



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION AGENDA

100 Main Street Colleyville, Texas 76034

MONDAY, NOVEMBER 10, 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: Brandon Arnold
PLEDGE OF ALLEGIANCE**

1. APPROVAL OF MINUTES

- 1a** October 13, 2025 Planning and Zoning Commission Minutes
October 27, 2025 Planning and Zoning Commission Worksession
Minutes

2. PUBLIC HEARING AGENDA ITEMS

- 2a** Consideration of a Special Use Permit for an Accessory Building for Lot
3, Block 1, Beldon Hollow, located at 4905 Beldon Trail, Case ZC25-
029

3. CITIZEN COMMENTS

4. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards *Tuesday, November 4, 2025*, by 5:00 p.m.

Daniel Ponder
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 817.503.1050, and reasonable accommodations will be made to assist you.



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION MINUTES

100 Main Street, Colleyville, Texas, 76034

MONDAY, OCTOBER 13, 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 October 13, 2025, at 6:15 p.m.

Roll Call

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

Staff Present: Community Development Director Ben Bryner, Planning Manager Daniel Ponder, Planner Christopher Pham, Planner Bethany Lopez, and Fire Marshal Rob Mckeown

Community Development Director Ben Bryner and Planning Manager Daniel Ponder briefed the Commission on the items that would be presented on tonight's agenda. There was general discussion regarding the updates to the cases the Commission would be voting on.

Chair Bevill adjourned the Planning and Zoning Commission Worksession Meeting at 6:50 p.m.

CALL MEETING TO ORDER CITY COUNCIL CHAMBERS

The City of Colleyville Planning and Zoning Commission Meeting was called to order by Chair Bevill on October 13, 2025, at 7:00 p.m.

Roll Call

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

Staff Present: Community Development Director Ben Bryner, Planning Manager Daniel Ponder, Planner Christopher Pham, Planner Bethany Lopez, and Fire Marshal Rob Mckeown

1. APPROVAL OF MINUTES

- 1a** September 8, 2025, Planning and Zoning Commission Meeting Minutes
September 27, 2025, Planning and Zoning Commission Worksession Meeting Minutes

Commissioner Savoie made a motion to approve the September 8, 2025, Planning and Zoning Commission Meeting Minutes and the September 27, 2025, Planning and Zoning Worksession meeting minutes, seconded by Commissioner Obinabo.

The motion was carried by the following vote:

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

2. PUBLIC HEARING AGENDA ITEMS

- 2a** Consideration of a Special Use Permit for Alcoholic Beverage Sales-On-Premises Consumption on Lot 1R2, Block 2, of the Town Center Colleyville subdivision, located at 1205 Church Street, Case ZC25-025

Community Development Director Ben Bryner presented case ZC25-025 and briefed the Commission on the request. The applicant is requesting the Special Use Permit to allow for alcohol sales and consumption for a new restaurant, Truva Mediterranean Bar and Grill. The special use permit would expire upon the termination of the Certificate of Occupancy or a change in the use of the business.

The public hearing was opened. With no one wishing to speak, the public hearing was closed.

Commissioner Remley made a motion to approve case ZC25-025, seconded by Commissioner Groves.

The motion was carried by the following vote:

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

2b Consideration of an amendment to a PUD-R Planned Unit Development – Residential district for Lots 1-34, Block 1, of the Oak Alley subdivision, located at 1312 John McCain Road, Case ZC25-026

Community Development Director Ben Bryner presented case ZC25-026 and briefed the Commission on the request. The applicant is requesting to remove a 25-foot landscape easement from Lot 14, Block 1, of the Oak Alley subdivision, located at 7313 Calloway Court. The purpose of the request is to allow for the construction of a pool in the rear of the lot.

Ryan and Brooke Raybould, 7313 Calloway Court, the applicants, spoke on their case. They stated the easement presented a unique hardship on their lot which prevented them from constructing a standard sized pool. They expressed a desire to have the pool in their backyard for the benefit of their children. The applicants claimed the existing landscaping would be sufficient as a buffer for noise.

The public hearing was opened.

George Dodson, 7309 Balmoral Drive, spoke in opposition of the case due to his participation in the creation of the Oak Alley PUD-R ordinance. He recalled the purpose of the landscape easement was to serve as a buffer to block noise along Trianon Court. Dodson stated the ordinance should be upheld for this case to prevent future amendment requests in Oak Alley.

Mark Gottfredson, 7321 Trianon Court, spoke in opposition of the case, being the HOA president of the Tanglewood subdivision. He stated the easement was important to block the noise coming from the Oak Alley subdivision. Gottfredson encouraged the Commission to deny the case to not set a precedent in changing the PUD-R ordinance.

Barbara Bradshaw, 7316 Trianon Court, spoke in opposition of the case as the adjacent property owner to the applicants. She stated the noise from the Oak Alley subdivision would increase if the pool was constructed within the existing easement. Bradshaw encouraged the applicants to pursue a smaller pool that would fit the restrictions of the easement.

With no one else wishing to speak, the public hearing was closed.

Ryan and Brooke Raybould, the applicants, returned to answer the concerns presented during the public hearing. They stated decreasing the size of the pool would create safety concerns for their children.

Commissioner Obinabo requested that Mark Gottfredson return to address the comments from the applicants.

The public hearing was reopened.

Mark Gottfredson dismissed the concerns of safety, stating the parents were responsible for their children. He reaffirmed that the applicants had the choice to decrease the size of their pool.

With no one else wishing to speak, the public hearing was closed.

There was further discussion amongst the Commissioners regarding the placement of the pool and the significance of the easement.

Commissioner Remley made a motion to deny case ZC25-026, seconded by Commissioner Groves.

The motion was carried by the following vote:

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

Nay: 2 – Obinabo and Savoie

- 2c** Consideration of a Special Use Permit for an Accessory Dwelling on Lot 4 of Mrs. Eva Paul's Subdivision, located at 1005 Tinker Road, Case ZC25-027

Planning Manager Daniel Ponder presented case ZC25-027 and briefed the Commission on the request. The request is to convert a portion of an existing accessory building into an accessory dwelling. There would be no exterior changes to the building.

The public hearing was opened. With no one wishing to speak, the public hearing was closed.

Commissioner Savoie made a motion to approve case ZC25-027, seconded by Commissioner Obinabo.

The motion was carried by the following vote:

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

Nay: 0

- 2d** Consideration of a Special Use Permit for an Electric Vehicle (EV) Charging Station on Lot 1R, Block 1, of the Kroger Addition, located at 4904 Colleyville Boulevard, Case ZC25-028

Planning Manager Daniel Ponder presented case ZC25-028 and briefed the Commission on the request. The applicant is requesting a Special Use Permit to allow for an Electric Vehicle Charging Station in the Walmart Neighborhood Market parking lot.

Eric Jeong, representing the applicant, 2600 North Central Expressway, spoke on the case along with the store manager, Mena Zaki. They explained the chargers would be available 24/7 with payment only occurring through the Walmart app. Zaki confirmed that there are security cameras that cover the area.

The public hearing was opened. With no one wishing to speak the public hearing was closed.

Commissioner Obinabo made a motion to approve Case ZC25-028, seconded by Commissioner Savoie.

The motion was carried by the following vote:

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

Nay: 0

- 2e** Consideration of a replat for Lot 3R and Lot 4, Block 1, Meadows Creek Offices Addition, located at 8098 Precinct Line Road, Case PC25-019

Planning Manager Daniel Ponder presented case PC25-019 and briefed the Commission on the request. The applicant is requesting a replat to divide one commercial lot into two. The southern portion of the lot is developed with an office building and the northern portion of the lot is undeveloped.

The public hearing was opened. With no one wishing to speak the public hearing was closed.

Commissioner Savoie made a motion to approve Case PC25-019, seconded by Commissioner Remley.

The motion was carried by the following vote:

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

Nay: 0

- 2f** Consideration of a Preliminary/Final Plat for Holt Farms Addition, located at 116 and 7316 John McCain Road, Case PC25-020

Planner Christopher Pham presented case PC25-020 and briefed the Commission on the request. The applicant is requesting a Preliminary/Final Plat to allow for the development of a ten-home subdivision to be known as Holt Farms. The property was rezoned from AG Agricultural to R-40 Single Family Residential in May 2025.

The public hearing was opened.

Larry Shields, 7308 Monticello Parkway, raised questions about the proposed fencing for the subdivision.

Paul Rostron, representing the applicant, stated they did not have final plans yet, as this was just the application for the plat.

With no one else wishing to speak, the public hearing was closed.

Commissioner Groves made a motion to approve Case PC25-020, seconded by Commissioner Savoie.

The motion was carried by the following vote:

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

3. CITIZEN COMMENTS

The public hearing was opened. With no one wishing to speak the public hearing was closed.

