



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

100 Main Street Colleyville, Texas 76034

MONDAY, DECEMBER 8, 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: David Groves
PLEDGE OF ALLEGIANCE**

1. ELECTION OF OFFICERS

1a Election of Chair and Vice-Chair of the Planning and Zoning
Commission

2. APPROVAL OF MINUTES

2a November 10, 2025 Planning and Zoning Commission Minutes
November 24, 2025 Planning and Zoning Commission Worksession
Minutes

3. PUBLIC HEARING AGENDA ITEMS

- 3a** Consideration 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. CITIZEN COMMENTS

5. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards *Tuesday, December 2, 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 BRIEFING

Agenda Number -

Agenda Date 12/8/2025

Type Regular Agenda Items

Department Community Development

Title

Election of Chair and Vice-Chair of the Planning and Zoning Commission

Explanation

The Planning and Zoning Commission are to elect a Chair and Vice Chair.

Attachments



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2a

Agenda Date 12/8/2025

Number -

Type Approval of Minutes

Department Community Development

Title

November 10, 2025 Planning and Zoning Commission Minutes

November 24, 2025 Planning and Zoning Commission Worksession Minutes

Explanation

Approval of minutes from the Planning and Zoning Commission Meeting on November 10, 2025 and the Planning and Zoning Commission Worksession Meeting on November 24, 2025.

Recommendation

Approve

Attachments

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



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION MINUTES

100 Main Street, Colleyville, Texas, 76034

MONDAY, NOVEMBER 10, 2025

CALL MEETING TO ORDER EXECUTIVE CONFERENCE ROOM

The City of Colleyville Planning and Zoning Pre Commission Meeting was called to order by Commissioner Jerome Obinabo on November 10, 2025, at 6:15 p.m.

Roll Call

Present: Candace Sandifer, Jerry Savoie, Richard Remley, David Ebert, Jerome Obinabo, and Brandon Arnold.

Absent: David Groves

Staff Present: Community Development Director Ben Bryner, Planning Manager Daniel Ponder, Planner/Urban Forester Ivana Gonzalez, and Planner Bethany Lopez.

Planner Bethany Lopez briefed the Commission on the item that would be presented on tonight's agenda. There was general discussion regarding the updates to the case the Commission would be voting on.

Jerome Obinabo adjourned the Planning and Zoning Pre Commission Meeting at 6:23 p.m.

CALL MEETING TO ORDER CITY COUNCIL CHAMBERS

The City of Colleyville Planning and Zoning Commission Meeting was called to order by Jerome Obinabo on November 10, 2025, at 7:00 p.m.

Roll Call

Present: Candace Sandifer, Jerry Savoie, Richard Remley, David Ebert, Jerome Obinabo, and Brandon Arnold.

Absent: David Groves

Staff Present: Community Development Director Ben Bryner, Planning Manager Daniel Ponder, Planner/Urban Forester Ivana Gonzalez, and Planner Bethany Lopez.

1. APPROVAL OF MINUTES

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

Commissioner Savoie made a motion to approve the October 13, 2025 Planning and Zoning Commission Meeting Minutes and the October 27, 2025 Planning and Zoning Worksession meeting minutes, seconded by Commissioner Remley.

The motion was carried by the following vote:

Aye: 5 – Savoie, Obinabo, Arnold, Remley, and Ebert
Abstain: 1 – Sandifer
Nay: 0

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

Planner Bethany Lopez presented case ZC25-029 and briefed the Commission on the request. The applicant is requesting the Special Use Permit to construct an Accessory Building that exceeds the 4% lot area permitted by the Land Development Code. Accessory Building meets all other code requirements.

Applicant Rodney Owens and owner Brian Steffek discussed their plans for use of the Accessory Building. They stated the building will be utilized as a multi-purpose area with a primary use for baseball training.

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

Commissioner Savoie made a motion to approve case ZC25-029, seconded by Commissioner Arnold.

The motion was carried by the following vote:

Aye: 5 – Sandifer, Savoie, Obinabo, Arnold, and Ebert
Nay: 1 – Remley

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 7:12 p.m.

The minutes were written and prepared by:

Ivana Gonzalez

Ivana Gonzalez
Planner/Urban Forester

The meeting minutes were approved on December 8, 2025, by a vote of x-x.



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION MINUTES

100 Main Street, Colleyville, Texas, 76034

MONDAY, NOVEMBER 24, 2025

CALL MEETING TO ORDER EXECUTIVE CONFERENCE ROOM

The City of Colleyville Planning and Zoning Commission Worksession Meeting was called to order by Vice Chair Groves on November 24, 2025, at 6:15 p.m.

Roll Call

Present: David Groves, David Ebert, Richard Remley, Jerome Obinabo, Jerry Savoie, Brandon Arnold, and Candace Sandifer.

Staff Present: Planning Manager Daniel Ponder, Planner Christopher Pham, Planner/Urban Forester Ivana Gonzalez, Planner Bethany Lopez, and Fire Marshal Rob Mckeown.

