



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION AGENDA

100 Main Street Colleyville, Texas 76034

MONDAY, JUNE 9, 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: Jerome Obinabo
PLEDGE OF ALLEGIANCE**

1. APPROVAL OF MINUTES

- 1a** May 12, 2025 Planning and Zoning Commission Minutes
May 27, 2025 Planning and Zoning Commission Worksession Minutes

2. PUBLIC HEARING AGENDA ITEMS

- 2a** Presentation and discussion of a Special Use Permit for a fence on Lot 3, Block 1, of the McCrady Addition, located at 5820 Bransford Road, Case ZC25-012
- 2b** Presentation and discussion of a Special Use Permit for a fence on Lot 8R, Block 3, of the Oaks of Colleyville Addition, located at 600 Hunter Trail, Case ZC25-013

- 2c** Presentation and discussion of a Special Use Permit for a fence on Lot 35, Block 12, of Ross Downs Estates, located at 6701 Carriage Lane, Case ZC25-014

3. CITIZEN COMMENTS

4. ADJOURNMENT

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

Kristopher Potts
Planner/Urban Forester

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 1a

Agenda Date 6/9/2025

Number -

Type Approval of Minutes

Department Community Development

Title

May 12, 2025 Planning and Zoning Commission Minutes

May 27, 2025 Planning and Zoning Commission Worksession Minutes

Explanation

This item provides for the approval of the minutes from the May 12, 2025 Planning and Zoning Commission meeting and the May 27, 2025 Planning and Zoning Commission Worksession meeting.

Attachments

1. May 12, 2025 Planning and Zoning Commission Minutes
2. May 27, 2025 Planning and Zoning Commission Worksession Minutes



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION MINUTES

100 Main Street, Colleyville, Texas, 76034

MONDAY, MAY 12, 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 May 12, 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.

CALL MEETING TO ORDER EXECUTIVE CONFERENCE ROOM

The City of Colleyville Planning and Zoning Commission Meeting was called to order by Chair Bevill on May 12, 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 April 14, 2025 Planning and Zoning Commission Meeting Minutes

April 28, 2025 Planning and Zoning Commission Worksession Meeting Minutes

Commissioner Savoie made a motion to approve the April 14, 2025 Planning and Zoning Commission Meeting Minutes and the April 28, 2025 Planning and Zoning Worksession meeting minutes.

Vice Chair Groves 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 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

Jacquelyn Reyff presented case PC25-012 and briefed the Commission on the Replat request, the applicant is wishing to split the property into 2 separate lots.

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

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

Commissioner Remley made a motion to approve Case PC25-012

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

- 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

Jacquelyn Reyff presented case ZC25-007 and briefed the Commission on the request. Staff advised the property has an existing accessory building that is not currently being used as a dwelling, this request is to remodel the building into a dwelling for family members.

Shane Donovan, 760 Bandit Trl, Keller, the applicant spoke on the case stating he was available to answer any questions the commission may have. There was discussion regarding who would be staying within the proposed dwelling, Mr. Donovan stated it would be for part time visits for the residents family and that the dwelling would not be rented out. The homeowner had some questions regarding if family would be allowed to live within the dwelling fulltime. Ben Bryner stated that it would be okay for part time or full time as the SUP is to allow the use of the dwelling.

The public hearing was opened at 7:11 p.m.

With no one wishing to speak, the public hearing was closed at 7:11 p.m.

**Commissioner Savoie made a motion to approve Case ZC25-007
Vice Chair Groves seconded the motion.**

The motion was carried by the following vote:

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

Nay: 0

- 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

Kristopher Potts presented case ZC25-009 and briefed the Commission on the request. The request is to allow an existing massage therapy business to remain operating. The applicant was not aware the Special Use Permit was required for the massage therapy use.

Neeloufar Saleh, 6125 Roaring Springs Dr, North Richland Hills, the applicant spoke on her case and stated she started her practice 5 years ago and she was unaware of the additional permitting required to perform massage in Colleyville. There was also discussion regarding including the TDLR requirements for massage therapy within the ordinance.

The public hearing was opened at 7:17 pm

With no one wishing to speak, the public hearing was closed at 7:17 p.m.

**Commissioner Obinabo made a motion to deny case ZC25-009.
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 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

Kristopher Potts presented case ZC25-010 and briefed the Commission on the rezoning request and provided some background on the property. There was

Tom Dayton, 704 Central parkway E Plano, the applicant spoke on his case and stated he was available to answer any questions the commission may have.

The public hearing was opened at 7:20 p.m.

With no one wishing to speak, the public hearing was closed at 7:20 p.m.

**Commissioner Savoie made a motion to approve Case ZC25-010
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 -

- 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

THIS CASE WAS WITHDRAWN BY THE APPLICANT PRIOR TO THE MEETING

3. CITIZEN COMMENTS

The public forum opened at 7:21 p.m.

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

4. ADJOURNMENT

The meeting adjourned at 7:22 p.m.

The minutes were written and prepared by:

Kristopher Potts

Kristopher 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

MAY 27, 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 May 27, 2025, at 6:15 p.m.

Roll Call

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

Absent:

Staff Present: Ben Bryner, Kristopher Potts, and Bethany Lopez

Also Present: Fire Marshal, Rob Mckeown

2. WORKSESSION AGENDA ITEMS

2a Presentation and discussion of a Special Use Permit for a fence on Lot 3, Block 1, of the McCrady Addition, located at 5820 Bransford Road, Case ZC25-012

Kristopher Potts presented the case and briefed the Commission on the Special Use Permit Request. There was discussion regarding the lot size of the property and other nearby fencing types.

2b Presentation and discussion of a Special Use Permit for a fence on Lot 8R, Block 3, of the Oaks of Colleyville Addition, located at 600 Hunter Trail, Case ZC25-013

Kristopher Potts presented the case and briefed the Commission on the Special Use Permit Request. There was general discussion regarding the orientation of the property.

- 2c** Presentation and discussion of a Special Use Permit for a fence on Lot 35, Block 12, of Ross Downs Estates, located at 6701 Carriage Lane, Case ZC25-014

Kristopher Potts presented the case and briefed the Commission on the Special Use Permit Request. There was discussion regarding the material of the new fence and how far off the property line the fence would be situated.

3. ADJOURMENT

The meeting adjourned at 6:27 p.m.

The minutes were written and prepared by:

Kristopher Potts

Kristopher Potts
Planner

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



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number -

Agenda Date 6/9/2025

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a Special Use Permit for a fence on Lot 3, Block 1, of the McCrady Addition, located at 5820 Bransford Road, Case ZC25-012

Explanation

Ashraf (John) Shehata, the applicant, has submitted a request for a Special Use Permit (SUP) to allow a fence to extend beyond the front façade of the house on Lot 3, Block 1, McCrady Addition, being approximately 0.86 acres, and zoned R-20 Single Family Residential district.

Existing Conditions/Background: The subject property, 5820 Bransford Road, has R-20 zoning and is located on the west side of the street south of the intersection of Bransford Road and Shelton Drive. The subject property has a new single-family residence.

SUP Request: The applicant is requesting approval of an SUP to allow for a wrought iron fence 6 feet in height to extend beyond the front façade of the house within the required front yard setback. The proposed fence is requested to be placed approximately on the front property line. The wrought iron fence will include masonry columns.

Code of Ordinances – Section 3.26 Fences, Free Standing Walls, and Screening Materials Regulations of the Land Development Code establishes the maximum size and location of fencing to be permitted by staff on a residential lot:

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

1. Front Yards: No fence or freestanding wall greater than thirty (30) inches in height and no greater than twenty-five (25) percent opaque construction shall be located beyond the front façade of the primary residential structure.

a. The primary fencing material shall be wrought iron, pre-formed concrete, poured-in-place concrete, concrete masonry unit (CMU), brick, approved wood rail construction, a combination thereof or other similar material approved by the City Building Official. All poured in place concrete and CMU shall contain an architectural finish.

d. Exceptions to front yard requirement: Lots containing a minimum of 40,000 square feet, and subdivisions shall be allowed to construct a perimeter fence within the front

yard setback. Said fencing shall be no greater than eight (8) feet in height and shall have no greater than twenty-five (25) percent opaque construction within the front yard. Allowed construction materials shall be the same as paragraph '1.a' above. This exception shall not apply to properties zoned as a PUD district."

Regulation "1" above applies in this case requiring that no fence be allowed to extend beyond the front façade of the house. The lot falls just short of meeting the 40,000 square foot lot size exception. The Land Development Code provides the opportunity to request an SUP to modify from the requirements.

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

Analysis: The proposed fence is requested to be placed approximately on the property line. The lot size is 37,652 square feet in size. If the SUP is approved, the proposed fence would align with the fences of the houses adjacent to the property.

Plat Status: The property is platted as Lot 3, Block 1, McCrady Addition.

DRC Review: The DRC met on May 19th 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 and east are zoned R-40 and contain single-family residential development. The properties to the south and west are zoned R-20 and contain single-family residential development.

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

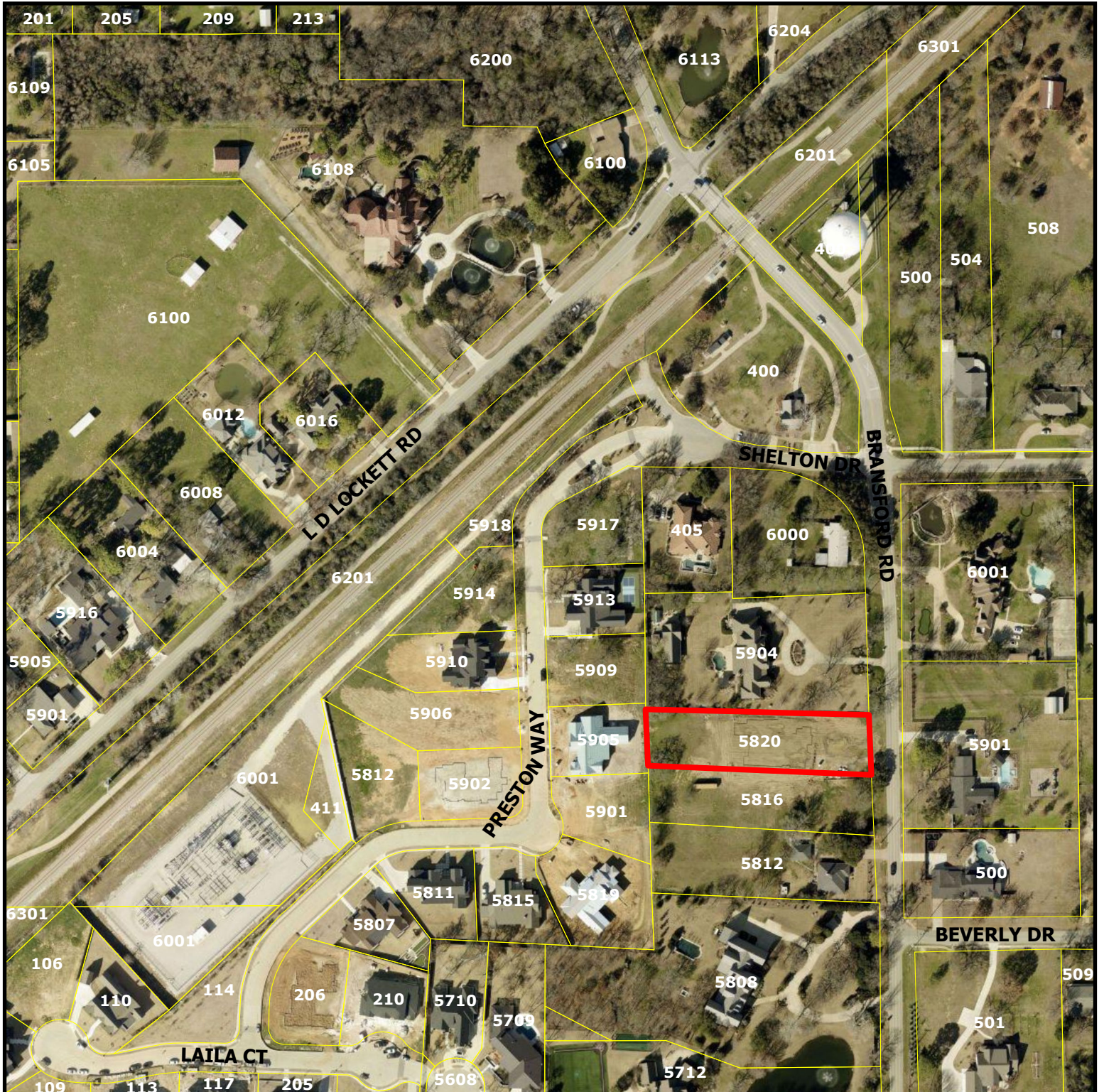
Staff Recommendation: Staff is neutral on this request.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Site Plan
5. Renderings
6. Notification List
7. Notification Map

