



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

100 Main Street Colleyville, Texas 76034

MONDAY, MARCH 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: Candace Sandifer
PLEDGE OF ALLEGIANCE**

1. APPROVAL OF MINUTES

- 1a** February 9, 2026 Planning and Zoning Commission Meeting Minutes
February 23, 2026 Planning and Zoning Commission Worksession
Minutes

2. PUBLIC HEARING AGENDA ITEMS

- 2a** Consideration 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** Consideration 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. CITIZEN COMMENTS

4. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards *Tuesday, March 3, 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 BRIEFING

Agenda Number 1a

Agenda Date 3/9/2026

Number -

Type Approval of Minutes

Department Community Development

Title

February 9, 2026 Planning and Zoning Commission Meeting Minutes

February 23, 2026 Planning and Zoning Commission Worksession Minutes

Explanation

Approval of the minutes from the Planning and Zoning Commission meeting on February 9, 2026, and the Planning and Zoning Commission Worksession meeting on February 23, 2026.

Attachments

1. February 9, 2026 Planning and Zoning Commission Minutes
2. February 23, 2026 Planning and Zoning Commission Worksession Minutes



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION MINUTES

100 Main Street, Colleyville, Texas, 76034

MONDAY, FEBRUARY 9, 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 February 9, 2026, at 6:15 p.m.

Roll Call

Present: David Groves, Richard Remley, David Ebert, Jerome Obinabo, and Candace Sandifer

Absent: Jerry Savoie and Brandon Arnold

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

Planning Manager Daniel Ponder briefed the Commission on the items that would be presented on tonight's agenda. There was general discussion regarding the updates to the cases the Commission would be voting on, including a letter of support received from a resident.

Chair David Groves adjourned the Planning and Zoning Commission Pre Commission Meeting at 6:22 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 February 9, 2026, at 7:00 p.m.

Roll Call

Present: David Groves, Richard Remley, David Ebert, Jerome Obinabo, and Candace Sandifer

Absent: Jerry Savoie and Brandon Arnold

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

1. APPROVAL OF MINUTES

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

Commissioner Obinabo made a motion to approve the January 12, 2026, Planning and Zoning Commission Meeting Minutes and the January 26, 2026 Planning and Zoning Worksession meeting minutes, seconded by Commissioner Ebert.

The motion was carried by the following vote:

Aye: 4 – Groves, Obinabo, Remley, and Ebert

Abstain: 1 - Sandifer

Nay: 0

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

Planning Manager Daniel Ponder presented case PC26-001 and briefed the Commission on the request. The applicant is requesting a minor plat with a waiver due to substandard lot width for R-40 Single Family Residential Zoning. The property meets all other code requirements.

Matthew Engelman, the applicant, came forward and briefed the commission on his request.

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

Commissioner Ebert made a motion to approve case PC26-001, seconded by Commissioner Obinabo.

The motion was carried by the following vote:

Aye: 5 – Groves, Obinabo, Remley, Sandifer, and Ebert

Nay: 0

- 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

Planning Manager Daniel Ponder presented case ZC26-002 and briefed the Commission on the request. The applicant is requesting to rezone the property to R-40 Single-Family Residential to allow for consistent zoning across the entire property. The property is substandard in lot width but meets all other code requirements.

Matthew Engelman, the applicant, came forward and briefed the commission on his request. There was general discussion among the commissioners and staff regarding the option to rezone to RE Single Family 'Estate' Residential.

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

Commissioner Sandifer made a motion to approve case ZC26-002, seconded by Commissioner Remley.

The motion was carried by the following vote:

Aye: 5 – Groves, Obinabo, Remley, Sandifer, and Ebert

Nay: 0

- 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

Planner Christopher Pham presented case ZC26-001 and briefed the Commission on the request. The applicant is requesting a Special Use Permit to allow for a massage therapy business to operate in the suite space.

Cert and Diane Khamvongsouk, the applicants, came forward and briefed the commission on their request. There was general discussion among the commissioners regarding hair services that will be offered and the projected business hours of operation.

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

Commissioner Remley made a motion to approve case ZC26-001, seconded by Commissioner Ebert.

The motion was carried by the following vote:

Aye: 5 – Groves, Obinabo, Remley, Sandifer, and Ebert

Nay: 0

- 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

Planner Bethany Lopez presented case ZC26-003 and briefed the Commission on the request. The applicant is requesting a Special Use Permit to allow for an accessory building that exceeds the 4% aggregate lot area permitted by the Land Development Code.

Richard Bell, the owner, came forward and briefed the commission on his request. There was general discussion regarding how the accessory building has a modest deviation from the permitted 4% aggregate lot area.

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

Commissioner Sandifer made a motion to approve case ZC26-003, seconded by Commissioner Obinabo.

The motion was carried by the following vote:

Aye: 5 – Groves, Obinabo, Remley, Sandifer, 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 7:26 p.m.

The minutes were written and prepared by:

Ivana Gonzalez

Ivana Gonzalez
Urban Forester/Planner

The meeting minutes were approved on March 9, 2026, by a vote of x-x.