4. ADJOURNMENT

The meeting adjourned at 8:48 p.m.

The minutes were written and prepared by:

Bethany Lopez

Bethany Lopez
Planner

The meeting minutes were approved on November 10, 2025, by a vote of X-X.



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION MINUTES

100 Main Street, Colleyville, Texas, 76034

MONDAY, OCTOBER 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 October 27, 2025, at 6:15 p.m.

Roll Call

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

Staff Present: Community Development Director Ben Bryner, Planning Manager Daniel Ponder, Planner Christopher Pham, Urban Forester Ivana Gonzalez, Planner Bethany Lopez, and Fire Marshal Rob Mckeown.

2. WORKSESSION AGENDA ITEMS

- 2a** Presentation and discussion of a Special Use Permit for an Accessory Building for Lot 3, Block 1, Beldon Hollow, located at 4905 Beldon Trail, Case ZC25-029

Planner Bethany Lopez presented the case and briefed the Commission on the request. There was discussion related to drainage concerns, the accessory building size and lot coverage amount, and the capability of converting the accessory building to an accessory dwelling at a later point in time.

3. ADJOURMENT

The meeting adjourned at 6:28 p.m.

The minutes were written and prepared by:

Christopher Pham

Christopher Pham

Planner

The meeting minutes were approved on November 10, 2025 by a vote of X-X.



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number -

Agenda Date 11/10/2025

Type Public Hearing Agenda Items

Department Community Development

Title

Consideration of a Special Use Permit for an Accessory Building for Lot 3, Block 1, Beldon Hollow, located at 4905 Beldon Trail, Case ZC25-029

Explanation

Rodney Owens, the applicant, has submitted a request for a Special Use Permit (SUP) to allow for an Accessory Building on Lot 3, Block 1, Beldon Hollow, being approximately 0.66 acres and zoned PUD-R Planned Unit Development - Residential. The request is to allow for an accessory building that does not conform to the Land Development Code, Section 3.27(A)(2)(a). The proposal would exceed four percent (4%) of the aggregate area of the lot, which is the maximum allowed by the Land Development Code, unless granted an SUP.

Existing Conditions/Background: The subject property, 4905 Beldon Trail, resides south of the intersection of Beldon Trail and Glade Road. The property is developed with a single-family home and an existing accessory shade structure.

SUP Request: The applicant is requesting a SUP to allow for an accessory building that would exceed the requirements as permitted by the Land Development Code, Section 3.72(A)(2)(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."

Analysis: The subject property is 29,051 square feet, which allows 1,162 square feet (4%) for accessory buildings. The existing accessory structure is 278 square feet and the proposed accessory building would be 1,878 square feet. Together, the buildings would be 2,143 square feet (7.4%), exceeding four percent (4%) of the aggregate lot area.

Plat Status: The property is platted as Lot 3, Block 1, Beldon Hollow.

DRC Review: The DRC reviewed the request during their October 20, 2025, meeting and determined the case would be scheduled for the November 10, 2025, Planning and Zoning Commission meeting.

Drainage: N/A

Surrounding Development: The properties to the north, south, and west are zoned PUD-R Planned Unit Development - Residential and are improved with single-family homes. The properties to the east are zoned R-30 Single Family Residential and are developed 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.

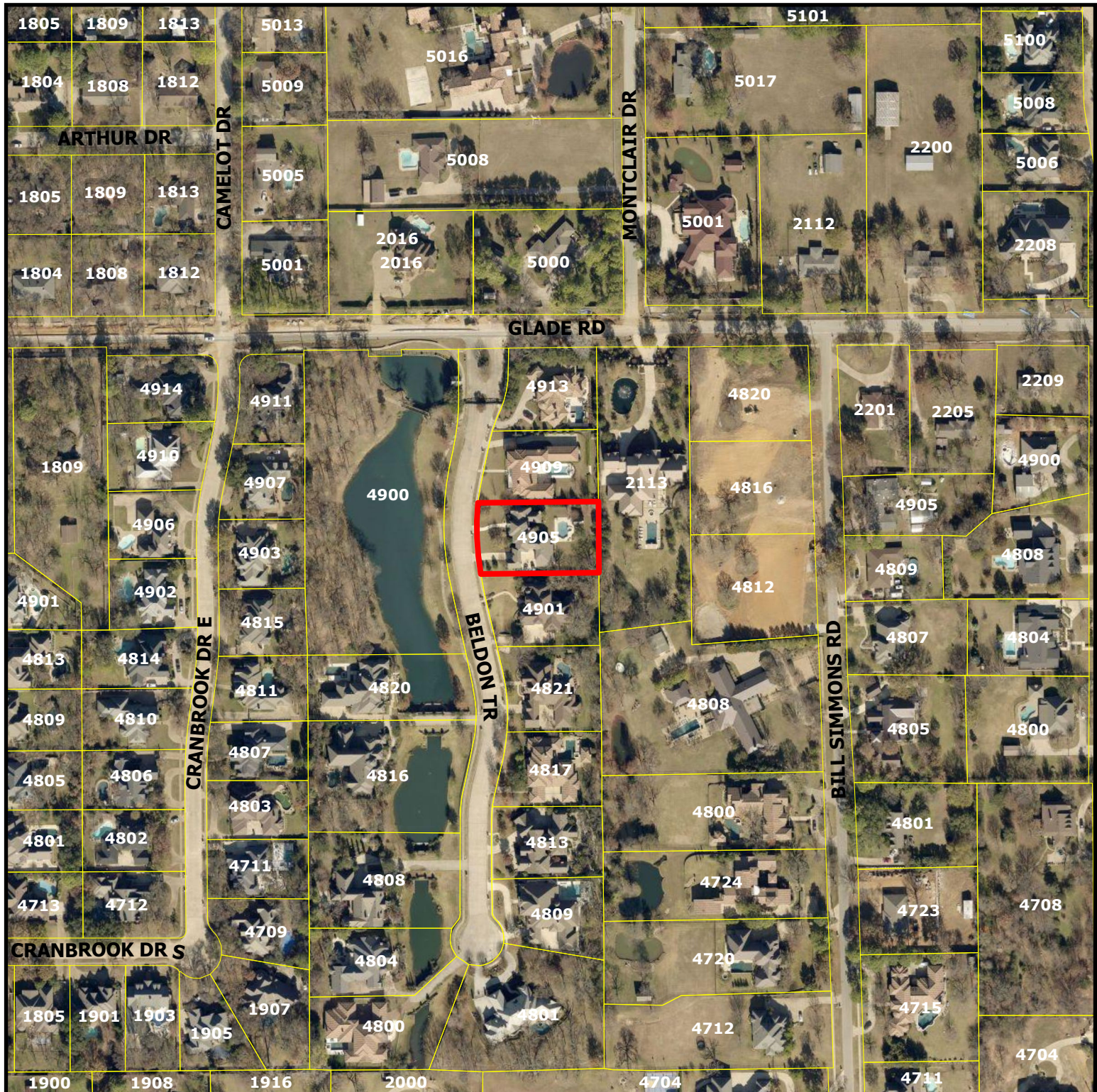
Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1,000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published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

Staff Recommendation: Staff recommends approval for this request.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Plan
6. Elevations
7. Letters of Support
8. Notification Map
9. Notification Letter
10. Draft Ordinance

