstract No. 328, City of Colleyville, Tarrant County, Texas, being all 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 along the common line of said Volosen tract and said Lot 1 (388-212/67), passing a 1/2-inch iron rod set with cap stamped "PREMIER SURVEYING" at a distance of 335.53 feet and continuing along the west line of said Volosen tract a total distance of 359.56 feet to the northwest corner of said Volosen tract, being in Glade Road;

Thence South 89° 43' 57" East, a distance of 122.77 feet along said Glade Road to the northeast corner of said Volosen tract;

Thence South 00° 02' 05" West along the east line of said Volosen tract, passing a 1/2-inch iron rod set with cap stamped "PREMIER SURVEYING" on the west line 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, at a distance of 24.97 feet and continuing along the common line of said Volosen tract and said Cranbrook Estates a total distance of 360.03 feet 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 44,054 square feet or 1.011 acres 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

**CITY COUNCIL APPROVAL**

WHEREAS the City Council of the City of Colleyville, Texas, voted affirmatively on this \_\_\_\_ day of \_\_\_\_\_, 2025, to approve this Plat.

Mayor, City of Colleyville  
☐

Attest: City Secretary

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.

**GLADE ROAD**

S 89° 43' 57" E 122.77'

R.O.W. DEDICATION BY THIS PLAT  
3,007 SQ. FT.; 0.069 AC.

S 89° 17' 38" E 122.73'

40' BUILDING LINE  
BY THIS PLAT

44,054 SQ. FT.  
1.011 AC.  
MINUS R.O.W. DEDICATION  
EQUALS  
41,046 SQ. FT.  
0.942 AC.

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

SIMON COTRAIL SURVEY  
ABSTRACT NO. 328

16' DRAINAGE AND  
UTILITY EASEMENT  
BY THIS PLAT

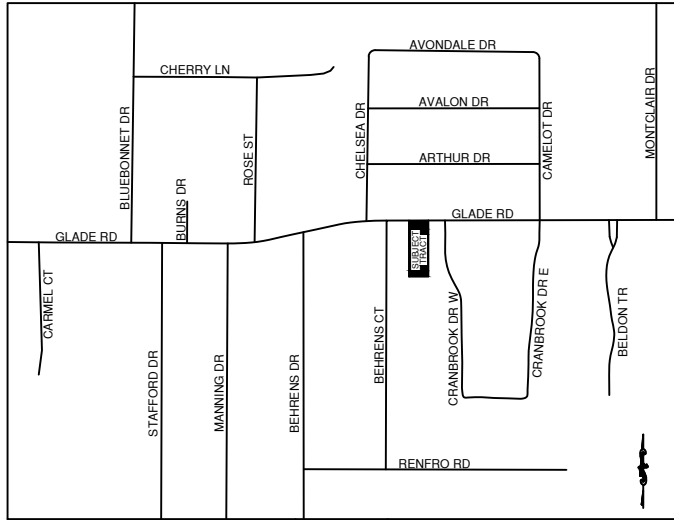
N 89° 30' 38" W 122.12'  
(REFERENCE BEARING)

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



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.



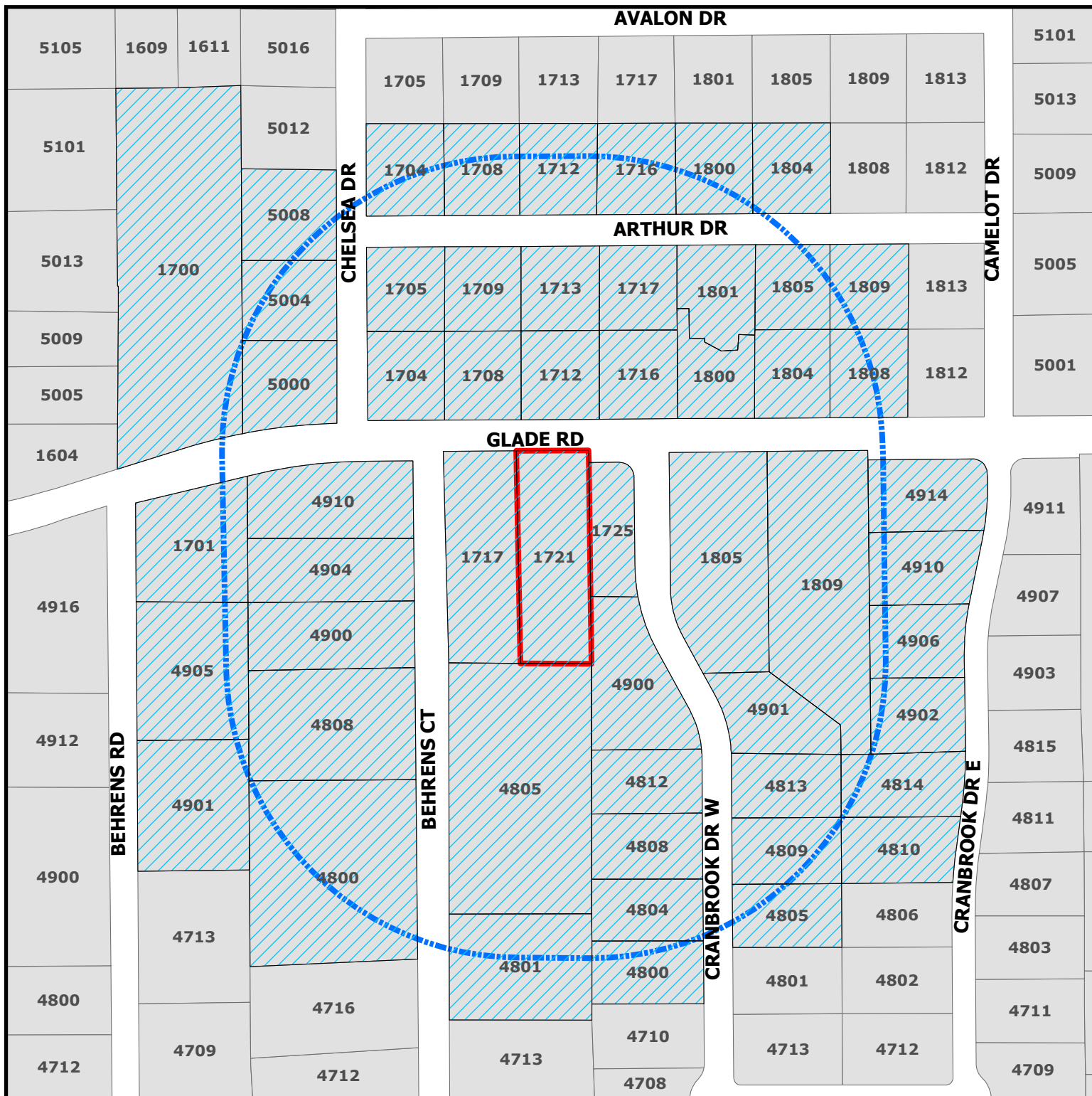
0' 15' 30' 60'  
SCALE: 1"= 30'

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.



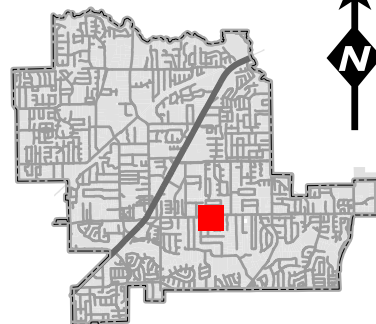
# Notification Map



**PC25-010**

1721 Glade Road

-  Parcels to be notified
-  Buffer
-  Subject Property



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## NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

**Planning and Zoning Commission Meeting: Monday, April 14, 2025 at 7:00 p.m.**

**City Council Meeting: Tuesday, May 6, 2025**

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

**Request:** Consideration 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. 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.

**Zoning Case:** PC25-010

**Applicant:** Natalia Volosen

**Owner:** Mircea Volosen

**Location:** 1721 Glade Road

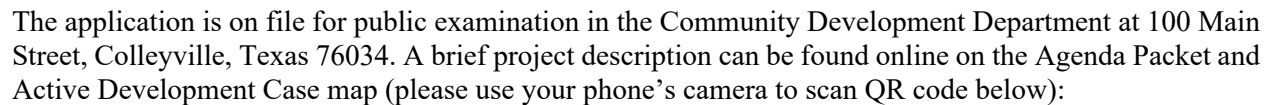
**Property Description:** Lot 1, Block 1, Volosen Addition

**Present Zoning:** R-40, Single Family Residential

This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request. Denial of the proposal by the Commission is final, unless the applicant submits a written notice of appeal within 10 days from the date of action by the Commission. If appealed, the request will be placed on the next available City Council agenda as listed above. Rezoning requests, zoning amendments and conditions recommended by the Commission for approval by the City Council may be more restrictive than those described in this notice.

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

[Citizenletters@Colleyville.com](mailto:Citizenletters@Colleyville.com)



Christopher Pham

Christopher Pham  
Planner



| Owner_Name                                | Situs_Addr          |
|-------------------------------------------|---------------------|
| HUBBARD, MATTHEW                          | 4808 BEHRENS CT     |
| DAVID BAUM FAMILY REVOCABLE TRUST         | 4800 BEHRENS CT     |
| REINHARDT LIVING TRUST                    | 4805 BEHRENS CT     |
| FITZGERALD, MAIRE H                       | 4801 BEHRENS CT     |
| DAVID AND KECIA MALDONADO REVOCABLE TRUST | 1701 GLADE RD       |
| BUI, KEVIN                                | 1805 GLADE RD       |
| DUCIC, YADRANKO                           | 1700 GLADE RD       |
| VANKAWALA, RAJENDRA C                     | 4910 BEHRENS CT     |
| CHRISTOPHER & GENESIS MOORE FAMILY TRUST  | 1809 GLADE RD       |
| WILLIAMS, DARYL                           | 4905 BEHRENS RD     |
| OLENGUE, INNOCENT                         | 5000 CHELSEA DR     |
| HOOKS, DURAN                              | 5004 CHELSEA DR     |
| WEBSTER & KIM MANGHAM FAMILY TRUST        | 5008 CHELSEA DR     |
| MADDUX, ANN L                             | 1804 ARTHUR DR      |
| FULGHUM, JOSEPH                           | 1800 ARTHUR DR      |
| VOSS BRANDON MATTHEW                      | 1716 ARTHUR DR      |
| ABBOTT, LARRY                             | 1712 ARTHUR DR      |
| GOMEZ, ERIC                               | 1708 ARTHUR DR      |
| PARKER, TIMOTHY                           | 1704 ARTHUR DR      |
| MILNER, WALTER J                          | 1705 ARTHUR DR      |
| BROWN, KATHARINE M                        | 1709 ARTHUR DR      |
| HANSON, ANNE F                            | 1713 ARTHUR DR      |
| DICKINSON, SPENCER                        | 1717 ARTHUR DR      |
| LAND, KATHERINE                           | 1801 ARTHUR DR      |
| SELF, DIANNE                              | 1805 ARTHUR DR      |
| STEVENS, ANDREA                           | 1809 ARTHUR DR      |
| LASHOMB, BEATRICE                         | 1808 GLADE RD       |
| BERK, JAMES                               | 1804 GLADE RD       |
| HARRIS ANDREW J TRUST                     | 1800 GLADE RD       |
| CHAPPELL, LARRY W                         | 1716 GLADE RD       |
| DIDIER, RICHARD                           | 1712 GLADE RD       |
| PEAK, CAROLYN J                           | 1708 GLADE RD       |
| STANLEY, REBECCA S                        | 1704 GLADE RD       |
| TANG, YUAN                                | 1717 GLADE RD       |
| COX LIVING TRUST                          | 4901 BEHRENS RD     |
| CRANBROOK HOMEOWNERS ASSOCIATION          | 1725 GLADE RD       |
| DUFFY CARINA                              | 4900 CRANBROOK DR W |
| CRESPER, KEVIN                            | 4812 CRANBROOK DR W |
| SWAIM, TERRI LYNN                         | 4808 CRANBROOK DR W |
| LOWNDS, STEVEN                            | 4804 CRANBROOK DR W |
| HARPER, DAVID G                           | 4800 CRANBROOK DR W |
| VARGHEESE, EMRIS                          | 4901 CRANBROOK DR W |
| PAGNOTTA, MARK                            | 4810 CRANBROOK DR E |
| ZAVALA, SIXTO ANTONIO                     | 4814 CRANBROOK DR E |
| CONNIE BAIRD FAMILY TRUST                 | 4902 CRANBROOK DR E |
| DENDY, DALLAS L                           | 4906 CRANBROOK DR E |
| MEADOWS, CHARLES D                        | 4910 CRANBROOK DR E |
| FLETCHER, PAUL                            | 4914 CRANBROOK DR E |
| HALE-MILLER, DAWN                         | 4813 CRANBROOK DR W |
| LOWE, ROBERT G                            | 4809 CRANBROOK DR W |
| TEHRANI, SALOMEH                          | 4805 CRANBROOK DR W |
| LY, DU Y                                  | 4900 BEHRENS CT     |
| BANTA, STEVEN M                           | 4904 BEHRENS CT     |
| CHELSEA PARK ADDITION                     | COURTESY NOTICE     |
| BELDON HOLLOW                             | COURTESY NOTICE     |
| CRANBROOK ESTATES                         | COURTESY NOTICE     |
| GRAPEVINE COLLEYVILLE ISD                 | STATE REQUIRED      |
| VOLOSEN, MIRCEA                           | 1721 GLADE RD       |
|                                           | APPLICANT           |

**RESOLUTION R-25-XXXX**

**A RESOLUTION APPROVING A MINOR PLAT WITH WAIVER FOR LOT  
WIDTH FOR LOT 1, BLOCK 1, VOLOSEN ADDITION**

**WHEREAS,** the Planning and Zoning Commission recommended approval of the Minor Plat with a Waiver for Lot Width for Lot 1, Block 1, Volosen Addition on May 6, 2025.

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

Sec. 1. THAT Lot 1, Block 1, Volosen Addition, being approximately 0.96 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved.

**AND IT IS SO RESOLVED.**

APPROVED BY A VOTE OF \_\_\_\_ AYES, \_\_\_\_ NAYS, AND \_\_\_\_ ABSTENTIONS ON THIS  
THE 6<sup>th</sup> DAY OF MAY 2025.

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

**ATTEST:**

**CITY OF COLLEYVILLE**

Christine Loven, TRMC  
Assistant City Secretary

Bobby Lindamood  
Mayor

[illegible]





# CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

---

**Agenda Number** 2c

**Agenda Date** 4/14/2025

**Number** -

**Type** Public Hearing Agenda Items

**Department** Community Development

---

## Title

Consideration 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 (SUP) to allow for a carport on Lot 40, Block 2, Tara Plantation Addition, being approximately 0.44 acres, and zoned PUD-R Planned Unit Development - Residential.

**Existing Conditions/Background:** The subject property, 1410 Plantation Drive North, is zoned PUD-R Planned Unit Development - Residential and is located north of the intersection of Plantation Drive North and Crest Drive. The property is a platted lot and is developed with a single-family home. A metal carport was built in February 2025 after a previously built carport collapsed.

**SUP Request:** The applicant is requesting approval of an SUP to allow for a carport.

Chapter 3, Section 3.27.C of the Land Development Code states:

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

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

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

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

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

c. Setbacks:

1. A carport located within ten (10) feet of the principal building shall comply with the side and rear yard setbacks of the zoning district provided all of the following conditions are satisfied:
  1. The carport is located completely to the rear of the house OR is not visible from the street;
  2. Is not proposed on a corner lot; and
  3. The distance shall be measured between the two closest points of the carport and principal building
2. A carport located 10 feet or more from a principal building may extend into a required side or rear yard, provided all of the following conditions are satisfied:
  1. Every part of such carport is unenclosed except for necessary structural supports;
  2. No part of the carport is less than five (5) feet from a side or rear lot line, and
  3. The carport is located completely within the rear yard area as defined in these zoning regulations OR is not visible from the street; and
  4. The carport is not proposed on a corner lot

f. Design Criteria:

- i. Roof - Carports shall have a pitched roof of at least 2:12. Flat roofs shall be prohibited.
- ii. Posts - Posts shall be clad or finished of brick, stone, cedar or decorative metal, such as metal lattice. For purpose of this requirement, decorative metal shall consist of twenty-five (25) percent opaque surfaces. The dimension of each post as viewed from each primary elevation shall not be less than eight inches (8") or more than forty-eight inches (48"). Any carport with two or more elevations that exceed the 48-inch criteria shall be considered an accessory building and be regulated as such. Cedar posts shall be wrapped using masonry stone or brick from the base to at least 50% of the post height. The exposed portion of the cedar post shall be a minimum of 8 inches."

**Special Use Permit Provision:** Any request for a carport shall only be authorized after approval of a SUP by the City Council using the procedures contained elsewhere in the

Land Development Code.

**Analysis:** The request is to allow for a 780 square-foot carport that has been built. The carport and its previous iteration were built without a building permit or the required SUP. The carport would require an SUP as the carport does not conform to the design standards of the Land Development Code and is visible and not located entirely in the rear of the home. The carport is 30 feet in length and 26 feet in width. The carport is located six inches from the side property line. The applicant has indicated that there is an intention to add masonry and stone cladding to support columns if the SUP were to be approved.

**Plat Status:** The property is platted as Lot 40, Block 2, Tara Plantation Addition.

**DRC Review:** The DRC reviewed the request during their March 24, 2025 meeting and provided the following comments:

1. Engineering: No negative drainage impact on adjacent property upon permitting.
2. Informational: The carport as shown does not meet the design criteria. Is there a plan to clad the posts to meet the requirements of the Land Development Code?

The applicant provided a response on March 27, 2025.

**Drainage:** NA

**Surrounding Development:** The properties to the north, south, west, and east are zoned PUD-R, Planned Unit Development - Residential and are improved with single-family homes.

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

**Public Notification:** Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code.

**Staff Recommendation:** Staff recommends denial due to technical non-compliance with the regulations of Chapter 3, Section 3.27.C of the Land Development Code.

### Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map

4. Statement of Planning Objectives
5. Response to Review Comments
6. Site Plan Exhibits
7. Elevations Exhibits
8. Consutrction Plans Exhibit
9. Construction Materials Exhibit
10. Notification Map
11. Notification Letter
12. Notification List
13. Letter Received
14. Draft Ordinance



# Aerial Map

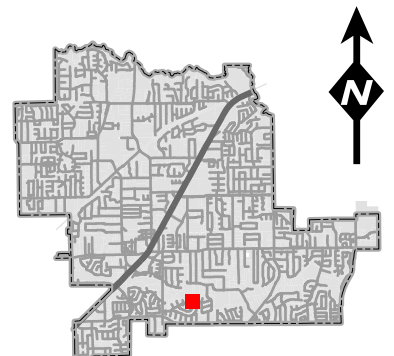


## ZC25-002

1410 Plantation Dr



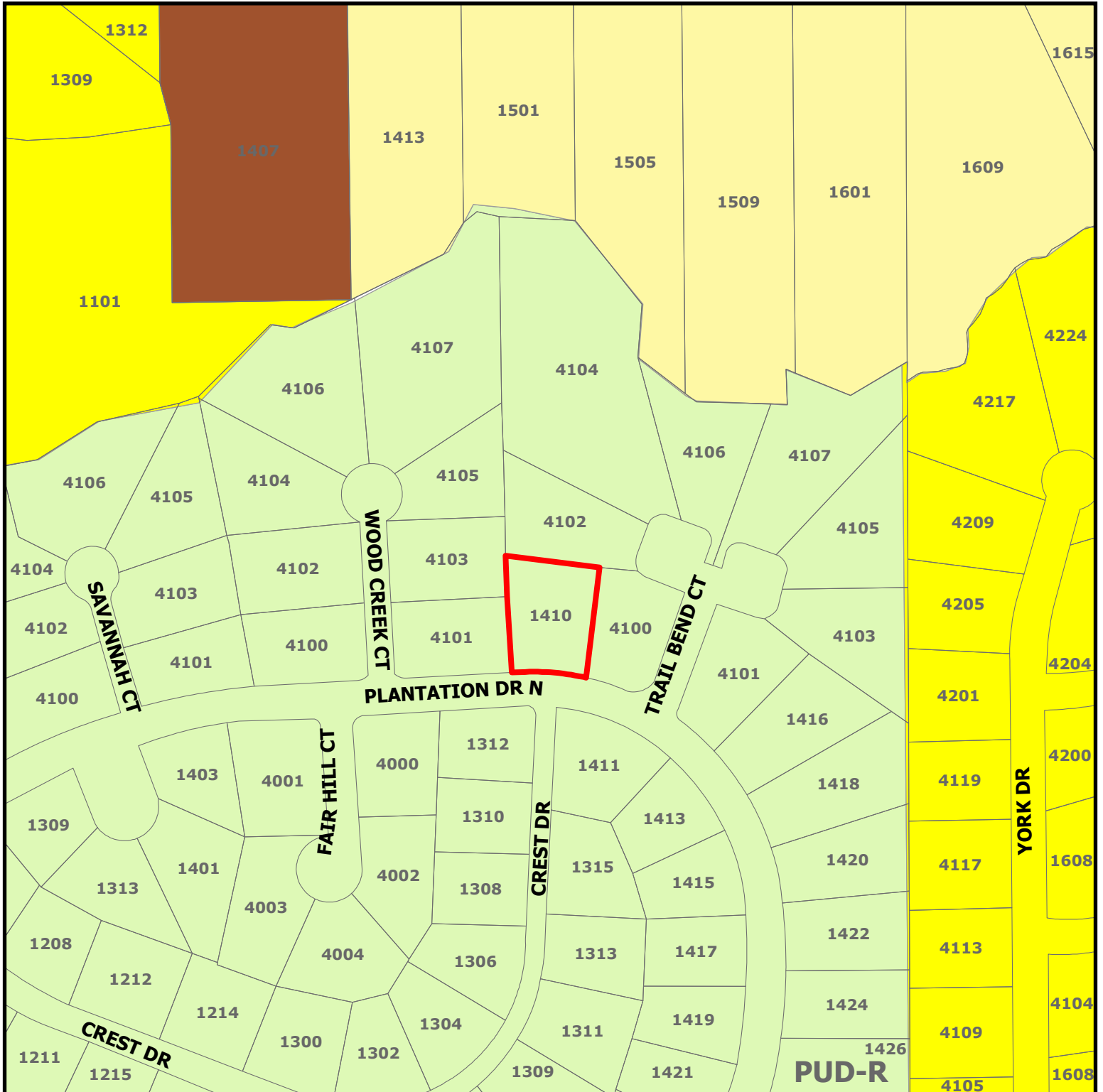
Subject Property



**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

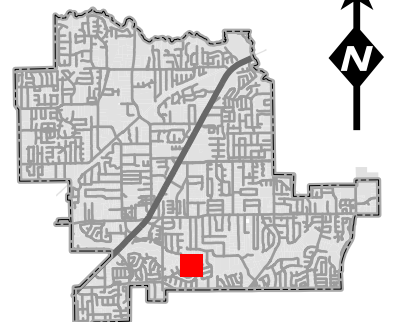


## ZC25-002

1410 Plantation Dr

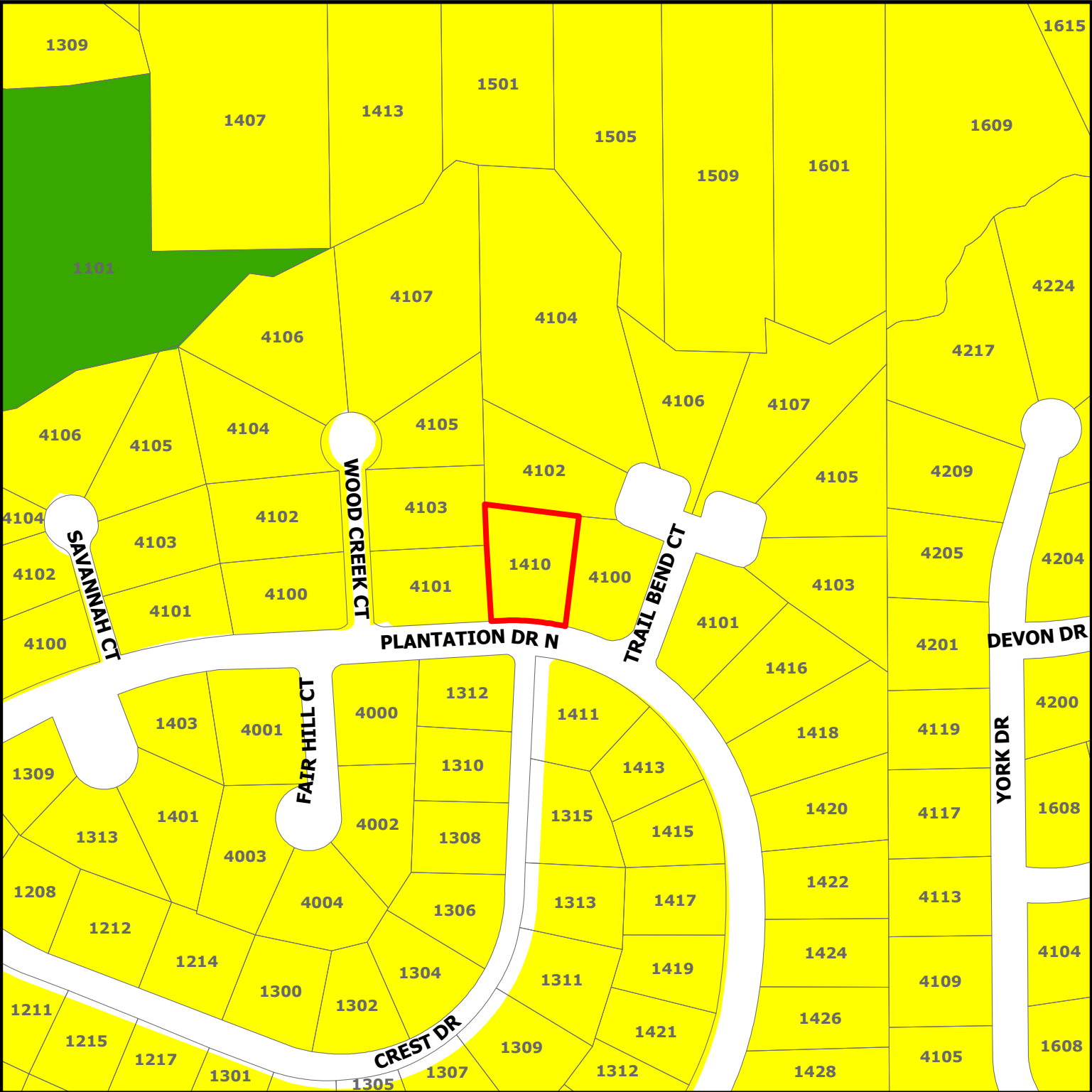


Subject Property



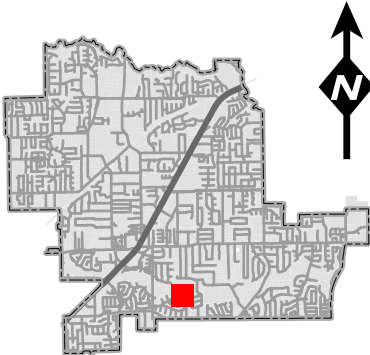
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# Future Land Use Map



**ZC25-002**  
1410 Plantation Dr

-  Residential
-  Open Space; Parks
-  Subject Property



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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.

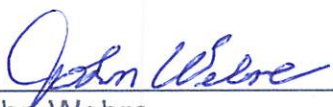
We are both in our late 70's with serious mobility issues and require the use of walkers to move around safely without falling. It is much easier for both of us to maneuver and load them into our vehicles in a larger space than the garage. We carry another set in our vehicles for use when we are out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

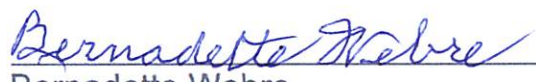
Having a carport also allows us protection from the elements. We don't have to hurry to get out of the heat, rain, snow or sleet and to worry about slipping on wet surfaces or burning our hands on hot walker handles.

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



March 27, 2025

John Webre  
1410 Plantation Dr N  
Colleyville, TX 76034

Christopher Pham  
Planner  
City of Colleyville  
Colleyville, TX 76034

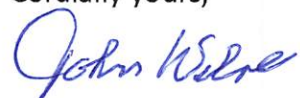
Good morning Mr. Pham,

My letter to you today is to provide you and the DRC with my responses to the issues identified in your email I received on Tues. Mar 25, 2025 at 10:54 AM.

1. ENGINEERING: NO NEGATIVE DRAINAGE IMPACT ON ADJACENT PROPERTY UPON PERMITTING.  
To alleviate any concerns about drainage onto adjacent property, I will install a rain gutter that will run the full length on the west side of the carport. In addition, I will 2 downspouts from the rain gutter to redirect any rain water back onto the concrete slab and eventually to the 12" x 12" French drain as shown on my marked up plat drawings submitted with this correspondence. This will ensure that all rain water is redirected to the slab and eventually to the French drain as it currently functions.
2. INFORMATIONAL: THE CARPORT S SHOWN DOES NOT MEET THE DESIGN CRITERIA. IS THERE A PLAN TO CLAD THE POSTS TO MEET THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE?  
Thank you for bringing this requirement to my attention. As per our conversation on Tuesday morning, March 25, 2025, I will provide cladding to meet the LDC requirements of the City of Colleyville. As a minimum, I will install stone cladding all the way up to the top of the nine support columns.
3. I plan to be in attendance for the Planning and Zoning Commission meeting scheduled for April 14, 2025. Can you please provide me with the location and time of this meeting?

My thanks to you, DRC and all the other city employees that have taken the time to review my SUP Residential for 1410 Plantation Dr N.

Cordially yours,



John Webre

**Attachments:**

1. Marked up Survey Plat provided by Burns Surveying on 12/02/2019 for property located at 1410 Plantation Dr N, Colleyville, TX 76034. This drawing redirects users to "See Expanded View Dwg. 2" for additional details.
2. The "Expanded View Dwg. 2, Burns Surveying, Survey Plat, 12/02/2019" show how rain water currently drains off of the concrete driveway slab. It also, identifies the location of a 12" x 12" French drain that currently handles water draining off of the concrete slab.
3. Picture 1: depicts actual location of my west property line hidden by a fence put up by a previous home owner. The new fence runs parallel to property line offset by 1.7" east of actual west property line. Additional details can be seen in attached Drawing 1.
4. Picture 2: shows the approximate location of 12" x 12" French drain. This picture details which direction rain water is handles by the concrete slab without carport cover. The area to be covered by the carport drains towards the French drain.

7509 PENNRIDGE CIRCLE  
ROWLETT, TX 75088

FIRM REGISTRATION NO. 10194366

## SURVEY PLAT



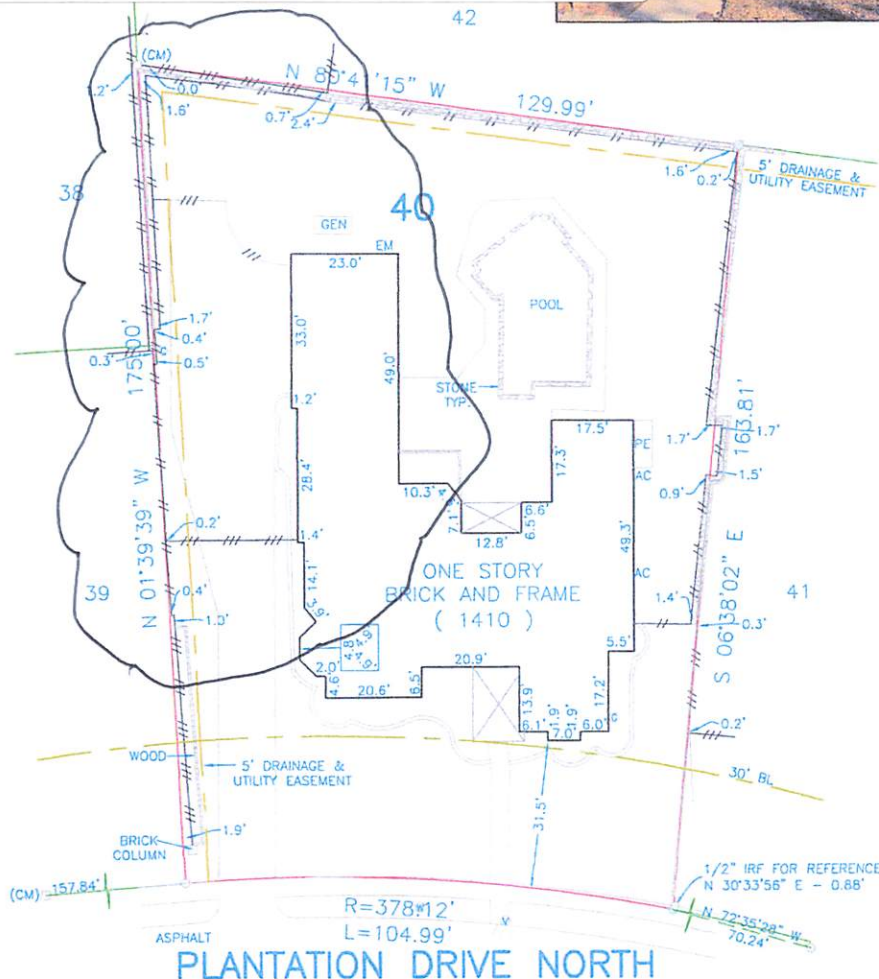
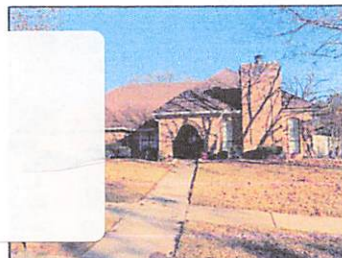
BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 1410 PLANTATION DRIVE NORTH, in the City of COLLEYVILLE, Texas.

LOT 40, BLOCK 2 OF TARA PLANTATION, PHASE IV, AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-164, PAGE 97, PLAT RECORDS, TARRANT COUNTY, TEXAS.



SEE  
EXPANDED  
VIEW  
DWG. 2



THIS CERTIFICATION DOES NOT  
TAKE INTO CONSIDERATION  
ADDITIONAL FACTS THAT AN  
ACCURATE TITLE SEARCH AND OR  
EXAMINATION MIGHT DISCLOSE.

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements. TITLE AND ABSTRACTING WORK FURNISHED BY John Webre

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 30'

Date: 12/02/19

C. F. No.: N/A

Job no.: 201908794

Drawn by: AEG

USE OF THIS SURVEY FOR ANY OTHER PURPOSE  
OR OTHER PARTIES SHALL BE AT THEIR RISK AND  
UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR  
ANY LOSS RESULTING THEREFROM.