8. Notification Letter
9. Draft Ordinance

Aerial Map

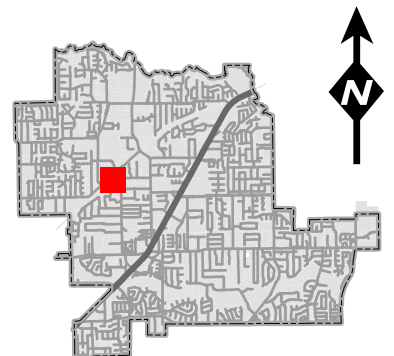


ZC25-012

5820 Bransford Rd



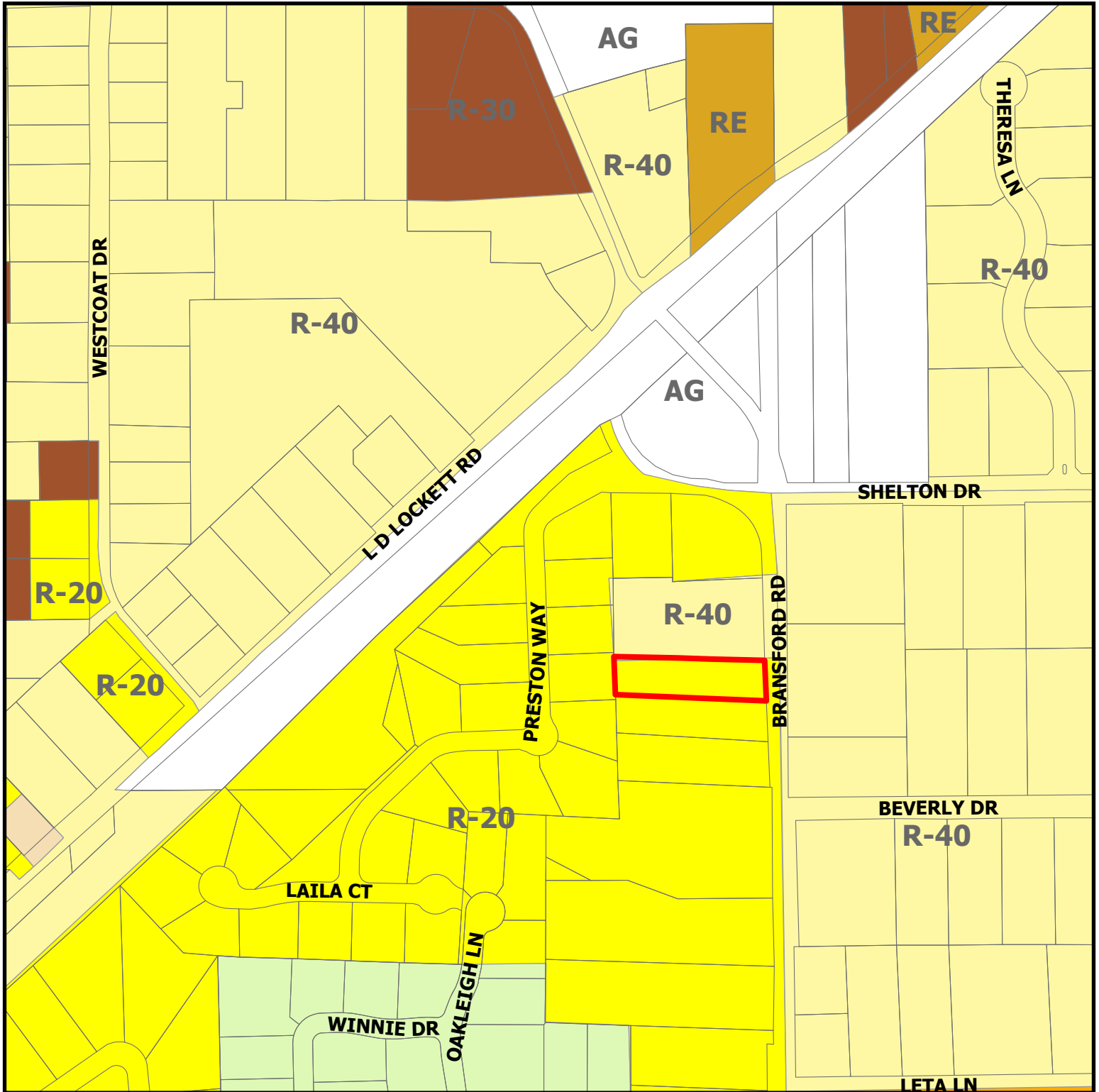
Subject Property



DISCLAIMER:

