



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

100 Main Street, Colleyville, Texas, 76034

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**MONDAY, DECEMBER 22, 2025**

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

**1. CALL TO ORDER**

**2. PRESENTATION AND DISCUSSION**

- 2a** Presentation and discussion of a rezoning from RD Two Family Residential to PUD-R Planned Unit Development Residential on Lots 1-12, Block 1; Lots 1-14, Block 2; Lots 1-30, Block 3; and Lots 1-34, Block 4, of the Fox Meadows Addition, Case ZC25-030

**3. ADJOURNMENT**

I hereby certify this agenda was posted on City Hall bulletin boards *Tuesday, December 16, 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 -**

**Agenda Date** 12/22/2025

**Type** Presentation and Discussion

**Department** Community Development

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## **Title**

Presentation and discussion of a rezoning from RD Two Family Residential to PUD-R Planned Unit Development Residential on Lots 1-12, Block 1; Lots 1-14, Block 2; Lots 1-30, Block 3; and Lots 1-34, Block 4, of the Fox Meadows Addition, Case ZC25-030

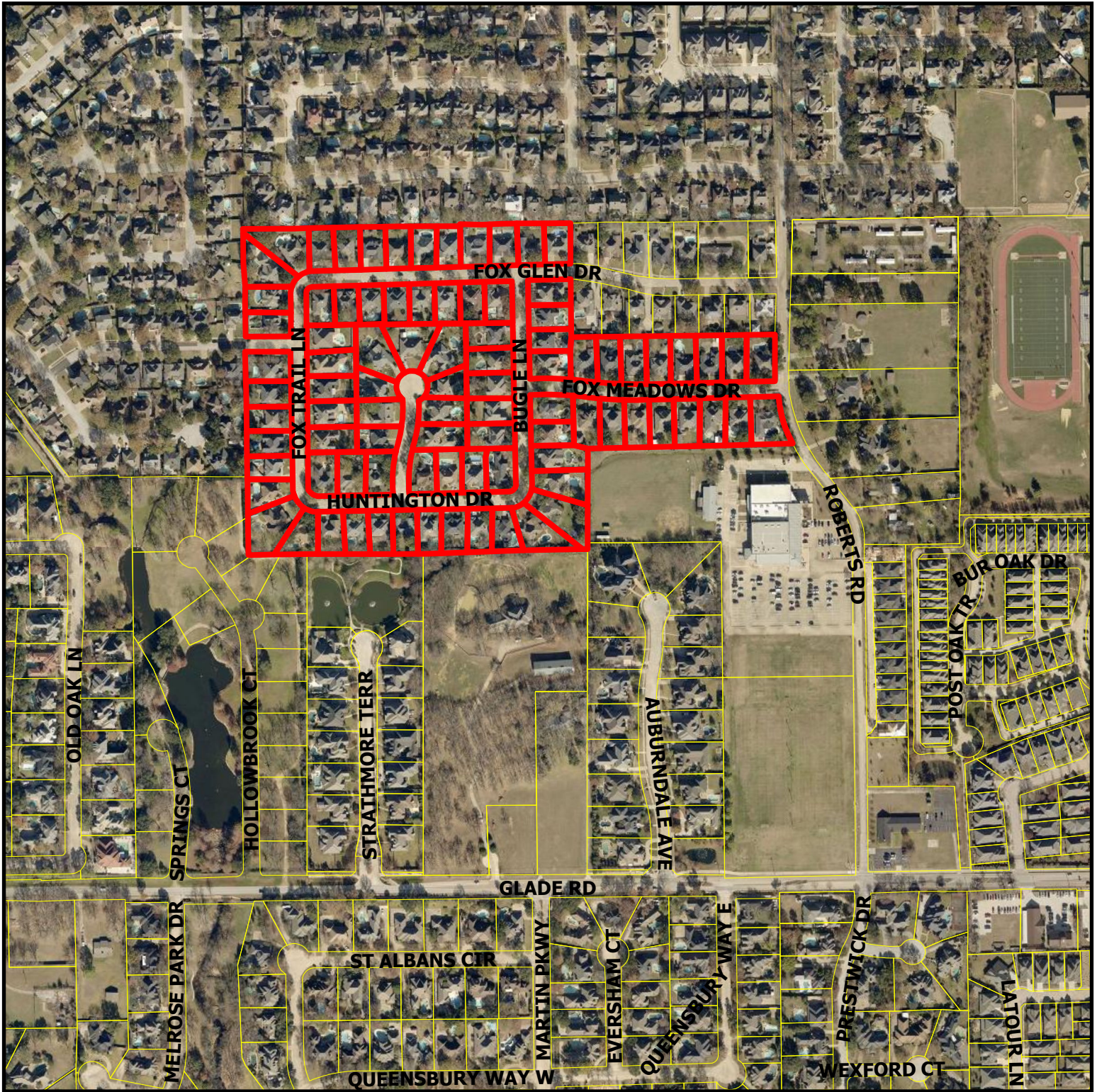
## **Explanation**

Edward Wieland, the applicant, has submitted a request for a rezoning from RD Two-Family Residential to PUD-R Planned Unit Development Residential on Lots 1-12, Block 1; Lots 1-14, Block 2; Lots 1-30, Block 3; and Lots 1-34, Block 4, of the Fox Meadows Addition, being approximately 29.7 acres, and zoned RD Two-Family Residential. The request is to rezone the subject property to only allow single-family dwellings.

