



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION AGENDA

100 Main Street Colleyville, Texas 76034

MONDAY, MAY 12, 2025

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

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

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

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

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

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

1. APPROVAL OF MINUTES

April 14, 2025 Planning and Zoning Commission
April 28, 2025 Planning and Zoning Commission Worksession

2. PUBLIC HEARING AGENDA ITEMS

- 2a** Consideration of a replat for Lot 1R1R and 1R2, Block 1, Westcoat Place Addition, being Lot 1R1, Block 1, Westcoat Place Addition, located at 6200 Bransford Road, Case PC25-012
- 2b** Consideration of a Special Use Permit for an accessory dwelling on Tract 3, Abstract 211, BBB & C RY Survey, located at 5508 Reagan Road, Case ZC25-007

- 2c** Consideration of a Special Use Permit for Massage Therapy Use on Lot 1R, Block 11, Longwood Estates at Ross Downs Addition, located at 7135 Colleyville Boulevard, Suite 101, Case ZC25-009
- 2d** Consideration of a rezoning from the AG Agricultural district to R-40 Single Family Residential on a portion of Tract 1 and 1L, Abstract 331, Andrew J. Caldwell Survey, located at 6105 Pleasant Run Road, Case ZC25-010
- 2e** Consideration of a Special Use Permit for a residential carport on Lot 40, Block 2, Tara Plantation Addition, located at 1410 Plantation Drive North, Case ZC25-011

3. CITIZEN COMMENTS

4. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards *Thursday, May 8, 2025* by 5:00 p.m.

Jaquelyn Reyff
Planning Manager

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

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



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number

Agenda Date 5/12/2025

Number -

Type Approval of Minutes

Department Community Development

Title

April 14, 2025 Planning and Zoning Commission

April 28, 2025 Planning and Zoning Commission Worksession

Explanation

This item provides for the approval of the minutes from the April 14, 2025 Planning and Zoning Commission meeting and the April 28, 2025 Planning and Zoning Commission Worksession meeting.

Attachments

1. April 14, 2025 Planning and Zoning Commission Meeting Minutes
2. April 28, 2025 Planning and Zoning Commission Worksession Minutes



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION MINUTES

100 Main Street, Colleyville, Texas, 76034

MONDAY, APRIL 14, 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 April 14, 2025 at 6:15 p.m.

Roll Call

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

Absent:

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

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

Jacquelyn Reyff 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.

Chair Bevill adjourned the Planning and Zoning Commission Worksession Meeting at 6:34 p.m.

**The commission called an executive session for legal counsel at 6:36 pm
The executive session adjourned at 6:46 pm**

CALL MEETING TO ORDER EXECUTIVE CONFERENCE ROOM

The City of Colleyville Planning and Zoning Commission Meeting was called to order by Chair Bevill on April 14, 2025, at 7:00 p.m.

Roll Call

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

Absent:

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

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

1. APPROVAL OF MINUTES

1a March 10, 2025 Planning and Zoning Commission Meeting Minutes

March 24, 2025 Planning and Zoning Commission Worksession Meeting Minutes

Commissioner Savoie made a motion to approve the March 10, 2025 Planning and Zoning Commission Meeting Minutes and the March 24, 2025 Planning and Zoning Worksession meeting minutes with corrections.

Commissioner Obinabo seconded the motion.

The motion was carried by the following vote:

Aye: 7 – Remley, Bevill, Obinabo, Arnold, Savoie, Ebert, and Groves

Nay: 0

2. PUBLIC HEARING 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

Kristopher Potts presented case PC25-009 and briefed the Commission on the request and the ROW area being abandoned.

The public hearing was opened at 7:05 p.m.

Sayed Syed, 6705 Sapphire Cir spoke on the item in regards to the property tax that would be generated from the area.

With no one else wishing to speak, the public hearing was closed at 7:06 p.m.

**Vice-chair Groves made a motion to approve Case PC25-009
Commissioner Savoie seconded the motion.**

The motion was carried by the following vote:

**Aye: 7 – Remley, Bevill, Obinabo, Arnold, Savoie, Ebert, and Groves
Nay: 0**

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

Kristopher Potts presented case PC25-010 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 28 feet short of the required 150 foot width.

The public hearing was opened at 7:09 p.m.

Mark Pagnotta, 4810 Cranbrook Dr E spoke in opposition to the case. Specifically in regards to how this lot will be built out and the impact to their neighborhood.

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

Natalia Volosen, 1721 Glade rd, the applicant, spoke on the case. She stated they are planning to demo the existing home and build a new single family home on the property.

**Commissioner Obinabo made a motion to approve Case PC25-010
Commissioner Arnold seconded the motion.**

The motion was carried by the following vote:

**Aye: 7 – Remley, Bevill, Obinabo, Arnold, Savoie, Ebert, and Groves
Nay: 0**

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

Kristopher Potts presented case ZC25-002 and briefed the Commission on the request. The request is to allow for a carport that was built without a permit to remain.

The applicant, was not available at the meeting.

The public hearing was opened at 7:19 pm

The following residents did not wish to speak but wished to record their opposition.

Brandon Parrent, 4104 Wood creek Ct

Tim Parrent, 4104 Wood creek Ct,

Stephen Diehl, 1310 Crest Dr spoke in opposition to the case. Specifically citing carports are not allowed within the HOA and it does not fit the neighborhood.

With no one else wishing to speak, the public hearing was closed at 7:21p.m.

**Commissioner Savoie made a motion to deny case ZC25-002.
Commissioner Remley seconded the motion.**

The motion was carried by the following vote:

**Aye: 7 – Remley, Bevill, Obinabo, Arnold, Savoie, Ebert, and Groves
Nay: 0 -**

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

Kristopher Potts presented case ZC25-003 and briefed the Commission on the request. Staff advised the requirements for massage therapy and the need for the SUP.

The public hearing was opened at 7:28 p.m.

Sudarat Dangwichit, 4508 Colleyville blvd did not wish to speak but filled out a

speaker card. There is no indication if they are in support or opposition of the case.

With no one wishing to speak, the public hearing was closed at 7:28 p.m.

Vice-chair Groves asked the applicant to come to the stand to answer the commissioner's questions. The applicant stated they were looking to come to Colleyville because they are looking to create a more 'upscale' business and Colleyville is a good location for their business. The commission had general questions such as what makes Thai massage different than other forms of massage, and who will be employed at the business.

**Commissioner Obinabo made a motion to approve Case ZC25-003
Commissioner Ebert seconded the motion.**

The motion was carried by the following vote:

**Aye: 4 – Remley, Obinabo, Arnold, and Ebert
Nay: 3 – Groves, Bevill, and Savoie**

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

Jacquelyn Reyff presented case ZC25-004 and briefed the Commission on the request. Staff advised the requirements for massage therapy and the need for the SUP.

The public hearing was opened at 7:38 p.m.

Ravikumar Lakkad, 1410 Bonham Pkwy, the applicant, spoke on his case and stated he was available for any questions from the commission.

With no one wishing to speak, the public hearing was closed at 7:39 p.m.

The commission had questions in regards to the business name, there was a previous business that was closed in Colleyville with a similar name. The applicant stated he was unaware of any past issues with the previous business, but he has an existing business that is not affiliated with the previous business.

**Vice-chair Groves made a motion to deny case ZC25-004.
Commissioner Savoie seconded the motion.**

The motion was carried by the following vote:

Aye: 2 – Groves, and Savoie

Nay: 5 – Remley, Obinabo, Arnold, Ebert, and Bevill

Commissioner Ebert made a motion to approve Case ZC25-004

Commissioner Arnold seconded the motion.

Motion to deny failed: 2-5

The motion was carried by the following vote:

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

Nay: 2 – Groves, and Savoie

Motion approved: 5-2

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

Jacquelyn Reyff presented case ZC25-005 and briefed the Commission on the request. The request is to allow for a solid fence to extend into the required street side yard setback and be placed on the property line.

Roger Presnall, 405 Oak Crest Hills Dr, the applicant, spoke on the case. Stating he is requesting an 8 foot tall wood fence on the property line for noise abatement and privacy concerns. The applicant stated a permit was verbally approved by the city and work was started the next day, the city came by and told his contractor there was an issue with the permit and work was stopped. The setback requirements would cause a loss of property for the applicant.

The public hearing was opened at 8:04 p.m.

With no one wishing to speak, the public hearing was closed at 8:05 p.m.

Commissioner Savoie started discussion that the city's hope with the fencing code is that more properties will start doing the iron fencing that is usually seen doing major thoroughfares within the city.

Chair Bevill stated that the fencing is an improvement from the existing chain fencing and asked for clarification on the property line. City staff advised that they are

unsure of where the property line lies, but the fence being proposed would sit on the property line. There was discussion regarding the city's plans to build a sidewalk along Bransford Rd. Larry Wright addressed the commission that the city has all the right of way area that would be required to construct a sidewalk there. The city has no need for any of the resident's property for future plans. There was also discussion regarding the gas line within the ROW as the city does not have control over utilities within utility easements.

Margo Presnall, 405 Oak Crest Hills also spoke on the case. Stating that it was also a noise issue and not just a privacy concern. Bransford Rd is a busy road and the solid fencing material would give them some noise reduction as well.

Vice-chair Groves made a motion to approve Case ZC25-005 with the conditions that the fence is built in the original fences location and the material is a non-opaque material that is at a minimum 75 % transparent or 25 % opaque; temporary screening by covering the fence is allowed for one year.

Commissioner Savoie seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Remley, Bevill, Savoie, Ebert, and Groves

Nay: 2 – Obinabo, and Arnold

- 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 ZC25-006

Jacquelyn Reyff presented case ZC25-006 and briefed the Commission on the request. Staff advised this request may look familiar as they have seen another version of it proposed. This being a 10 lot subdivision there is not the need for a second entrance, and all of the properties are now proposed R-40 single family residential.

Curtis Young, 1130 N Carroll Ave Suite 200, Southlake Tx, the applicant, spoke on his case and gave a brief presentation. The main concern with this proposal has been the drainage, the applicant stated they have been working in an effort to correct the existing problems on site as it would benefit the neighboring HOA and their proposed development.

The public hearing was opened at 8:55 p.m.

Dennis Newgren, 200 John McCain Rd spoke on the case. Stating that the builders have been good to work with and they believe there is a solution to the drainage issues. Mrs. Newgren stated he would like the drainage plan to be incorporated into the Platting approval process. Staff advised that public improvements must be done prior to final platting so this would be a requirement.

Brent Neff, 204 John McCain Rd spoke on the case. Thanking everyone's efforts to get the project to the state it is in today. There are concerns that the drainage will not be built as it is shown as asked if city staff would be verifying it will match plans.

Ted Beaman, 7200 Monticello spoke in support of the case. Stating that the applicants has been very good with including the HOA in communications regarding the project.

Dale Holt, 116 John McCain Rd spoke in support of the case. Stating he is the property owner and this is a good use for the property as it connects it to John McCain Rd and will no longer require the public access easement.

Eddie Eckart, 204 Virginia Sq spoke in support of the case. Stated he works in civil engineering sans agrees that the proposed plans would be the best plan for the drainage concerns on the property.

With no one else wishing to speak, the public hearing was closed at 9:08 p.m.

Curtis Young returned to the stand to speak on his case along with Clayton Redinger the engineer for the project. Mr. Redinger stated how they will be planning the public improvements during the platting stage and will construct the drainage to the approved plans.

**Vice Chair Groves, made a motion to approve Case ZC25-006
Commissioner Savoie seconded the motion.**

The motion was carried by the following vote:

**Aye: 7 – Remley, Bevill, Obinabo, Arnold, Savoie, Ebert, and Groves
Nay: 0**

2h Presentation and discussion 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

Jacquelyn Reyff presented case ZC25-008 and briefed the Commission on the request. Staff advised the property will require the SUP as the proposed fence extends into the required street side yard setback and the applicant is requesting a solid material that would not meet otherwise not meet material regulations as it is not 75 % transparent.

Sabrina Turner, 5411 Sycamore Ct, the applicant, spoke on the case. She stated they were wanting to directly replace the existing wood fence that is in the same location.

The public hearing was opened at 9:21 p.m.

The following residents wished to record their support but did not wish to speak.

David Turner, 5411 Sycamore Ct

Joel Lang, 5409 Sycamore Ct

Lori Lang, 5409 Sycamore Ct

With no one else wishing to speak, the public hearing was closed at 9:21 p.m.

**Vice-chair Groves made a motion to approve Case ZC25-008
Commissioner Obinabo seconded the motion.**

The motion was carried by the following vote:

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

Nay: 1 - Savoie

3. CITIZEN COMMENTS

The public forum opened at 9:22 p.m.

Sayed Syed, 6705 Sapphire Cir wished to speak to the commission. There was discussion regarding the timeframe when residents are able to protest their property tax rates for the New Year. There was also discussion regarding helicopters landing and taking off within Colleyville as there is consistently a helicopter flying over the city lately.

Ravikumar Lakkad, 1410 Bonham Pkwy, spoke in regards to his case as he was under the impression the case was denied. City staff stated we would address his concerns and talk with him after the meeting as the case was not denied.

With no one else wishing to speak, the public forum closed at 9:28 p.m.

4. ADJOURNMENT

The meeting adjourned at 9:28 p.m.

The minutes were written and prepared by:

Kris Potts

Kris Potts
Planner

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



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION MINUTES

100 Main Street, Colleyville, Texas, 76034

APRIL 28, 2025

CALL MEETING TO ORDER EXECUTIVE CONFERENCE ROOM

The City of Colleyville Planning and Zoning Commission Worksession Meeting was called to order by David Groves on April 28, 2025, at 6:15 p.m.

Roll Call

Present: David Groves, David Ebert, Richard Remley, Jerome Obinabo, and Brandon Arnold

Absent: Claudia Bevill, Jerry Savoie

Staff Present: Ben Bryner, Jacquelyn Reyff

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

2. WORKSESSION AGENDA ITEMS

- 2a** Presentation and discussion of a Replat for Lot 1R1R and 1R2, Block 1, Westcoat Place Addition, being Lot 1R1, Block 1, Westcoat Place Addition, located at 6200 Bransford Road, Case PC25-012

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

- 2b** Presentation and discussion of a Special Use Permit for an accessory dwelling on Tract 3, Abstract 211, BBB & C RY Survey, located at 5508 Reagan Road, Case ZC25-007

Jacquelyn Reyff presented the case and briefed the Commission on the Special Use Permit Request.

- 2c** Presentation and discussion of a Special Use Permit for Massage Therapy Use on Lot 1R, Block 11, Longwood Estates at Ross Downs Addition, located at 7135 Colleyville Boulevard Suite 101, Case ZC25-009

Jacquelyn Reyff presented the case and briefed the Commission on the Special Use Permit request for Massage Therapy.

- 2d** Presentation and discussion of a rezoning from the AG Agricultural district to R-40 Single Family Residential on a portion of Tract 1 & 1L, Abstract 331, Andrew J. Caldwell Survey, located at 6105 Pleasant Run Road, Case ZC25-010

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

- 2e** 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 N, Case ZC25-011

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

Ben Bryner answered questions regarding the previous case related to this case.

3. ADJOURNMENT

The meeting adjourned at 6:45 p.m.

The minutes were written and prepared by:

Jacquelyn Reyff
Planning Manager

The meeting minutes were approved on May 12, 2025 by a vote of X-X.



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2a

Agenda Date 5/12/2025

Number -

Type Public Hearing Agenda Items

Department Community Development

Title

Consideration of a replat for Lot 1R1R and 1R2, Block 1, Westcoat Place Addition, being Lot 1R1, Block 1, Westcoat Place Addition, located at 6200 Bransford Road, Case PC25-012

Explanation

Valri Robertson, the applicant, has submitted a request for a replat for Lots 1R1R and 1R2, Block 1, Westcoat Place Addition, being Lot 1R1, Block 1, Westcoat Place Addition, being approximately 4.42 acres, and zoned R-30 Single Family Residential and R-40 Single Family Residential. The purpose is to allow for the existing lot to be platted into two separate lots, one being R-30 and another being R-40.

Existing Conditions/Background: The subject property, 6200 Bransford Road, has split zoning and is zoned R-30 and R-40 Single Family Residential. The lot is located on the northwest side of the intersection of L.D. Lockett Road and Bransford Road. A replat for the property was approved in 2020 which allowed two lots to be combined into one. The property is currently developed with one single-family house.

Lot Dimensions and Setbacks: The minimum standards for the R-30 and R-40 zoning districts are as follows:

Minimum Lot Size	30,000 sq.ft.	40,000 sq. ft.
Minimum Lot Width	125 feet	150 feet
Minimum Lot Depth	125 feet	150 feet
Front Building Line	35 feet	40 feet
Side Building Line	10 feet	15 feet
Rear Building Line	25 feet	25 feet
Max. Lot Coverage	25%	20%
Max. Impervious Coverage	55%	50%

Analysis: The purpose of the replat is to split the existing lot into two separate lots approximately along the zoning district split. The replat will create two lots, with Lot 1R1R being 122,430 s.f. (2.81 acres) and Lot 1R2 being 69,877 s.f. (1.60 acres). Lot 1R1R will be an R-30 lot and Lot 1R2 will be an R-40 lot. Both lots will comply with the standards of each respective zoning district.

Plat Status: The property is platted as Lot 1R1, Block 1, Westcoat Place Addition.

DRC Review: The Development Review Committee (DRC) reviewed this request during their April 21, 2025, meeting and offered the following comments to the applicant:

1. Add a purpose statement to the plat.
2. Provide an updated plat exhibit. (Received on April 22, 2025)

Surrounding Development: The properties to the west and south are zoned R-40 Single Family Residential and developed with single-family homes. The properties to the north are zoned R-40 Single Family Residential and R-30 Single Family Residential and developed with single-family homes. The properties to the east are zoned AG Agricultural and R-40 Single Family Residential.

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

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

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

Staff Recommendation: Staff recommends approval of the replat.

Attachments

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

Aerial Map

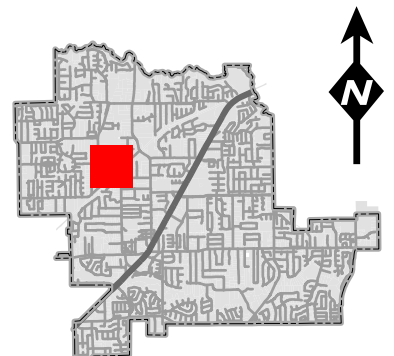


PC25-012

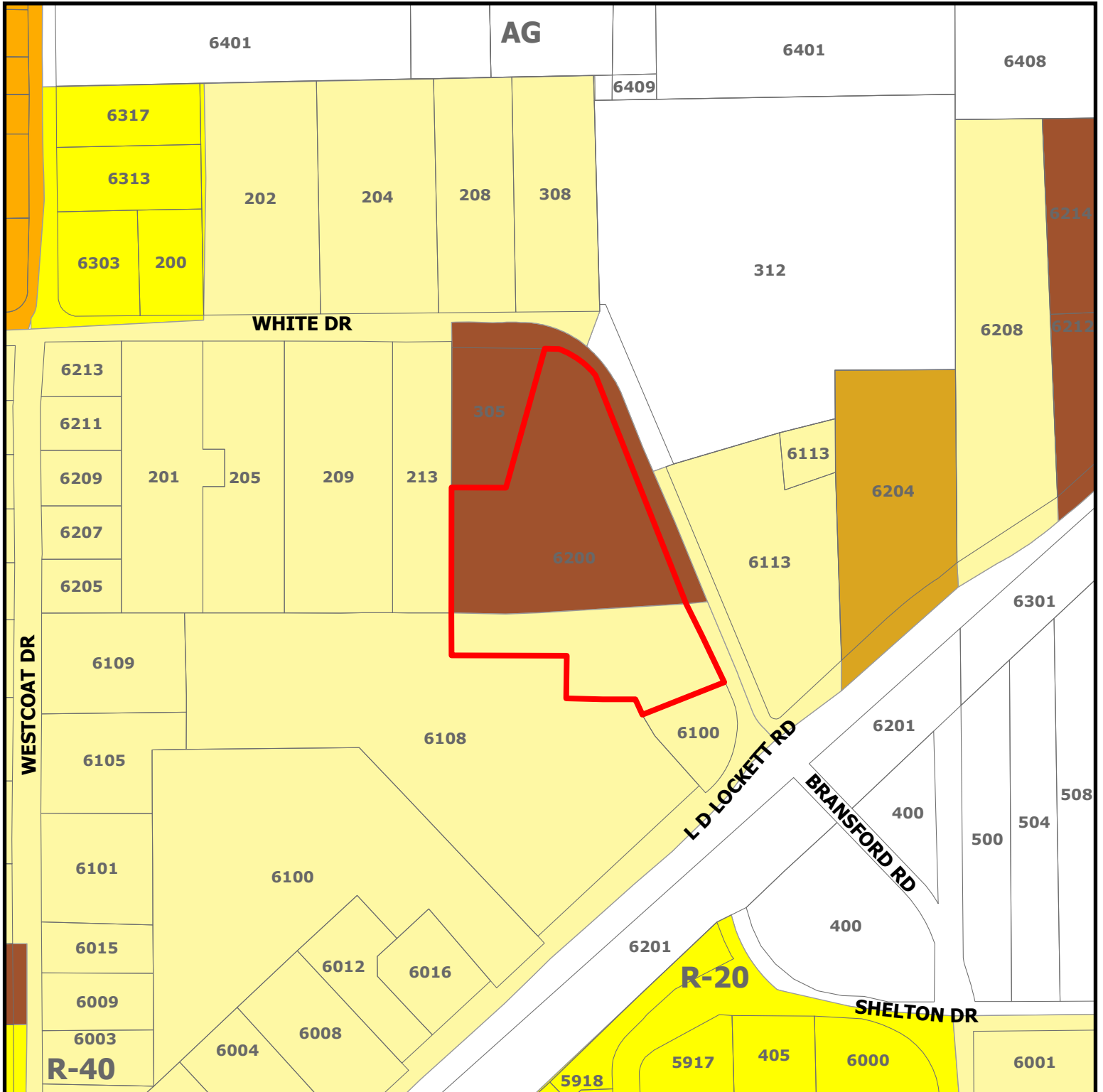
6200 Bransford Road

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 Subject Property



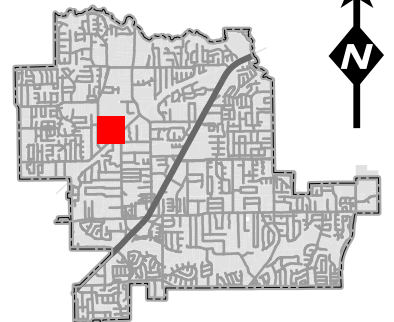
Zoning Map



PC25-012

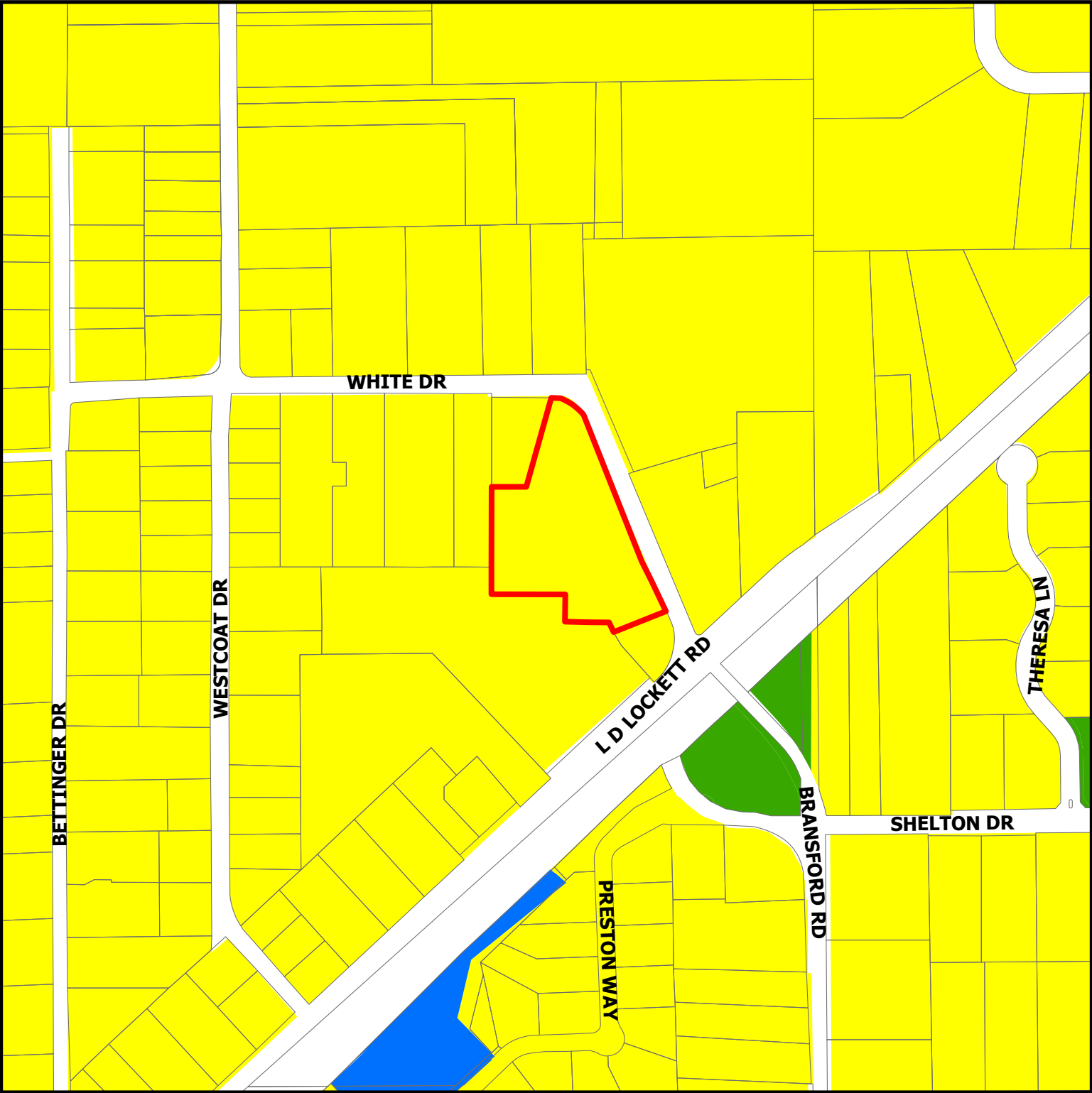
6200 Bransford Road

 Subject Property



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Future Land Use Map

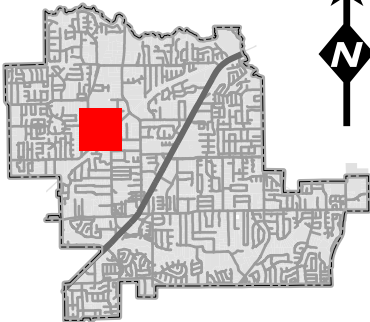


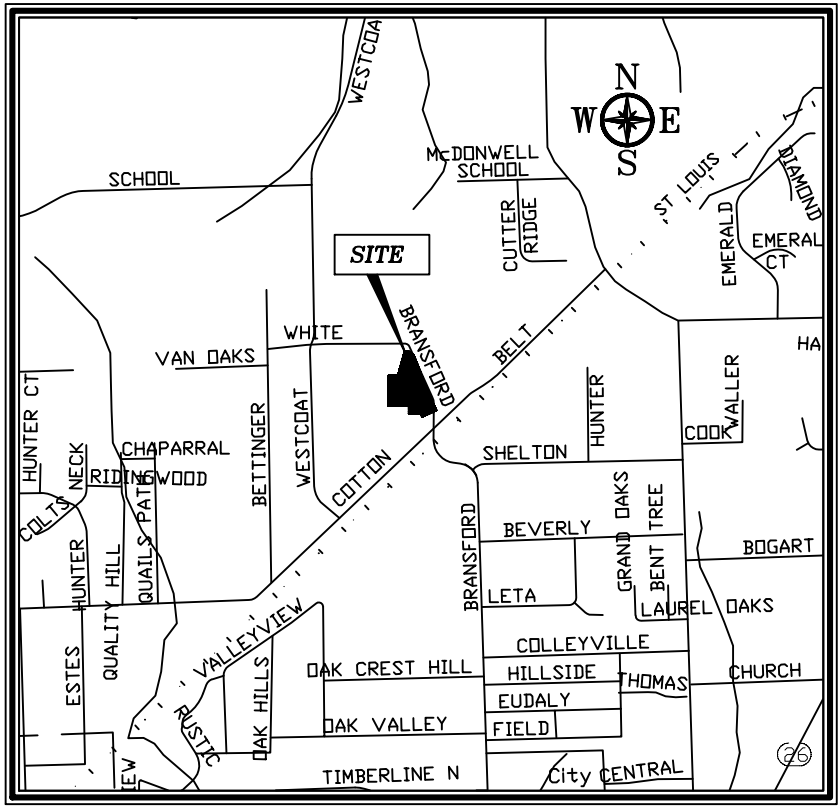
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PC25-012