Aerial Map

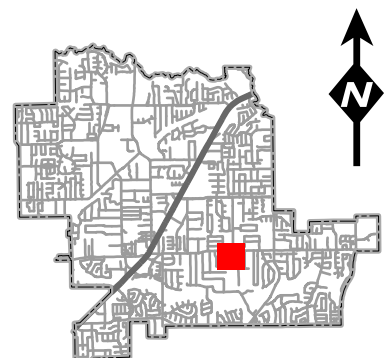


ZC25-029

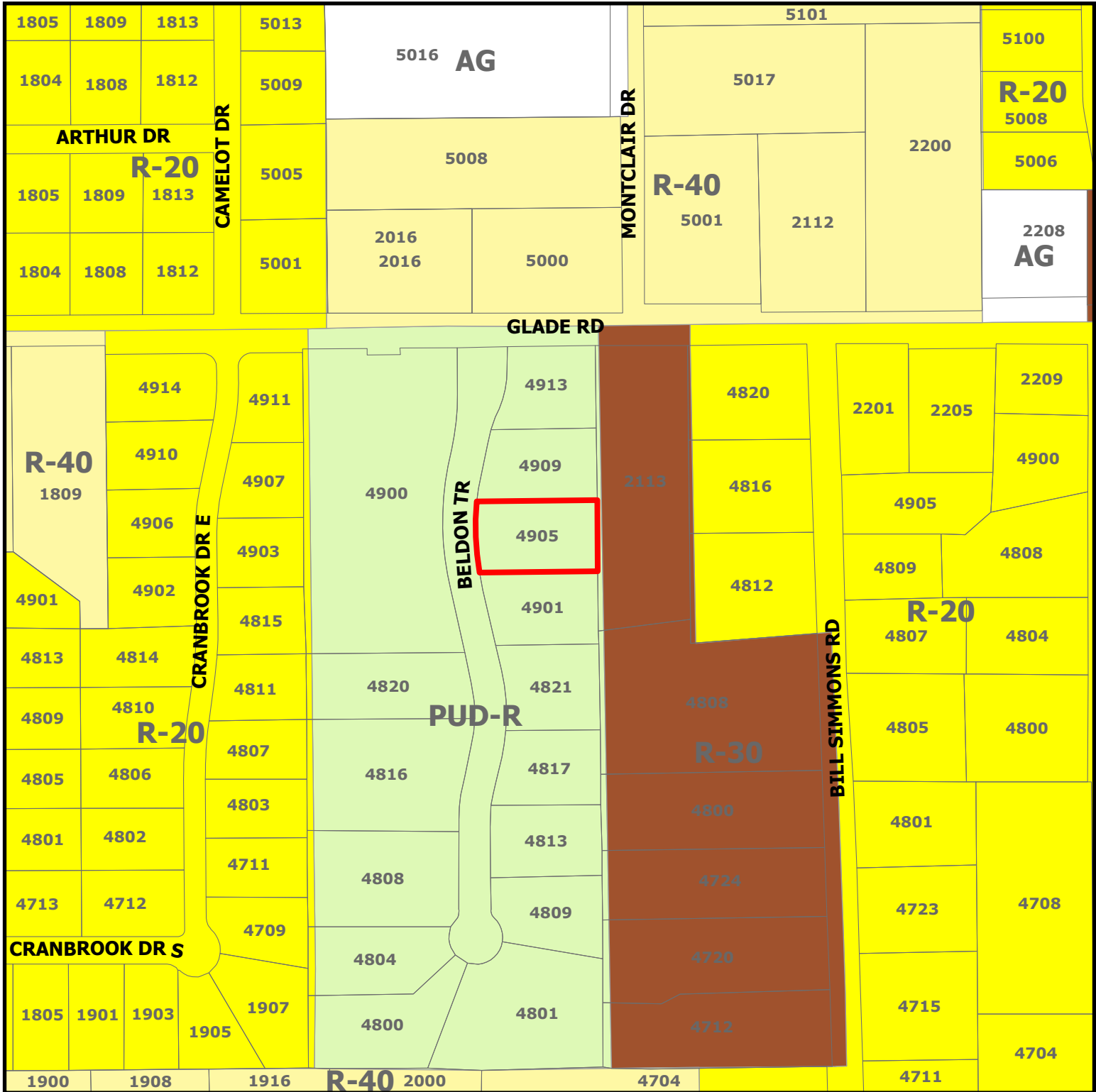
4905 Beldon Trail

DISCLAIMER:
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 Subject Property



Zoning Map

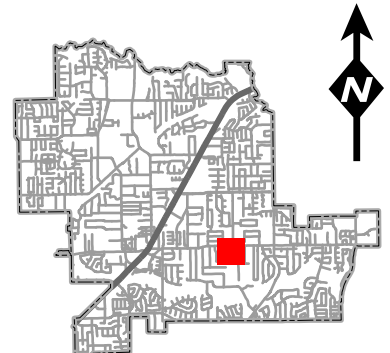


ZC25-029

4905 Beldon Trail

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Subject Property



Future Land Use Map



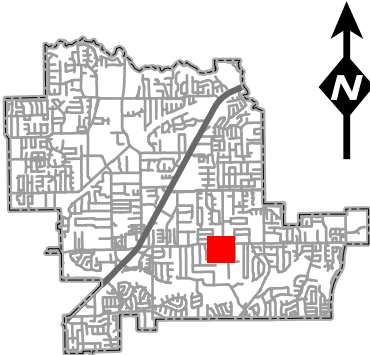
ZC25-029

4905 Beldon Trail



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-  Residential
-  Water Body
-  Subject Property



10 October 2025

Request for Home Improvement Project Approval

Brian & Amy Steffek
4905 Beldon Trail
Colleyville, TX 76034

To Whom It May Concern,

The reason for the construction project is to spend more time with the family at home in the beautiful Beldon Hollow neighborhood. We will use this area for entertainment and family activities as the kids grow up over the next 10 years and our social network expands in the Colleyville community overall.

Please consider for approval our request for a home improvement project for a structural addition to our backyard per the details included in this package to the City of Colleyville. We will utilize local Colleyville resources for Engineering, Construction Services, and materials where applicable for this project to maximize the local content. Our plans for this multi-purpose room meet all property boundary requirements and elevation limitations. This detached, one-story structure will be made to seamlessly match the existing home with the like materials for brick, roofing, and paint colors. There will not be any plumbing inside the structure as it will not be an inhabited addition by the family.

Thank you for your consideration.

Sincerely,

Brian & Amy Steffek

DATE: 22 SEP 2025

THE DESIGN STUDIO OF
JAMIE LINN

817-733-7173

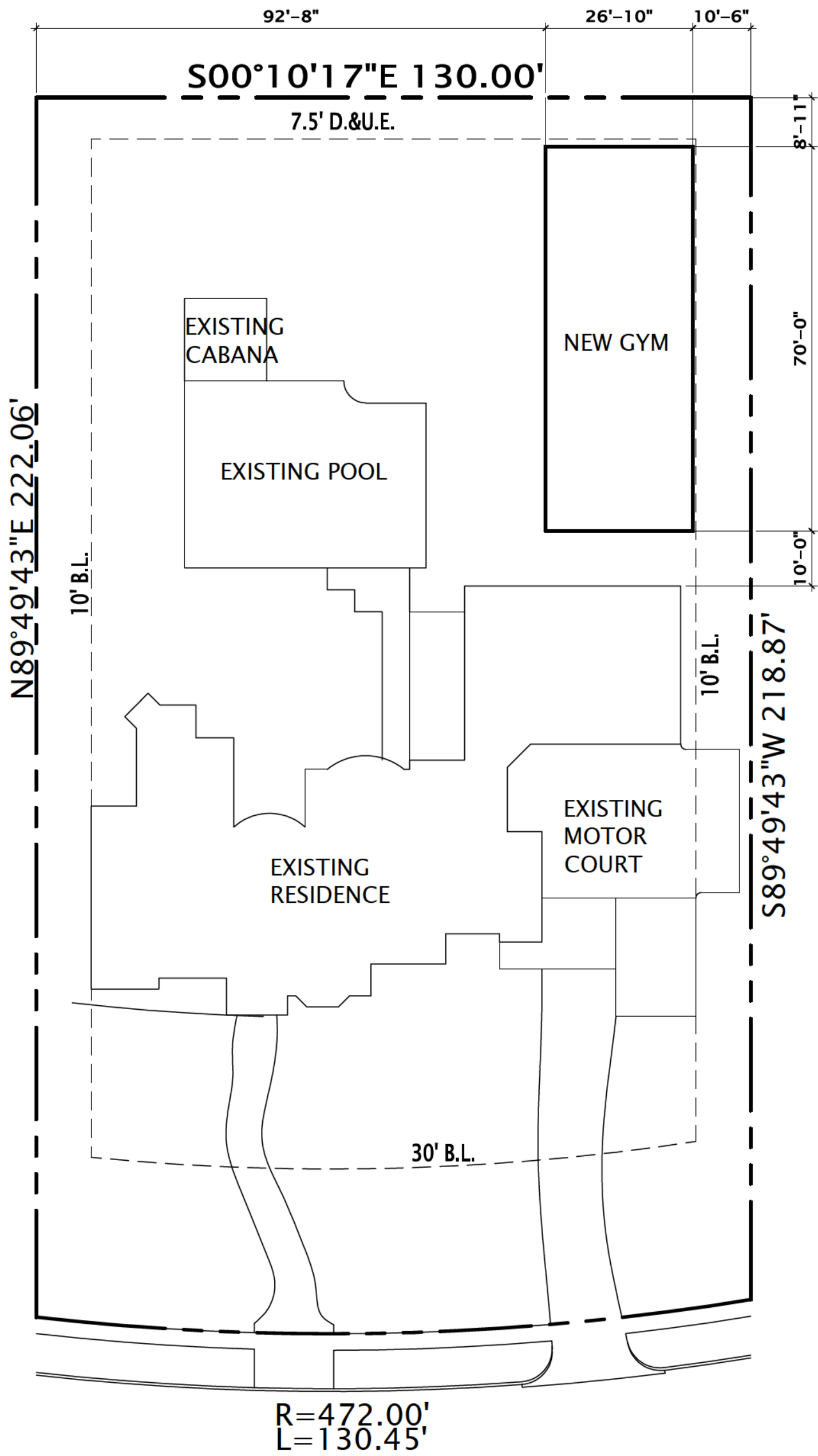
LOT 3 BLOCK 1
4905 BELDON TRAIL
COLLEYVILLE, TX