## **Attachments**

1. Aerial Map
2. Future Land Use Map
3. Zoning Map
4. Statement of Planning Objectives
5. Rezoning Petition
6. Zoning Exhibit
7. Plat Exhibit

# Aerial Map

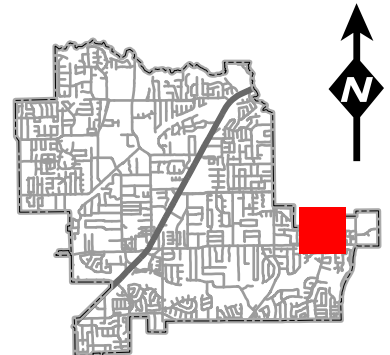


## ZC25-030

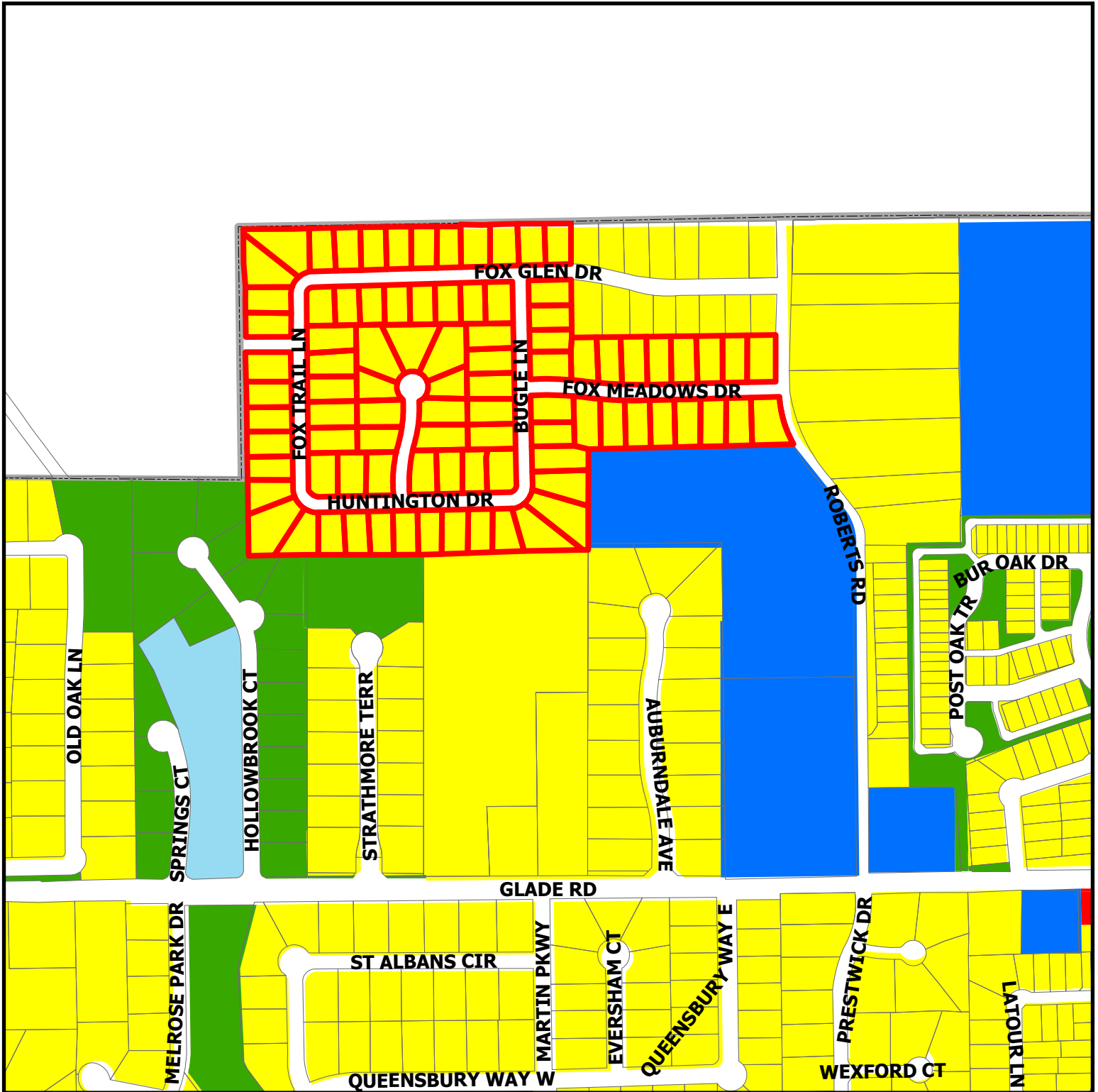
Fox Meadows Addition

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



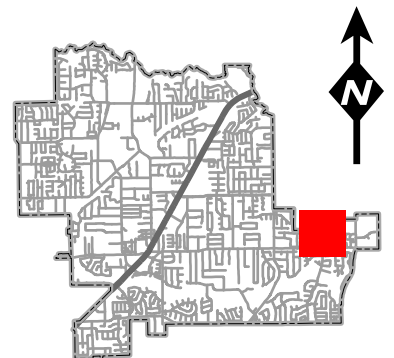
# Future Land Use Map



## ZC25-030

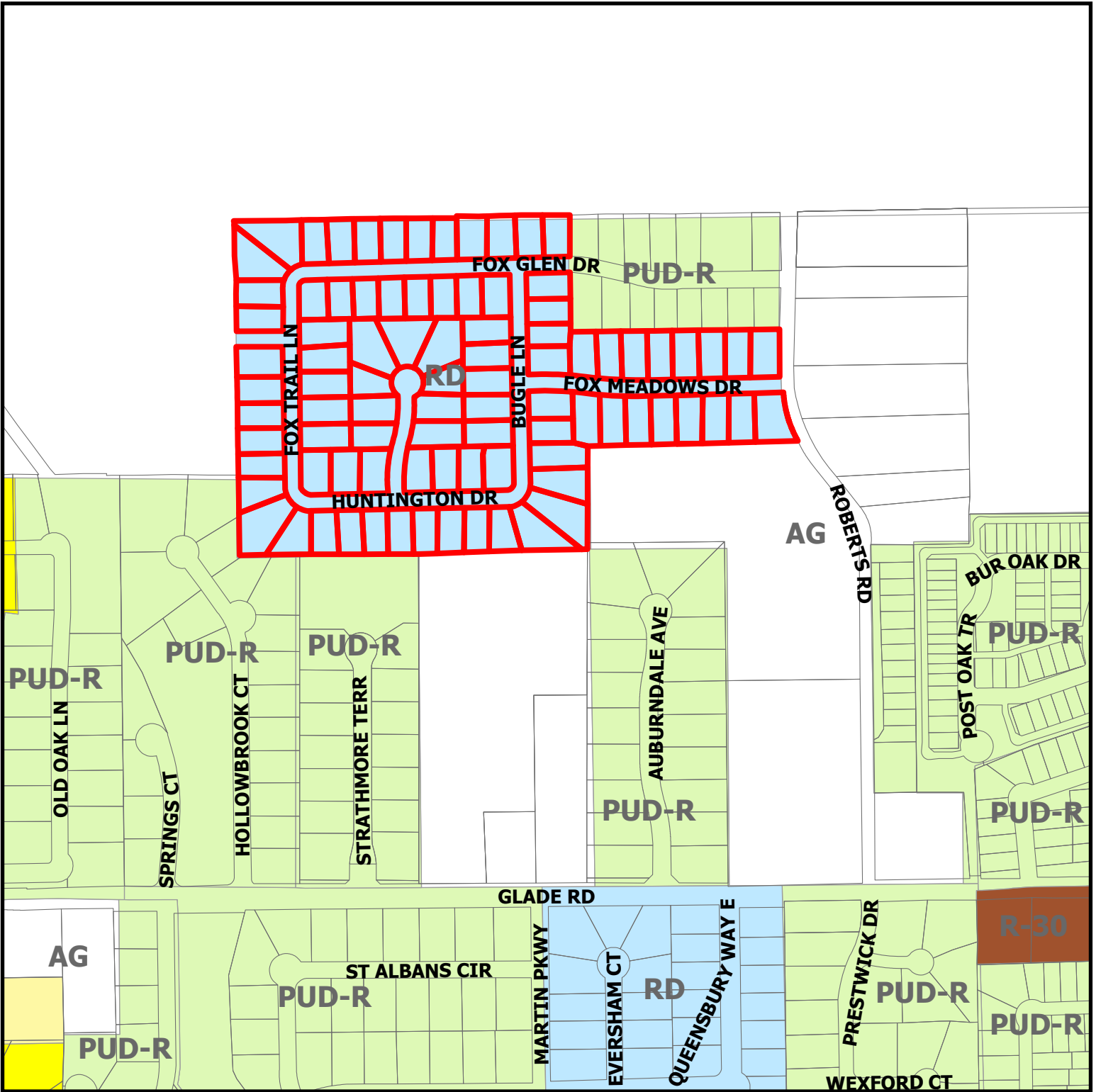
### Fox Meadows Addition

- Residential
- Open Space; Parks
- Commercial
- Water Body
- Institutional
- Subject Property



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# Zoning Map

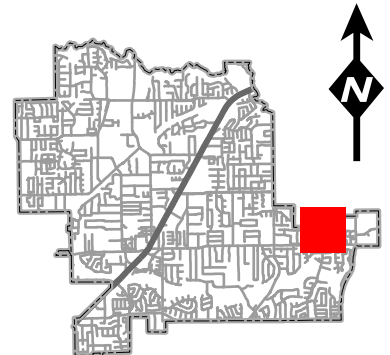


## ZC25-030

Fox Meadows Addition

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 Subject Property



## Rezoning Request for Fox Meadows Subdivision

The Fox Meadows Subdivision of Colleyville located west of Roberts Road and north of Glade Road currently consists of two sections. The initial section of land built contains 90 residential homes zoned as RD Two-Family Residential District. The second section of land built contains 15 residential homes zoned as PUD-R Planned Unit Development-Residential. The purpose of this application is to request changing the initial section zoning from RD to PUD-R. The request is based on the following major points:

1. All (100%) of the existing 90 residential homes in the initial subdivision plat are currently single-family homes. Note: there are no empty lots.
2. Reference 1986 Fox Meadows Declaration of Restrictions, Conditions, and Covenants filed with Tarrant County, Vol. 8692 pages 2105, 2106, 2107, and 2108.
3. Reference 1987 Fox Meadows Restrictive Covenants filed with Tarrant County, Vol. 9008 pages 1256, 1257, 1258 and 1259.
4. Reference 1988 Fox Meadows Addition Ordinance O-88-702 (PUD-R)
5. Lots do not meet minimum size (40,000 sq-ft) for secondary buildings (duplex) based on current Colleyville requirements, therefore a zoning of RD is inappropriate.
6. The vast majority of residence, (89%, 80 yes votes out of 90 homes, 0 no votes) want homes to be single-family and eliminate any chance of duplex homes being built within the subdivision.
7. Rezoning the initial subdivision plat of 90 lots to PUD-R would eliminate having mixed zoning within the same subdivision and create a uniform environment.

This petition is requesting the City of Colleyville Planning and Zoning Committee to rezone the initial plat of 90 homes of the Fox Meadows Subdivision of Colleyville to PUD-R Planned Unit Development-Residential. It is understood that one of the city requirements for most all zoning is the inclusion of an open space area. The subdivision was initiated in 1986/1987 and no open space was provided nor is there any available land to provide the open space. The positive replacement is the Colleyville Recreation Center land and facilities adjoin the subdivision directly south of the subdivision sharing a common property line.

The **Fox Meadows Subdivision of Colleyville** currently is zoned as "RD Two (2) Family Residential" zoning (duplex). Currently the Fox Meadows Subdivision consists of 105 lots which are 100 percent filled with single-family homes. **This petition is requesting** the City of Colleyville Planning and Zoning Committee to **rezone the Fox Meadows Subdivision of Colleyville to "Single-Family Residential"** zoning. A **YES** indicates you agree with the proposed change. A **NO** indicates you disagree with the proposed change. A **NEU** indicates you are neutral (neither yes or no) with the proposed change.

YES	NO	NEU	Street	Signature	Date	
X			3402 Fox Meadows Drive	<i>Mario Astorga</i>	11/4/25	1
X			3403 Fox Meadows Drive	<i>[Signature]</i>	11/4/25	2
X			3404 Fox Meadows Drive	<i>[Signature]</i>	11/4/25	3
			3405 Fox Meadows Drive			4
			3500 Fox Meadows Drive			5
			3501 Fox Meadows Drive			6
X			3502 Fox Meadows Drive	<i>Alison Yates</i>	11-4-25	7
X			3503 Fox Meadows Drive	<i>[Signature]</i>	11-4-25	8
X			3504 Fox Meadows Drive	<i>Leann Roach</i>	11.4.25	9
X			3505 Fox Meadows Drive	<i>[Signature]</i>	11.4.25	10
X			3506 Fox Meadows Drive	<i>[Signature]</i>	11/4/25	11
X			3507 Fox Meadows Drive	<i>[Signature]</i>	11/4/25	12
X			3508 Fox Meadows Drive	<i>[Signature]</i>	11/4/25	13
X			3509 Fox Meadows Drive	<i>RA [Signature]</i>	11/4/25	14
X			3510 Fox Meadows Drive	<i>[Signature]</i>	11/4/25	15
X			3511 Fox Meadows Drive	<i>[Signature]</i>	11/4/25	16
X			3300 Fox Glen Drive	<i>Anges Mateo</i>	10/28/25	17
X			3301 Fox Glen Drive	<i>Belinda Barnes</i>	10/28/25	18
X			3302 Fox Glen Drive	<i>Rebecca Mansell</i>	10-28-25	19
X			3303 Fox Glen Drive	<i>Hinda Carroll Baker</i>	10-28-25	20
X			3304 Fox Glen Drive	<i>Juciel Jones</i>	10/28/25	21
X			3305 Fox Glen Drive	<i>[Signature]</i>	10-28-25	22
X			3306 Fox Glen Drive	<i>Jason Shockey</i>	10-29-25	23
X			3307 Fox Glen Drive	<i>[Signature]</i>	10-29-25	24
X			3308 Fox Glen Drive	<i>Julie Ellis</i>	10/28/25	25

