



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

100 Main Street, Colleyville, Texas, 76034

---

**MONDAY, MARCH 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 a rezoning from AG Agricultural to R-20 Single-Family Residential on Tract 1A09, Abstract 1756, A.T. Young Survey, located at 108 Glade Road, Case ZC26-005
- 2c** Presentation and discussion of a Special Use Permit for an accessory building located in a non-residential zoning district on Lot 1R, Block 1, Covenant Christian Academy Addition, zoned PUD-C Planned Unit Development – Commercial, located at 901 Cheek-Sparger Road, Case ZC26-006
- 2d** Presentation and discussion of a Special Use Permit for a carport on Lot 2A, Adair & Brown Estates, zoned R-40 Single-Family Residential, located at 6916 Pleasant Run Road, Case ZC26-007
- 2e** Presentation and discussion of a Special Use Permit for Alcoholic Beverage Sales – On-Premises Consumption on Lot 13R, Block 2, Thompson Terraces Subdivision, located at 5201 Colleyville Boulevard, Case ZC26-008
- 2f** Presentation and discussion of a rezoning from CC-1 Village Retail, PUD-C Planned Unit Development – Commercial, and AG Agricultural to PUD-C Planned Unit Development – Commercial zoning on Lot 1R, Block 1, The Gardens and Tract 3G, Abstract 963, Absalom J. Lott Survey, located at 7009 and 7015 Colleyville Boulevard, Case ZC26-009

- 2g** Presentation and discussion of a replat for proposed Lot 3R, Adair & Brown Estates, being Lots 3B and 4A2, Adair & Brown Estates, and zoned R-40 Single-Family Residential, located at 813 John McCain Road, Case PC26-004

### **3. ADJOURNMENT**

I hereby certify this agenda was posted on City Hall bulletin boards *Tuesday, March 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 817.503.1130, and reasonable accommodations will be made to assist you.



# CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

---

**Agenda Number** 2a

**Agenda Date** 3/23/2026

**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
6. Proposed R-30 Lot Exhibit

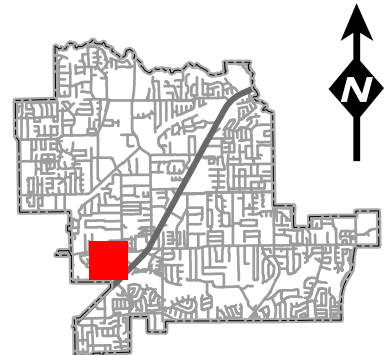
# Aerial Map



**ZC26-004**

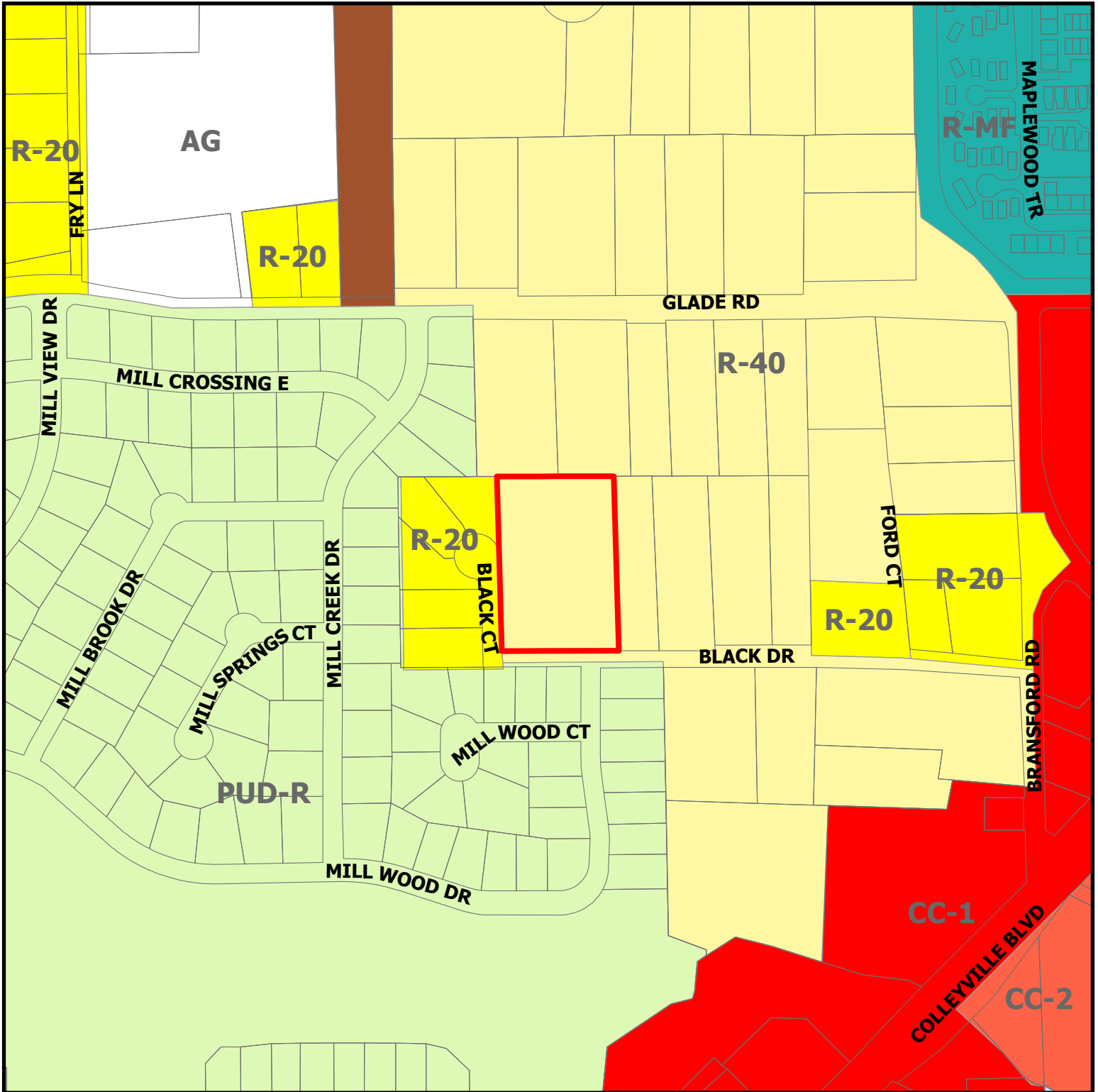
**300 Black Drive**

 Subject Property



DISCLAIMER:  
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which may exist.

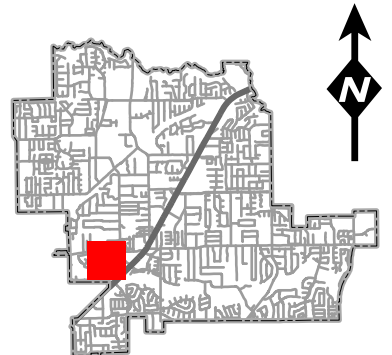
# Zoning Map



## ZC26-004

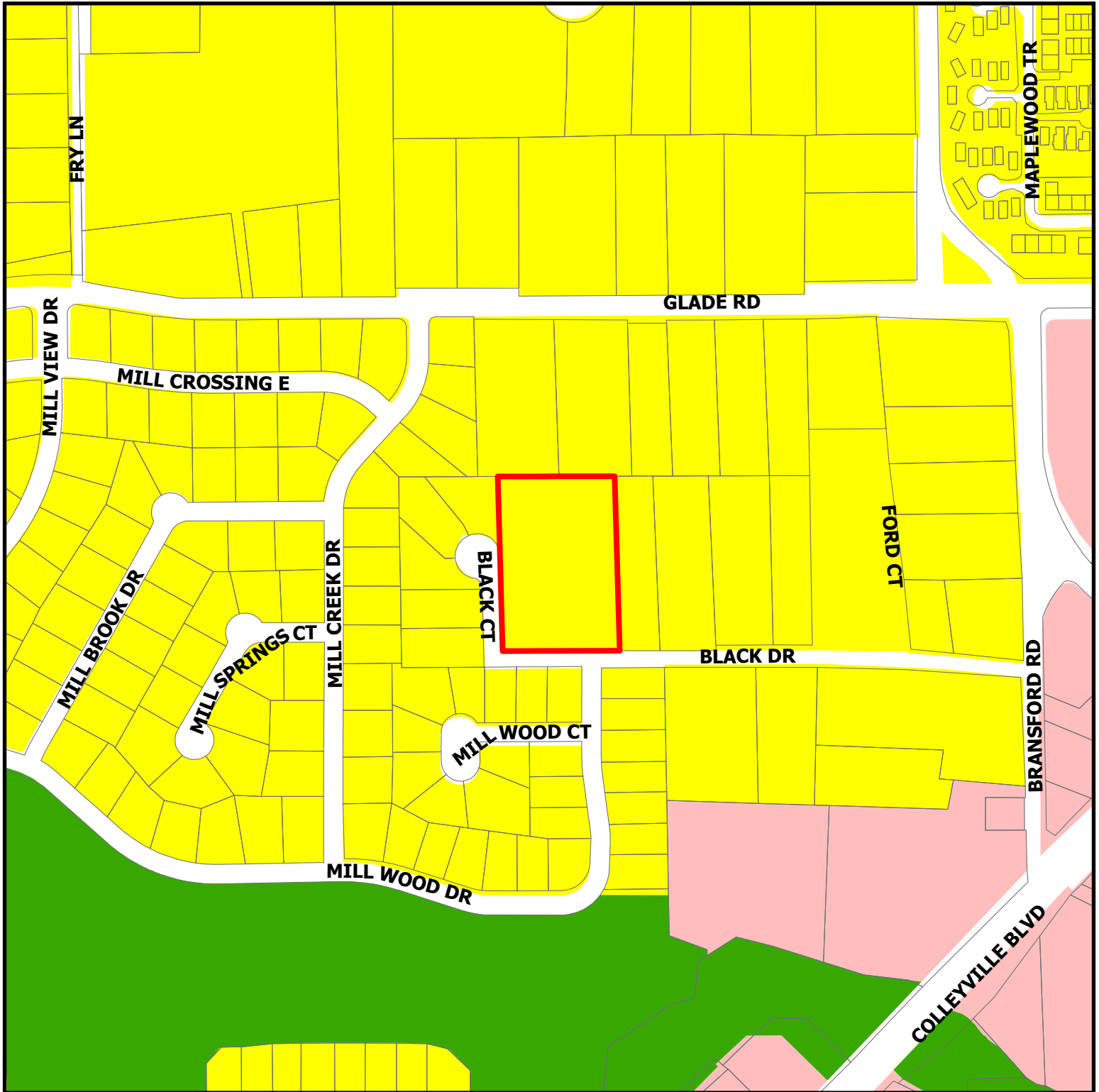
300 Black Drive

 Subject Property







DISCLAIMER:  
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which may exist.

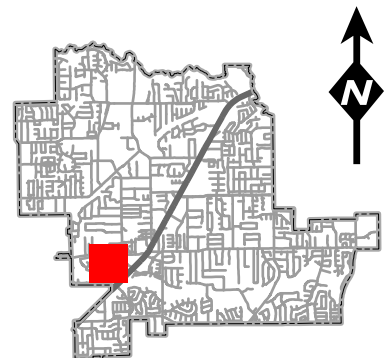
# Future Land Use Map



## ZC26-004

300 Black Drive

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



DISCLAIMER:  
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which may exist.


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

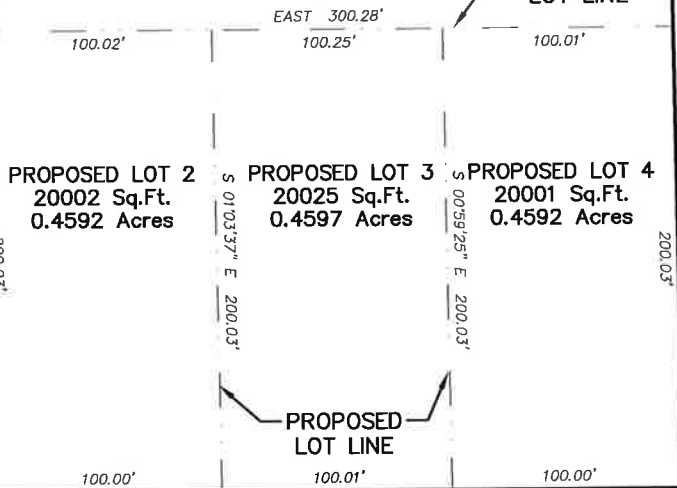
3.112 ACRES

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)

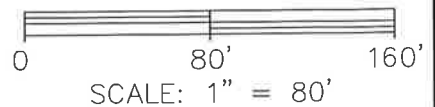


S 00°59'10" E 452.00'

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

- 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.
- 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.
- 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.
- On the issue date of this survey the property shown hereon is zoned R-40.
- 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

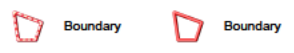
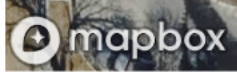
ISSUE DATE: 11/9/2015

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





# CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

---

**Agenda Number** 2b

**Agenda Date** 3/23/2026

**Number** -

**Type** Presentation and Discussion

**Department** Community Development

---

## **Title**

Presentation and discussion of a rezoning from AG Agricultural to R-20 Single-Family Residential on Tract 1A09, Abstract 1756, A.T. Young Survey, located at 108 Glade Road, Case ZC26-005

## **Explanation**

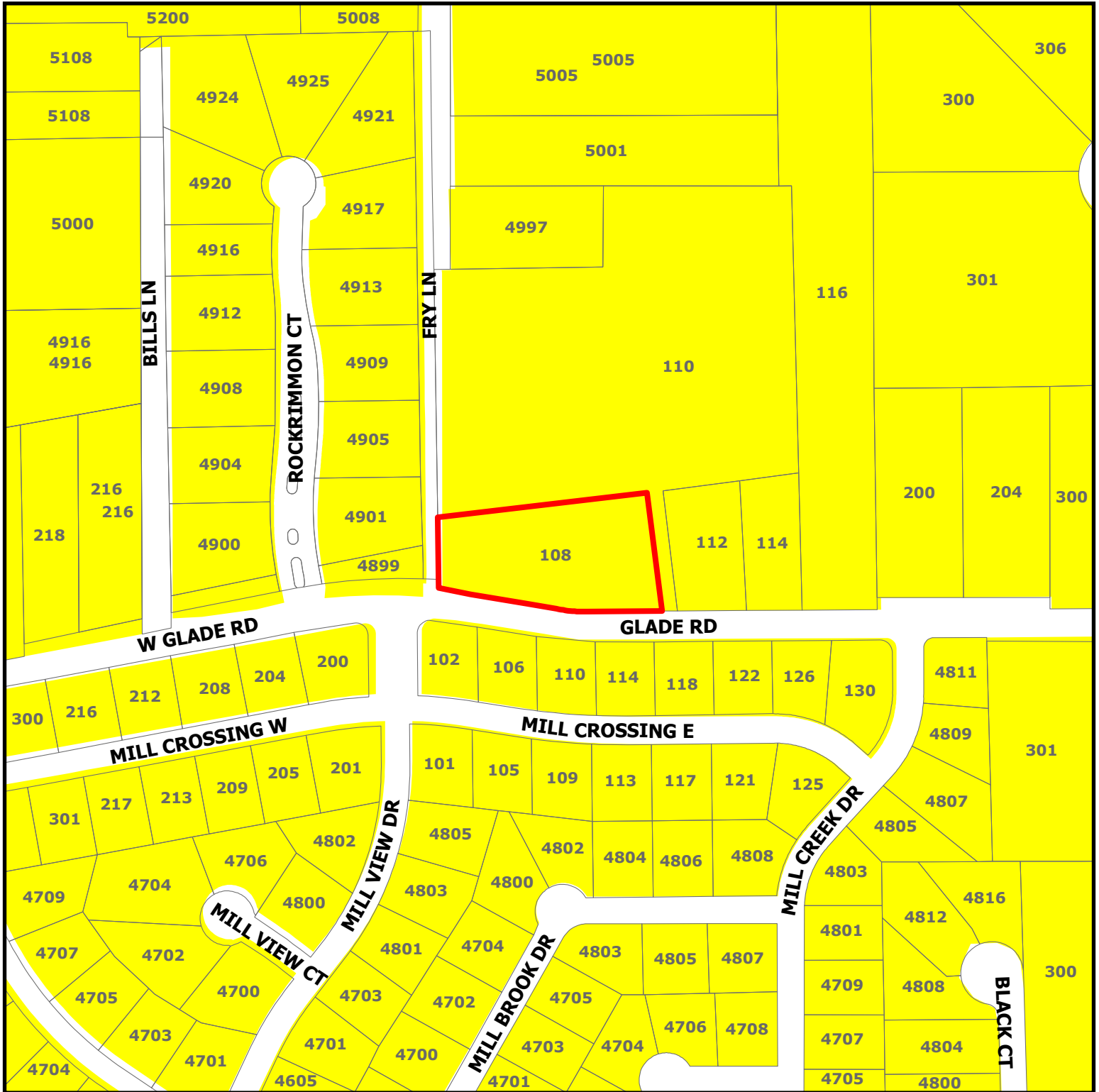
Josh Dyer, the applicant, has submitted a request for a rezoning to R-20 Single-Family Residential on Tract 1A09, Abstract 1756, A.T. Young Survey, being approximately 1.5 acres, and zoned AG Agricultural. The request is to create three R-20 lots from one tract of land.

## **Attachments**

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



# Future Land Use Map



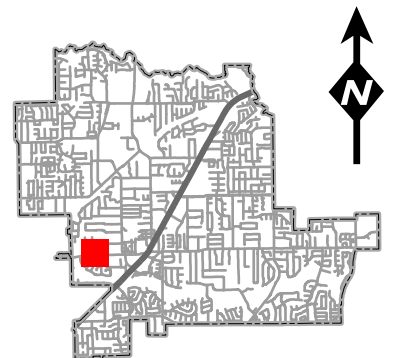
**ZC26-005**

108 Glade Road



**DISCLAIMER:**  
 This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which may exist.

- Residential
- Subject Property





## STATEMENT OF PLANNING OBJECTIVES

The purpose of this request is to rezone approximately **1.447 acres** located within the City of Colleyville from **AG (Agricultural District) to R-20 Single-Family Residential District**. The proposed zoning change will allow the property to be developed with single-family residential uses that are consistent with the established character of the surrounding area.

The subject property is adjacent to residential properties **that are currently zoned R-20 Single-Family Residential**. Rezoning the property to R-20 will align the zoning classification of the site with the surrounding residential developments and promote a cohesive development pattern that is compatible with existing land uses in the area.



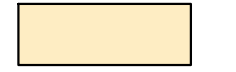

Following approval of the zoning request, the property is proposed to be **replatted into three single-family residential lots**. The planned homes are anticipated to range in size from approximately **4,500 square feet to 6,000 square feet**, consistent with the high-quality residential development that characterizes surrounding Colleyville neighborhoods.

The intent of the project is to develop **three custom single-family residences on generously sized lots** that complement the surrounding residential communities while providing an appropriate transition from the existing agricultural zoning.