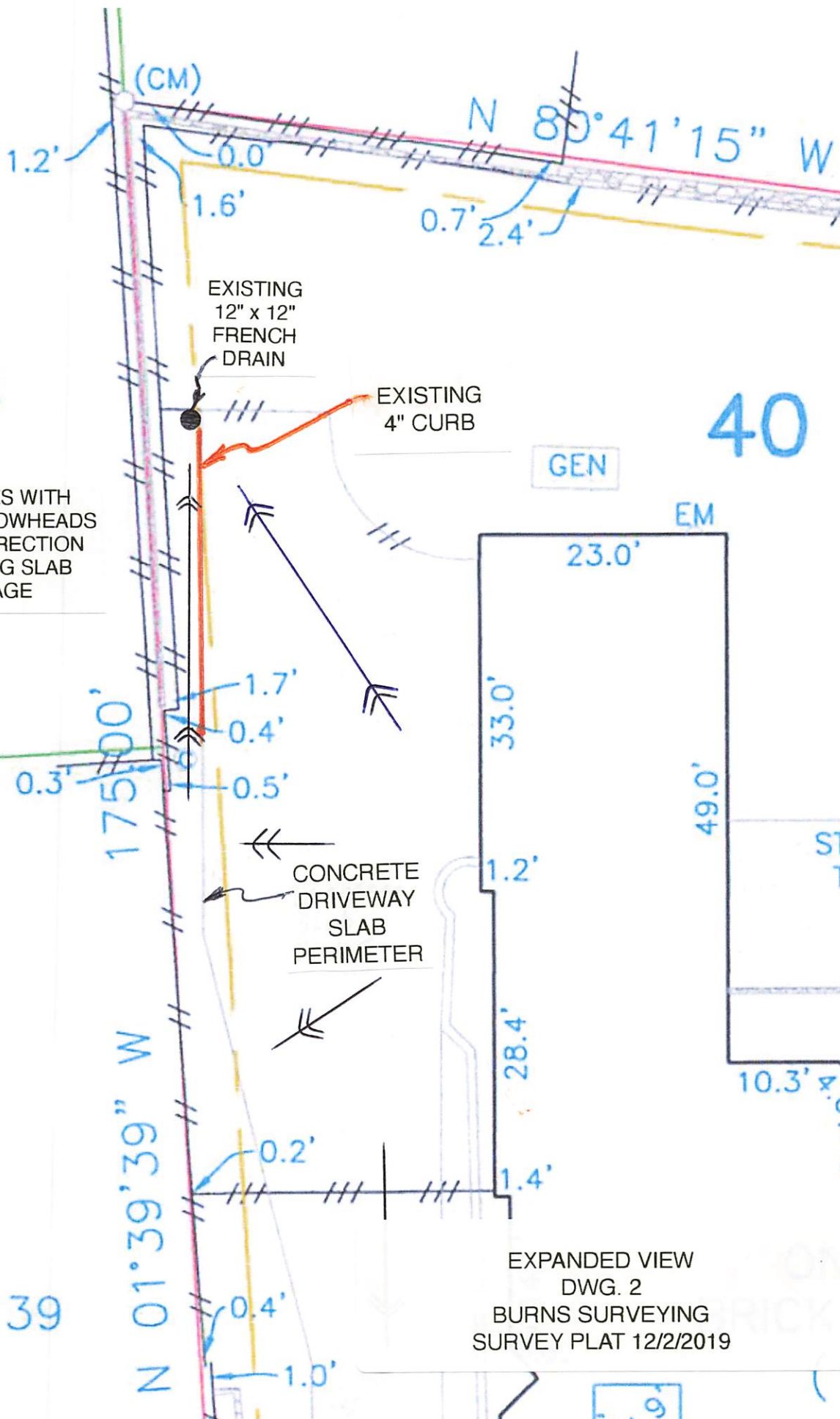
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR  
John Webre

| LEGEND                          |                             |
|---------------------------------|-----------------------------|
| WOOD FENCE                      | TEXT                        |
| CHAIN LINK                      | TEXT                        |
| IRON FENCE                      | TEXT                        |
| WIRE FENCE                      | TEXT                        |
| CM                              | CONTROLLING MONUMENT        |
| MON                             | MONUMENTS OF RECORD DIGNITY |
| 1/2" IRON ROD FOUND             |                             |
| 1/2" YELLOW-CAPPED IRON ROD SET |                             |
| MAG NAIL SET                    |                             |
| FOUND 1"                        |                             |
| 3/8" IRON ROD FOUND             |                             |
| POINT FOR CORNER                |                             |
| C                               | CORNER                      |
| CL                              | CLEAN OUT                   |
| G                               | GAS METER                   |
| H                               | HYDRO                       |
| L                               | LIGHT POLE                  |
| M                               | MANHOLE                     |
| E                               | ELECTRIC                    |
| PL                              | POOL EQUIP                  |
| P                               | POWER POLE                  |
| T                               | TELEPHONE                   |
| W                               | WATER METER                 |
| WM                              | WATER METER                 |
| WV                              | WATER VALVE                 |
| (UNLESS OTHERWISE NOTED)        |                             |



MARKED UP  
SURVEY PLAT  
DRAWING 1  
DATED 12/2/2019





NOTE: LINES WITH  
DOUBLE ARROWHEADS  
INDICATE DIRECTION  
OF EXISTING SLAB  
DRAINAGE

EXPANDED VIEW  
DWG. 2  
BURNS SURVEYING  
SURVEY PLAT 12/2/2019



A photograph of a concrete garage slab. A silver line is drawn across the top of the slab, and a silver square is marked on the right side. The background shows green foliage.

The silver line drawn on this picture shows the approximate location of my west property line. A previous home owner, for reasons unknown to me, built this fence 1.7' east of the west property line. Reference survey dated 12/02/2019.

The silver square shown on this picture depicts the approximate location of a 12" French Drain. This drain handles all of the rain water that lands on the concrete slab in front of the three door garage.

PICTURE 1, 03/27/2025  
DETAILS ACTUAL EXISTING  
PROPERTY LINE AND  
FRENCH DRAIN LOCATION





Note the location of the silver line on this picture. All rain water that lands on the concrete slab drains towards the fence (property line). All rain water that lands to the right of the line drains towards the 12" French Drain. The rain water here is directed to the drain by a 4" curb.

LOCATION  
OF 12" X 12"  
FRENCH  
DRAIN

PICTURE 2, 03/27/2025  
SHOWS APPROXIMATE LOCATION OF  
FRENCH DRAIN, 4" CURB AND  
DIRECTIONS WATER DRAINS



7509 PENNRIDGE CIRCLE  
ROWLETT, TX 75088

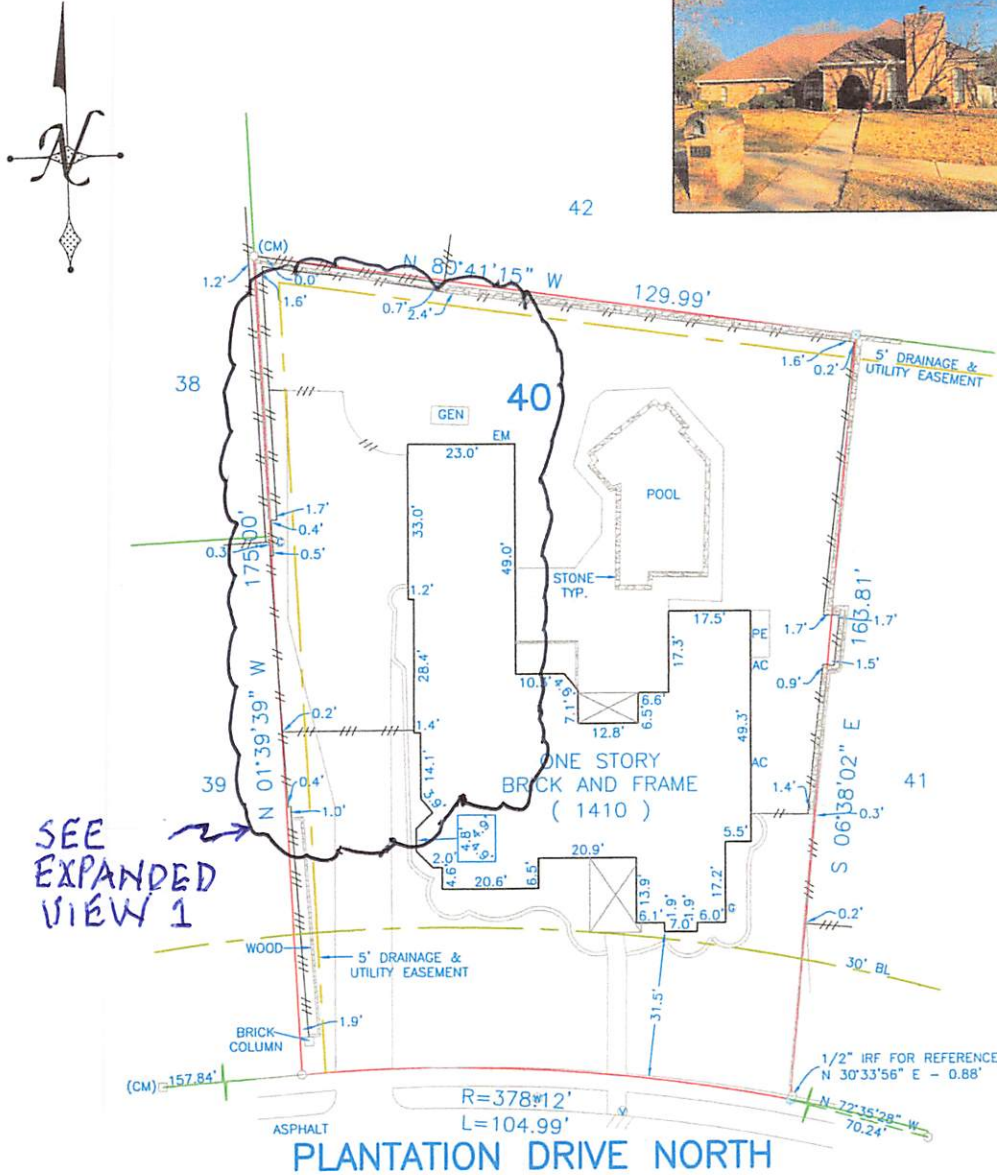
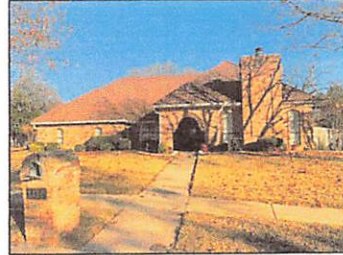
FIRM REGISTRATION NO. 10194366

# SURVEY PLAT



BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

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SEE  
EXPANDED  
VIEW 1

THIS CERTIFICATION DOES NOT  
TAKE INTO CONSIDERATION  
ADDITIONAL FACTS THAT AN  
ACCURATE TITLE SEARCH AND OR  
EXAMINATION MIGHT DISCLOSE.

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements.

TITLE AND ABSTRACTING WORK FURNISHED BY John Webre

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 30'

Date: 12/02/19

G. F. No.: N/A

Job no.: 201908794

Drawn by: AEG

USE OF THIS SURVEY FOR ANY OTHER PURPOSE  
OR OTHER PARTIES SHALL BE AT THEIR RISK AND  
UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR  
ANY LOSS RESULTING THEREFROM.

THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR

John Webre

| LEGEND                          |                               |
|---------------------------------|-------------------------------|
| WOOD FENCE                      | TEXT                          |
| CHAIN LINK                      | BOUNDARY LINE                 |
| IRON FENCE                      | BOUNDARY SETBACK              |
| WIRE FENCE                      | RESIDENCE                     |
| CM                              | - CONTROLLING MONUMENT        |
| WHD                             | - MONUMENTS OF RECORD DIGNITY |
| 1/2" IRON ROD FOUND             |                               |
| 1/2" YELLOW-CAPPED IRON ROD SET |                               |
| MAG NAIL SET                    |                               |
| FOUND "Y"                       |                               |
| 3/8" IRON ROD FOUND             |                               |
| POINT FOR CORNER                |                               |
| C                               | - CABLE                       |
| E                               | - ELECTRIC                    |
| CL                              | - CLEAN OUT                   |
| PE                              | - POOL EQUIP                  |
| G                               | - GAS METER                   |
| PP                              | - POWER POLE                  |
| HY                              | - HYDRO PUMP                  |
| W                               | - WATER METER                 |
| LP                              | - LIGHT POLE                  |
| V                               | - WATER VALVE                 |
| M                               | - MANHOLE                     |
| (UNLESS OTHERWISE NOTED)        |                               |



1410 PLANTATION DRIVE NORTH  
COLLEYVILLE, TX 76034  
LOT 40, BLOCK 2, TARA PLANTATION  
SURVEY DATE: 12/02/2019







A photograph of a single-story brick house with a red-tiled roof. A large, mature tree stands in the front yard, casting a shadow over the house. A concrete driveway leads from the left side of the frame towards the house. The house features arched windows and a brick chimney. A concrete sidewalk runs along the front of the property, with a house number '1410' mounted on it. A white text box is overlaid on the bottom center of the image.

1410 PLANTATION DRIVE NORTH  
COLLEYVILLE, TX 76034

FRONT ELEVATION VIEW





1410 Plantation Dr N

1410 PLANTATION DRIVE NORTH  
COLLEYVILLE, TX 76034  
AERIAL PHOTOGRAPH, GOGGLE EARTH PRO  
SHOWING EXISTING CARPORT BEFORE COLLAPSE  
IN FEBRUARY 2025

53 ft

1985

Imagery Date: 11/11/2023 lat 32.871360° lon -97.144891° elev 597 ft eye alt 852 ft

Google Earth





**ELEVATION VIEW LOOKING NORTH**

3" X 3", 14 GA STEEL SQ TUBING  
INSTALLED INSIDE & UNDER PERIMETER OF  
CARPORT 8' X 3", 14 GA STL CHANNEL C-PURLIN.  
ALL SUPPORT POSTS ARE 4" X 4", 14 GA SQ TUBING.





**ELEVATION VIEW LOOKING WEST**

3" X 3", 14 GA STEEL SQ TUBING  
INSTALLED INSIDE & UNDER PERIMETER OF  
CARPORT 8' X 3", 14 GA STL CHANNEL C-PURLIN.  
ALL SUPPORT POSTS ARE 4" X 4", 14 GA SQ TUBING.





**ELEVATION VIEW LOOKING SOUTH**

3" X 3", 14 GA STEEL SQ TUBING  
INSTALLED INSIDE & UNDER PERIMETER OF  
CARPORT 8' X 3", 14 GA STL CHANNEL C-PURLIN.  
ALL SUPPORT POSTS ARE 4" X 4", 14 GA SQ TUBING.





4" x 4", 14 GA.  
SQ. STL. POST

**ELEVATION VIEW LOOKING EAST**

3" X 3", 14 GA STEEL SQ TUBING  
INSTALLED INSIDE & UNDER PERIMETER OF  
CARPORT 8' X 3", 14 GA STL CHANNEL C-PURLIN.  
ALL SUPPORT POSTS ARE 4" X 4", 14 GA SQ TUBING.



**SUMMARY OF ENGINEERING DESIGN OF PREVIOUS CARPORT  
STRUCTURE THAT COLLAPSED IN FEBRUARY 2025 – SEE ATTACHED PICTURE OF  
COLLAPSED PREVIOUSLY INSTALLED CARPORT**

1. IT IS MY OPINION THAT CARPORT COLLAPSED DUE TO SEVERAL FACTORS
  - a. UNSUPPORTED SPAN OF 6" X 2", 14 GA. STEEL CHANNEL C-PURLIN, SPAN TOO GREAT FOR ADEQUATE STRUCTURAL SUPPORT
  - b. NO 4" X 4", 14 GA. SQUARE STEEL POSTS (TOTAL OF THREE) INSTALLED IN CENTER OF CARPORT STRUCTURE FOR ADDED SUPPORT
  - c. 6" X 2", 14 GA. STEEL BEAM C-PURLIN PLACED 5 FOOT APART
2. PERIMETER BEAMS DESIGN INCLUDED THE USE OF 6" X 2-1/2", 14 GA. STEEL CHANNEL C-PURLIN ON ALL FOUR SIDES
3. CROSS MEMBER DESIGN INCLUDED THE USE OF 6" X 2", 14 GA. STEEL BEAM C-PURLIN PLACED ON 5 FOOT CENTERS
4. THERE WAS NO ADDITIONAL STRUCTURAL STEEL INSTALLED TO PROVIDE SUPPORT OF CARPORT CROSS MEMBERS, E.G., 3" X 3". 14 GA. SQUARE STEEL TUBING ALONG NORTH, EAST AND SOUTH SIDES OF STRUCTURE, AND IN THE CENTER BETWEEN EAST AND WEST SIDES OF STRUCTURE.
5. NO ADDITIONAL 4" X 4", 14 GA. STEEL SQUARE POST INSTALLED IN THE CENTER OF THE CARPORT TO PROVIDE ADDITIONAL SUPPORT IN THE CENTER





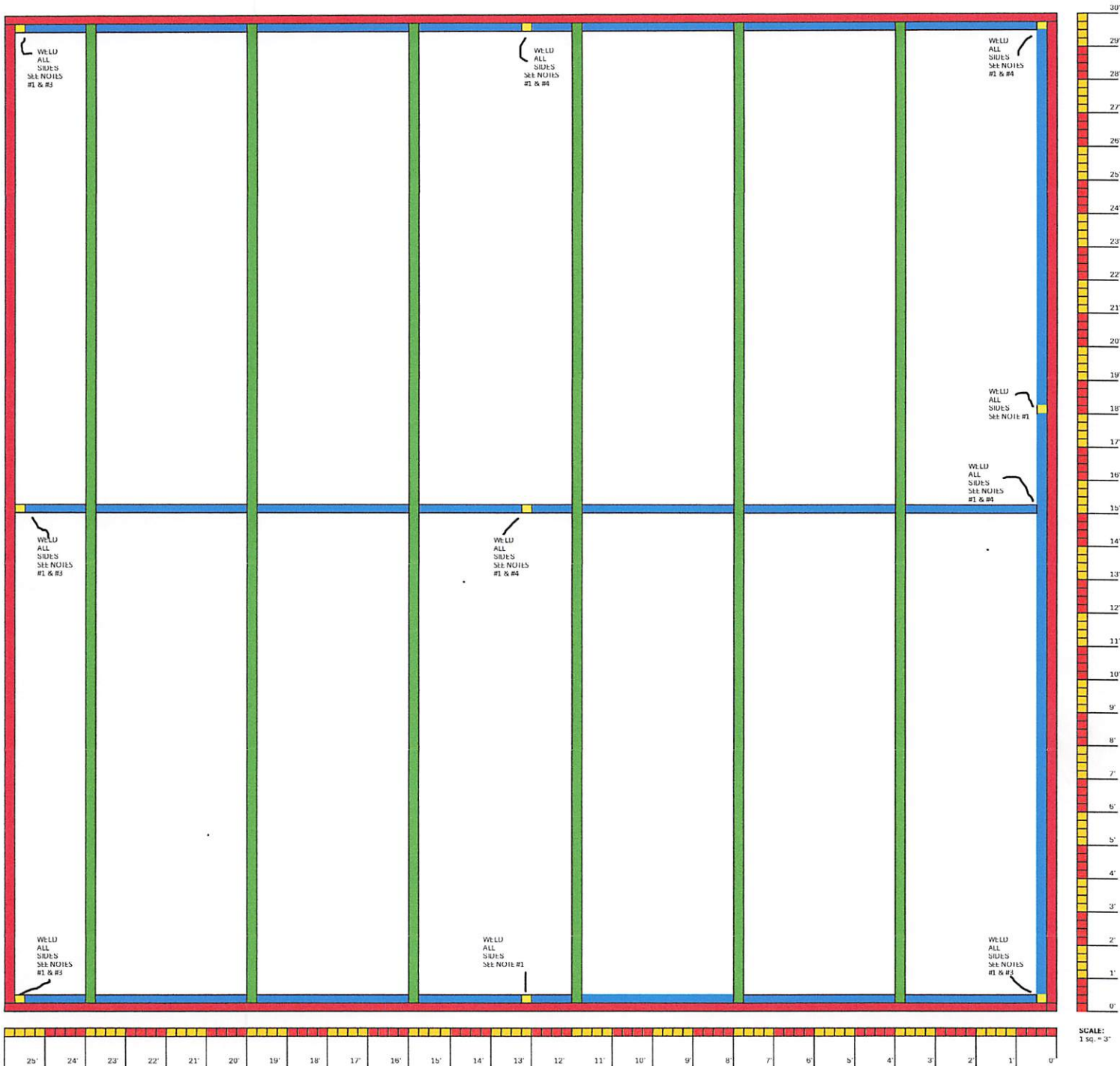
**Picture of Previous  
Collapsed Carport  
February 2025**



**SUMMARY OF ENGINEERING DESIGN OF NEW CARPORT STRUCTURE -**  
**REFERENCE 26' X 30' STEEL CARPORT COLOR DRAWING**

1. NOTE: 3" X 3", 14 GA. SQUARE STEEL TUBING AND 4" X 4", 14 GA. SQUARE STEEL POST DEPICTED ON PICTURES ARE NOT DRAWN TO SCALE. MARKED UP PICTURES DEPICT APPROXIMATE LOCATION OF NEW TUBING AND POSTS
2. NEW PERIMETER BEAMS SHALL BE INSTALLED USING 8" X 3", 14 GA. STEEL CHANNEL C-PURLIN
3. NEW CROSS MEMBERS SHALL BE INSTALLED USING 8" X 2-1/2", 14 GA. STEEL BEAM C-PURLIN AND PLACED 4 FEET APART
4. 3" X 3", 14 GA. STEEL SQUARE TUBING TO BE ADDED ALONG THE NORTH AND SOUTH PERIMETER SIDES OF STRUCTURE
5. 3" X 3", 14 GA. STEEL SQUARE TUBING TO BE ADDED ALONG THE EAST PERIMETER SIDE OF STRUCTURE
6. 3" X 3", 14 GA. STEEL SQUARE TUBING TO BE ADDED AND LOCATED IN THE CENTER OF STRUCTURE UNDER CROSS MEMBERS RUNNING FROM EAST SIDE PERIMETER 3" X 3", 14 GA. STEEL SQUARE TUBING TO THE CENTER OF THE 4" X 4", 14 GA. STEEL SQUARE POST LOCATED ON THE WEST SIDE OF CARPORT STRUCTURE
7. THREE ADDITIONAL 4" X 4", 14 GA. STEEL SQUARE POSTS TO BE INSTALLED IN THE CENTER OF THE CARPORT STRUCTURE GOING FROM SOUTH TO NORTH PERIMETER 8" X 3", 14 GA. STEEL CHANNEL C-PURLIN
8. ALL 3" X 3", 14 GA. SQUARE STEEL TUBING SHALL BE WELDED WHERE IN CONTACT WITH AND TO TERMINATE TO 4" X 4", 14 GA. STEEL SQUARE TUBING AND 3" X 3", 14 GA. STEEL SQUARE TUBING
9. 8" X 2-1/2", 14 GA. STEEL BEAM C-PURLIN TO BE WELDED WHERE IN CONTACT WITH 3" X 3", 14 GA. STEEL SQUARE TUBING
10. IN CONCLUSION, THE NEW CARPORT DOES EXTEND OVER THE 5 FOOT SETBACK LINE. THE HOUSE WAS BUILT BACK IN THE VERY EARLY 1980S AND THE ONLY UTILITY COMPANIES USING THAT EASEMENT ARE THE INTERNET CABLE COMPANIES. YOU CAN SEE THE GREEN CABLE HUB IN THE PICTURE LOOKING WEST UNDER THE CARPORT. THE TIMES THAT I HAVE SEEN THEM OUT THERE BURYING NEW CABLE IT WAS ALL DONE BY HAND, NO DIGGING MACHINES INVOLVED. I BELIEVE THAT THE NEW CARPORT WILL HAMPER THEIR FUTURE ACCESS AND THEREFORE I ASK FOR APPROVAL OF MY SUP.





#### COLOR LEGEND:

8" x 2-1/2", 14ga. Steel Beam C-Purlin  
 8" x 3", 14ga. Steel Channel C-Purlin  
 4" x 4", 14 ga. Steel Square Post  
 3" x 3", 14 ga. Steel Square Tubing



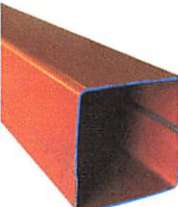
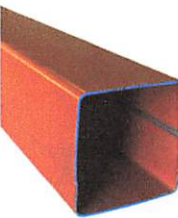
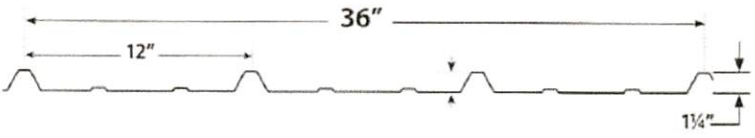
#### CONSTRUCTION NOTES:

1. 3" x 3" Square Tube Welded to 4" x 4" Square Post
2. 3" X 3" Square Tube Welded to 3" x 3" Square Tube
3. Post buried 2' into the ground & backfilled with concrete.
4. Posts welded to 8" x 8" x 1/4" steel plates & then mounted to concrete pad with 3" concrete anchor bolts.
5. 36" by 26 ga. baked enamel light stone PBR panels mounted on top of carport steel frame.

#### 26' X 30' STEEL CARPORT

JOHN WEBRE  
 1410 PLANTATION DR N  
 COLLEYVILLE, TX 76034  
[jwebre2405@gmail.com](mailto:jwebre2405@gmail.com)

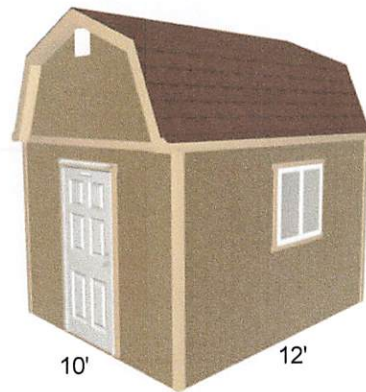
## ALL STEEL CONSTRUCTION

|                                                                       |                                                                                                                                                |
|-----------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>8" x 2-1/2", 14 ga.<br/>Steel Beam<br/>C-Purlin</p>                |                                                               |
| <p>8" x 3", 14 ga.<br/>Steel Channel<br/>C-Purlin</p>                 |                                                               |
| <p>4" x 4", 14 ga.<br/>Steel Square Post</p>                          |                                                               |
| <p>8" x 8" x 1/4"<br/>Weld-On Floor<br/>Plate Flange</p>              |                                                             |
| <p>3" x 3", 14 ga.<br/>Steel Square<br/>Tubing</p>                    |                                                             |
| <p>26 ga. Baked<br/>Enamel<br/>Light Stone PBR<br/>Panels for Top</p> | <p style="text-align: center;"><b>26 GA PBR Panel</b></p>  |





Jack Webre  
1410 Plantation Dr N  
Colleyville TX 76034  
Q-529955



10'

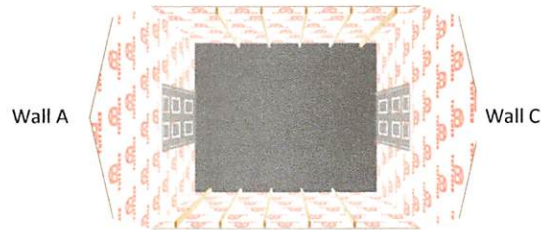
12'

West View

Overall  
Height  
13'



East View



Wall A

Wall C

Wall B

#### Base Details

##### Building Size & Style

Premier Pro Tall Barn - 10' wide by  
12' long

##### Paint Selection

Base: Hat Box Brown, Trim: Almond  
Brittle

##### Roof Selection

Hickory Dimensional Premium  
Shingle

##### Drip Edge

White

#### Options Details

##### Special Instructions

12 x 12 BROWN GABLE VENTS

##### Doors

2 Ea 6-Panel Residential Door (Left  
Hand Inswing), , Drip Cap

##### Windows

2 Ea 3'x3' Horizontal Sliding Window

##### Walls

414 Sq Ft House Wrap

##### Interior

96 Sq Ft Overhead Loft

##### Vents

2 Ea 12"x12"Gable End Vent, White

##### Loft

Wall A, C, D - U Shape Loft, 4' Deep Wall  
A, 4' Deep Wall C, 4' Deep Wall D

#### Jobsite/Installer Details

Do you plan to insulate this building after Tuff Shed  
installs it?

Yes

Is there a power outlet within 100 feet of installation  
location?

Yes

The building location must be level to properly install the  
building. How level is the install location?

Slab provided by customer will be within 1/4" tolerance  
on square, level, exterior dimensions to match the  
building size (per customer agreement).

Will there be 24" of unobstructed workspace around the  
perimeter of all four walls?

Yes

Can the installers park their pickup truck & trailer within  
approximately 200' of your installation site?

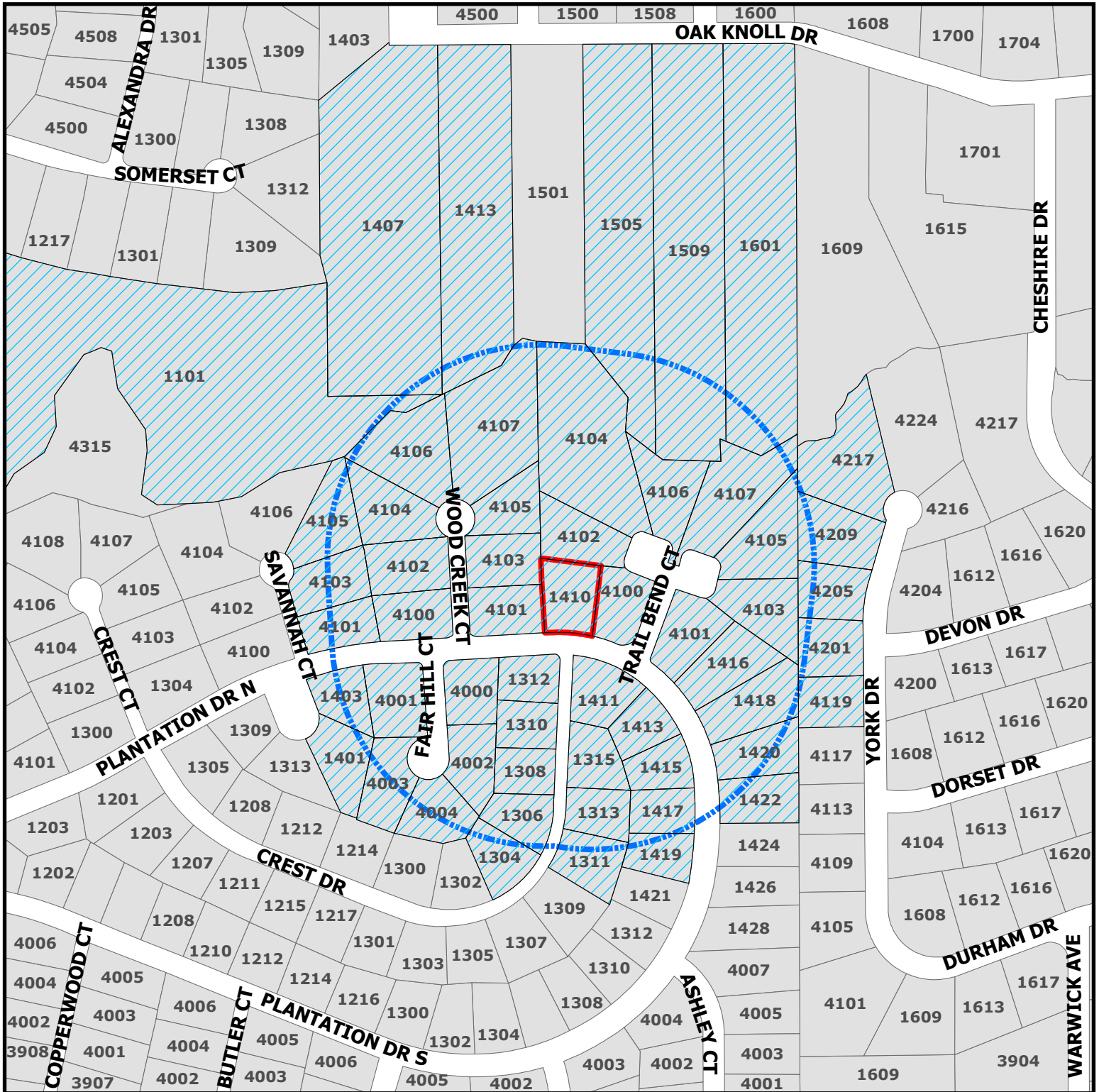
Yes

Substrate Shed will be installed on?

Concrete without Shed Floor

1410 PLANTATION DRIVE NORTH  
COLLEYVILLE, TX 76034  
EXISTING ACCESSORY BUILDING  
TUFF SHED 10'W X 12'L

## Notification Map

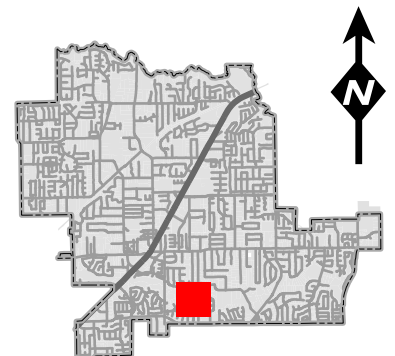
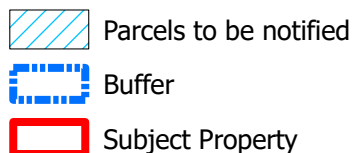


# ZC25-002

**1410 Plantation Dr**

DISCLAIMER:

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## NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

**Planning and Zoning Commission Meeting: Monday, April 14, 2025 at 7:00 p.m.**  
**City Council Meetings: Tuesday, May 6, 2025 & Tuesday, May 13, 2025 at 7:00 p.m.**  
**3rd floor of City Hall, 100 Main Street, Colleyville, Texas**

**Request:** Consideration of a Special Use Permit for a residential carport on Lot 40, Block 2, Tara Plantation Addition, located at 1410 Plantation Drive N, Case ZC25-002. The request is to allow for a metal carport that has been built without a permit to remain on the property. The carport does not comply with the size, design, or location regulations of the Land Development Code.

**Zoning Case:** ZC25-002

**Applicant:** John Webre

**Owner:** John Webre

**Location:** 1410 Plantation Drive N

**Property Description:** Lot 40, Block 2, Tara Plantation Addition

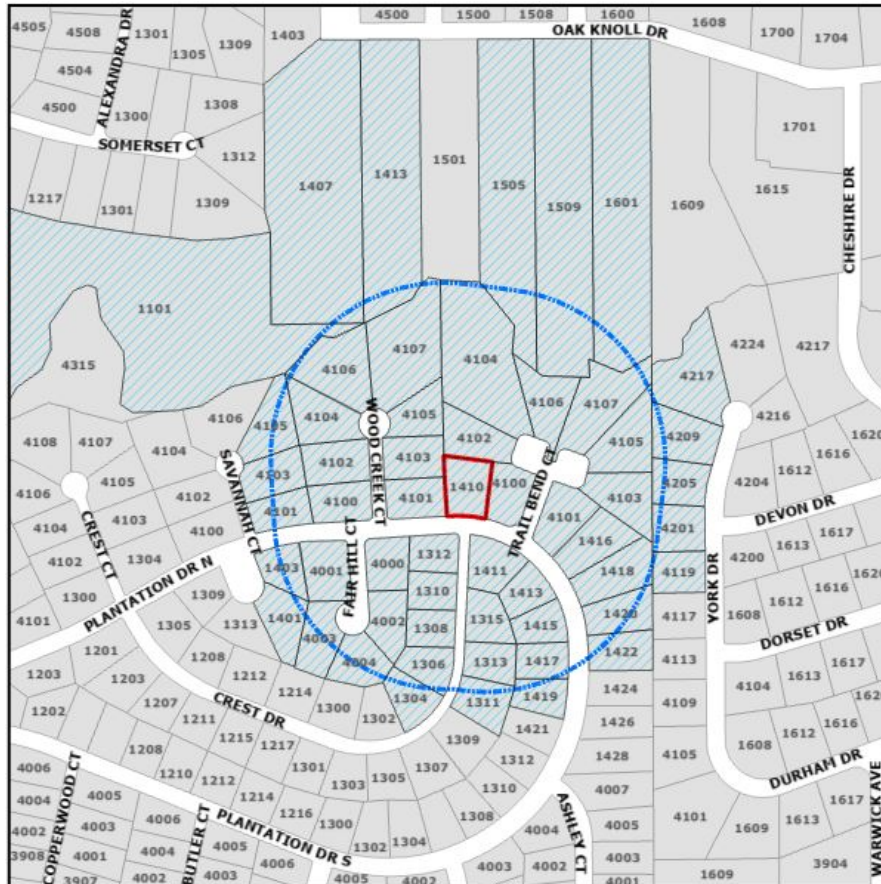
**Present Zoning:** PUD-R, Planned Unit Development, Residential

This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request. Denial of the proposal by the Commission is final, unless the applicant submits a written notice of appeal within 10 days from the date of action by the Commission. If appealed, the request will be placed on the next available City Council agenda as listed above. Rezoning requests, zoning amendments and conditions recommended by the Commission for approval by the City Council may be more restrictive than those described in this notice.

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

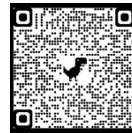
**Community Development Department**  
**City of Colleyville**  
**100 Main Street**  
**Colleyville, TX 76034**  
[Citizenletters@colleyville.com](mailto:Citizenletters@colleyville.com)

## NOTICE OF PUBLIC HEARING



If the property owners of 20% or more of the land within the 200 foot notification area file a written protest prior to the public hearing, State law provides that the approval of the zoning change request shall require the approval of a super majority vote by City Council.