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION MINUTES

100 Main Street, Colleyville, Texas, 76034

MONDAY, FEBRUARY 23, 2026

CALL MEETING TO ORDER EXECUTIVE CONFERENCE ROOM

The City of Colleyville Planning and Zoning Commission Worksession Meeting was called to order by Vice Chair Jerry Savoie on February 23, 2026, at 6:15 p.m.

Roll Call

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

Absent: David Groves.

Staff Present: Community Development Director Ben Bryner, Fire Marshal Rob Mckeown, Planning Manager Daniel Ponder, and Planner Bethany Lopez.

2. WORKSESSION AGENDA ITEMS

- 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

Planning Manager Daniel Ponder presented the case and briefed the Commission on the request. There was discussion regarding the requirements of the R-40 and R-20 zoning districts.

- 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

Community Development Director Ben Bryner presented the case and briefed the Commission on the request. There was discussion regarding the amendment and examples of the request.

3. ADJOURNMENT

The meeting adjourned at 6:29 p.m.

The minutes were written and prepared by:

Bethany Lopez

Bethany Lopez
Planner

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



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2a

Agenda Date 3/9/2026

Number -

Type Public Hearing Agenda Items

Department Community Development

Title

Consideration 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 on Tracts 2Y and 2AA, Abstract 1248, Thomas J. Polson Survey, being approximately 3.11 acres, and zoned R-40 Single-Family Residential.

Analysis: The request is to rezone the property to R-20 Single-Family Residential and R-40 Single-Family Residential from R-40 Single-Family Residential. The proposed zoning would allow for the subdivision of three R-20 lots and one R-40 lot. The R-40 lot would not meet the required lot width and would be considered substandard.

Existing Conditions/Background: The subject property, 300 Black Drive, is zoned R-40 Single-Family Residential and developed with a single-family home. It is located on the northeast corner of Black Drive and Black Court.

Plat Status: The subject property is unplatted.

DRC Review: The Development Review Committee reviewed the request during their February 16, 2026, meeting and the case has been scheduled for the March 9, 2026, Planning and Zoning Commission meeting.

Surrounding Development: The properties to the north and east are zoned R-40 Single-Family Residential and are improved with single-family homes. The properties to the south are zoned PUD-R Planned Unit Development – Residential and are improved with single-family homes. The properties to the 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 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. Zoning Exhibit
6. Lot Size Exhibit
7. Notification Map
8. Notification Letter
9. Draft Ordinance