X		3309	Fox Glen Drive	Edward J. Wilson	10-28-25	26
X		3310	Fox Glen Drive	Tom Dineen	10-28-25	27
X		3311	Fox Glen Drive	Joseph Brasso	10-28-25	28
X		3313	Fox Glen Drive	N. Kelly, Krenn	10/28/25	28-25
X		3315	Fox Glen Drive		10-28-25	30
X		3400	Fox Glen Drive	Paul DeCurtis, R. O'Leary	10-28-25	31
X		3401	Fox Glen Drive	Mike Wotjan	10-29-25	32
X		3402	Fox Glen Drive	Chad Waco	10/29/25	33
X		3403	Fox Glen Drive	Dennis Lichman, Kay	11/1/26	34
X		3405	Fox Glen Drive	Kit Thompson	10-29-25	35
X		3407	Fox Glen Drive	Kenneth Lane	10/29/25	36
X		3408	Fox Glen Drive	Bill Z. Roth	10/29/25	37
X		3409	Fox Glen Drive	Karen J. DeFronzo	10/29/25	38
X		3410	Fox Glen Drive	Emilio Marsicano	10/30/25	39
X		3411	Fox Glen Drive	GERARD ROBERTO (unclear)	10/30/25	40
X		3500	Fox Glen Drive	Richard Simbala	10/29/25	41
X		3501	Fox Glen Drive	Tom	11/5/25	42
X		3502	Fox Glen Drive	W. DeWitt	10/30/25	43
		3503	Fox Glen Drive			44
X		3504	Fox Glen Drive	Greg C. Pando	10/30/25	45
X		3505	Fox Glen Drive	Stu...	11/5/25	46
X		3506	Fox Glen Drive		10/30-25	47
		3507	Fox Glen Drive			48
X		3508	Fox Glen Drive	John W...	10/30/25	49
X		3509	Fox Glen Drive	SA Falk	11/5/25	50
		3510	Fox Glen Drive			51

X		5200	Fox Trail Lane	John...	11/3/2025	52
X		5202	Fox Trail Lane	John...	10/29/25	53
X		5203	Fox Trail Lane	John...	10/29/25	54
X		5204	Fox Trail Lane	John...	10/29/25	55
X		5205	Fox Trail Lane	Mar...	10/29/25	56
		5206	Fox Trail Lane			57
X		5300	Fox Trail Lane	Danell Brown	10-29-25	58
X		5301	Fox Trail Lane	Cheryl...	11-4-25	59

X		5302	Fox Trail Lane	June Hill Jones	10-29-25	60
X		5303	Fox Trail Lane	R.S. Kizer	10-29-25	61
X		5304	Fox Trail Lane	W. M. Jones	11-1-25	62
X		5305	Fox Trail Lane	W. M. Jones	10-28-25	63
X		5306	Fox Trail Lane	W. M. Jones	10-27-25	64

X		5200	Bugle Lane	W. M. Jones	11/6/25	65
X		5201	Bugle Lane	W. M. Jones	11/6/25	66
X		5202	Bugle Lane	W. M. Jones	11-1-25	67
X		5203	Bugle Lane	W. M. Jones	11-3-25	68
X		5204	Bugle Lane	W. M. Jones	11-3-25	69
X		5205	Bugle Lane	W. M. Jones	11/5/25	70
X		5207	Bugle Lane	W. M. Jones	11-1-25	71
X		5300	Bugle Lane	Michael Johnston	10/30/25	72
X		5301	Bugle Lane	W. M. Jones	11/1/25	73
X		5302	Bugle Lane	Maurice Propp	10-30-25	74
X		5303	Bugle Lane	Barbara Carbone	10-30-25	75
X		5304	Bugle Lane	Katie Ashby	10-30-25	76
X		5305	Bugle Lane	W. M. Jones	10-30-25	77
X		5307	Bugle Lane	W. M. Jones	11/4/25	78

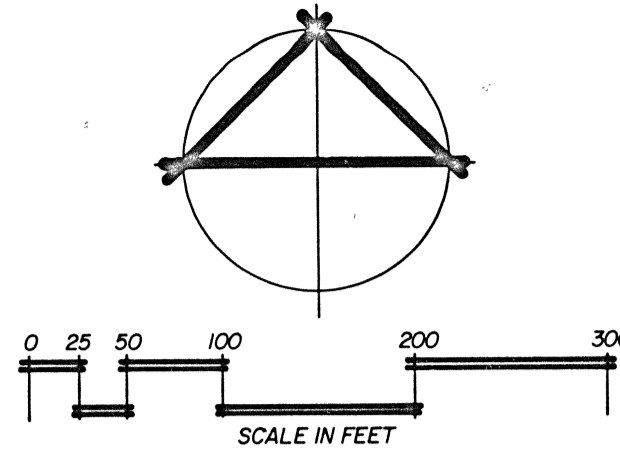
X		3300	Huntington Drive	W. M. Jones	11/3/25	79
X		3301	Huntington Drive	W. M. Jones	11/1/25	80
X		3302	Huntington Drive	W. M. Jones	10/30/25	81
X		3303	Huntington Drive	W. M. Jones	11/1/25	82
X		3304	Huntington Drive	W. M. Jones	10/30/25	83
X		3305	Huntington Drive	W. M. Jones	11-1-25	84
X		3306	Huntington Drive	W. M. Jones	10/30/25	85
X		3307	Huntington Drive	W. M. Jones	10-30-25	86
X		3308	Huntington Drive	W. M. Jones	10-30-25	87
X		3309	Huntington Drive	W. M. Jones	11-1-25	88
X		3310	Huntington Drive	W. M. Jones	11-4-25	89
		3312	Huntington Drive			90
		3314	Huntington Drive			91
		3400	Huntington Drive			92

			3401	Huntington Drive			93
X			3402	Huntington Drive	<i>N/A</i>	10/30/2025	94
			3404	Huntington Drive			95
X			3406	Huntington Drive	<i>Rachel Pmd</i>	11/6/25	96