The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas 76034. A brief project description can be found online on the Agenda Packet and Active Development Case map (please use your phone's camera to scan QR code below):



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

*Kris Potts*

Kris Potts  
Planner



| Owner_Name                      | Situs_Addr           |
|---------------------------------|----------------------|
| LAKES OF SOMERSET HMOWNERS AN   | 1101 SOMERSET BLVD   |
| CARIS REAL ESTATE LLC           | 1407 OAK KNOLL DR    |
| HEMSWORTH, ARTHUR               | 4209 YORK DR         |
| MCCULLY, MICHAEL                | 4205 YORK DR         |
| LUX, DAVID                      | 4201 YORK DR         |
| HUDSON, PAUL H                  | 4119 YORK DR         |
| GRAHAM, BRIANNE                 | 4217 YORK DR         |
| QUOTT INVESTMENTS LTD           | 1509 OAK KNOLL DR    |
| AMY, MARE' ELLEN                | 1601 OAK KNOLL DR    |
| WALWORTH, SUSAN                 | 4105 SAVANNAH CT     |
| ELKINS, ANDREW PHILIP           | 4103 SAVANNAH CT     |
| KILPATRICK, BRYAN C             | 4101 SAVANNAH CT     |
| LEWIS, DOUGLAS F                | 4100 WOOD CREEK CT   |
| WILLIAMS, JERRALYNN             | 4102 WOOD CREEK CT   |
| PARRENT, CHARLES                | 4104 WOOD CREEK CT   |
| HIDDEN, SHARON L                | 4106 WOOD CREEK CT   |
| WICKREMASINGHE, ITALIA          | 4107 WOOD CREEK CT   |
| MANN, THOMAS                    | 4105 WOOD CREEK CT   |
| ROJAS, MICHAEL                  | 4103 WOOD CREEK CT   |
| PHELPS LIVING TRUST             | 4101 WOOD CREEK CT   |
| VUKSAN, JOSEPH F                | 4100 TRAIL BEND CT   |
| MILLER, MICHAEL                 | 4102 TRAIL BEND CT   |
| PYHTILA, ERIC                   | 4104 TRAIL BEND CT   |
| PRESTON, RAE LEE                | 4106 TRAIL BEND CT   |
| WEST, JIMMY L                   | 4107 TRAIL BEND CT   |
| SCHREINER, LAURI P              | 4105 TRAIL BEND CT   |
| HA, ALICE                       | 4103 TRAIL BEND CT   |
| MENEFEE, LARRY                  | 4101 TRAIL BEND CT   |
| HARDCASTLE, DONALD              | 1416 PLANTATION DR N |
| ROACH, KELLY H                  | 1418 PLANTATION DR N |
| ONEIL, DANA                     | 1420 PLANTATION DR N |
| OLIVAS FAMILY TRUST             | 1422 PLANTATION DR N |
| FOREMAN, NORMAN                 | 1311 CREST DR        |
| CANNON, TOM A                   | 1313 CREST DR        |
| ZUEGER FAMILY TRUST             | 1315 CREST DR        |
| B O PLENTY TRUST                | 1411 PLANTATION DR N |
| BAGWELL, MERRY L FAMILY TRUST   | 1413 PLANTATION DR N |
| PHILIPS, BARBARA A              | 1415 PLANTATION DR N |
| PRATT, LEWIS B                  | 1417 PLANTATION DR N |
| SMITH, DAVID R                  | 1419 PLANTATION DR N |
| COVINGTON, MATTHEW              | 4000 FAIR HILL CT    |
| ROTHELL, RICHARD                | 1312 CREST DR        |
| DIEHL, STEPHEN                  | 1310 CREST DR        |
| CASSIDY, DOUGLAS                | 1308 CREST DR        |
| ALLEN, STEPHEN                  | 1306 CREST DR        |
| KERLEY, RICHARD W               | 1304 CREST DR        |
| MARTIN, MICHAEL                 | 1401 PLANTATION DR N |
| BENITEZ, CARLOS                 | 1403 PLANTATION DR N |
| MAURER, JEFFREY                 | 4001 FAIR HILL CT    |
| PATRIOT MANAGEMENT SERVICES LLC | 4003 FAIR HILL CT    |
| PETERS, ANDREW                  | 4004 FAIR HILL CT    |
| WALLIS, DEREK                   | 4002 FAIR HILL CT    |
| TARA PLANTATION ADDITION        | COURTESY NOTICE      |
| LAKES OF SOMERSET               | COURTESY NOTICE      |
| HURST EULESS BEDFORD ISD        | STATE REQUIRED       |
| WEBRE, JOHN                     | 1410 PLANTATION DR N |

**From:** [Eric Rothell](#)  
**To:** [Citizen Letters](#)  
**Subject:** re: Case #ZC25-002 - Zoning Request at 1410 Plantation Dr. N.  
**Date:** Tuesday, April 1, 2025 8:57:43 AM

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To Whom It May Concern:

My name is Eric Rothell and I am the current president for the Tara Neighborhood Association (TNA). I am writing in response to a letter I received regarding the request for the ability for a residential carport to stay, which has already been built (**case ZC25-002**).

While this structure was built to replace one that collapsed due to weather, the new project was never brought to the TNA board for review and approval, nor were any permits ever secured for the project. Had this occurred, the project would have been denied as these types of structures are against our TNA covenants.

I do not support the structure remaining on their property, not only because it against our covenants, but also because it is unsightly and would also set a precedence for others in the neighborhood who may want to have similar structures built.

Please enter my comments as part of the public record as I am unable to attend the meeting on April 14th in person.

Should you require any additional information or have any questions, please feel free to respond to this message or call me at [REDACTED].

Regards,

Eric Rothell



## **ORDINANCE O-25-XXXX**

**AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 0.44 ACRES, BEING LOT 40, BLOCK 2, TARA PLANTATION ADDITION, LOCATED AT 1410 PLANTATION DR, BY AUTHORIZING A SPECIAL USE PERMIT TO ALLOW FOR A RESIDENTIAL CARPORT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS,** the City of Colleyville has received an application for a Special Use Permit to allow for a Residential Carport under Case No. ZC25-002; and

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

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

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

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

- Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit for a Residential Carport on 0.44 acres, being Lot 40, Block 2, Tara Plantation Addition, located at 1410 Plantation Drive, as depicted on the attached as Exhibit "A".

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

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

**1. GENERAL**

- a. The Special Use Permit shall allow a carport being 30 feet in length, 26 feet in width and 780 square feet in area.
- b. It shall be generally consistent with the site plan and as depicted on the attached Exhibit "B".
- c. All requirements of the Land Development Code shall be met, except where amended herein.

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

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

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

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



**AND IT IS SO ORDERED.**

The first reading and public hearing being conducted on the 6<sup>th</sup> day of May 2025.

The second reading and public hearing being conducted on the 13<sup>th</sup> day of May 2025.

PASSED AND APPROVED BY A VOTE OF \_ AYES, \_ NAYS, AND \_ ABSTENTIONS  
ON THIS THE 13<sup>TH</sup> DAY OF May 2025.

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

**ATTEST:**

**CITY OF COLLEYVILLE**

Christine Loven, TRMC  
City Secretary

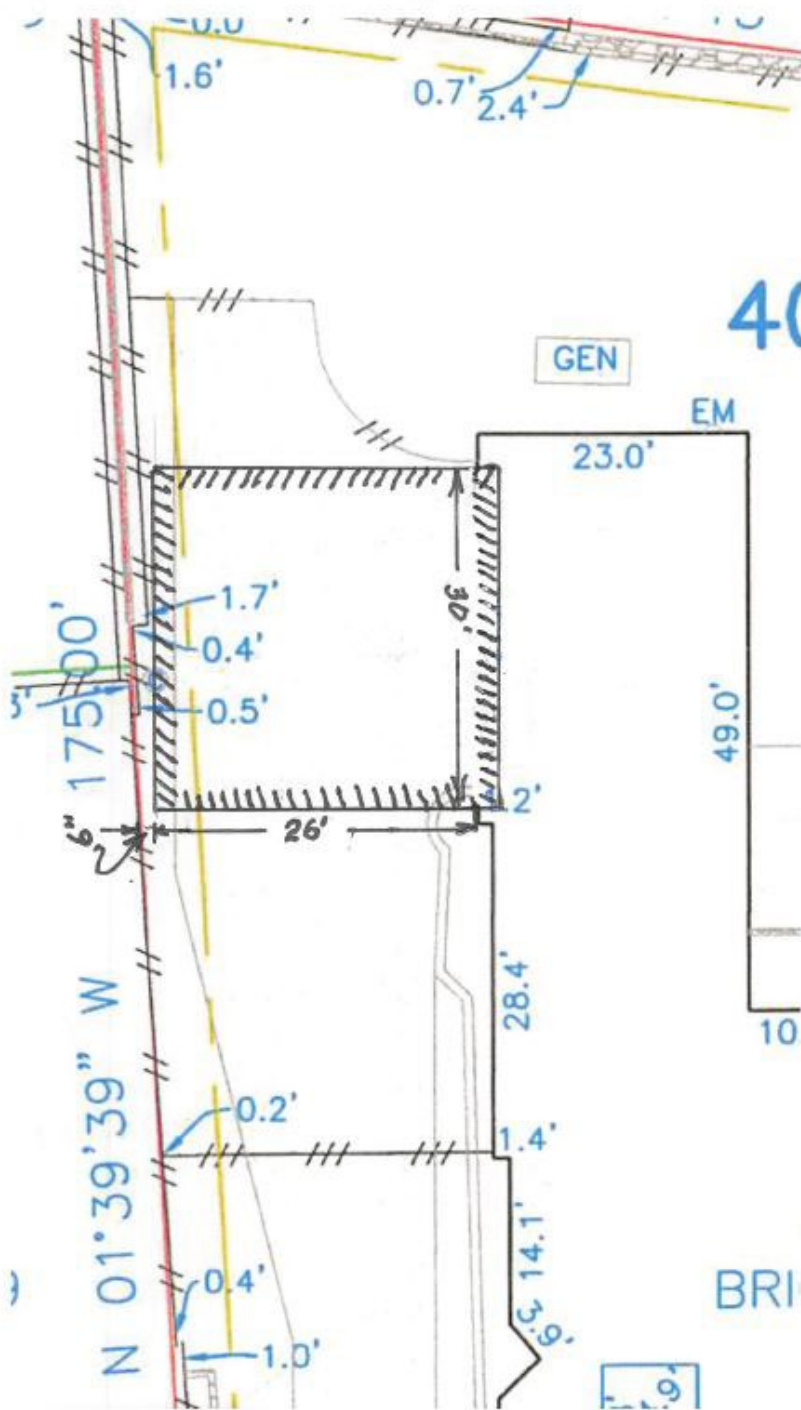
Bobby Lindamood  
Mayor

**APPROVED AS TO FORM:**

Whitt Wyatt  
City Attorney



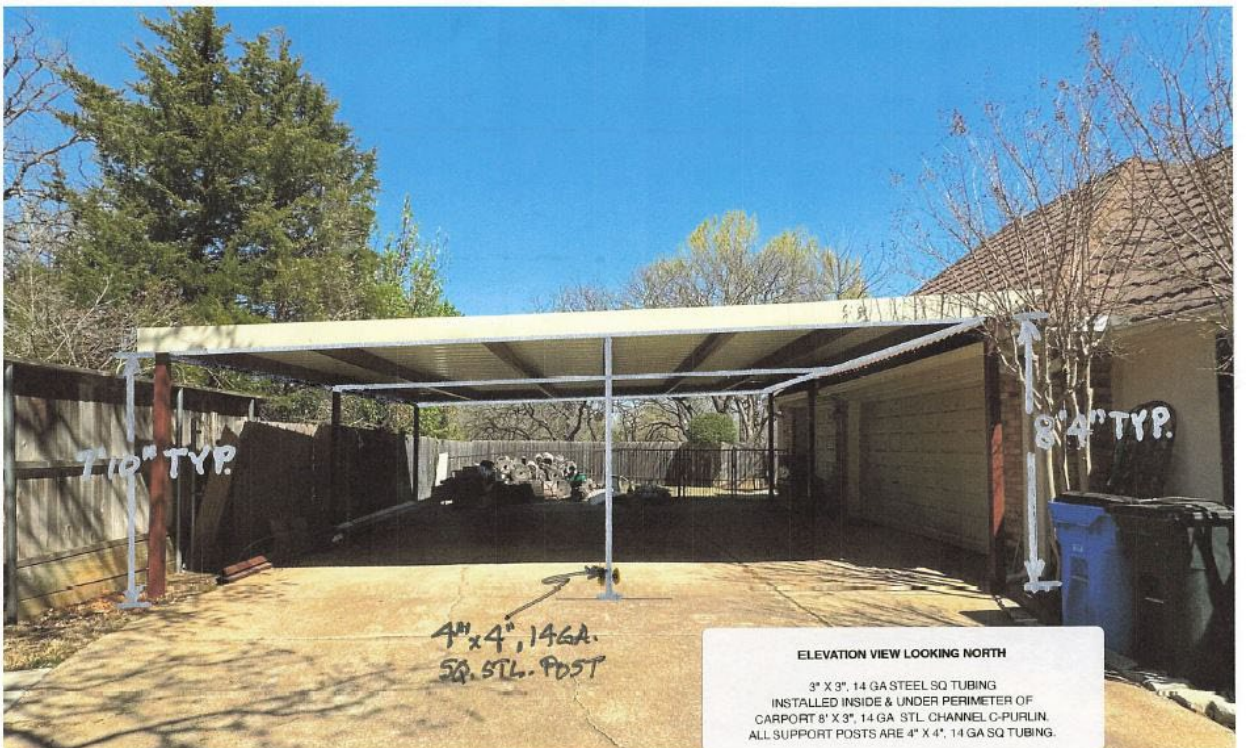
Exhibit "B" – Carport Exhibit



1410 PLANTATION DRIVE NORTH  
COLLEYVILLE, TX 76034

EXPANDED VIEW 1











# CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

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**Agenda Number** 2d

**Agenda Date** 4/14/2025

**Number** -

**Type** Public Hearing Agenda Items

**Department** Community Development

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## **Title**

Consideration 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 Special Use Permit (SUP) request to allow for a Massage Therapy use on Lot 2, Block 1, Braum's/Inland Addition, being approximately 1.45 acres, and zoned CC-1 Village Retail. Massage Therapy is only allowed in the CC-1 zoning district with the approval of a SUP.

**Existing Conditions/Background:** The subject property, 4508 Colleyville Boulevard, Suite B, is zoned CC-1 Village Retail. It is located northeast of the intersection of Brown Trail and Colleyville Boulevard. The property is a platted lot and is developed with a commercial office building.

**SUP Request:** The applicant is requesting approval of an SUP to allow for a Massage Therapy use for the business known as Anantra Thai Massage.

Chapter 3, Section 3.24 of the Land Development Code states:

"16. Massage Therapy – Any building, room, place, or establishment with a Massage Therapy use shall comply with the following regulations, unless the City Council in approving a Special Use Permit for a Massage Therapy use has imposed other requirements necessary in the particular case to protect the public interests:

- a) Shall be located not less than 300 feet from another Massage Therapy establishment.
- b) Approval of an application to locate a Massage Therapy establishment shall be deemed a temporary permit. Said permit shall be in effect as long as the current tenant, at the time the approval was granted, operates within the location and may operate in perpetuity until such time as a new Certificate of Occupancy (C/O) is required. A new C/O is required for a change in the existing occupancy classification or use or occupant or business name or business owner."

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



**Analysis:** Per the attached Statement of Planning Objectives, the applicant is requesting a SUP for a Massage Therapy use to open a new business known as Anantra Thai Massage. The massage spa will include a reception area, multiple massage rooms, a staff break room, and a restroom. The spa will offer various massage services including Thai massage, Swedish massage, and couples massages. The spa will employ four employees, being Licensed Massage Therapists (LMT's) and receptionists. The hours of operation will be from 9:30 a.m. - 8 p.m. Monday-Sunday.

**Plat Status:** The property is platted as Lot 2, Block 1, Braum's/Inland Addition.

**DRC Review:** The DRC reviewed the request during their March 24, 2025 meeting and determined the application was complete and may be scheduled for the next available Planning and Zoning Commission meeting.

**Drainage:** NA

**Surrounding Development:** The property to the west is zoned CC-1 Village Retail and improved with a fast-food and grocery store, Braum's. The property to the north and east is zoned CC-1 Village Retail and is undeveloped land. The property to the south is Colleyville Boulevard.

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

**Public Notification:** Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code.

**Staff Recommendation:** Staff recommends approval of this request.

### Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Business Plan Exhibit
5. Floor Plan Exhibit
6. Sign Exhibit
7. Notification Map
8. Notification Letter
9. Notification List
10. Draft Ordinance



# Aerial Map

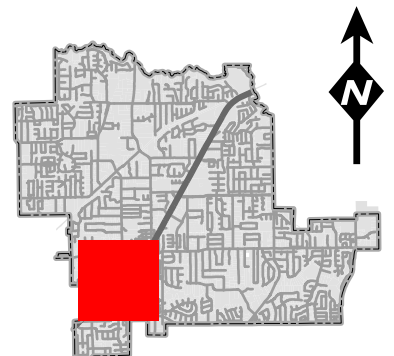


## ZC25-003

4508 Colleyville Boulevard



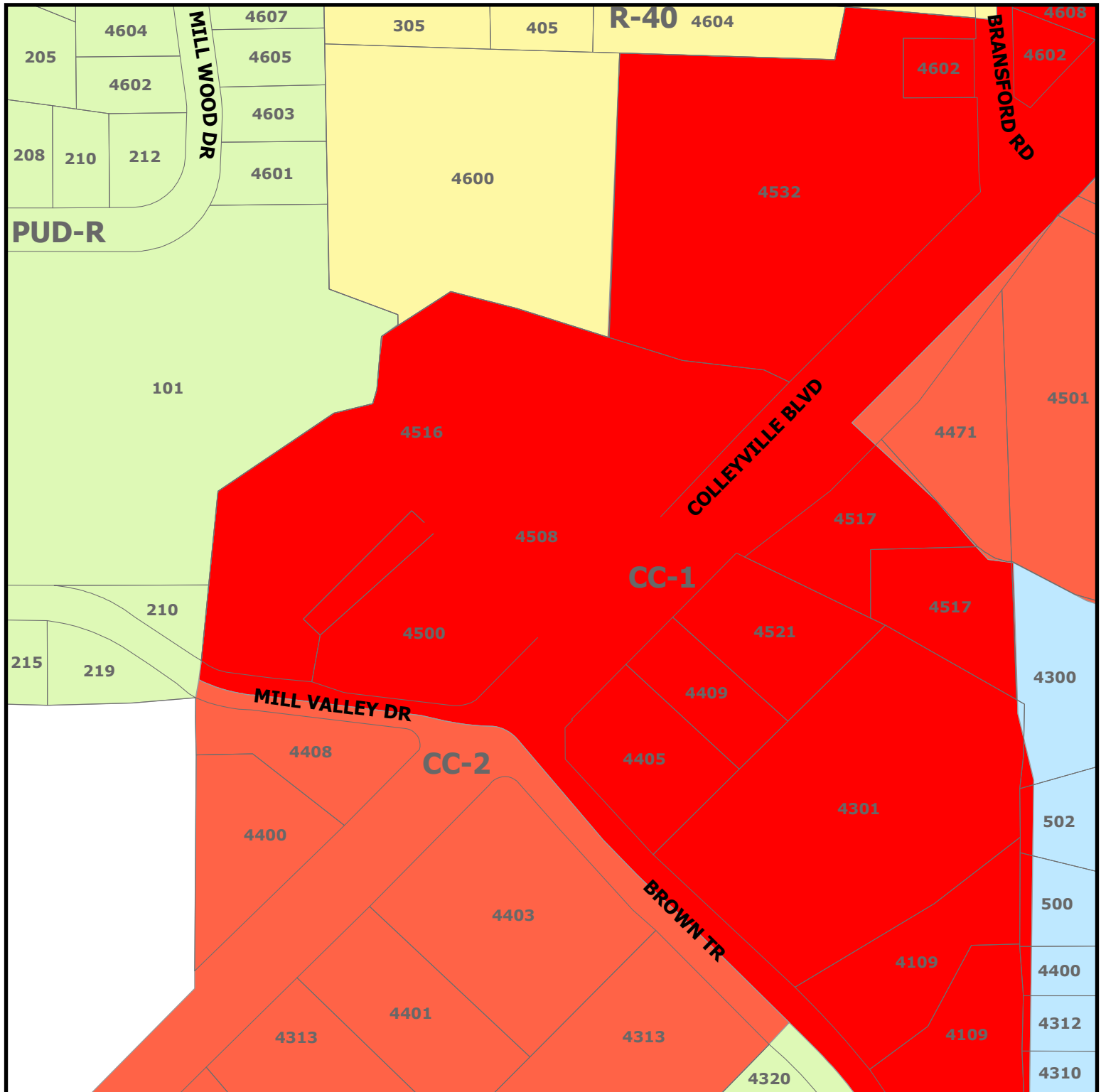
Subject Property



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# Zoning Map

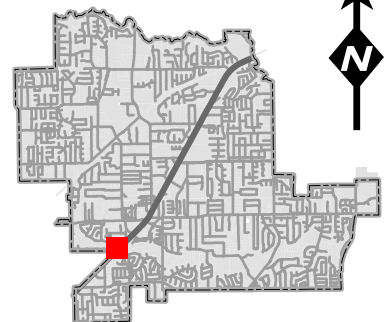


## ZC25-003

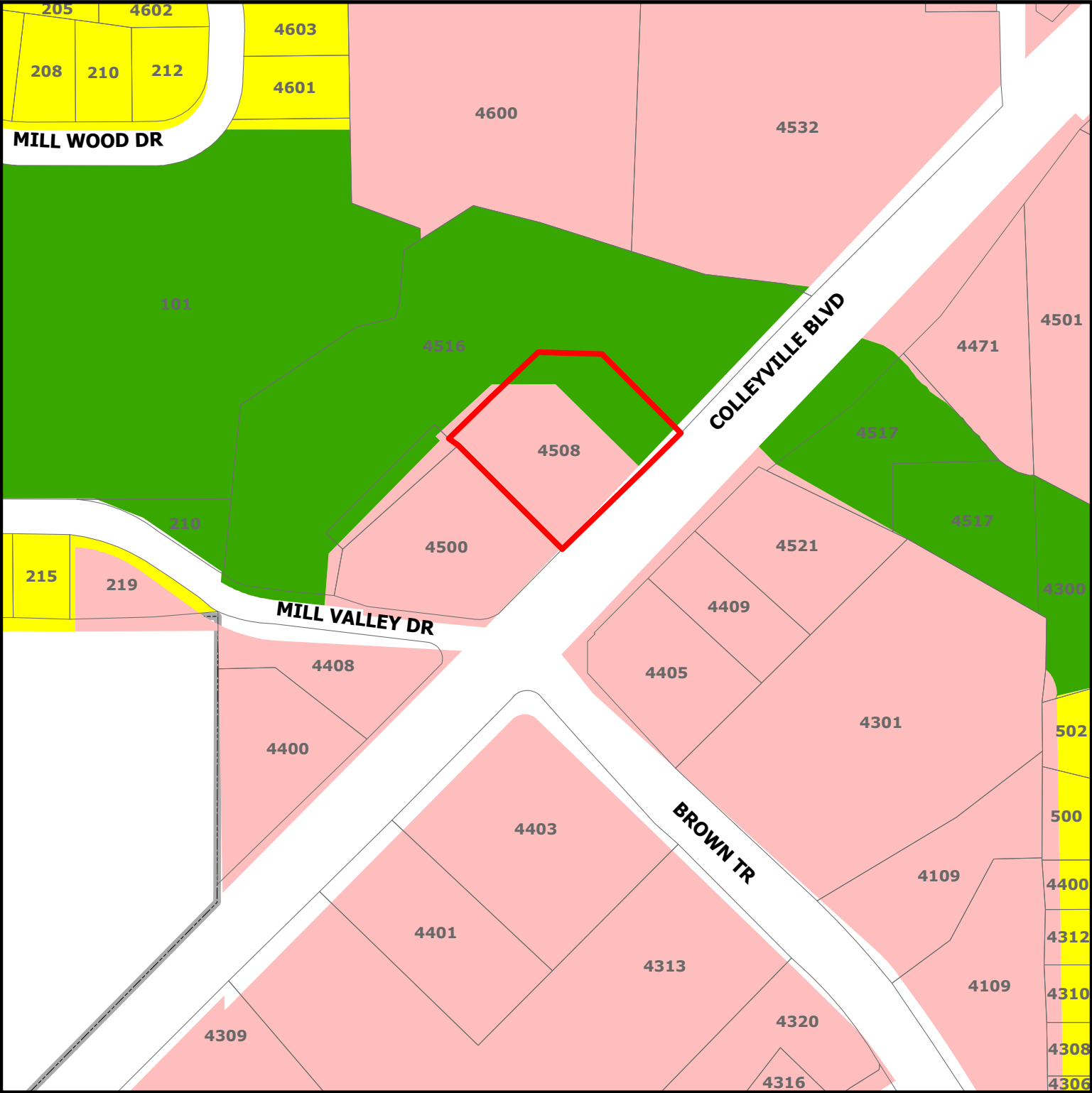
4508 Colleyville Boulevard

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Subject Property



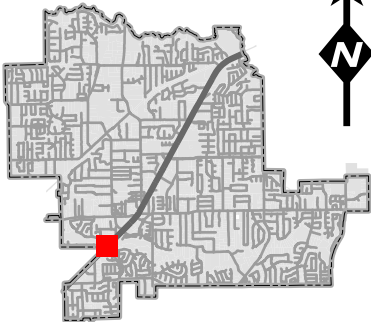
# Future Land Use Map



**ZC25-003**

**4508 Colleyville Boulevard**

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



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## 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



This architectural floor plan shows a building layout with various rooms and corridors. A red line highlights a specific renovation area, which includes a large central room (26'-8" x 25'-2") and several surrounding spaces. The plan includes numerous dimensions in feet and inches, such as 18'-3", 13'-1", 13'-1", 5'-8", 7'-11", 4'-10", 7'-1", 16'-4", 15'-3", 15'-3", 10'-3", 9'-8", 14'-5", 10'-4", 10'-4", 15'-2", 14'-10", 18'-0 1/2", 28'-6", 3'-9", 3'-9", 13'-8", 13'-6", 11'-8", 14'-0", 12'-2", 12'-4", 13'-8", 16'-4", 12'-10 1/2", 13'-11", 12'-10 1/2", 3'-0", 7'-11", 3'-0", 1'-6", 1'-6", 2'-0", 2'-0", 3'-0", 5'-0", 11'-10", 5'-5", 13'-4", 12'-8", 15'-8", 6'-7", 5'-4", 14'-4", 10'-3", 17'-11", 18'-3", 13'-1", 13'-1", 5'-8", 7'-11", 4'-10", 7'-1", 16'-4", 15'-3", 15'-3", 10'-3", 9'-8", 14'-5", 10'-4", 10'-4", 15'-2", 14'-10", 18'-0 1/2", 28'-6", 3'-9", 3'-9", 13'-8", 13'-6", 11'-8", 14'-0", 12'-2", 12'-4", 13'-8", 16'-4", 12'-10 1/2", 13'-11", 12'-10 1/2", 3'-0", 7'-11", 3'-0", 1'-6", 1'-6", 2'-0", 2'-0", 3'-0", 5'-0". The plan also shows structural elements like walls, doors, and windows, as well as furniture like desks and chairs in the highlighted area.



## SIDE 1



## EXISTING MONUMENT



## SIDE 2

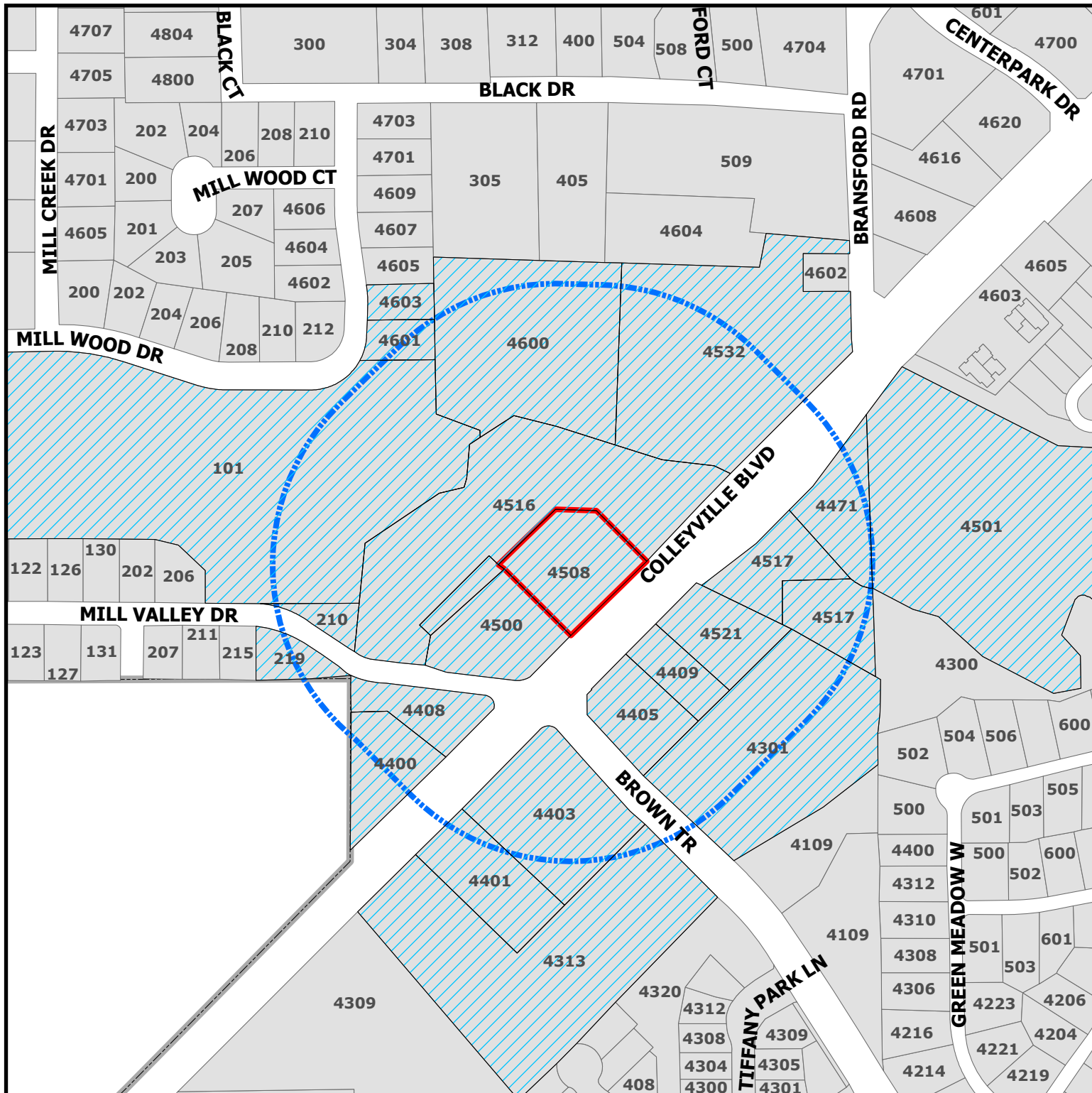


4508 COLLEYVILLE BLVD SUITE B, COLLEYVILLE, TX 76034

**SIZE : 57" W X 64" H**



# Notification Map

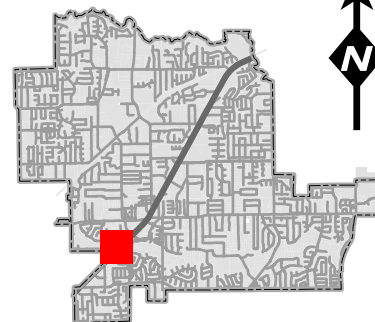


## ZC25-003

4508 Colleyville Boulevard

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-  Parcels to be notified
-  Buffer
-  Subject Property







## NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

**Planning and Zoning Commission Meeting: Monday, April 14, 2025 at 7:00 p.m.**  
**City Council Meetings: Tuesday, May 6, 2025 & Tuesday, May 13, 2025 at 7:00 p.m.**  
**3rd floor of City Hall, 100 Main Street, Colleyville, Texas**

**Request:** Consideration 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. The request is to allow for a new massage therapy business, Anantra Thai Massage LLC, to open.

**Zoning Case:** ZC25-003

**Applicant:** Sudarat Dangwichit

**Owner:** 2102 Empire Central LLC

**Location:** 4508 Colleyville Boulevard Suite B

**Property Description:** Lot 40, Block 2, Tara Plantation Addition

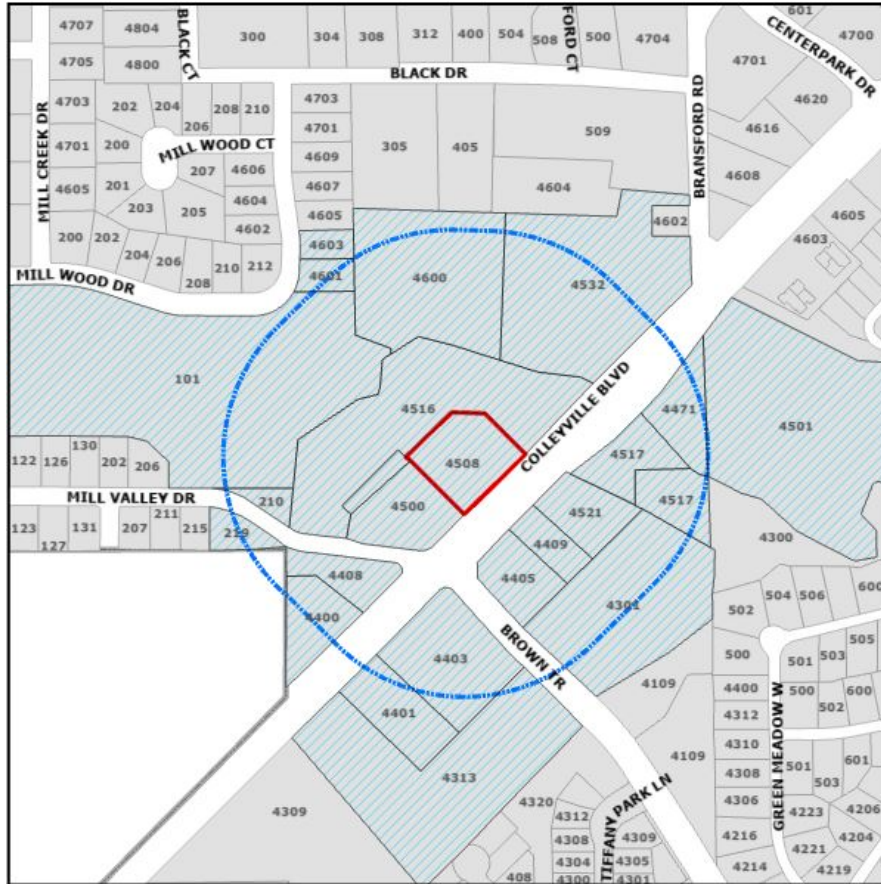
**Present Zoning:** CC-1, Village Retail

This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request. Denial of the proposal by the Commission is final, unless the applicant submits a written notice of appeal within 10 days from the date of action by the Commission. If appealed, the request will be placed on the next available City Council agenda as listed above. Rezoning requests, zoning amendments and conditions recommended by the Commission for approval by the City Council may be more restrictive than those described in this notice.

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

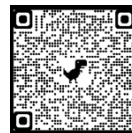
**Community Development Department**  
**City of Colleyville**  
**100 Main Street**  
**Colleyville, TX 76034**  
[Citizenletters@colleyville.com](mailto:Citizenletters@colleyville.com)

## NOTICE OF PUBLIC HEARING



If the property owners of 20% or more of the land within the 200 foot notification area file a written protest prior to the public hearing, State law provides that the approval of the zoning change request shall require the approval of a super majority vote by City Council.