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

Zoning Map

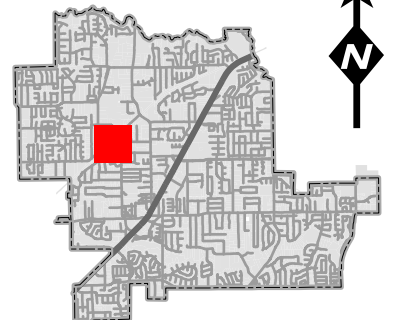


ZC25-012

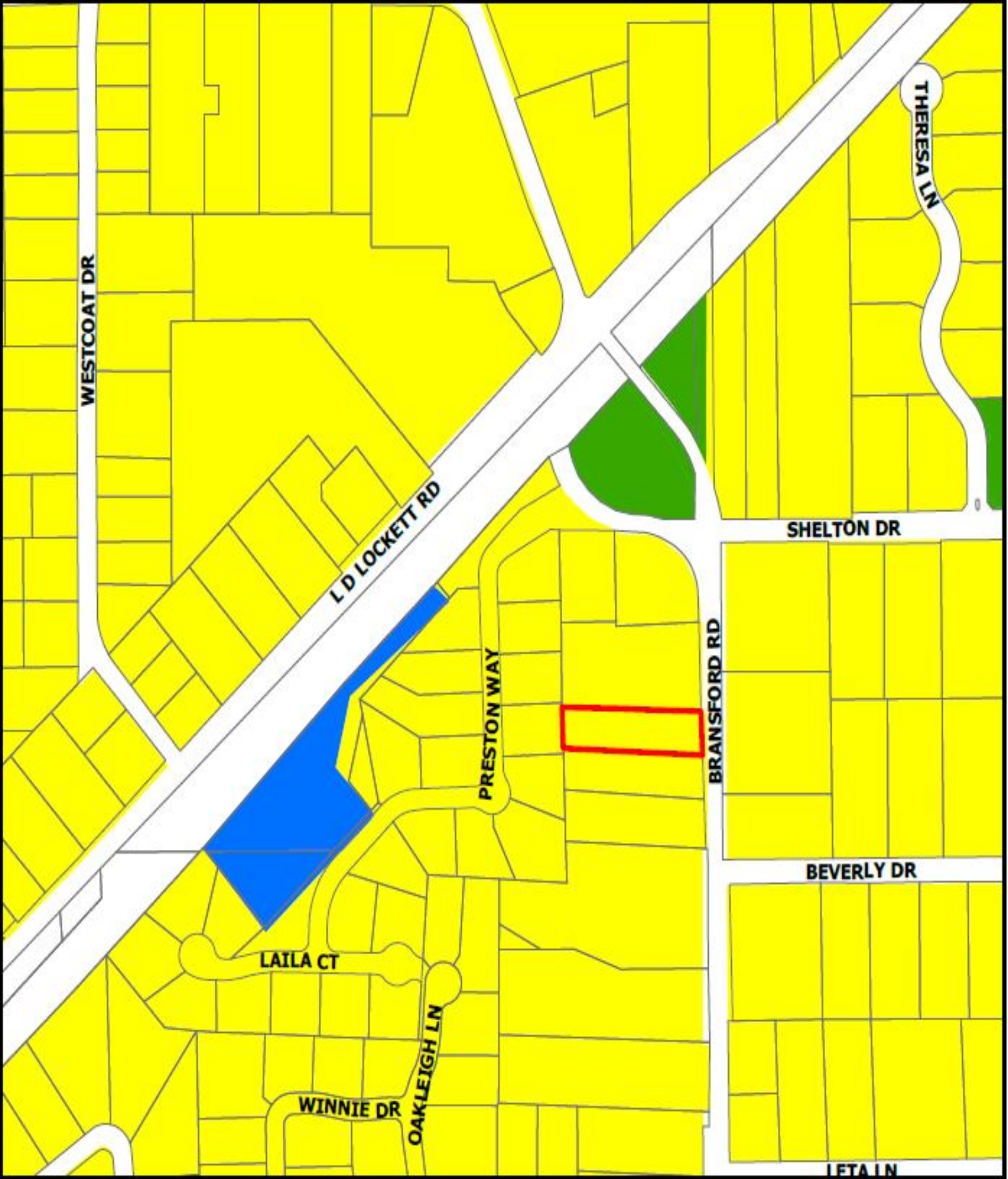
5820 Bransford Rd



Subject Property



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WESTCOAT DR

L D LOCKETT RD

PRESTON WAY

BRANSFORD RD

THERESA LN

SHELTON DR

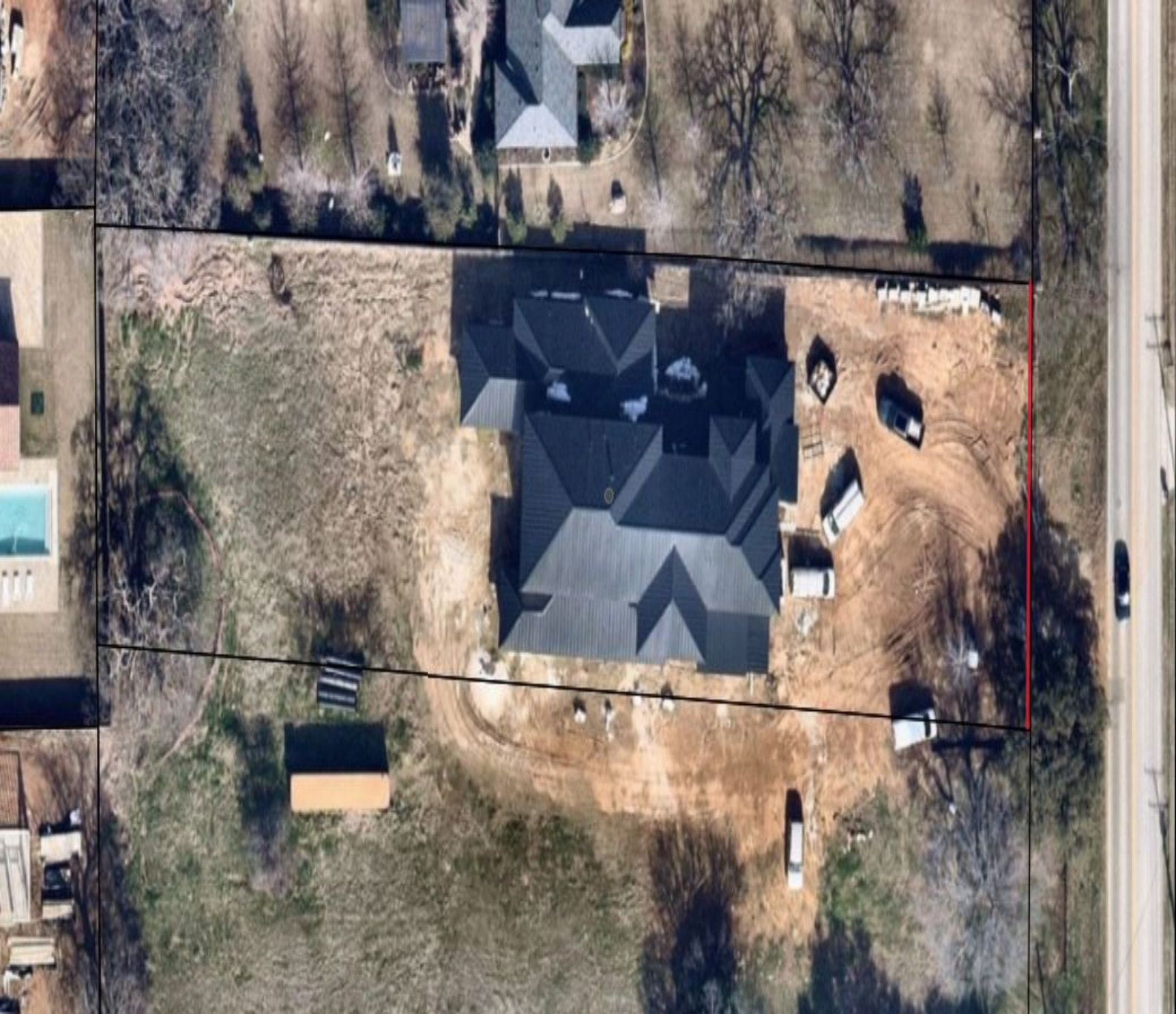
BEVERLY DR

LETA LN

LAILA CT

WINNIE DR

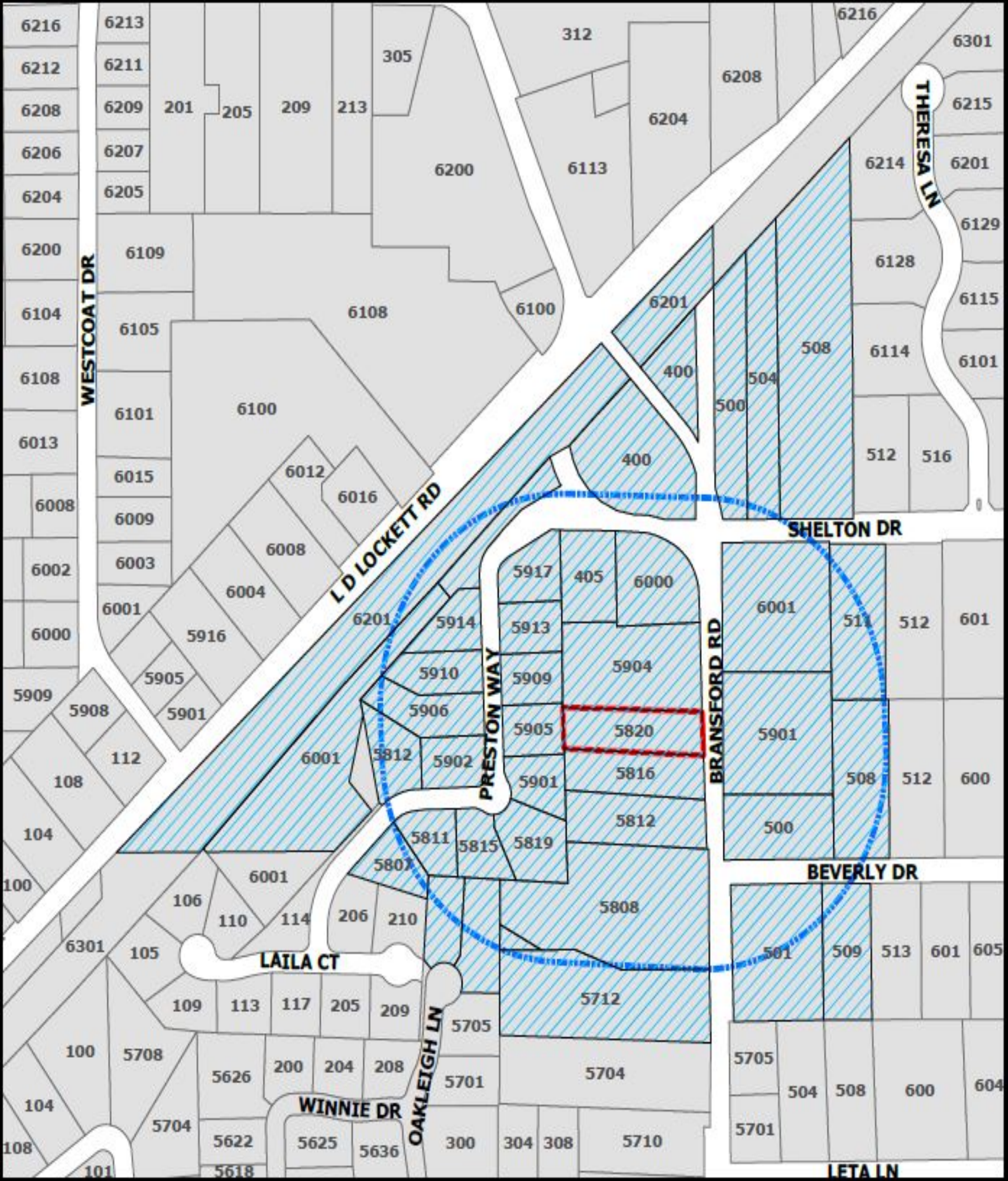
OAKLEIGH LN







OBJECTID	Owner_Name	Owner_Addr	Owner_City	Owner_Zip	Situs_Addr
1	MCCRADY, KATHRYN	5812 BRANSFORD RD	COLLEYVILLE, TX	76034	5812 BRANSFORD RD
2	AMT CO SONSTRUCTION AND CONSULTING LLC	1521 WAGONWHEEL TRL	KELLER, TX	76248	5816 BRANSFORD RD
3	SHEHATA, ASHRAF	1521 WAGONWHEEL TR	KELLER, TX	76248	5820 BRANSFORD RD
4	DUNNING, STEVEN	5710 OAKLEIGH LN	COLLEYVILLE, TX	76034	5710 OAKLEIGH LN
5	SAMUELS, DONNA KAY	5709 OAKLEIGH LN	COLLEYVILLE, TX	76034	5709 OAKLEIGH LN
6	LAMA, PASANG	6001 BRANSFORD RD	COLLEYVILLE, TX	76034	6001 BRANSFORD RD
7	THE PANNO LIVING TRUST	5901 BRANSFORD RD	COLLEYVILLE, TX	76034	5901 BRANSFORD RD
8	WEST, NICHOLAS	500 BEVERLY DR	COLLEYVILLE, TX	76034	500 BEVERLY DR
9	RIMMER, HARRY L	508 BEVERLY DR	COLLEYVILLE, TX	76034	508 BEVERLY DR
10	MACAULAY, ANDREW	511 SHELTON AVE	COLLEYVILLE, TX	76034	511 SHELTON DR
11	OREGAN, BRIAN	513 BEVERLY DR	COLLEYVILLE, TX	76034	509 BEVERLY DR
12	HEMANI LAW GROUP PLLC	2705 SAN JACINTO DR	EULESS, TX	76039	5917 PRESTON WAY
13	PAL, ROHAN	5913 PRESTON WAY	COLLEYVILLE, TX	76034	5913 PRESTON WAY
14	JEFF AND JANA BURNETT REVOCABLE TRUST	1637 FOUNTAIN PASS DR	COLLEYVILLE, TX	76034	5909 PRESTON WAY
15	THE SHAWN AND LISA GOFF REVOCABLE TRUST	3000 MAHAN CT	GRAPEVINE, TX	76051	5905 PRESTON WAY
16	MORENO, JUAN	2605 BEL AIR LN	FLOWER MOUND, TX	75022	5901 PRESTON WAY
17	SILVA, JIMMY	5819 PRESTON WAY	COLLEYVILLE, TX	76034	5819 PRESTON WAY
18	DYER, ALEC	5815 PRESTON WAY	COLLEYVILLE, TX	76034	5815 PRESTON WAY
19	DENKE, DEBRA	5811 PRESTON WAY	COLLEYVILLE, TX	76034	5811 PRESTON WAY
20	MOSS, BRANDON	5807 PRESTON WAY	COLLEYVILLE, TX	76034	5807 PRESTON WAY
21	GHHB TALON HILL LLC	1105 GLADE RD STE 100	COLLEYVILLE, TX	76034	5902 PRESTON WAY
22	J&L PRESTON MANOR LLC	433 LAS COLINAS BLVD E STE 1290	IRVING, TX	75039	5906 PRESTON WAY
23	J&L PRESTON MANOR LLC	433 LAS COLINAS BLVD E STE 1290	IRVING, TX	75039	5910 PRESTON WAY
24	SCHURMAN, DEREK	816 8TH ST SE	DEMOTTE, IN	46310	5914 PRESTON WAY
25	BROWN, DALLAS C	3426 KNOB OAK DR	GRAPEVINE, TX	76051	5812 PRESTON WAY
26	PRESTON MANOR RESIDENTIAL COMMUNITY INC	6400 INTERNATIONAL PKWY SUITE 1000	PLANO, TX	75093	5918 PRESTON WAY
27	CARNEY, MAX	5712 BRANSFORD RD	COLLEYVILLE, TX	76034	5712 BRANSFORD RD
28	MINOR, ARVIL	5808 BRANSFORD RD	COLLEYVILLE, TX	76034	5808 BRANSFORD RD
29	MINOR, ARVIL	5808 BRANSFORD RD	COLLEYVILLE, TX	76034	5808 BRANSFORD RD
30	COWAN, LARRY B	5904 BRANSFORD RD	COLLEYVILLE, TX	76034	5904 BRANSFORD RD
31	BRISTOL, DAVID E	501 BEVERLY DR	COLLEYVILLE, TX	76034	501 BEVERLY DR
32	WITMAN, GEORGE	405 SHELTON DR	COLLEYVILLE, TX	76034	405 SHELTON DR
33	DOODY, KEVIN	401 W L D LOCKETT RD	COLLEYVILLE, TX	76034	508 SHELTON DR
34	COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	400 SHELTON DR
35	REGIONAL RAIL ROW CO	PO BOX 660163	DALLAS, TX	75266	6201 L D LOCKETT RD
36	ONCOR ELECTRIC DELIVERY CO LLC	PO BOX 139100	DALLAS, TX	75313	6001 L D LOCKETT RD
37	COWAN, LARRY	6000 BRANSFORD RD	COLLEYVILLE, TX	76034	6000 BRANSFORD RD
38	DOODY, KEVIN	401 W L D LOCKETT RD	COLLEYVILLE, TX	76034	504 SHELTON DR
39	DOODY, KEVIN	401 W L D LOCKETT RD	COLLEYVILLE, TX	76034	500 SHELTON DR
40	ALIANNE ESTATES	6201 Theresa Lane	COLLEYVILLE, TX	76034	COURTESY NOTICE
41	GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
	MHS Land Development LLC	1521 Wagonwheel Trl	Keller, TX	76248	1521 Wagonwheel Trl





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, June 9, 2025 at 7:00 p.m.
City Council Meetings: Tuesday, July 1, 2025 & Tuesday, July 15, 2025 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for a fence on Lot 3, Block 1, of the McCrady Addition, located at 5820 Bransford Road, Case ZC25-012. The request is to allow a 6 foot wrought-iron fence within the required front yard setback along the property line.

Zoning Case: ZC25-012

Applicant: MHS Land Development

Owner: Ashraf (John) Shehata

Location: 5820 Bransford Rd

Property Description: Lot 3, Block 1, McCrady Addition

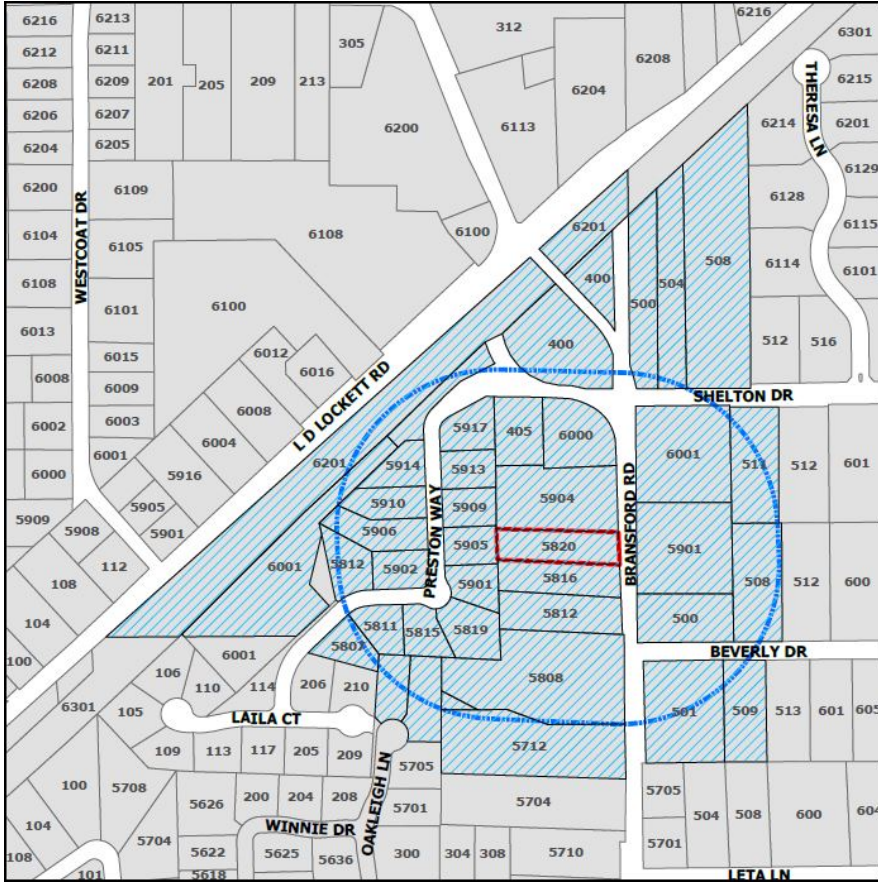
Present Zoning: R-20, Single Family Residential

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

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

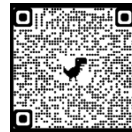
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@colleyville.com

NOTICE OF PUBLIC HEARING



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

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



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

Kristopher Potts

Kristopher Potts
Planner

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 0.86 ACRES, BEING LOT 3, BLOCK 1, MCCRADY ADDITION, LOCATED AT 5820 BRANSFORD ROAD, BY AUTHORIZING A SPECIAL USE PERMIT TO ALLOW FOR A FENCE TO EXTEND BEYOND THE FRONT FAÇADE OF THE HOUSE AND BE LOCATED ALONG THE PROPERTY LINE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit to allow for allow for a fence to extend beyond the front façade of the house and be located along the property line under Case No. ZC25-012; and

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

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

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

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

Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit to allow for a fence to extend beyond the front façade of the house and be located along the property line on 0.86 acres, being Lot 3, Block 1, McCrady Addition,

located at 5820 Bransford 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 a 6-foot wrought iron fence with masonry columns to extend beyond the front façade of the house and be placed on the property line.
 - b. It shall be generally consistent with the site plan and as depicted on the attached Exhibit "B".
 - c. All requirements of the Land Development Code shall be met, except where amended herein.
- Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 6. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.
- Sec. 7. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 1st day of July 2025.

The second reading and public hearing being conducted on the 15th day of July 2025.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS
ON THIS THE 15TH DAY OF July 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

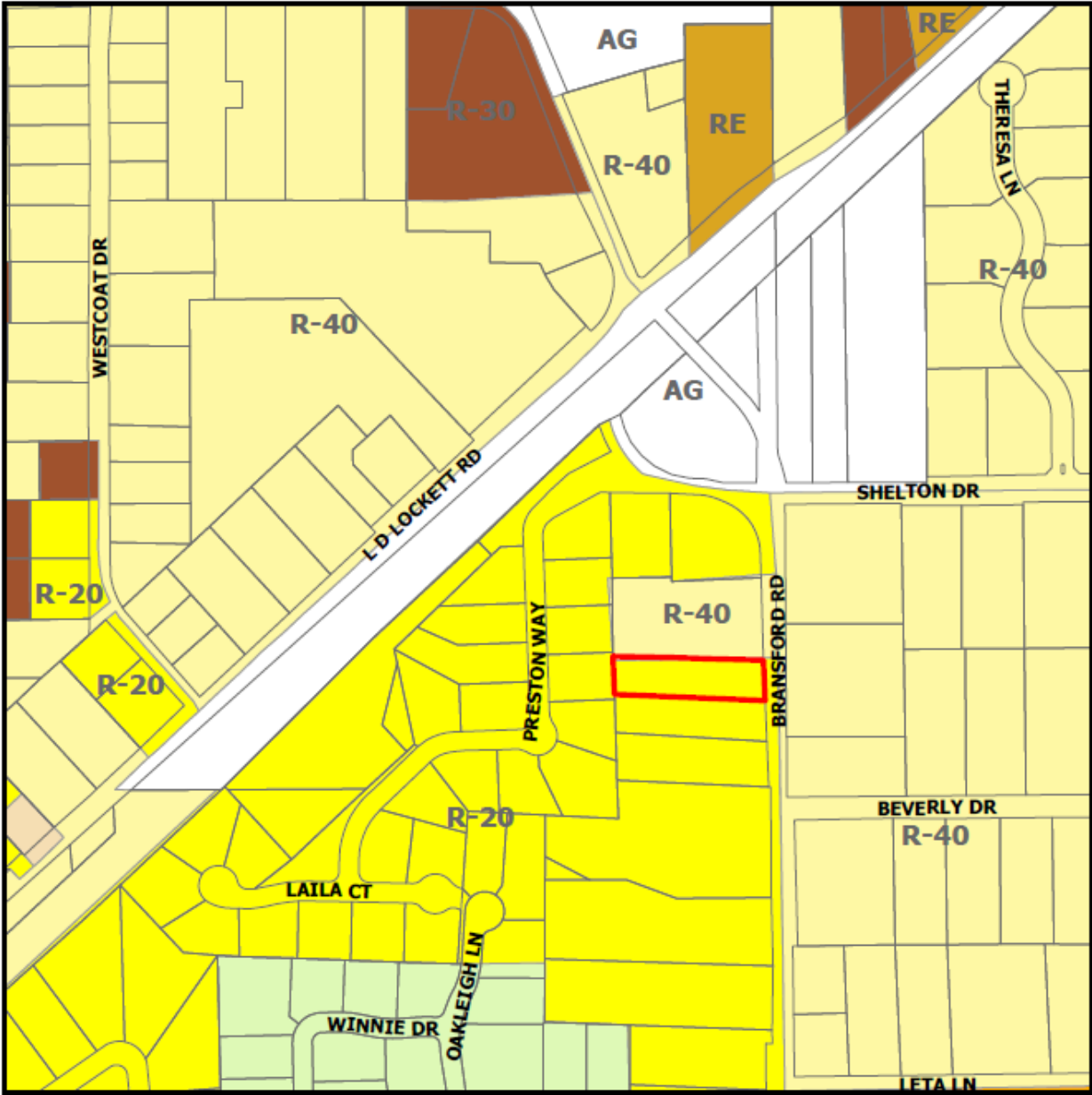


Exhibit "B" – Fence Exhibit





CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number -

Agenda Date 6/9/2025

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a Special Use Permit for a fence on Lot 8R, Block 3, of the Oaks of Colleyville Addition, located at 600 Hunter Trail, Case ZC25-013

