



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

100 Main Street, Colleyville, Texas, 76034

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**MONDAY, NOVEMBER 24, 2025**

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**EXECUTIVE CONFERENCE ROOM - THIRD FLOOR  
6:15 P.M.**

**1. CALL TO ORDER**

**2. LEGAL PRESENTATION**

**2a** Overview of Planning and Zoning Commission Considerations

**3. PRESENTATION AND DISCUSSION**

**3a** Presentation and discussion of a replat for Lots 1R, 2R, and 5-7, Block 1, Northeast Professional Park, located at 1105 Professional Court and 5301 Colleyville Boulevard, Case PC25-022

**4. ADJOURNMENT**

I hereby certify this agenda was posted on City Hall bulletin boards *Tuesday, November 18, 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 817.503.1133, and reasonable accommodations will be made to assist you.



# CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

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**Agenda Number** 2a

**Agenda Date** 11/24/2025

**Number -**

**Type** Worksession

**Department** Community Development

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## **Title**

Overview of Planning and Zoning Commission Considerations

## **Explanation**

An overview of the Planning and Zoning Commission considerations presented by City Attorney Sarah Ross.

## **Attachments**



# CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

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**Agenda Number -**

**Agenda Date** 11/24/2025

**Type** Presentation and Discussion

**Department** Community Development

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## **Title**

Presentation and discussion of a replat for Lots 1R, 2R, and 5-7, Block 1, Northeast Professional Park, located at 1105 Professional Court and 5301 Colleyville Boulevard, Case PC25-022

## **Explanation**

Andrea Petty, the applicant, has submitted a replat for Lots 1R, 2R, and 5-7, Block 1, Northeast Professional Park, being approximately 2.81 acres, and zoned CPO Professional Office. The request is to create four lots and dedicate easements necessary for development. The proposed plat will meet the minimum requirements of the Land Development Code and/or other applicable city standards, codes, or policies.