The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas 76034. A brief project description can be found online on the Agenda Packet and Active Development Case map (please use your phone's camera to scan QR code below):



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

*Kris Potts*

Kris Potts  
Planner



| Owner_Name                       | Situs_Addr            |
|----------------------------------|-----------------------|
| PAACASI LLC                      | 4408 COLLEYVILLE BLVD |
| AAIRYA REALITY LLC               | 4400 COLLEYVILLE BLVD |
| JONES, WILLIAM T                 | 4603 MILL WOOD DR     |
| HANSEN, RUSSELL                  | 4601 MILL WOOD DR     |
| JOHNSON, RANDAL D                | 219 MILL VALLEY DR    |
| RETAIL BUILDINGS INC             | 4500 COLLEYVILLE BLVD |
| 2102 EMPIRE CENTRAL LLC          | 4508 COLLEYVILLE BLVD |
| ELISA KLEIN EXEMPT MARITAL TRUST | 4403 COLLEYVILLE BLVD |
| UVL INVESTMENTS LLC              | 4301 BROWN TR         |
| M L US HOLDINGS LTD & C HEPFER   | 4521 COLLEYVILLE BLVD |
| LIM LEE INC                      | 4409 COLLEYVILLE BLVD |
| 3M INVESTMENT GROUP LLC          | 4405 COLLEYVILLE BLVD |
| FIRST ASSEMBLY OF GOD CH INC     | 4313 COLLEYVILLE BLVD |
| THREE C 245 LLC                  | 4401 COLLEYVILLE BLVD |
| NORTHEAST PROPERTIES INC         | 4501 COLLEYVILLE BLVD |
| EBNA-CINA INC                    | 4532 COLLEYVILLE BLVD |
| MILES, JAMES                     | 4600 BRANSFORD RD     |
| SADDLEBROOK ADDITION             | COURTESY NOTICE       |
| TIFFANY PARK                     | COURTESY NOTICE       |
| CAMBRIDGE PLACE - COLLEYVILLE    | COURTESY NOTICE       |
| MILL CREEK ADDN-COLLEYVILLE      | COURTESY NOTICE       |
| GRAPEVINE COLLEYVILLE ISD        | STATE REQUIRED        |
| SUDARAT DANGWICHIT               | APPLICANT             |

## **ORDINANCE O-25-xxxx**

**AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 1.45 ACRES, BEING LOT 2, BLOCK 1, BRAUM'S/INLAND ADDITION, LOCATED AT 4508 COLLEYVILLE BOULEVARD, SUITE B, BY AUTHORIZING A SPECIAL USE PERMIT FOR A MASSAGE THERAPY USE FOR THE BUSINESS KNOWN AS ANANTRA THAI MASSAGE LLC; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS,** the City of Colleyville has received an application for a Special Use Permit for Massage Therapy under Case No. ZC25-003; and

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

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

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

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

- Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit for a Massage Therapy use on 1.45 acres, being Lot 2, Block 1, Braum's/Inland Addition, located at 4508 Colleyville Boulevard, Suite B, as depicted on the attached as Exhibit "A".



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

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

**1. GENERAL**

- a. The Special Use Permit shall apply to the business Anantra Thai Massage LLC.
- b. The Special Use Permit shall automatically expire upon the abandonment of the business, change in use, a change in ownership or upon the expiration or termination of the Certificate of Occupancy.
- c. The hours of operation shall be 9:30 am – 8 p.m. on Monday through Sunday.
- d. All requirements of the Land Development Code shall be met, except where amended herein.

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

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

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

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

**AND IT IS SO ORDERED.**

The first reading and public hearing being conducted on the 6<sup>th</sup> day of May 2025.

The second reading and public hearing being conducted on the 13<sup>th</sup> day of May 2025.

PASSED AND APPROVED BY A VOTE OF \_ AYES, \_ NAYS, AND \_ ABSTENTIONS  
ON THIS THE 13<sup>TH</sup> DAY OF May 2025.

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

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

**ATTEST:**

**CITY OF COLLEYVILLE**

Christine Loven, TRMC  
City Secretary

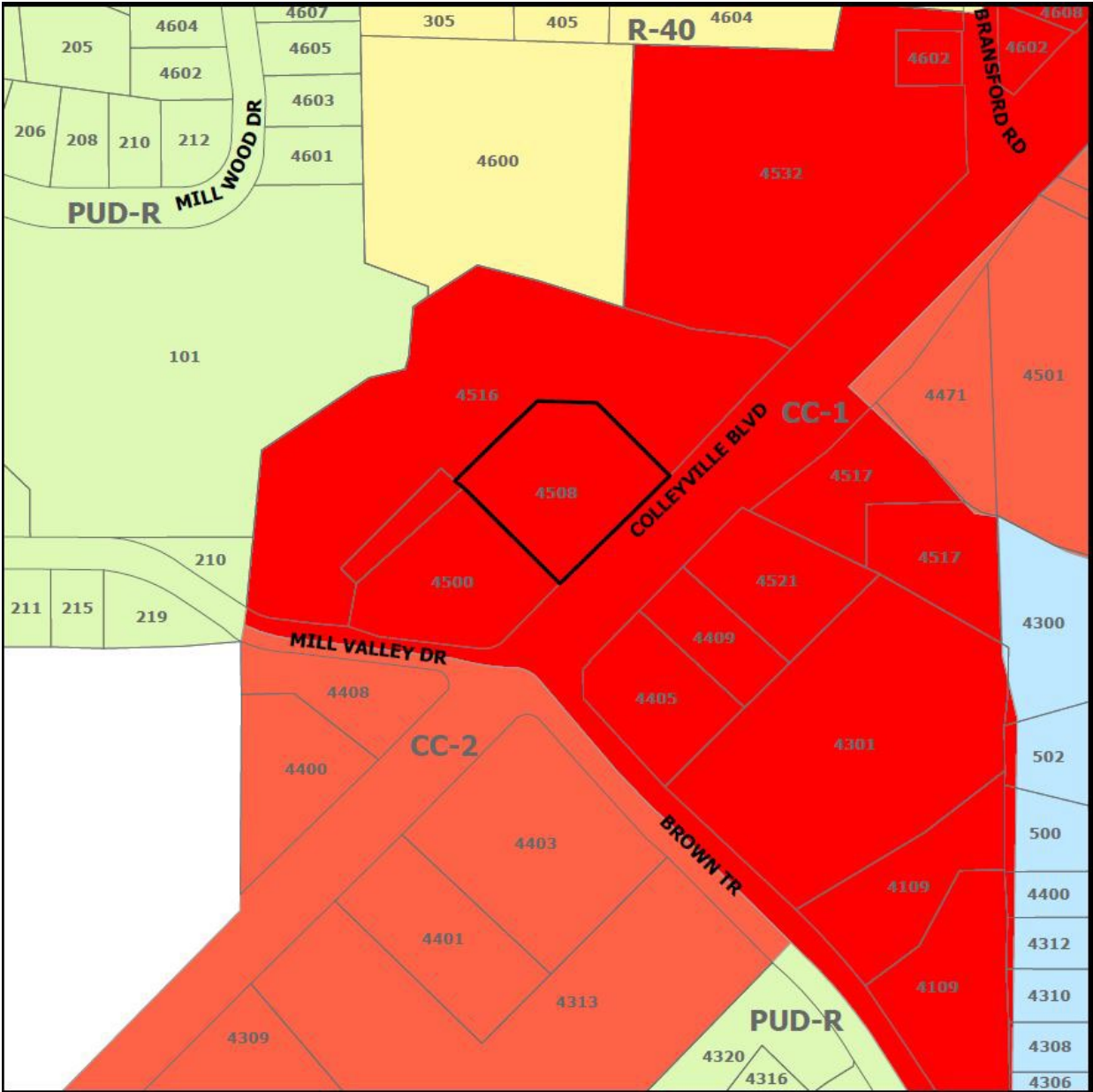
Bobby Lindamood  
Mayor

**APPROVED AS TO FORM:**

Whitt Wyatt  
City Attorney



Exhibit "A" - Location and Zoning Map





## CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

---

**Agenda Number** 2e

**Agenda Date** 4/14/2025

**Number -**

**Type** Public Hearing Agenda Items

**Department** Community Development

---

### **Title**

Consideration 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 Special Use Permit request to allow for a Massage Therapy use on Lot 1RA, Block 1, Kroger Addition, being approximately 1.89 acres, and zoned CC-2 Shopping Center. Massage Therapy is only allowed in the CC-2 Shopping Center zoning district with the approval of a Special Use Permit. The request is to allow for a new massage therapy business, High Stone Wholistic Wellness.

**Existing Conditions/Background:** The subject property, 4906 Colleyville Boulevard, Suite 200, is zoned CC-2 Shopping Center. It is located on the northwest side of the intersection of Colleyville Boulevard and Glade Road. The property is a platted lot and is developed with a commercial retail development, the Walmart Shopping Center.

### **SUP Request:**

*Request* – The applicant is requesting approval of an SUP to allow for a Massage Therapy use for the business known as High Stone Wholistic Wellness.

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

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



**Analysis** – Per the attached Statement of Planning Objectives, the applicant is requesting a Special Use Permit for a Massage Therapy use to open a new business known as High Stone Wholistic Wellness. The Colleyville location would be the second location of High Stone Wholistic Wellness if approved. The spa will offer stretch therapy, massage, facials, and other services. There will be 7 rooms for spa and massage services, two restrooms, a waiting area, and a storage room. The hours of operation will be from 9 a.m. – 9 p.m. from Monday - Sunday.

**Plat Status:** The property is platted as Lot 1RA, Block 1, Kroger Addition.

**DRC Review:** The DRC reviewed the request during their March 24, 2025 meeting and determined the application was complete and may be scheduled for the next available Planning and Zoning Commission meeting.

**Drainage: NA**

**Surrounding Development:** The properties to the north and east are zoned PUD-C Planned Unit Development – Commercial and are improved mixed-use development. The properties to the west are zoned PUD-R Planned Unit Development - Residential and are improved with single-family homes. The properties to the south are zoned CC-2 Shopping Center and are improved with commercial retail shops.

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

**Public Notification:** Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code.

**Staff Recommendation:** Staff recommends approval of this request.

### **Attachments**

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Business Plan
5. Floor Plan Exhibit
6. Images Provided by Applicant
7. Notification Map
8. Notification Letter
9. Notification List
10. Draft Ordinance



# Aerial Map

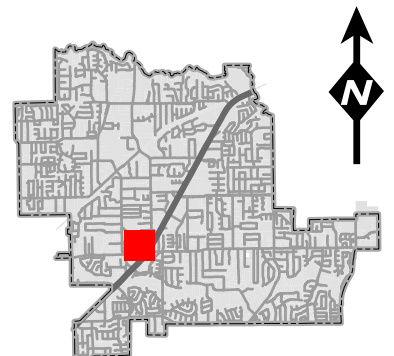


## ZC25-004

4906 Colleyville Boulevard



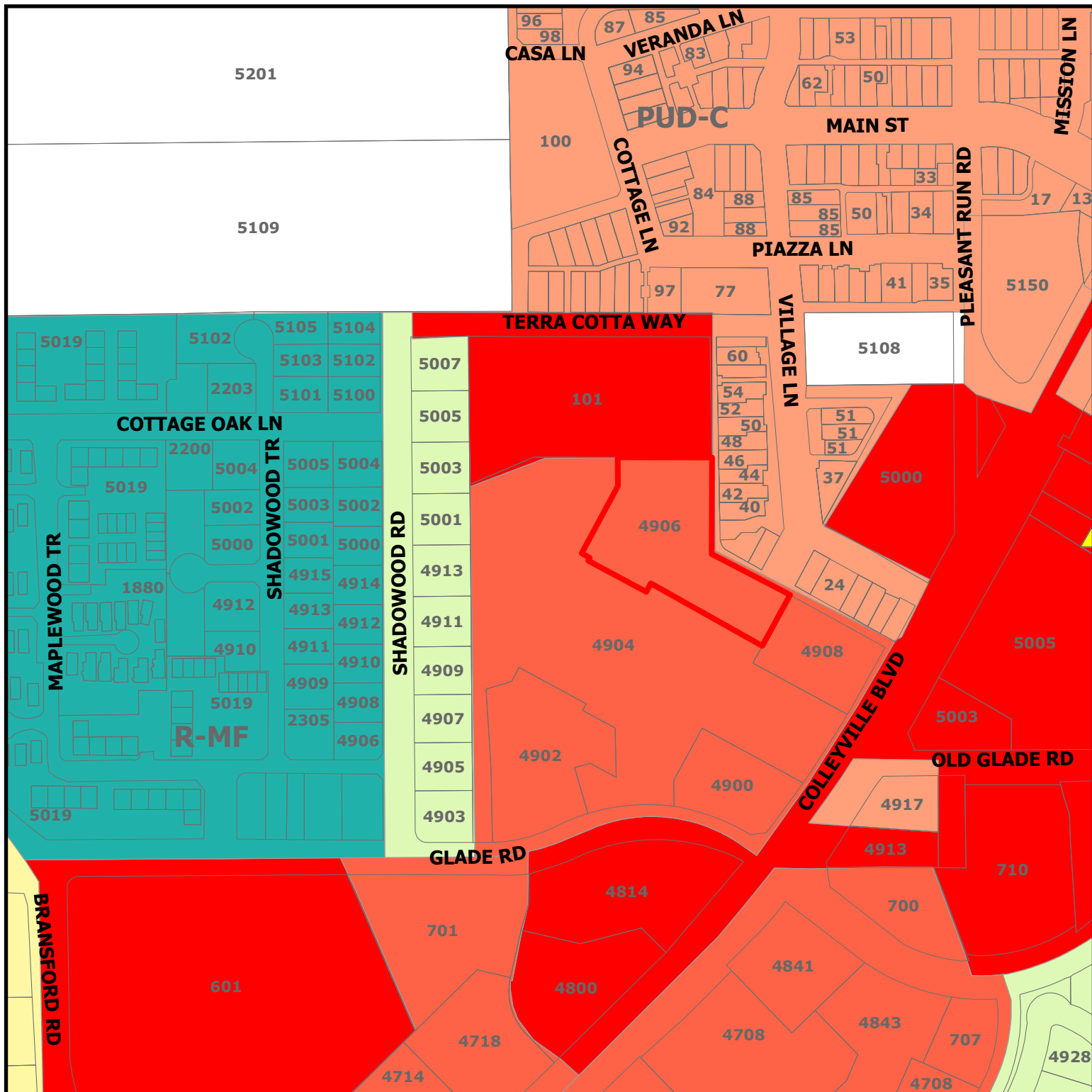
Subject Property



**DISCLAIMER:**  
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# Zoning Map



# ZC25-004

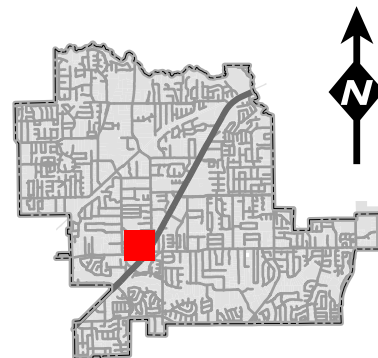
**4906 Colleyville Boulevard**

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Subject Property



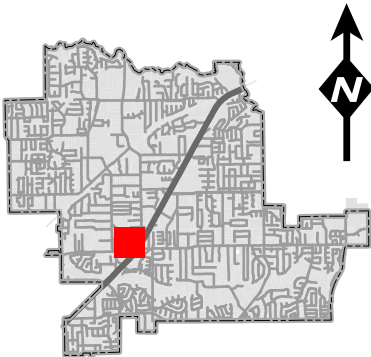
# Future Land Use Map



**ZC25-004**

**4906 Colleyville Boulevard**

- Residential
- Colleyville Blvd Corridor
- Open Space; Parks
- 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.

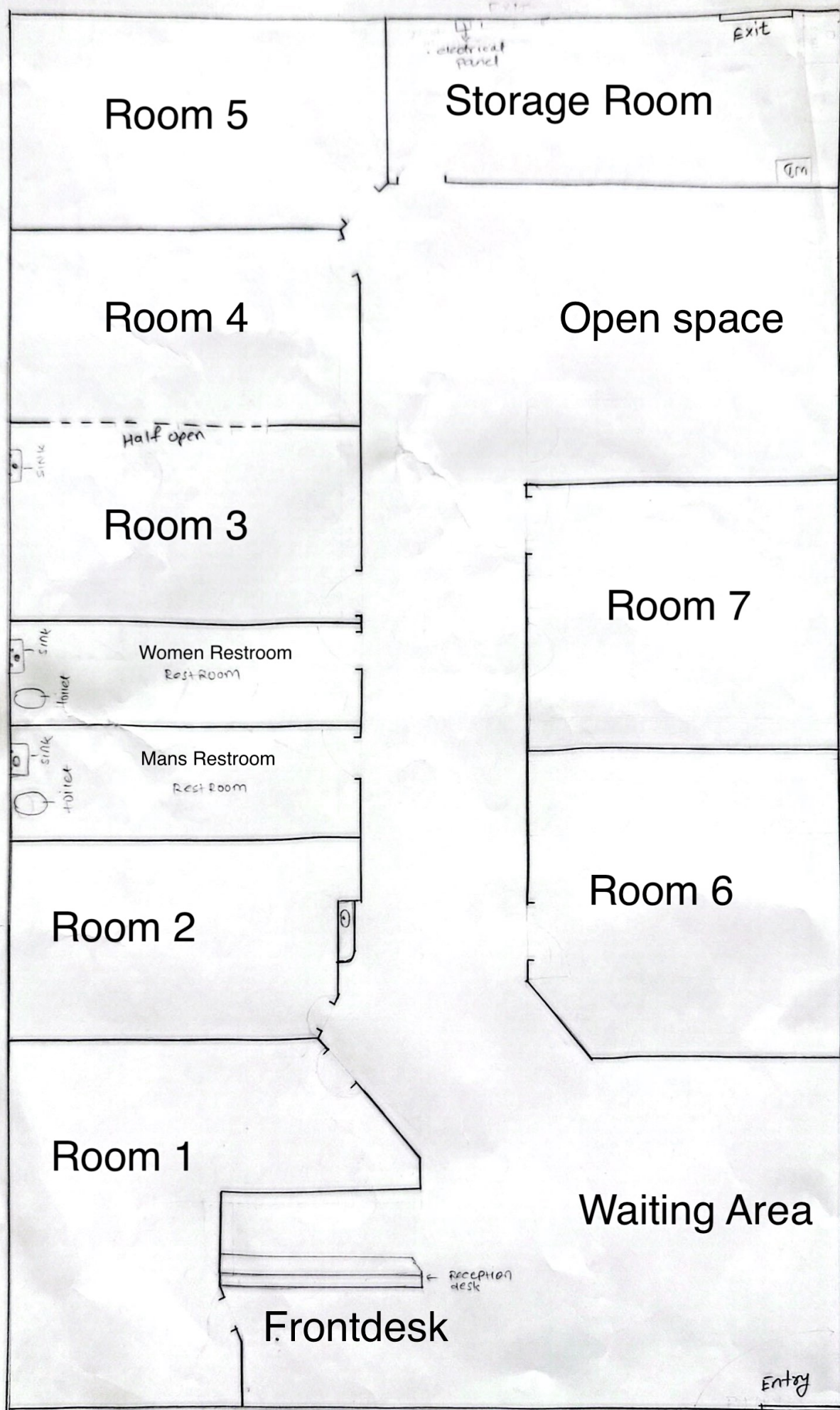
Thank you for your time and consideration. I look forward to the opportunity to serve Colleyville and contribute to its health-conscious and thriving community.

**Sincerely,**

**Ravi Lakkad**

High Stone Wholistic Wellness









*The Ancient  
way of*  
HEALING!





Shirodhara





HIGH STONE  
WHOLISTIC WELLNESS

# NOW OFFERING STRETCHES

30 MIN STRETCH FOR \$55 ONLY, BOOK A SESSION TODAY!







**HIGH STONE**  
WHOLISTIC WELLNESS

**Facial + Microneedling**  
(Skin Tightening  
treatment)

**Call to book: 972-539-1388**



*Get Glowing with*

# **ORGANIC FACIALS**



**HIGH STONE**  
WHOLISTIC WELLNESS



# BEFORE & AFTER



**BEFORE**



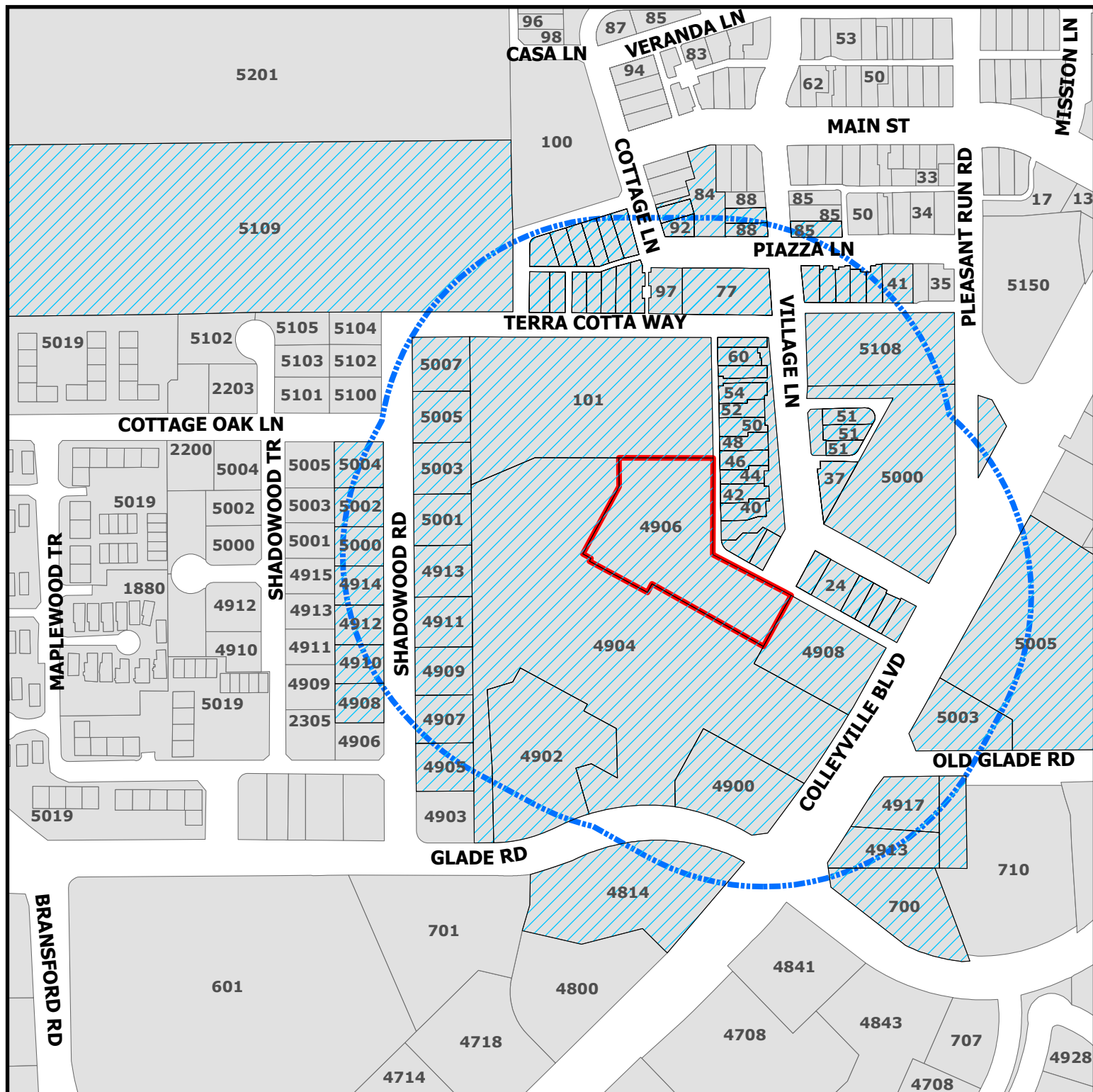
**AFTER**

Reduces visible signs of aging  
Acne Scars  
Brighter Complexion





## Notification Map

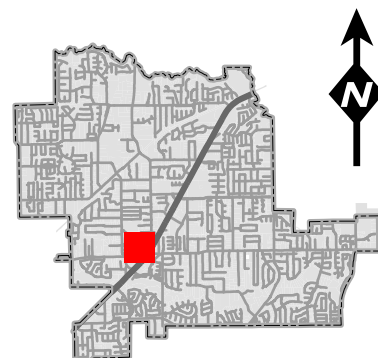


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# ZC25-004

**4906 Colleyville Boulevard**

-  Parcels to be notified  
 Buffer  
 Subject Property





## NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

**Planning and Zoning Commission Meeting: Monday, April 14, 2025 at 7:00 p.m.**  
**City Council Meetings: Tuesday, May 6, 2025 & Tuesday, May 13, 2025 at 7:00 p.m.**  
**3rd floor of City Hall, 100 Main Street, Colleyville, Texas**

**Request:** Consideration 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. The request is to allow for a new massage therapy business, High Stone Wholistic Wellness, to open.

**Zoning Case:** ZC25-004

**Applicant:** Ravikumar Lakkad

**Owner:** Colleyville Plaza LP

**Location:** 4906 Colleyville Boulevard Suite B

**Property Description:** Lot 1RA, Block 1, Kroger Addition

**Present Zoning:** CC-2, Shopping Center

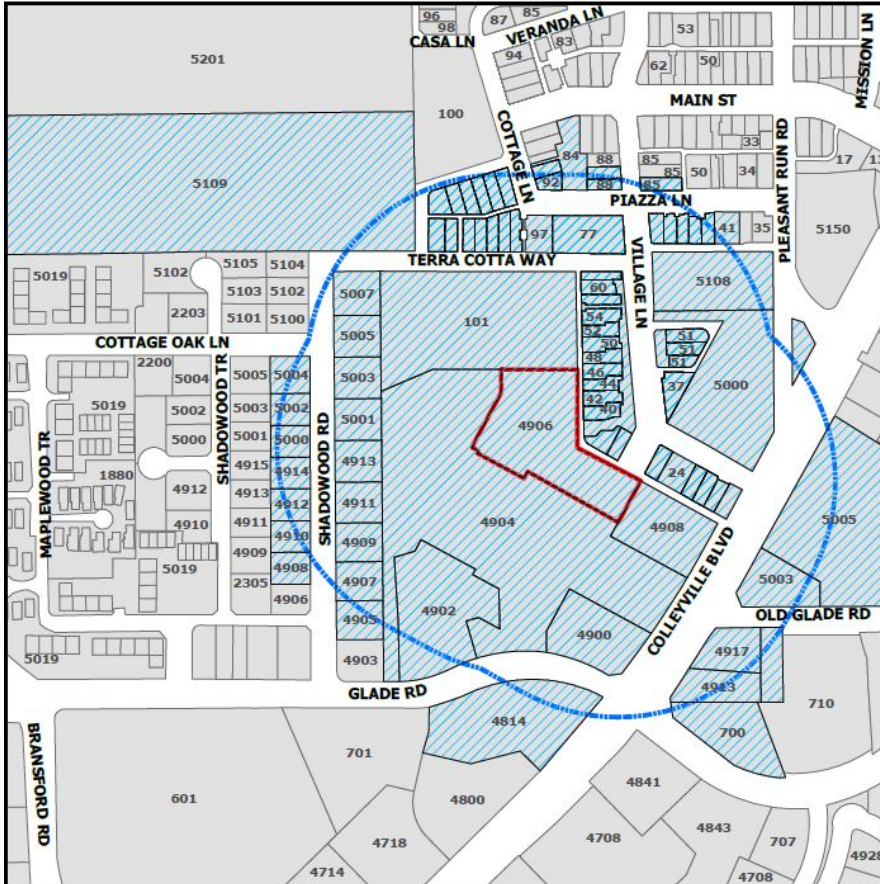
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request. Denial of the proposal by the Commission is final, unless the applicant submits a written notice of appeal within 10 days from the date of action by the Commission. If appealed, the request will be placed on the next available City Council agenda as listed above. Rezoning requests, zoning amendments and conditions recommended by the Commission for approval by the City Council may be more restrictive than those described in this notice.

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

**Community Development Department**  
**City of Colleyville**  
**100 Main Street**  
**Colleyville, TX 76034**  
[Citizenletters@colleyville.com](mailto:Citizenletters@colleyville.com)



# NOTICE OF PUBLIC HEARING



If the property owners of 20% or more of the land within the 200 foot notification area file a written protest prior to the public hearing, State law provides that the approval of the zoning change request shall require the approval of a super majority vote by City Council.

The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas 76034. A brief project description can be found online on the Agenda Packet and Active Development Case map (please use your phone's camera to scan QR code below):



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

Kris Potts

Kris Potts  
Planner

| Owner_Name                               | Situs_Addr            |
|------------------------------------------|-----------------------|
| PROPER TEA HOLDINGS LLC                  | 4917 COLLEYVILLE BLVD |
| WORTHINGTON NATIONAL BANK                | 4814 COLLEYVILLE BLVD |
| WAL-MART REAL ESTATE BUS TRUST           | 4904 COLLEYVILLE BLVD |
| COCANOUGH ASSET NO 3 LTD                 | 5005 COLLEYVILLE BLVD |
| Y2KITCHEN PROPERTIES LLC                 | 5003 COLLEYVILLE BLVD |
| GREENLAND ASSETS LLC                     | 88 VILLAGE LN         |
| ROWLAND, DANIEL                          | 88 VILLAGE LN         |
| TRINITY COLLEYVILLE RE LLC               | 88 VILLAGE LN         |
| SCHERFF, BRADLEY                         | 88 VILLAGE LN         |
| HANDLEY, RICHARD                         | 88 VILLAGE LN         |
| COLLEYVILLE REALTY HOLDINGS              | 92 PIAZZA LN          |
| JUST2CAN LLC                             | 85 VILLAGE LN         |
| REALTY CAPITAL VILLAGE #1 LP             | 85 VILLAGE LN         |
| LAKE, WILLIAM D                          | 53 PIAZZA LN          |
| LAKE, WILLIAM D                          | 53 PIAZZA LN          |
| KEVIN AND DONNA ALLEN FAMILY TRUST       | 55 PIAZZA LN          |
| KETRINA & PATRICK DUNAGAN LIVING TRUST   | 57 PIAZZA LN          |
| FADDEN, MARK                             | 59 PIAZZA LN          |
| SPICER, TAMARA                           | 61 PIAZZA LN          |
| KSW HOLDING MANSFIELD LP                 | 77 PIAZZA LN          |
| SC COLLEYVILLE-60 VILLAGE LANE LLC       | 60 VILLAGE LN         |
| VADYSIRISACK, PANG                       | 42 VILLAGE LN         |
| ATKINSON, ERIC                           | 44 VILLAGE LN         |
| STALEY, JENNIFER                         | 46 VILLAGE LN         |
| JORDAN, JENNIFER                         | 48 VILLAGE LN         |
| WEESE, DENNIS                            | 50 VILLAGE LN         |
| 52 VILLAGE LANE LLC                      | 52 VILLAGE LN         |
| ZIMMERMAN, THERESA                       | 54 VILLAGE LN         |
| RP GROUP INVESTMENTS LLC                 | 32 VILLAGE LN         |
| HEA21 LLC                                | 28 VILLAGE LN         |
| SC 16 VILLAGE LANE INVESTMENT LLC        | 16 VILLAGE LN         |
| SLANEY, RICHARD                          | 37 VILLAGE LN         |
| THE WISDOM CENTER INC                    | 51 VILLAGE LN         |
| VILLAGE OWNERS ASSOCIATION INC           | 41 PIAZZA LN          |
| JPMORGAN CHASE BANK                      | 5000 COLLEYVILLE BLVD |
| RVF REALTY TRUST LLC                     | 700 GLADE RD          |
| NOBLIT, DON                              | 4913 COLLEYVILLE BLVD |
| WHITTEN FAMILY TRUST                     | 5002 SHADOWOOD RD     |
| HORIZON TRUST                            | 5000 SHADOWOOD RD     |
| ANTHONY, GRAYDON                         | 4914 SHADOWOOD RD     |
| NGUYEN, HIEU V                           | 4912 SHADOWOOD RD     |
| CHARLES, C A                             | 4910 SHADOWOOD RD     |
| HAVRAN, JOHN                             | 4908 SHADOWOOD RD     |
| CHARNICKY, KEVIN                         | 5004 SHADOWOOD RD     |
| MOZINGO FAMILY LIVING TRUST              | 5007 SHADOWOOD RD     |
| THE SNYDER FAMILY LIVING TRUST           | 4905 SHADOWOOD RD     |
| GROCE FAMILY TRUST                       | 4907 SHADOWOOD RD     |
| PELTON, JUDITH K                         | 4909 SHADOWOOD RD     |
| SORIAL, AFAF Y                           | 4911 SHADOWOOD RD     |
| BOYD, PATRICIA                           | 4913 SHADOWOOD RD     |
| IRVIN, RODNEY L                          | 5001 SHADOWOOD RD     |
| FAUGHT, SAMUEL                           | 5003 SHADOWOOD RD     |
| BROWN, RICHARD                           | 5005 SHADOWOOD RD     |
| ANTHONY & VIVIAN MCNOSKY REVOCABLE TRUST | 5108 PLEASANT RUN RD  |
| THOMPSON, NELDA E                        | 905 OLD GLADE RD      |
| LAKEWOOD ESTATES                         | COURTESY NOTICE       |
| SHADOWOOD TRAIL CONDOMINIUMS             | COURTESY NOTICE       |
| GRAPEVINE COLLEYVILLE ISD                | STATE REQUIRED        |
| RAVIKUMAR LAKKAD                         | APPLICANT             |



**ORDINANCE O-25-xxxx**

**AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 1.89 ACRES, BEING LOT 1RA, BLOCK 1, KROGER ADDITION, LOCATED AT 4906 COLLEYVILLE BOULEVARD, SUITE 200, BY AUTHORIZING A SPECIAL USE PERMIT FOR A MASSAGE THERAPY USE FOR THE BUSINESS KNOWN AS HIGH STONE WHOLISTIC WELLNESS; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS,** the City of Colleyville has received an application for a Special Use Permit for a Massage Therapy use under Case No. ZC25-004; and

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

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

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

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

- Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit for a Massage Therapy use on 1.89 acres, being Lot 1RA, Block 1, Kroger Addition, located at 4906 Colleyville Boulevard, Suite 200, as depicted on the attached as Exhibit "A".

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

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

**1. GENERAL**

- a. The Special Use Permit shall apply to the business High Stone Wholistic Wellness.
- b. The Special Use Permit shall automatically expire upon the abandonment of the business, change in use, a change in ownership or upon the expiration or termination of the Certificate of Occupancy.
- c. The hours of operation for the business will be 9 a.m. – 9 p.m. from Monday – Sunday.
- d. All requirements of the Land Development Code shall be met, except where amended herein.

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

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

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

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



**AND IT IS SO ORDERED.**

The first reading and public hearing being conducted on the 6<sup>th</sup> day of May 2025.

The second reading and public hearing being conducted on the 13<sup>th</sup> day of May 2025.

PASSED AND APPROVED BY A VOTE OF \_\_ AYES, \_\_ NAYS, AND \_\_ ABSTENTIONS ON THIS THE 13<sup>TH</sup> DAY OF May 2025.

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

**ATTEST:**

**CITY OF COLLEYVILLE**

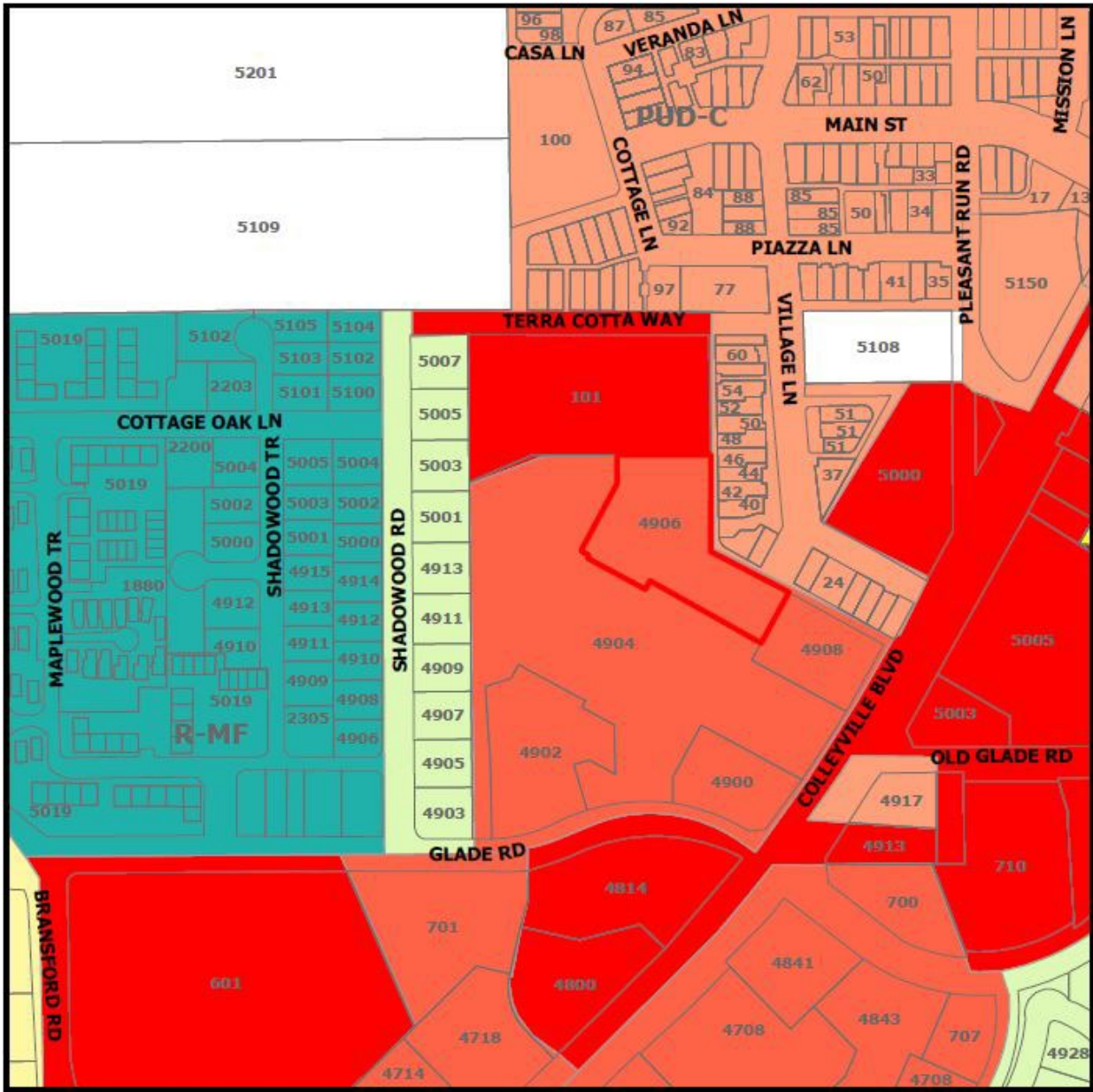
Christine Loven, TRMC  
City Secretary

Bobby Lindamood  
Mayor

**APPROVED AS TO FORM:**

Whitt Wyatt  
City Attorney

Exhibit "A" - Location and Zoning Map







# CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

---

**Agenda Number** 2f

**Agenda Date** 4/14/2025

**Number** -

**Type** Public Hearing Agenda Items

**Department** Community Development

---

## Title

Consideration 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 (SUP) 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 SUP request is to allow for an eight foot wooden fence to be placed along the corner street side property line.