Aerial Map

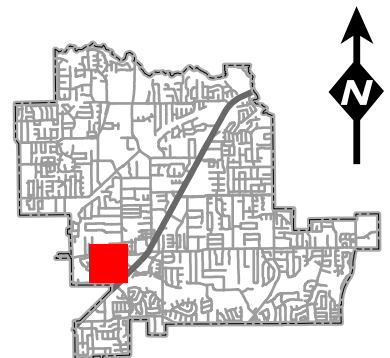


ZC26-004

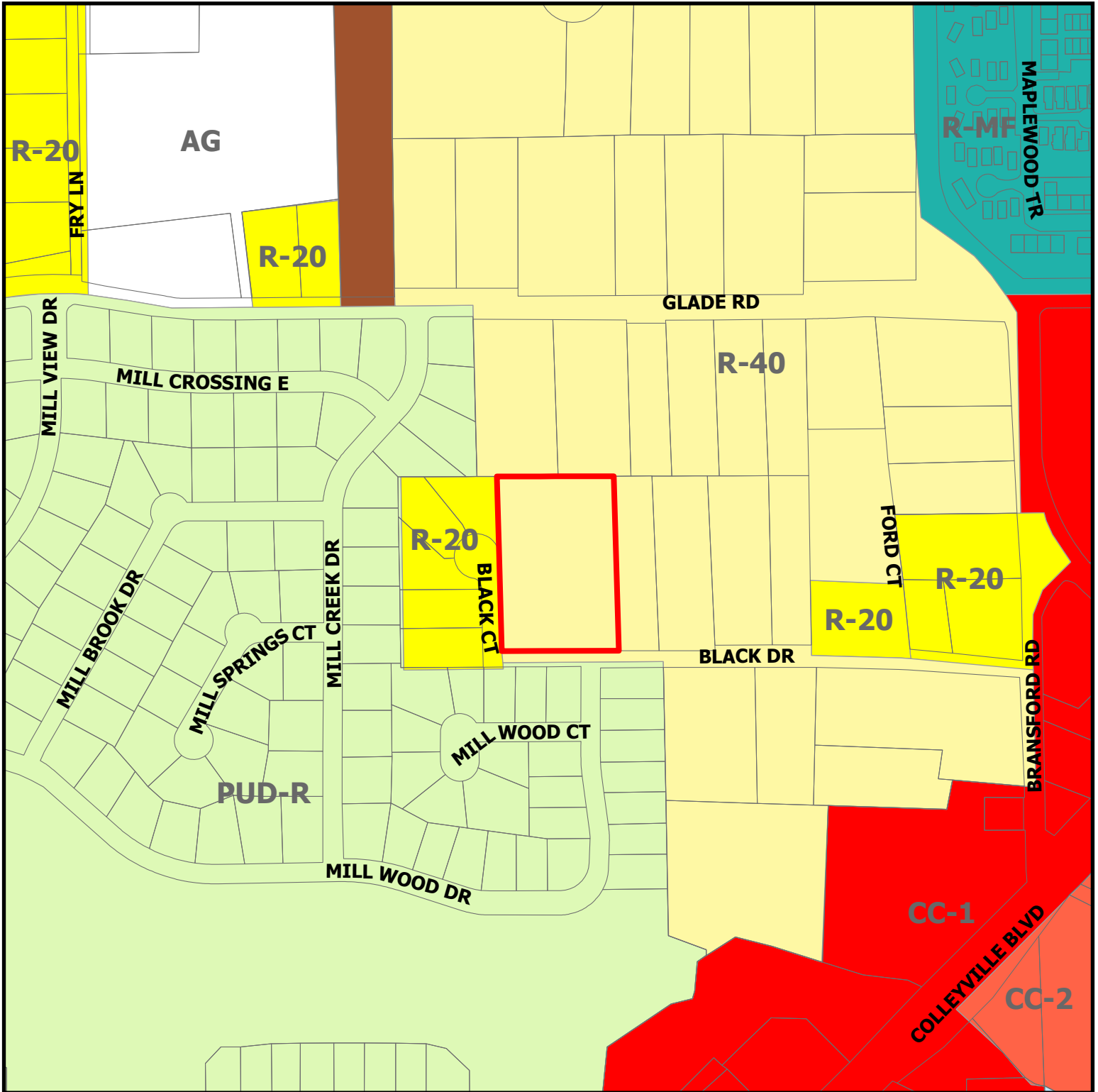
300 Black Drive

DISCLAIMER:
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 Subject Property