## **Attachments**

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Plat Drawing

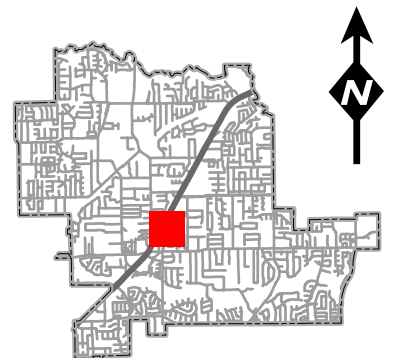
# Aerial Map



## PC25-022

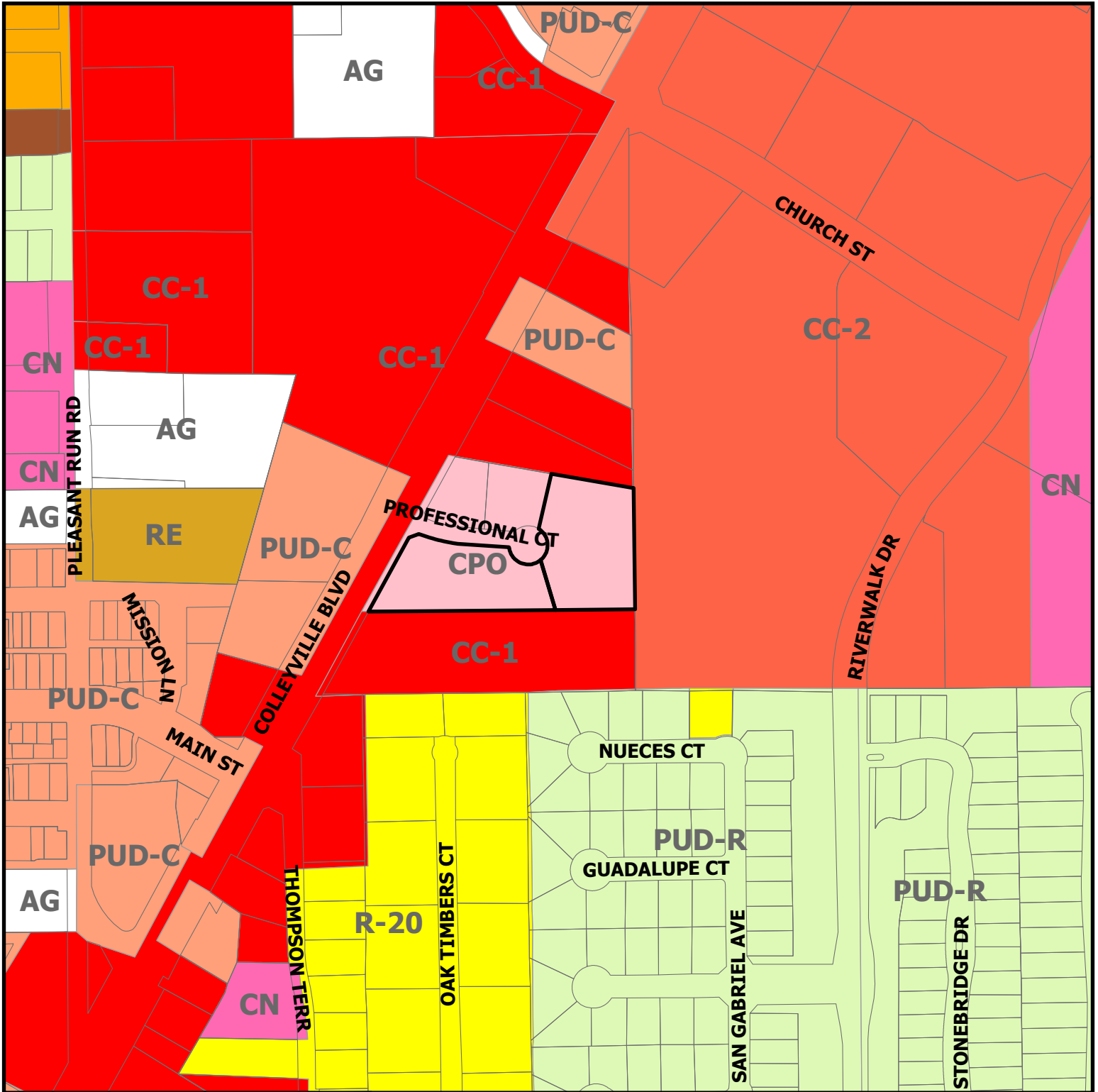
1105 Professional Court

 Subject Property



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

# Zoning Map

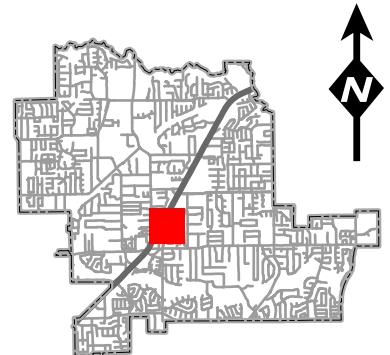


**PC25-022**

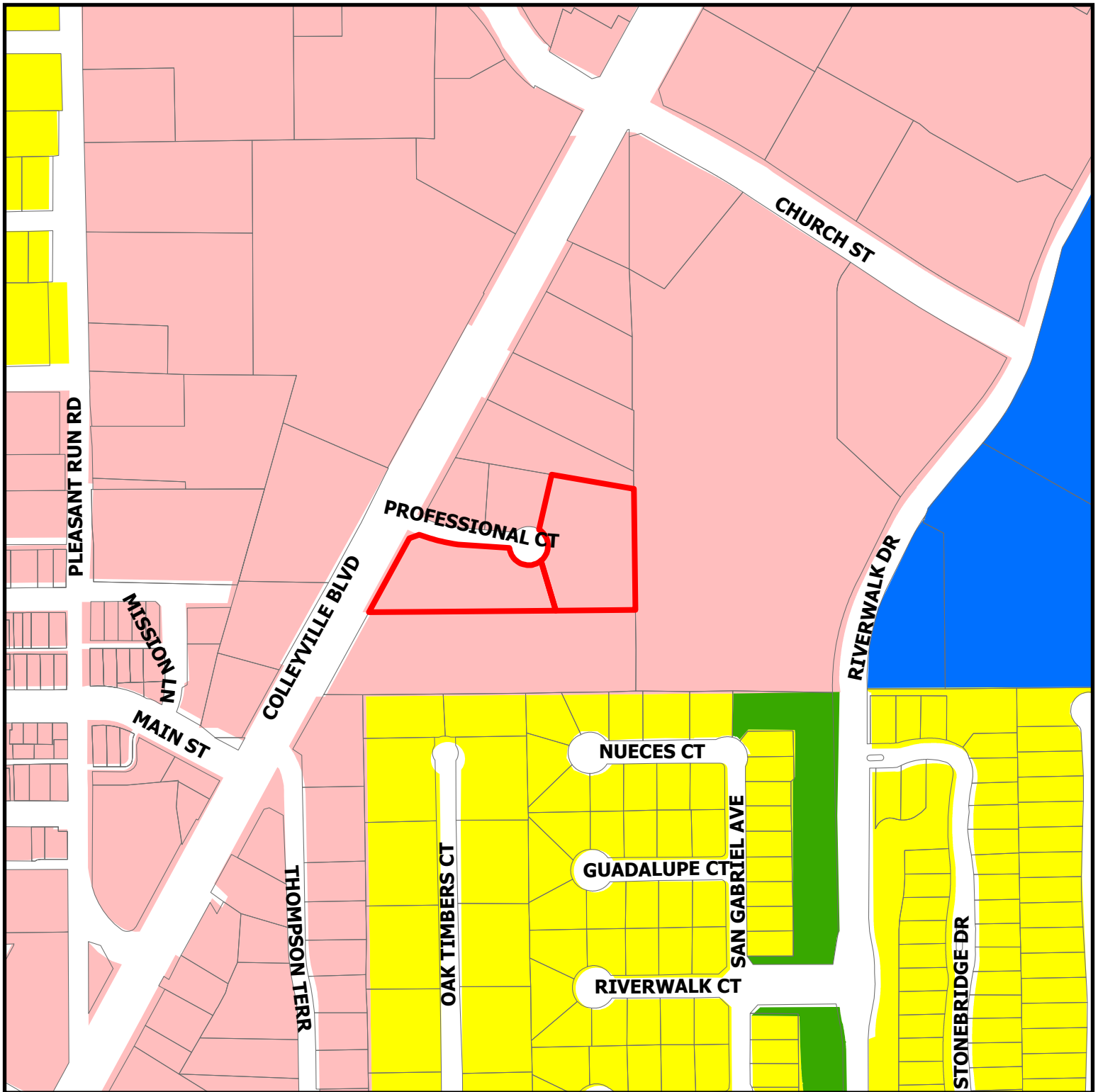
1105 Professional Court

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 Subject Property



