



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

100 Main Street Colleyville, Texas 76034

MONDAY, JANUARY 12, 2026

**PRE COMMISSION MEETING
6:15 P.M.
EXECUTIVE CONFERENCE ROOM
THIRD FLOOR**

**LEGAL BRIEFING BY CITY ATTORNEY REGARDING PLANNING, ZONING,
PLATTING, AND LAND USE**

**REVIEW OF REGULAR AGENDA ITEMS AND DISCUSSION OF PREVIOUS
MEETING MINUTES**

**DISCUSSION OF ITEMS TO BE PLACED ON FUTURE AGENDAS AND UPDATES
ON DEVELOPMENT TRENDS, PROGRESS AND CITY COUNCIL ACTIONS ON
PAST AGENDA ITEMS**

**EXECUTIVE SESSION – In accordance with Texas Government Code Chapter
551, Subchapter D, Section 551.071 – Legal – Consultation with attorney
on legal issues raised by public hearing or action items on the agenda**

**7:00 P.M. - REGULAR MEETING
CALL TO ORDER AND ROLL
INVOCATION: Jerome Obinabo
PLEDGE OF ALLEGIANCE**

1. APPROVAL OF MINUTES

- 1a** December 8, 2025 Planning and Zoning Commission Minutes
December 22, 2025 Planning and Zoning Commission Worksession
Minutes

2. PUBLIC HEARING AGENDA ITEMS

- 2a** Consideration 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. CITIZEN COMMENTS

4. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards *Tuesday, January 6, 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 1a

Agenda Date 1/12/2026

Number -

Type Approval of Minutes

Department Community Development

Title

December 8, 2025 Planning and Zoning Commission Minutes

December 22, 2025 Planning and Zoning Commission Worksession Minutes

Explanation

Approval of the minutes from the Planning and Zoning Commission meeting on December 8, 2025, and the Planning and Zoning Commission Worksession meeting on December 22, 2025.

Attachments

1. December 8, 2025 Planning and Zoning Commission Minutes
2. December 22, 2025 Planning and Zoning Commission Worksession Minutes



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION MINUTES

100 Main Street, Colleyville, Texas, 76034

MONDAY, DECEMBER 8, 2025

CALL MEETING TO ORDER EXECUTIVE CONFERENCE ROOM

The City of Colleyville Planning and Zoning Commission Pre Commission Meeting was called to order by Vice Chair Groves on December 8, 2025 at 6:15 p.m.

Roll Call

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

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

Community Development Director Ben Bryner 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.

Vice Chair Groves adjourned the Planning and Zoning Commission Pre Commission Meeting at 6:19 p.m.

CALL MEETING TO ORDER CITY COUNCIL CHAMBERS

The City of Colleyville Planning and Zoning Commission Meeting was called to order by Vice Chair Groves on December 8, 2025, at 7:00 p.m.

Roll Call

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

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

1. APPROVAL OF MINUTES

- 1a** November 10, 2025 Planning and Zoning Commission Meeting Minutes
November 24, 2025 Planning and Zoning Commission Worksession Meeting Minutes

Commissioner Savoie made a motion to approve the November 10, 2025 Planning and Zoning Commission Meeting Minutes and the November 24, 2025 Planning and Zoning Worksession meeting minutes, seconded by Commissioner Obinabo.

The motion was carried by the following vote:

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

2. ELECTION OF CHAIR AND VICE-CHAIR OF THE PLANNING AND ZONING COMMISSION

- 2a** Election of Chair and Vice-Chair

Commissioner Obinabo made a motion to nominate David Groves as Chair of the Planning and Zoning Commission, seconded by Commissioner Savoie.

The motion was carried by the following vote:

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

Commissioner Obinabo made a motion to nominate Jerry Savoie as Vice-Chair of the Planning and Zoning Commission, seconded by Commissioner Ebert.

The motion was carried by the following vote:

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

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

Planning Manager Daniel Ponder presented case PC25-022 and briefed the Commission on the request. The applicant is requesting a replat to divide two existing lots into five lots. The request would meet all requirements of the CPO Professional Office zoning district.

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

Commissioner Savoie made a motion to approve case PC25-022, seconded by Commissioner Obinabo.

The motion was carried by the following vote:

**Aye: 7 – Groves, Savoie, Obinabo, Arnold, Remley, Ebert, and Sandifer
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 7:07 p.m.

The minutes were written and prepared by:

Bethany Lopez

Bethany Lopez
Planner

The meeting minutes were approved on January 12, 2025, by a vote of X-X.



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

100 Main Street, Colleyville, Texas, 76034

MONDAY, DECEMBER 22, 2025

**CALL MEETING TO ORDER
EXECUTIVE CONFERENCE ROOM**

The City of Colleyville Planning and Zoning Commission Worksession Meeting was called to order by Chair David Groves on December 22, 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: Community Development Director Ben Bryner, Planner Christopher Pham, Planner/Urban Forester Ivana Gonzalez, and Fire Marshal Rob Mckeown.

2. WORKSESSION AGENDA ITEMS

- 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

Planner Christopher Pham presented the case and briefed the Commission on the request. There was discussion regarding the open space and the overall requirements of the zoning district.

3. ADJOURNMENT

The meeting adjourned at 6:24 p.m.