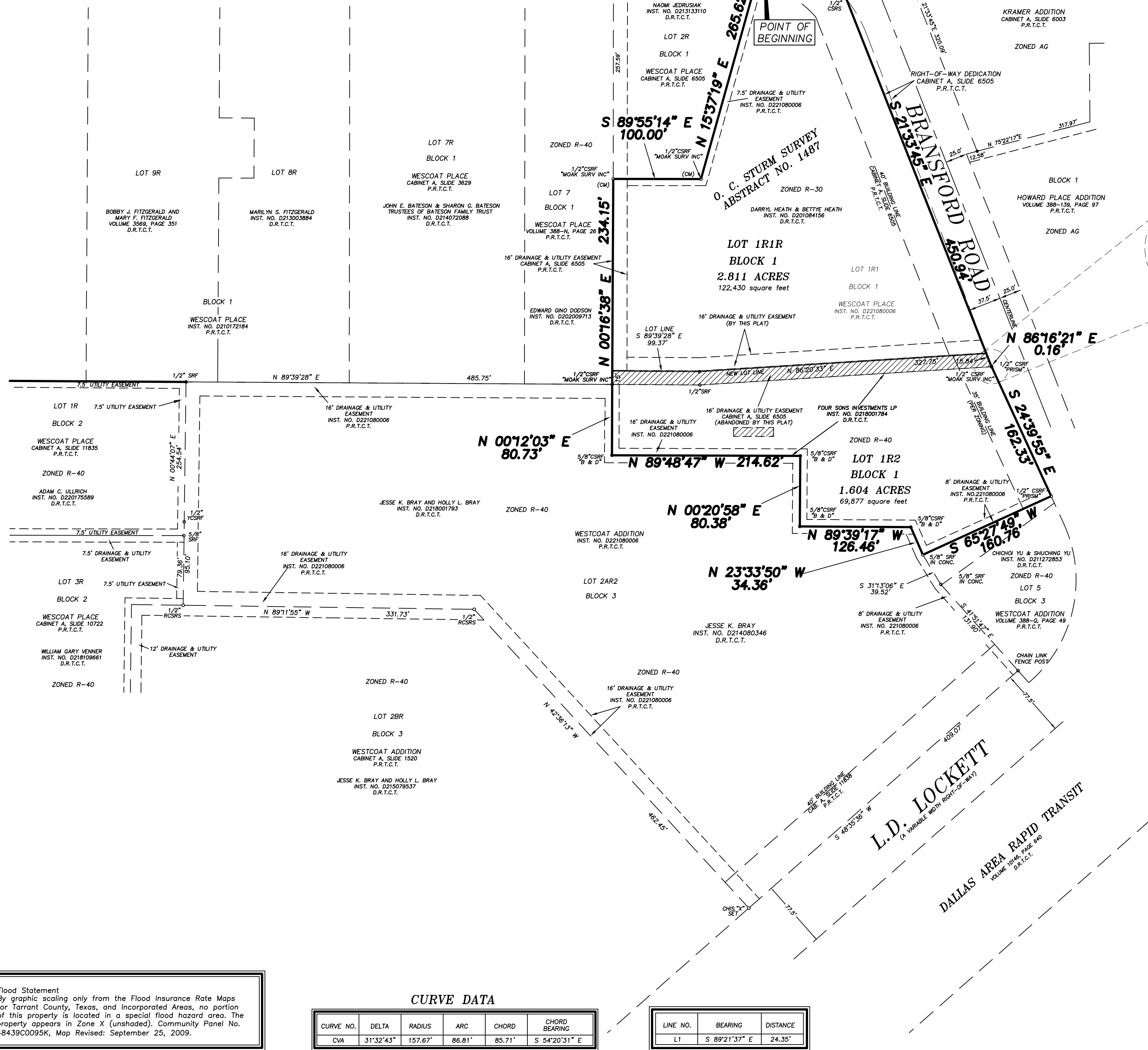
6200 Bransford Road

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





VICINITY MAP
SCALE 1" = 2000'

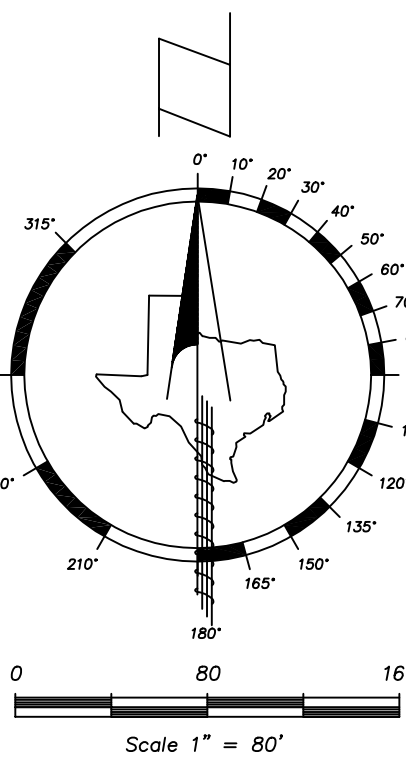


CURVE DATA

CURVE NO.	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
CVA	31°32'43"	157.67'	86.81'	85.71'	S 54°20'31" E

LINE NO.	BEARING	DISTANCE
L1	S 89°21'37" E	24.35'

THIS PLAT RECORDED IN DOCUMENT NO. _____ DATE: _____



STATE OF TEXAS !!
COUNTY OF TARRANT !!

WHEREAS, we Darryl Heath, wife Bettye Heath and Four Sons Investments, LP are the owners of Lot 1R1, in Block 1 of Westcoat Place Addition on addition to the City of Colleyville, Tarrant County, Texas as shown on the Plat recorded under Instrument No. D221080006 of the Plat Records of Tarrant County, Texas as evidenced by the Deed recorded under Clerk's File No. D201084156 of the Deed Records of Tarrant County, Texas and Four Sons Investments, LP is the owner of a portion of Lot 1R1 in Block 1 of Westcoat Place on addition to the City of Colleyville as shown on the Plat recorded under Clerk's File No. D221050006 of the Plat Records of Tarrant County, Texas as evidenced by the Deed recorded under Clerk's File No. D218001784 of the Deed Records of Tarrant County, Texas. Embracing 4.415 Acres or 192,307 square feet of land and being more fully described as follows:

BEGINNING at 1/2-inch steel rod with a red plastic cap stamped "Prism Surveys" found for corner on the present south right-of-way line of White Drive (a 62.5 foot wide right-of-way) said steel rod being the north common corner between Lots 1R and 2R in Block 1 of Westcoat Place on addition to the City of Colleyville as shown on the Plat recorded in Cabinet A, at Slide 6505 of the Plat Records of Tarrant County, Texas;

THENCE South 89 deg. 21 min. 37 sec. East, departing said Lot 2R and along said south right-of-way line, a distance of 24.35 feet to a 1/2-inch steel rod with a plastic cap stamped "Moak Surv Inc." found for corner at the beginning of a non-tangent curve to the right having a central angle of 31 deg. 32 min. 43 sec., a radius distance of 157.67 feet, a chord bearing of South 54 deg. 20 min. 31 sec. East and a chord distance of 85.71 feet;

THENCE Southeastly along said curve to the right, an arc distance of 86.81 feet to a 1/2-inch steel rod with a red plastic cap stamped "Prism Surveys" found for corner on the westerly right-of-way line of Bransford Road (a variable width right-of-way);

THENCE South 21 deg. 33 min. 45 sec. East, along said westerly right-of-way line, a distance of 450.94 feet to a 1/2-inch steel rod with a plastic cap stamped "Moak Surv Inc." found for corner;

THENCE North 86 deg. 16 min. 21 sec. East, continuing along said right-of-way line, a distance of 0.16 feet to a 1/2-inch steel rod with a red plastic cap stamped "Prism Surveys" found for corner;

THENCE South 24 deg. 39 min. 55 sec. East, continuing along said right-of-way line, a distance of 162.33 feet to a 1/2-inch steel rod with a red plastic cap stamped "Prism Surveys" found for corner at the northeast corner of a tract of land conveyed to Chichai Yu and Shuching Yu as described in the Deed recorded under Clerk's File No. D21272853 of the Deed Records of Tarrant County, Texas;

THENCE South 65 deg. 27 min. 49 sec. West, departing said westerly right-of-way line and along the north line of said Yu tract, a distance of 160.76 feet to a 5/8-inch steel rod found in concrete for corner on an east line of Lot 2AR2 in Block 3 of Westcoat Place Addition as recorded under Instrument No. D221080006 of the Plat Records of Tarrant County, Texas;

THENCE North 23 deg. 33 min. 50 sec. West along a northeast line of said Lot 2AR2, a distance of 34.36 feet to a 5/8-inch steel rod with a plastic cap stamped "B & D" found for corner;

THENCE North 89 deg. 39 min. 17 sec. West, a distance of 126.46 feet to a 5/8-inch steel rod with a plastic cap stamped "B & D" found for corner;

THENCE North 00 deg. 20 min. 58" East, a distance of 80.38 feet to a 5/8-inch steel rod with a plastic cap stamped "B & D" found for corner;

THENCE North 89 deg. 48 min. 47 sec. West, a distance of 214.62 feet to a 5/8-inch steel rod with a plastic cap stamped "B & D" found for corner;

THENCE North 00 deg. 12 min. 03 sec. East, a distance of 80.73 feet to a 1/2-inch steel rod with a plastic cap stamped "Moak Surv Inc." found for corner at the southeast corner of Lot 7, in Block 1 of Westcoat Place Addition on addition to the City of Colleyville as shown on the Plat recorded in Volume 388-A, at Page 26 of the Plat Records of Tarrant County, Texas;

THENCE North 00 deg. 16 min. 38 sec. East, along the east line of said Lot 7, a distance of 234.15 feet to a 1/2-inch steel rod with an orange plastic cap stamped "Moak Surv Inc." found for corner at the southwest corner of Lot 2R in Block 1 of Westcoat Place Addition on addition to the City of Colleyville as shown on the Plat recorded in Cabinet A, at Page 6505 of the Plat Records of Tarrant County, Texas;

THENCE South 89 deg. 55 min. 14 sec. East, along the south line of said Lot 2R, a distance of 100.00 feet to a 1/2-inch steel rod with an orange plastic cap stamped "Moak Surv Inc." found for corner;

THENCE North 15 deg. 37 min. 19 sec. East, along the east line of said Lot 2R, a distance of 265.62 feet to the POINT OF BEGINNING, and containing 4.415 acres or 192,307 square feet of land more or less.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That we, Darryl Heath, Bettye Heath, Four Sons Investments, LP, Owners, do hereby adopt this plat designating the hereinbefore described as WESCOAT PLACE REVISED, on 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 _____, 2025.

Darryl Heath
(owner)

Bettye Heath
(owner)

Four Sons Investments, L.P.
By: Darryl Heath
General Manager

STATE OF TEXAS }
COUNTY OF TARRANT }

BEFORE ME, the undersigned authority, on this day personally appeared Darryl Heath known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration expressed and in the capacity therein stated.

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

Notary Public, in and for Tarrant County, Texas.
My commission expires _____
Printed Name: _____

STATE OF TEXAS }
COUNTY OF TARRANT }

BEFORE ME, the undersigned authority, on this day personally appeared Bettye Heath known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration expressed and in the capacity therein stated.

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

Notary Public, in and for Tarrant County, Texas.
My commission expires _____
Printed Name: _____

SURVEYOR'S CERTIFICATE:
KNOW ALL MEN BY THESE PRESENTS:

That I, Michael Dale Linke, 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 of the most current Professional Land Surveying Practices act.

Michael Dale Linke
Registered Professional Land Surveyor No. 4808

- Notes:
- 1) The purpose of this replat is split one lot into two lots.
 - 2) CM--indicates controlling monument.
 - 3) The basis of bearings for this survey is the northwest line of Lot 1R, in Block 1 of Westcoat Place as recorded in Cabinet A, at Page 6505 of the Plat Records of Tarrant County, Texas.
 - 4) No construction or filling, without the written approval of the City of Colleyville shall be allowed within a drainage easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result, and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of two feet above the 100-year flood elevation.
 - 5) Any public utility, including the City of Colleyville, shall have the right to move and keep moved all or part of any building, fences, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and any public utility, including the City of Colleyville, shall have the right of all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

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

REPLAT LOT 1R1R, AND LOT 1R2 BLOCK 1 WESCOAT PLACE REVISED

AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, BEING A REPLAT OF LOT 1R1, BLOCK 1 OF WESCOAT PLACE REVISED ACCORDING TO THE PLAT RECORDED IN INST. NO. D221080006 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, SITUATED IN THE O. C. STURM SURVEY ABSTRACT NO. 1487, IN THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS.

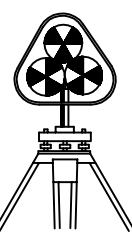
TWO LOTS-- 4.415 ACRES

PREPARED: OCTOBER 31, 2020

PRISM SURVEYS, INC.

FIRM NO. 101325-00

COMMERCIAL, RESIDENTIAL,
BOUNDARY, TOPOGRAPHIC,
TITLE & CONSTRUCTION SURVEYS
3533 BELL DRIVE
HURST, TEXAS 76053
(817) 540-8048
(817) 263-1148 (FAX)
EMAIL: mike@prism-surveys.com



OWNER

FOUR SONS INVESTMENTS, LP
6200 BRANSFORD ROAD
COLLEYVILLE, TEXAS 76034
(817) 800-3867
CONTACT: DARRYL HEATH
EMAIL: darrylheath01@gmail.com

OWNER

DARRYL AND BETTYE HEATH
6200 BRANSFORD ROAD
COLLEYVILLE, TEXAS 76034
(817) 800-3867
CONTACT: DARRYL HEATH
EMAIL: darrylheath01@gmail.com

Owner_Name	Situs_Addr
HYDE, R W	202 WHITE DR
JOINT REVOCABLE TRUST OF DANIEL BRESINGHAM AND	312 WHITE DR
TURNER FAMILY IRREVOCABLE TRUST	6204 L D LOCKETT RD
PEKURNEY, BROOKE	204 WHITE DR
PRESTON MANOR RESIDENTIAL COMMUNITY INC	5918 PRESTON WAY
HEATH, H DARRYL	6200 BRANSFORD RD
JEDRUSIAK, NAOMI	305 WHITE DR
DODSON, NANCY	213 WHITE DR
BATESON FAMILY TRUST	209 WHITE DR
FITZGERALD VENNER REVOCABLE TRUST	205 WHITE DR
YOU'RE ALL MINE LLC	201 WHITE DR
ULLRICH, ADAM	6109 WESTCOAT DR
DOBES, BRYAN	6105 WESTCOAT DR
JESSE K BRAY LIVING TRUST	6100 L D LOCKETT RD
YU, CHI CHOI	6100 BRANSFORD RD
KIRKHAM, KENNETH	6012 L D LOCKETT RD
KAMERMAN, DELORIS	6016 L D LOCKETT RD
BROWN, WHITNEY C	308 WHITE DR
MORGAN, PAIGE	208 WHITE DR
MELENDEZ, HENRY	6208 L D LOCKETT RD
MORRISON, TROY	6113 BRANSFORD RD
DOODY, KEVIN	500 SHELTON DR
REGIONAL RAIL ROW CO	6301 L D LOCKETT RD
GREYSTONE MANOR LP	6409 WESTCOAT DR
CUTTER RIDGE ESTATES ADDITION	COURTESY NOTICE
ALIANNE ESTATES	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	STATE REQUIRED
VALRI ROBERTSON	APPLICANT



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, May 12, 2025 at 7:00 p.m.

City Council Meeting: Tuesday, June 3, 2025

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

Request: Consideration of a Replat for Lot 1R1R and 1R2, Block 1, Westcoat Place Addition, being Lot 1R1, Block 1, Westcoat Place Addition, located at 6200 Bransford Road, Case PC25-012. The request is to replat the property in order to subdivide out a new R-40 Single Family Residential lot. The new lot would meet all dimensions of the R-40 zoning district.

Zoning Case: PC25-012

Applicant: Valri Robertson

Owner: Darryl H. Heath

Location: 6200 Bransford Road

Property Description: Lot 1R1, Block 1, Westcoat Place Revised Addition

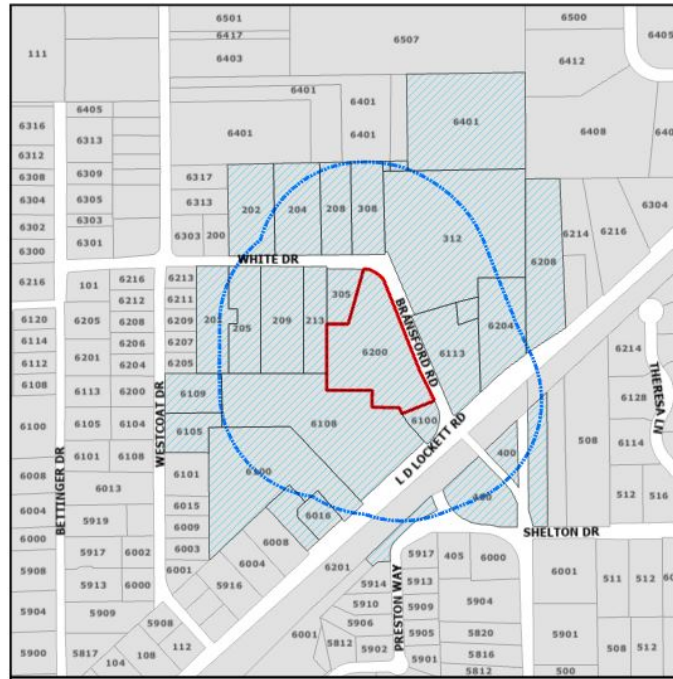
Present Zoning: R-30 Single Family Residential and R-40 Single Family Residential

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):

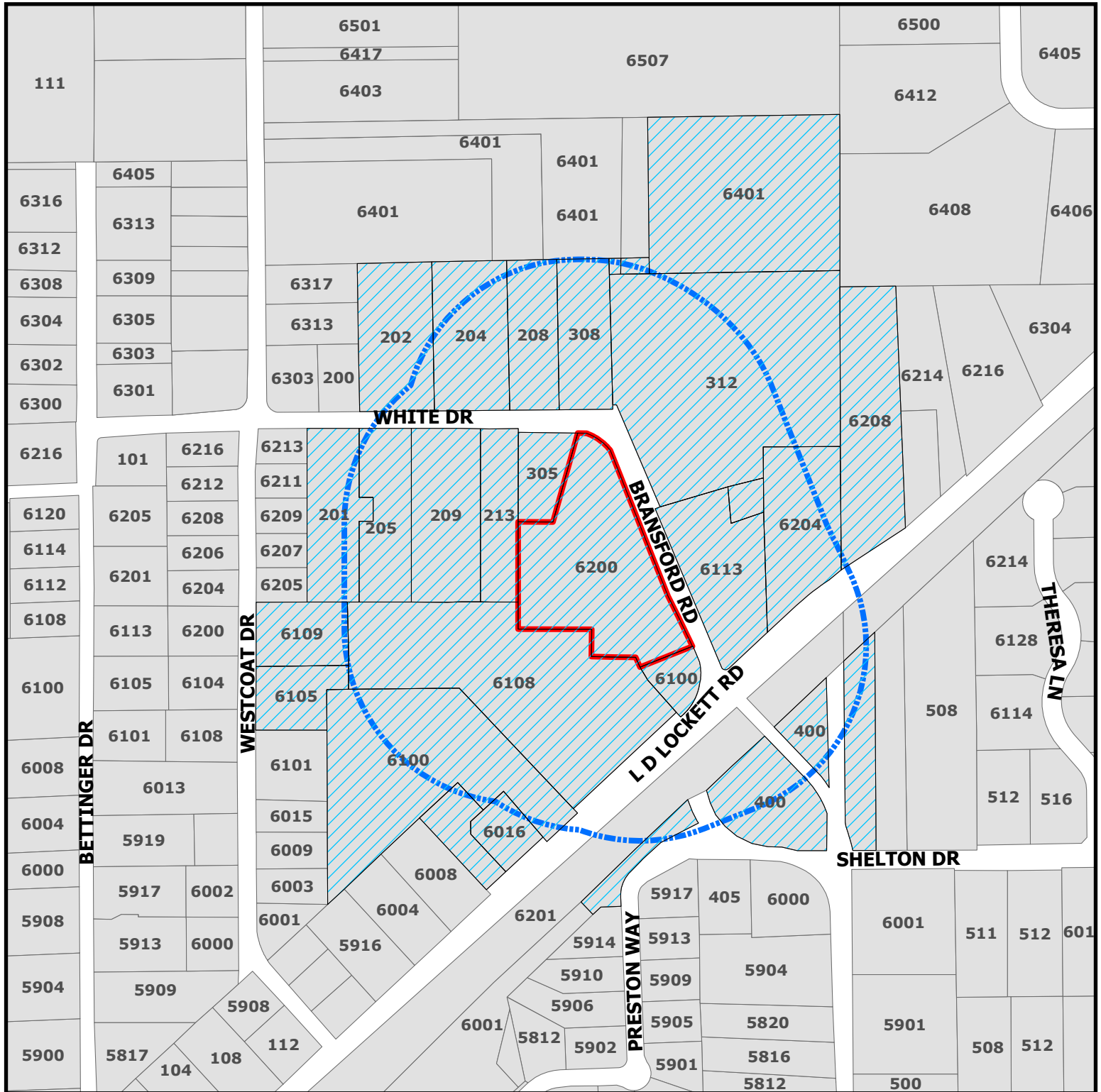


For additional information, please contact the Community Development Department at 817.503.1050. Please reference the case number when requesting information.

Christopher Pham

Christopher Pham
Planner

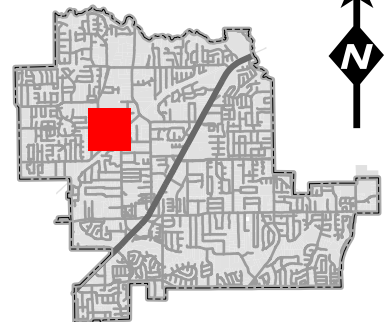
Notification Map



PC25-012

6200 Bransford Road

-  Parcels to be notified
-  Buffer
-  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.

RESOLUTION R-25-

A RESOLUTION APPROVING A REPLAT FOR LOTS 1R1R & 1R2, BLOCK 1, WESTCOAT PLACE ADDITION

WHEREAS, the Planning and Zoning Commission recommended approval of the Replat for Lots 1R1R & 1R2, Block 1, Westcoat Place Addition on May 12, 2025.

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

Sec. 1. THAT the Replat for Lots 1R1R & 1R2, Block 1, Westcoat Place Addition, being approximately 4.42 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 3RD DAY OF JUNE 2025.

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

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
Assistant City Secretary

Bobby Lindamood
Mayor

[illegible]



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2b

Agenda Date 5/12/2025

Number -

Type Public Hearing Agenda Items

Department Community Development

Title

Consideration of a Special Use Permit for an accessory dwelling on Tract 3, Abstract 211, BBB & C RY Survey, located at 5508 Reagan Road, Case ZC25-007

Explanation

Shane Donovan, the applicant, has submitted a request for a Special Use Permit (SUP) for an accessory dwelling on Tract 3, Abstract 211, BBB & C RY Survey, being approximately 1.34 acres, and zoned R-40 Single Family Residential. The SUP request is to allow for an existing accessory building that is 875 s.f. to be converted into an accessory dwelling.

Existing Conditions/Background: The subject property, 5508 Reagan Road, resides on the southwest side of Reagan Road and has R-40 Single Family Residential zoning. The property has an existing single-family home and an accessory building.

SUP Request: The applicant is requesting approval of an SUP to allow for an accessory dwelling.

Ordinance – Section 3.27 Accessory Buildings and Residential Carport Regulations of the Land Development Code establishes the maximum size and number of accessory buildings to be permitted by staff on a residential lot:

"2. Maximum Size and Number of Buildings:

a. The maximum number of accessory buildings allowed per lot shall be three (3) buildings. In addition, the combined square footage of all accessory buildings shall not exceed four percent (4%) of the aggregate area of the lot. Exemption: Lots containing a minimum of 80,000 square feet shall be exempt from the requirement for the maximum number of accessory buildings.

b. Accessory dwellings allowed by the Land Development Code shall be limited in size to be no more than the most restrictive of the following:

1. Fifty percent (50%) of the primary structure;
2. The maximum allowed square footage for accessory buildings on the lot; or
3. No more than twelve hundred (1,200) square feet"

Special Use Permit Provision: Any request for a building permit for an accessory dwelling in the R-40 zoning district 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 that would allow for an 875 s.f. accessory dwelling. The request would allow for the conversion of an existing accessory building that is currently used as a storage shed into an accessory dwelling. According to the applicant, the dwelling unit would be utilized as a part-time residence for the parent of the property owner. The accessory dwelling complies with the size and setback requirements of the Land Development Code.

Plat Status: The property is unplatted as Tract 3, Abstract 211, BBB & C RY Survey.

DRC Review: The DRC reviewed the request during their April 21, 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, east, and west are zoned R-40 Single Family Residential and improved with single-family homes. The property to the south is located in the Extraterritorial Jurisdiction (ETJ) of Hurst, TX.