2026/02/19 ALEJANDRO NEGRETTE L:\JOBS\SIDE DULGENCE\SINGLE-FAMIL\108 GLADE RD COLLEYVILLE (2 LOTS)\EXHIBITS\20260219 LAND PLAN\DWG\108 GLADE RD COLLEYVILLE TRACT LAND PLAN.DWG



**LEGEND**

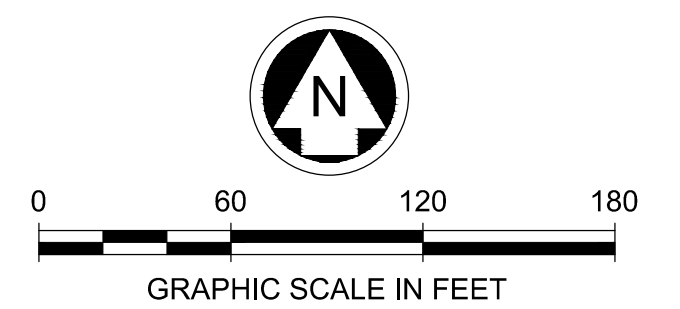
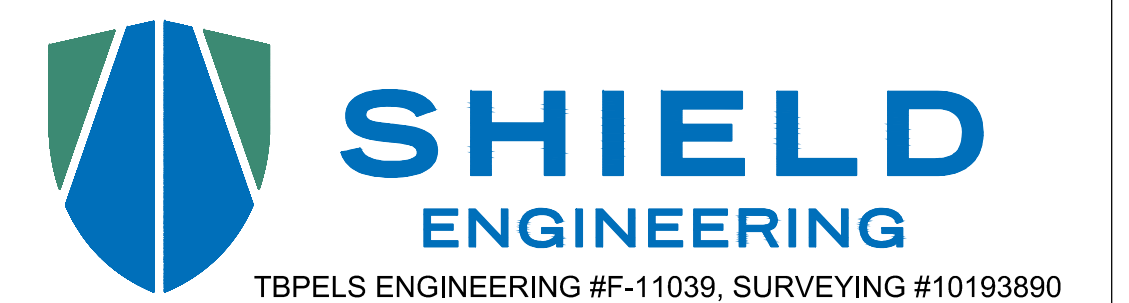
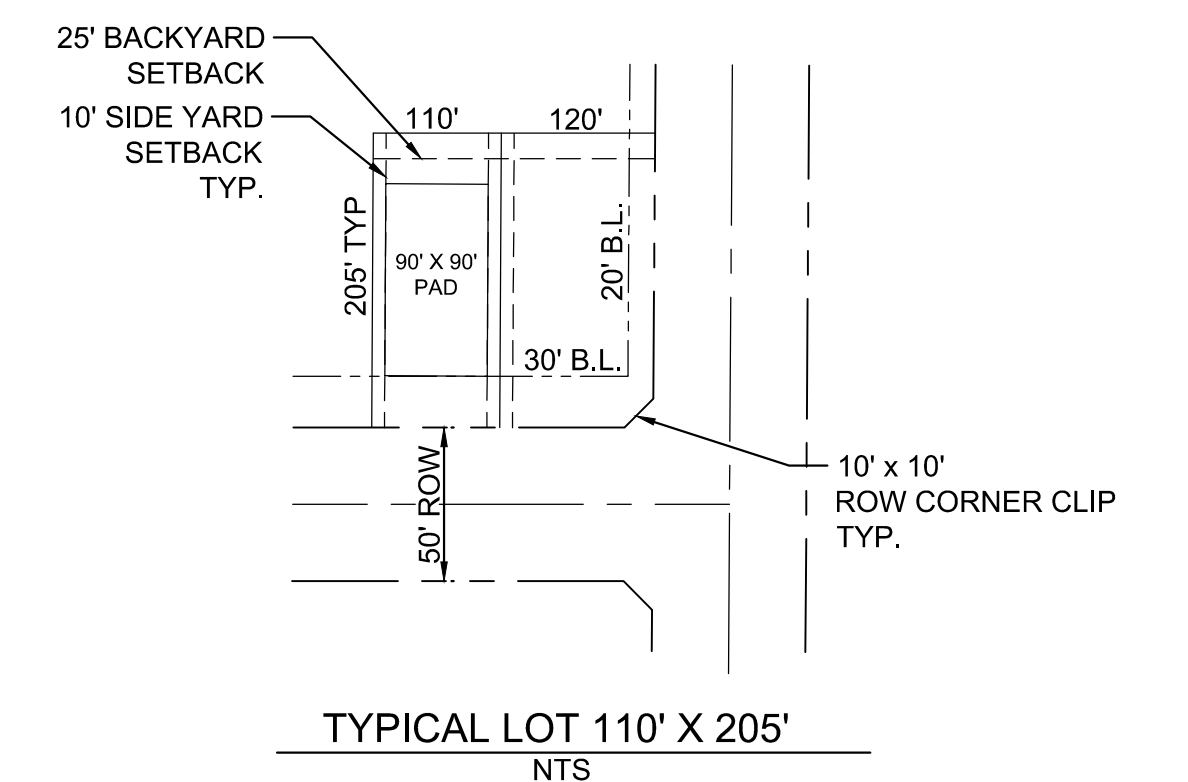
-  PROJECT LOCATION
-  SETBACK
-  LOTS
-  PROPOSED PAD

**PROJECT INFORMATION**

CURRENT ZONING= AGRICULTURE  
PROJECT TOTAL ACREAGE = 1.46 AC  
UNDEVELOPABLE AREA = 0 AC  
NET DEVELOPABLE AREA = 1.46 AC

**LOT COUNT**

OPEN SPACE LOTS = 0  
TOTAL LOT COUNT = 3 LOTS



CITY OF COLLEYVILLE, TEXAS

**108 GLADE RD COLLEYVILLE TRACT SF**

LAND PLAN  
February 19, 2026

DESIGNED: AN	SCALE: 1" = 60'	DATE: Feb 2026	SHEET: 1 OF 1
DRAWN: AN			

108 GLADE RD COLLEYVILLE TRACT SF

**METES AND BOUNDS DESCRIPTION**

BEING A 1.447 ACRE TRACT OF LAND SITUATED IN THE A.T. YOUNG SURVEY, ABSTRACT NUMBER 1756, CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, AND BEING ALL OF A CALLED 1.46 ACRE TRACT OF LAND DESCRIBED BY DEED TO JAMES RICHARD BABB, RECORDED IN VOLUME 4175, PAGE 670, DEED RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE SOUTHWEST CORNER OF SAID CALLED 1.46 ACRE TRACT, BEING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF GLADE ROAD, A VARIABLE WIDTH RIGHT-OF-WAY AND THE EAST LINE OF FRY LANE, A PRIVATE 30' INGRESS/EGRESS EASEMENT, RECORDED IN VOLUME 8134, PAGE 485, DEED RECORDS, TARRANT COUNTY, TEXAS;

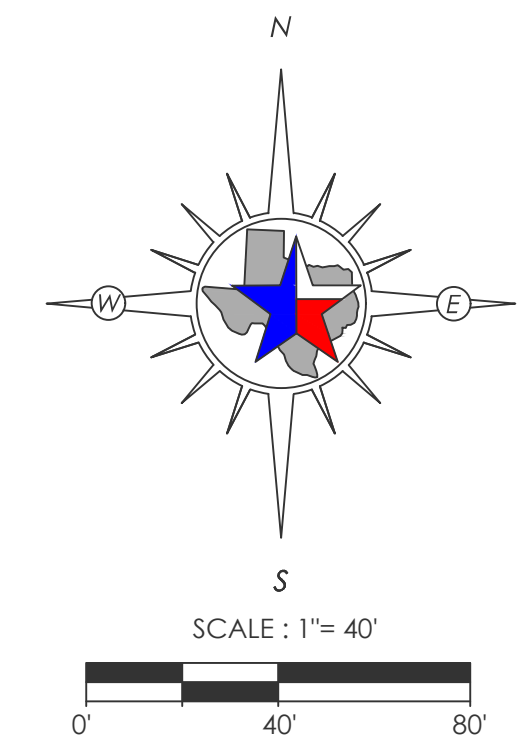
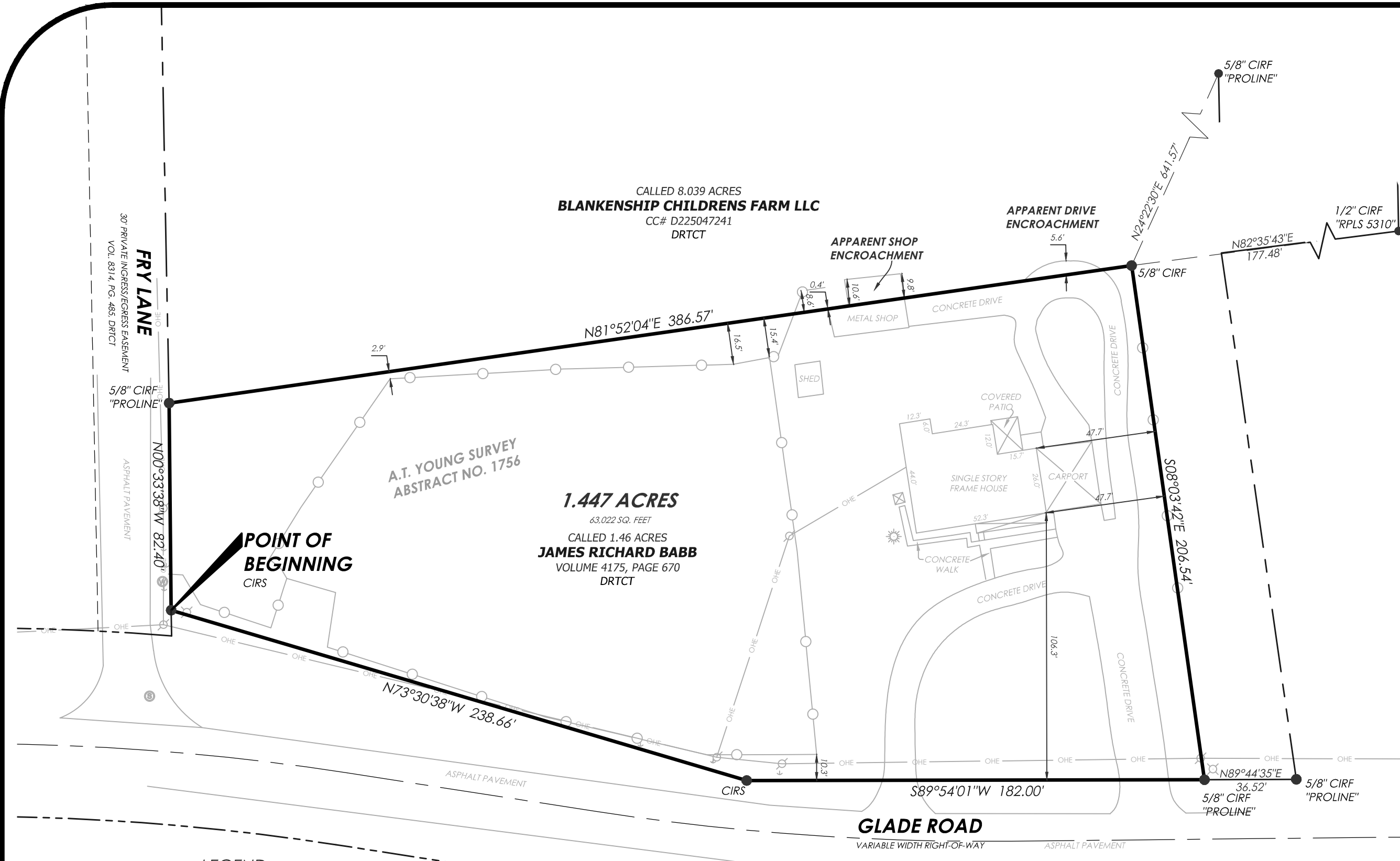
**THENCE** NORTH 00 DEGREES 33 MINUTES 38 SECONDS WEST, ALONG THE WEST LINE OF SAID CALLED 1.46 ACRE TRACT AND WITH THE EAST LINE OF SAID FRY LANE, A DISTANCE OF 82.40 FEET, TO A 5/8" CAPPED IRON ROD FOUND STAMPED "PROLINE" AT THE NORTHWEST CORNER OF SAID CALLED 1.46 ACRE TRACT, SAME BEING THE UPPER SOUTHWEST CORNER OF A CALLED 8.039 ACRE TRACT OF LAND DESCRIBED BY DEED TO BLANKENSHIP CHILDRENS FARM LLC, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER D225047241, DEED RECORDS, TARRANT COUNTY, TEXAS, FROM WHICH A 1/2" CAPPED IRON ROD FOUND BEARS FOR REFERENCE NORTH 30 DEGREES 57 MINUTES 34 SECONDS EAST, A DISTANCE OF 565.19 FEET;

**THENCE** NORTH 81 DEGREES 52 MINUTES 04 SECONDS EAST, DEPARTING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID CALLED 1.46 ACRE TRACT, BEING COMMON WITH THE UPPER SOUTH LINE OF SAID CALLED 8.039 ACRE TRACT, A DISTANCE OF 386.57 FEET, TO A 5/8" CAPPED IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID CALLED 1.46 ACRE TRACT, SAME BEING AN ELL CORNER IN SAID NORTH LINE, FROM WHICH A 5/8" CAPPED IRON ROD FOUND STAMPED "PROLINE" AT THE NORTHEAST CORNER OF SAID CALLED 8.039 ACRE TRACT BEARS NORTH 24 DEGREES 22 MINUTES 30 SECONDS EAST, A DISTANCE OF 641.57 FEET;

**THENCE** SOUTH 08 DEGREES 03 MINUTES 42 SECONDS EAST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 206.54 FEET, TO A 5/8" CAPPED IRON ROD FOUND STAMPED "PROLINE" AT THE SOUTHEAST CORNER OF SAID CALLED 1.46 ACRE TRACT, SAME BEING THE LOWER SOUTHWEST CORNER OF SAID CALLED 8.039 ACRE TRACT, AND BEING ON THE NORTH RIGHT-OF-WAY LINE OF SAID GLADE ROAD, FROM WHICH A 5/8" CAPPED IRON ROD FOUND STAMPED "PROLINE" AT THE LOWER SOUTHEAST CORNER OF SAID CALLED 8.039 ACRE TRACT BEARS NORTH 89 DEGREES 44 MINUTES 35 SECONDS EAST, A DISTANCE OF 36.52 FEET;

**THENCE** SOUTH 89 DEGREES 54 MINUTES 01 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID GLADE ROAD, A DISTANCE OF 182.00 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882";

**THENCE** NORTH 73 DEGREES 30 MINUTES 38 SECONDS WEST, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 238.66 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 1.447 ACRES OR 63,022 SQUARE FEET OF LAND, MORE OR LESS.



- LEGEND**  
ALL SYMBOLS MAY NOT APPLY
- ⊙ SEPTIC LID
  - ⊕ GUY WIRE
  - ⊙ LIGHT POLE
  - ⊙ WATER METER
  - ⊗ GAS LINE MARKER
  - ⊖ ELECTRIC METER
  - ⊠ A/C UNIT
  - ⊠ ELECTRIC BOX
  - ⊠ IRRIGATION CONTROL VALVE
  - ⊠ BURIED UTILITY MARKER
  - ⊠ TELEPHONE PEDESTAL
  - ⊠ SANITARY SEWER MANHOLE
  - ⊠ MAILBOX
  - ⊠ SEWER CLEANOUT
  - ⊠ WATER VALVE
  - ⊠ FIRE HYDRANT
  - ⊠ POWER POLE
  - ⊠ STORM DRAIN MANHOLE
  - CHAINLINK FENCE
  - × BARBED WIRE FENCE
  - WOOD FENCE
  - IRON FENCE
- DRTCT = DEED RECORDS, TARRANT COUNTY, TEXAS  
 PRCT = PLAT RECORDS, TARRANT COUNTY, TEXAS  
 CC# = COUNTY CLERK'S INSTRUMENT NUMBER  
 IRF = IRON ROD FOUND  
 CIRS = 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS 6882"  
 OHE = OVERHEAD ELECTRIC

**GENERAL NOTES**

- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF THE COMMITMENT FOR TITLE INSURANCE. THIS SURVEYOR HAS NOT PERFORMED ANY RESEARCH IN REGARDS TO EASEMENTS AFFECTING THE PROPERTY.
- THE BEARINGS SHOWN HEREON ARE IN REFERENCE TO THE TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202
- ALL CORNERS CALLED CIRS ARE 5/8 INCH CAPPED IRON RODS SET STAMPED "LONESTAR RPLS6882".
- THIS SURVEY REFLECTS THE ABOVE GROUND INDICATIONS OF UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE, OR ABANDONED. FURTHER, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL THE UNDERGROUND UTILITIES, OR OTHER BURIED FEATURES, BUT HAS MADE AN ATTEMPT TO LOCATE THOSE VISIBLE OR INDICATED AS ACCURATELY AS POSSIBLE.

**FLOOD STATEMENT**

ACCORDING TO COMMUNITY PANEL NUMBER 48439C0095K, DATED SEPTEMBER 25, 2009, THIS PROPERTY LIES WITHIN ZONE "X" WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

**SURVEYOR'S CERTIFICATION**

I, MARSHALL W. MILLER, REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 6882, STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SKETCH WAS PREPARED FROM THE PUBLIC RECORDS, AND FROM AN ACTUAL AND ACCURATE SURVEY OF THE PROPERTY PERFORMED ON THE GROUND UNDER MY DIRECTION AND SUPERVISION ON JULY 1, 2025. THE VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON, EXCEPT AS SHOWN HEREON, THERE ARE NO APPARENT ENCROACHMENTS ONTO THE PROPERTY OR APPARENT PROTRUSIONS THEREFROM. I DID NOT ABSTRACT THE TITLE TO THIS PROPERTY, NOR DID I SEARCH THE PUBLIC RECORDS FOR EASEMENTS, ADVERSE CLAIMS, OR OTHER ENCUMBRANCES THAT MIGHT AFFECT THIS PROPERTY. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1B, CONDITION 2, STANDARD LAND SURVEY.

EXECUTED THIS THE 7TH DAY OF JULY, 2025.