The minutes were written and prepared by:

Ivana Gonzalez

Ivana Gonzalez

Planner/Urban Forester

The meeting minutes were approved on January 12, 2026 by a vote of X-X.



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number -

Agenda Date 1/12/2026

Type Public Hearing Agenda Items

Department Community Development

Title

Consideration 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; 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 create a new zoning district that only permits single-family homes.

Existing Conditions/Background: The subject area is at the southwest corner of Roberts Road and Fox Meadows Drive and consists of RD Two-Family Residential zoning. The subdivision is developed with 90 single-family homes.

Analysis: Per Section 3.14 of the Land Development Code, when a property with RD Two-Family Residential zoning is developed with a single-family residential use, the property shall conform to the standards of the R-20 Single Family Residential zoning district. The proposed rezoning request will relieve the lots from needing to meet R-20 standards and be consistent with the existing plat for the subdivision.

Plat Status: The subject area is platted. No changes to the plat are proposed.

DRC Review: The DRC reviewed the request during their December 22, 2025, meeting and determined the case would be scheduled for the January 12, 2026, Planning and Zoning Commission meeting.

Surrounding Development: The properties to the north and west are adjacent to the City of Grapevine boundary. The properties to the east are zoned PUD-R Planned Unit Development Residential and AG Agricultural and are improved with single-family homes. The properties to the south are zoned PUD-R Planned Unit Development Residential and AG Agricultural and are improved with single-family homes and the Colleyville Recreation Center. The properties to the west are zoned PUD-R Planned Unit Development Residential and are improved with single-family homes.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, identifies the subject property for residential development. The requested rezoning meets the

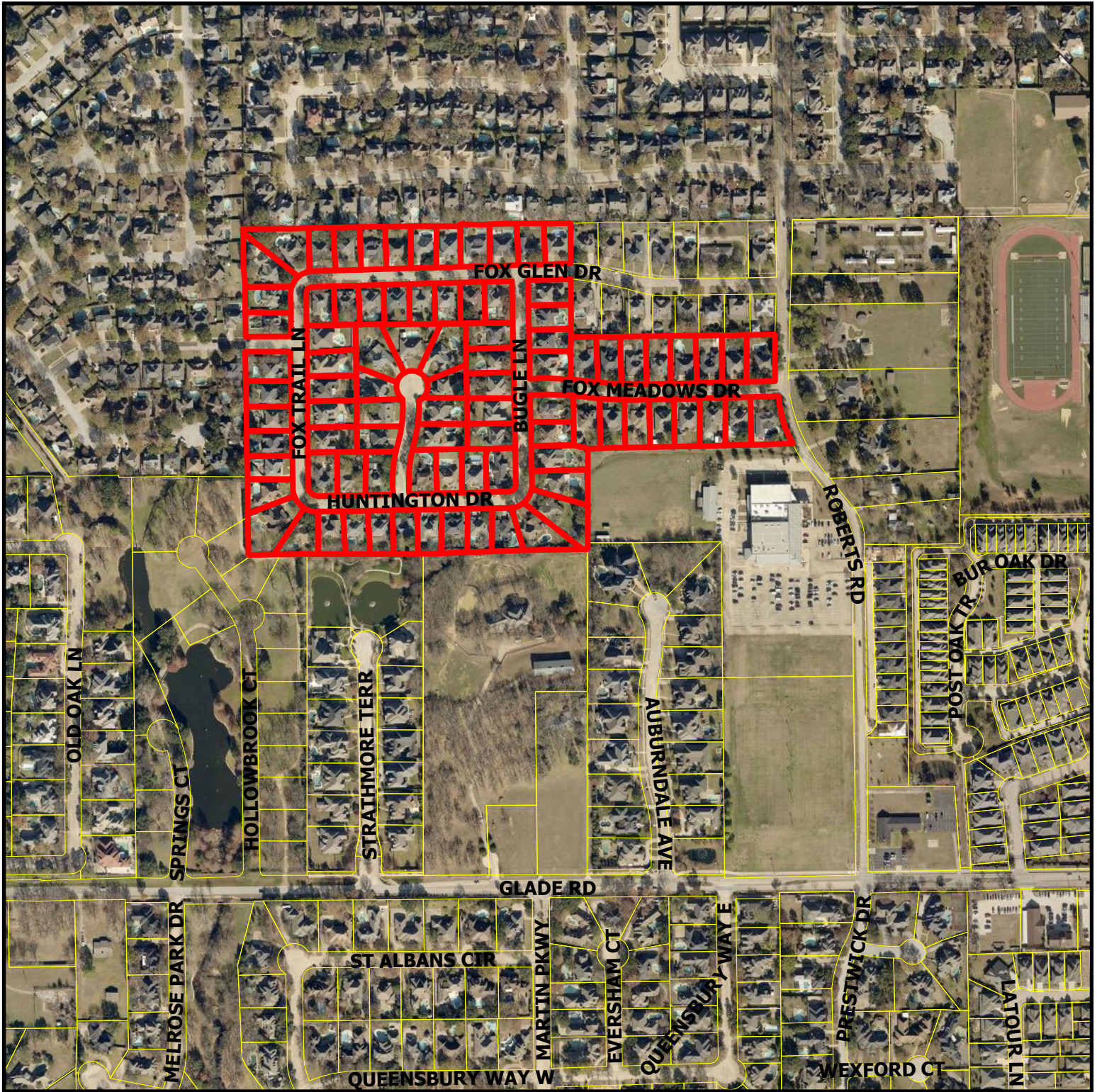
intent of the comprehensive plan.

