



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

100 Main Street, Colleyville, Texas, 76034

MONDAY, FEBRUARY 23, 2026

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

1. CALL TO ORDER

2. PRESENTATION AND DISCUSSION

2a Presentation and discussion of a rezoning from R-40 Single-Family Residential to R-20 Single-Family Residential and R-40 Single-Family Residential on Tracts 2Y and 2AA, Abstract 1248, Thomas J. Polson Survey, located at 300 Black Drive, Case ZC26-004

2b Presentation and discussion of an amendment to the Land Development Code, Chapter 3, Section 3.24(F) District Regulation Notes and Section 3.24(G) Schedule of District Regulations, which includes edits throughout the section, Case GC26-003

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards *Tuesday, February 17, 2026*, by 5:00 p.m.

Daniel Ponder
Planning Manager

A quorum of any Colleyville board, commission, or committee may be present at this meeting. Any matter on this agenda may, at the discretion of the governing body, be opened for public comment and discussion.

If you plan to attend this public meeting and have a disability that requires special accommodations, please advise the City Secretary at least 48 hours in advance at 817.503.1133, and reasonable accommodations will be made to assist you.



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number 2a

Agenda Date 2/23/2026

Number -

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a rezoning from R-40 Single-Family Residential to R-20 Single-Family Residential and R-40 Single-Family Residential on Tracts 2Y and 2AA, Abstract 1248, Thomas J. Polson Survey, located at 300 Black Drive, Case ZC26-004

Explanation

Michael Monk, the applicant, has submitted a request for a rezoning to R-20 Single-Family Residential and R-40 Single-Family Residential on Tracts 2Y and 2AA, Abstract 1248, Thomas J Polson Survey, being approximately 3.11 acres, and zoned R-40 Single-Family Residential. The request is to rezone the tracts of land to create three R-20 lots and one R-40 lot.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Zoning Exhibit