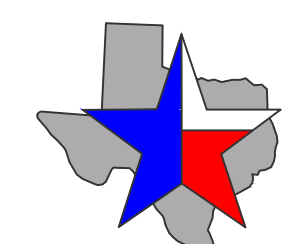
*Marshall Miller*

MARSHALL W. MILLER  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 6882



PROJECT NUMBER: 250619 DATE: JULY 7, 2025  
 REVISED DATE:  
 REVISION NOTES:

**BOUNDARY SURVEY  
 OF  
 1.447 ACRES OF LAND  
 SITUATED IN THE A.T. YOUNG SURVEY,  
 ABSTRACT NO. 1756, CITY OF COLLEYVILLE  
 TARRANT COUNTY, TEXAS**



—LONESTAR—  
 LAND SURVEYING, LLC  
 TBPELS FIRM# 10194707  
 3521 SW WILSHIRE BLVD.,  
 JOSHUA, TX 76058  
 817-935-8701



# CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

---

**Agenda Number** 2c

**Agenda Date** 3/23/2026

**Number -**

**Type** Presentation and Discussion

**Department** Community Development

---

## **Title**

Presentation and discussion of a Special Use Permit for an accessory building located in a non-residential zoning district on Lot 1R, Block 1, Covenant Christian Academy Addition, zoned PUD-C Planned Unit Development – Commercial, located at 901 Cheek-Sparger Road, Case ZC26-006

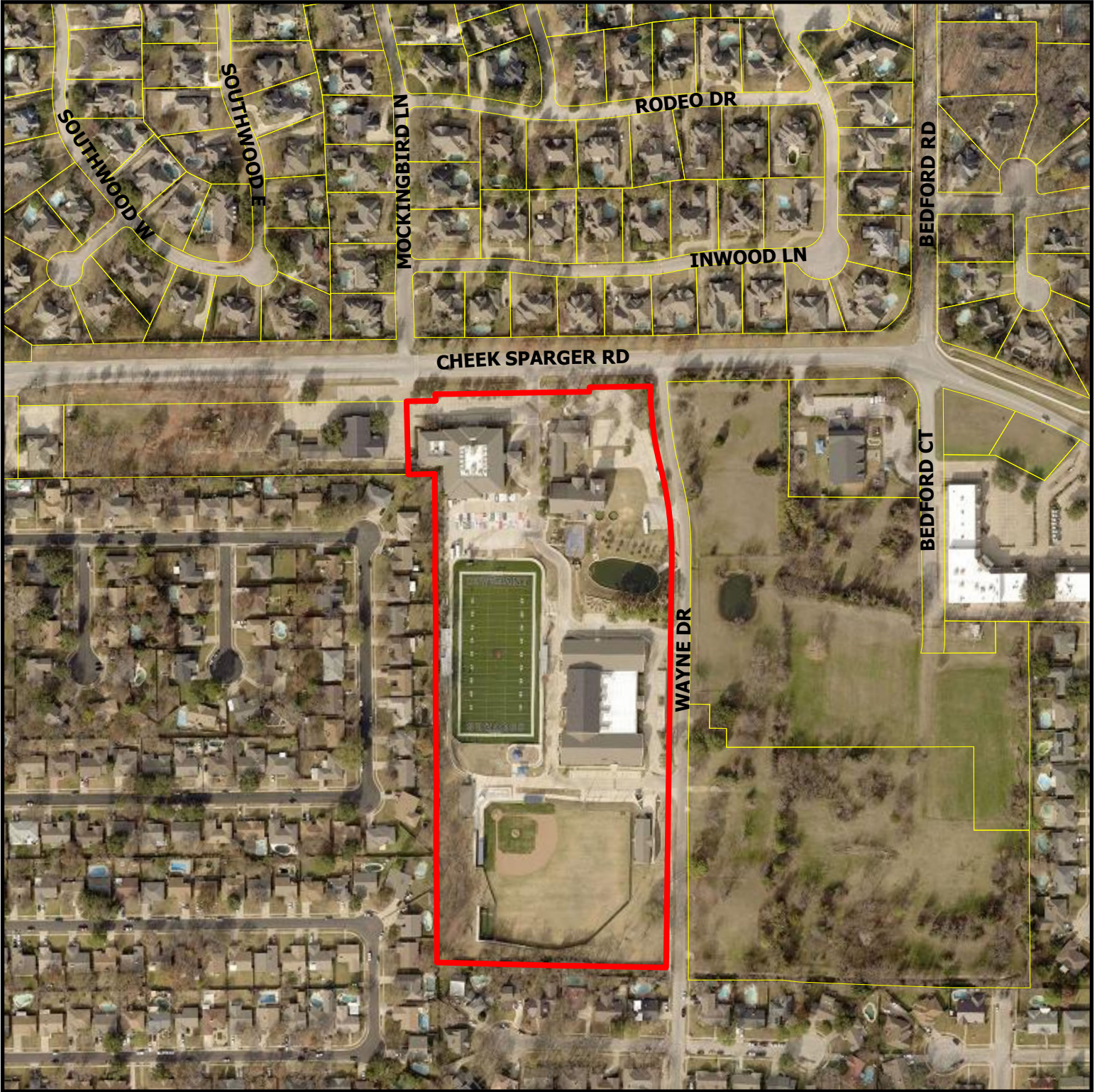
## **Explanation**

Trey Martinez, the applicant, has submitted a request for a Special Use Permit for an accessory building located in a non-residential zoning district on Lot 1R, Block 1, Covenant Christian Academy Addition, being approximately 15.8 acres, and zoned PUD-C Planned Unit Development – Commercial. The request is to allow for an accessory building on the property.

## **Attachments**

1. Aerial Map
2. Future Land Use Map
3. Zoning Map
4. Site Exhibit

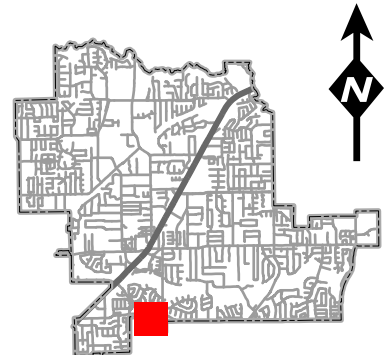
# Aerial Map



## ZC26-006

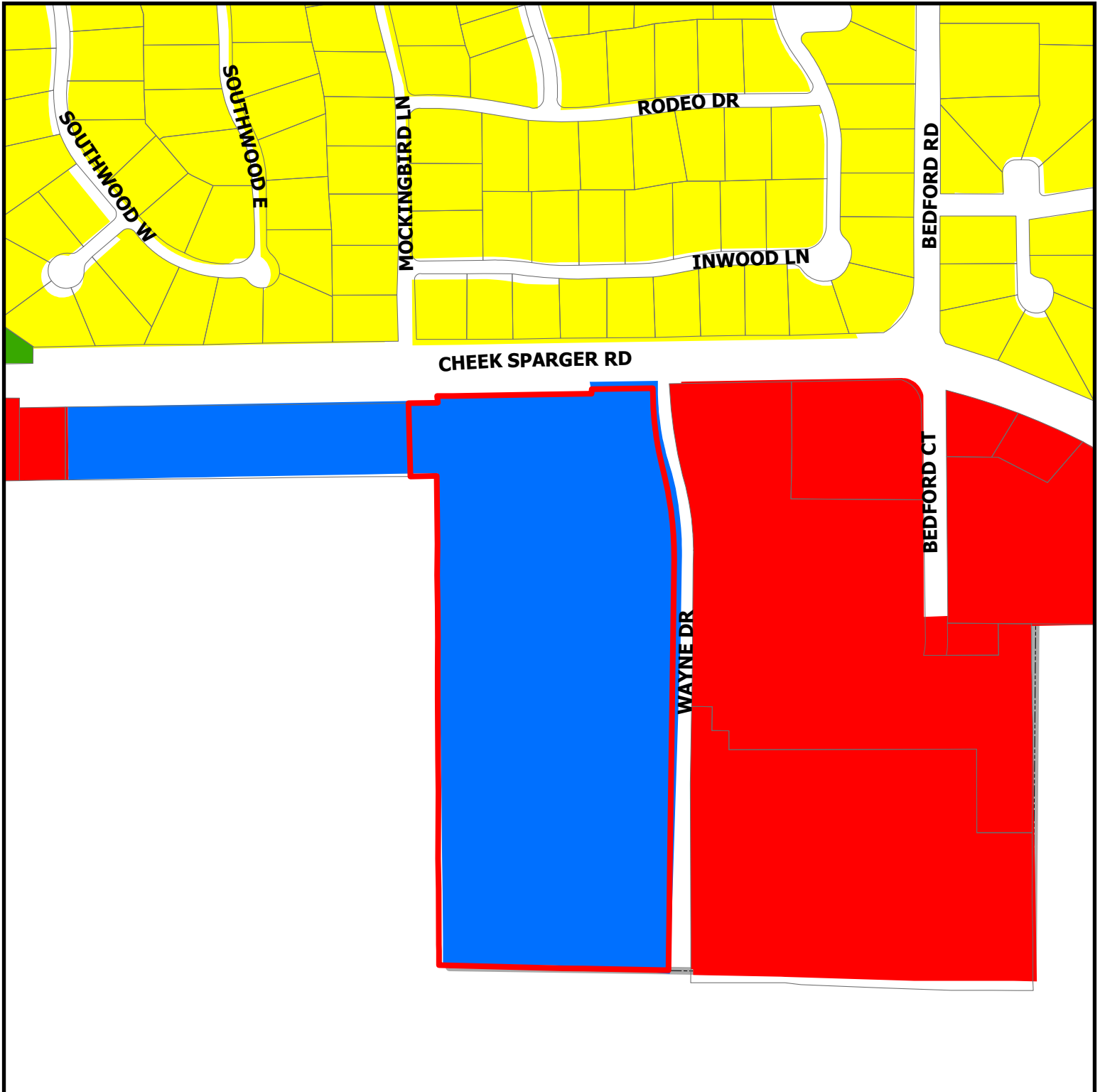
901 Cheek-Sparger Road

 Subject Property



DISCLAIMER:  
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which may exist.

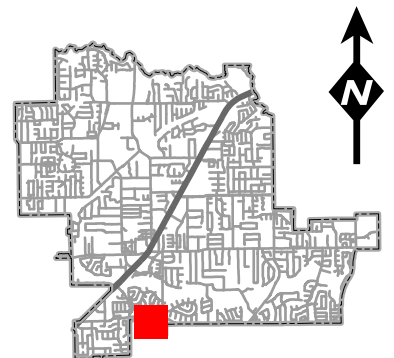
# Future Land Use Map



## ZC26-006

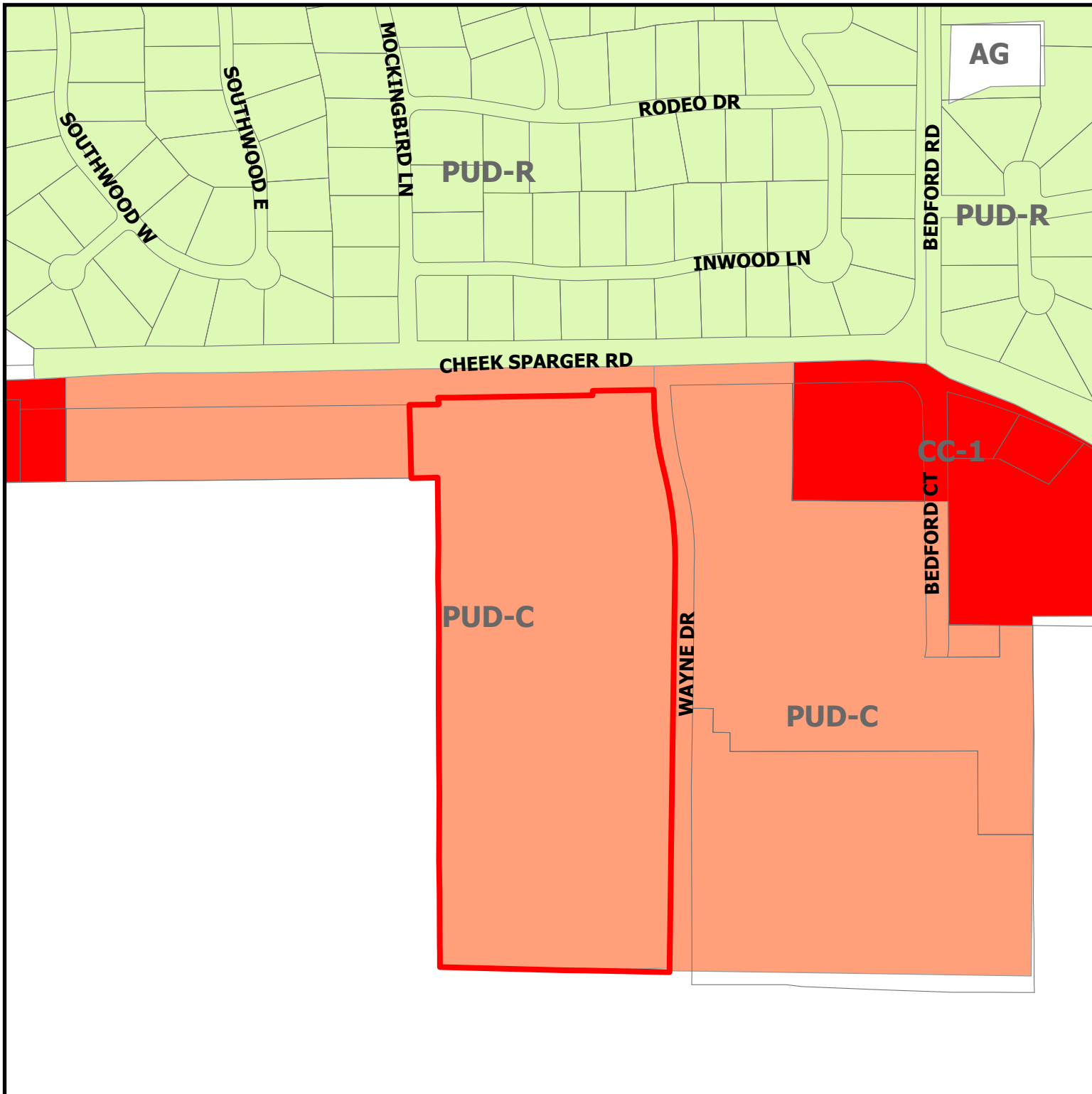
901 Cheek-Sparger Road

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



**DISCLAIMER:**  
 This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which may exist.

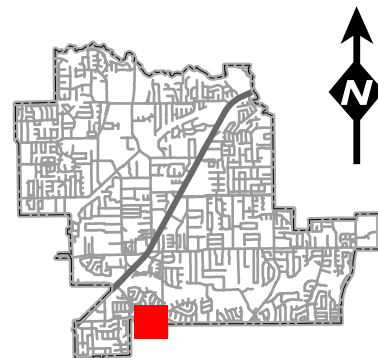
# Zoning Map



## ZC26-006

901 Cheek-Sparger Road

 Subject Property



**DISCLAIMER:**  
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which may exist.

Option 2



Add 2 parking spots

Take away 2 parking spots

Possibly unstriped these spots?





Path or polygon ? ↶ ✕

Click points on the map to draw a path or polygon

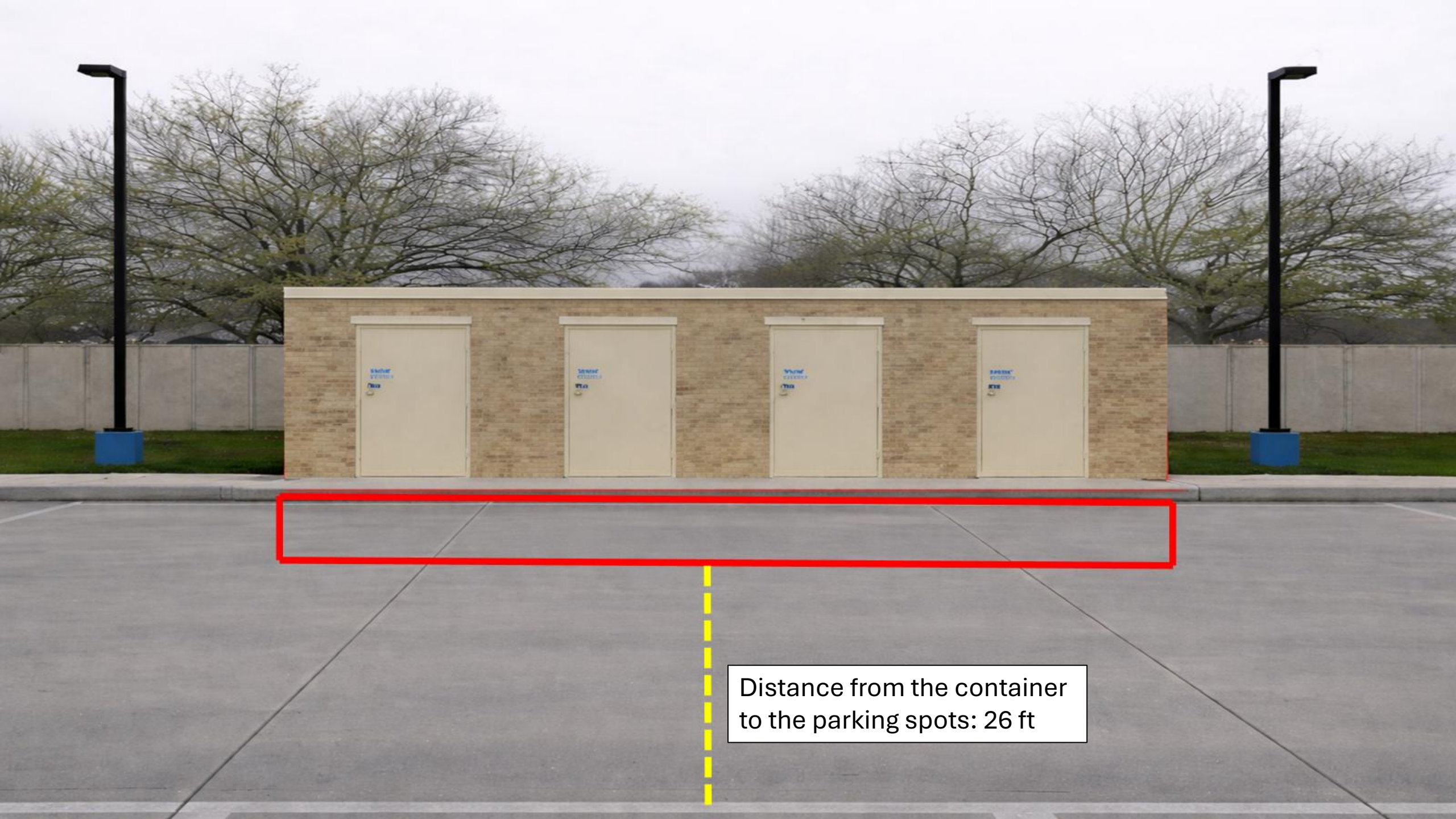
Length  
53 ft

Advanced measurements ⓘ ^

Elevation estimate  
Min: 622 ft | Median: 623 ft | Max: 625 ft

Slope estimate  
Min: 1° | Median: 2.9° | Max: 8°

✓ Done



Distance from the container  
to the parking spots: 26 ft



# CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

---

**Agenda Number** 2d

**Agenda Date** 3/23/2026

**Number -**

**Type** Presentation and Discussion

**Department** Community Development

---

## **Title**

Presentation and discussion of a Special Use Permit for a carport on Lot 2A, Adair & Brown Estates, zoned R-40 Single-Family Residential, located at 6916 Pleasant Run Road, Case ZC26-007