2. WORKSESSION AGENDA ITEMS

2a Overview of Planning and Zoning Commission Considerations

City Attorney Sarah Ross presented an overview on the considerations for the Planning and Zoning Commission. Ross explained the roles of a commissioner and changes to the legislature.

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

Planning Manager Daniel Ponder presented the case and briefed the Commission on the request. There was discussion regarding the number of lots and requirements for the zoning district.

3. ADJOURNMENT

The meeting adjourned at 6:36 p.m.

The minutes were written and prepared by:

Bethany Lopez

Bethany Lopez
Planner

The meeting minutes were approved on December 8, 2025 by a vote of X-X.



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 3a

Agenda Date 12/8/2025

Number -

Type Public Hearing Agenda Items

Department Community Development

Title

Consideration 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 replat five 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.

Existing Conditions/Background: The subject property is zoned CPO Professional Office. It is located northeast of the intersection of Colleyville Boulevard and Main Street. It is partially developed with an office building on the existing Lot 1, with the remainder of the property undeveloped.

Analysis: The applicant is requesting to replat the property to subdivide two lots into five lots for future development.

Plat Status: The subject property is currently platted as Lots 1 and 2, Block 1, Northeast Professional Park.

DRC Review: The DRC reviewed the request during their November 17, 2025, meeting and determined the case would be scheduled for the December 8, 2025, Planning and Zoning Commission meeting.

Surrounding Development: The properties to the north and south are zoned CC-1 Village Retail; the property to the north is improved with commercial uses and the property to the south is the Richard Newton Fire Station. The properties to the east are zoned CC-2 Shopping Center are improved with commercial uses. The properties to the west, across Colleyville Boulevard, are zoned PUD-C Planned Unit Development - Commercial and are improved with commercial and residential uses.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, identifies the subject property for commercial development. The proposed request complies with the future land use designation.

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 the Land Development Code. Notice was published in the *Fort Worth Star-Telegram*, as required by the Land Development Code.

Staff Recommendation: Staff recommends approval for this request.