*N/A*

<del>X</del>			5202	Huntington Court	<del><i>Don C. Karlstedt</i></del>	<del>11-1-25</del>	97
X			5203	Huntington Court	<i>B. Stubblefield</i>	11-1-25	98
X			5204	Huntington Court	<i>Diane J. Fisher</i>	11-1-25	99
X			5205	Huntington Court	<i>David J. Jolly</i>	11/1/25	100
X			5300	Huntington Court	<i>Anthony Smith</i>	11-4-2025	101
X			5301	Huntington Court	<i>Jim Brostoski</i>	11/1/25	102
X			5302	Huntington Court	<i>Don C. Karlstedt</i>	11-1-25	103
X			5303	Huntington Court	<i>Don C. Karlstedt</i>	11/4/25	104
X			5305	Huntington Court	<i>N/A</i>	11/1/25	105





388-202  
37

'86 SEP-4 A1125

MADRID COUNTY TEXAS

BY TP

PROVISIONS CONTAINED IN ANY DOCUMENT WHICH RESTRICT THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR ARE INVALID UNDER FEDERAL LAW AND ARE UNENFORCEABLE.

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

SEP 4 1986

Madrid Hoffman  
TARRANT COUNTY, TEXAS

FIELD NOTES

BEING A TRACT OF LAND SITUATED IN THE G. W. MINTER SURVEY, Abstract No. 1034, and being in the City of Colleyville, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a found 3/4" iron pin in Roberts Road being the Northwest corner of the Metroplex Covenant Church tract recorded in Volume 7904, Page 997, Deed Records, Tarrant County, Texas;

THENCE S 89°56'30" W, 674.28 feet along the North line of said church tract to a set 1/2" iron pin;

THENCE S 89°56'30" W, 205.37 feet along the West line of said church tract to a set 1/2" iron pin being the northeast corner of the Gary Cantrell tract recorded in Volume 8054, Page 1495, Deed Records, Tarrant County, Texas;

THENCE S 89°56'30" W, 1970.89 feet along the common North line of said Gary Cantrell tract the Pleasant Acres Addition as recorded in Volume 388-158, Page 73, Plat Records, Tarrant County, Texas, and the Four D's Addition as recorded in Volume 388-150, Page 73, Plat Records, Tarrant County, Texas, to a found 1/2" iron pin at the northwest corner of said Four D's Addition;

THENCE N 00°08'13" E, 1018.49 feet along the common East line of the Loyd McWhorter tract as recorded in Volume 7092, Page 1295, Deed Records, Tarrant County, Texas, and Country Side Estates as recorded in Volume 388-152, Page 45 & 46, Plat Records, Tarrant County, Texas, to a found 1/2" iron pin, being in the east line of Lot 11, Block 10 of said Country Side Estates and being the southwest corner of the Harland Weaver tract recorded in Volume 6343, Page 132, Deed Records, Tarrant County, Texas;

THENCE N 89°54'47" E, 1027.47 feet with the South line of said Weaver tract to a found 1/2" iron pin, said pin being the northwest corner of the Louis Johnson tract recorded in Volume 7928, Page 1277, Deed Records, Tarrant County, Texas;

THENCE S 00°00'58" W, 351.69 feet along the West line of said Johnson tract to a found 3/8" iron pin being the Northwest corner of said Johnson tract;

THENCE S 89°53'09" E, 670.14 feet along the South line of said Johnson tract to a found bolt, said bolt being in the pavement of Roberts Road;

THENCE S 00°01'46" W, 293.99 feet to a found 3/4" iron pin, said pin being in the shoulder of Roberts Road;

THENCE S 37°00'54" E, 75.21 feet to the POINT OF BEGINNING and containing 29.691 acres (1299791 square feet) with approximately 0.148 acre (6441 square feet) being acquired by said Roberts Road leaving a net acreage of 29.691 acres (1,293,350 square feet) of land.