**Existing Conditions/Background:** The subject property, 405 Oak Crest Hill Drive, resides at the intersection of Oak Crest Hill Drive and Bransford Road and has R-20 Single Family Residential zoning. The property has an existing single-family home with a chain link fence which is being proposed to be replaced with the wooden fence.

**SUP Request:** The applicant is requesting approval of an SUP to allow for a wood fence that is eight feet in height to encroach onto the required street side yard setback and to be placed along the property line. Wood fences are greater than 25% opaque construction and cannot be placed within the required street side yard setback without the approval of an SUP.

Chapter 3, Section 3.26 of the Land Development Code outlines the regulations for fences, freestanding walls, and screening materials, specifying the maximum size and location of fencing permitted on a residential lot by staff:

"E. Fence and Free-Standing Wall Setback Requirement:

2. Corner Side Yards: Except where allowed elsewhere in this chapter, no fence or freestanding wall greater than thirty (30) inches in height and greater than twenty-five (25) percent opaque construction shall extend into the required street side yard. A fence that is greater than thirty (30) inches in height and no greater than twenty-five (25) percent opaque construction may extend into the required street yard and be located not less than ten (10) feet from the side property line. The regulations of 1.a through 1.d above shall apply."

**Special Use Permit Provision:** Any request for a building permit for a fence/wall which does not meet the criteria in this Section shall only be authorized after approval

of a SUP by the City Council using the procedures contained elsewhere in this Land Development Code.

**Analysis:** The applicant is requesting an SUP which would allow for an eight-foot wood fence to be built within the street side yard setback on corner lots and to allow for it to be placed on the property line. The fence is greater than 25% opaque construction and would need to be placed at a 30' street side yard setback to be compliant with the regulations of the Land Development Code. The original chain-link fence proposed to be removed was originally built on the property line and was grandfathered in.

**Plat Status:** The property is platted as Lot 16, Block 7, Oak Crest Hills Addition.

**DRC Review:** The DRC reviewed the request during their March 24, 2025, meeting and determined the case would be scheduled for the next available Planning and Zoning Commission meeting.

**Drainage:** NA

**Surrounding Development:** The properties to the north, south, and west are zoned R-20 Single Family Residential and improved with single-family homes. The properties to the east are zoned R-10 Single Family Residential and improved with single-family homes.

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

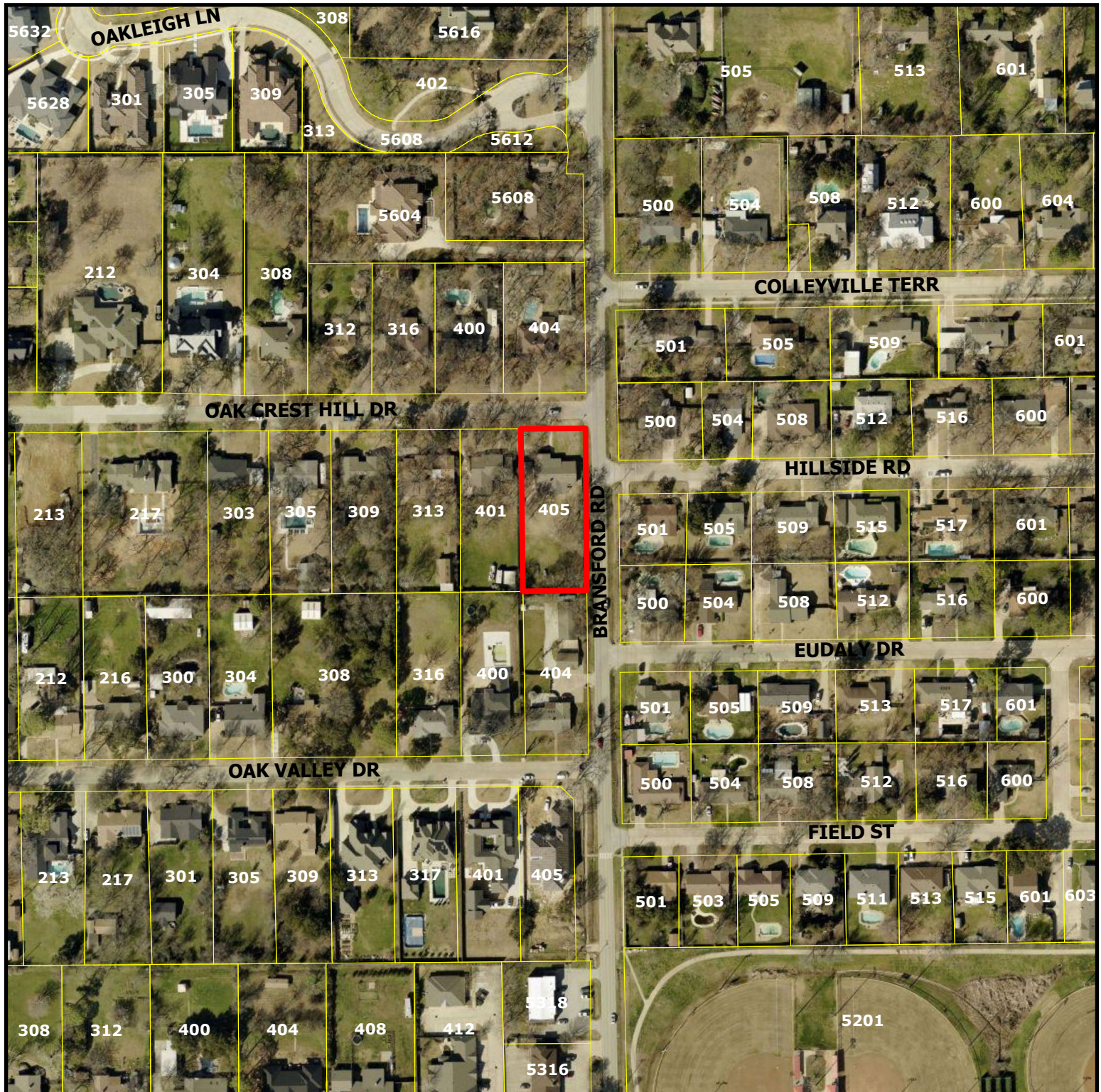
**Staff Recommendation:** Staff is neutral on this request.

### Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Fence Plan Exhibit
5. Adjacent Property Fences
6. Notification Map
7. Notification Letter
8. Notification List
9. Draft Ordinance



# Aerial Map

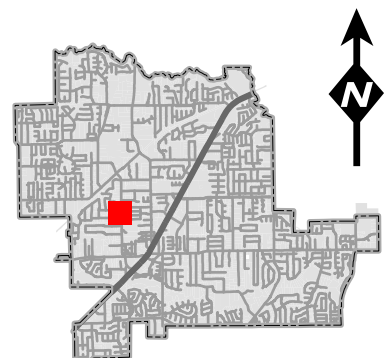


**ZC25-005**

**405 Oak Crest Hill Dr**

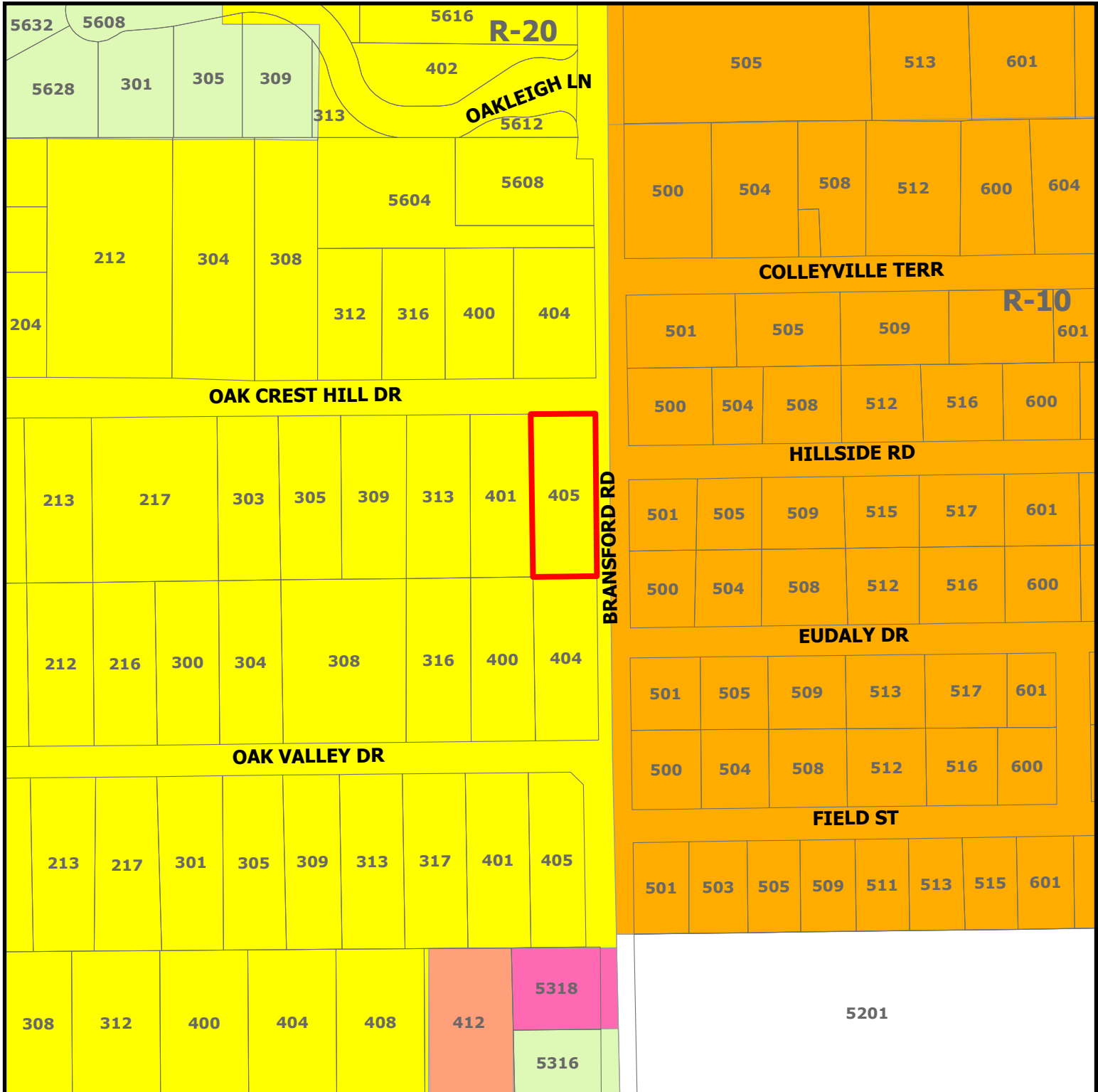
**DISCLAIMER:**  
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors,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

 Subject Property





# Zoning Map

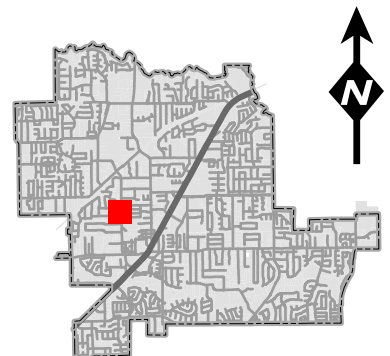


## ZC25-005

405 Oak Crest Hill Dr



Subject Property



### DISCLAIMER:

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# Future Land Use Map

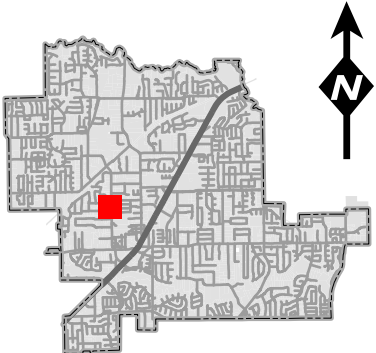


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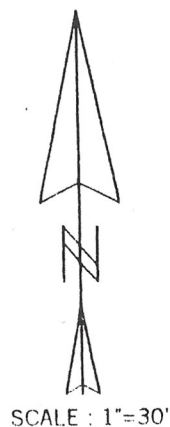
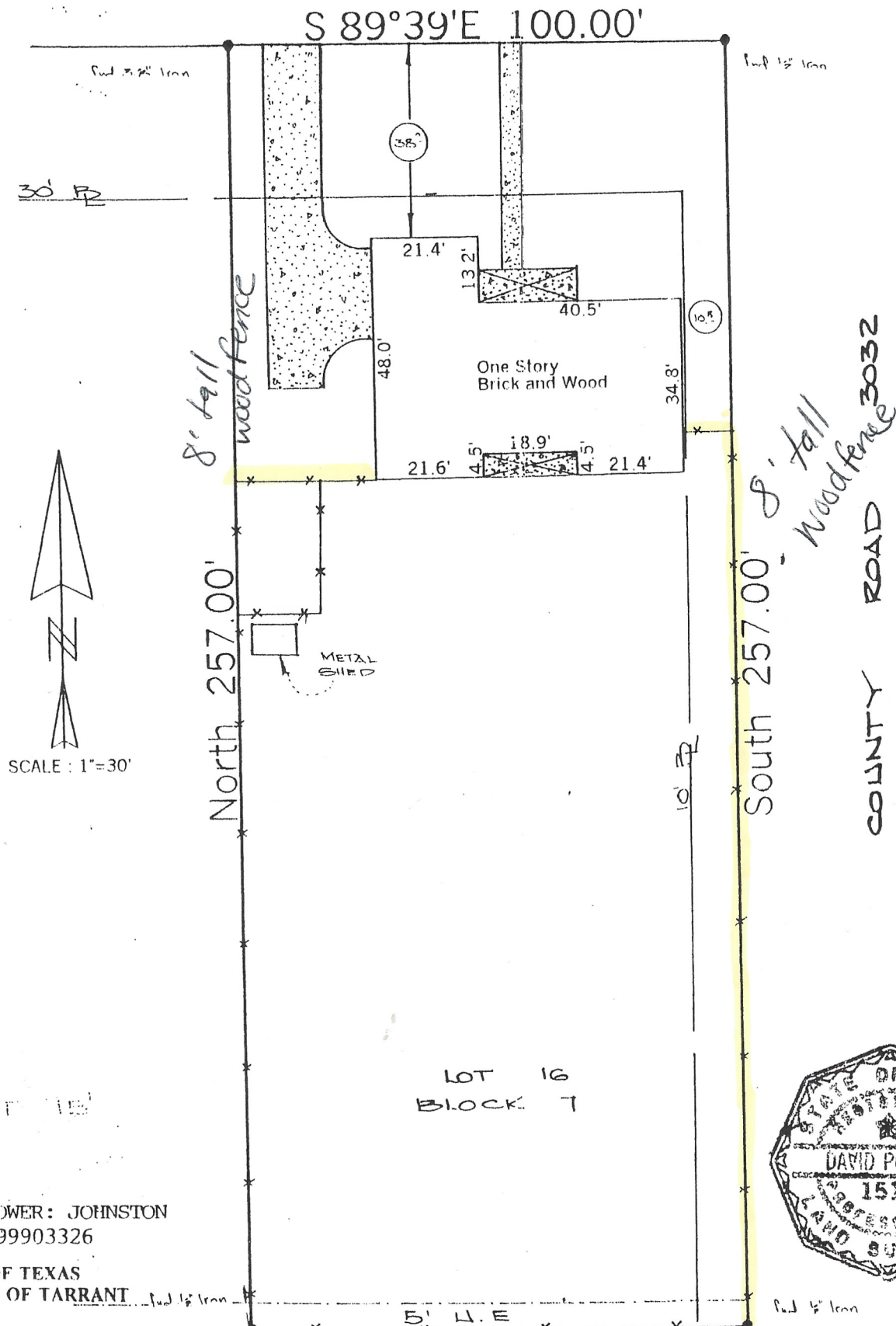
## ZC25-005

405 Oak Crest Hill Dr

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



# 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, 1975 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



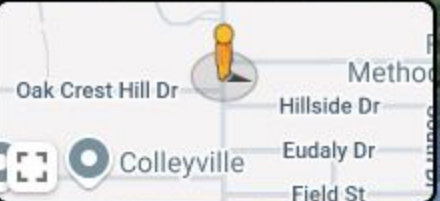
*Handwritten signature: Mary Vincent Johnston*



← 5612 Bransford Rd  
Colleyville, Texas

Google Street View

Nov 2024 See more dates



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



← 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](#)



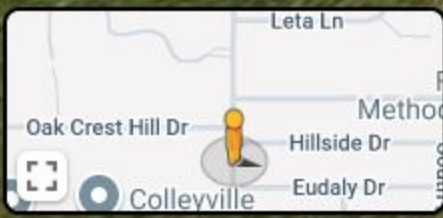




← 5447 Bransford Rd  
Colleyville, Texas

Google Street View

Nov 2024 See more dates

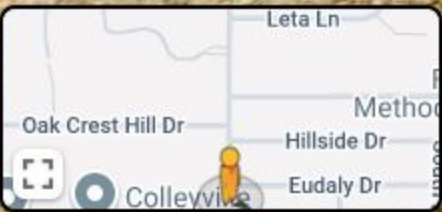




← 5393 Bransford Rd  
Colleyville, Texas

 Google Street View

Dec 2024 See more dates







Search Google Maps



Share



5379 Bransford Rd



Colleyville, Texas



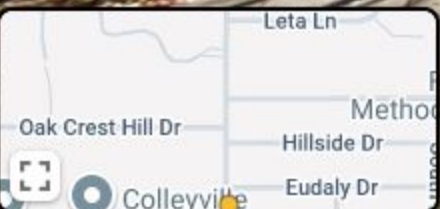
Google Street View

Dec 2024

See more dates

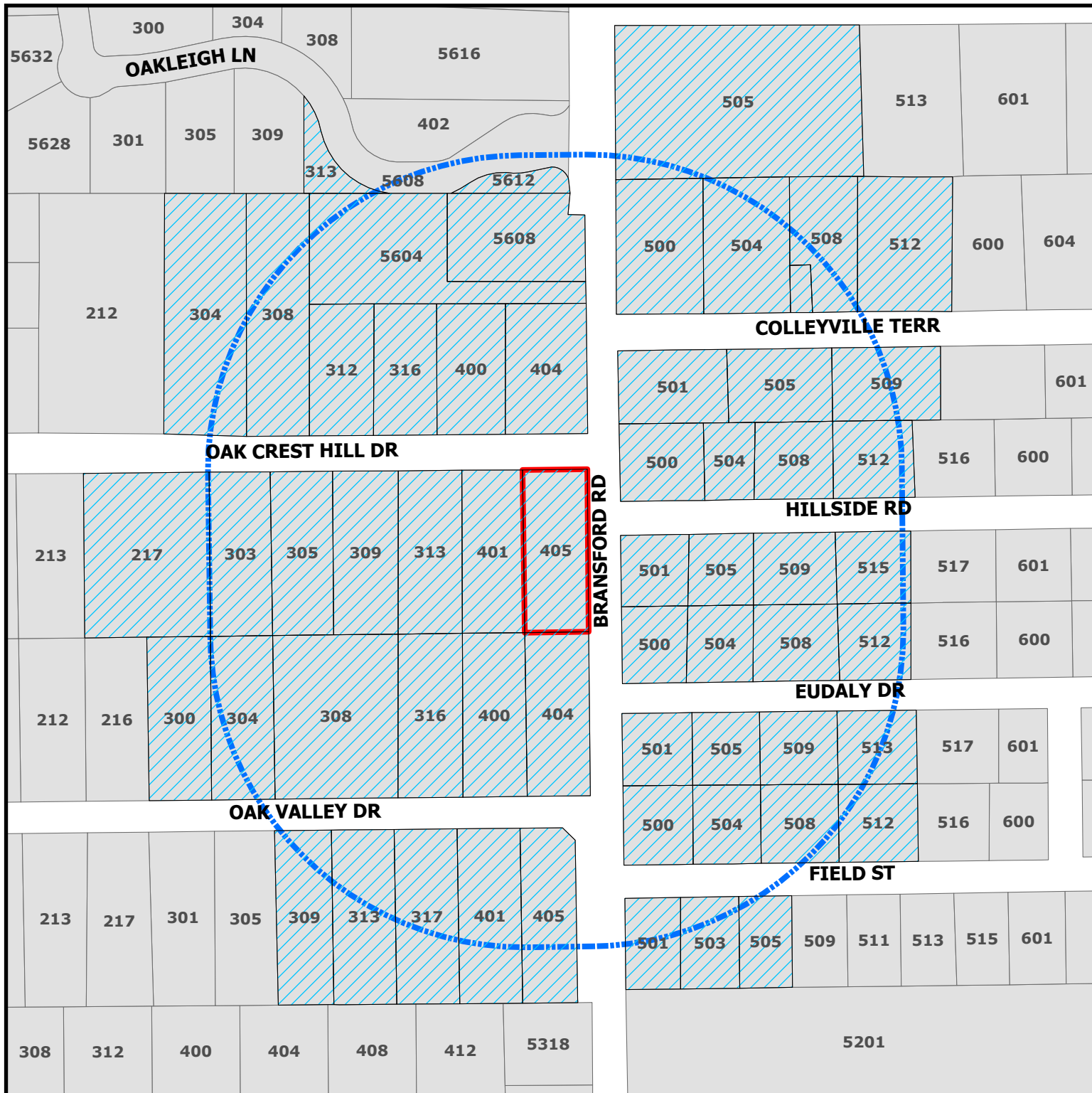
Bransford Rd

Google





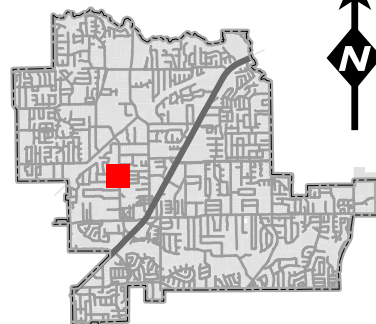
# Notification Map



## ZC25-005

405 Oak Crest Hill Dr

-  Parcels to be notified
-  Buffer
-  Subject Property



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## NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

**Planning and Zoning Commission Meeting: Monday, April 14, 2025 at 7:00 p.m.**  
**City Council Meetings: Tuesday, May 6, 2025 & Tuesday, May 13, 2025 at 7:00 p.m.**  
**3rd floor of City Hall, 100 Main Street, Colleyville, Texas**

**Request:** Consideration 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. The request is to allow for the construction of a new 8-foot wood fence to be placed within the required street side yard setback and on the property line.

**Zoning Case:** ZC25-005

**Applicant:** M&L Fence

**Owner:** Roger Presnall

**Location:** 405 Oak Crest Hills Drive

**Property Description:** Lot 16, Block 7, Oak Crest Hills Addition

**Present Zoning:** R-20 Single Family Residential

This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request. Denial of the proposal by the Commission is final, unless the applicant submits a written notice of appeal within 10 days from the date of action by the Commission. If appealed, the request will be placed on the next available City Council agenda as listed above. Rezoning requests, zoning amendments and conditions recommended by the Commission for approval by the City Council may be more restrictive than those described in this notice.

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

**Community Development Department**  
**City of Colleyville**  
**100 Main Street**  
**Colleyville, TX 76034**  
[Citizenletters@colleyville.com](mailto:Citizenletters@colleyville.com)

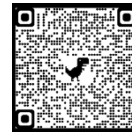


## NOTICE OF PUBLIC HEARING



If the property owners of 20% or more of the land within the 200 foot notification area file a written protest prior to the public hearing, State law provides that the approval of the zoning change request shall require the approval of a super majority vote by City Council.

The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas 76034. A brief project description can be found online on the Agenda Packet and Active Development Case map (please use your phone's camera to scan QR code below):



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

*Kris Potts*

Kris Potts  
Planner

| Owner_Name                         | Situs_Addr            |
|------------------------------------|-----------------------|
| FRANCIS, CHERYL ANN                | 308 OAK CREST HILL DR |
| MIHILLS, CODY                      | 304 OAK CREST HILL DR |
| FNF PROPERTIES LLC                 | 303 OAK CREST HILL DR |
| BIRDWELL, JEFF                     | 305 OAK CREST HILL DR |
| GAUER, FRANCES                     | 309 OAK CREST HILL DR |
| NORMAN, LESLIE                     | 313 OAK CREST HILL DR |
| THOMPSON, DONNA V                  | 401 OAK CREST HILL DR |
| PRESNALL, ROGER                    | 405 OAK CREST HILL DR |
| AGAPE HOLDINGS LLC                 | 404 OAK VALLEY DR     |
| GAMBILL, MEREDITH                  | 400 OAK VALLEY DR     |
| MARTIN, JERRY WAYNE                | 316 OAK VALLEY DR     |
| WESTERMAN, THOMAS F                | 308 OAK VALLEY DR     |
| SIMPSON, VANESSA                   | 304 OAK VALLEY DR     |
| STANKIEWICZ, ANDREW                | 300 OAK VALLEY DR     |
| YOUNG, VICTORIA                    | 217 OAK CREST HILL DR |
| WINN, DILLARD R                    | 309 OAK VALLEY DR     |
| MACKEY, SHAWN T                    | 313 OAK VALLEY DR     |
| TAKACS, GERGELY                    | 317 OAK VALLEY DR     |
| SMARTRUST                          | 401 OAK VALLEY DR     |
| MA & S CONSTRUCTION                | 405 OAK VALLEY DR     |
| KASWEN, ROBERT                     | 404 OAK CREST HILL DR |
| HEITMAN, NICHOLAS                  | 400 OAK CREST HILL DR |
| JONES, RYAN                        | 316 OAK CREST HILL DR |
| RUCKEL, SEAN M                     | 312 OAK CREST HILL DR |
| BUCKLEY, RACHEL L                  | 5608 BRANSFORD RD     |
| HEYNE, JOSEPH                      | 5604 BRANSFORD RD     |
| OAKLEIGH RESIDENTIAL COMMUNITY INC | 5612 BRANSFORD RD     |
| OAKLEIGH RESIDENTIAL COMMUNITY INC | 313 OAKLEIGH LN       |
| OAKLEIGH RESIDENTIAL COMMUNITY INC | 5608 WINNIE DR        |
| GRAY, JAMES M                      | 505 LETA LN           |
| ALVARADO, PATRICIA L               | 500 COLLEYVILLE TERR  |
| TALBOTT, NEAL B                    | 504 COLLEYVILLE TERR  |
| BUTLER, LINDSAY LEE                | 508 COLLEYVILLE TERR  |
| BUTLER, LINDSAY LEE                | 508 COLLEYVILLE TERR  |
| JEFFRIES, BRANDON                  | 512 COLLEYVILLE TERR  |
| GWIN LYNSEY V                      | 501 COLLEYVILLE TERR  |
| SEITEL, COLLEEN                    | 512 HILLSIDE RD       |
| LEE, YU-HSUAN                      | 508 HILLSIDE RD       |
| DIATEL LLC                         | 505 COLLEYVILLE TERR  |
| HOLDER, SANDI                      | 504 HILLSIDE RD       |
| BASS, GREGORY                      | 500 HILLSIDE RD       |
| VARELA, ANDRES A                   | 509 COLLEYVILLE TERR  |
| BINION, MICHAEL                    | 501 HILLSIDE RD       |
| HERRERA, SARAH                     | 505 HILLSIDE RD       |
| DALTON, JOEL W                     | 512 EUDALY DR         |
| HORAK, JO LANELLE                  | 508 EUDALY DR         |
| QUALLS, JERRY L                    | 504 EUDALY DR         |
| MCINTOSH, DEWITT                   | 500 EUDALY DR         |
| HILLSIDE BLUES LTD                 | 509 HILLSIDE RD       |
| CANNATELLA, PHYLLIS P              | 515 HILLSIDE RD       |
| BURY, PAUL M                       | 501 EUDALY DR         |
| HARROD, LARRY D                    | 505 EUDALY DR         |
| ROSE, ANGELA KAREN                 | 512 FIELD ST          |
| HURTADO, ROBERTO                   | 508 FIELD ST          |
| GAYLE, CRYSTAL                     | 504 FIELD ST          |
| SOWELL, JANA M ETAL                | 500 FIELD ST          |
| FERNANDEZ, CHARLES                 | 509 EUDALY DR         |



QUEST IRA INC  
BOSHRA, MORKOS  
PRESLEY, CHARLES F.  
KEEFE, CATHERINE  
GRAPEVINE COLLEYVILLE ISD

513 EUDALY DR  
501 FIELD ST  
503 FIELD ST  
505 FIELD ST  
STATE REQUIRED

## **ORDINANCE O-25-XXXX**

**AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 0.61 ACRES, BEING LOT 16, BLOCK 7, OAK CREST HILLS ADDITION, LOCATED AT 405 OAK CREST HILLS DR, BY AUTHORIZING A SPECIAL USE PERMIT TO ALLOW FOR A FENCE TO EXTEND INTO THE STREET SIDE YARD SETBACK AND BE LOCATED ALONG THE PROPERTY LINE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS,** the City of Colleyville has received an application for a Special Use Permit to allow for allow for a fence to extend into the street side yard setback and be located along the property line under Case No. ZC25-005; and

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

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

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

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

- Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit to allow for a fence to extend into the street side yard setback and be located along the property line on 0.61 acres, being Lot 16, Block 7, Oak Crest Hills Addition,



located at 405 Oak Crest Hills Drive, as depicted on the attached as Exhibit "A".

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

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

**1. GENERAL**

- a. The Special Use Permit shall allow an 8-foot wood fence to extend into the street side yard setback and be placed on the property line.
- b. It shall be generally consistent with the site plan and as depicted on the attached Exhibit "B".
- c. All requirements of the Land Development Code shall be met, except where amended herein.

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

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

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

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

**AND IT IS SO ORDERED.**

The first reading and public hearing being conducted on the 6<sup>th</sup> day of May 2025.

The second reading and public hearing being conducted on the 13<sup>th</sup> day of May 2025.

PASSED AND APPROVED BY A VOTE OF \_ AYES, \_ NAYS, AND \_ ABSTENTIONS ON THIS THE 13<sup>TH</sup> DAY OF May 2025.

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

**ATTEST:**

**CITY OF COLLEYVILLE**

Christine Loven, TRMC  
City Secretary

Bobby Lindamood  
Mayor

**APPROVED AS TO FORM:**

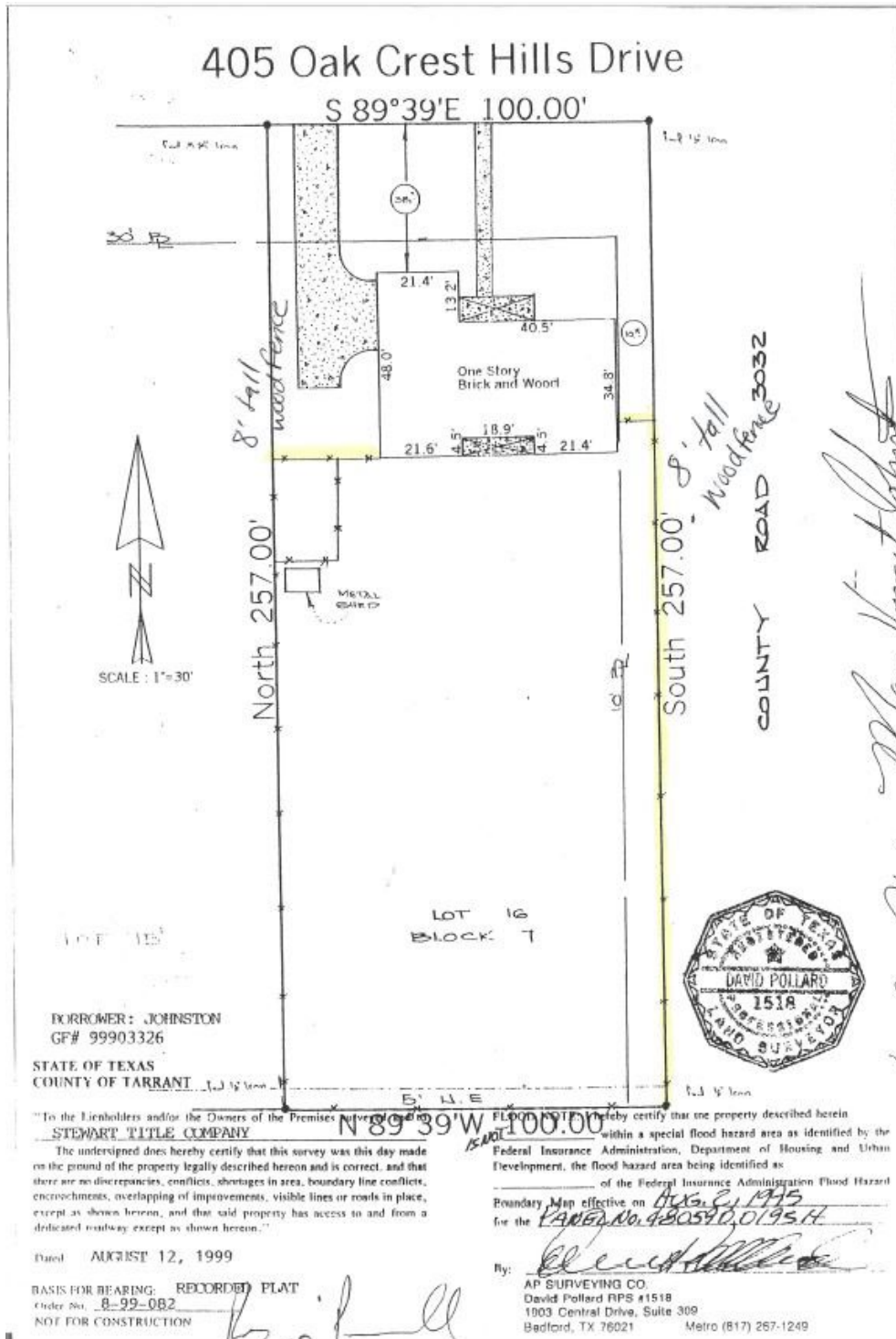
Whitt Wyatt  
City Attorney



Exhibit "A" - Location and Zoning Map



## Exhibit "B" – Fence Exhibit







# CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

---

**Agenda Number** 2g

**Agenda Date** 4/14/2025

**Number** -

**Type** Public Hearing Agenda Items

**Department** Community Development

---

## Title

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

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

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

**Analysis:** Per the proposed, the applicant is requesting to rezone the property to allow for a new ten lot subdivision. The development will derive its access from one cul-de-sac off of John McCain Road. The maximum number of lots served on a single cul-de-sac with R-40 or R-30 zoning per Section 9.17 is ten lots.

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

**DRC Review:** The DRC reviewed the request during their March 24, 2025, meeting and determined the application was complete and may be scheduled for the next available Planning and Zoning Commission meeting.

**Drainage:** The drainage plan provided shows drainage being directed eastwards towards the 100-year floodplain on the eastern side of the property.

**Surrounding Development:** The property to the east is zoned PUD-R and improved with single-family homes in the Monticello neighborhood. The properties to the west are

zoned R-40 and R-20 Single Family Residential and improved with single-family homes. The properties to the north are zoned R-30 and R-20 Single Family Residential and improved with single-family homes. The property to the south is zoned R-40 Single Family Residential and improved with a single family home.