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.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Rezoning Petition
6. Zoning Exhibit
7. Plat Exhibit
8. Notification Map
9. Notification Letter
10. Draft Ordinance

Aerial Map

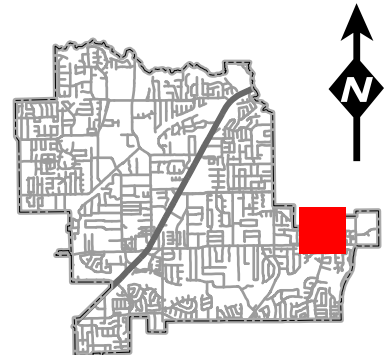


ZC25-030

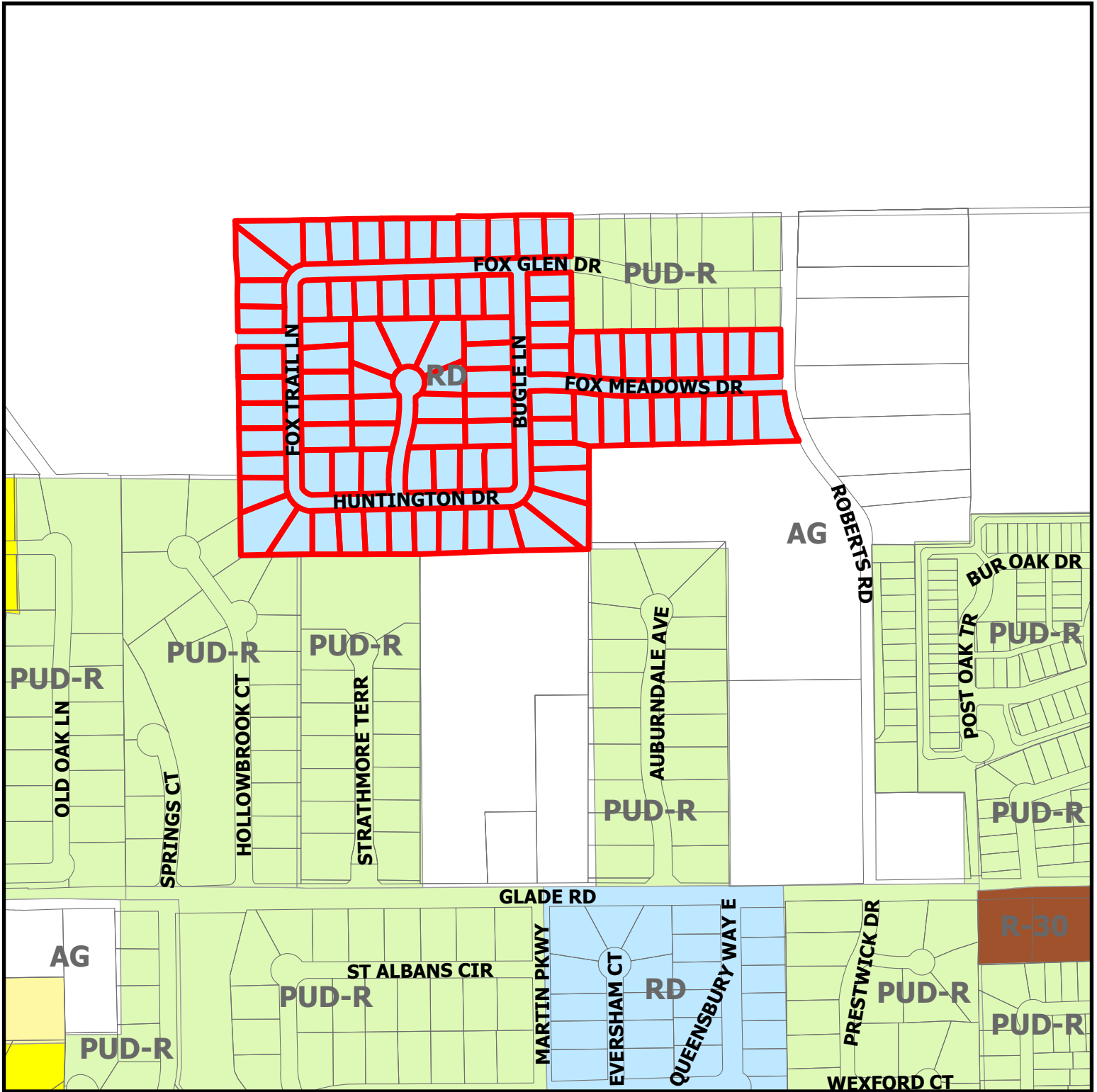
Fox Meadows Addition

DISCLAIMER:
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 Subject Property