Recommendation

Approve

Attachments

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

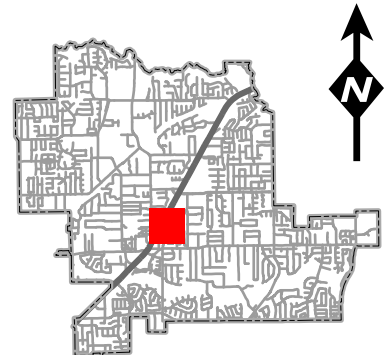
Aerial Map



PC25-022

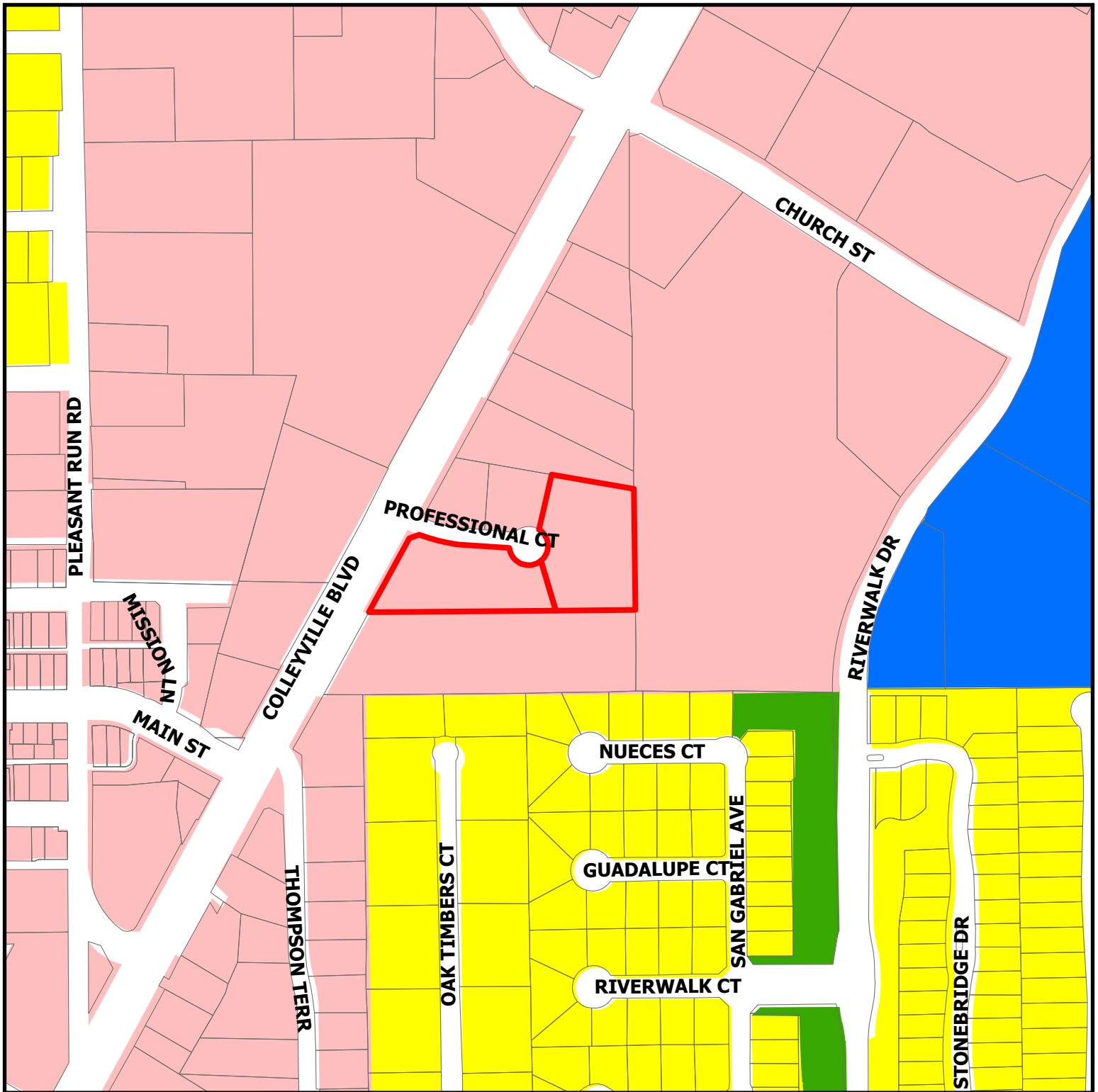
1105 Professional Court

 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.

