



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

100 Main Street Colleyville, Texas 76034

MONDAY, FEBRUARY 9, 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: David Ebert
PLEDGE OF ALLEGIANCE**

1. APPROVAL OF MINUTES

- 1a** January 12, 2026 Planning and Zoning Commission Minutes
January 26, 2026 Planning and Zoning Commission Worksession
Minutes

2. PUBLIC HEARING AGENDA ITEMS

- 2a** Consideration of a minor plat, with a waiver, for proposed Lot 1, Block 1, Engelman Addition, being Tracts 4M and A328 TR 2V, Abstract 1518, David R. Teeter Survey, located at 2200 Oak Knoll Drive, Case PC26-001

- 2b** Consideration of a rezoning from R-40 Single-Family Residential and R-20 Single-Family Residential to R-40 Single-Family Residential on Tracts 4M and A328 TR 2V, Abstract 1518, David R. Teeter Survey, located at 2200 Oak Knoll Drive, Case ZC26-002
- 2c** Consideration of a Special Use Permit for massage therapy use on Lot 3R1, Block 1, Felps, Andy Addition, located at 3919 Colleyville Boulevard, Case ZC26-001
- 2d** Consideration of a Special Use Permit for an accessory building on Lot 6, Block 7, Oak Crest Hills, located at 205 Oak Crest Hill Drive, Case ZC26-003

3. CITIZEN COMMENTS

4. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards *Tuesday, February 3, 2026*, by 5:00 p.m.

Ben Bryner
Community Development Director

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 2/9/2026

Number -

Type Approval of Minutes

Department Community Development

Title

January 12, 2026 Planning and Zoning Commission Minutes

January 26, 2026 Planning and Zoning Commission Worksession Minutes

Explanation

Approval of the minutes from the Planning and Zoning Commission meeting on January 12, 2026, and the Planning and Zoning Commission Worksession meeting on January 26, 2026.

Attachments

1. January 12, 2026, Planning and Zoning Commission Minutes
2. January 26, 2026, Planning and Zoning Commission Worksession Minutes



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION MINUTES

100 Main Street, Colleyville, Texas, 76034

MONDAY, JANUARY 12, 2026

CALL MEETING TO ORDER EXECUTIVE CONFERENCE ROOM

The City of Colleyville Planning and Zoning Commission Pre Commission Meeting was called to order by Chair David Groves on January 12, 2026, at 6:15 p.m.

Roll Call

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

Absent: Candace Sandifer

Staff Present: Community Development Director Ben Bryner, Planning Manager Daniel Ponder, Planner Christopher Pham, 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, including a letter of opposition received from a resident concerned that rezoning would require HOA formation.

Chair David 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 Chair David Groves on January 12, 2026, at 7:00 p.m.

Roll Call

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

Absent: Candace Sandifer

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

1. APPROVAL OF MINUTES

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

Commissioner Savoie made a motion to approve the December 8, 2025 Planning and Zoning Commission Meeting Minutes and the December 22, 2025 Planning and Zoning Worksession meeting minutes, seconded by Commissioner Obinabo.

The motion was carried by the following vote:

Aye: 6 – Groves, Savoie, Obinabo, Arnold, Remley, and Ebert
Nay: 0

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; Lots 1-34, Block 4, of the Fox Meadows Addition, Case ZC25-030

Planner Bethany Lopez presented case ZC25-030 and briefed the Commission on the request. The applicant is requesting to rezone to avoid potential duplex development. The site is fully built out, and the PUD-R Planned Unit Development Residential requirements would align with the existing development as it currently stands.

Edward Wieland, the applicant, came forward and briefed the commission on his request. Commissioner Obinabo shared one resident's HOA concern; applicant stated there is no intent for HOA creation.

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

Commissioner Savoie made a motion to approve case ZC25-030, seconded by Commissioner Arnold.

The motion was carried by the following vote:

Aye: 6 – Groves, Savoie, Obinabo, Arnold, Remley, and Ebert

Nay: 0

3. CITIZEN COMMENTS

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

4. ADJOURNMENT

The meeting adjourned at 7:17 p.m.

The minutes were written and prepared by:

Ivana Gonzalez

Ivana Gonzalez
Urban Forester/Planner

The meeting minutes were approved on February 9, 2026, by a vote of X-X.



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION MINUTES

100 Main Street, Colleyville, Texas, 76034

MONDAY, JANUARY 26, 2026

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 January 26, 2026, at 6:15 p.m.

Roll Call

Present: David Groves, David Ebert, Jerome Obinabo, Jerry Savoie, and Brandon Arnold.

Absent: Richard Remley and Candace Sandifer.

Staff Present: Community Development Director Ben Bryner and Fire Marshal Rob Mckeown.

2. WORKSESSION AGENDA ITEMS

- 2a** Presentation and discussion of a Special Use Permit for Massage Therapy use on Lot 3R1, Block 1, Felps, Andy Addition, located at 3919 Colleyville Boulevard, Case ZC26-001

Community Development Director Ben Bryner presented the case and briefed the Commission on the request. There was discussion regarding the business plan and the Certificate of Occupancy application.

- 2b** Presentation and discussion of a rezoning from R-40 Single-Family Residential and R-20 Single-Family Residential to R-40 Single-Family Residential on Tracts 4M and A328 TR 2V, Abstract 1518, David R. Teeter Survey, located at 2200 Oak Knoll Drive, Case ZC26-002

Community Development Director Ben Bryner presented the case and briefed the Commission on the request. There was discussion regarding the requirements of the zoning district and the concurrent plat application.

- 2c** Presentation and discussion of a Special Use Permit for an accessory building on Lot 6, Block 7, Oak Crest Hills, located at 205 Oak Crest Hill Drive, Case ZC26-003

Community Development Director Ben Bryner presented the case and briefed the Commission on the request. There was discussion regarding the requirements for accessory buildings. The subject lot area is 26,776 square feet, which allows a maximum of 1,071 square feet for accessory buildings. The proposed structure is 1,200 square feet.

- 2d** Presentation and discussion of a minor plat with a waiver for lot width for proposed Lot 1, Block 1, Engelman Addition, being Tracts 4M and A328 TR 2V, Abstract 1518, David R. Teeter Survey, located at 2200 Oak Knoll Drive, Case PC26-001

Community Development Director Ben Bryner presented the case and briefed the Commission on the request. There was discussion regarding the requirements of the zoning district and the concurrent rezoning application. The plat requires a waiver due to its substandard lot width for the R-40 zoning district.

3. ADJOURNMENT

The meeting adjourned at 6:26 p.m.

The minutes were written and prepared by:

Bethany Lopez

Bethany Lopez
Planner

The meeting minutes were approved on February 9, 2026 by a vote of X-X.



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2a

Agenda Date 2/9/2026

Number -

Type Public Hearing Agenda Items

Department Community Development

Title

Consideration of a minor plat, with a waiver, for proposed Lot 1, Block 1, Engelman Addition, being Tracts 4M and A328 TR 2V, Abstract 1518, David R. Teeter Survey, located at 2200 Oak Knoll Drive, Case PC26-001

Explanation

Matthew Engelman, the applicant, has submitted a request for a minor plat, with a waiver for lot width, for proposed Lot 1, Block 1, Engelman Addition, being Tracts 4M and A328 TR 2V, Abstract 1518, David R. Teeter Survey, being approximately 1.9 acres and zoned R-40 Single-Family Residential and R-20 Single-Family Residential.

Analysis: The purpose of the request is to create a platted lot from two tracts of land. The R-40 zoning district requires a minimum lot width of 150 feet, whereas the subject property has an approximate lot width of 100 feet. The request requires a waiver for the substandard lot width, while meeting all other applicable R-40 development standards.

Existing Conditions/Background: The subject property, 2200 Oak Knoll Drive, is developed as a single-family dwelling and located on the north side of Oak Knoll Drive, and approximately 250 feet west of Oak Knoll Court.

Plat Status: The subject property is unplatted.

DRC Review: The DRC reviewed the request during their January 20, 2026, meeting and the case has been scheduled for the February 9, 2026, Planning and Zoning Commission meeting.

Surrounding Development: The properties to the north are zoned R-20 Single-Family Residential and are improved with single-family homes. The properties to the east and west are zoned R-20 Single-Family Residential and R-40 Single-Family Residential are improved with single family homes. The properties to the south are zoned AG Agricultural and are improved with single-family homes.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, identifies the subject property for residential development. The proposed request for a residential development 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 1000 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. Plat Exhibit
5. Notification Map
6. Notification Letter
7. Draft Resolution

Aerial Map

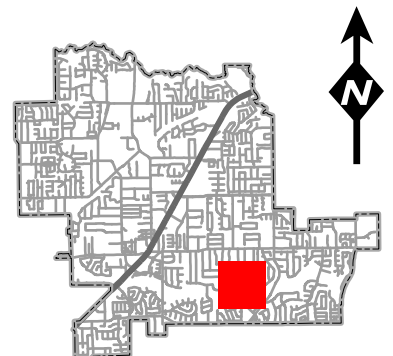


ZC26-002

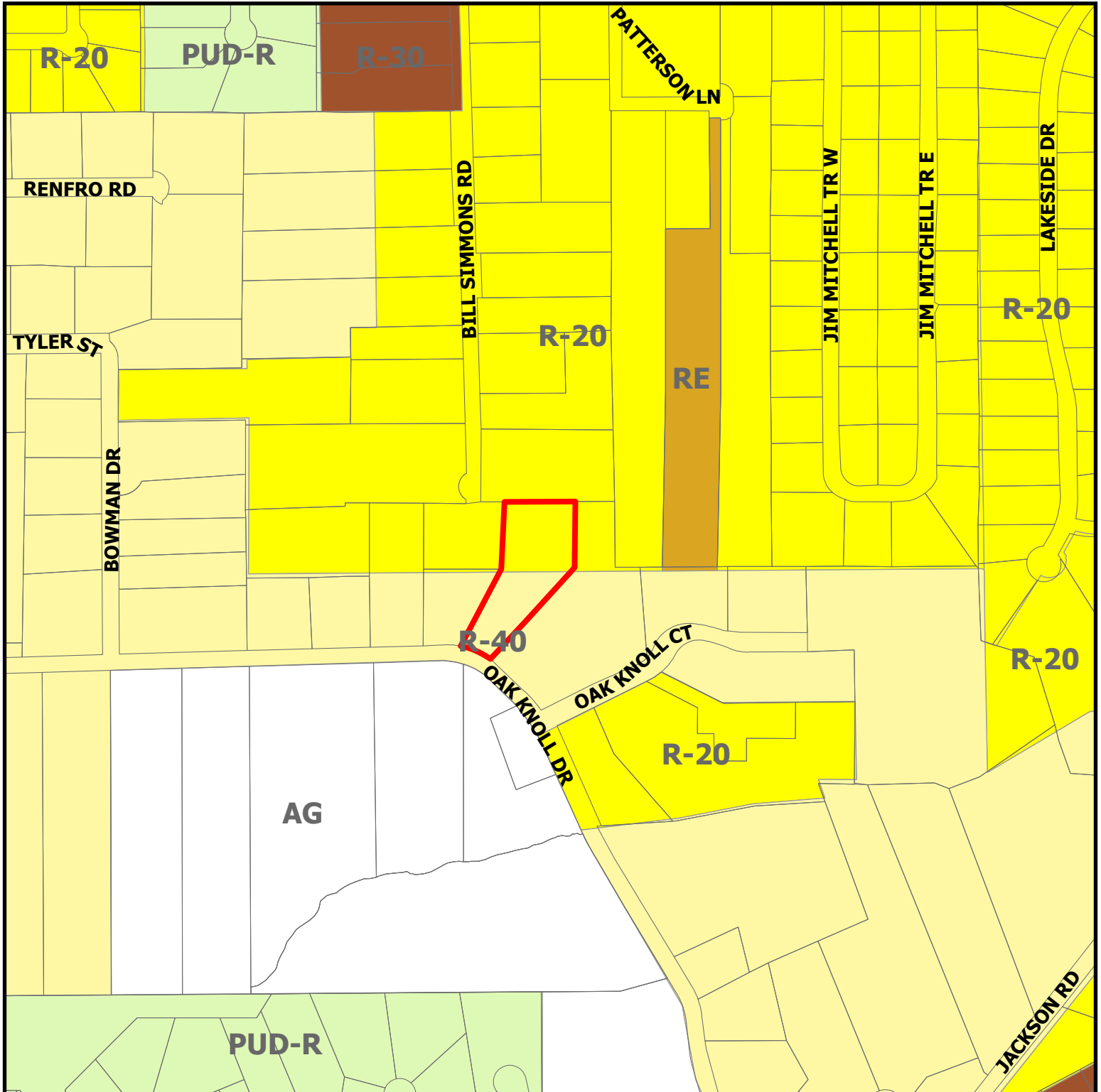
2200 Oak Knoll Drive

DISCLAIMER:
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 Subject Property



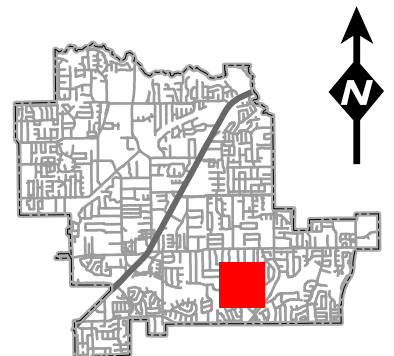
Zoning Map



ZC26-002

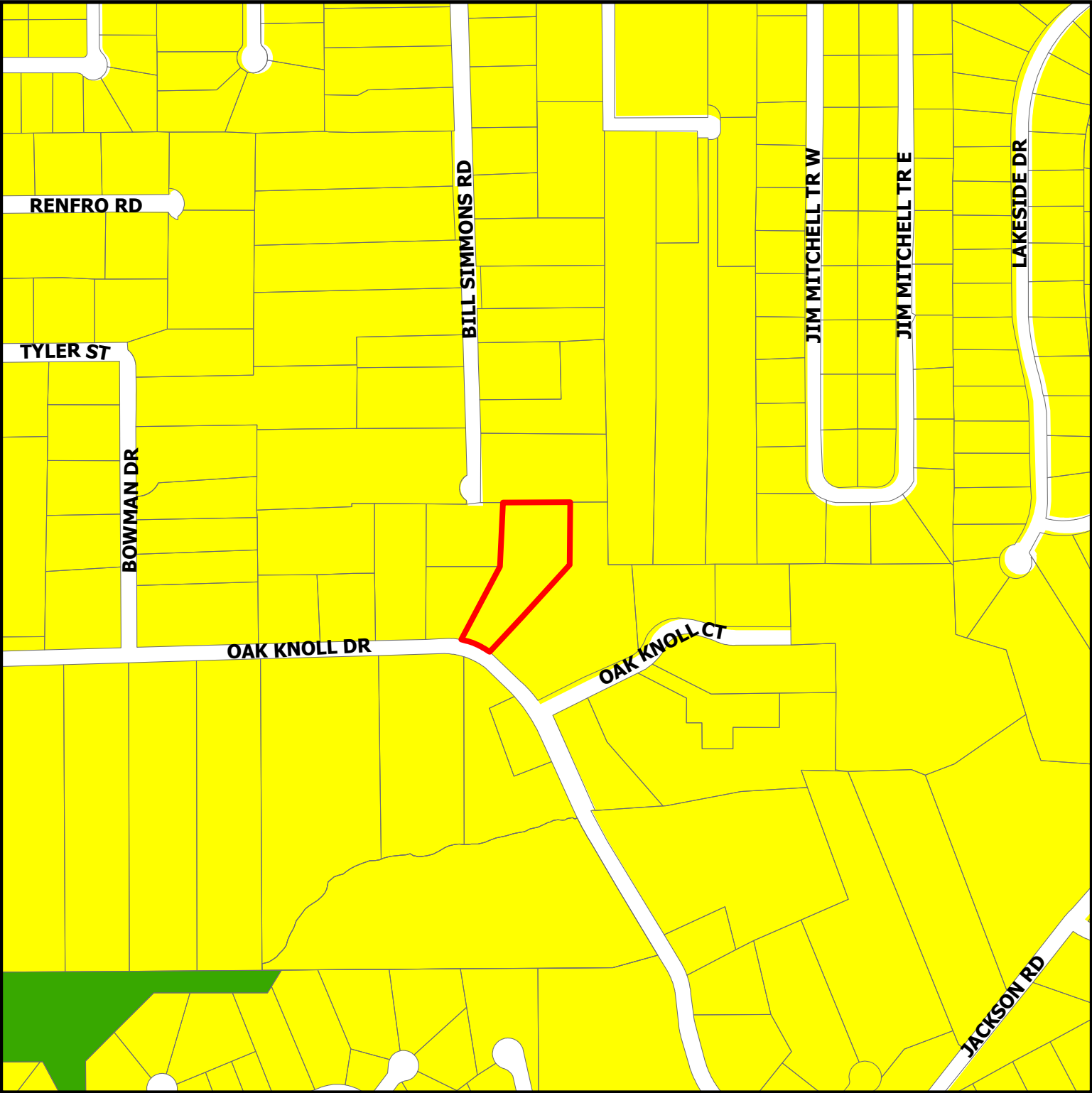
2200 Oak Knoll Drive

 Subject Property



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Future Land Use Map

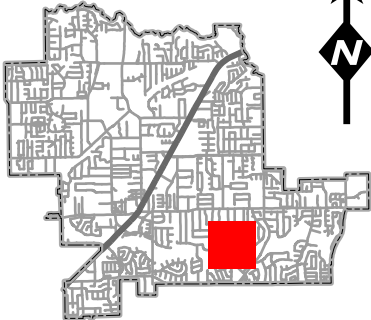


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ZC26-002

2200 Oak Knoll Drive

-  Residential
-  Open Space; Parks
-  Subject Property



STATE OF TEXAS
COUNTY OF TARRANT
OWNERS DEDICATION AND ACKNOWLEDGEMENT

Whereas Matthew & Shannon Engelman are the owners of a tract of land located at Colleyville, Tarrant Country, Texas, being 1.984 acres situated in the D.R. Teeter Survey, Abstract 1518, and the Simon Cotrail Survey, Abstract 328, being that land conveyed to them via Instrument D225235263, Deed Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING AT A POINT, SAID POINT BEING A 5/8" IR (FND) FOR THE SW CORNER OF THIS TRACT, BEING THE SE CORNER OF LAND OF CATHERINE COBB, D211016045, DRTCT, AND BEING IN THE NORTH LINE OF OAK KNOLL DRIVE, AN APPROXIMATE 50 FOOT R.O.W.;

THENCE NORTH 30° 18' 04" EAST, BYTHE EAST LINE OF LAND OF SAID CATHERINE COBB, FOR A DISTANCE OF 254.74 FEET TO A 5/8" IR (FND);

THENCE NORTH 3° 05' 33" EAST (BASE BRG'), BY THE EAST LINE OF LAND OF DELORIS PEARSON, LOT 1, BLOCK 1 OF "PEARSON ADDITION" CABINET A, SLIDE 4674, PRTCT, FOR A DISTANCE OF 201.07 FEET TO A 5/8" IR (FND);

THENCE SOUTH 89° 24' 04" EAST, BY THE SOUTH LINE OF LAND OF JOHN NICHOLSON, VOLUME 5894, PAGE 794, DRTCT, FOR A DISTANCE OF 218.80 FEET TO A 5/8" IR (FND);

THENCE SOUTH 3° 17' 56" WEST, BY THE WEST LINE OF LAND OF ROBERT E. WOOSTER, VOL 4428, PAGE 929, DRTCT, FOR A DISTANCE OF 200.01 FEET TO A 5/8" IR (FND);

THENCE SOUTH 43° 53' 56" WEST, BY THE WEST LINE OF LAND OF SAID ROBERT E. WOOSTER, FOR A DISTANCE OF 385.72 FEET TO A 5/8" IR (FND) IN THE NORTH LINE OF OAK KNOLL DRIVE;

THENCE NORTH 47° 54' 04" WEST, BY THE NORTH LINE OF OAK KNOLL DRIVE, FOR A DISTANCE OF 50.26 FEET TO A 5/8" IR (FND);

THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT, RADIUS = 120.70 FEET, FOR A DISTANCE OF 49.40 FEET (L.C. = NORTH 58° 41' 22" WEST FOR 49.06 FEET), TO THE 5/8" IR AT THE POINT OF BEGINNING, SAID PARCEL BEING 86433 SQFT OR 1.984 ACRES MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, Matthew & Shannon Engelman, owners, do hereby adopt this plat as Lot 1, Block 1, Engelman Addition, an Addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever all streets, rights-of-ways, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accomodation of all public utilities desiring to use or using the same. Any public utility shall have the right to move and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in 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 approval subject to all platting ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

Witness our hands this ____ day of _____, 2026

Matthew Engelman, Owner

Shannon Engelman, Owner

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Mathew Engelman, Owner 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2026

Notary Public in and for the State of Texas
My commission expires on _____, 20____

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Shannon Engelman, Owner known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and considerations therein expressed.

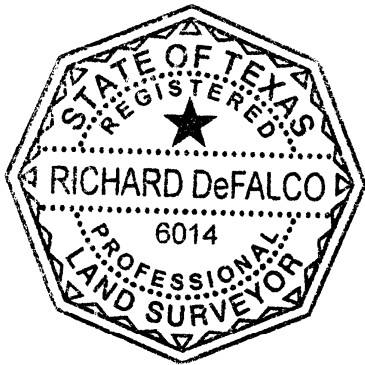
Given under my hand and seal of office, this ____ day of _____, 2026

Notary Public in and for the State of Texas
My commission expires on _____, 20____

SURVEYOR'S CERTIFICATION
KNOW ALL MEN BY THESE PRESENTS:

That I, Richard DeFalco, 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 Land Surveying Practices Act.

Signature _____ Date _____



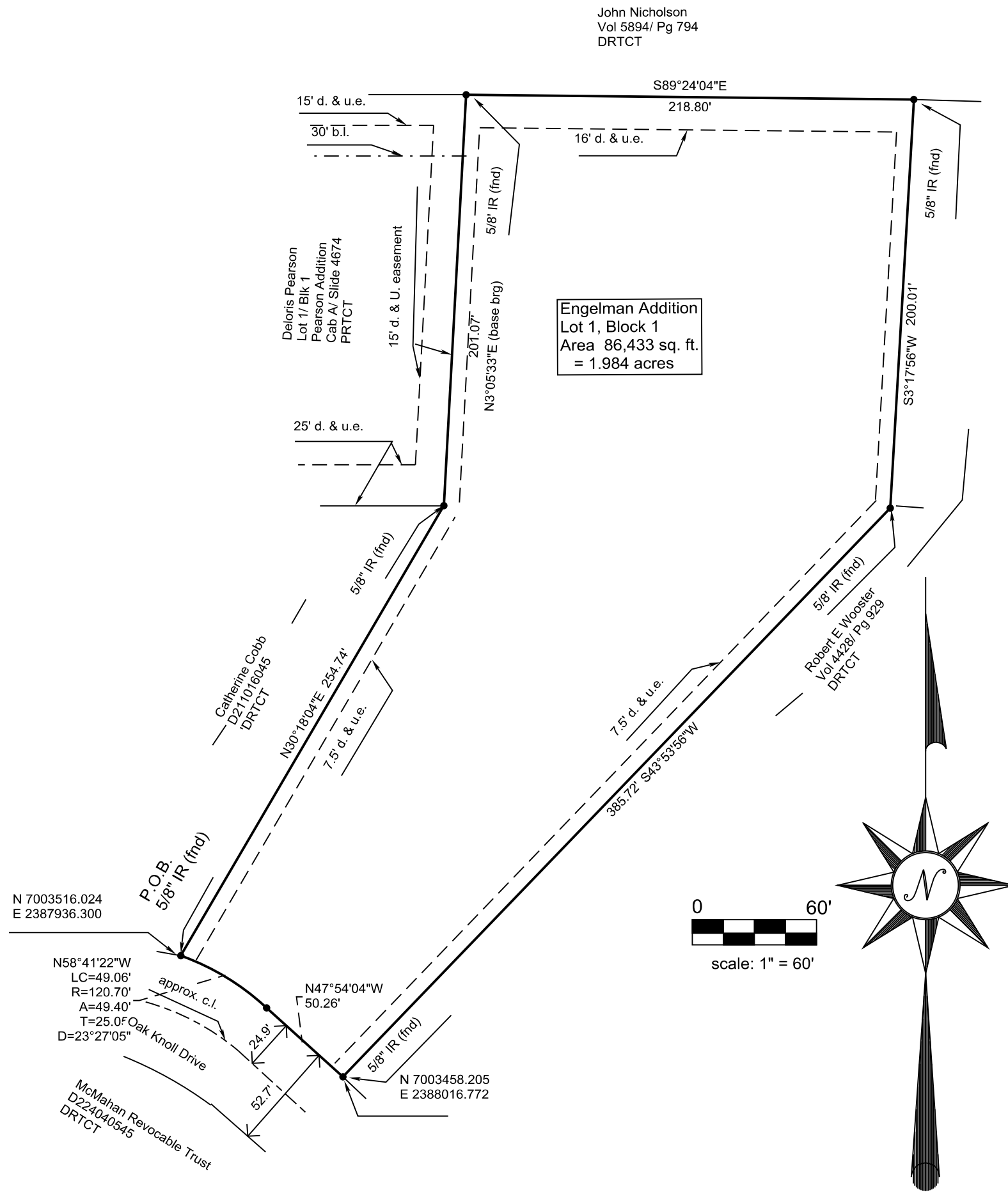
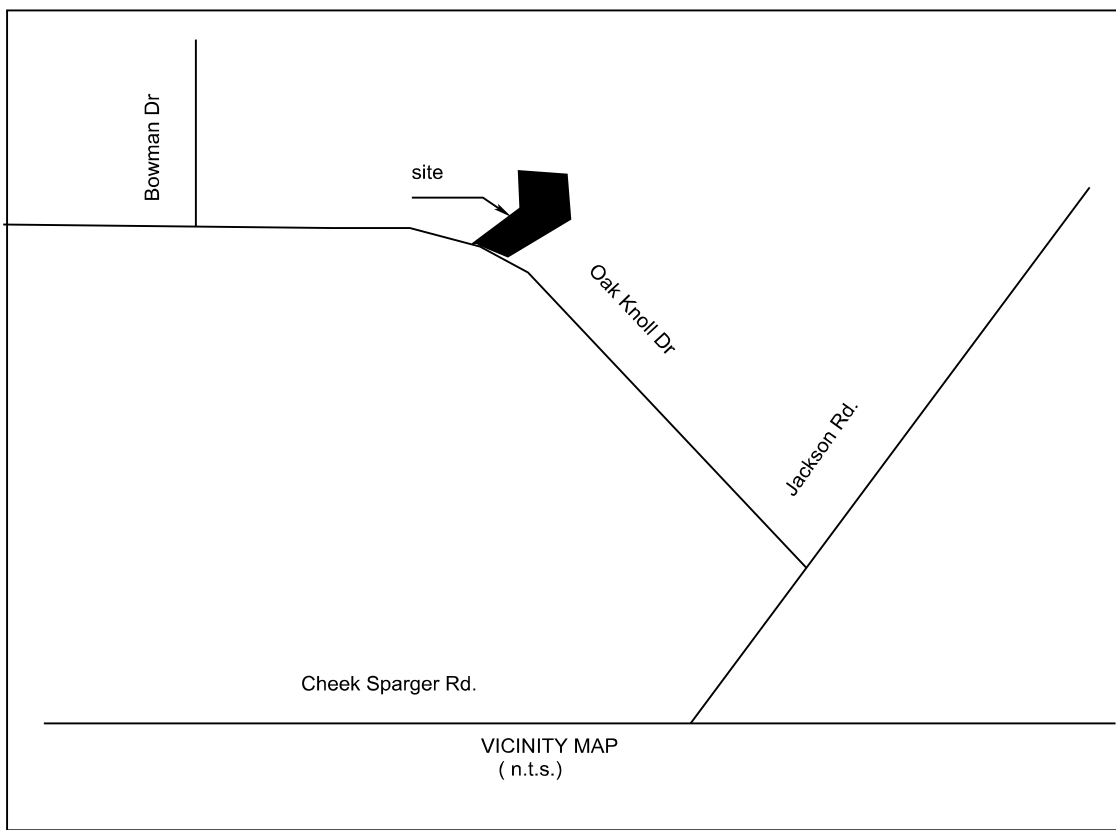
STATE OF TEXAS, COUNTY OF TARRANT
Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Richard DeFalco, Registered Public Land Surveyor known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.
Given under my hand and seal of office, this ____ day of _____, 2026