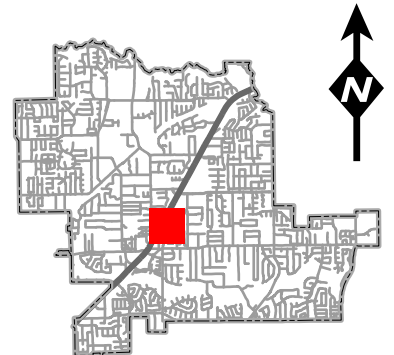
# Future Land Use Map



## PC25-022

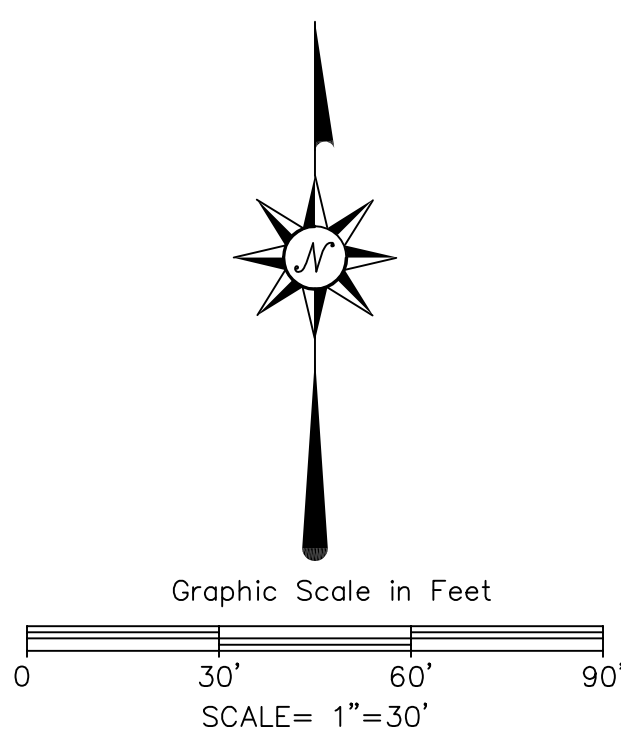
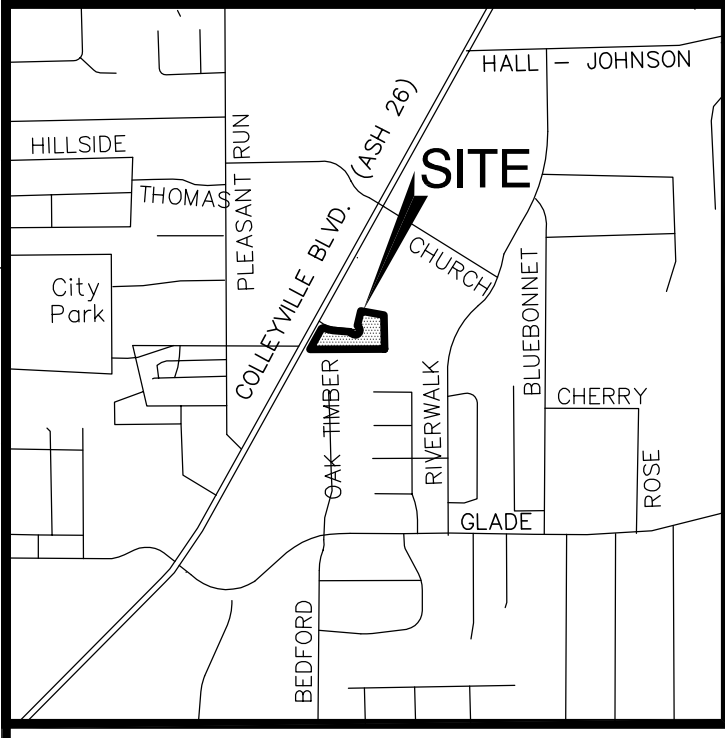
1105 Professional Court

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



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Nov 07, 2025 - 8:18am  
 C:\Users\David.Lewis\Documents\Projects\025 Misc Commercial Land Title\025-106 1105 Professional Ct. - Colleyville\30-Plat - Colleyville\30-Plat.dwg