Explanation

Colin Cashman, the applicant, has submitted a request for a Special Use Permit (SUP) for a fence on Lot 8R, Block 3, The Oaks Colleyville Addition, being approximately 0.70 acres, and zoned R-20 Single Family Residential. The SUP request is to allow for a 6-foot wooden fence to be placed beyond the front façade of the house.

Existing Conditions/Background: The subject property, 600 Hunter Trail, resides at the intersection of Colts Neck Drive and Hunter Tail and has R-20 Single Family Residential zoning. The property has an existing single-family home with a wooden fence that is being proposed to be replaced beyond the front façade of the house.

SUP Request: The applicant is requesting approval of an SUP to allow for an opaque wood fence that is 6-feet in height to extend forward of the house and be located approximately 8-feet from the front property line.

Code of Ordinances – Section 3.26 Fences, Free Standing Walls, and Screening Materials Regulations of the Land Development Code establishes the maximum size and location of fencing to be permitted by staff on a residential lot:

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

1. Front Yards: No fence or freestanding wall greater than thirty (30) inches in height and no greater than twenty-five (25) percent opaque construction shall be located beyond the front façade of the primary residential structure.

a. The primary fencing material shall be of wrought iron, pre-formed concrete, poured-in-place concrete, concrete masonry unit (CMU), brick, approved wood rail construction, a combination thereof or other similar material approved by the City Building Official. All poured in place concrete and CMU shall contain an architectural finish.

d. Exceptions to front yard requirement: Lots containing a minimum of 40,000 square feet, and subdivisions, shall be allowed to construct a perimeter fence within the front yard setback. Said fencing shall be no greater than eight (8) feet in height and shall

have no greater than twenty-five (25) percent opaque construction within the front yard. Allowed construction materials shall be the same as paragraph "1.a" above. This exception shall not apply to properties zoned as a PUD district."

Regulation "1" above applies in this case requiring that no fence be built forward of the front façade of the house. The lot falls short of meeting the exception.

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

Analysis: The applicant is requesting an SUP that would allow for a 6-foot wood fence to be built forward of the front façade and be located approximately 8 feet from the front property line. The fence is greater than 25% opaque construction.

Plat Status: The property is platted as Lot 8R, Block 3, The Oaks Colleyville Addition.

DRC Review: The DRC reviewed the request during their May 19, 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, south, and west are zoned R-20 Single Family Residential and improved with single-family homes.

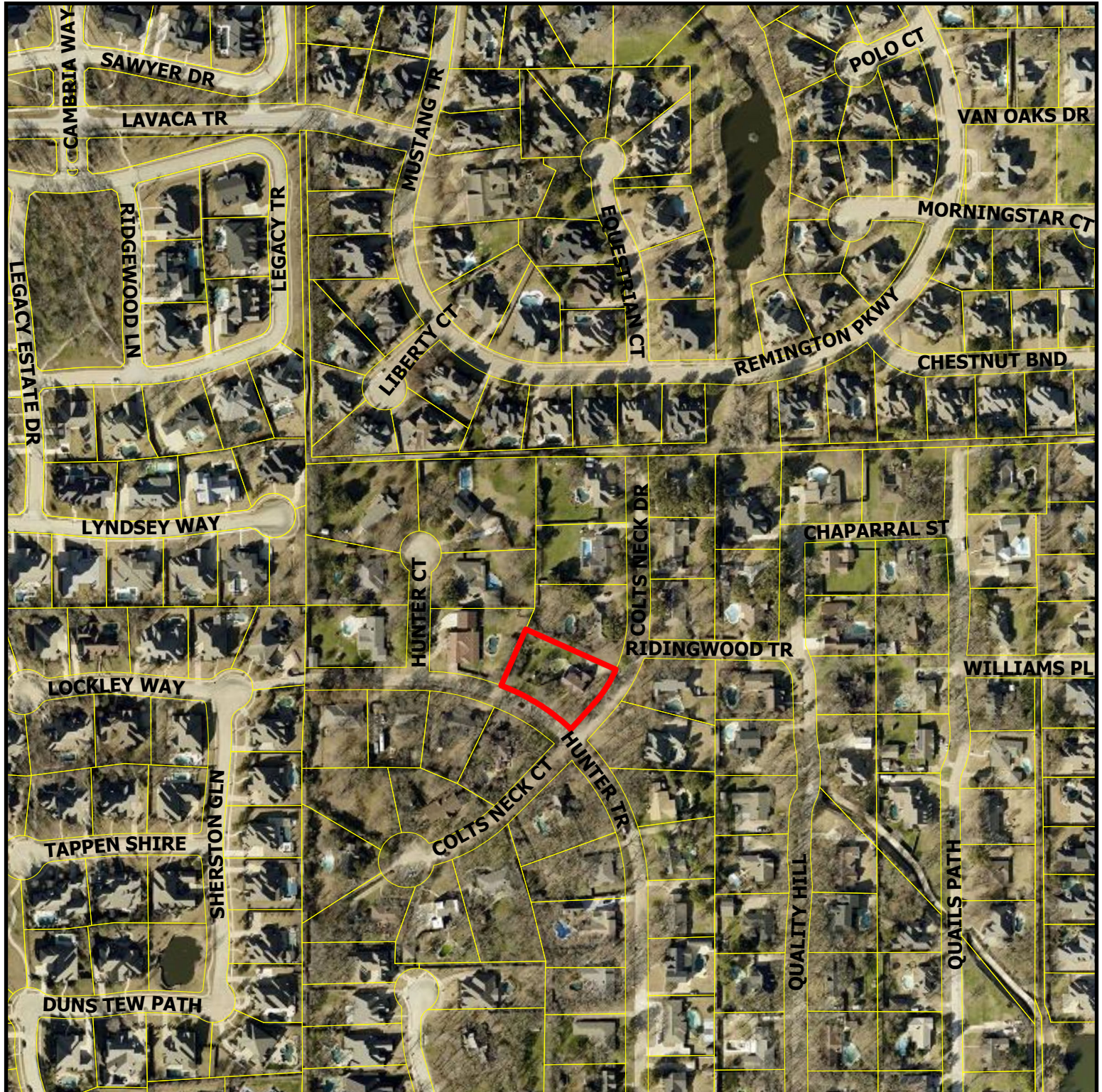
Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1,000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published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

Staff Recommendation: Staff is neutral on this request.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Plan
6. Images Provided by Applicant
7. Notification List
8. Notification Letter
9. Notification Map
10. Draft Ordinance

Aerial Map

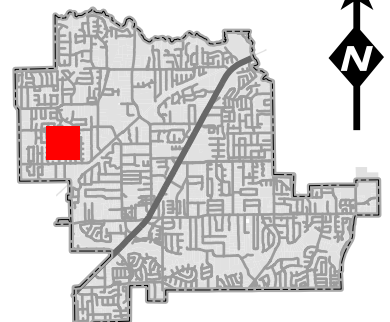


ZC25-013

600 Hunter Trl



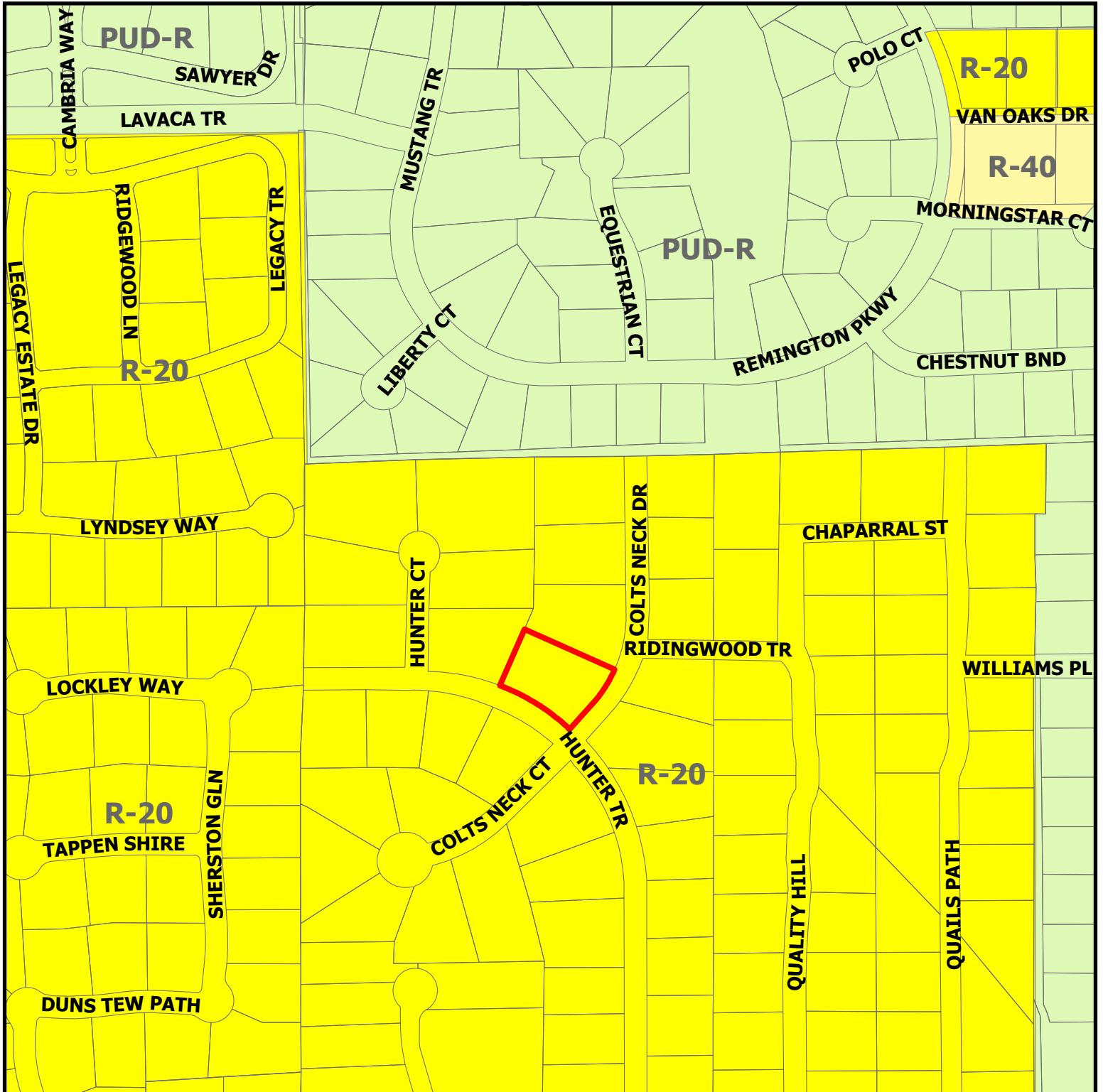
Subject Property



DISCLAIMER:

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Zoning Map

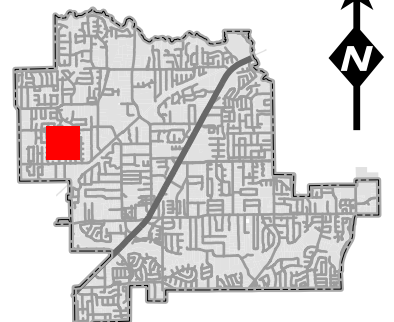


ZC25-013

600 Hunter Trl

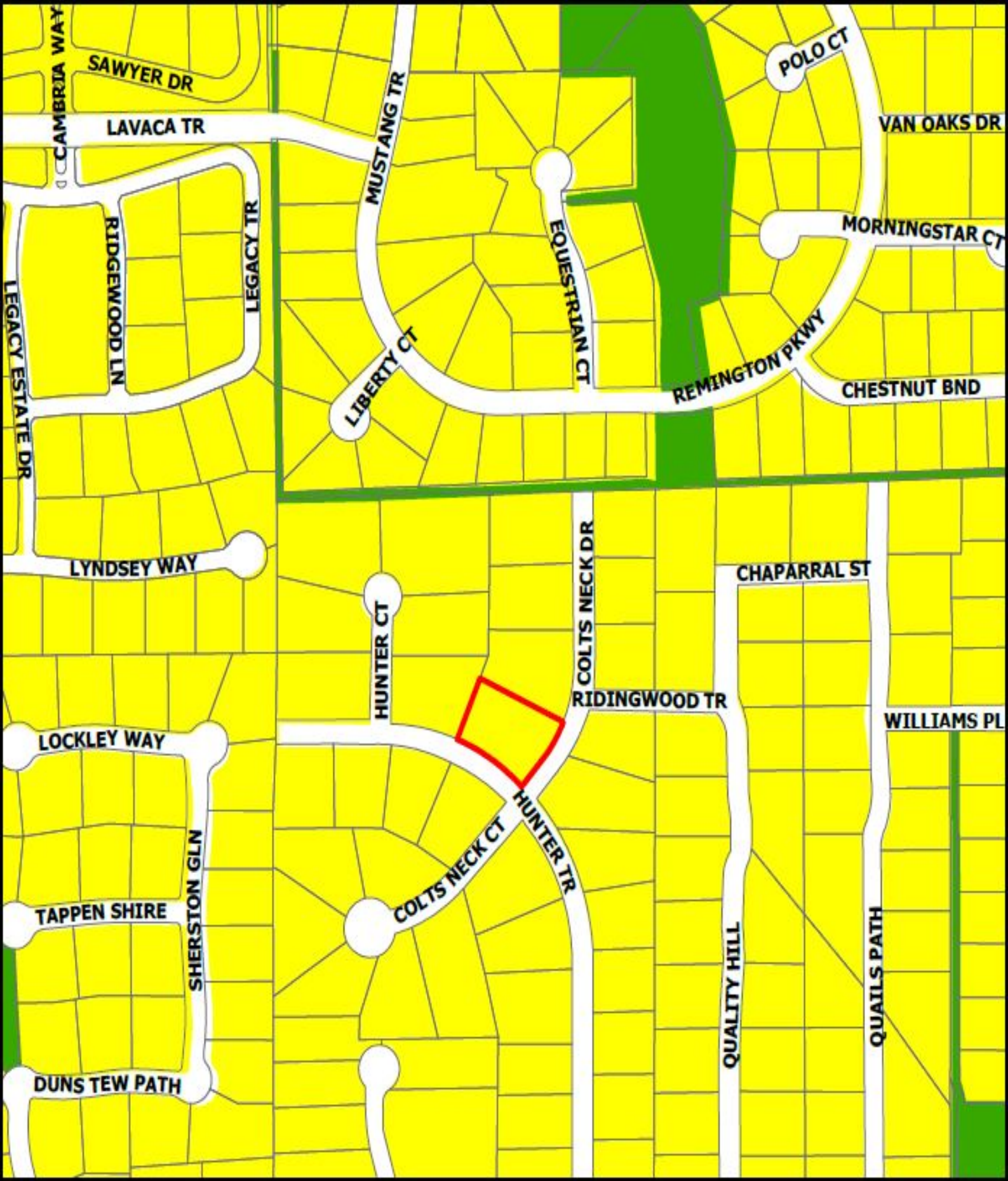


Subject Property



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To Whom It May Concern,

We are writing to propose the reconstruction of our fence. Our intention is to align with our neighboring fence for a more cohesive and visually appealing look. The current fence is approximately 25 years old, in a deteriorating condition, and is beginning to lean and fall - raising safety concerns.

As a family with three young children, we are eager to create a safe and secure outdoor space not only for them, but also for dozens of neighborhood kids to enjoy. Although we recognize that the proposed fence line does not conform strictly to standard zoning or setback codes, we would like to highlight that our home is uniquely situated. Our backyard functions more as a side yard, and this configuration makes the proposed alignment both practical and beneficial.

We hope you will consider this proposal with safety, functionality, and improved visual aesthetic of the neighborhood in mind. We are happy to provide additional information or work collaboratively toward a solution that meets both code and community standards.

Sincerely,

Colin & Kelci Cashman
600 Hunter Trail
Colleyville TX 76034









OBJECTID	Owner_Name	Owner_Addr	Owner_City	Owner_Zip	Situs_Addr
1	LEGACY AT COLLEYVILLE LLC THE	PO BOX 92747	SOUTHLAKE, TX	76092	701 LYNDSLEY WAY
2	SAUNDERS, DONNA	613 COLTS NECK CT	COLLEYVILLE, TX	76034	613 COLTS NECK CT
3	DEBREI, JOHNA	610 COLTS NECK CT	COLLEYVILLE, TX	76034	610 COLTS NECK CT
4	PAUL L MOORE	613 HUNTER TRL	COLLEYVILLE, TX	76034	613 W HUNTER TR
5	PAUL L MOORE	613 HUNTER TRL	COLLEYVILLE, TX	76034	613 W HUNTER TR
6	MILAKOVICH, RYAN	604 COLTS NECK CT	COLLEYVILLE, TX	76034	604 COLTS NECK CT
7	HEATH, LESTER	601 HUNTER TRL	COLLEYVILLE, TX	76034	601 W HUNTER TR
8	VAWTER, MARTIN R	605 HUNTER TR	COLLEYVILLE, TX	76034	605 W HUNTER TR
9	WAGNER, TIMOTHY	609 HUNTER TR	COLLEYVILLE, TX	76034	609 W HUNTER TR
10	WENDLER, DAVID	5816 HUNTER TRL	COLLEYVILLE, TX	76034	5816 HUNTER TR
11	ROWLAND, DANNY W	5900 HUNTER TR	COLLEYVILLE, TX	76034	5900 HUNTER TR
12	COUCH, RONALD G	5904 HUNTER TR	COLLEYVILLE, TX	76034	5904 HUNTER TR
13	DEBNAM, ROBERT G	605 COLTS NECK CT	COLLEYVILLE, TX	76034	605 COLTS NECK CT
14	PATTERSON, NATALIE	609 COLTS NECK CT	COLLEYVILLE, TX	76034	609 COLTS NECK CT
15	CRAMBLIT JOSEPH	5817 HUNTER TR	COLLEYVILLE, TX	76034	5817 HUNTER TR
16	BROWN, COURTNEY	5901 HUNTER TRL	COLLEYVILLE, TX	76034	5901 HUNTER TR
17	GARVEY, MICHAEL C	5905 HUNTER TR	COLLEYVILLE, TX	76034	5905 HUNTER TR
18	WELLS, VINCENT	5909 COLTS NECK DR	COLLEYVILLE, TX	76034	5909 COLTS NECK DR
19	TINKHAM, THOMAS L	500 RIDINGWOOD TR	COLLEYVILLE, TX	76034	500 RIDINGWOOD TR
20	FLAGG, JOEL G	6004 COLTS NECK DR	COLLEYVILLE, TX	76034	6004 COLTS NECK DR
21	HEARN, MARC C	6008 COLTS NECK DR	COLLEYVILLE, TX	76034	6008 COLTS NECK DR
22	MOORE, GARY E	6000 HUNTER CT	COLLEYVILLE, TX	76034	6000 HUNTER CT
23	KANE, JACK J	6004 HUNTER COURT	COLLEYVILLE, TX	76034	6004 HUNTER CT
24	ADAMS, LINDA B	6008 HUNTER CT	COLLEYVILLE, TX	76034	6008 HUNTER CT
25	BROOKS, SARAH	6009 HUNTER CT	COLLEYVILLE, TX	76034	6009 HUNTER CT
26	DOWNES, KIMBERLY	6005 HUNTER CT	COLLEYVILLE, TX	76034	6005 HUNTER CT
27	SWANSON, PHILIP	6001 HUNTER CT	COLLEYVILLE, TX	76034	6001 HUNTER CT
28	CASHMAN, COLIN	600 HUNTER TRL	COLLEYVILLE, TX	76034	600 W HUNTER TR
29	ADAMS, JASON R	6000 COLTS NECK DR	COLLEYVILLE, TX	76034	6000 COLTS NECK DR
30	PINKERTON, DORAN CONRAD	6001 COLTS NECK DR	COLLEYVILLE, TX	76034	6001 COLTS NECK DR
31	HOUGH FAMILY TRUST	6005 COLTS NECK DR	COLLEYVILLE, TX	76034	6005 COLTS NECK DR
32	ROMO, JONATHAN W	6009 COLTS NECK DR	COLLEYVILLE, TX	76034	6009 COLTS NECK DR
33	SIDEBOTTOM, RICHARD	6001 REMINGTON PKWY	COLLEYVILLE, TX	76034	6001 REMINGTON PKWY
34	KIRK, ROBERT B	6005 REMINGTON PKWY	COLLEYVILLE, TX	76034	6005 REMINGTON PKWY
35	HARRISON, BENJAMIN	6009 REMINGTON PKWY	COLLEYVILLE, TX	76034	6009 REMINGTON PKWY
36	MORROW, MATT	6013 REMINGTON PKWY	COLLEYVILLE, TX	76034	6013 REMINGTON PKWY
37	REM PARK HA INC	PO BOX 935	KELLER, TX	76248	6021 REMINGTON PKWY
38	VAUGHN, ERICA	509 LIBERTY CT	COLLEYVILLE, TX	76034	509 LIBERTY CT
39	THE STEPHEN AND RACHEL ALLEN TRUST	505 LIBERTY CT	COLLEYVILLE, TX	76034	505 LIBERTY CT
40	MERCADO, SERGIO	501 LIBERTY CT	COLLEYVILLE, TX	76034	501 LIBERTY CT
41	KIDWELL, BARBARA	6005 QUALITY HILL RD	COLLEYVILLE, TX	76034	6005 QUALITY HILL RD
42	ANDERSON FAMILY TRUST,THE	5909 QUALITY HILL RD	COLLEYVILLE, TX	76034	5909 QUALITY HILL RD
43	GOW, PATRICK	700 MONTREUX AVE	COLLEYVILLE, TX	76034	5913 QUALITY HILL RD
44	SIX M FAMILY TRUST	6001 QUALITY HILL RD	COLLEYVILLE, TX	76034	6001 QUALITY HILL RD
45	SCHWANBECK, BRENT	5816 QUALITY HILL RD	COLLEYVILLE, TX	76034	5816 QUALITY HILL RD
46	BARNWELL, PHILLIP	5900 QUALITY HILL RD	COLLEYVILLE, TX	76034	5900 QUALITY HILL RD
47	ANDERSEN, MICHAEL	5904 QUALITY HILL RD	COLLEYVILLE, TX	76034	5904 QUALITY HILL RD
48	GEORGE, JAMES P	5908 QUALITY HILL RD	COLLEYVILLE, TX	76034	5908 QUALITY HILL RD
49	INGRAM, CHRISTOPHER	5912 QUALITY HILL RD	COLLEYVILLE, TX	76034	5912 QUALITY HILL RD
50	MATTHEW 11-28-30 LLC	402 SAMANTHA DR	LEWES, DE	19958	6000 QUALITY HILL RD
51	ZEBROWSKI, MARK SHAVER	6004 QUALITY HILL RD	COLLEYVILLE, TX	76034	6004 QUALITY HILL RD
52	FITZPATRICK, ALVIN A	404 CHAPARRAL ST	COLLEYVILLE, TX	76034	404 CHAPARRAL ST
53	DESHOTELS, MICHAEL	6017 SHERSTON GLEN	COLLEYVILLE, TX	76034	6017 SHERSTON GLEN
54	DONG, LONNIE R	6021 SHERSTON GLN	COLLEYVILLE, TX	76034	6021 SHERSTON GLEN
55	JOHN J THOMPSON III REVOCABLE TRUST	704 LOCKLEY WAY	COLLEYVILLE, TX	76034	704 LOCKLEY WAY
56	REMINGTON PARK ADDITION	5751 Kroger Drive	KELLER, TX	76244	COURTESY NOTICE
57	THE LEGACY	PO Box #51555	DENTON, TX	76206	COURTESY NOTICE
58	COVINGTON ADDITION	5751 Kroger Drive	KELLER, TX	76034	COURTESY NOTICE
59	GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED



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, June 9, 2025 at 7:00 p.m.
City Council Meetings: Tuesday, July 1, 2025 & Tuesday, July 15, 2025 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for a fence on Lot 8R, Block 3, of the Oaks of Colleyville Addition, located at 600 Hunter Trail, Case ZC25-013. The request is to allow for a 6 foot wooden fence to be placed within the required front yard setback.