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

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

In addition to the requirements for submittal of a Tree Removal Permit and Tree Preservation Plan, future development on the site must maintain the minimum existing protected tree canopy coverage as required in Chapter 5.

**Public Notification:** Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code.

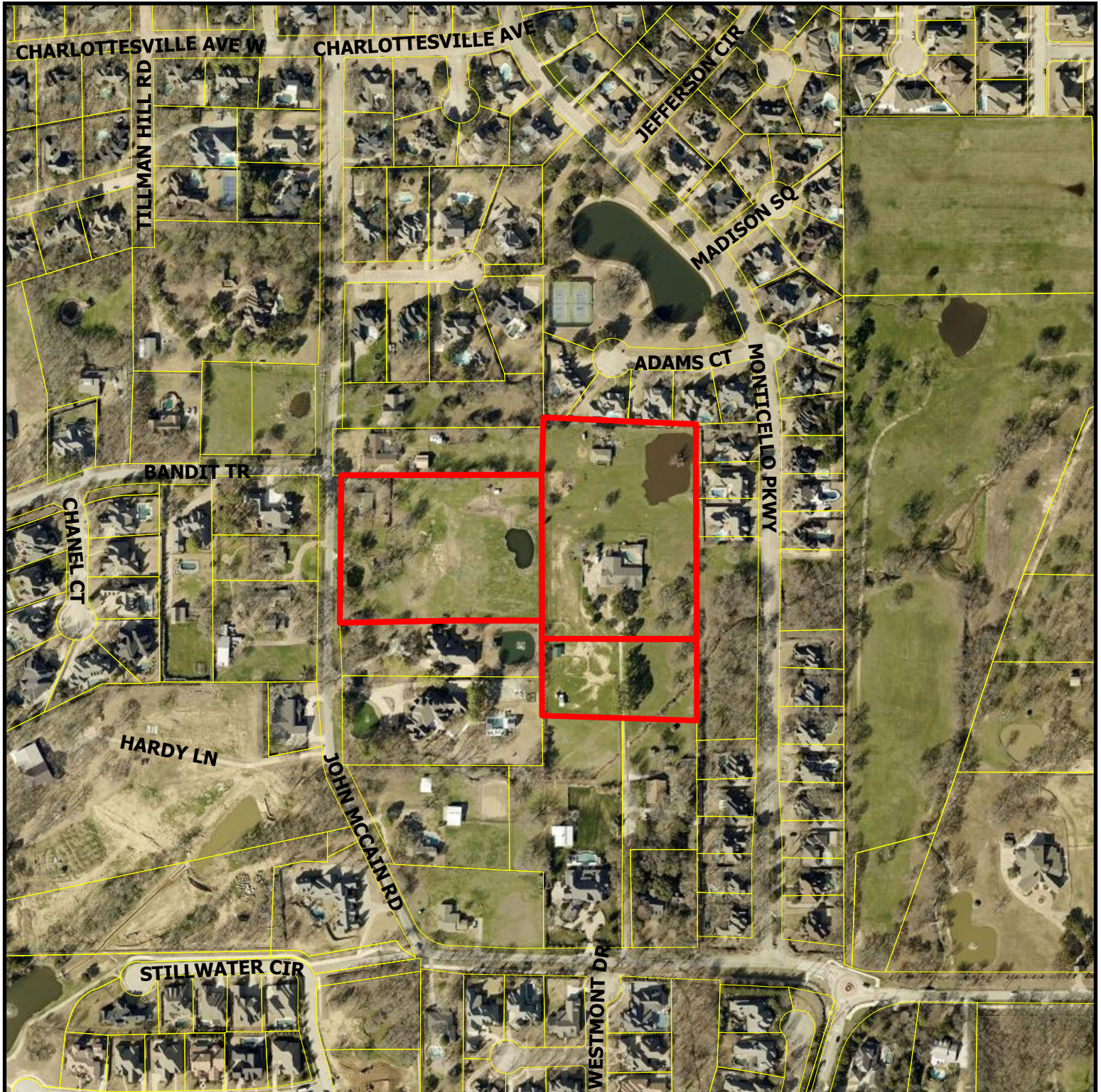
**Staff Recommendation:** Staff is neutral on this request.

### Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Plan Exhibit
6. Preliminary Engineering Exhibits
7. Tree Conservation Plan
8. Letters Received
9. Notification Map
10. Notification Letter
11. Notification List
12. Draft Ordinance



# Aerial Map

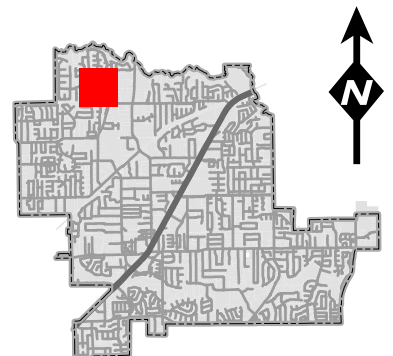


**ZC25-006**

**7316 John McCain Road**

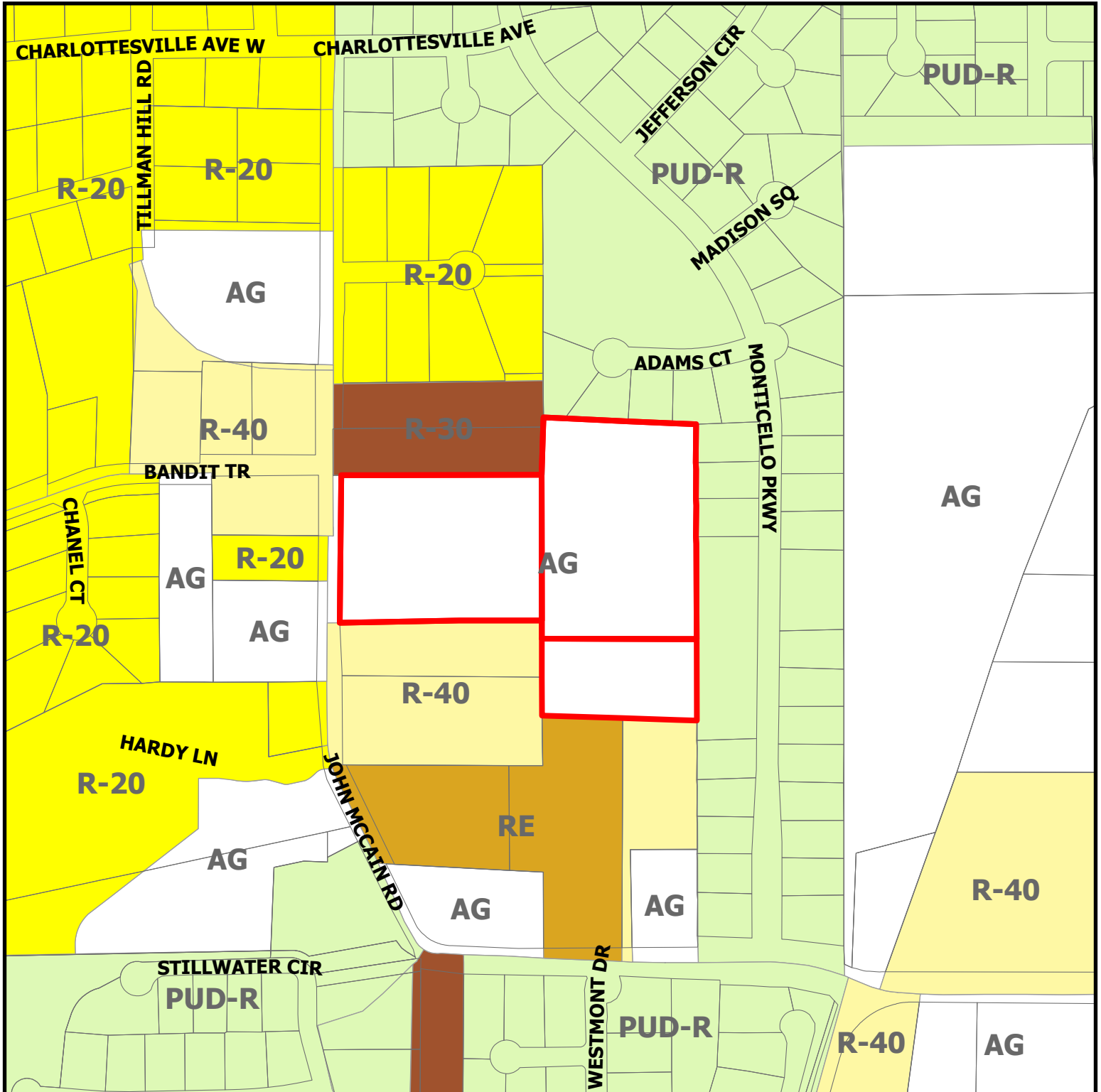
**DISCLAIMER:**  
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors,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

 Subject Property  
 Subject Property





# Zoning Map

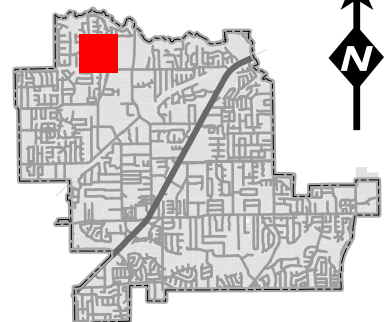


**ZC25-006**

7316 John McCain Road

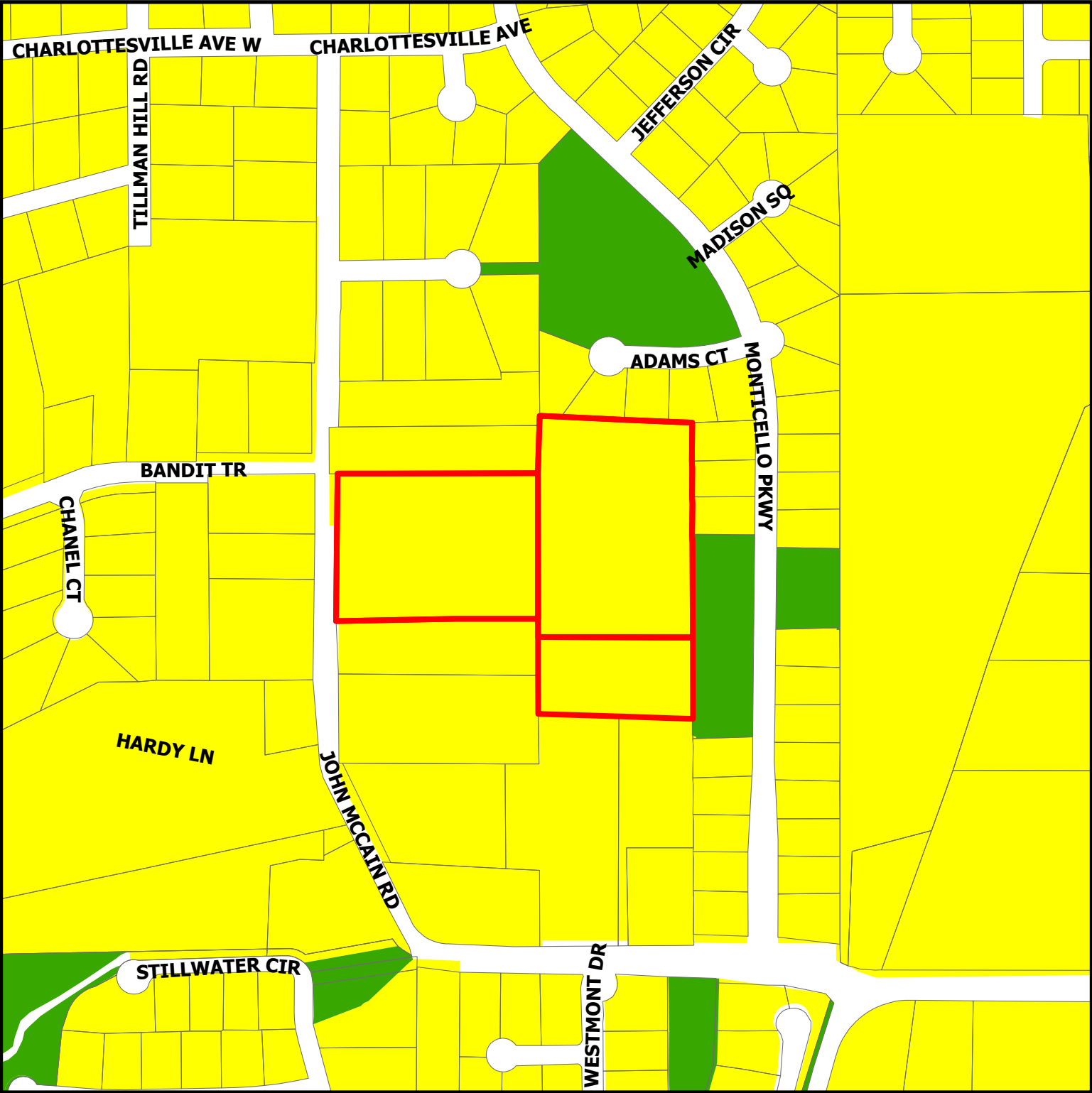
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 Subject Property  
 Subject Property





# Future Land Use Map

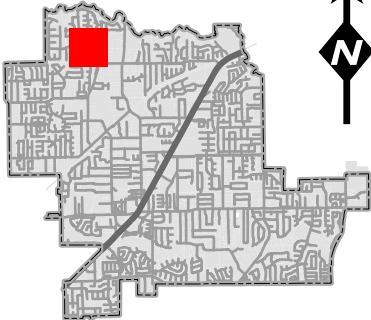


**ZC25-006**

**7316 John McCain Road**

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-  Residential
-  Open Space; Parks
-  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

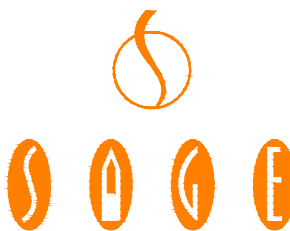
|                  |             |
|------------------|-------------|
| Residential Lots | 10          |
| Minimum Lot Size | 40,017 s.f. |
| Average Lot Size | 44,305 s.f. |

Zoning & Current Use

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



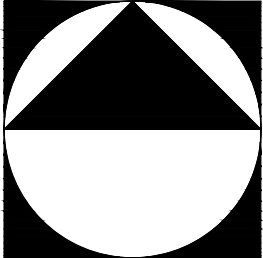
Planner:



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'

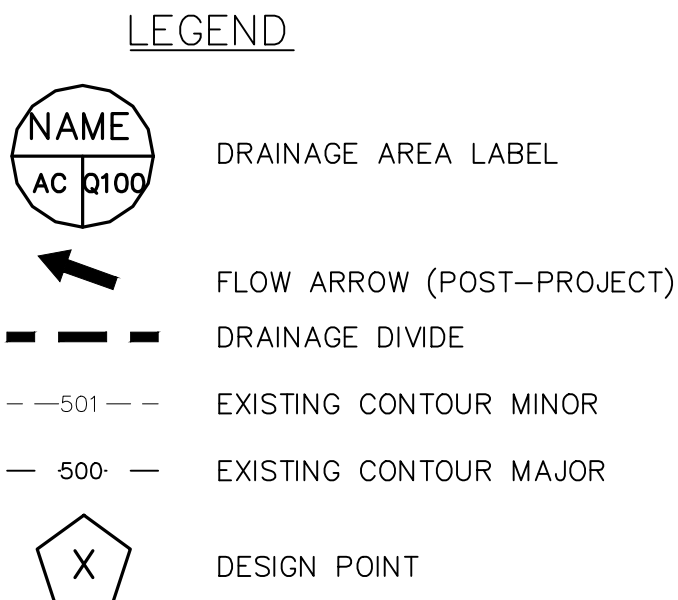
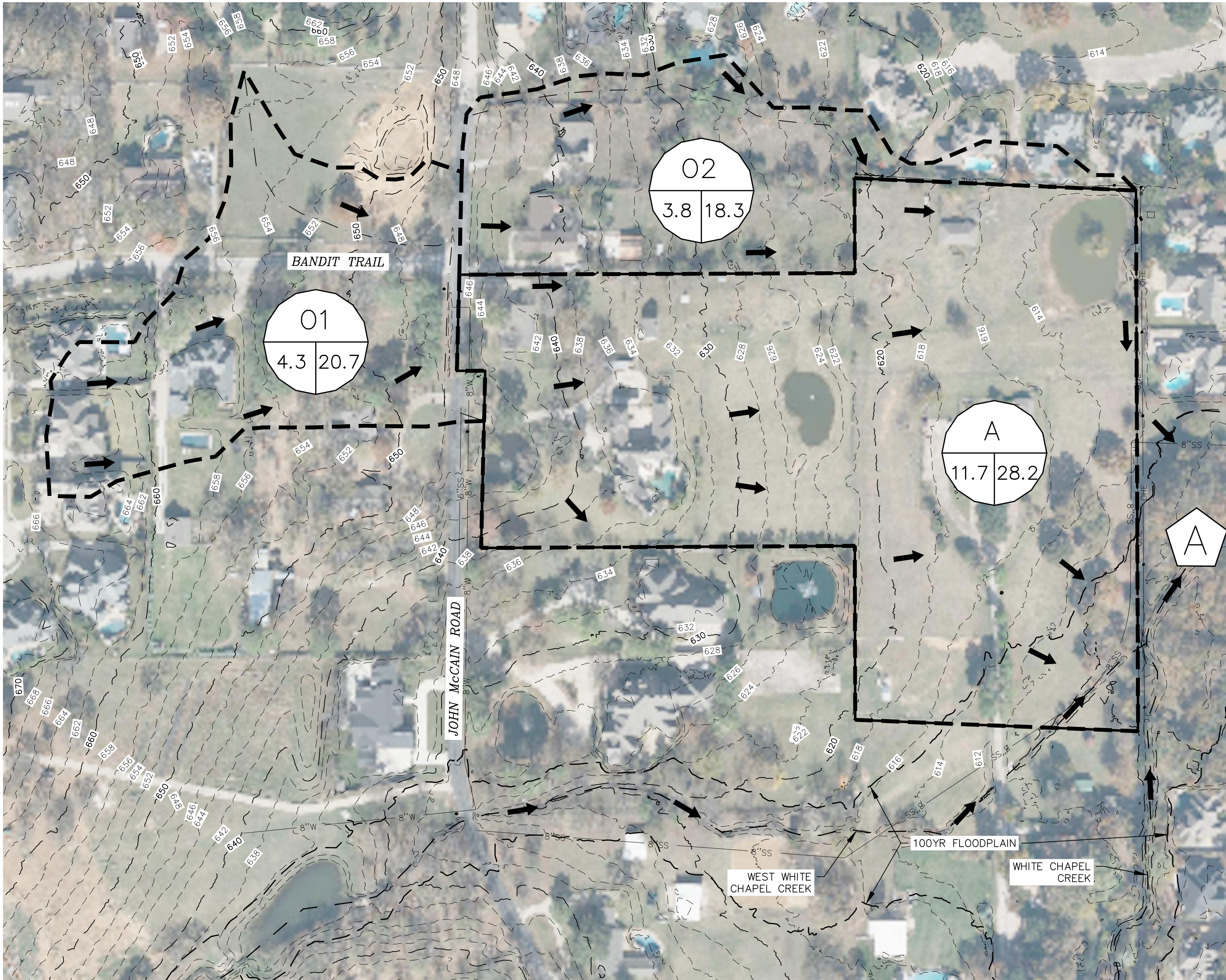
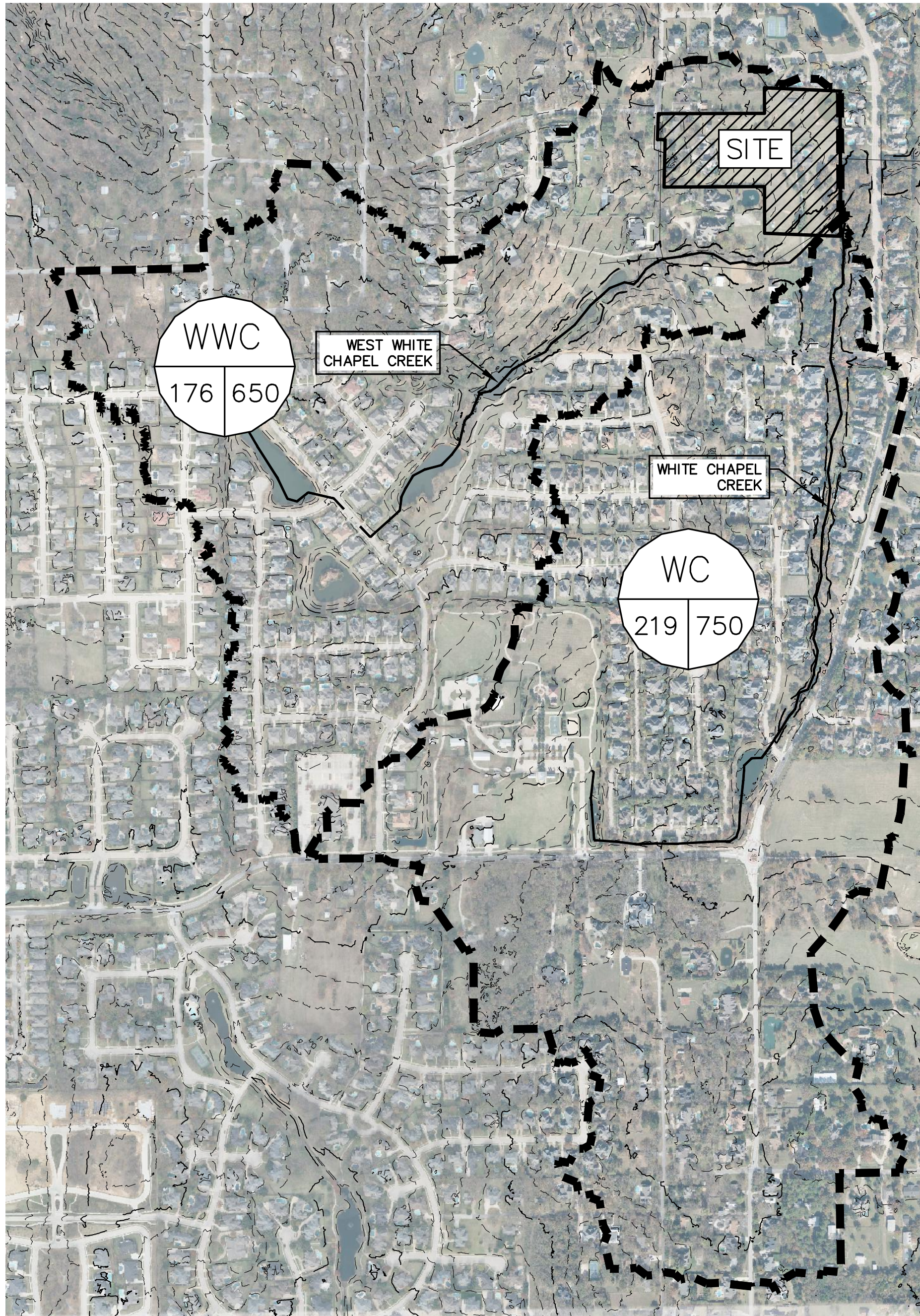
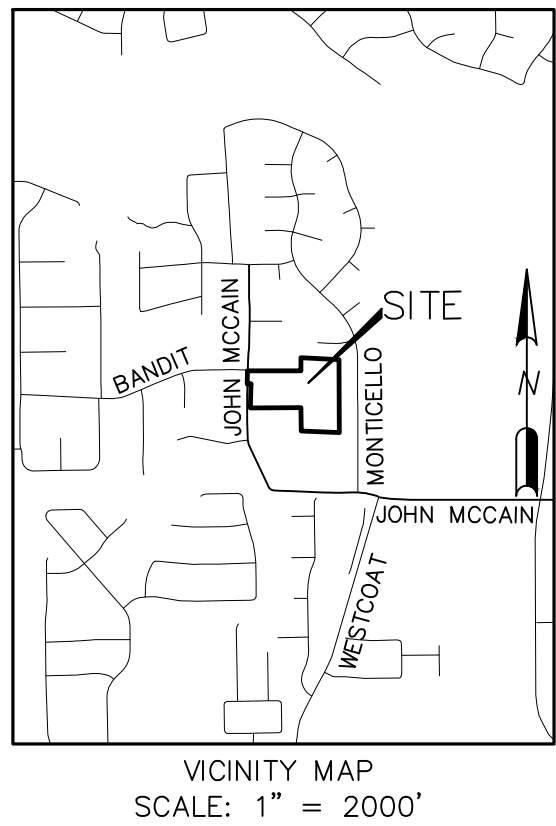
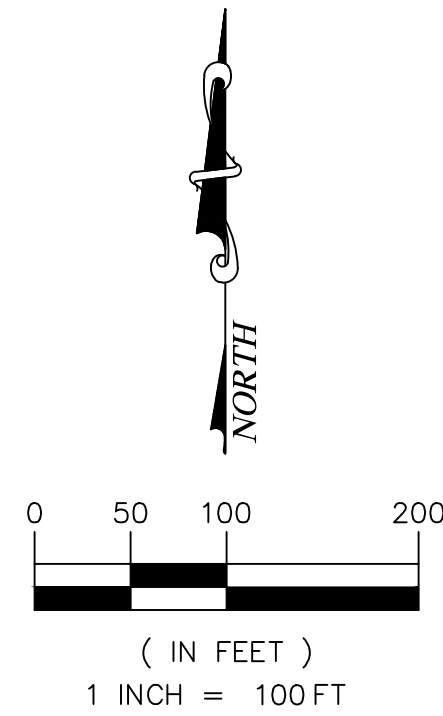
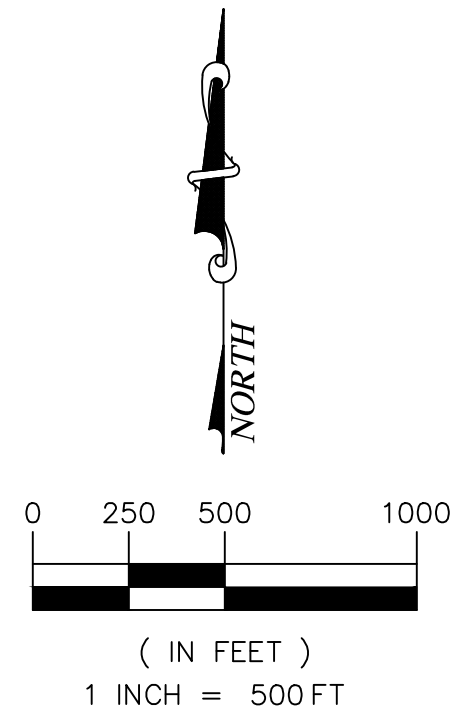


Concept Plan

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 PLAKE, TEXAS 76092  
PHONE (817) 333-2727  
FAX (817) 333-2727  
ENGINEERING REGISTRATION NUMBER 7-23289  
PREPARED FOR: CALVIN CUSTOM HOMES  
SOUTH PLAKE, TEXAS 76092  
(817) 481-6426

# EXISTING DRAINAGE PLAN

## HOLT FARMS

### COLLEYVILLE, TEXAS

BENCHMARKS:

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

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

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

PRELIMINARY  
FOR REVIEW ONLY

Not for Construction or Permit Purposes

Engineer: CLAYTON T. REDINGER  
P.E. No. 87487 Date: 3/17/2025

Drawn By: DSM

Reviewed By: CTR

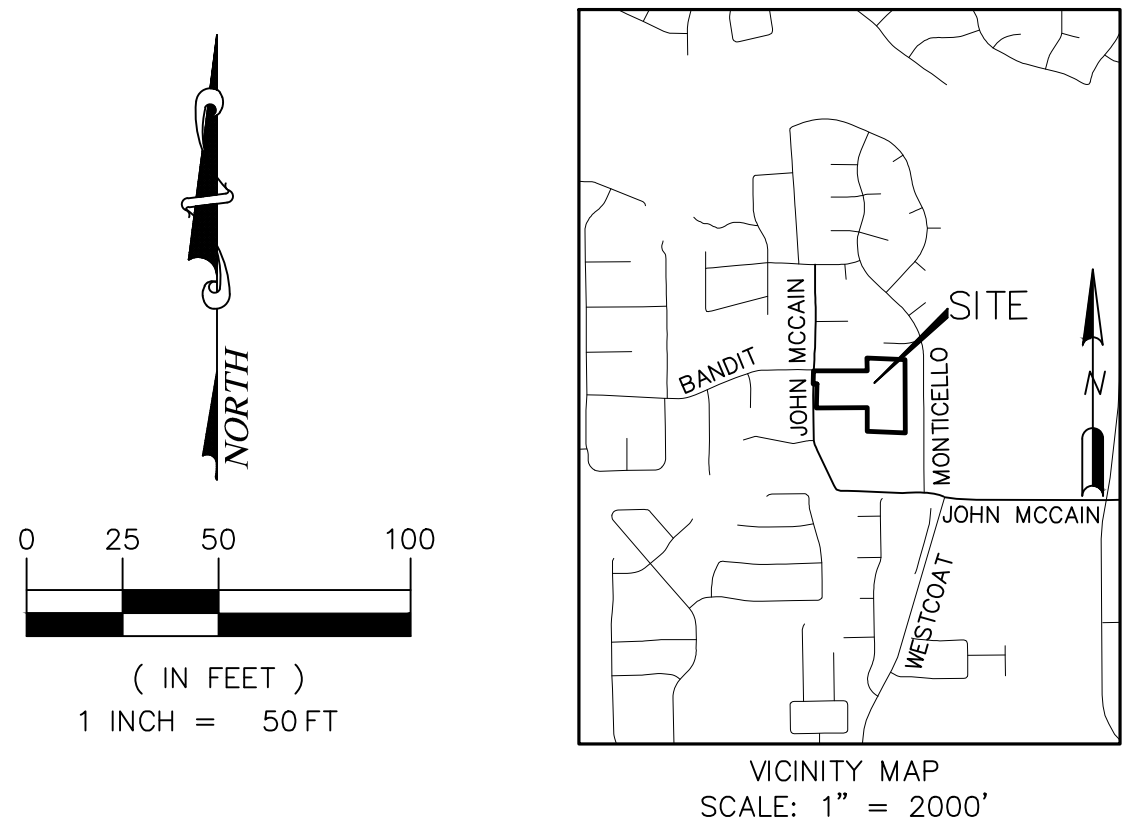
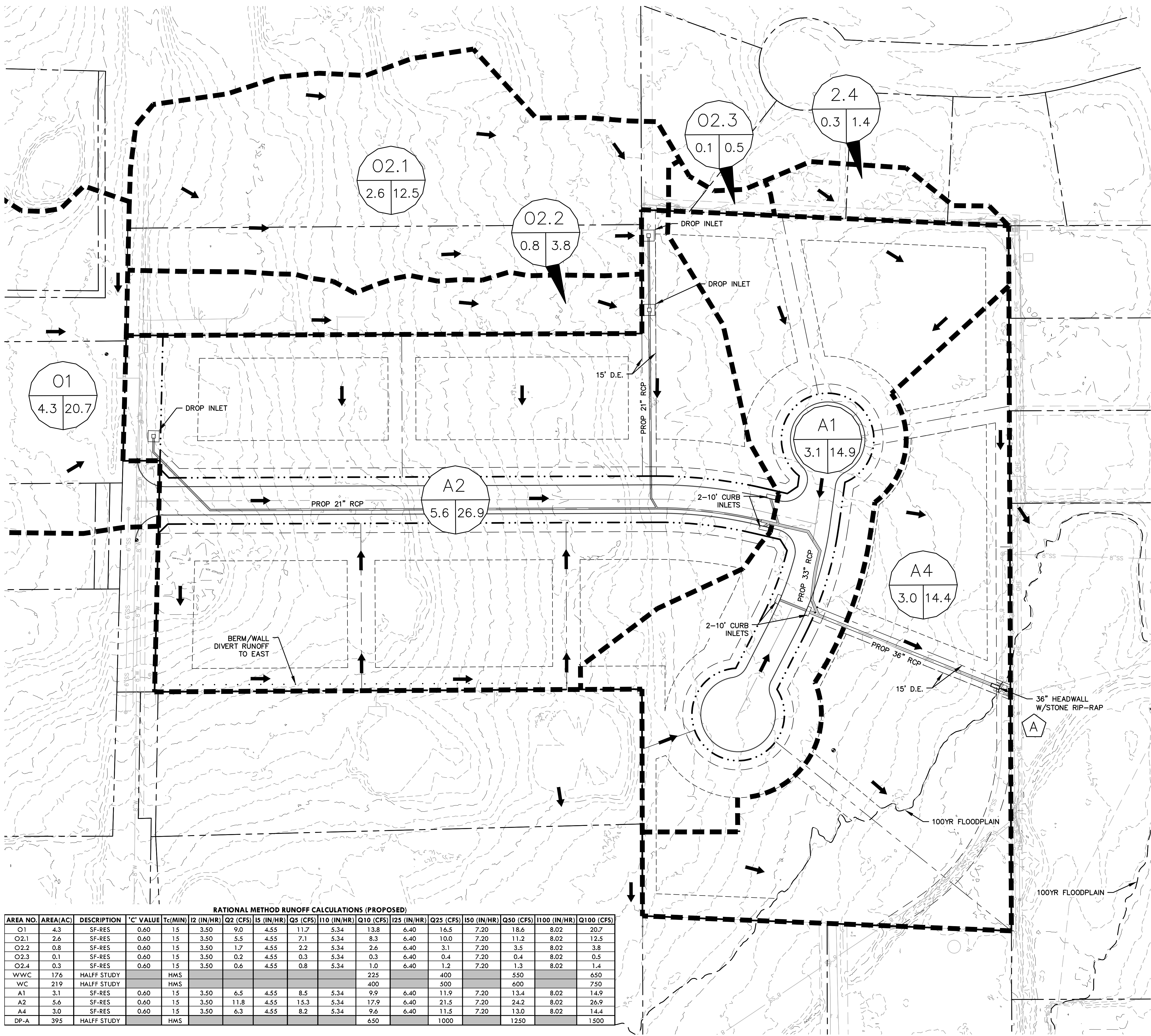
Project: 1015-45

SHEET

1

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





- LEGEND
- DRAINAGE AREA LABEL
  - FLOW ARROW (POST-PROJECT)
  - DRAINAGE DIVIDE
  - EXISTING CONTOUR MINOR
  - EXISTING CONTOUR MAJOR
  - DESIGN POINT
1. FINAL CALCULATIONS TO BE PROVIDED WITH FINAL ENGINEERING PLANS
  2. CRITERIA BASED ON CITY OF COLLEYVILLE LAND DEVELOPMENT CODE.
  3. FINAL ENGINEERING REVIEW AND COORDINATION MAY RESULT IN MINOR ADJUSTMENTS TO THIS PLAN

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

REDINGER GROUP, LLC  
P.O. BOX 93206  
SOUTH PLANE, TEXAS 76092  
PHONE (817) 333-2272  
FAX (817) 333-2273  
ENGINEERING REGISTRATION NUMBER 7-2329  
PREPARED FOR: CALAIS CUSTOM HOMES  
SOUTH PLANE, TEXAS 76092  
(817) 481-6426

PRELIMINARY GRADING & DRAINAGE PLAN  
HOLT FARMS  
COLLEYVILLE, TEXAS

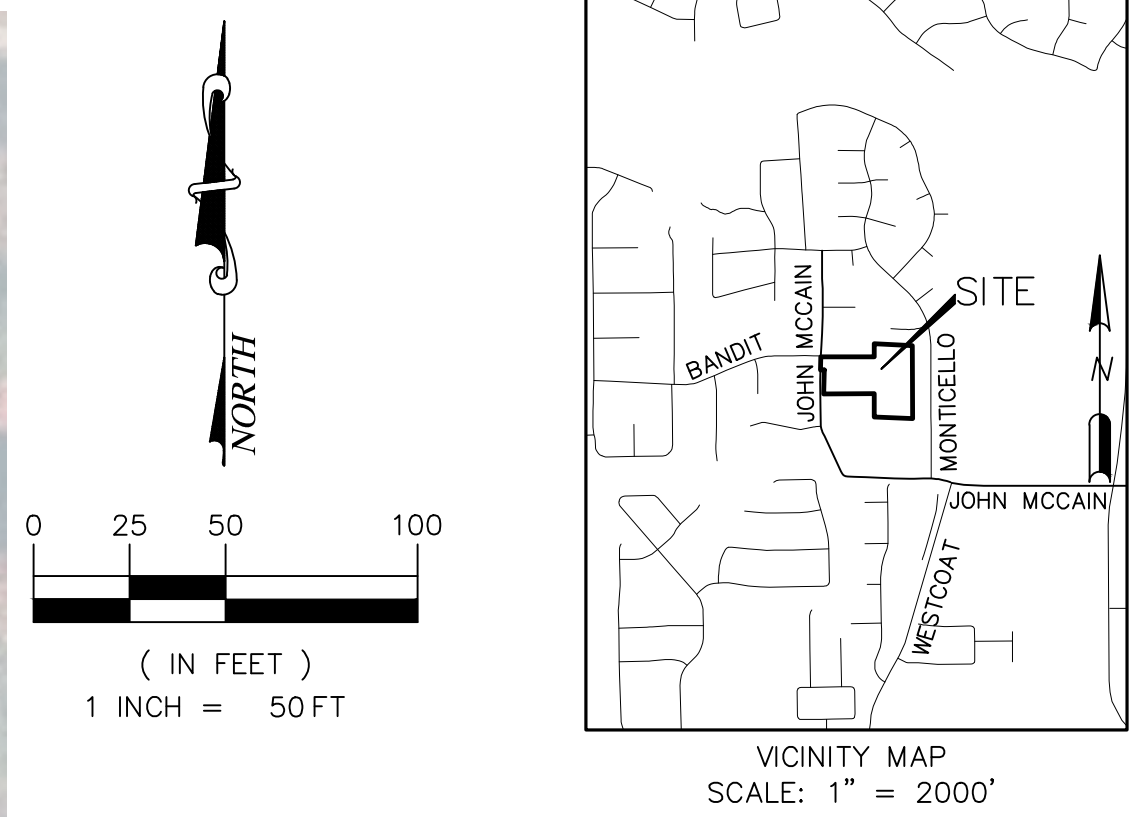
BENCHMARKS:

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:
1. ALL SEWER LINE SHALL BE SDR-35 PVC.
  2. ALL WATER PIPE SHALL BE SDR-18 C-900.
  3. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE CITY OF COLLEYVILLE STANDARDS FOR PUBLIC WORKS CONSTRUCTION.
  4. ALL SEWER SERVICES ARE PRIVATE.
  5. ALL WATER SERVICES ARE PRIVATE FROM THE BUILDING TO THE METER AND PUBLIC FROM THE METER TO THE WATER MAIN.
  6. ALL WATERLINE SHALL HAVE A MINIMUM 2" VERTICAL CLEARANCE FROM DRAINAGE STRUCTURES AND SEWER SERVICES.
  7. 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.
  8. ALL WATERLINE SHALL BE INSTALLED WITH A MINIMUM COVER OF 42" UNLESS OTHERWISE NOTED OR EXPLICITLY APPROVED BY THE CITY ENGINEER.
  9. FIRE HYDRANTS SHALL BE PLACED WITH STEAMER NOZZLE AT LEAST 3' BEHIND BACK OF CURB.
  10. PRIVATE SANITARY SEWER SERVICES NEED A PLUMBING PERMIT AND MUST BE INSPECTED BY BUILDING INSPECTIONS PRIOR TO BURIAL.
  11. INSTALL BACKFLOW PROTECTION (DOUBLE CHECK VALVE) FOR SPRINKLER SYSTEM ON RISER.