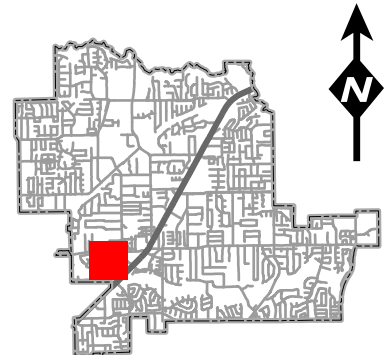
Aerial Map



ZC26-004

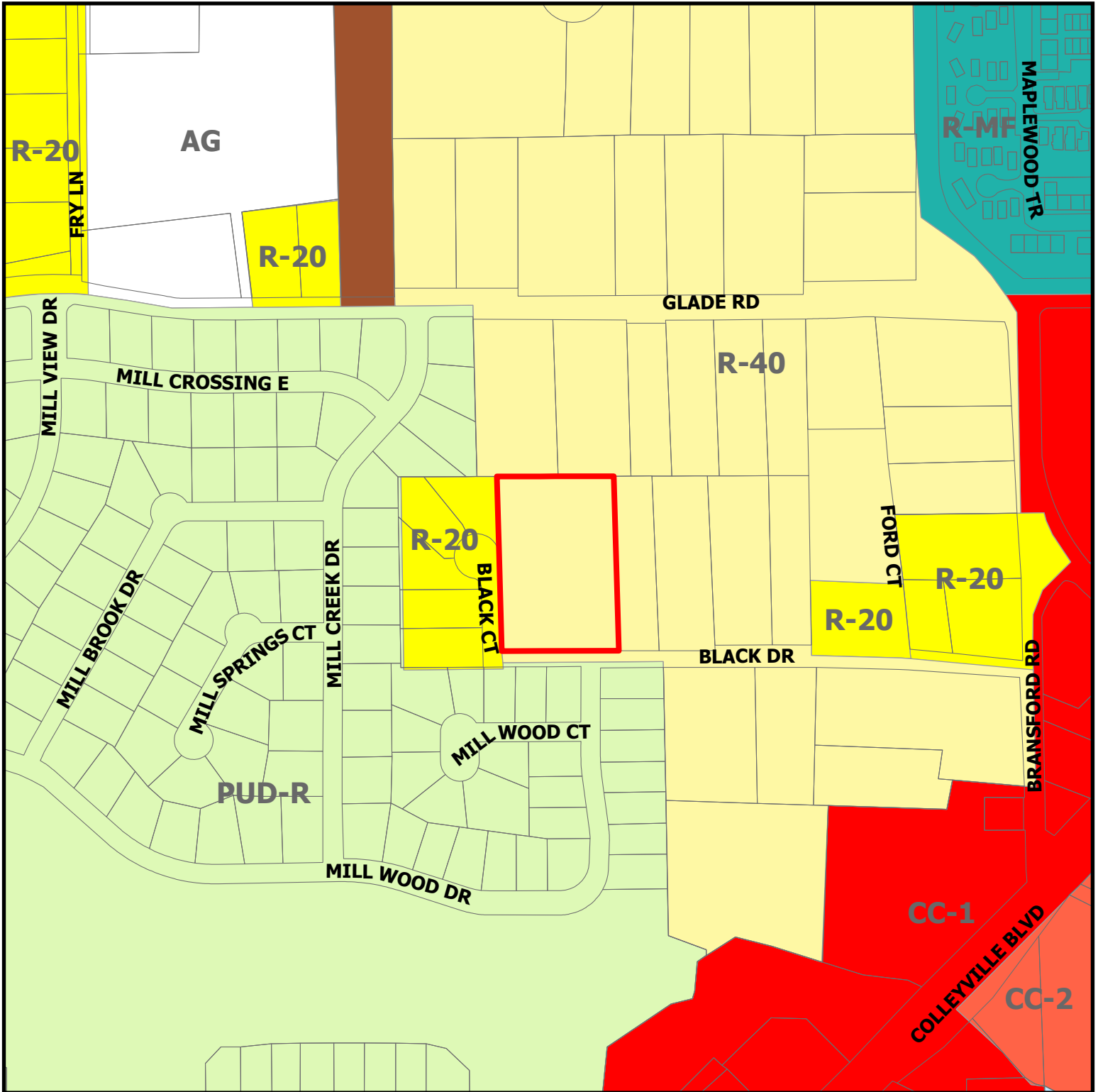
300 Black Drive

 Subject Property



DISCLAIMER:
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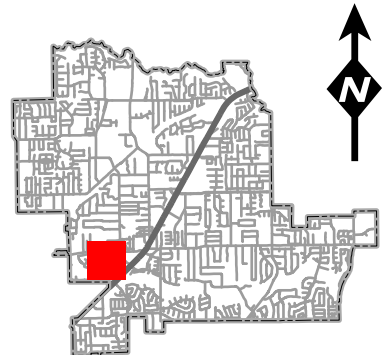
Zoning Map



