



CITY OF COLLEYVILLE CITY COUNCIL AGENDA

100 Main Street, Colleyville, Texas, 76034

TUESDAY, MAY 6, 2025

**WORKSESSION
5:30 PM
EXECUTIVE CONFERENCE ROOM
THIRD FLOOR**

CALL TO ORDER

- WS-1** SafeHaven of Tarrant County Presentation
- WS-2** Discussion of updated street signs at signalized intersections
- WS-3** Financial analysis of a homestead exemption
- WS-4** Discussion of the May 6, 2025, City Council regular agenda items

1. EXECUTIVE SESSION - In accordance with Texas Government Code, Chapter 551, Subchapter D

Section 551.071 - Legal - Consultation with the City Attorney regarding items on the agenda or for matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Code

Section 551.072 - Real Estate - Deliberate the purchase, exchange, lease, or value of real property for City facilities

Section 551.087 - Economic Development - Discuss or deliberate regarding commercial or financial information the City has received from business prospects the City seeks to have locate, stay, or expand in the City and with which the City is conducting economic development negotiations; deliberate the offer of a financial or other incentive to a business prospect

**REGULAR MEETING
7:00 P.M.
CITY COUNCIL CHAMBERS**

**INVOCATION: Reverend Mike Dawson, First United Methodist Church
PLEDGE OF ALLEGIANCE: City Attorney Nicole Corr**

- 2. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-25-5035**
- 3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS**
- 4. CONSENT: READING AND PUBLIC HEARING - RESOLUTION R-25-5036**
 - 4a** Approval of the minutes of the regular City Council meeting of April 15, 2025
 - 4b** Approval of the second amended and restated contract with Community Waste Disposal for an additional seven year term
- 5. ORDINANCE(S): FIRST READING AND PUBLIC HEARING**
 - 5a Ordinance O-25-2324**

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
 - 5b Ordinance O-25-2325**

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
 - 5c Ordinance O-25-2326**

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
 - 5d Ordinance O-25-2327**

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
 - 5e Ordinance O-25-2328**

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 ZC25-006
 - 5f Ordinance O-25-2329**

Amending Chapter 86 (Streets, Sidewalks and Other Public Places) of the City of Colleyville Code of Ordinances by repealing and replacing Article I entitled "In General"; adopting safety restrictions for the use of electronic bicycles and electronic scooters within the City

6. RESOLUTION(S): READING AND PUBLIC HEARING**6a Resolution R-25-5037**

Consideration of a right-of-way abandonment of 0.30 acres for Lot 4R, Block 1, Nystel Addition, being Lot 1, Block 1, Nystel Addition, located at 1809 John McCain Road, Case GC25-002

6b Resolution R-25-5038

Consideration of a replat for Lot 4R, Block 1, Nystel Addition, being Lot 1, Block 1, Nystel Addition, located at 1809 John McCain Road, Case PC25-009

6c Resolution R-25-5039

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

7. CITIZEN COMMENTS**8. REPORTS**

Planning and Zoning Commission Minutes - March 10, 2025

Planning and Zoning Commission Worksession Minutes - March 24, 2025

9. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, MAY 6, 2025 - READING AND PUBLIC HEARING - RESOLUTION R-25-5040**10. ADJOURNMENT**

I hereby certify this agenda was posted on City Hall bulletin boards *Friday, May 2, 2025* by 5:00 p.m.

Christine Loven, TRMC
City Secretary

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 817.503.1130, and reasonable accommodations will be made to assist you.



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number WS-1

Agenda Date 5/6/2025

Type Worksession

Department City Secretary

Title

SafeHaven of Tarrant County Presentation

Explanation

Kathryn Jacob, President and CEO of SafeHaven of Tarrant County, will provide a presentation and answer questions of the City Council regarding the county's only state-designated domestic violence organization.

Attachments



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number WS-2

Agenda Date 5/6/2025

Type Worksession

Department City Manager

Title

Discussion of updated street signs at signalized intersections

Explanation

This agenda item provides for a follow-up discussion of updated street signs at signalized intersections. Previous City Council Worksession discussions were held on January 7 and March 11, 2025.

Attachments

1. Street Sign Presentation



Branding Extension: Street Signs

City Council Worksession
May 6, 2025



Signalized Intersections

1. SH26 & Longwood Drive
2. SH26 & John McCain (3 signs currently, add 1)
3. SH26 & Tinker Road
4. SH26 & Hall-Johnson Road
5. SH26 & Church Street
6. SH26 & Mission Lane (no signs currently, add 4)
7. SH26 & Main Street / Thompson Terrace
8. SH26 & Glade Road
9. SH26 & Centerpark Drive
10. SH26 & Brown Trail / Mill Valley Drive
11. Cheek-Sparger & Brown Trail
12. Glade Road & Heritage Avenue



*At these intersections there are 47 proposed illuminated street signs.

This style preferred at
January 7 Worksession



► How much for Phase I at signalized intersections?

Estimate of \$38,500

Total of 47 illuminated street name signs (42 are replacements)

Mock-Ups



Mock Up 1: Blue Same as Wayfinding & CV



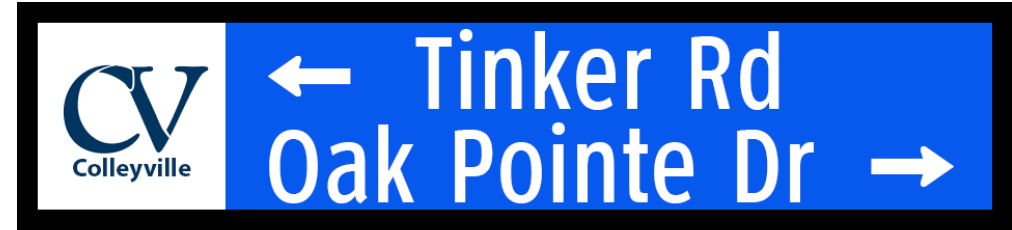
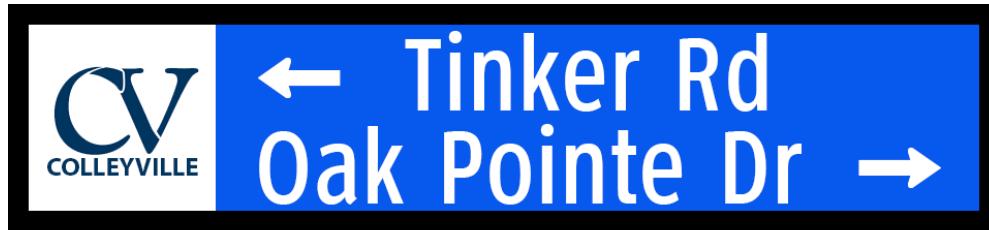
Mock Up 2: Blue Same as Current Street Signs



March 11 Worksession Request- Follow Up



1. Mockup was requested showing “Colleyville” under monogram



2. What is replacement lifecycle?

- 5-year warranty; many work for 10-15 years

3. When were signs on SH26 last replaced?

- SH26 from Tinker to Brown installed 2020-2021
- SH26 at John McCain installed in 2016

Options:

- Proceed with one of the current design options
- Consider additional design options
- Wait a few more years on replacement



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number WS-3

Agenda Date 5/6/2025

Type Worksession

Department Finance

Title

Financial analysis of a homestead exemption

Explanation

This item provides for the discussion of a financial analysis of a homestead exemption.

Attachments



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number WS-4

Agenda Date 5/6/2025

Type Worksession

Department City Secretary

Title

Discussion of the May 6, 2025, City Council regular agenda items



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 1

Agenda Date 5/6/2025

Type Executive Session

Department City Secretary

Title

Section 551.071 - Legal - Consultation with the City Attorney regarding items on the agenda or for matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Code

Section 551.072 - Real Estate - Deliberate the purchase, exchange, lease, or value of real property for City facilities

Section 551.087 – Economic Development - Discuss or deliberate regarding commercial or financial information the City has received from business prospects the City seeks to have locate, stay, or expand in the City and with which the City is conducting economic development negotiations; deliberate the offer of a financial or other incentive to a business prospect

Attachments

RESOLUTION R-25-5035

**A RESOLUTION APPROVING COUNCIL ACTION REGARDING
EXECUTIVE SESSION ITEMS AT THE REGULAR CITY COUNCIL
MEETING OF MAY 6, 2025**

WHEREAS, following discussion in Executive Session, and in full accordance with the requirements of the Open Meetings Act, the City Council determines that the following action is in the best interests of the health, safety, and welfare of the public.

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

Sec. 1. THAT

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 6TH DAY OF MAY 2025.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven
City Secretary, TRMC

Bobby Lindamood
Mayor

RESOLUTION R-25-5036

**APPROVING CITY COUNCIL ACTION UNDER CONSENT ITEMS AT
THE REGULAR CITY COUNCIL MEETING OF MAY 6, 2025**

WHEREAS, City Council has taken action on certain items on the agenda under Consent Items.

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

- Sec. 1. THAT the agenda decisions approved by City Council action under Consent Items as follows are hereby adopted:
- a. Approval of the minutes of the regular City Council meeting of April 15, 2025
 - b. Approval of the second amended and restated contract with Community Waste Disposal for an additional seven year term

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 6TH DAY OF MAY 2025.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven
City Secretary, TRMC

Bobby Lindamood
Mayor



CITY OF COLLEYVILLE
CITY COUNCIL MINUTES
100 Main Street, Colleyville, Texas, 76034

TUESDAY, APRIL 15, 2025

Mayor Bobby Lindamood called the Colleyville City Council Worksession to order on Tuesday, April 15, 2025, at 5:00 p.m.

ROLL CALL: Mayor Bobby Lindamood, Mayor Pro Tem Brandi Elder, Deputy Mayor Pro Tem Scotty Richardson, and Councilmembers Mark Alphonso, Ben Graves, Kimberly Holt Gunderson, and Tim Raine.

ALSO PRESENT: City Manager Jerry Ducay, Assistant City Manager Adrienne Lothery, Police Captain Chuck Tinsman, Community Development Director Ben Bryner, Finance Director Cassie Smith, Public Works and Parks and Recreation Director Lisa Escobedo, City Attorney Nicole Corr, and City Secretary Christine Loven.

WS-1 Discussion of E-Bike and Scooter Regulations

Assistant City Manager Adrienne Lothery presented this item. There was a lengthy discussion concerning E-bike classifications, fines, limiting passengers, helmet and hearing devices, speed limits on sidewalks, a registration system, and prohibited riding locations.

City Council directed staff to make changes within the regulations as discussed and bring the item forward at the next City Council meeting.

WS-2 Discussion of the April 15, 2025, City Council regular agenda items

There was no discussion of this item.

Mayor Lindamood adjourned the Worksession at 5:58 p.m. and called the Executive Session to order.

1. EXECUTIVE SESSION - In accordance with Texas Government Code, Chapter 551, Subchapter D

Section 551.071 - Legal - Consultation with the City Attorney regarding items on the agenda or for matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Code

Section 551.071 - Legal - Consultation with the City Attorney to discuss Mart, Inc. v. City of Colleyville

Section 551.072 - Real Estate - Deliberate the purchase, exchange, lease, or value of real property for City facilities

Section 551.087 – Economic Development - Discuss or deliberate regarding commercial or financial information the City has received from business prospects the City seeks to have locate, stay, or expand in the City and with which the City is conducting economic development negotiations; deliberate the offer of a financial or other incentive to a business prospect

There was no action taken and Mayor Lindamood adjourned Executive Session at 6:50 p.m.

Mayor Lindamood called the regular meeting of the City Council to order at 7:00 p.m. and called the roll.

ROLL CALL: Mayor Bobby Lindamood, Mayor Pro Tem Brandi Elder, Deputy Mayor Pro Tem Scotty Richardson, and Councilmembers Mark Alphonso, Ben Graves, Kimberly Holt Gunderson, and Tim Raine.

INVOCATION:

**Ch. Lt. Col. Thomas N. Tucker,
Wing Chaplain, 136th Airlift Wing, Fort Worth**

PLEDGE OF ALLEGIANCE:

**Presentation of the Colors and Pledge of Allegiance
Colleyville Fire Department Honor Guard, Assisted by Boy Scout Troop 28**

2. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

Mayor Lindamood thanked Chaplain Lt. Col. Thomas Tucker and the Colleyville Fire Department Honor Guard and Boy Scout Troop 28 for the beautiful and well-executed opening of the City Council meeting.

Proclamation and presentation recognizing the City of Colleyville as a Purple Heart City - Mayor Bobby Lindamood and the City Council; Eric Newton, Sr. Vice Commander of the DFW Mid-Cities Chapter 1513 of the Military Order of the Purple Heart presenting

The City of Colleyville is honored to have the distinction of being named a Purple Heart City. The nomination and presentation was given by Eric Newton, Sr. Vice Commander of the DFW Mid-Cities Chapter 1513 of the Military Order of the Purple Heart; and Lisa Holmes-Lunkwicz, surviving spouse of Jon Lunkwicz, Army, Infantry, Viet Nam, Purple Heart, and representative of the Combat Wounded Service Organization.

Mayor Lindamood asked all Veterans and those with a Purple Heart stand and be recognized. A limited edition Purple Heart City of Colleyville cap was given to those in attendance.

Recognizing the City of Colleyville as a Heart Safe Community - Mayor Bobby Lindamood and Fire Chief Mark Cantrell

Mayor Lindamood, Chief Cantrell, Assistant Chief Folden, and representatives of the Colleyville Fire Department received the Heart Safe Community award from Melissa Christon, North Central Texas Trauma Regional Advisory Council. The Heart Safe Community Program is designed to recognize the efforts a community makes to its citizens in protecting them from the effects of heart disease and sudden cardiac death by evaluating different aspects of the system. Ms. Christon stated this recognition requires a multi-disciplinary team approach to review and complete the components of the Heart Safe Community Program and the City should be very proud of this accomplishment for their citizens.

Proclamation in recognition of Child Abuse Prevention month - Mayor Bobby Lindamood and Julie Evans, CEO, Alliance for Children

Ms. Julie Evans, CEO, Alliance for Children, thanked the Mayor and City Council for their support of Alliance for Children and stated while it is unfortunate to have to have programs for children subjected to abuse and trauma, the support of the City and the Colleyville Police Department is appreciated.

Following the presentations, Mayor Lindamood and the City Council provided announcements regarding community news and upcoming events.

3. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-25-5032

Mayor Lindamood read Resolution R-25-5032 in its entirety.

City Manager Jerry Ducay presented this item and noted it is a BEST grant request by Shoal Creek Capital, the developer of the project known as Hodges Redevelopment. Manager Ducay explained a 75% waiver of impact fees provide a long term financial impact is property, sales, and school tax.

Mayor Lindamood opened and closed the public hearing without any speakers.

Councilmember Graves made a motion to approve Resolution R-25-5032, seconded by Councilmember Alphonso.

The motion was approved by the following vote:

Ayes: 7 – Mayor Lindamood, Mayor Pro Tem Elder, Deputy Mayor Pro Tem Richardson, and Councilmembers Mark Alphonso, Ben Graves, Kimberly Holt Gunderson, and Tim Raine.

4. CONSENT: READING AND PUBLIC HEARING - RESOLUTION R-25-5033

- 4a** Approval of the minutes of the regular City Council meeting of April 1, 2025
- 4b** Authorizing the purchase of a 0.22 acre public pedestrian access way easement in the amount of \$5,000, for the Cheek-Sparger and Bedford Road roundabout, and authorizing the City Manager to execute all associated documents
- 4c** Approval of an additional \$100,000 for the FY25 Neighborhood Entrance Beautification Program, allowing the City to enter into Chapter 380 Grant Agreements with qualifying HOAs and property owners, to provide matching grants in an amount up to \$25,000, for landscape and hardscape improvements to neighborhood entrances

Mayor Lindamood read Resolution R-25-5033 in its entirety.

Public Works and Parks and Recreation Director Lisa Escobedo presented item 4b, and City Manager Jerry Duca presented item 4c.

Mayor Lindamood opened the public hearing.

J. B. Umbrewicz, 401 Falcon, asked questions regarding 4b and noted it is a nice area to walk.

There were no others wishing to speak and Mayor Lindamood closed the public hearing.

Mayor Pro Tem Elder made a motion to approve Resolution R-25-5033, seconded by Councilmember Holt Gunderson.

The motion was approved by the following vote:

Ayes: 7 – Mayor Lindamood, Mayor Pro Tem Elder, Deputy Mayor Pro Tem Richardson, and Councilmembers Mark Alphonso, Ben Graves, Kimberly Holt Gunderson, and Tim Raine.

5. ITEMS NOT FOR CITY COUNCIL ACTION

5a Monthly Financial Report - March 2025

Finance Director Cassie Smith reviewed the March financial report, providing an all accounts performance and collection history.

6. ORDINANCE(S): SECOND READING AND PUBLIC HEARING

6a Ordinance O-25-2322

Repealing Ordinance O-10-1741 in its entirety and 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

Mayor Lindamood read the caption of Ordinance O-25-2322.

Community Development Director Ben Bryner presented the rezoning request and noted approval of this request will repeal Ordinance O-10-1741 in its entirety. Director Bryner stated the request is to construct a luxury garage development used for the storage of high-value items such as automobiles and recreational vehicles, which will be sold as condominium units.

City Council did not have questions of the applicant Skye Thibodeaux, Enki Development.

Mayor Lindamood opened and closed the public hearing without any speakers.

Councilmember Raine made a motion to approve Ordinance O-25-2322, seconded by Deputy Mayor Pro Tem Richardson.

The motion was approved by the following vote:

Ayes: 7 – Mayor Lindamood, Mayor Pro Tem Elder, Deputy Mayor Pro Tem Richardson, and Councilmembers Mark Alphonso, Ben Graves, Kimberly Holt Gunderson, and Tim Raine.

6b Ordinance O-25-2323

Consideration of an abandonment of right-of-way and quitclaim deed for a 0.1003 acre portion of the old Church Road right-of-way

Mayor Lindamood read the caption of Ordinance O-25-2323.

Community Development Director Ben Bryner presented this item noting the replat provides for the abandonment, by ordinance at the request of the City Attorney, of 25' of the Old Church Street right-of-way, and incorporates the land area into the property at 5520 Colleyville Boulevard.

Mayor Lindamood opened and closed the public hearing without any speakers.

Councilmember Alphonso made a motion to approve Ordinance O-25-2323, seconded by Councilmember Graves.

The motion was approved by the following vote:

Ayes: 7 – Mayor Lindamood, Mayor Pro Tem Elder, Deputy Mayor Pro Tem Richardson, and Councilmembers Mark Alphonso, Ben Graves, Kimberly Holt Gunderson, and Tim Raine.

7. CITIZEN COMMENTS

There was no one present wishing to speak.

8. REPORTS

Parks and Recreation Advisory Board Minutes - January 6, 2025
Sign Board of Appeals Minutes - January 14, 2025

There was no action taken.

9. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, APRIL 15, 2025 - READING AND PUBLIC HEARING - RESOLUTION R-25-5034

10. ADJOURNMENT

There being no further business before the City Council, Mayor Lindamood adjourned the meeting without objection by the City Council at 8:12 p.m.

APPROVED BY A VOTE OF AYES, NAYS, ON THIS THE 6TH DAY OF MAY 2025.

Minutes taken and prepared by:

Christine Loven, TRMC
City Secretary



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 4b

Agenda Date 5/6/2025

Number Resolution R-25-5036

Type Resolution

Department City Manager

Title

Approval of the second amended and restated contract with Community Waste Disposal for an additional seven year term

Explanation

Reading and Public Hearing

This agenda item provides for approval of the second amended and restated contract with Community Waste Disposal. The contract provides for a seven year renewal term. Residential and commercial rates will increase due to the increased costs related to labor, fuel, landfill charges, and the Consumer Price Index. The attached presentation includes a comparison of current and proposed rates, which would be effective on November 1, 2025.

Financial Impact

With approval of this agenda item, new CWD rates will take effect November 1, 2025. Residential customers will continue to be billed via the City's monthly utility bill. Commercial customers will continue to be billed directly by CWD.

Recommendation

Approve

Attachments

1. CWD Renewal Presentation



Solid Waste & Recycling Contract: Renewal with CWD

City Council Meeting
May 6, 2025



Current Contract with CWD



- RFP with Contract Award in 2017 - initial term of 5 years, ending October 31, 2022
 - Renewed in 2022 for a 3 year term
 - Rates adjusted annually between renewals per Cost Adjustment Model (CAM) formulas
 - Based on (1) DFW CPI, (2) CNG prices, and (3) Disposal Gate Rate/Landfill Costs
-

Residential Service:

- 2x / week garbage collection (citizen provided cart or bag)
 - Unlimited bagged trash; unlimited bundled brush
 - 4 cubic yards bulk trash or loose brush
- 1x / week recycling collection (CWD provided cart)
 - Only what is in the cart is recycled
- Door-side HHW collection, call to schedule
- Seasonal leaf recycling



2025 Renewal Proposal from CWD



2025 Renewal Proposal				
Renewal Option	Residential Increase	Commercial Increase	Customer Rate (w/o tax)	Customer Rate (w/ tax)
Current Rates			\$21.57	\$23.35
5-year	18%	18%	\$25.41	\$27.54
7-year	15%	15%	\$24.82	\$26.86

 Recommended

Rate & Service Comparison



	Customer Rate (w/o tax)	Customer Rate (w/ tax)	Service	Provider	Approx. Commercial Business	Notes
Colleyville - Current	\$21.57	\$23.35	2x Trash/1x Rcy/HHW	CWD	300 accounts 20 roll off	
Colleyville – 7-year	\$24.85	\$26.86	2x Trash/1x Rcy/HHW	CWD	300 accounts 20 roll off	
Trophy Club	\$29.12	\$31.52	2x Trash/1x Rcy/HHW	CWD	70 accounts	RFP in 2025
Keller	\$19.39	\$20.99	2x Trash/1x Rcy/HHW	CWD	400 accounts 40 roll off	Contract Renewal in 2026
Desoto	\$31.47	\$34.07	2x Trash/1x Rcy	Republic	550 accounts	RFP in 2023
Southlake	\$20.00	\$21.65	2x Trash/1x Rcy/HHW	CWD	700 accounts 130 roll off	Direct Negotiations in 2023; renew 2028
Coppell	\$19.91	\$21.65	2x Trash/1x Rcy/HHW	Republic	1,000 accounts	
Mansfield	\$18.49	\$20.02	2x Trash/1x Rcy	Frontier	1,000 accounts	Direct Negotiations in 2023
NRH	\$20.32	\$22.00	2x Trash/1x Rcy	Republic	1,200 accounts	Contract up in Jan. 2027
Grapevine	\$18.29	\$19.80	2x Trash/1x Rcy	Republic	3,000 accounts	



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 5a

Agenda Date 5/6/2025

Number Ordinance O-25-2324

Type Ordinance

Department Community Development

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

First Reading and Public Hearing

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.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the request at their April 14, 2025 meeting by a vote of 4-3.

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. Ordinance O-25-2324

Aerial Map

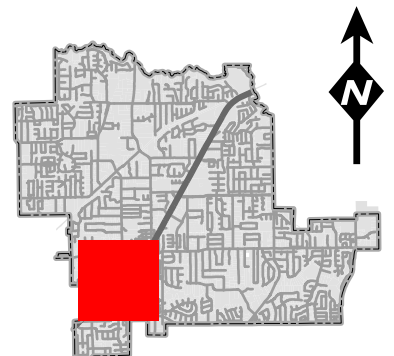


ZC25-003

4508 Colleyville Boulevard

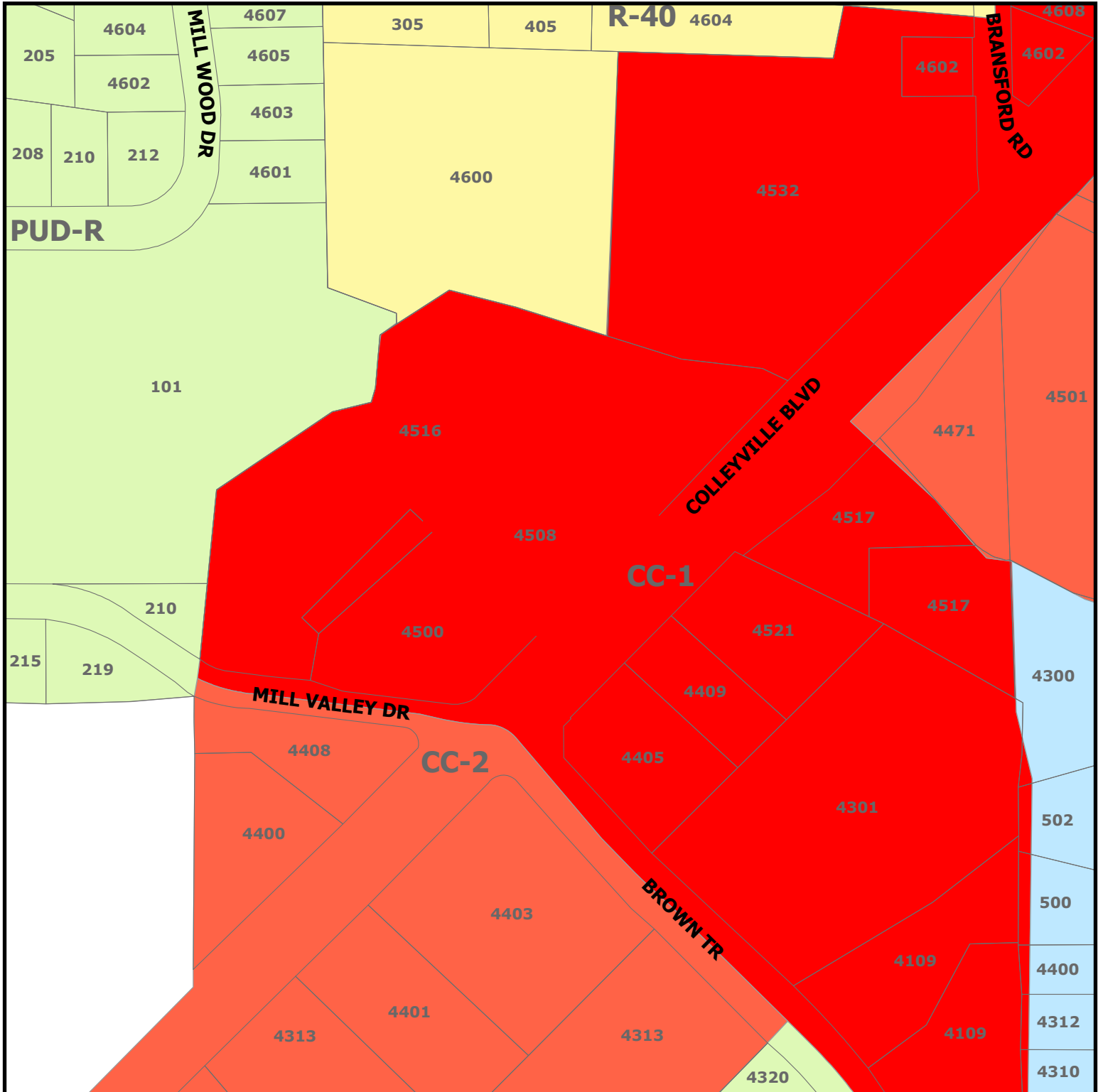


Subject Property



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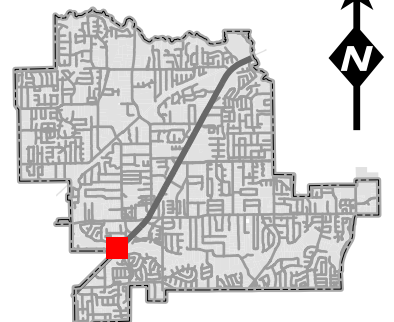
Zoning Map



ZC25-003

4508 Colleyville Boulevard

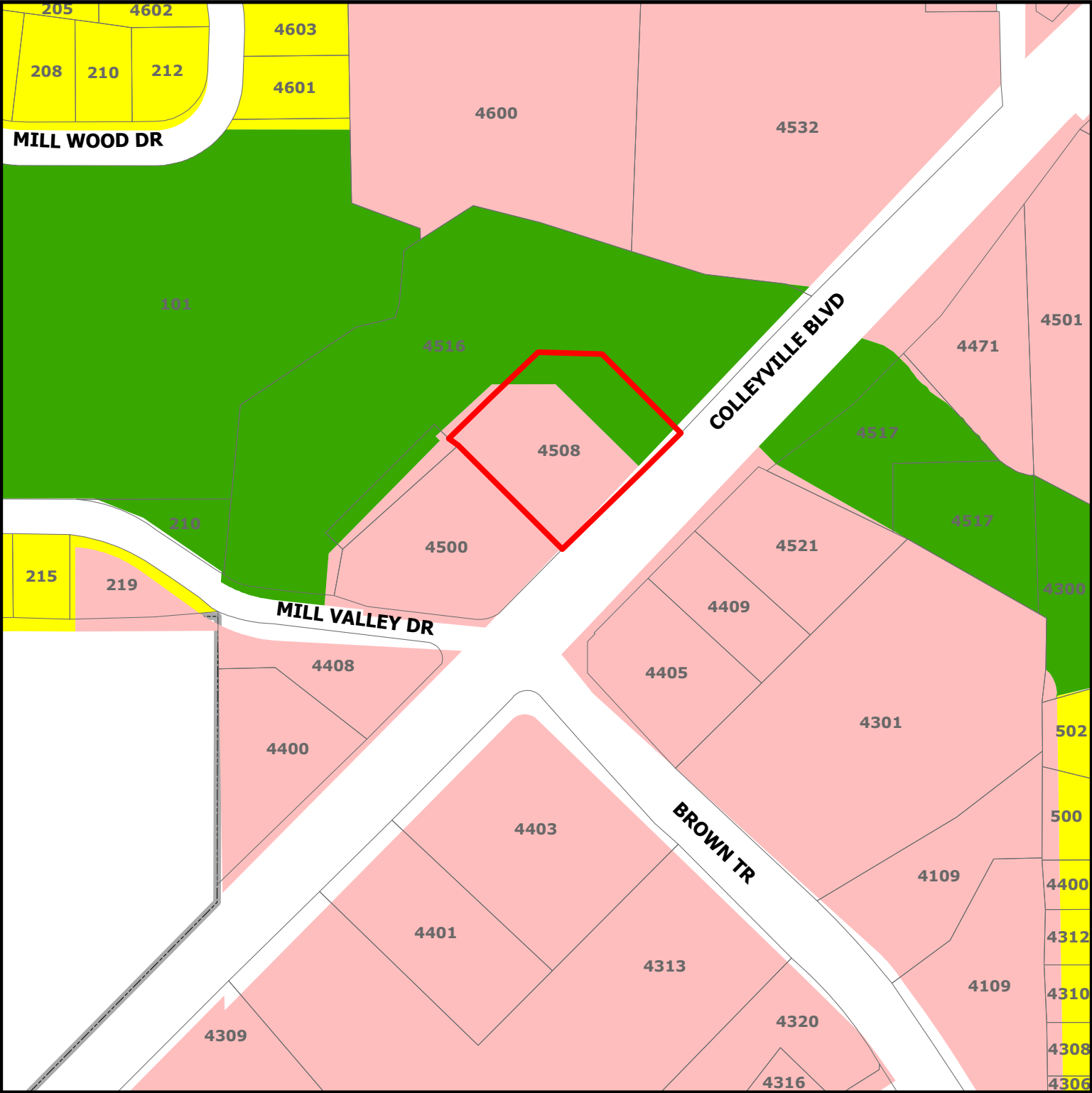
Subject Property



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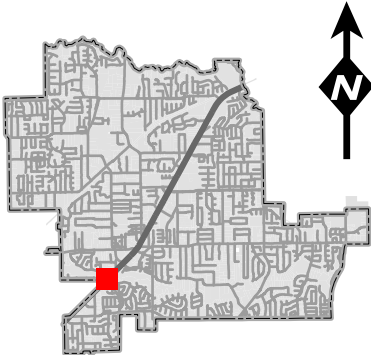
Future Land Use Map



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

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SIDE 1



EXISTING MONUMENT



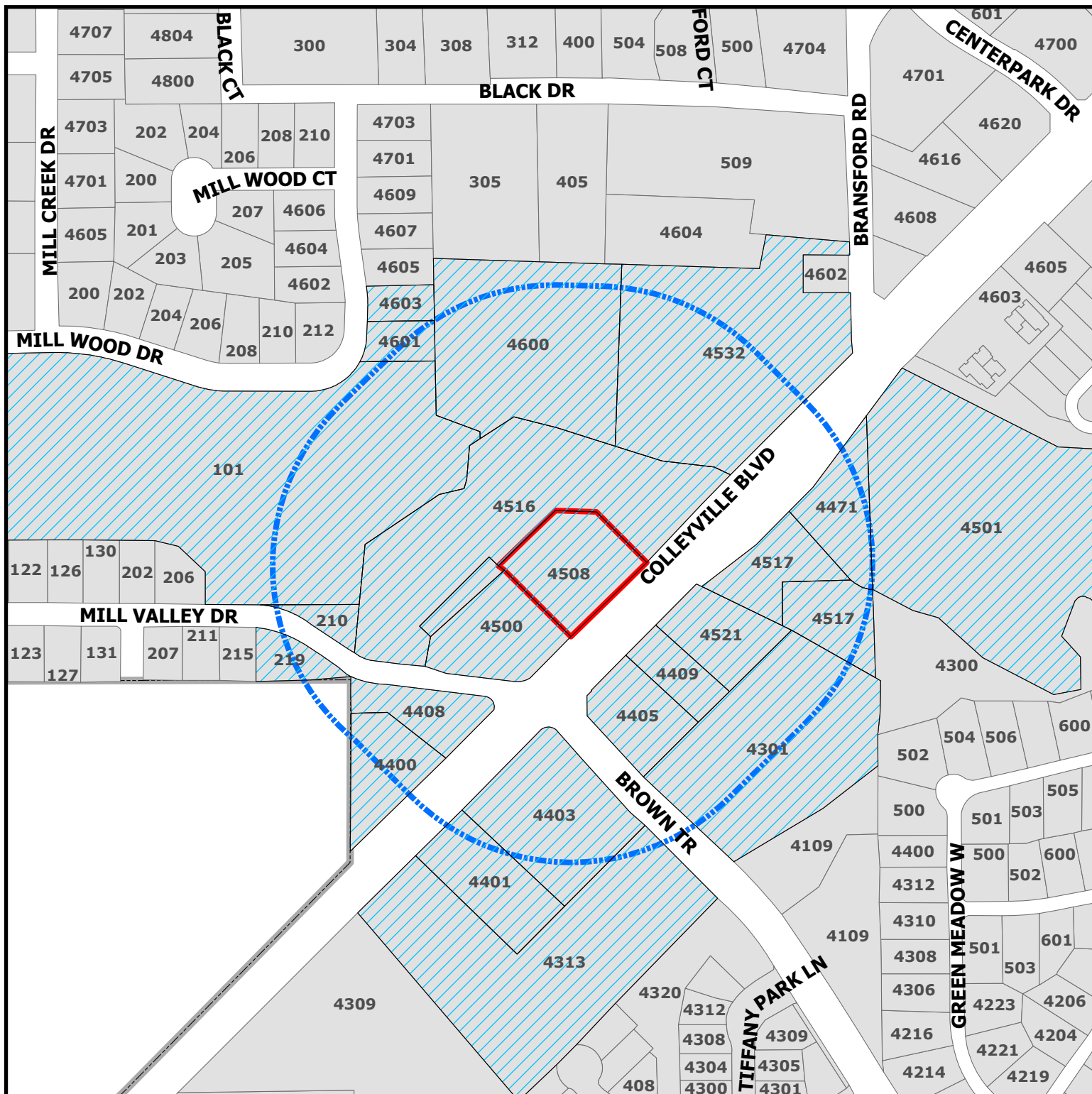
SIDE 2



4508 COLLEYVILLE BLVD SUITE B, COLLEYVILLE, TX 76034

SIZE : 57" W X 64" H

Notification Map

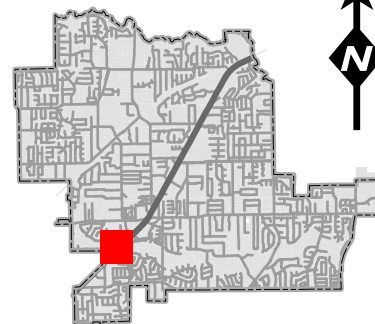


ZC25-003

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

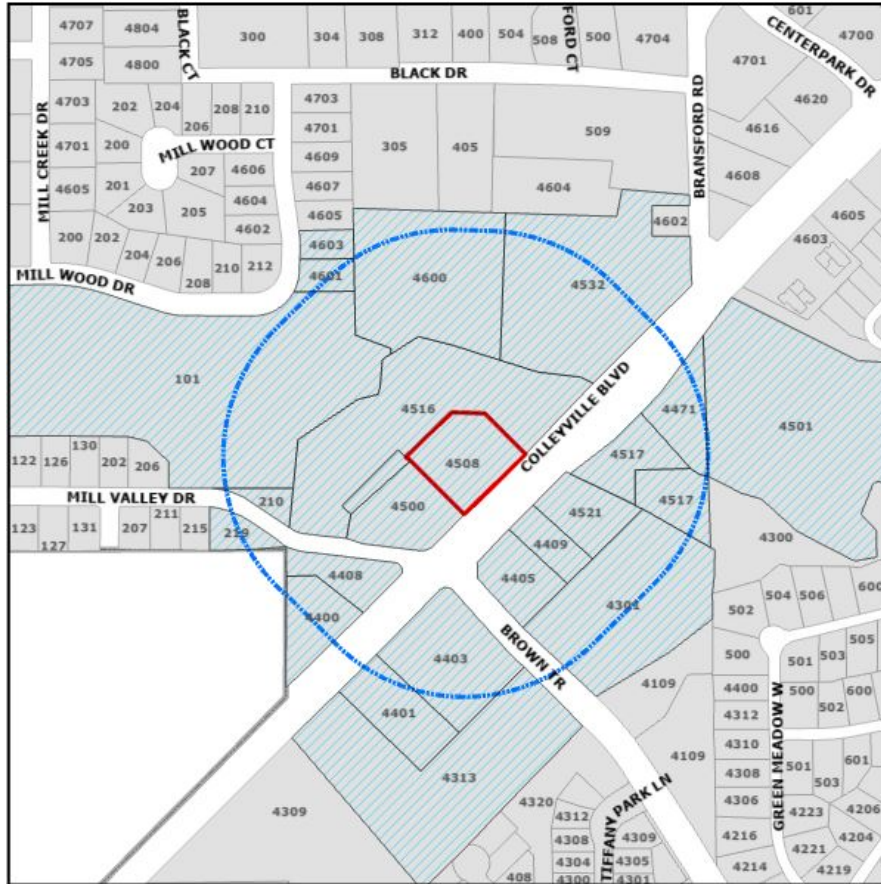
Present Zoning: CC-1, Village Retail

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:

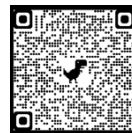
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@colleyville.com

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-25-2324

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 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 a.m. – 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 6th day of May 2025.