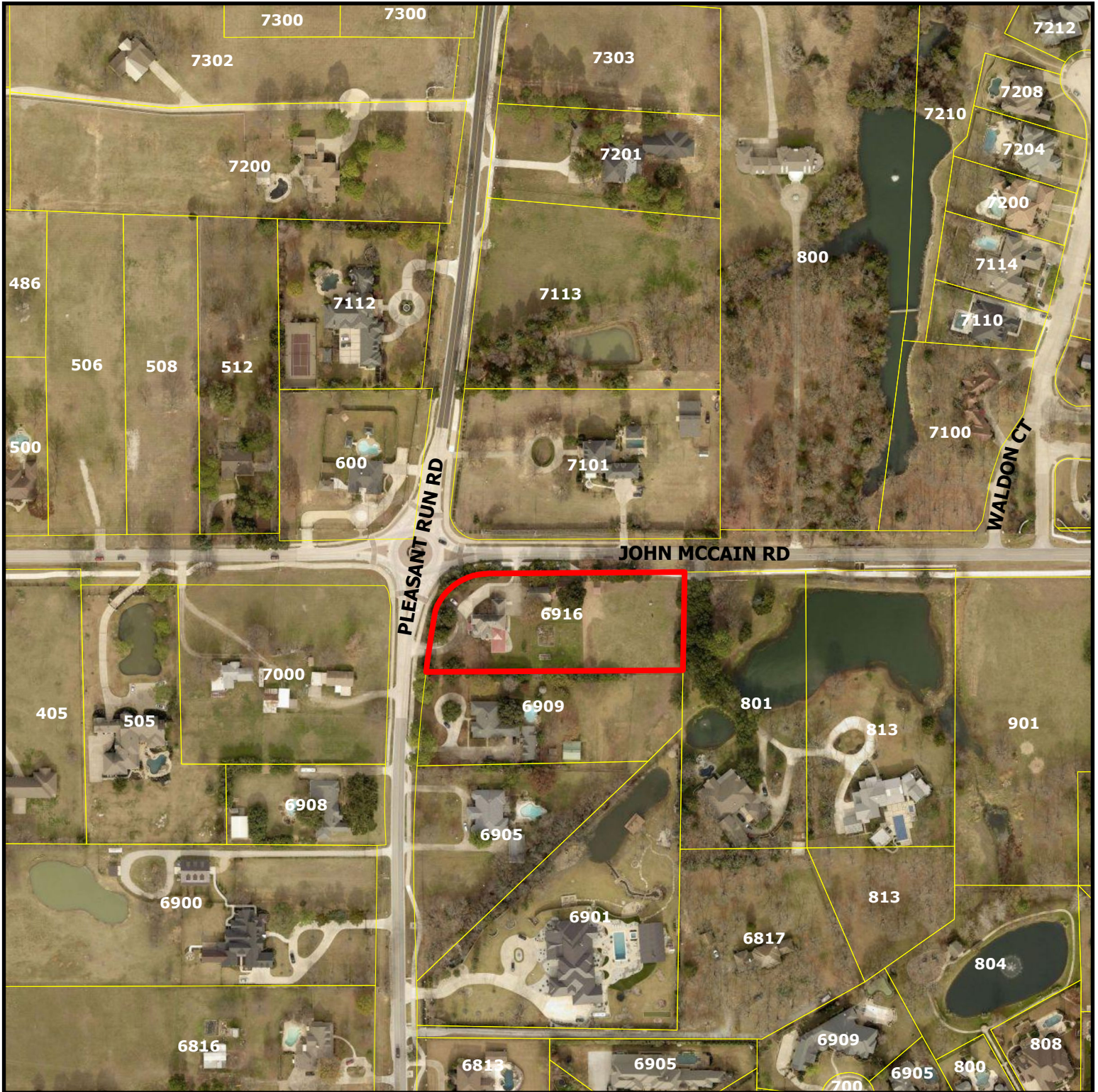
## **Explanation**

Linda Kientz, the applicant, has submitted a request for a Special Use Permit for a carport on Lot 2A, Adair & Brown Estates, being approximately 1.8 acres, and zoned R-40 Single-Family Residential. The request is to permit a carport that is visible from the street and on a corner lot.

## **Attachments**

1. Aerial Map
2. Future Land Use Map
3. Zoning Map
4. Site Plan
5. Elevations
6. Impervious Coverage Calculations

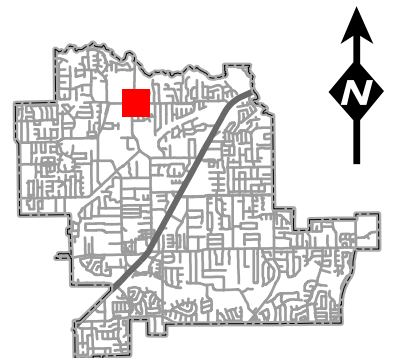
# Aerial Map



## ZC26-007

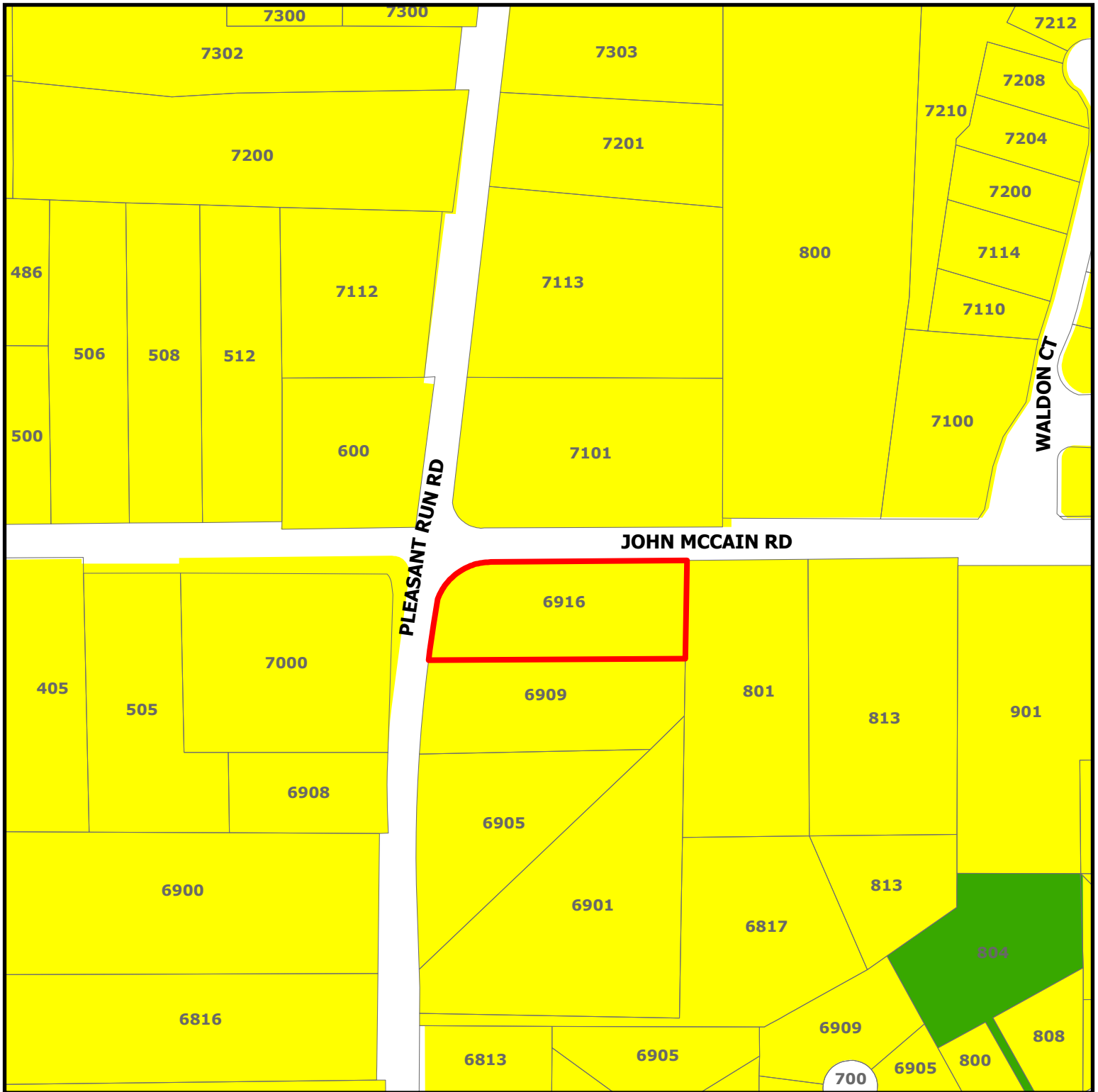
6916 Pleasant Run Road

 Subject Property



**DISCLAIMER:**  
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which may exist.

# Future Land Use Map



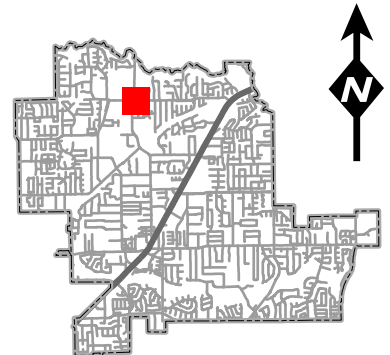
## ZC26-007

6916 Pleasant Run Road

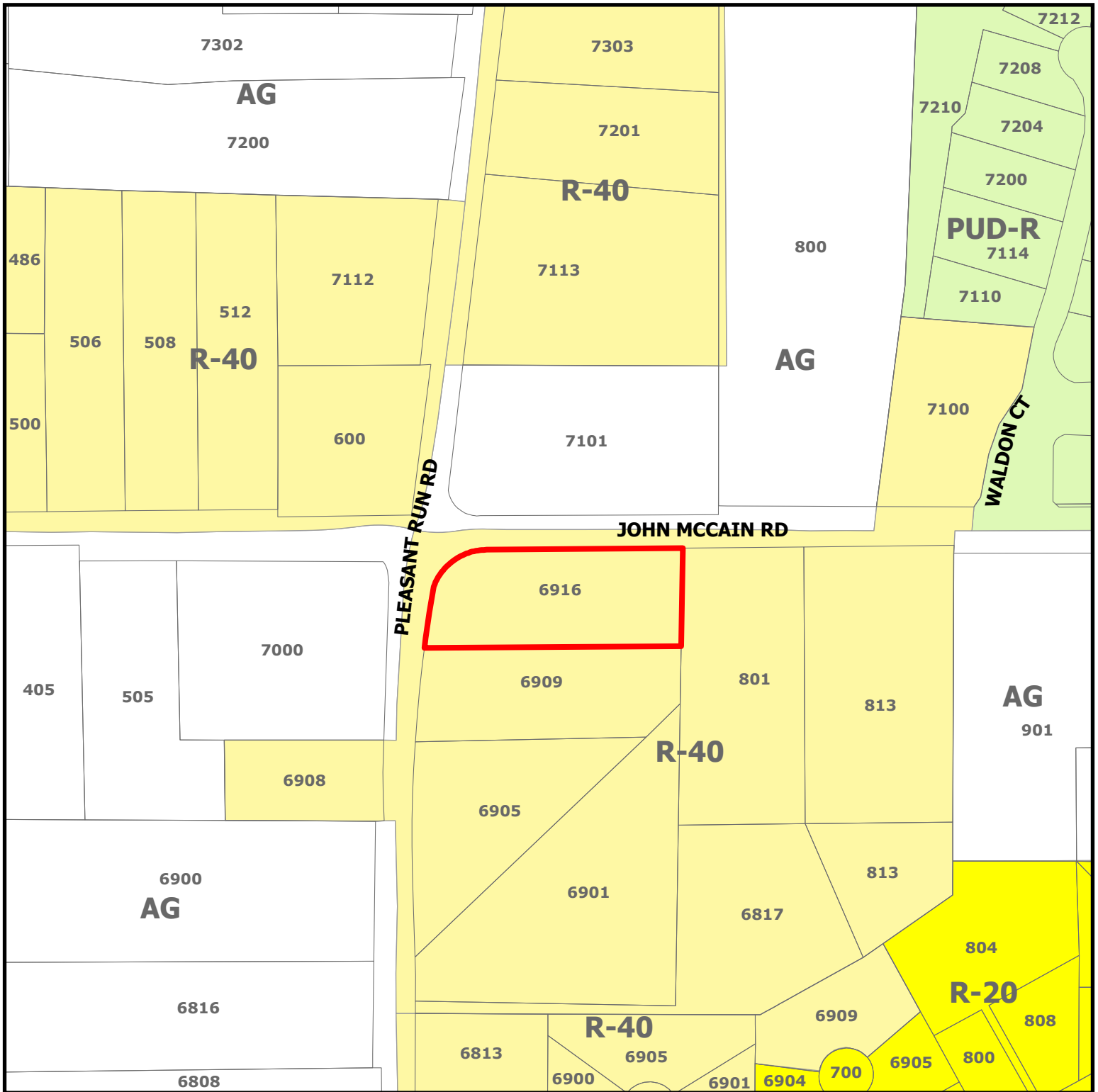


**DISCLAIMER:**  
 This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which may exist.

- Residential
- Open Space; Parks
- Subject Property

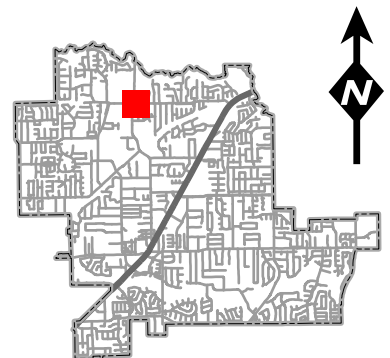


# Zoning Map



**ZC26-007**

6916 Pleasant Run Road

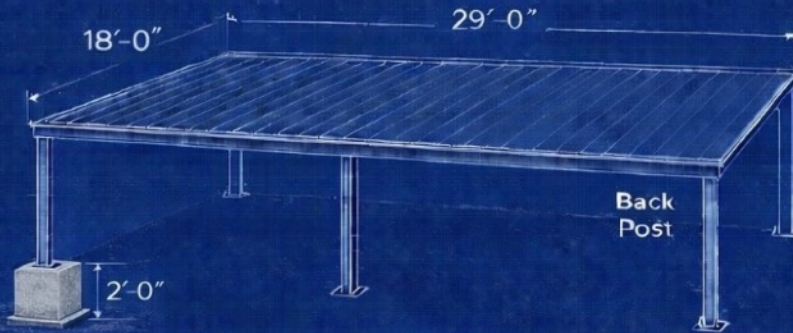


 Subject Property

**DISCLAIMER:**  
 This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which may exist.



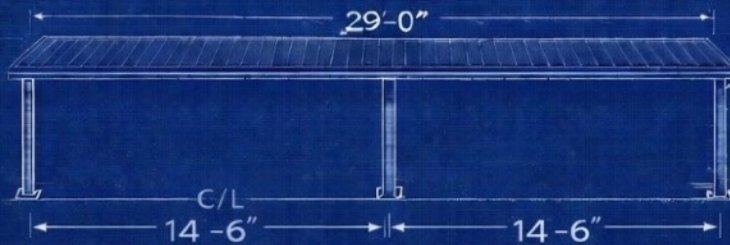
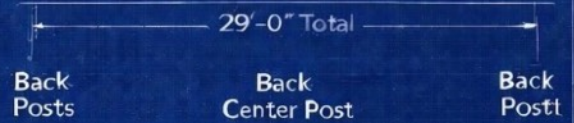
# 18' x 29' FLAT ROOF STRUCTURE



**FRONT & SIDE ELEVATION**

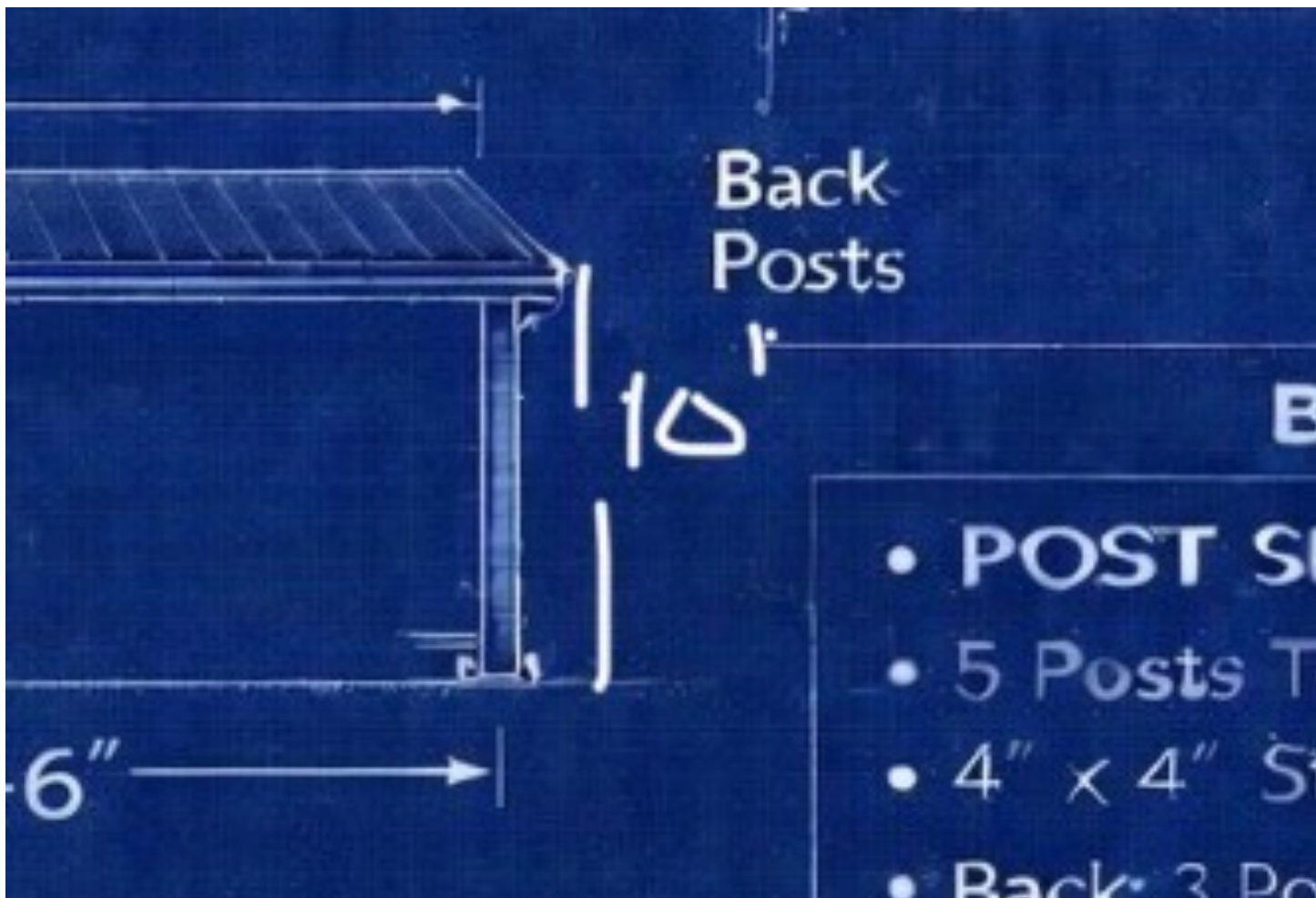


**POST SPACING (Back Side)**



**BACK VIEW**

- **POST SPECIFICATIONS**
- 5 Posts Total
- 4" x 4" Steel Posts
- Back: 3 Posts @ Equal Spacing (14.5' O.C.)
- Roof Size: 18' x 29" (No Overhang)



- **POST S**
- 5 Posts T
- 4" x 4" S
- Back: 3 Po

### City of Colleyville Impervious Coverage Worksheet

Building Square Foot		
<b>Existing</b>	Dwelling + Garage	4,421
	Covered Porch	50
	Covered Patio	480
	Accessory Structures	1,105
	Other roofed areas	272
<b>New</b>	Dwelling + Garage	
	Covered Porch	
	Covered Patio	
	Accessory Structures	
	Car/RV port Other roofed areas	522

Paved + Pool/Spa Square Foot	
Driveway	7,105
Sidewalk	255
Uncovered Patio	
Uncovered Deck	
Pool/Spa (Surface area)	
Pool/Spa Deck (surface area)	
Sport Court	
Driveway	
Sidewalk	
Uncovered Patio	
Uncovered Deck	
Pool/Spa (Surface area)	
Pool/Spa Deck (surface area)	
Sport Court	

Total (Under Roof)	6,850
--------------------	-------

Total Uncovered	7,360
-----------------	-------

Total Impervious (Under roof + Uncovered)	14,210
---	--------

Total Under Roof/Lot Size	8.5 %
---------------------------	-------

Total Impervious/Lot Size	17.65 %
---------------------------	---------

Lot Size (sq. feet)	80,498	SF
---------------------	--------	----



# CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

---

**Agenda Number -**

**Agenda Date** 3/23/2026

**Type** Presentation and Discussion

**Department** Community Development

---

## **Title**

Presentation and discussion of a Special Use Permit for Alcoholic Beverage Sales – On-Premises Consumption on Lot 13R, Block 2, Thompson Terraces Subdivision, located at 5201 Colleyville Boulevard, Case ZC26-008

## **Explanation**

Brian Hendershot, the applicant, has submitted a request for a Special Use Permit for Alcoholic Beverage Sales – On-Premises Consumption on Lot 13R, Block 2, Thompson Terraces Subdivision, being approximately 0.69 acres, and zoned CC-1 – Village Retail. The request is to revise the hours of operation established by Ordinance O-25-2349. The proposed hours would be 8:00 a.m. to 10:00 p.m., Monday through Sunday.