ZC26-004

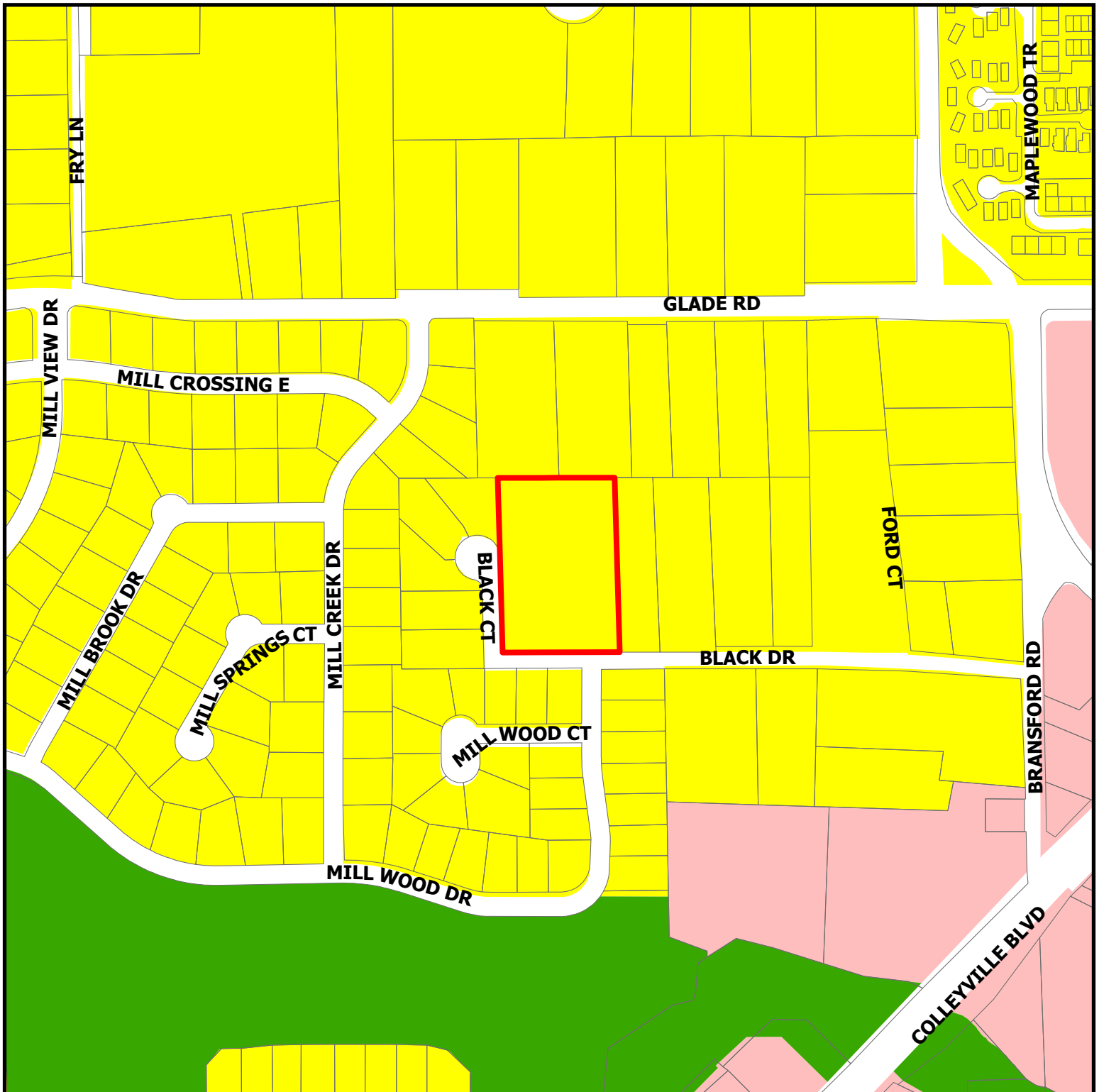
300 Black Drive

 Subject Property







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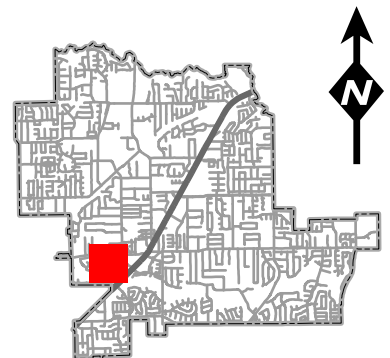
Future Land Use Map



ZC26-004

300 Black Drive

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



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MCM CUSTOM HOMES, LLC

02/06/26

Mike Monk

300 GLADE RD

COLLEYVILLE, TEXAS 76034



Dear Planning and Zoning Commission / City Council Members,

I am writing to respectfully propose a new residential development at **300 Black Drive**, a **3.112-acre property**, and to request consideration for rezoning.