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

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 13TH DAY OF MAY 2025.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 5b

Agenda Date 5/6/2025

Number Ordinance O-25-2325

Type Ordinance

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

First Reading and Public Hearing

Ravikumar Lakkad, the applicant, has submitted a Special Use Permit (SUP) 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 SUP. 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: The applicant is requesting approval of an SUP to allow for a Massage Therapy Use for the business known as High Stone Wholistic Wellness.

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:

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 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 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 seven 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.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the request at their April 14, 2025 meeting by a vote of 5-2.

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. Ordinance O-25-2325

Aerial Map

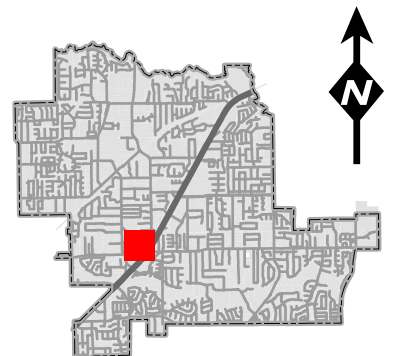


ZC25-004

4906 Colleyville Boulevard

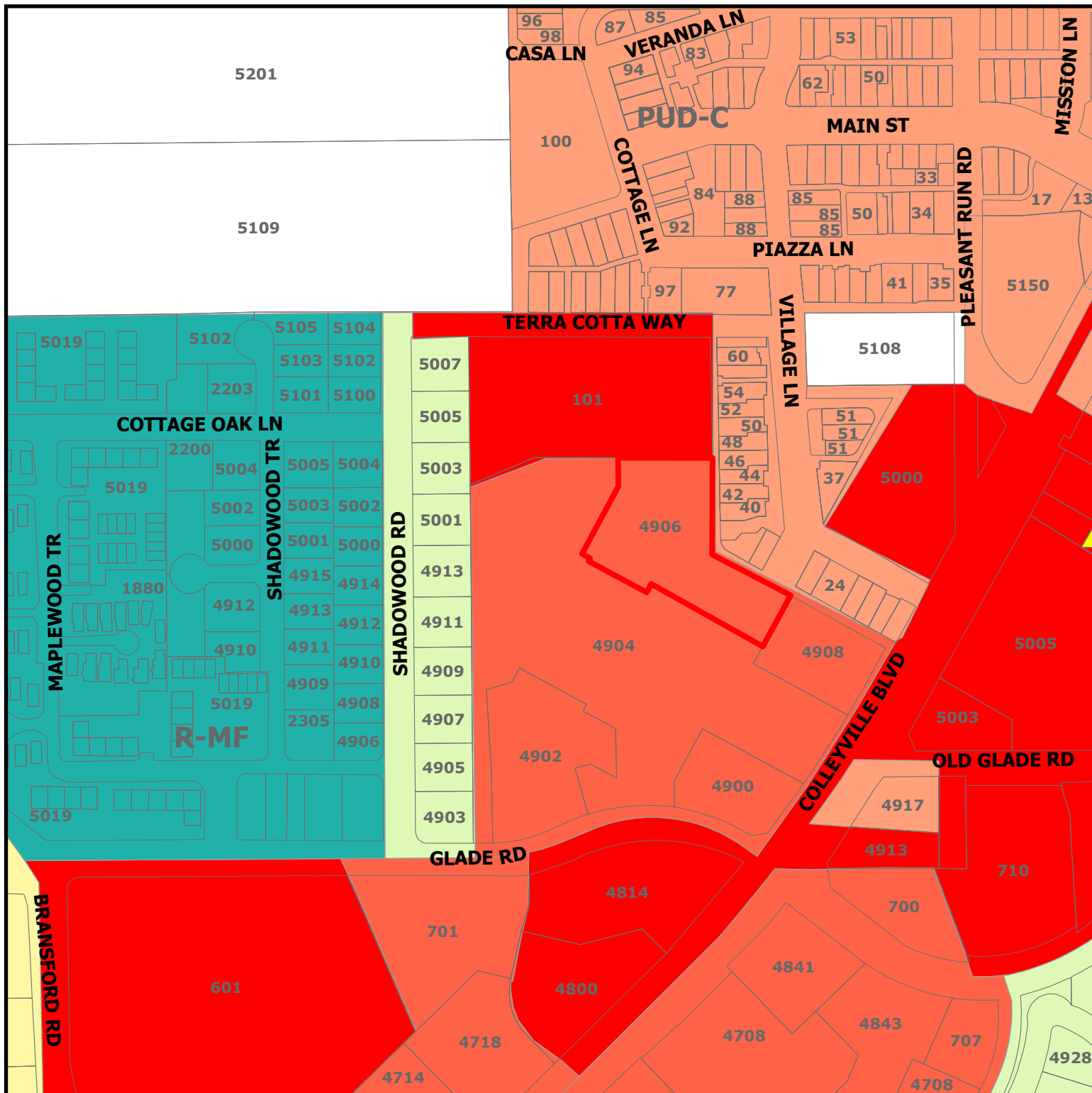


Subject Property



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Zoning Map



ZC25-004

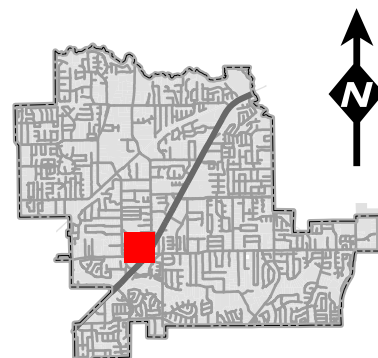
4906 Colleyville Boulevard

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Subject Property



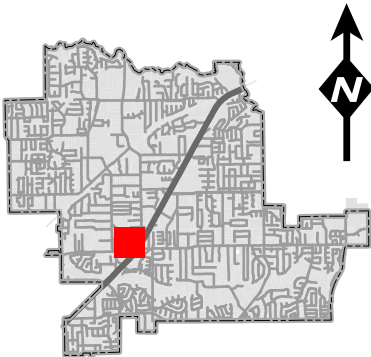
Future Land Use Map



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**.

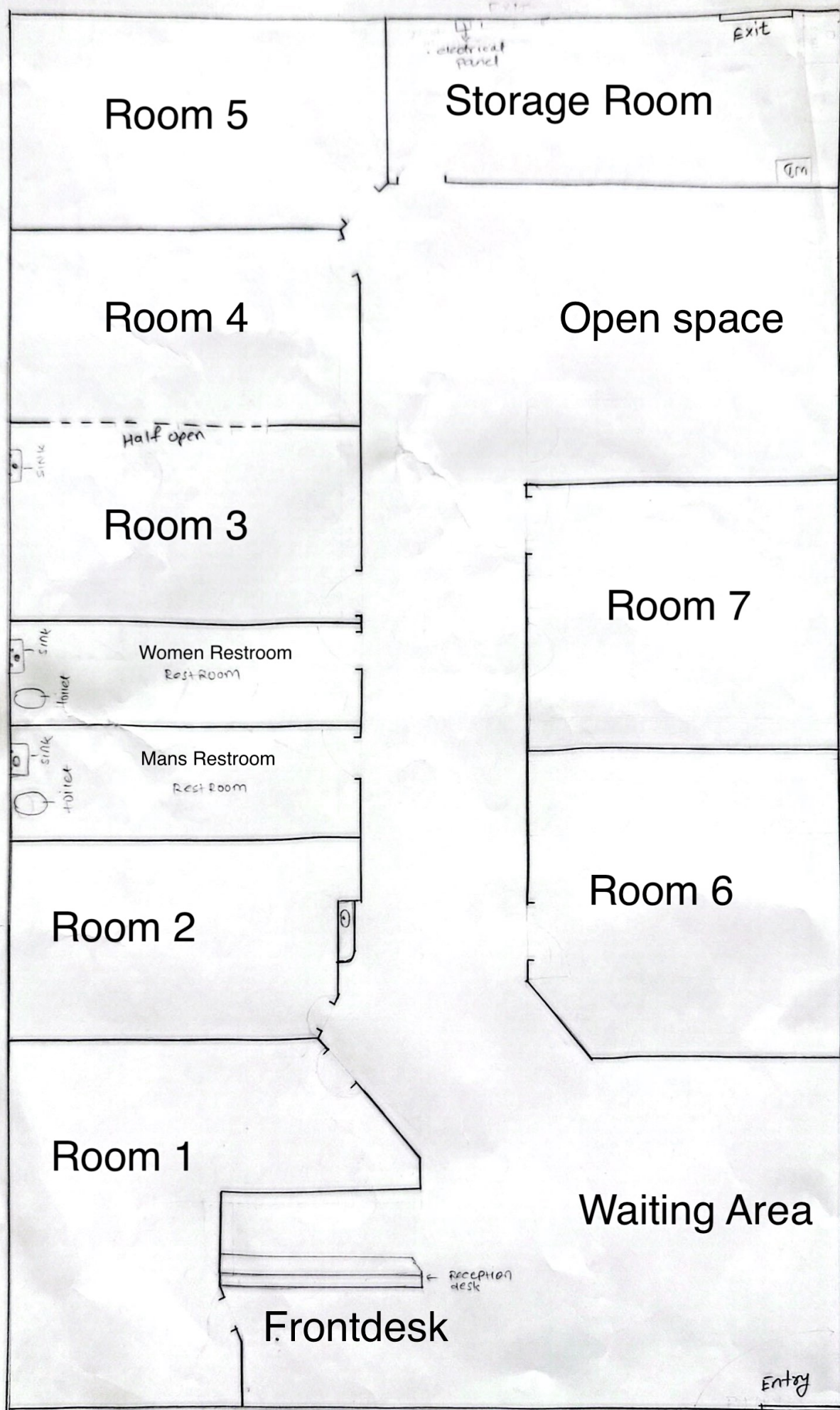
We kindly seek your support and approval to bring these essential services to Colleyville. We are confident that our holistic approach will greatly benefit the community and enhance the overall wellness of its residents.

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

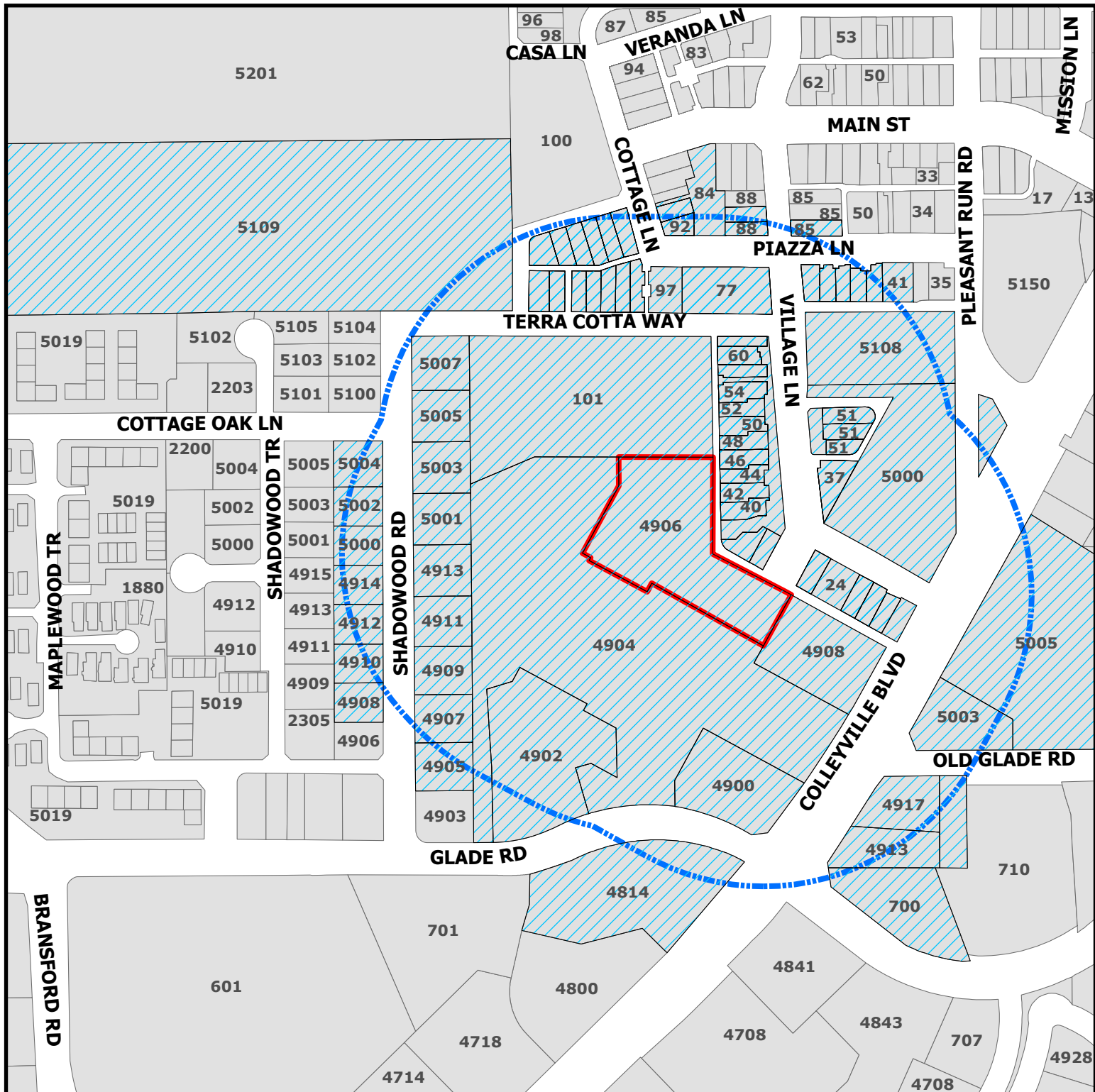


AFTER

Reduces visible signs of aging
Acne Scars
Brighter Complexion



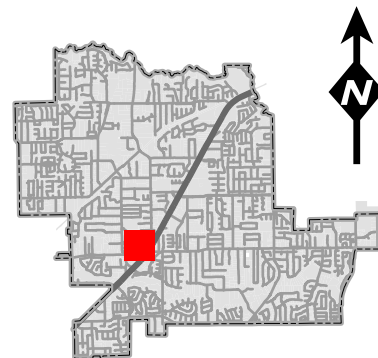
Notification Map



ZC25-004

4906 Colleyville Boulevard

-  Parcels to be notified
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NOTICE OF PUBLIC HEARING

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«Owner Address»

«Owner City» «Owner Zip»

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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

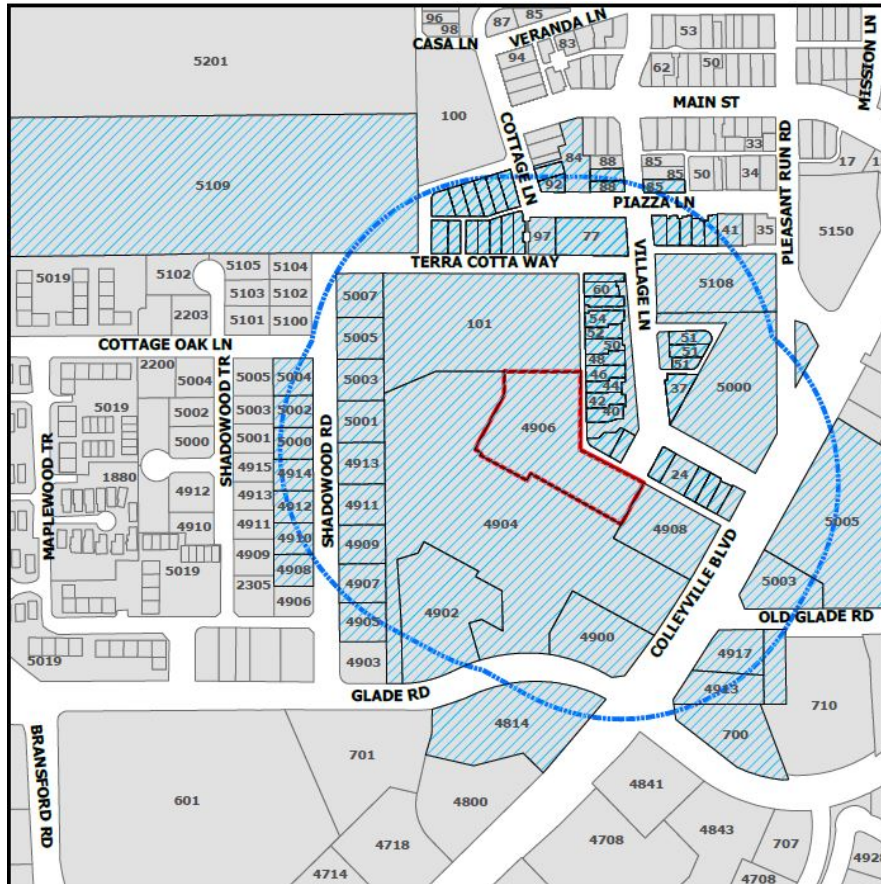
Present Zoning: CC-2, Shopping Center

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Colleyville, TX 76034
Citizenletters@colleyville.com

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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-25-2325

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 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 6th day of May 2025.

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

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 13TH DAY OF MAY 2025.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

[illegible]



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 5c

Agenda Date 5/6/2025

Number Ordinance O-25-2326

Type Ordinance

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

First Reading and Public Hearing

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.

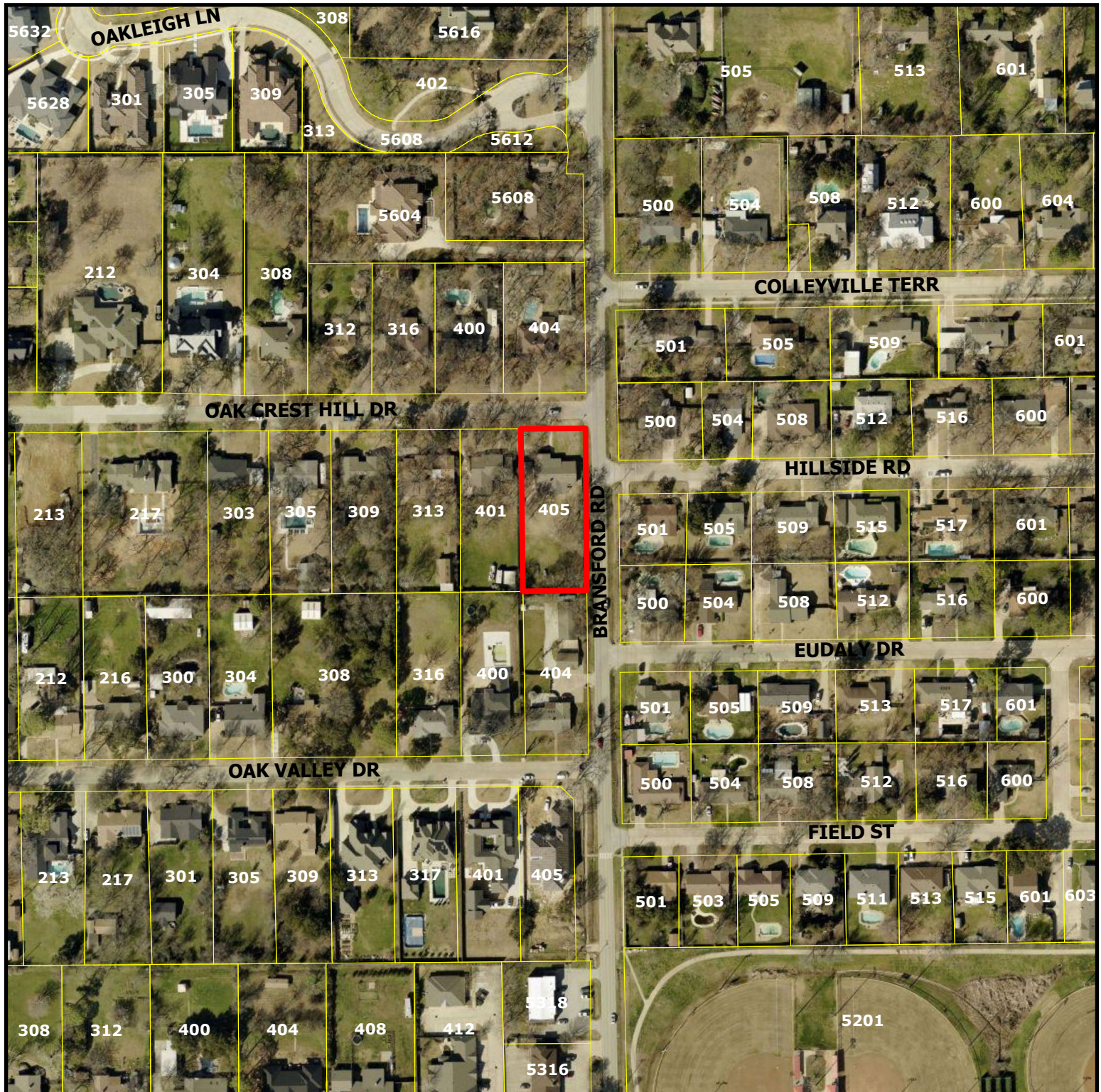
Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval to allow the new fence to be located in its original location, to be no more than 25% opaque, and to allow for temporary green vinyl screening for 12 months at their April 14, 2025 meeting by a vote of 5-2.

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. Ordinance O-25-2326

Aerial Map

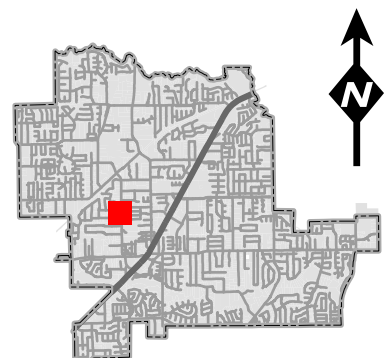


ZC25-005

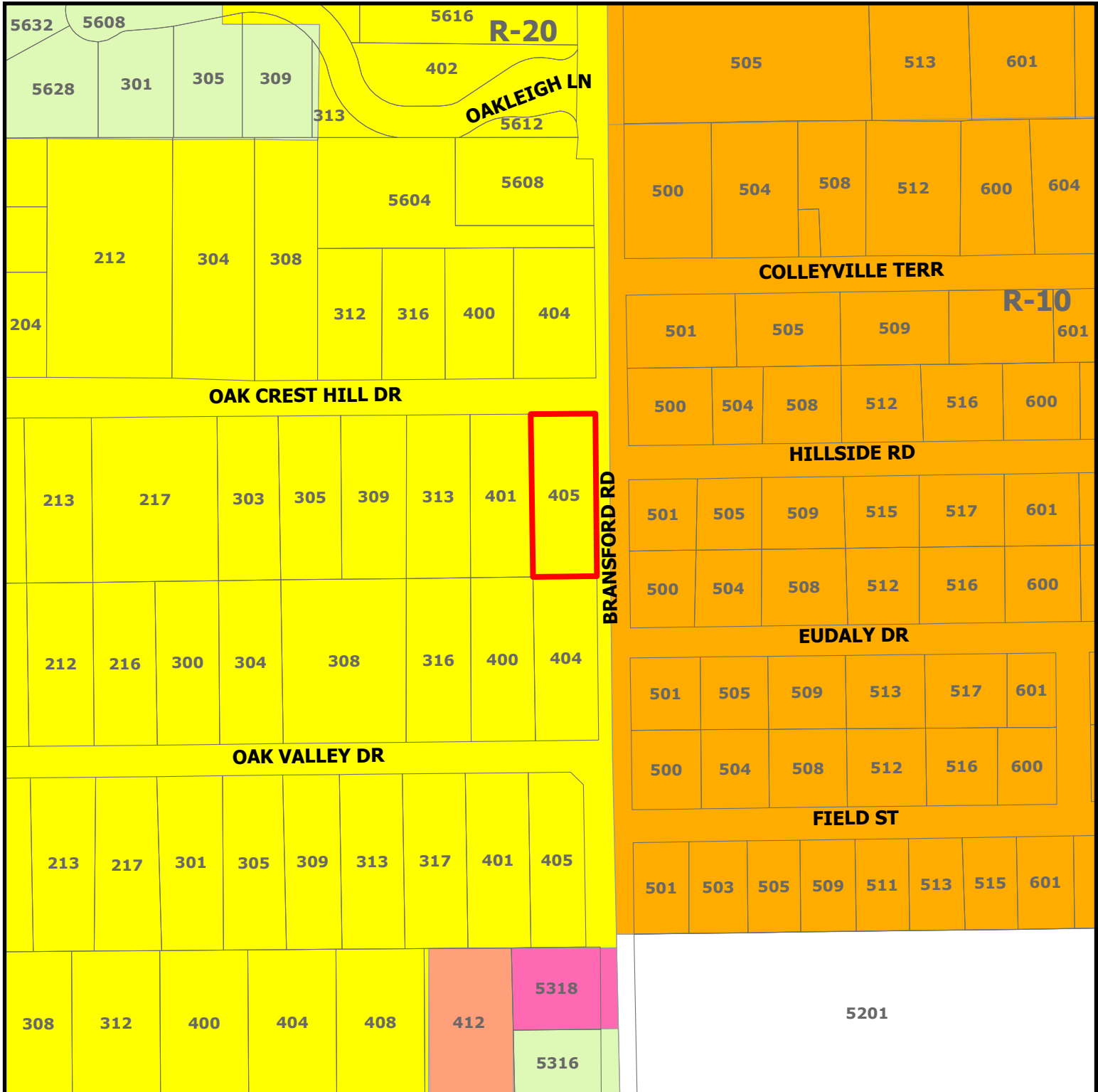
405 Oak Crest Hill Dr

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

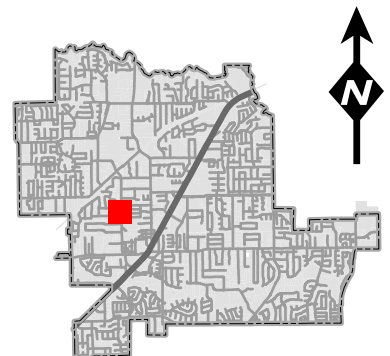


ZC25-005

405 Oak Crest Hill Dr



Subject Property



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Future Land Use Map

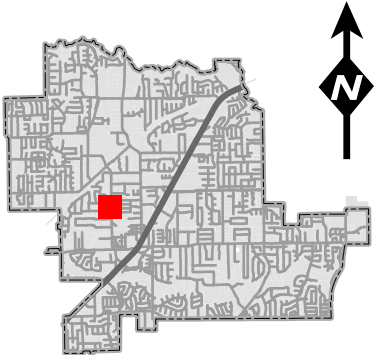


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ZC25-005

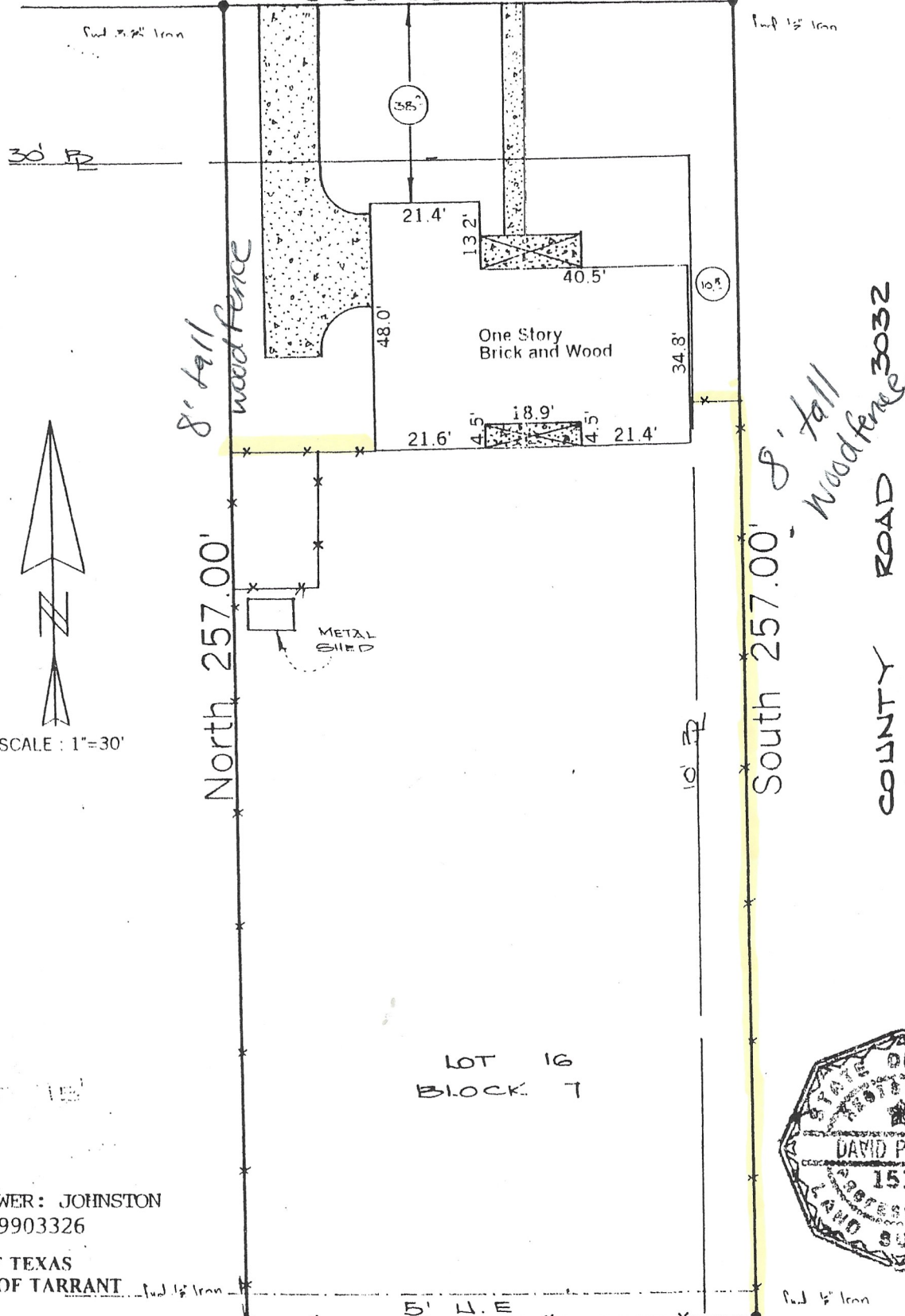
405 Oak Crest Hill Dr

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



405 Oak Crest Hills Drive

S 89°39'E 100.00'



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](#)

Oak Crest Hill Dr

Colleyville

Methodist
Hillside Dr
Eudaly Dr
Field St

← 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](#)

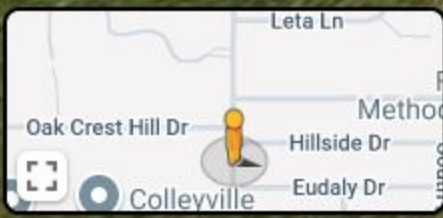




← 5447 Bransford Rd
Colleyville, Texas

 Google Street View

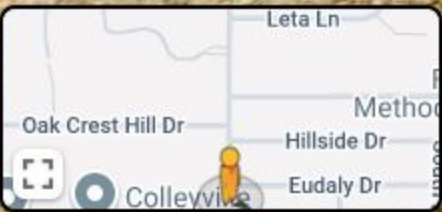
Nov 2024 [See more dates](#)



← 5393 Bransford Rd
Colleyville, Texas

 Google Street View

Dec 2024 See more dates





Search Google Maps



Share



5379 Bransford Rd

Colleyville, Texas



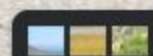
Google Street View

Dec 2024

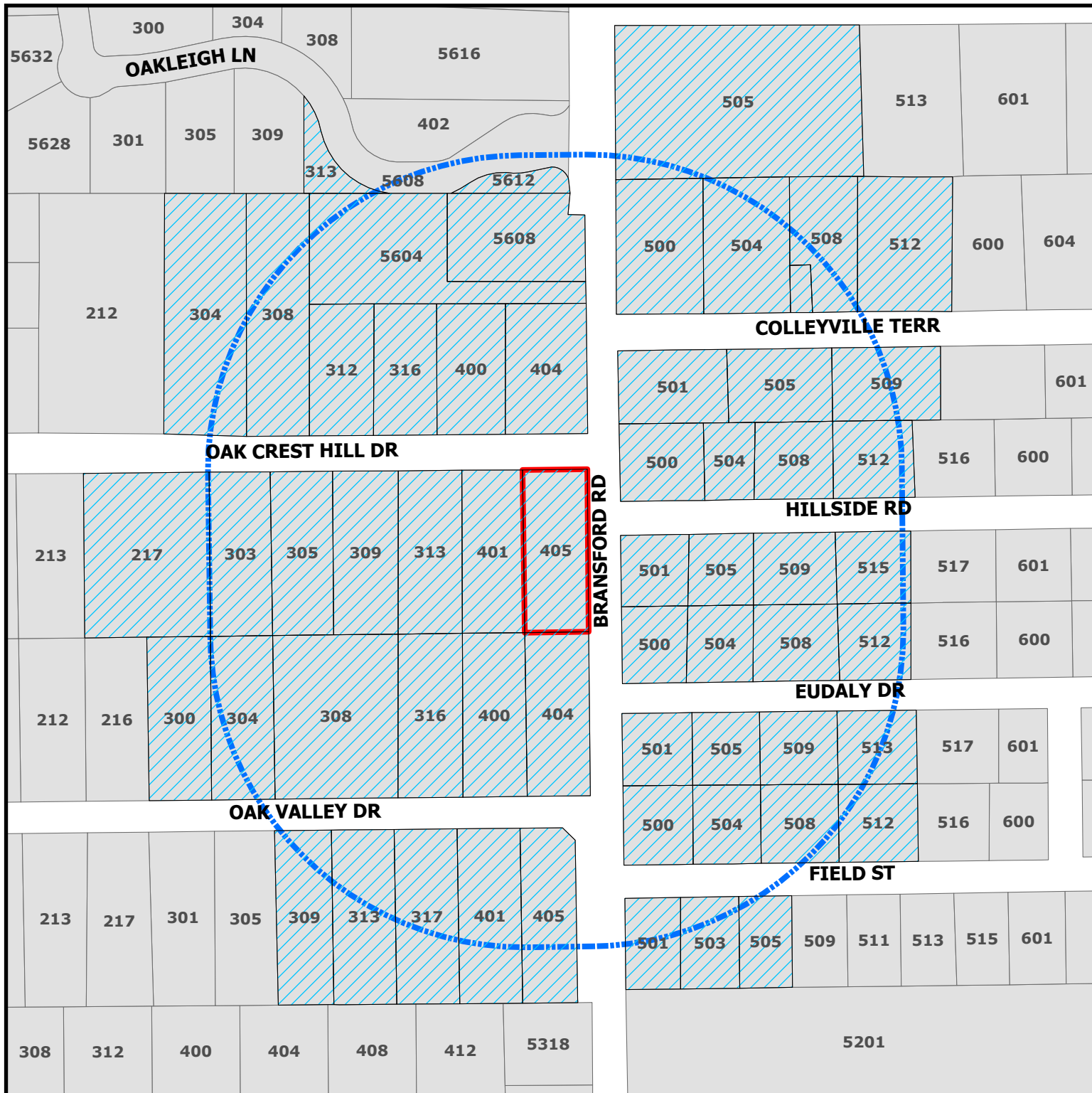
See more dates

Bransford Rd

Google



Notification Map

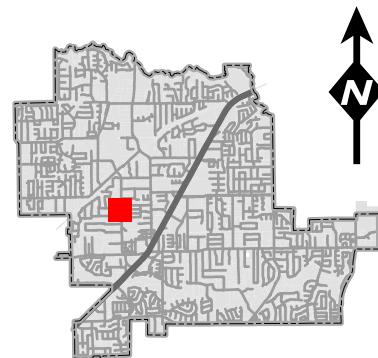


ZC25-005

405 Oak Crest Hill Dr

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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 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:

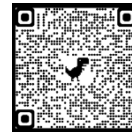
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@colleyville.com

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-25-2326

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 DRIVE, 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 a fence to extend into the street side yard setback and be located along the property line under Case 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 eight-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 6th day of May 2025.