Notary Public in and for the State of Texas

My Board expires on: _____

OWNER:
Matthew & Shannon Engelman
3700 Treemont Ct.
Colleyville, TX. 76034
832-623-0903

Rick DeFalco - Surveyor
201 Carolyn Drive
Hurst, TX. 76054
817-428-0155
Date: 12/30/2025
Updated: 01/09/2026
Updated: 01/22/2026



- LEGEND
- DRTCT = Deed Records, Tarrant County, Texas
 - PRTCT = Plat Records, Tarrant County, Texas
 - IR = iron rod
 - b.l. = building line
 - d. & u.e. = drainage & utility easement
 - Co-ordinates shown are Texas State Plane Co-ordinates, North Central Zone, NAD 83

STAFF APPROVAL AUTHORITY

This minor plat is approved in accordance with Section 212.0065 of the Texas Local Government Code and the City of Colleyville Subdivision Regulations

Date _____

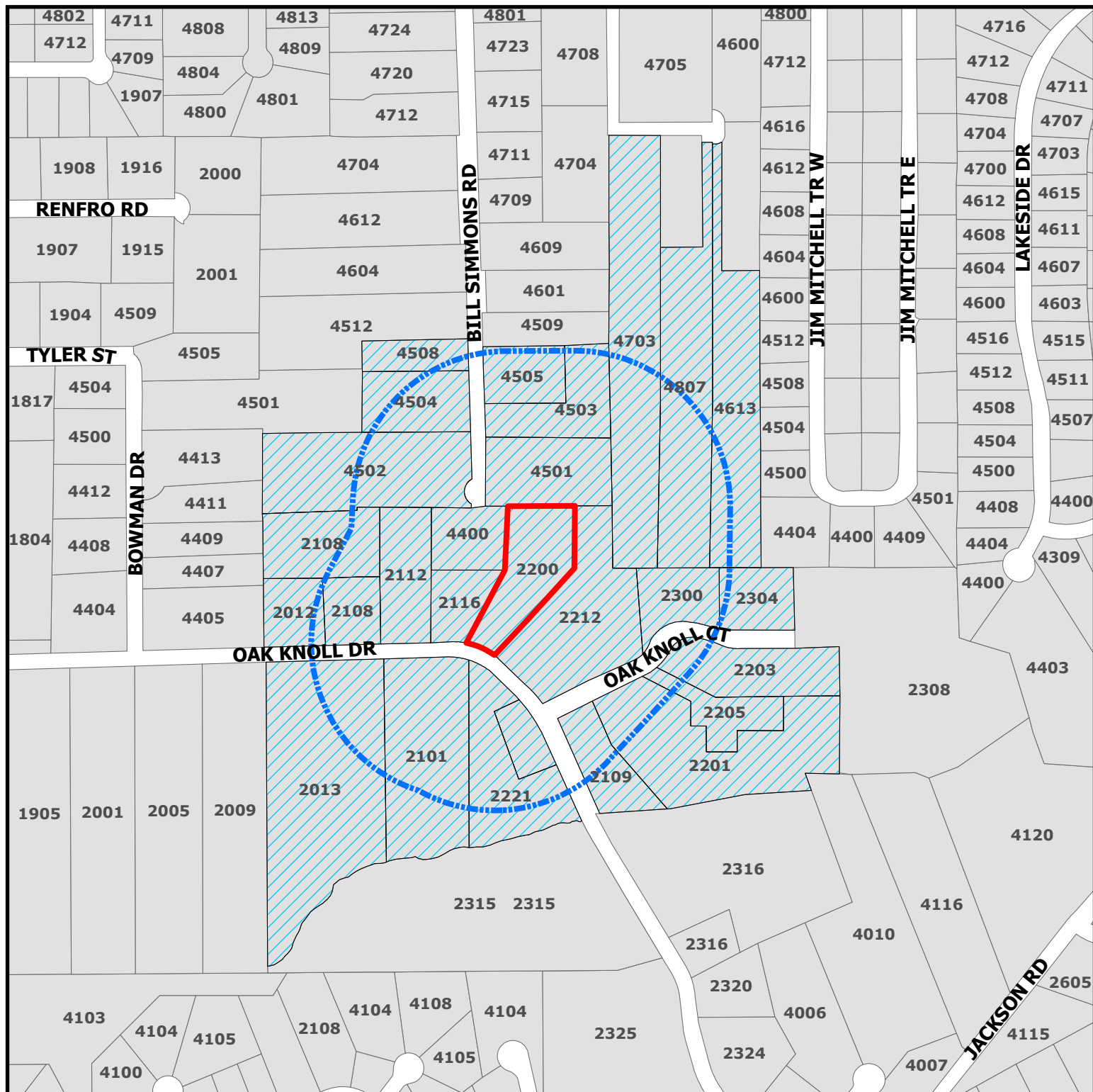
Community Development Director _____

MINOR PLAT
ENGELMAN ADDITION

Lot 1, Block 1
BEING 1.984 ACRES OF LAND SITUATED IN
THE D.R. TEETER SURVEY, ABSTRCT 1518
AND THE SIMON COTRAIL SURVEY, ABSTRACT
328, CITY OF COLLEYVILLE, TARRANT COUNTY
TEXAS

Date of preparation December 30, 2025

Notification Map

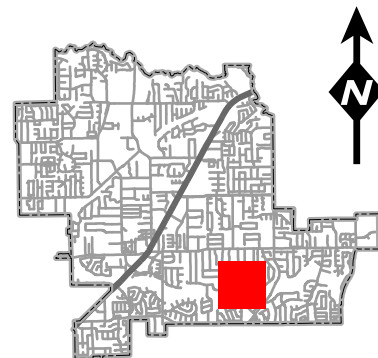
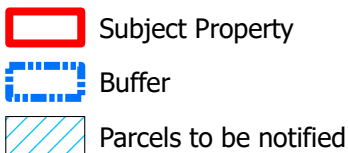


ZC26-002

2200 Oak Knoll Drive

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NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning & Zoning Commission Meeting: Monday, February 9, 2026 at 7:00p.m.

City Council Meetings: Tuesday, March 3, 2026 at 7:00p.m.

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

Request: Consideration of a Minor Plat with a waiver for lot width for proposed Lot 1, Block 1, Engelman Addition, being Abstract 1518 Tract 4M & A328 TR 2V of the David R. Teeter Survey, Case PC26-001. The request is to create one lot from two tracts of land. The proposed request requires a plat waiver due to its substandard lot width. The required lot width for R-40 zoning is 150 feet. The lot width is approximately 100 feet.

Zoning Case: PC26-001

Applicant/Owner: Matthew Engelman & Shannon Engelman

Location: 2200 Oak Knoll Drive

Property Description: Tracts 4M & A328 TR 2V, Abstract 1518, David R. Teeter Survey

Present Zoning: R-20 Single Family Residential & R-40 Single 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.

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

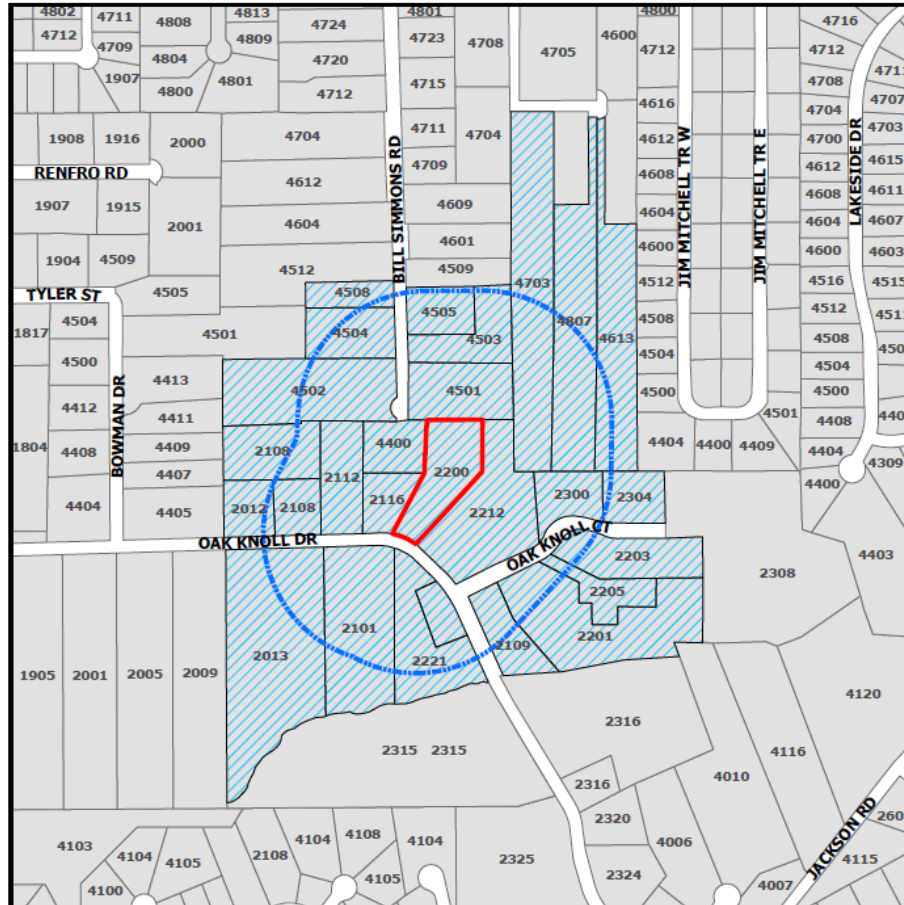
City of Colleyville

100 Main Street

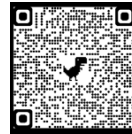
Colleyville, TX 76034

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 zoning case number when requesting information.

Daniel Ponder

Daniel Ponder
Planning Manager

RESOLUTION R-26-XXXX

**A RESOLUTION APPROVING A MINOR PLAT WITH A WAIVER FOR
LOT WIDTH FOR LOT 1, BLOCK 1, ENGELMAN ADDITION**

WHEREAS, the Planning and Zoning Commission recommended approval of the Minor Plat with a Waiver for Lot Width for Lot 1, Block 1, Engelman Addition on February 9, 2026.

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

Sec. 1. THAT Lot 1, Block 1, Engelman Addition, being approximately 1.98 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 3RD DAY OF MARCH 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

Exhibit "A" - Plat Exhibit

Whereas Matthew & Shannon Engelman are the owners of a tract of land located at: Colleyville, Tarrant County, Texas, being 1.984 acres situated in the D.R. Teelzer Survey, Abstract 1518, and the Simon Cottrial Survey, Abstract 328, being that land conveyed to them via instrument D25255263, Deed Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

THENCE NORTH 30° 16' 04" EAST, BY THE EAST LINE OF LAND OF SAID CATHERINE COBB, FOR A DISTANCE OF 254.74 FEET TO A 5/8" IR (FND);

THENCE SOUTH 89° 24' 04" EAST, BY THE SOUTH LINE OF LAND OF JOHN NICHOLSON, VOLUME 5894, PAGE 794, DRTCT, FOR A DISTANCE OF 218.80 FEET TO A 5/8" IR (FND);

THENCE SOUTH 43° 53' 56" WEST, BY THE WEST LINE OF LAND OF SAID ROBERT E. WOOSTER, FOR A DISTANCE OF 385.72 FEET TO A 6/8" IR (FND) IN THE NORTH LINE OF OAK KNOLL DRIVE;

THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT, RADIUS = 120.70 FEET, FOR A DISTANCE OF 49.40 FEET (L.C. = NORTH 58° 41' 22" WEST FOR 49.05 FEET), TO THE 50" IR AT THE POINT OF BEGINNING, SAID PARCEL BEING 86433 SQFT OR 1.984 ACRES MORE OR LESS.

Book 1, Engleman Addition, an Addition to the City of Colville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever all streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the use and enjoyment of all public utilities desiring to use or using the same. Any public utility shall have the right to move and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from the easements for the purpose of installing, repairing, maintaining, inspecting, or patrolling, without the necessity at any time of procuring the permission of anyone. This plat approval subject to all **planning** ordinances, rules, regulations, and resolutions of the City of Colville, Texas.

Matthew Engelman, Owner

STATE OF TEXAS
COUNTY OF TARRANT

Given under my hand and seal of office, this ____ day of _____, 2026

STATE OF TEXAS
COUNTY OF TARRANT

Given under my hand and seal of office, this ____ day of _____, 2026

SURVEYOR'S CERTIFICATION

Notary Public in and for the State of Texas
My Board expires on: _____

Rick DeFalco - Surveyor
201 Carolyn Drive
Hurst, TX. 78054
817-428-0155
Date: 12/30/2025
Updated: 01/09/2026
Updated: 01/22/2026

STAFF APPROVAL AUTHORITY

Date _____

Community Development Director _____

ENGELMAN ADDITION

Date of preparation December 30, 2025



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2b

Agenda Date 2/9/2026

Number -

Type Public Hearing Agenda Items

Department Community Development

Title

Consideration of a rezoning from R-40 Single-Family Residential and R-20 Single-Family Residential to R-40 Single-Family Residential on Tracts 4M and A328 TR 2V, Abstract 1518, David R. Teeter Survey, located at 2200 Oak Knoll Drive, Case ZC26-002

Explanation

Matthew Engelman, the applicant, has submitted a request for a rezoning on Abstract 1518 Tracts 4M and A328 TR 2V of the David R. Teeter Survey, being approximately 1.9 acres, and zoned R-40 Single-Family Residential and R-20 Single-Family Residential.

Analysis: The request is to rezone the property to R-40 Single-Family Residential to create one contiguous zoning designation on the subject property. The northern portion of the lot is zoned R-20 and the southern portion of the lot is zoned R-40.

Existing Conditions/Background: The subject property, 2200 Oak Knoll Drive, is developed with a single-family dwelling. It is located approximately 250 feet north of the intersection of Oak Knoll Drive and Oak Knoll Court.

Plat Status: The subject property is unplatted.

DRC Review: The DRC reviewed the request during their January 20, 2026, meeting and the case has been scheduled for the February 9, 2026, Planning and Zoning Commission meeting.

Surrounding Development: The properties to the north are zoned R-20 Single-Family Residential and are improved with single-family homes. The properties to the east and west are zoned R-20 Single-Family Residential and R-40 Single Family Residential are improved with single-family homes. The properties to the south are zoned AG Agricultural and are improved with single-family homes.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, identifies the subject property for residential development. The proposed request for a residential development 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 1000 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. Zoning Exhibit
6. Plat Exhibit
7. Notification Map
8. Notification Letter
9. Draft Ordinance

Aerial Map

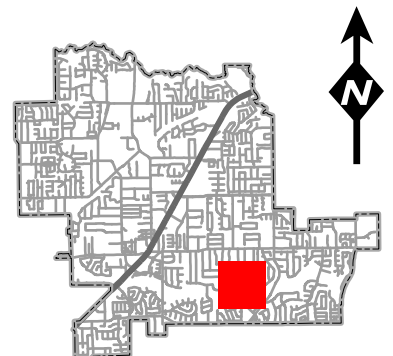


ZC26-002

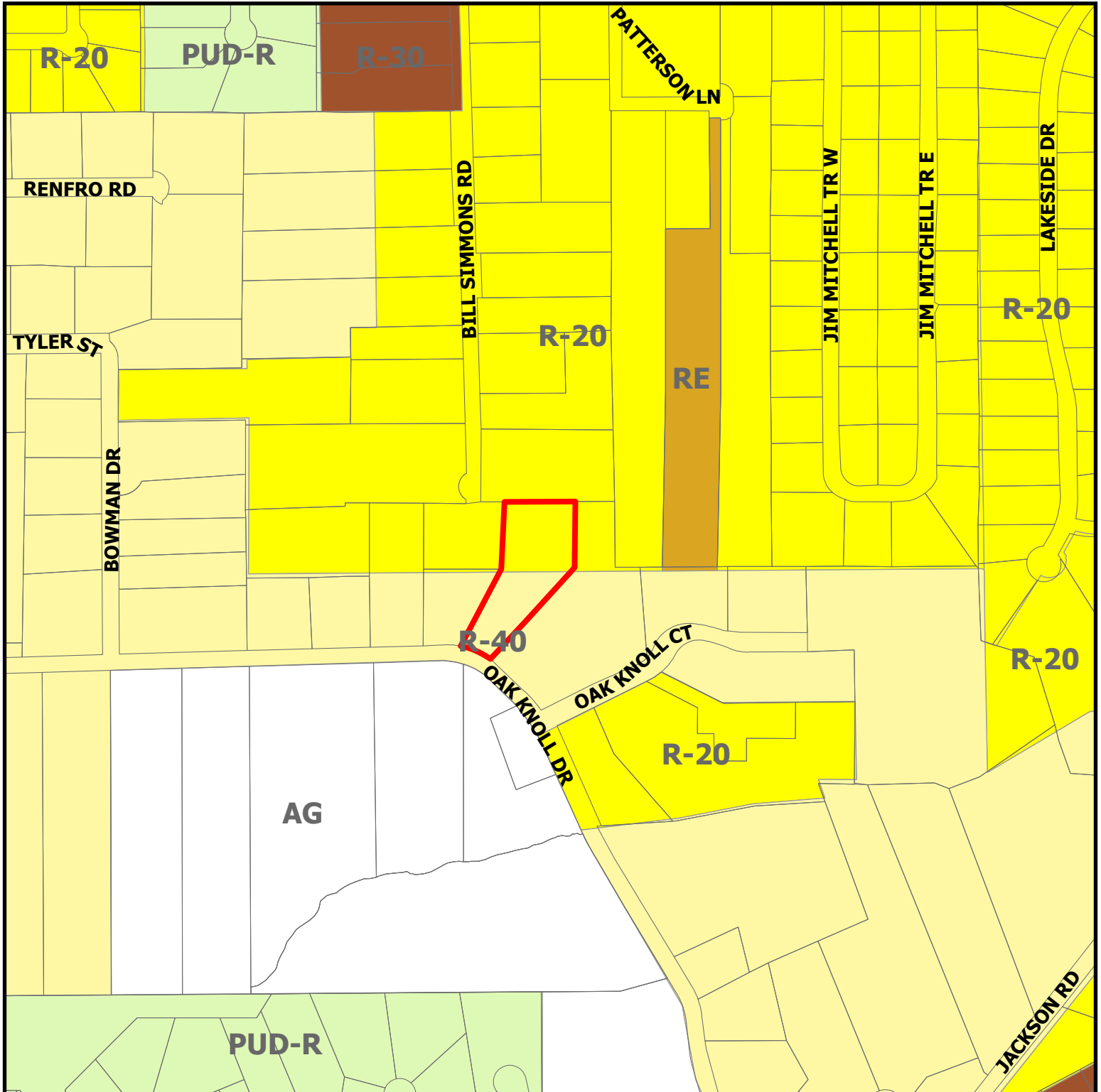
2200 Oak Knoll Drive

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 Subject Property



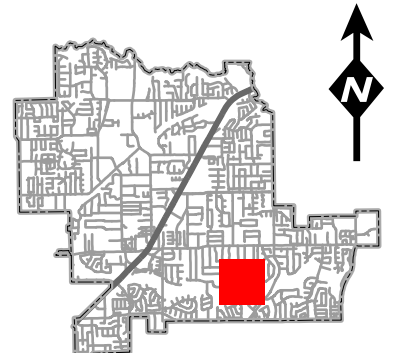
Zoning Map



ZC26-002

2200 Oak Knoll Drive

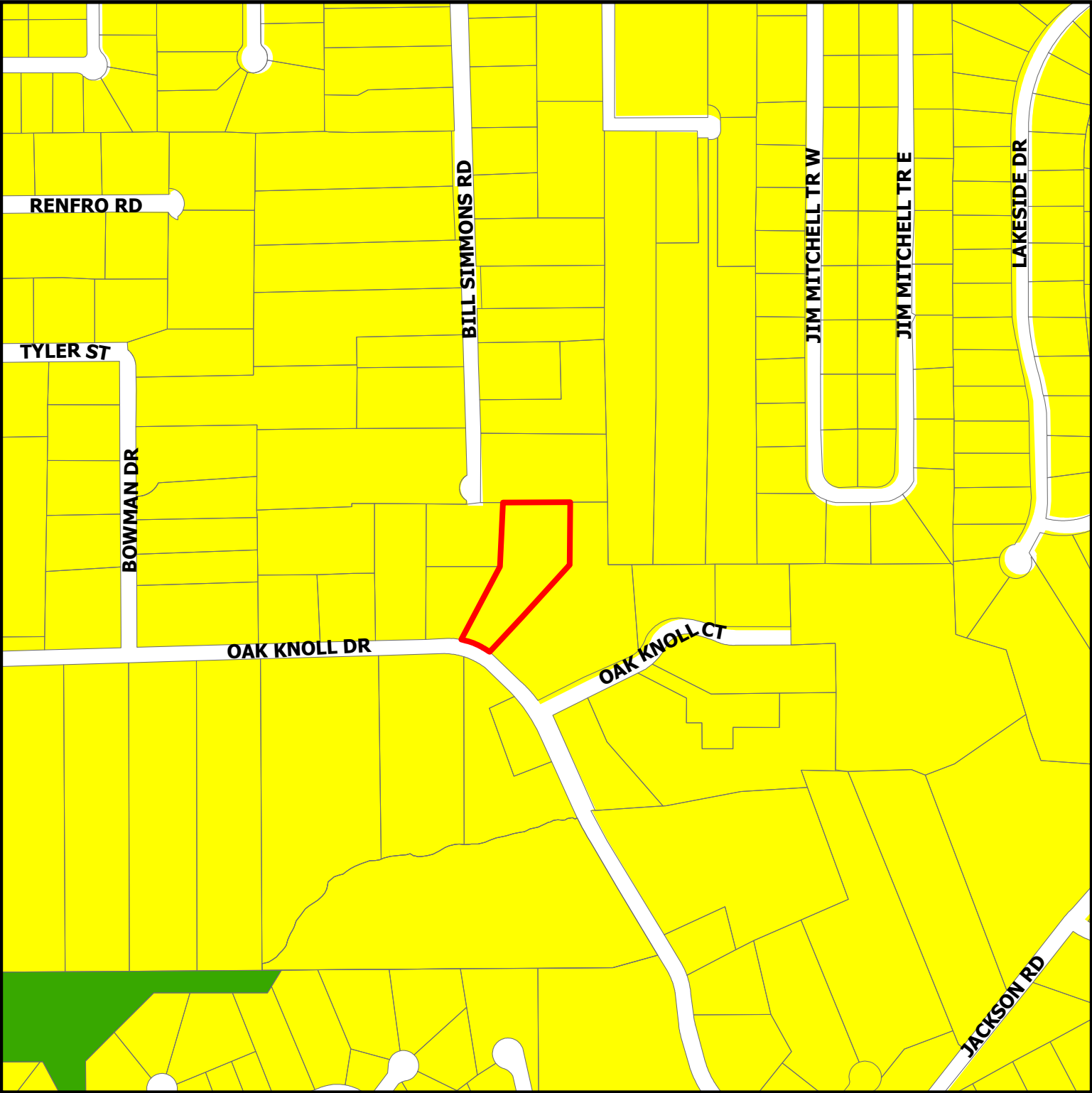
 Subject Property



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Future Land Use Map

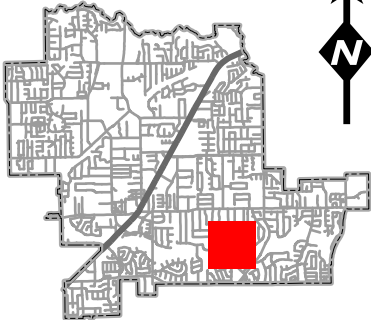


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ZC26-002

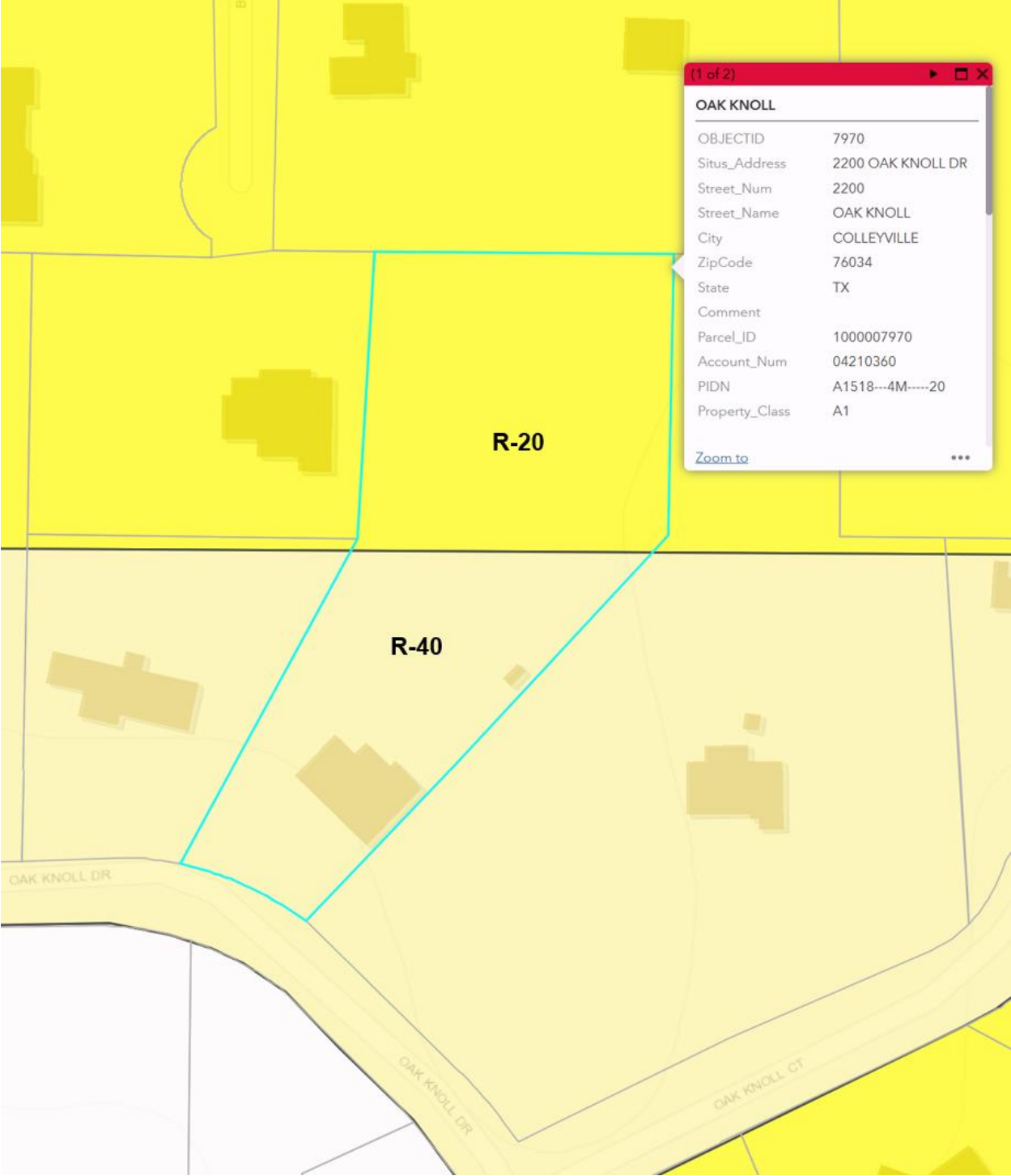
2200 Oak Knoll Drive

-  Residential
-  Open Space; Parks
-  Subject Property



Statement of Planning Objectives

The property consists of two contiguous tracts described by metes and bounds that are proposed to be platted into a single lot. The property is currently split-zoned, with R-20 zoning on the northern portion and R-40 zoning on the southern portion. The request is to rezone the property to a consistent R-40 designation across the entire lot.