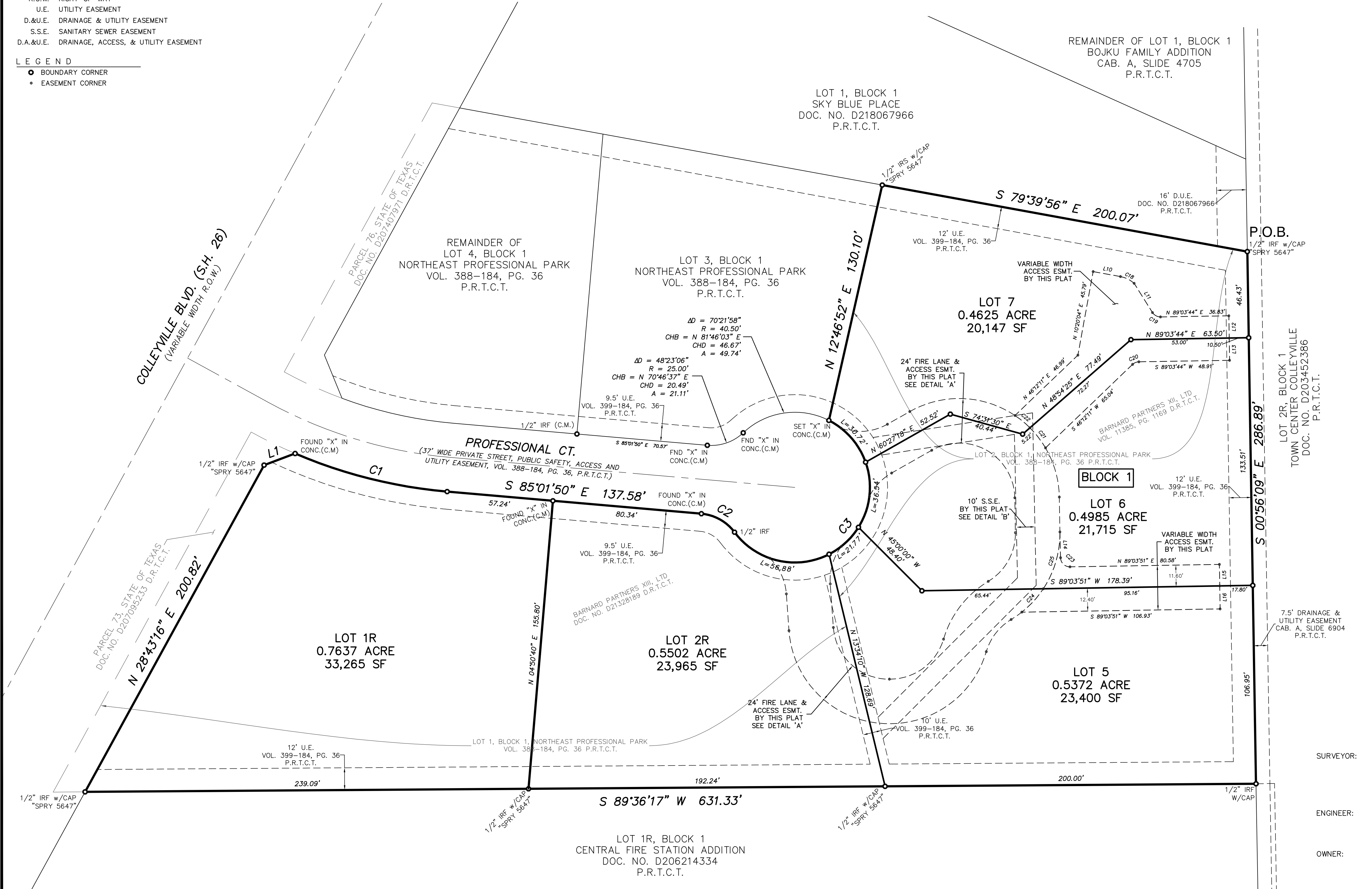
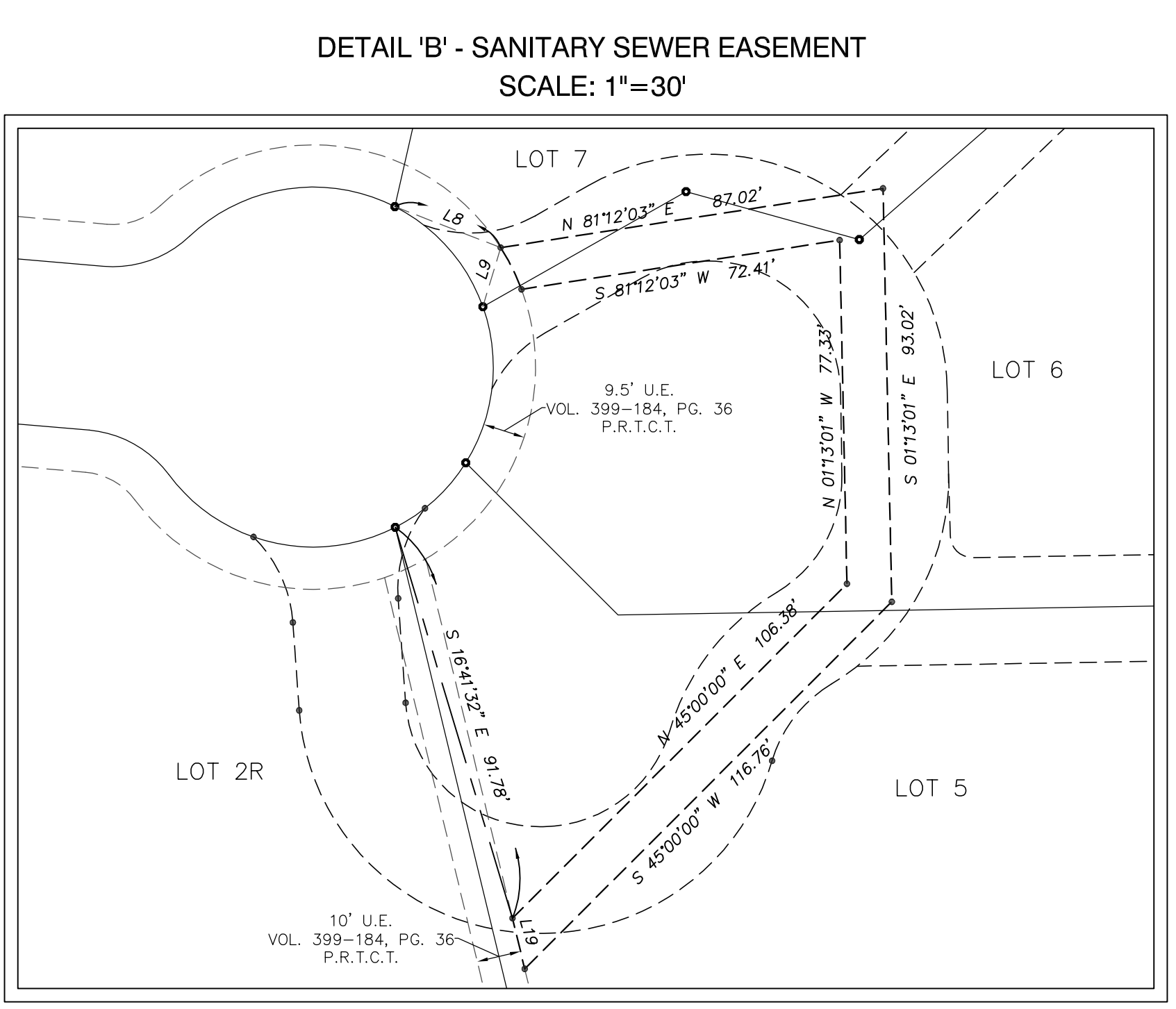