CITY OF GRAPEVINE

HARLAND WEAVER, Etux Delores J.  
Vol. 6343, Pg. 132

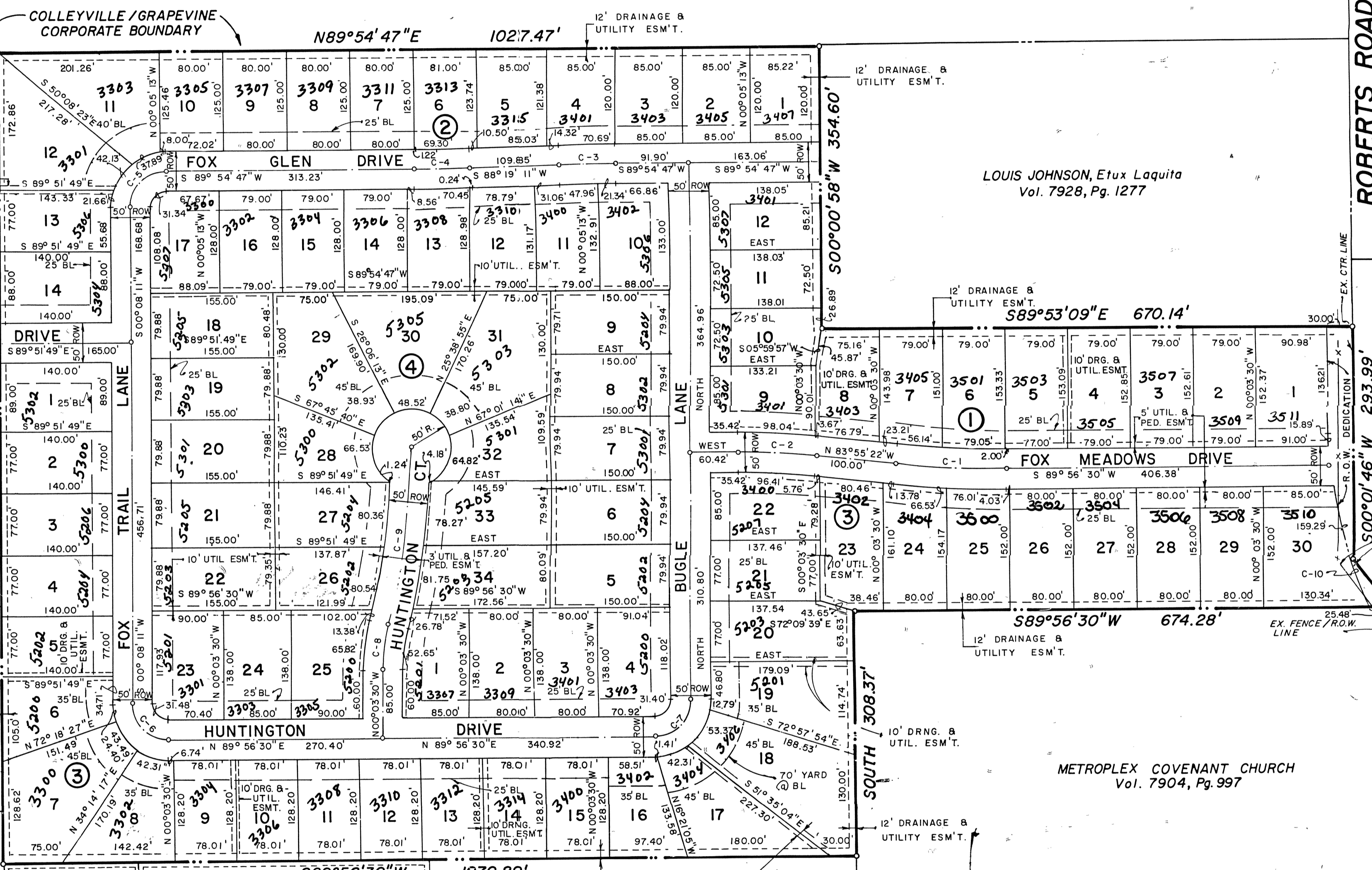
LOUIS JOHNSON, Etux Laquita  
Vol. 7928, Pg. 1277

RANDY CHAS MALONEY  
Vol. 6682, Pg. 761

ROBERT D. SCHROEDER, Etux J.  
Vol. 6838, Pg. 2134

TIMMY L. ARMOND, Etux Sherry  
Vol. 6323, Pg. 191

METROPLEX COVENANT CHURCH  
Vol. 7904, Pg. 997



SHADOW RIDGE

COUNTRY SIDE ESTATE  
Vol. 388-152, Pg. 45, And 46

CLEARFIELD DRIVE

CITY OF GRAPEVINE

BURNING LOG DR.