STATE OF TEXAS
OWNER'S DEDICATION AND ACKNOWLEDGEMENT
COUNTY OF TARRANT

Whereas Matthew & Shannon Engelman are the owners of a tract of land located at Colleyville, Tarrant County, Texas, being 1.984 acres situated in the D.R. Teeter Survey, Abstract 1518, and the Simon Cotrail Survey, Abstract 328, being that land conveyed to them via Instrument D225235263, Deed Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING AT A POINT, SAID POINT BEING A 5/8" IR (FND) FOR THE SW CORNER OF THIS TRACT, BEING THE SE CORNER OF LAND OF CATHERINE COBB, D211016045, DRTCT, AND BEING IN THE NORTH LINE OF OAK KNOLL DRIVE, AN APPROXIMATE 50 FOOT R.O.W.;

THENCE NORTH 30° 18' 04" EAST, BYTHE EAST LINE OF LAND OF SAID CATHERINE COBB, FOR A DISTANCE OF 254.74 FEET TO A 5/8" IR (FND);

THENCE NORTH 3° 05' 33" EAST (BASE BRG'), BY THE EAST LINE OF LAND OF DELORIS PEARSON, LOT 1, BLOCK 1 OF "PEARSON ADDITION" CABINET A, SLIDE 4674, PRTCT, FOR A DISTANCE OF 201.07 FEET TO A 5/8" IR (FND);

THENCE SOUTH 89° 24' 04" EAST, BY THE SOUTH LINE OF LAND OF JOHN NICHOLSON, VOLUME 5894, PAGE 794, DRTCT, FOR A DISTANCE OF 218.80 FEET TO A 5/8" IR (FND);

THENCE SOUTH 3° 17' 56" WEST, BY THE WEST LINE OF LAND OF ROBERT E. WOOSTER, VOL 4428, PAGE 929, DRTCT, FOR A DISTANCE OF 200.01 FEET TO A 5/8" IR (FND);

THENCE SOUTH 43° 53' 56" WEST, BY THE WEST LINE OF LAND OF SAID ROBERT E. WOOSTER, FOR A DISTANCE OF 385.72 FEET TO A 5/8" IR (FND) IN THE NORTH LINE OF OAK KNOLL DRIVE;

THENCE NORTH 47° 54' 04" WEST, BY THE NORTH LINE OF OAK KNOLL DRIVE, FOR A DISTANCE OF 50.26 FEET TO A 5/8" IR (FND);

THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT, RADIUS = 120.70 FEET, FOR A DISTANCE OF 49.40 FEET (L.C. = NORTH 58° 41' 22" WEST FOR 49.06 FEET), TO THE 5/8" IR AT THE POINT OF BEGINNING, SAID PARCEL BEING 86433 SQFT OR 1.984 ACRES MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, Matthew & Shannon Engelman, owners, do hereby adopt this plat as Engelman Addition, an Addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever all streets, rights-of-ways, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accomodation of all public utilities desiring to use or using the same. Any public utility shall have the right to move and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in 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 approval subject to all platting ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

Witness our hands this ____ day of _____, 2026

Matthew Engelman, Owner

Shannon Engelman, Owner

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Matthew Engelman, Owner 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2026

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Shannon Engelman, Owner known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and considerations therein expressed.

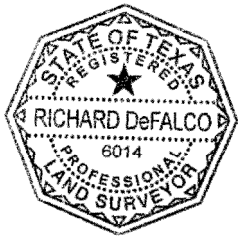
Given under my hand and seal of office, this ____ day of _____, 2026

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATION
KNOW ALL MEN BY THESE PRESENTS:

That I, Richard DeFalco, 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 Land Surveying Practices Act.

Signature _____ Date _____

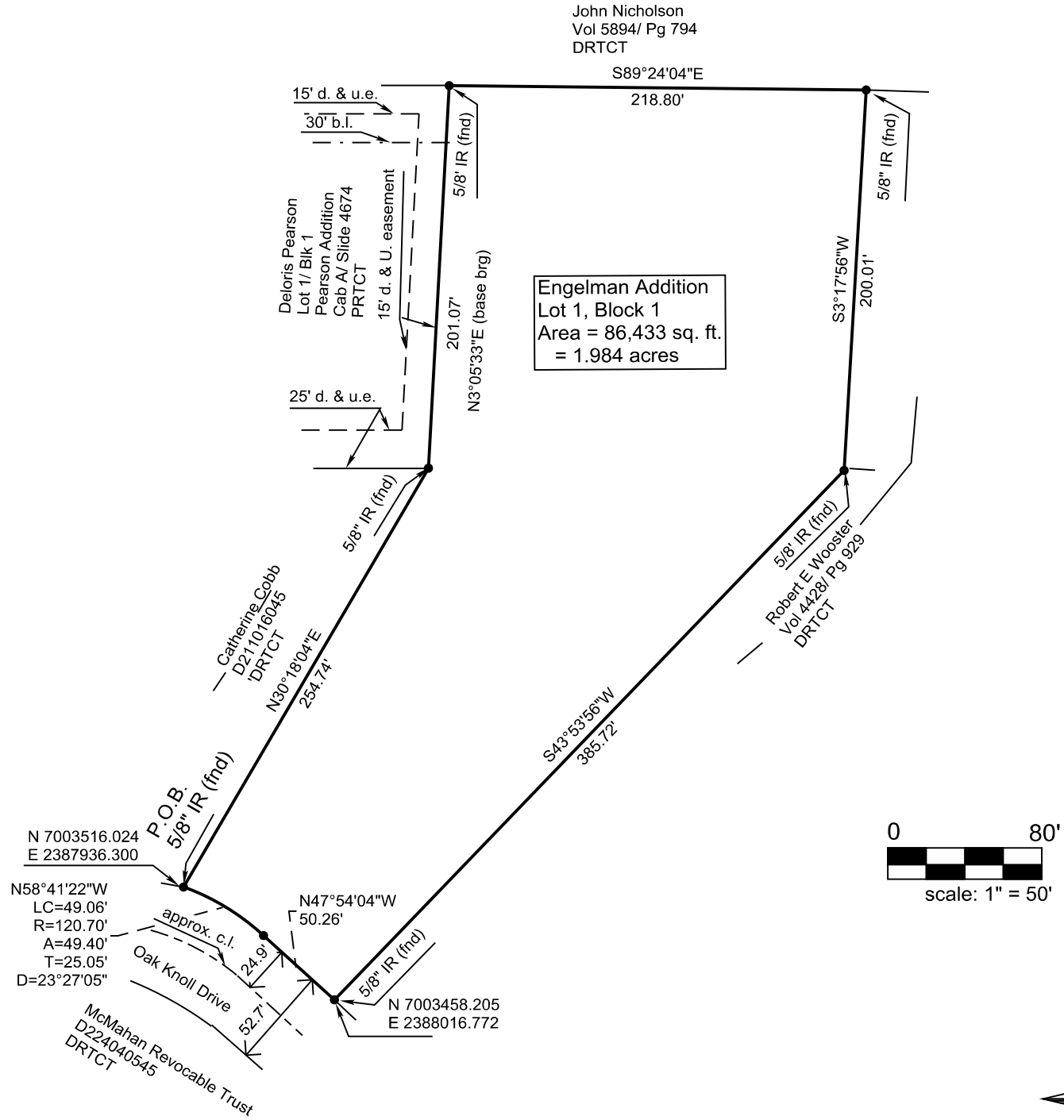
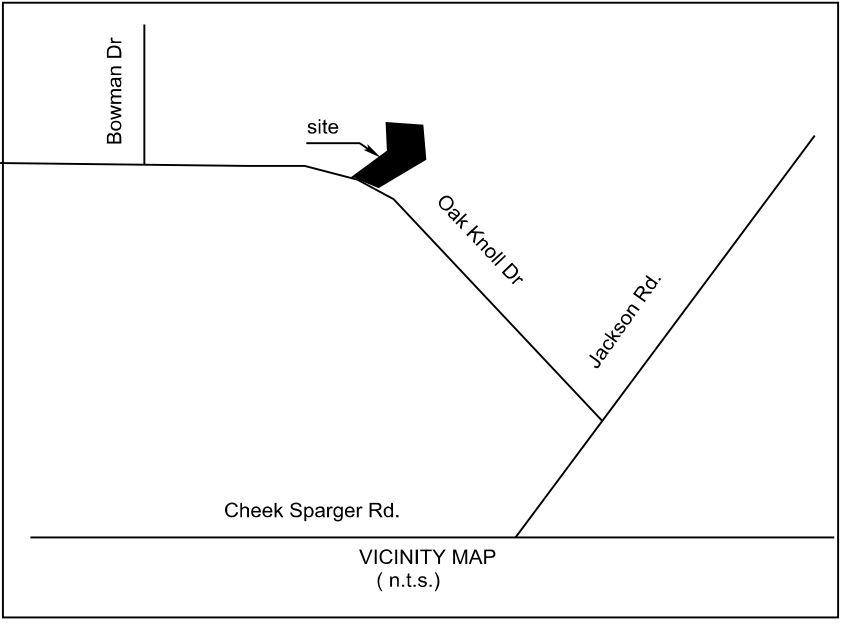


STATE OF TEXAS, COUNTY OF TARRANT
Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Richard DeFalco, Registered Public Land Surveyor known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.
Given under my hand and seal of office, this ____ day of _____, 2026

Notary Public in and for the State of Texas
My Board expires on: _____

OWNER:
Matthew & Shannon Engelman
3700 Treemont Ct.
Colleyville, TX. 76034
832-623-0903

Rick DeFalco - Surveyor
201 Carolyn Drive
Hurst, TX. 76054
817-428-0155
Date:12/30/2025
Updated: 01/09/2026



LEGEND
- DRTCT = Deed Records, Tarrant County, Texas
- PRTCT = Plat Records, Tarrant County, Texas
- IR = iron rod
- b.l. = building line
- d. & u.e. = drainage & utility easement
- Co-ordinates shown are Texas State Plane Co-ordinates, North Central Zone, NAD 83

The purpose of this plat is to create one platted lot from 2 contiguous, metes and bounds properties

Zoning change will be a separate application, will not be shown on plat.

STAFF APPROVAL AUTHORITY

This amending or minor plat is approved in accordance with Section 212.0065 of the Texas Local Government Code and the City of Colleyville Subdivision Regulations

Date _____

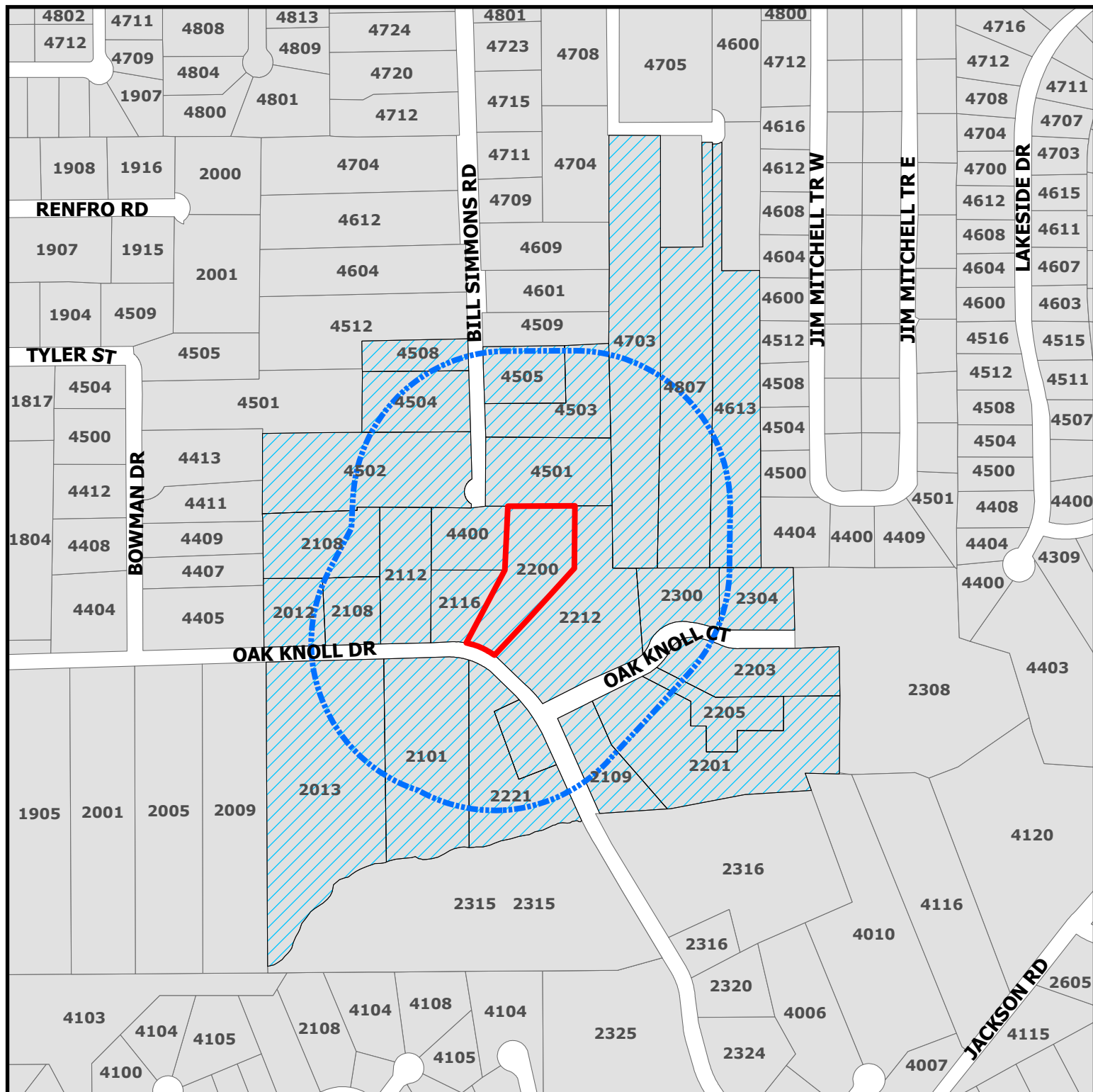
Community Development Director _____

MINOR PLAT
ENGELMAN ADDITION

Lot 1, Block 1
BEING 1.984 ACRES OF LAND SITUATED IN
THE D.R. TEETER SURVEY, ABSTRCT 1518
AND THE SIMON COTRAIL SURVEY, ABSTRACT
328, CITY OF COLLEYVILLE, TARRANT COUNTY
TEXAS

Date of preparation December 30, 2025

Notification Map

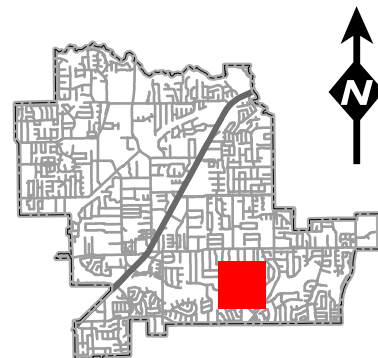
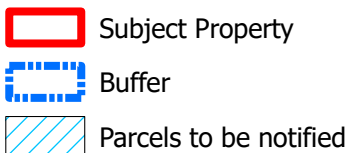


ZC26-002

2200 Oak Knoll Drive

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NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning & Zoning Commission Meeting: Monday, February 9, 2026 at 7:00p.m.
City Council Meetings: Tuesday, March 3, 2025 & Tuesday, March 10, 2026 at 7:00p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Rezoning from R-40 Single Family Residential and R-20 Single Family Residential to R-40 Single Family Residential on Tracts 4M & A328 TR 2V, Abstract 1518, David R. Teeter Survey, Case ZC26-002. The request is to rezone the property to R-40 Single Family Residential to allow for consistent zoning across the subject property.

Zoning Case: ZC26-002

Applicant/Owner: Matthew Engelman & Shannon Engelman

Location: 2200 Oak Knoll Drive

Property Description: Tracts 4M & A328 TR 2V, Abstract 1518, David R. Teeter Survey

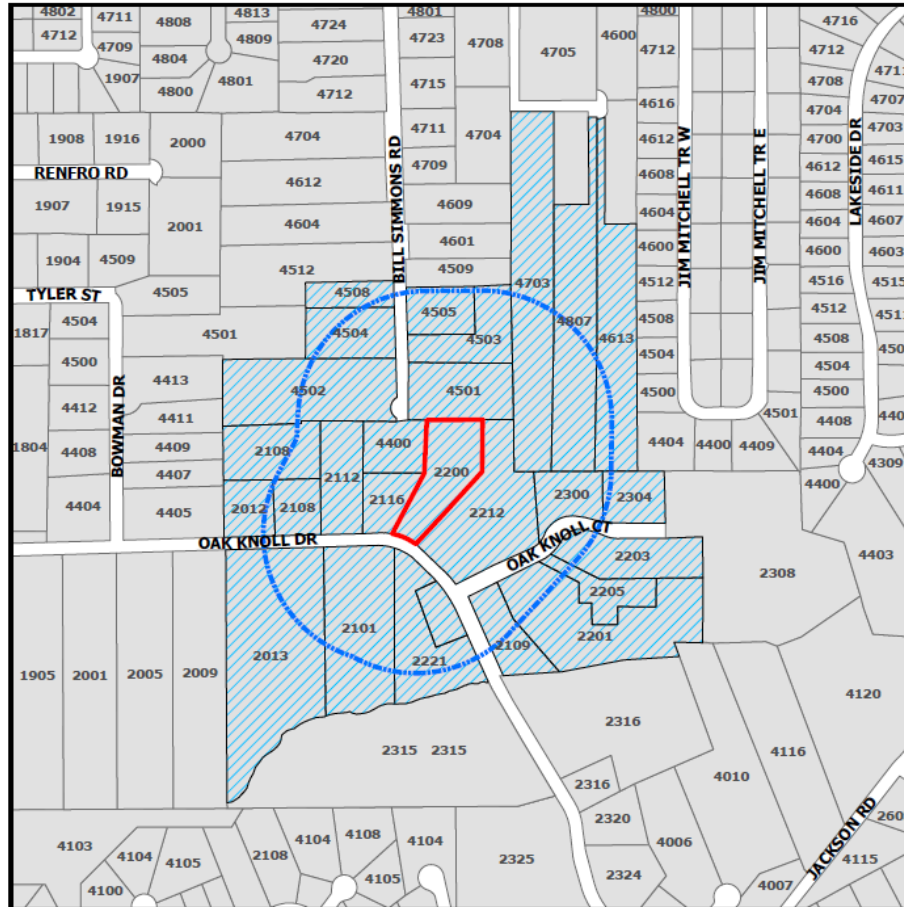
Present Zoning: R-20 Single Family Residential & R-40 Single Family Residential

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:

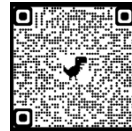
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@colleyville.com

NOTICE OF PUBLIC HEARING



If the property owners of 20% or more of the land within the 200 foot notification area file a written protest prior to the public hearing, State law provides that the approval of the zoning change request shall require the approval of a super majority vote by City Council.

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



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

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 1.9 ACRES, BEING LOT 1, BLOCK 1, ENGELMAN ADDITION, BY AUTHORIZING A REZONING FROM R-40 SINGLE-FAMILY RESIDENTIAL AND R-20 SINGLE-FAMILY RESIDENTIAL TO R-40 SINGLE-FAMILY RESIDENTIAL; 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 R-40 Single-Family Residential and R-20 Single-Family Residential to R-40 Single-Family Residential under Case No. ZC26-002; 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, has given reasonable consideration to, among other things, the character of the City's zoning districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City; 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 R-40 Single-Family Residential and R-20 Single-Family Residential to R-40 Single-Family Residential on 1.9 acres, being Lot 1, Block 1, Engelman

Addition, located at 2200 Oak Knoll Drive, 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. Change the zoning as depicted in the attached Exhibit "A" from R-40 Single-Family Residential and R-20 Single-Family Residential to R-40 Single-Family Residential.
- 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 of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 5. 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. 6. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.
- Sec. 7. THAT 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 March 2026.

The second reading and public hearing being conducted on the 10th, day of March 2026.

PASSED AND APPROVED BY A VOTE OF _ AYES AND _ NAYS, ON THIS THE 10TH, DAY OF MARCH 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

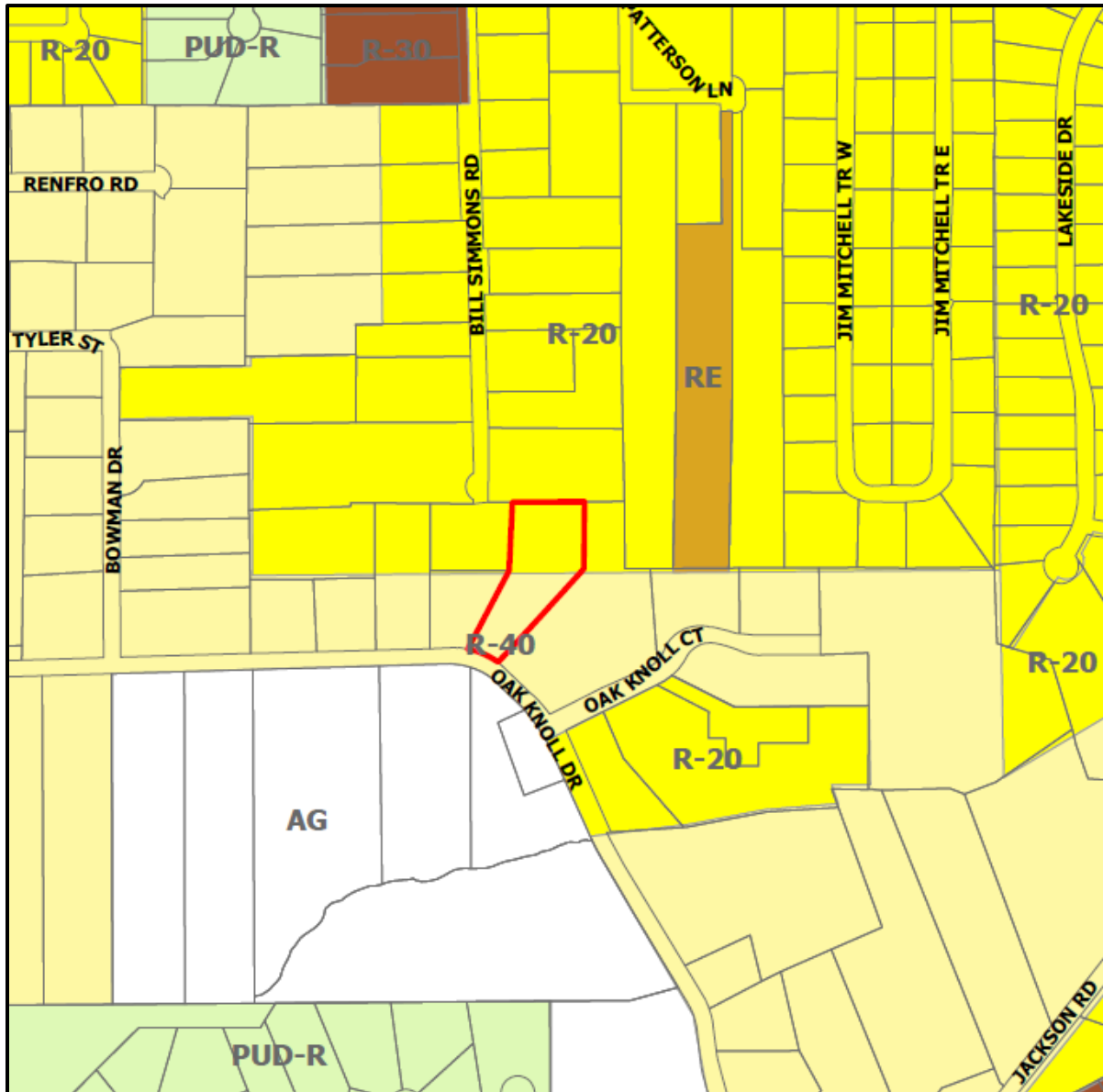
Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map





CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2c

Agenda Date 2/9/2026

Number -

Type Public Hearing Agenda Items

Department Community Development

Title

Consideration of a Special Use Permit for massage therapy use on Lot 3R1, Block 1, Felps, Andy Addition, located at 3919 Colleyville Boulevard, Case ZC26-001

Explanation

Diane Khamvongsouk, the applicant, has submitted a request for a Special Use Permit (SUP) to allow for massage therapy use on Lot 3R1, Block 1, Felps, Andy Addition, being approximately 0.47 acres and zoned CC-2 Shopping Center.

Analysis: The applicant is requesting a SUP to allow for a massage therapy use. The Land Development Code only permits massage therapy with the approval of a SUP in the CC-2 Shopping Center zoning district. The existing parking is sufficient within the development for the proposed use.

Existing Conditions/Background: The subject property, 3919 Colleyville Boulevard, is zoned CC-2 Shopping Center and is located on the south side of Colleyville Boulevard, approximately 375 feet north of Cheek-Sparger Road. The property is developed with one commercial building.

Plat Status: The property is platted as Lot 3R1, Block 1, Felps, Andy Addition.

DRC Review: The DRC reviewed the request during their January 20, 2026, meeting and determined the case would be scheduled for the February 9, 2026, Planning and Zoning Commission meeting.

Surrounding Development: The properties to the north, south, east, and west are zoned CC-3 Highway Commercial and are improved with commercial uses.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, identifies the subject property for commercial development. The proposed SUP does not conflict with any portion of the comprehensive plan.