## **Attachments**

1. Aerial Map
2. Future Land Use Map
3. Zoning Map
4. Statement of Planning Objectives
5. Ordinances O-25-2349

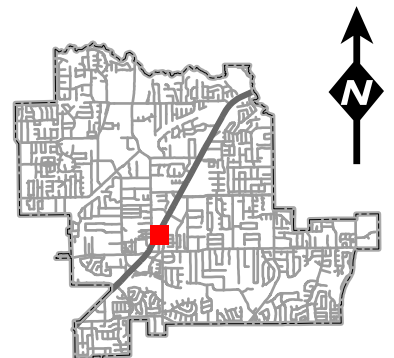
# Aerial Map



## ZC26-008

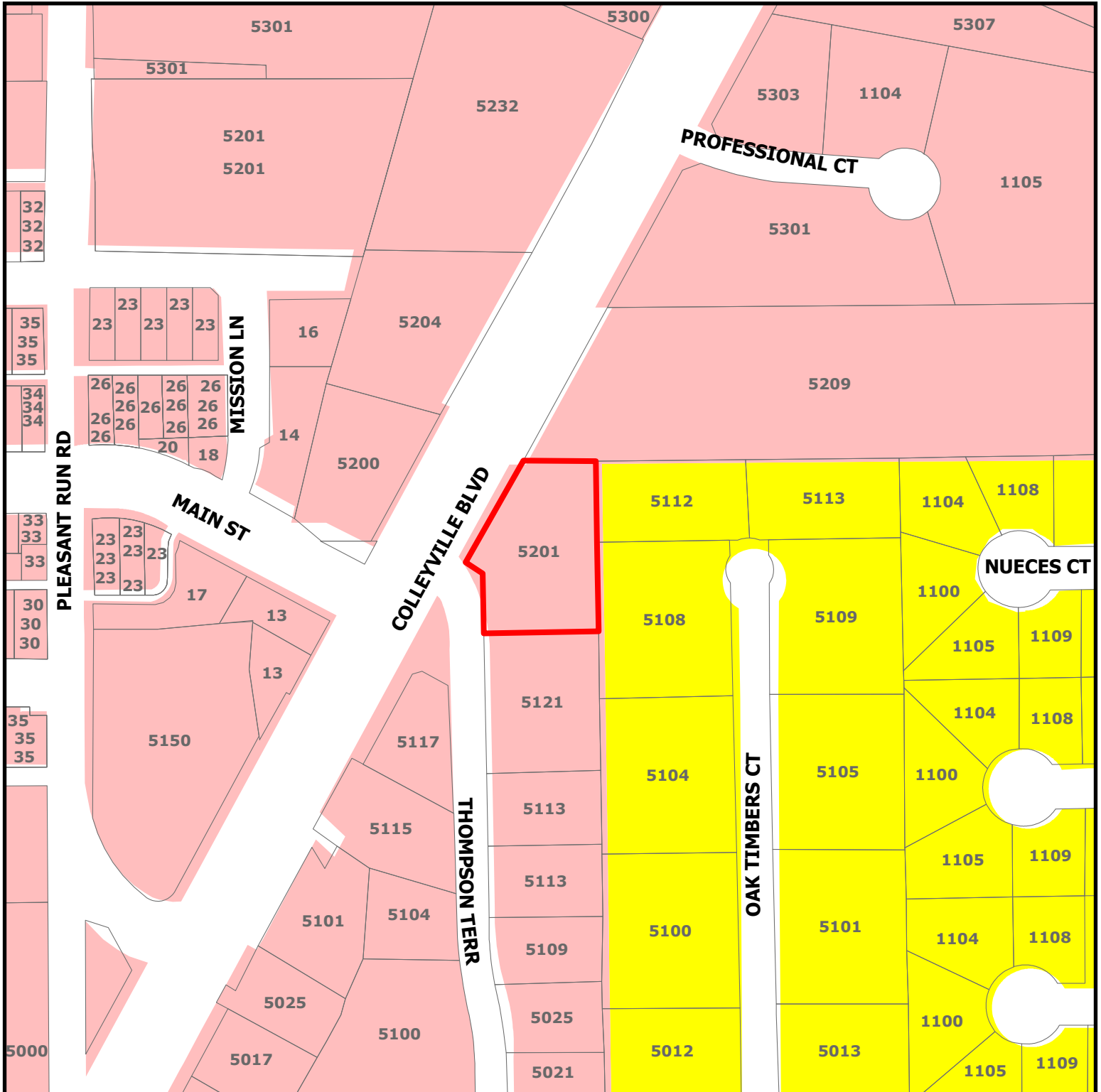
5201 Colleyville Boulevard

 Subject Property



DISCLAIMER:  
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which may exist.

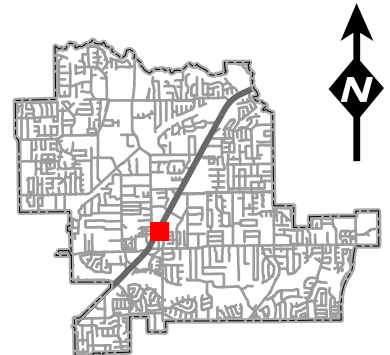
# Future Land Use Map



## ZC26-008

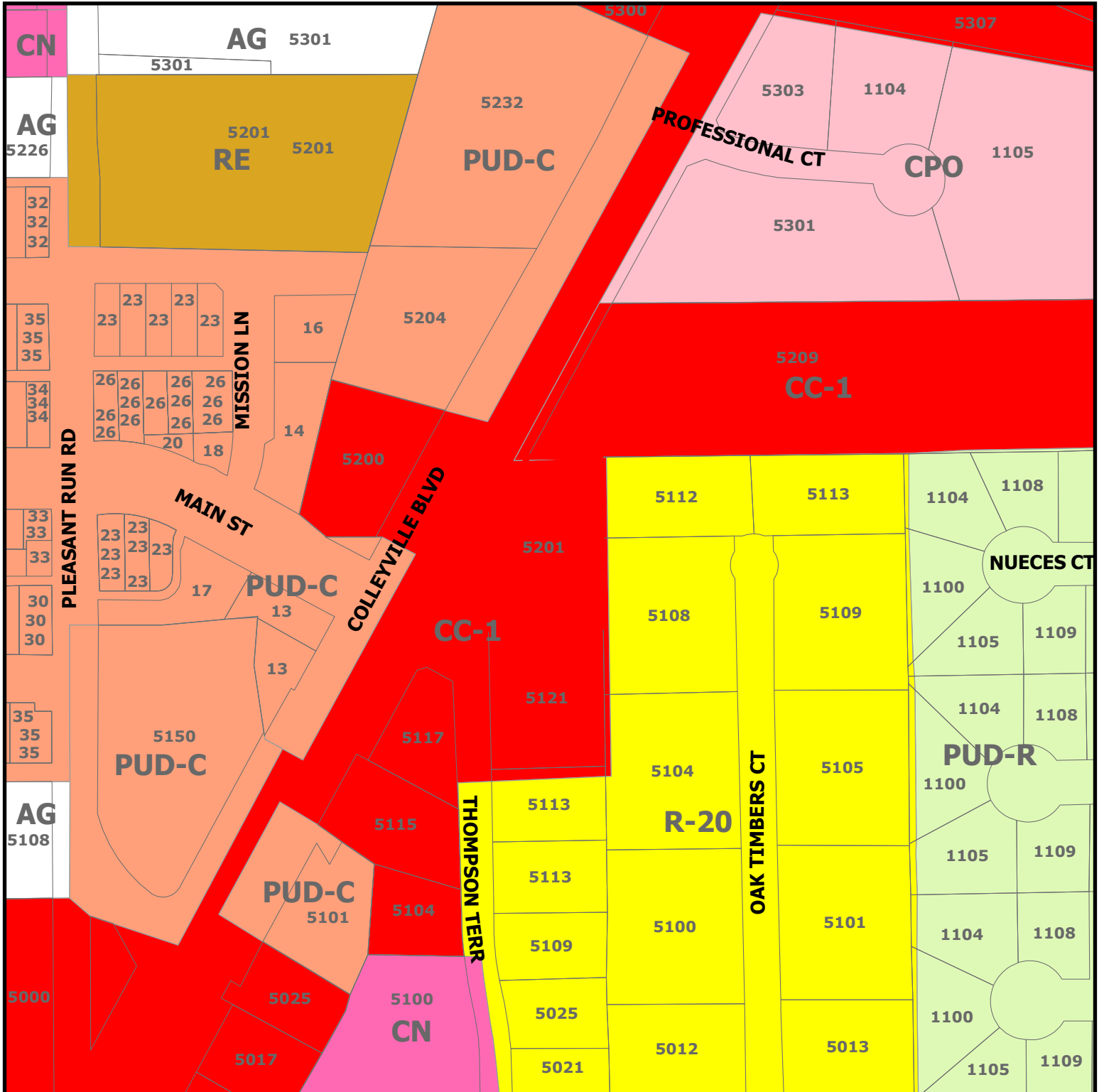
5201 Colleyville Boulevard

- Residential
- Colleyville Blvd Corridor
- Subject Property



**DISCLAIMER:**  
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which may exist.

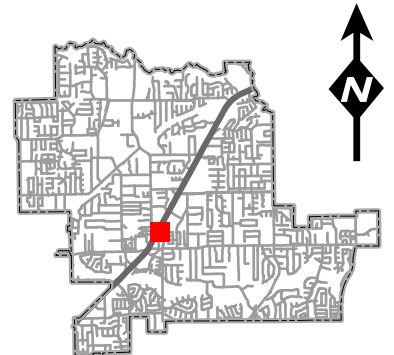
# Zoning Map



## ZC26-008

5201 Colleyville Boulevard

 Subject Property



**DISCLAIMER:**  
 This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which may exist.

Our goal remains to become the premier dining destination in the area, which requires ongoing growth and continued investment in our operations. While we do not anticipate any significant changes to our day-to-day operations, our ability to host seasonal or special events is currently limited by the restrictions of the existing use permit.

Under the current permit, we are unable to pursue special event brunches such as those traditionally offered on holidays like Easter, Mother's Day, and Father's Day. These types of events are common in the hospitality industry and are highly anticipated by guests.

Through this application, we are requesting the flexibility to host these occasional events when appropriate. Allowing these opportunities would not alter our regular operations but would enable us to better serve the community while also generating additional revenue and increased sales tax benefits for the area.

**ORDINANCE O-25-2349**

**AMENDING THE ZONING FOR LOT 13R, BLOCK 2 OF THE THOMPSON TERRACES SUBDIVISION, LOCATED AT 5201 COLLEYVILLE BOULEVARD, BY AUTHORIZING A SPECIAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION; 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 ZC25-022) for the sale of alcoholic beverages for on-premises consumption for the real property described as Lot 13R, Block 2, of the Thompson Terraces Subdivision, located at 5201 Colleyville Boulevard, as further described and depicted on Exhibits "A", "B", and "C" hereto (the "Subject Property"); and

**WHEREAS**, the Subject Property is presently zoned CC-1 Village Retail; 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 for the sale of alcoholic beverages for on-premise consumption, 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 Special Use Permit is hereby granted subject to the following conditions:

**1. GENERAL**

- a. The Special Use Permit shall apply to the sale of alcoholic beverages for on-premise consumption in conjunction with a restaurant use only.
- b. The name of the business authorized for on-premise consumption alcohol sales by this Special Use Permit shall be called "Stone House Restaurant".
- c. Live music shall be limited to acoustic instruments only and shall remain subject to all state and local noise regulations. No amplification or loud speakers shall be used in connection with any live music within the interior or exterior of the premises.
- d. The Special Use Permit shall automatically expire upon the abandonment of the business, a change in the use, or upon the expiration or termination of the Certificate of Occupancy.
- e. All requirements of the Land Development Code shall be met, except where amended herein.

**2. HOURS OF OPERATION**

- a. The hours of operation shall not exceed the following schedule:

Monday and Tuesday: 4:00 p.m. – 9:00 p.m.

Wednesday – Saturday: 4:00 p.m. – 10:00 p.m.

Closed on Sundays

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 8<sup>th</sup> day of October 2025.

The second reading and public hearing being conducted on the 21<sup>st</sup> day of October 2025.

APPROVED BY A VOTE OF 7 AYES, AND 0 NAYS, ON THIS THE 21<sup>ST</sup> DAY OF OCTOBER 2025.

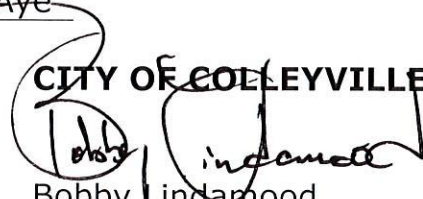
Mayor Bobby Lindamood	<u>Aye</u>	Mark Alphonso, Place 2	<u>Aye</u>
Mayor Pro Tem Brandi Elder	<u>Aye</u>	Ben Graves, Place 4	<u>Aye</u>
Deputy Mayor Pro Tem Scotty Richardson	<u>Aye</u>	Tim Raine, Place 6	<u>Aye</u>
Kimberly Holt Gunderson, Place 5	<u>Aye</u>		

**ATTEST:**



Christine Loven, TRMC  
City Secretary

**CITY OF COLLEYVILLE**



Bobby Lindamood  
Mayor

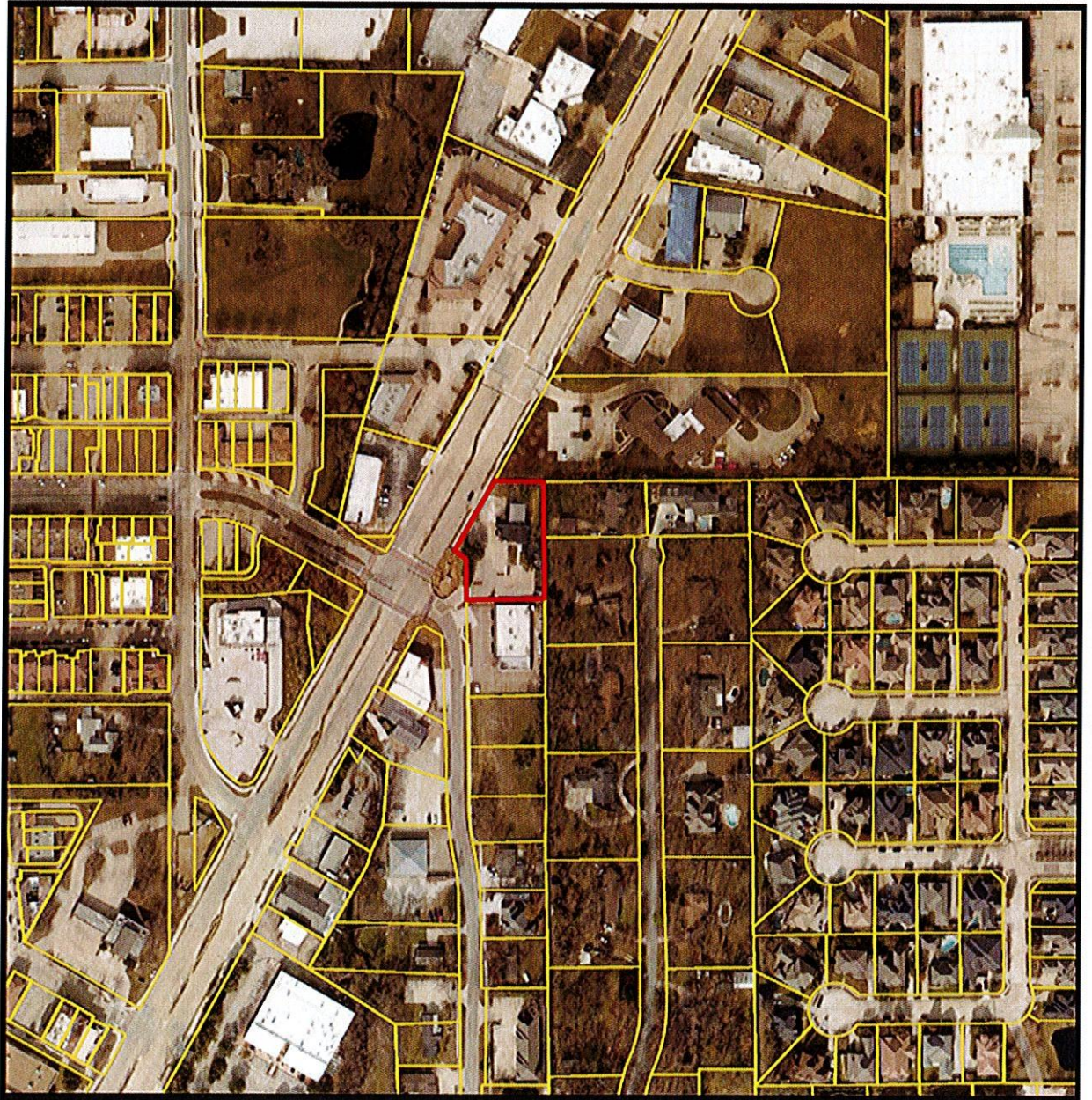
**APPROVED AS TO FORM:**



Whitt Wyatt  
City Attorney



**Exhibit "B" – Aerial Map**







# CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

---

**Agenda Number -**

**Agenda Date** 3/23/2026

**Type** Presentation and Discussion

**Department** Community Development

---

## **Title**

Presentation and discussion of a rezoning from CC-1 Village Retail, PUD-C Planned Unit Development – Commercial, and AG Agricultural to PUD-C Planned Unit Development – Commercial zoning on Lot 1R, Block 1, The Gardens and Tract 3G, Abstract 963, Absalom J. Lott Survey, located at 7009 and 7015 Colleyville Boulevard, Case ZC26-009