Zoning Case: ZC25-013

Applicant: Colin Cashman

Owner: Colin Cashman

Location: 600 Hunter Trail

Property Description: Lot 8R, Block 3, Oaks of Colleyville Addition

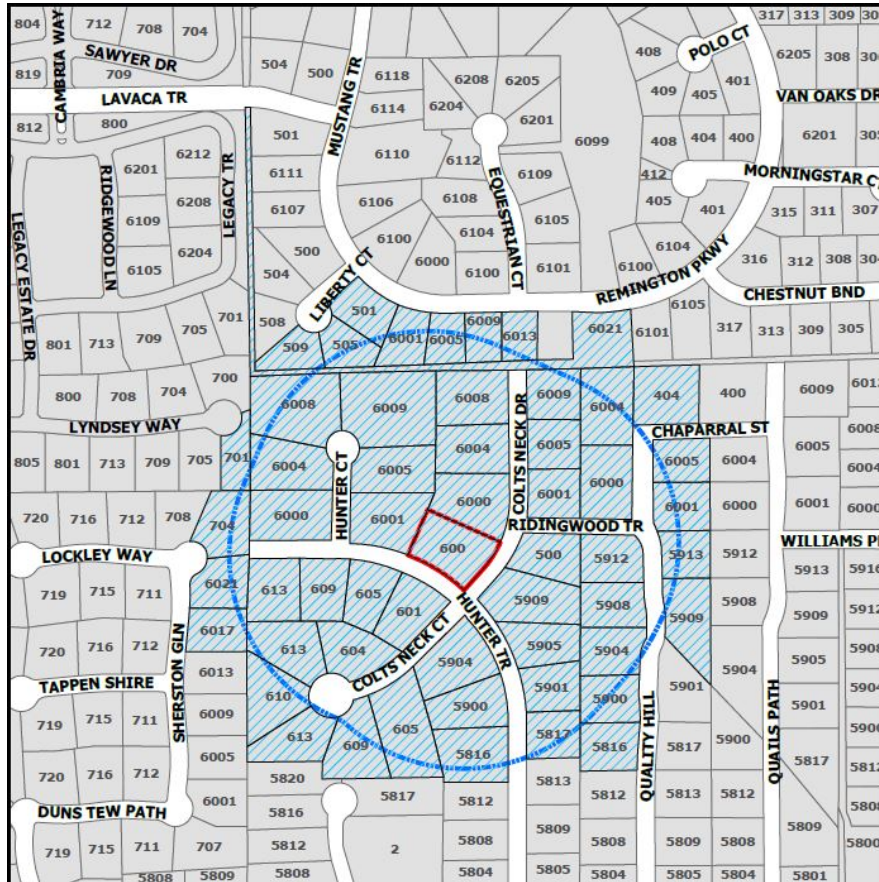
Present Zoning: R-20, Single Family Residential

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

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

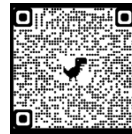
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@colleyville.com

NOTICE OF PUBLIC HEARING



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

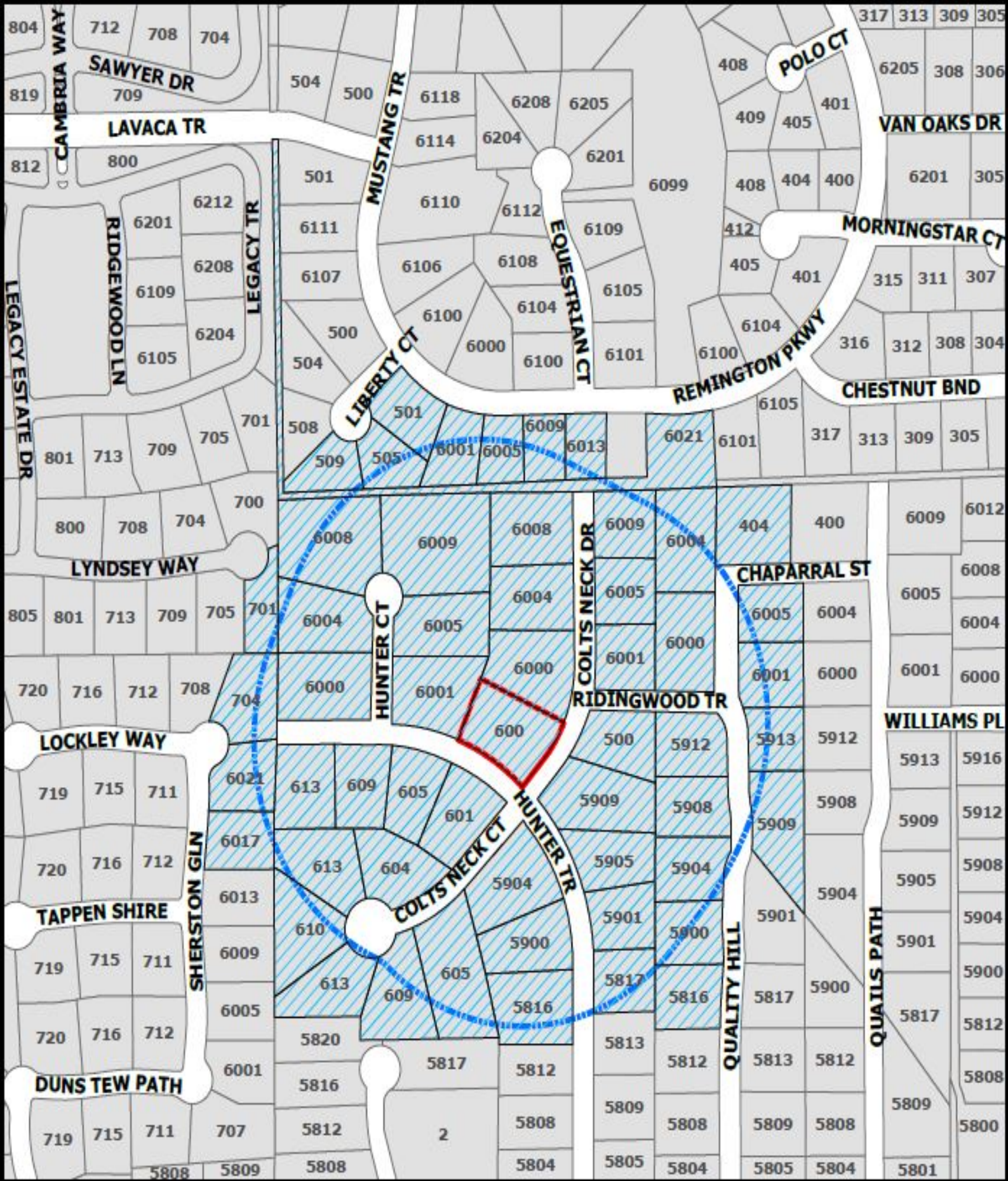
The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas 76034. A brief project description can be found online on the Agenda Packet and Active Development Case map (please use your phone's camera to scan QR code below):



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

Kristopher Potts

Kristopher Potts
Planner



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 0.70 ACRES, BEING LOT 8R, BLOCK 3, THE OAKS COLLEYVILLE ADDITION, LOCATED AT 600 HUNTER TRAIL, BY AUTHORIZING A SPECIAL USE PERMIT TO ALLOW FOR A FENCE TO EXTEND BEYOND THE FRONT FAÇADE OF THE HOUSE AND BE LOCATED APPROXIMATELY 8 FEET FROM THE PROPERTY LINE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit to allow for allow for a fence to extend beyond the front façade and be located approximately 8 feet from the property line under Case No. ZC25-013; and

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

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

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

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

Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit to allow for a fence to extend beyond the front façade of the house and be located approximately 8 feet from the property line on 0.70 acres, being Lot 8R, Block 3,

The Oaks Colleyville Addition, located at 600 Hunter Trail, 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 6-foot wood fence to extend beyond the front façade of the house and be placed approximately 8 feet from the property line.
 - b. It shall be generally consistent with the site plan and as depicted on the attached Exhibit "B".
 - c. All requirements of the Land Development Code shall be met, except where amended herein.
- Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 6. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.
- Sec. 7. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 1st day of July 2025.

The second reading and public hearing being conducted on the 15th day of July 2025.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS
ON THIS THE 15TH DAY OF July 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

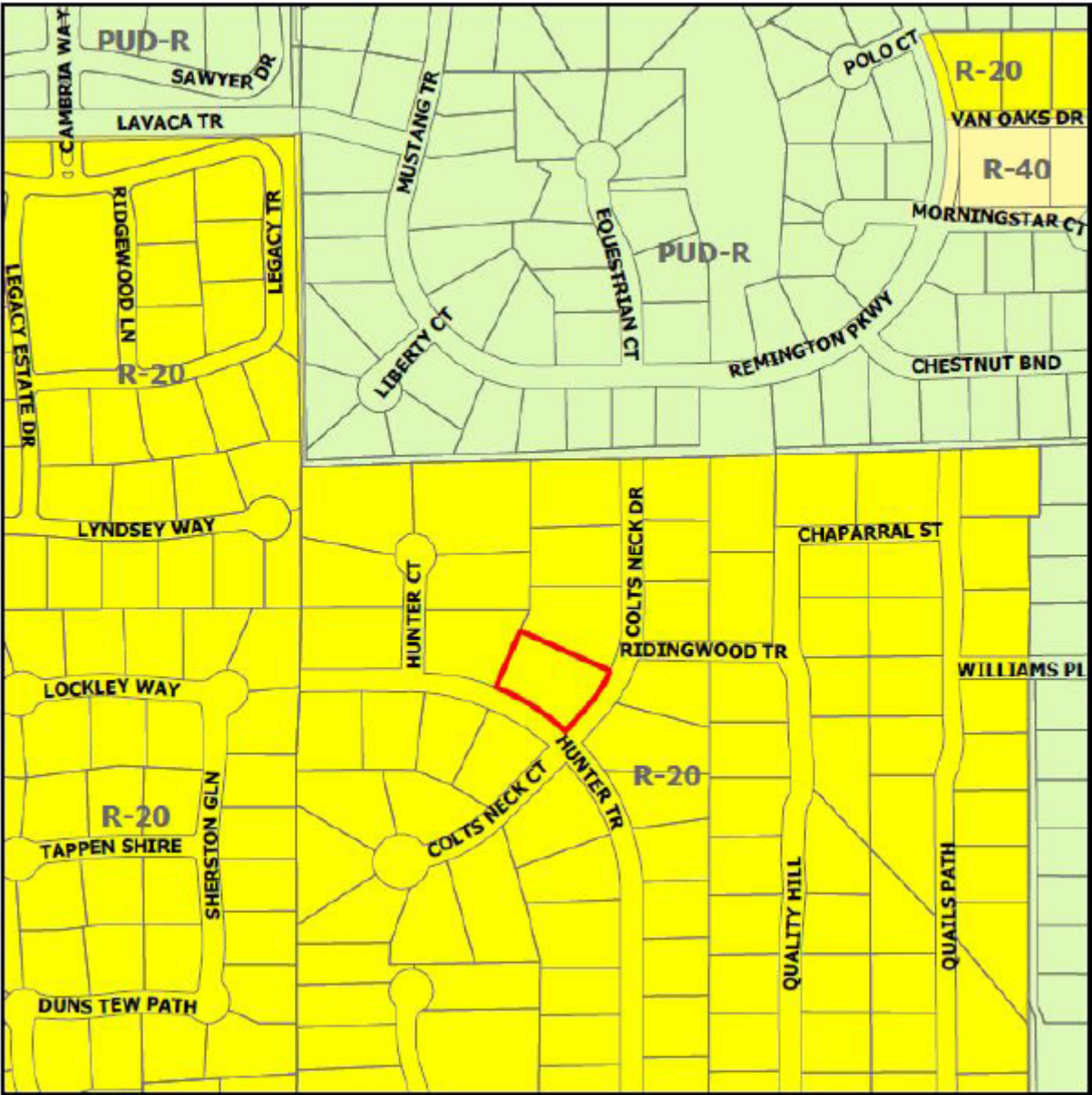


Exhibit "B" – Fence Exhibit







CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number -

Agenda Date 6/9/2025

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a Special Use Permit for a fence on Lot 35, Block 12, of Ross Downs Estates, located at 6701 Carriage Lane, Case ZC25-014

Explanation

Michael Rapken, the applicant, has submitted a request for a Special Use Permit (SUP) for a fence on Lot 35, Block 12, Ross Down Estates, being approximately 0.367 acres, and zoned Planned Unit Development – Residential (PUD-R). The SUP request is to allow for a 6-foot wooden fence to be placed within the required street side yard setback.

Existing Conditions/Background: The subject property, 6701 Carriage Lane, resides at the intersection of Carriage Lane and Melanie Drive and has Planned Unit Development - Residential zoning. The property has an existing single-family home that had a wooden fence previously existing. It has been replaced with a new wooden fence that does not meet current requirements.

SUP Request: The applicant is requesting approval of an SUP to allow for a wood fence that is 6-foot in height to encroach into the required street side yard setback and to be placed approximately 16 feet from the property line. Wood fences are greater than 25% opaque construction and cannot be placed within the required street side yard setback without the approval of an SUP.

Code of Ordinances – Section 3.26 Fences, Free Standing Walls, and Screening Materials Regulations of the Land Development Code establishes the maximum size and location of fencing to be permitted by staff on a residential lot:

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

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

Regulation "2" above applies in this case requiring that no fence be greater than twenty-five (25) percent opaque and built within the required street side yard setback.

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

Analysis: The applicant is requesting an SUP that would allow for a 6-foot wood fence to be built within the street side yard setback on the corner lot and to allow for it to be placed approximately 16 feet from the property line. The fence is greater than 25% opaque construction and would need to be placed at a 30' street side yard setback to be compliant with the regulations of the Land Development Code. The original wood fence was replaced due to its age and dilapidated condition.

Plat Status: The property is platted as Lot 35, Block 12, Ross Down Estates.

DRC Review: The DRC reviewed the request during their May 19, 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, south, and west are zoned Planned Unit Development - Residential and improved with single-family homes.

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

Staff Recommendation: Staff is neutral on this request.