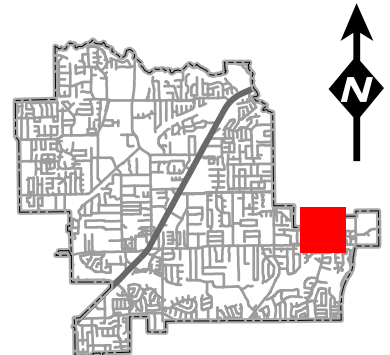
Zoning Map



ZC25-030

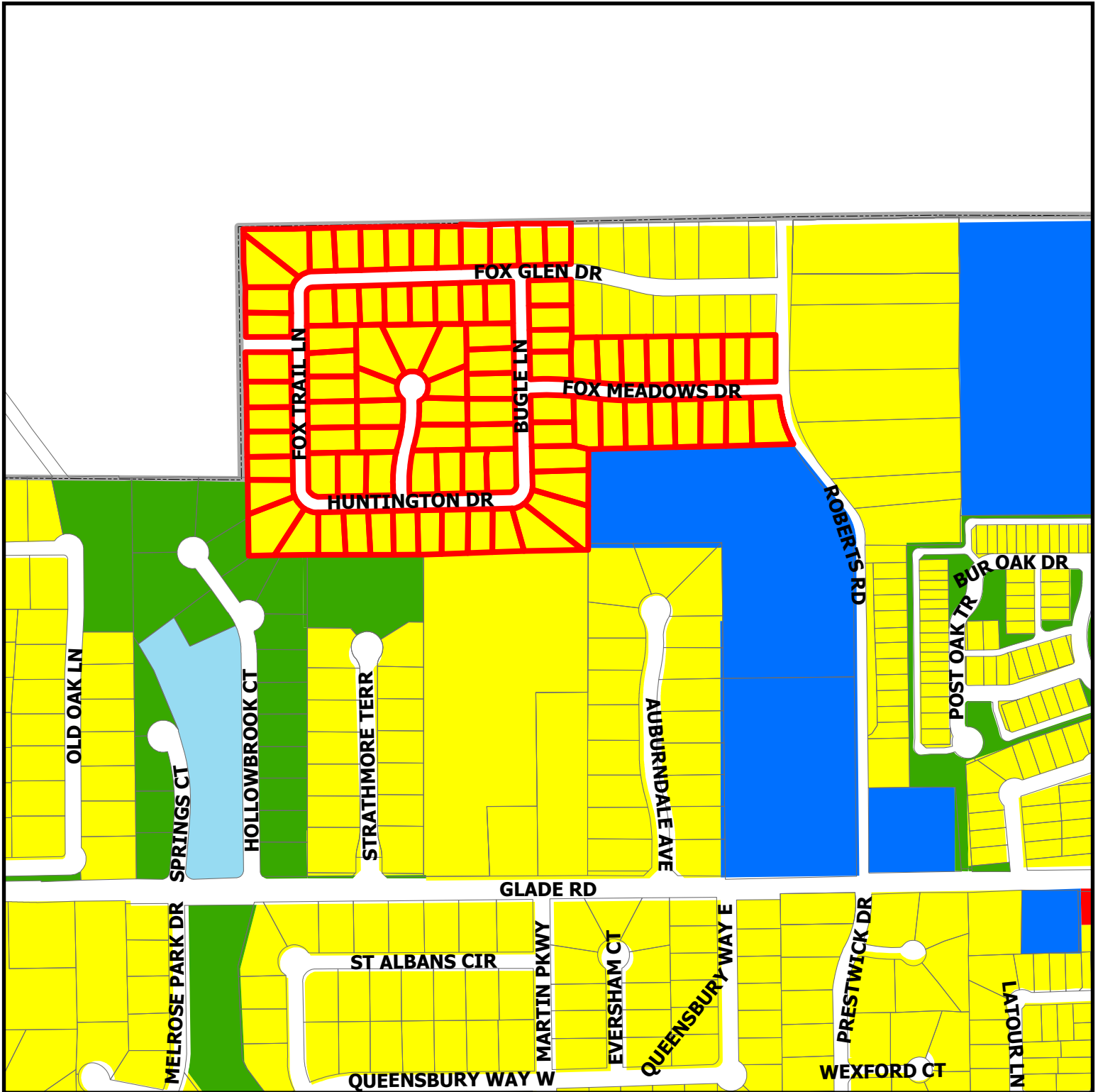
Fox Meadows Addition

 Subject Property



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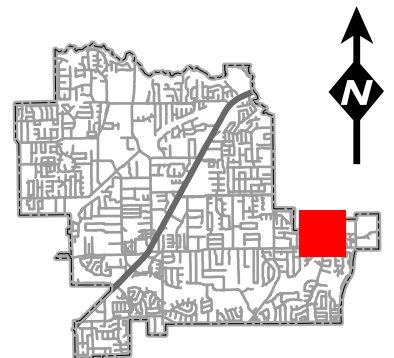
Future Land Use Map



ZC25-030

Fox Meadows Addition

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



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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 N. Mansell</i>	10-28-25	19
X			3303 Fox Glen Drive	<i>Linda 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	Tommy 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 & De F. Lynn	10/29/25	38
X		3410	Fox Glen Drive	Emilio Marsicano	10/30/25	39
X		3411	Fox Glen Drive	GERARD ROBERT (unclear)	10/30/25	40
X		3500	Fox Glen Drive	Richard Simola	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	S. A. Falk	11/5/25	50
		3510	Fox Glen Drive			51

X		5200	Fox Trail Lane	Tom...	11/3/2025	52
X		5202	Fox Trail Lane	Robert J. Castro	10/29/25	53
X		5203	Fox Trail Lane	PHILIP	10/29/25	54
X		5204	Fox Trail Lane	J. J. Baker	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