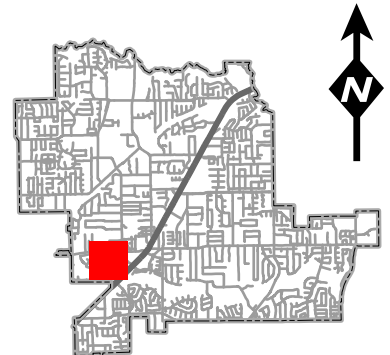
Zoning Map



ZC26-004

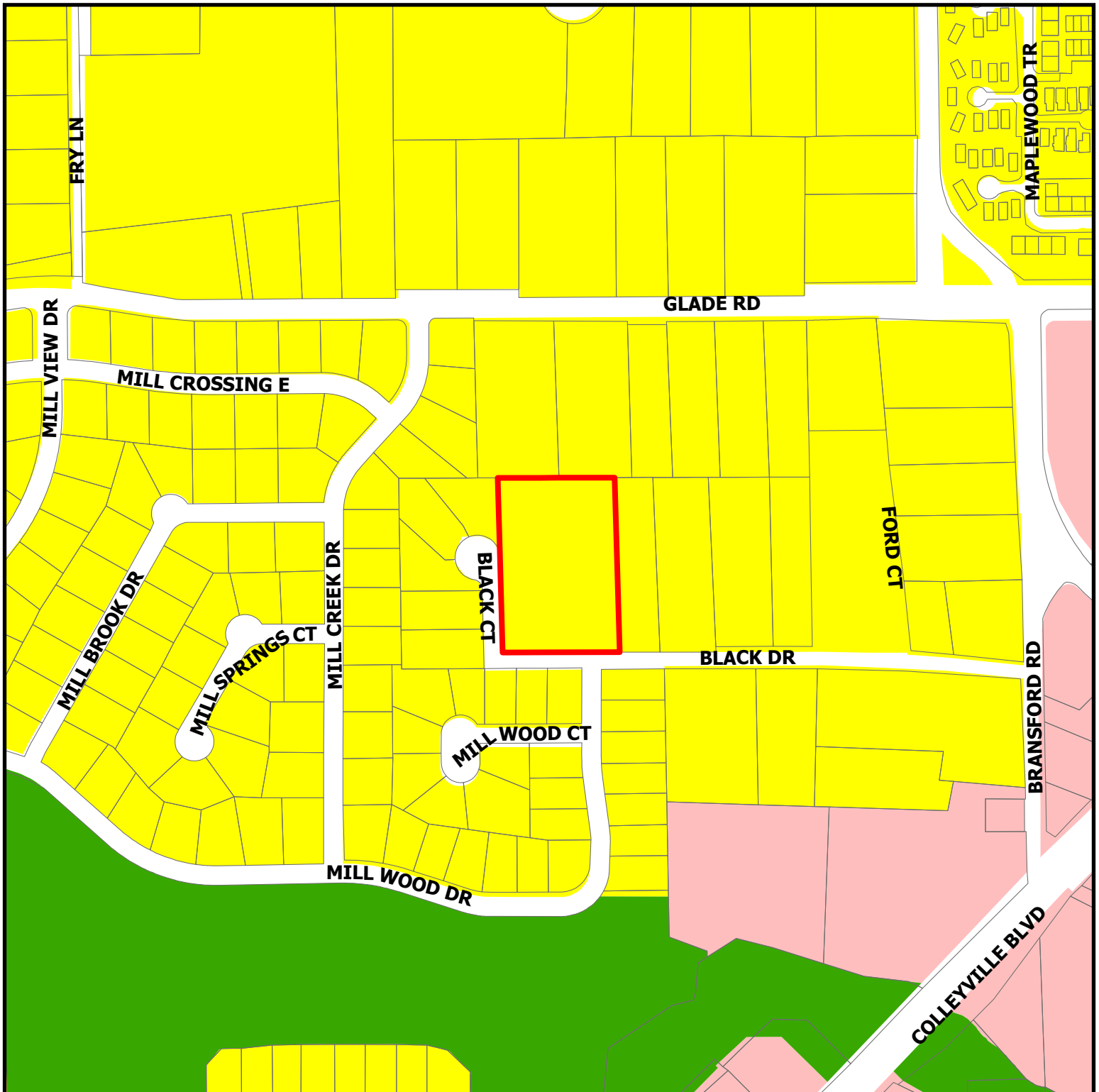
300 Black Drive

 Subject Property







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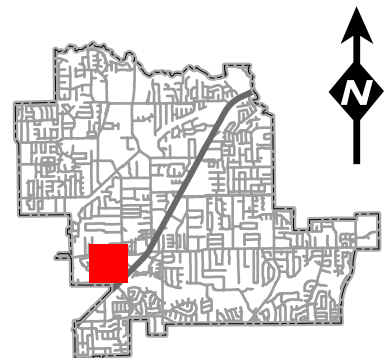
Future Land Use Map



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

CHARLES RAY EDWARDS
 DOC. NO. D206362149, D.R.T.C.T.

ZONED: R-40

ABBREVIATIONS

D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS
 P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY, TEXAS
 VOL. VOLUME
 PG. PAGE
 CAB. CABINET
 DOC. NO. DOCUMENT NUMBER

N 89°46'16" E 300.61'

PROPOSED LOT 1
 75514 Sq.Ft.
 1.7336 Acres

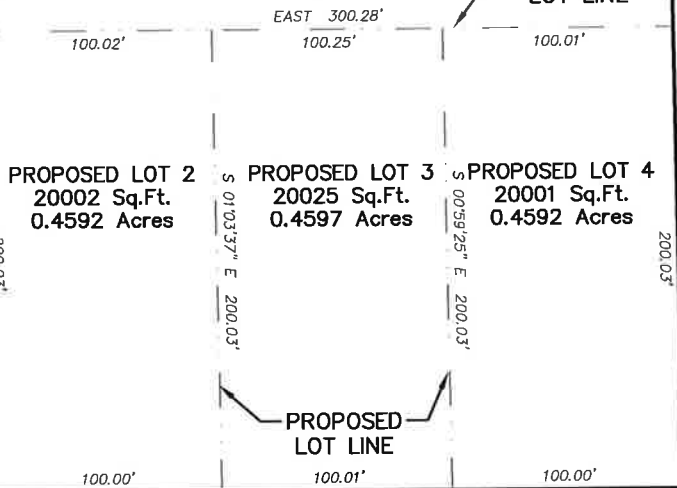
3.112 ACRES

LELAND PENNINGTON, JR
 DOC. NO. D212194694
 D.R.T.C.T.

ZONED: R-40
 PROPOSED ZONING R-20

PROPOSED LOT LINE

N 01°03'55" W 450.81'
 BLACK COURT
 (R.O.W. VARIES)

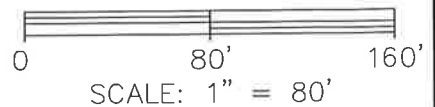


S 00°59'10" E 452.00'

CHARLES RAY EDWARDS
 DOC. NO. D206362149, D.R.T.C.T.
 ZONED: R-40



Graphic Scale in Feet



BLACK DRIVE WEST 300.01'
 (R.O.W. VARIES)

MILL CREEK ADDITION, PHASE III
 DOC. NO. D192224270, D.R.T.C.T.

ZONED: PUD-R

*REVISED 11/12/2015 - ADDED PROPOSED LOT LINES
 11/16/2015 - FRONT LOT WIDTH TO 100'

NOTES

1. This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.
2. The Surveyor has not physically located any boundary corners, underground utilities and/or improvements which may be located on, under or near the subject property.
3. Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.
4. On the issue date of this survey the property shown hereon is zoned R-40.
5. The bearings and distances for the property shown hereon are based on the deed conveyed to Leland Pennington Jr, recorded in Document Number D212194694, in the Deed Records of Tarrant County, Texas.