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

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 13TH DAY OF MAY 2025.

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

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

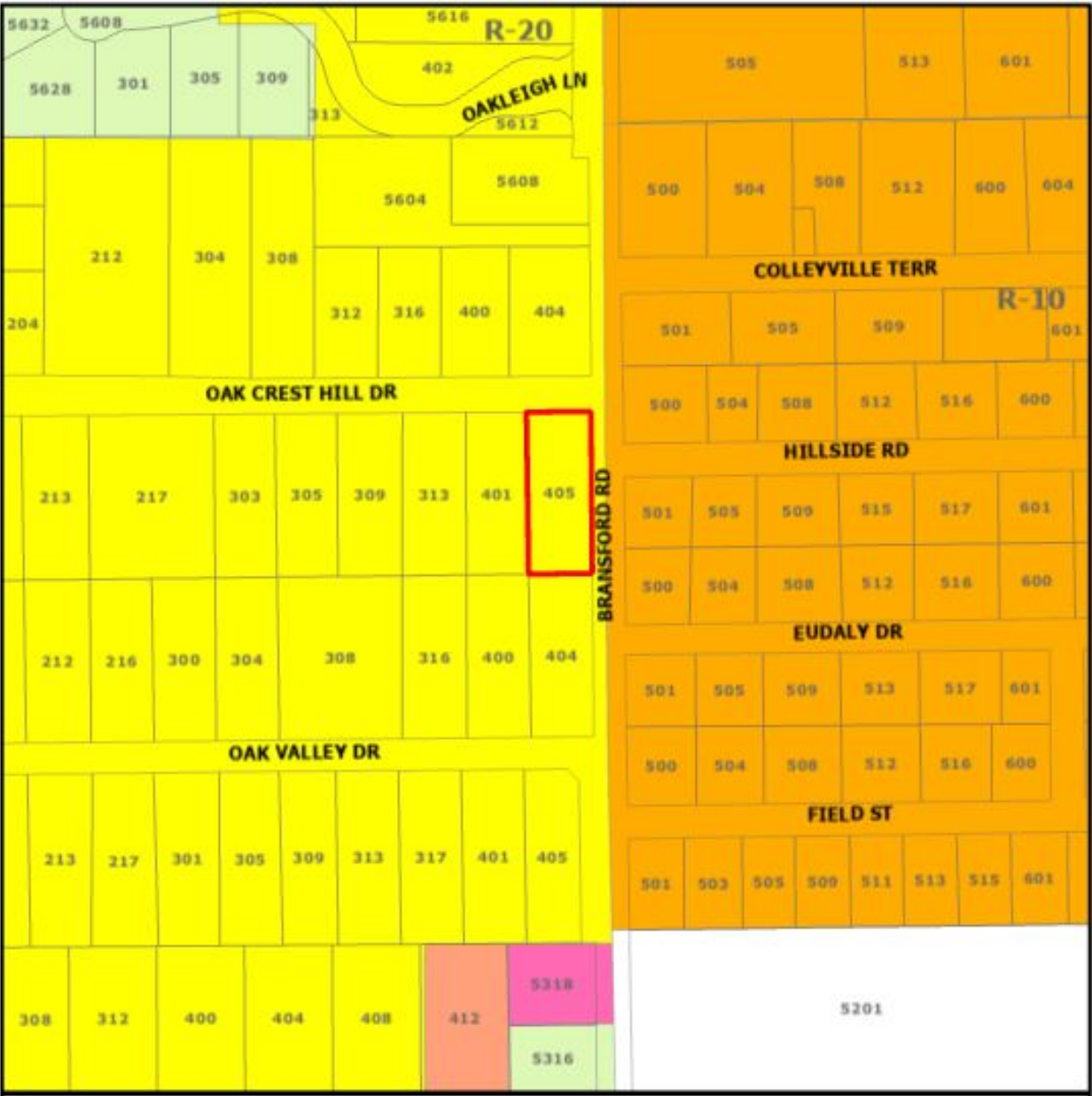
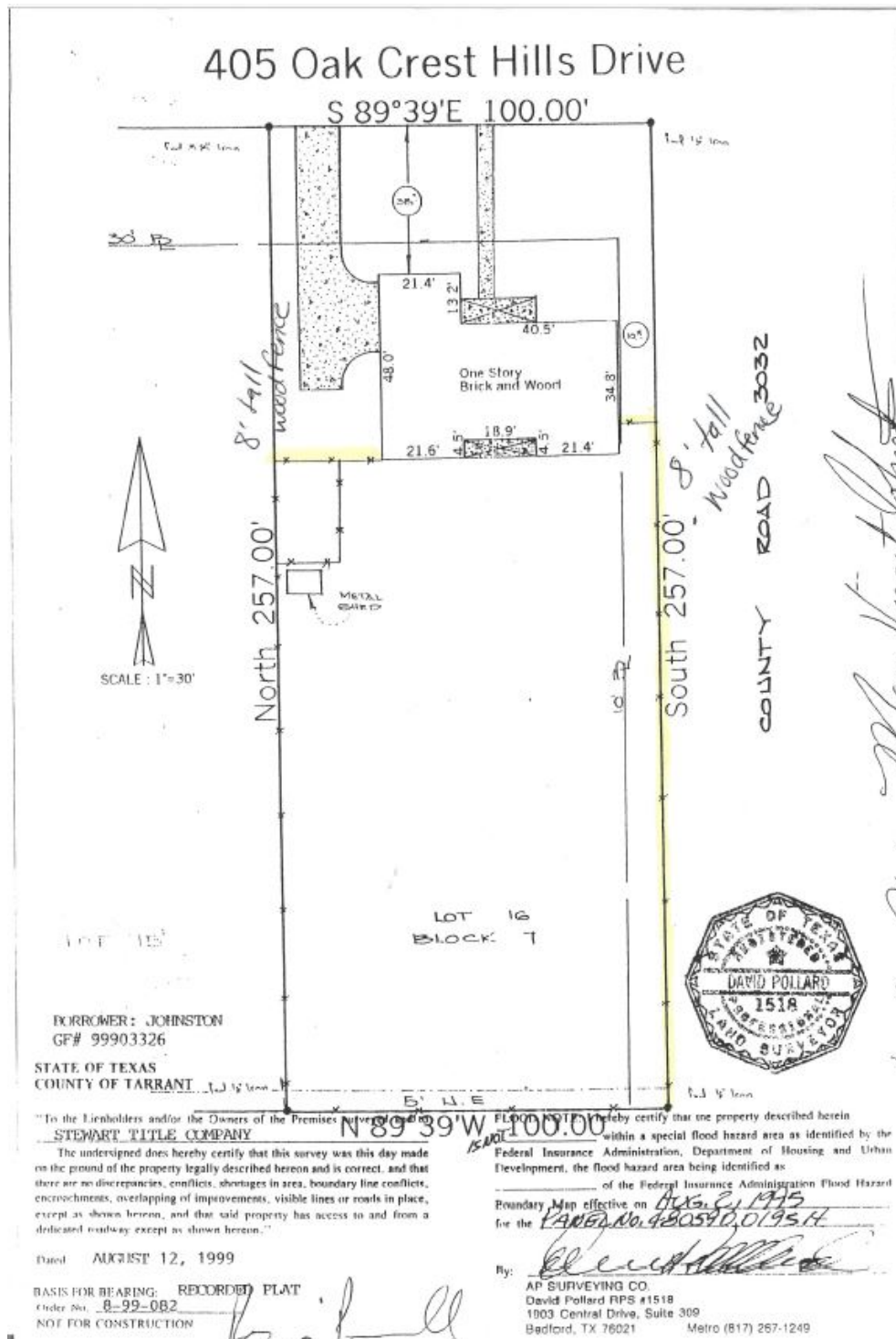


Exhibit "B" - Fence Exhibit





CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 5d

Agenda Date 5/6/2025

Number Ordinance O-25-2327

Type Ordinance

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

First Reading and Public Hearing

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.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the request at their April 14, 2025 meeting by a vote of 6-1.

Recommendation

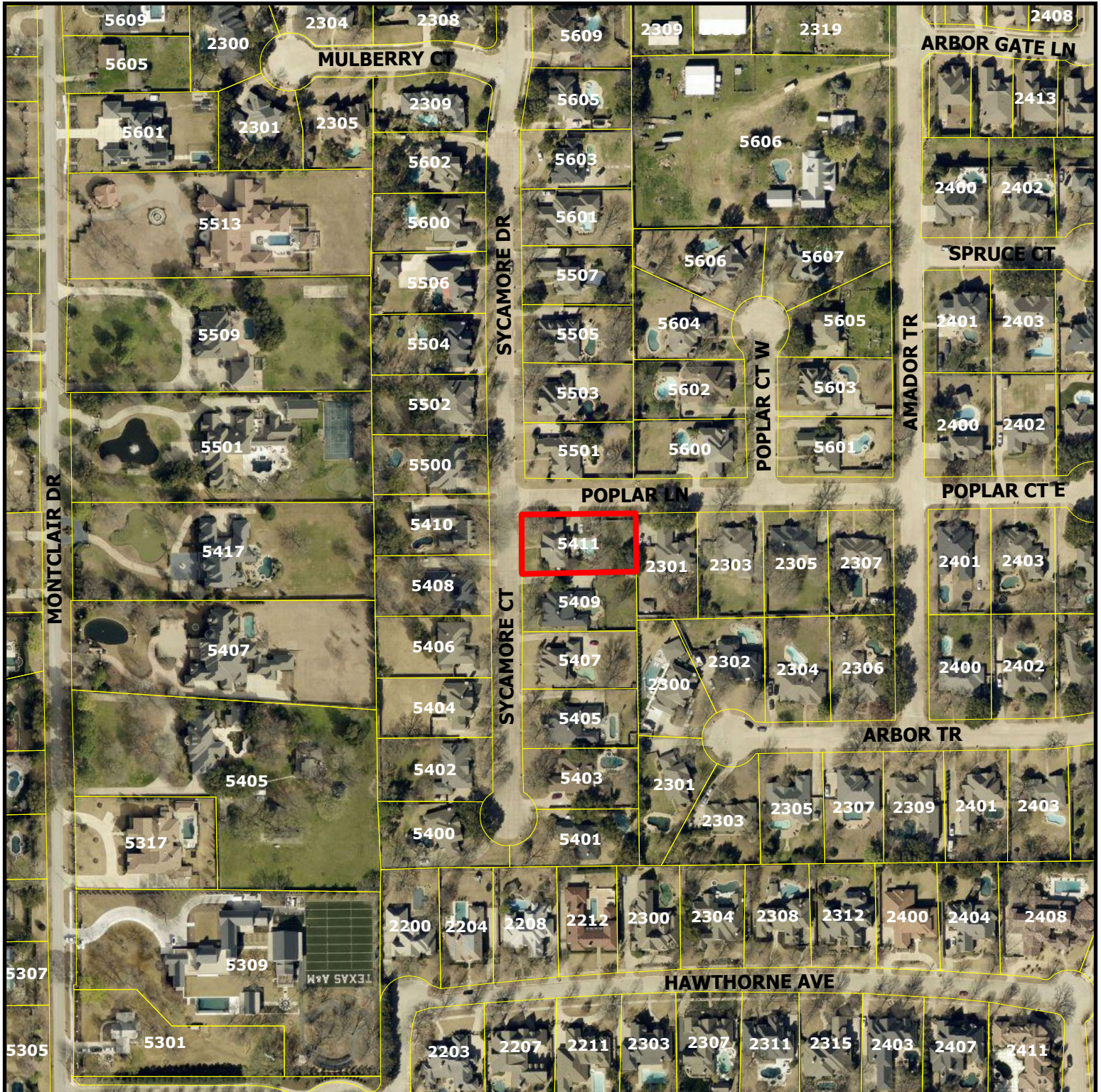
None

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. Letters Received
12. Ordinance O-25-2327

Aerial Map

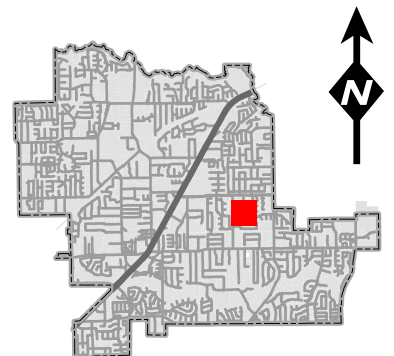


ZC25-008

5411 Sycamore Court



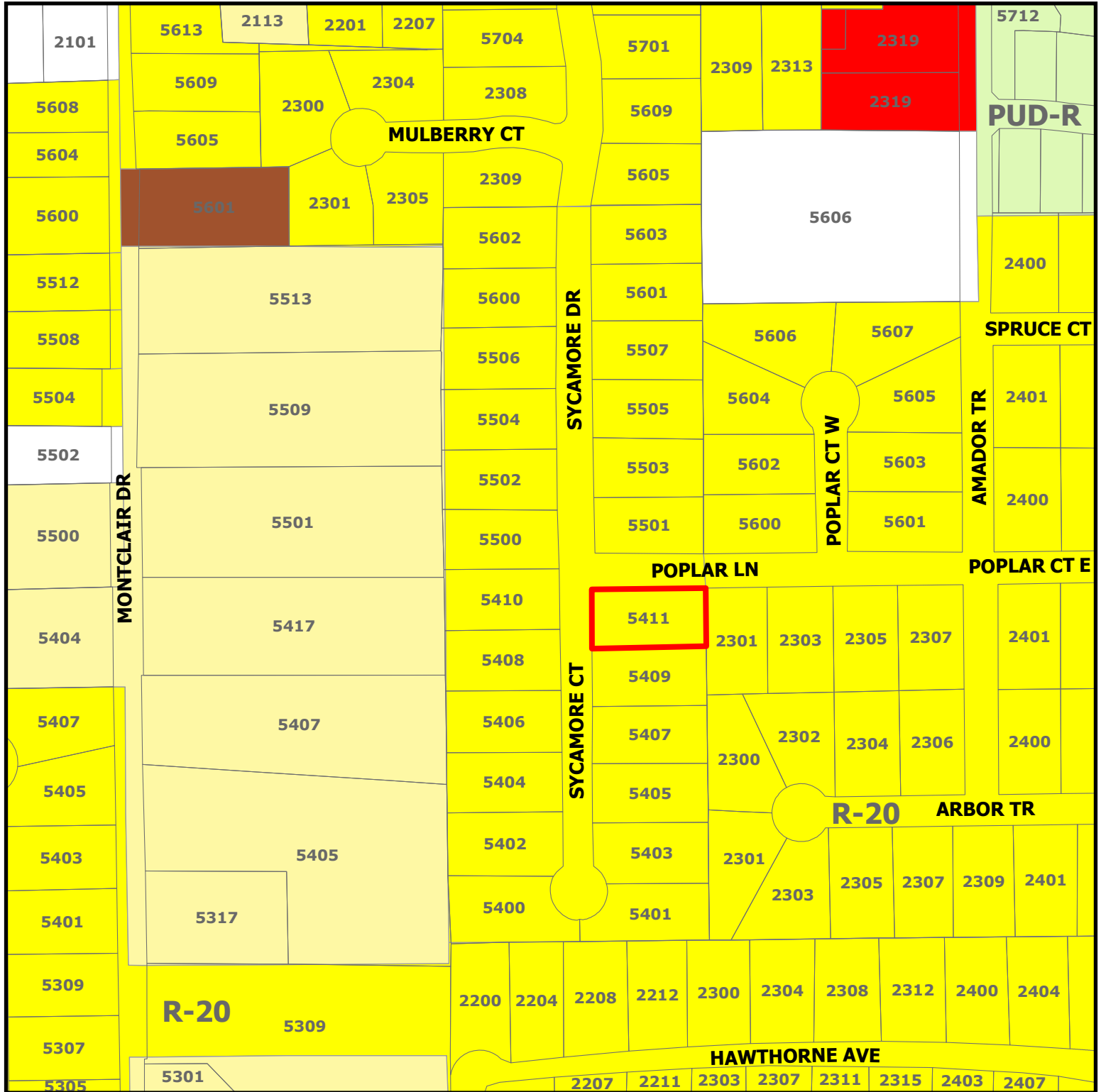
Subject Property



DISCLAIMER:

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Zoning Map

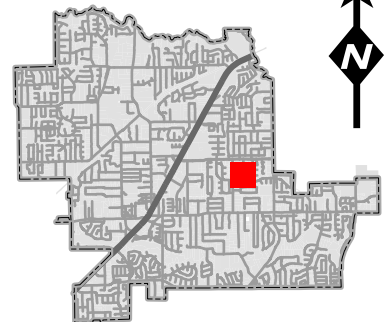


ZC25-008

5411 Sycamore Court



Subject Property



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Future Land Use Map

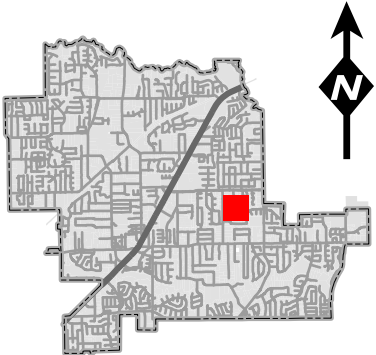


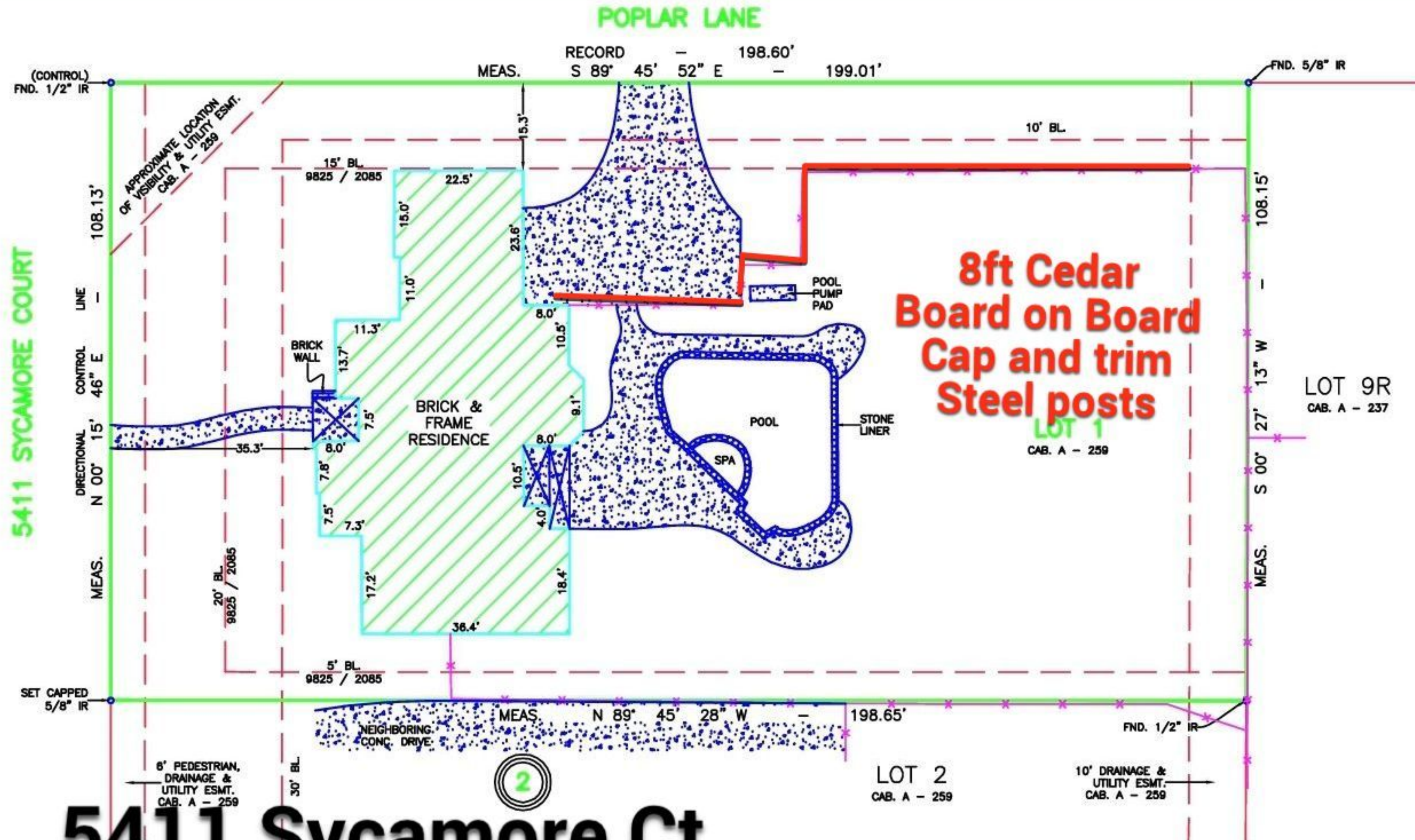
DISCLAIMER:
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ZC25-008

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

	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

SURVEY ONLY VALID WITH ORIGINAL SIGNATURE



Mar 10, 2025 4:50:02 PM



FENCE PERMIT APPLICATION

(Please print clearly)

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

Fence Material	Height (feet)	Fence Purpose
☒ Wood	_____	☐ Yard Enclosure Only (no pool/spa protection)
☐ Wrought Iron	_____	☒ Swimming Pool Enclosure (complies with IRC Appendix G)
☐ Chain Link	_____	☐ Retaining Wall (requires engineered plans)
☐ Masonry**	_____	☐ Development Screen (complies with LDC)
☐ Other	_____	☐ 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 Sean Holland	Signature <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 SABRINA TURNER	Phone
Signature  Sabrina Turner (Mar 22, 2025 12:18 CDT)	



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
Status:	Signed
Transaction ID:	

"Turner Fence Permit" History

-  Document created by Sean Holland (info@makemeconstruction.com)
:
-  Document emailed to sabrina turner for signature
-  Email viewed by sabrina turner
:
-  Document e-signed by sabrina turner
-  Agreement completed.



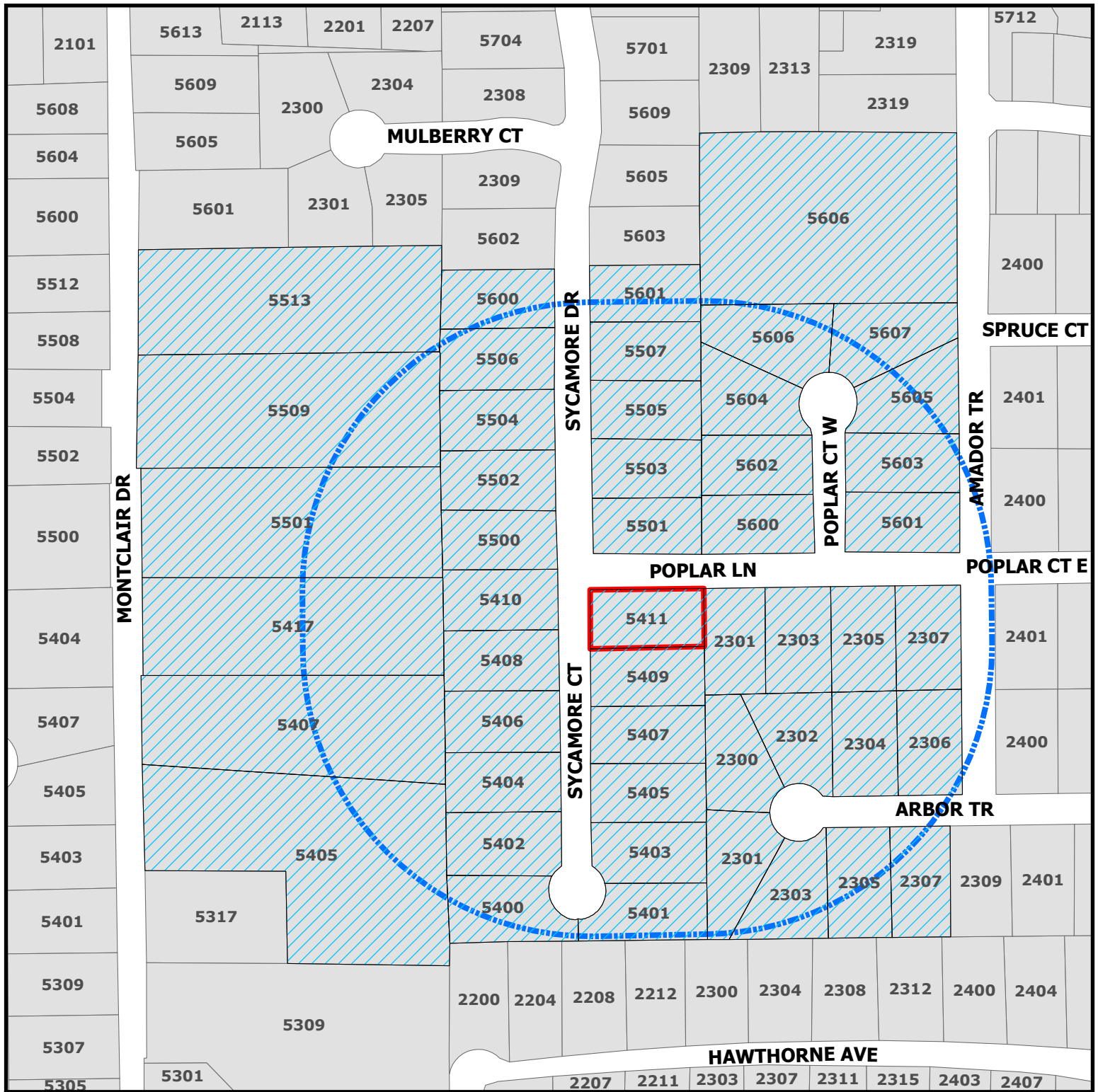


TEXAS
CPD-0391





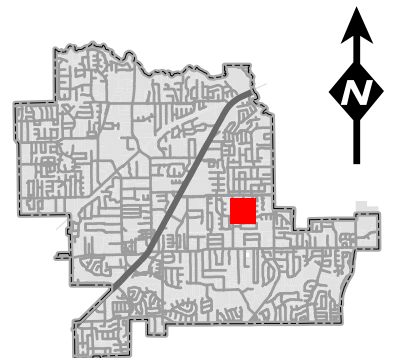
Notification Map



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:

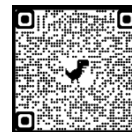
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@colleyville.com

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

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 14th.

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]

ORDINANCE O-25-2327

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 COURT, BY AUTHORIZING 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; 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 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 Court, 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 eight-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 6th day of May 2025.

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

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 13TH DAY OF MAY 2025.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

[illegible]





CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 5e

Agenda Date 5/6/2025

Number Ordinance O-25-2328

Type Ordinance

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 ZC25-006

Explanation

First Reading and Public Hearing

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. 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.

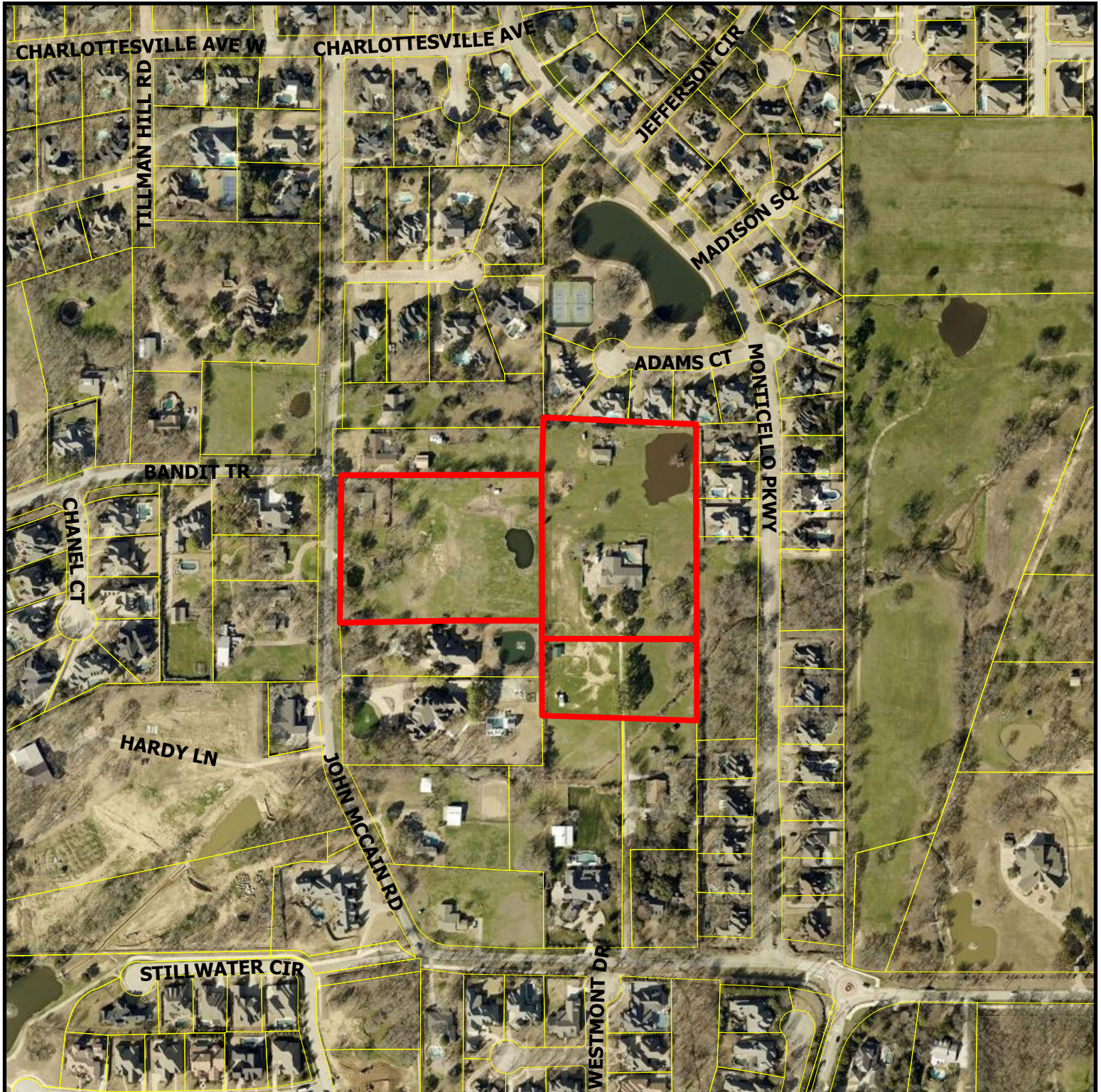
Staff Recommendation: Staff is neutral on this request.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the request at their April 14, 2025 meeting by a vote of 7-0.