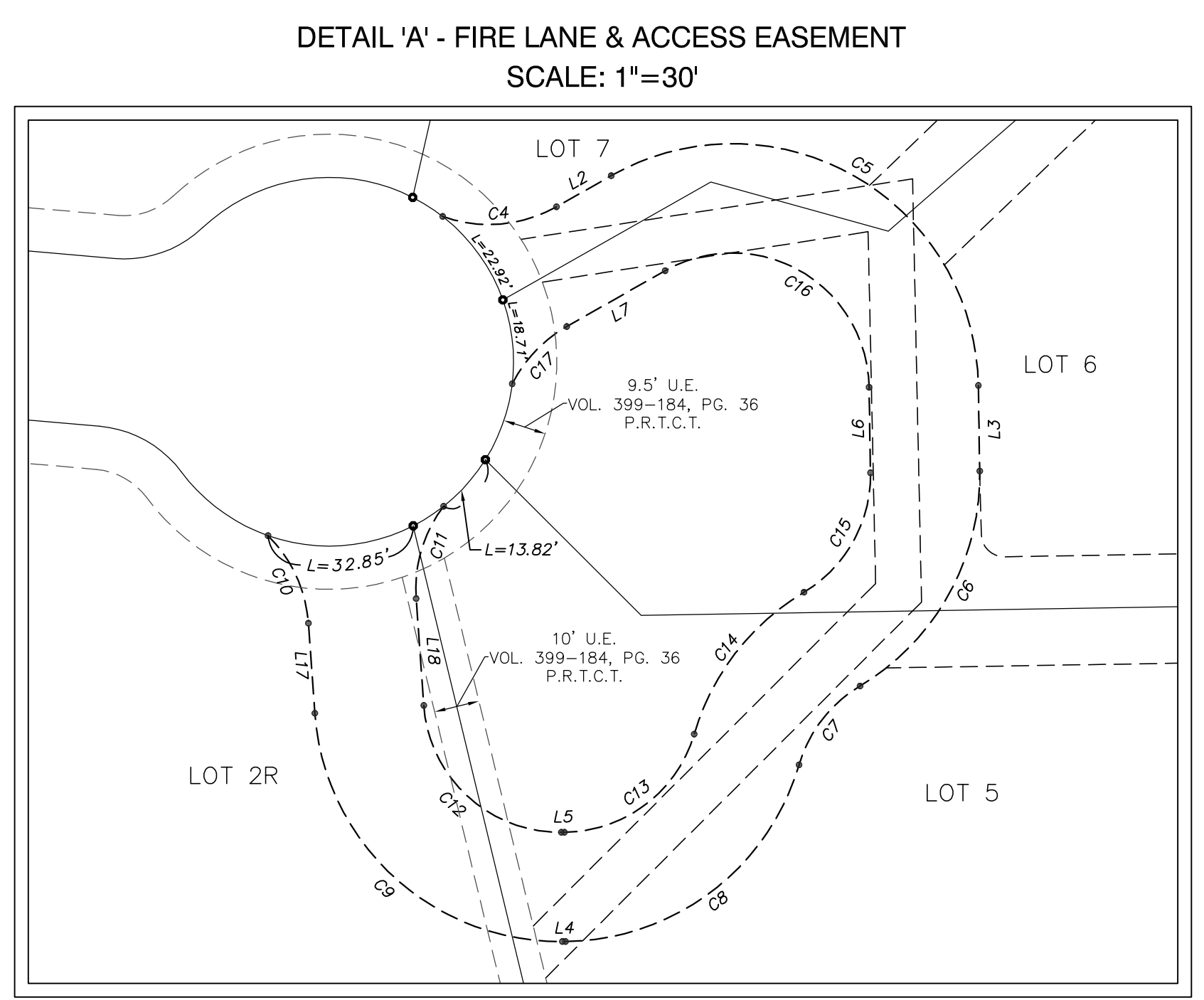