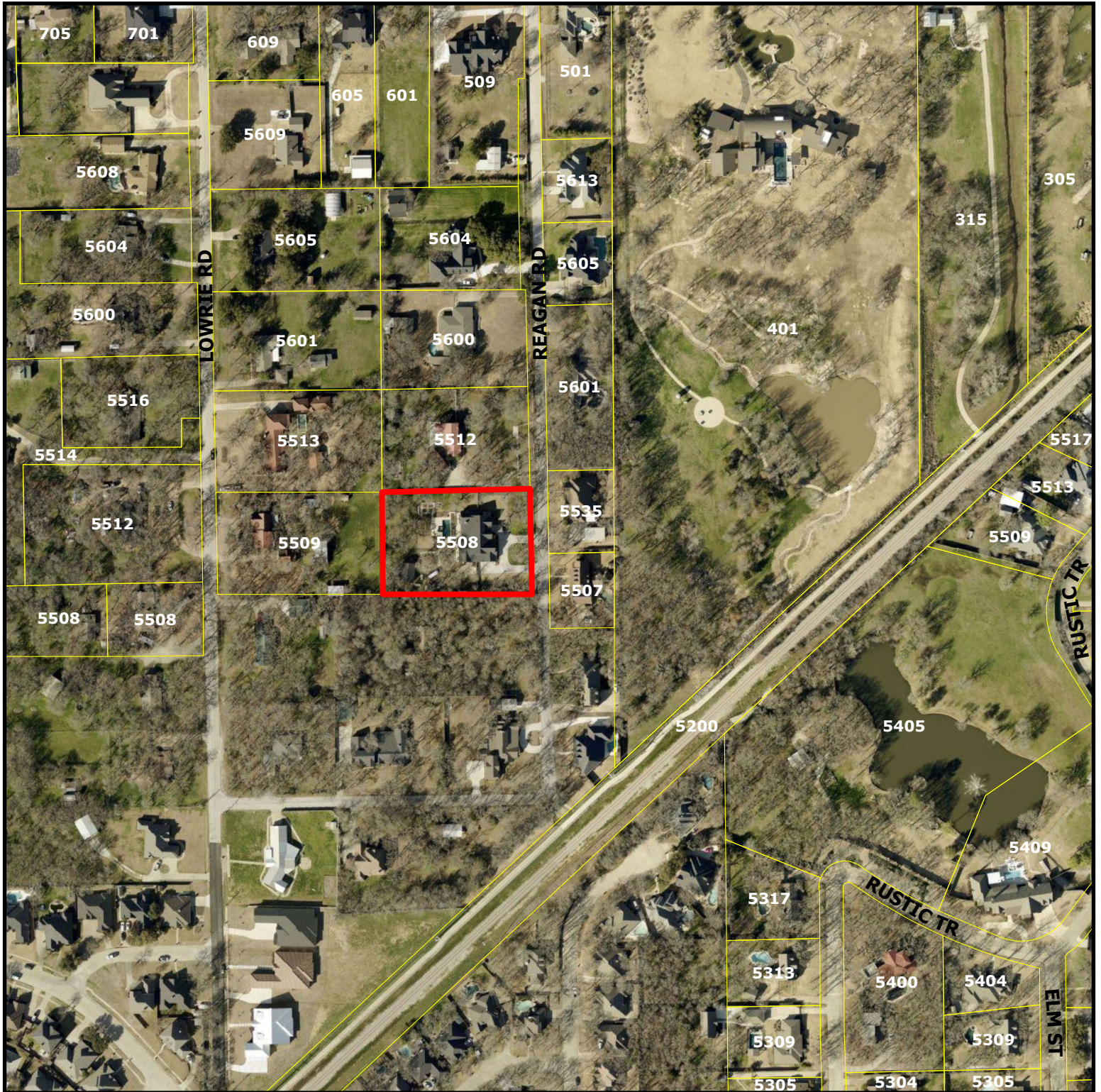
Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1,000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published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

Staff Recommendation: Staff recommends approval of the request.

Attachments

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

Aerial Map

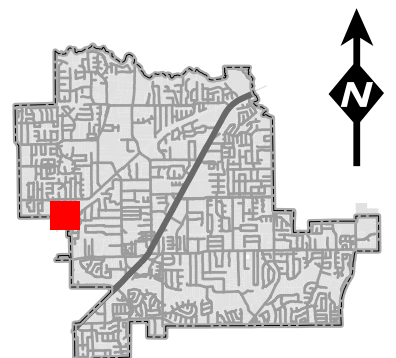


ZC25-007

5508 Reagan Road

DISCLAIMER:
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 Subject Property



Zoning Map

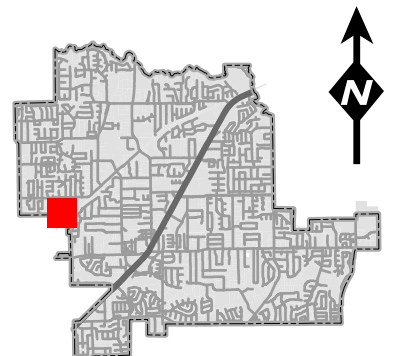


ZC25-007

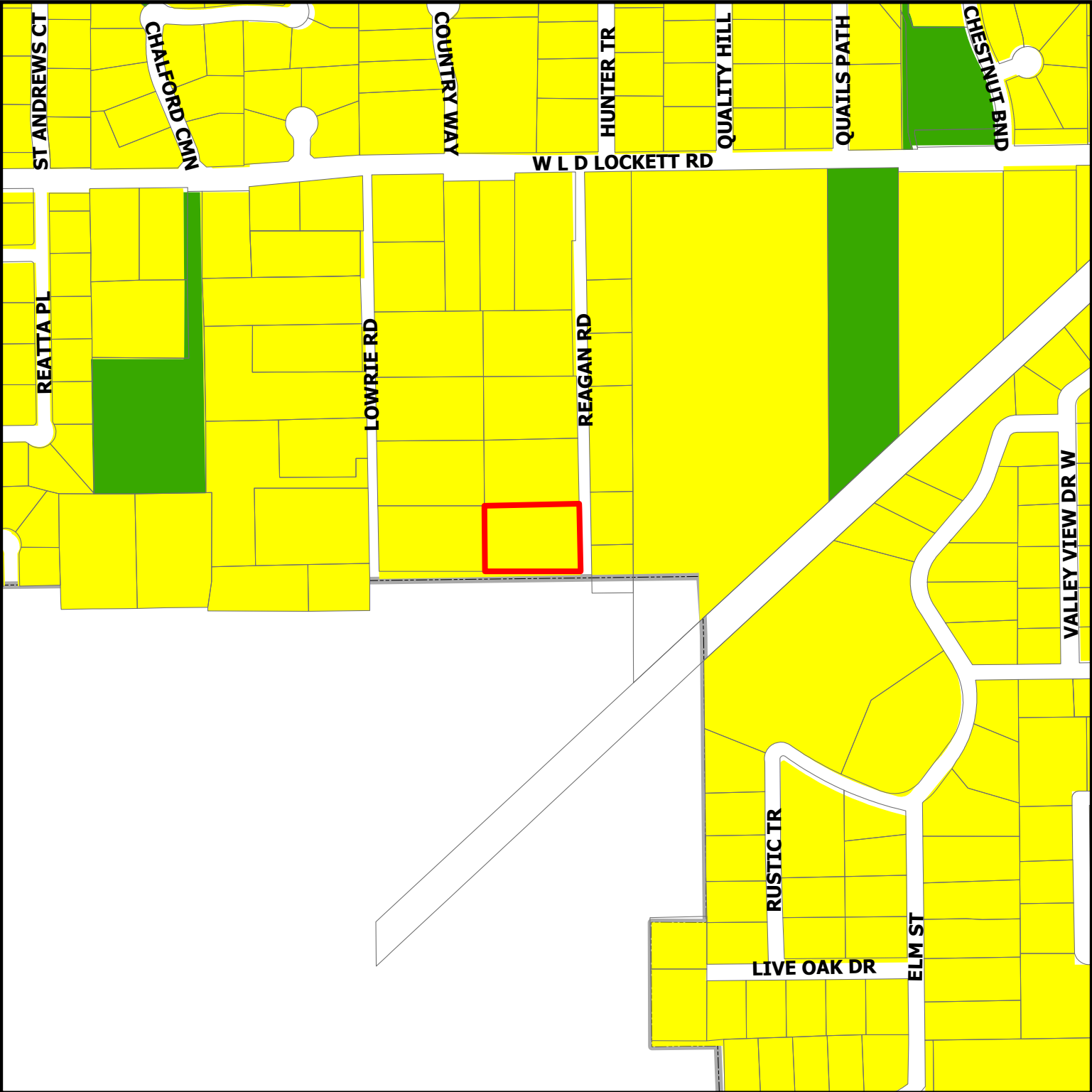
5508 Reagan Road

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Subject Property



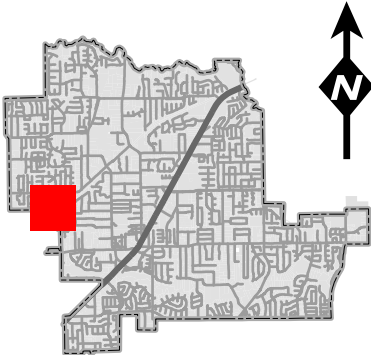
Future Land Use Map



ZC25-007
5508 Reagan Road

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-  Residential
-  Open Space; Parks
-  Subject Property





Client: 5508 Reagan Rd.

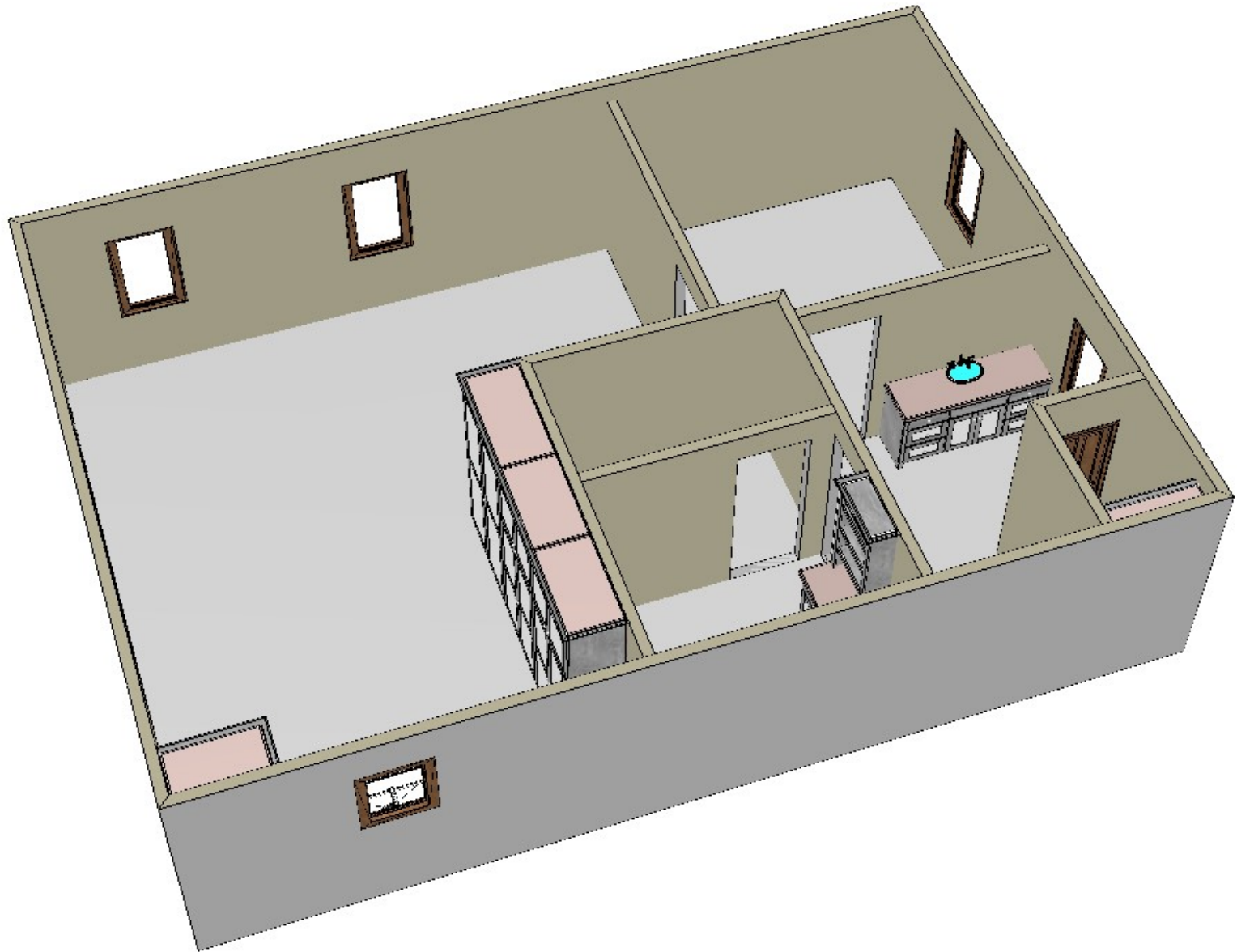
DRAFTER: EMMA

Description: House

Date: 03/16/25

Job Number: #37-2025

Sheet 2 of 6



Client: 5508 Reagan Rd.

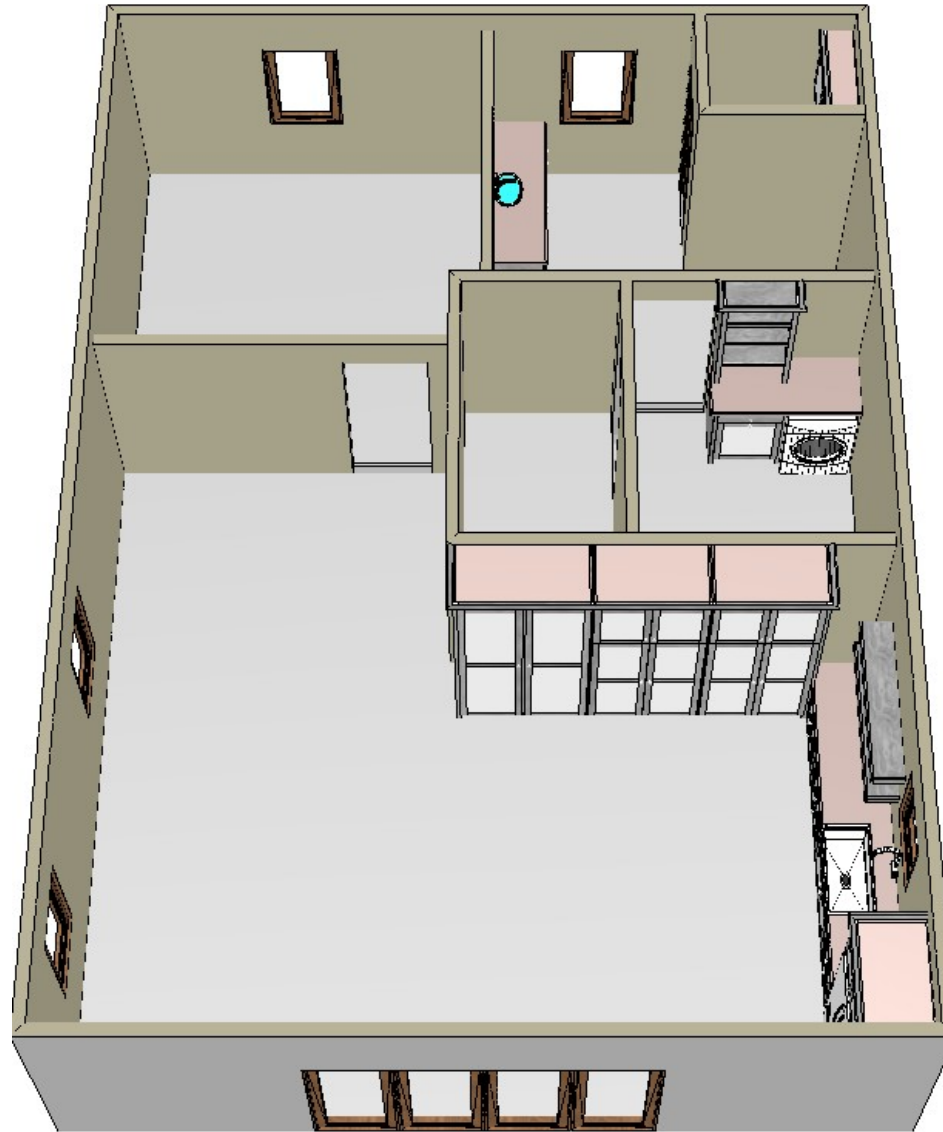
DRAFTER: EMMA

Description: House

Date: 03/16/25

Job Number: #37-2025

Sheet 3 of 6



Client: 5508 Reagan Rd.

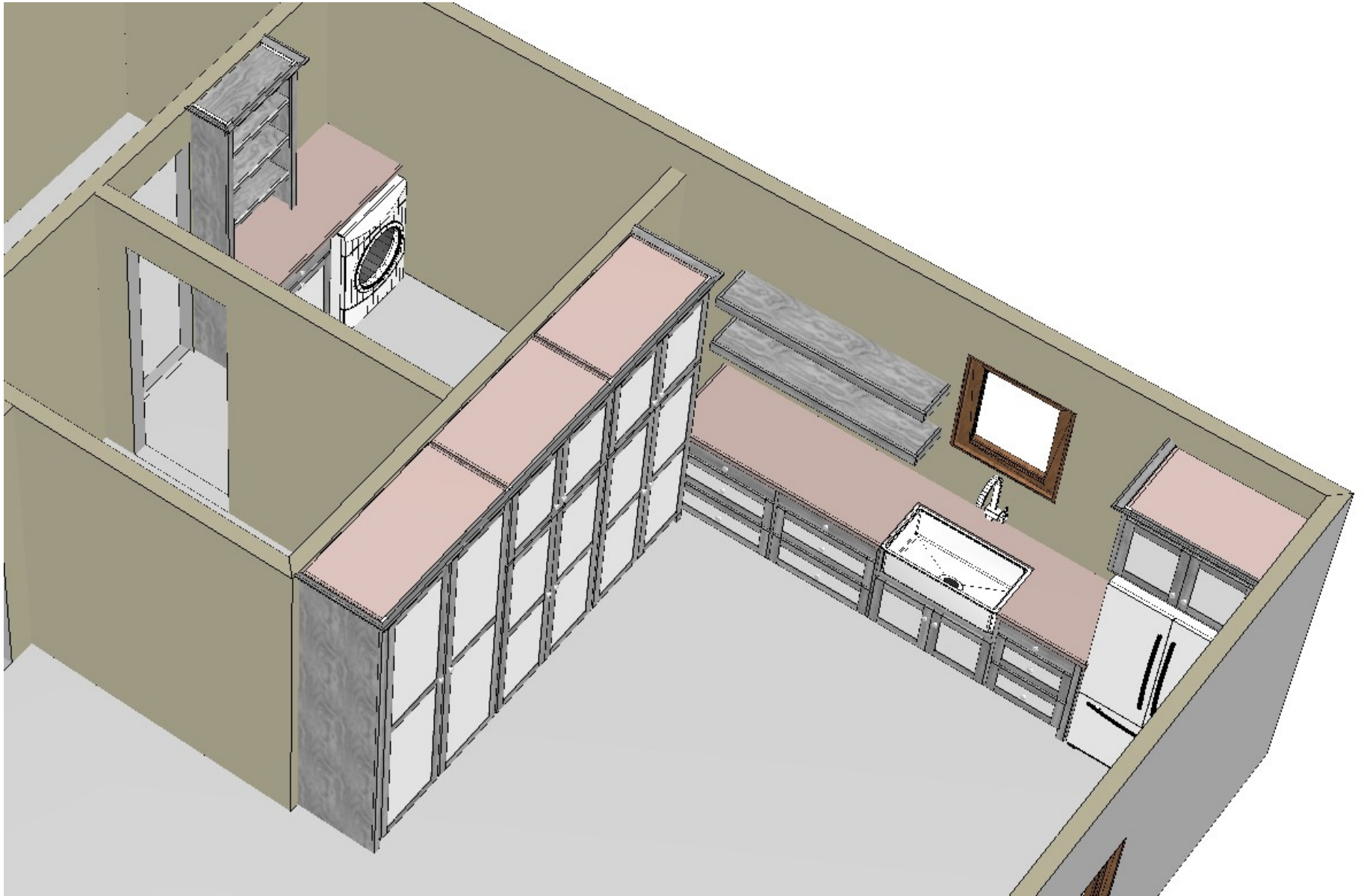
DRAFTER: EMMA

Description: House

Date: 03/16/25

Job Number: #37-2025

Sheet 4 of 6



Client: 5508 Reagan Rd.

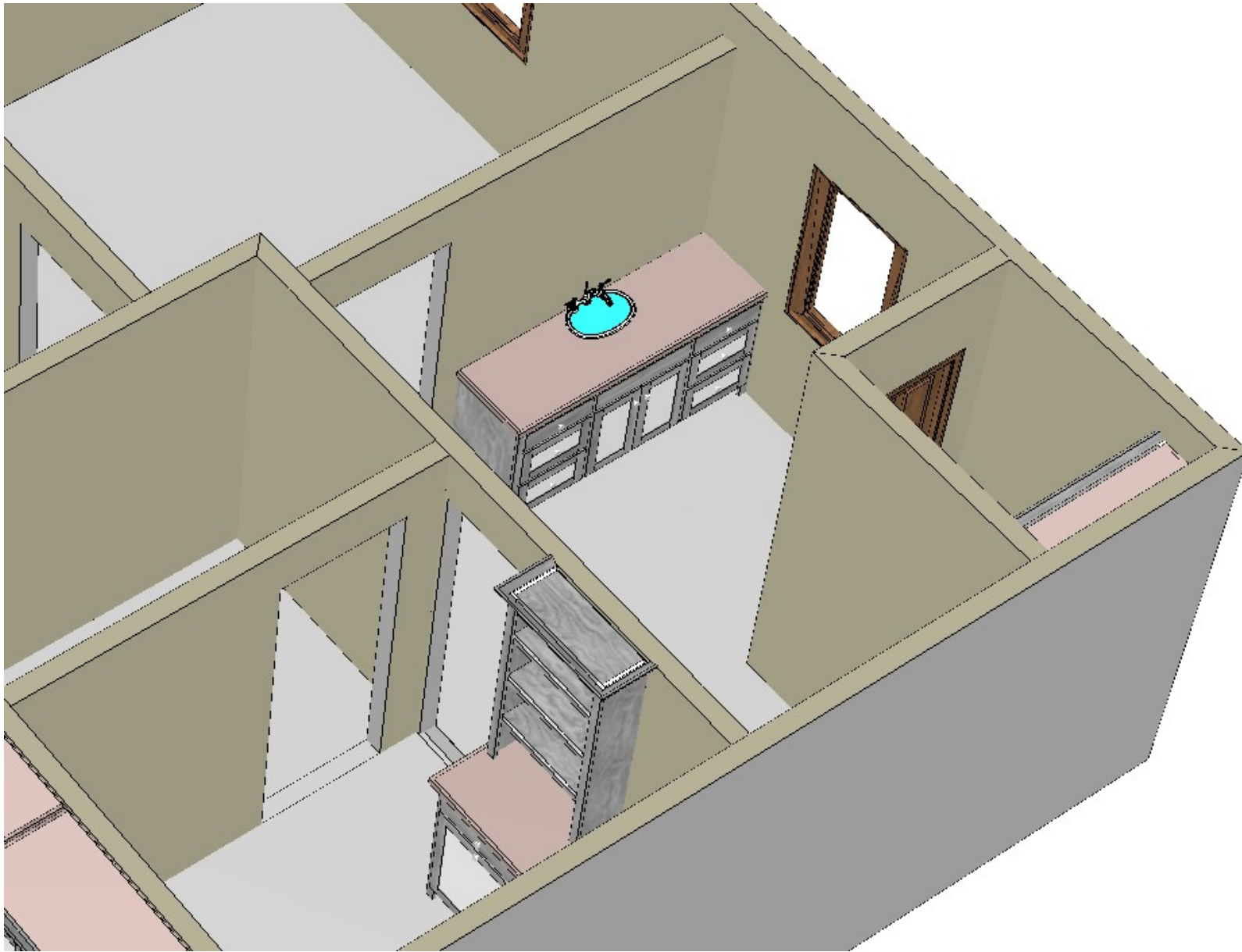
DRAFTER: EMMA

Description: House

Date: 03/16/25

Job Number: #37-2025

Sheet 5 of 6



Client: 5508 Reagan Rd.

DRAFTER: EMMA

Description: House

Date: 03/16/25

Job Number: #37-2025

Sheet 6 of 6











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, May 12, 2025 at 7:00 p.m.
City Council Meetings: Tuesday, June 3, 2025 & Tuesday, June 17, 2025 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for an accessory dwelling on Tract 3, Abstract 211, BBB & C RY Survey, located at 5508 Reagan Road, Case ZC25-007. The request is to convert an existing accessory building into an accessory dwelling. The accessory building is 875 square feet in area.

Zoning Case: ZC25-007

Applicant: Shane Donovan

Owner: Glenn Orcutt

Location: 5508 Reagan Road

Property Description: Tract 3, Abstract 211, BBB & C RY Survey

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:

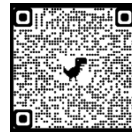
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@colleyville.com

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):



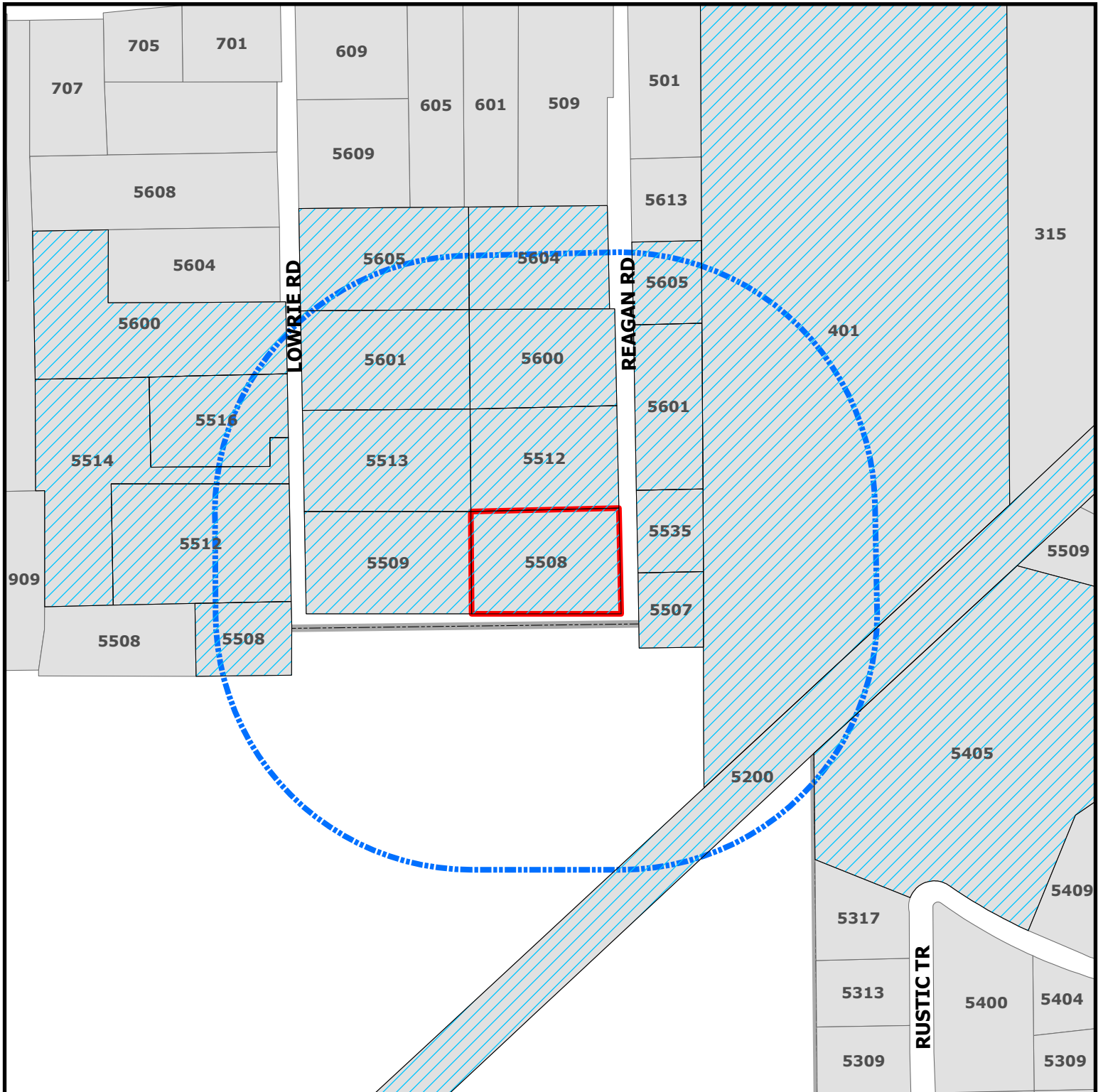
For additional information, please contact the Community Development Department at 817.503.1050. Please reference the zoning case number when requesting information.