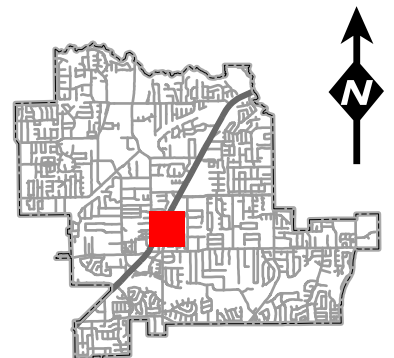
Future Land Use Map



PC25-022

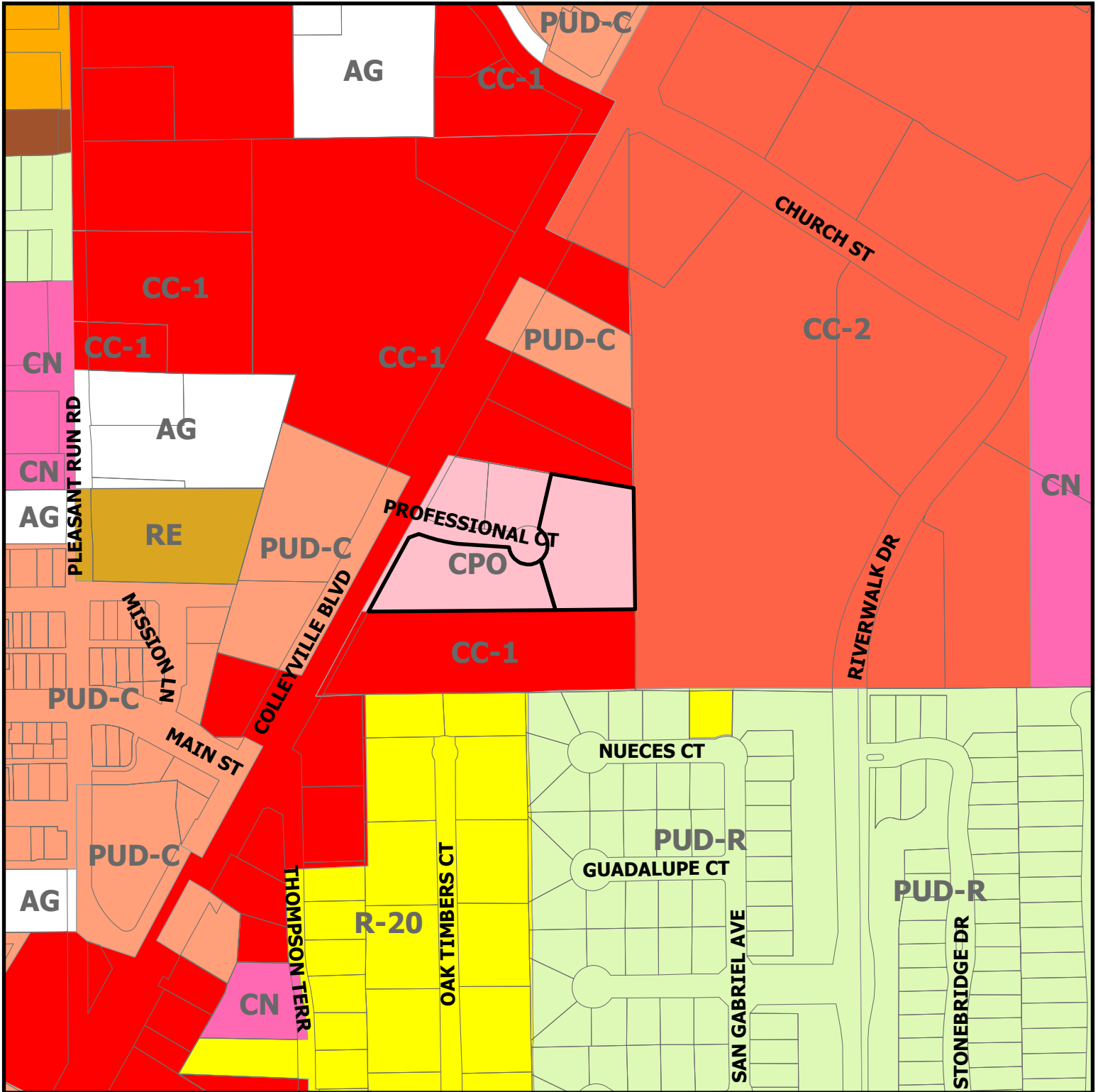
1105 Professional Court

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

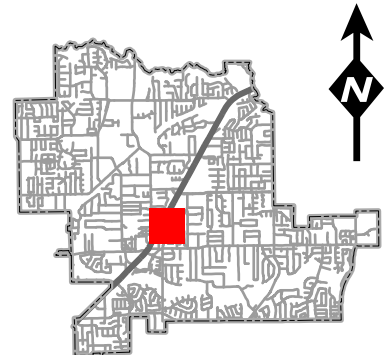


PC25-022

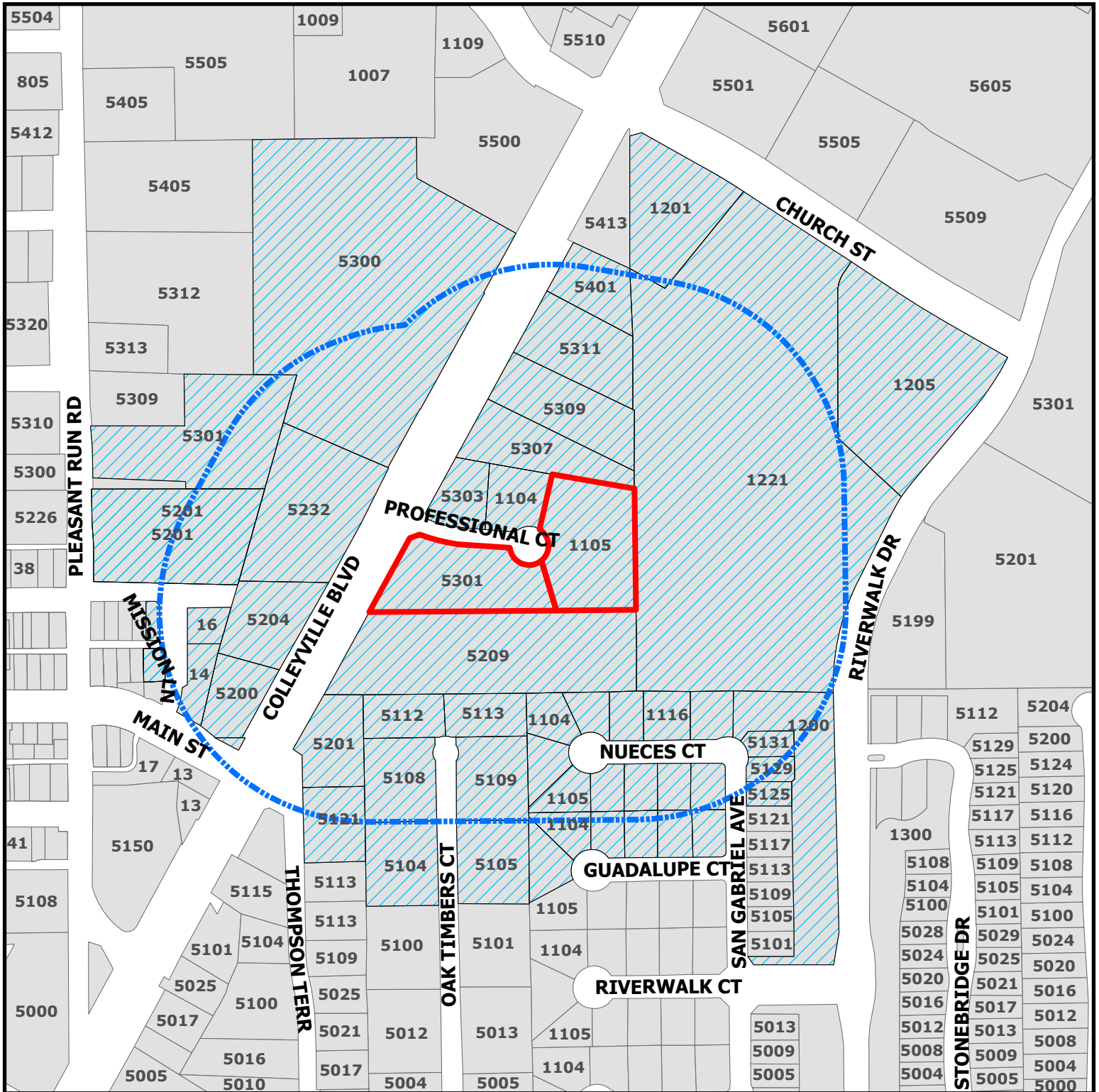
1105 Professional Court

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



Notification Map



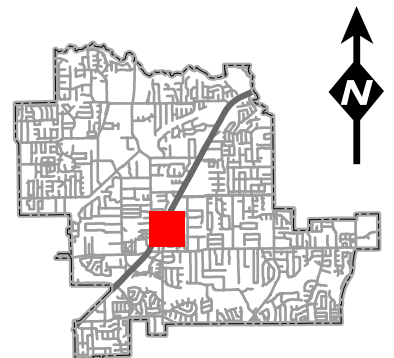
PC25-022

1105 Professional Court



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
- Buffer
- Parcels to be notified





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, December 8, 2025, at 7:00 p.m.

City Council Meeting: Tuesday, January 6, 2026, at 7:00 p.m.