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

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Landlord Authorization Letter
6. Notification Map
7. Notification Letter
8. Draft Ordinance

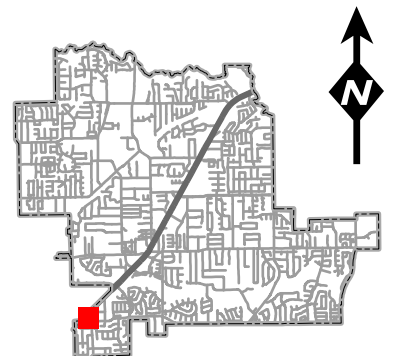
Aerial Map



ZC26-001

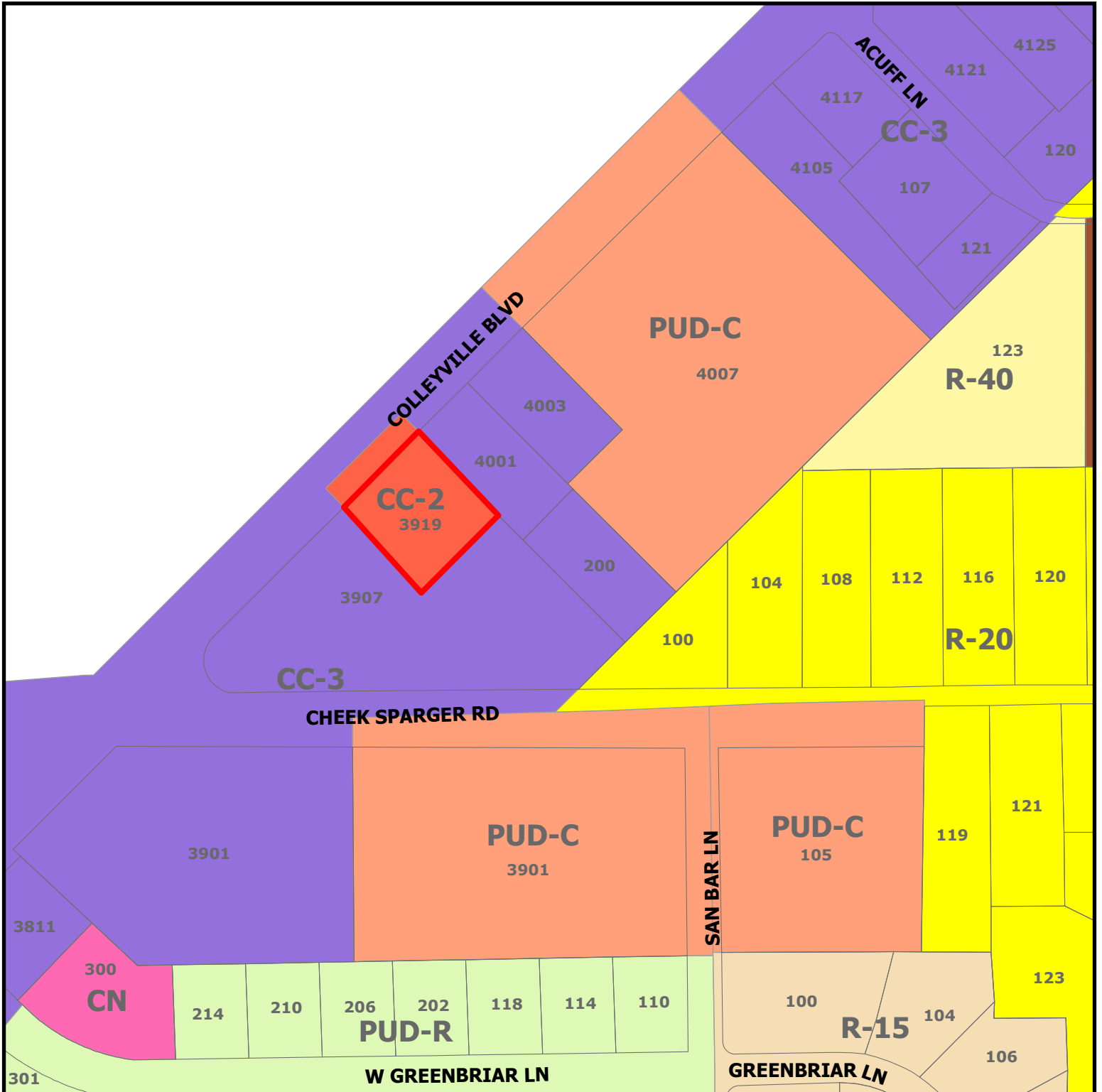
3919 Colleyville Boulevard

 Subject Property



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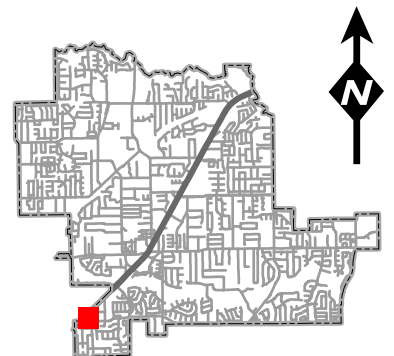
Zoning Map



ZC26-001

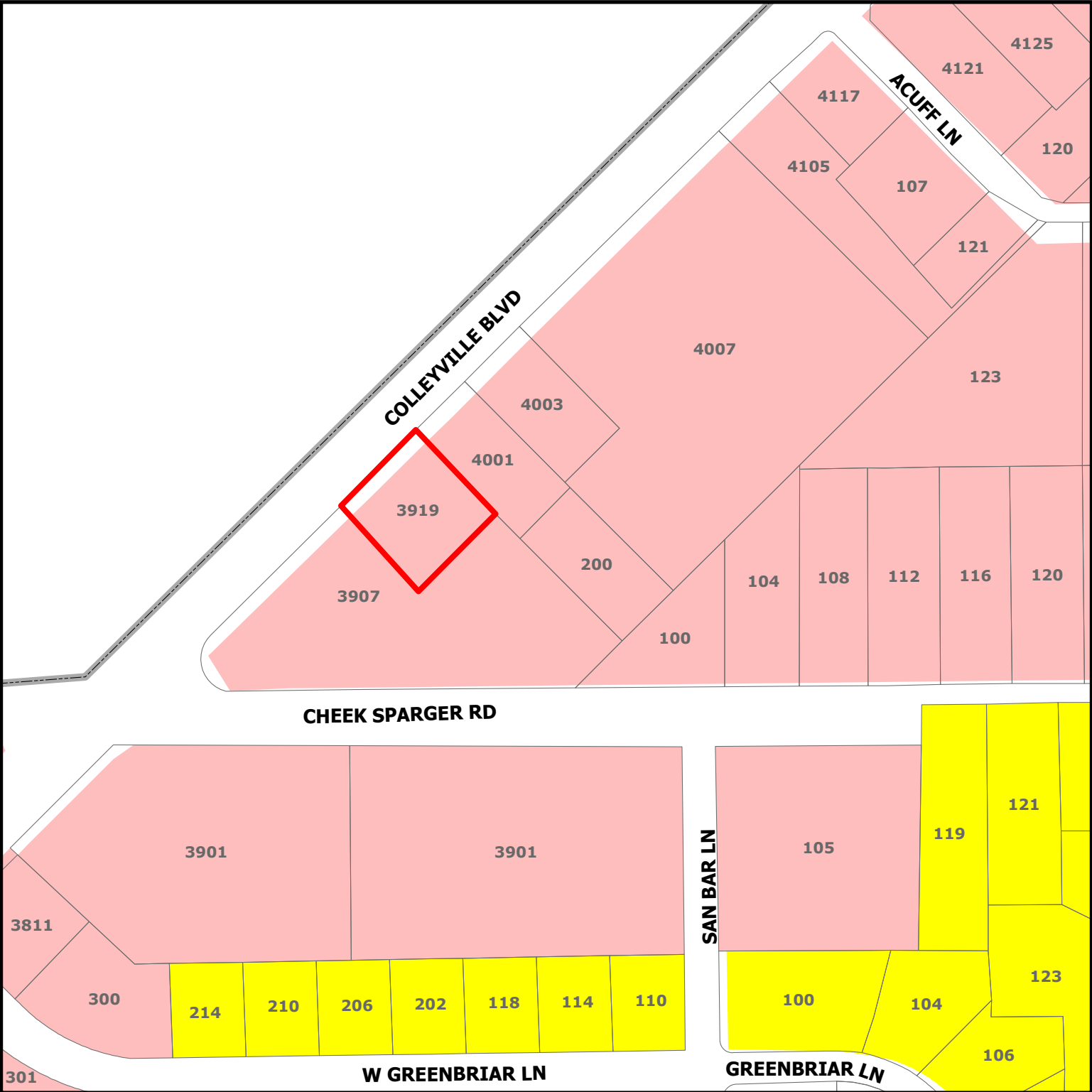
3919 Colleyville Boulevard

Subject Property



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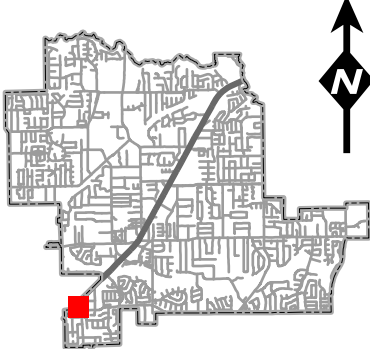
Future Land Use Map



ZC26-001

3919 Colleyville Boulevard

-  Residential
-  Colleyville Blvd Corridor
-  Subject Property



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PLANNING OBJECTIVES LETTER

Special Use Permit (SUP) & Certificate of Occupancy (CO)

Property Address: 3919 Colleyville Blvd, Suite C, Colleyville, TX 76034

Applicant: DFW Thai Massage Therapy, LLC

DBA: Lotus Thai Massage Wellness & Beauty

Proposed Use: Massage Therapy, Wellness Services, and Limited Ancillary Beauty Services

1. INTRODUCTION & PURPOSE

This Planning Objectives Letter is submitted in support of the Special Use Permit (SUP) and Certificate of Occupancy (CO) applications for DFW Thai Massage Therapy, LLC, doing business as Lotus Thai Massage Wellness & Beauty, proposed to operate within Suite C at 3919 Colleyville Blvd, Colleyville, Texas

The purpose of this letter is to provide a detailed explanation of the proposed business model, daily operations, staffing, client flow, and facility use. This document is intended to clearly demonstrate that the proposed use is well-managed, low-impact, compatible with surrounding commercial uses, and compliant with the City of Colleyville's zoning, safety, and operational standards.

2. BUSINESS OVERVIEW & OWNER EXPERIENCE

Lotus Thai Massage Wellness & Beauty is owned and operated by Diane Nguyen Khamvongsouk, a licensed massage therapist and beauty professional with over 20 years of experience in massage therapy, wellness services, and salon operations.

The owner is deeply passionate about the service and care industry and has built a long-standing client base through ethical, professional, and client-focused wellness services. Her experience includes hands-on service delivery, business management, staff supervision, and regulatory compliance within the personal care industry.

The business currently operates out of a small salon suite, which limits the ability to properly accommodate massage therapy services. The proposed location allows the business to expand into a purpose-appropriate and compliant space, designed specifically to support professional massage therapy and wellness operations in a controlled and responsible manner.

All services will be performed by properly licensed professionals in full compliance with Texas Department of Licensing and Regulation (TDLR) requirements and all applicable City of Colleyville regulations.

3. DESCRIPTION OF SERVICES & OPERATIONAL STRUCTURE

Primary Use: Massage Therapy & Wellness (Approximately 90%)

The primary function of the business is licensed massage therapy and wellness services, representing approximately 90% of total operations. Services include:

- Traditional Thai massage
- Swedish massage
- Therapeutic and relaxation massage
- Herbal steaming and wellness treatments

These services are provided in private, enclosed treatment rooms, ensuring client privacy, quiet operations, and a calm, spa-like environment.

Ancillary Use: Limited Beauty Services (Approximately 10%)

Approximately 10% of services consist of limited hair services, which are:

- Provided exclusively by the owner/operator
- Offered only to long-standing, established clients of over 20 years
- Scheduled in a controlled and limited manner
- Ancillary and subordinate to the primary massage use

This component does not operate as a traditional hair salon. There are:

- No multiple stylists
- No chair rentals
- No walk-in salon traffic
- No retail salon operations

The inclusion of this limited service does not increase operational intensity, parking demand, or traffic beyond what is typical for a wellness-oriented massage establishment.

4. CLIENT FLOW, APPOINTMENTS & WALK-IN MANAGEMENT

The business will operate on a hybrid appointment and walk-in basis, structured to prevent overcrowding or excessive traffic.

- Appointments are scheduled in advance to manage therapist availability.
- Walk-in clients are accepted only when licensed therapists are available and not already booked.
- If no therapists are available, walk-in clients are not accepted.

This operational model ensures:

- Controlled client volume
- Predictable traffic patterns
- No waiting lines or loitering
- A quiet and orderly environment

Clients typically arrive individually or in pairs, remain onsite for the duration of their service, and depart promptly after completion.

5. HOURS OF OPERATION

Proposed Hours:

- Monday – Sunday: 10:00 AM to 8:00 PM

There are no late-night hours, no overnight operations, and no extended or irregular operating schedules.

6. STAFFING & DAILY OPERATIONS

Staffing levels are intentionally modest and aligned with the size of the suite and treatment capacity.

- Owner/operator onsite and actively involved
- Licensed massage therapists scheduled by appointment demand
- No large shifts or overlapping staff changes
- No live entertainment or group activities

Daily operations consist of:

- Client check-in at reception
 - Escorting clients to private treatment rooms
 - One-on-one services conducted indoors
 - Standard cleaning and sanitation between appointments
-

7. PARKING & TRAFFIC IMPACT

As confirmed by City staff, the proposed use requires 1 parking space per 200 square feet. The suite contains approximately 1,800 square feet, and the building provides 25 parking spaces, which adequately meets the parking requirement

Due to:

- Appointment-based scheduling
- Limited walk-in acceptance
- One-on-one services
- Staggered appointment times

The business is not expected to create excessive traffic or parking demand and will operate within the capacity of existing parking infrastructure.

8. EXTERIOR & INTERIOR IMPROVEMENTS

Exterior Improvements

- No exterior modifications are proposed
- Standard business signage only
- All signage will comply with City sign regulations and permitting

Interior Improvements

Interior improvements are proposed and submitted with this application and include:

- Individual massage treatment rooms
- Reception and waiting area
- Defined, owner-only hair service area
- Support spaces (storage, laundry, restroom)

All improvements are **non-structural** and will comply with:

- Building codes
- Fire and life safety codes

- Accessibility requirements
-

9. COMPLIANCE, SAFETY & REGULATORY OVERSIGHT

Lotus Thai Massage Wellness & Beauty is committed to full compliance with all applicable laws and regulations, including:

- Texas massage establishment licensing
 - Individual therapist licensing
 - Health and sanitation standards
 - Building, fire, and life safety inspections
 - City of Colleyville SUP and CO requirements
 - Police Department interview and review process, if required
-

10. COMPATIBILITY WITH SURROUNDING USES

The proposed use is fully compatible with the surrounding commercial environment. Operations are conducted entirely indoors and generate:

- No outdoor activity
- No amplified sound
- No alcohol service
- No adult-oriented uses
- No late-night disturbances

The business functions as a quiet, professional wellness establishment, consistent with neighboring retail and service uses along Colleyville Boulevard.

11. CONCLUSION

DFW Thai Massage Therapy, LLC, dba Lotus Thai Massage Wellness & Beauty, respectfully requests approval of the Special Use Permit and Certificate of Occupancy for the proposed use at 3919 Colleyville Blvd, Suite C.

With a clearly defined operational structure, controlled client volume, experienced ownership, and strong commitment to regulatory compliance, the applicant believes this business will be a positive, well-managed, and low-impact addition to the Colleyville community.

Sincerely,

DFW Thai Massage Therapy, LLC
DBA Lotus Thai Massage Wellness & Beauty

Authorized Representative:

Diane Khamwongsouk

Owner / Operator



Inhyun An of A & S Colleyville LLC
1052 W Camp Wisdom Rd.
Dallas, TX 75232



Date: 1/12/26

City of Colleyville

100 Main Street
Colleyville, TX 76034

Re: Landlord Authorization for Special Use Permit & Certificate of Occupancy Application

Premises: **3919 Colleyville Blvd, Suite C, Colleyville, TX 76034**

To Whom It May Concern,

I, **Inhyun An of A & S Colleyville LLC**, the authorized owner/landlord of the property located at **3919 Colleyville Blvd, Suite C, Colleyville, TX 76034**, hereby grant permission to the tenant, **Diane Khamvongsouk**, operating as **Lotus Thai Massage Wellness & Beauty**, to apply with the **City of Colleyville** for all necessary approvals related to the proposed business use of the premises.

This authorization specifically includes, but is not limited to:

- Application for a **Special Use Permit (SUP)** for massage and beauty salon services; and
- Application for a **Certificate of Occupancy (CO)** for the same intended use.

The tenant is fully authorized to submit documents, request inspections, communicate with city officials, and complete any other steps required by the City of Colleyville to process the SUP and CO applications.

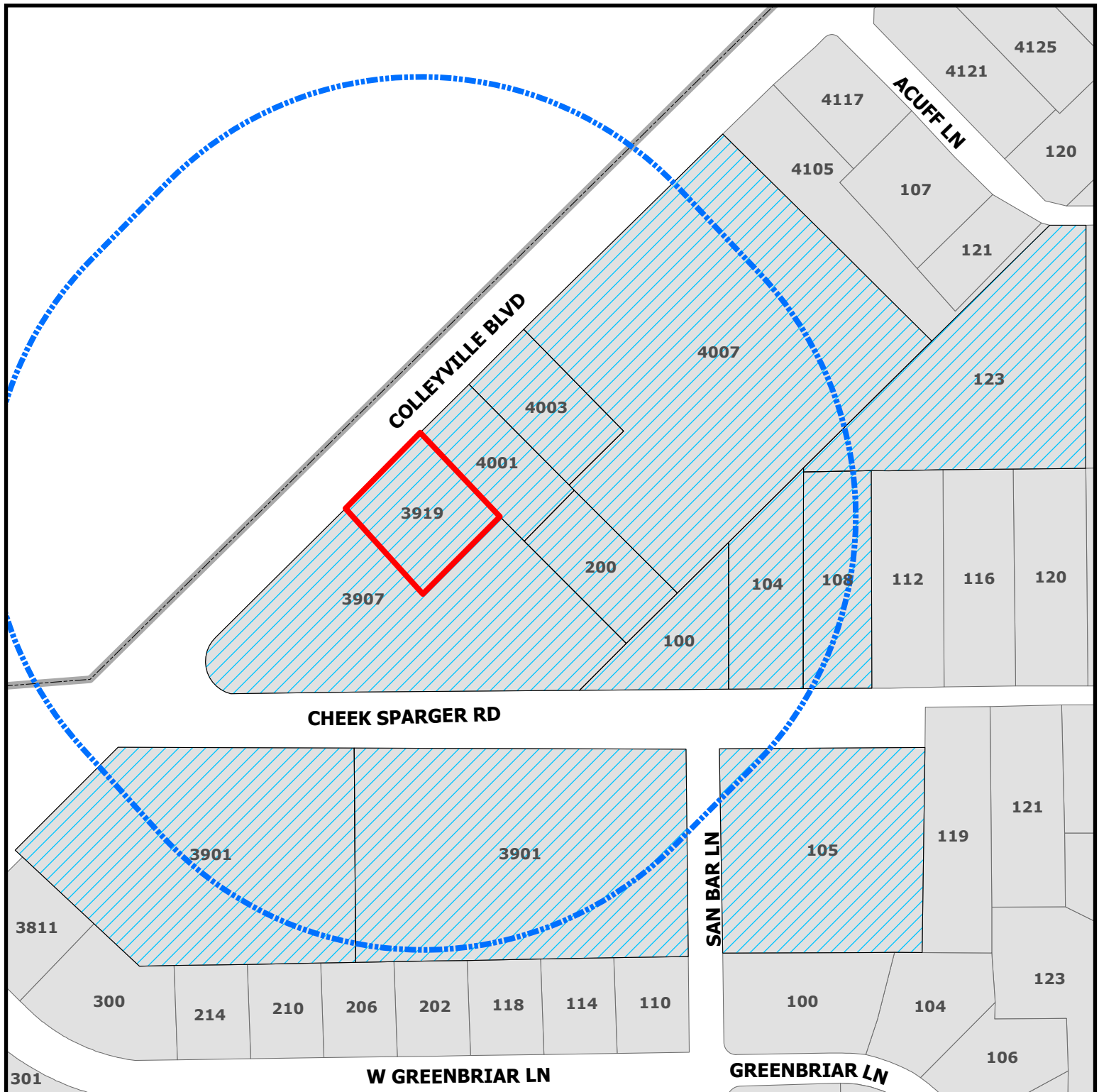
Should you need any additional information or confirmation, please feel free to contact me directly.

Sincerely,

Inhyun An
Owner/Landlord

A handwritten signature in black ink, consisting of a series of loops and strokes, positioned to the right of the typed name and title.

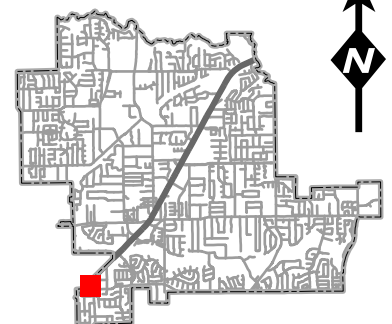
Notification Map



ZC26-001
3919 Colleyville Boulevard

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- 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 the public hearings concerning the below referenced request on the following dates and location:

Planning & Zoning Commission Meeting: Monday, February 9, 2026 at 7:00p.m.
City Council Meetings: Tuesday, March 3, 2026 & Tuesday, March 10, 2026 at 7:00p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for a Massage Therapy use on Lot 3R1, Block 1, Felps, Andy Addition, Case ZC26-001.

Zoning Case: ZC26-001

Applicant: Diane Khamvongsouk

Owner: A & S Colleyville LLC

Location: 3919 Colleyville Boulevard

Property Description: Lot 3R1, Block 1, Felps, Andy Addition

Present Zoning: CC-2 Shopping Center

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

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

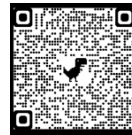
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@colleyville.com

NOTICE OF PUBLIC HEARING



If the property owners of 20% or more of the land within the 200 foot notification area file a written protest prior to the public hearing, State law provides that the approval of the zoning change request shall require the approval of a super majority vote by City Council.

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



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

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 APPROXIMATELY 0.47 ACRES, BEING LOT 3R1, BLOCK 1, FELPS, ANDY ADDITION, LOCATED AT 3919 COLLEYVILLE BOULEVARD, SUITE C, BY AUTHORIZING A SPECIAL USE PERMIT TO ALLOW FOR A MASSAGE THERAPY USE FOR THE BUSINESS KNOWN AS LOTUS THAI MASSAGE THERAPY; 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 Special Use Permit for a Massage Therapy use under Case No. ZC26-001; and

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

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

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

- Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit to allow for a Massage Therapy use on 0.47 acres, being Lot 3R1, Block 1, Felps, Andy Addition, located at 3919 Colleyville Boulevard, Suite C, 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 Land Development Code 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 Special Use Permit shall apply to the business known as "Lotus Thai Massage Therapy".
- b. All requirements of the Land Development Code shall be met, except where amended herein.

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 of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.

Sec. 5. 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. 6. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

Sec. 7. THAT 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 March 2026.

The second reading and public hearing being conducted on the 10th day of March 2026.

APPROVED BY A VOTE OF ____ AYES AND ____ NAYS ON THIS THE 10TH DAY OF MARCH 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

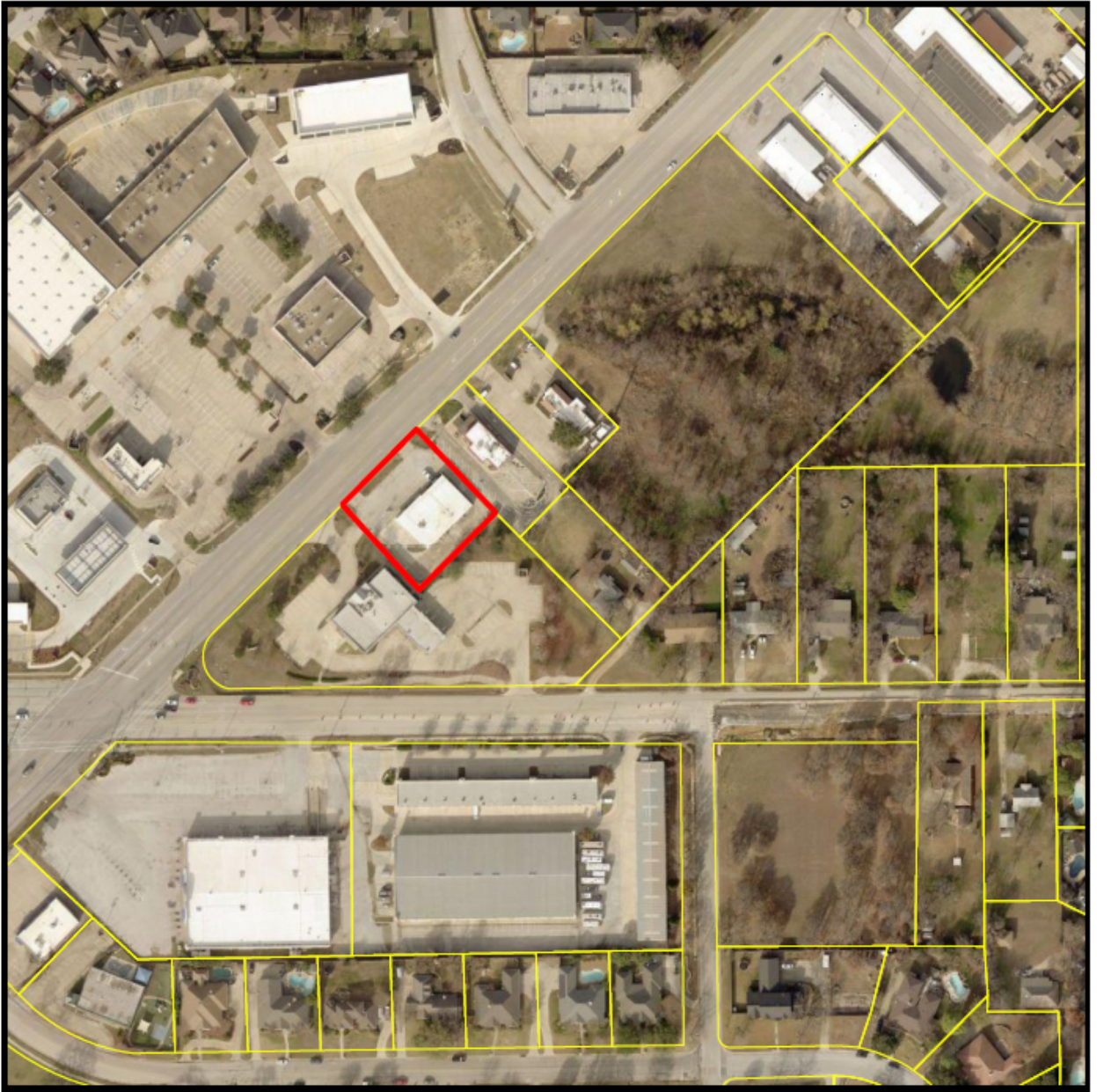
Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" – Aerial Map





CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2d

Agenda Date 2/9/2026

Number -

Type Public Hearing Agenda Items

Department Community Development

Title

Consideration of a Special Use Permit for an accessory building on Lot 6, Block 7, Oak Crest Hills, located at 205 Oak Crest Hill Drive, Case ZC26-003

Explanation

Kris Lunsford, the applicant, has submitted a request for a Special Use Permit (SUP) for an accessory building on Lot 6, Block 7, Oak Crest Hills, being approximately 0.61 acres, and zoned R-20 Single-Family Residential. The request is to allow for an accessory building that does not conform to Land Development Code, Section 3.27(A)(2)(a).

Analysis: The applicant is requesting a SUP to allow for an accessory building that would exceed the four percent (4%) lot coverage, as permitted by the Land Development Code. The subject lot area is 26,776 square feet, which allows a maximum of 1,071 square feet for accessory buildings. The proposed structure is 1,200 square feet.

Ordinance – Chapter 3 – Land Use – Section 3.27(A)(2)(a) Accessory Buildings and Residential Carport Regulations:

"The combined square footage of all accessory buildings shall not exceed four percent (4%) of the aggregate area of the lot."

Existing Conditions/Background: The subject property, 205 Oak Crest Hill Drive, is zoned R-20 Single-Family Residential and developed with a single-family house. It is located on the south side of Oak Crest Hill Drive, and approximately 1,020 feet west of Bransford Road.

Plat Status: The subject property is platted as Lot 6, Block 7, Oak Crest Hills.

DRC Review: The DRC reviewed the request during their January 20, 2026, meeting and the case has been scheduled for the February 9, 2026, Planning and Zoning Commission meeting.