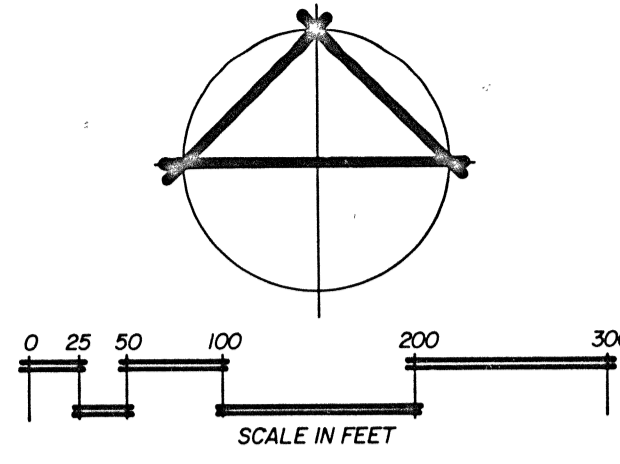
X		5200	Bugle Lane	W. M. Jones	11/6/25	65
X		5201	Bugle Lane	W. M. Jones	11/6/25	66
X		5202	Bugle Lane	W. M. Jones	11-1-25	67
X		5203	Bugle Lane	W. M. Jones	11-3-25	68
X		5204	Bugle Lane	W. M. Jones	11-3-25	69
X		5205	Bugle Lane	W. M. Jones	11/5/25	70
X		5207	Bugle Lane	W. M. Jones	11-1-25	71
X		5300	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

X			5202	Huntington Court	<i>Don C. Karlstedt</i>	11-1-25	97
X			5203	Huntington Court	<i>B. Stubblefield</i>	11-1-25	98
X			5204	Huntington Court	<i>Dave Fisher</i>	11-1-25	99
X			5205	Huntington Court	<i>David J. J...</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>[Signature]</i>	11/4/25	104
X			5305	Huntington Court	<i>[Signature]</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 78, 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

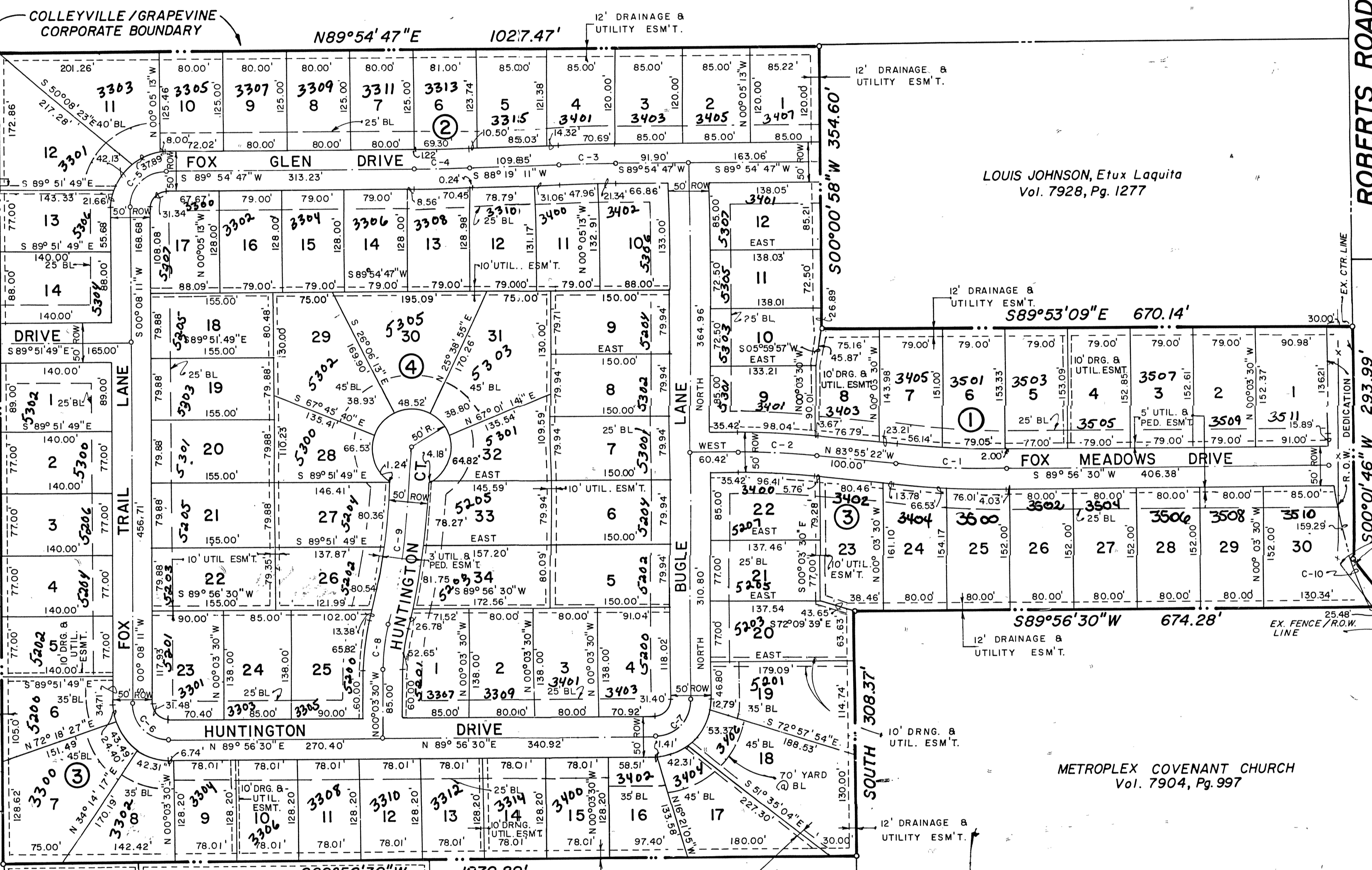
LOUIS JOHNSON, Etux Laquita
Vol. 7928, Pg. 1277