Kris Potts

Kris Potts
Planner

Owner_Name	Situs_Addr
DOODY, KEVIN J	401 W L D LOCKETT RD
RAWSON, MICHAEL P	5600 LOWRIE RD
ALLEN, JERRY B	5516 LOWRIE RD
HENLEY, MALCOM V	5514 LOWRIE RD
ADAMS, AMY N	5405 RUSTIC TR
THE BYARS FAMILY TRUST	5507 REAGAN RD
TULEY, ROBERT T	5535 REAGAN RD
HEDDEN, J MICHAEL	5601 REAGAN RD
RADTKE, ROBERT	5605 REAGAN RD
ORCUTT, GLENN	5508 REAGAN RD
FINLEY, DOUGLAS	5605 LOWRIE RD
ANDERSON, WILLIAM C	5509 LOWRIE RD
SANCHEZ, JUAN	5512 REAGAN RD
JUSTISS, LISA	5513 LOWRIE RD
GIBSON, SCOTT C	5600 REAGAN RD
MCINTOSH, JOSEPH	5601 LOWRIE RD
REGIONAL RAIL ROW CO	5200 LOWRIE RD
SELLERS, KATHRYN R	5512 LOWRIE RD
FRY, BRYON S	5508 LOWRIE RD
GRAPEVINE COLLEYVILLE ISD	STATE REQUIRED
SHANE DONOVAN	APPLICANT

Notification Map

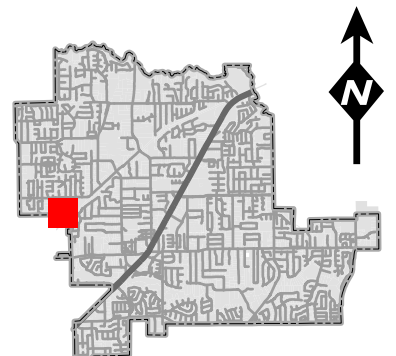


ZC25-007

5508 Reagan Road

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



ORDINANCE O-25-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 1.34 ACRES, BEING TRACT 3, ABSTRACT 211, BBB & C RY SURVEY, LOCATED AT 5508 REAGAN ROAD, BY AUTHORIZING A SPECIAL USE PERMIT TO ALLOW FOR AN ACCESSORY DWELLING; 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 an accessory dwelling under Case No. ZC25-007; 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 an accessory dwelling on 1.34 acres, being Tract 3, Abstract 211, BBB & C RY Survey, located at 5508 Reagan 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. The Special Use Permit shall allow for an existing accessory building to be converted into an accessory dwelling.
- 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 3rd day of June 2025.

The second reading and public hearing being conducted on the 17th day of June 2025.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS ON THIS THE 17TH DAY OF JUNE 2025.

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

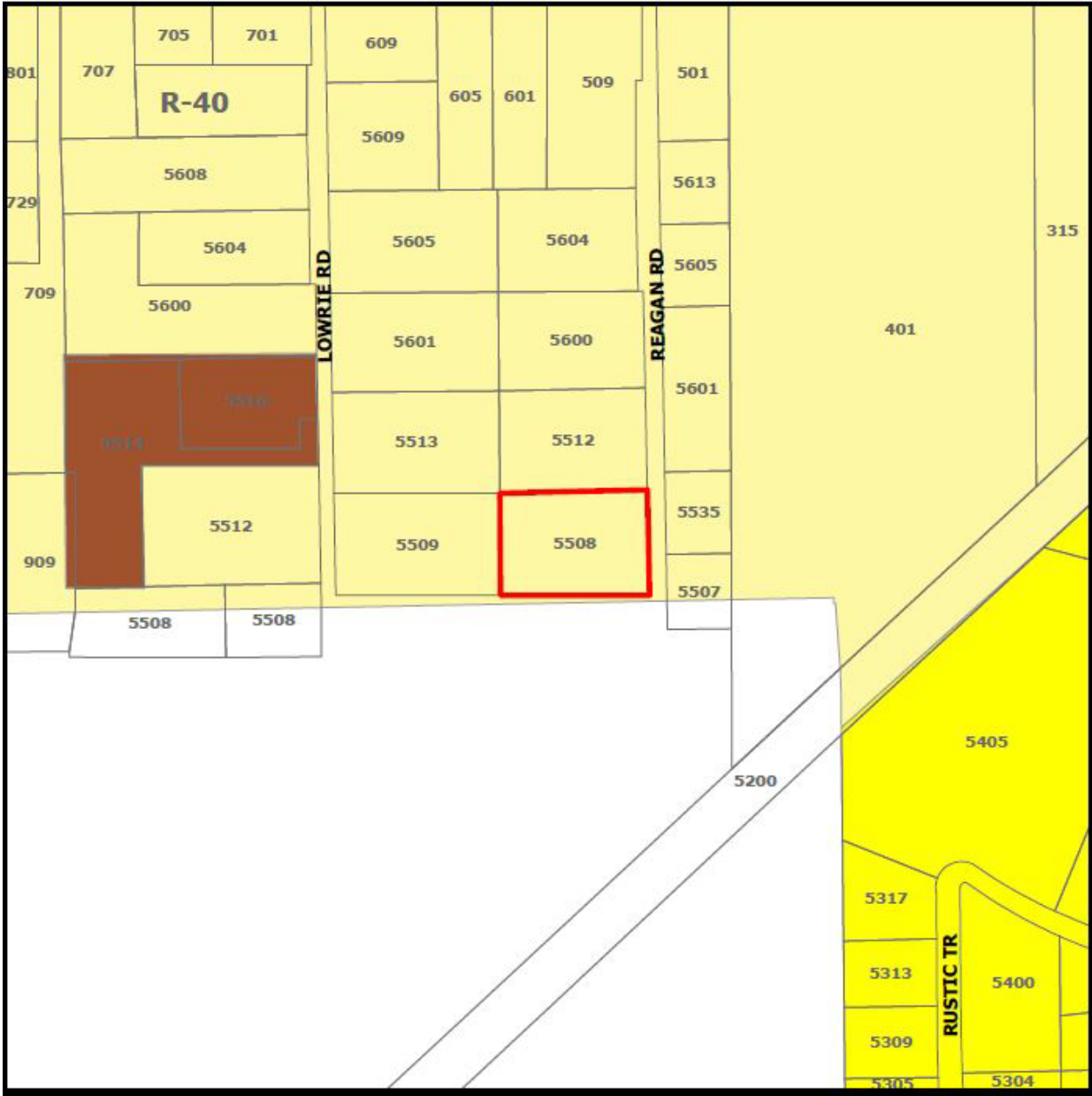
ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC	Bobby Lindamood
City Secretary	Mayor

APPROVED AS TO FORM:

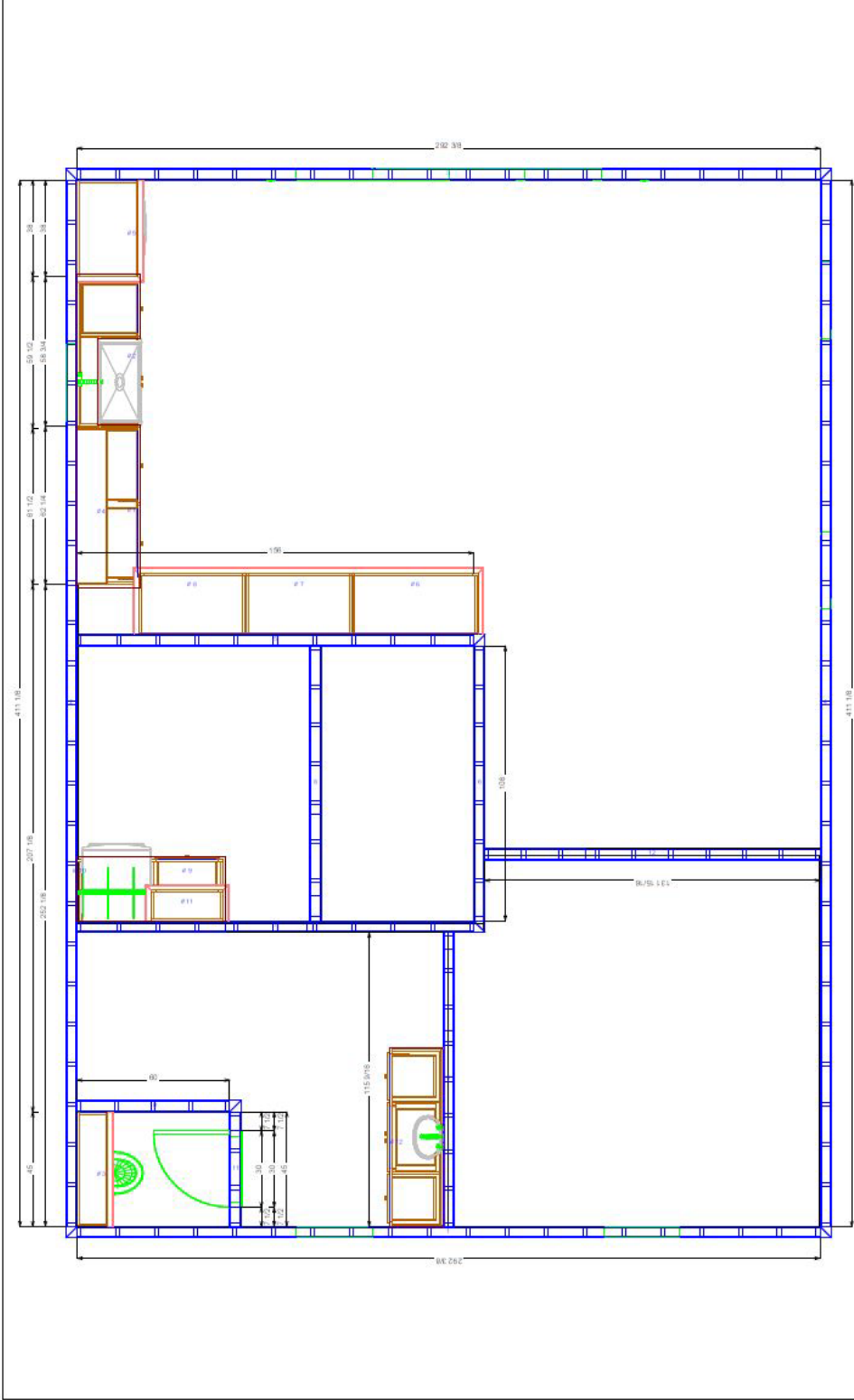
Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map



[illegible]





Client: 5508 Reagan Rd.

Description: House

Date: 03/16/25

Job Number: #37-2025

Sheet 1 of 6

DRAFTER: EMMA



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2c

Agenda Date 5/12/2025

Number -

Type Public Hearing Agenda Items

Department Community Development

Title

Consideration of a Special Use Permit for Massage Therapy Use on Lot 1R, Block 11, Longwood Estates at Ross Downs Addition, located at 7135 Colleyville Boulevard, Suite 101, Case ZC25-009

Explanation

Neeloufar Saleh, the applicant, has submitted a Special Use Permit (SUP) request to allow for a Massage Therapy Use on Lot 1R, Block 11, Longwood Estates at Ross Downs Addition, being approximately 0.03 acres, and zoned PUD-C Planned Unit Development – Commercial. The PUD-C ordinance for this property allows for uses in the CC-1 Village Retail and CC-2 Shopping Center districts. Massage Therapy is allowed in the CC-1 and CC-2 zoning districts with the approval of a SUP. The request is to allow for a massage business known as Spirit of Lotus Healing Arts.

Existing Conditions/Background: The subject property, 7135 Colleyville Boulevard, Suite 101, is zoned PUD-C Planned Unit Development – Commercial and is located on the west side of the intersection of Colleyville Boulevard and Longwood Drive. The property is developed with an office building that is part of a larger office and medical office park.

SUP Request: The applicant is requesting approval of an SUP to allow for a Massage Therapy Use for the business known as Spirit of Lotus Healing Arts.

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 Business Plan, the applicant is requesting a SUP for a Massage Therapy Use to operate a business known as Spirit of Lotus Healing Arts. The ordinance for the PUD-C development, Ordinance O-04-1474, allows for CC-1 and CC-2 uses. Massage Therapy is allowed as a use in the CC-1 and CC-2 districts with the approval of an SUP.

The business offers massage therapy services, sound healing services, and guided meditation. The business has one employee, the owner and applicant, and is available by appointment only. The hours of operation are from 10:00 a.m. – 5:00 p.m. from Monday to Friday. Per the floor plan, the business uses one room in Suite 101, which is shared with two other tenants.

Plat Status: The property is platted as Lot 1R, Block 11, Longwood Estates at Ross Downs Addition.

DRC Review: The DRC reviewed the request during their April 21, 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 improved with office buildings. The properties to the south are zoned PUD-C Planned Unit Development – Commercial and improved with single-family homes. The property to the west is zoned ML Light Industrial and improved with a landscaping business.

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

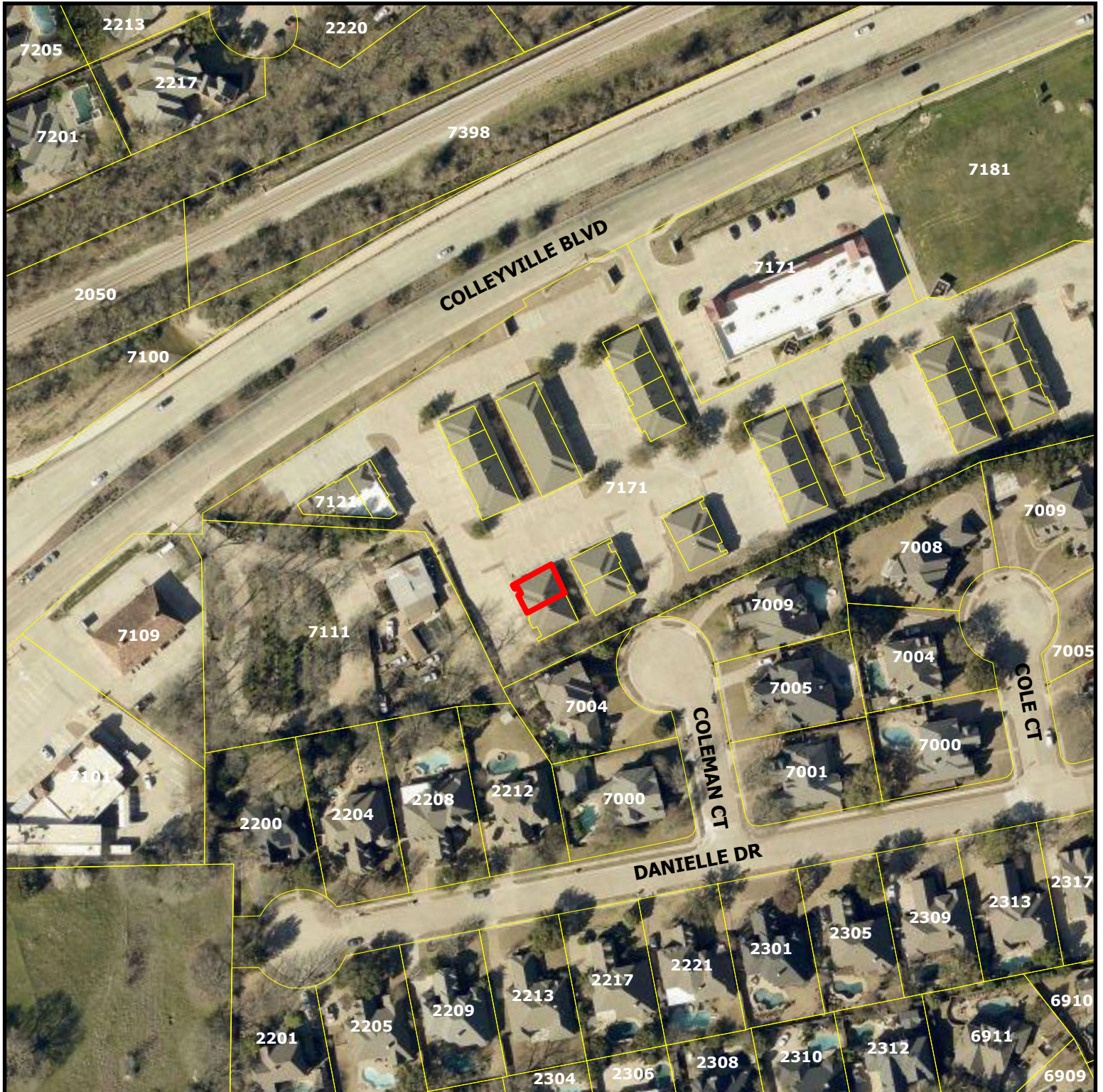
Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in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

Staff Recommendation: Staff recommends approval of this request.

Attachments

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

Aerial Map

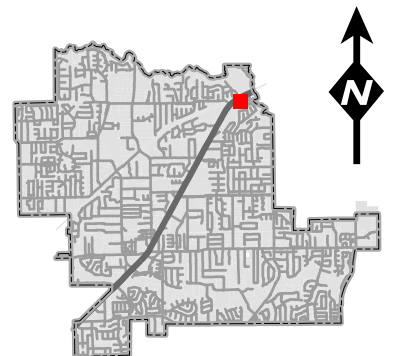


ZC25-009

7135 Colleyville Blvd Suite

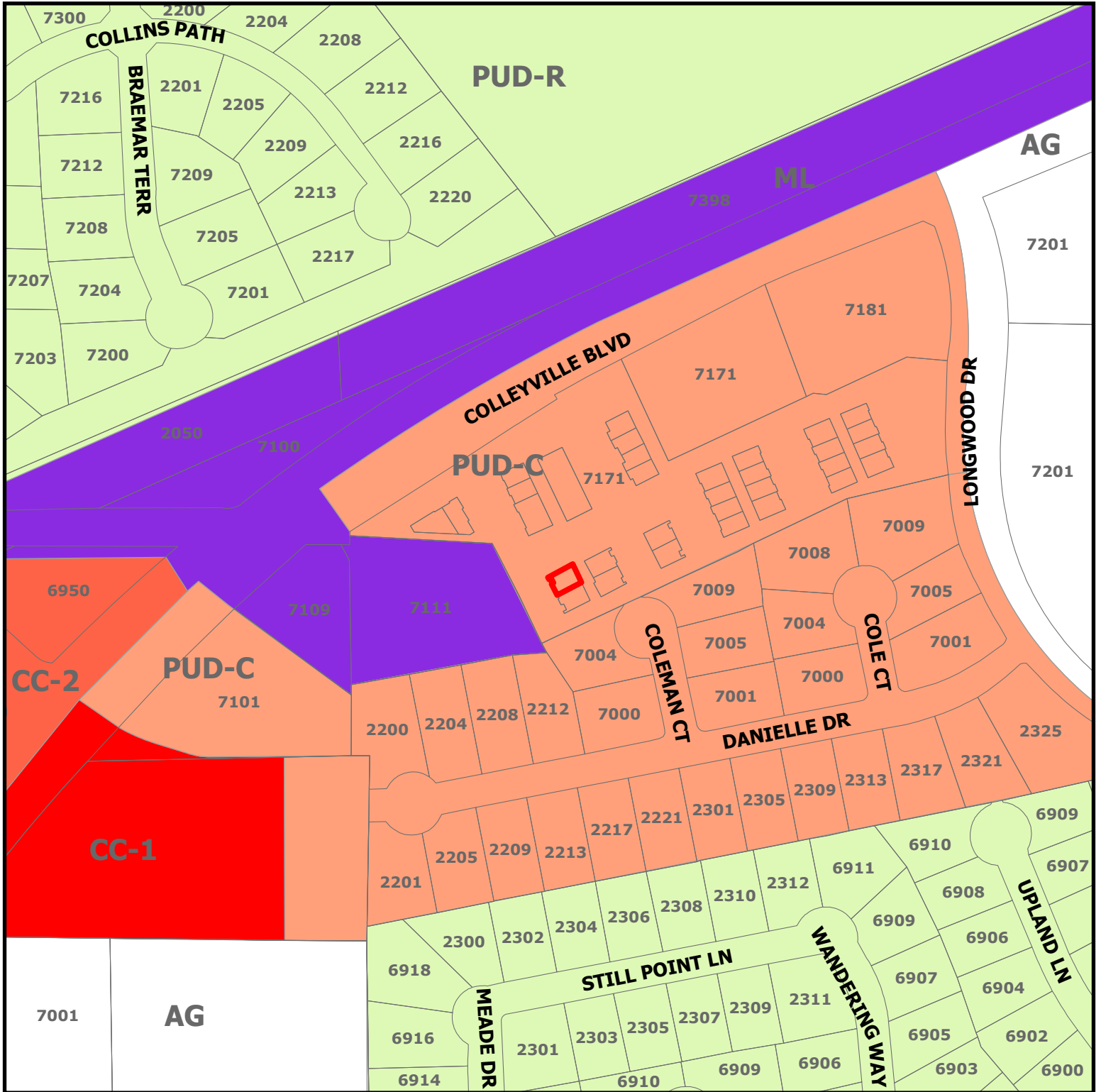


Subject Property



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Zoning Map

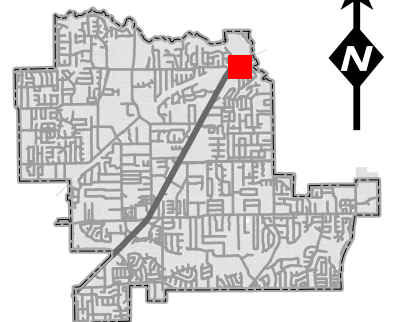


ZC25-009

7135 Colleyville Blvd Suite



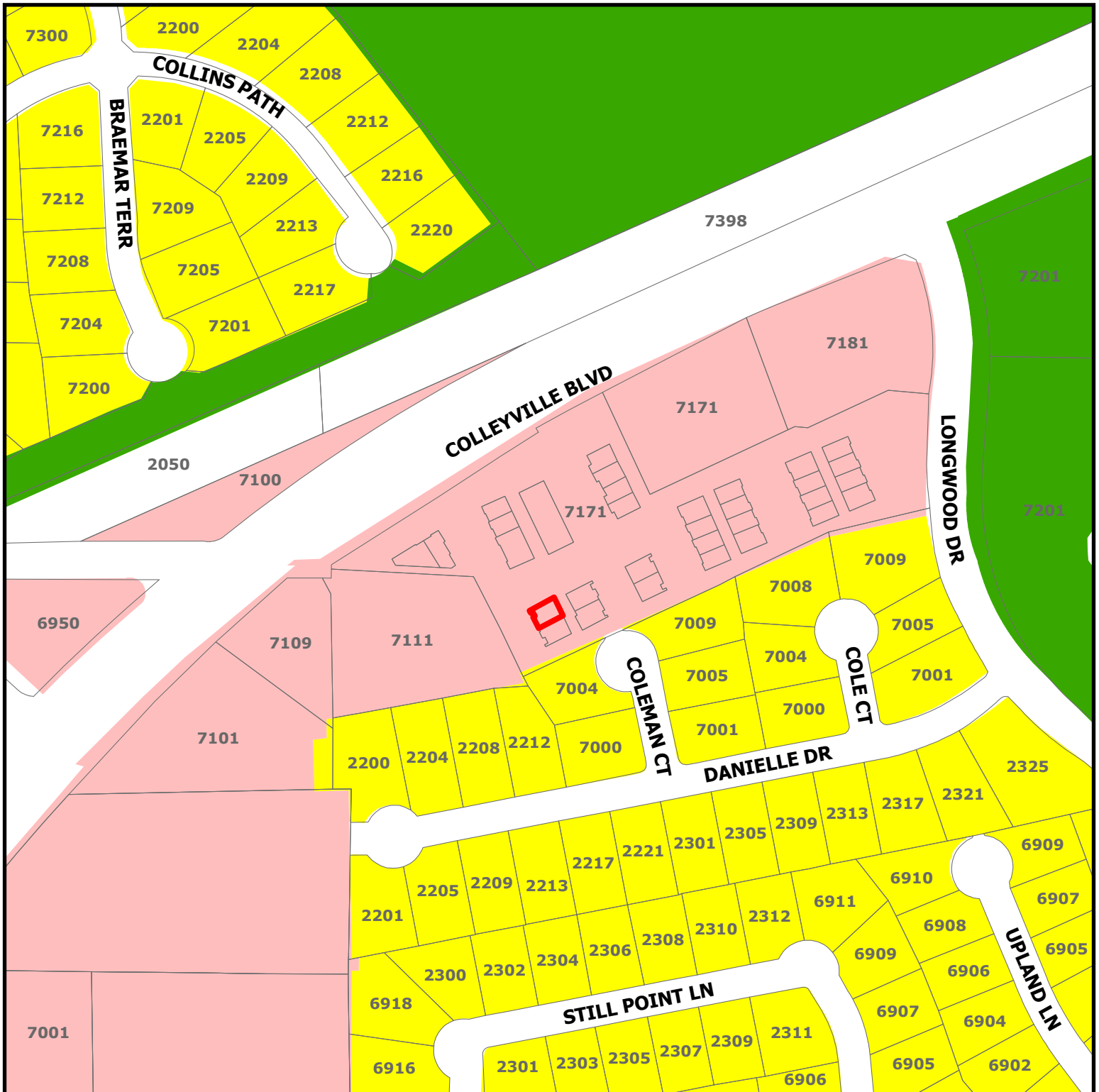
Subject Property



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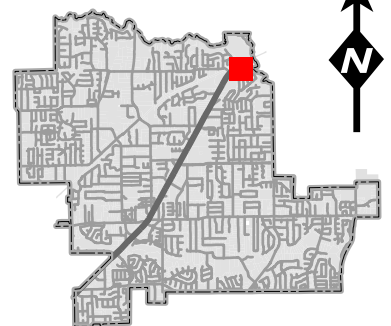
Future Land Use Map



ZC25-009

7135 Colleyville Blvd Suite

-  Residential
 Colleyville Blvd Corridor
 Open Space; Parks
 Subject Property



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Business Plan

I am a licensed massage therapist in the State of Texas, license number MT114081, and have been licensed since October 2011. I'm also a licensed massage therapy instructor, license number MI3224.

My business is Spirit of Lotus LLC with the dba Spirit of Lotus Healing Arts.

I am renting an office in a suite with an existing business. The business that is renting the whole suite is Psychology Services of North Texas.

My business, Spirit of Lotus Healing Arts, rents one room/office in that suite.