STEFFEK RESIDENCE

BUILDER CUSTOM HOMES

SP. 1

OF 1 SHEETS



LOT COVERAGE ALLOWANCES

NEW FOUNDATION	1,878 SQ. FT.
EXISTING FOUNDATION	5,065 SQ. FT.
FLATWORK SQ. FT. (1858+1081)	2,939 SQ. FT.
POOL, PATIO & OTHER COVERAGE SQ. FT.	1,903 SQ. FT.
TOTAL COVERAGE SQ. FT.	11,785 SQ. FT.
29,051 SQ. FT. LOT	
60 % MAXIMUM COVERAGE ALLOWED	40.57% COVERAGE

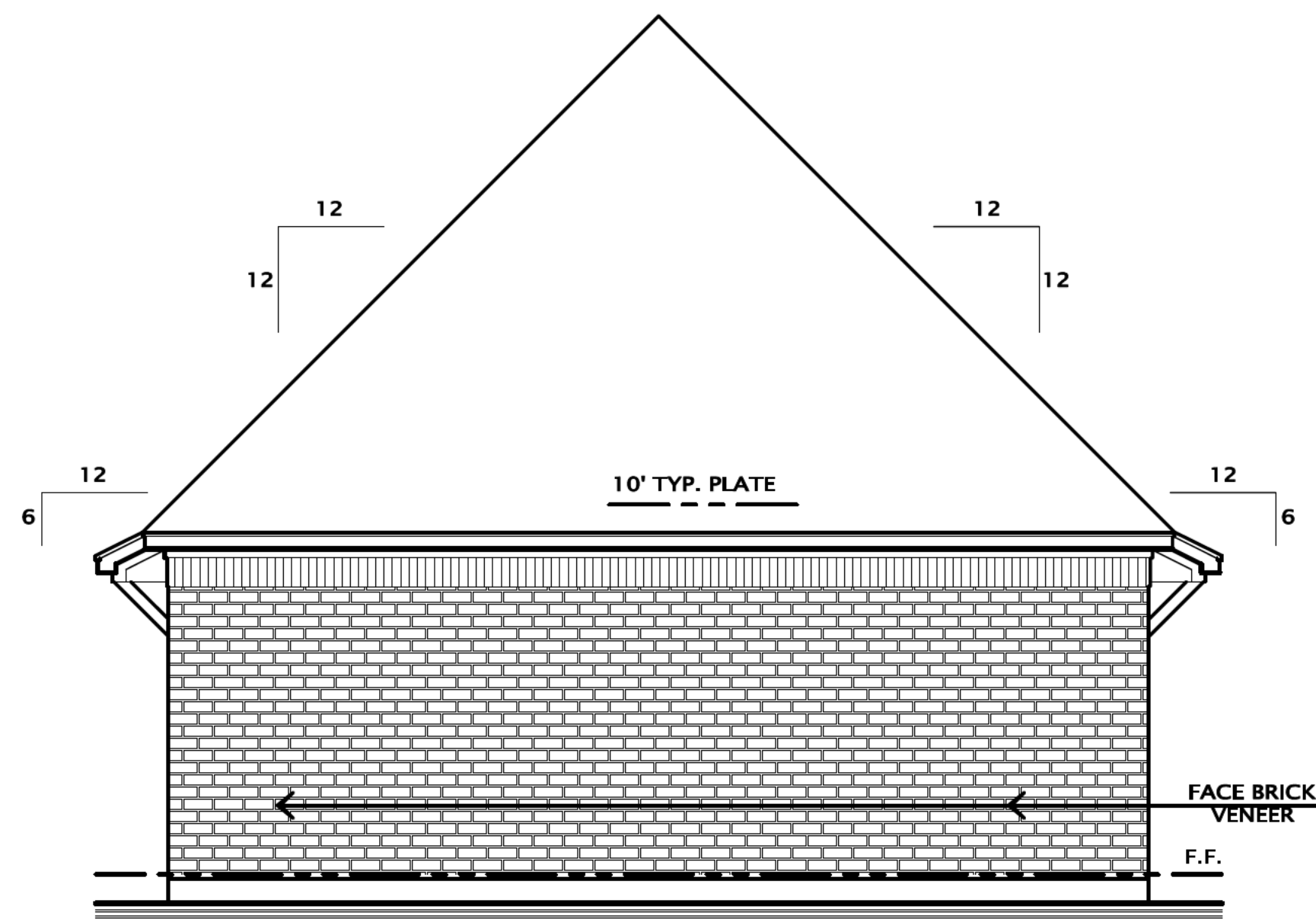
LOT 3 BLOCK 1
BELDON HOLLOW
CITY OF COLLEYVILLE
TARRANT COUNTY, TX
SITE PLAN



SCALE: 1" = 20'-0"