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

Request: Consideration of a Replat for Lots 1R, 2R, and 5-7, Block 1, Northeast Professional Park, located at 1105 Professional Court and 5301 Colleyville Boulevard. The request is to create four lots and dedicate easements necessary for development.

Zoning Case: PC25-022

Applicant: Andrea Petty

Owner: Barnard Partners

Location: 1105 Professional Court and 5301 Colleyville Boulevard

Property Description: Lots 1R, 2R, and 5-7, Block 1, Northeast Professional Park

Present Zoning: CPO Professional Office

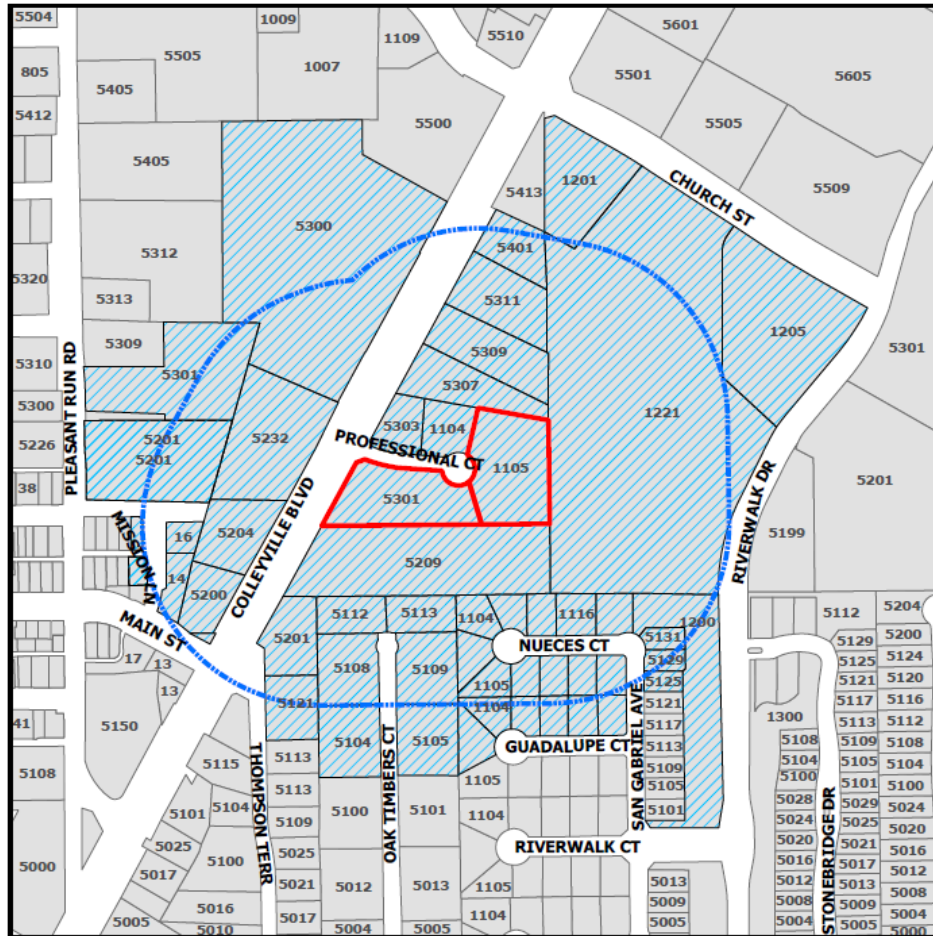
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a 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:

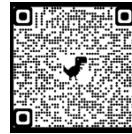
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

Citizenletters@Colleyville.com

NOTICE OF PUBLIC HEARING



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

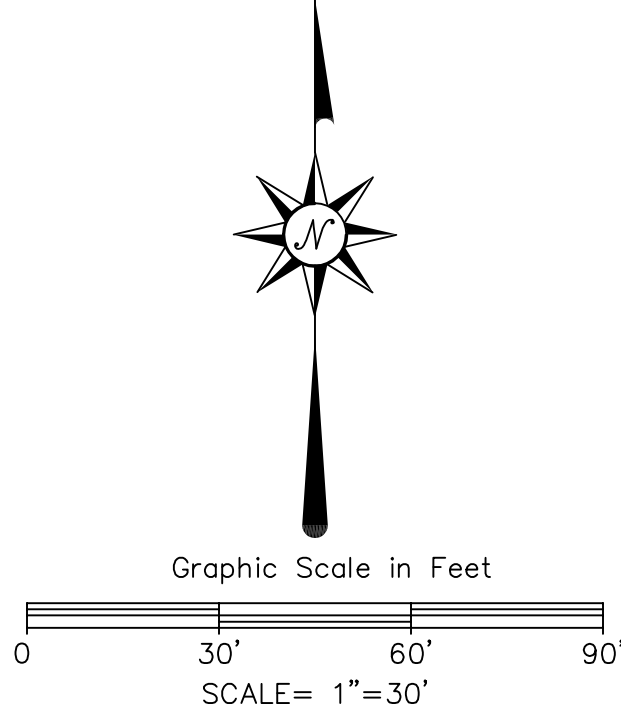
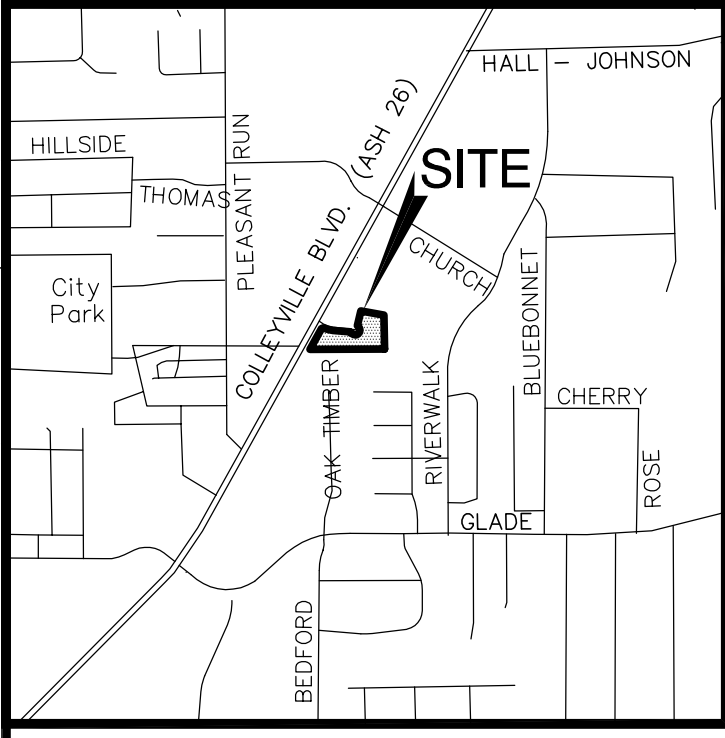


For additional information, please contact the Community Development Department at 817.503.1050. Please reference the case number when requesting information.

Daniel Ponder

Daniel Ponder
Planning Manager

Nov 26, 2025 - 12:49pm
C:\Users\David.Lewis\Spry Surveys - Documents\Projects\025 Misc Commercial Land Title\025-106-1105 Professional Ct. - Colleyville\30-Plat.dwg