REDINGER GROUP, LLC  
P.O. BOX 92006  
DALLAS, TEXAS 75292  
PHONE (817) 333-2277  
FAX (817) 333-2278  
ENGINEERING REGISTRATION NUMBER F-23299  
PREPARED FOR: 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

SHEET

3

CITY CASE NO. ----

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



| Trees               |             |    |   | Trees Net<br>of R.O.W. | Trees<br>% |
|---------------------|-------------|----|---|------------------------|------------|
| Protected Trees     | <div></div> | 66 | - | 66                     | 97.06      |
| Borderline Trees    | <div></div> | 1  | - | 1                      | 1.47       |
| Trees to be Altered | <div></div> | 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  |

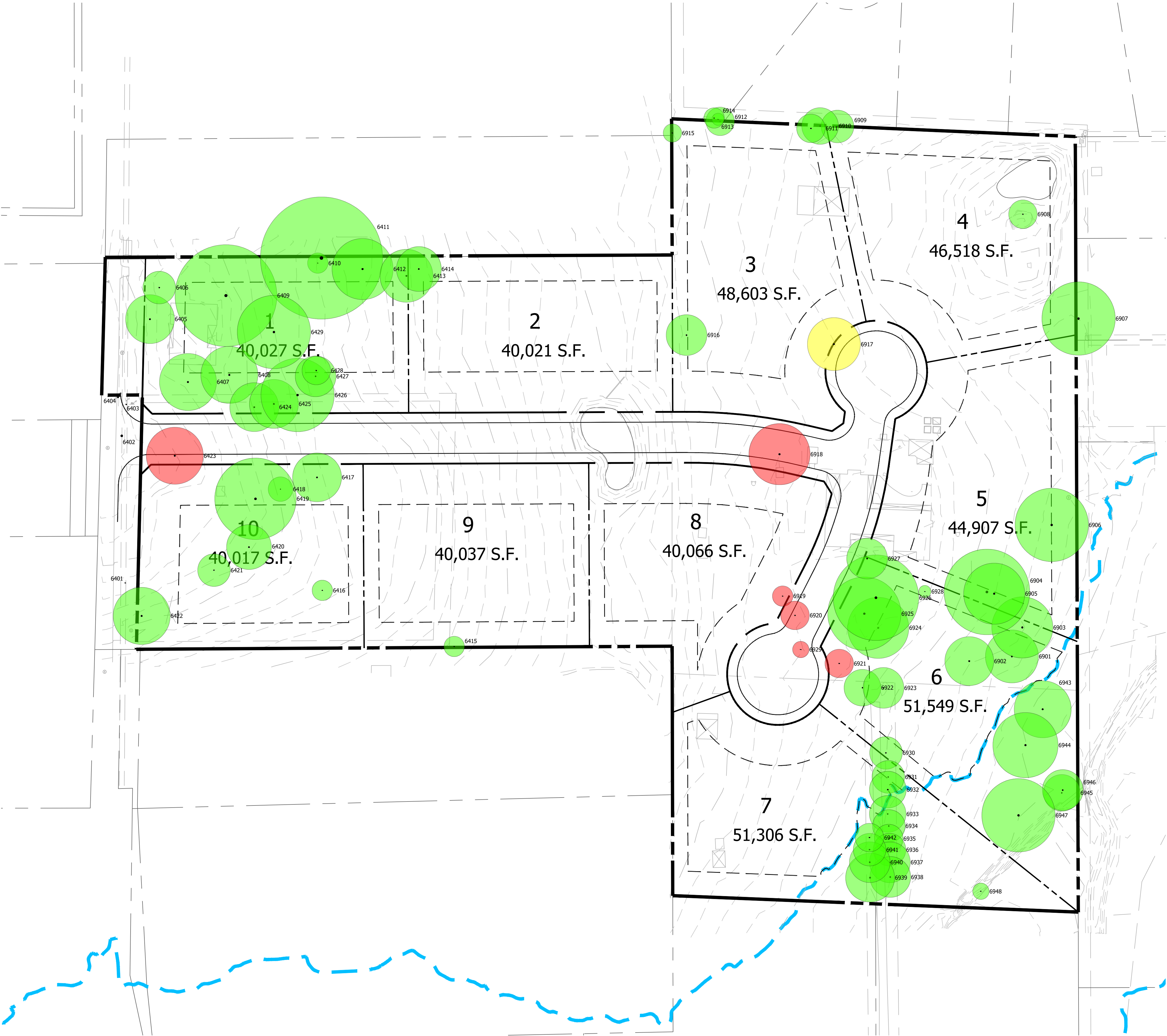
| PROTECTED TREES |                |
|-----------------|----------------|
| Tree #          | Size & Species |
| 6408            | 28" MULBERRY   |
| 6409            | 50" MULBERRY   |
| 6416            | 10" OAK        |
| 6419            | 40" WALNUT     |
| 6420            | 22" MULBERRY   |
| 6421            | 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       |

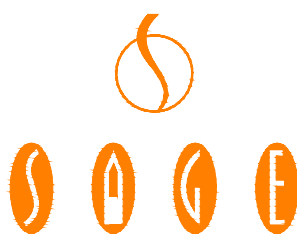
| BORDERLINE TREES |                |
|------------------|----------------|
| Tree #           | Size & Species |
| 6917             | 26" LIVE OAK   |

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% |

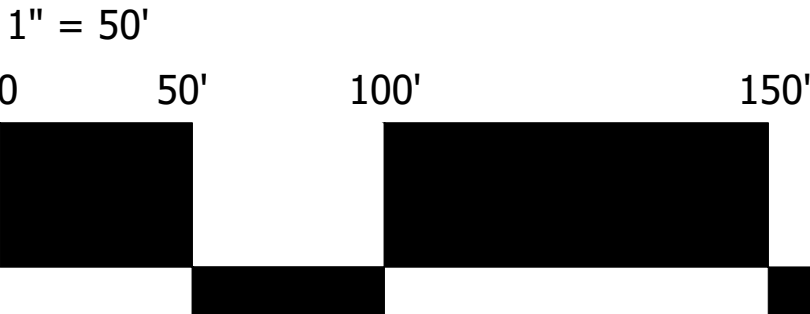
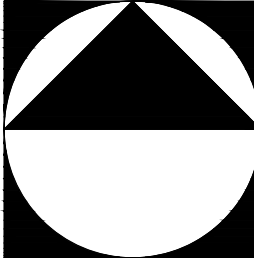


Planner:



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



# Tree Conservation Plan

# Holt Farms

Colleyville, Tarrant County, Texas



**From:** [REDACTED]  
**To:** [Jackie Reyff](#)  
**Subject:** RZNE - 000175-2025 - Holt Farms  
**Date:** Monday, March 24, 2025 8:35:15 AM  
**Attachments:** [image001.png](#)

---

Dear Mr. Reyff,

I want to formally express my support for the upcoming zoning case RZNE - 000175-2025 - Holt Farms. One acre plus lots is exactly what Colleyville needs in this part of town. Calais has had a great reputation for quality custom homes that fit in this part of town.

Sincerely,

Mark Dennis, CMB



This transmission may contain information that is privileged, confidential and or exempt from disclosure under applicable law. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of the information contained herein (including any reliance thereon) is STRICTLY PROHIBITED. If you received this transmission in error, please immediately contact the sender and destroy the material in its entirety, whether in electronic or hard copy format. Thank you.

**From:** [Ben Bryner](#)  
**To:** [Jackie Reyff](#)  
**Subject:** FW: RZNE - 000175-2025 - Holt Farms  
**Date:** Monday, March 24, 2025 8:23:48 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)

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**From:** Jerry Ducay <JDucay@colleyville.com>  
**Sent:** Friday, March 21, 2025 4:48 PM  
**To:** [REDACTED]  
**Cc:** Adrienne Lothery <alothery@colleyville.com>; Ben Bryner <BBryner@colleyville.com>; Christine Loven <cloven@colleyville.com>; Christopher Pham <CPham@colleyville.com>  
**Subject:** RE: RZNE - 000175-2025 - Holt Farms

Mr. Delaney:

Thank you for sharing your comments. I will make sure this email is entered into the public record for the rezoning case.

Have a great day.



*Jerry Ducay*  
**City Manager**  
**City of Colleyville**



**P:** 817-503-1111 | **M:** 817-312-2030  
100 Main Street, Colleyville, TX 76034

---

**From:** [REDACTED]  
**Sent:** Friday, March 21, 2025 4:14 PM  
**To:** Jerry Ducay <[JDucay@colleyville.com](mailto:JDucay@colleyville.com)>  
**Subject:** RZNE - 000175-2025 - Holt Farms

Mr. Ducay,

My name is Paul Delaney. I currently reside at 6801 Westmont Dr in Colleyville. My family has been happily calling Colleyville home for 17 years now. I was made aware of the Holt Farms project (RZNE - 000175-2025) and wanted to write you to express my support for this project.



I like the fact that the builder, Calais Custom Homes, has a history of building quality houses in the area. I also like the fact that proposed lot sizes are much larger than some of the surrounding homes in other neighborhoods, such as Monticello. Lastly I've walked on the trails surrounding this proposed development for years and know that the area was prone to drainage issues. The proposed development would alleviate those issues bringing relief to the neighboring residents as well.

I understand that it's always difficult to determine how to best develop existing open space. I think that the Holt Farms project does an excellent job of balancing Colleyville's rural history with the booming demand for more housing.

I'd be happy to discuss the matter if you have any questions. Thank you for your time and attention.

Cordially,

Paul Delaney



**From:** [REDACTED]  
**To:** [Ben Bryner](#); [Jackie Reyff](#); [Jerry Ducay](#)  
**Subject:** RZNE - 000175-2025 - Holt Farms  
**Date:** Friday, March 21, 2025 3:57:25 PM  
**Attachments:** [image001.png](#)

---

Dear Mr. Bryner,

I wanted to reach out to you and let you know that I formally express my support for the upcoming zoning case RZNE - 000175-2025 - Holt Farms. We have lived at 204 Virginia Square in Monticello since 2002 and raised all 3 of our children in this part of Colleyville. We absolutely love how quiet and friendly the neighborhood has been and we have enjoyed seeing other young families doing the same thing as us in raising their kids in such a great place. I think the proposed large lot layout is a great fit for this location in Colleyville that will provide a home for other young families and I truly appreciate their efforts to preserve so many of the trees on this property.

I am a civil engineer by trade and have worked in the land development business for almost 30 years and in reviewing their preliminary drainage plans, I concur that they are improving things in this area for all of the surrounding neighbors. Even though we have never had the opportunity to work directly with Calais as a developer or builder, I do know that they have an excellent reputation for quality, and I think this development will be a great compliment to our community.



**Eddie Eckart, P.E.**





**From:** [Ben Bryner](#)  
**To:** [Kristopher Potts](#); [Christopher Pham](#)  
**Cc:** [Jackie Reyff](#)  
**Subject:** FW: Case Number RZNE - 000175-2025  
**Date:** Thursday, March 27, 2025 1:39:21 PM  
**Attachments:** [image001.png](#)

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**From:** Chris Wicker [REDACTED]  
**Sent:** Thursday, March 27, 2025 1:38 PM  
**To:** Ben Bryner <BBryner@colleyville.com>  
**Subject:** Case Number RZNE - 000175-2025

Dear Mr. Bryner,

I want to formally express my support for the upcoming zoning case RZNE - 000175-2025 - Holt Farms. Having a nice large lot development on this property rather than a vacant property with dead trees will be a big improvement. A quiet neighborhood of quality custom homes is the perfect fit for this location. I also know that the builder looking to develop and build these lots, Calais Custom Homes, is a reputable developer and builder and has 35+ years of experience in the area. I am the division president for a 2,000+ unit per year builder, and I personally chose Calais for my own home because of their quality and reputation. Count me as a supporter of this project!

Regards,

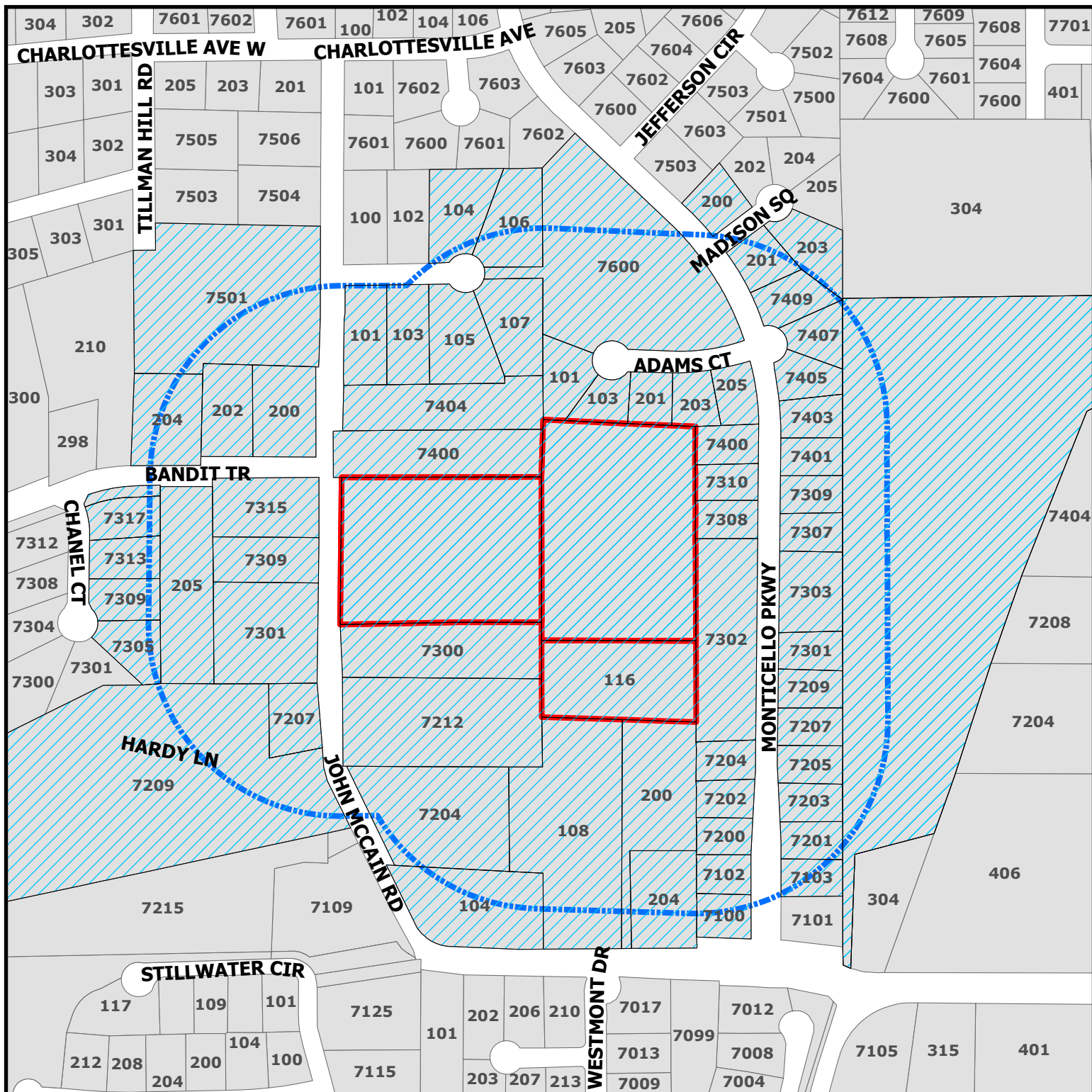
   
**Chris Wicker**  
[REDACTED]  
[REDACTED]  
[REDACTED]

**CONFIDENTIALITY NOTICE:** This email together with any attachments is confidential, intended only for the recipient or recipients named above and may contain information that is privileged, confidential, attorney work product or exempt from disclosure under applicable law. If you have received this email in error, or are not the named recipient(s), you are hereby notified that any use, dissemination, distribution or duplication of this email or any of its attachments is strictly prohibited. Please notify the sender immediately and delete this email and any attachments from your computer. You should not retain, copy, use or distribute this email or any attachments for any purpose, or disclose all or any part of the contents to any person. Although this e-mail and all attachments are believed to be free of any virus or other defect that might affect any computer system into which it is received and opened, it is the responsibility of the recipient to ensure that it is virus-free and Green Brick Partners and/or its

affiliates bear no responsibility for any loss or damage arising in any way from its use.



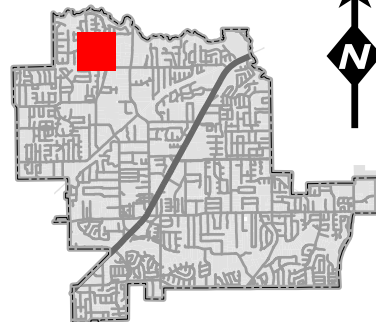
# Notification Map



## ZC25-006

7316 John McCain Road

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



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



## NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

**Planning and Zoning Commission Meeting: Monday, April 14, 2025 at 7:00 p.m.**  
**City Council Meetings: Tuesday, May 6, 2025 & Tuesday, May 13, 2025 at 7:00 p.m.**  
**3rd floor of City Hall, 100 Main Street, Colleyville, Texas**

**Request:** Consideration of a rezoning from the AG Agricultural district to R-40 Single Family Residential, on Tracts 4A2 & 4B2, 4A3 & 4B3, and 4E, Abstract 295, William E. Crooks Survey, located at 7316 John McCain Road and 116 John McCain Road, Case ZC25-006. The request is to rezone the property for a new 10 lot single-family subdivision zoned R-40 Single Family Residential.

**Zoning Case:** ZC25-006

**Applicant:** Curtis Young, Sagegroup

**Owner:** Dale M. Holt

**Location:** 7316 & 116 John McCain Rd

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

**Present Zoning:** AG Agricultural

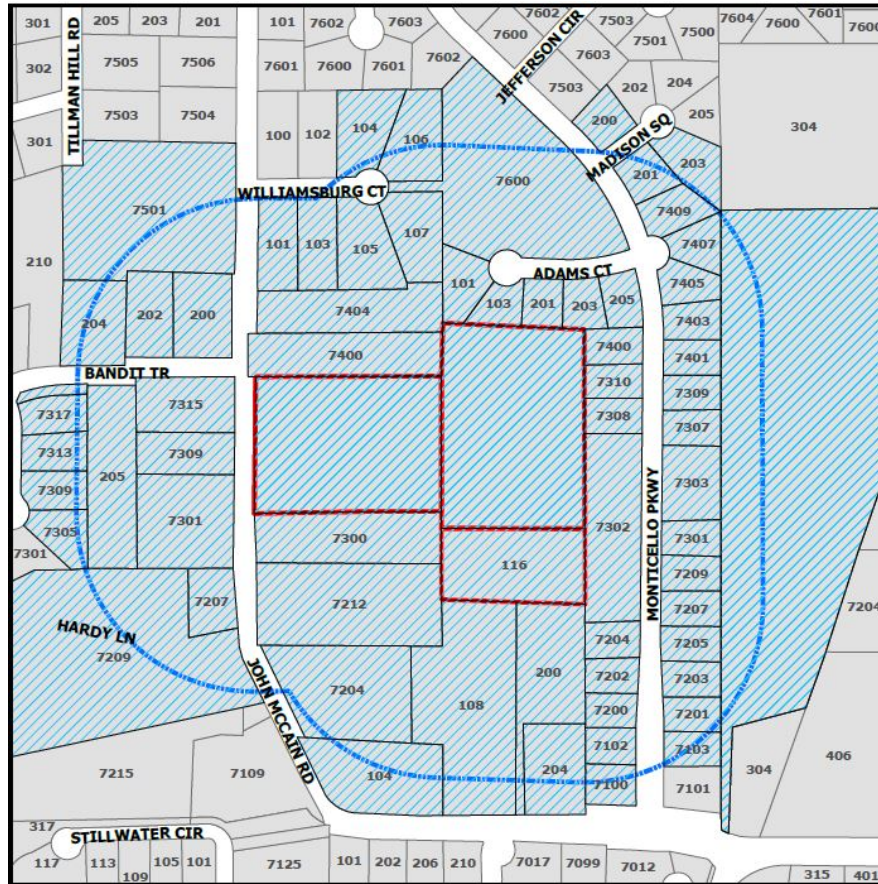
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request. Denial of the proposal by the Commission is final, unless the applicant submits a written notice of appeal within 10 days from the date of action by the Commission. If appealed, the request will be placed on the next available City Council agenda as listed above. Rezoning requests, zoning amendments and conditions recommended by the Commission for approval by the City Council may be more restrictive than those described in this notice.

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

**Community Development Department**  
**City of Colleyville**  
**100 Main Street**  
**Colleyville, TX 76034**  
[Citizenletters@colleyville.com](mailto:Citizenletters@colleyville.com)



## NOTICE OF PUBLIC HEARING



If the property owners of 20% or more of the land within the 200 foot notification area file a written protest prior to the public hearing, State law provides that the approval of the zoning change request shall require the approval of a super majority vote by City Council.

The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas 76034. A brief project description can be found online on the Agenda Packet and Active Development Case map (please use your phone's camera to scan QR code below):



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

*Kris Potts*

Kris Potts  
Planner

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



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

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

## **ORDINANCE O-25-XXXX**

**AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 11.81 ACRES, BEING TRACTS 4A2 & 4B2, 4A3 & 4B3, & 4E, ABSTRACT 295, WILLIAM E. CROOKS SURVEY, BY AUTHORIZING A REZONING FROM AG AGRICULTURAL TO R-40 SINGLE-FAMILY RESIDENTIAL SINGLE-FAMILY RESIDENTIAL DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS,** the City of Colleyville has received an application for a rezoning from AG Agricultural to R-40 Single-Family Residential district under Case No. ZC25-006; and

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

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

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

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

- Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a rezoning from AG Agricultural to R-40 Single-Family Residential on 11.81 acres, being Tracts 4A2 & 4B2, 4A3 & 4B3, &



4E, Abstract 295, William E. Crooks Survey, located at 7316 and 116 John McCain Rd, as depicted on the attached as Exhibit "A".

- Sec. 2. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 3. THAT the above described tract of land shall be subject to the following conditions:

**1. GENERAL**

- a. As depicted in the attached Exhibit "A" and Exhibit "B"

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

**AND IT IS SO ORDERED.**

The first reading and public hearing being conducted on the 6th day of May 2025.

The second reading and public hearing being conducted on the 13th day of May 2025.

PASSED AND APPROVED BY A VOTE OF \_ AYES, \_ NAYS, AND \_  
ABSTENTIONS ON THIS THE 13<sup>TH</sup> DAY OF MAY 2025.

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

**ATTEST:**

**CITY OF COLLEYVILLE**

Christine Loven, TRMC  
City Secretary

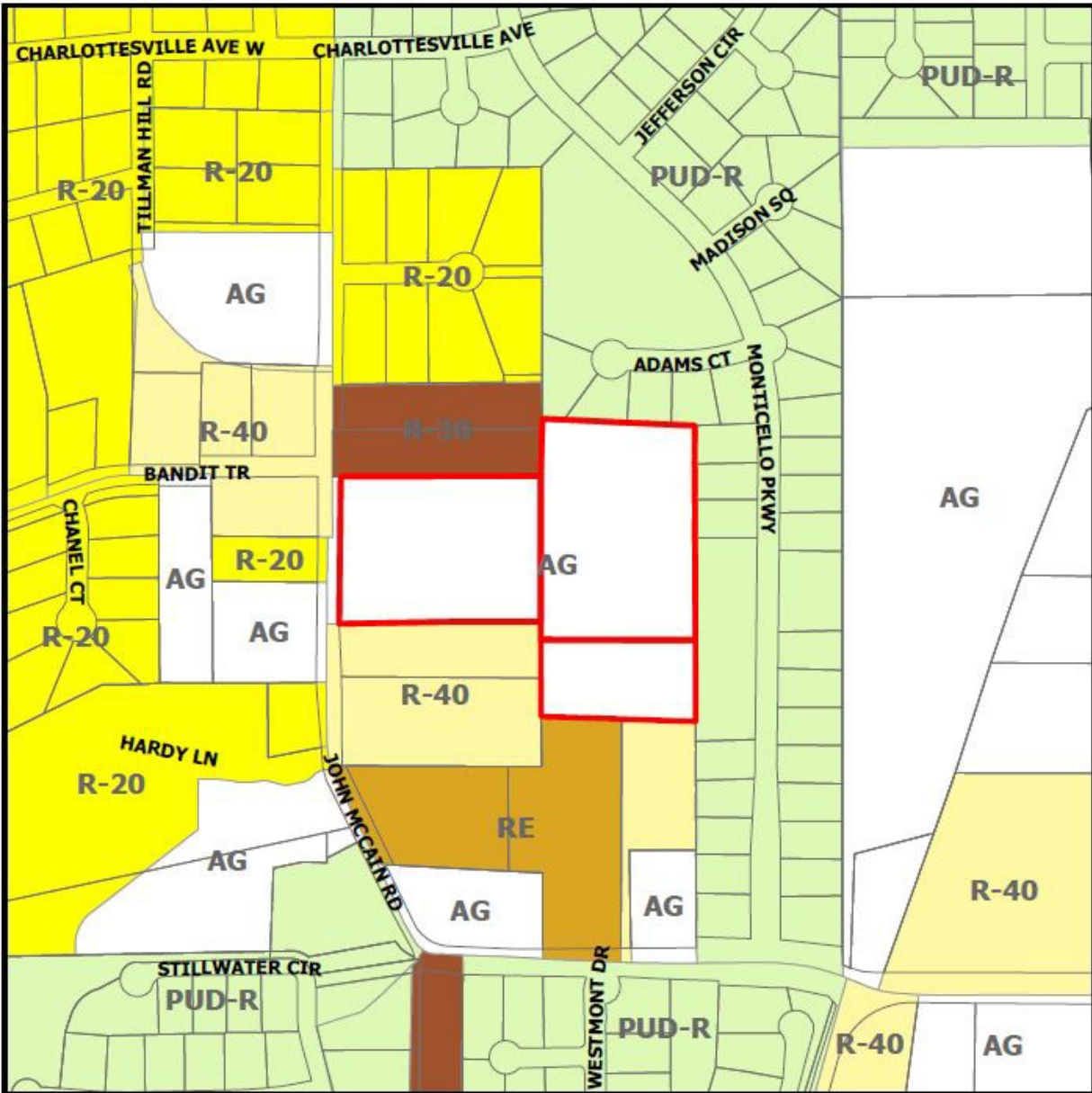
Bobby Lindamood  
Mayor

**APPROVED AS TO FORM:**

Whitt Wyatt  
City Attorney



## Exhibit "A" - Location and Zoning Map



# Exhibit "B" – Site Plan



| Site Data Summary Chart        |                           |
|--------------------------------|---------------------------|
| Single-Family Residential Lots | 10                        |
| Residential Lots               | 85.48 %                   |
| R.O.W.                         | 10.17 ac.                 |
| R.O.W. Dedication              | 1.41 ac.                  |
| Gross Acreage                  | 1.03 %                    |
| Site Data                      | 100.00 %                  |
| Gross Acreage                  | 11.70 ac.                 |
| Gross Density                  | 11.70 ac.                 |
| Lot Summary                    | 10                        |
| Minimum Lot Size               | 40,017 s.f.               |
| Average Lot Size               | 44,305 s.f.               |
| Zoning & Current Use           |                           |
| Existing Zoning:               | AG                        |
| Proposed Zoning:               | Residential               |
| Current Use:                   | Single-Family Residential |

Planner: SAGE GROUP, INC.  
 11000 West 10th Street, Suite 100  
 Fort Worth, TX 76132  
 817-742-2424



Concept Plan

Holt Farms  
 Colleyville, Tarrant County, Texas





# CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

---

**Agenda Number** 2h

**Agenda Date** 4/14/2025

**Number** -

**Type** Public Hearing Agenda Items

**Department** Community Development

---

## Title

Consideration of a Special Use Permit for a fence on Lot 1, Block 2, Arbor Estates II Addition, being approximately 0.49 acres, and zoned R-20 Single Family Residential, Case ZC25-008

## Explanation

Make Me Construction, the applicant, has submitted a request for a Special Use Permit (SUP) for a fence on Lot 1, Block 2, Arbor Estates II Addition, being approximately 0.49 acres, and zoned R-20 Single Family Residential. The SUP request is to allow for an eight-foot wooden fence to be placed within the required street side yard setback.

**Existing Conditions/Background:** The subject property, 5411 Sycamore Court, resides at the intersection of Sycamore Court and Poplar Lane and has R-20 Single Family Residential zoning. The property has an existing single-family home with an existing wooden fence.

**SUP Request:** The applicant is requesting approval of an SUP to allow for a wood fence that is eight-feet in height to encroach onto the required street side yard setback. Wood fences that are greater than 25% opaque construction cannot be placed within the required 30-foot street side yard setback without the approval of an SUP.

Chapter 3, Section 3.26 of the Land Development Code outlines the regulations for fences, freestanding walls, and screening materials, specifying the maximum size and location of fencing permitted on a residential lot by staff.

"E. Fence and Free-Standing Wall Setback Requirement:

2. Corner Side Yards: Except where allowed elsewhere in this chapter, no fence or freestanding wall greater than thirty (30) inches in height and greater than twenty-five (25) percent opaque construction shall extend into the required street side yard. A fence that is greater than thirty (30) inches in height and no greater than twenty-five (25) percent opaque construction may extend into the required street yard and be located not less than ten (10) feet from the side property line. The regulations of 1.a through 1.d above shall apply."

**Special Use Permit Provision:** Any request for a building permit for a fence/wall which does not meet the criteria in this Section shall only be authorized after approval of a Special Use Permit by the City Council using the procedures contained elsewhere in

this Land Development Code.

**Analysis:** The applicant is requesting a SUP which would allow for an eight-foot wood fence to be built within the street side yard setback required on corner lots. The fence has greater than 25% opaque construction and would need to be placed at a 30' street side yard setback to be compliant with the regulations of the Land Development Code. The fence would be a replacement of an existing fence, which is in dilapidated condition, and would be placed at a 15' build line.

**Plat Status:** The property is platted as Lot 1, Block 2, Arbor Estates II Addition.

**DRC Review:** The DRC reviewed the request during their March 24, 2025, meeting and determined the case would be scheduled for the next available Planning and Zoning Commission meeting.