ZONING EXHIBIT

3.112 ACRES, LELAND PENNINGTON, JR

RECORDED IN DOCUMENT NUMBER D212194694,
 IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS,
 IN THE THOMAS J. POULSON SURVEY, A-1248
 CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

ISSUE DATE: 11/9/2015

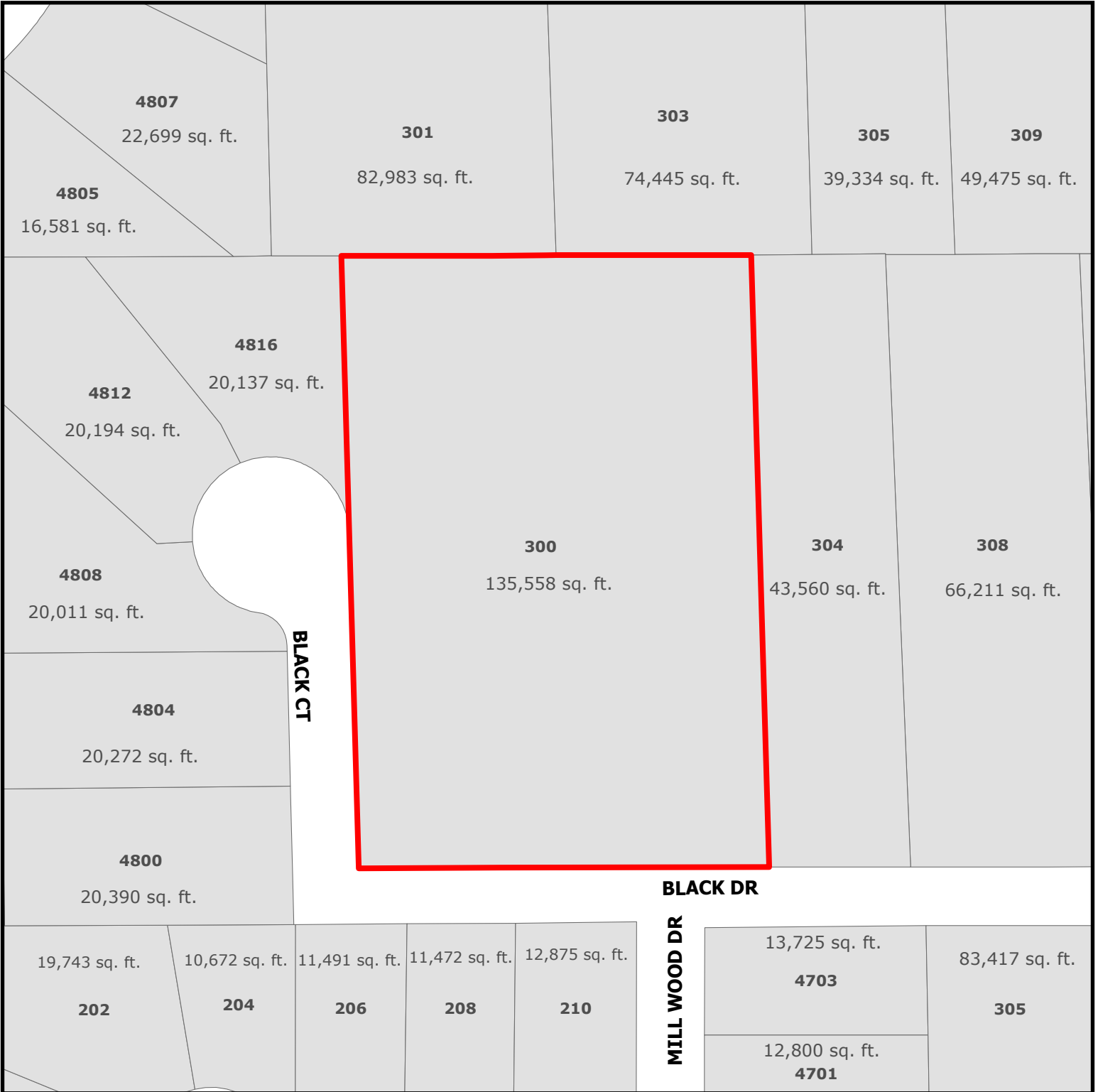
SCALE: 1" = 80'

PROJECT NO.: 023-081-50

SPRY SURVEYORS

8241 Mid-Cities Blvd., Suite 100 • North Richland Hills, TX 76182
 Ph 817-776-4049 • spry@sprysurveyors.com • www.sprysurveyors.com
 Firm Reg. No. 10112000