Attachments

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

Aerial Map

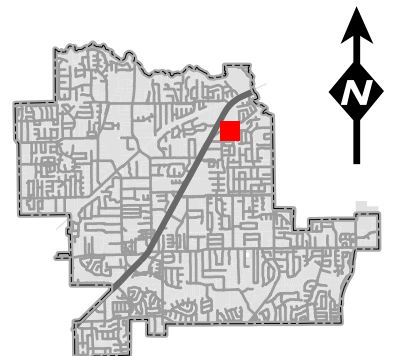


ZC25-014

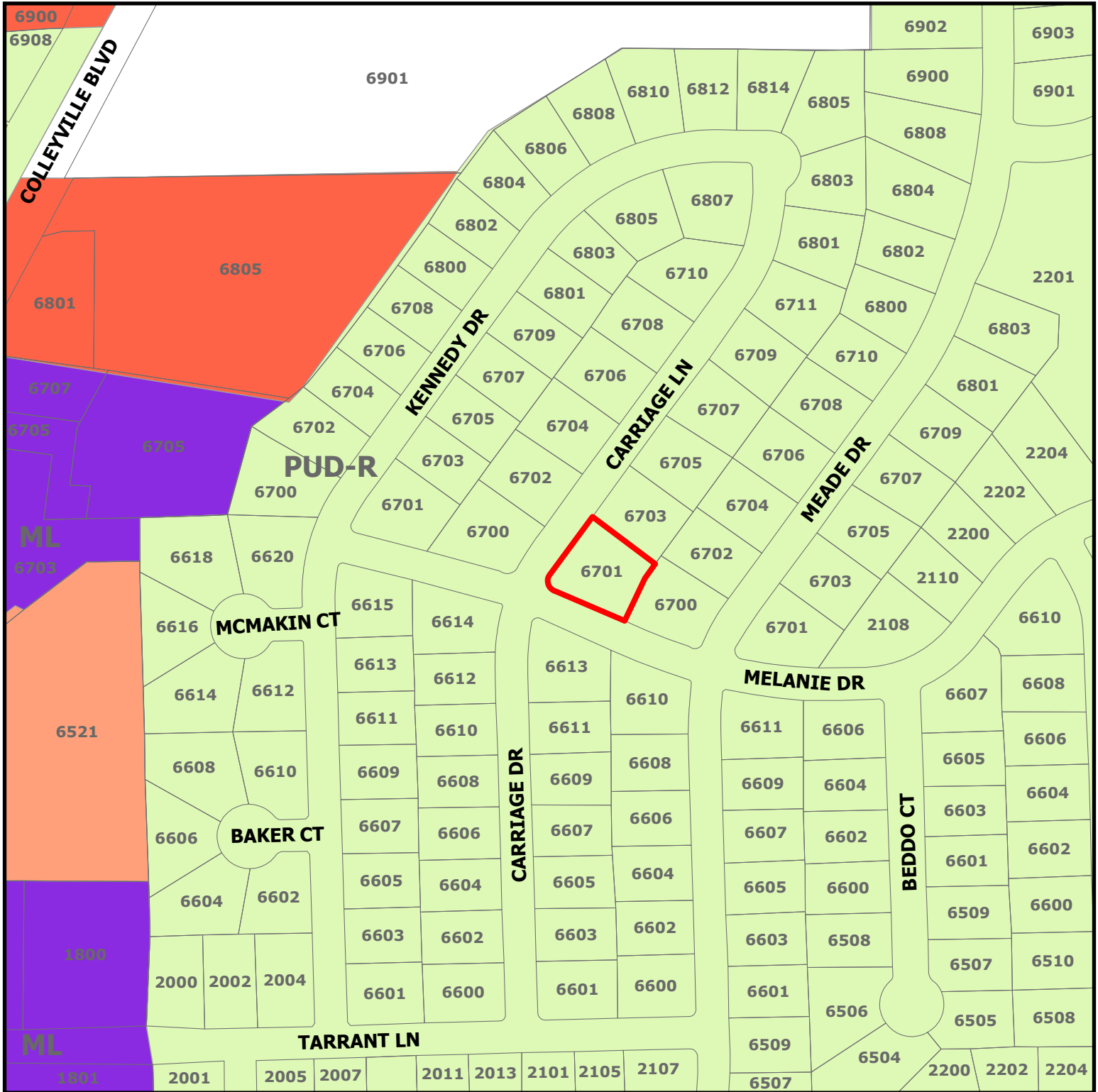
6701 Carriage Ln

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



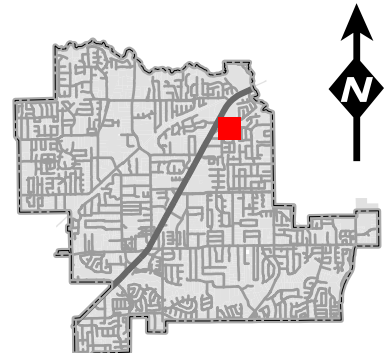
Zoning Map



ZC25-014

6701 Carriage Ln

 Subject Property



DISCLAIMER:
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The map displays a residential neighborhood with the following streets and lot numbers:

- Colleyville Blvd** (top left)
- Kennedy Dr** (curved street, top center)
- Carriage Ln** (curved street, center)
- Meade Dr** (curved street, right)
- McKakin Ct** (circular street, left)
- Baker Ct** (circular street, left)
- Carriage Dr** (straight street, bottom center)
- Melanie Dr** (straight street, bottom right)
- Beddo Ct** (straight street, bottom right)
- Tarrant Ln** (straight street, bottom)

Property lots are numbered as follows:

- Top Left (Pink):** 6900, 6908, 6801, 6707, 6705, 6703, 6521, 1800.
- Top Center (Yellow):** 6901, 6805, 6800, 6708, 6706, 6704, 6702, 6700, 6618, 6620, 6616, 6614, 6612, 6608, 6610, 6606, 6604, 6602, 2000, 2002, 2004.
- Center (Yellow):** 6810, 6812, 6814, 6805, 6808, 6806, 6804, 6802, 6800, 6708, 6706, 6704, 6702, 6700, 6807, 6805, 6803, 6710, 6709, 6707, 6706, 6704, 6703, 6702, 6701, 6700, 6703, 6702, 6700.
- Right (Yellow):** 6902, 6903, 6901, 6900, 6808, 6804, 6803, 6801, 6802, 6800, 6711, 6710, 6709, 6708, 6707, 6706, 6705, 6703, 6701, 2204, 2202, 2200, 2110, 2108, 6610, 6608, 6606, 6604, 6602, 6509, 6507, 6505, 6508.
- Bottom (Yellow):** 6615, 6614, 6613, 6612, 6611, 6610, 6609, 6608, 6607, 6606, 6605, 6604, 6603, 6602, 6601, 6600, 6613, 6610, 6611, 6609, 6608, 6607, 6606, 6605, 6604, 6603, 6602, 6601, 6600, 6611, 6606, 6609, 6604, 6607, 6602, 6605, 6600, 6603, 6508, 6601, 6509, 6506, 6504, 2200, 2202, 2204.
- Bottom Left (Pink):** 1801, 2001, 2005, 2007, 2011, 2013, 2101, 2105, 2107.

One lot, 6701, is highlighted with a red border.



6703

6702

6701

6700







OBJECTID	Owner_Name	Owner_Addr	Owner_City	Owner_Zip	Situs_Addr
1	TX14 COLLEYVILLE LLC	1521 WESTBRANCH DR STE 100	MC LEAN, VA	22102	6805 COLLEYVILLE BLVD
2	ATWELL, JEFFREY O	6701 KENNEDY DR	COLLEYVILLE, TX	76034	6701 KENNEDY DR
3	COOK FAMILY TRUST	6710 CARRIAGE LN	COLLEYVILLE, TX	76034	6710 CARRIAGE LN
4	COOLBAUGH, SCOTT R	6708 CARRIAGE LN	COLLEYVILLE, TX	76034	6708 CARRIAGE LN
5	FREEMAN, DORI	6706 CARRIAGE LN	COLLEYVILLE, TX	76034	6706 CARRIAGE LN
6	DUWAY, JERALD	6704 CARRIAGE LN	COLLEYVILLE, TX	76034	6704 CARRIAGE LN
7	LOUGHRAN, MATTHEW	6702 CARRIAGE LN	COLLEYVILLE, TX	76034	6702 CARRIAGE LN
8	WARD, JAMES	6700 CARRIAGE LN	COLLEYVILLE, TX	76034	6700 CARRIAGE LN
9	COTTEN, JANICE R S	6703 KENNEDY DR	COLLEYVILLE, TX	76034	6703 KENNEDY DR
10	DILES FAMILY REVOCABLE LIVING TRUST	6705 KENNEDY DR	COLLEYVILLE, TX	76034	6705 KENNEDY DR
11	DANA, JULIUS M	6707 KENNEDY DR	COLLEYVILLE, TX	76034	6707 KENNEDY DR
12	BURROW, TIMOTHY B	6709 KENNEDY DR	COLLEYVILLE, TX	76034	6709 KENNEDY DR
13	KAVIANI, PARICHEHR S	6801 KENNEDY DR	COLLEYVILLE, TX	76034	6801 KENNEDY DR
14	VALDEZ, DAVID J	6803 KENNEDY DR	COLLEYVILLE, TX	76034	6803 KENNEDY DR
15	HOSSAIN, AHMED A	6805 KENNEDY DR	COLLEYVILLE, TX	76034	6805 KENNEDY DR
16	LIPPERT, JOSEPH C	6807 KENNEDY DR	COLLEYVILLE, TX	76034	6807 KENNEDY DR
17	HAILEY, OSCAR C	2108 MELANIE DR	COLLEYVILLE, TX	76034	2108 MELANIE DR
18	CARNAHAN, SHANNON	2110 MELANIE DR	COLLEYVILLE, TX	76034	2110 MELANIE DR
19	ALEE, RONALD M	2200 MELANIE DR	COLLEYVILLE, TX	76034	2200 MELANIE DR
20	HICKFANG, FREDRICK S	2202 MELANIE DR	COLLEYVILLE, TX	76034	2202 MELANIE DR
21	MOCHIZUKI, KENICHI	6709 MEADE DR	COLLEYVILLE, TX	76034	6709 MEADE DR
22	LUCKENHOFF, MICHAEL J	6707 MEADE DR	COLLEYVILLE, TX	76034	6707 MEADE DR
23	NELSON, KEITH	6705 MEADE DR	COLLEYVILLE, TX	76034	6705 MEADE DR
24	MCCALL, WILLIAM J	6703 MEADE DR	COLLEYVILLE, TX	76034	6703 MEADE DR
25	BROCKENBUSH, CHARLES D	6701 MEADE DR	COLLEYVILLE, TX	76034	6701 MEADE DR
26	FLOWERS, GREGG W	6614 MCMAKIN CT	COLLEYVILLE, TX	76034	6614 MCMAKIN CT
27	MCDERMOTT, COLIN	6618 MCMAKIN CT	COLLEYVILLE, TX	76034	6618 MCMAKIN CT
28	WILEY, PAUL	6620 MCMAKIN CT	COLLEYVILLE, TX	76034	6620 MCMAKIN CT
29	BERGER, ANDREW	6700 KENNEDY DR	COLLEYVILLE, TX	76034	6700 KENNEDY DR
30	RYAN, MICHAEL J	6702 KENNEDY DR	COLLEYVILLE, TX	76034	6702 KENNEDY DR
31	WILLIAMSON, KENNY	6704 KENNEDY DR	COLLEYVILLE, TX	76034	6704 KENNEDY DR
32	FRANKS, JAY R	6706 KENNEDY DR	COLLEYVILLE, TX	76034	6706 KENNEDY DR
33	CORONEL, CHRISTIAN	6708 KENNEDY DR	COLLEYVILLE, TX	76034	6708 KENNEDY DR
34	RISLEY, PHILIP M	6800 KENNEDY DR	COLLEYVILLE, TX	76034	6800 KENNEDY DR
35	OKWENA, GIDEON	6802 KENNEDY DR	COLLEYVILLE, TX	76034	6802 KENNEDY DR
36	SHERRILL, JIM B	6804 KENNEDY DR	COLLEYVILLE, TX	76034	6804 KENNEDY DR
37	GWALTNEY FAMILY LIVING TRUST	6801 CARRIAGE LN	COLLEYVILLE, TX	76034	6801 CARRIAGE LN
38	RALPH D. BENNETT & GAIL C. BENNETT JOINT LIVING TR	6711 CARRIAGE LN	COLLEYVILLE, TX	76034	6711 CARRIAGE LN
39	BUSH FAMILY TRUST	6709 CARRIAGE LN	COLLEYVILLE, TX	76034	6709 CARRIAGE LN
40	RAPJ TRUST	6707 CARRIAGE LN	COLLEYVILLE, TX	76034	6707 CARRIAGE LN
41	6705 CARRIAGE LN LAND TRUST	PO BOX 210091	BEDFORD, TX	76095	6705 CARRIAGE LN
42	KONKLE, MICHAEL	6703 CARRIAGE LN	COLLEYVILLE, TX	76034	6703 CARRIAGE LN
43	RAPKEN, MICHAEL	6701 CARRIAGE LN	COLLEYVILLE, TX	76034	6701 CARRIAGE LN
44	CUESTAS, DAVID	6700 MEADE DR	COLLEYVILLE, TX	76034	6700 MEADE DR
45	BLANKENSHIP, BAILEY	6702 MEADE DR	COLLEYVILLE, TX	76034	6702 MEADE DR
46	KE, VICTOR H	6704 MEADE DR	COLLEYVILLE, TX	76034	6704 MEADE DR
47	BIEG, SCOTT	6706 MEADE DR	COLLEYVILLE, TX	76034	6706 MEADE DR
48	MATTHEWS, JOHN	6708 MEADE DR	COLLEYVILLE, TX	76034	6708 MEADE DR
49	HARRIS, GERALD D	6710 MEADE DR	COLLEYVILLE, TX	76034	6710 MEADE DR
50	ANDRADE, DAVID A	6800 MEADE DR	COLLEYVILLE, TX	76034	6800 MEADE DR
51	FERRIS, DARRELL K	6610 BAKER CT	COLLEYVILLE, TX	76034	6610 BAKER CT
52	STEVENS, MICHAEL	6612 MCMAKIN CT	COLLEYVILLE, TX	76034	6612 MCMAKIN CT
53	RAY & DENICE KASPAR FAMILY TRUST	6607 BEDDO CT	COLLEYVILLE, TX	76034	6607 BEDDO CT
54	HONG, MIN	6605 BEDDO CT	COLLEYVILLE, TX	76034	6605 BEDDO CT
55	ROBINSON, JESSICA	6600 BEDDO CT	COLLEYVILLE, TX	76034	6600 BEDDO CT
56	FININELLA FAMILY REVOCABLE LIVING TRUST	6602 BEDDO CT	COLLEYVILLE, TX	76034	6602 BEDDO CT
57	QUIRK, R JAMES	6604 BEDDO CT	COLLEYVILLE, TX	76034	6604 BEDDO CT
58	MARTIN, TODD	6606 BEDDO CT	COLLEYVILLE, TX	76034	6606 BEDDO CT
59	BYRD, JEFFREY	6611 MEADE DR	COLLEYVILLE, TX	76034	6611 MEADE DR
60	DOUGHERTY, KEVIN	6609 MEADE DR	COLLEYVILLE, TX	76034	6609 MEADE DR
61	BALOD, JOHN	6607 MEADE DR	COLLEYVILLE, TX	76034	6607 MEADE DR
62	MARTIN, MICHAEL	6605 MEADE DR	COLLEYVILLE, TX	76034	6605 MEADE DR
63	RIEGELMAN, TREVOR	6603 MEADE DR	COLLEYVILLE, TX	76034	6603 MEADE DR
64	COWLEY, ROBERT D	6606 MEADE DR	COLLEYVILLE, TX	76034	6606 MEADE DR
65	SMITH, JUANITA	6604 MEADE DR	COLLEYVILLE, TX	76034	6604 MEADE DR
66	MCARTHUR, MICHAEL L	6602 MEADE DR	COLLEYVILLE, TX	76034	6602 MEADE DR
67	BARNETT, DANIEL	6603 CARRIAGE DR	COLLEYVILLE, TX	76034	6603 CARRIAGE DR
68	FISHER, THOMAS J	6605 CARRIAGE DR	COLLEYVILLE, TX	76034	6605 CARRIAGE DR
69	YANG, HUA	6607 CARRIAGE DR	COLLEYVILLE, TX	76034	6607 CARRIAGE DR
70	KAISER, RAMIZ	6609 CARRIAGE DR	COLLEYVILLE, TX	76034	6609 CARRIAGE DR
71	TUCKER, GENNA S	6611 CARRIAGE DR	COLLEYVILLE, TX	76034	6611 CARRIAGE DR
72	BOOTH, CRAIG A	6613 CARRIAGE DR	COLLEYVILLE, TX	76034	6613 CARRIAGE DR
73	KEELEY, KEVIN	6610 MEADE DR	COLLEYVILLE, TX	76034	6610 MEADE DR
74	HERMS, BRIAN	6608 MEADE DR	COLLEYVILLE, TX	76034	6608 MEADE DR
75	WALIA, SANDEEP	6612 CARRIAGE DR	COLLEYVILLE, TX	76034	6612 CARRIAGE DR
76	JONES, DEAN	6610 CARRIAGE DR	COLLEYVILLE, TX	76034	6610 CARRIAGE DR
77	DAVIS, JAMES G	6608 CARRIAGE DR	COLLEYVILLE, TX	76034	6608 CARRIAGE DR
78	XIA, XIAOXIA	6606 CARRIAGE DR	COLLEYVILLE, TX	76034	6606 CARRIAGE DR
79	KING, BOBBY	6604 CARRIAGE DR	COLLEYVILLE, TX	76034	6604 CARRIAGE DR
80	ROSSR LIVING TRUST	6602 CARRIAGE DR	COLLEYVILLE, TX	76034	6602 CARRIAGE DR
81	BERMAN, MICHELLE	6605 KENNEDY DR	COLLEYVILLE, TX	76034	6605 KENNEDY DR
82	SOLIMAN, AYMAN R	6607 KENNEDY DR	COLLEYVILLE, TX	76034	6607 KENNEDY DR
83	MONTEMAYOR, PEDRO	6609 KENNEDY DR	COLLEYVILLE, TX	76034	6609 KENNEDY DR
84	SMITH, BYRON E	6611 KENNEDY DR	COLLEYVILLE, TX	76034	6611 KENNEDY DR
85	FILEWOOD, MARK A	6613 KENNEDY DR	COLLEYVILLE, TX	76034	6613 KENNEDY DR
86	LARMON, PAUL W	6615 KENNEDY DR	COLLEYVILLE, TX	76034	6615 KENNEDY DR
87	DUFFY, MARK	6614 CARRIAGE DR	COLLEYVILLE, TX	76034	6614 CARRIAGE DR
88	IKENOUYE LLC	PO BOX 444	VALLEY VIEW, TX	76272	6705 COLLEYVILLE BLVD
89	ROSS DOWNS ESTATES	4113 Gateway Drive #100	COLLEYVILLE, TX	76034	COURTESY NOTICE
90	GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED



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, June 9, 2025 at 7:00 p.m.
City Council Meetings: Tuesday, July 1, 2025 & Tuesday, July 15, 2025 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for a fence on Lot 35, Block 12, of Ross Downs Estates, located at 6701 Carriage Ln, Case ZC25-014. The request is to allow for a 6 foot wooden fence to be placed within the required street side yard setback.

Zoning Case: ZC25-014

Applicant: Michael Rapken

Owner: Michael Rapken

Location: 6701 Carriage Ln

Property Description: Lot 35, Block 12, Ross Down Estates

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:

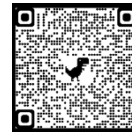
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@colleyville.com

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.

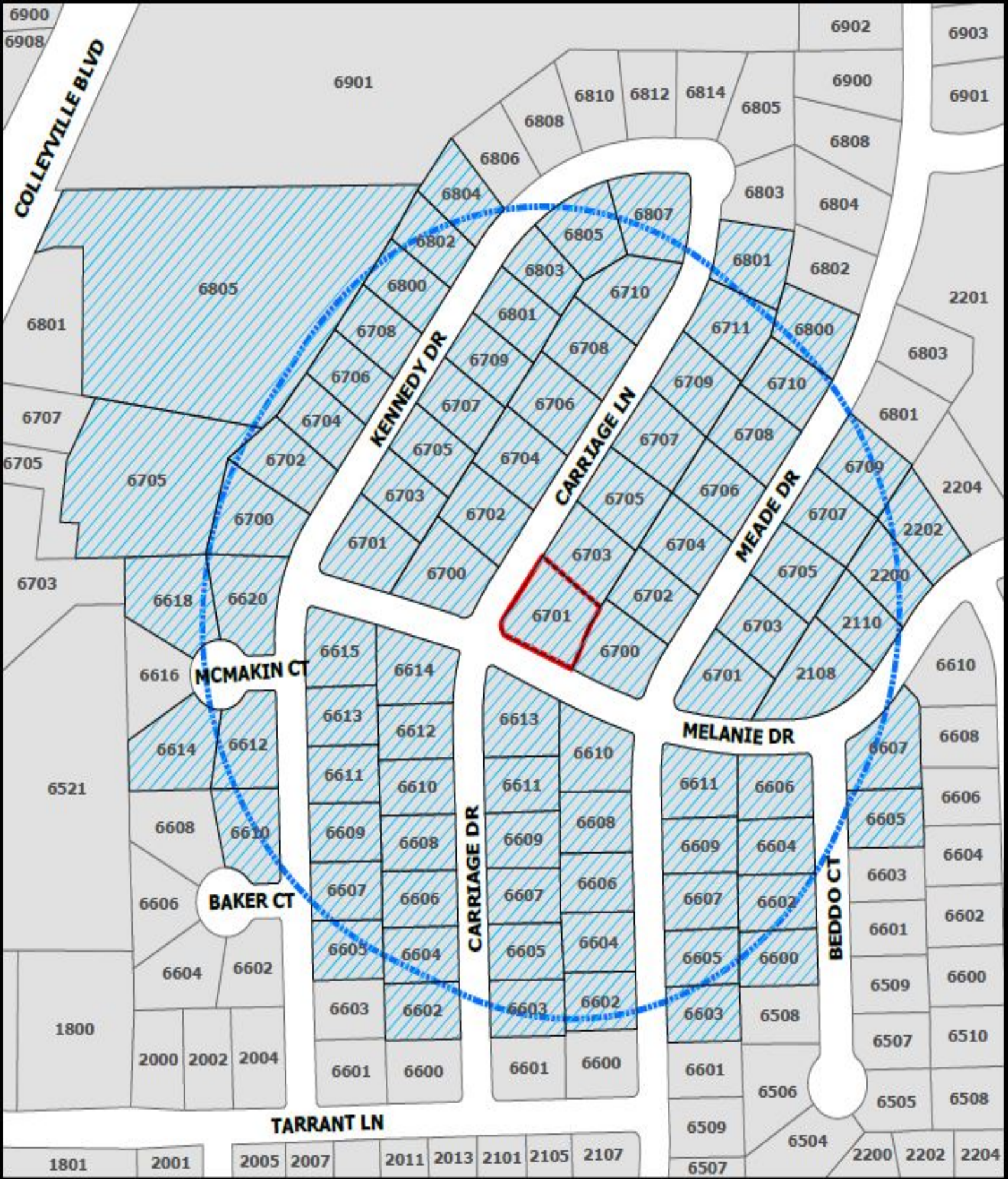
The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas 76034. A brief project description can be found online on the Agenda Packet and Active Development Case map (please use your phone's camera to scan QR code below):



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

Kristopher Potts

Kristopher Potts
Planner



From: [REDACTED]
To: [Citizen Letters](#)
Subject: 6701 Carriage lane Case ZC-25-014
Date: Saturday, May 31, 2025 11:07:07 AM

I am opposed to placing a 6 foot wooden fence within the required side yard set back. It would detract from the from openness aesthetic of the neighborhood and cause reductions in neighboring property values.

Darrell Ferris
Property Owner
6610 Baker Ct
Colleyville TX 76034

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 0.367 ACRES, BEING LOT 35, BLOCK 12, ROSS DOWN ESTATES, LOCATED AT 6701 CARRIAGE LANE, BY AUTHORIZING A SPECIAL USE PERMIT TO ALLOW FOR A FENCE TO BE PLACED WITHIN THE REQUIRED STREET SIDE YARD SETBACK AND BE LOCATED APPROXIMATELY 16 FEET FROM THE PROPERTY LINE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit to allow for a fence to be placed within the required street side yard setback and be located approximately 16 feet from the property line under Case No. ZC25-014; and

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

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

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

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

Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit to allow for a fence to be placed within the required street side yard setback and be located

approximately 16 feet from the property line on 0.367 acres, being Lot 35, Block 12, Ross Down Estates, located at 6701 Carriage Lane, 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 6-foot wood fence to be placed within the required street side yard setback and be located approximately 16 feet from the property line.
- b. It shall be generally consistent with the site plan and as depicted on the attached Exhibit "B".
- c. All requirements of the Land Development Code shall be met, except where amended herein.

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

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

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

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 1st day of July 2025.

The second reading and public hearing being conducted on the 15th day of July 2025.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS ON THIS THE 15TH DAY OF July 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

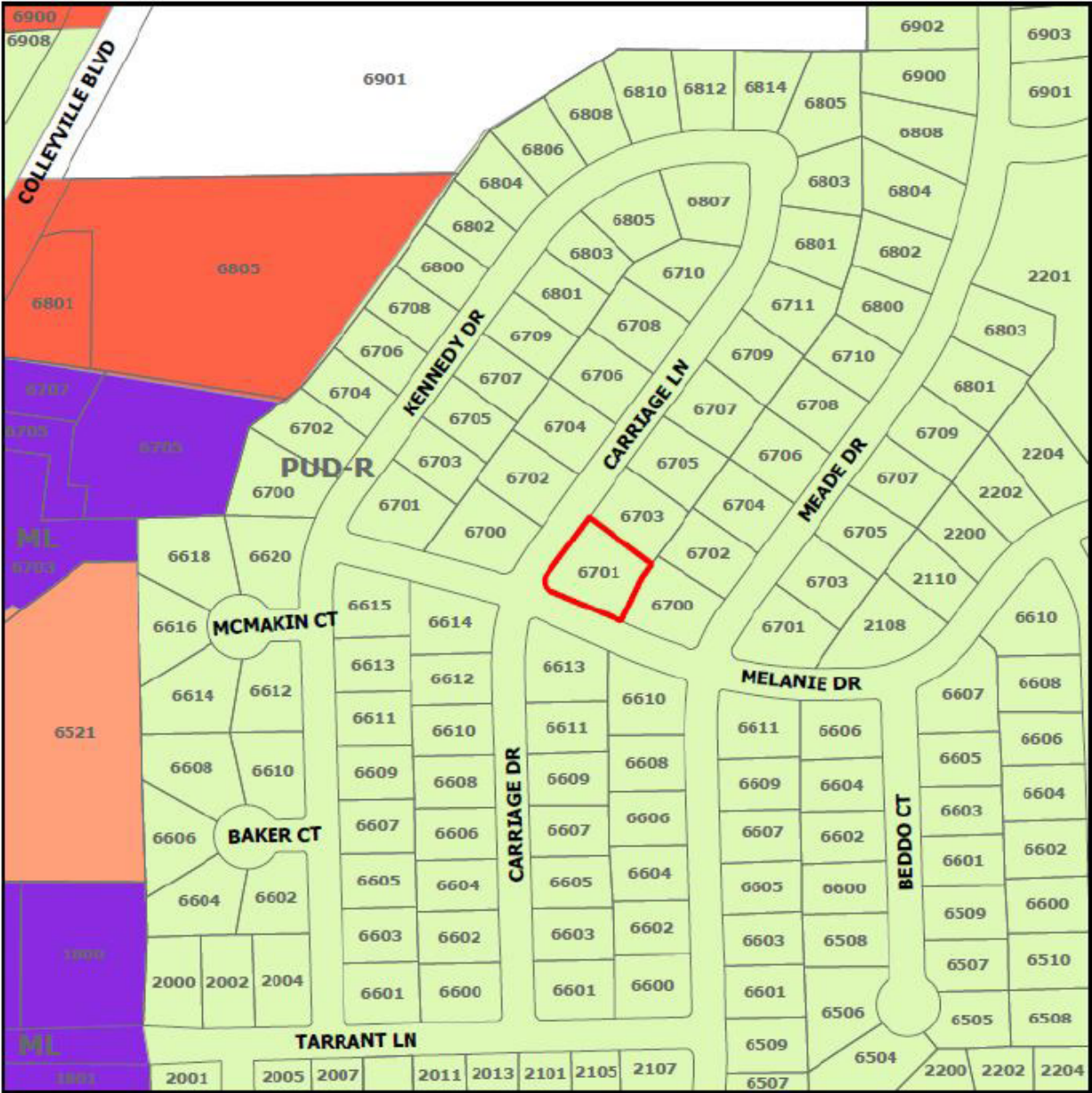


Exhibit "B" – Fence Exhibit