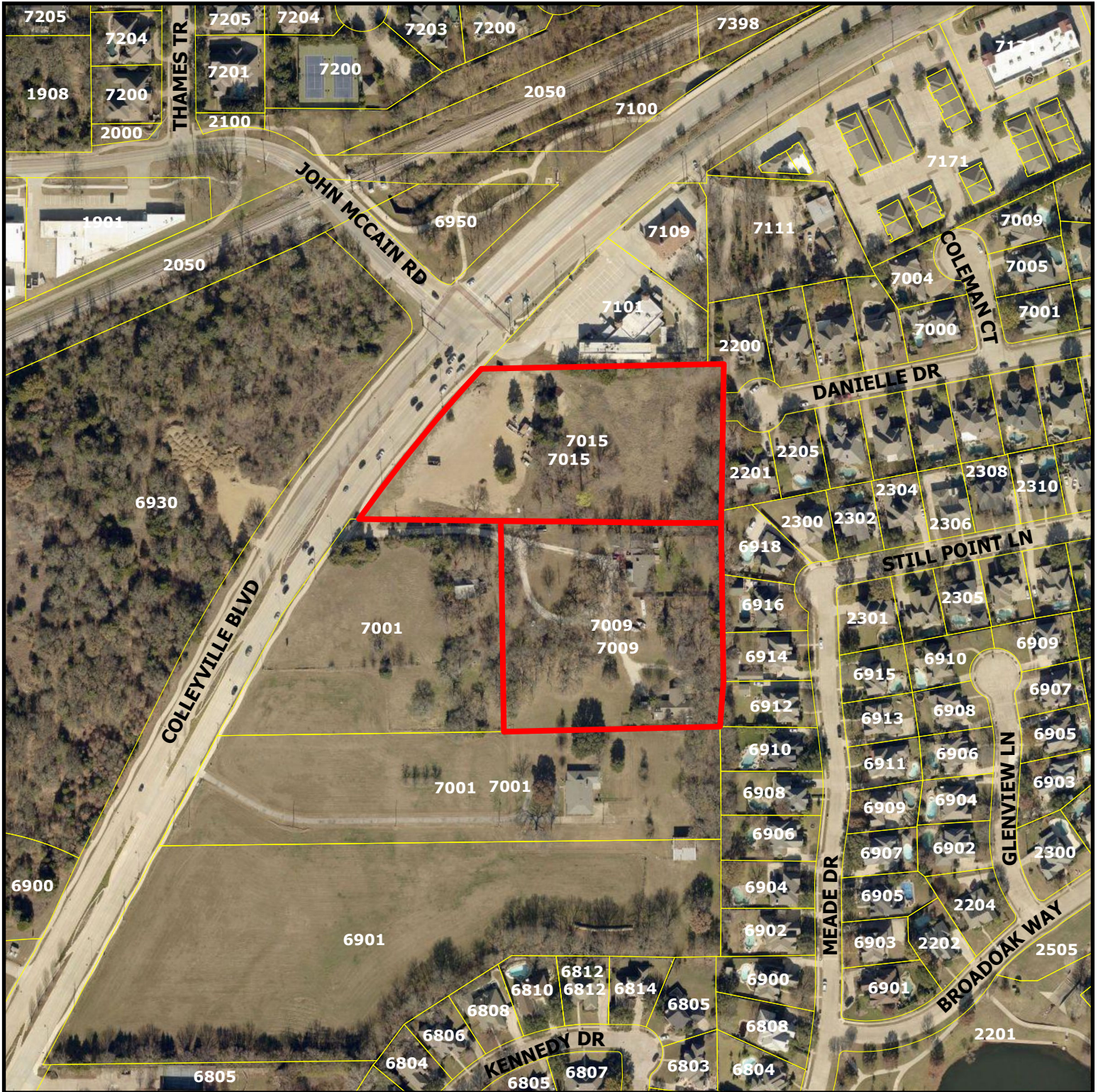
## **Explanation**

Leonardo Pena, the applicant, has submitted a request for a rezoning from CC-1 Village Retail, PUD-C Planned Unit Development – Commercial, and AG Agricultural to PUD-C Planned Unit Development – Commercial zoning on Lot 1R, Block 1, The Gardens and Tract 3G, Abstract 963, Absalom J. Lott Survey, being approximately 3.40 acres, located at 7009 and 7015 Colleyville Boulevard. The request is to rezone to allow for a mini-warehouse use and other multi-use buildings.

## **Attachments**

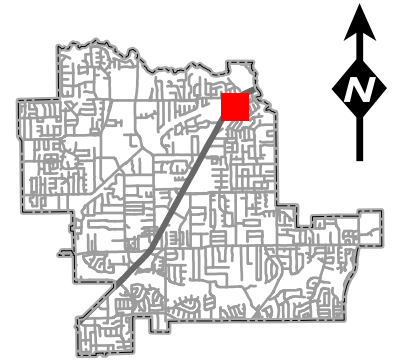
1. Aerial Map
2. Future Land Use Map
3. Zoning Map
4. Statement of Planning Objectives
5. Zoning Exhibit
6. Elevations Exhibit

# Aerial Map



**ZC26-009**

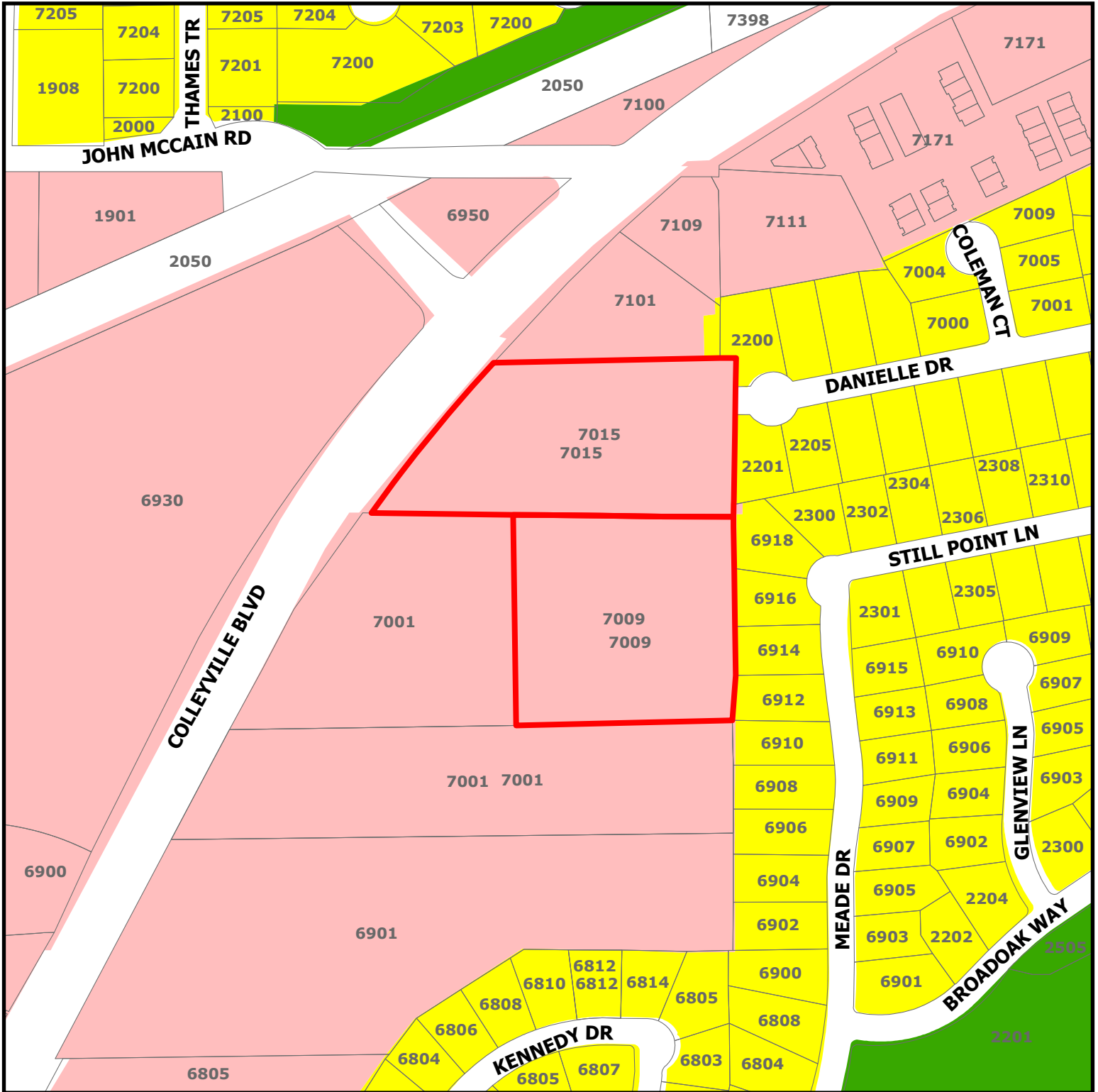
7015 Colleyville Boulevard



 Subject Property

**DISCLAIMER:**  
 This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which may exist.

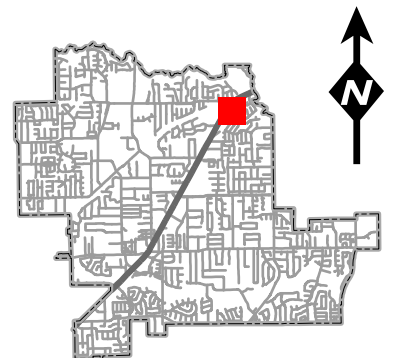
# Future Land Use Map



## ZC26-009

7015 Colleyville Boulevard

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



**DISCLAIMER:**  
 This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which may exist.



## **GARAGES OF AMERICA/TEXAS**

### **What is a *Garage Condo Facility*?**

Garage Condos are the latest concept in personal storage. It's a first-class garage condominium project. These are unique facilities where the customer actually owns the oversized garage / warehouse unit as opposed to renting it. Area residents can build equity while enjoying the privacy and convenience of their own garage.

Every Garage Condo unit features a 14-foot high overhead door with commercial-grade electric opener and two remotes, 22 to 24-foot-high ceilings, a 3-foot walk-in door, mezzanine, air conditioning, an overhead heater, insulated walls and ceilings, individually-metered electrical service with 125-amp panels, a dedicated RV power outlet, R-38 roof insulation, fluorescent lighting, fire sprinklers, and pre-wiring for phone/cable/broadband access.

Site and common area *amenities* shared by Garage Condo unit owners will include restroom facilities, a spacious, private clubhouse for exclusive use by unit owners, 50 to 60-foot wide drive aisles, trash and recycling service, access to potable water as well as an RV dump station.

### **Design Strategy**

The proposed Colleyville location will provide convenience and efficiency in site layout by providing wide drive aisles and easy-to-access units. It is anticipated that screening of the overhead doors will be important. Toward that end, we are attempting to screen the view to the exterior of the site with mature trees and fencing. By providing landscape screening with species as appropriate to best fit into this area of Colleyville, Texas.

A Garage Condo facility typically fits very well at the edges of commercial/industrial areas and in transitional zones. We are an exceptional transitional development both in terms of architecture and use. Our buildings can be designed with materials and scales reflective of surrounding residential structures, while still conveying a commercial vernacular. The *use* is low impact in frequency of traffic generation, noise, odor, vibration, glare, etc. Furthermore, the typical Garage Condo unit owner is a nearby homeowner – so, even though it is a commercial development, there is a noticeable residential “feel” to the facilities and in the mind-set of the end users.

Individual unit sizes range from about 700 square feet up to 1,250 square feet, with most units around 1,000 square feet. This size range has proven to be the most popular at our other Garage Condo locations.

### **How Are *Garage Condos Units Utilized*?**

1. Typically, approximately 5% to 10% of units are purchased by owners of large motor coaches, boats and trailers. Because our marketing efforts on similar facilities have revealed relatively high levels of recreational vehicle ownership in the north Dallas area, we are confident that the percentage of RV use for the proposed Garage Condos at Colleyville project will be close to 10% of the total occupancy.
2. Historically, approximately 90% of units are owned by car collectors, hobbyists, investors, and owners of similar ‘toys’. Again, equipped with our market research, we believe the proposed Garage Condos in Colleyville will see the higher end of this range as automotive users.
3. About 5% to 10% of previous Garage Condo facilities have been purchased or occupied by small businesses for storage of equipment and/or inventory. We anticipate sales to such users to be within this range as well. These businesses primarily include distribution warehousing, smaller trade contractors, light assembly, and ‘Mom and Pop’ type incubator

businesses. Retail businesses, signage, and business customers are not allowed in these units. Employees are allowed only for short visits for loading and unloading. However, we are planning to incorporate two flex buildings on the property for office/showroom/warehouse/ spaces as part of this project designed specifically for such business users. Again, however, our market projection indicates the buyers of the Garage Condos units will be primarily recreational vehicle and automobile storage users.

### **The Benefits of *Garage Condos* for the community.**

With more and more residential communities having stringent neighborhood covenants restricting outdoor parking of RVs and similar vehicle storage, these 24/7 accessible, secured, covered, heated and convenient spaces to store valuable belongings are in increasingly high demand.

There is a 'pride of ownership' component that the owners enjoy. The financial 'barrier of entry' to acquire these units keeps the facilities somewhat exclusive, and the owners tend to take great pride in ensuring that the facility is kept in good condition and adheres to the published condominium declarations. Appreciation of their investment also plays an important role.

The benefits for the community are also evident. A Garage Condos facility provides an excellent property tax base with minimal infrastructure and service needs. The facility also provides an attractive, useful alternative to the ongoing concern of storage enforcement. Recreational Vehicles and automobiles that were once stored in outdoor parking areas are now inside, protected, and out of view.

City and County governments **love** Garage Condos. Garage Condos in Colleyville will:

- **Provide a \$15,000,000 (+) property tax base** – on a small (3.3 Acre) site
- **Provide an *In-Community* solution to outdoor vehicle storage.**
- **Increase in sales tax revenue** – when Garage Condos unit owners residing in *surrounding* jurisdictions buy big ticket items and have them delivered to their unit, The City and County receive sales tax that would otherwise flow to surrounding jurisdictions.

In addition, as unit buyers build out the interiors of their spaces, they will be shopping at local Home Depot, Lowes and other supply houses for shelving, work benches, air compressors, hose reels, and all manner of tools and equipment.

- **Generate very little traffic** – much less than traditional mini-storage and considerably less than commercial or industrial uses. Nonetheless, the project will pay the standard fees required by all development projects.
- **Require minimal domestic water and sanitary sewer service** – with only a couple of restrooms, a kitchen sink, and a bunch of minimally utilized service sinks.
- **Demand almost no law enforcement and fire protection services**
- **No impact on County School District resources.**

***Successful Track Record:***

GOA helped create the very first Garages of America/Texas Condo project in DFW and Texas in 2016. Since then, I have immersed myself and my team into the innovation, growth and continuous improvement of this unique real estate product. To date I have built 12 Garage Condo projects and sold over 800. Currently there are 2 Garage Condo projects in various stages of construction. Measured in terms of design, quality, amenities, sales velocity, land planning, and a clear understanding of our customer's needs and priorities, the success of these projects has been unparalleled by competitors. Thanks to a talented team of professionals, and a commitment to satisfying the needs of all project stakeholders, we have built on our successes and even raised unit prices throughout the development process.

**Flex Warehouse:** The Garage Condominiums attracts several types of automotive related businesses that are a perfect fit for Flex-Warehouse space with mezzanines. The spaces vary in size per building for specific tenants.

The proposed use for building 1 is a 25,300 square foot flex building of which Innovative Auto Sports will occupy 4,000 square feet, which services high end luxury and exotic vehicles.

The proposed uses for building 2 include 4,000 square foot space for GoodGuys Club and Grill, which is a sit-down restaurant serving beer and burgers, and will include an outdoor patio. National headquarters for GoodGuys Rod and Custom Association, will occupy 10,000 square feet of office/warehouse. Also, P1 Motor Lounge will occupy 21,300 square feet for a car gallery and exotic car storage, where individuals store exotic cars, either on the floor area or on lifts. Individual automotive storage/parking within a clear span building with parking spaces for month-to-month storage.

# GARAGES OF AMERICA - COLLEYVILLE

## CONCEPTUAL PLAN 02

7015 COLLEYVILLE BLVD | COLLEYVILLE, TX 76034

### SF TABLE

BUILDING	AREA (SF)	TYPE
1	24,200	RETAIL / REST. / GARAGE
2	35,400	RETAIL / REST. / GARAGE
3	24,000	GARAGES
4	24,000	GARAGES
5	1,600	GARAGES
<b>TOTAL W/ ALL BUILDINGS</b>	<b>109,200 SF</b>	

### SITE DATA:

LOT - AREA APPROX: 311,196 SF / 7.14 AC

### ZONING:

PD: PLANNED DEVELOPMENT

PROPOSED USE: COMMERCIAL/RETAIL + GARAGES

AREA REQUIREMENTS:

MAX HEIGHT:	35' MAX
MIN. LOT SIZE:	N/A
FRONT YARD SETBACK:	20'
SIDE YARD SETBACK:	10'
REAR YARD SETBACK:	10', 20' (RESIDENTIAL)
MAX BLDG. COVERAGE:	< 50%

CATEGORY	PARKING REQ. (1/X)	SQUARE FOOTAGE	PARKING REQUIRED	PARKING AVAILABLE	NOTES
<b>PARKING INCLUSIVE TO GARAGE BUILDINGS 3 &amp; 4</b>					
<b>BUILDING 1</b>					
Restaurant	100	3,723	38	38	Assumes all Restaurant for Parking Overhead
Retail	200	0	0	6	
Office	300	7,238	25	25	
WAREHOUSE	500	7,238	15	15	
Garage(s)	1,000	6,000	6	6	Assumed Parking Requirement 1/1000
<b>TOTALS</b>		<b>24,199</b>	<b>84</b>	<b>90</b>	
<b>BUILDING 2 - TO UTILIZE OFF-SITE PARKING FOR MINIMUM VALUE(S) REQUIRED</b>					
Restaurant	100	5,052	51	51	Assumes all Restaurant for Parking Overhead
Retail	200	0	0	11	
Office	300	4,374	15	15	
WAREHOUSE	500	4,374	9	9	
Garage(s)	1,000	21,600	22	22	Assumed Parking Requirement 1/1000
<b>TOTALS</b>		<b>35,400</b>	<b>97</b>	<b>108</b>	
<b>TOTALS</b>		<b>59,599</b>	<b>181</b>	<b>198</b>	

### GENERAL NOTES:

CITY OF COLLEYVILLE FIRE DEPARTMENT SHALL HAVE 24 HOUR ACCESS TO THE FACILITY THROUGH KNOX BOX OPERATED SLIDING GATES.

SIGNAGE: REQUIRES SEPARATE APPROVAL.

SANITATION CONTAINER: SHALL HAVE SCREENING WALLS OF BRICK, MASONRY, STONE, CMU, OR OTHER ARCHITECTURAL FINISH. METAL GATE WILL BE PRIMED AND PAINTED AND CONSTRUCTED IN ACCORDANCE WITH CITY DESIGN SPECIFICATIONS.

MECHANICAL AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW OF PUBLIC RIGHT OF WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.

LANDSCAPING: ALL PLANTINGS WILL COMPLY WITH THE CITY OF COLLEYVILLE LANDSCAPE ORDINANCE AND URBAN FORESTRY STANDARDS.