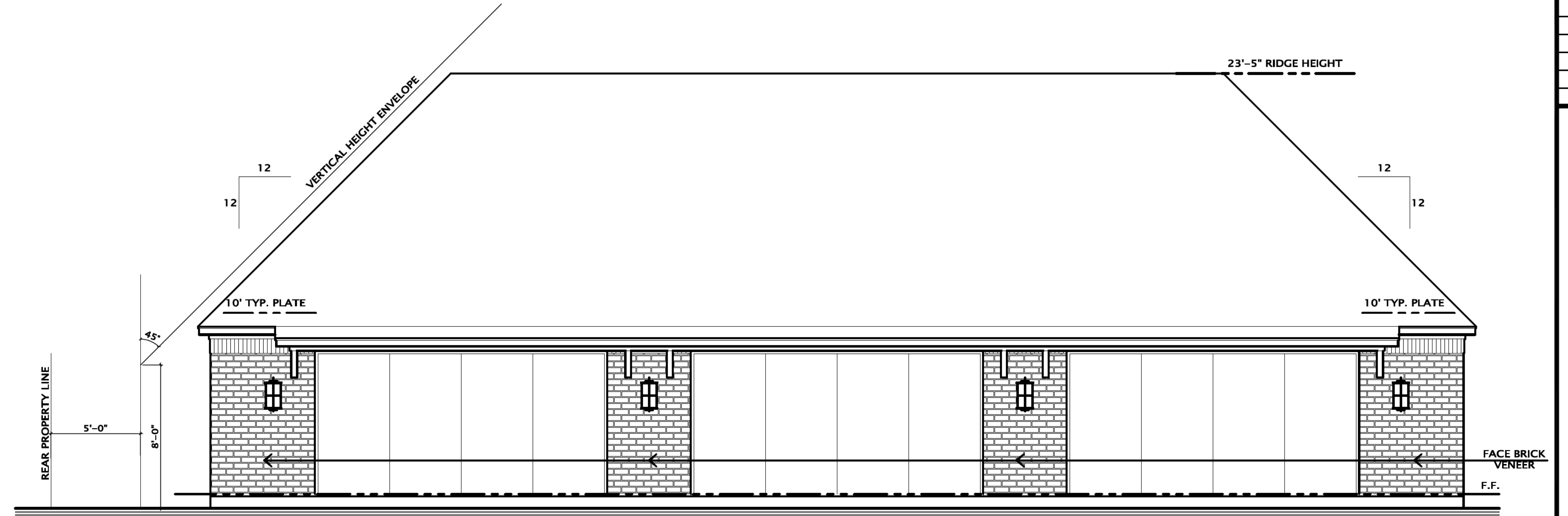






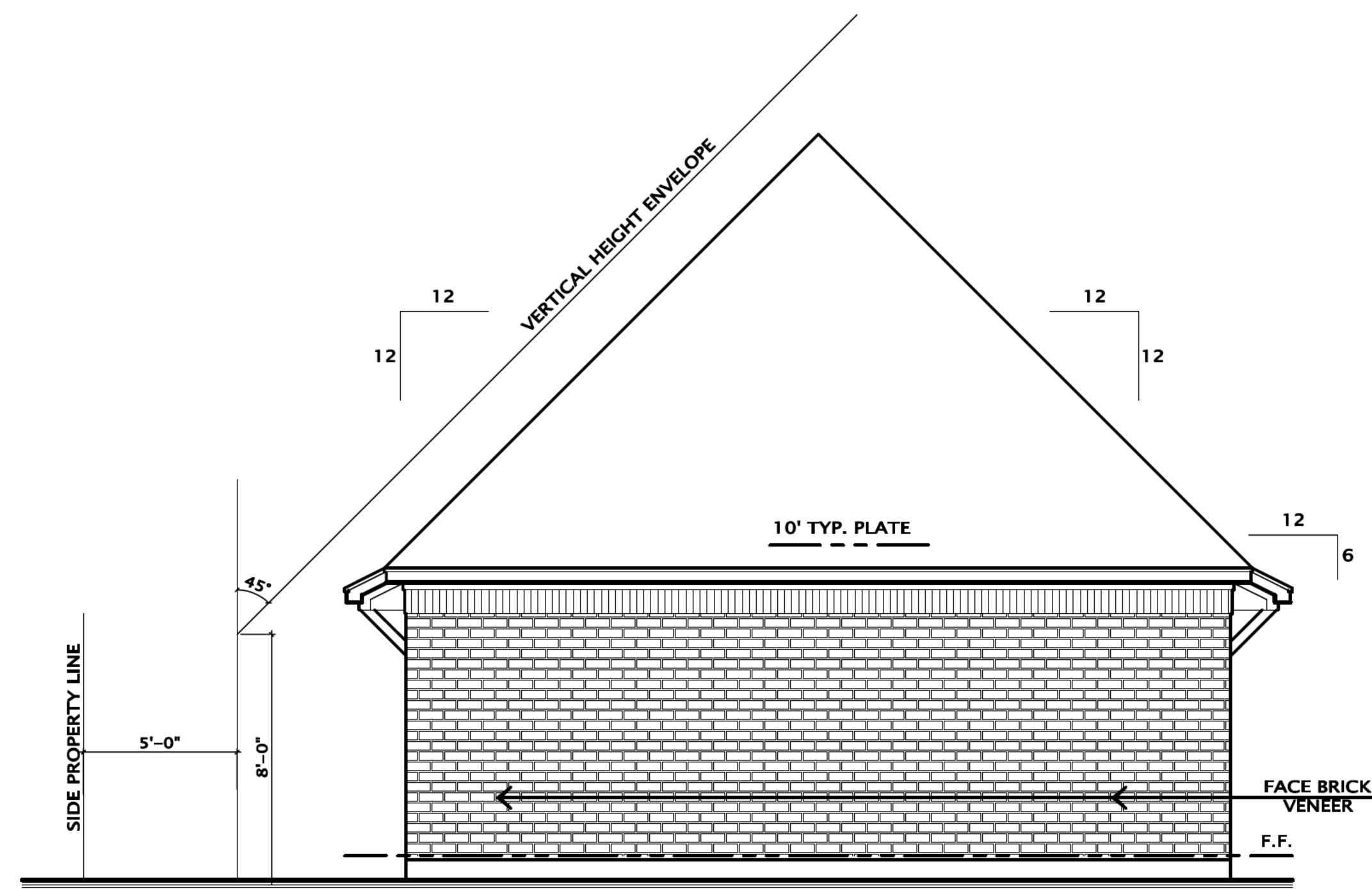
SIDE ELEVATION

SCALE: 1/4" = 1'-0"



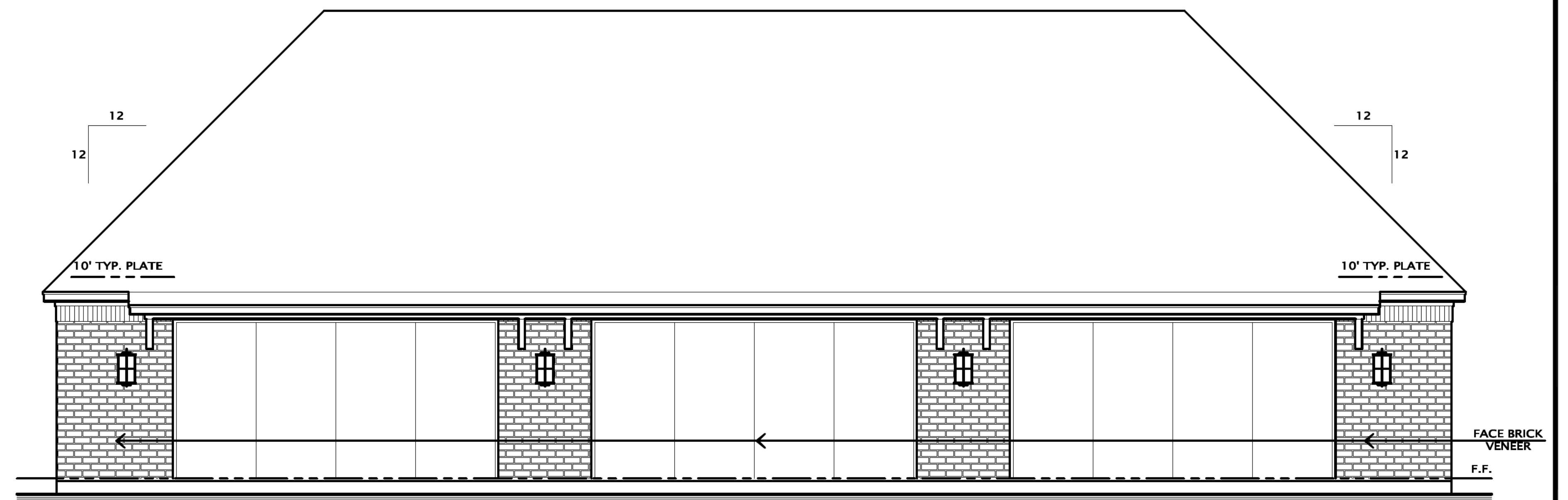
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