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. Ordinance O-25-2328

Aerial Map

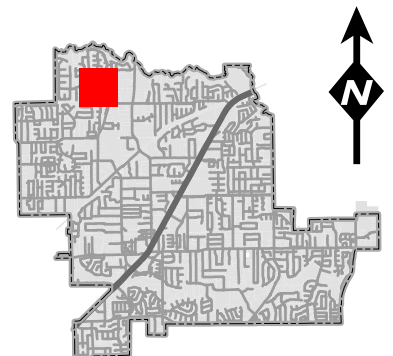


ZC25-006

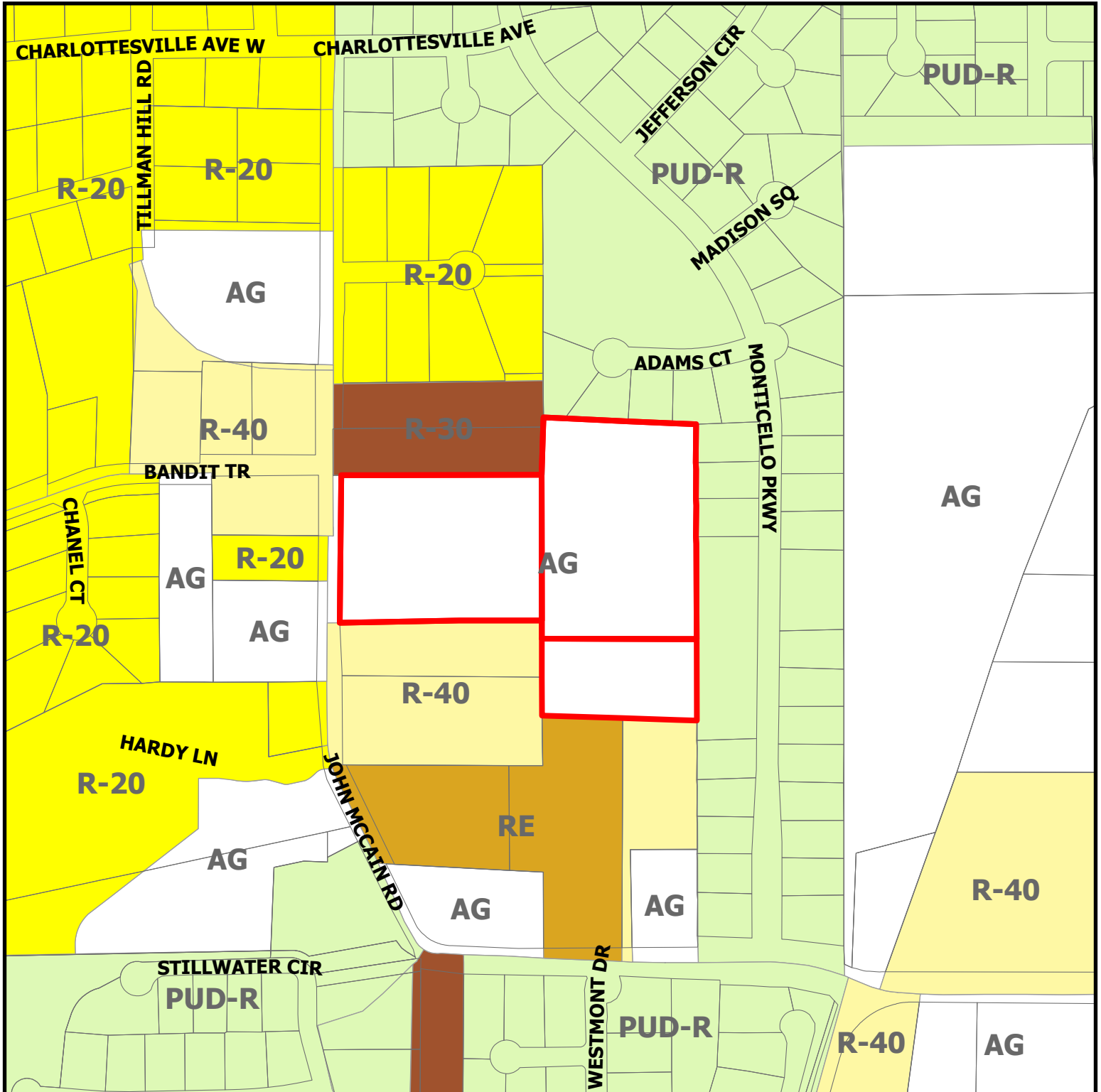
7316 John McCain Road

DISCLAIMER:
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 Subject Property
 Subject Property



Zoning Map

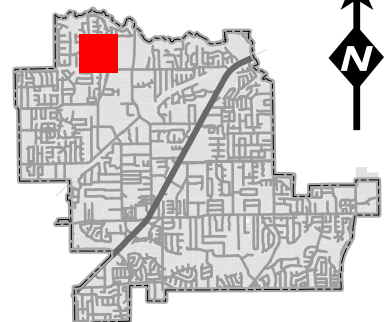


ZC25-006

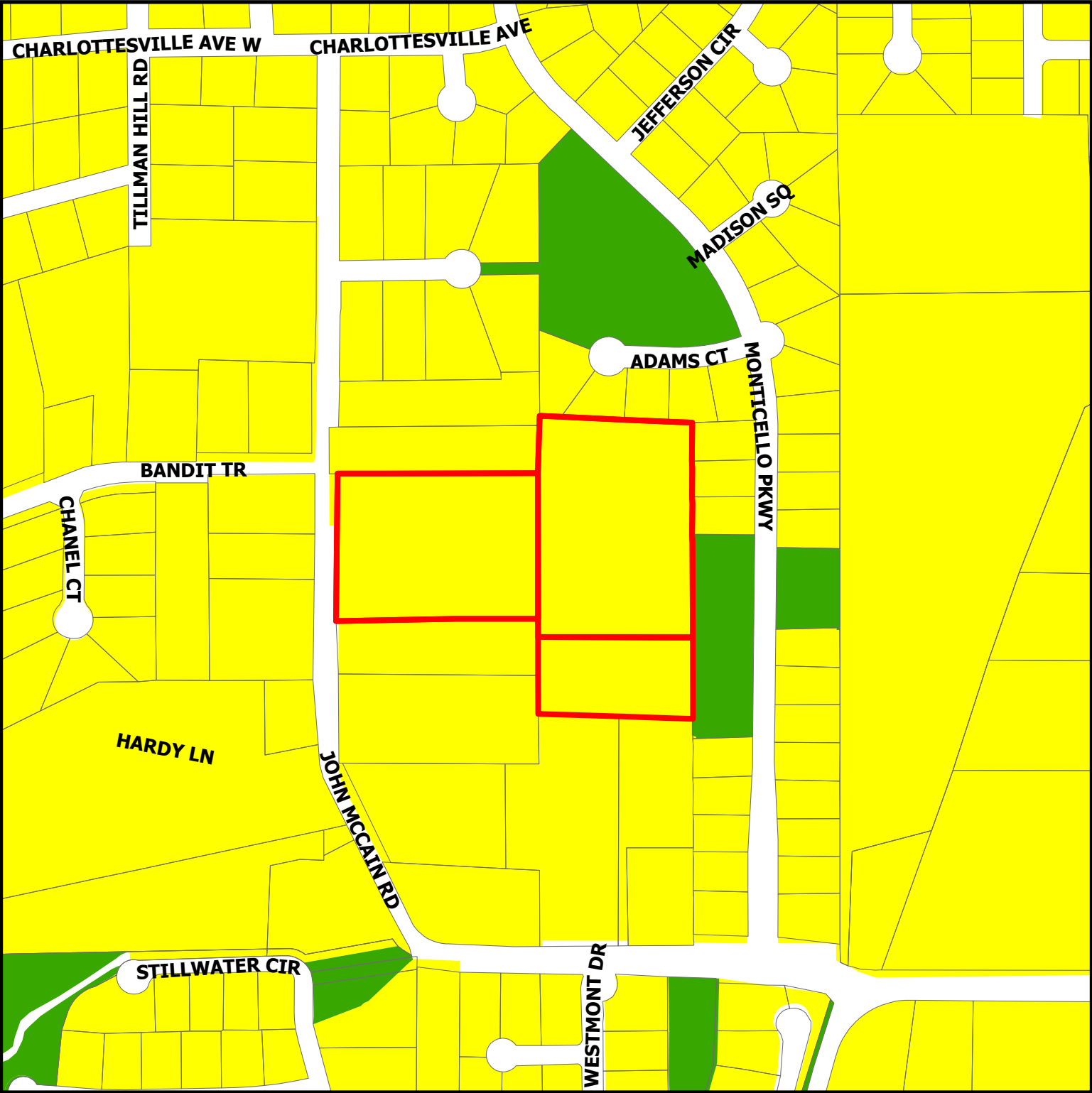
7316 John McCain Road

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 Subject Property
 Subject Property



Future Land Use Map

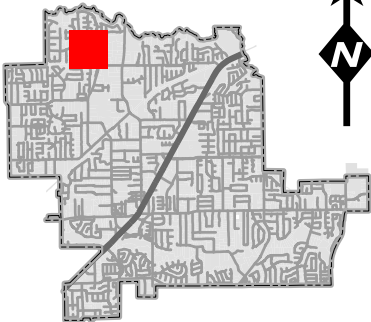


ZC25-006

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

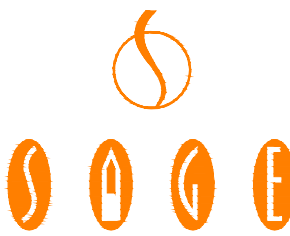
Residential Lots	10
Minimum Lot Size	40,017 s.f.
Average Lot Size	44,305 s.f.

Zoning & Current Use

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



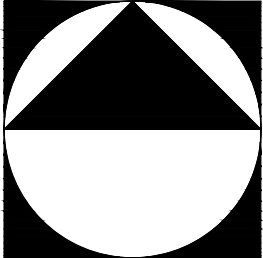
Planner:



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'

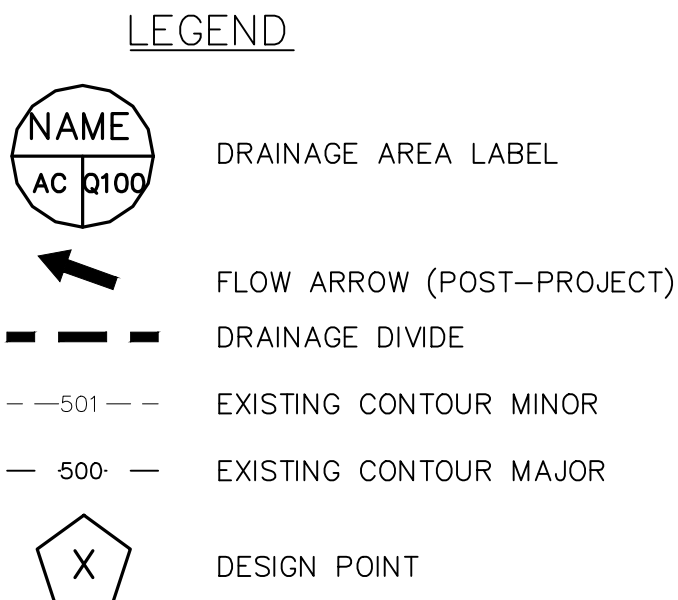
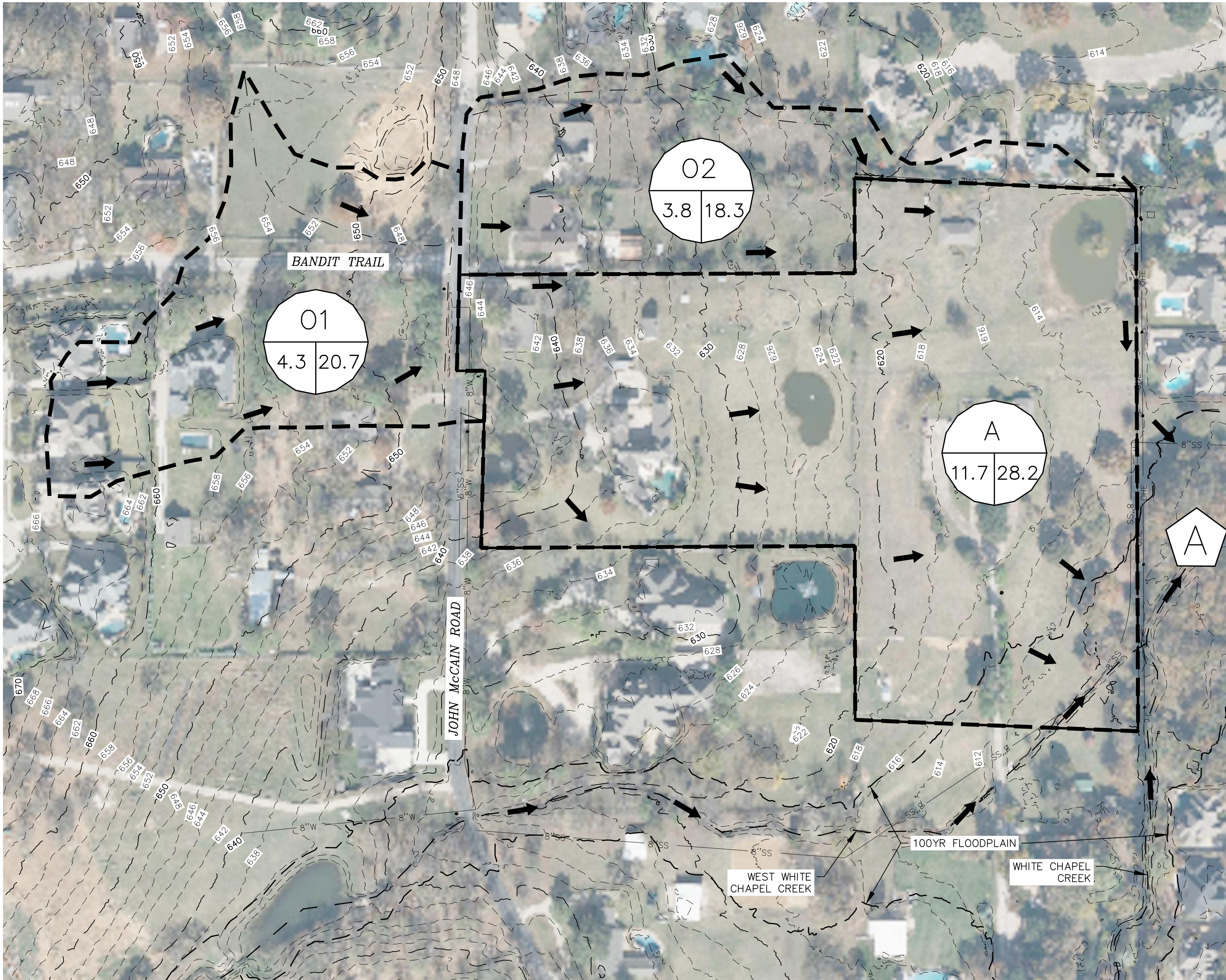
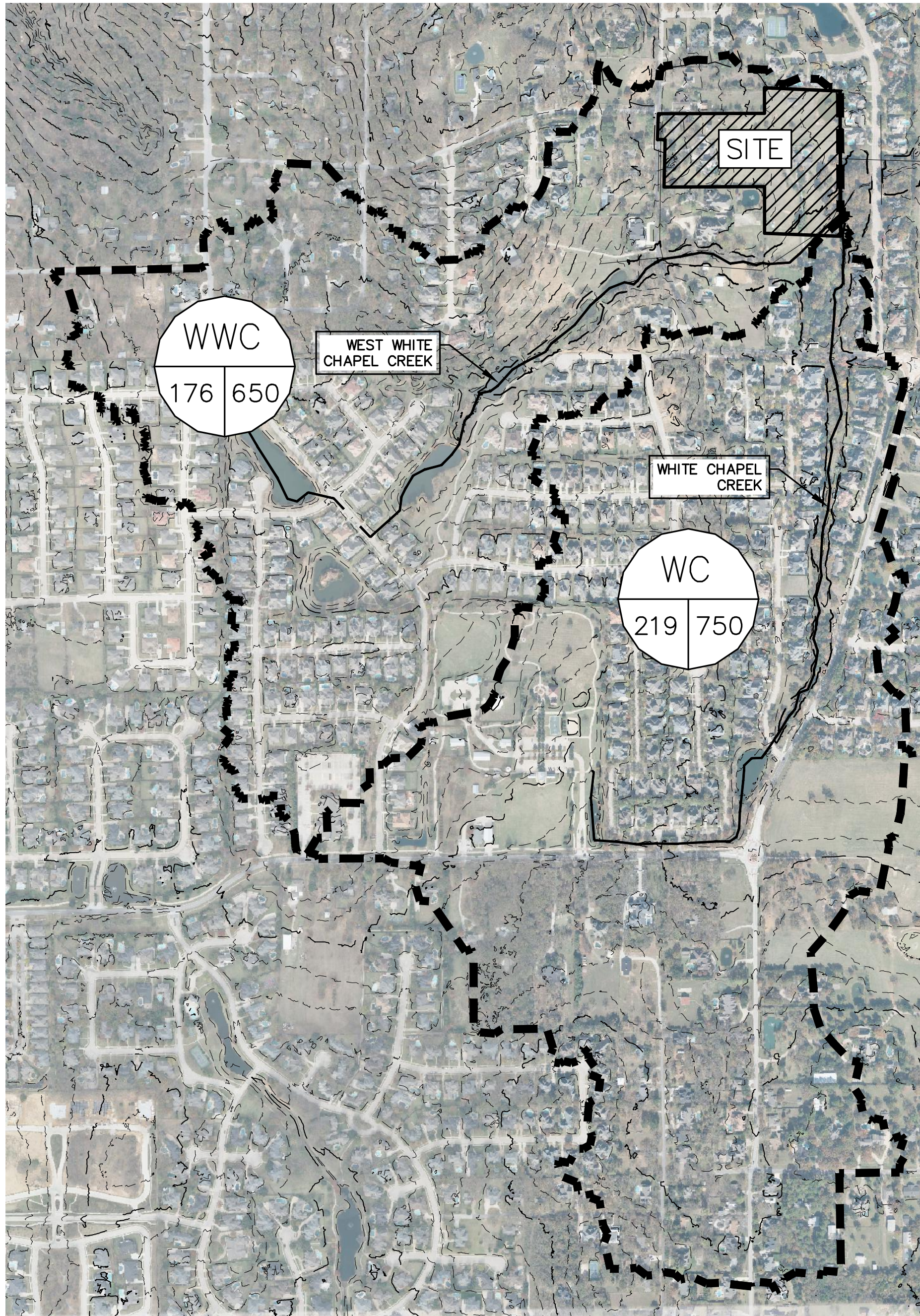
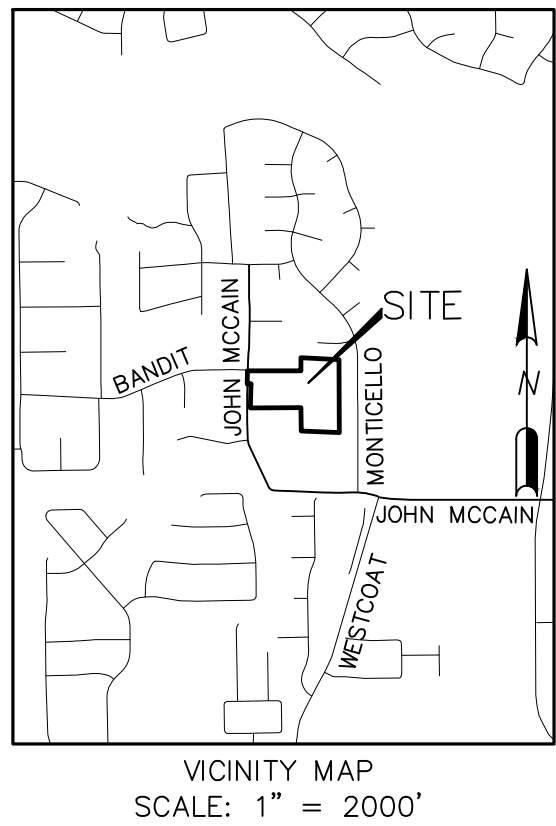
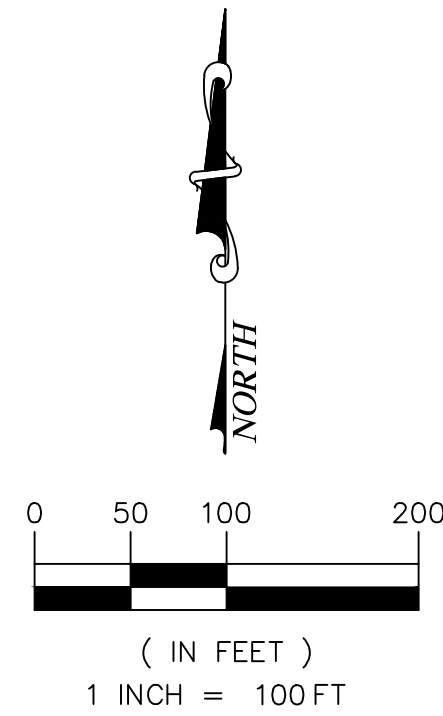
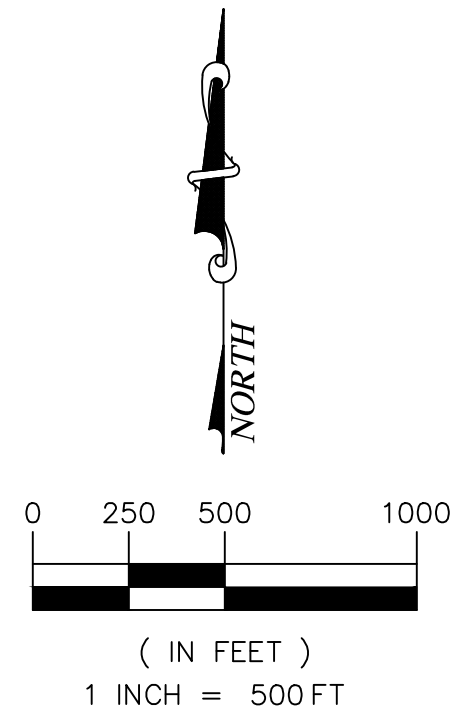
0 50' 100' 150'



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) 333-2272
FAX (817) 333-2273
ENGINEERING REGISTRATION NUMBER 7-2328

PREPARED FOR:
CALVIN CUSTOM HOMES
SOUTH PLAKE, TEXAS 76092
(817) 481-6426

EXISTING DRAINAGE PLAN

HOLT FARMS

COLLEYVILLE, TEXAS

BENCHMARKS:

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

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

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

PRELIMINARY
FOR REVIEW ONLY

Not for Construction or Permit Purposes

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

Drawn By: DSM

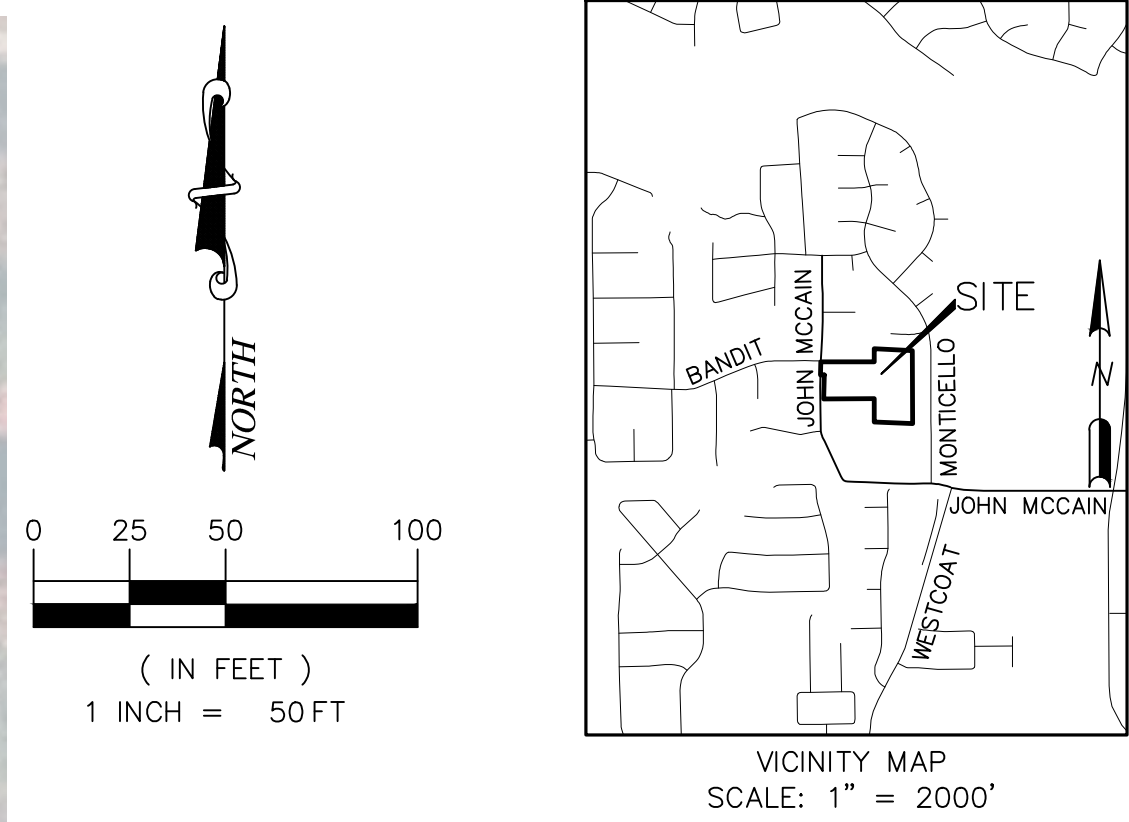
Reviewed By: CTR

Project: 1015-45

SHEET

1

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



- LEGEND
- PROP. 8" WATER LINE
 - PROP. FIRE HYDRANT
 - PROP. SEWER MANHOLE
 - PROP. 8" SEWER LINE
 - PROP. CULVERT
 - EXIST. WATER MAIN
 - EXIST. SEWER MAIN

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

PRELIMINARY UTILITY PLAN
HOLT FARMS
COLLEYVILLE, TEXAS

BENCHMARKS:

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

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

BM3
TBM 1/2" CAPPED IRON
ROD "EAGLE CONTROL"
N: 7018058.6
E: 2377873.4
ELEV = 615.6

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes

Engineer: CLAYTON T. REDINGER
P.E. No. 97487 Date: 3/17/2025

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

SHEET
3

CITY CASE NO. ----

REDINGER GROUP, LLC
P.O. BOX 92006
DALLAS, TEXAS 75292
PHONE (817) 333-2277
FAX (817) 333-2278
CALAIS CUSTOM HOMES
SOUTH PLANE, TEXAS 76092
(817) 481-6426



Trees				Trees Net of R.O.W.	Trees %
Protected Trees		66	-	66	97.06
Borderline Trees		1	-	1	1.47
Trees to be Altered		6	5	1	1.47
		73	5	68	100.00

PROTECTED TREES	
Tree #	Size & Species
6405	24" OAK
6406	16" PECAN
6410	10" ELM
6411	60" ELM
6412	30" MESQUITE
6413	26" ELM
6414	22" ELM
6415	10" HACKBERRY
6417	24" WALNUT
6418	12" CREPE MYRTLE
6422	28" BALD CYPRESS
6903	30" OAK
6904	42" OAK
6905	38" OAK
6906	36" OAK
6907	36" ELM
6909	16" CEDAR
6910	18" HACK
6911	14" BRADFORD PEAR
6912	14" CEDAR
6913	6" ASH
6914	10" CEDAR
6915	9" CEDAR
6922	18" PINE
6923	20" PINE
6924	30" LIVE OAK
6925	36" OAK
6926	42" OAK
6927	20" OAK
6928	6" BRADFORD PEAR
6943	28" OAK
6944	32" OAK
6945	18" LIVE OAK
6946	20" LIVE OAK
6947	36" LIVE OAK
6948	8" BRADFORD PEAR

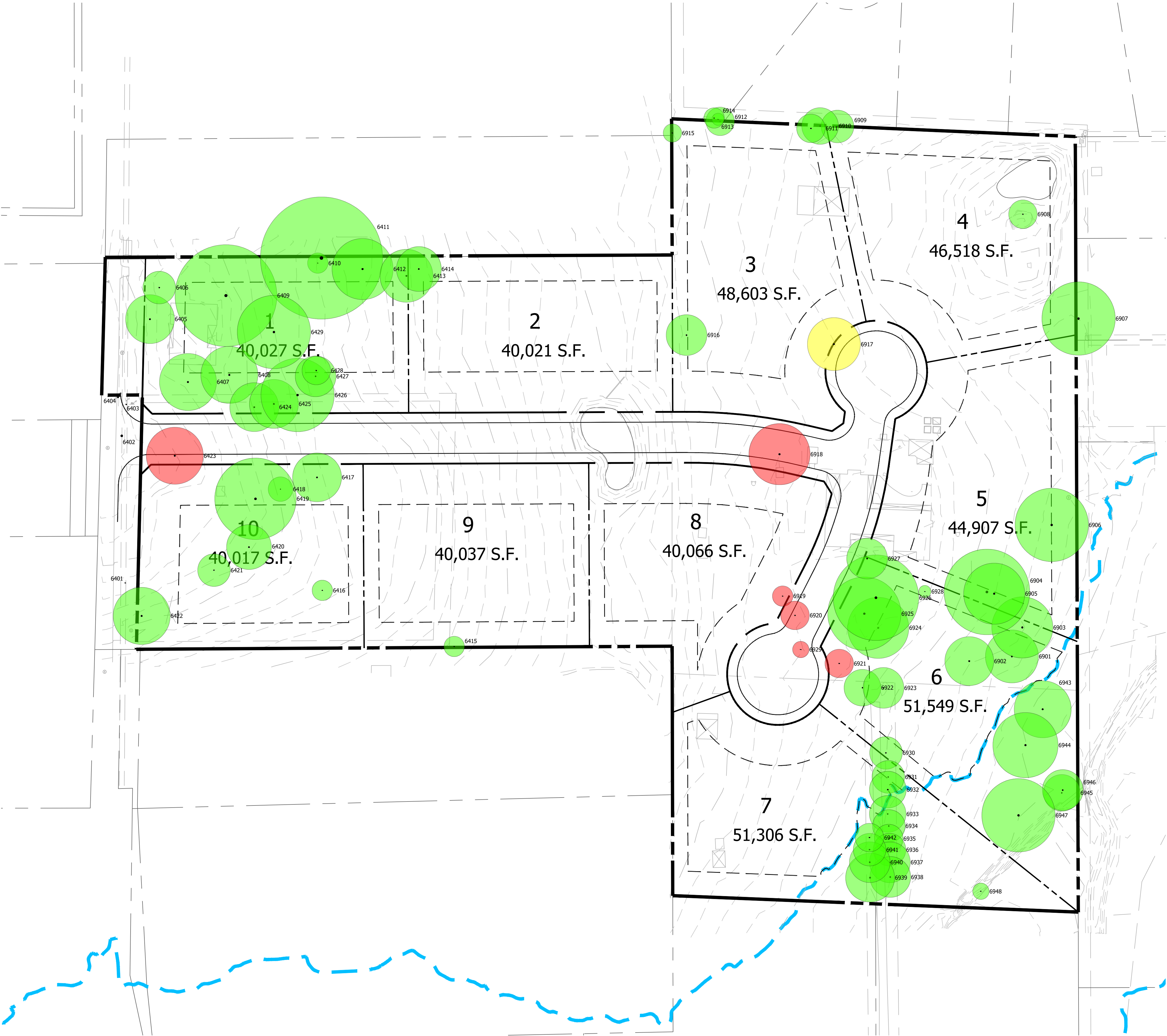
PROTECTED TREES	
Tree #	Size & Species
6408	28" MULBERRY
6409	50" MULBERRY
6416	10" OAK
6419	40" WALNUT
6420	22" MULBERRY
6421	16" OAK
6424	24" MESQUITE
6425	24" CEDAR ELM
6427	20" ELM
6428	14" ELM
6429	36" OAK
6902	24" OAK
6908	14" WILLOW
6916	20" LIVE OAK
6939	24" PINE
6940	20" PINE
6941	16" PINE
6942	14" PINE
6407	28" MULBERRY
6426	36" ELM
6901	26" OAK
6930	16" PINE
6931	16" PINE
6932	18" PINE
6933	18" PINE
6934	16" PINE
6935	14" PINE
6936	16" PINE
6937	20" PINE
6938	20" PINE

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

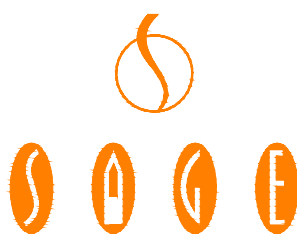
BORDERLINE TREES	
Tree #	Size & Species
6917	26" LIVE OAK

Tree Canopy Coverage

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

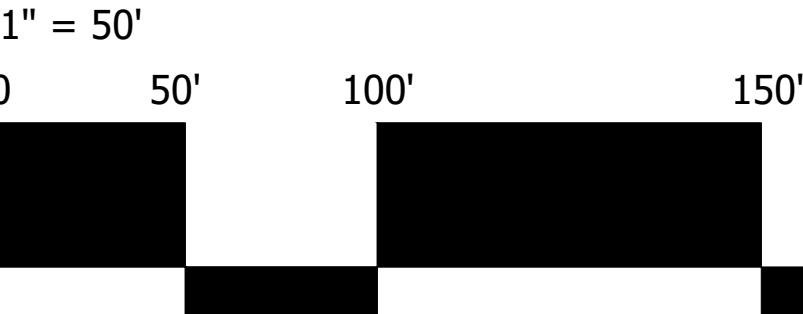
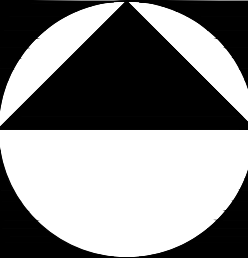


Planner:



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

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](#)

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>
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](#)

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

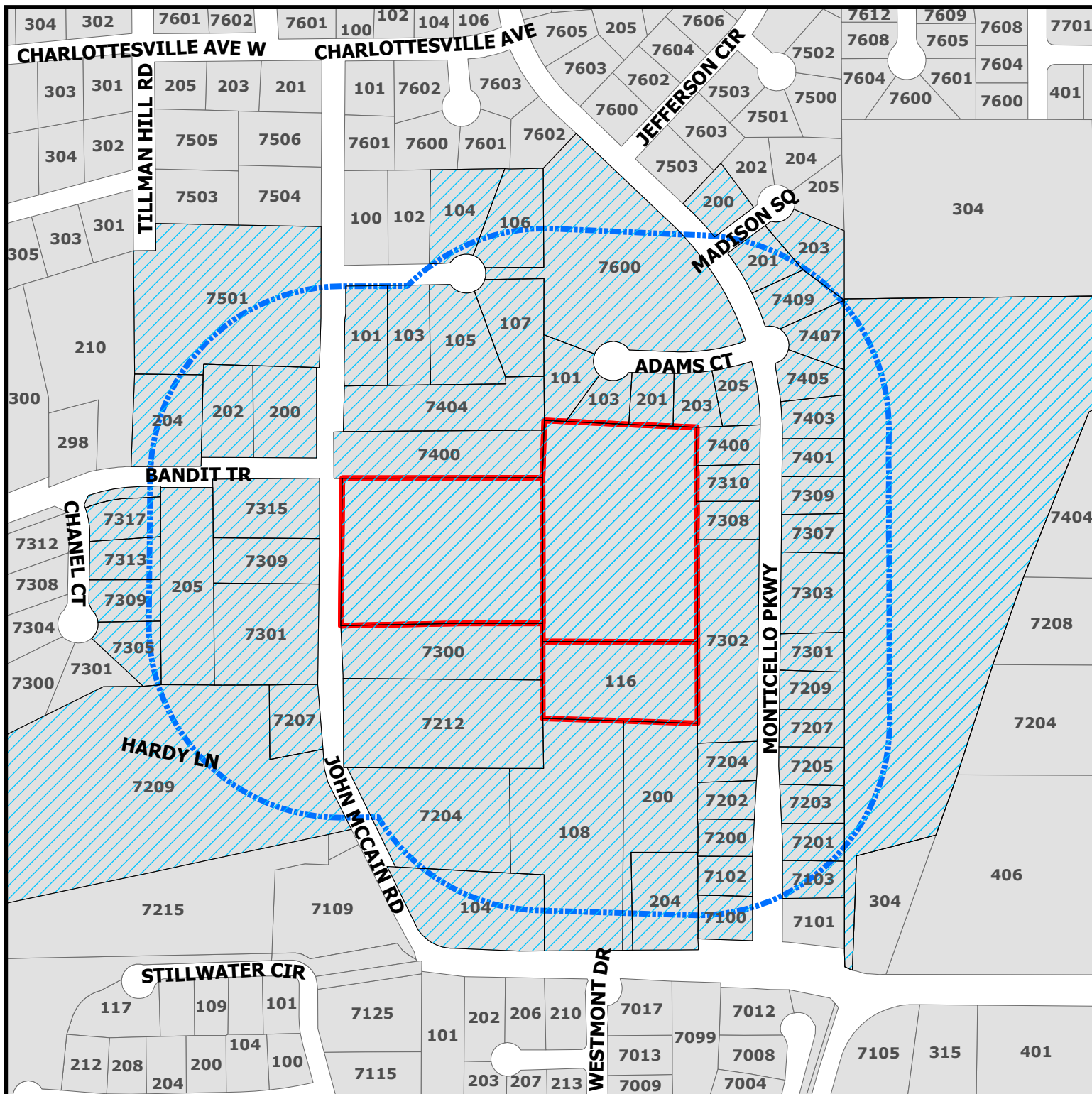
Dear Mr. Bryner,

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]

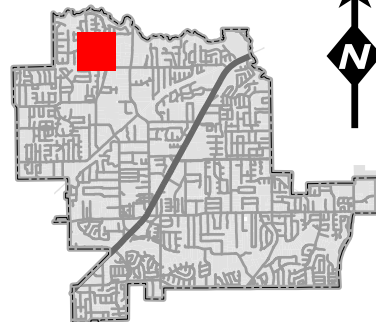
Notification Map



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

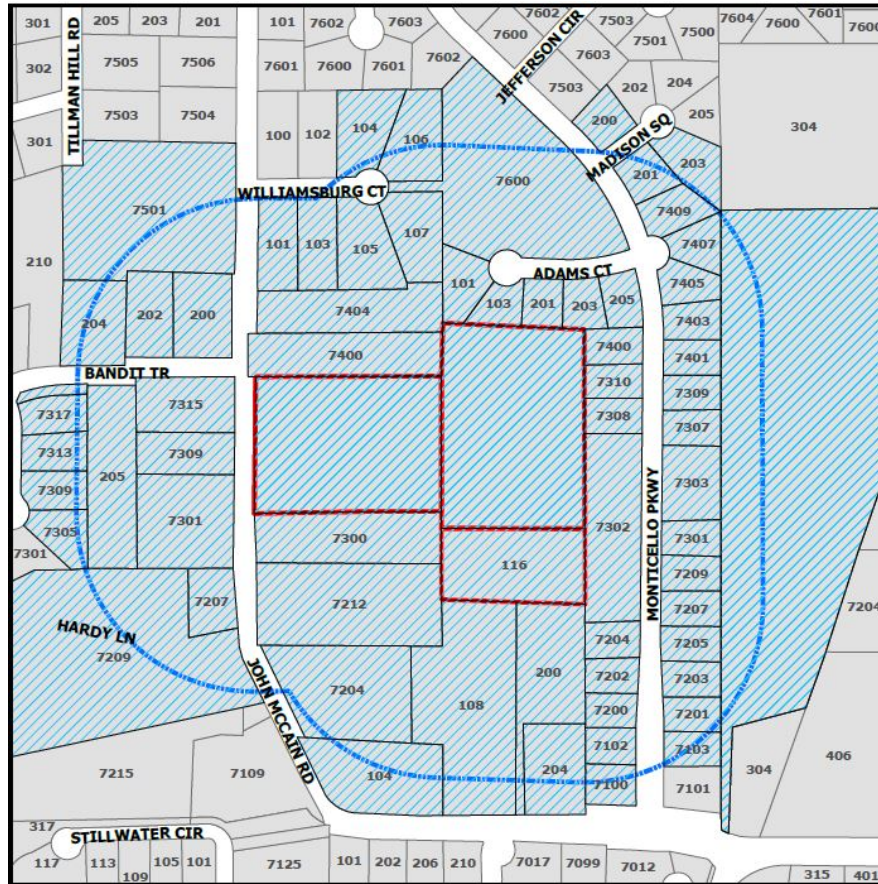
Present Zoning: AG Agricultural

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

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-25-2328

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 AND 4B2, 4A3 AND 4B3, AND 4E, ABSTRACT 295, WILLIAM E. CROOKS SURVEY, BY AUTHORIZING A REZONING FROM AG AGRICULTURAL TO R-40 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 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 and 4B2, 4A3 and 4B3, and 4E, Abstract 295, William E. Crooks Survey, located at 7316 and 116 John McCain Road, as depicted on the attached as Exhibit "A".