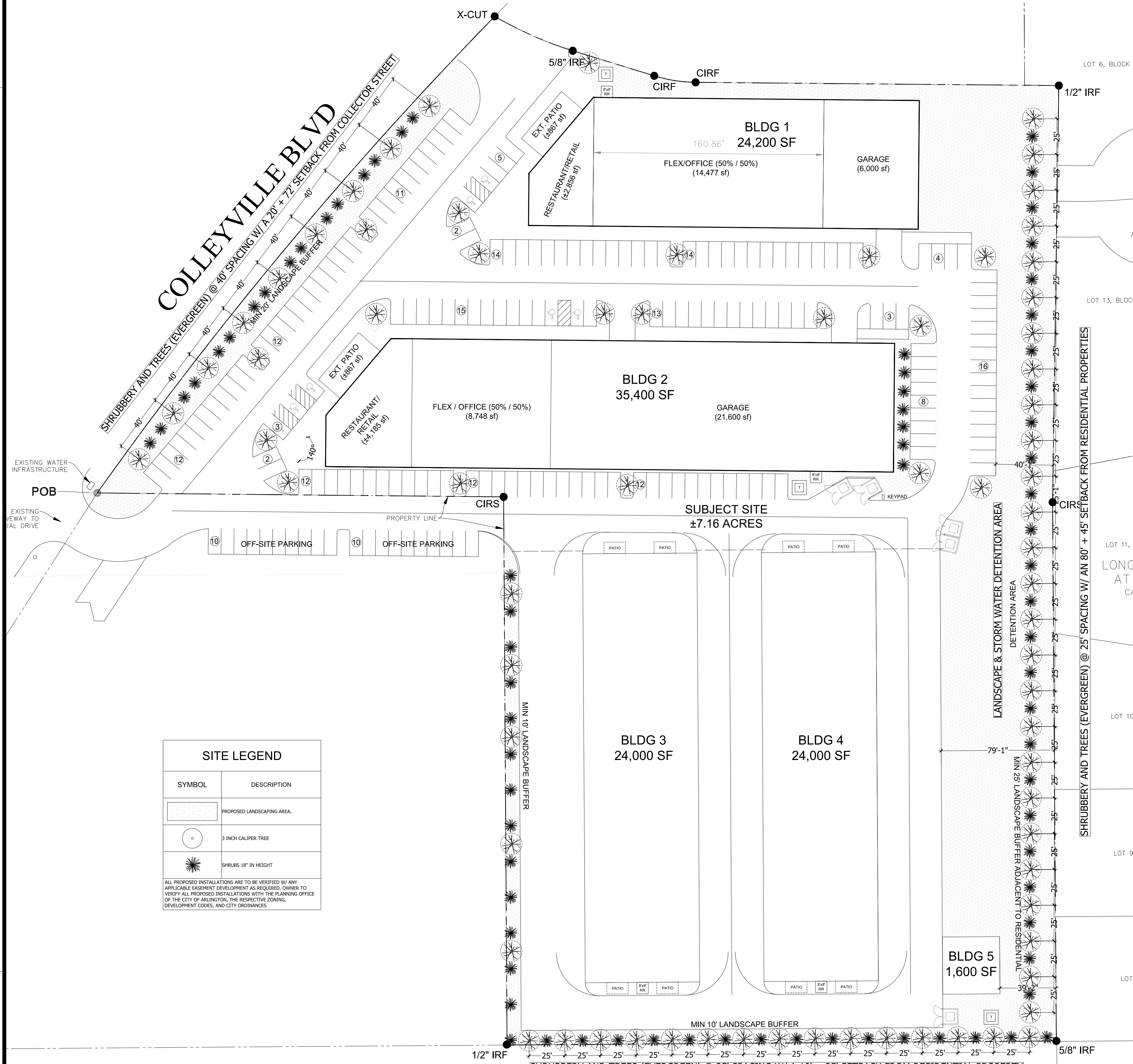
DRAWN BY: JOSE LABASTIDA  
REVIEWED BY: OZIEL VIGIL & LEONARDO PENNA, P.E.

### -SITE PLAN FOR REVIEW ONLY -

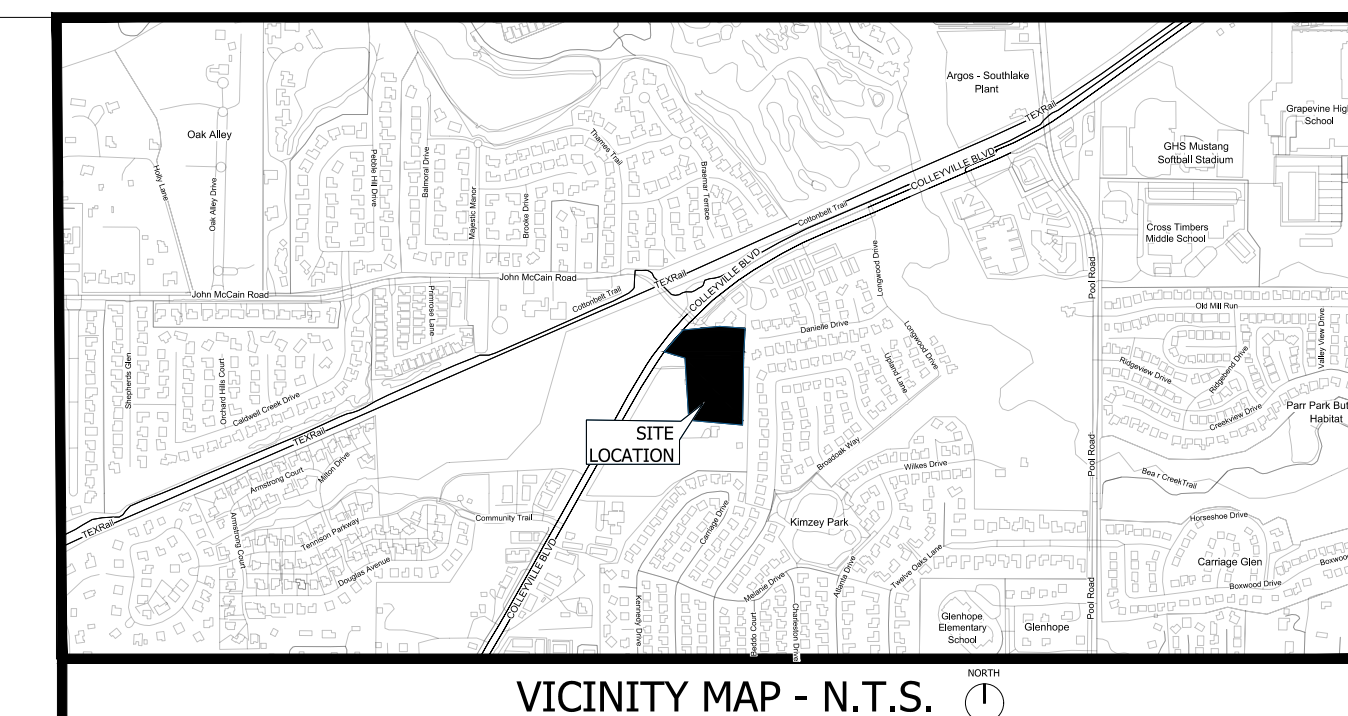
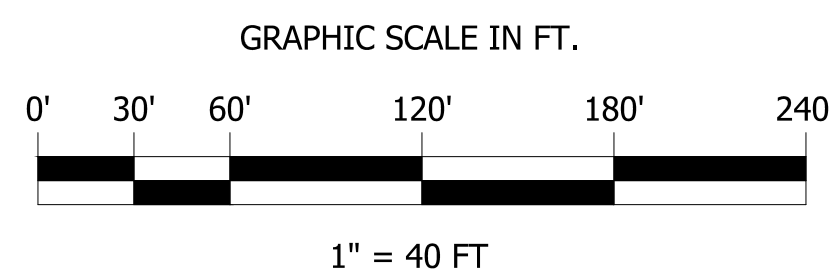
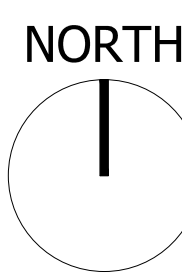
SITE LANDSCAPE PLAN | 03.12.26

NOTE: SITE PLAN IS FOR OWNER REVIEW ONLY. NOT FOR CONSTRUCTION, PERMITTING, OR CITY APPROVAL PURPOSES. FINAL DESIGN TO BE COMPLETED BY REGISTERED ARCHITECT / CIVIL ENGINEER.

**CONTACT INFORMATION:**  
**RELIABLE COMMERCIAL CONSTRUCTION**  
https://www.reliablecommercial.com;  
https://www.reliablepaving.com  
Office: 817-467-0779  
1903 Peyco Drive North  
Arlington, Texas 76001



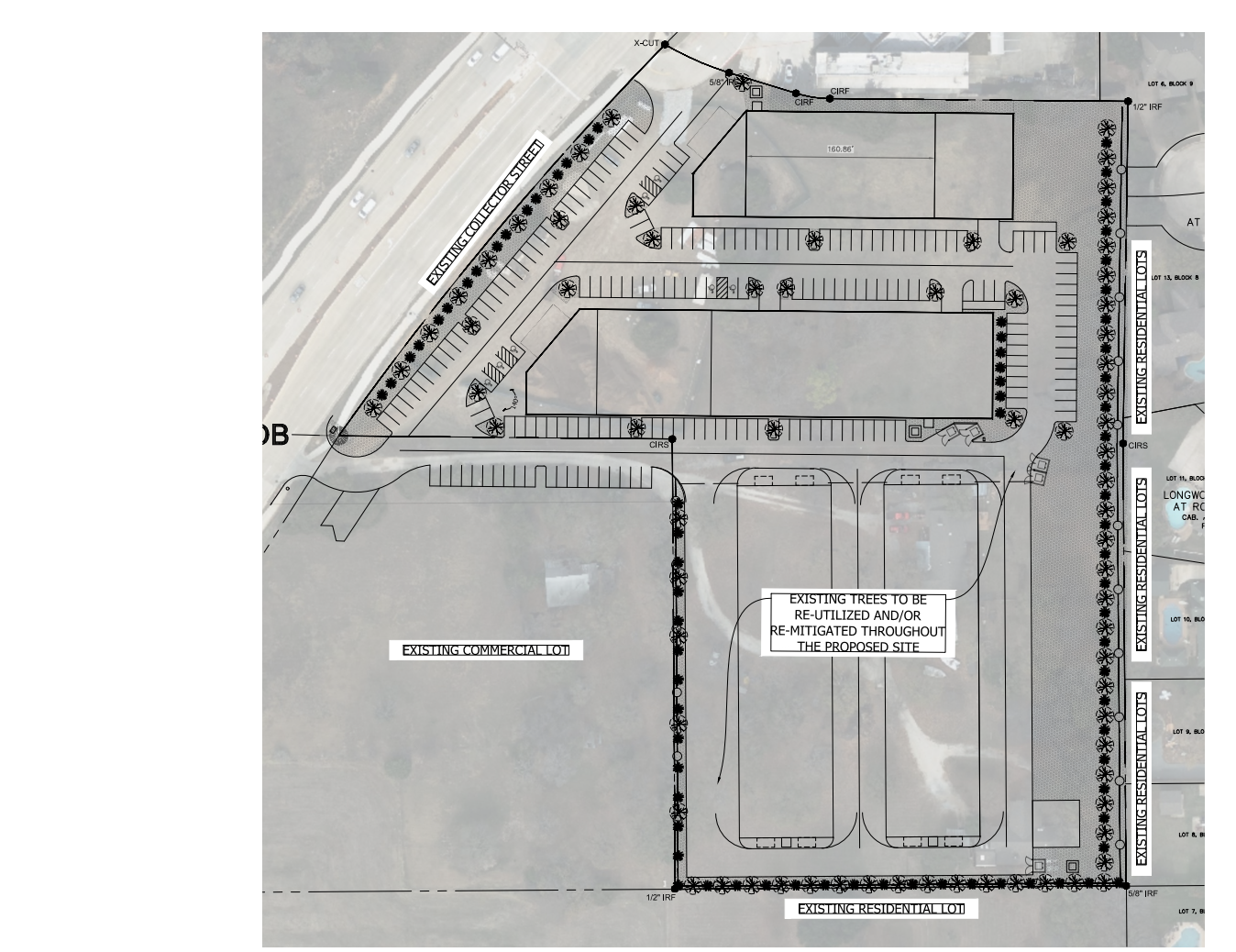
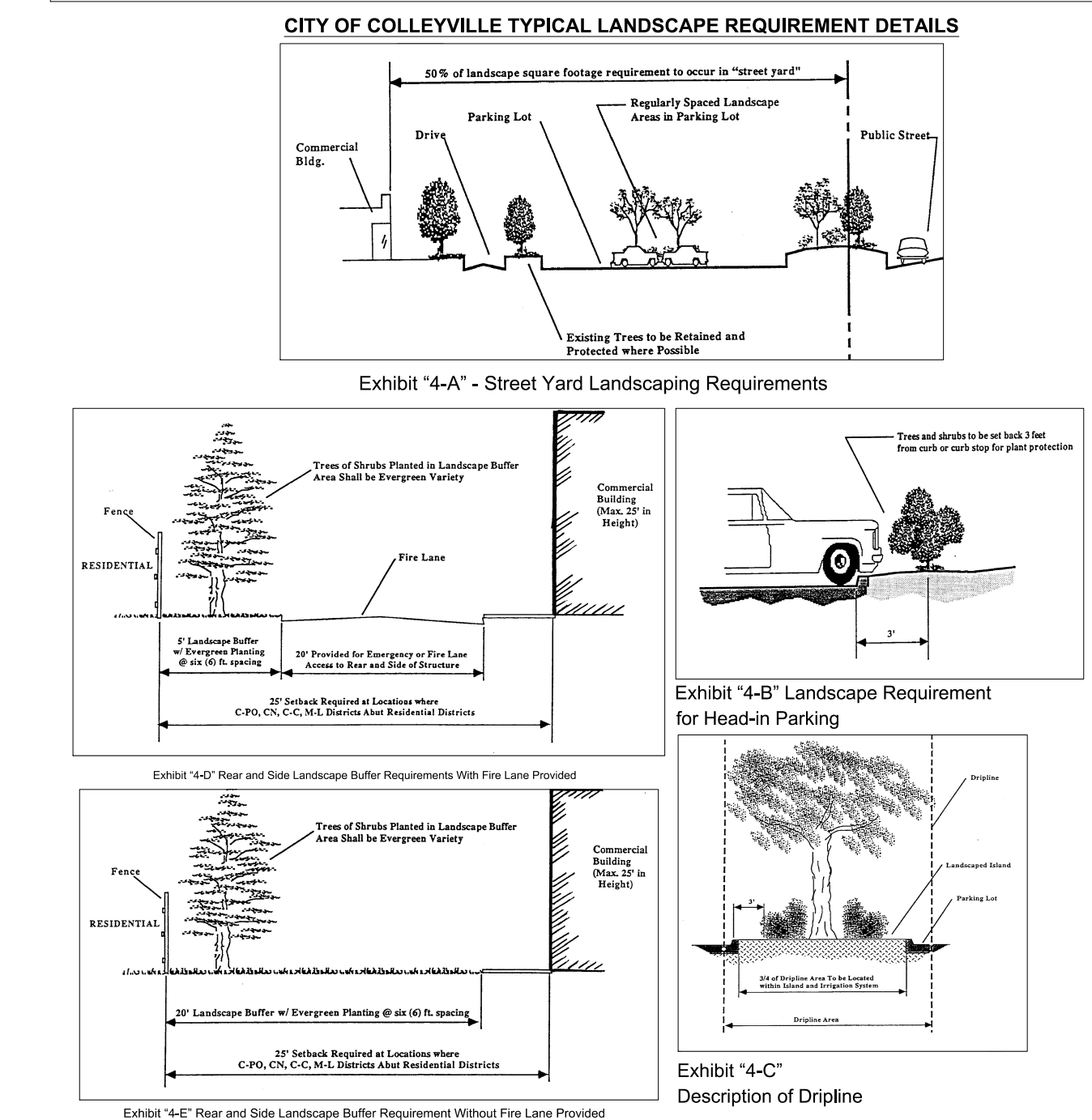
1 PROPOSED LANDSCAPE PLAN  
1" = 40'-0"



### SITE DATA CALCULATIONS

CATEGORY	DESCRIPTION	AREA (SF)	% OF SITE
BUILDING	GROSS AREA PER BUILDING FOOTPRINT	109,200	35%
PROPOSED	SITE PAVING, DRIVE-APPROACH, & PARKING	128,844	41%
LANDSCAPING	PROPOSED ONLY	73,152	24%
	ALL LAWN, FOLIAGE, AND TREE ADDITIONS, OR THE RE-UTILIZATION OF EXISTING PROTECTED TREES	311,196	100%
<b>TOTALS</b>			
<b>REQUIRED TREE &amp; SHRUBBERY QTY CALCULATIONS</b>			
CATEGORY	DESCRIPTION	LOCATION / RATIO	QTY
TREES	FRONT YARD TREES LOCATED IN LANDSCAPE SETBACK, AND PROVIDED WITHIN THE LANDSCAPE SETBACK OF R.O.W.	1 TREE / 40 LF	9
	LANDSCAPE ISLAND W/ TREE	1 TREE / 18 PARK SPACES	16
	TYPICAL LANDSCAPE SCREENING FROM PUBLIC VIEW + INCREASED SETBACK	1 TREE / 25 LF (RESIDENTIAL ADD.)	46
	TOTAL AMOUNT OF TREES		71
SHRUBS	NUMBER OF SHRUBS PER SCREENING OF ADJACENT PROPERTY OR ADJACENT ROADWAY, AS INSTALLED THROUGHOUT THE SITE	1 SHRUB PER 5 LF OF ADJACENT ROADWAY	85

\* OWNER TO VERIFY ALL PROPOSED COMMERCIAL SITE REQUIREMENTS PER THE CITY OF COLLEYVILLE PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT. OFF-STREET PARKING VALUES PROVIDED W/ THE RESPECTIVE TO THE CONCEPTUAL SITE PLAN PROPOSED HEREIN, AND AS PROVIDED ON THE INTENDED BUILDING DEVELOPMENTS. ALL ACCESSIBILITY STANDARDS ARE TO BE VERIFIED BY THE OWNER PER TAB AND THE JURISDICTIONAL ENTITY MANAGING THE PROPOSED SITE HEREIN.