SIDE ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

NOT FOR
CONSTRUCTION

DATE 22/SEP./2025

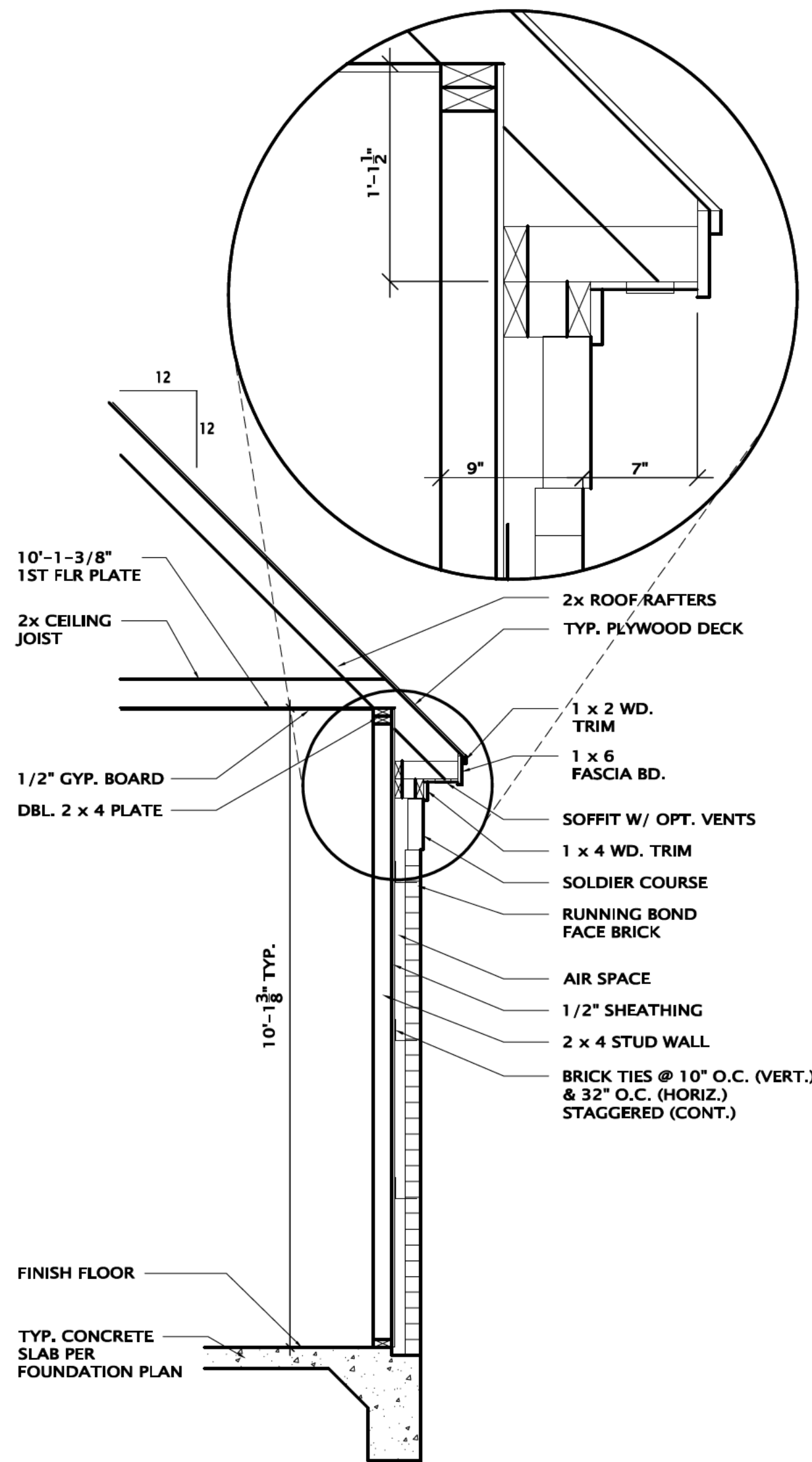
817-733-7173

THE DESIGN STUDIO OF
JAMIE LINN

LOT 3 BLOCK 1
4905 BELDON TR.
COLLEYVILLE, TX

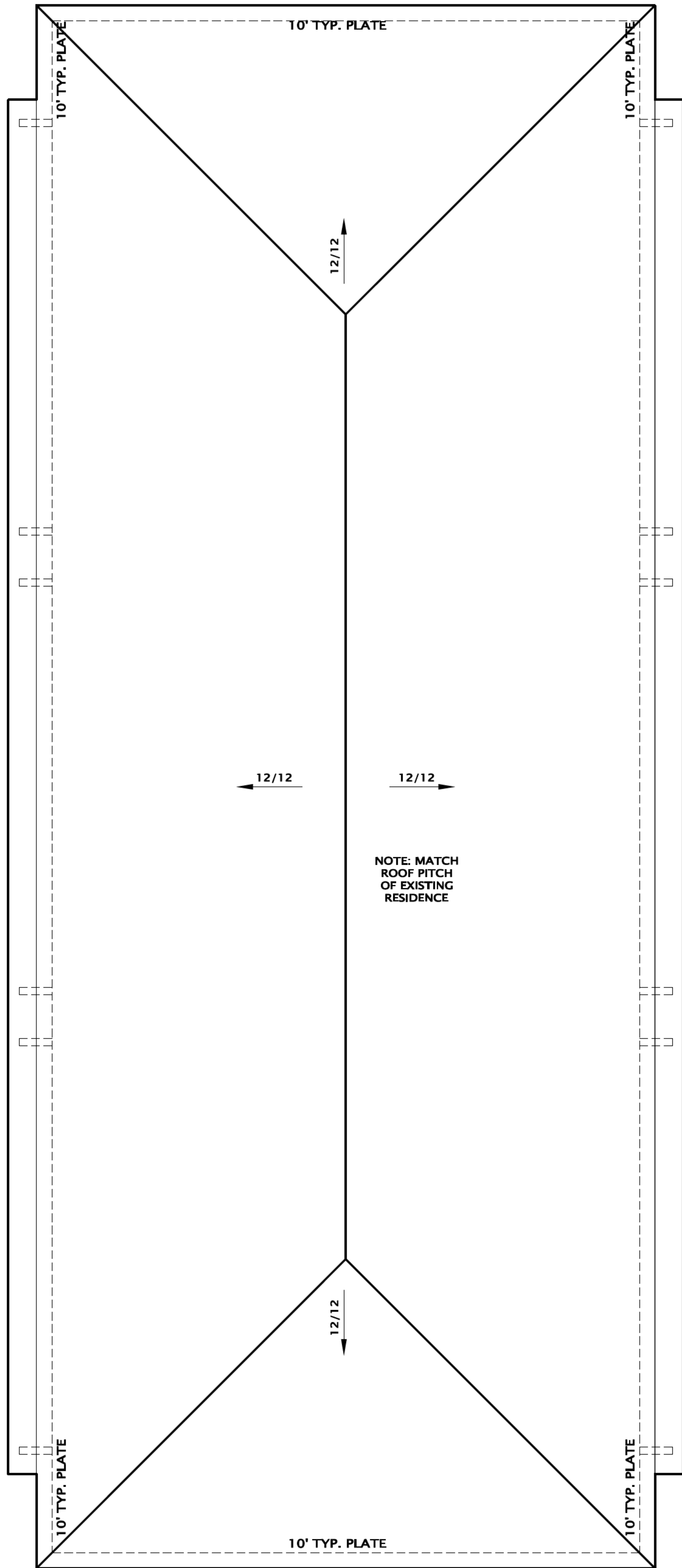
STEFFEK GYM
BUILDER CUSTOM HOMES

A.1
OF 2 SHEETS



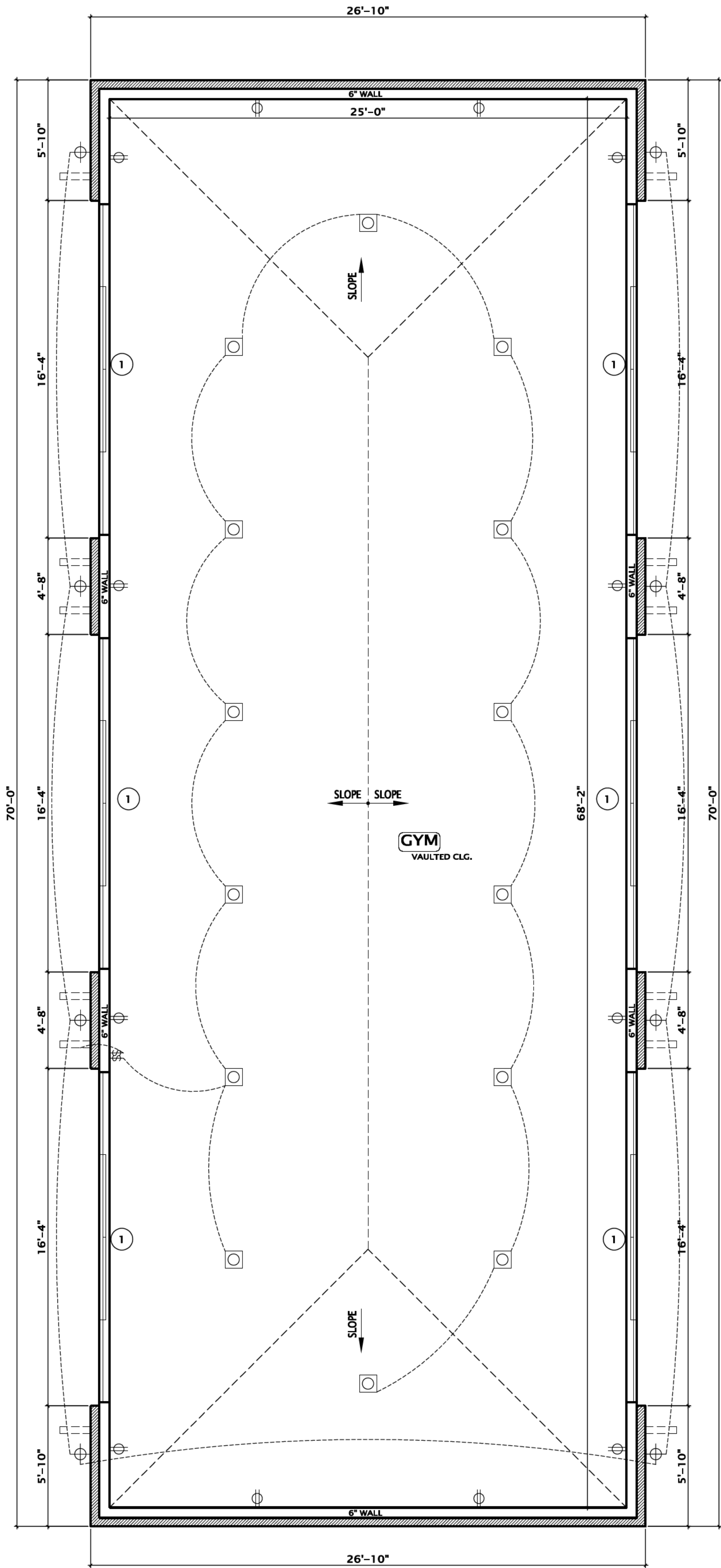
TYPICAL SECTIONS

SCALE: 1/2" = 1'-0"
EXACT DETAILS SUBJECT TO ELEVATIONS AND
MATERIAL SELECTIONS FOR EACH PROJECT



ROOF PLAN

SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

AREAS

FIRST FLOOR LIVING AREA 1,870 SQ. FT.