I provide massage therapy and Reiki energy healing services as a solo massage therapist, as Spirit of Lotus LLC is a single member LLC, which is me.

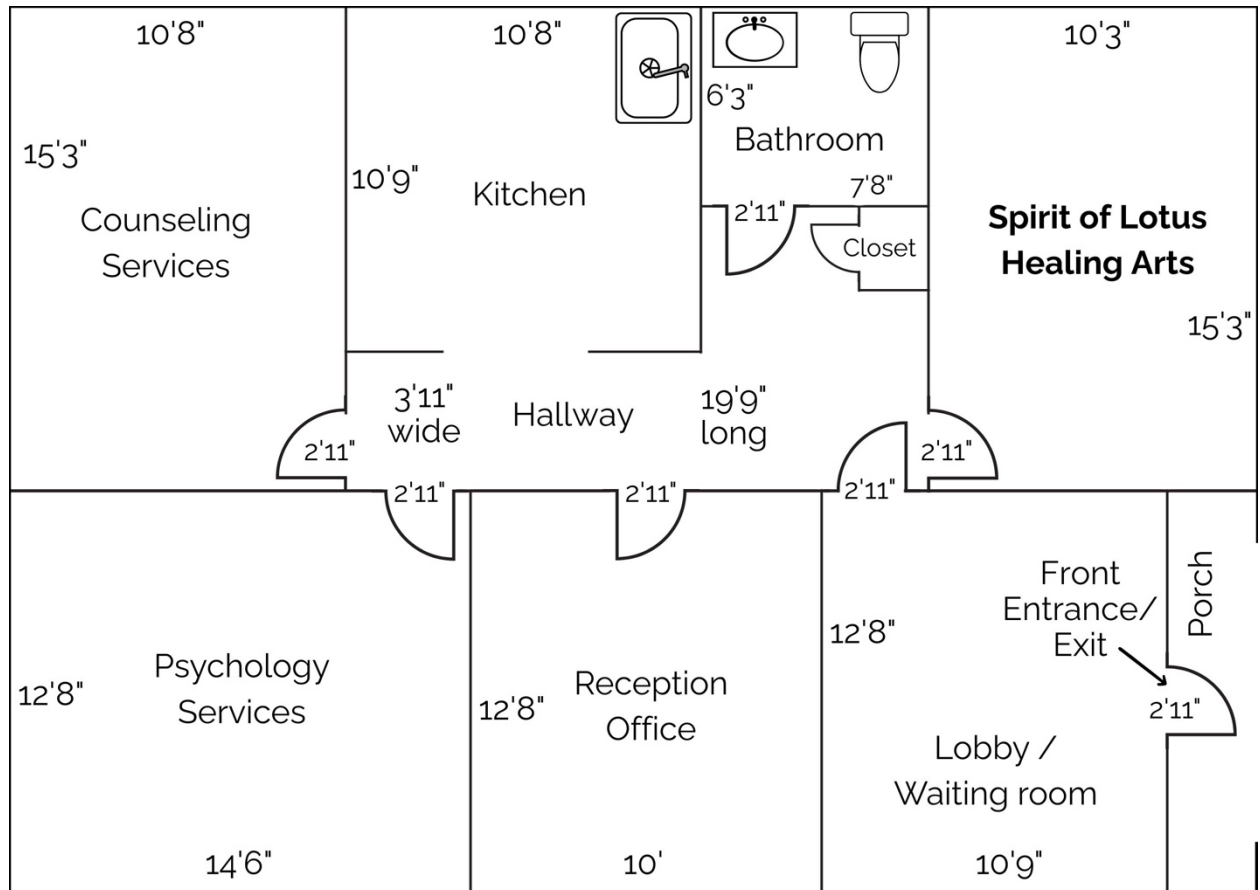
I also provide sound healing services and guided meditation.

My website is <https://www.spiritoflotus.com>.

I have a Google business listing with many client reviews, as well as a social media presence on Facebook (with more client reviews) and Instagram.

My business operates Monday – Friday from 10:00am to 5:00pm by appointment only. I cannot take walk-ins as a solo massage therapist.

Floorplan
7135 Colleyville Blvd. Ste 101
Colleyville, TX 76034





City of Colleyville
100 Main Street
Colleyville, TX 76034
Main: 817-503-1030

CERTIFICATE OF OCCUPANCY APPLICATION

CO

2020

Business Information	
Business Name: <u>Spirit of Lotus Healing Arts</u>	Business Principle/Owner: <u>Neeloufar Saleh</u>
Business address: <u>7135 Colleyville Blvd. Ste 101</u>	Business Contact Person: <u>Neeloufar Saleh</u>
[Redacted Address]	
Email Address: <u>admin@spiritoflotus.com</u>	[Redacted Email]
Business Activity Description	
Type of C/O: ☒ New occupancy ☐ Change of ownership ☐ Change of bus. name	Business Info: ☒ # of employees <u>1</u> ☒ square footage <u>1560.3</u> ☒ Bus. Hours: <u>M-F 10am-5pm</u>
Business Type: ☐ Business Office ☐ Medical Office ☐ Retail Sales ☐ Restaurant ☐ Manufacturing ☐ Other: (describe) _____ ☒ Beauty / Spa ☐ Office-Warehouse	
Check Yes or No to the following:	
☐ Yes ☒ No 1. A new sign will be erected or the existing sign will be altered (separate permit is required)	
☐ Yes ☒ No 2. The business space or portion thereof will be remodeled, renovated, or altered (permit is required unless exempted)	
☐ Yes ☒ No 3. The existing electrical system will be altered with new wiring, lighting, devices, or panelboards (permit required unless exempted)	
☐ Yes ☒ No 4. The existing plumbing system will be altered with new fixtures or drains or water lines (permit is required unless exempted)	
☐ Yes ☒ No 5. Alcoholic beverages will be available for pre-package sales or on-site consumption	
☐ Yes ☒ No 6. Food or beverages (for other than restaurants) will be manufactured, stored, distributed, sold, or prepared	
☐ Yes ☒ No 7. There will be outside storage of any of the following: goods, merchandise, raw materials, or company vehicles/equipment	
☐ Yes ☒ No 8. Waste water or sludge will be generated which requires pre-treatment or separators before discharge into the sewer system	
☐ Yes ☒ No 9. Flammable or combustible liquids be stored, used, mixed or dispensed at this location, other than for maintenance or for operation of equipment. If so, attach description and quantities and attach MSDS sheets.	
☐ Yes ☒ No 10. Hazardous or toxic chemicals such as, but not limited to, oxidizers, corrosive liquids, poisonous gases, radioactive, explosive, and organic materials will be handled. If so, attach description and quantities and provide MSDS sheets.	
☐ Yes ☒ No 11. One or more of the following industrial processes circled below will be performed on the premises <u>Manufacturing</u> <u>Treating</u> <u>Formulation/Mixing/Processing</u> <u>Vehicle Washing</u>	
Submit the following:	
☒ Driver's License Copy of Business Principle/Owner	☒ Copy of Lease or Ownership of Business Space
☒ Business Plan (detailed narrative of business operations)	☒ State Sales Tax Certificate - IF applicable
☒ Floorplan of the space with all rooms labeled	** ☒ Massage Establishments - Submit TDLR license(s)
Business Principle / Owner (Printed Name): <u>Neeloufar Saleh</u>	Business Principle / Owner Signature: <u>Neeloufar Saleh</u>



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, May 12, 2025 at 7:00 p.m.
City Council Meetings: Tuesday, June 3, 2025 & Tuesday, June 17, 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 1R, Block 11, Longwood Estates at Ross Downs Addition, located at 7135 Colleyville Boulevard Suite 101, Case ZC25-009. The request is to allow for a massage therapy business, Spirit of Lotus LLC, to operate in a suite space.

Zoning Case: ZC25-009

Applicant: Neeloufar Saleh

Owner: Van Brunt Holding Group LLC

Location: 7135 Colleyville Boulevard Suite 101

Property Description: Lot 1R, Block 11, Longwood Estates at Ross Downs Addition

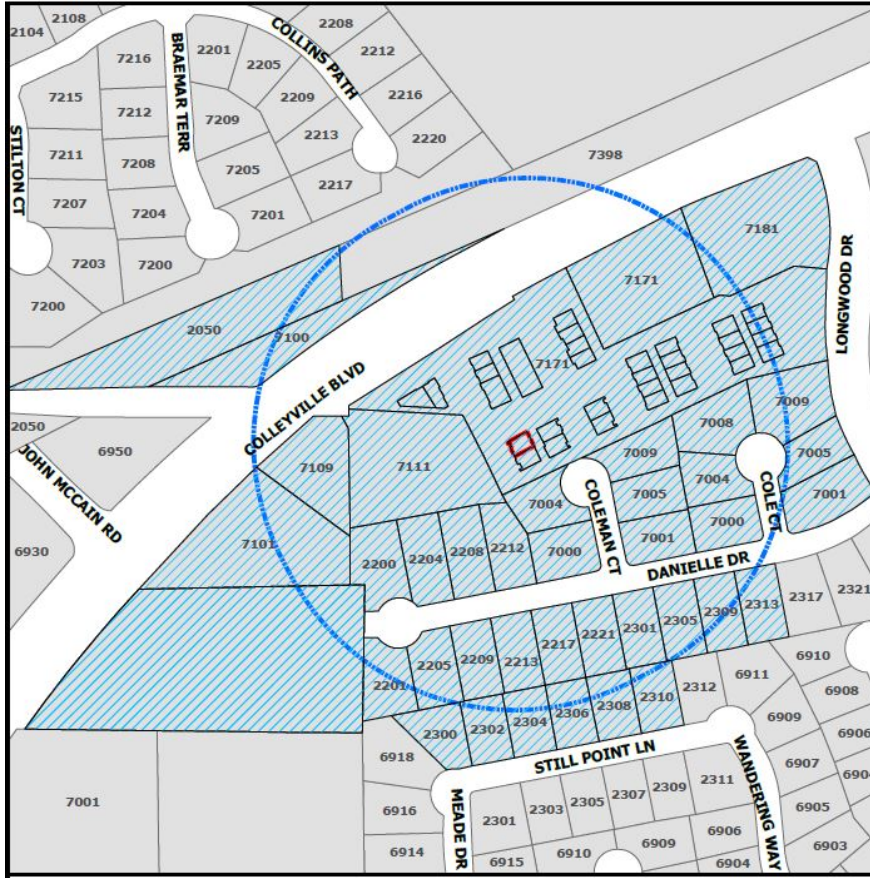
Present Zoning: PUD-C, Planned Unit Development – Commercial

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:

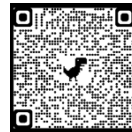
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@colleyville.com

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):



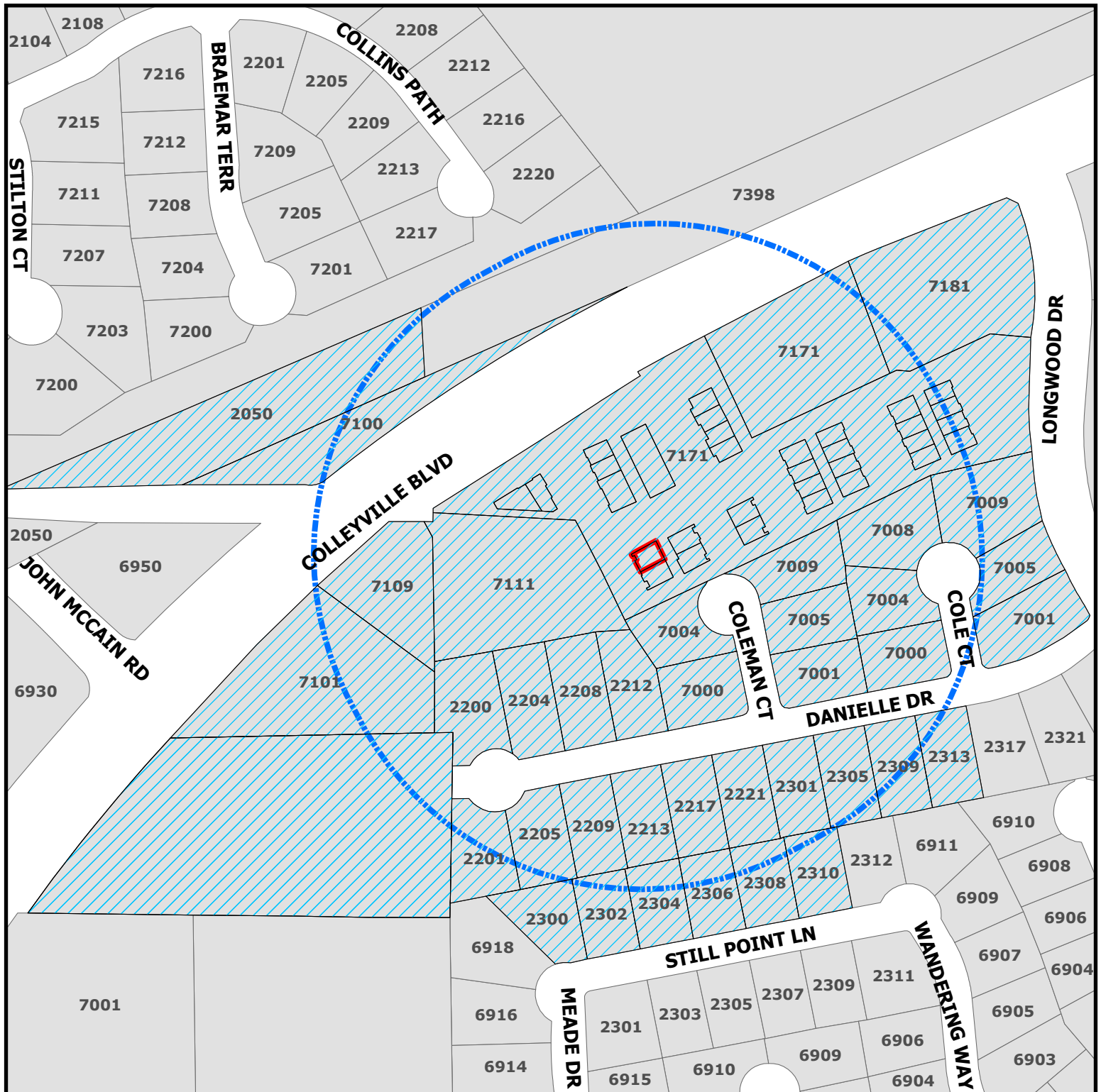
For additional information, please contact the Community Development Department at 817.503.1050. Please reference the zoning case number when requesting information.

Kris Potts

Kris Potts
Planner

Owner_Name	Situs_Addr
WHITE, C R	7001 COLE CT
LEE, DARREN M	7005 COLE CT
MOON, WOO J	7009 COLE CT
KRIKORIAN, GABRIEL Y	7008 COLE CT
WEXLER, MALAISHA A	7004 COLE CT
MARR, DAVID G	7000 COLE CT
BIRKENFELD, RICHARD	7001 COLEMAN CT
ROGERS, JASON T	7005 COLEMAN CT
BHATLA, RAVINDER N	7009 COLEMAN CT
ELBORAI, ADEL M	2300 STILL POINT LN
H&A COMMERCIAL LLC	7171 COLLEYVILLE BLVD
MACLEOD, MATTHEW FRANK	2302 STILL POINT LN
LONGWOOD DRIVE PARTNERS LP	7181 COLLEYVILLE BLVD
KELLEY, ALVIN W	2304 STILL POINT LN
PONTES, DAVID N	2306 STILL POINT LN
KAZI, TAREQUE	2308 STILL POINT LN
SZILAGYI, DARIN	2310 STILL POINT LN
LIN, SCARLET	2213 DANIELLE DR
BELLA LIVING TRUST	2209 DANIELLE DR
CASTRO, CHRIS	2205 DANIELLE DR
LOINETTE, JASON	2201 DANIELLE DR
ERNSPIGER, RICHARD K	2313 DANIELLE DR
GROSS FAMILY TRUST THE	2309 DANIELLE DR
ODELL, JAMES	2305 DANIELLE DR
JACKSON, LAURA	2301 DANIELLE DR
LARSON, ANTHONY	2221 DANIELLE DR
COPELAND, LARRY BRENT	2217 DANIELLE DR
WOZNIAK, CRAIG C	7004 COLEMAN CT
TABONE, GEORGE	7000 COLEMAN CT
DEBEY, CARI	2212 DANIELLE DR
NEUPANE, KUSHAL	2208 DANIELLE DR
DUNCAN, JACOB	2204 DANIELLE DR
SOLORZANO, KEONA	2200 DANIELLE DR
LONGWOOD PLAZA PARTNERS LP	7171 COLLEYVILLE BLVD
RASHDAN, KALID	7131 COLLEYVILLE BLVD
LIM, ELIZA BERTH	7131 COLLEYVILLE BLVD
KUKAHI CORPORATE SOLUTIONS INC	7131 COLLEYVILLE BLVD
FORD, PHYLLIS	7167 COLLEYVILLE BLVD
MIDNIGHT PROPERTIES LLC	7167 COLLEYVILLE BLVD
CHAMPION STRATEGIC VENTURES LLC	7167 COLLEYVILLE BLVD
BLUE RR DRAGON LLC	7121 COLLEYVILLE BLVD
LONGWOOD 7121 LLC	7121 COLLEYVILLE BLVD
J T DAVA PROPERTIES LLC	7165 COLLEYVILLE BLVD
COSTA MESA LLC	7165 COLLEYVILLE BLVD
RAK PROPERTY GROUP LLC	7157 COLLEYVILLE BLVD
GENIUS DIGITAL MARKETING LLC	7157 COLLEYVILLE BLVD
MARBRE HOLDINGS LLC	7157 COLLEYVILLE BLVD
SKYVIEW HOMES LLC	7157 COLLEYVILLE BLVD
AGHDAM, LIDA G	7155 COLLEYVILLE BLVD
SABO, ZELJKO	7155 COLLEYVILLE BLVD
HILLVIEW HOLDINGS LLC	7155 COLLEYVILLE BLVD
WOEHRLE, ADRIENNE LYNN	7155 COLLEYVILLE BLVD
16279 WALNUT ST GRANTOR TRUST THE	7151 COLLEYVILLE BLVD
A & Z PARTNERS LLC	7151 COLLEYVILLE BLVD
TARRANT COUNTY PS PROPERTY LLC	7167 COLLEYVILLE BLVD
P J T INVESTMENT TEAM LLC	7153 COLLEYVILLE BLVD
FETTY FIRM	7137 COLLEYVILLE BLVD
NEW GLOBAL PROPERTIES LLC	7137 COLLEYVILLE BLVD
VAN BRUNT HOLDING GROUP LLC	7135 COLLEYVILLE BLVD
KEAU LLC	7109 COLLEYVILLE BLVD
QUANTUM BEVERAGE HOLDINGS LLC	7101 COLLEYVILLE BLVD
MERRYWING LLC	7111 COLLEYVILLE BLVD
REGIONAL RAIL ROW CO	7398 COLLEYVILLE BLVD
TIMARRON-CASCADES AT TIMARRON	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	STATE REQUIRED
NEELOUFAR SALEH	APPLICANT

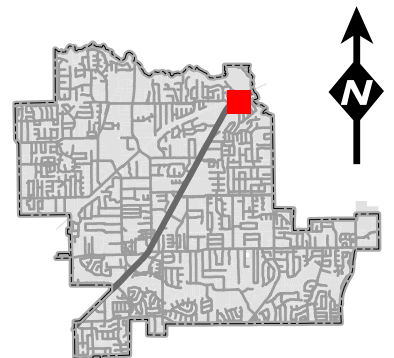
Notification Map



ZC25-009

7135 Colleyville Blvd Suite

-  Parcels to be notified
-  Buffer
-  Subject Property



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ORDINANCE O-25-xxxx

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 0.03 ACRES, BEING LOT 1R, BLOCK 11, LONGWOOD ESTATES AT ROSS DOWNS ADDITION, LOCATED AT 7135 COLLEYVILLE BOULEVARD, SUITE 101, BY AUTHORIZING A SPECIAL USE PERMIT FOR A MASSAGE THERAPY USE FOR THE BUSINESS KNOWN AS SPIRIT OF LOTUS HEALING ARTS; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit for a Massage Therapy use under Case No. ZC25-009; 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 0.03 acres, being Lot 1R, Block 11, Longwood Estates at Ross Downs Addition, located at 7135 Colleyville Boulevard, Suite 101, 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 Spirit of Lotus Healing Arts.
- b. The hours of operation for the business will be 10 a.m. – 5 p.m. from Monday – Friday.
- c. 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.
- 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 3rd day of June 2025.

The second reading and public hearing being conducted on the 17th day of June 2025.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS ON THIS THE 17TH DAY OF JUNE 2025.

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

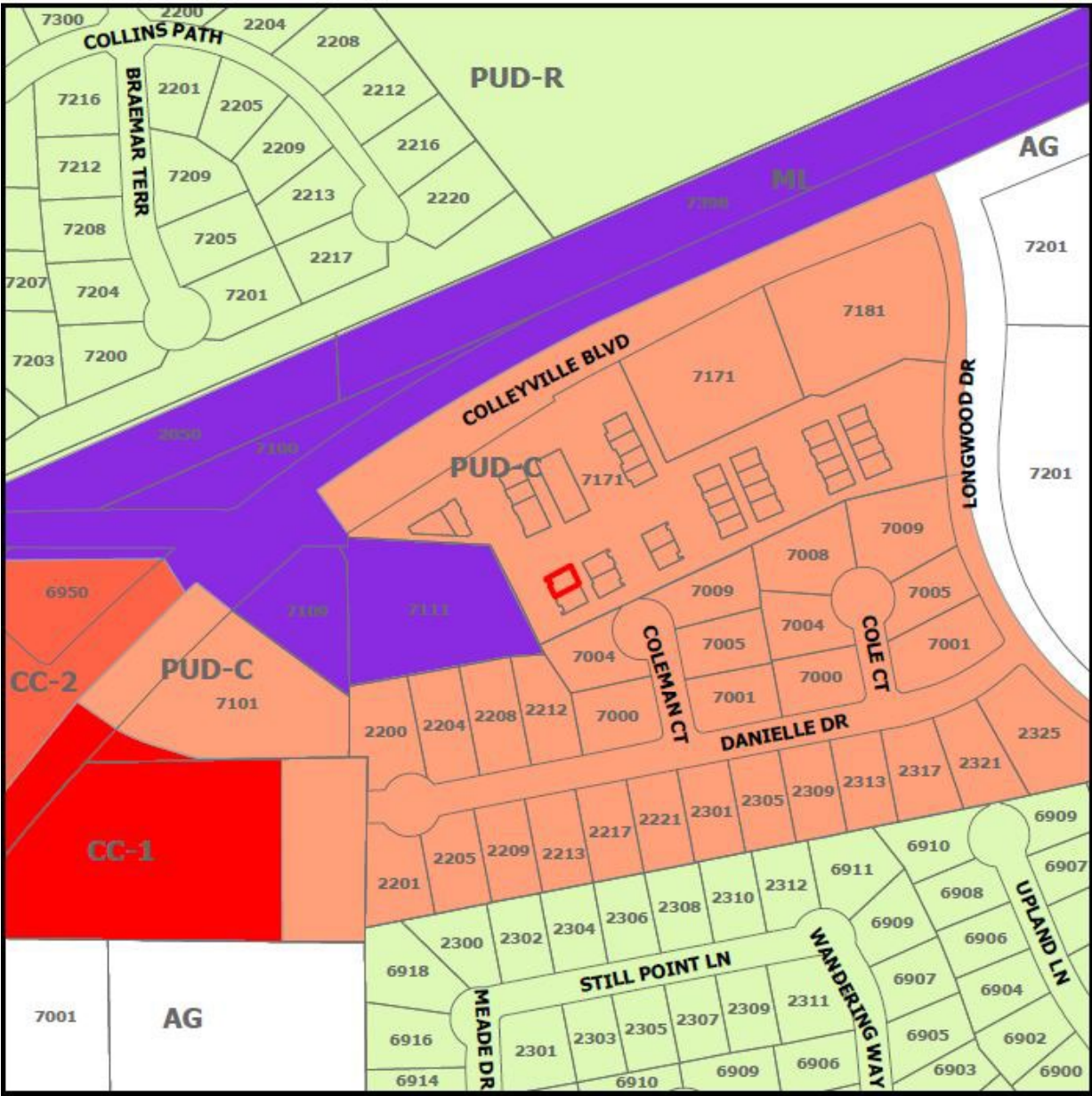
ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC	Bobby Lindamood
City Secretary	Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map





CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2d

Agenda Date 5/12/2025

Number -

Type Public Hearing Agenda Items

Department Community Development

Title

Consideration of a rezoning from the AG Agricultural district to R-40 Single Family Residential on a portion of Tract 1 and 1L, Abstract 331, Andrew J. Caldwell Survey, located at 6105 Pleasant Run Road, Case ZC25-010

Explanation

Claudio Segovia, the applicant, has submitted a request for a rezoning from AG Agricultural to R-40 Single Family Residential on a portion of Tracts 1 and 1L, Abstract 331, Andrew J. Caldwell Survey, being approximately 1.03 acres, and zoned AG Agricultural. The purpose of the request is to rezone a portion of the property to R-40 Single Family Residential to allow for a separate lot to be subdivided out for construction of a new home. The tract would be platted into two lots if the request is approved.

Existing Conditions/Background: The subject property, 6105 Pleasant Run Road, is zoned AG Agricultural and developed with a single-family house. It is located northeast of the intersection of Pleasant Run Road and Cooks Lane.

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

Analysis: The applicant is requesting to rezone a portion of the property from AG Agricultural to the R-40 Single Family Residential district. The rezoning would allow for two lots to be created through platting; Lot 1 will remain AG zoning and be 133,110 s.f. (3.06 acres) and Lot 2 will be 40,002 s.f. (0.92 acres). The lots would comply with the regulations of the Land Development Code.

Plat Status: The subject property is unplatted as Tracts 1 and 1L, Abstract 331, Andrew J. Caldwell Survey.

DRC Review: The DRC reviewed the request during their April 21, 2025, meeting and the case has been scheduled for the May 12, 2025, Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The properties to the north are zoned 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 church. The properties to the east are zoned R-20 and AG Agricultural and improved with single-family homes. The properties to the west are zoned AG, R-40, and R-30 Single Family Residential and improved with a single-family residential building and a synagogue.

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 recommends approval of this request.