- ABBREVIATIONS**
- D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS
  - P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY, TEXAS
  - DOC. NO. DOCUMENT NUMBER
  - P.O.B. POINT OF BEGINNING
  - C.M. CONTROLLING MONUMENT
  - IRF IRON ROD FOUND
  - IRS IRON ROD SET
  - SF SQUARE FEET
  - R.O.W. RIGHT-OF-WAY
  - U.E. UTILITY EASEMENT
  - D.&U.E. DRAINAGE & UTILITY EASEMENT
  - S.S.E. SANITARY SEWER EASEMENT
  - D.A.&U.E. DRAINAGE, ACCESS, & UTILITY EASEMENT

- LEGEND**
- BOUNDARY CORNER
  - EASEMENT CORNER

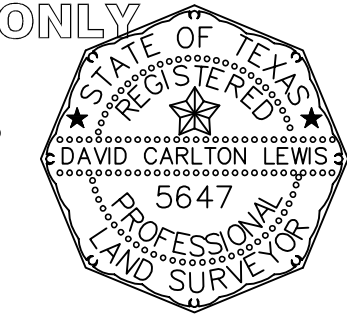
CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	267.30'	84.86'	84.51'	S 75°56'07" E	18°11'26"
C2	25.00'	21.11'	20.49'	S 60°50'17" E	48°23'06"
C3	40.50'	145.90'	78.86'	N 40°09'09" E	206°24'14"
C4	30.00'	25.89'	25.10'	N 85°09'10" E	49°27'17"
C5	54.00'	111.81'	92.88'	S 60°15'19" E	118°38'19"
C6	54.00'	56.62'	54.06'	S 29°06'07" W	60°04'33"
C7	30.00'	22.41'	21.90'	S 37°44'09" W	42°48'29"
C8	54.00'	68.92'	64.33'	S 52°53'34" W	73°07'19"
C9	54.00'	81.49'	73.97'	N 47°18'52" W	86°27'49"
C10	30.00'	21.64'	21.17'	N 24°44'42" W	41°19'30"
C11	30.00'	21.61'	21.15'	S 16°33'12" W	41°16'17"
C12	30.00'	45.27'	41.10'	S 47°18'52" E	86°27'49"
C13	30.00'	38.29'	35.74'	N 52°53'34" E	73°07'19"
C14	54.00'	40.35'	39.41'	N 37°44'09" E	42°48'29"
C15	30.00'	31.46'	30.03'	N 29°06'07" E	60°04'33"
C16	30.00'	62.12'	51.60'	N 60°15'19" W	118°38'19"
C17	30.00'	17.62'	17.37'	S 43°36'09" W	33°38'46"
C18	15.00'	8.33'	8.22'	S 63°45'30" E	31°48'47"
C19	5.00'	5.13'	4.91'	S 61°32'58" E	58°46'21"
C20	5.00'	3.74'	3.65'	S 67°37'58" W	42°51'33"
C21	54.00'	13.75'	13.71'	N 37°45'38" W	14°35'11"
C22	54.00'	10.46'	10.44'	N 50°36'02" W	11°05'38"
C23	5.00'	7.81'	7.04'	S 46°11'53" E	89°28'32"
C24	54.00'	17.17'	17.10'	N 42°35'18" E	18°13'19"
C25	54.00'	32.43'	31.95'	S 16°16'15" W	34°24'48"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 69°27'48" E	17.88'
L2	N 60°25'32" E	13.83'
L3	S 00°56'09" E	18.79'
L4	S 89°27'14" W	0.69'
L5	N 89°27'14" E	0.69'
L6	N 00°56'09" W	18.79'
L7	S 60°25'32" W	24.86'
L8	S 68°49'52" E	25.52'
L9	N 16°44'54" E	13.89'
L10	S 79°39'56" E	14.99'
L11	S 32°08'04" E	18.62'
L12	S 00°56'16" E	12.00'
L13	S 00°56'16" E	12.00'
L14	S 01°27'37" E	13.96'
L15	S 00°56'09" E	11.60'
L16	S 00°56'09" E	12.40'
L17	N 04°04'57" W	19.84'
L18	S 04°04'57" E	23.54'
L19	N 13°34'10" W	11.72'



This document shall not be recorded for any purpose. This drawing shall be used for REVIEW PURPOSES ONLY.