Surrounding Development: The properties to the north, east, south, and west are zoned R-20 Single-Family Residential and are improved with single-family homes.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, identifies

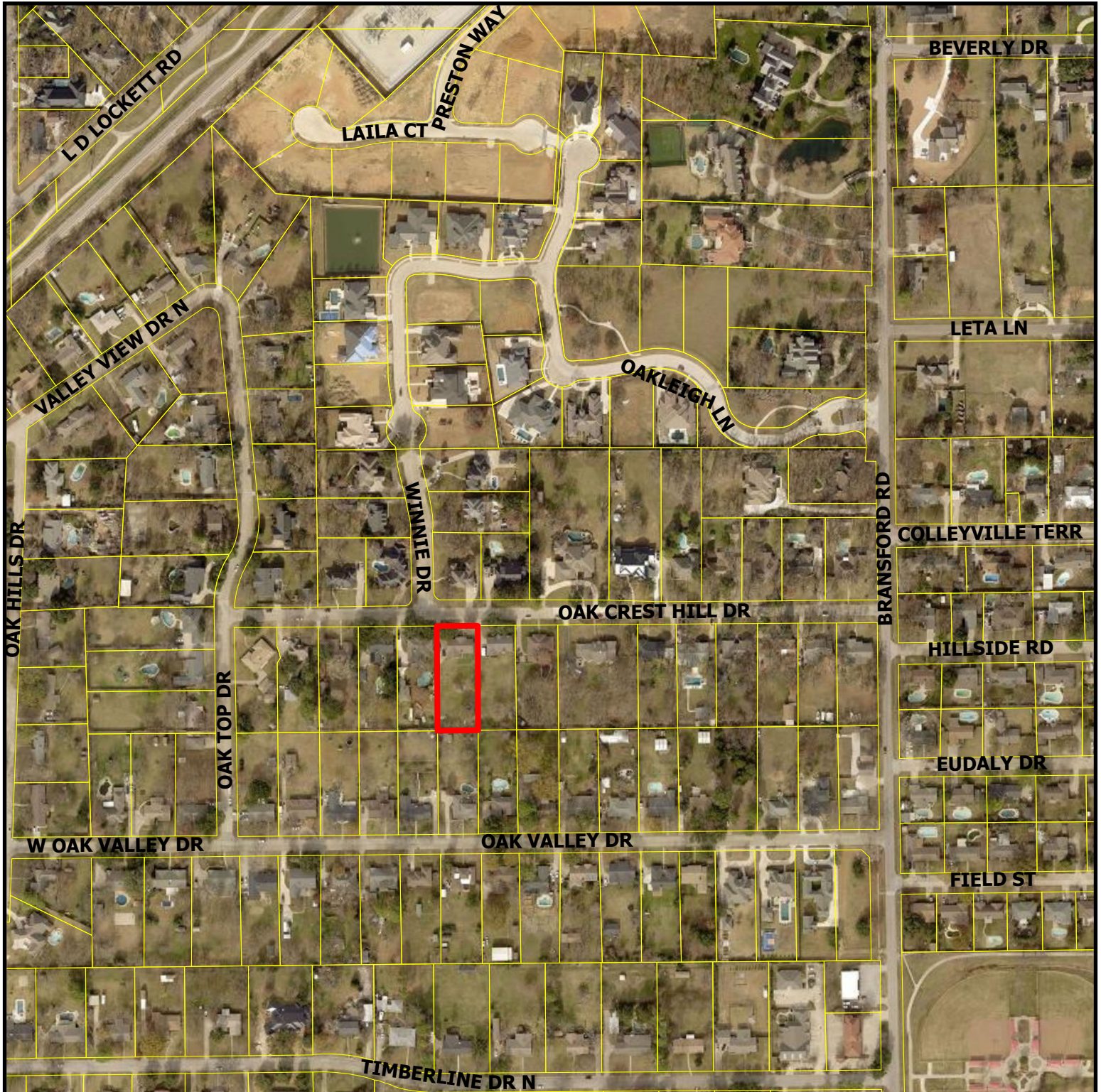
the subject property for residential development. The proposed request for a residential development complies with the future land use designation.

Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1000 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. Site and Drainage Plan
5. Elevations Drawings
6. Notification Map
7. Notification Letter
8. Draft Ordinance

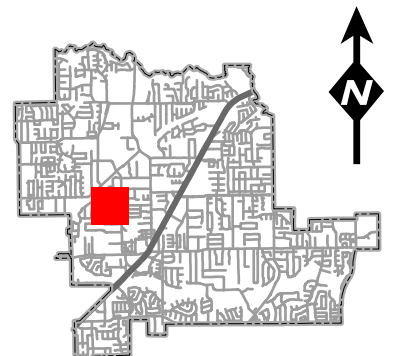
Aerial Map



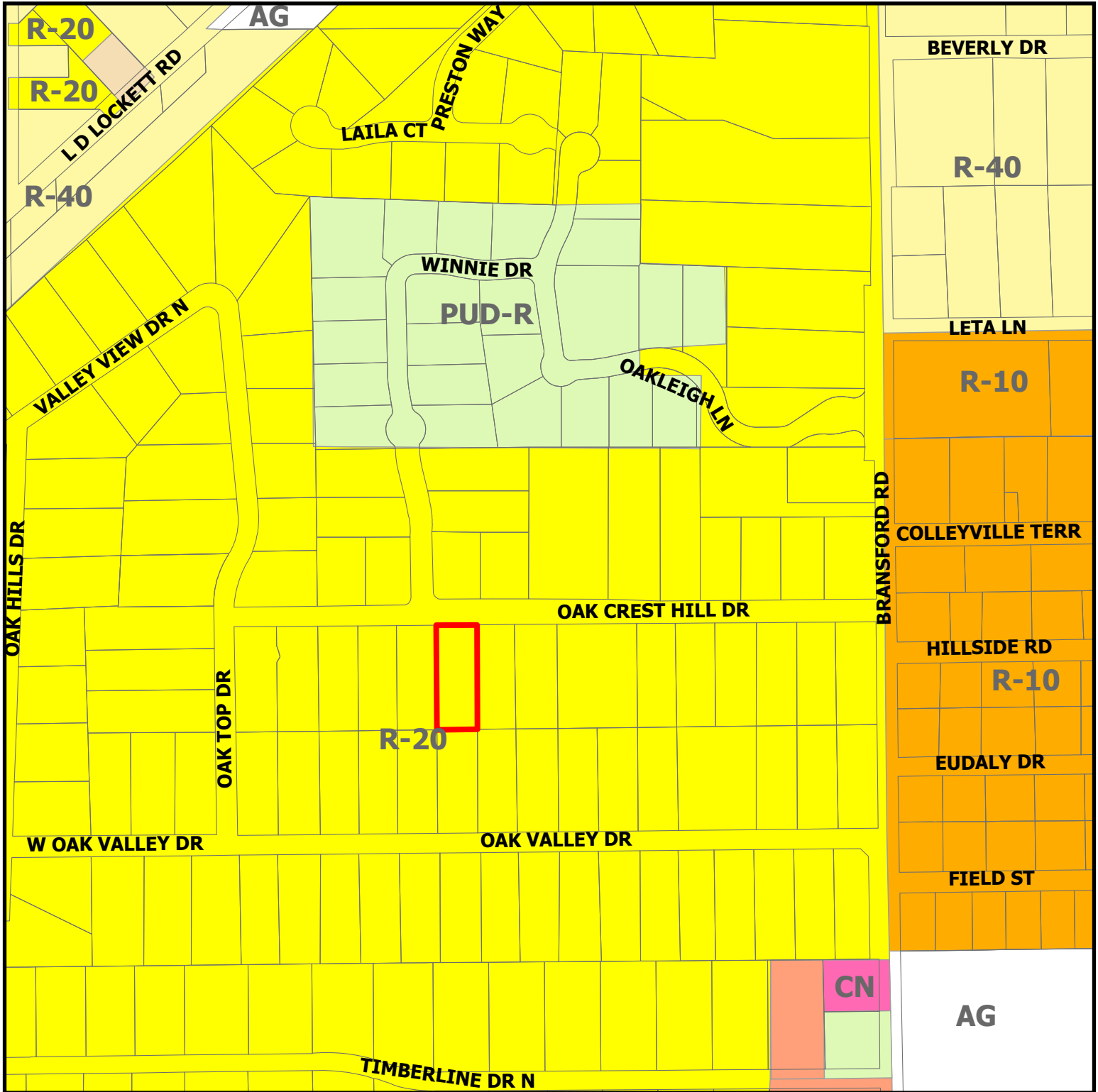
ZC26-003
205 Oak Crest Hills Drive

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 Subject Property



Zoning Map

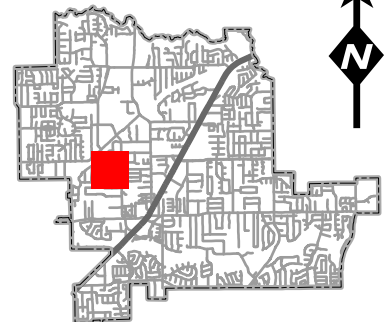


ZC26-003

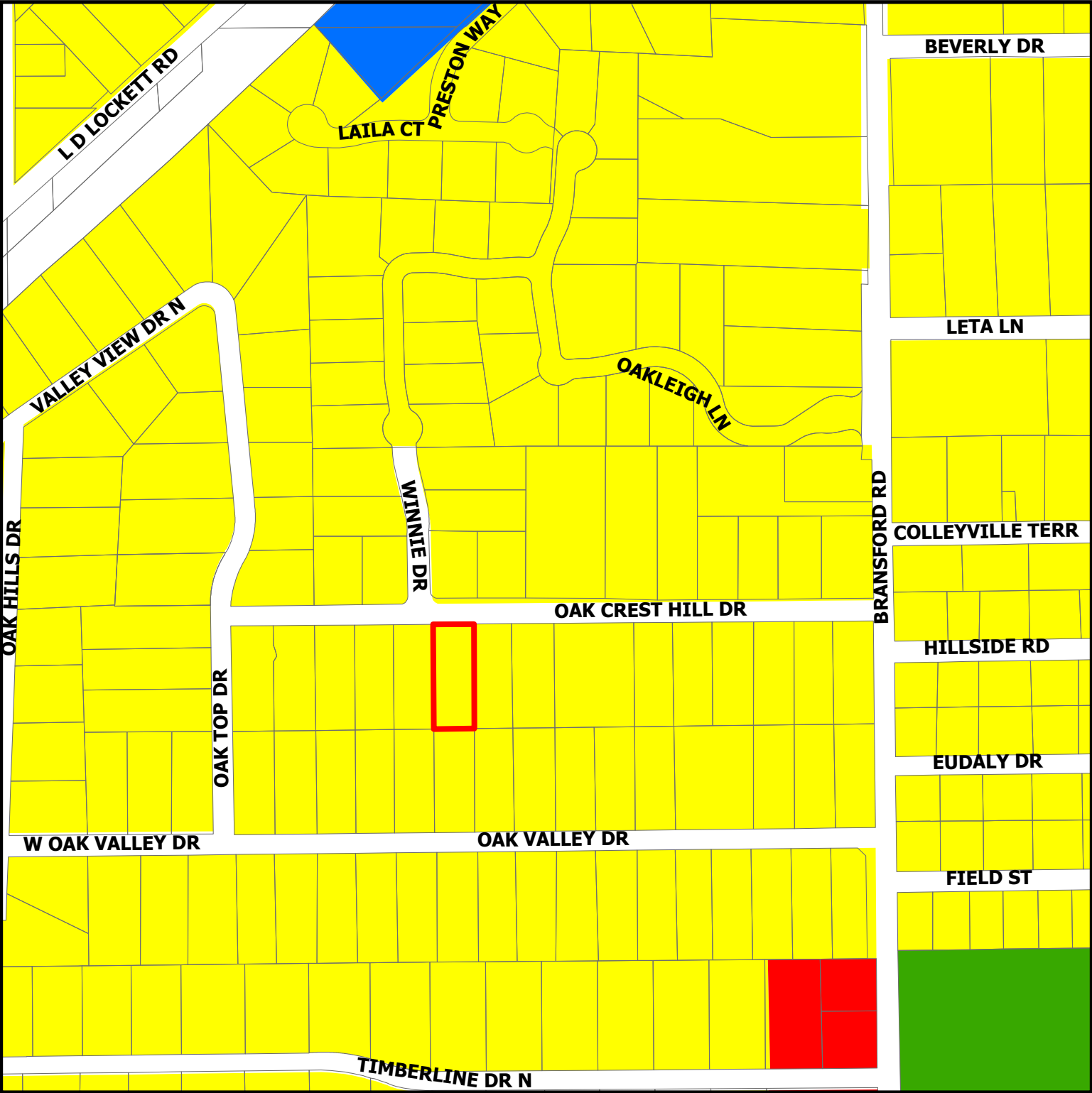
205 Oak Crest Hills Drive

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 Subject Property



Future Land Use Map

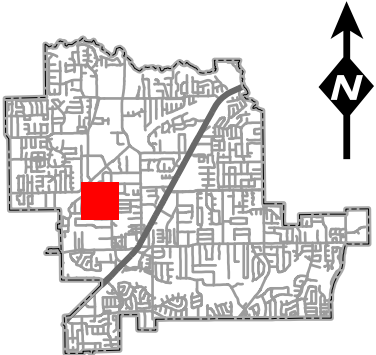


ZC26-003

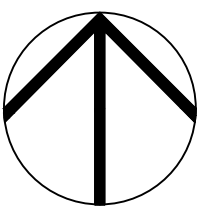
205 Oak Crest Hills Drive

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

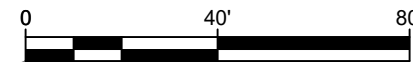


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Monday December 15, 2025, 9:24pm



1

EXISTING SITE PLAN



1" = 40'



Project Name:

**KL CONCRETE
AND
CONSTRUCTION
LLC**

**ACCESSORY
BUILDING
ADD-ON**

Project Number: 25-068
Project Manager: JDB
Site Name: 205 OAK CREST
Address: 205 OAK CREST HILL DR.
COLLEYVILLE, TX

Engineer:

**CIRCLE B ENGINEERED
SOLUTIONS**
120 PATRICK DR
WEATHERFORD, TX 76087
TX F#22402

Seal:



Project Revisions:

10		
9		
8		
7		
6		
5		
4		
3		
2		
1		

Issue: -
Date: 2025-10-14
Dwg File: 25-068.KLCONC.2050CH.V2.dwg
Drawn By: ZK
Checked By: JDB

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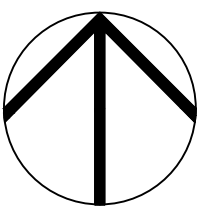
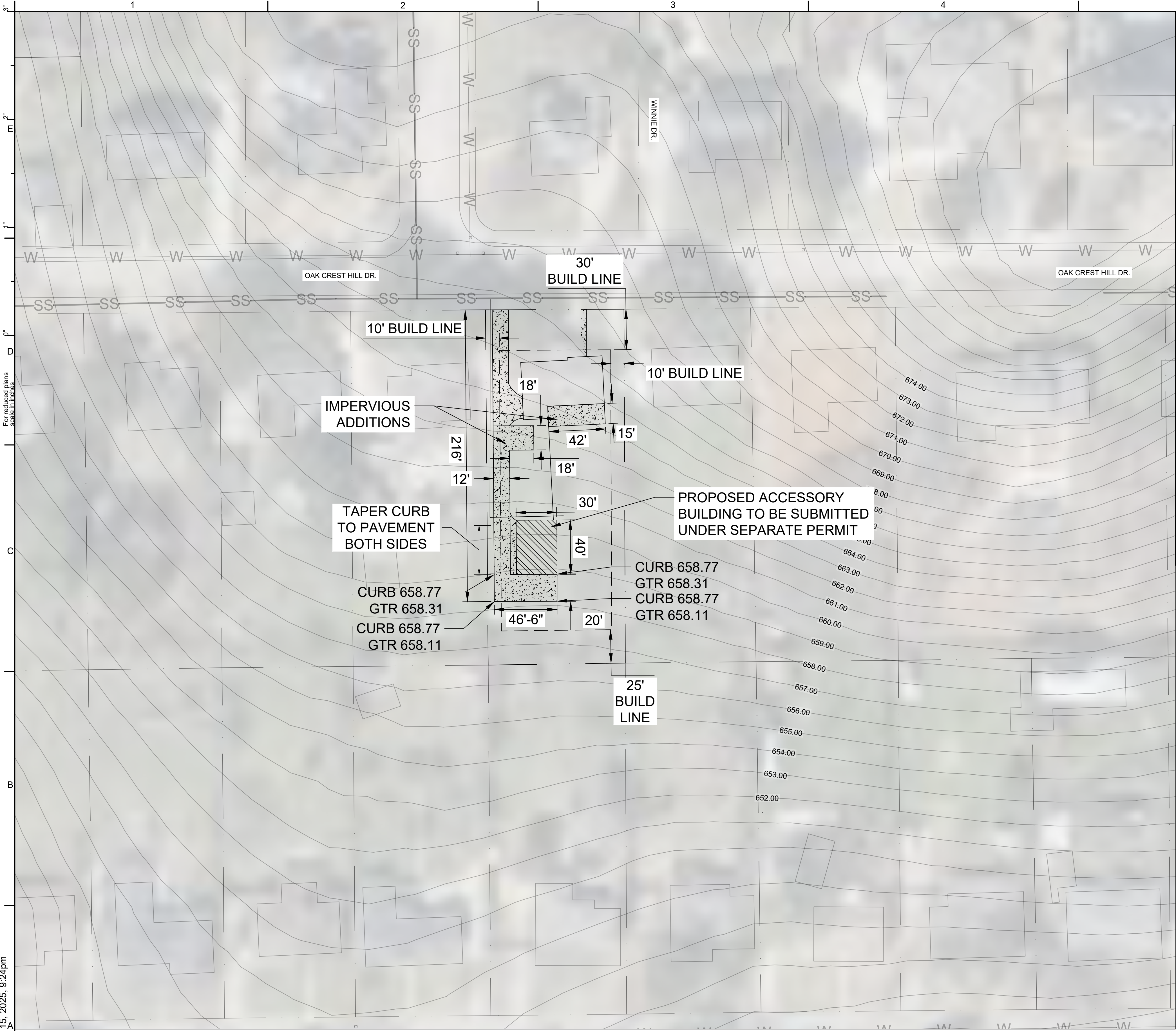
Sheet Title:

**EXISTING SITE
PLAN**

Sheet Number:

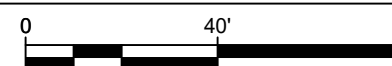
C-101

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Monday, December 15, 2025, 9:24pm



1

PROPOSED SITE PLAN



1" = 40'

City of Colleyville Impervious Coverage Worksheet

Building Square Foot			Paved + Pool/Spa Square Foot		
Existing	Dwelling + Garage	2,675	Driveway	1,541	
	Covered Porch		Sidewalk	184	
	Covered Patio		Uncovered Patio		
	Accessory Structures		Uncovered Deck		
	Other roofed areas		Pool/Spa (Surface area)		
New	Dwelling + Garage		Pool/Spa Deck (surface area)		
	Covered Porch		Sport Court		
	Covered Patio		Driveway	2,264	
	Accessory Structures	1,200	Sidewalk		
	Other roofed areas		Uncovered Patio	630	
Total (Under Roof)		3,875	Uncovered Deck		
Total Under Roof/Lot Size		14%	Pool/Spa (Surface area)		
Lot Size (sq. feet)		26,776.6	Pool/Spa Deck (surface area)		
			Sport Court		
			Total Uncovered	4,619	Total Impervious (Under roof + Uncovered)
					Total Impervious/Lot Size

- NOTES:
- INSTALL 8" CURB ALONG SOUTH EDGE OF PAVING WITH 15 EA EVENLY SPACED 3"Ø SCH 40 PVC PIPES FOR STORM WATER RETENTION DURING PEAK STORM.
 - SLOPE PAVING 1% MINIMUM TOWARD SOUTH WITH CONTINUOUS CURB ELEVATION AROUND RETENTION BASIN UNTIL TERMINATING INTO PAVING



Project Name:

KL CONCRETE AND CONSTRUCTION LLC

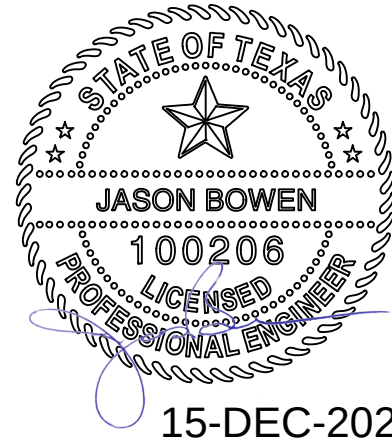
ACCESSORY BUILDING ADD-ON

Project Number: 25-068
Project Manager: JDB
Site Name: 205 OAK CREST
Address: 205 OAK CREST HILL DR. COLLEYVILLE, TX

Engineer:

CIRCLE B ENGINEERED SOLUTIONS
120 PATRICK DR
WEATHERFORD, TX 76087
TX F#22402

Seal:



Project Revisions:

10		
9		
8		
7		
6		
5		
4		
3		
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Issue: -
Date: 2025-10-14
Dwg File: 25-068.KLCONC.2050CH.V2.dwg
Drawn By: ZK
Checked By: JDB

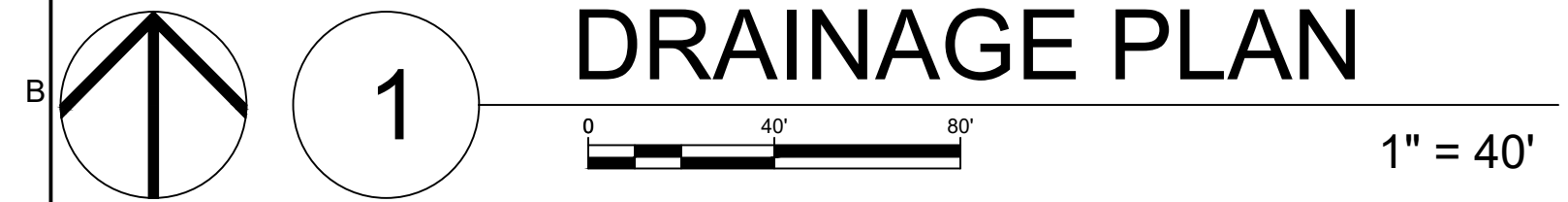
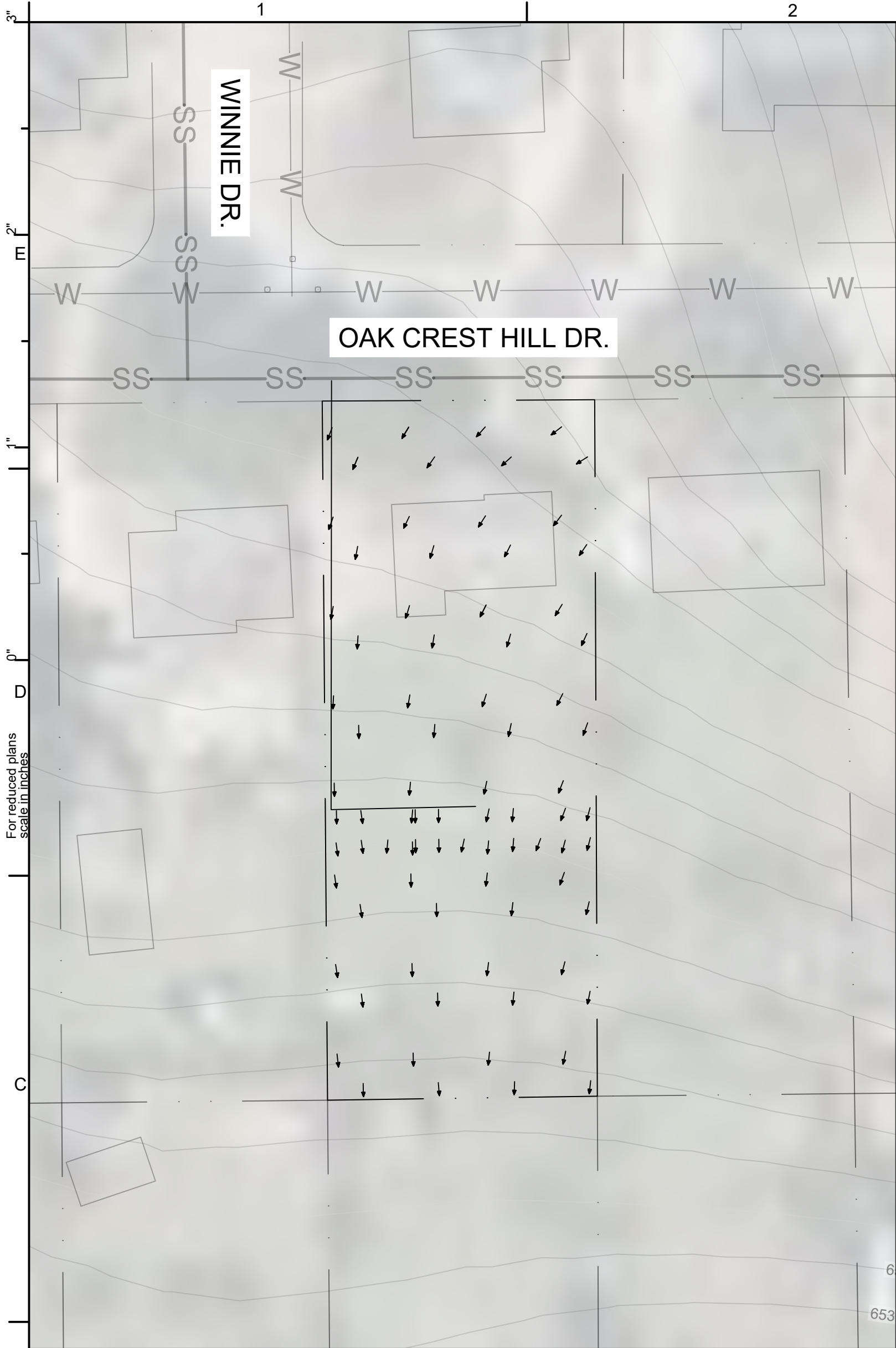
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Sheet Title:

PROPOSED SITE PLAN

Sheet Number:

C-102



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Monday December 15, 2025, 9:46pm



KL Concrete
205 Oak Crest
Impervious Cover Calculations

Date: 12/09/25
Page: 1 of 4

Impervious Cover Calculations	
Designer: Zade Kendall Job: 205 Oak Crest	Checked By: Jason Bowen Location: Colleyville, TX
Design Code and Standards: Chapter 14 - Engineering Design Standards (City of Colleyville) cccg22-Default (TXDOT curb standards)	
The following analysis is being performed by the Rational Method. This method is the industry standard for estimating peak discharges for small drainage areas of up to about 200 acres (80 hectares) with no significant flood storage. This method is accepted not only by the City of Colleyville, but also TxDOT, the US Army Corps of Engineers, Federal Emergency Management Agency, and other entities.	
$A_L := 26776 \text{ ft}^2$	total area of the lot $A_L = 0.615 \text{ acre}$
Existing Impervious Cover	
$A_H := 2381 \text{ ft}^2$	area of the house
$A_{ED} := 1766.5 \text{ ft}^2$	area of existing driveway
$T_{AE} := A_H + A_{ED} = 4147.5 \text{ ft}^2$	total area of existing impervious cover
New Impervious Cover	
$A_{AB} := 1200 \text{ ft}^2$	area of new accessory building
$A_{ND} := 2885 \text{ ft}^2$	area of new driveway
$T_{AN} := A_{AB} + A_{ND} = 4085 \text{ ft}^2$	total area of new impervious cover
Rational Method	
$Q = C \cdot I \cdot A$	
$C_1 := 0.3$	c - value for vegetative cover per city ordinance
$C_2 := 0.90$	c - value for concrete cover
$I := 9.2 \frac{\text{in}}{\text{hr}}$	intensity for 100 yr storm for Tarrant County at 15 mins
Existing Lot Runoff	
$C_E := \frac{(C_1 \cdot (A_L - T_{AE})) + (C_2 \cdot T_{AE})}{A_L} = 0.393$	
$Q_E := C_E \cdot I \cdot A_L \cdot \frac{1}{\text{acre}} \cdot \frac{\text{ft}^3}{\text{s}} = 2.22 \frac{\text{ft}^3}{\text{s}}$	
New Lot Runoff	
$C_N := \frac{(C_1 \cdot (A_L - (T_{AE} + T_{AN}))) + (C_2 \cdot (T_{AE} + T_{AN}))}{A_L} = 0.484$	
$Q_N := C_N \cdot I \cdot A_L \cdot \frac{1}{\text{acre}} \cdot \frac{\text{ft}^3}{\text{s}} = 2.74 \frac{\text{ft}^3}{\text{s}}$	$Q_A := Q_N - Q_E = 0.518 \frac{\text{ft}^3}{\text{s}}$
	$\frac{Q_A}{Q_E} = 23.3\%$