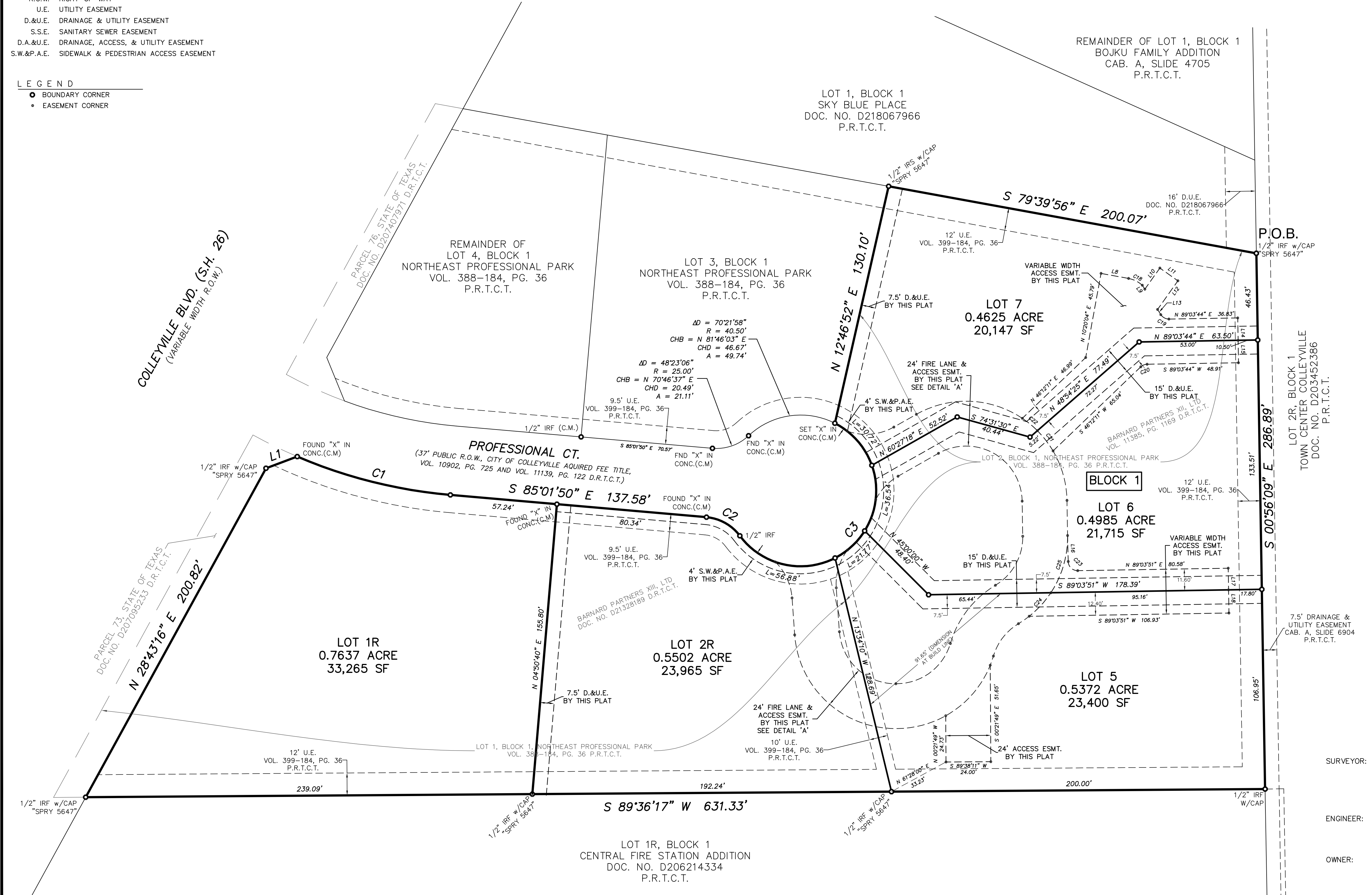
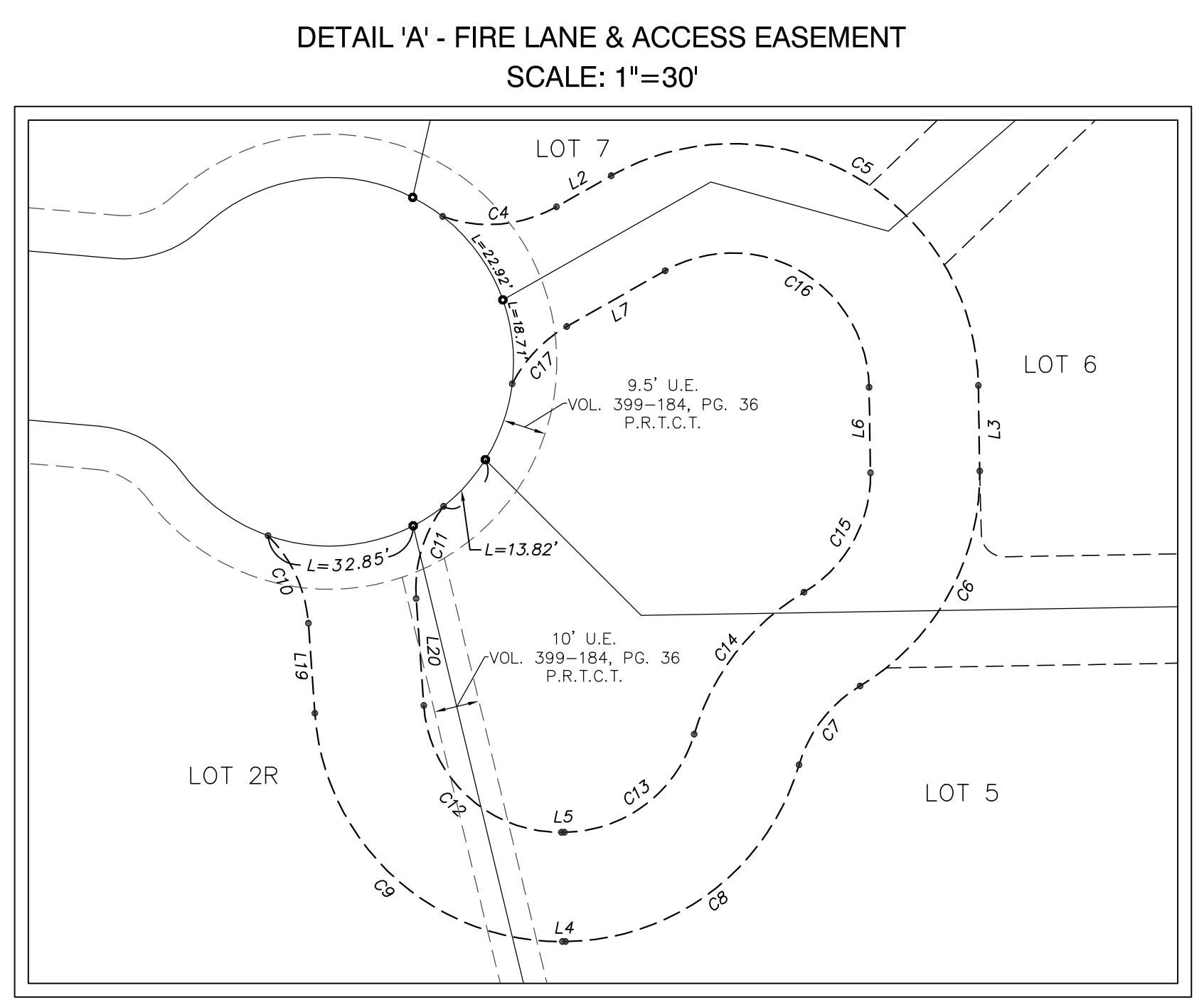