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

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

1. 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.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 13TH DAY OF MAY 2025.

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

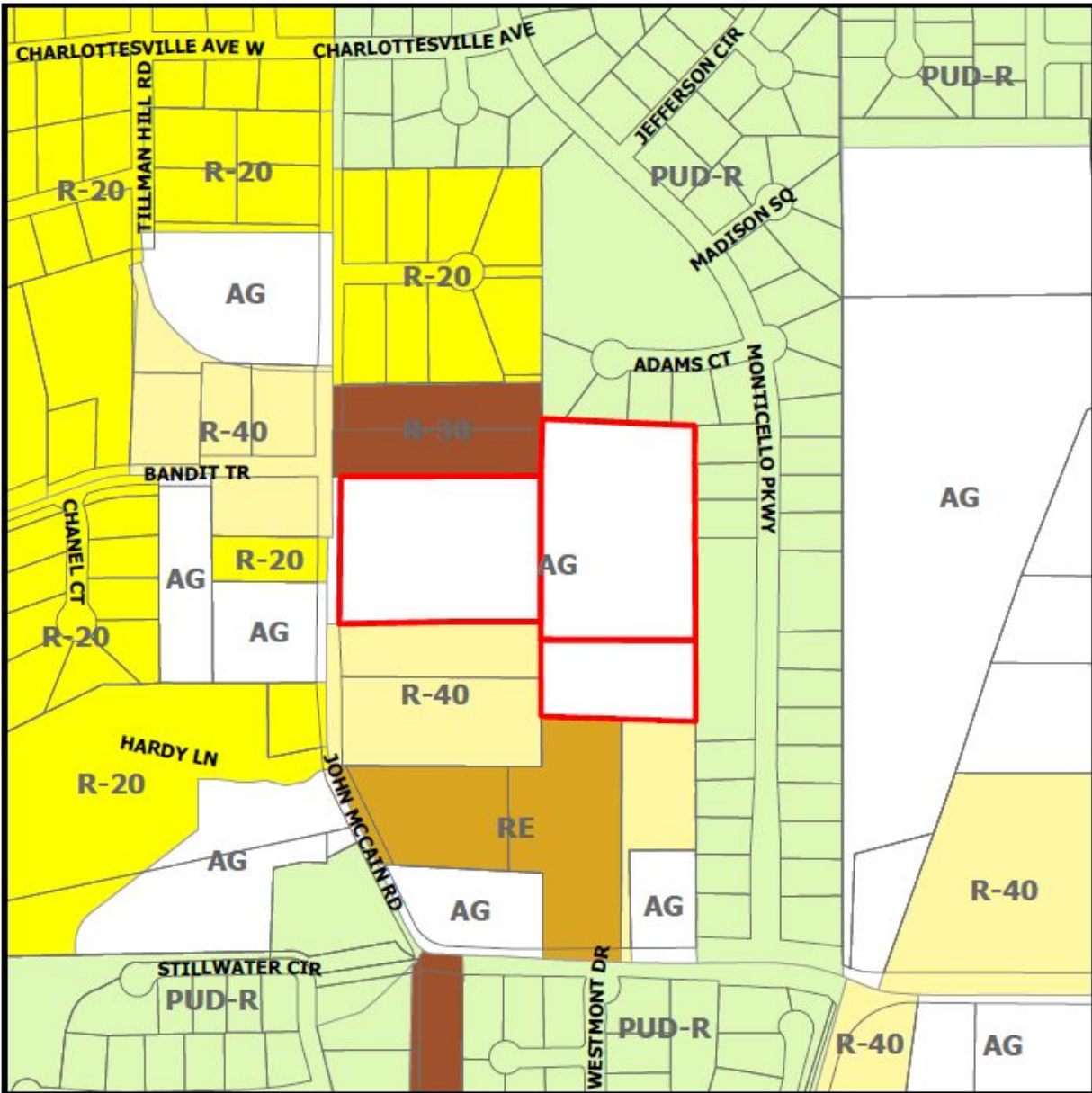
ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC	Bobby Lindamood
City Secretary	Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map



Holt Farms
Colleyville, Tarrant County, Texas



Planner:  **SAGE GROUP, INC.**
Master Planning
Urban Design
Architecture
Landscape Architecture
1120 N. Carroll Ave., Ste. 200
Salt Lake City, Utah 84102
817-434-2026

24 FEB 25 1" = 50'



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 5f

Agenda Date 5/6/2025

Number Ordinance O-25-2329

Type Ordinance

Department City Manager

Title

Amending Chapter 86 (Streets, Sidewalks and Other Public Places) of the City of Colleyville Code of Ordinances by repealing and replacing Article I entitled "In General"; adopting safety restrictions for the use of electronic bicycles and electronic scooters within the City

Explanation

First Reading and Public Hearing

This agenda item provides for consideration of restrictions on the operation of electronic bicycles and electronic scooters in Colleyville. The City has received concerns from citizens about the safety of e-bike riders, as well as the safety of other drivers and pedestrians. The issue was assigned to the City's Traffic Advisory Committee, comprised of staff from a variety of departments including public safety, public works, and city management. The Committee reviewed regulations adopted by other cities and worked to identify those that would be a good fit for Colleyville. In consultation with the City Attorney, several regulations had to be modified due to limitations from state law on what cities can regulate.

Potential regulations were presented at the April 15, 2025 City Council Worksession. A discussion with the City Council was held, including feedback on several modifications to the proposed regulations. The attached ordinance includes the updated regulations.

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments

1. Ordinance O-25-2329

ORDINANCE O-25-2329

AN ORDINANCE AMENDING CHAPTER 86 (STREETS, SIDEWALKS AND OTHER PUBLIC PLACES) OF THE CITY OF COLLEYVILLE CODE OF ORDINANCES BY REPEALING AND REPLACING ARTICLE I ENTITLED "IN GENERAL"; ADOPTING SAFETY RESTRICTIONS FOR THE USE OF ELECTRONIC BICYCLES AND ELECTRONIC SCOOTERS WITHIN THE CITY; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF FIVE HUNDRED DOLLARS (\$500.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville, Texas (the "City") is a home-rule municipality having full powers of self-government and may enact ordinances relative to its citizens' health, safety, and welfare that are not inconsistent with the Constitution and laws of the State; and

WHEREAS, the Colleyville City Council (the "City Council") finds and determines the passage of this ordinance as necessary to protect the public, health, safety, and welfare; and

WHEREAS, the City Council finds and determines that the regulations herein are necessary and proper for carrying out its power to protect the government interest, welfare, and good order of the City; and

WHEREAS, the City Council finds and determines that the following regulations are necessary to promote safety and discourage the use of electronic bicycles and electronic scooters in unsafe areas and at unsafe speeds; and

WHEREAS, the City Council is authorized by law to adopt the provisions contained herein and has complied with all the prerequisites necessary for the passage of this ordinance, including but not limited to the Texas Open Meetings Act.

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

Sec. 1. THAT all the forgoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.

- Sec. 2. THAT Chapter 86 "Streets, Sidewalks, and Other Public Places" is hereby amended by repealing and replacing Article I entitled "In General", as provided in "Exhibit A."
- Sec. 3. 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 Section 1-7 of the City of Colleyville Code of Ordinances, and upon conviction shall be punishable by a fine not to exceed the sum of Five Hundred Dollars (\$500.00) for each offense.
- Sec. 4. THAT all provisions of the Code of Ordinances of the City of Colleyville, Texas, in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions not in conflict with the provisions of this ordinance shall remain in full force and effect.
- 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 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.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 13TH DAY OF MAY 2025.

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

ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC	Bobby Lindamood
City Secretary	Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

EXHIBIT A

"CHAPTER 86 – STREETS, SIDEWALKS AND OTHER PUBLIC PLACES..."

Article 1 - USE AND OPERATION OF ELECTRONIC BICYCLES AND ELECTRONIC SCOOTERS

Sec. 86-1. – Findings and Purpose.

The purpose of this article is to secure the general health, safety, and welfare for the residents of the City of Colleyville by implementing safety restrictions on the use of electronic bicycles and electronic scooters within the city while maintaining consistency with state law.

Sec. 86-2. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Adult means any individual eighteen (18) years of age or older.

Child means any individual under eighteen (18) years of age.

Electronic Bicycle or E-Bike means a bicycle or tricycle that is equipped with fully operable pedals and an electric motor with a maximum power output of 750 watts (1 horsepower) or less. There are three classes of electric bicycle in Texas.

- Class 1: e-bikes equipped with a pedal-assist only motor which stops when the bike reaches 20 mph.
- Class 2: e-bikes equipped with a motor that may be used exclusively to propel the bicycle and stop when the bike reaches the speed of 20 mph.
- Class 3: e- bikes equipped with a motor that provides assistance only when the rider is pedaling and stops when the rider stops pedaling or when the bicycle reaches the speed of 28 mph.

Helmet means properly fitted headgear that is not structurally damaged and that conforms to the standards of the American National Standards Institute, the American Society for Testing and Materials, the Snell Memorial Foundation or any federal agency having regulatory jurisdiction over bicycle helmets, as applicable, at the time of the manufacture of the helmet.

Electronic Scooter or E-Scooter means a self-propelled device with:

- 1) at least one (1) wheel in contact with the ground during operation;

- 2) braking system capable of stopping the device under typical operating conditions;
- 3) a gas or electric motor 40 cubic centimeters or less;
- 4) a deck designed to allow a person to stand or sit while operating the device;
- 5) the ability to be propelled by human power alone; and
- 6) also includes electric one-wheelers, electric longboards, and electric skateboards, but does not include a pocket bike or mini-motorbike.

Motor-Assisted Scooter means a self-propelled device with at least two wheels, a gas or electric motor capable of making the device travel up to 15 miles per hour, and a braking system. The primary difference between a Motor-Assisted Scooter and an Electronic Scooter is that a Motor-Assisted Scooter is self-propelled and cannot be propelled by human power alone.

Operator means the person driving/riding and having physical control over the electronic bicycle or electronic scooter.

Pocket bike or mini-motorbike shall have the same meaning assigned by Transportation Code sec. 551.301, as it exists or may be amended, and includes a self-propelled vehicle that is equipped with an electric motor or internal combustion engine having a piston displacement of less than 50 cubic centimeters, is designed to propel itself with not more than two wheels in contact with the ground, has a seat or saddle for the use of the operator, is not designed for use on a highway, and is ineligible for a certificate of title under , Transportation Code Ch. 501, as it exists or may be amended; but does not include a moped, electric bicycle, motor-driven cycle, motorized mobility device, electric personal assistive mobility device or a neighborhood electric vehicle as those are defined in the Texas Transportation Code, as it exists or may be amended.

Public way or public property means real property owned, leased or controlled by the City of Colleyville, Texas, or any property that is publicly owned or maintained or dedicated to public use, including, but not limited to, a path, trail, sidewalk, alley, street or highway, and a public park facility.

Wearing a helmet means that the person has a helmet fastened securely to his/her head with the straps of the helmet securely tightened in the manner intended by the manufacturer to provide maximum protection.

Sec. 86-3. - Allowable uses.

- (a) The operation of electronic bicycles (Class 1 and Class 2) and electronic scooters is permitted in public parks, on city sidewalks, on paved trails, and on streets designated as "local" on the 2015 Master Thoroughfare Plan by adults and by children ten (10) years of age or older with the following speed limits in effect:
 1. Sidewalks and Trails – ten (10) miles per hour maximum speed;

2. Cotton Belt Trail – fifteen (15) miles per hour maximum speed; and
 3. Local Roads – the maximum posted speed limit.
- (b) Operation of any electronic bicycles on public streets not designated as “local” on the 2015 Master Thoroughfare Plan is permitted as may be required by state law.
- (c) Operators of electronic bicycles and electronic scooters must obey all state and city traffic laws.

Sec. 86-4. - Restrictions and prohibitions for use; penalty for violations.

(a) *Restrictions and prohibitions of use adopted in the interest of safety.*

1. It is unlawful for any adult or child to operate or ride a mini-motorbike, or pocket bike on any public property within the city unless otherwise allowed by state law.
2. It is unlawful for any child under the age of sixteen (16) to operate an electronic bicycle or electronic scooter while wearing any headphones, earbuds, or other device(s) which may restrict hearing.
3. It is unlawful for any person to operate an electronic bicycle or electronic scooter without some form of identification which includes the operator’s name and address.
4. It is unlawful for any person operating an electronic bicycle or electronic scooter to carry a passenger unless the electronic bicycle or electronic scooter is specifically designed for a passenger with additional seating, or the passenger is a child riding in a properly attached child safety seat.
5. It is unlawful for any person to operate a Class 3 electronic bicycle:
 - a. on sidewalks, paths, and trails;
 - b. without a valid driver’s license and liability insurance; and
 - c. without a registration sticker issued by the Colleyville Police Department.
6. It is unlawful for any person to operate an electronic bicycle or electronic scooter on an unimproved surface of public property within the city unless for the purpose of accessing another paved surface/trail for a distance of no greater than twenty (20) feet and in a manner that does not damage the surface.
7. As it is necessary in the interest of safety, operation of electronic scooters on public streets not designated as “local” on 2015 Master Thoroughfare

Plan is prohibited by operators under the age of sixteen (16) years of age and on roads with a speed limit over 30 miles per hour.

8. It is unlawful for any person to operate or ride a bicycle, electronic bicycle or electronic scooter after dusk without being equipped with a front white light visible from 500 feet away, and a red rear reflector visible from 300 feet or lamp visible from at least 500 feet away.
9. A parent of a child or a guardian of a ward may not knowingly permit the child or ward to violate this section, and the parent or guardian shall be subject to prosecution.
10. It is an affirmative defense to prosecution that the electronic bicycle or electronic scooter was not being operated upon public property or a public way at the time of the alleged offense.

(b) Penalty.

1. Any person ten (10) years of age or older who violates any provision of subsection (a) above shall be guilty of a civil infraction, and upon adjudication of a first offense shall be fined \$100.00 and be required to take a bicycle safety course.
2. Any person ten (10) years of age or older who violates any provision of subsection (a) above shall be guilty of a civil infraction, and upon adjudication of a second offense shall be fined \$200.00. The operator, and their parent or guardian if the operator was a child, shall be required to attend a hearing before the municipal court judge.
3. Any person ten (10) years of age or older who violates any provision of subsection (a) above shall be guilty of a civil infraction, and upon adjudication of a third offense shall be fined \$500.00. The operator, and their parent or guardian if the operator was a child, shall be required to attend a hearing before the municipal court judge.
4. Upon issuance of a citation following a first offense, the electronic bicycle, electronic scooter, mini-motorbike, or pocket bike shall be confiscated by the issuing officer.
 - a. The electronic bicycle, electronic scooter, mini-motorbike, or pocket bike shall only be released during business hours.
 - b. If the operator was a child, the electronic bicycle, electronic scooter, mini-motorbike, or pocket bike shall only be released to the parent or guardian of the child, and the child must accompany the parent or guardian to the police department to retrieve the electronic bicycle, electronic scooter, mini-motorbike, or pocket

bike.

5. The purpose of subsection is to promote safety and discourage the use of electronic bicycles and electronic scooters in unsafe areas and at unsafe speeds. The municipal court may consider alternative dispositions or dismissal for first time offenses, only following an appearance by the violator and their parent/guardian before the prosecutor or the judge.

86-5. - Helmets required; penalty for failure to wear helmet.

(a) *Helmet required.* The purpose of this section is to promote safety and encourage the use of helmets. The municipal court may consider alternative dispositions or dismissal for first time offenses, only following an appearance by the violator and their parent/guardian before the prosecutor or the judge.

1. It is unlawful for any child to operate or ride an electronic bicycle or electronic scooter unless the child is wearing a helmet.
2. It is an affirmative defense to prosecution that the electronic bicycle or electronic scooter was not being operated upon public property or a public way at the time of the alleged offense.
3. A parent of a child or a guardian of a ward may not knowingly permit the child or ward to violate this section.

(b) *Penalty.*

1. Any person ten (10) years of age or older who violates any provision of subsection (a)(1), above, requiring helmets, shall be guilty of a civil infraction and upon adjudication shall be fined an amount not exceeding \$50.00 upon the first violation and an amount not exceeding \$100.00 upon the second and each subsequent violation.
2. The municipal court shall dismiss the charge against a child, parent, or guardian for a first offense under subsection (a)(3), upon receiving proof that:
 - A. The defendant acquired a helmet on or before the tenth day after receiving the citation for the violation.
 - B. If the charge against a person is dismissed under subsection (b)(2), a later charge for a violation of subsection (a) shall be considered a second or subsequent violation for purposes of subsection (b).

Secs. 86-6—86-25. - Reserved.



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 6a

Agenda Date 5/6/2025

Number Resolution R-25-5037

Type Resolution

Department Community Development

Title

Consideration of a right-of-way abandonment of 0.30 acres for Lot 4R, Block 1, Nystel Addition, being Lot 1, Block 1, Nystel Addition, located at 1809 John McCain Road, Case GC25-002

Explanation

Reading and Public Hearing

Garrett Smelker, the applicant, has submitted a request for a right-of-way (ROW) abandonment at 1809 John McCain Road known as Lot 1, Block 1, Nystel Addition, being a 25 foot ROW area that was dedicated as part of the original plat. The dedication was for the planned connection of L.D. Lockett Road with John McCain Road.

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.

Analysis: The applicant has requested the entire ROW area be abandoned so they may replat the area into the existing lot (concurrently filed as PC25-009).

Background: This ROW was dedicated with the plat for the Nystel Addition and is no longer needed for the street connection. Presently, there is no utilities within the ROW. The plat, if approved, will dedicate a utility easement within the area.

Authority: The City Council is responsible for any action to abandon the ROW pursuant to state law and the City's Charter. Accordingly, the City Council may approve or deny the applicant's request; or, alternatively, the City Council may condition the approval on the applicant relocating the ROW (if feasible) to an agreed location to preserve the City's public access across the property. Any action on this item requires a simple majority vote of the City Council and would not constitute action on the applicant's concurrent replat case.

Required Action: If the City Council desires to abandon the ROW, the method for doing so would be by resolution or ordinance, which must contain a legal description of the ROW to be abandoned and be filed in the real property records for Tarrant County. The applicant's replat will be required to reference the filed resolution or ordinance abandoning the ROW. Conversely, action to deny applicant's request will result in the

ROW remaining on the property.

Plat Status: The property is adjacent to the platted Lot 1, Block 1, Nystel Addition and is proposed to be added to the lot.

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 City Council meeting associated with the replat.

Drainage: NA

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.

Comprehensive Plan: The City's Comprehensive Plan, *Destination Colleyville*, designates the subject property as part of the Colleyville Boulevard Corridor.

Staff Recommendation: Staff recommends approval of this request.

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Plat Exhibit
5. Plat Exhibit
6. Right of Way Exhibit
7. Resolution R-25-5037

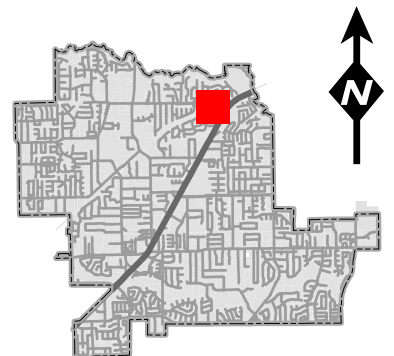
Aerial Map



PC25-009

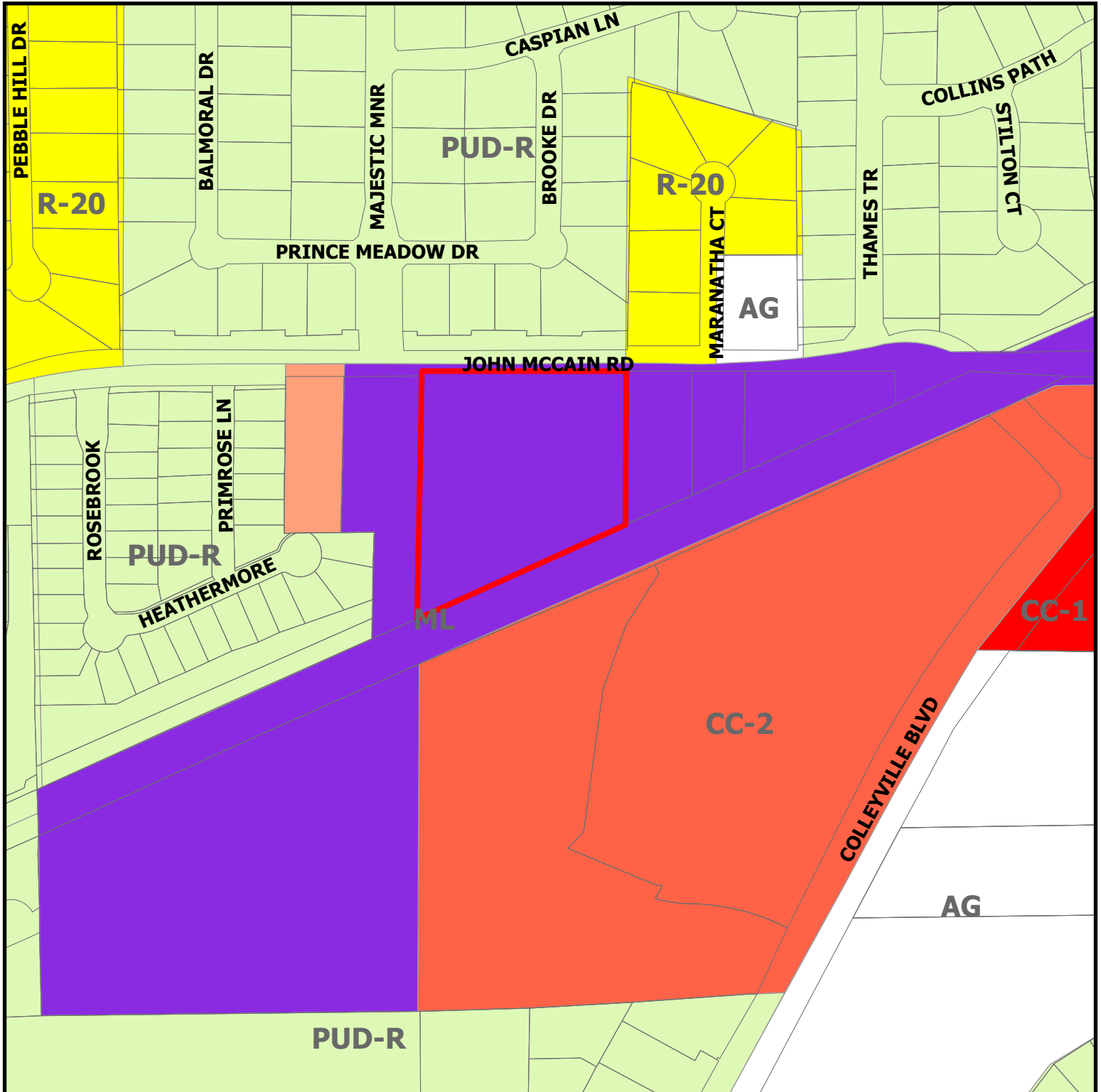
1809 John McCain Road

 Subject Property



DISCLAIMER:
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Zoning Map



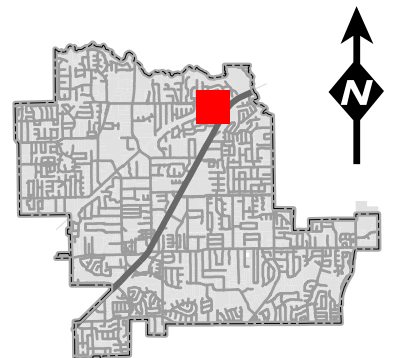
PC25-009

1809 John McCain Road

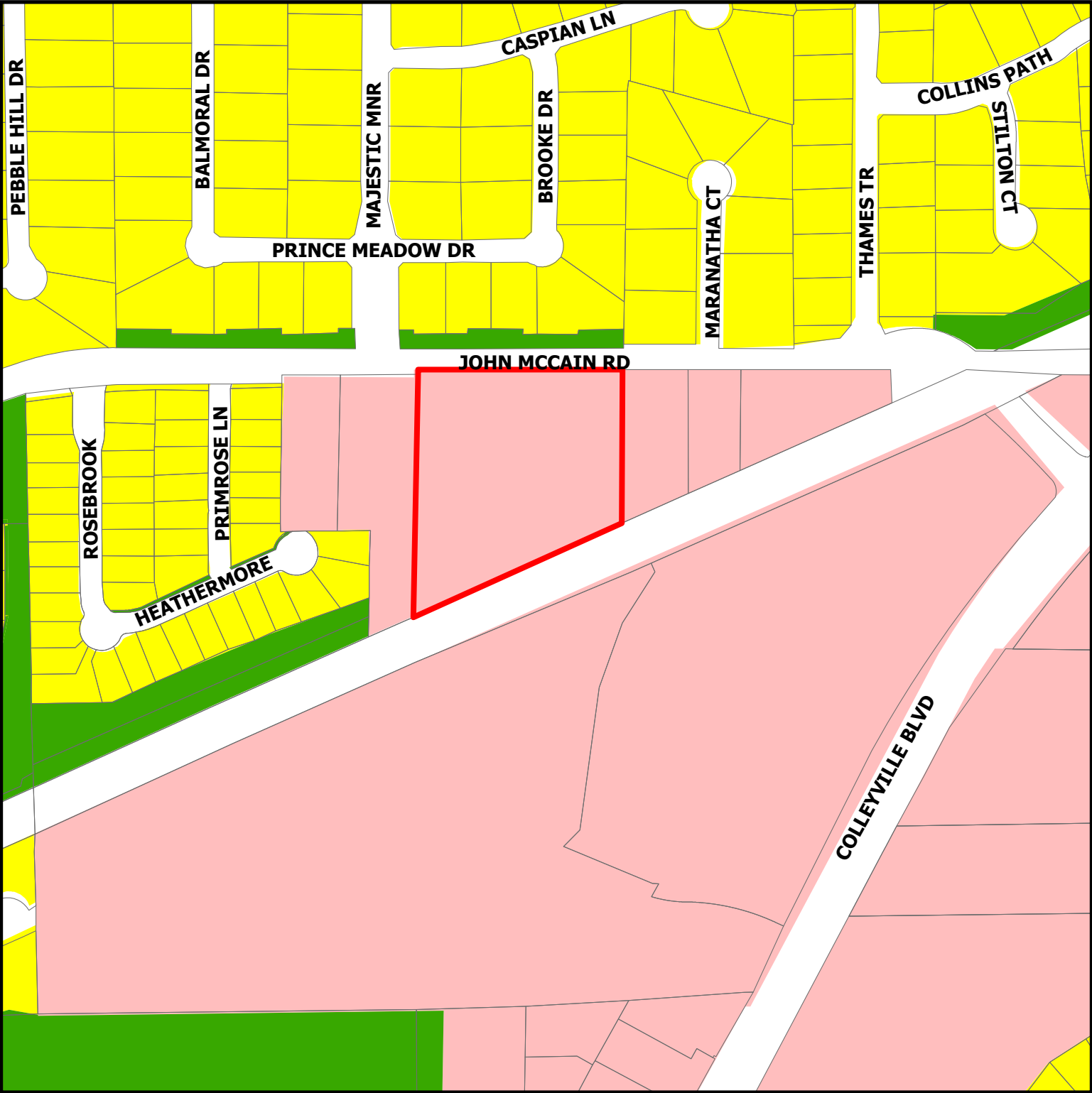


Subject Property

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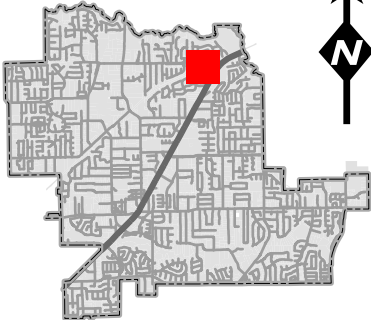
Future Land Use Map



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

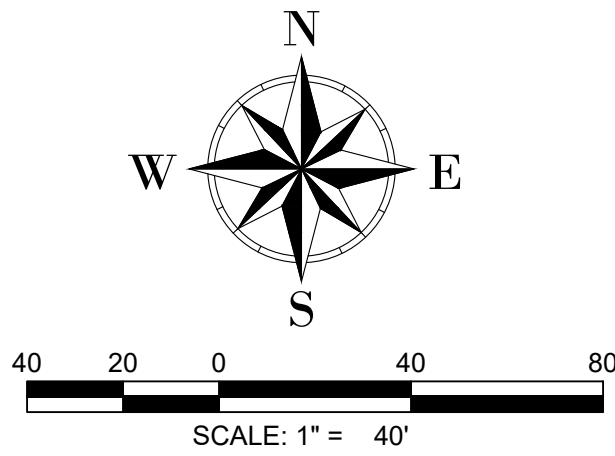
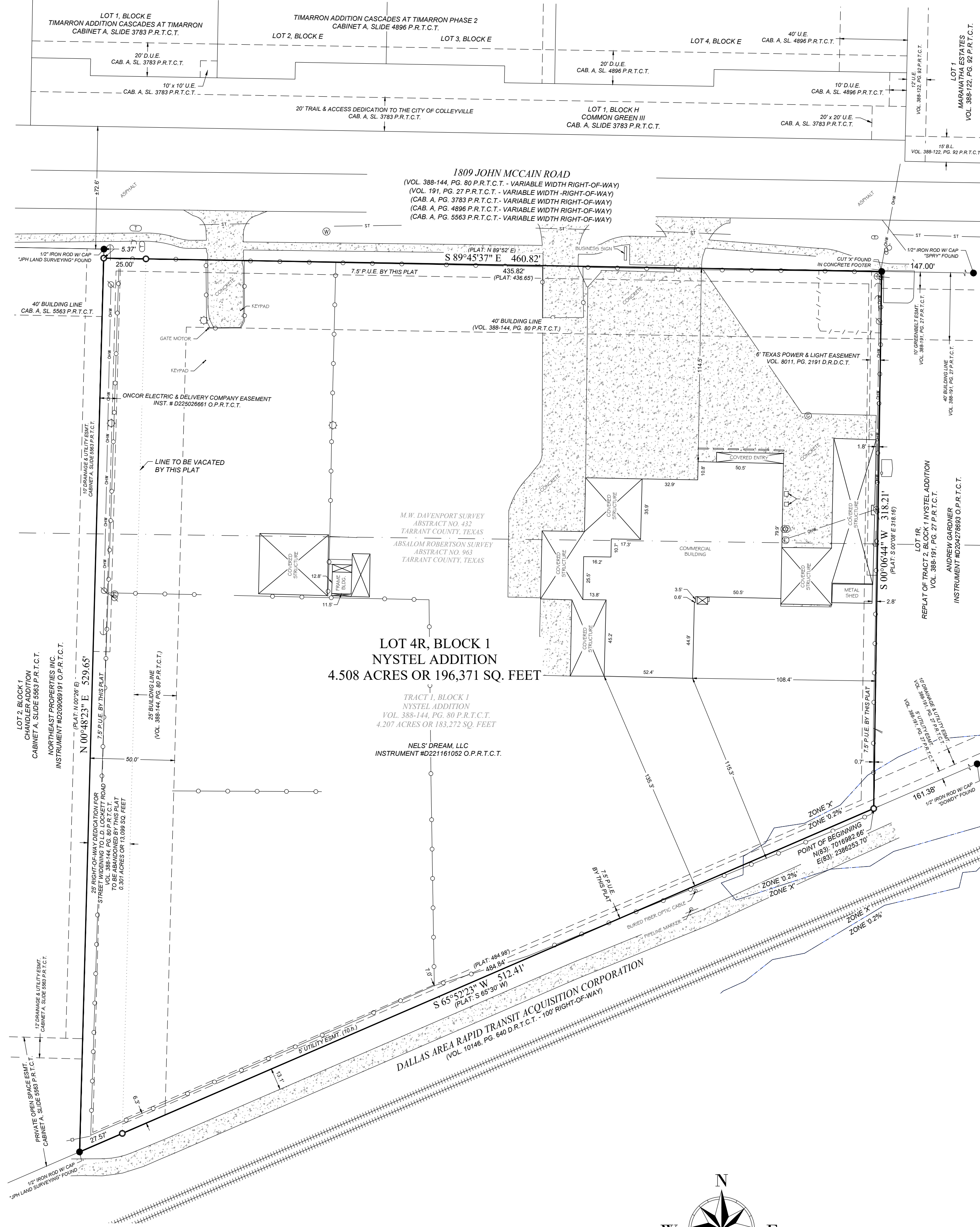
KNOW ALL MEN BY THESE PRESENTS:

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

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

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

NOTES:

- 1) BEARINGS, COORDINATES, DISTANCE AND AREA SHOWN HEREON ARE GRID BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, U.S. SURVEY FOOT, AS DETERMINED BY A STATIC GPS OBSERVATION.
- 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.