KL Concrete
205 Oak Crest
Impervious Cover Calculations

Date: 12/09/25
Page: 3 of 4

Option 4: using underground storage based on Caltex information sheet: for Contactor 100HD:	
capacity of one chamber:	$C1_c := 32 \text{ ft}^3$
number of chambers required for storage:	$\#_{c1} := \frac{V_s}{C1_c} = 14.559$
stone border width:	$S_b := 12 \text{ in}$
row Spacing:	$R_s := 6 \text{ in}$
chamber width:	$C1_w := 36 \text{ in}$
total width:	$T1_w := (S_b \cdot 2) + (R_s \cdot 14) + (C1_w \cdot 15) = 54 \text{ ft}$
chamber length:	$C1_l := 8 \text{ ft}$
total area:	$C1_l \cdot T1_w = 432 \text{ ft}^2$
Recharger 180HD:	
capacity of one chamber:	$C2_c := 40 \text{ ft}^3$
number of chambers required for storage:	$\#_{c2} := \frac{V_s}{C2_c} = 11.647$
stone border width:	$S_b := 12 \text{ in}$
row Spacing:	$R_s := 6 \text{ in}$
chamber width:	$C2_w := 36 \text{ in}$
total width:	$T2_w := (S_b \cdot 2) + (R_s \cdot 11) + (C2_w \cdot 12) = 43.5 \text{ ft}$
chamber length:	$C2_l := 7.33 \text{ ft}$
total area:	$C2_l \cdot T2_w = 318.855 \text{ ft}^2$
Recharger 330XLHD:	
capacity of one chamber:	$C3_c := 84 \text{ ft}^3$
number of chambers required for storage:	$\#_{c3} := \frac{V_s}{C3_c} = 5.546$
stone border width:	$S_b := 12 \text{ in}$
row Spacing:	$R_s := 6 \text{ in}$
chamber width:	$C3_w := 52 \text{ in}$
total width:	$T3_w := (S_b \cdot 2) + (R_s \cdot 5) + (C3_w \cdot 6) = 30.5 \text{ ft}$
chamber length:	$C3_l := 8.5 \text{ ft}$
total area:	$C3_l \cdot T3_w = 259.25 \text{ ft}^2$
Option 3 curb check calculations:	
Curb Height:	$H_3 = 8 \text{ in}$
Curb width (TXDOT standard):	$C_w := 8 \text{ in}$
Assume curb is a retaining wall for checks:	
Water head (assume worst case):	$W_h := H_3 = 8 \text{ in}$
Unit weight of water:	$\gamma_w := 62.4 \text{ pcf}$



KL Concrete
205 Oak Crest
Impervious Cover Calculations

Date: 12/09/25
Page: 2 of 4

Storage Calculations:	
Option 1: using pipes for outflow Q difference:	$Q_A = 0.518 \frac{\text{ft}^3}{\text{s}}$
Storage volume needed for 15 min duration:	$V_s := Q_A \cdot 15 \text{ min} = 465.893 \text{ ft}^3$
back concrete of the building:	$B_c := 10 \text{ ft} \cdot 42 \text{ ft} = 420 \text{ ft}^2$
curb height required:	$C_h := \frac{V_s}{B_c} = 13.311 \text{ in}$
cross-sectional area of 3" pipe:	$A_p := \pi \cdot (1.5 \text{ in})^2 = 0.049 \text{ ft}^2$
"K" coefficient for sharp entrance pipe:	$K := 0.5$
difference between pond elev. and outlet elev.:	$H := 16 \text{ in}$
outflow rate for one pipe @ C_h (HEC RAS Manual):	$O_C := K \cdot A_p \cdot \sqrt{2 \cdot g \cdot C_h} = 0.207 \frac{\text{ft}^3}{\text{s}}$
outflow rate for one pipe @ H (HEC RAS Manual):	$O_H := K \cdot A_p \cdot \sqrt{2 \cdot g \cdot H} = 0.227 \frac{\text{ft}^3}{\text{s}}$
number of pipes needed:	$\frac{Q_E}{O_H} = 9.774$ $\frac{Q_E}{O_C} = 10.716$
Option 2: using slots for outflow	
bottom length of slot:	$b := 2 \text{ in}$
top length of slot:	$a := 1.5 \cdot b = 3 \text{ in}$
cross-sectional area of slot (assuming trapezoidal):	$A_s := 0.5 \cdot (a + b) \cdot C_h = 0.231 \text{ ft}^2$
outflow rate for one slot:	$O_2 := K \cdot A_s \cdot \sqrt{2 \cdot g \cdot C_h} = 0.976 \frac{\text{ft}^3}{\text{s}}$
number of slots needed:	$\frac{Q_E}{O_2} = 2.276$
Option 3: double the flatwork to decrease the curb height	
storage volume needed for 15 min duration: doubling the width of the back concrete of the building:	$V_s = 465.893 \text{ ft}^3$ $B_{c3} = 20 \text{ ft} \cdot 42 \text{ ft} = 840 \text{ ft}^2$
curb height required:	$C_{h3} := \frac{V_s}{B_{c3}} = 6.656 \text{ in}$
cross-sectional area of 3" pipe:	$A_p = 0.049 \text{ ft}^2$
"K" coefficient for sharp entrance pipe:	$K = 0.5$
difference between pond elev. and outlet elev.:	$H_3 := 8 \text{ in}$
outflow rate for one pipe @ C_{h3} (HEC RAS Manual):	$O_{3C3} := K \cdot A_p \cdot \sqrt{2 \cdot g \cdot C_{h3}} = 0.147 \frac{\text{ft}^3}{\text{s}}$
outflow rate for one pipe @ H_3 (HEC RAS Manual):	$O_{3H} := K \cdot A_p \cdot \sqrt{2 \cdot g \cdot H_3} = 0.161 \frac{\text{ft}^3}{\text{s}}$
number of pipes needed:	$\frac{Q_E}{O_{3H}} = 13.823$ $\frac{Q_E}{O_{3C3}} = 15.155$



KL Concrete
205 Oak Crest
Impervious Cover Calculations

Date: 12/09/25
Page: 4 of 4

Force on the curb per foot of curb:	$F_w := (0.5 \cdot \gamma_w \cdot W_h^2) \cdot 1 \text{ ft} = 13.867 \text{ lbf}$
Location of the force:	$F_L := \frac{H_3}{3} = 0.222 \text{ ft}$
Overturning moment:	$M_o := F_w \cdot F_L = 3.081 \text{ ft} \cdot \text{lbf}$
Unit weight of concrete:	$\gamma_c := 150 \text{ pcf}$
Weight of the curb per foot:	$W_c := (H_3 \cdot C_w \cdot 1 \text{ ft}) \cdot \gamma_c = 66.667 \text{ lbf}$
Internal angle of friction (assumption for clay):	$\varphi := 20^\circ$
Coefficient of friction (SkyCiv Retaining wall calc):	$\mu := \tan(0.67 \cdot \varphi) = 0.238$
Resistance due to friction:	$R_f := W_c \cdot \mu = 15.882 \text{ lbf}$
	$\frac{R_f}{F_w} = 1.145$
End of Calculations	
if $\frac{R_f}{F_w} > 1$, "Pass", "Fail" = "Pass"	



Project Name:

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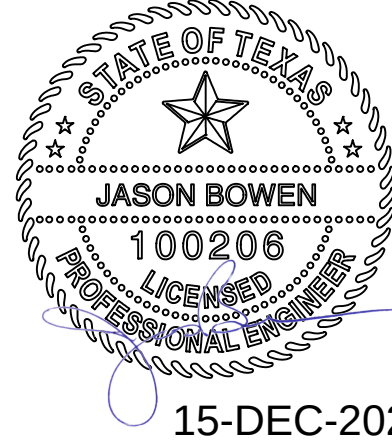
ACCESSORY
BUILDING
ADD-ON

Project Number: 25-068
Project Manager: JDB
Site Name: 205 OAK CREST
Address: 205 OAK CREST HILL DR.
COLLEYVILLE, TX

Engineer:

CIRCLE B ENGINEERED
SOLUTIONS
120 PATRICK DR
WEATHERFORD, TX 76087
TX F#22402

Seal:



Project Revisions:

10		
9		
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Issue: -
Date: 2025-10-14
Dwg File: 25-068.KLCONC.205OCH.V2.dwg
Drawn By: ZK
Checked By: JDB

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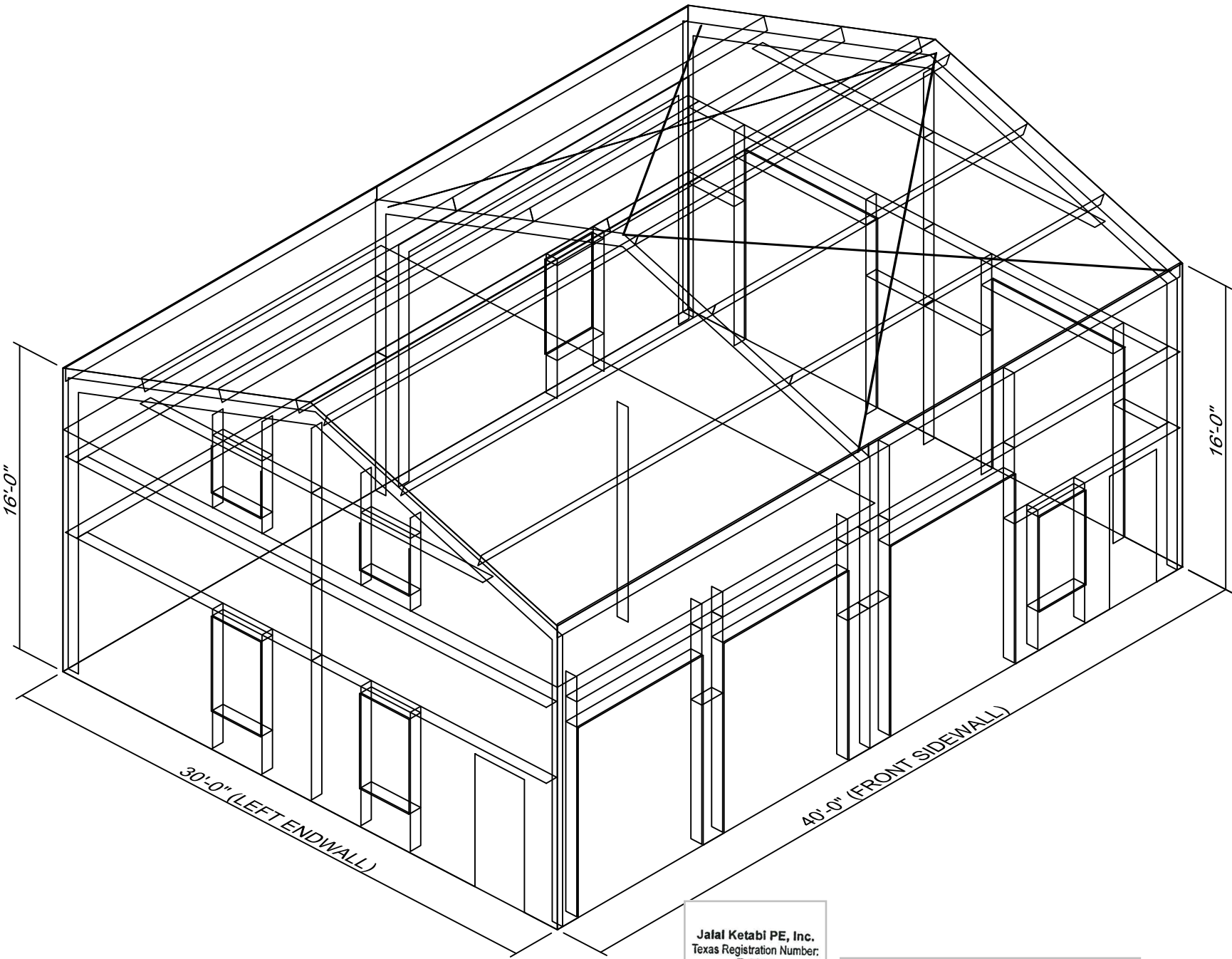
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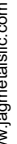
C-103



<u>COVER SHEET & GENERAL NOTES (CA)</u>	<u>STRUCTURAL DETAILS (SSD)</u>
SC1 - PROJECT COVER SHEET	SSD1 - STRUCTURAL DETAILS 1
SC2 - GENERAL NOTES	SSD2 - STRUCTURAL DETAILS 2
	SSD3 - STRUCTURAL DETAILS 3
<u>ANCHOR BOLTS & REACTIONS (SA)</u>	SSD4 - STRUCTURAL DETAILS 4
SA1 - ANCHOR BOLT LAYOUT	SSD5 - STRUCTURAL DETAILS 5
SA2 - ANCHOR BOLT DETAILS	SSD6 - STRUCTURAL DETAILS 6
SA3 - REACTIONS	
	<u>SHEETING AND TRIM DETAILS (SSHD)</u>
<u>PRIMARY STRUCTURE (SP)</u>	SSHD1 - DETAILS 1
SP1 - RIGID FRAME SHAKEOUT PLAN	SSHD2 - DETAILS 2
SP2 - RIGID FRAMELINE 1	SSHD3 - DETAILS 3
SP3 - RIGID FRAMELINE 2	SSHD4 - DETAILS 4
SP3 - RIGID FRAMELINE 3	
SP3 - RIGID FRAMELINE 4	<u>TRIM PROFILE DETAILS (STD)</u>
SP3 - RIGID FRAMELINE 5	STD1 - TRIM PROFILES 1
SP3 - RIGID FRAMELINE 6	STD2 - TRIM PROFILES 1
	STD3 - TRIM PROFILES 1
<u>SECONDARY STRUCTURE (SS)</u>	STD4 - TRIM PROFILES 1
SS1 - ROOF FRAMING	
SS2 - FRAMELINE 1	<u>FASTENERS AND ACCESSORIES (SFA)</u>
SS3 - FRAMELINE 2	SFA1 - BOLTS
SS4 - FRAMELINE 3	SFA2 - BOLTS
SS5 - FRAMELINE A	SFA3 - SCREWS
SS6 - FRAMELINE B	SFA4 - ACCESSORIES
SS7 - FRAMELINE C	
	<u>REFERENCE DRAWINGS</u>
<u>EXTERIOR SHEETING (SSH)</u>	SR1 - PRI. AND SEC. NUTS AND BOLTS
SSH1 - ROOF SHEETING	SR2 - SCREWS, FASTENERS & SEALANTS
SSH2 - SHEETING FRAMELINE 1	SR3 - BOLT TIGHTENING
SSH3 - SHEETING FRAMELINE 2	SR4 - BRACING INSTALLATION
SSH4 - SHEETING FRAMELINE 3	SR5 - ROOF PANEL INSTALLATION
SSH5 - SHEETING FRAMELINE A	SR6 - PBR PANEL INSTALLATION
SSH6 - SHEETING FRAMELINE B	SR7 - ENDWALL PANEL INSTALLATION
SSH7 - SHEETING FRAMELINE C	SR8 - SECONDARY PUNCHES AND LAPS
	SR9 - DOOR AND WINDOW TRIM DETAIL
<u>FLOOR FRAMING JOIST (SM1)</u>	SR10 - SIDEWALL HORIZ. PANEL INSTL.
SM1 - FLOOR FRAMING FRAMELINE 1	SR11 - ENDWALL HORIZ. PANEL INSTL.
	SR12 - PBR HORIZ. / VERT PANEL INSTL.



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PROFESSIONAL ENGINEER

SC1

SPLICE PLATE & BOLT TABLE

Mark	Qty		Bot	Int	Type	Dia	Length	Width	Thick	Length
	Top	Bot								
SP1	4	4	0		A325	3/4"	1 3/4"	6"	3/8"	1'-3 1/4"

PERIMETER BEAM BOLT TABLE

ID	Qty	Type	Dia	Length
P1	4	A325	3/4"	1 3/4"
P2	2	A325	3/4"	1 3/4"

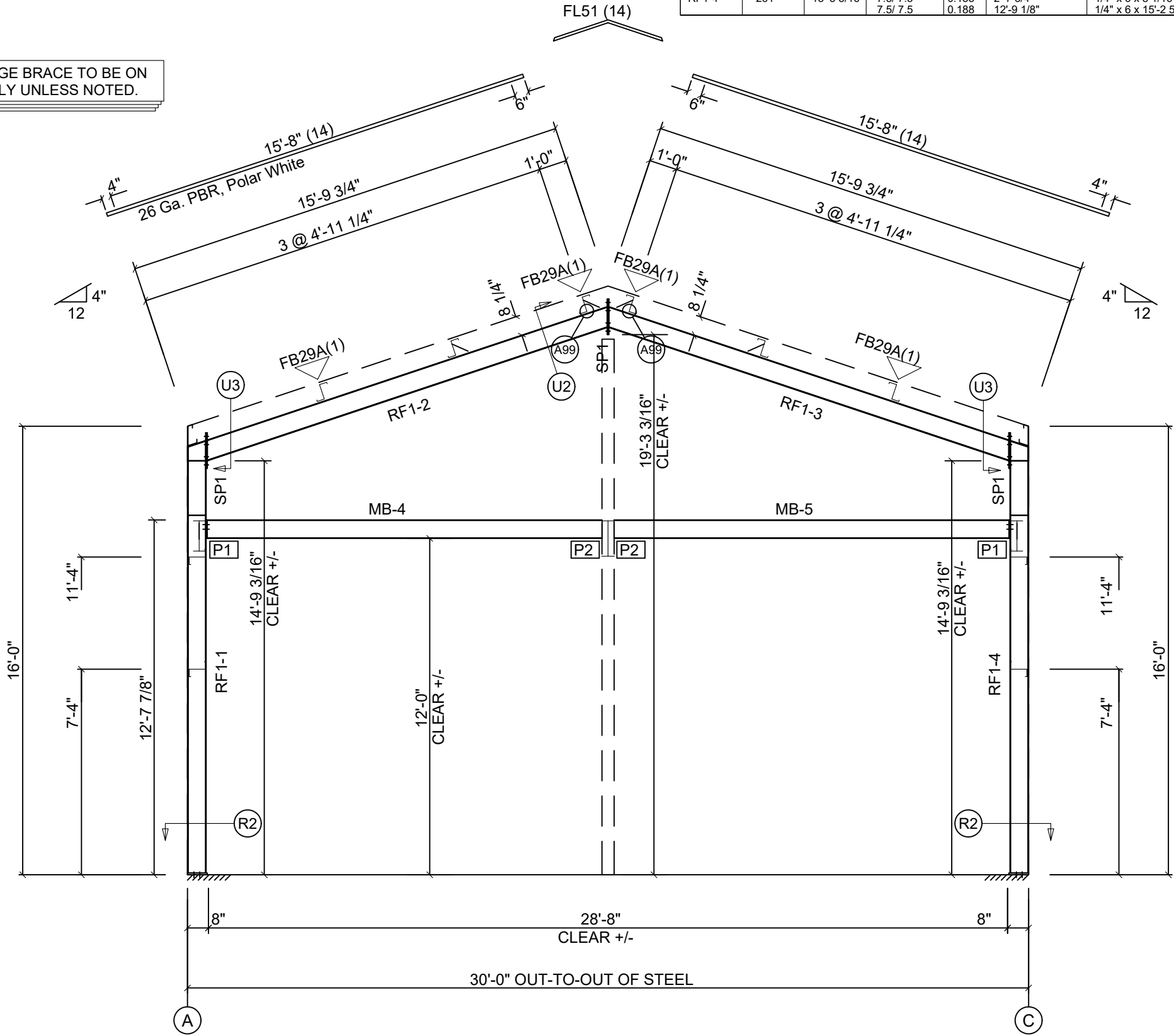
NOTE: ALL FLANGE BRACE TO BE ON ONE SIDE ONLY UNLESS NOTED.

MEMBER TABLE

Mark	Weight	Length	Web Depth		Web Plate		Outside Flange Thk x W x Length	Inside Flange Thk x W x Length
			Start/End	Thick	Length	Length		
RF1-1	261	15'-3 5/16"	7.5/ 7.5	0.188	12'-9 1/8"		1/4" x 6 x 15'-2 5/16"	1/4" x 6 x 14'-5 3/16"
RF1-2	215	15'-1 3/16"	8.0/ 8.0	0.135	15'-3 1/16"		1/4" x 5 x 15'-0 5/16"	1/4" x 5 x 15'-0 5/16"
RF1-3	217	15'-1 3/16"	8.0/ 8.0	0.135	15'-3 1/16"		1/4" x 5 x 15'-0 5/16"	1/4" x 5 x 15'-0 5/16"
RF1-4	261	15'-3 5/16"	7.5/ 7.5	0.135	2'-7 3/4"		1/4" x 6 x 8 1/16"	1/4" x 6 x 14'-5 3/16"

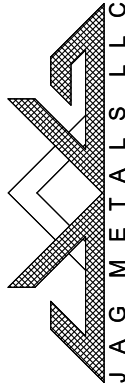
BEAM TABLE

Mark	Part	Length
MB-4	W10X12	14'-1 7/16"
MB-5	W10X12	14'-1 7/16"



RIGID FRAME ELEVATION: FRAME LINE 1

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PROJECT

BELL SHOP
205 OAK CREST HILL
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SP1

SPLICE PLATE & BOLT TABLE									
Mark	Qty	Bot	Int	Type	Dia	Length	Width	Thick	Length
SP1	4	4	0	A325	3/4"	2"	6"	1/2"	1'-3 1/4"
SP2	4	4	0	A325	3/4"	1 3/4"	6"	3/8"	1'-3 1/4"

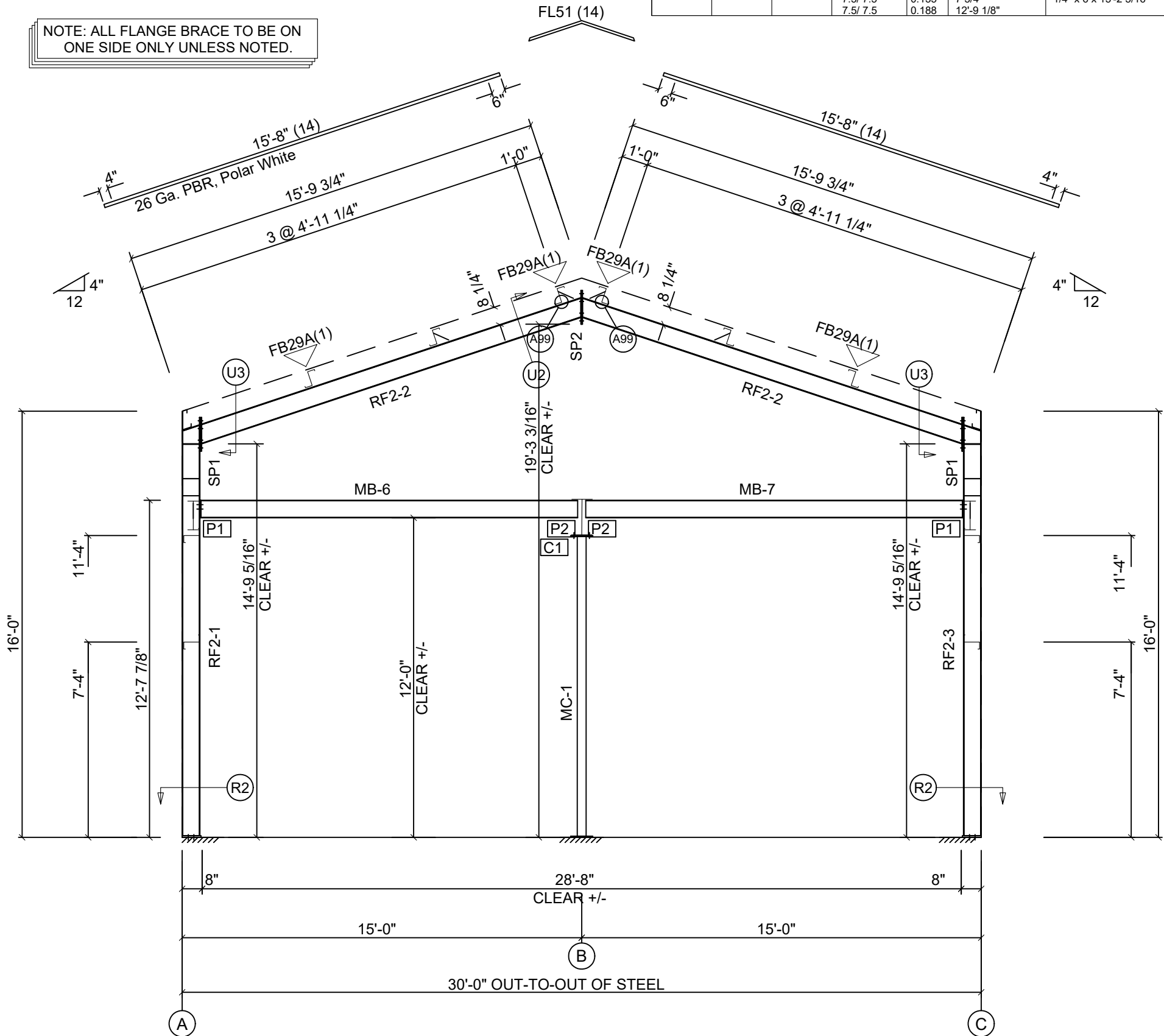
PERIMETER BEAM BOLT TABLE				
ID	Qty	Type	Dia	Length
P1	4	A325	3/4"	1 3/4"
P2	2	A325	3/4"	1 3/4"

SUPPORT COLUMN BOLT TABLE				
ID	Qty	Type	Dia	Length
C1	4	A325	5/8"	1 3/4"

NOTE: ALL FLANGE BRACE TO BE ON ONE SIDE ONLY UNLESS NOTED.