Property Map



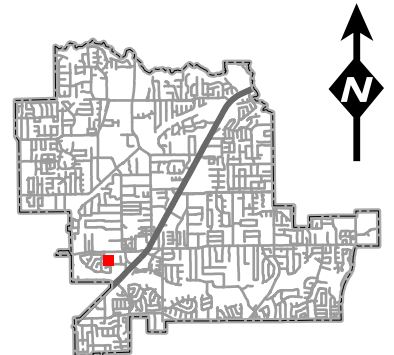
ZC26-004

300 Black Drive

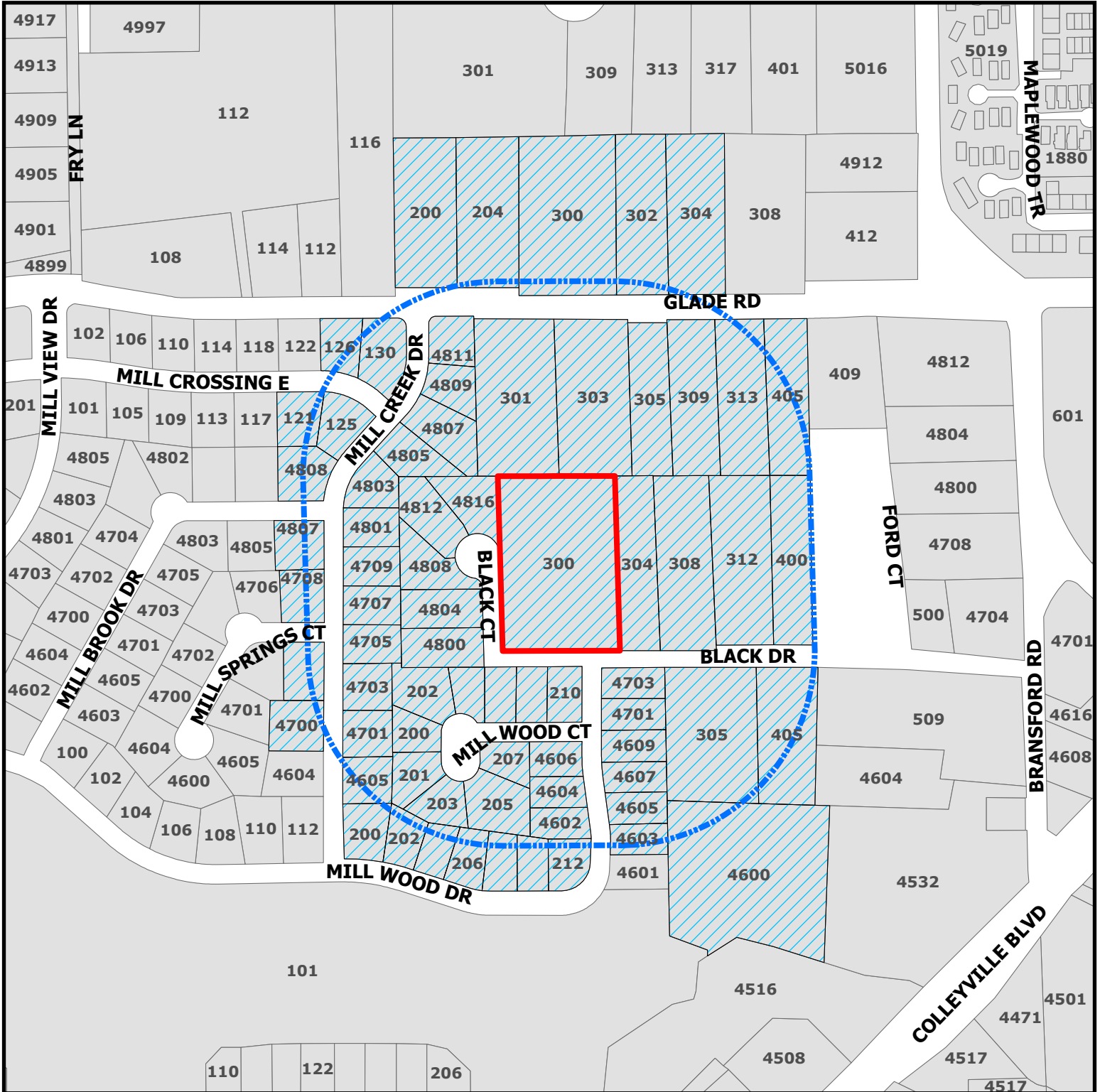


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 Subject Property



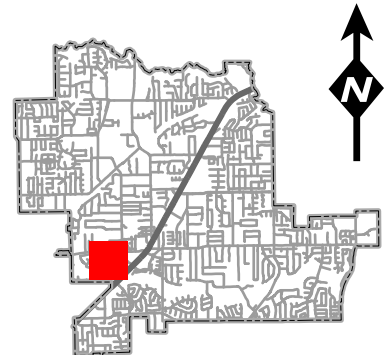
Notification Map



ZC26-004

300 Black Drive

- Subject Property
- Buffer
- Parcels to be notified



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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, March 9, 2026 at 7:00p.m.
City Council Meetings: Tuesday, April 7, 2026 & Tuesday, April 21, 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 to R-20 Single-Family Residential on a portion of Tracts 2Y & 2AA, Abstract 1248, Thomas J. Polson Survey, located at 300 Black Drive, Case ZC26-004. The request proposes rezoning a portion of the property to R-20 to create three lots, with the remaining lot retaining R-40 zoning.