David Carlton Lewis  
 R.P.L.S. No. 5647  
 Date: NOVEMBER 6, 2025



**PURPOSE OF AMENDING PLAT**  
 The Purpose of the Amending Plat is to make five commercial lots, out of existing Lot 1 and Lot 2, Block 1 Northeast Professional Park, and dedicate various easements

**A FINAL PLAT OF  
 LOTS 1R, 2R & 5-7, BLOCK 1  
 NORTHEAST PROFESSIONAL PARK**

AN ADDITION TO THE CITY OF COLLEYVILLE, WHICH IS AN AMENDING PLAT OF LOTS 1 & 2, BLOCK 1, NORTHEAST PROFESSIONAL PARK, TARRANT COUNTY, TEXAS, 2.812 ACRES  
 IN THE J.M. LOONEY SURVEY, A - 936  
 CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

**SURVEYOR:** Spry Surveyors, LLC  
 8241 Mid-Cities Blvd., Ste.102  
 North Richland Hills, TX 76182  
 Phone: 817-776-4049  
 Firm Reg. No. 10112000  
 Spry Project No. 034-284-30

**ENGINEER:** Triangle Engineering LLC  
 1732 W. McDermott Drive  
 Allen, TX 75013  
 Phone: 469-331-8566

**OWNER:** Barnard Partners XII, Ltd. & Barnard Partners XIII, Ltd.  
 210 West 6th St., Ste. 302  
 Fort Worth, TX 76179

NOVEMBER 2025

Nov 07, 2025 - 8:20am  
C:\Users\David.Lewis\Spry Surveyors - Documents\projects\025 Misc Commercial Land Title\025-106 1105 Professional Ct. - Colleyville\30-Plat\ spry-1105 Professional Court Replat EDIT.dwg

**OWNER'S DEDICATION  
STATE OF TEXAS  
COUNTY OF TARRANT**

WHEREAS, Barnard Partners XII, Ltd. And Barnard Partners XIII, Ltd. Are the owners of all that certain 2.812 acres of land, by virtue of the deeds recorded in Volume 11385, Page 1169 and Document Number D21328189, respectively, in the Deed Records of Tarrant County, Texas (D.R.T.C.T.), which is a portion of Lot 1 and all of Lot 2, Block 1, Northeast Professional Park, an addition to the City of Colleyville, recorded in Volume 388-184, Page 36, in the Plat Records of Tarrant County, Texas (P.R.T.C.T) in the J.M. Looney Survey, A-936, City of Colleyville, Tarrant County, Texas, and more particularly described by metes and bounds as follows: (All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone)

BEGINNING at 1/2" iron rod found for the northeast corner of said Lot 2, Block 1, Northeast Professional Park, common to the southeast corner of Lot 1, Block 1, Sky Blue Place, recorded in Document Number D218067966, P.R.T.C.T., and in the west line of Lot 2R, Block 1, Town Center Colleyville, recorded in Document Number D203452386, P.R.T.C.T.;

THENCE South 00° 56' 09" East - 286.89' along the east line of the herein described tract, common to the west line of said Lot 2R, Block 1, Town Center Colleyville, to a 1/2" iron rod with a cap found for the southeast corner of the herein described tract, common to the northeast corner of Lot 1, Block 1, Central Fire Station Addition, recorded in Document Number D206214334, P.R.T.C.T.;

THENCE South 89° 36' 17" West - 631.33' along the south line of the herein described tract, common to the north line of said Lot 1, Block 1, Central Fire Station Addition, to a 1/2" iron rod with a cap stamped "SPRY 5647" found for the southwest corner of the herein described tract, common to the southeasterly corner of Parcel 73 to the State of Texas in the right-of-way deed recorded in Document Number D207095233, D.R.T.C.T., in the easterly right-of-way line of Colleyville Boulevard (State Highway 26 - a variable width right-of-way);

THENCE North 28° 43' 16" East - 200.82' along a west line of the herein described tract, common to the easterly line of said Colleyville Boulevard, to a 1/2" iron rod with a cap stamped "SPRY 5647" found for the southerly corner of a southeast corner clip at the intersection of the easterly right-of-way line of said Colleyville Boulevard and the southerly right-of-way line of Professional Court (a 37' wide private street, public safety, access and utility easement);

THENCE North 69° 27' 48" East - 17.87' to an "X" cut in concrete found for the easterly corner of said southeasterly corner clip, and being a point on a curve to the left, having a central angle of 18° 11' 26", a radius of 267.30', and a chord bearing and distance of South 75° 56' 07" East - 84.51';

THENCE along said curve to the left, along the southerly right-of-way line of said Professional Court, an arc distance of 84.86', to an "X" cut in concrete found for the point for the end of curve;

THENCE South 85° 01' 50" East - 137.58' along the southerly right-of-way line of said Professional Court, to an "X" cut in concrete found for the Point of Curvature of a curve to the right, having a central angle of 48° 23' 06", a radius of 25.00', and a chord bearing and distance of South 60° 50' 17" East - 20.49';