DOOR SCHEDULE

MARK	SIZE	TYPE
1	16'-0" x 8'-0"	EXT.SLIDER

ELECTRICAL LEGEND

⊕	LIGHT FIXTURE	⊕	CEILING FAN
⊕	RECESSED CAN LIGHT	⊕	FLOOD LIGHT
⊕	WALL SCNCE	⊕	SWITCH
⊕	EXHAUST FAN	⊕	ELECT. OUTLET
⊕	EXHAUST FAN W/LIGHT	⊕	T.V.OUTLET
⊕	UNDER/OVER CAB. LIGHT	⊕	SMOKE DETECTOR
⊕	FLUORESCENT LIGHT	⊕	UP LIGHT
⊕	WALL LIGHT AS SELECTED	⊕	FLOOR PLUG

- NOTES:
- ALL ELECTRIC FIXTURES, OUTLETS, CANS, ETC. TO BE VERIFIED IN TYPE AND LOCATION AS SELECTED
 - VERIFY EXTERIOR LIGHTING
 - VERIFY HOSE BIB LOCATIONS
 - VERIFY WATER HEATER LOCATION
 - VERIFY GUTTERS AND DOWNSPOUTS WITH RAINFALL VOLUME CALCULATIONS
 - SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS TO BE INSTALLED ACCORDING TO CODE. EXACT LOCATIONS SUBJECT TO VERIFICATION.
 - ALL MATERIALS, ROOF PITCH, COLORS, ETC. TO MATCH EXISTING RESIDENCE.
 - PLAN ALLOWS FOR 2X6 EXTERIOR WALLS

NOT FOR
CONSTRUCTION

DATE 22/SEP./2025

817-733-7173

THE DESIGN STUDIO OF
JAMIE LINN

LOT 3 BLOCK 1
4905 BELDON TR.
COLLEYVILLE, TX

STEFFEK GYM
BUILDER CUSTOM HOMES

A.2
OF 2 SHEETS

October 8th, 2025

--Neighbor Review & Comments To Planned Home Addition--

Note below regarding planned improvement address:

Brian & Amy Steffek
4905 Beldon Trail
Colleyville, TX 76034

Direct neighboring property to the north:

Don Ferrando
4901 Beldon Trail
Colleyville, TX 76034

To Whom It May Concern,

I, Don Ferrando, have reviewed with my neighbor, Brian Steffek, at his request, the architectural drawings and 3D model pictures for his planned ~1,900 sf foundation, one-story structure his family would like to build in his backyard. I appreciate Brian taking the time to ask my opinion and go through the details with me.

After my review with Brian, I support the project. I believe this improvement will be a welcomed addition for his active young family.

Sincerely,

A handwritten signature in black ink that reads "Don Ferrando". The signature is written in a cursive, flowing style with a long, sweeping underline that extends to the right.

Don Ferrando

7:50

✈️ 📶 93

< Inbox 4905 Submittal for Archi... ^ v

From: George Grubbs Jr. [REDACTED]
Sent: Thursday, October 9, 2025 7:51 AM
To: Brian Steffek [REDACTED]
Subject: Re: 4905 Submittal for Architectural Control Committee

Brian,
As a board member, I have approved your request and think it was well planned and well presented. Thanks for the details and for checking with Don. Look forwards to meeting you soon.
George Grubbs, Jr.
4809 Beldon Trail
[REDACTED]

From: Brian Steffek
[REDACTED]

Date: Thursday, October 9, 2025 at 6:54 AM
To: Jyothi Chennu [REDACTED]
Cc: Frank McDonald

[REDACTED] George Grubbs
[REDACTED] Jr. [REDACTED] Mike Risley
[REDACTED]

Subject: Re: 4905 Submittal for Architectural Control Committee

Addition letter from Don Ferrando supporting the project as my neighbor. The city said this is good to have and shows due diligence.

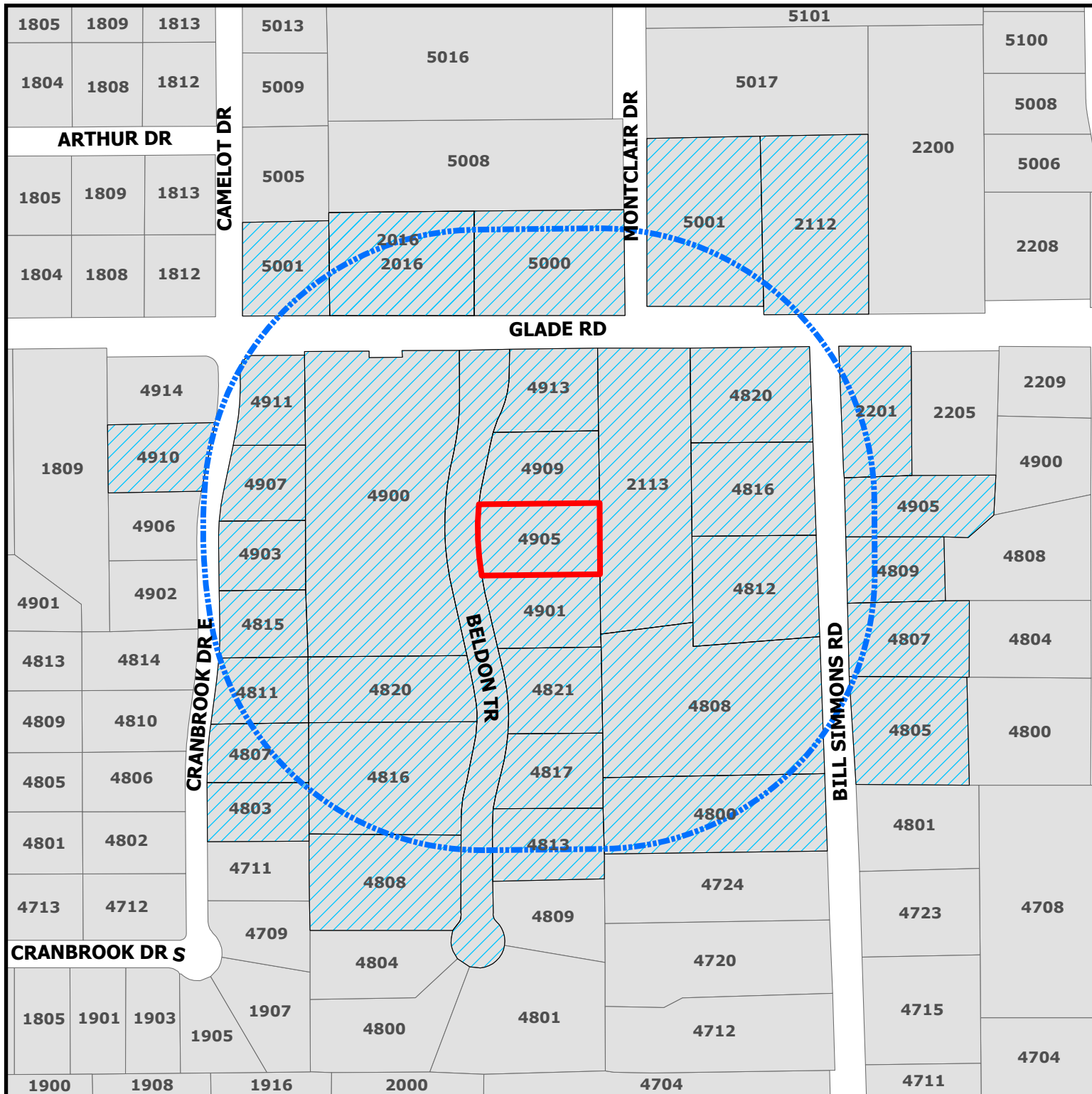
Brian

Get [Outlook for iOS](#)

From: Brian Steffek [REDACTED]
Sent: Wednesday, October 8, 2025 9:45:20 AM
To: Jyothi Chennu [REDACTED]
Cc: Frank McDonald



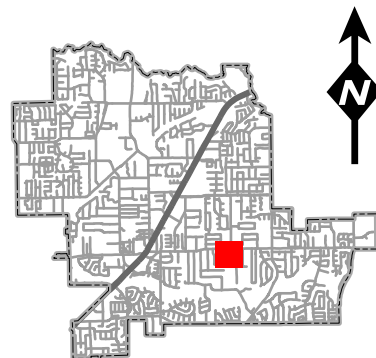
Notification Map



ZC25-029

4905 Beldon Trail

- Subject Property
- Buffer
- Parcels to be notified



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NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, November 10, 2025 at 7:00p.m.
City Council Meetings: Tuesday, December 2, 2025 & Tuesday, December 16, 2025 at 7:00p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit (SUP) for an Accessory Building on Lot 3, Block 1, Beldon Hollow, located at 4905 Beldon Trail, Case ZC25-029. The applicant is requesting the Special Use Permit to allow for an accessory building exceeding the size permitted by the Land Development Code. Per Section 3.27, an application to exceed the total square footage authorized may be approved as a Special Use Permit.