DEDICATION CERTIFICATE

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WITNESS OUR HANDS THIS _____ DAY OF _____, 20____

KIM SCHWEIKERT, OWNER
NEL'S DREAM, LLC

STATE OF TEXAS §
COUNTY OF JOHNSON §

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PERSONALIZED SEAL

NOTARY PUBLIC'S SIGNATURE

NOTARY'S EXPIRATION DATE

PLANNING & ZONING COMMISSION APPROVAL

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CHAIRMAN, PLANNING AND ZONING COMMISSION

ATTEST: SECRETARY, PLANNING AND ZONING COMMISSION

CITY COUNCIL APPROVAL

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ATTEST: CITY SECRETARY

SURVEYOR CERTIFICATION

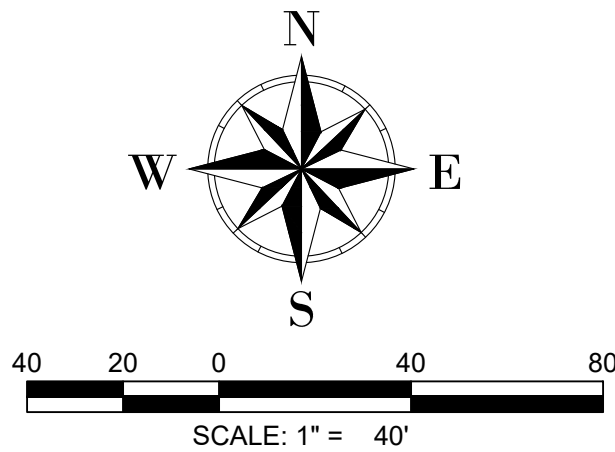
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GARRETT JAMES SHELKER
TEXAS RPLS NO. 6870

DATE

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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
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PREPARED BY:
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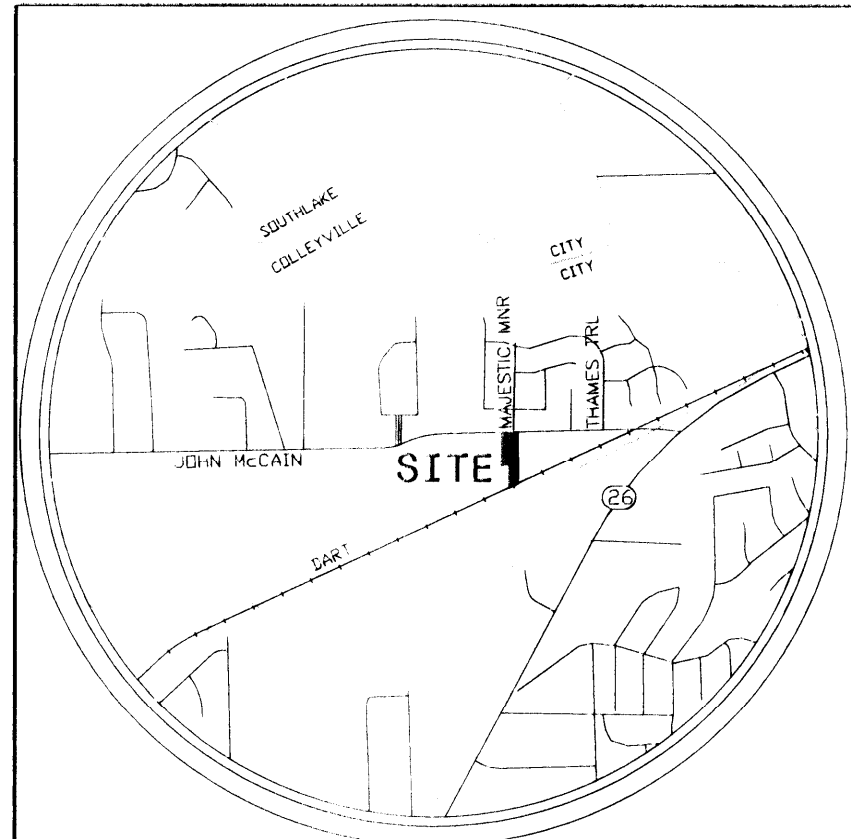
SHEET 1 OF 1	A.M. PROJECT NUMBER: 250125
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- . - . -	APPROX. SURVEY ABSTRACT LINE
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ST	STORM CULVERT
=====	RAILROAD TRACKS
—+—+—+—	CHAIN LINK FENCE
—x—x—x—	WOOD FENCE
— / — / — /	WROUGHT IRON FENCE
—OH—	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

REPLAT
LOT 4R, BLOCK 1
NYSTEL ADDITION

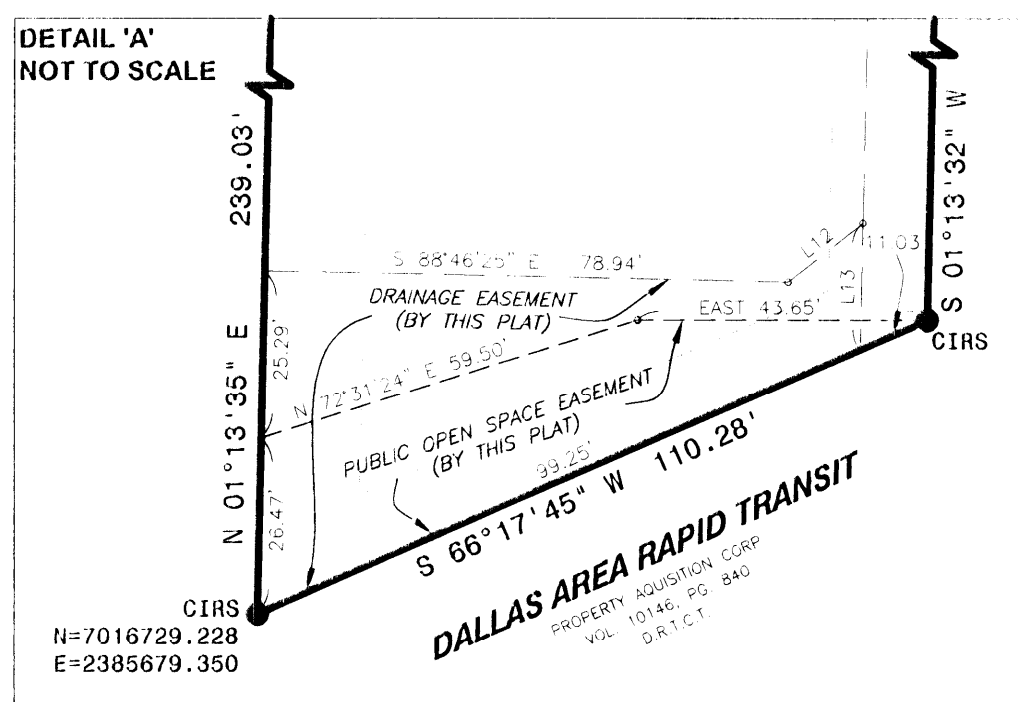
BEING A REPLAT OF A TRACT 1, BLOCK 1
NYSTEL ADDITION,
AN ADDITION TO THE CITY OF COLLEYVILLE,
TARRANT COUNTY, TEXAS,
VOL. 388-144, PG. 80 P.R.T.C.T.

MARCH 13, 2025



VICINITY MAP
COLLEYVILLE, TEXAS
SCALE: 1"=2000'

POC - POINT OF COMMENCEMENT	PP - POWER POLE
PGB - POINT OF BEGINNING	QW - GUY WIRE
C.M. - CONTROLLING MONUMENT	LP - LIGHT POLE
[215.30'] - PLAT OR DEED CALL	AC - AIR CONDITIONER
IRF - IRON ROD FOUND	CR - CABLE RISER
IRP - IRON PIPE FOUND	TR - TELEPHONE RISER
CIRF - CAPPED IRON ROD FOUND	TV - TV BOX
CIRS - CAPPED IRON ROD SET	WM - WATER METER
XCUT - X CUT IN CONCRETE	WV - WATER VALVE
TXDOT - TX DEPT TRANS MON.	WW - WATER WELL
FOP - FENCE CORNER POST	FH - FIRE HYDRANT
R.O.W. - RIGHT OF WAY	ICV - IRRG. CNTRL VALVE
BM - BENCHMARK	MH(X) - MANHOLE (SEE NOTE)
BL - BUILDING LINE	CO - CLEAN OUT
ESMT - EASEMENT	GT - GREASE TRAP
UE - UTILITY EASEMENT	GM - GAS METER
D.E. - DRAINAGE EASEMENT	GV - GAS VALVE
U.E. - UTILITY EASEMENT	PT - PROPANE TANK
D.U.E. - DRAINAGE & UTILITY ESMT	CMP - CORRUGATED METAL PIPE
A.E. - ACCESS EASEMENT	RCP - REINFORCED CONC. PIPE
FF - FINISHED FLOOR	TSB - TRAFFIC SIGNAL BOX
CLM - COLUMN	SN - SIGNAGE (SEE NOTE)
MB - MAIL BOX	TSB - TRAFFIC SIGNAL BOX
PM - PARKING METER	TSL - TRAFFIC SIGNAL LIGHT
FP - FLAG POLE	SS - SANITARY SEWER
BOL - BOLLARD	WL - WATER LINE
CL - CENTERLINE	GAS - PIPELINE (SEE NOTE)
FL - FLOWLINE	W - WIRE FENCE
TRAN - ELEC. TRANSFORMER	X - WOOD FENCE
EM - ELECTRIC METER	O - METAL FENCE
EB - ELECTRIC BOX	



LINE	BEARING	LENGTH
LA23	S88°40'03"E	75.62'
LA24	S01°13'35"W	50.00'
LA25	N88°46'25"W	71.50'
LA26	N01°13'35"E	44.90'
LA27	S88°46'25"E	71.50'
LA28	N01°13'35"E	50.00'
LA29	N88°40'03"W	84.55'
LA30	N01°13'35"E	74.00'

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S01°13'35"W	147.42'	L12	S88°46'25"E	82.09'
L2	S43°46'23"E	40.46'	L13	N01°13'35"E	13.50'
L3	S88°46'23"E	70.00'	L14	S88°46'25"E	15.00'
L4	S43°46'24"E	44.40'	L15	S01°13'35"W	11.39'
L5	S01°13'35"W	92.22'	L16	N46°13'35"E	20.51'
L6	S46°13'35"W	35.91'	L17	N01°13'35"E	79.79'
L7	N88°46'25"W	94.99'	L18	N43°46'24"W	31.97'
L8	S46°13'35"W	18.78'	L19	N88°46'23"W	70.00'
L9	S88°57'01"W	13.35'	L20	N43°46'23"W	52.88'
L10	N01°13'35"E	8.40'	L21	N01°13'35"E	153.20'
L11	N46°13'35"E	28.86'	L22	N89°34'27"E	15.01'

LINE	BEARING	LENGTH
L12	N 51°47'50" E	14.33'
L13	S 01°13'32" W	19.03'

CURVE	RADIUS	DELTA ANGLE	LENGTH	CHORD BEARING	CHORD LENGTH
CA1	30.00'	90°02'03"	47.14'	S43°45'21"E	42.44'
CA2	54.00'	85°37'49"	80.70'	N41°35'17"W	73.40'
CA3	54.00'	90°00'00"	84.82'	N46°13'35"E	76.37'
CA4	54.00'	33°44'56"	31.81'	S71°53'57"E	31.35'
CA5	30.00'	90°00'00"	47.12'	S43°46'25"E	42.43'
CA6	30.00'	90°00'00"	47.12'	N46°13'35"E	42.43'
CA7	30.00'	84°10'22"	44.07'	N40°51'32"W	40.21'
CA8	20.00'	90°00'02"	31.42'	S46°13'36"W	28.28'

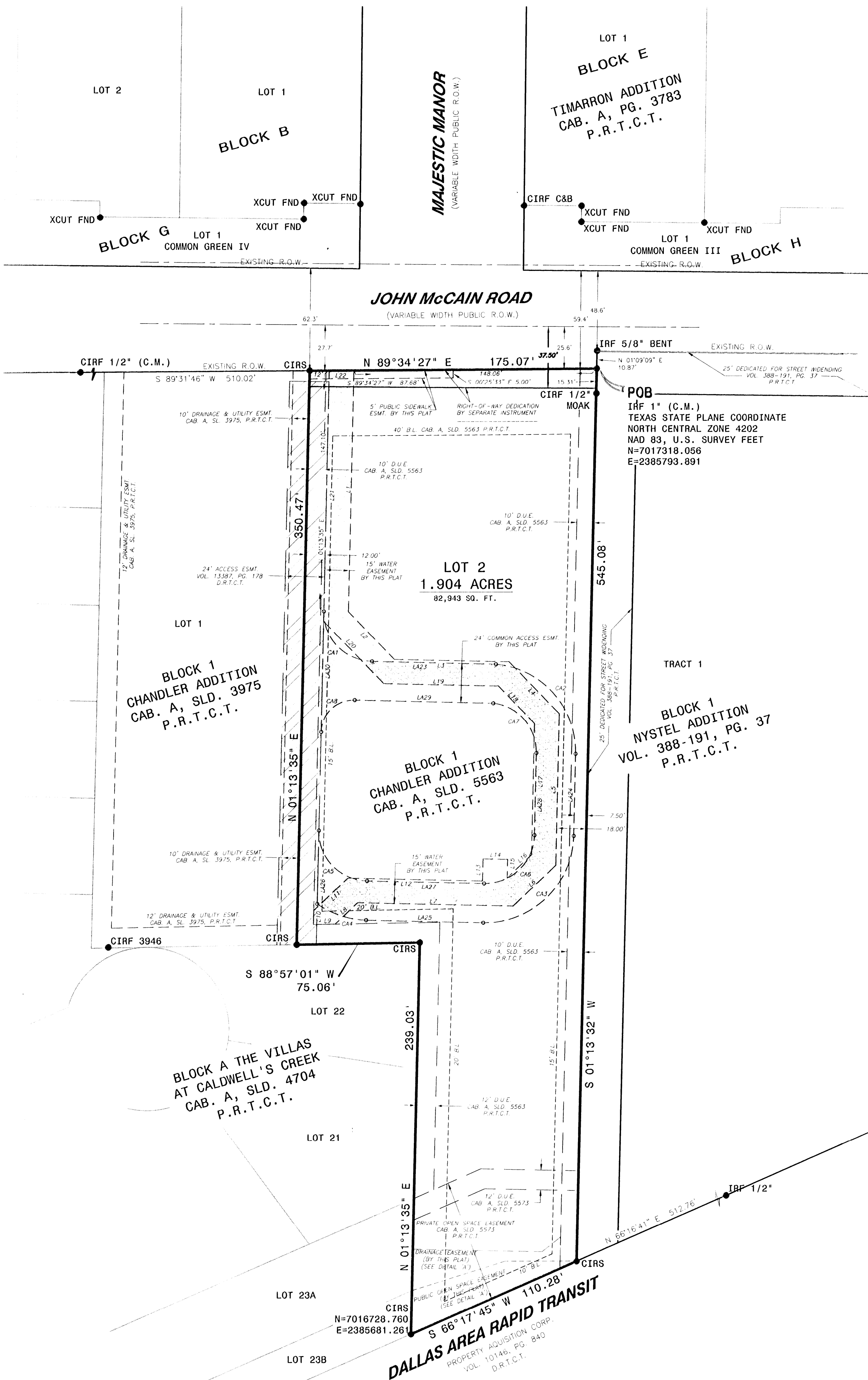
Surveyor's Notes:

- Basis of Bearing this survey is the South right-of-way line of John McCain Road.
- Horizontal Coordinate system is Texas State Plane Coordinate System North Central (4202) Nad 83, U.S. survey feet.
- All 'CIRS' are a 5/8-inch capped iron rod with plastic cap marked "BHB INC" unless otherwise noted.
- By scaled location of FEMA FIRM #48439C0095K, map revision date September 25, 2009, this parcel is within an area classified Zone X (Area determined to be outside the 0.2% annual chance floodplain).
- The purpose of this Replat is to add a Drainage Easement and a Public Open Space Easement located on the south side of Lot 2, Block 1, Chandler Addition.

BHB Baird, Hampton & Brown, Inc.
Engineering & Surveying

4550 SH 360, Suite 180, Grapevine, Texas 76051
Tel: 817.251.8550 Fax: 817.251.8810 Email: mail@bhbinc.com

Apr 17, 2012 - 11:26am
DRAWING FILED: S:\2012\48439C0095K\REPLAT\102.DWG



Surveyor/Engineer:
Baird, Hampton and Brown Inc.
4550 SH 360, Suite 180
Grapevine, Texas 76051
(817) 251-8550

Applicant:
Raman Chandler, Manager
Raco Development, LLC
P.O. Box 611
Colleyville, Texas 76034
(817) 685-7388

Owner:
Northeast Properties, Inc.
P.O. Box 611
Colleyville, Texas 76034
(817) 685-7388

BEING 1.904 ACRES OUT OF THE
A.J. LOTT SURVEY A-963
TARRANT COUNTY, CITY OF COLLEYVILLE, TEXAS
MARCH 2012

DEDICATION CERTIFICATE

WHEREAS, Northeast Properties, is the owner of 1.904 acre tract of land and being all of Lot 2, Block 1, Chandler Addition, an addition to the City of Colleyville, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 5563, Plat Records, Tarrant County, Texas, the herein described tract being 1.904 acres and being more particularly described by metes and bounds as follows;

BEGINNING at a 1 inch iron rod found (Texas State Plane Coordinate, N=7017318.056, E=2385793.891) in the South right-of-way line of John McCain Road (a variable width public right-of-way), the West line of Tract 1, Block 1, Nystel Addition, an addition to the City of Colleyville, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-191, Page 37, Plat Records, Tarrant County, Texas, for the Northeast corner of said Lot 2;

THENCE South 01°13'32" West, with said West line and the East line of said Lot 2, a distance of 545.08 feet to a 5/8 inch capped iron rod (stamped "BHB INC") set in the North line of a tract of land described in a deed to Dallas Area Rapid Transit Property Acquisition Corp., recorded in Volume 10146, Page 840, Deed Records, Tarrant County, Texas, for the Southwest corner of said Tract 1 and the Southeast corner of said Lot 2, from which a 1/2 inch iron rod found in the South line of said Tract 1 bears, North 66°16'41" East, a distance of 512.76 feet;

THENCE South 66°17'45" West, with said North line and the South line of said Lot 2, a distance of 110.28 feet to a 5/8 inch capped iron rod (stamped "BHB INC") set (Texas State Plane Coordinate, N=7016729.228, E=2385679.350) for the most Easterly Southeast corner of Lot 238, Block A, The Villas at Caldwell's Creed Addition, an Addition to the City of Colleyville, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, slide 4704, Plat Records, Tarrant County, Texas, for the Southwest corner of said Lot 2;

THENCE North 01°13'35" East, with the East line of said Block A and the West line of said Lot 2, a distance of 239.03 feet to a 5/8 inch capped iron rod (stamped "BHB INC") set for the most Easterly Northeast corner of said Block A and being an ell corner hereof;

THENCE South 88°57'01" West, with the most Easterly North line of said Block A and the most Westerly South line of said Lot 2, a distance of 75.06 feet to a 5/8 inch capped iron rod (stamped "BHB INC") set for the Southeast corner of Lot 1, Block 1, Chandler Addition, an addition to the City of Colleyville, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 3975, Plat Records, Tarrant County, Texas and the most Westerly Southwest corner of said Lot 2;

THENCE North 01°13'35" East, with the East line of said Lot 1 and the West line of said Lot 2, a distance of 350.47 feet to a 5/8 inch capped iron rod (stamped "BHB INC") set in said South right-of-way line for the Northeast corner of said Lot 1 and the Northwest corner of said Lot 2, from which a 1/2 inch capped iron rod found in the North line of said Block A, bears South 89°31'46" West, a distance of 510.12 feet;

THENCE North 89°34'27" East, with said South right-of-way line and the North line of said Lot 2, a distance of 175.07 feet to the POINT OF BEGINNING and CONTAINING 1.904 acres or 84,943 sq. ft. of land more or less.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS :

That, Northeast Properties, Inc., Owner, does hereby adopt this plat designating the hereinbefore described property as **LOT 2, BLOCK 1, CHANDLER ADDITION**, and 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 14th day of April, 2012.

Northeast Properties, Inc.
By: Raman Chandler

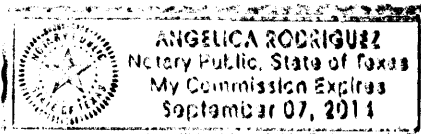
STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned Notary Public in and for said county and State on this day personally appeared Raman Chandler, 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.

Given under my hand and seal of office this 14th day of APRIL, 2012.

Notary Public in and for Tarrant County

My printed name
My commission expires
My commission expires



SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS :

That I, John G. Margotta, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby declare 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.

John G. Margotta, R.P.L.S. No. 5956 Date

Planning and Zoning Commission Approval

WHEREAS The Planning and Zoning Commission of the City of Colleyville, Texas voted affirmatively on this 14th day of April, 2012, to approve this Plat

Chairman, Planning and Zoning Commission
Attest: Secretary, Planning and Zoning Commission

REPLAT CF

LOT 2, BLOCK 1

CHANDLER ADDITION

LEGEND

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

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

NOTES:

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

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



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

EXHIBIT 'A'

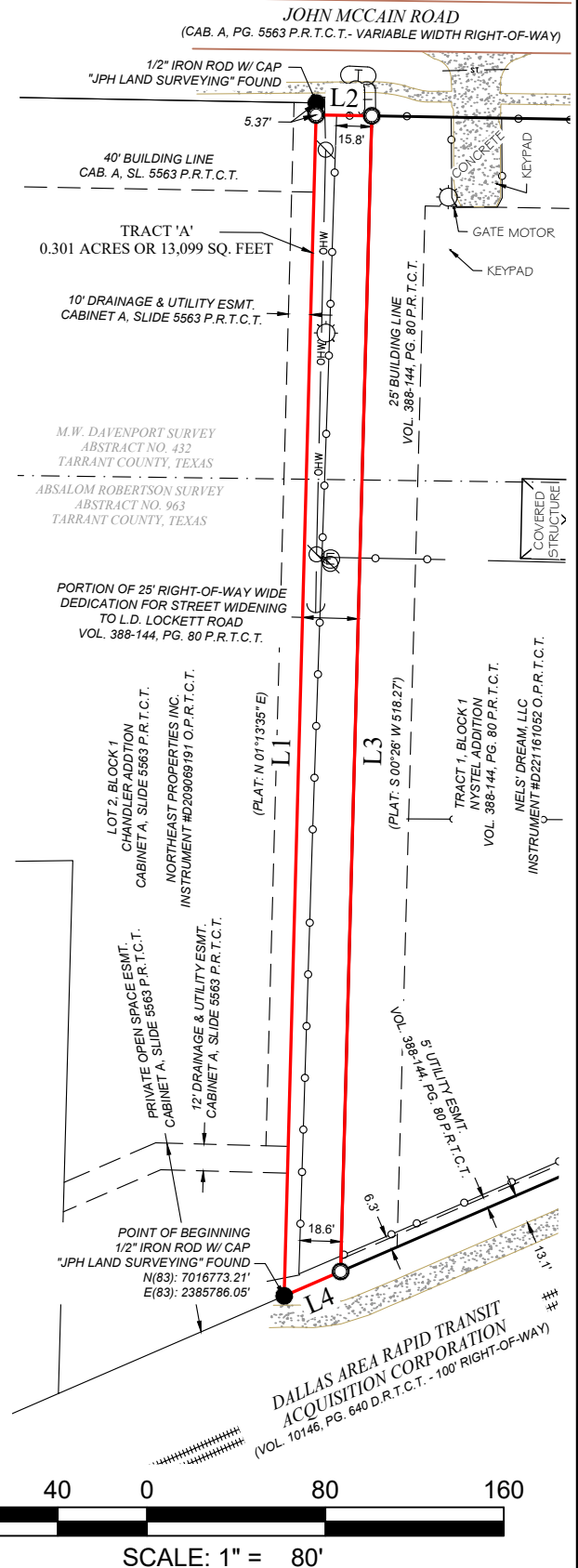


EXHIBIT FOR ABANDONMENT OF RIGHT-OF-WAY
0.301 ACRE TRACT OF LAND,
SITUATED IN THE M.W. DAVENPORT SURVEY, ABSTRACT NUMBER 432,
& IN THE ABSALOM ROBERTSON SURVEY, ABSTRACT NUMBER 963,
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

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



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

EXHIBIT 'B'

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

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

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

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

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

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

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

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



08/22/2024

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

REVISION NO. -

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



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

EXHIBIT FOR ABANDONMENT OF RIGHT-OF-WAY

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

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

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

EASEMENT AND RIGHT OF WAY

STATE OF TEXAS

§
§
§

COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS:

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

SEE EXHIBIT "A" (ATTACHED).

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

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

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

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

EXECUTED this 12th day of February, 2025.

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

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

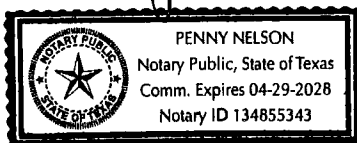
Acknowledgement

STATE OF TEXAS

COUNTY OF TARRANT

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

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



Penny Nelson
Notary Public in and for the State of Texas

EXHIBIT 'A'

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

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

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

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

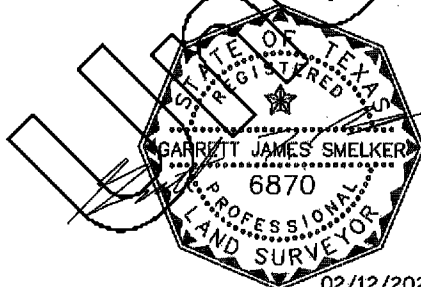
THENCE FROM SAID POINT OF BEGINNING, N 00°48'23" E, A DISTANCE OF 233.05 FEET TO 1/2" IRON ROD WITH A CAP STAMPED "RPLS 6870" FOUND AT A POINT IN THE SOUTH LINE OF JOHN MCCAIN ROAD (A VARIABLE WIDTH RIGHT-OF-WAY) FOR THE NORTHWEST CORNER OF SAID PROPOSED 2,331 SQUARE FOOT EASEMENT AND BEING A POINT IN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

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

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

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

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



02/12/2025

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

REVISION NO. -

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



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

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

LEGEND

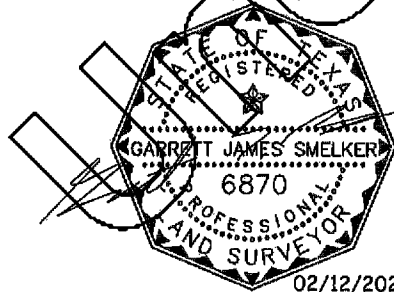
- MONUMENT - TYPE AS NOTED
 ○ 1/2" IRON ROD W/ CAP NO. 6870
 △ POINT FOR CORNER
 ▨ PROPOSED EASEMENT
 --- TRACT LINE
 - - - PROPOSED EASEMENT
 - - - EXISTING EASEMENT
 - - - APPROX. SURVEY ABSTRACT LINE
 ST STORM CULVERT
 +++++ RAILROAD TRACKS
 --- CHAIN LINK FENCE
 --- OHW OVERHEAD WIRES
 ○ UTILITY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

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

NOTES:

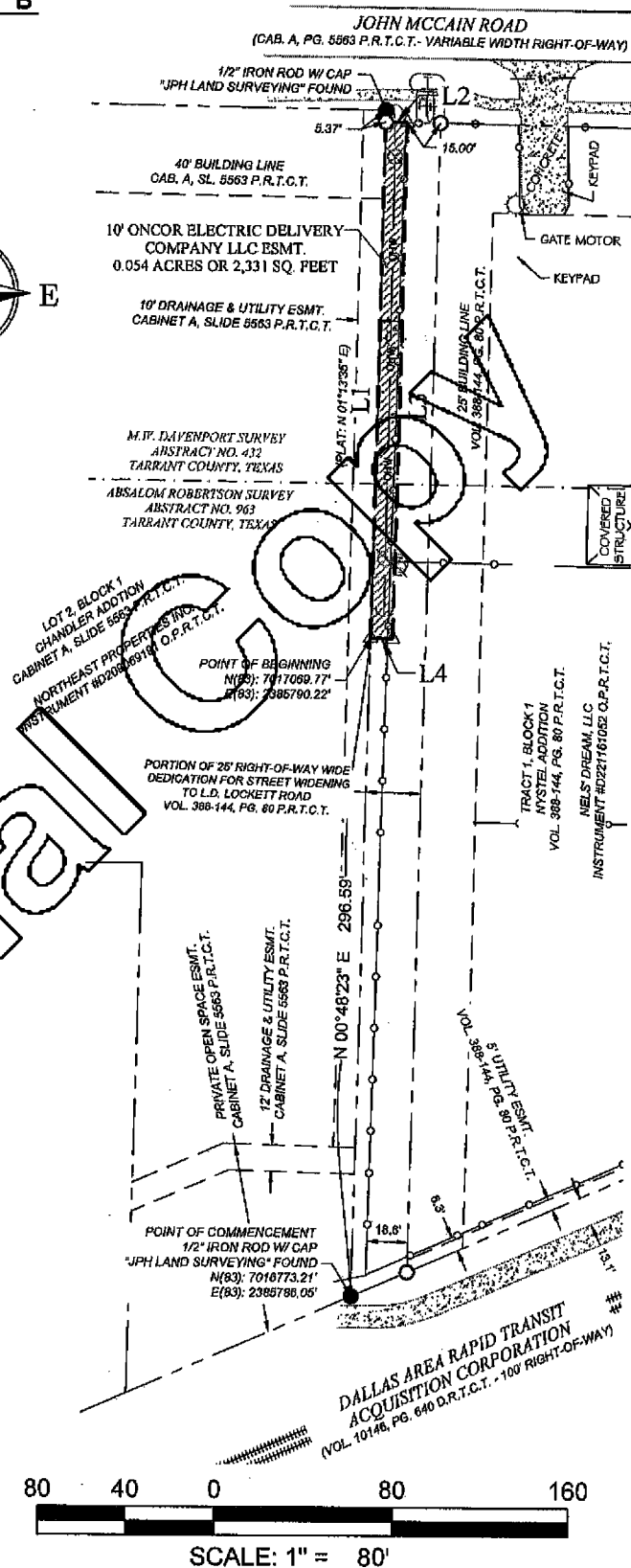
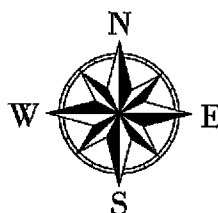
1. BEARINGS, COORDINATES, DISTANCE AND AREA SHOWN HEREON ARE GRID BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE U.S. SURVEY FOOT, AS DETERMINED BY STATIC GPS OBSERVATIONS.
2. THIS SURVEY IS BASED ON OWNERSHIP AND EASEMENT INFORMATION PROVIDED BY CLIENT, SURVEYOR DID NOT ABSTRACT SUBJECT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

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



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

EXHIBIT 'B'



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

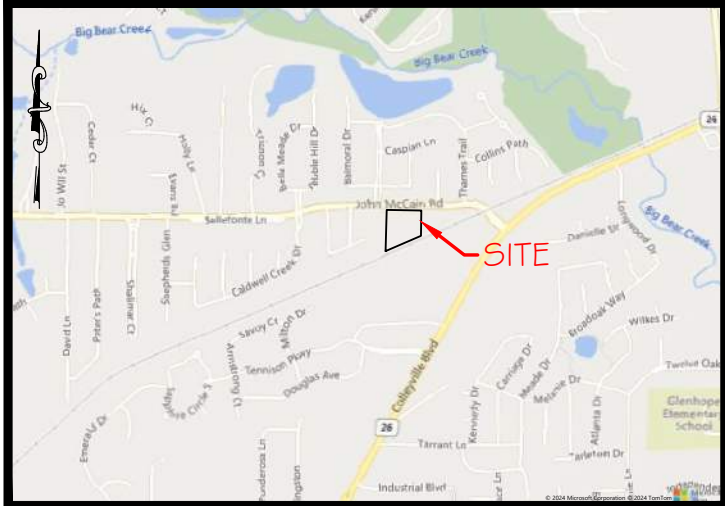
Course: S89° 45' 37.00"E Length: 460.820'
North: 7017300.8770' East: 2386254.3232'

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)
ST	STORM CULVERT
	RAILROAD TRACKS
○-○	CHAIN LINK FENCE
○-○	WOOD FENCE
- / - / -	WROUGHT IRON FENCE
OHW	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.

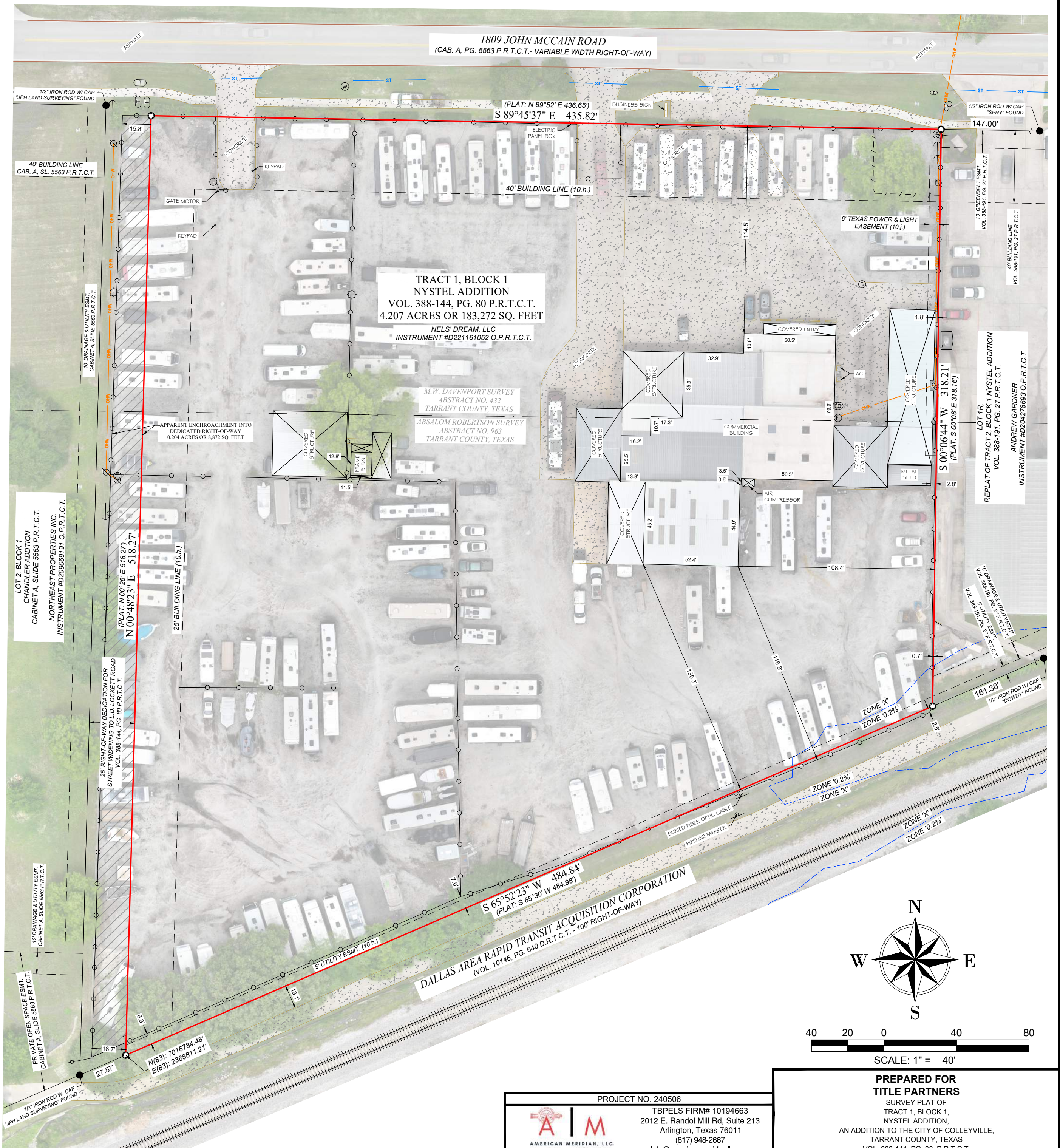
Schedule B Item:

- 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:

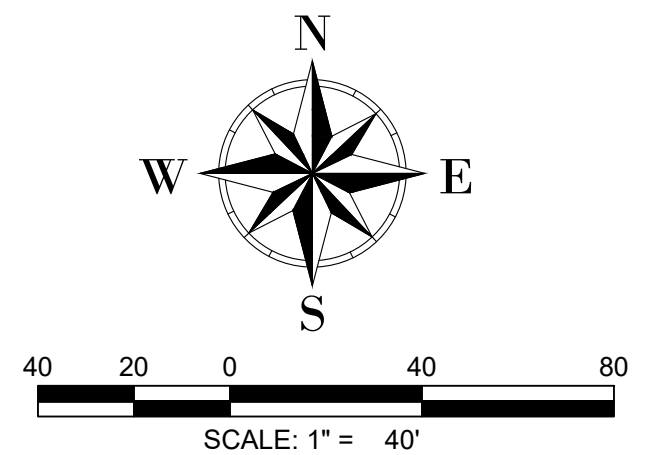
Granted to: Texas Power & Light Company
Purpose: As provided in said document
Recording Date: November 19, 1984
Recording No: in Volume 8011, Page 2191, Real Property Records, Tarrant County, Texas
AS SHOWN ON SURVEY



PROJECT NO. 240506

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

AMERICAN MERIDIAN, LLC
Surveying • 3D Scanning



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.