Zoning Case: ZC26-004

Applicant: Michael Monk

Owner: Black to Parr Living Trust

Location: 300 Black Drive

Property Description: Tracts 2Y & 2AA, Abstract 1248, Thomas J. Polson Survey

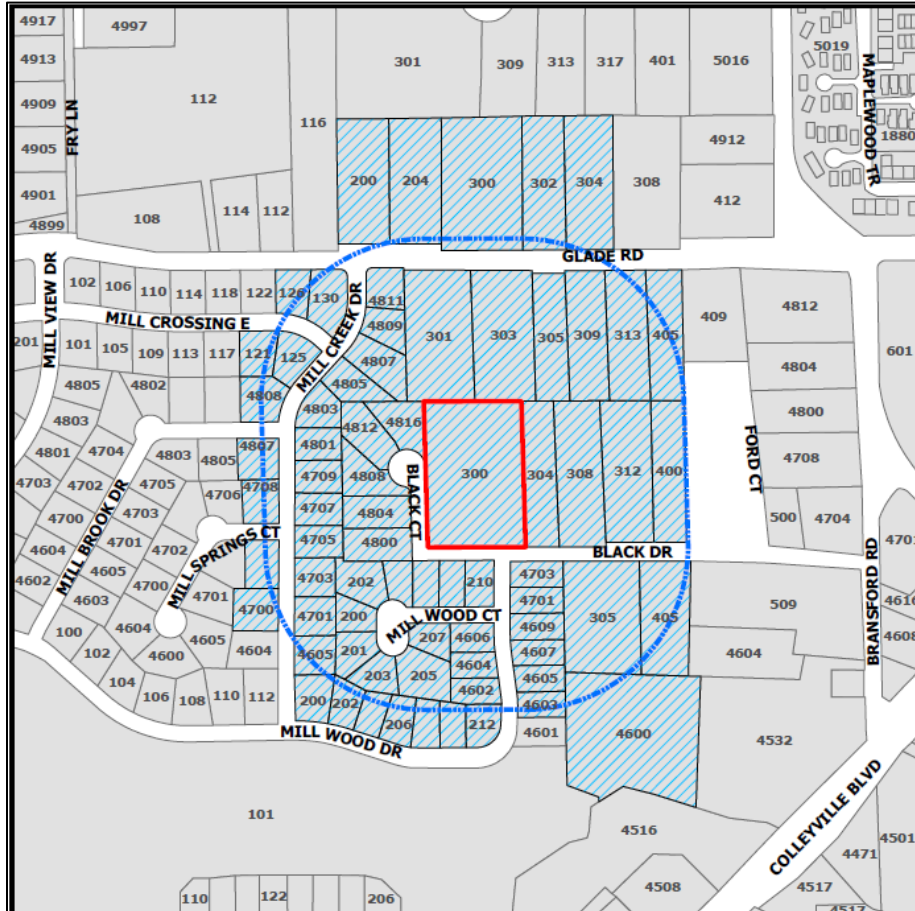
Present Zoning: R-40 Single-Family Residential

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:

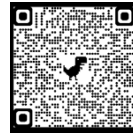
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@colleyville.com

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 ON APPROXIMATELY 3.11 ACRES, BEING TRACTS 2Y AND 2AA, ABSRACT 1248, THOMAS J. POLSON SURVEY, LOCATED AT 300 BLACK DRIVE, BY AUTHORIZING A REZONING FROM R-40 SINGLE-FAMILY RESIDENTIAL TO R-20 SINGLE-FAMILY RESIDENTIAL AND 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 a request for a rezoning from R-40 Single-Family Residential to R-20 Single-Family Residential and R-40 Single-Family Residential (Case ZC26-004) for the real property described as Tracts 2Y and 2AA, Abstract 1248, Thomas J. Polson Survey, located at 300 Black Drive, as further described and depicted on Exhibit "A" hereto (the "Subject Property"); and

WHEREAS, the Subject Property is presently zoned R-40 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

rezoning from R-40 Single-Family Residential to R-20 Single-Family Residential and R-40 Single-Family Residential on 3.11 acres, being Tracts 2Y and 2AA, Abstract 1248, Thomas J. Polson Survey, as depicted on the attached as Exhibit "A".

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. As depicted in the attached Exhibit "B".

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 7th day of April 2026.