Zoning Case: ZC25-029

Applicant: Rodney Owens

Owner: Brian Steffek

Location: 4905 Beldon Trail

Property Description: Lot 3, Block 1, Beldon Hollow

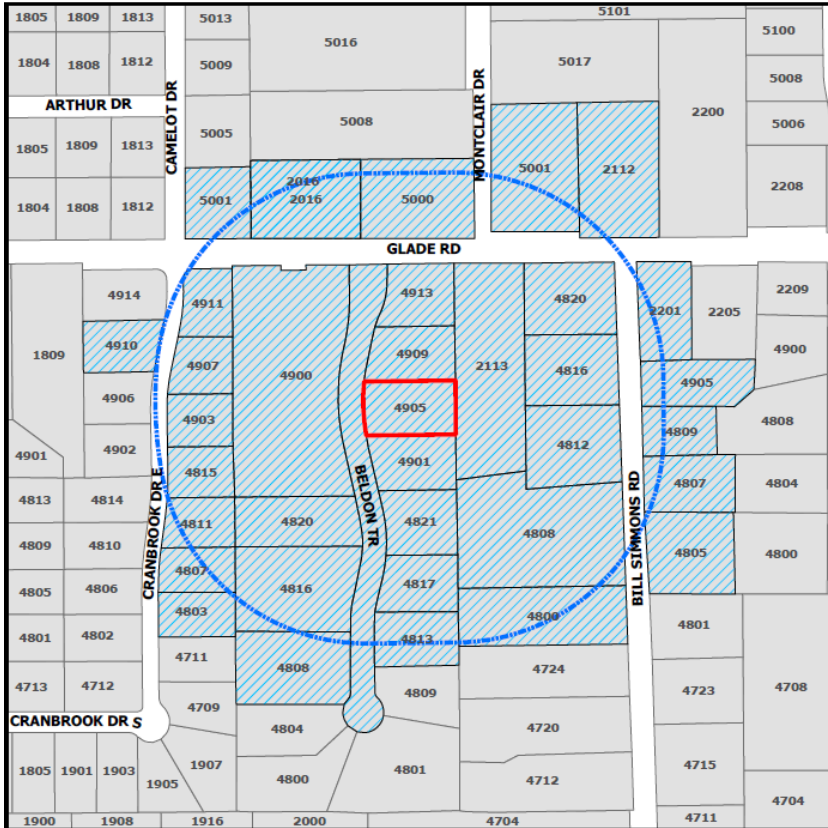
Present Zoning: PUD-R Planned Unit Development – Residential

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:

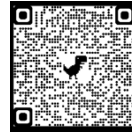
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@colleyville.com

NOTICE OF PUBLIC HEARING



If the property owners of 20 percent 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.

Chris Pham

Chris Pham
Planner

ORDINANCE O-25-XXXX

AMENDING THE ZONING ON APPROXIMATELY 0.66 ACRES, BEING LOT 3, BLOCK 1, BELDON HOLLOW, LOCATED AT 4905 BELDON TRAIL, BY AUTHORIZING A SPECIAL USE PERMIT TO ALLOW FOR AN ACCESSORY BUILDING; 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 a request for a Special Use Permit (Case ZC25-029) to allow for an accessory building for the real property described as Lot 3, Block 1, Beldon Hollow, located at 4905 Beldon Trail, as further described and depicted on Exhibit "A" hereto (the "Subject Property"); and

WHEREAS, the Subject Property is presently zoned PUD-R Planned Unit Development - Residential; and

WHEREAS, the Planning and Zoning Commission of the City of Colleyville, has considered and made recommendations on the request, having given the requisite notices, and having held due hearings and affording a full and fair opportunity for all persons interested in the matter to be heard; and

WHEREAS, after due deliberations and consideration of the recommendation of the Planning and Zoning Commission, the information received at a public hearing, and other relevant information and materials, the City Council finds that this amendment is in conformance with the Comprehensive Plan for the City of Colleyville and promotes the general health, safety, and welfare of this community.

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

- Sec. 1. THAT the foregoing premises and findings are found to be true and correct and are incorporated as if fully set forth herein.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on the Subject Property, by authorizing a Special Use Permit to allow for an accessory building, as depicted.

Sec. 3. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the City's Comprehensive Zoning Ordinance and Land Development Code, as amended herein.

Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

a. The Special Use Permit shall allow for the construction of an accessory building.

b. It shall be consistent with the elevations and as depicted on the attached Exhibit "B".

c. All requirements of the Land Development Code shall be met, except where amended herein.

Sec. 5. 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, as heretofore amended, and upon conviction shall be punished by a fine set in accordance with Chapter 1, Section 1-6 of the Code of Ordinances for the City of Colleyville.

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 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. 8. 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 2nd day of December 2025.

The second reading and public hearing being conducted on the 16th day of December 2025.

APPROVED BY A VOTE OF ____ AYES AND ____ NAYS ON THIS THE 16TH DAY OF DECEMBER 2025.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" – Aerial Map

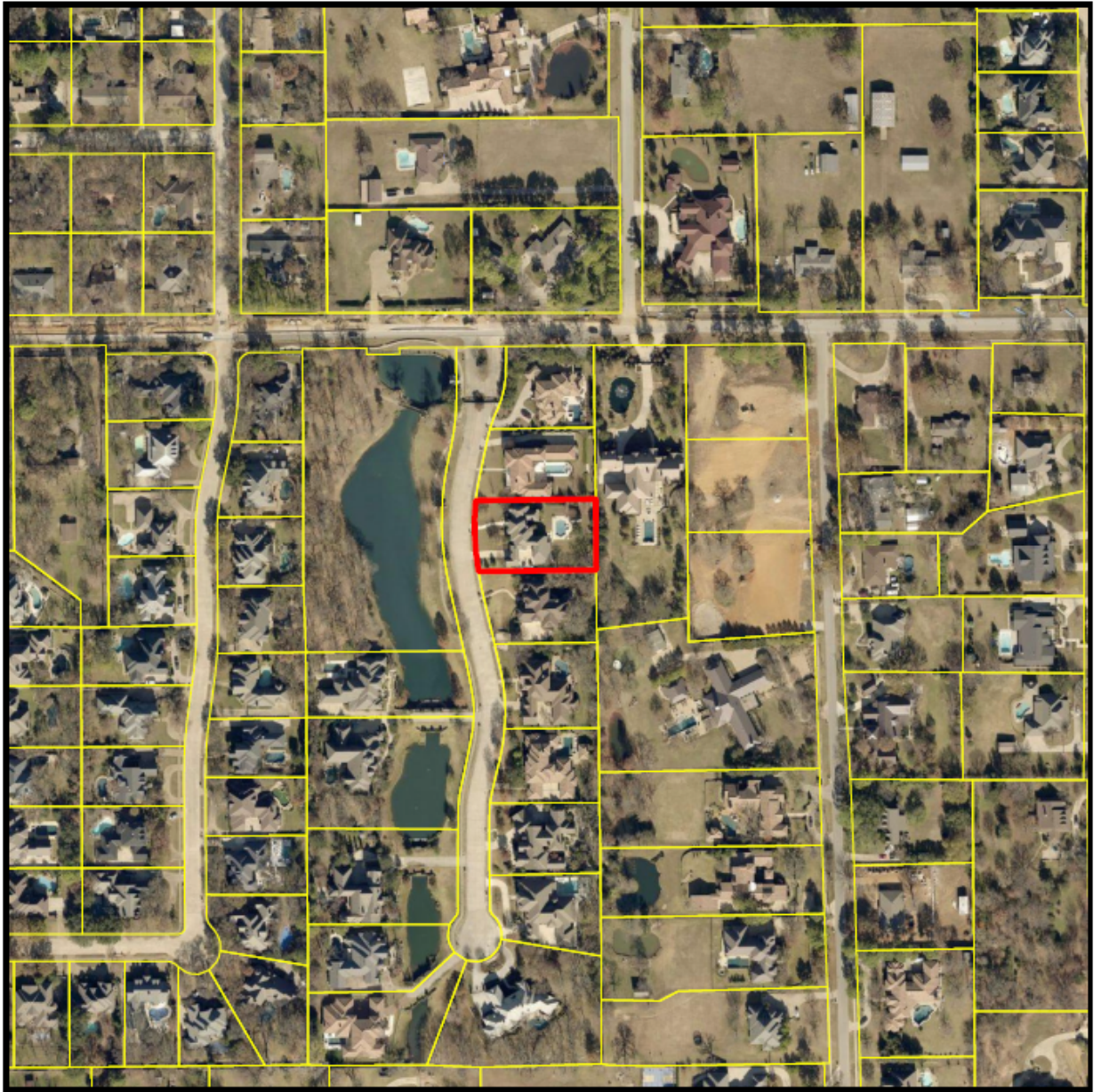


Exhibit "B" – Elevations