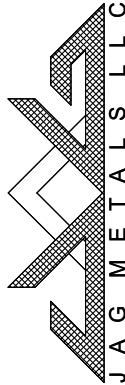
MEMBER TABLE							
Mark	Weight	Length	Web Depth Start/End	Web Plate Thick	Web Plate Length	Outside Flange Thk x W x Length	Inside Flange Thk x W x Length
RF2-1	268	15'-3 5/16"	7.5/ 7.5 7.5/ 7.5 7.5/ 7.5	0.188 0.135 0.250	12'-9 1/8" 7 3/4" 2'-0"	1/4" x 6 x 15'-2 5/16" 1/4" x 6 x 8 1/16"	1/4" x 6 x 14'-5 3/16"
RF2-2	217	15'-1 1/16"	8.0/ 8.0	0.135	15'-2 13/16"	1/4" x 5 x 15'-0 1/16"	1/4" x 5 x 15'-0 1/16"
RF2-3	272	15'-3 5/16"	7.5/ 7.5 7.5/ 7.5	0.250 0.135	2'-0" 7 3/4"	1/4" x 6 x 8 1/16" 1/4" x 6 x 15'-2 5/16"	1/4" x 6 x 14'-5 3/16"

BEAM TABLE		
Mark	Part	Length
MC-1	T4040125	11'-4"
MB-6	W10X12	14'-2 3/16"
MB-7	W10X12	14'-2 3/16"



RIGID FRAME ELEVATION: FRAME LINE 2

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SP2

MEMBER TABLE							
Mark	Weight	Length	Web Depth	Web Plate		Outside Flange	Inside Flange
			Start/End	Thick	Length	Thk x W x Length	Thk x W x Length
RF3-1	235	15'-3 5/16"	7.5/ 7.5	0.135	15'-4 7/8"	1/4" x 6 x 15'-2 5/16"	1/4" x 6 x 14'-5 3/16"
RF3-2	215	15'-1 3/16"	8.0/ 8.0	0.135	15'-3 1/16"	1/4" x 5 x 15'-0 5/16"	1/4" x 5 x 15'-0 5/16"
RF3-3	217	15'-1 3/16"	8.0/ 8.0	0.135	15'-3 1/16"	1/4" x 5 x 15'-0 5/16"	1/4" x 5 x 15'-0 5/16"
RF3-4	239	15'-3 5/16"	7.5/ 7.5	0.135	15'-4 7/8"	1/4" x 6 x 8 1/16"	1/4" x 6 x 14'-5 3/16"
						1/4" x 6 x 15'-2 5/16"	

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RIGID FRAME ELEVATION: FRAME LINE 3

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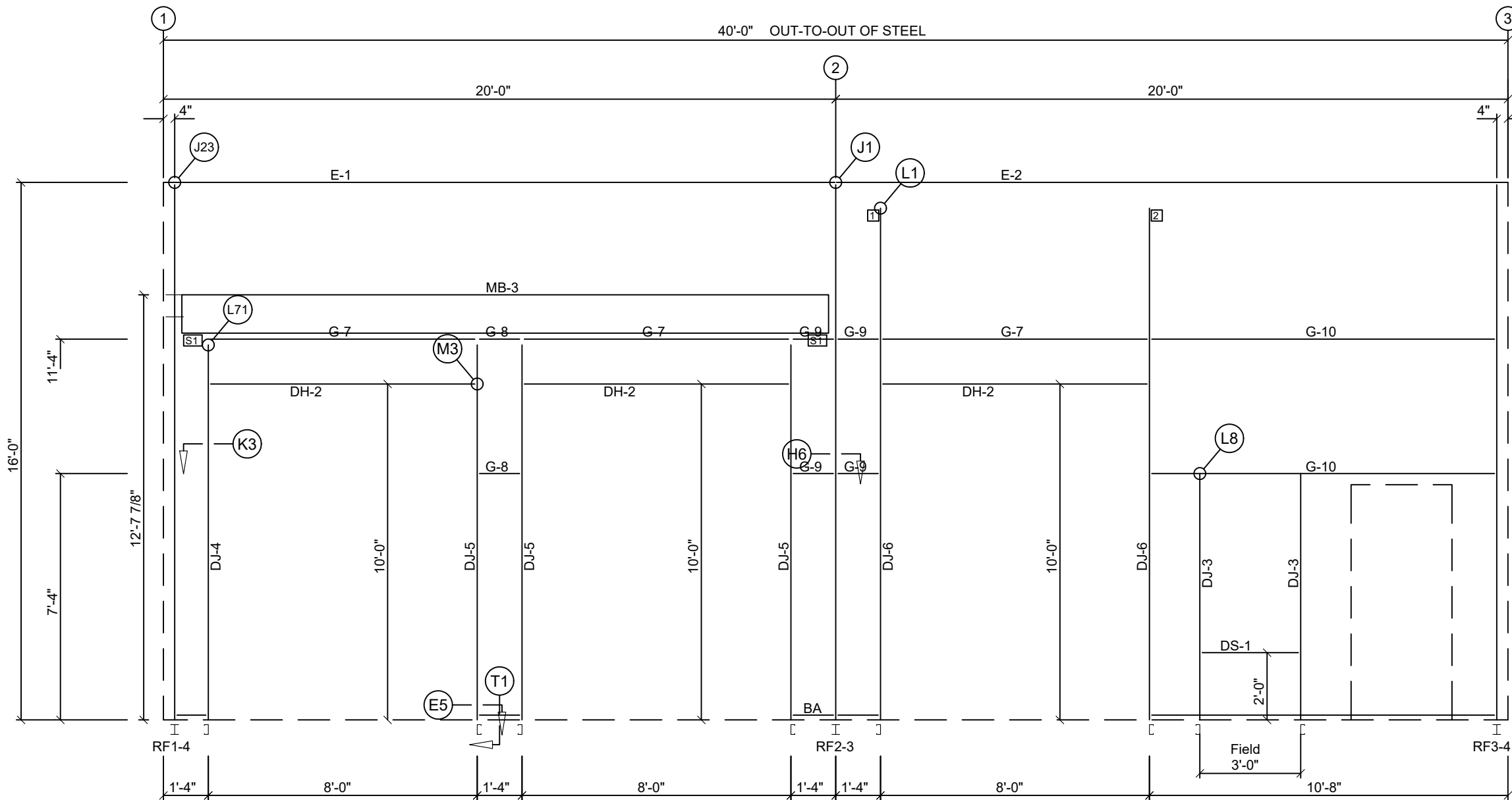
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SHEET

SP3



FRONT SIDEWALL FRAMING: FRAME LINE C

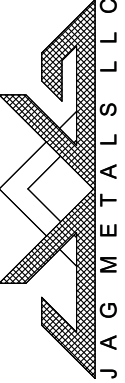
MEMBER TABLE: FRAME LINE C			
QUAN	MARK	PART	LENGTH
2	DJ-3	8X35c14	7'-4"
1	DJ-4	8X35c14	11'-1 15/16"
3	DJ-5	8X35c14	11'-1 15/16"
2	DJ-6	8X35c14	15'-2 13/16"
3	DH-2	8X35c14	8'-0"
1	DS-1	8X35c14	3'-0"
1	E-1	E085344L	19'-11 1/2"
1	E-2	E085344L	19'-11 1/2"
3	G-7	8X25Z16	7'-11 1/2"
2	G-8	8X25Z16	7 1/2"
4	G-9	8X25Z16	8 3/8"
2	G-10	8X25Z16	9'-8 3/8"
1	MB-3	W14X22	19'-2 7/8"

CLIP TABLE: FRAME LINE C			
ID	QUAN	MARK	LENGTH
1	1	e1	
2	1	e2	

ANGLE TABLE: FRAME LINE C			
◇ID	QUAN	MARK	LENGTH
0	1	BA	

SUPPORT BEAM BOLT TABLE FRAME LINE C				
ID	QUAN	TYPE	DIA	LENGTH
S1	2	A325	3/4"	1 3/4"

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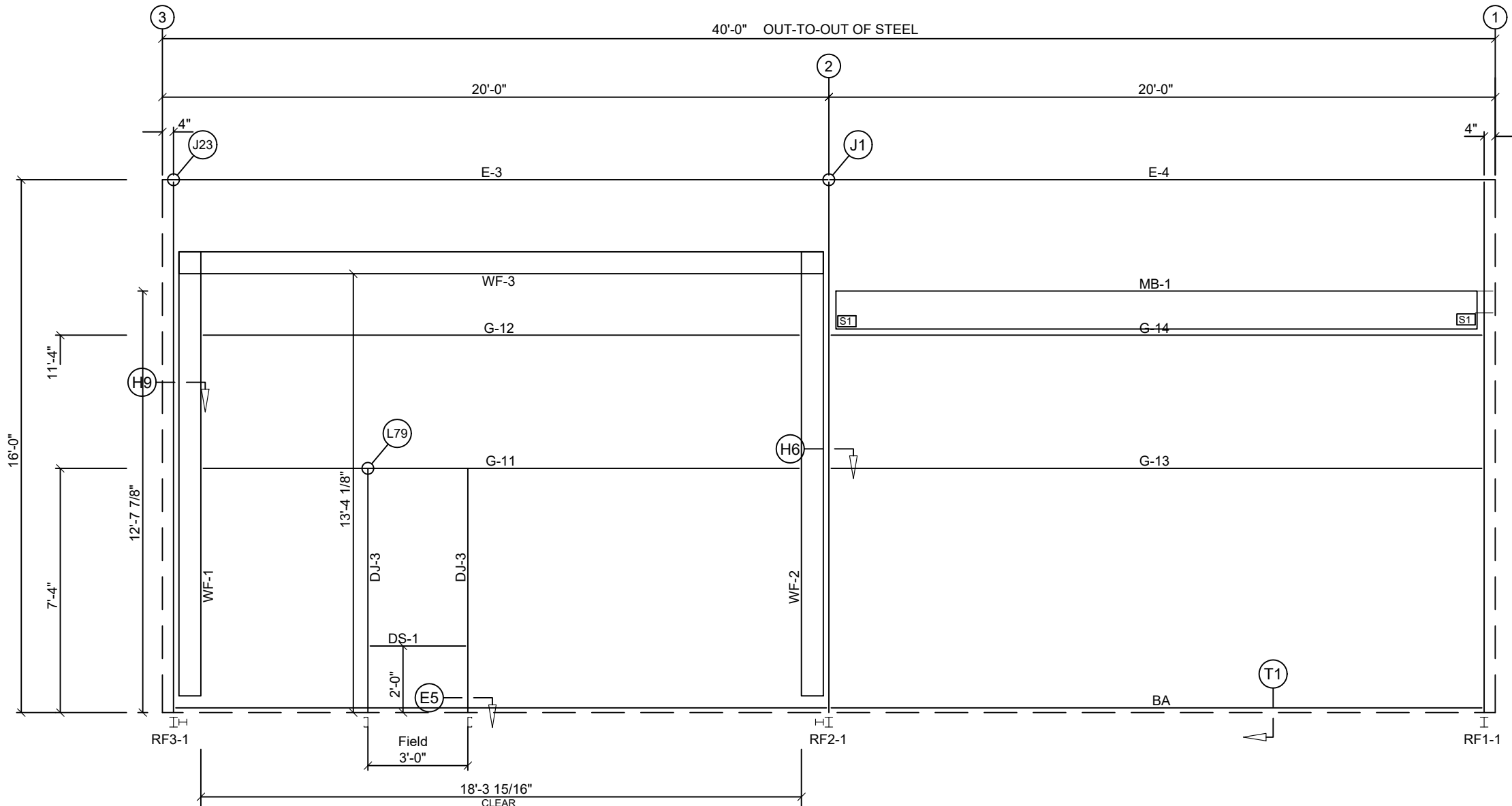
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SEAL



SHEET

SS2



BACK SIDEWALL FRAMING: FRAME LINE A

MEMBER TABLE: FRAME LINE A			
QUAN	MARK	PART	LENGTH
1	WF-1	W8X10	13'-6"
1	WF-2	W8X10	13'-6"
1	WF-3	W8X10	18'-3 9/16"
2	DJ-3	8X35c14	7'-4"
1	DS-1	8X35c14	3'-0"
1	E-3	E085344L	19'-11 1/2"
1	E-4	E085344L	19'-11 1/2"
1	G-11	8X25Z14	18'-3 3/8"
1	G-12	8X25Z16	18'-3 3/8"
1	G-13	8X25Z14	19'-1 1/4"
1	G-14	8X25Z16	19'-1 1/4"
1	MB-1	W14X22	19'-2 7/8"

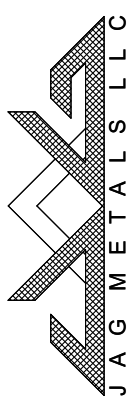
BOLT TABLE: FRAME LINE A				
LOCATION	QUAN	TYPE	DIA	LENGTH
WF-1 - WF-3	8	A325	3/4"	1 3/4"
WF-2 - WF-3	8	A325	3/4"	1 3/4"
WF-1 - RF3-1	4	A325	5/8"	1 3/4"
WF-2 - RF2-1	4	A325	5/8"	1 3/4"

CLIP TABLE: FRAME LINE A			
ID	QUAN	MARK	LENGTH

ANGLE TABLE: FRAME LINE A			
QID	QUAN	MARK	LENGTH
0	2	BA	

SUPPORT BEAM BOLT TABLE FRAME LINE A				
ID	QUAN	TYPE	DIA	LENGTH
S1	2	A325	3/4"	1 3/4"

REF. VER. TB0125.1FAB



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(817) 599-5241 www.jagmetalsllc.com
1815 Banks Drive Weatherford, TX 76087

JOB ID

8043R3.0

CUSTOMER

KL CONCRETE & CONST.
1450 AGNES NORTH
SPRINGTOWN, TX 76082

PROJECT

BELL SHOP
205 OAK CREST HILL
COLLEYVILLE, TX 76034

DRAWING DATE:

12/20/25

DRAWING STATUS

☐ FOR CONSTRUCTION
FINAL DRAWINGS USED FOR ERECTION PURPOSES
☒ SEALED SET / PERMIT
NOT TO BE USED FOR ERECTION PURPOSES
☐ FOR APPROVAL
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REVISIONS

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SCALING:

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DRAWN BY:

GB

CHECKED BY:

BG/FB

ENG. BY:

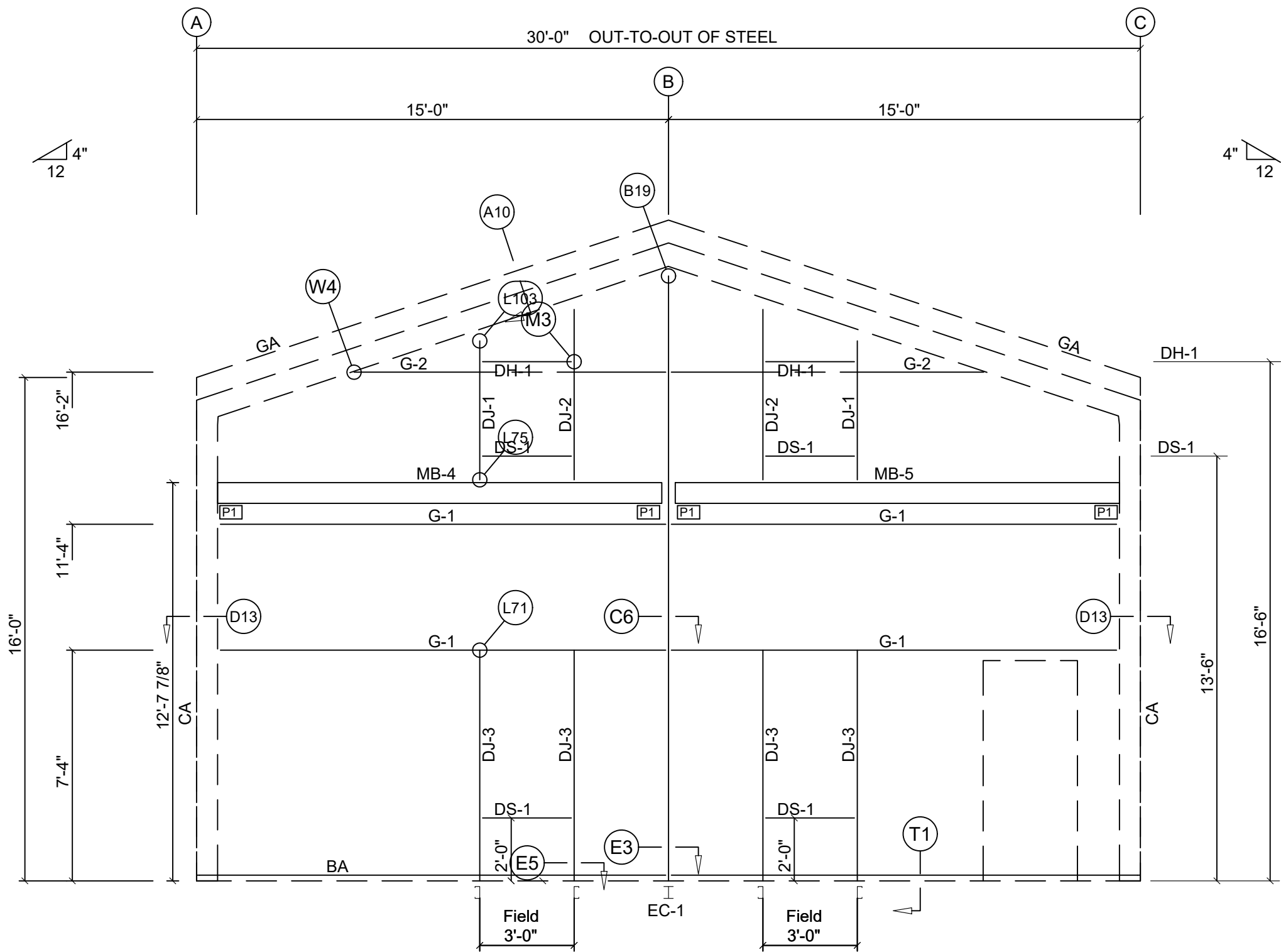
JK

SEAL



SHEET

SS3



LEFT ENDWALL FRAMING: FRAME LINE 1

MEMBER TABLE: FRAME LINE 1			
QUAN	MARK	PART	LENGTH
1	EC-1	W8X18	19'-2 11/16"
2	DJ-1	8X35c14	4'-5"
2	DJ-2	8X35c14	5'-5"
4	DJ-3	8X35c14	7'-4"
2	DH-1	8X35c14	3'-0"
4	DS-1	8X35c14	3'-0"
4	G-1	8X25Z16	13'-11 3/4"
2	G-2	8X25Z16	9'-8 3/4"
1	MB-4	W10X12	14'-1 7/16"
1	MB-5	W10X12	14'-1 7/16"

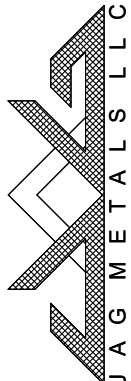
BOLT TABLE: FRAME LINE 1				
LOCATION	QUAN	TYPE	DIA	LENGTH
Columns/Raf	2	A325	5/8"	1 1/2"
Jamb	2	A325	1/2"	1 1/4"

CLIP TABLE: FRAME LINE 1			
ID	QUAN	MARK	LENGTH

ANGLE TABLE: FRAME LINE 1			
ID	QUAN	MARK	LENGTH
0	1	GA	
0	1	CA	
0	2	BA	

PERIMETER BEAM BOLT TABLE				
FRAME LINE 1				
ID	QUAN	TYPE	DIA	LENGTH
P1	4	A325	3/4"	1 3/4"

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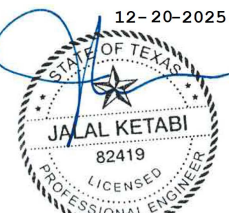
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DRAWN BY: GB

CHECKED BY: BG/FB

ENG. BY: JK

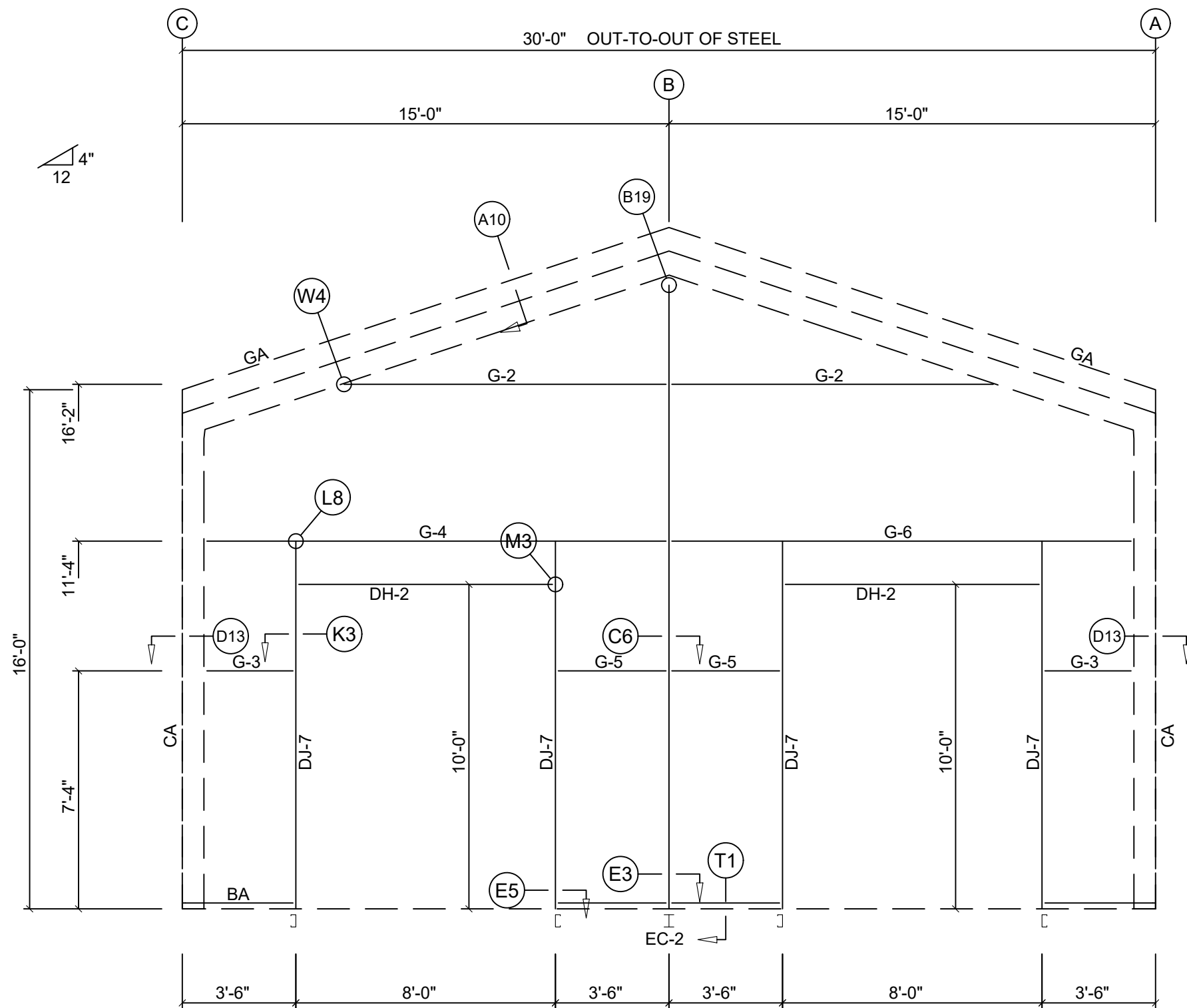
SEAL



12-20-2025

SHEET

SS4



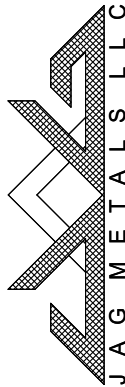
RIGHT ENDWALL FRAMING: FRAME LINE 3

MEMBER TABLE: FRAME LINE 3			
QUAN	MARK	PART	LENGTH
1	EC-2	W8X10	19'-2 11/16"
4	DJ-7	8X35c14	11'-4"
2	DH-2	8X35c14	8'-0"
2	G-2	8X25Z16	9'-8 3/4"
2	G-3	8X25Z16	2'-5 1/2"
1	G-4	8X25Z16	13'-11 3/4"
2	G-5	8X25Z16	2'-9 3/4"
1	G-6	8X25Z16	13'-11 3/4"

BOLT TABLE: FRAME LINE 3				
LOCATION	QUAN	TYPE	DIA	LENGTH
Columns/Raf	2	A325	5/8"	1 1/2"

ANGLE TABLE: FRAME LINE 3			
∠ID	QUAN	MARK	LENGTH
0	1	GA	
0	1	CA	
0	1	BA	

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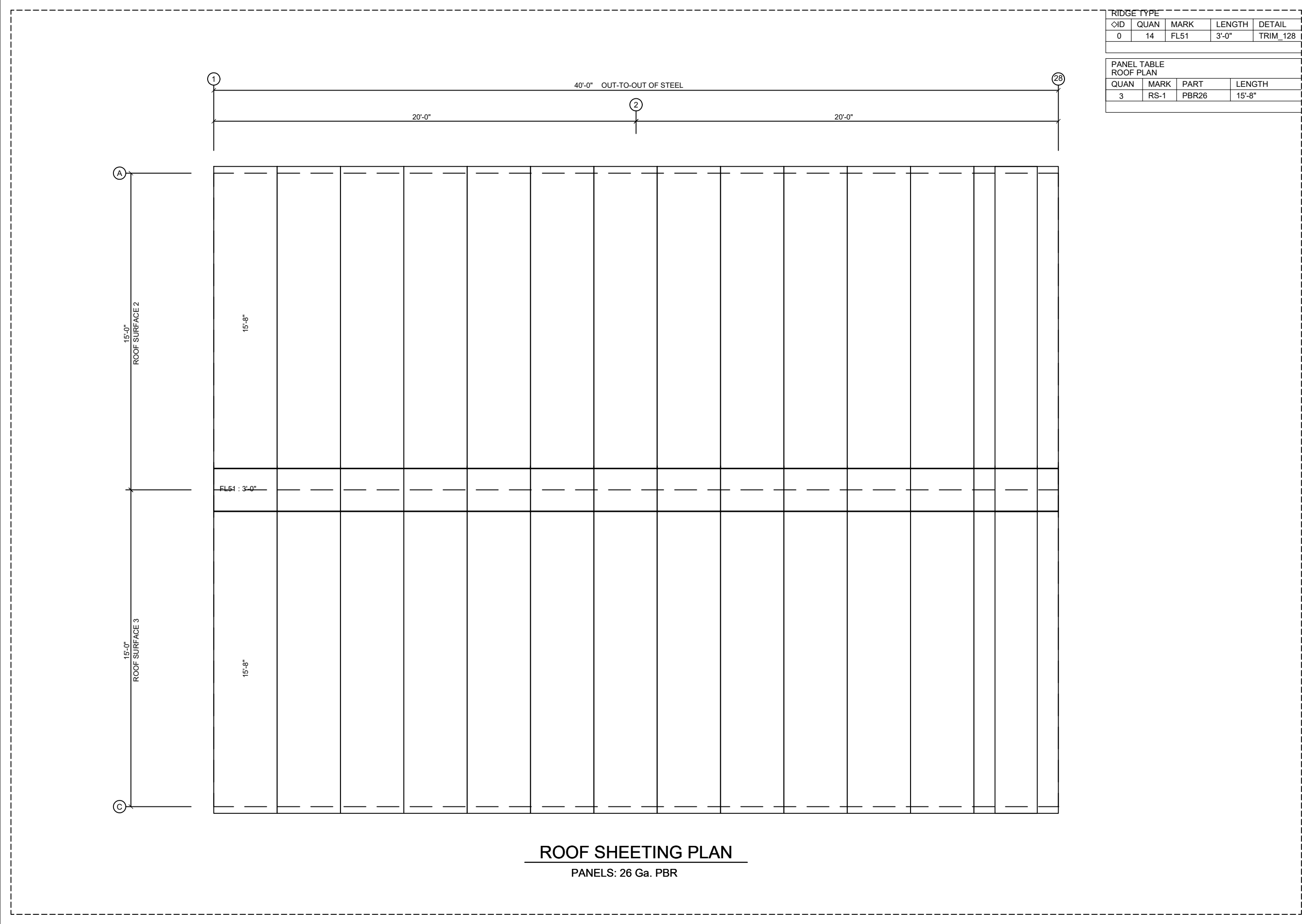
JK

SEAL



SHEET

SS5



RIDGE TYPE				
◇ID	QUAN	MARK	LENGTH	DETAIL
0	14	FL51	3'-0"	TRIM_128
PANEL TABLE ROOF PLAN				
QUAN	MARK	PART	LENGTH	
3	RS-1	PBR26	15'-8"	

REF. VER. TB0125.1FAB

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ENG. BY:

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STATE OF TEXAS

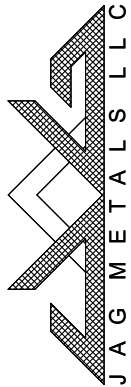
JALAL KETABI

82419

LICENSED PROFESSIONAL ENGINEER

SHEET

SSH1



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GB

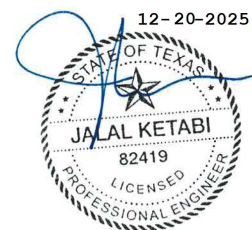
CHECKED BY:

BG/FB

ENG. BY:

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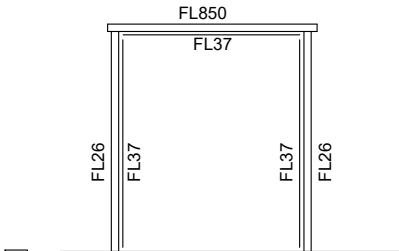
SHEET

SSH2

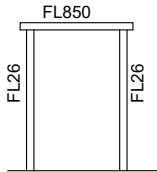
TRIM TABLE

(Trim laps 2" unless noted otherwise)

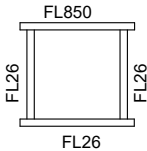
QTY	QUAN	MARK	LENGTH	DETAIL
0	1	FL24	3'-6"	TRIM_10
0	2	FL850	3'-6"	TRIM_6
0		FL37	SCRAP	TRIM_6
0	3	FL852	10'-4"	TRIM_6
0	4	FL37	10'-2"	TRIM_6
0	8	FL26	10'-4"	TRIM_7
0	6	FL37	10'-2"	TRIM_7
0	2	FL19A	20'-2"	
0	1	FL19	10'-2"	
0	2	FL18D	20'-2"	TRIM_108
0	1	FL18C	10'-2"	TRIM_108
0	2	FL833	16'-0"	TRIM_13
0	2	FL72	10'-2"	TRIM_1
0		FL72	SCRAP	TRIM_1
0	2	FL16C	6"	
0	1	FL18AR	6"	
0	1	FL18AL	6"	



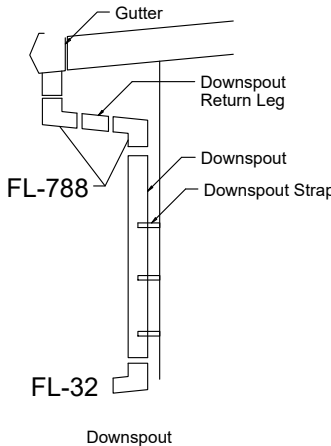
TRIMS FOR 8'-0" X 10'-0" OH DOOR			
FL850	Head Trim	#-#"	TRIM_6 / TRIM_9
FL37	Head Cap	#-#"	TRIM_6
FL26	Jamb Trim	#-#"	TRIM_7 / TRIM_9
FL37	Jamb Cap	#-#"	TRIM_7



TRIMS FOR 3070 DOOR			
FL850	Head Trim	3'-6"	TRIM_6 / TRIM_9
FL26	Jamb Trim	7'-4"	TRIM_7 / TRIM_9



TRIMS FOR 3'-0" x 5'-0" WINDOW			
FL850	Head Trim	#-#"	TRIM_6 / TRIM_8
FL26	Jamb Trim	#-#"	TRIM_7 / TRIM_8
FL26	Sill Trim	#-#"	TRIM_10 / TRIM_8



NOTE: GUTTER STRAP FL-797 TO BE PLACE AT 2'-0" ON CENTER.