The second reading and public hearing being conducted on the 21st day of April 2026

APPROVED BY A VOTE OF ____ AYES AND ____ NAYS ON THIS THE 21ST DAY OF APRIL 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

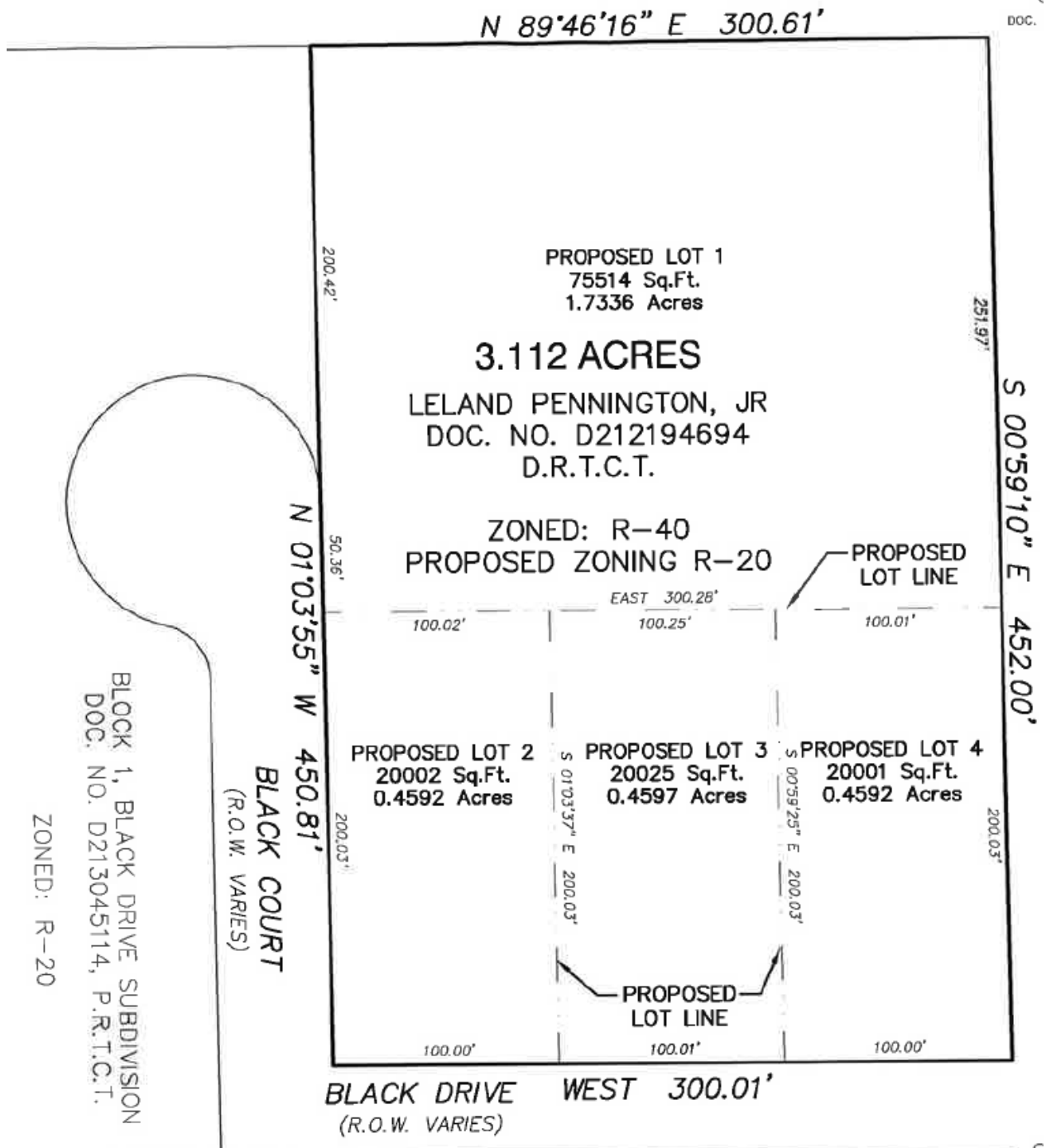
APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" – Aerial Map



Exhibit "B" - Zoning Exhibit





CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2b

Agenda Date 3/9/2026

Number -

Type Public Hearing Agenda Items

Department Community Development

Title

Consideration 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
3. Draft Ordinance

- 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	Max. Impervious Coverage	
	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			Percent
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.

ORDINANCE O-26-XXXX

AN ORDINANCE AMENDING CHAPTER 3, SECTION 3.24(F) DISTRICT REGULATION NOTES AND SECTION 3.24(G) SCHEDULE OF DISTRICT REGULATIONS, OF THE LAND DEVELOPMENT CODE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Colleyville approved Ordinance O-00-1214 on April 18, 2000, adopting the Land Development Code; and

WHEREAS, the City of Colleyville desires to amend Chapter 3, Section 3.24(F) District Regulation Notes and Section 3.24(G) Schedule of District Regulations of the Land Development Code; and

WHEREAS, notice of a public hearing before the City Council was published in a newspaper of general circulation in Colleyville at least 15 days before such hearing.

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

- Sec. 1. THAT *Section 3.24(F) District Regulation Notes and Section 3.24(G) Schedule of District Regulations* of the Land Development Code is hereby amended and replaced in its entirety as attached.
- Sec. 2. 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. 3. 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. 4. 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. 5. 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 7th day of April 2026.

The second reading and public hearing being conducted on the 21st day of April 2026.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 21ST DAY OF APRIL 2026.

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ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt L. Wyatt
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