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

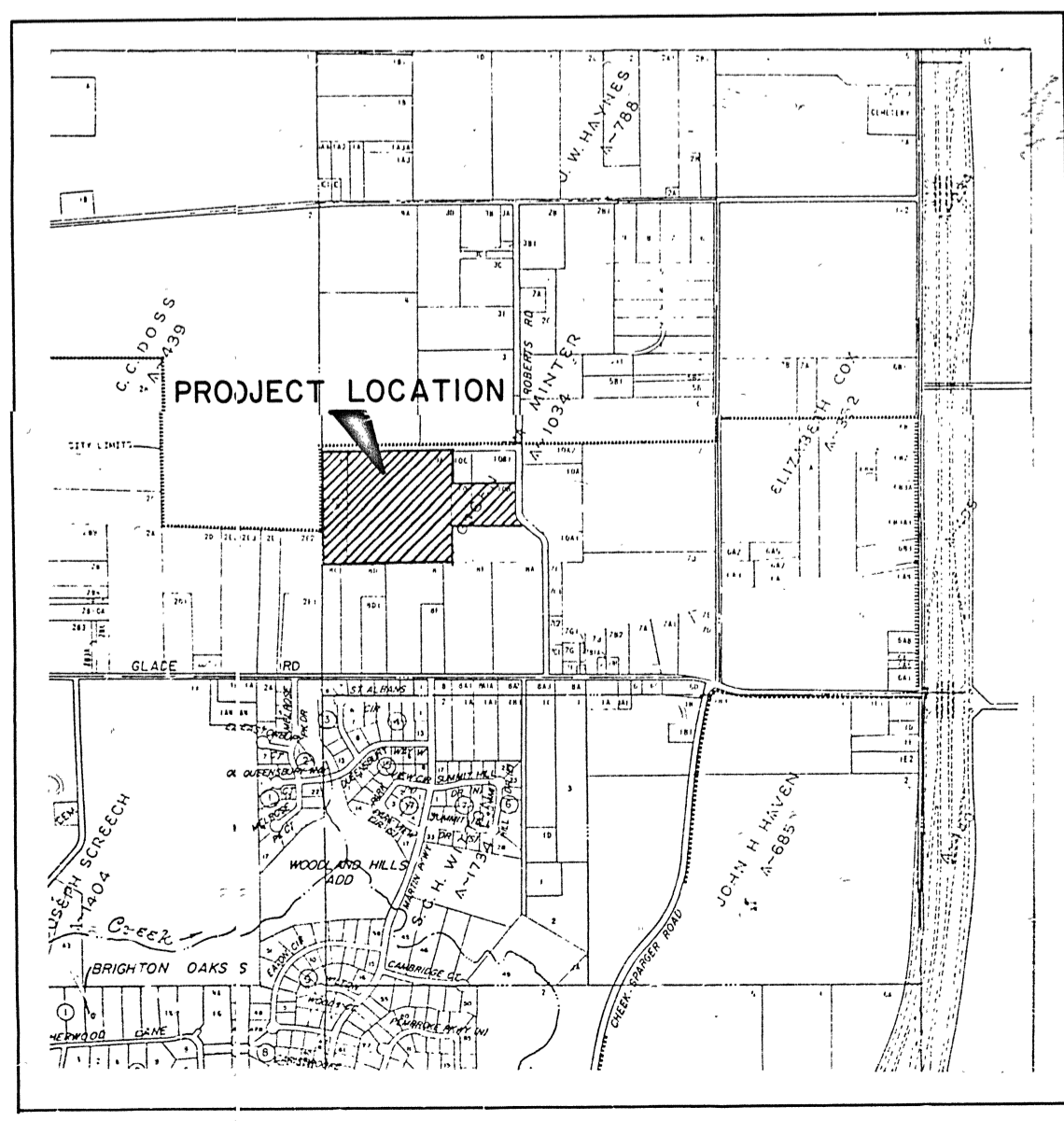
GARY CANTRELL
Vol. 8054, Pg. 1455

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

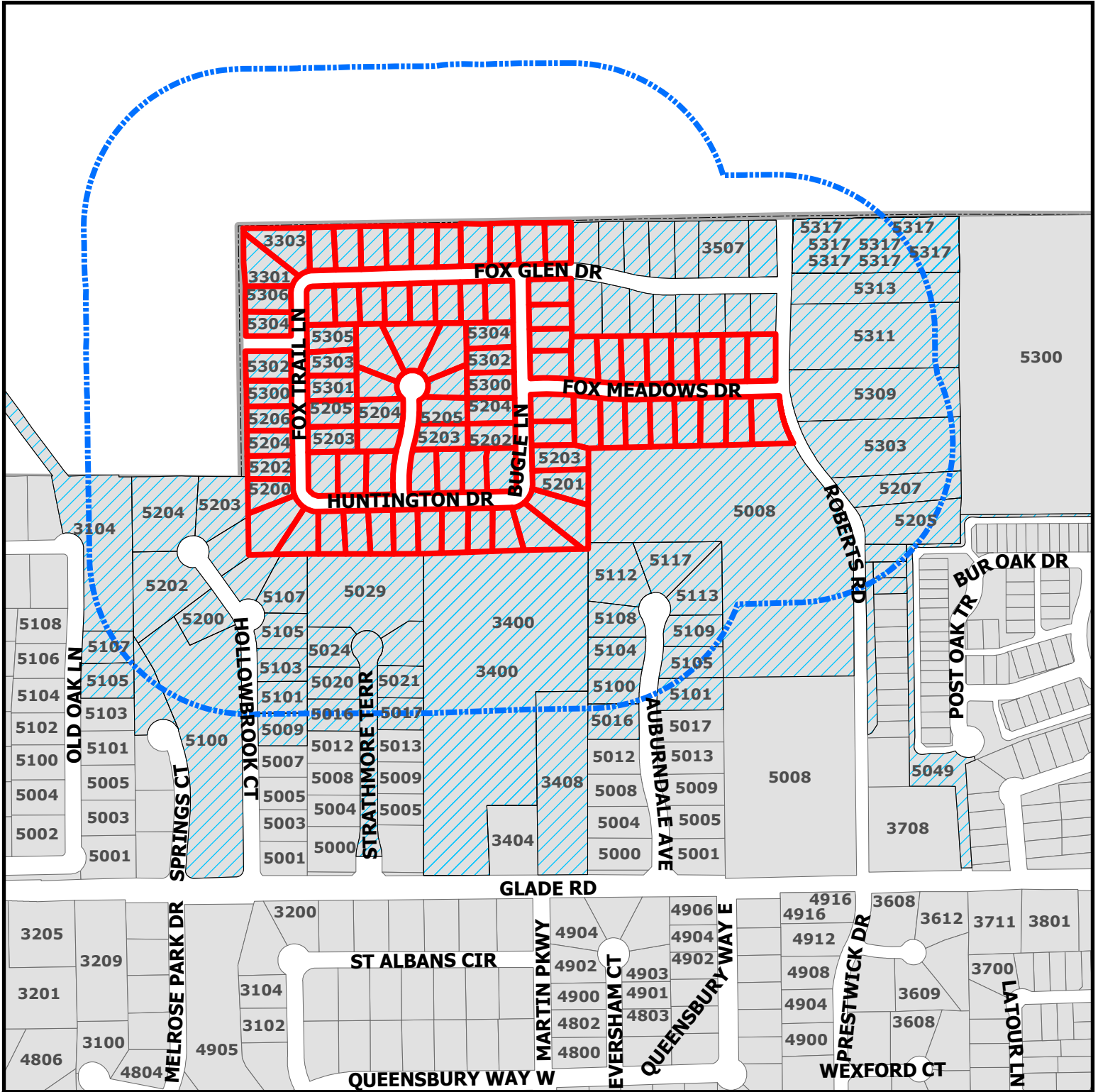
FOX MEADOWS ADDN

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

Notification Map






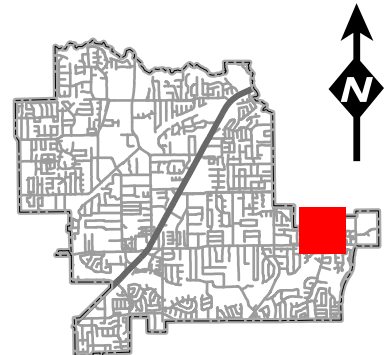
ZC25-030

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
-  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, January 12, 2026, at 7:00 p.m.
City Council Meetings: Tuesday, February 3, 2026 & Tuesday, February 17, 2026, at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