1

DOWNSPOUT LOCATIONS

2

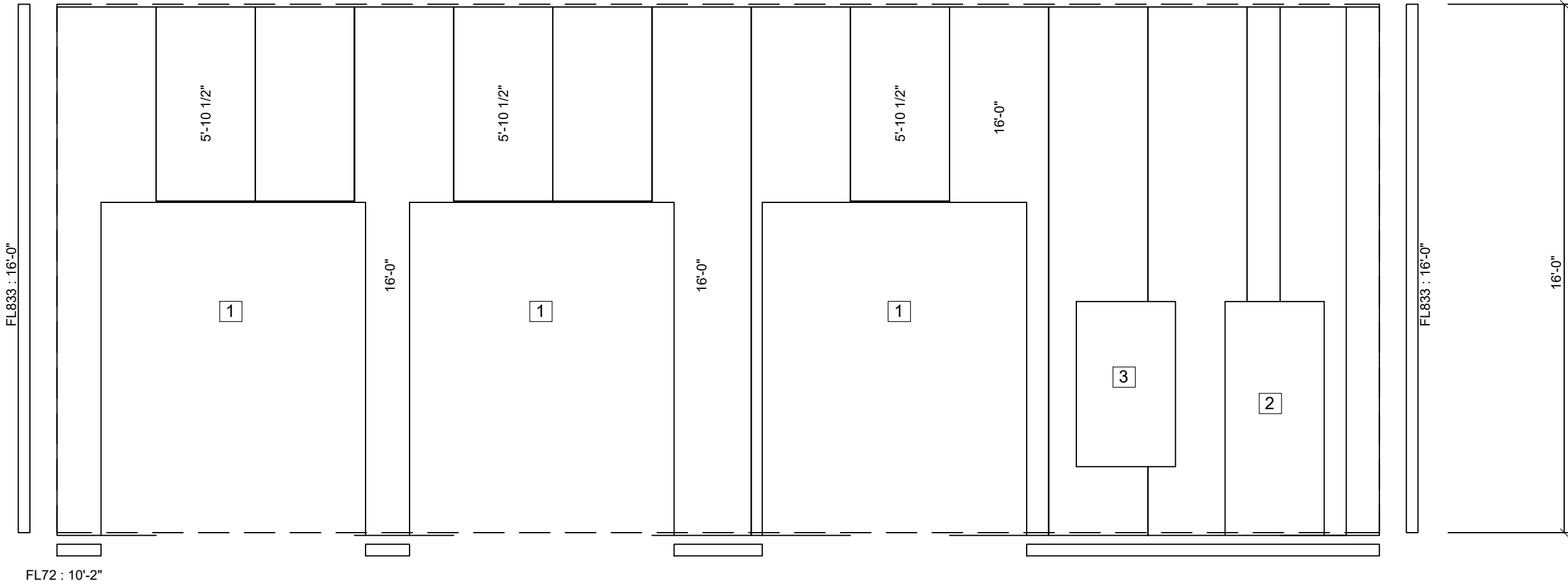
3

FL16C : 6"
FL18AL : 6"

(Gutter with 3 downspouts)

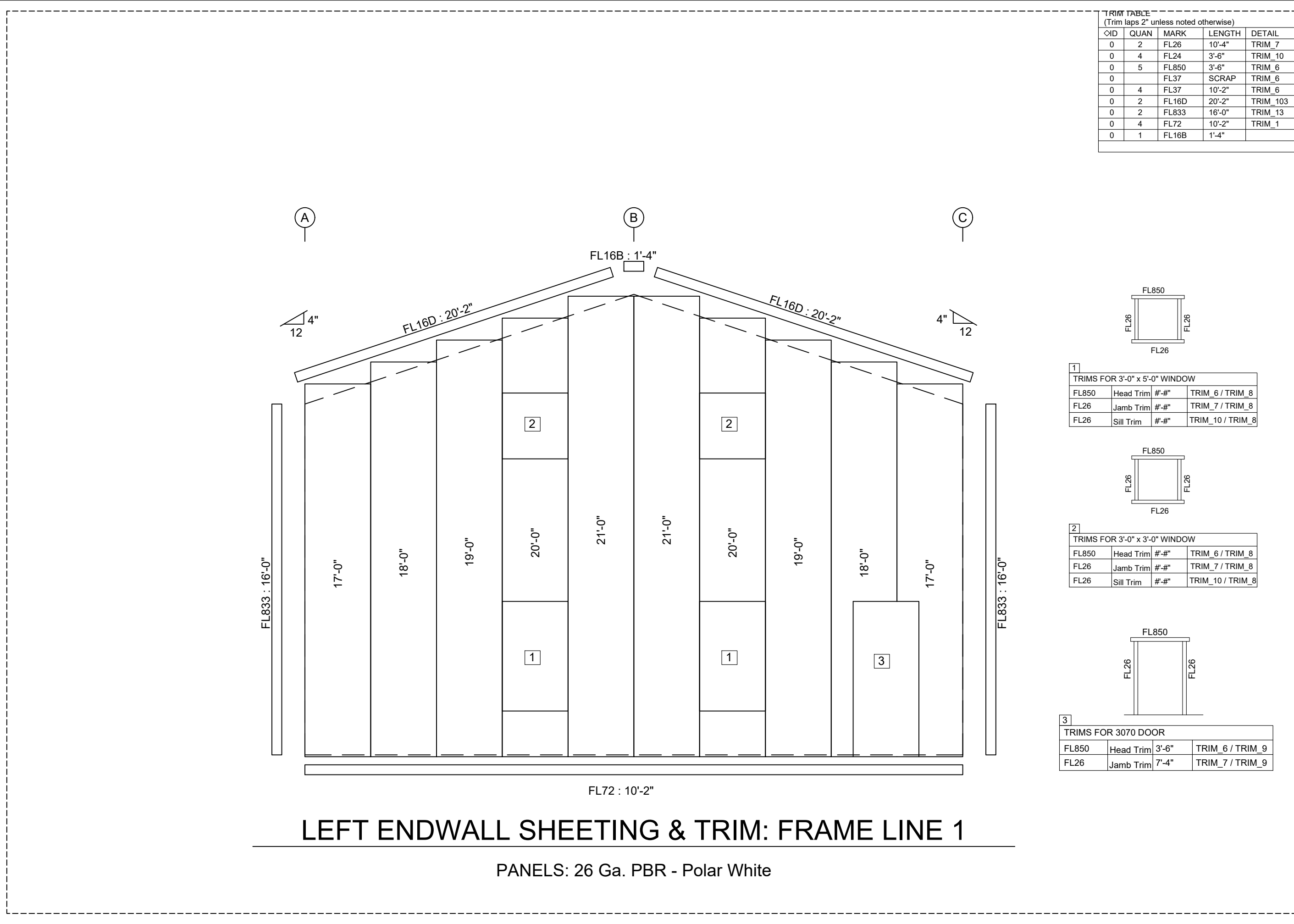
FL18C : 10'-2", FL18D : 20'-2", FL19 : 10'-2", FL19A : 20'-2"

FL18AR : 6"
FL16C : 6"

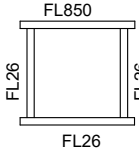


FRONT SIDEWALL SHEETING & TRIM: FRAME LINE C

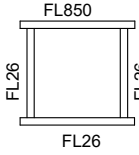
PANELS: 26 Ga. PBR - Polar White



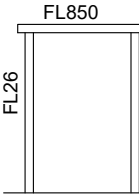
TRIM TABLE (Trim laps 2" unless noted otherwise)				
◇ID	QUAN	MARK	LENGTH	DETAIL
0	2	FL26	10'-4"	TRIM_7
0	4	FL24	3'-6"	TRIM_10
0	5	FL850	3'-6"	TRIM_6
0		FL37	SCRAP	TRIM_6
0	4	FL37	10'-2"	TRIM_6
0	2	FL16D	20'-2"	TRIM_103
0	2	FL833	16'-0"	TRIM_13
0	4	FL72	10'-2"	TRIM_1
0	1	FL16B	1'-4"	



1	TRIMS FOR 3'-0" x 5'-0" WINDOW			
FL850	Head Trim	#-#"	TRIM_6 / TRIM_8	
FL26	Jamb Trim	#-#"	TRIM_7 / TRIM_8	
FL26	Sill Trim	#-#"	TRIM_10 / TRIM_8	



2	TRIMS FOR 3'-0" x 3'-0" WINDOW			
FL850	Head Trim	#-#"	TRIM_6 / TRIM_8	
FL26	Jamb Trim	#-#"	TRIM_7 / TRIM_8	
FL26	Sill Trim	#-#"	TRIM_10 / TRIM_8	

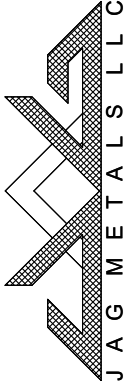


3	TRIMS FOR 3070 DOOR			
FL850	Head Trim	3'-6"	TRIM_6 / TRIM_9	
FL26	Jamb Trim	7'-4"	TRIM_7 / TRIM_9	

LEFT ENDWALL SHEETING & TRIM: FRAME LINE 1

PANELS: 26 Ga. PBR - Polar White

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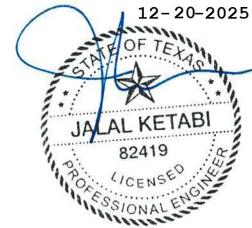
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GB

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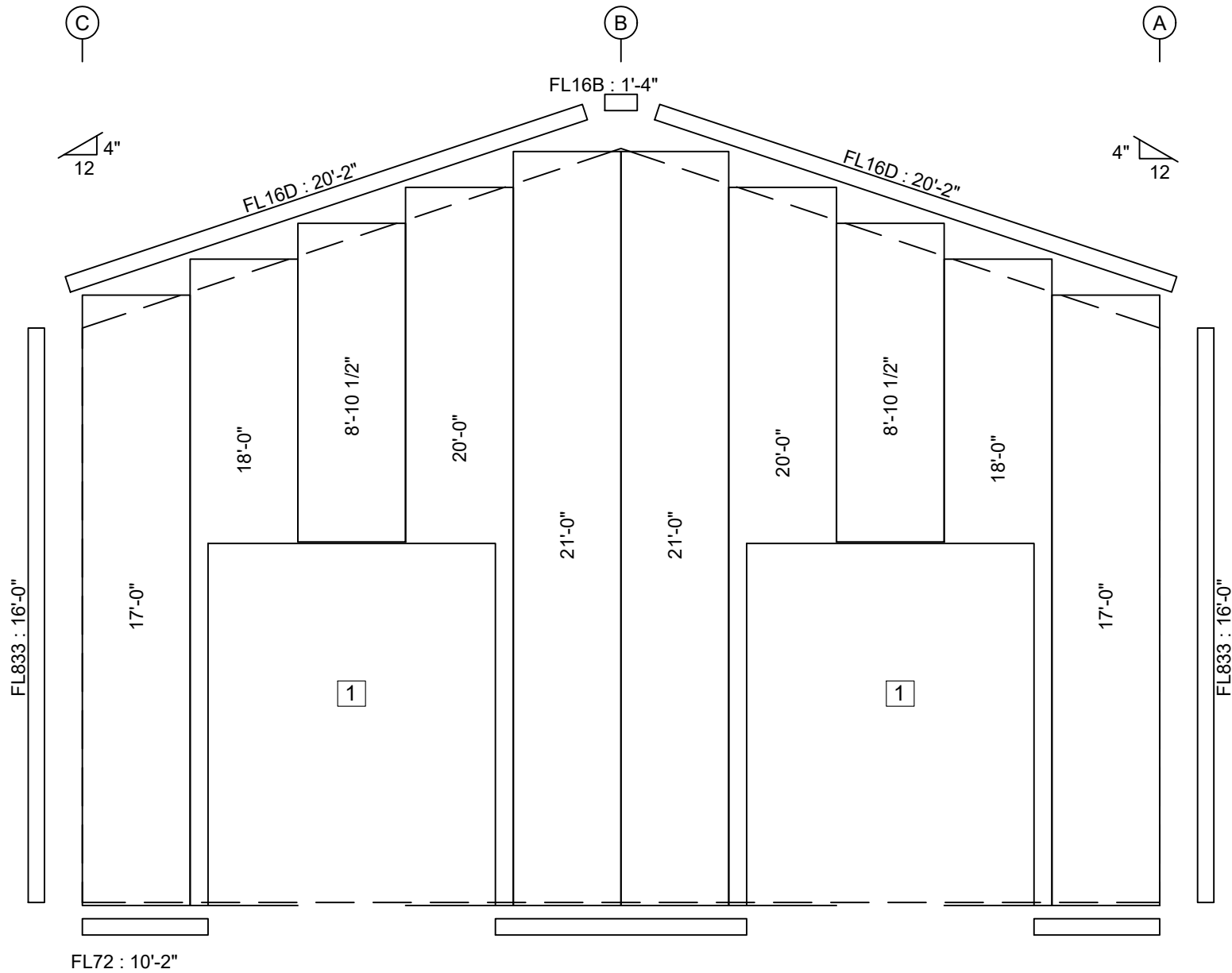
JK

SEAL



SHEET

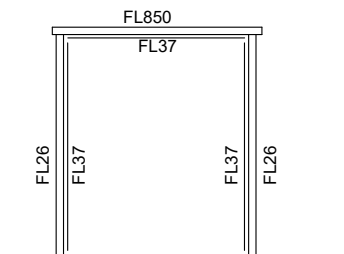
SSH4



RIGHT ENDWALL SHEETING & TRIM: FRAME LINE 3

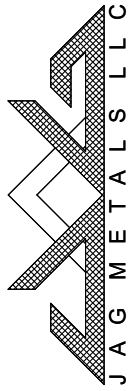
PANELS: 26 Ga. PBR - Polar White

TRIM TABLE				
(Trim laps 2" unless noted otherwise)				
ØID	QUAN	MARK	LENGTH	DETAIL
0	2	FL852	10'-4"	TRIM_6
0	2	FL37	10'-2"	TRIM_6
0	4	FL26	10'-4"	TRIM_7
0	4	FL37	10'-2"	TRIM_7
0	2	FL16D	20'-2"	TRIM_103
0	2	FL833	16'-0"	TRIM_13
0	2	FL72	10'-2"	TRIM_1
0		FL72	SCRAP	TRIM_1
0	1	FL16B	1'-4"	



1 TRIMS FOR 8'-0" X 10'-0" OH DOOR			
FL850	Head Trim	#'-#"	TRIM_6 / TRIM_9
FL37	Head Cap	#'-#"	TRIM_6
FL26	Jamb Trim	#'-#"	TRIM_7 / TRIM_9
FL37	Jamb Cap	#'-#"	TRIM_7

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CHECKED BY:

BG/FB

ENG. BY:

JK

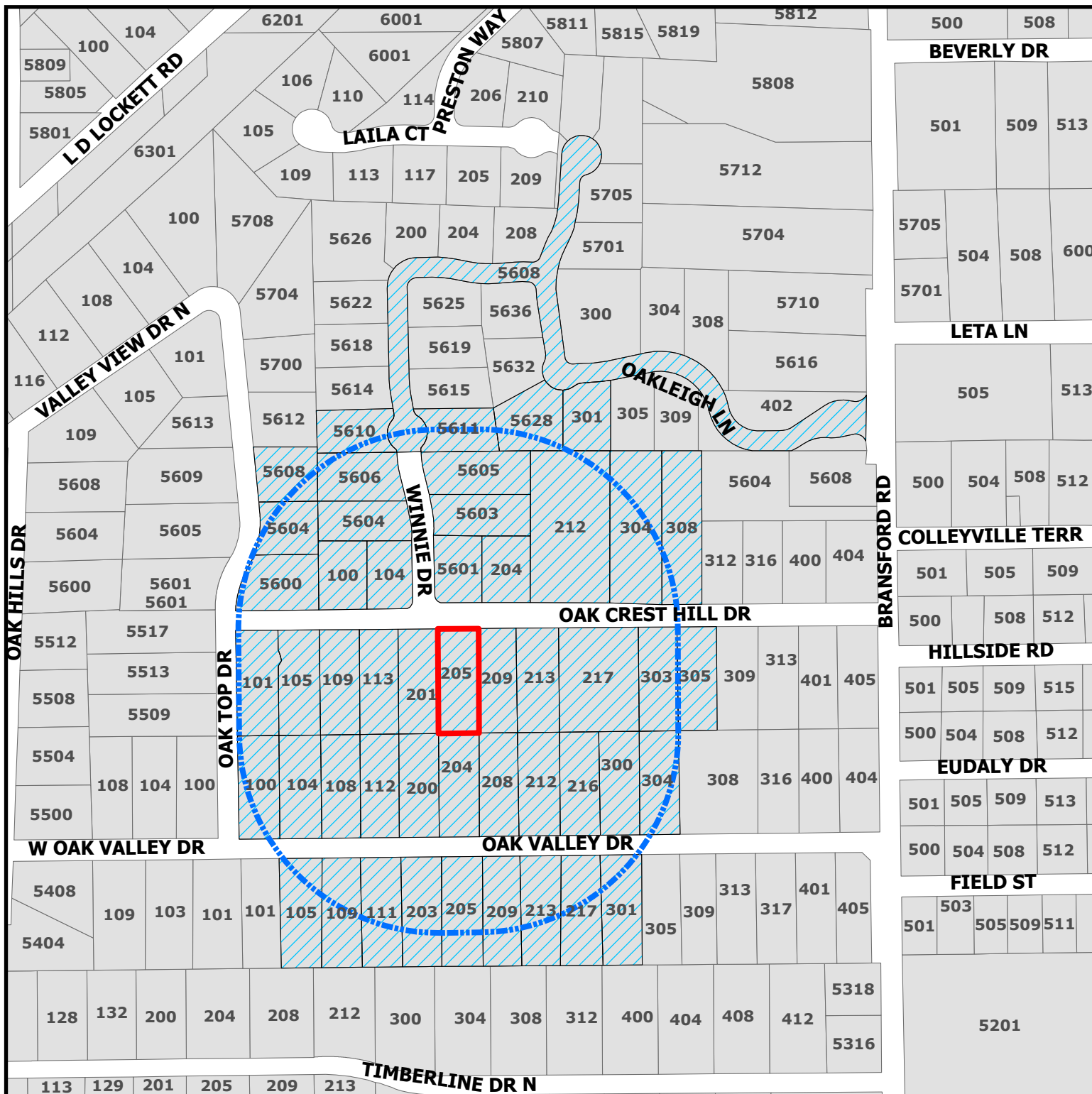
SEAL



SHEET

SSH5

Notification Map

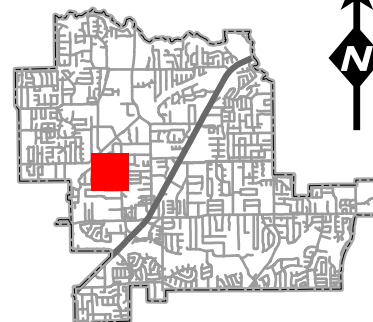


ZC26-003

205 Oak Crest Hills Drive

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- 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 & Zoning Commission Meeting: Monday, February 9, 2026 at 7:00p.m.
City Council Meetings: Tuesday, March 3, 2026 & Tuesday, March 10, 2026 at 7:00p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for an Accessory Building on Lot 6, Block 7, Oak Crest Hills, located at 205 Oak Crest Hill Drive, Case ZC26-003. The request is to allow for an accessory structure that does not conform to Land Development Code, Section 3.27(A)(2)(a). Accessory structures cannot exceed 4% of the aggregate lot area, which is a maximum of 1,071 square feet on the subject lot. The proposed structure is 1,200 square feet.

Zoning Case: ZC26-003

Applicant: Kris Lunsford

Owner: Richard Bell

Location: 205 Oak Crest Hill Drive

Property Description: Lot 6, Block 7, Oak Crest Hills

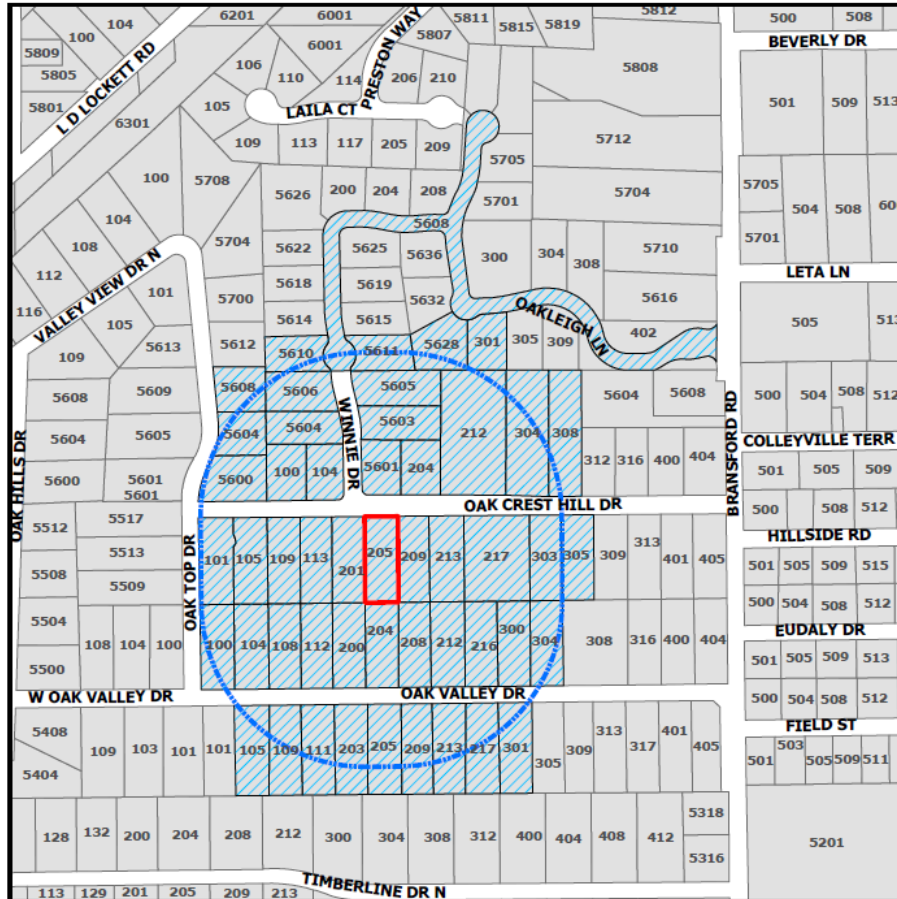
Present Zoning: R-20 Single Family Residential

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:

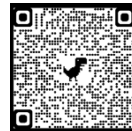
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@colleyville.com

NOTICE OF PUBLIC HEARING



If the property owners of 20% or more of the land within the 200 foot notification area file a written protest prior to the public hearing, State law provides that the approval of the zoning change request shall require the approval of a super majority vote by City Council.

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



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

Daniel Ponder

Daniel Ponder
Planning Manager

ORDINANCE O-26-XXXX

AMENDING THE ZONING ON APPROXIMATELY 0.61 ACRES, BEING LOT 6, BLOCK 7, OAK CREST HILLS, LOCATED AT 205 OAK CREST HILL DRIVE, BY AUTHORIZING A SPECIAL USE PERMIT TO ALLOW FOR AN ACCESSORY BUILDING; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received a request for a Special Use Permit (Case ZC26-003) to allow for an accessory building for the real property described as Lot 6, Block 7, Oak Crest Hill Drive, located at 205 Oak Crest Hill Drive, as further described and depicted on Exhibit "A" hereto (the "Subject Property"); and

WHEREAS, the Subject Property is presently zoned R-20 Single Family residential; and

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

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

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

Sec. 1. THAT the foregoing premises and findings are found to be true and correct and are incorporated as if fully set forth herein.

Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on the Subject Property, by authorizing a Special Use Permit to allow for an accessory building, as depicted.

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

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

1. GENERAL

a. The Special Use Permit shall allow for the construction of an accessory building measuring 30 feet by 40 feet.

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

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

Sec. 5. THAT any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance, as heretofore amended, and upon conviction shall be punished by a fine set in accordance with Chapter 1, Section 1-6 of the Code of Ordinances for the City of Colleyville.

Sec. 6. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

Sec. 7. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

Sec. 8. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

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

The second reading and public hearing being conducted on the 10th day of March 2026

APPROVED BY A VOTE OF ____ AYES AND ____ NAYS ON THIS THE 10TH DAY OF MARCH 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



Exhibit "B" – Elevations