THENCE along said curve to the right, an arc distance of 21.11' to a 1/2" iron rod found for the Point of Reverse Curvature of a curve to the left, having a central angle of 206° 24' 14", a radius of 40.50', and a chord bearing and distance of North 40° 09' 09" East - 78.86';

THENCE along said curve to the left, an arc distance of 145.90' to an "X" cut in concrete found for an angle corner of the herein described tract, common to the southeast corner of Lot 3, Block 1, of said Northeast Professional Park;

THENCE North 12° 46' 52" East - 130.10' along a west line of the herein described tract, common to the east line of said Lot 3, Block 1, Northeast Professional Park, to a 1/2" iron rod with a cap stamped "SPRY 5647" found for the most northerly northwest corner of the herein described tract, common to the northeast corner of said Lot 3, Block 1, Northeast Professional Park, in the south line of said Lot 1, Block 1, Sky Blue Place;

THENCE South 79° 39' 56" East - 200.07' along the north line of the herein described tract, common to the south line of said Lot 1, Block 1, Sky Blue Place, to the POINT OF BEGINNING and containing 2.812 acres of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That Barnard Partners XII, Ltd. and Barnard Partners XIII, Ltd., the Owners, do hereby adopt this plat designating the herein before described property as Lots 1R, 2R, & 5-7, Block 1, Northeast Professional Park, an addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever any streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

Witness our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Signature - PRINTED NAME TO BE ADDED  
Title \_\_\_\_\_  
For: Barnard Partners XII, Ltd.  
and Barnard Partners XIII, Ltd

**NOTARY CERTIFICATE  
STATE OF TEXAS  
COUNTY OF TARRANT**

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations expressed herein.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Notary Signature  
\_\_\_\_\_  
Notary Stamp:

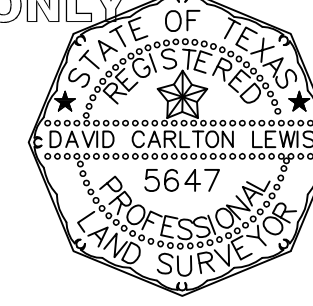
**SURVEYOR CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS:

That I, David Carlton Lewis, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of procedures and practices of the most current Professional Land Surveying Practices Act.

**This document shall not be recorded for any purpose. This drawing shall be used for REVIEW PURPOSES ONLY**

**David Carlton Lewis  
R.P.L.S. No. 5647  
Date: NOVEMBER 6, 2025**



David Carlton Lewis, R.P.L.S.,  
Texas Registration No. 5647  
Spry Surveyors, LLC,  
8241 Mid Cities Blvd Ste 102  
North Richland Hills, TX 76182

**NOTARY CERTIFICATE  
STATE OF TEXAS  
COUNTY OF TARRANT**

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared DAVID CARLTON LEWIS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations expressed herein.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Notary Signature  
\_\_\_\_\_  
Notary Stamp:

**NOTES**

1. This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.
2. All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone.
3. The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.
4. Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.
5. According to the Flood Insurance Rate Map No. 48439C0095K, published by the Federal Emergency Management Agency, dated: September 25, 2009, the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100-year flood.

**PLANNING AND ZONING COMMISSION APPROVAL**  
WHEREAS The Planning and Zoning Commission of the City of Colleyville, Texas voted affirmatively on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, to approve this Plat.  
\_\_\_\_\_  
Chairman, Planning and Zoning Commission  
\_\_\_\_\_  
Attest: Secretary, Planning and Zoning Commission

**CITY COUNCIL APPROVAL**  
WHEREAS the City Council of the City of Colleyville, Texas voted affirmatively on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, to approve this Plat.  
\_\_\_\_\_  
Mayor, City of Colleyville  
\_\_\_\_\_  
Attest: City Secretary

**PURPOSE OF AMENDING PLAT**  
The Purpose of the Amending Plat is to make five commercial lots, out of existing Lot 1 and Lot 2, Block 1 Northeast Professional Park, and dedicate various easements

**A FINAL PLAT OF  
LOTS 1R, 2R & 5-7, BLOCK 1  
NORTHEAST PROFESSIONAL PARK**

**SURVEYOR:** Spry Surveyors, LLC  
8241 Mid-Cities Blvd., Ste.102  
North Richland Hills, TX 76182  
Phone: 817-776-4049  
Firm Reg. No. 10112000  
Spry Project No. 034-284-30  
**ENGINEER:** Triangle Engineering LLC  
1782 W. McDermott Drive  
Allen, TX 75013  
Phone: 469-331-8566  
**OWNER:** Barnard Partners XII, Ltd. &  
Barnard Partners XIII, Ltd.  
210 West 6th St., Ste. 302  
Fort Worth, TX 76179

AN ADDITION TO THE CITY OF COLLEYVILLE, WHICH IS  
AN AMENDING PLAT OF LOTS 1 & 2, BLOCK 1,  
NORTHEAST PROFESSIONAL PARK,  
TARRANT COUNTY, TEXAS,  
2.812 ACRES  
IN THE J.M. LOONEY SURVEY, A - 936  
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

NOVEMBER 2025