The proposal includes **rezoning three of the four lots to R-20**, while allowing the **fourth lot to remain R-40**, totaling **1.736 acres**. This approach is intentional and designed to balance compatibility with the surrounding neighborhood while preserving the character that makes Colleyville such a special place to live. My father and I have been building homes in the **City of Colleyville for more than 40 years**, and during that time we have seen the city grow while still maintaining its strong sense of community, pride, and quality. We have always been committed to building homes that reflect Colleyville's standards and values, and this project is no exception. I truly believe this property represents a unique opportunity to thoughtfully develop residential lots that blend seamlessly with the existing neighborhood while also welcoming **more young families** to Colleyville. Encouraging this next generation of homeowners helps sustain the vitality of the community, support local schools, and preserve Colleyville as a place where families can put down long-term roots. Additionally, the proposed zoning aligns naturally with the surrounding area. The lots immediately to the west on **Black Court are already zoned R-20**, making this request a logical and consistent extension of the existing zoning pattern. Rezoning the street frontage to R-20 would ensure the development has the right look and feel, matching what already exists and maintaining a cohesive streetscape along Black Drive.

This proposal has been carefully considered with respect for neighboring properties, established zoning, and the long-term vision of the city. My goal is to contribute positively to Colleyville by creating well-designed homes that enhance the neighborhood while honoring the city's character. Thank you for your time, consideration, and continued service to the City of Colleyville. I would be grateful for the opportunity to discuss this proposal further and answer any questions you may have.

Sincerely,
Mike Monk



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number 2b

Agenda Date 2/23/2026

Number -

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of an amendment to the Land Development Code, Chapter 3, Section 3.24(F) District Regulation Notes and Section 3.24(G) Schedule of District Regulations, which includes edits throughout the section, Case GC26-003

Explanation

Staff has prepared an amendment to the Land Development Code Chapter 3, Land Use, which would amend the District Regulations Notes within Section 3.24(F) and Section 3.24(G). The proposed language states lot coverage may be exceeded by up to four percent (4%) for detached, accessory structures open on at least two (2) sides. The structures shall maintain compliance with the regulations for accessory buildings within Section 3.27.

Attachments

1. Proposed Chapter 3 Amendment
2. Proposed Schedule of District Regulations

- f. A letter of permission shall be provided by the property owner stating that the temporary batch plant will be used to provide concrete/asphalt for the same site where it is located and no other project(s). The letter must also state that the site will be left in good or better condition.
- g. The application must state the amount of time that the temporary batch plant will be in operation. The permit duration shall not exceed 30 days from the date of issuance. The Administrative Official may extend the permit for an additional 30 days with good cause. Only one permit may be issued for a given parcel of property within a 12 month period.
- i. The Public Works Director shall determine if additional materials testing is required and may determine the testing personnel required. Any cost of testing shall be paid by the applicant.
- j. The batch plant shall not be used as a batching facility for any other site other than the site on which it is located and no concrete, asphalt and/or any raw materials may be sold from said plant.
- k. Any appeal or waiver from the requirements of this section shall require final approval by the City Council.

E. Outdoor Storage; Screening and Hours of Operations

Zoning Districts		Outdoor Storage Allowed	Screening Requirements Adjacent to Single Family	Hours of Operation
CPO	Professional Office Commercial	No	8'	Daytime only
CN	Neighborhood Commercial	No	8'	Daytime only
CC1	Village Retail	No	8'	24 hours
CC2	Shopping Center	No	8'	24 hours
CC3	Highway Commercial	Yes	8'	24 hours
ML	Light Manufacturing - Industrial	Yes	8'	24 hours

F. District Regulation Notes

- A. To achieve the “urban village” design, front yards may be varied to as little as 10’ from the front property line if required parking is setback not less than forty feet (40’) from the front property line.
- B. Where abutting a lot zoned or used for residential purposes (RE through MH) there shall be a twenty-five (25’) foot side yard.
- C. Side or rear yards not required where no windows or other openings for light or entry face the yard, and not adjacent to single family.
- D. Where abutting a lot zoned or used for residential purposes (RE through MH) there shall be a twenty-five (25’) foot rear yard.
- E. The lot coverage may be exceeded by up to four percent (4%) for detached, accessory structures open on at least two (2) sides. The structures shall maintain compliance with the regulations for accessory buildings within Section 3.27 of this chapter.