- ABBREVIATIONS**
- D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS
 - P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY, TEXAS
 - DOC. NO. DOCUMENT NUMBER
 - P.O.B. POINT OF BEGINNING
 - C.M. CONTROLLING MONUMENT
 - IRF IRON ROD FOUND
 - IRS IRON ROD SET
 - SF SQUARE FEET
 - R.O.W. RIGHT-OF-WAY
 - U.E. UTILITY EASEMENT
 - D.&U.E. DRAINAGE & UTILITY EASEMENT
 - S.S.E. SANITARY SEWER EASEMENT
 - D.A.&U.E. DRAINAGE, ACCESS, & UTILITY EASEMENT
 - S.W.&P.A.E. SIDEWALK & PEDESTRIAN ACCESS 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	181°1'26"
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 79°39'56" E	14.99'
L9	S 32°08'04" E	2.51'
L10	N 35°21'35" E	13.90'
L11	S 54°38'25" E	11.83'
L12	S 35°21'35" W	18.80'
L13	S 32°08'04" E	3.31'
L14	S 00°56'16" E	12.00'
L15	S 00°56'16" E	12.00'
L16	S 01°27'37" E	13.96'
L17	S 00°56'09" E	11.60'
L18	S 00°56'09" E	12.40'
L19	N 04°04'57" W	19.84'
L20	S 04°04'57" E	23.54'



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 28, 2025

PURPOSE OF THIS REPLAT
The Purpose of the Replat is to make five commercial lots, out of existing Lot 1 and Lot 2, Block 1, Northeast Professional Park, and dedicate various easements

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

SURVEYOR: Spry Surveys, 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

A REPLAT TO THE CITY OF COLLEYVILLE, WHICH IS A REPLAT 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

Nov 26, 2025 - 12:48pm
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.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 _____, 2025.

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 _____, 2025.

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 26, 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 _____, 2025.

Notary Signature _____ Notary Stamp: _____

NOTES

- 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.
- All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone.
- The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.
- 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.
- 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 THIS REPLAT

The Purpose of the Replat is to make five commercial lots, out of existing Lot 1 and Lot 2, Block 1, Northeast Professional Park, and dedicate various easements

A REPLAT OF

LOTS 1R, 2R & 5-7, BLOCK 1

NORTHEAST PROFESSIONAL PARK

A REPLAT TO THE CITY OF COLLEYVILLE, WHICH IS A
REPLAT 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

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

RESOLUTION R-25-XXXX

A RESOLUTION APPROVING A REPLAT FOR THE LOTS 1R, 2R, AND 5-7, BLOCK 1, NORTHEAST PROFESSIONAL PARK

WHEREAS, the Planning and Zoning Commission recommended approval of the Replat for Lots 1R, 2R, and 5 - 7, Block 1, Northeast Professional Park on December 8, 2025.

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

Sec. 1. THAT the Replat for Lots 1R, 2R, and 5 - 7, Block 1, Northeast Professional Park, being approximately 2.81 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, ON THIS THE 6TH DAY OF JANUARY 2026.

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