RESOLUTION R-25-5037

APPROVING ABANDONMENT OF A 25-FOOT RIGHT-OF-WAY

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

Sec. 1. THAT the abandonment of a 25 foot right-of-way adjacent to Lot 1, Block 1, of the Nystel Addition, and associated with a replat for Lot 4R, Block 1, Nystel Addition, on approximately 4.92 acres as shown and described per the attached as Exhibit "A", is hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 6TH DAY OF MAY 2025.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven
City Secretary, TRMC

Bobby Lindamood
Mayor

Exhibit "A" – Plat Exhibit

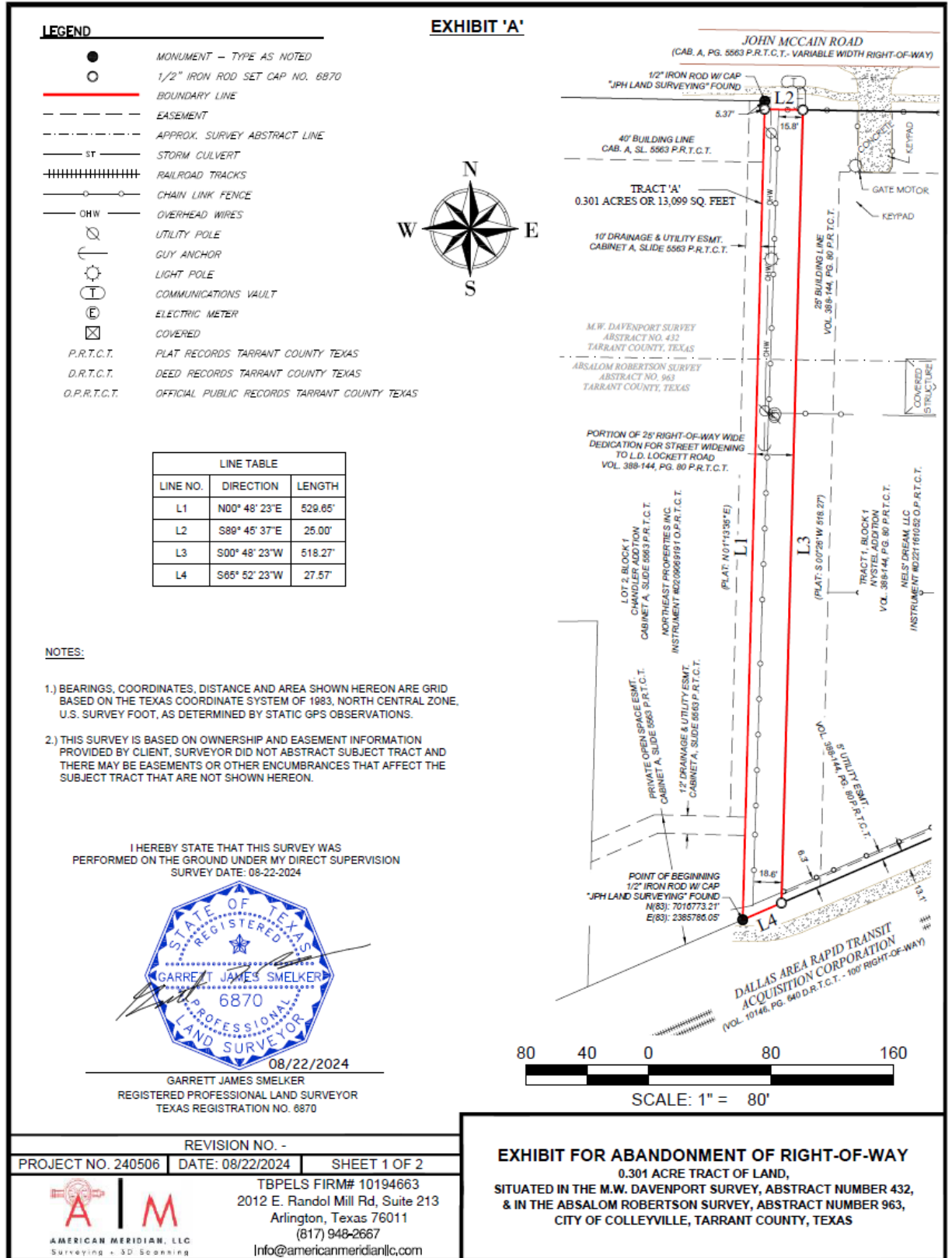


EXHIBIT 'B'

**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;

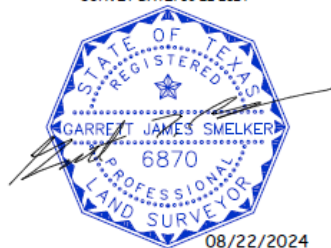
THENCE FROM SAID POINT OF BEGINNING, N 00°48'23" E, A DISTANCE OF 529.65 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "RPLS 6870" SET IN THE SOUTH LINE OF JOHN MCCAIN ROAD (A VARIABLE WIDTH RIGHT-OF-WAY) FOR THE NORTHWEST CORNER OF SAID 0.301 ACRE TRACT, ALSO BEING A POINT IN THE EAST LINE OF SAID LOT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



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

REVISION NO. -

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



AMERICAN MERIDIAN, LLC
Surveying + 3D Scanning



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



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 6b	Agenda Date 5/6/2025	Number Resolution R-25-5038
Type Resolution		
Department Community Development		

Title

Consideration of a replat for Lot 4R, Block 1, Nystel Addition, being Lot 1, Block 1, Nystel Addition, located at 1809 John McCain Road, Case PC25-009

Explanation

Reading and Public Hearing

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 (ROW) 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 ROW 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 ROW 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 ROW 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.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the request at their April 14, 2025 meeting by a vote of 7-0.

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. Resolution R-25-5038

Aerial Map

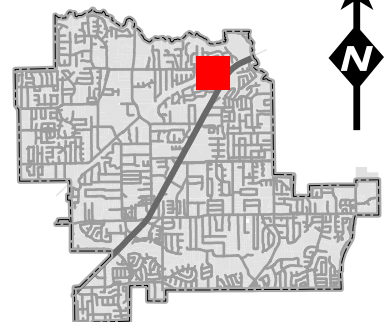


PC25-009

1809 John McCain Road

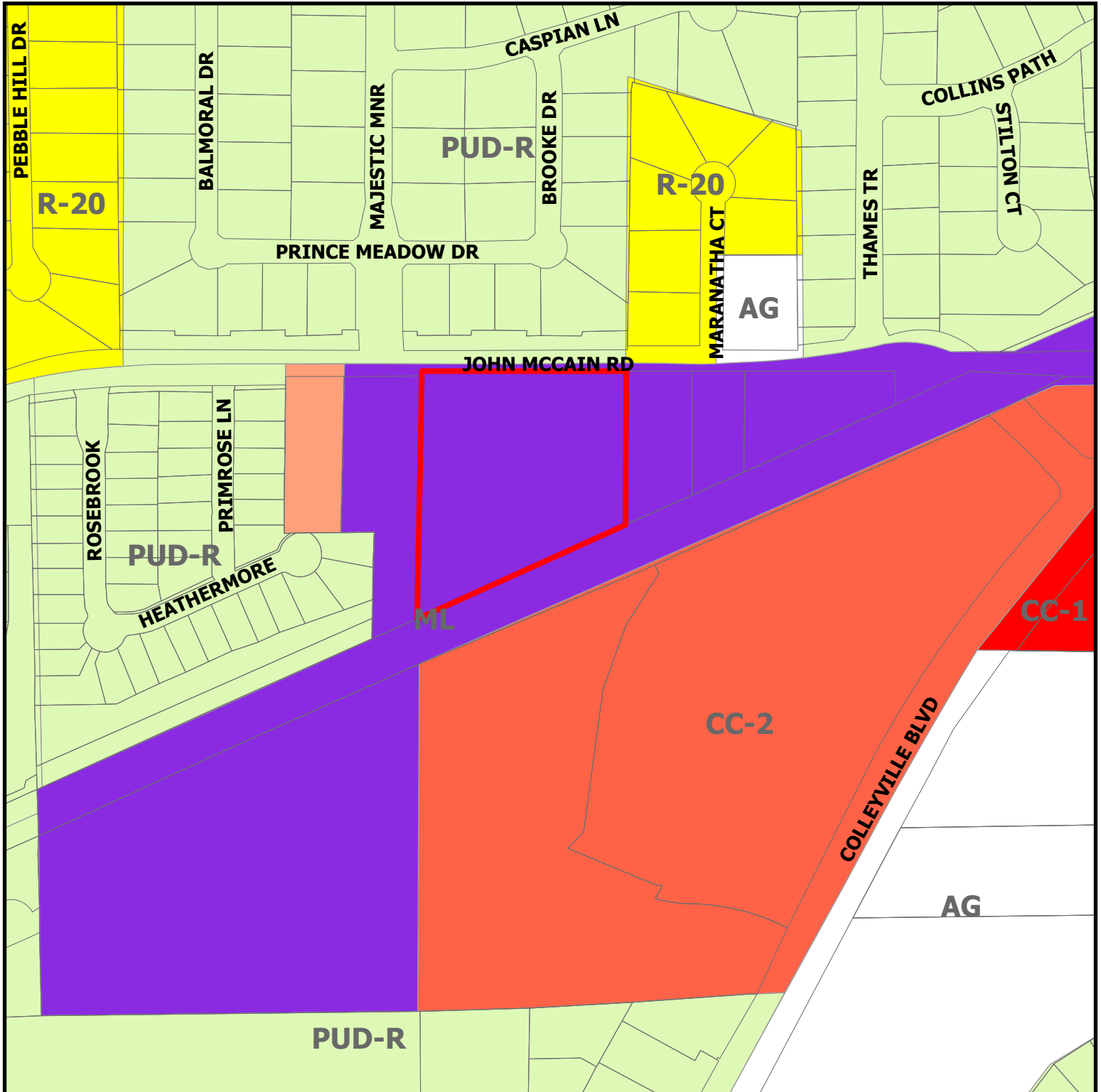


Subject Property



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

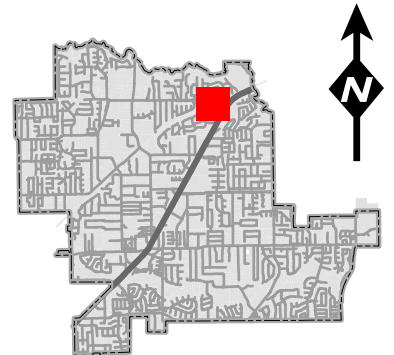


PC25-009

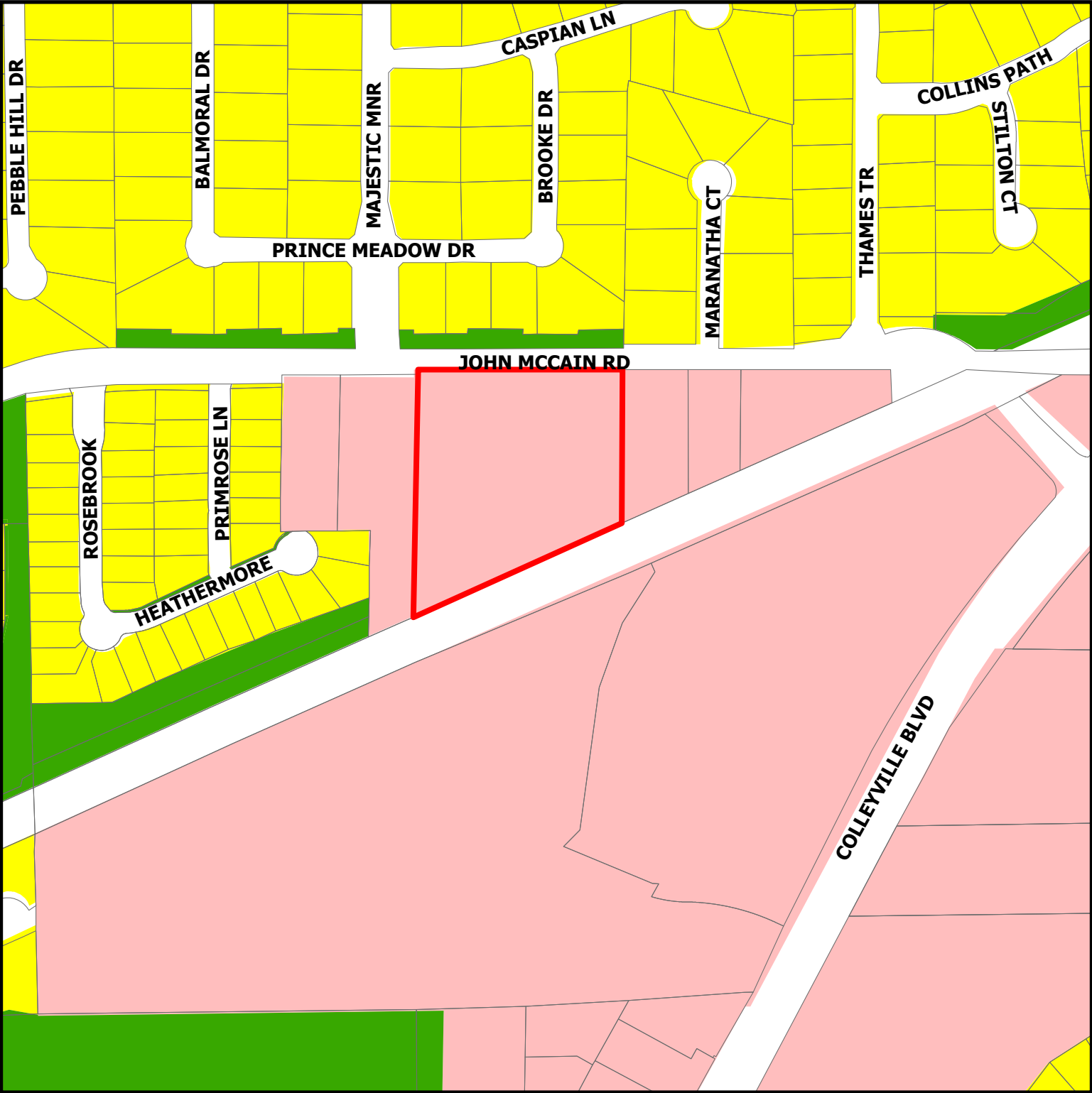
1809 John McCain Road

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 Subject Property



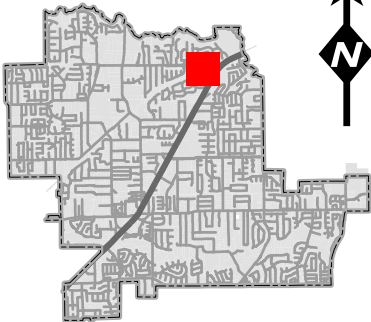
Future Land Use Map



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 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

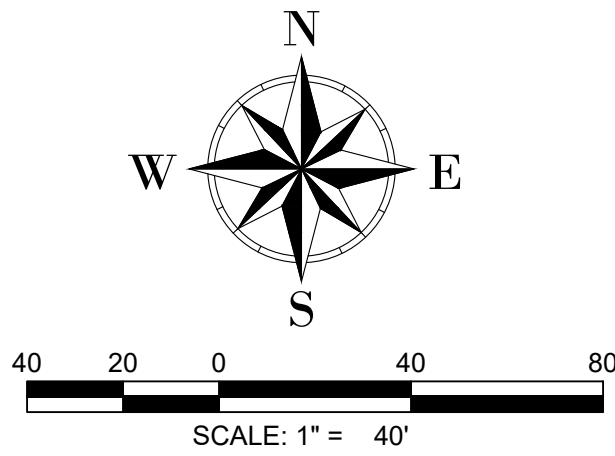
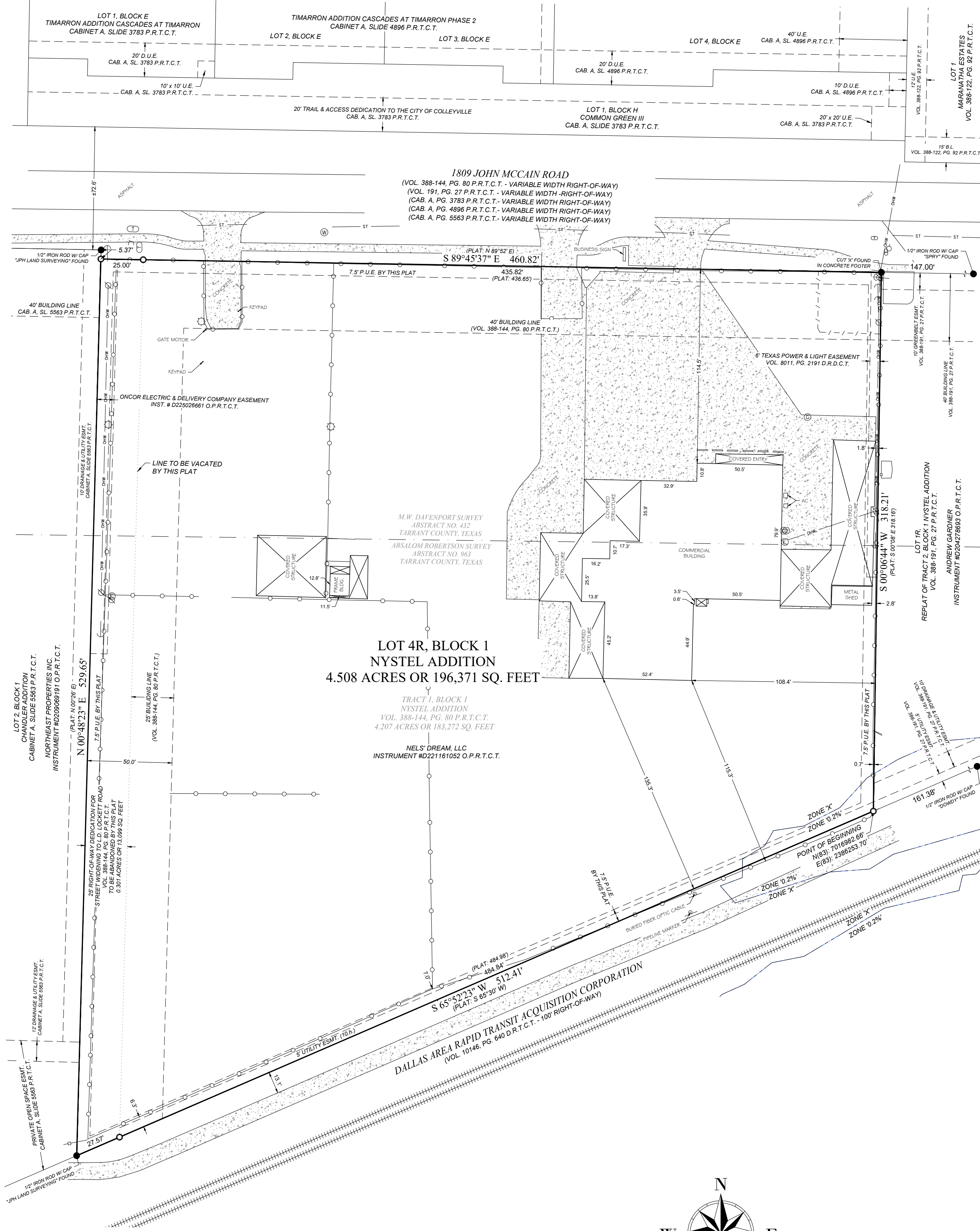
KNOW ALL MEN BY THESE PRESENTS:

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

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

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

NOTES:

- 1) BEARINGS, COORDINATES, DISTANCE AND AREA SHOWN HEREON ARE GRID BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, U.S. SURVEY FOOT, AS DETERMINED BY A STATIC GPS OBSERVATION.
- 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.

DEDICATION CERTIFICATE

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

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

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

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

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

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, NEL'S DREAM, LLC, OWNERS, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINBEFORE DESCRIBED PROPERTY AS LOT 4R, BLOCK 1 OF THE NYSTEL ADDITION, AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE FEE SIMPLE TO THE PUBLIC USE FOREVER ALL STREETS, RIGHTS-OF-WAY, AND ALLEYS SHOWN THEREON, AND DO HEREBY RESERVE THE EASEMENTS SHOWN ON THIS PLAT FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS IN WHICH ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THESE EASEMENTS, AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON THE SAID EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, AND PATROLLING, WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE, THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF COLLEYVILLE, TEXAS.

WITNESS OUR HANDS THIS _____ DAY OF _____, 20____

KIM SCHWEIKERT, OWNER
NEL'S DREAM, LLC

STATE OF TEXAS §
COUNTY OF JOHNSON §

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

PERSONALIZED SEAL

NOTARY PUBLIC'S SIGNATURE

NOTARY'S EXPIRATION DATE

PLANNING & ZONING COMMISSION APPROVAL

WHEREAS THE PLANNING AND ZONING COMMISSION OF THE CITY OF COLLEYVILLE, TEXAS VOTED AFFIRMATIVELY ON THIS _____ DAY OF _____, 20____, TO APPROVE THIS PLAT.

CHAIRMAN, PLANNING AND ZONING COMMISSION

ATTEST: SECRETARY, PLANNING AND ZONING COMMISSION

CITY COUNCIL APPROVAL

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

MAYOR, CITY OF COLLEYVILLE

ATTEST: CITY SECRETARY

SURVEYOR CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT I, GARRETT J. SMLER, 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 SMLER
TEXAS RPLS NO. 6870

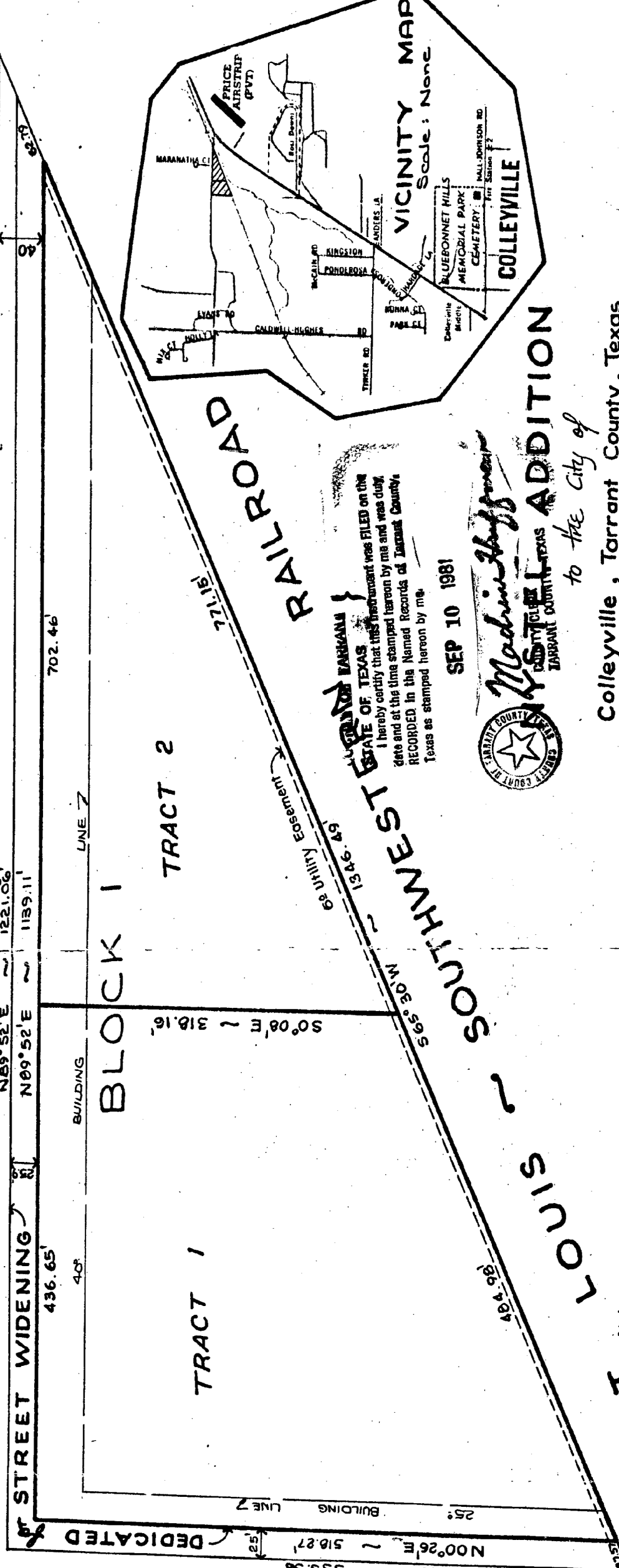
DATE

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



3000 46017 5 08/11/79

JOHN MCCAIN ROAD



L. D. LOCKETT ROAD

Scale: 1" = 100'
Graphic Scale in Feet

City of Colleyville
Box 185
Colleyville, Texas 76034

CLERK

APPROVED August 17, 1981

CITY OF COLLEYVILLE
COLLEYVILLE, TARRANT COUNTY, TEXAS

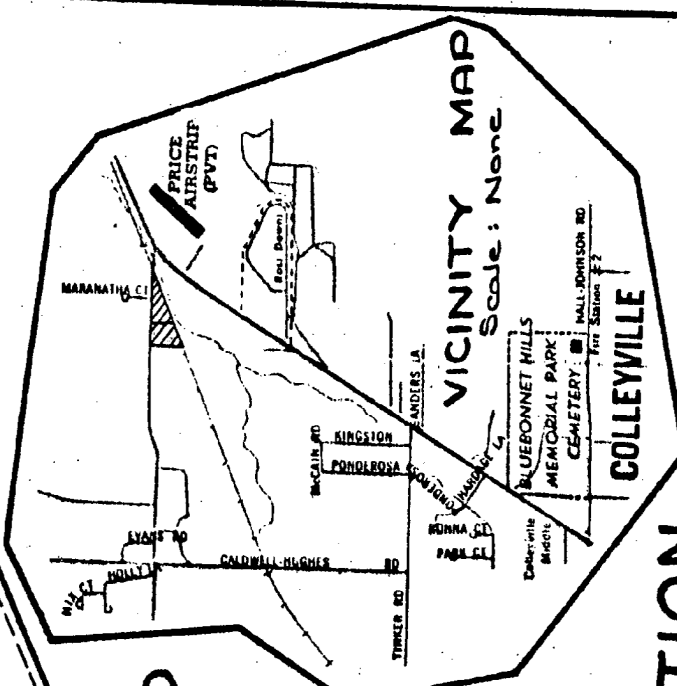
BY: *Carlyle D. Long*
BY: *Richard Johnson*

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



VICINITY MAP
Scale: None
COLLEYVILLE

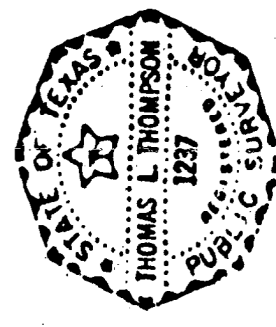
STATE OF TEXAS
I hereby certify that this instrument was filed on the date and at the time stamped hereon by me and was duly RECORDED in the Named Records of Tarrant County, Texas as stamped hereon by me.

SEP 10 1981

Madeline Thompson
TARRANT COUNTY, TEXAS

to the City of
Colleyville, Tarrant County, Texas
Being a Portion of the

ABSOLUM J. LOTT SURVEY, A-963



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

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
— 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	529.65'
L2	S89° 45' 37"E	25.00'
L3	S00° 48' 23"W	518.27'
L4	S65° 52' 23"W	27.57'

NOTES:

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

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



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

EXHIBIT 'A'

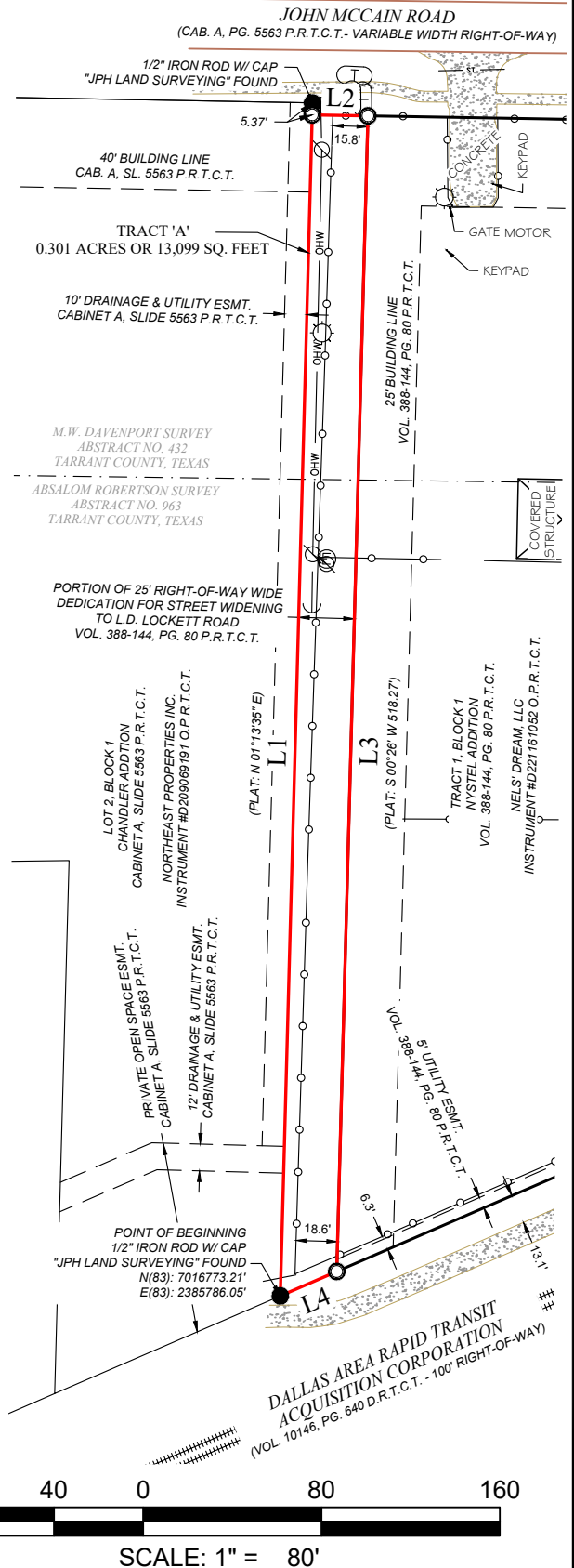


EXHIBIT FOR ABANDONMENT OF RIGHT-OF-WAY
0.301 ACRE TRACT OF LAND,
SITUATED IN THE M.W. DAVENPORT SURVEY, ABSTRACT NUMBER 432,
& IN THE ABSALOM ROBERTSON SURVEY, ABSTRACT NUMBER 963,
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

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



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

EXHIBIT 'B'

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

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

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

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

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

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

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

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



08/22/2024

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

REVISION NO. -

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



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

EXHIBIT FOR ABANDONMENT OF RIGHT-OF-WAY

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

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

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

EASEMENT AND RIGHT OF WAY

STATE OF TEXAS

§
§
§

COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS:

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

SEE EXHIBIT "A" (ATTACHED).

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

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

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

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

EXECUTED this 12th day of February, 2025.