SECTION 3.24.G – SCHEDULE OF DISTRICT REGULATIONS

MAXIMUM RESIDENTIAL DENSITY; MINIMUM LOT SIZE REQUIREMENTS; MINIMUM YARD REQUIREMENTS; MAXIMUM BUILDING HEIGHT; MAXIMUM LOT COVERAGE; OUTDOOR STORAGE; SCREENING; AND, HOURS OF OPERATION

(See District Regulations Notes following Section 3.24.F for explanation of letters in charts)

Zoning Districts Classification	Minimum Lot Size Requirements				Max. Lot Size	Minimum Yard Requirements**			Max. Building Height		Max. Lot Coverage Percent	Max. Impervious Coverage Percent
	Area (sq. ft.)	Per Family	Min. Width in feet	Min. Depth in feet		Front/Street ROW Side (feet)	Internal Side (feet)	Rear (feet)	Stories	Feet		
AG Agricultural	130,880	130,880	200	300	n.a.	40'	25'	40'	2.5	35'	20% (E)	50%
RE S.F. "Estate" Residential	80,000	80,000	200	300	n.a.	40'	25'	40'	2.5	35'	20% (E)	50%
R-40 Single Family Residential	40,000	40,000	150'	150'	n.a.	40'	15'	25'	2.5	35'	20% (E)	50%
R-30 Single Family Residential	30,000	30,000	125'	125'	n.a.	35'	10'	25'	2.5	35'	25% (E)	55%
R-20 Single Family Residential	20,000	20,000	100'	125'	n.a.	30'	10'	25'	2.5	35'	30% (E)	60%
R-15 Single Family Residential	15,000	15,000	100'	125'	n.a.	30'	10'	25'	2.5	35'	30% (E)	60%
R-D Two Family Residential	4,000	8,000	70'	115'	n.a.	25'	10'	25'	2.5	30'	50%	60%
R-MF Multi-Family Residential (zoned after June 16, 1961)	2,700	18,000	70'	115'	n.a.	25'	10'	25'	2.0	30'	50%	80%
R-MF Multi-Family Residential (zoned before June 16, 1961)	1,500	10,000	70'	115'	n.a.	25'	10'	25'	3.0	30'	75%	80%
MH Mobile Home (Minimum size of mobile home park - 40 spaces)	20,000	20,000	100'	125'	n.a.	30'	10'	25'	2.5	30'	30%	40%
C-PO Professional Office Commercial	n.a.	7,200	100'	120'	1 acre	40'	15' (B/C)	10' (C/D)	2.0	35'	40%	80%
CN Neighborhood Commercial	n.a.	10,000	100'	120'	1 acre	40'	15' (B/C)	10' (C/D)	2.0	35'	40%	80%
CC1 Village Retail	n.a.	15,000	150'	120'	5 acres	40' (A)	15' (B/C)	10' (C/D)	2.0	35'	50%	80%
CC2 Shopping Center	n.a.	20,000	150'	120'	none	40' (A)	15' (B/C)	10' (C/D)	2.0	35'	60%	80%
CC3 Highway Commercial	n.a.	10,000	150'	120'	none	40'	15' (B/C)	10' (C/D)	2.0	35'	70%	80%
ML Light Manufacturing	n.a.	10,000	100'	120'	none	40'	15' (B/C)	10' (C/D)	2.0	35'	60%	80%

* All regulations may vary when above districts are used as a base district for a PUD.

** All required building lines shall adhere to the minimum yard requirement of the applicable zoning district for the property per Section 3.24.6- Schedule of District Regulations regardless of any setbacks shown on a plat unless a documented plat waiver has been approved.