Attachments

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

Aerial Map

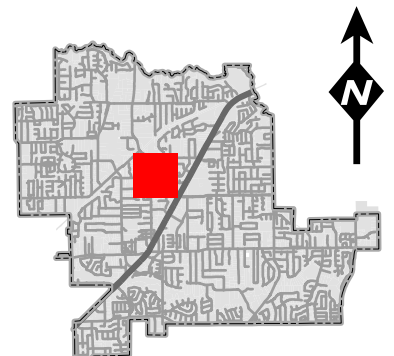


PC25-011

6105 Pleasant Run Road



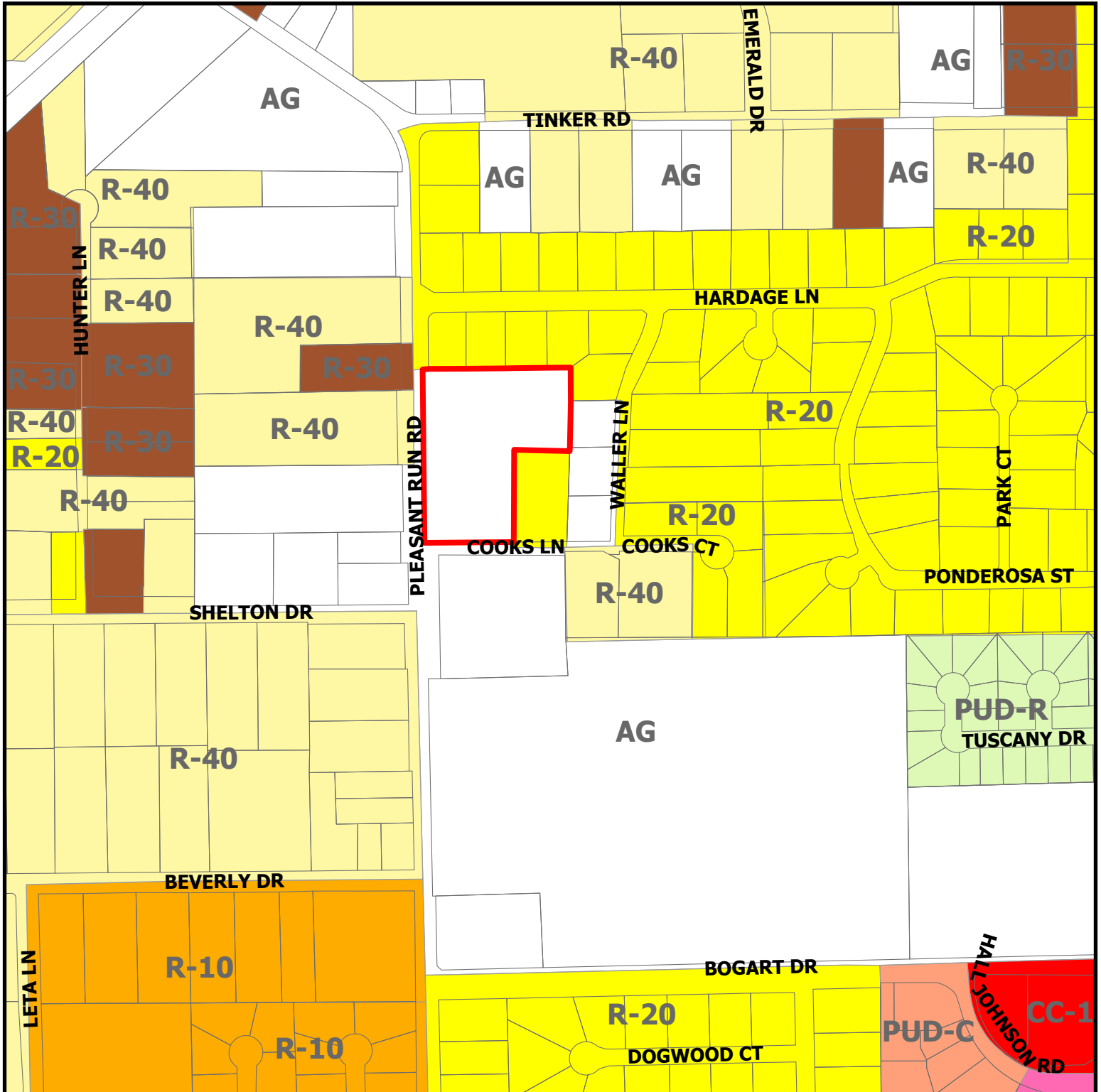
Subject Property



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.

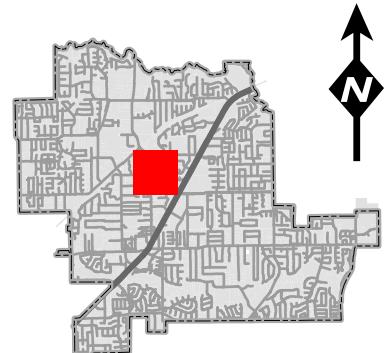
Zoning Map



PC25-011

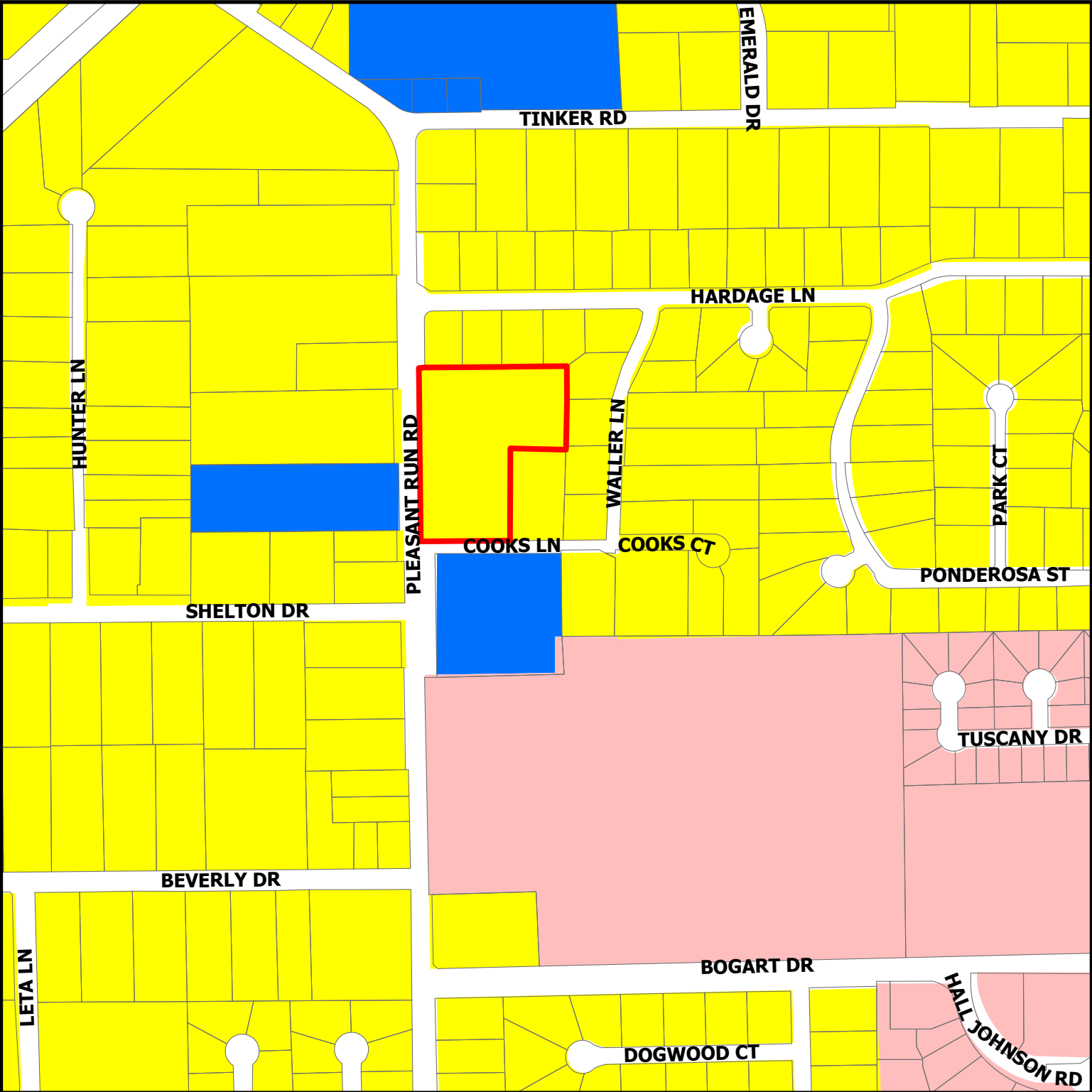
6105 Pleasant Run Road

Subject Property



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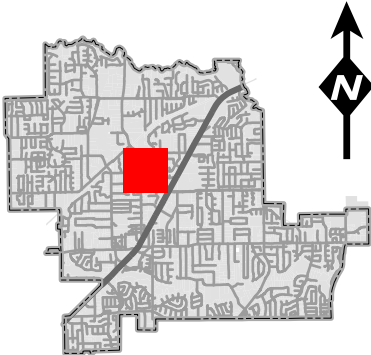
Future Land Use Map



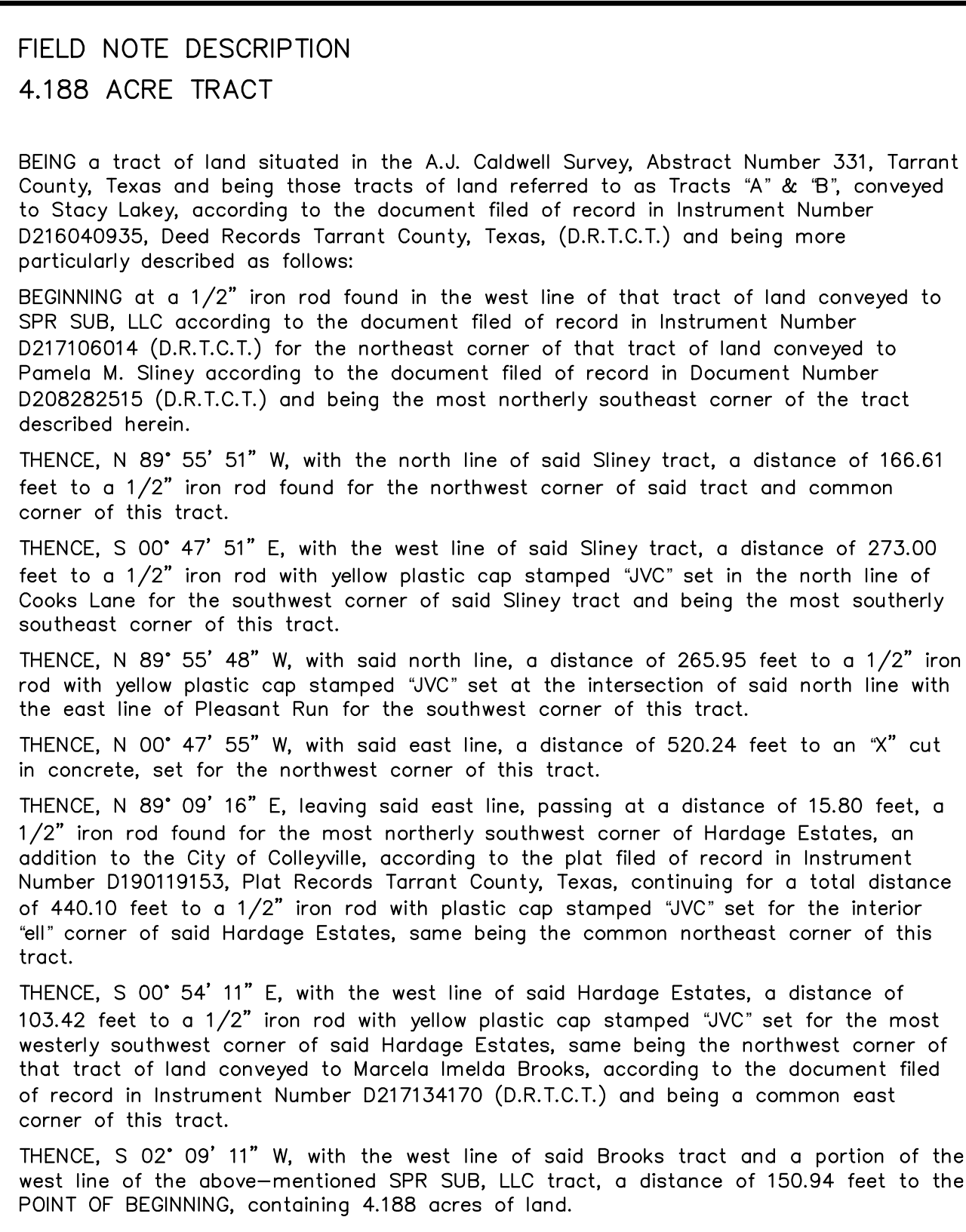
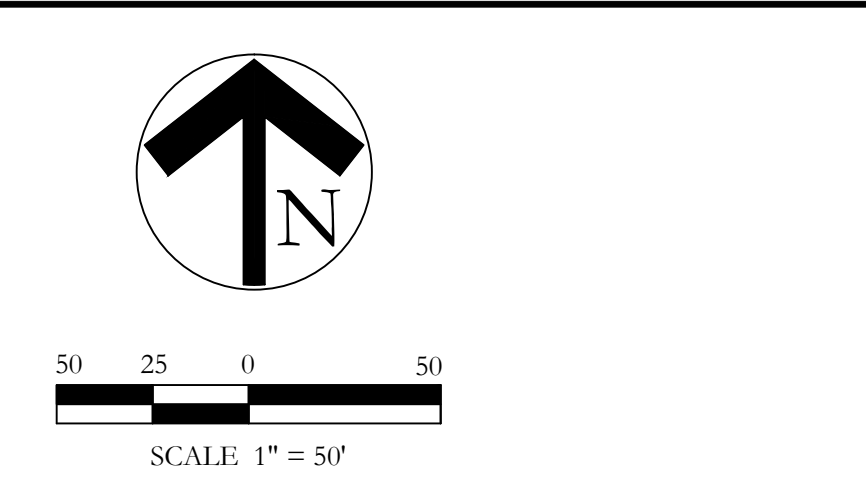
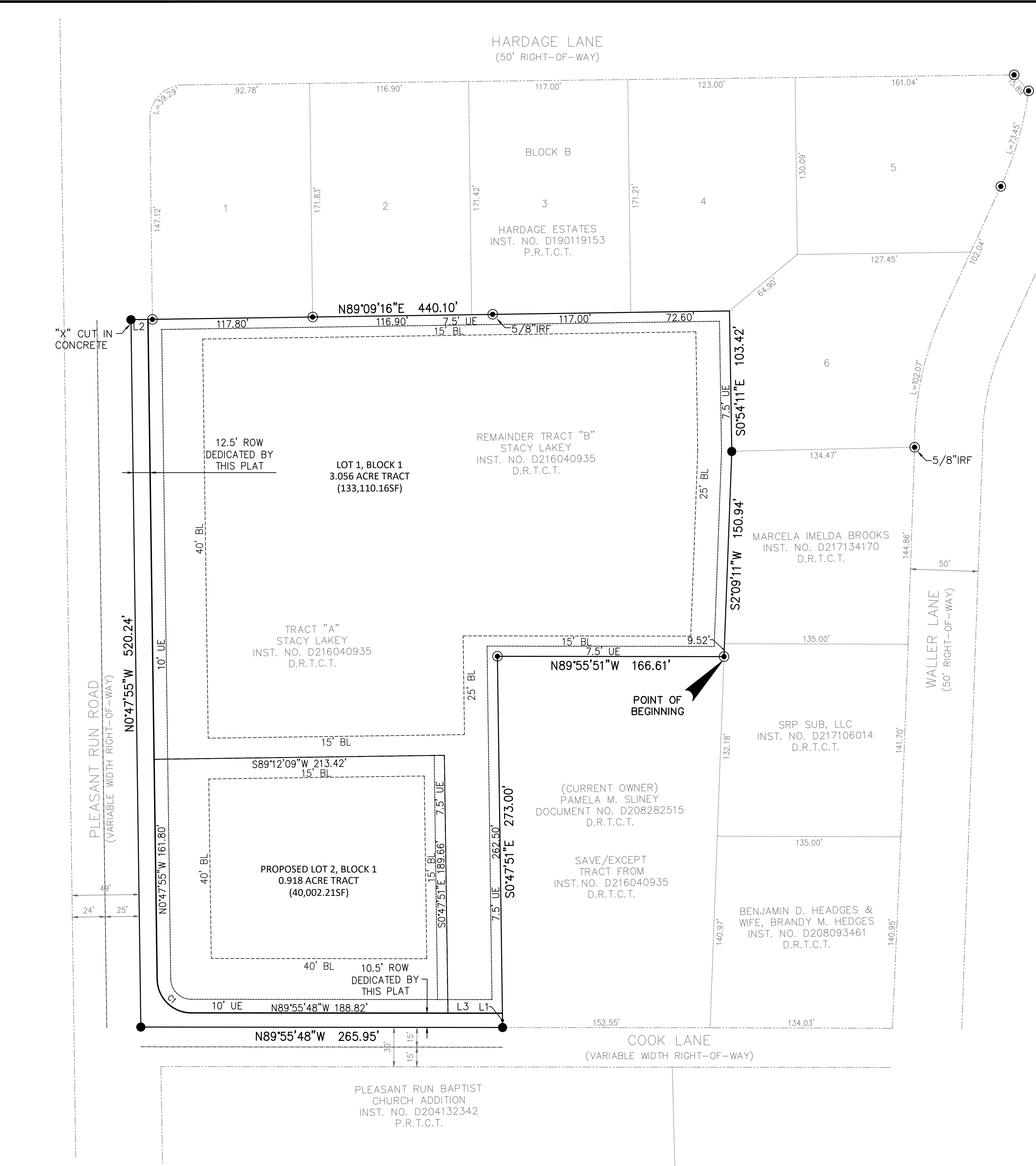
PC25-011

6105 Pleasant Run Road

-  Residential
-  Institutional
-  Colleyville Blvd Corridor
-  Subject Property

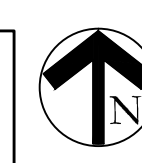
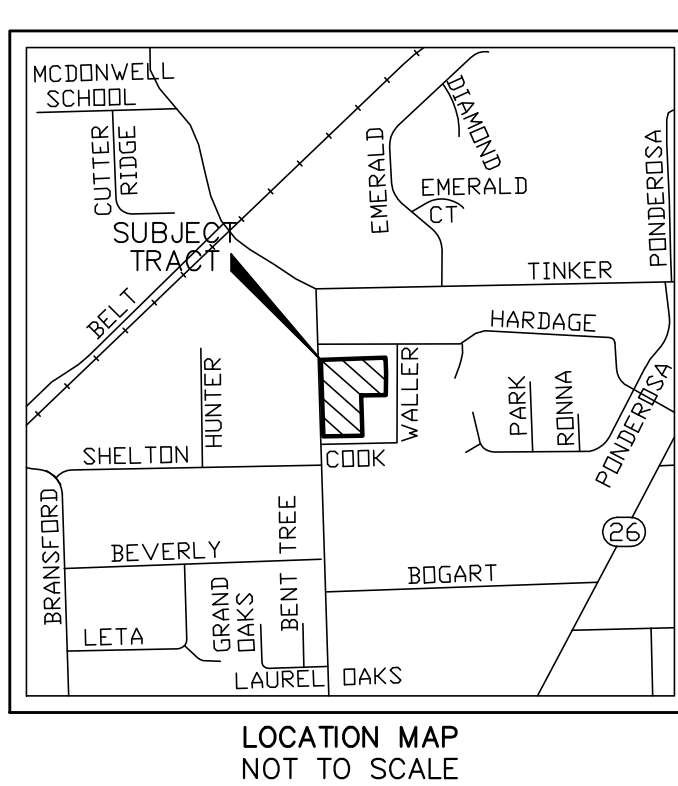


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CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	89°07'53"	25.00'	24.62'	38.89'	S45°21'52"E 35.09'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S0°47'51"E	10.50'
L2	S89°09'16"W	15.80'
L3	S89°55'48"E	40.00'



LEGEND	
●	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
●	1/2" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "JVC" (UNLESS OTHERWISE NOTED)
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
AC	Acre
BL	Building Line
C1	Curve No.
Esmt	Easement
L1	Line No.
SF	Square Feet
UE	Utility Easement

NOTES:

1. THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED), DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) AS SHOWN ON COMMUNITY PANEL NO. 48439C0095K, DATED SEPTEMBER 25, 2009 FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS.

2. THE ACREAGE TOTALS AS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THIS SURVEY. THEY DO NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.

BASIS OF BEARING STATEMENT:

BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. TO OBTAIN A GRID DISTANCE, MULTIPLY THE GROUND DISTANCE BY THE PROJECT COMBINED FACTOR (PCF) OF 0.999880014.

Owner / Applicant:
Stacy Lakey
6105 Pleasant Run Road
Colleyville, TX, 76034
(817) 689-7554
attn: Scott Lakey
email: slakey@highpeakenergy.com

Surveyor/Engineer:
Johnson Volk Consulting, Inc.
704 Central Expressway East, Suite 1200
Plano, TX, 75074
(972) 201-3100
attn: Claudio Segovia, PE
email: claudio.segovia@johnsonvolk.com



NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That We, _____, Owners, do hereby adopt this plat designating the hereinbefore described property as _____, 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 _____ day of _____, 20____.

Owners Name

STATE OF TEXAS }}
COUNTY OF TARRANT }}

Before me, the undersigned Notary Public in and for said county and State on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he 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 _____ day of _____, 20____.

Notary Public in and for Tarrant County

My printed name _____

My commission expires: _____

Planning and Zoning Commission Approval

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

Mayor, City of Colleyville

Attest: City Secretary _____

City Council Approval

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

Date

The purpose of this plat is to subdivide one lot into two.

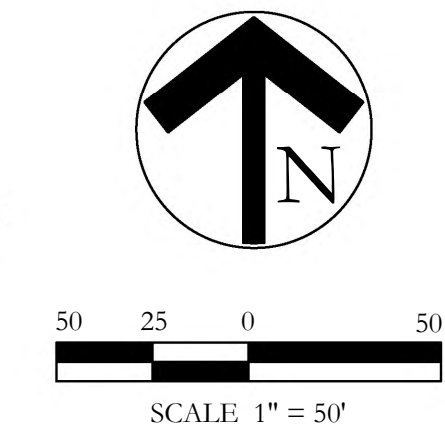
PRELIMINARY PLAT

G.G. COOKS PLACE

Lot 1, Lot 2; Block 1

4.188 Acres out of the A.J. Caldwell Survey,
Abstract No. 331, City of Colleyville
City of Colleyville
Tarrant County, Texas

17 April 2025
SHEET 1 OF 1



BEING a tract of land situated in the A.J. Caldwell Survey, Abstract Number 331, Tarrant County, Texas and being those tracts of land referred to as Tracts 'A' & 'B', conveyed to Stacy Lakey, according to the document filed of record in Instrument Number D216040935, Deed Records Tarrant County, Texas, (D.R.T.C.T.) and being more particularly described as follows:

THENCE N 00° 47' 55" W, a distance of 161.80 feet to the POINT OF BEGINNING containing 40,002 square feet or 0.918 acres of land.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S0°47'51"E	10.50'
L2	S89°09'16"W	15.80'
L3	S89°55'48"E	40.00'



NOTES:

1. THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED), DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) AS SHOWN ON COMMUNITY PANEL NO. 48439C0095K, DATED SEPTEMBER 25, 2009 FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS.
2. THE ACREAGE TOTALS AS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THIS SURVEY. THEY DO NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.

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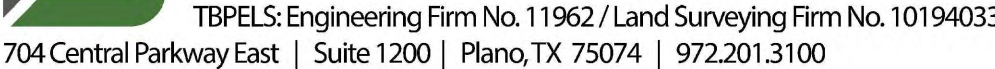
Surveyor/Engineer:
Johnson Volk Consulting, Inc.
704 Central Expressway East, Suite 1200
Plano, TX. 75074
(972) 201-3100
attn: Claudio Segovia, PE
email: claudio.segovia@johnsonvolk.com

My commission expires

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

Date _____

17 April 2025
SHEET 1 OF



Owner_Name	Situs_Addr
ARMOR CAPITAL LLC	6200 PLEASANT RUN RD
GROSSMAN, LISA	6014 PLEASANT RUN RD
GEIGENMILLER, STACY	900 HARDAGE LN
ASAFF, CHRISTOPHER	902 HARDAGE LN
GOMEZ SPLAWN, ESTHER	904 HARDAGE LN
MILLSAP, JODI	906 HARDAGE LN
EASTHAM, DAVID W	1000 HARDAGE LN
LAURENCE, JOSHUA	1002 HARDAGE LN
ROSENJACK, RICHARD	1004 HARDAGE LN
GMW 2016 FAMILY TRUST	1006 HARDAGE LN
HUGHES, HOWARD	901 HARDAGE LN
HOPSON, JOHN D	903 HARDAGE LN
JENKINS, STEWART A	905 HARDAGE LN
WRAGE, H ALLEN	907 HARDAGE LN
POOLE, JOHN	1001 HARDAGE LN
ENGLERT, EVELYN H	6114 WALLER LN
MALIN, DAVID	6117 WALLER LN
BURAK, STEVEN T	6119 WALLER LN
NICHOLS, TIMOTHY S	1007 HARDAGE CIR
BARBER, JAMES T	1009 HARDAGE CIR
ZIOBER, ALVIN	6109 WALLER LN
LAPSIWALA, SAMIR	6212 PLEASANT RUN RD
MENON, SUNEEL	6204 PLEASANT RUN RD
KHUBCHANDANI, ZUBIN	6208 PLEASANT RUN RD
NALER, DEE ANN	6101 WALLER LN
GUNNIP, MATTHEW	809 SHELTON DR
CUNNINGHAM, STEVEN MICHAEL	6213 PLEASANT RUN RD
GORENA, SANDI J	909 TINKER RD
BRENDEL, MATTHEW	911 TINKER RD
HOFFMANN, AMY	1005 TINKER RD
AGLER, WESLEY	1009 TINKER RD
WAI, ROBERT	6115 WALLER LN
MILLER, TODD	6113 WALLER LN
DAY, JAMES B	805 SHELTON DR
CRUSON, GLEN A	5916 PLEASANT RUN RD
COMPASS REALTY LP	6001 PLEASANT RUN RD
PANNO, RYAN	6105 WALLER LN
JUSTICE, ANTHONY	1000 COOKS CT
HENDRIX, NOELANI	1001 COOKS CT
RICKS, JEROME	816 SHELTON DR
KERLEE, TWYLA	800 SHELTON DR
WALKER, DONNA	804 SHELTON DR
CONGREGATION BETH ISRAEL	6100 PLEASANT RUN RD
DAVIS, DONALD	6228 PLEASANT RUN RD
COULTER, MONA COOK	6105 PLEASANT RUN RD
MCMEANS, JAY B	6013 COOKS LN
HEDGES, B D	6104 WALLER LN
SRP SUB LLC	6108 WALLER LN
BROOKS, MARCELA	6112 WALLER LN
SLINEY, PAMELA M	6008 COOKS LN
GRAPEVINE COLLEYVILLE ISD	STATE REQUIRED
CLAUDIO SEGOVIA	APPLICANT



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, May 12, 2025 at 7:00 p.m.
City Council Meetings: Tuesday, June 3, 2025 & Tuesday, June 17, 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 to R-40 Single Family Residential district on a portion of Tract 1 & 1L, Abstract 331, Andrew J. Caldwell Survey, located at 6105 Pleasant Run Road, Case ZC25-010. The request is to rezone a portion of the property to the R-40 Single Family Residential zoning district to allow for a separate lot to be subdivided out. The tract would be platted into two lots.