COLLEYVILLE / GRAPEVINE CORPORATE BOUNDARY

E.V. ROSSIGNOLI  
Vol. 7052, Pg. 1295

HELEN DAVIS  
Vol. 388-150, Pg. 73

PLEASANT ACRES ADDITION  
Vol. 388-158, Pg. 78

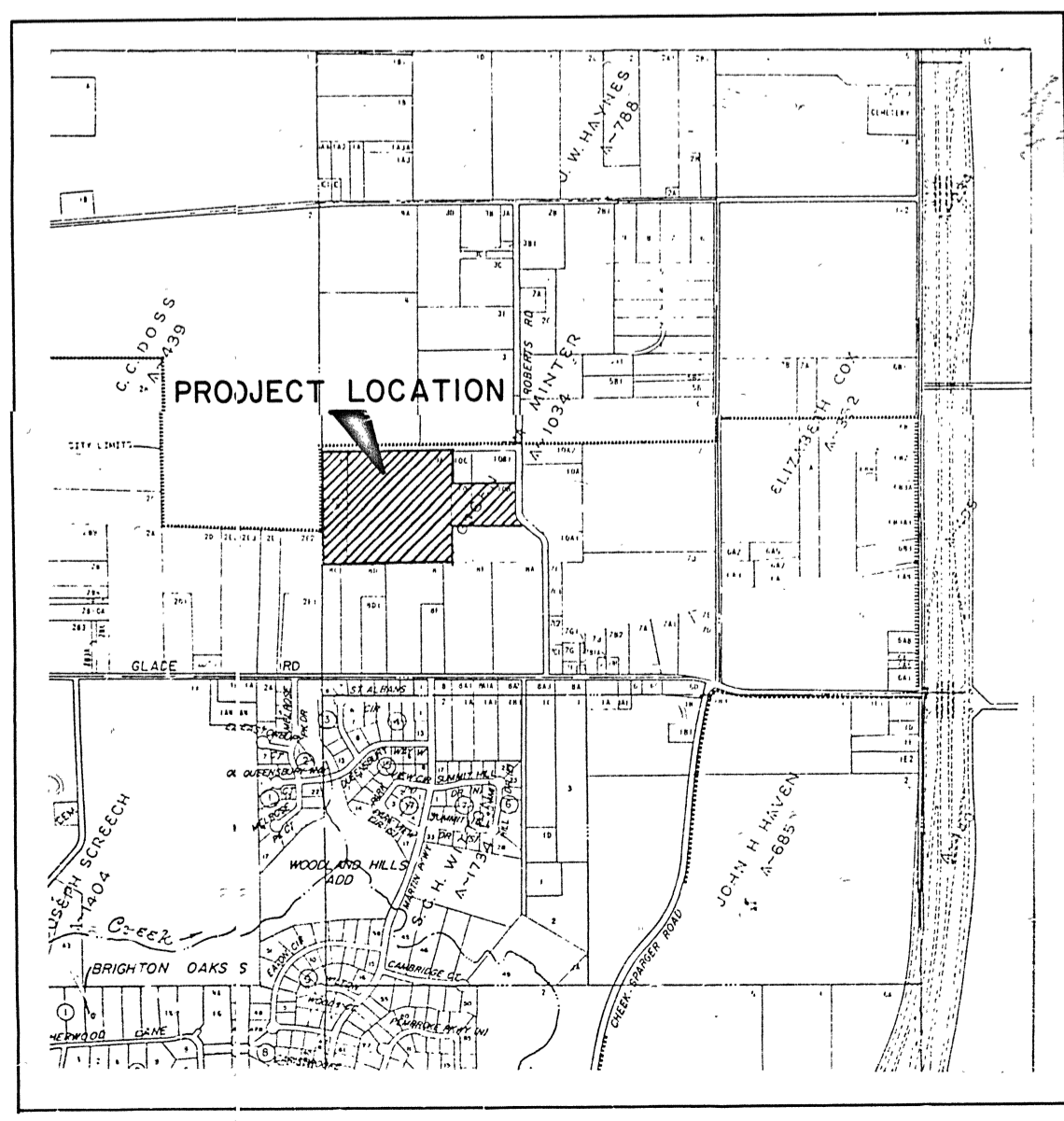
GARY CANTRELL  
Vol. 8054, Pg. 1455

APPROVED July 28, 1986

CITY OF COLLEYVILLE  
TARRANT COUNTY TEXAS

Judy Adwood  
Secretary

Planning and Zoning



LOCATION MAP

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENT:

That I, J.B. SANDLIN, do hereby adopt this plat, designating the herein above described real property as FOX MEADOWS ADDITION to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate the street and easements shown hereon to the public's use forever.

WITNESS MY HAND AT TARRANT County, Texas this the 27th day of JUNE, 1986.

J.B. Sandlin

I, John L. Melton, Registered Public Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my direction and supervision, and that all corners are as shown.

There are no encroachments, easements, conflicts, or protrusions apparent on the ground, except as shown.

John L. Melton  
John L. Melton, R.P.S. No. 4268



STATE OF TEXAS:

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared John Melton, J.B. Sandlin 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 therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 27th day of June, 1986.

Carroth Hyler  
NOTARY PUBLIC  
in and for the State of Texas



FINAL PLAT  
OF  
FOX MEADOWS ADDITION  
A  
29.691 ACRE TRACT  
OUT OF THE  
GREEN W. MINTER SURVEY, ABSTRACT NO. 1034  
CITY OF COLLEYVILLE  
TARRANT COUNTY, TEXAS

PREPARED FOR  
J.B. SANDLIN HOMES  
5137 DAVIS BLVD.  
FORT WORTH, TEXAS, 76118  
(817) 281-3509

PREPARED BY:  
WASHINGTON/WALLACE, INC.  
ENGINEERS • PLANNERS • SURVEYORS  
500 GRAPEVINE HWY. - SUITE 375  
HURST, TEXAS 76054 817/485-0707

JULY, 1986

FOX MEADOWS ADDN

Return to:  
City of Colleyville  
P.O. Box 1185  
Colleyville, Texas 76034

CURVE DATA

CURVE NO.	RADIUS	DELTA	LENGTH	TANGENT	CHORD
1	1306.12	006 08 08	139.87	70.00	139.80
2	233.92	006 04 38	39.06	49.58	99.01
3	2517.02	001 35 36	70.00	35.00	69.99
4	2517.02	001 35 36	70.00	35.00	69.99
5	45.00	089 46 36	70.51	44.83	63.52
6	45.00	090 11 41	70.84	45.15	63.75
7	45.00	089 56 30	70.64	44.95	63.61
8	225.00	015 05 02	59.23	29.79	59.06
9	899.15	014 18 11	224.46	112.81	223.87
10	500.00	025 49 31	225.37	114.63	223.46