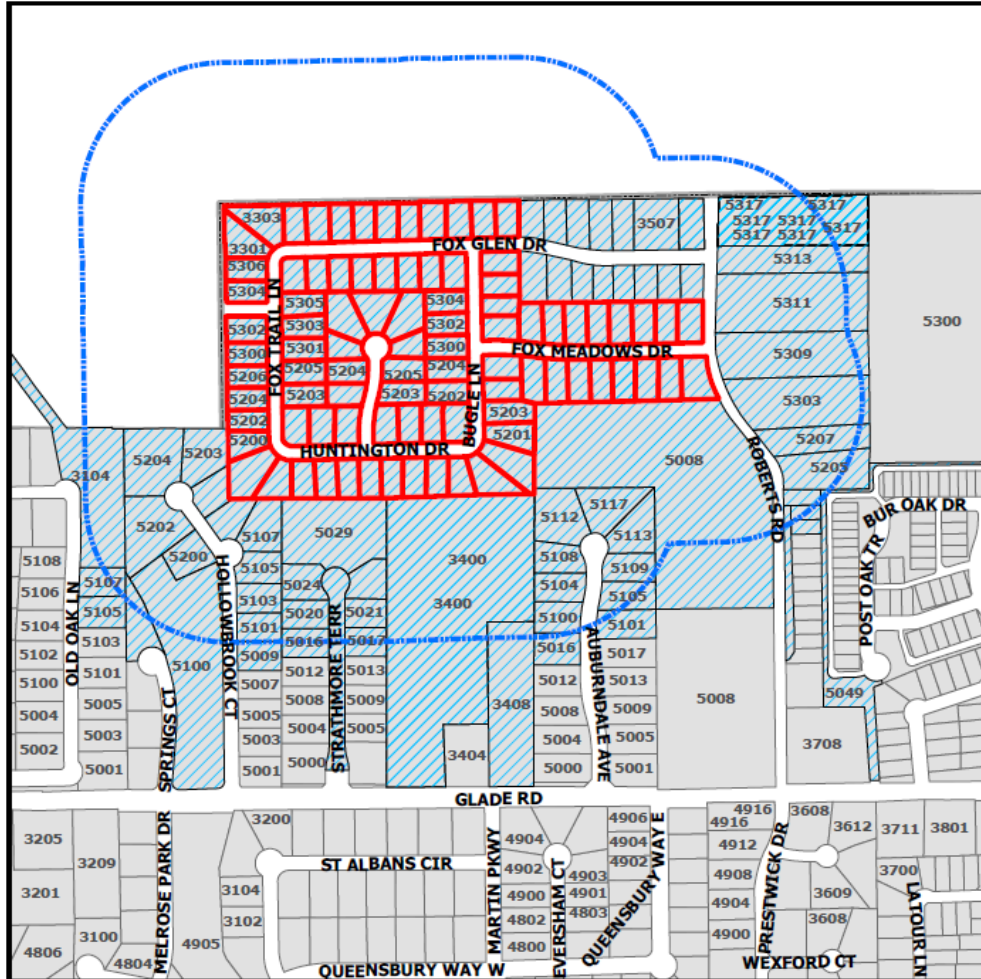
- Request:** Consideration of a rezoning from RD Two-Family Residential to PUD-R Planned Unit Development Residential on Lots 1-12, Block 1; Lots 1-14, Block 2; Lots 1-30, Block 3; Lots 1-34, Block 4, of the Fox Meadows Addition, being approximately 29.7 acres, and zoned RD Two-Family Residential. The request is to rezone the subject property to only allow single-family dwellings.
- Zoning Case:** ZC25-030
- Applicant:** Edward Wieland
- Property Description:** Lots 1-12, Block 1; Lots 1-14, Block 2; Lots 1-30, Block 3; Lots 1-34, Block 4, of the Fox Meadows Addition
- Present Zoning:** RD Two-Family Residential

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

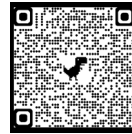
All interested persons are encouraged to attend the public hearing and express their opinions on the zoning change request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address or email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

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

NOTICE OF PUBLIC HEARING



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

ORDINANCE O-26-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 29.691 ACRES, BEING 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, BY AUTHORIZING A REZONING FROM RD TWO-FAMILY RESIDENTIAL DISTRICT TO PUD-R PLANNED UNIT DEVELOPMENT – RESIDENTIAL DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a rezoning from RD Two-Family Residential district to PUD-R Planned Unit Development – Residential district, under Case ZC25-030; and

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

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

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

Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a rezoning from RD Two-Family Residential district to PUD-R Planned Unit Development – Residential district as depicted on the attached as Exhibit "A".

Sec. 2. THAT the above described tract of land shall be used only in

the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.

Sec. 3. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. The purpose of this PUD-R is to allow for a single-family residential development of no more than 90 single-family detached dwelling units.
- b. All development or improvement of the subject property shall be in conformance with the R-20 Single-Family Residential District regulations, subject to the exceptions set forth in this Ordinance.
- c. The subject property is subject to all regulations in the Land Development Code, except where amended herein.

2. CONCEPTUAL PLAN AND PLATTING

- a. The street layout and subdivision design shall be consistent with the plat, labeled as Exhibit "B".

3. PERMITTED USES

- a. The subject property shall be used solely for detached single-family residences.

4. RESIDENTIAL LOT REQUIREMENTS AND SETBACKS

The R-20 lot standards and setbacks are herein modified as follows:

- a. Minimum Lot Size: 9,600 square feet
- b. Minimum Lot Width: 72 feet. Lots that front a cul-de-sac or street turn shall be no less than 37 feet.
- c. Front Yard Setback: 25 feet
- d. Alternative Front Yard Setbacks: 45 feet for Lots 7, 17, and 18, Block 3; and Lots 29, 30, and 31, Block 4; 40

feet for Lots 11 and 12, Block 2; and 35 feet for Lots 6, 8, 16, and 19, Block 3.

- e. Side Yard Setback: 10 feet
- f. Rear Yard Setback: 25 feet
- g. Street Side Yard Setback: 25 feet
- h. Maximum Lot Coverage: 50 percent
- i. Maximum Impervious Coverage: 70 percent

5. OPEN SPACE

a. This development shall not be required to provide any common open space area.

- Sec. 4. THAT any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance, 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. 5. 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. 6. 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. 7. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 3rd day of February 2026.

The second reading and public hearing being conducted on the 17th day of February 2026.

APPROVED BY A VOTE OF ____ AYES AND ____ NAYS ON THIS THE 17TH DAY OF FEBRUARY 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

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Aerial Map