Zoning Case: ZC25-010

Applicant: Claudio Segovia

Owner: Mona Cook Coulter

Location: 6105 Pleasant Run Road

Property Description: Tract 1 & 1L, Abstract 331, Andrew J. Caldwell Survey

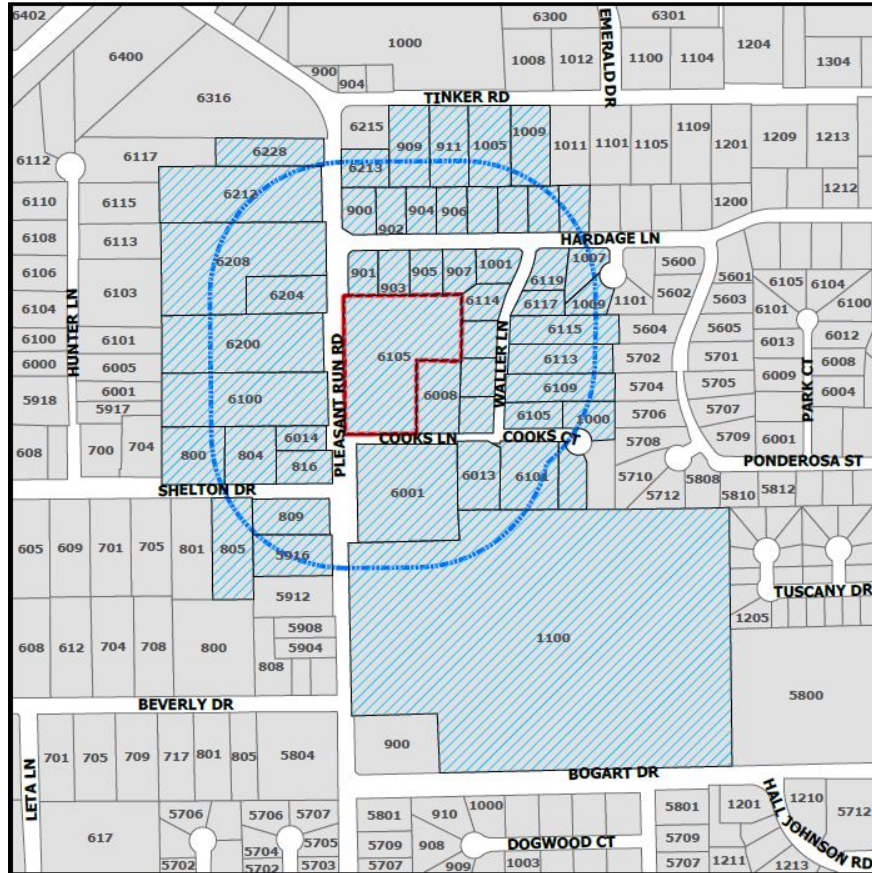
Present Zoning: AG Agricultural

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:

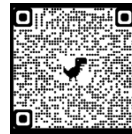
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@colleyville.com

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):

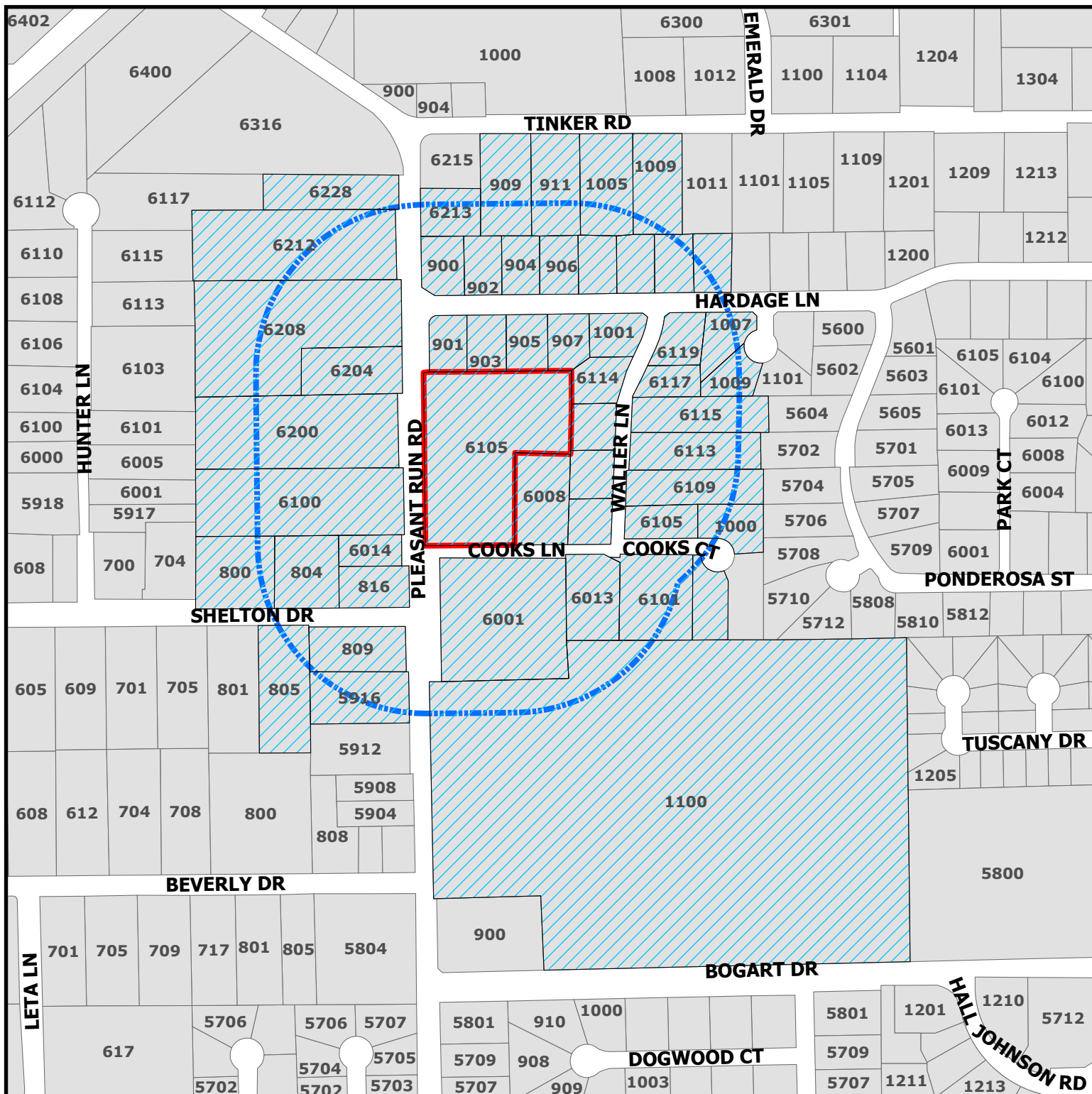


For additional information, please contact the Community Development Department at 817.503.1050. Please reference the zoning case number when requesting information.

Kris Potts

Kris Potts
Planner

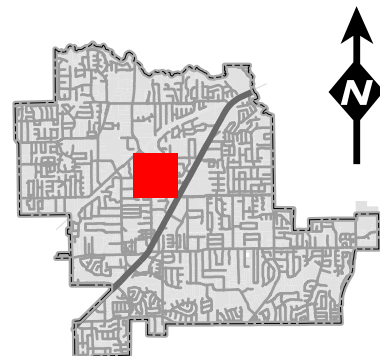
Notification Map



PC25-011

6105 Pleasant Run Road

-  Parcels to be notified
-  Buffer
-  Subject Property



DISCLAIMER:
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ORDINANCE O-25-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 1.03 ACRES, BEING A PORTION OF TRACTS 1 & 1L, ABSTRACT 331, ANDREW J. CALDWELL SURVEY, BY AUTHORIZING A REZONING FROM AG AGRICULTURAL TO R-40 SINGLE-FAMILY RESIDENTIAL SINGLE-FAMILY RESIDENTIAL DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a rezoning from AG Agricultural to R-40 Single-Family Residential district under Case No. ZC25-010; 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 1.03 acres, being a portion of Tracts 1 & 1L, Abstract

331, Andrew J. Caldwell Survey, located at 6105 Pleasant Run 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 3rd day of June 2025.

The second reading and public hearing being conducted on the 17th day of June 2025.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS ON THIS THE 17TH DAY OF JUNE 2025.

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

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

ATTEST:

CITY OF COLLEYVILLE

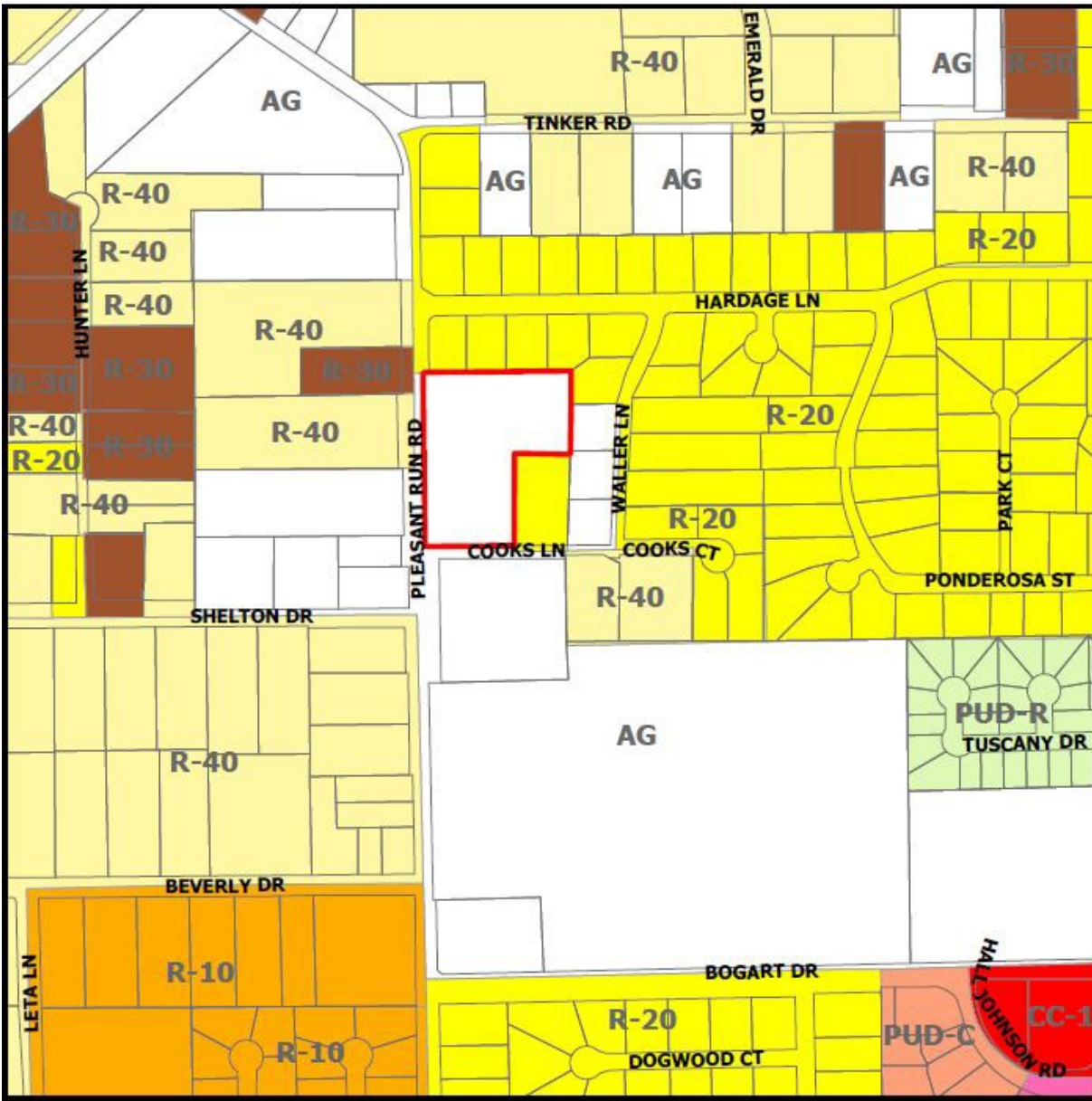
Christine Loven, TRMC
City Secretary

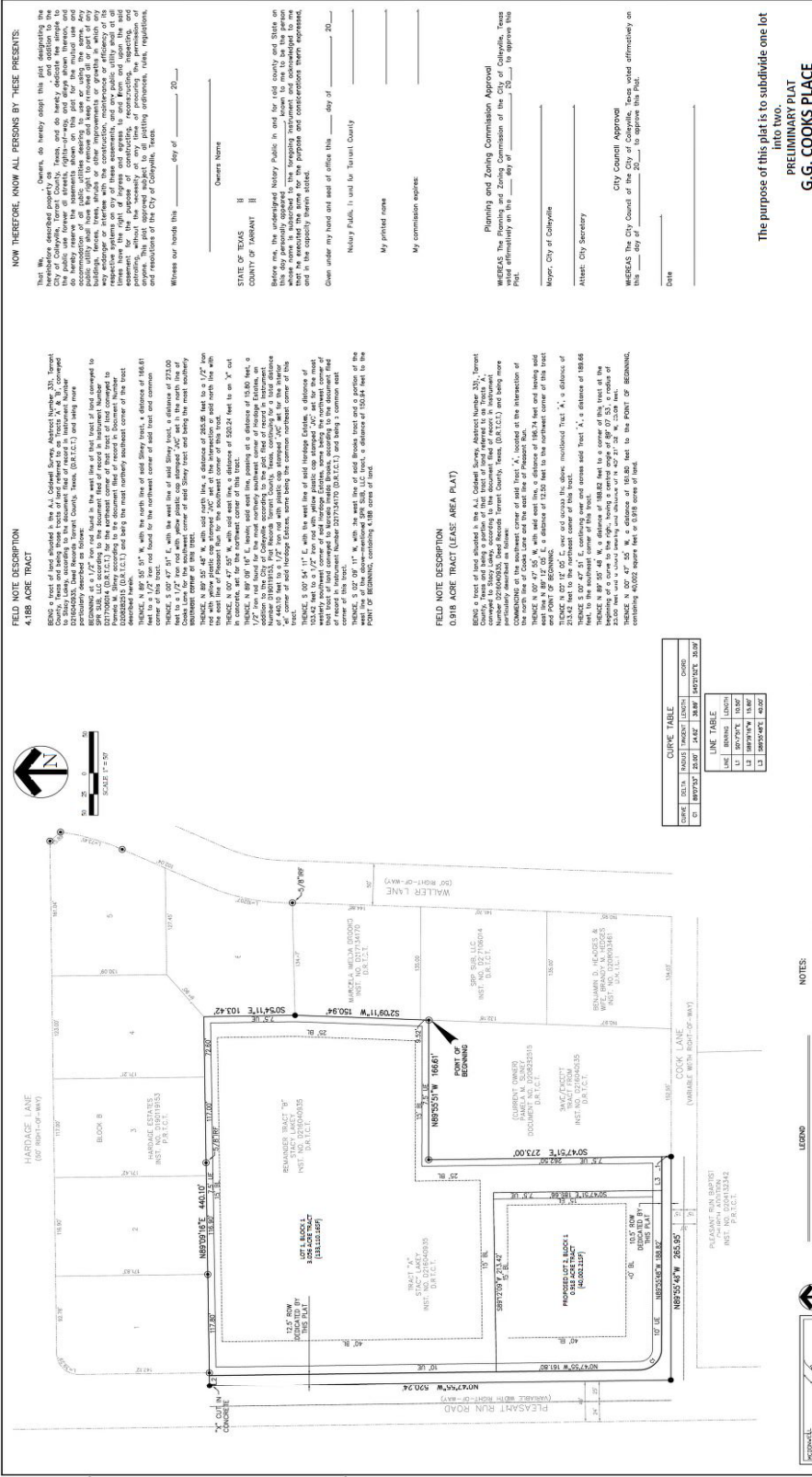
Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map





use of this plat is to subdivide one lot into two.

PRELIMINARY PLAT
G.G. COOKS PLACE



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2e

Agenda Date 5/12/2025

Number -

Type Public Hearing Agenda Items

Department Community Development

Title

Consideration of a Special Use Permit for a residential carport on Lot 40, Block 2, Tara Plantation Addition, located at 1410 Plantation Drive North, Case ZC25-011

Explanation

John Webre, the applicant, has submitted a request for a Special Use Permit (SUP) to allow for a carport on Lot 40, Block 2, Tara Plantation Addition, being approximately 0.44 acres, and zoned PUD-R Planned Unit Development - Residential.

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

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

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

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

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

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

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

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

C.Setbacks:

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

f. Design Criteria:

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

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

Land Development Code.

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

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

DRC Review: The DRC reviewed the request during their April 21, 2025, meeting and determined the case could be scheduled for the next available Planning and Zoning Commission Meeting.

Drainage: NA

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

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

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

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

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Response to Review Comments
6. Site Plan Exhibits
7. Elevations Exhibits
8. Construction Plans Exhibit
9. Construction Materials Exhibit

10. Notification Map
11. Notification Letter
12. Notification List
13. Letters Received
14. Draft Ordinance

Aerial Map



ZC25-002

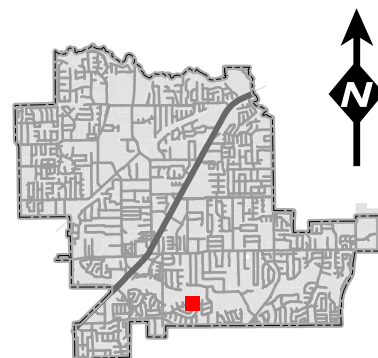
1410 Plantation Dr

DISCLAIMER:

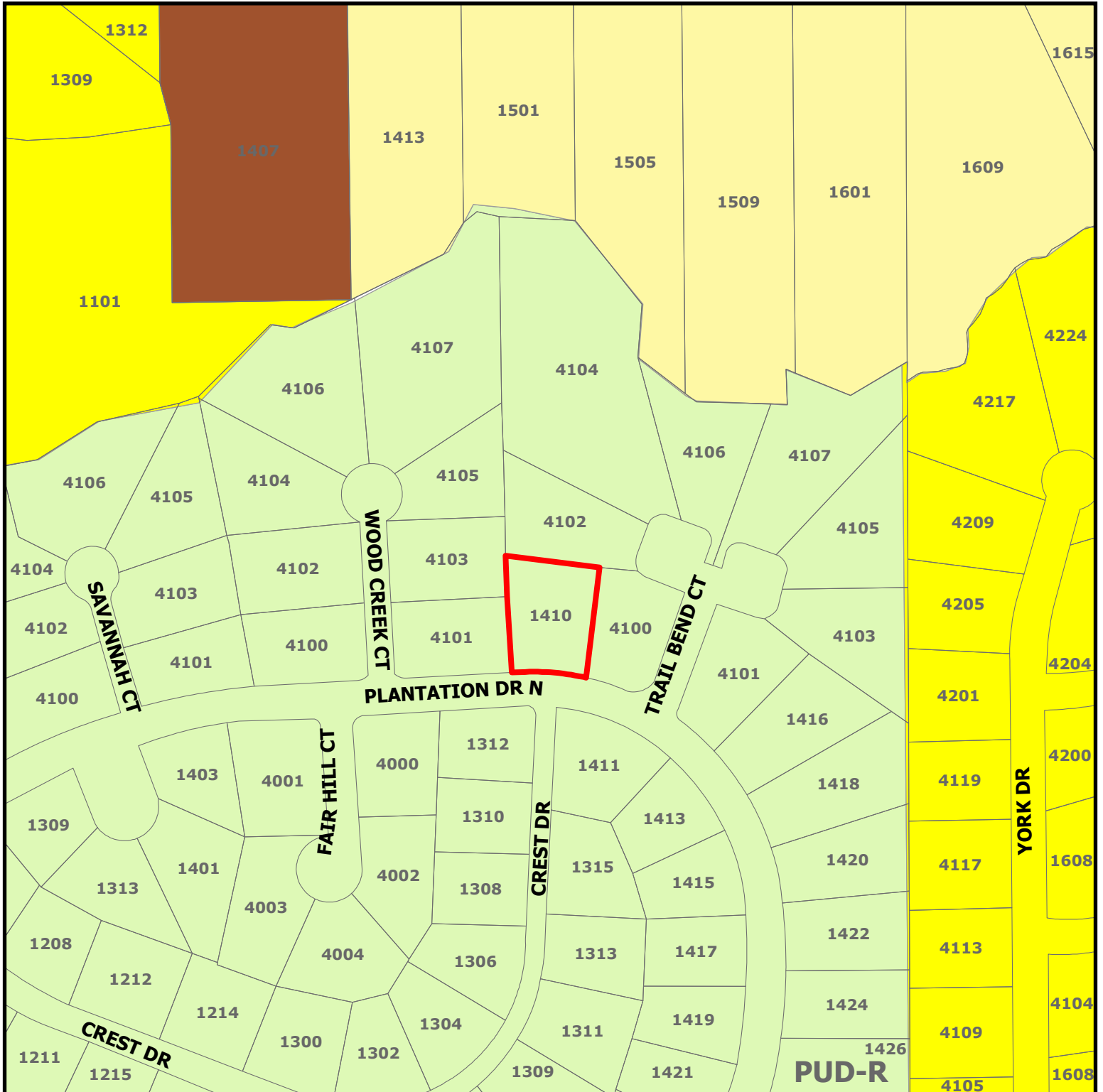
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



Zoning Map

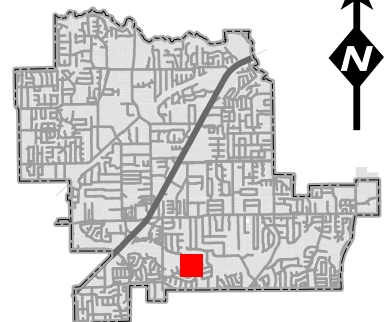


ZC25-002

1410 Plantation Dr



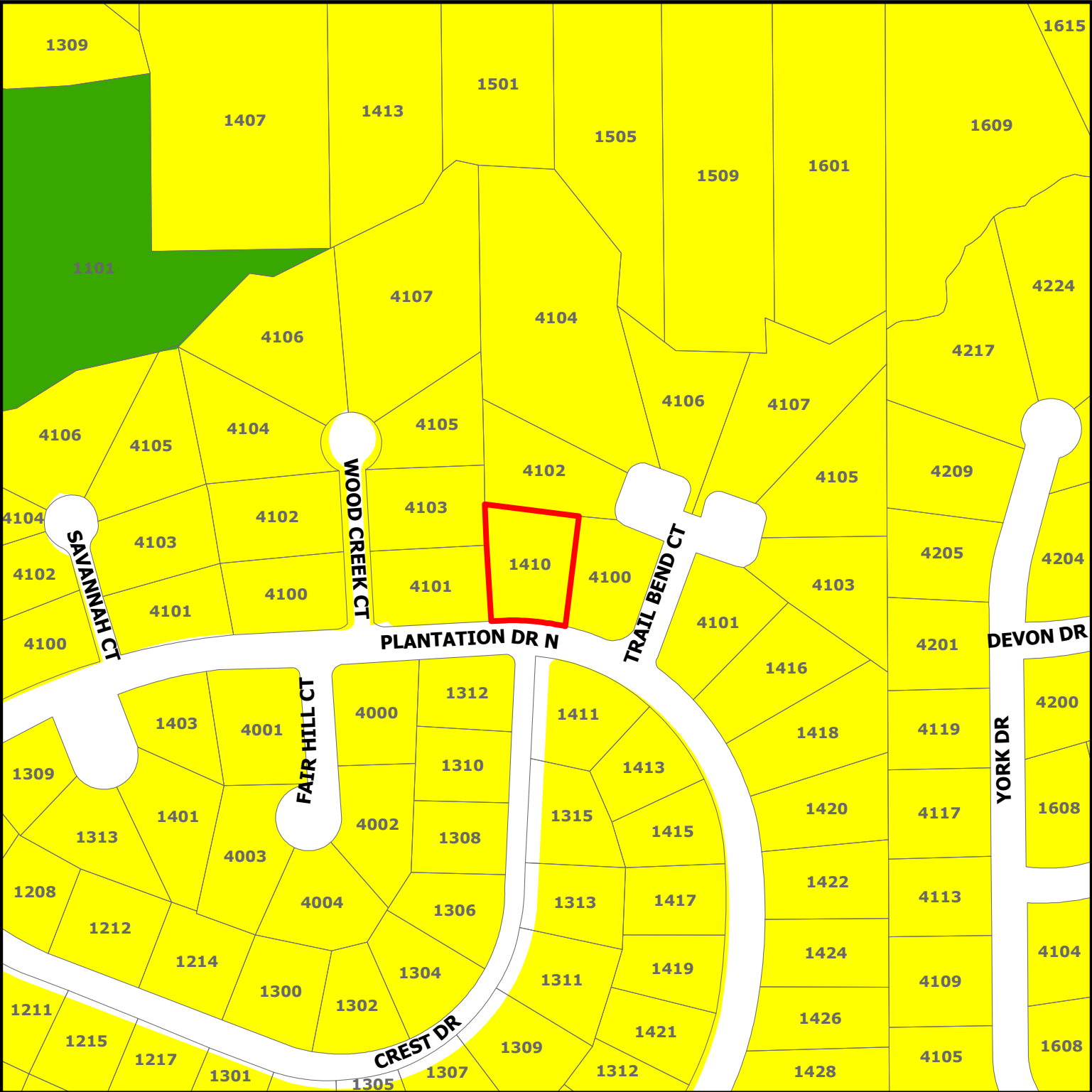
Subject Property



DISCLAIMER:

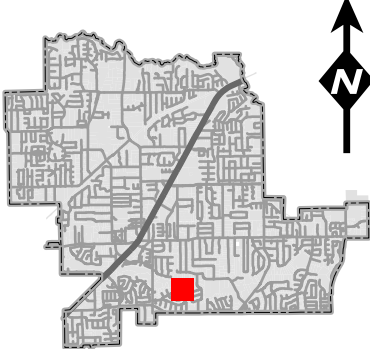
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Future Land Use Map



ZC25-002
1410 Plantation Dr

-  Residential
-  Open Space; Parks
-  Subject Property



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March 4, 2025

City of Colleyville
Planning and Zoning Commission

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

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

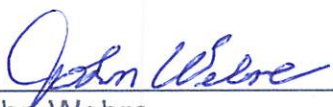
We are both in our late 70's with serious mobility issues and require the use of walkers to move around safely without falling. It is much easier for both of us to maneuver and load them into our vehicles in a larger space than the garage. We carry another set in our vehicles for use when we are out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

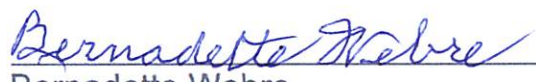
Having a carport also allows us protection from the elements. We don't have to hurry to get out of the heat, rain, snow or sleet and to worry about slipping on wet surfaces or burning our hands on hot walker handles.