**Drainage:** NA

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

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

**Staff Recommendation:** Staff is neutral on this request.

## Recommendation

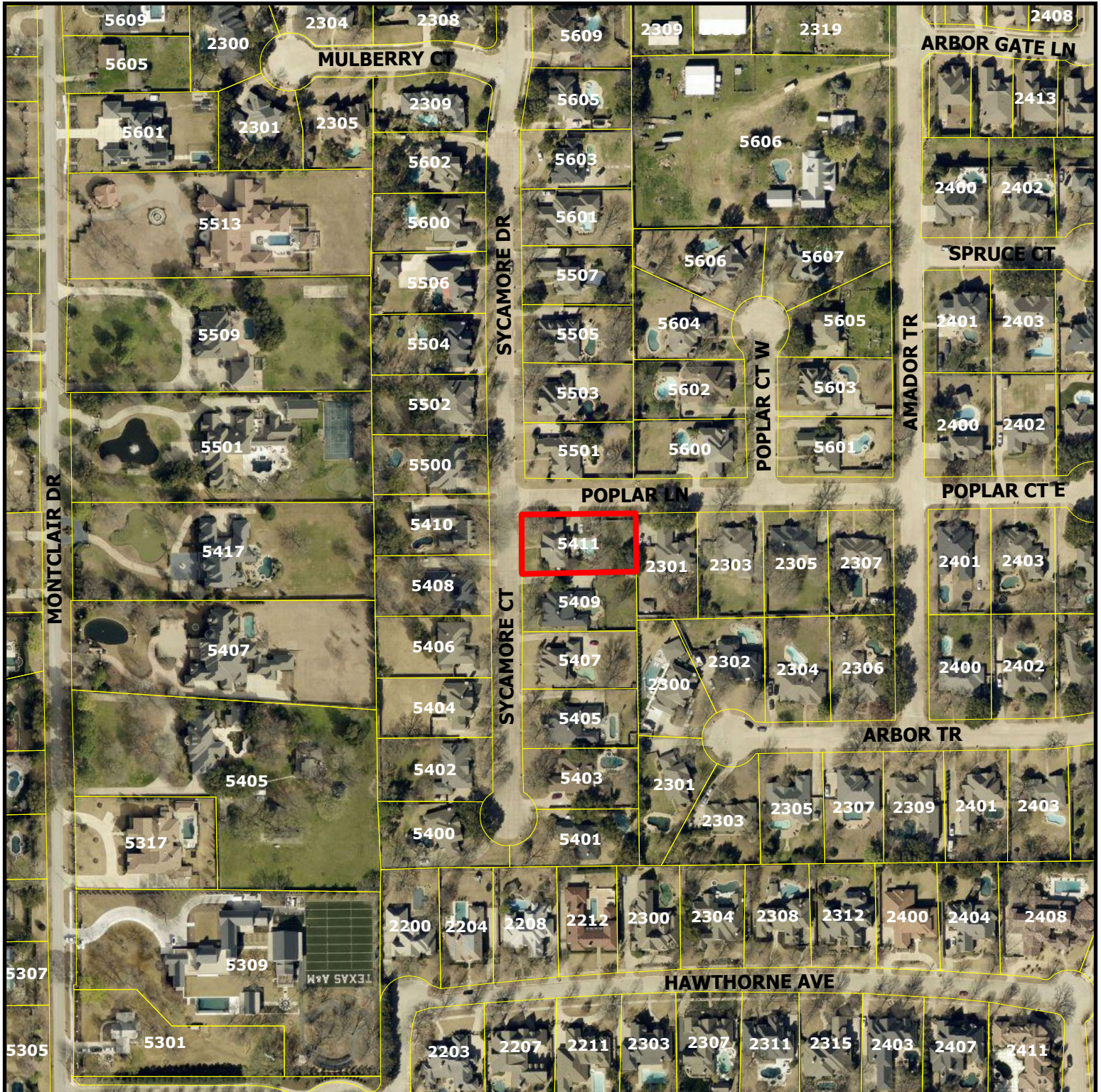
None

## Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Zoning Exhibit
5. Turner existing fence
6. Fence Permit Information
7. Photos Provided by Applicant
8. Notification Map
9. Notification Letter
10. Notification List
11. Draft Ordinance
12. Letters Received



# Aerial Map

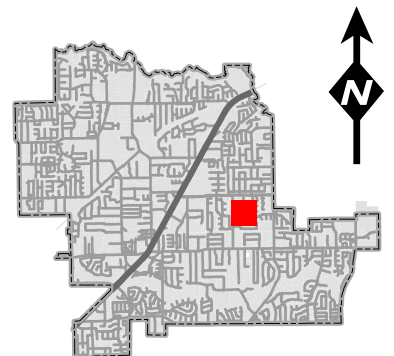


## ZC25-008

5411 Sycamore Court



Subject Property

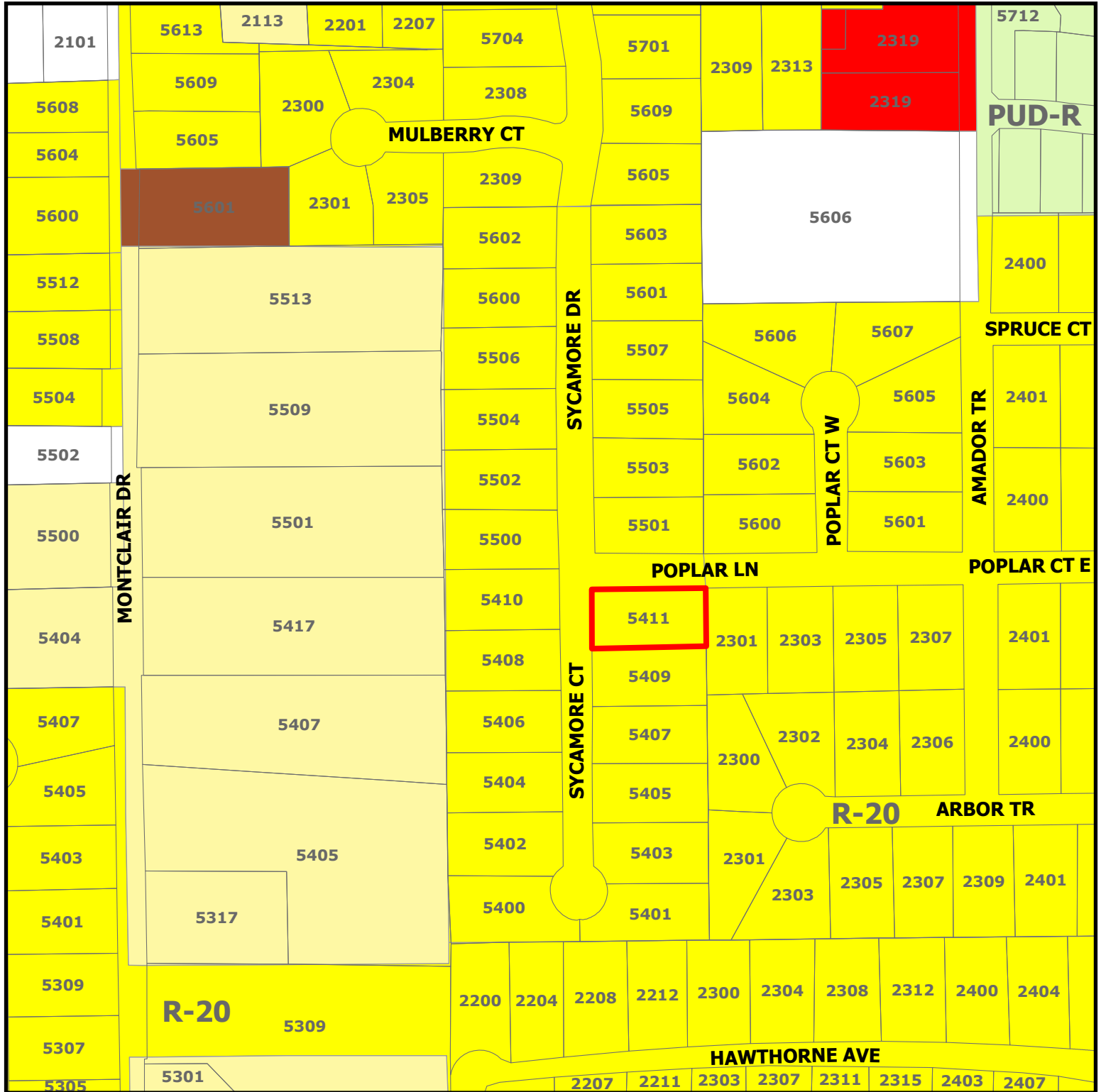


### DISCLAIMER:

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# Zoning Map

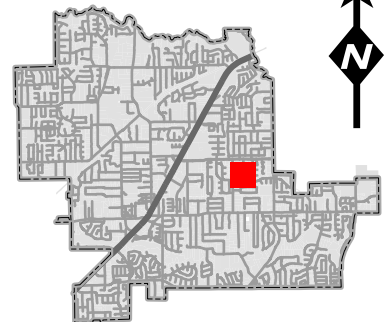


**ZC25-008**

**5411 Sycamore Court**



Subject Property



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# Future Land Use Map

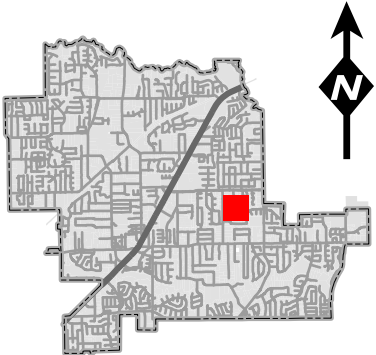


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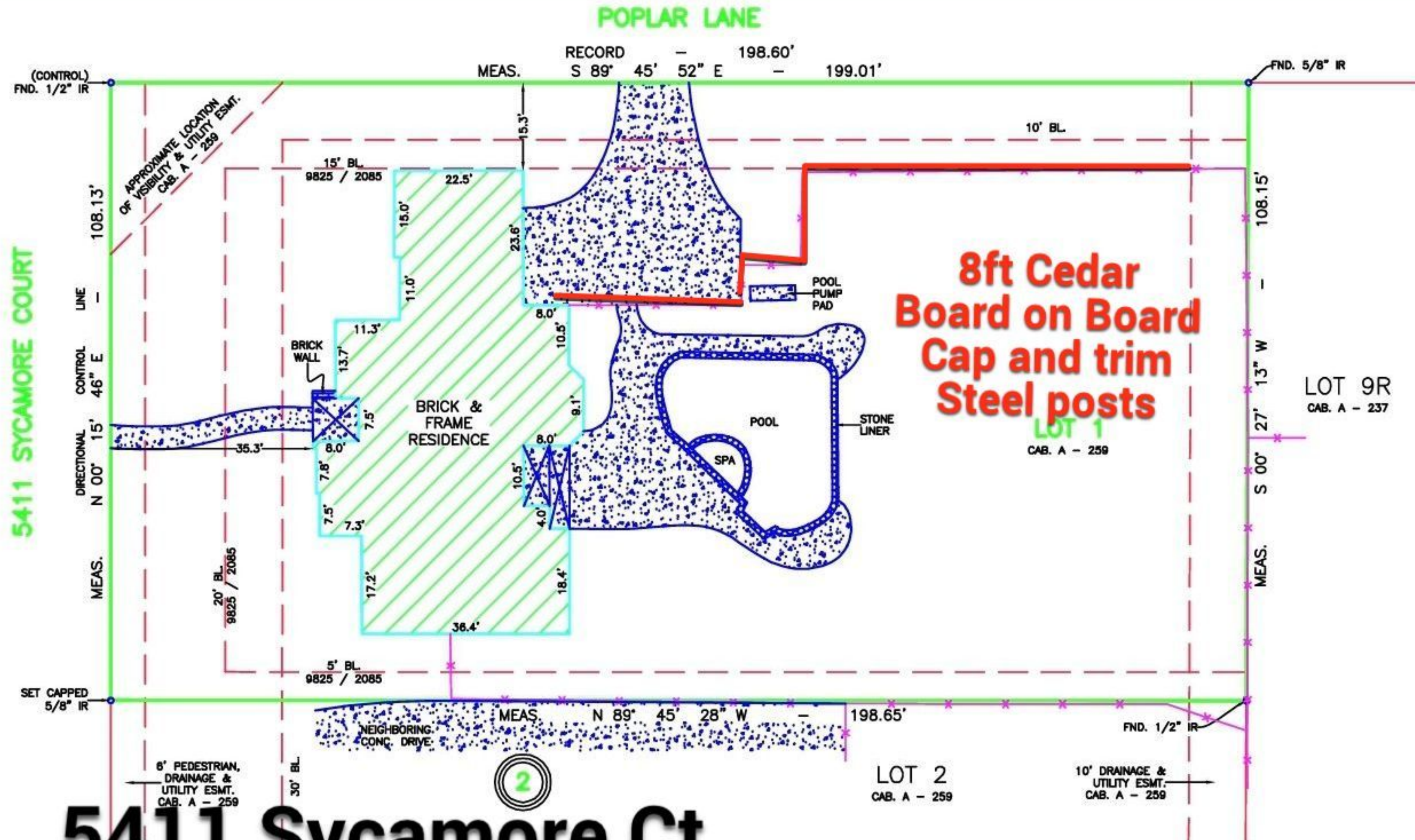
## ZC25-008

5411 Sycamore Court

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







# 5411 Sycamore Ct, Colleyville, TX 76034

Reference No: 1605165411 G.F. No: 1613385-SCDF  
Title Co: INDEPENDENCE TITLE COMPANY  
Purchaser: TURNER & ANDREWS

## PROPERTY DESCRIPTION

Lot 1, Block 2, ARBOR ESTATES II, an Addition to the City of Colleyville, according to the map or plat thereof recorded in Cabinet A, Slide 259, Plat Records, Tarrant County, Texas.

## SURVEYORS CERTIFICATION

I, DAVID J. ROSE, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE BOUNDARY LINE, AND DIMENSIONS OF THE LAND INDICATED THEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, SAID PROPERTY BEING SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS AND RESTRICTIONS THAT MAY BE OF RECORD, AND THAT ONLY THE EASEMENTS SHOWN ON THE REFERENCED PLAT OF RECORD, VISIBLE EASEMENTS AND THOSE OF WHICH THE SURVEYOR HAS BEEN GIVEN WRITTEN NOTICE FROM TITLE COMPANY ARE SHOWN ON THIS PLAT. SURVEYOR DID NOT ABSTRACT THIS PROPERTY. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE TITLE COMPANY AND PURCHASER SHOWN AND IS LICENSED FOR ONE SINGLE USE. THIS SURVEY WILL BE VOID IF USED BY ANY OTHER PERSON OR FOR ANY OTHER PURPOSE. SURVEYOR BEARS NO RESPONSIBILITY FOR SAID USE.

**PROLINE**  
SURVEYING LTD.

www.prolinesurveyors.com  
Ph# 817-276-1148 info@prolinesurveyors.com

© Proline Surveying, LTD. 2016  
SURVEY CAN BE UPDATED FOR DISCOUNTED PRICE

DRAWN BY: AV DATE: 5/18/16

SURVEY ONLY VALID WITH ORIGINAL SIGNATURE



|  |                    |
|--|--------------------|
|  | BOUNDARY LINE      |
|  | BUILDING           |
|  | OVERHEAD UTILITIES |
|  | FENCE              |
|  | BRICK              |
|  | WOOD DECK          |
|  | CONCRETE           |

This survey is hereby  
accepted and approved.

Purchaser

Purchaser

Date

STATE FIRM REGISTRATION NUMBER 10193797



*David J. Rose*





Mar 10, 2025 4:50:02 PM





## **FENCE PERMIT APPLICATION**

(Please print clearly)

| Property Owner Information                 |            |                                | Applicant/Contractor Information                    |             |
|--------------------------------------------|------------|--------------------------------|-----------------------------------------------------|-------------|
| Project Address<br>5411 Sycamore Ct        |            |                                | Fence Contractor (Co. Name)<br>Make Me Construction |             |
| Lot<br>1                                   | Block<br>2 | Subdivision<br>ARBOR ESTAES II | Applicant Name<br>Sean Holland                      |             |
| Property Owner Name<br>SABRINA TURNER      |            |                                | Applicant Email<br>info@makemeconstruction.com      |             |
| Property Owner Address<br>5411 Sycamore Ct |            |                                | Applicant Phone                                     |             |
| City / State / Zip<br>Colleyville/TX/76034 |            |                                | Field contact person (if different than above)      | Cell phone: |

| Fence Material                           | Height (feet) | Fence Purpose                                                                              |
|------------------------------------------|---------------|--------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Wood | _____         | <input type="checkbox"/> Yard Enclosure Only (no pool/spa protection)                      |
| <input type="checkbox"/> Wrought Iron    | _____         | <input checked="" type="checkbox"/> Swimming Pool Enclosure (complies with IRC Appendix G) |
| <input type="checkbox"/> Chain Link      | _____         | <input type="checkbox"/> Retaining Wall (requires engineered plans)                        |
| <input type="checkbox"/> Masonry**       | _____         | <input type="checkbox"/> Development Screen (complies with LDC)                            |
| <input type="checkbox"/> Other           | _____         | <input type="checkbox"/> Other (complies with PUD or LDC)                                  |

\*\*Masonry = Engineered Footing/Foundation plan

**\*\*Fence Is Located in a Drainage and/or Utility Easement** ☒ yes ☐ no

**\*\*Notorized affidavit with property owner's signature must be attached for fence installation in an easement**

| Applicant Signature          |                                  |
|------------------------------|----------------------------------|
| Printed Name<br>Sean Holland | Signature<br><i>Sean Holland</i> |

The owners signature below is an acknowledgement that a contract exists between the owner and the general contractor. The city is not a party to the contract and only reviews and inspects the project for compliance with adopted codes. Any disputes between the parties does not involve the city or its staff. The permit belongs to the applicant and no other permits will be issued for the same scope of work until the existing permit is finalized, canceled, expired, or transferred by the applicant.

| Owner Information                                                                                                                                          |       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|
| Printed Name<br>SABRINA TURNER                                                                                                                             | Phone |
| Signature<br><br><small>Sabrina Turner (Mar 22, 2025 12:18 CDT)</small> |       |





## **AFFIDAVIT FOR FENCE ENCROACHMENT INTO EASEMENT**

SITE ADDRESS \_\_\_\_\_

FENCE CONTRACTOR \_\_\_\_\_

**The fence contractor and property owner verify that ALL of the following conditions are understood and accepted:**

- **Property Owner shall initial each item below:**
- \_\_\_\_\_ Fence will not obstruct or impede access to public utilities for construction, reconstruction and maintenance by the City or authorized agent
- \_\_\_\_\_ Fence will not obstruct or impede the conveyance of surface runoff in drainage swales or drainage ways
- \_\_\_\_\_ Fence will not be located so as to divert or impede the normal flow of storm water from the platted drainage or utility easement
- \_\_\_\_\_ Fence will not be located less than 6 feet from any City-owned and operated underground utility, including without limitation, water, sewer, and storm sewer pipes currently in place, except for easement crossings
- \_\_\_\_\_ Fence will not create any encroachment or obstruction of sight distance
- \_\_\_\_\_ In the event the City or a utility company must perform maintenance, inspection or replacement of utility lines located with a public easement, such party shall not be liable for replacement of any fence, wall, ground cover, shrubs, trees, etc., located within a public easement

(PRINT) PROPERTY OWNER'S NAME: \_\_\_\_\_

PROPERTY OWNER'S SIGNATURE: \_\_\_\_\_

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

On this \_\_\_\_ day of \_\_\_\_, in the year\_\_\_\_\_, before me \_\_\_\_\_, Notary Public, personally appeared \_\_\_\_\_.

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is (are) subscribed to this instrument, and acknowledged that he (she/they) executed it.

WITNESS my hand and official seal.

\_\_\_\_\_  
Notary's Signature

\_\_\_\_\_  
Notary's Name (print)

My commission expires: \_\_\_\_\_

# Turner Fence Permit

Final Audit Report

2025-03-22

|                 |                                              |
|-----------------|----------------------------------------------|
| Created:        | 2025-03-22                                   |
| By:             | Sean Holland (info@makemeconstruction.com)   |
| Status:         | Signed                                       |
| Transaction ID: | CBJCHBCAABAAQ35WhgRWcNFmynx_zchqXc46ly6BRqDG |

## "Turner Fence Permit" History

-  Document created by Sean Holland (info@makemeconstruction.com)  
2025-03-22 - 1:07:08 PM GMT- IP address:
-  Document emailed to sabrina turner for signature  
2025-03-22 - 1:07:13 PM GMT
-  Email viewed by sabrina turner  
2025-03-22 - 5:16:25 PM GMT- IP address:
-  Document e-signed by sabrina turner  
Signature Date: 2025-03-22 - 5:18:00 PM GMT - Time Source: server- IP address:
-  Agreement completed.  
2025-03-22 - 5:18:00 PM GMT









TEXAS  
CPD-0391



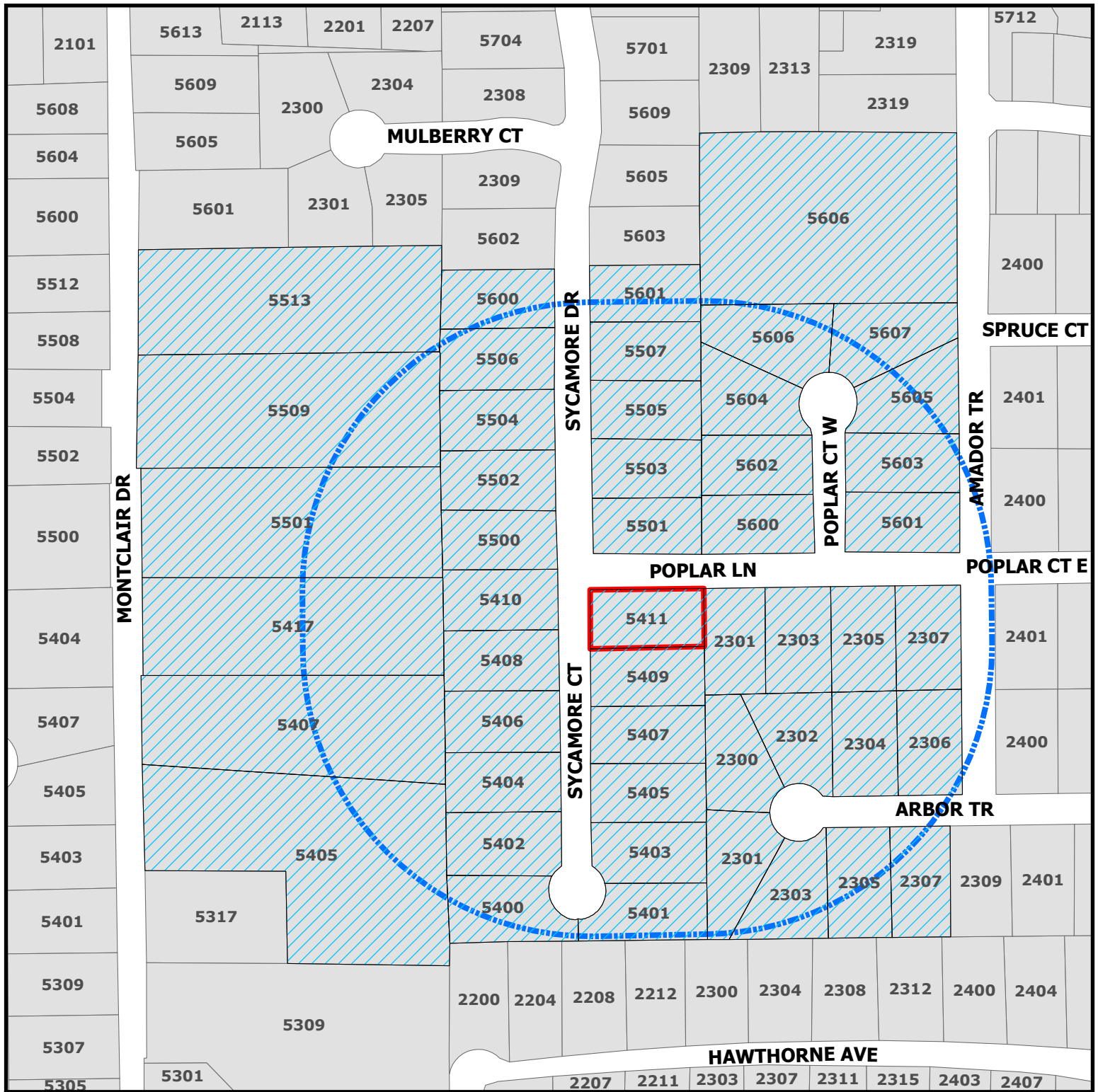








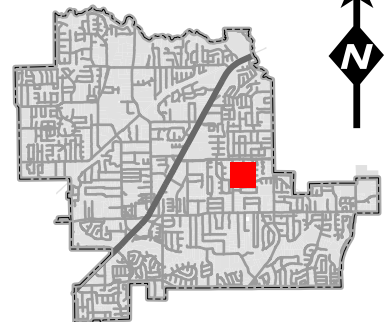
# Notification Map



## ZC25-008

5411 Sycamore Court

-  Parcels to be notified
-  Buffer
-  Subject Property



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## NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

**Planning and Zoning Commission Meeting: Monday, April 14, 2025 at 7:00 p.m.**  
**City Council Meetings: Tuesday, May 6, 2025 & Tuesday, May 13, 2025 at 7:00 p.m.**  
**3rd floor of City Hall, 100 Main Street, Colleyville, Texas**

**Request:** Consideration of a Special Use Permit for a fence on Lot 1, Block 2, Arbor Estates II Addition, located at 5411 Sycamore Court, Case ZC25-008. The request is to allow for an 8-foot wooden fence to be placed within the required street side yard.

**Zoning Case:** ZC25-008

**Applicant:** Make Me Construction

**Owner:** David Turner

**Location:** 5411 Sycamore Court

**Property Description:** Lot 1, Block 2, Arbor Estates II Addition

**Present Zoning:** R-20, Single Family Residential

This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request. Denial of the proposal by the Commission is final, unless the applicant submits a written notice of appeal within 10 days from the date of action by the Commission. If appealed, the request will be placed on the next available City Council agenda as listed above. Rezoning requests, zoning amendments and conditions recommended by the Commission for approval by the City Council may be more restrictive than those described in this notice.

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

**Community Development Department**  
**City of Colleyville**  
**100 Main Street**  
**Colleyville, TX 76034**  
[Citizenletters@colleyville.com](mailto:Citizenletters@colleyville.com)

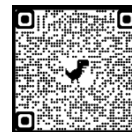


## NOTICE OF PUBLIC HEARING



If the property owners of 20% or more of the land within the 200 foot notification area file a written protest prior to the public hearing, State law provides that the approval of the zoning change request shall require the approval of a super majority vote by City Council.

The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas 76034. A brief project description can be found online on the Agenda Packet and Active Development Case map (please use your phone's camera to scan QR code below):



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

*Kris Potts*

Kris Potts  
Planner



| Owner_Name                                             | Situs_Addr        |
|--------------------------------------------------------|-------------------|
| DIESEL HOME TRUST                                      | 5513 MONTCLAIR DR |
| BHATTARAI REVOCABLE TRUST                              | 5509 MONTCLAIR DR |
| HALL, CHARLIE W                                        | 5606 AMADOR TR    |
| HOTT, MICHAEL J                                        | 5405 MONTCLAIR DR |
| HU, GANG                                               | 5407 MONTCLAIR DR |
| ZACHARIAS, ANDREW                                      | 5501 MONTCLAIR DR |
| LAMB, MARCUS D                                         | 5417 MONTCLAIR DR |
| TOOKEY LIVING TRUST                                    | 5601 POPLAR CT W  |
| TOOKEY, RICHARD                                        | 2303 POPLAR LN    |
| HALLMARK, SANDRA                                       | 2305 POPLAR LN    |
| SCHNEIDER, RONALD                                      | 2307 POPLAR LN    |
| THE ARINGTON FAMILY TRUST                              | 2306 ARBOR TR     |
| BOLTON, JEFFREY M                                      | 2304 ARBOR TR     |
| JACH, ANTHONY                                          | 2302 ARBOR TR     |
| CLARK, CHRISTOPHER G                                   | 2300 ARBOR TR     |
| GRIFFITH, MARK                                         | 2301 ARBOR TR     |
| PECK, STEVEN J                                         | 2303 ARBOR TR     |
| BOX, DENNIS                                            | 2305 ARBOR TR     |
| WYLIE, C TODD                                          | 5603 POPLAR CT W  |
| CHARLES AND KAY HUSBY FAMILY TRUST                     | 2307 ARBOR TR     |
| TIAN, YOUQIN                                           | 5605 POPLAR CT W  |
| CASE, GARY                                             | 5607 POPLAR CT W  |
| NAJA, NICOLE                                           | 5606 POPLAR CT W  |
| FARISS ROBERT AND LESLIE FARISS REVOCABLE LIVING TRUST | 5604 POPLAR CT W  |
| YATES, CLINT                                           | 5602 POPLAR CT W  |
| WALLACE, MATTHEW                                       | 5600 POPLAR CT W  |
| TAYLOR, THOMAS P                                       | 2301 POPLAR LN    |
| JORDON, CHARLES                                        | 5501 SYCAMORE DR  |
| HALL FAMILY TRUST                                      | 5503 SYCAMORE DR  |
| COBURN, KEITH BARON                                    | 5505 SYCAMORE DR  |
| HILL, MARK                                             | 5507 SYCAMORE DR  |
| EMPKEY, PAULA                                          | 5601 SYCAMORE DR  |
| TURNER, DAVID                                          | 5411 SYCAMORE CT  |
| SETSER, DALLAS                                         | 5406 SYCAMORE CT  |
| PURIFOY LIVING TRUST                                   | 5408 SYCAMORE CT  |
| MACCAMMOND, JAMES                                      | 5410 SYCAMORE CT  |
| HOLLAND, ERIC                                          | 5500 SYCAMORE DR  |
| TYLER, THOMAS G                                        | 5502 SYCAMORE DR  |
| CELINSKI, TODD                                         | 5504 SYCAMORE DR  |
| HAUSMAN, STEVEN                                        | 5506 SYCAMORE DR  |
| BURROUGHS, CHARLES                                     | 5600 SYCAMORE DR  |
| LANG, JOEL R                                           | 5409 SYCAMORE CT  |
| DITMARS, FREDERICK                                     | 5407 SYCAMORE CT  |
| COURTNEY, SHAWN                                        | 5405 SYCAMORE CT  |
| KYGER, DUSTIN                                          | 5403 SYCAMORE CT  |
| ROBERTS, LAURA                                         | 5401 SYCAMORE CT  |
| JENKINS, THOMAS                                        | 5400 SYCAMORE CT  |
| WILSON, LORIN RAY                                      | 5402 SYCAMORE CT  |
| SPENCE, RYLAN                                          | 5404 SYCAMORE CT  |
| LEYTON GROVE ADDITION                                  | COURTESY NOTICE   |
| ARBOR ESTATES                                          | COURTESY NOTICE   |
| ARBOR ESTATES II                                       | COURTESY NOTICE   |
| ENCLAVE AT ARBOR ESTATES, THE                          | COURTESY NOTICE   |
| MONTCLAIR PARC ADDITION                                | COURTESY NOTICE   |
| GRAPEVINE COLLEYVILLE ISD                              | STATE REQUIRED    |



## **ORDINANCE O-25-XXXX**

**AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 0.49 ACRES, BEING LOT 1, BLOCK 2, ARBOR ESTATES II ADDITION, LOCATED AT 5411 SYCAMORE DR, BY AUTHORIZING A SPECIAL USE PERMIT TO ALLOW FOR A FENCE TO ALLOW FOR A FENCE TO EXTEND INTO THE STREET SIDE YARD SETBACK AND BE LOCATED 15 FEET OFF THE PROPERTY LINE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS,** the City of Colleyville has received an application for a Special Use Permit to allow for a fence to extend into the street side yard setback and be located 15 feet off the property line under Case No. ZC25-008; and

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

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

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

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

Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit to allow for a fence on 0.49 acres,



being Lot 1, Block 2, Arbor Estates II Addition, located at 5411 Sycamore Dr, as depicted on the attached as Exhibit "A".

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

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

**1. GENERAL**

- a. The Special Use Permit shall allow an 8-foot wood fence to extend into the street side yard setback and be placed 15 feet off the property line.
- b. It shall be generally consistent with the site plan and as depicted on the attached Exhibit "B".
- c. All requirements of the Land Development Code shall be met, except where amended herein.

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

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

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

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



**AND IT IS SO ORDERED.**

The first reading and public hearing being conducted on the 6<sup>th</sup> day of May 2025.

The second reading and public hearing being conducted on the 13<sup>th</sup> day of May 2025.

PASSED AND APPROVED BY A VOTE OF \_ AYES, \_ NAYS, AND \_ ABSTENTIONS  
ON THIS THE 13<sup>TH</sup> DAY OF May 2025.

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

**ATTEST:**

**CITY OF COLLEYVILLE**

Christine Loven, TRMC  
City Secretary

Bobby Lindamood  
Mayor

**APPROVED AS TO FORM:**

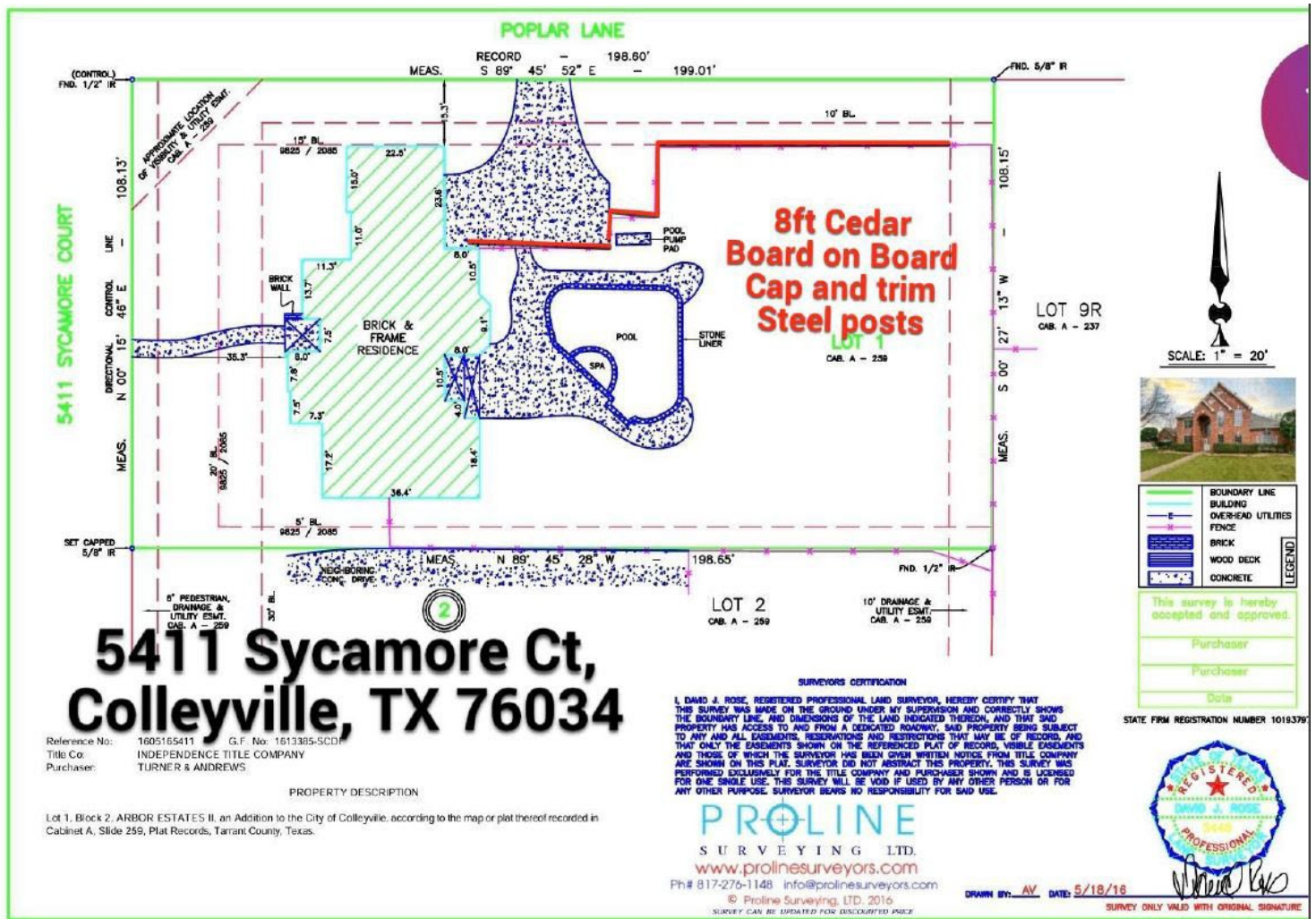
Whitt Wyatt  
City Attorney



[illegible]



# Exhibit "B" – Fence Exhibit





**From:**   
**To:** [Citizen Letters](#)  
**Subject:** Case#ZC25-008  
**Date:** Saturday, April 5, 2025 6:50:09 PM

---

Please allow this homeowner to replace their fence on its existing location.  
If they move it their pool equipment would be exposed and their tree would have to be removed.  
The corner they are on is a residential street with minimal traffic.  
Thank you  
Keith Coburn. AOC President Arbor Estates HOA.  
5505 Sycamore Drive.



**From:** [REDACTED]  
**To:** [Citizen Letters](#)  
**Cc:** [REDACTED]  
**Subject:** Zoning Case ZC25-008  
**Date:** Monday, April 7, 2025 9:50:41 AM

---

Ref: Special Use Permit for fence replacement on Lot 1, Block 2, Arbor Estates II  
Addition  
5411 Sycamore Court

Good morning. First of all, we appreciate all you do to keep Colleyville special.

We are neighbors, residing at 5506 Sycamore Drive, who support Sabrina Turner's request for special use permit. Additionally, I serve on the Arbor Estates Architectural Control Committee which, while just an advisory role, supports the permit as well. Both Keith Coburn and I are planning to attend the meeting on April 14<sup>th</sup>.

Please consider that the regulatory cure is worse than the intended benefit: loss of usable yard property, unsightly exposure of pool equipment, no discernible safety or environmental benefits.

Thank you for your consideration.

Regards,

Steven & Deb Hausman  
5506 Sycamore Dr, Colleyville TX 76034  
[REDACTED]



**From:** [REDACTED]  
**To:** [Citizen Letters](#); [REDACTED]  
**Subject:** Special use permit for a fence  
**Date:** Saturday, April 5, 2025 12:26:27 PM

---

Hello, my name is Richard Tookey and I reside at 5601 Poplar Ct W, Colleyville. I received a notice of public hearing pertaining to a special use permit for a fence on lot 1 block 2 Arbor Estates II. Located at 5411 Sycamore Court, Colleyville, TX.

I am very much in favor of allowing this special use permit for a fence at that location. The current property owner wishes to replace their old fence in the same spot that it was originally built when it was newly constructed. If the new regulation on Fence building in Colleyville requires this owner to push his fence further away from the curb, it will expose pool equipment and Greatly reduce his backyard privacy space.

Please allow this home owner to build his fence at the requested location.

Thank you  
Richard Tookey



**From:** [REDACTED]  
**To:** [Citizen Letters](#)  
**Subject:** Special Use Permit for Fence  
**Date:** Monday, April 7, 2025 12:56:21 PM

---

Hello, my name is Kelly Tookey and I reside at 5601 Poplar Ct W, Colleyville. I also own 2303 Poplar Lane, both residences are within the 500 ft zone of this Permit. I received a notice of public hearing pertaining to a special use permit # ZC25-008 for a fence on lot 1 block 2 Arbor Estates II. Located at 5411 Sycamore Court, Colleyville, TX.

I am very much in favor of allowing this special use permit for a fence at that location. The current property owner wishes to replace their old fence in the same spot that it was originally built when it was newly constructed. If the new regulation on Fence building in Colleyville requires this owner to push his fence further away from the curb, it will expose pool equipment and Greatly reduce his backyard privacy space, as well as likely affect trees in their backyard.

I request you vote allow this home owner to build his fence at the requested location.

--

Kelly Tookey  
[REDACTED]