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

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

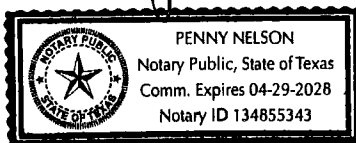
Acknowledgement

STATE OF TEXAS

COUNTY OF TARRANT

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

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



Penny Nelson
Notary Public in and for the State of Texas

EXHIBIT 'A'

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

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

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

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

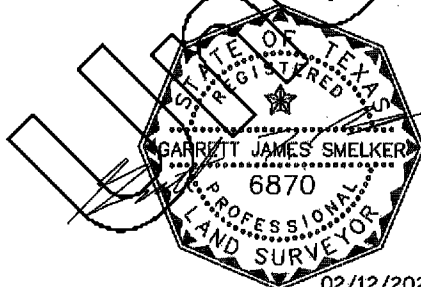
THENCE FROM SAID POINT OF BEGINNING, N 00°48'23" E, A DISTANCE OF 233.05 FEET TO 1/2" IRON ROD WITH A CAP STAMPED "RPLS 6870" FOUND AT A POINT IN THE SOUTH LINE OF JOHN MCCAIN ROAD (A VARIABLE WIDTH RIGHT-OF-WAY) FOR THE NORTHWEST CORNER OF SAID PROPOSED 2,331 SQUARE FOOT EASEMENT AND BEING A POINT IN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

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

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

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

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



02/12/2025

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

REVISION NO. -

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



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

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

LEGEND

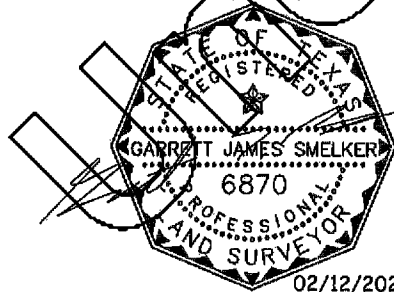
- MONUMENT - TYPE AS NOTED
 ○ 1/2" IRON ROD W/ CAP NO. 6870
 △ POINT FOR CORNER
 ▨ PROPOSED EASEMENT
 --- TRACT LINE
 - - - PROPOSED EASEMENT
 - - - EXISTING EASEMENT
 - - - APPROX. SURVEY ABSTRACT LINE
 ST STORM CULVERT
 +++++ RAILROAD TRACKS
 --- CHAIN LINK FENCE
 --- OHW OVERHEAD WIRES
 ○ UTILITY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

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

NOTES:

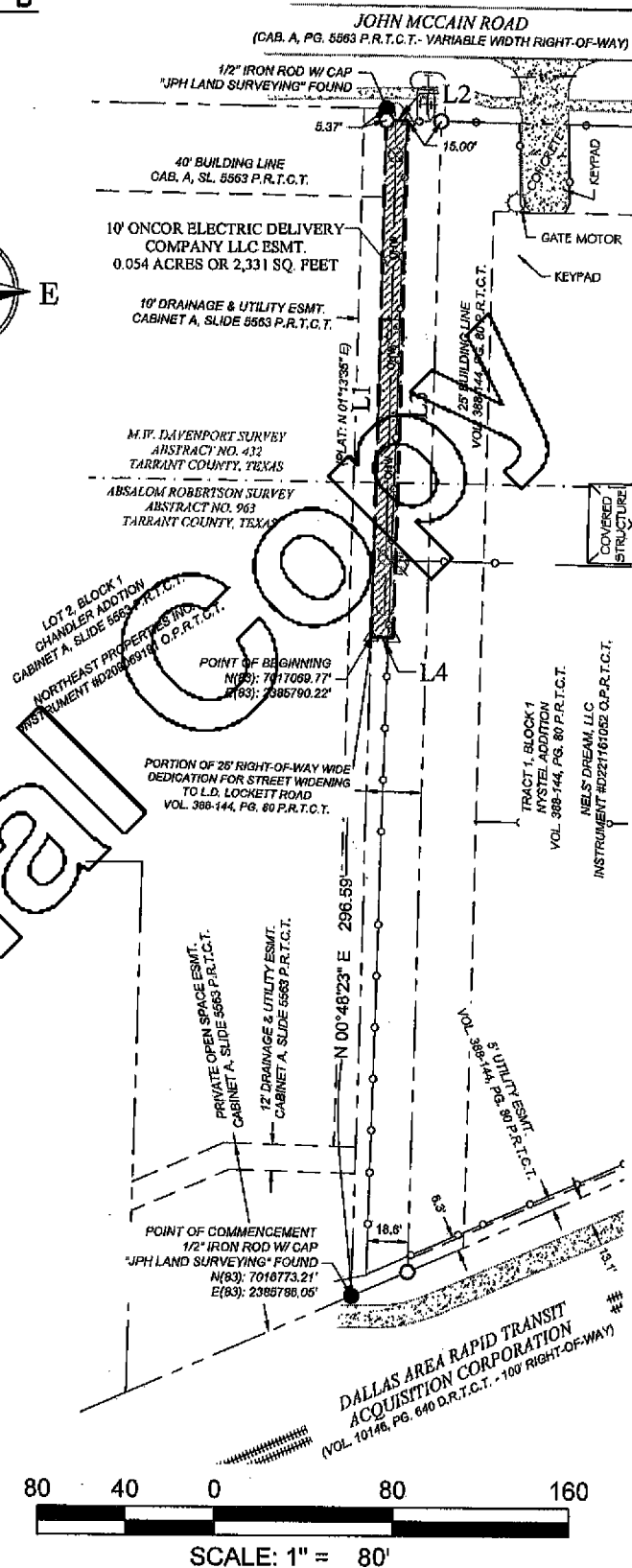
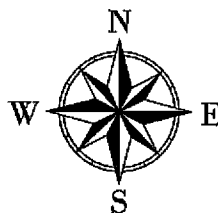
1. BEARINGS, COORDINATES, DISTANCE AND AREA SHOWN HEREON ARE GRID BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE U.S. SURVEY FOOT, AS DETERMINED BY STATIC GPS OBSERVATIONS.
2. THIS SURVEY IS BASED ON OWNERSHIP AND EASEMENT INFORMATION PROVIDED BY CLIENT, SURVEYOR DID NOT ABSTRACT SUBJECT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

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



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

EXHIBIT 'B'



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

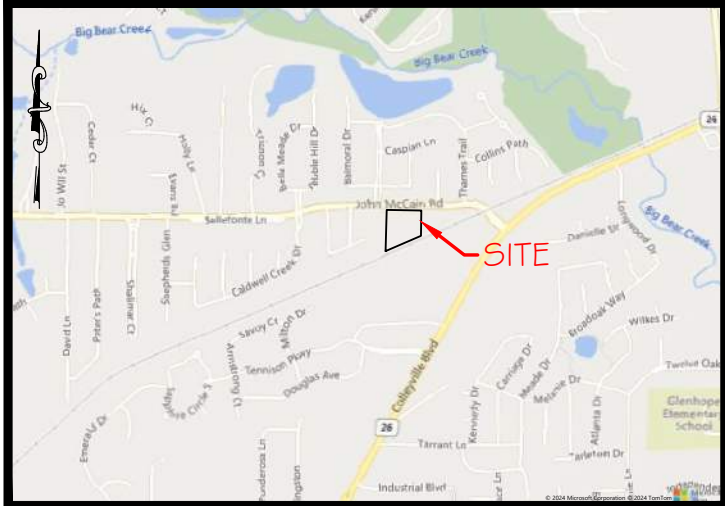
Course: S89° 45' 37.00"E Length: 460.820'
North: 7017300.8770' East: 2386254.3232'

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 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.

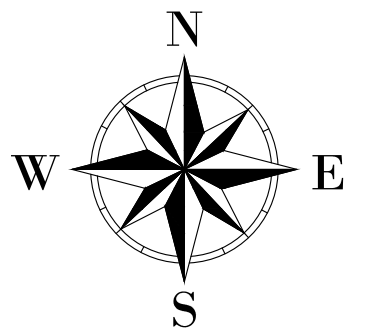
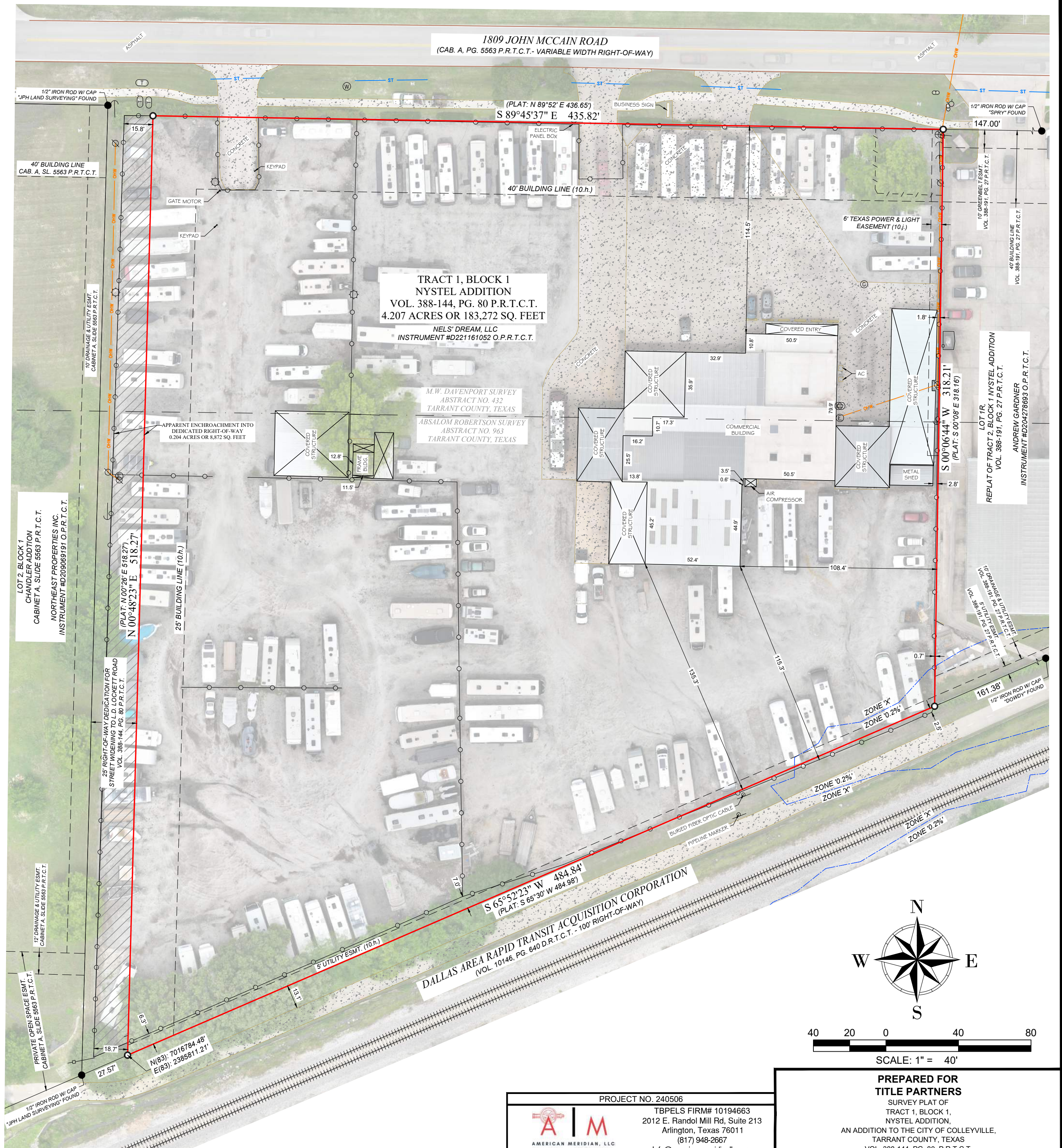
Schedule B Item:

- 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

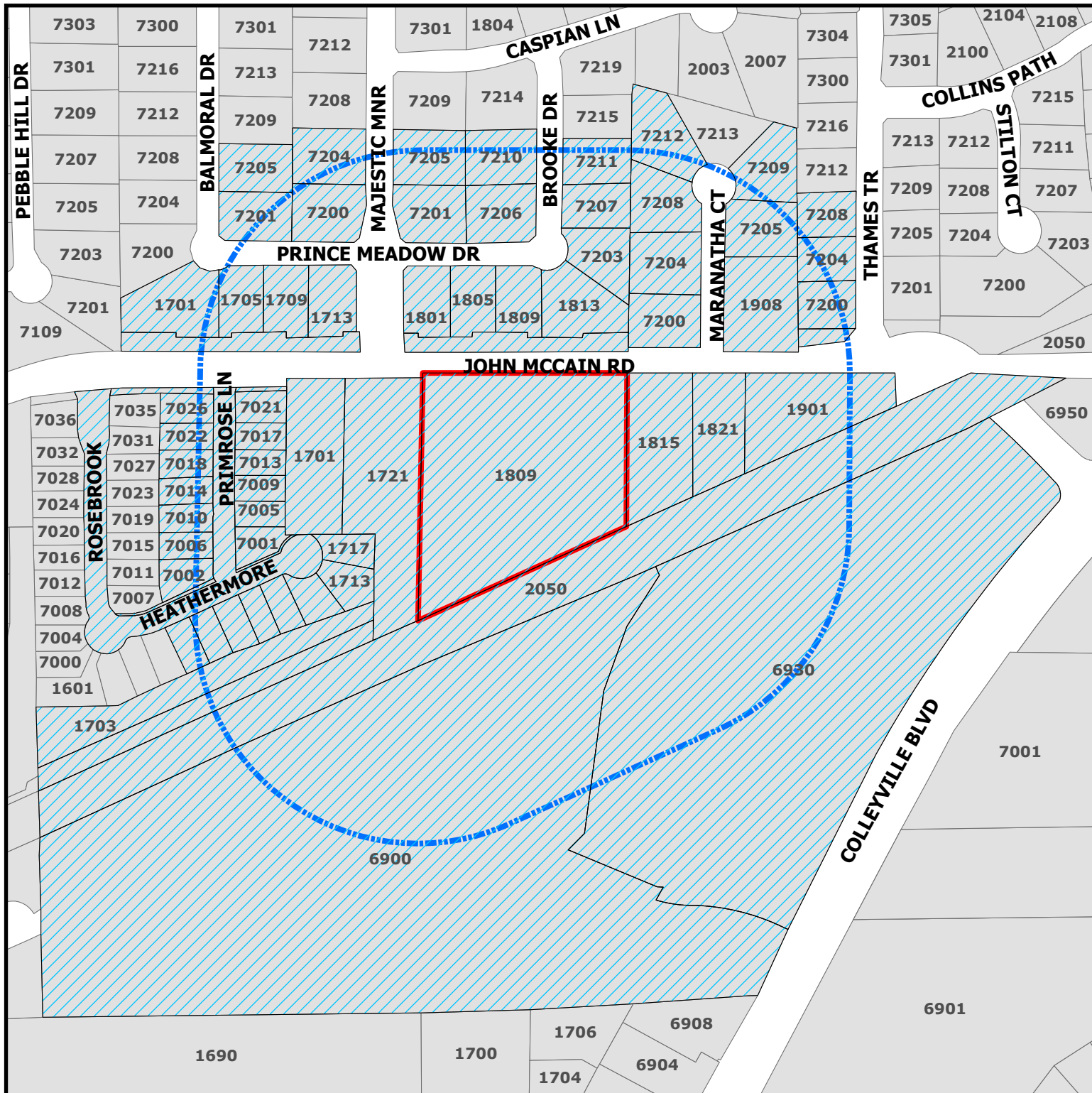
SURVEY PLAT OF
TRACT 1, BLOCK 1,
NYSTEL ADDITION,
AN ADDITION TO THE CITY OF COLLEYVILLE,
TARRANT COUNTY, TEXAS
VOL. 388-144, PG. 80, P.R.T.C.T.

PROJECT NO. 240506



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

Notification Map

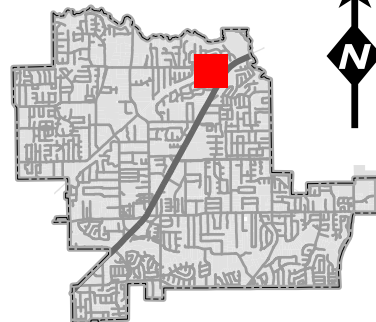


PC25-009

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

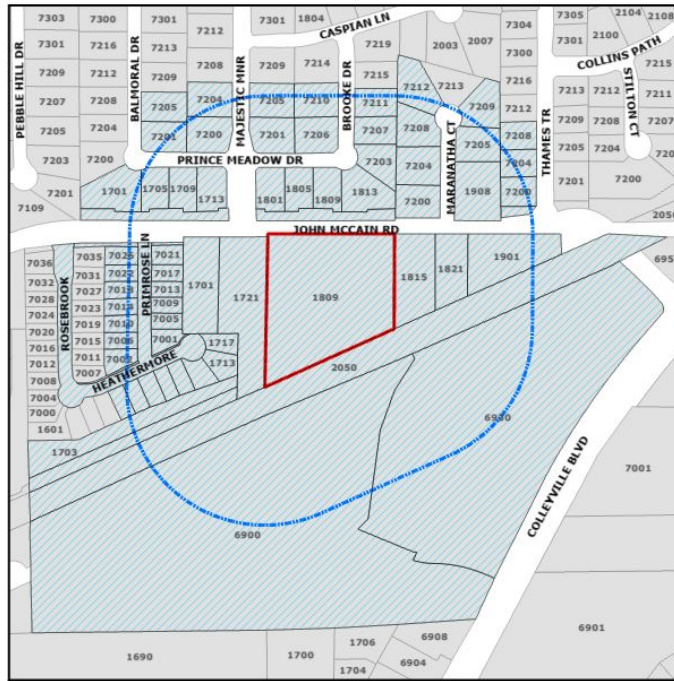
Present Zoning: ML, Light Manufacturing

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



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-25-5038

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, ON THIS THE 6TH DAY OF MAY 2025.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven
City Secretary, TRMC

Bobby Lindamood
Mayor

[illegible]



**CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING**

Agenda Number 6c	Agenda Date 5/6/2025	Number Resolution R-25-5039
Type Resolution		
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

Reading and Public Hearing

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.

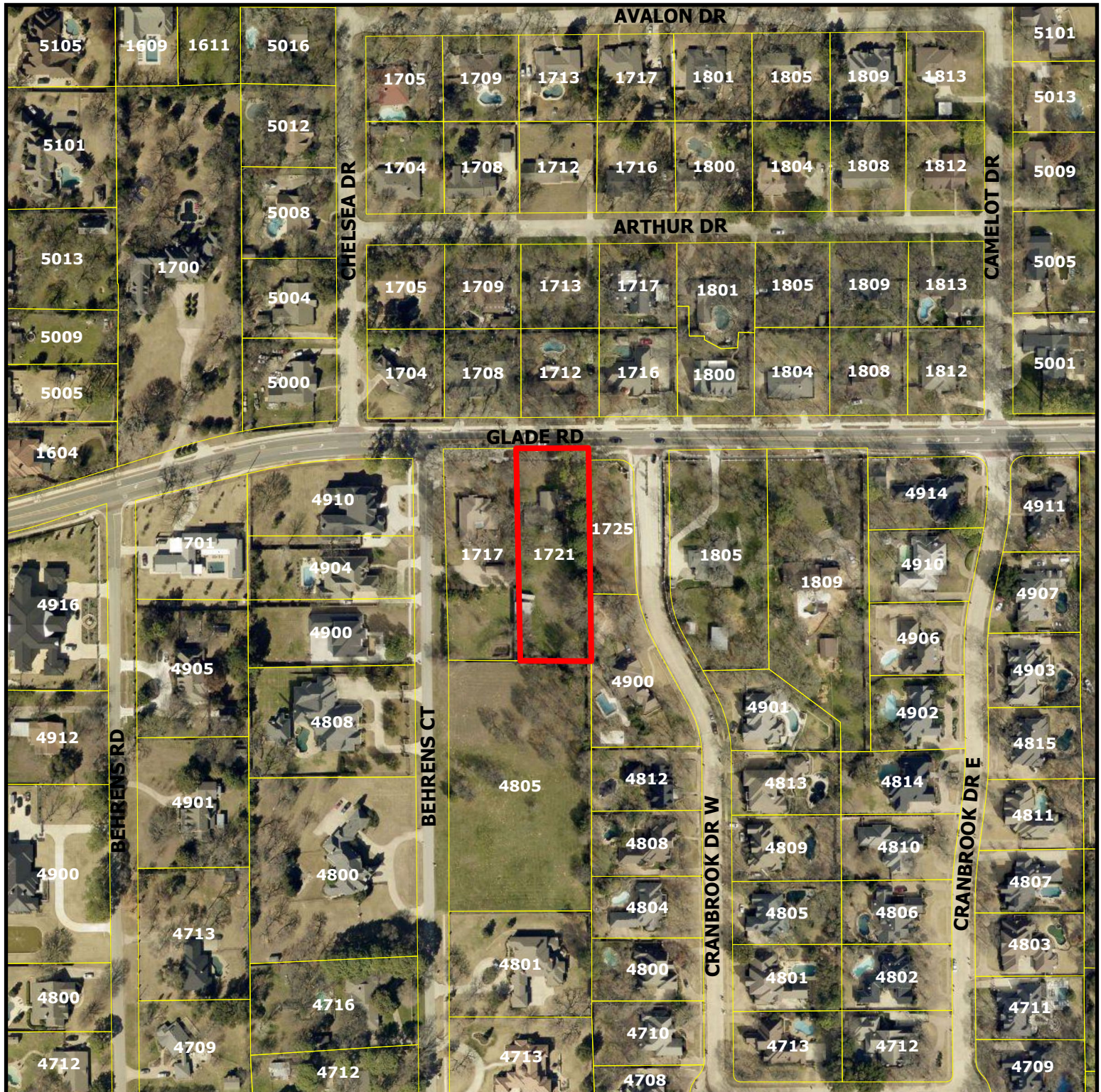
Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the plat with the waiver at their April 14, 2025 meeting by a vote of 7-0.

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. Resolution R-25-5039

Aerial Map

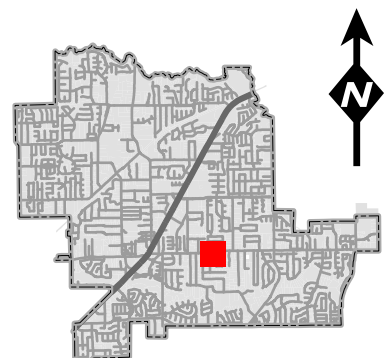


PC25-010

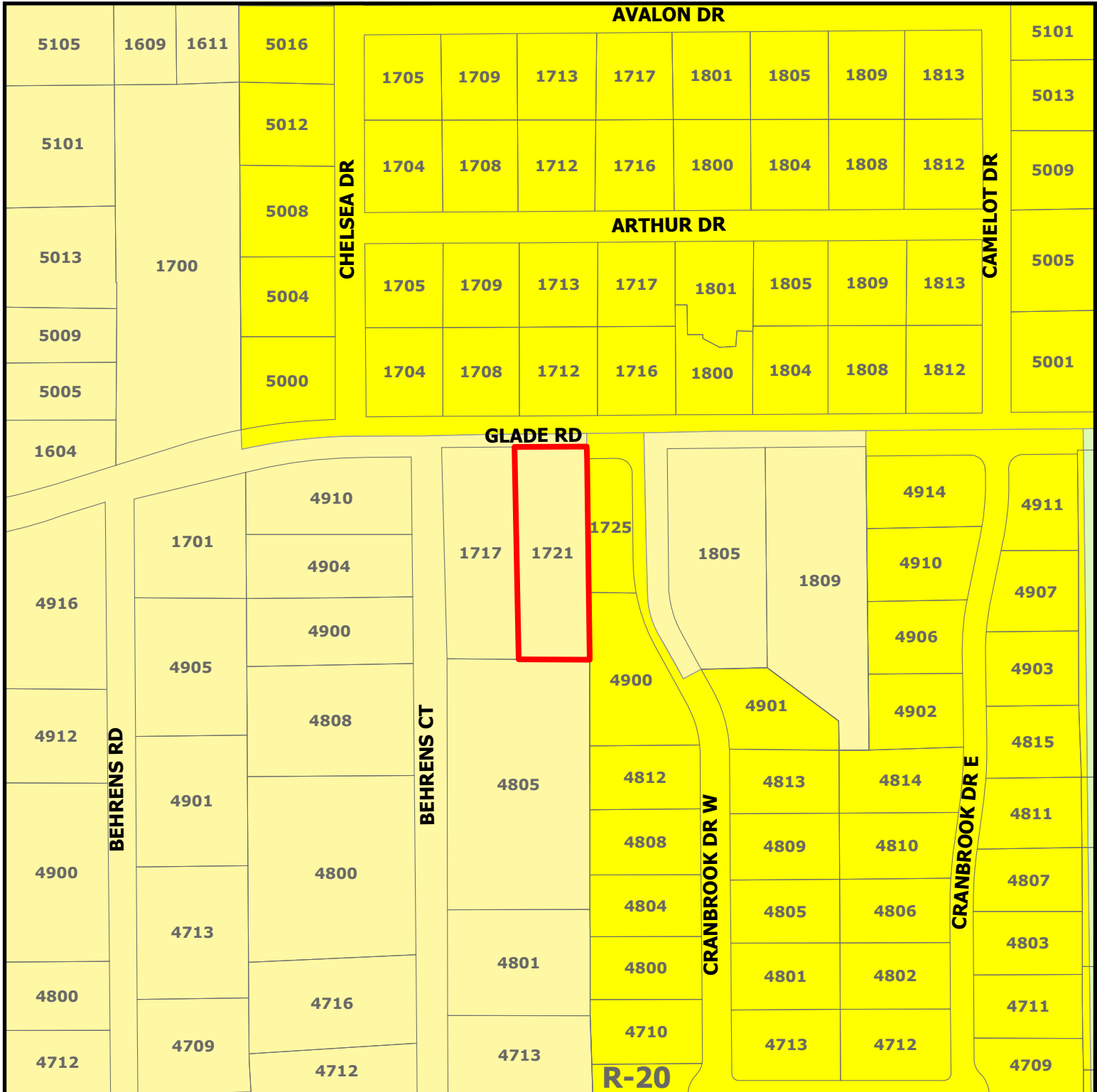
1721 Glade Road

DISCLAIMER:
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 Subject Property



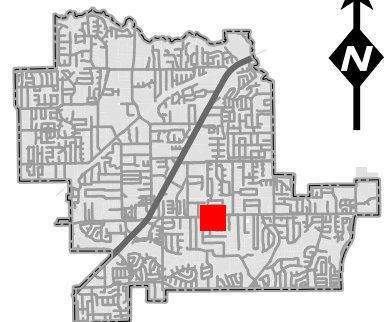
Zoning Map



PC25-010

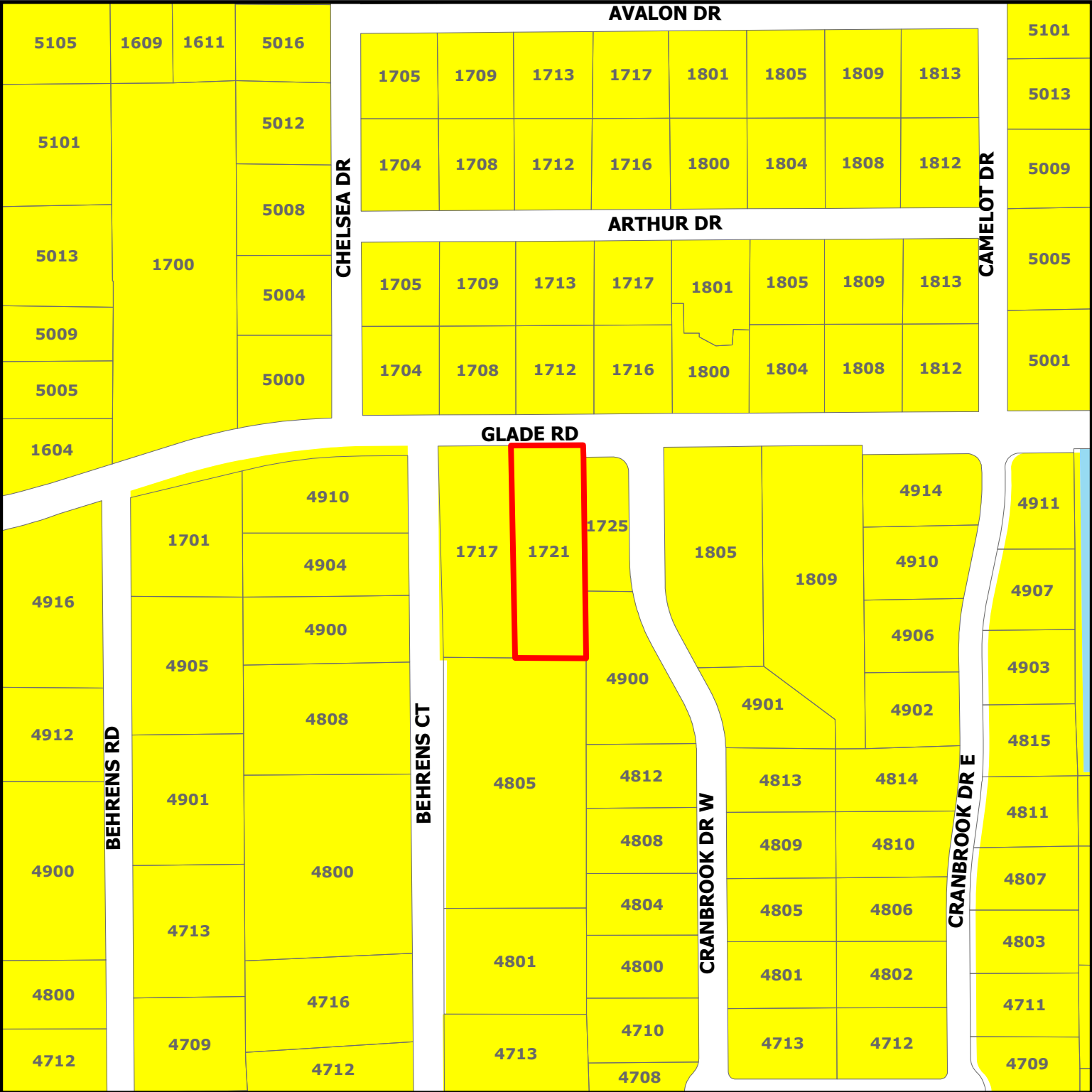
1721 Glade Road

Subject Property



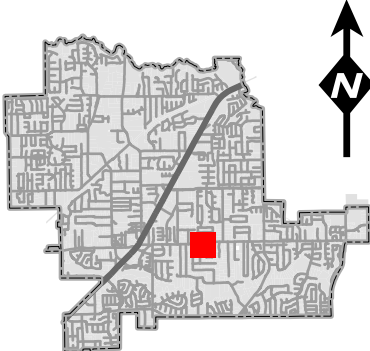
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Future Land Use Map



PC25-010
1721 Glade Road

- Residential
- Water Body
- Subject Property



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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

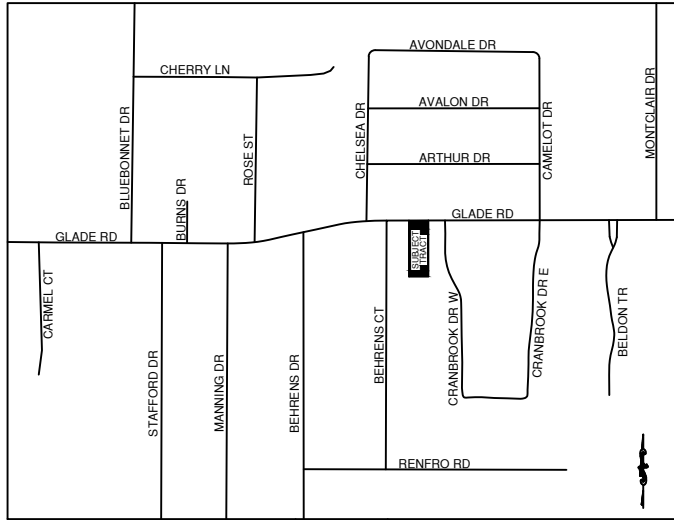
N 89° 30' 38" W 122.12'
(REFERENCE BEARING)

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



VICINITY MAP
(NOT TO SCALE)

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.

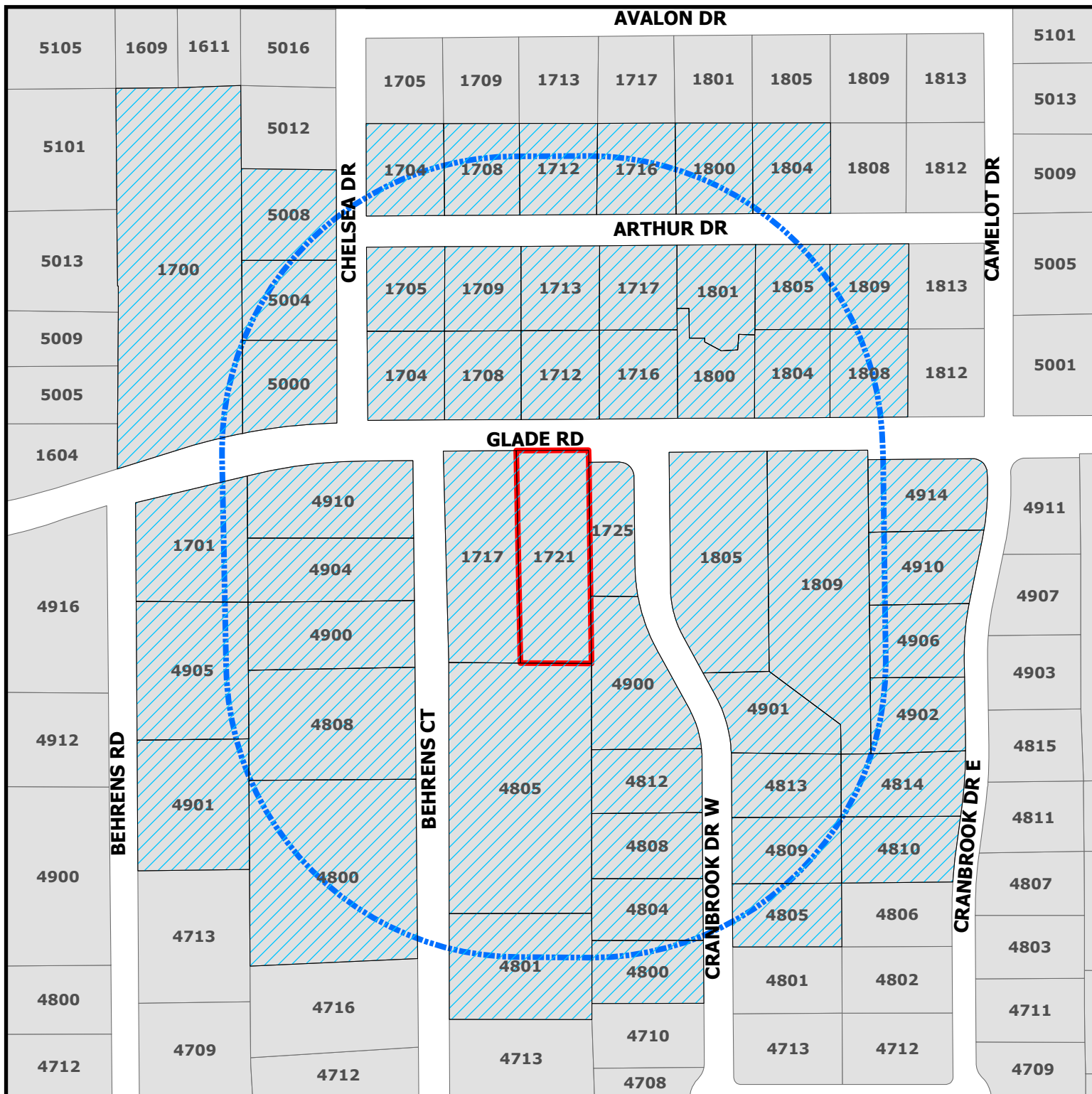


0' 15' 30' 60'
SCALE: 1"= 30'

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.

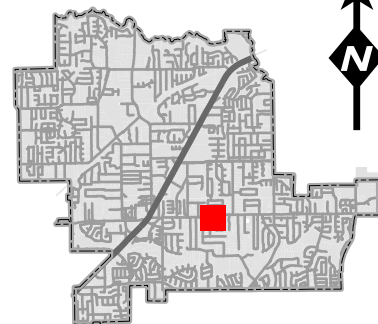
Notification Map



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:

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

Citizenletters@Colleyville.com



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



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

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-25-5039

**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, ON THIS THE 6TH DAY OF MAY 2025.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven
City Secretary, TRMC

Bobby Lindamood
Mayor

[illegible]



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 8

Agenda Date 5/6/2025

Type Report

Department City Secretary

Title

Planning and Zoning Commission Minutes - March 10, 2025

Planning and Zoning Commission Worksession Minutes - March 24, 2025

Attachments

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



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION MINUTES

100 Main Street, Colleyville, Texas, 76034

MONDAY, MARCH 10, 2025

CALL MEETING TO ORDER EXECUTIVE CONFERENCE ROOM

The City of Colleyville Planning and Zoning Commission Worksession Meeting was called to order by Chair Bevill on 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 March 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 14, 2025 by a vote of 7-0.



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION MINUTES

100 Main Street, Colleyville, Texas, 76034

MARCH 24, 2025

CALL MEETING TO ORDER EXECUTIVE CONFERENCE ROOM

The City of Colleyville Planning and Zoning Commission Worksession Meeting was called to order by Chair Bevill on 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. ADJOURNMENT

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, 2025 by a vote of 7-0.

RESOLUTION R-25-5040

**A RESOLUTION APPROVING CITY COUNCIL ACTION UNDER
BUSINESS AT THE REGULAR CITY COUNCIL MEETING OF
MAY 6, 2025**

WHEREAS, City Council has taken action on certain items on the agenda under Business.

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

Sec. 1. THAT

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 6TH DAY OF MAY
2025.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven
City Secretary, TRMC

Bobby Lindamood
Mayor