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

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

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


John Webre


Bernadette Webre

March 27, 2025

John Webre
1410 Plantation Dr N
Colleyville, TX 76034

Christopher Pham
Planner
City of Colleyville
Colleyville, TX 76034

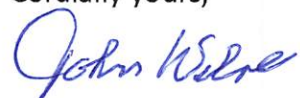
Good morning Mr. Pham,

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

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

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

Cordially yours,



John Webre

Attachments:

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

7509 PENNRIDGE CIRCLE
ROWLETT, TX 75088

FIRM REGISTRATION NO. 10194366

SURVEY PLAT



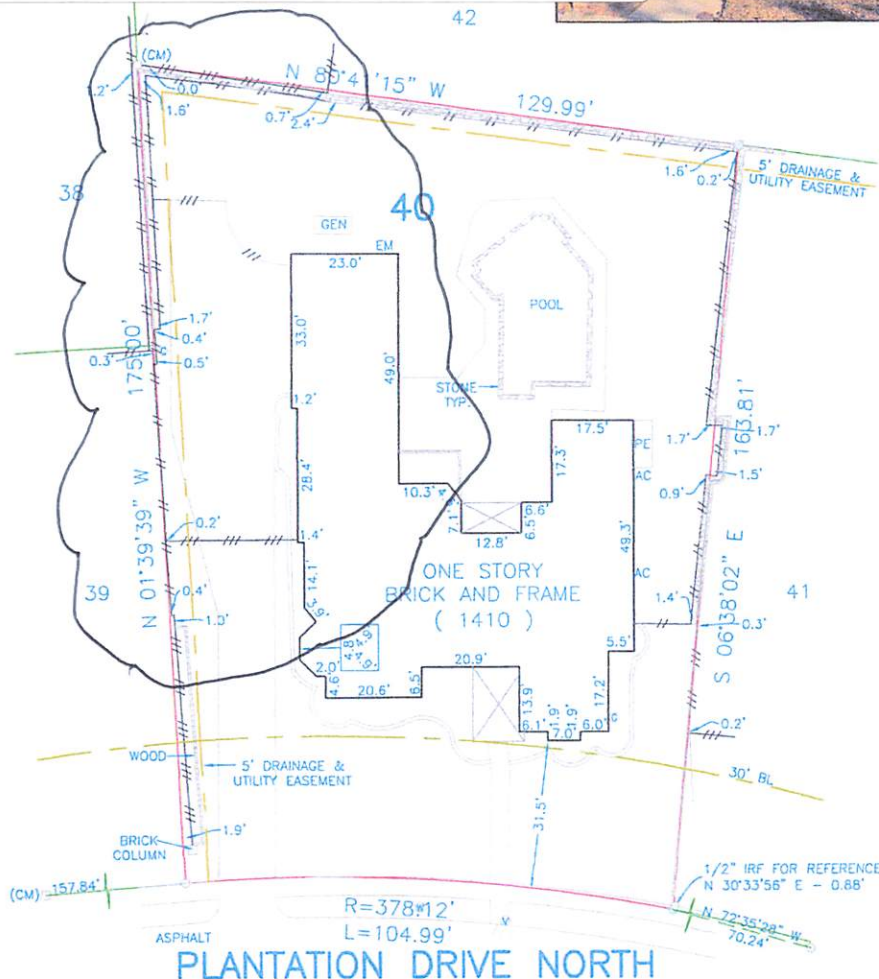
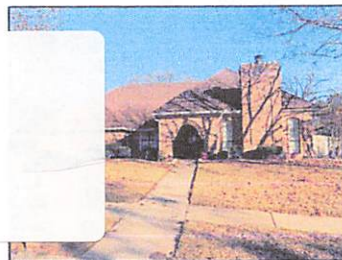
BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

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

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



SEE
EXPANDED
VIEW
DWG. 2



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

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

TITLE AND ABSTRACTING WORK FURNISHED BY John Webre

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

Scale: 1" = 30'

Date: 12/02/19

C. F. No.: N/A

Job no.: 201908794

Drawn by: AEG

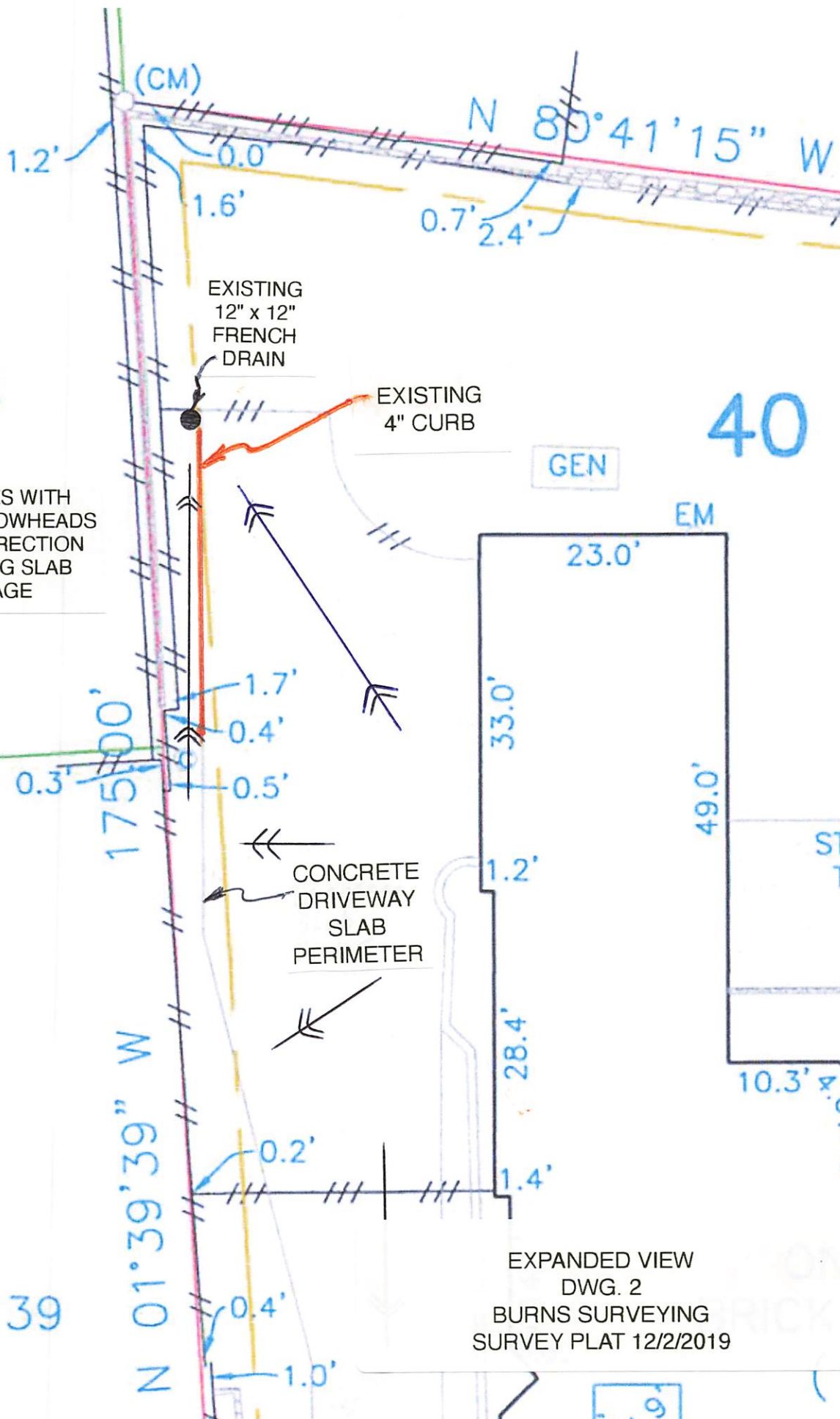
USE OF THIS SURVEY FOR ANY OTHER PURPOSE
OR OTHER PARTIES SHALL BE AT THEIR RISK AND
UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR
ANY LOSS RESULTING THEREFROM.

THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR
John Webre

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



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



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

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

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

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

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



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

LOCATION
OF 12" X 12"
FRENCH
DRAIN

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

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

A photograph of a single-story brick house with a red-tiled roof. A large, mature tree stands in the front yard, casting a shadow over the house. A concrete driveway leads to a garage with arched openings. A sidewalk runs along the front of the property. A house number '1410' is visible on the sidewalk. A white text box in the lower center contains the address and 'FRONT ELEVATION VIEW'.

1410 PLANTATION DRIVE NORTH
COLLEYVILLE, TX 76034

FRONT ELEVATION VIEW

1410



1410 Plantation Dr N

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

53 ft

1985

Imagery Date: 11/11/2023

lat 32.871360° lon -97.144891° elev 597 ft

eye alt 852 ft

Google Earth



ELEVATION VIEW LOOKING NORTH

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



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

ELEVATION VIEW LOOKING WEST

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



ELEVATION VIEW LOOKING SOUTH

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



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

ELEVATION VIEW LOOKING EAST

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

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

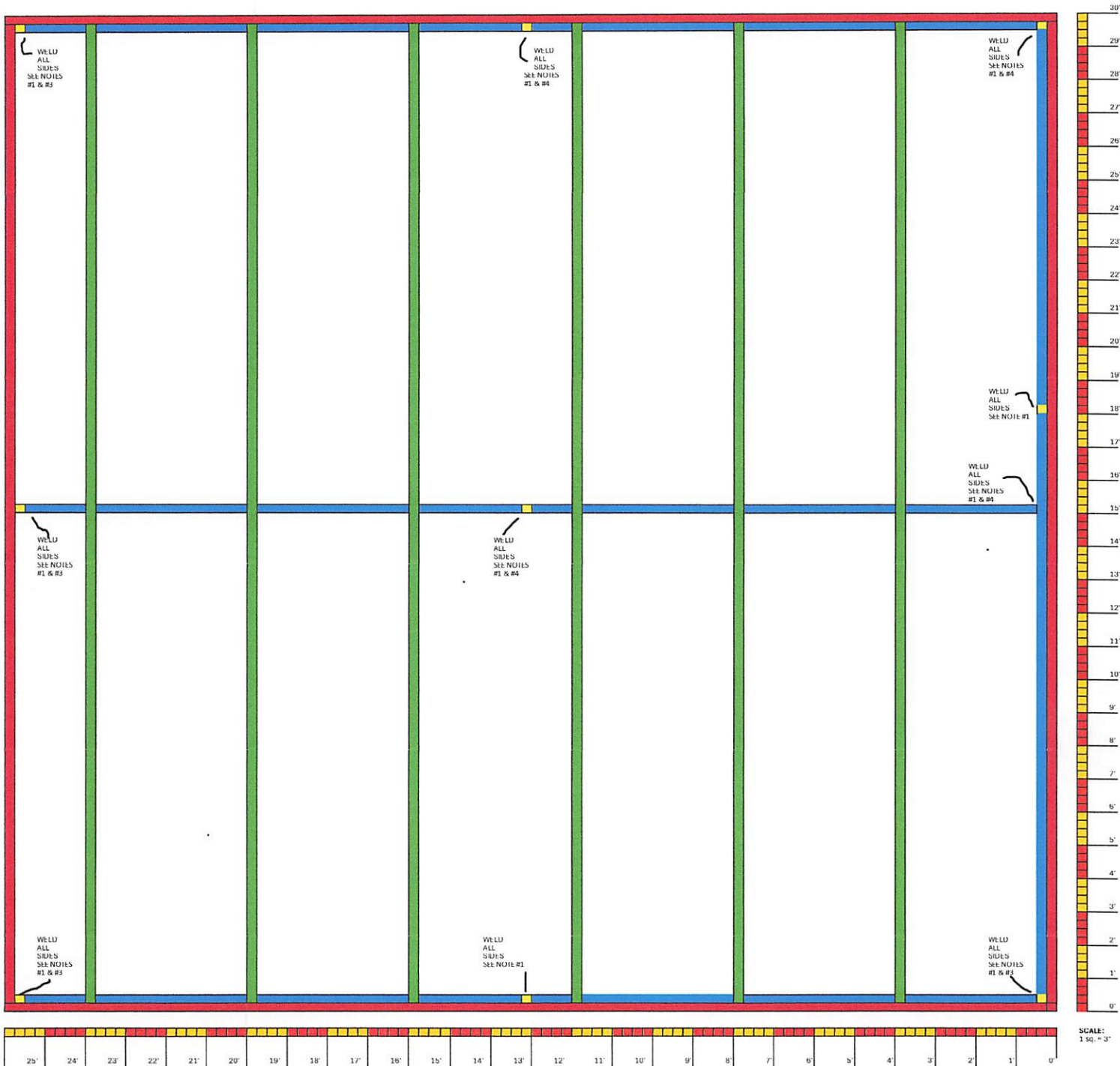
1. IT IS MY OPINION THAT CARPORT COLLAPSED DUE TO SEVERAL FACTORS
 - a. UNSUPPORTED SPAN OF 6" X 2", 14 GA. STEEL CHANNEL C-PURLIN, SPAN TOO GREAT FOR ADEQUATE STRUCTURAL SUPPORT
 - b. NO 4" X 4", 14 GA. SQUARE STEEL POSTS (TOTAL OF THREE) INSTALLED IN CENTER OF CARPORT STRUCTURE FOR ADDED SUPPORT
 -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



**Picture of Previous
Collapsed Carport
February 2025**

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

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



COLOR LEGEND:

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



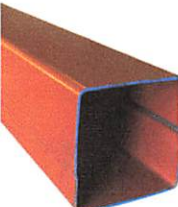
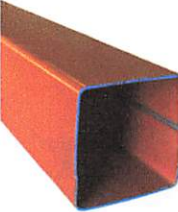
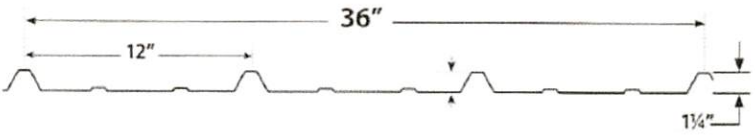
CONSTRUCTION NOTES:

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

26' X 30' STEEL CARPORT

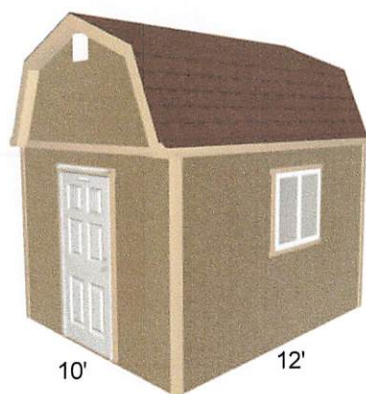
JOHN WEBRE
 1410 PLANTATION DR N
 COLLEYVILLE, TX 76034
jwebre2405@gmail.com

ALL STEEL CONSTRUCTION

8" x 2-1/2", 14 ga. Steel Beam C-Purlin	
8" x 3", 14 ga. Steel Channel C-Purlin	
4" x 4", 14 ga. Steel Square Post	
8" x 8" x 1/4" Weld-On Floor Plate Flange	
3" x 3", 14 ga. Steel Square Tubing	
26 ga. Baked Enamel Light Stone PBR Panels for Top	26 GA PBR Panel 



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

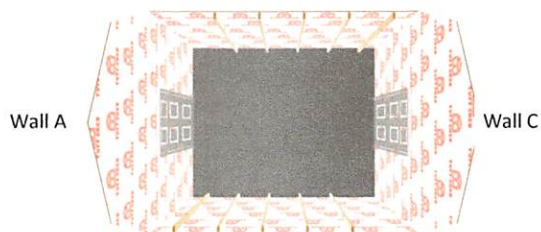


West View

Overall
Height
13'



East View



Wall B

Base Details

Building Size & Style

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

Paint Selection

Base: Hat Box Brown, Trim: Almond
Brittle

Roof Selection

Hickory Dimensional Premium
Shingle

Drip Edge

White

Options Details

Special Instructions

12 x 12 BROWN GABLE VENTS

Doors

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

Windows

2 Ea 3'x3' Horizontal Sliding Window

Walls

414 Sq Ft House Wrap

Interior

96 Sq Ft Overhead Loft

Vents

2 Ea 12"x12"Gable End Vent, White

Loft

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

Jobsite/Installer Details

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

Yes

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

Yes

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

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

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

Yes

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

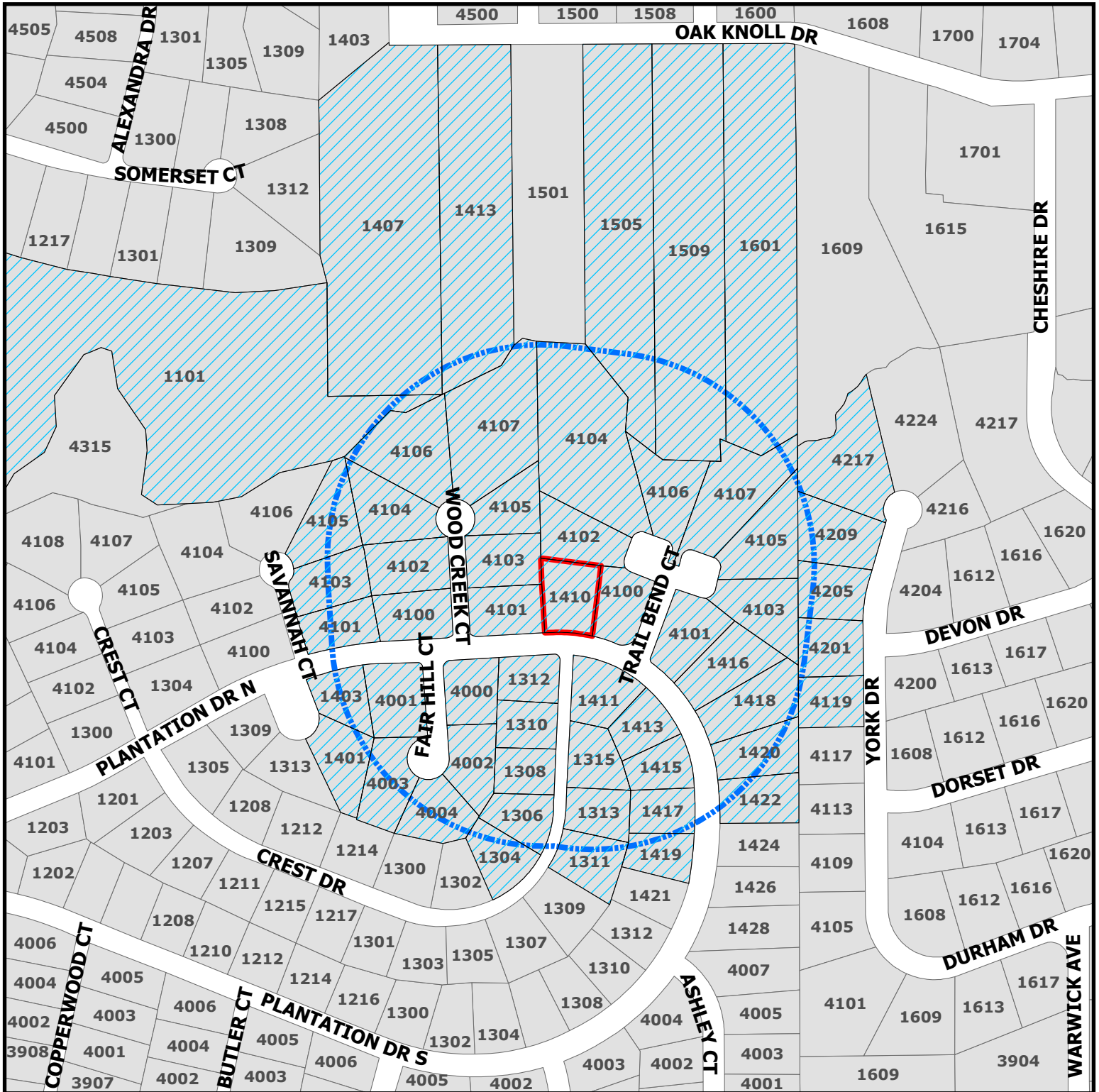
Yes

Substrate Shed will be installed on?

Concrete without Shed Floor

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

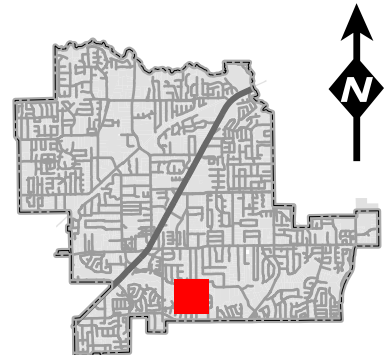
Notification Map



ZC25-002

1410 Plantation Dr

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

Zoning Case: ZC25-002

Applicant: John Webre

Owner: John Webre

Location: 1410 Plantation Drive N

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

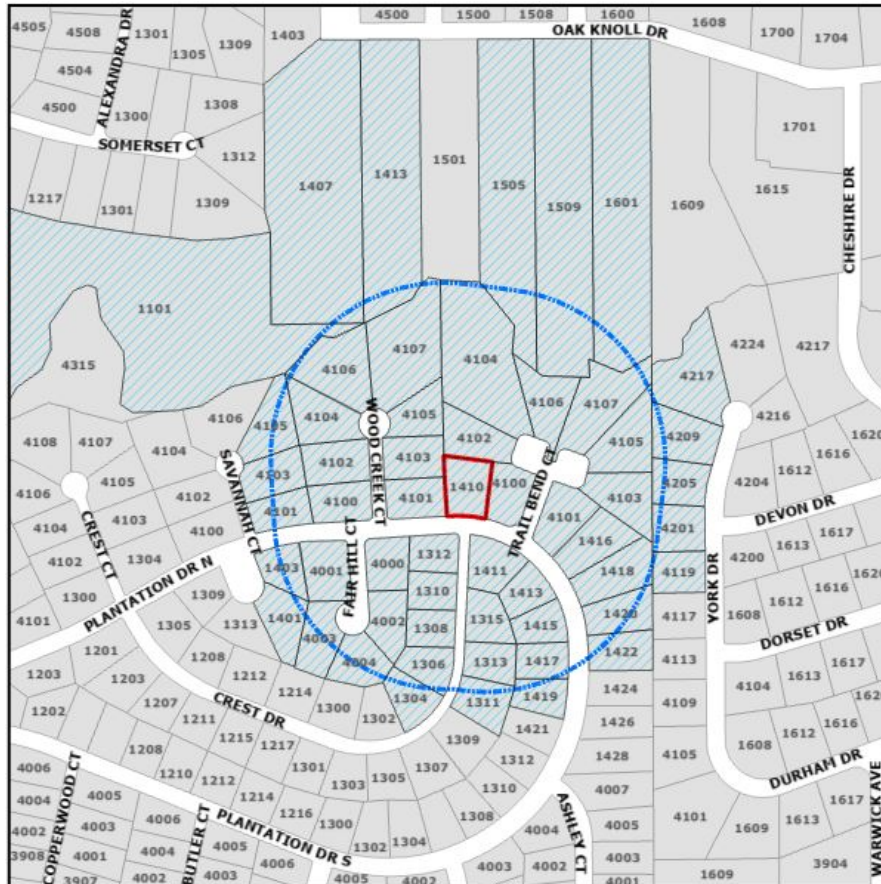
Present Zoning: PUD-R, Planned Unit Development, Residential

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

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

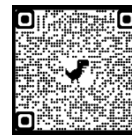
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@colleyville.com

NOTICE OF PUBLIC HEARING



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

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



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

Kris Potts

Kris Potts
Planner

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

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

To Whom It May Concern:

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

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

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

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

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

Regards,

Eric Rothell

From: [REDACTED]
To: [Citizen Letters](#)
Subject: Fw: Zoning Case: ZC25-011
Date: Monday, April 28, 2025 7:36:31 PM

----- Forwarded Message -----

From: David Zueger [REDACTED]
To: citizenletters@colleyville.com <citizenletters@colleyville.com>
Sent: Monday, April 28, 2025 at 07:33:02 PM CDT
Subject: Zoning Case: ZC25-011

Kris Potts,
Community Development Department,

I wish to have my opinion made a part of the public record and I am submitting my written comments prior to the public hearing.

Regarding Zoning Case: ZC25-011, I live within 500 ft and I am personally **against a special use permit** for the residential carport on Lot 40, Block 2, Tara Plantation Addition, located at 1410 Plantation Drive N.

They have ample garage space to park their cars to get in and out with no problem and by allowing this, you open a whole new can of worms for others to follow. There is no positive outcome for Tara Plantation for approval of cases that deliberately avoid local regulations of the Land Development Code and build what they want when everyone else follows the codes. For those reasons, I am against the special use permit.

Sincerely,
Zueger Family Trust

David Zueger/1315 Crest Dr./Colleyville

ORDINANCE O-25-XXXX

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

WHEREAS, the City of Colleyville has received an application for a Special Use Permit to allow for a Residential Carport under Case No. ZC25-011; and

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

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

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

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

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

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

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

1. GENERAL

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

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

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

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

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 3rd day of June 2025.

The second reading and public hearing being conducted on the 17th day of June 2025.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS ON THIS THE 17TH DAY OF JUNE 2025.

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

ATTEST:

CITY OF COLLEYVILLE

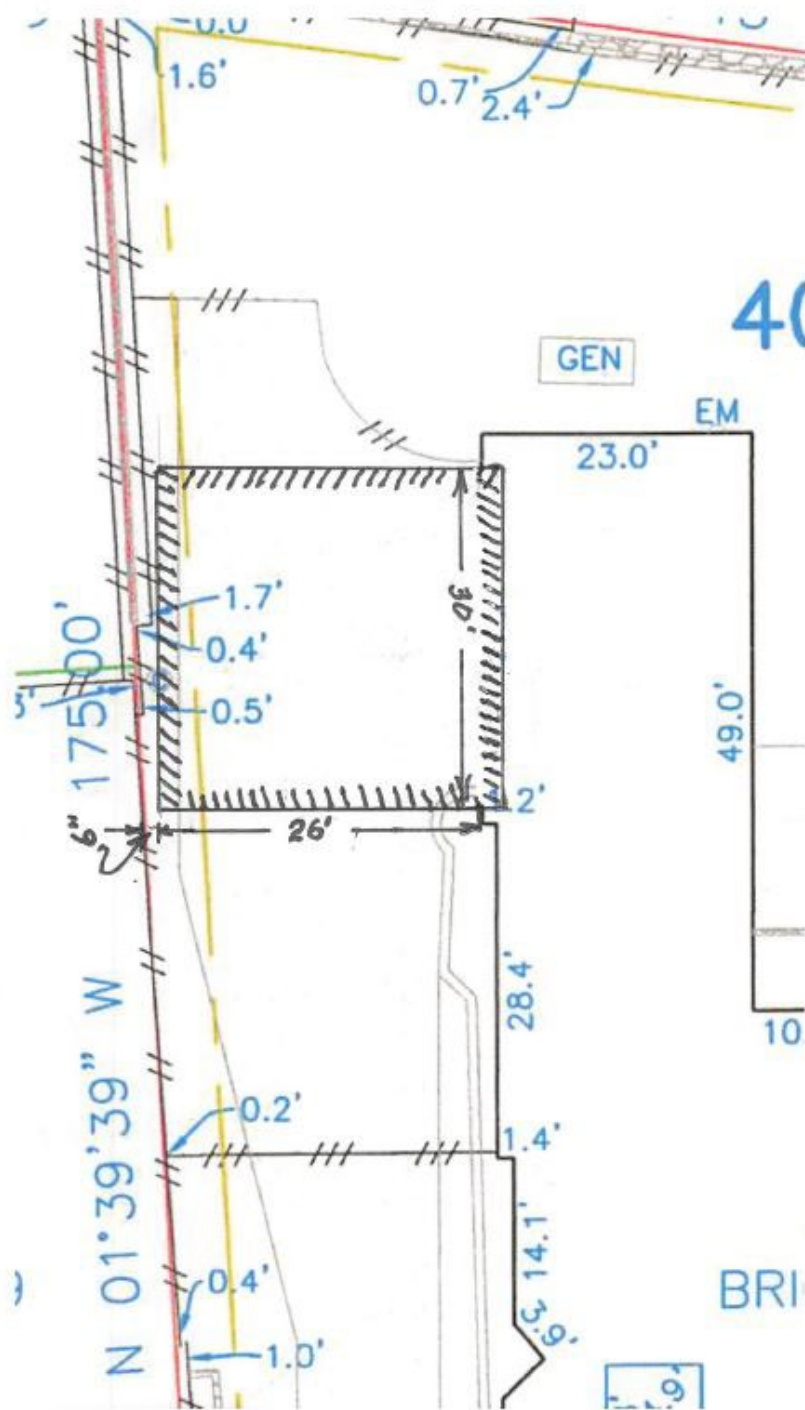
Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "B" – Carport Exhibit



1410 PLANTATION DRIVE NORTH
COLLEYVILLE, TX 76034

EXPANDED VIEW 1