SHEET NO: A0.2

# GARAGES OF AMERICA - COLLEYVILLE

## CONCEPTUAL PLAN 02

7015 COLLEYVILLE BLVD | COLLEYVILLE, TX 76034

SF TABLE		
BUILDING	AREA (SF)	TYPE
1	24,200	RETAIL / REST. / GARAGE
2	35,400	RETAIL / REST. / GARAGE
3	24,000	GARAGES
4	24,000	GARAGES
5	1,600	GARAGES
TOTAL W/ ALL BUILDINGS	109,200 SF	

### SITE DATA:

LOT - AREA APPROX: 311,196 SF / 7.14 AC

### ZONING:

PD: PLANNED DEVELOPMENT

PROPOSED USE: COMMERCIAL/RETAIL + GARAGES

AREA REQUIREMENTS:  
 MAX HEIGHT: 35' MAX  
 MIN. LOT SIZE: N/A  
 FRONT YARD SETBACK: 20'  
 SIDE YARD SETBACK: 10'  
 REAR YARD SETBACK: 10', 20' (RESIDENTIAL)  
 MAX BLDG. COVERAGE: < 50%

CATEGORY	PARKING REQ. (1/1X)	SQUARE FOOTAGE	PARKING REQUIRED	PARKING AVAILABLE	NOTES
<b>PARKING INCLUSIVE TO GARAGE BUILDINGS 3 &amp; 4</b>					
<b>BUILDING 1</b>					
Restaurant	100	3,723	38	38	Assumes all Restaurant for Parking Overhead
Retail	200	0	0	6	
Office	300	7,238	25	25	
WAREHOUSE	500	7,238	15	15	
Garage(s)	1,000	6,000	6	6	Assumed Parking Requirement 1/1000
<b>TOTALS</b>		<b>24,199</b>	<b>84</b>	<b>90</b>	
<b>BUILDING 2 - TO UTILIZE OFF-SITE PARKING FOR MINIMUM VALUES REQUIRED</b>					
Restaurant	100	5,052	51	51	Assumes all Restaurant for Parking Overhead
Retail	200	0	0	11	
Office	300	4,374	15	15	
WAREHOUSE	500	4,374	9	9	
Garage(s)	1,000	21,600	22	22	Assumed Parking Requirement 1/1000
<b>TOTALS</b>		<b>35,400</b>	<b>97</b>	<b>108</b>	

### GENERAL NOTES:

CITY OF COLLEYVILLE FIRE DEPARTMENT SHALL HAVE 24 HOUR ACCESS TO THE FACILITY THROUGH KNOX BOX OPERATED SLIDING GATES.

SIGNAGE: REQUIRES SEPARATE APPROVAL.

SANITATION CONTAINER: SHALL HAVE SCREENING WALLS OF BRICK, MASONRY, STONE, CMU, OR OTHER ARCHITECTURAL FINISH. METAL GATE WILL BE PRIMED AND PAINTED AND CONSTRUCTED IN ACCORDANCE WITH CITY DESIGN SPECIFICATIONS.

MECHANICAL AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW OF PUBLIC RIGHT OF WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.

LANDSCAPING: ALL PLANTINGS WILL COMPLY WITH THE CITY OF COLLEYVILLE LANDSCAPE ORDINANCE AND URBAN FORESTRY STANDARDS.

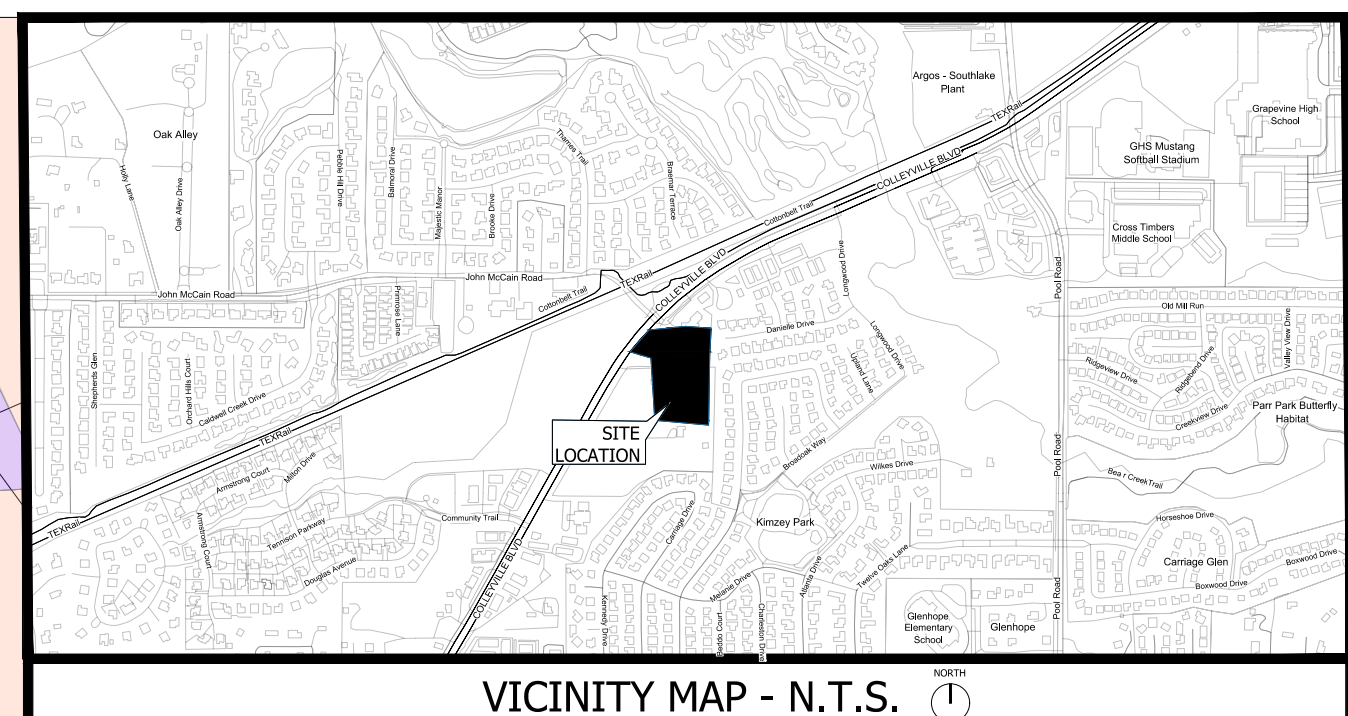
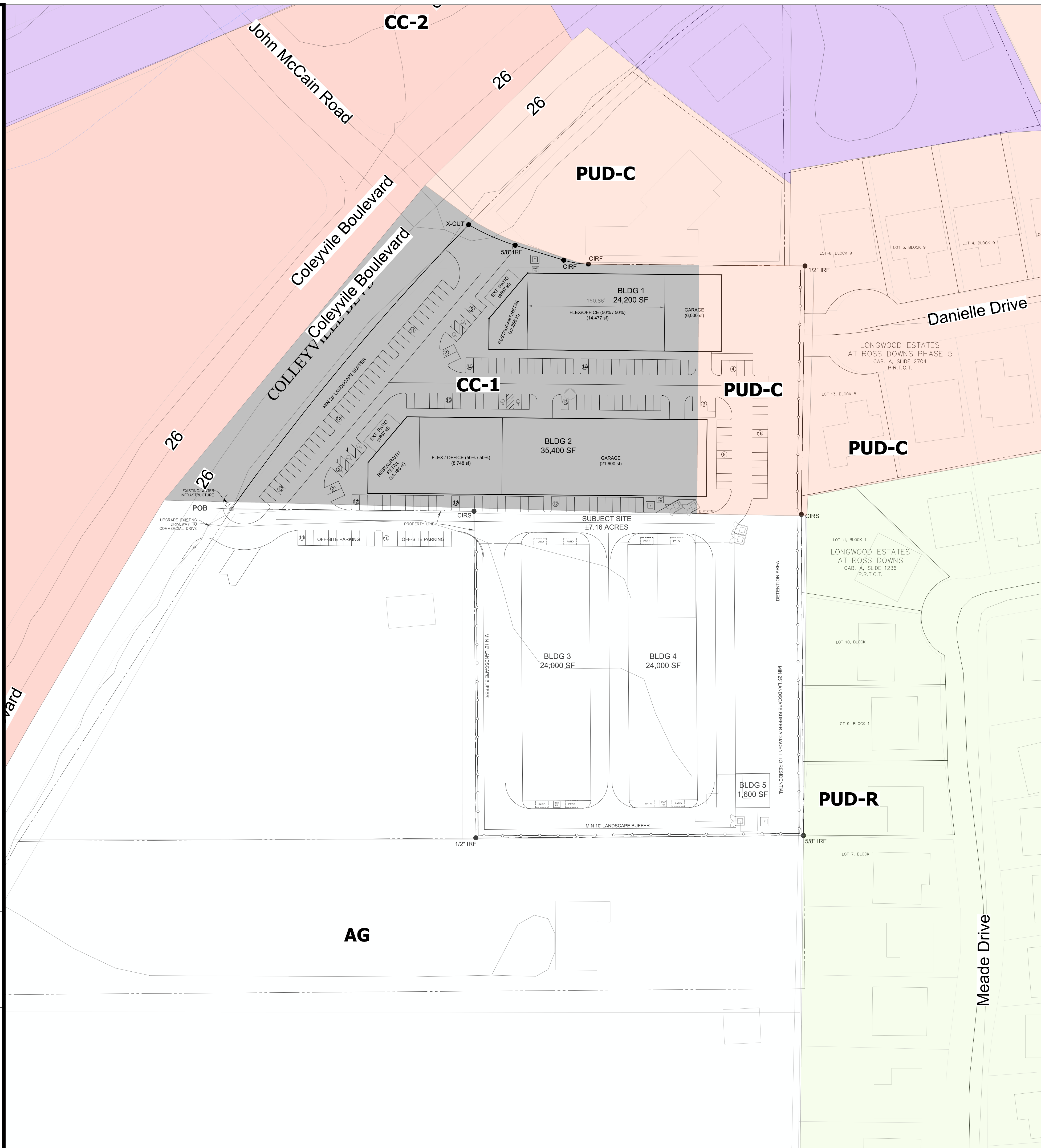
DRAWN BY: JOSE LABASTIDA  
 REVIEWED BY: OZIEL VIGIL & LEONARDO PENA, P.E.

## -SITE PLAN FOR REVIEW ONLY -

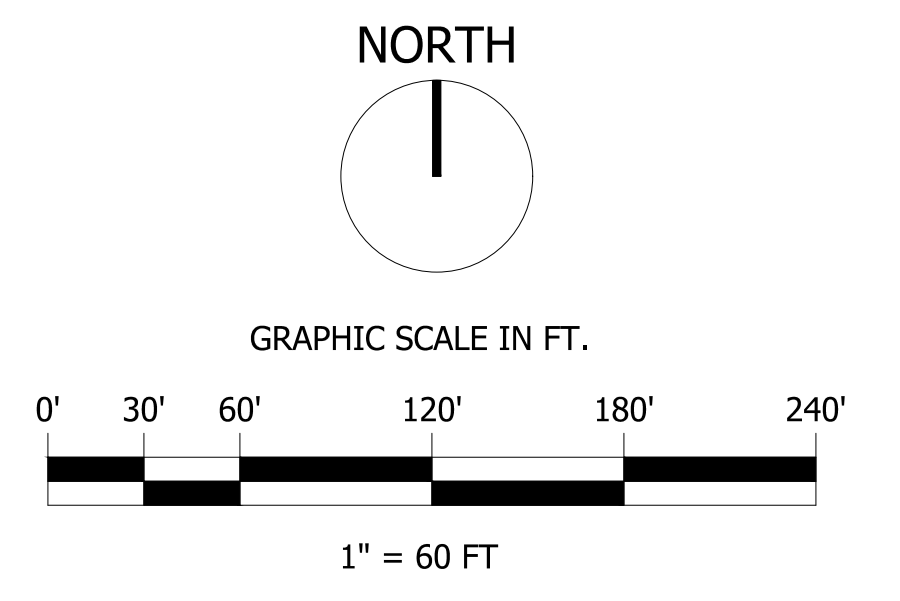
SITE ZONING MAP | 03.12.26

NOTE: SITE PLAN IS FOR OWNER REVIEW ONLY. NOT FOR CONSTRUCTION, PERMITTING, OR CITY APPROVAL PURPOSES. FINAL DESIGN TO BE COMPLETED BY REGISTERED ARCHITECT / CIVIL ENGINEER.

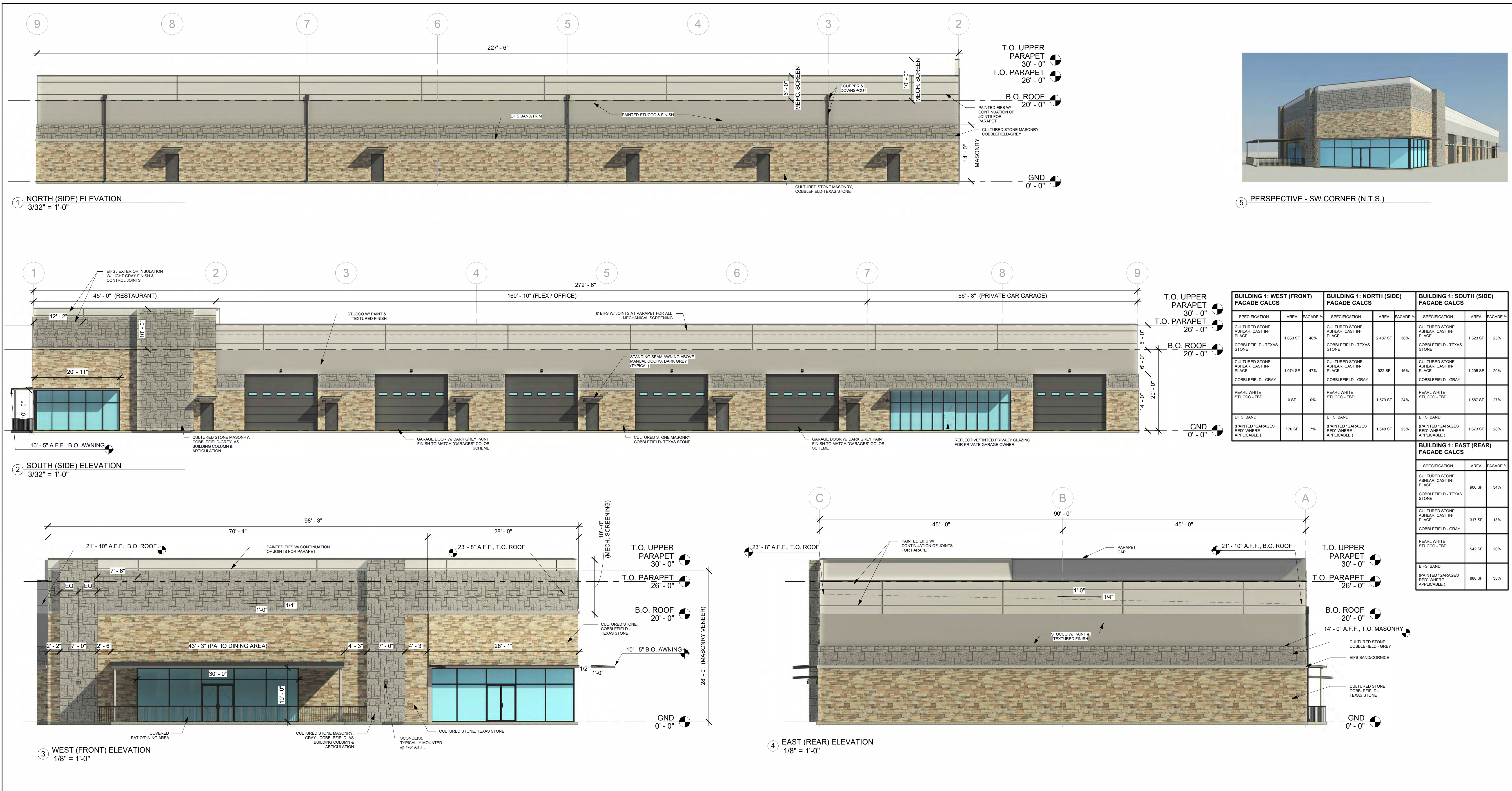
**CONTACT INFORMATION:**  
**RELIABLE COMMERCIAL CONSTRUCTION**  
<https://www.reliablecommercial.com>  
<https://www.reliablepaving.com>  
 Office: 817-467-0779  
 1903 Peyco Drive North  
 Arlington, Texas 76001



Zoning	
AG	Agricultural
CC-1	Village Retail
CC-2	Shopping Center
ML	Light Manufacturing
PUD-C	Planned Unit Development, Commercial
PUD-R	Planned Unit Development, Residential
R-20	Single Family Residential (20,000 sq. ft. min)
	City Limit



**SHEET NO: A0.3**



**PROJECT:**  
**GARAGES OF AMERICA - COLLEYVILLE | COLLEYVILLE, TEXAS 79521**

**BLDG 1 - ELEVATIONS**

CONCEPTUAL DRAWING: 3/12/2026 11:20:50 AM

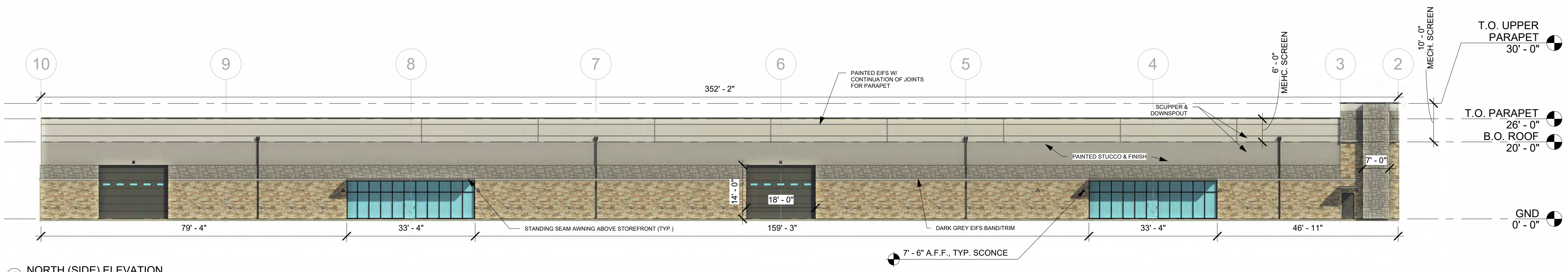
NOTE:  
CONCEPTUAL DRAWING ONLY. SCHEMATIC DESIGN INTENDED FOR OWNER REVIEW ONLY. TO NOT BE SUBMITTED TO ANY CITY, JURISDICTION, OR GOVERNING ENTITY FOR PERMITTING OR JUDICIAL REVIEW.

**DRAFTING INFORMATION:**  
DRAWN BY: JOSE LABASTIDA  
REVIEWED BY: OZIEL VIGIL, JOSE CORREA, & LEONARDO PENA, P.E.



**CONTACT INFORMATION:**  
**RELIABLE COMMERCIAL CONSTRUCTION**  
<https://www.reliablecommercial.com>;  
<https://www.reliablepaving.com>  
Office: 817-467-0779  
1903 Peyco Drive North  
Arlington, Texas 76001

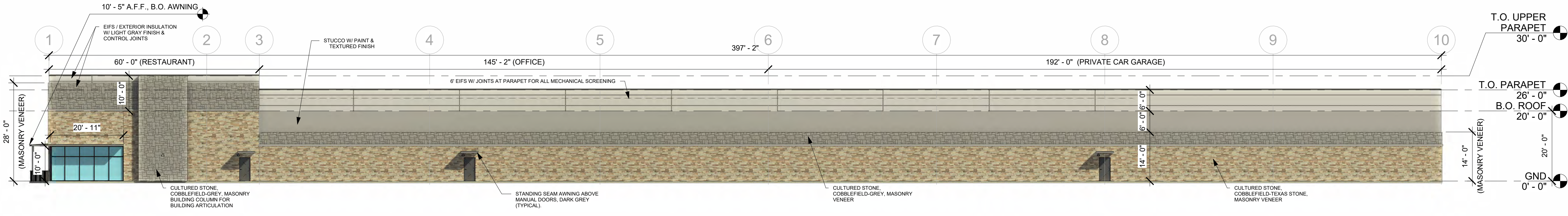
**SHEET NO: A2.0**



1 NORTH (SIDE) ELEVATION  
1/16" = 1'-0"



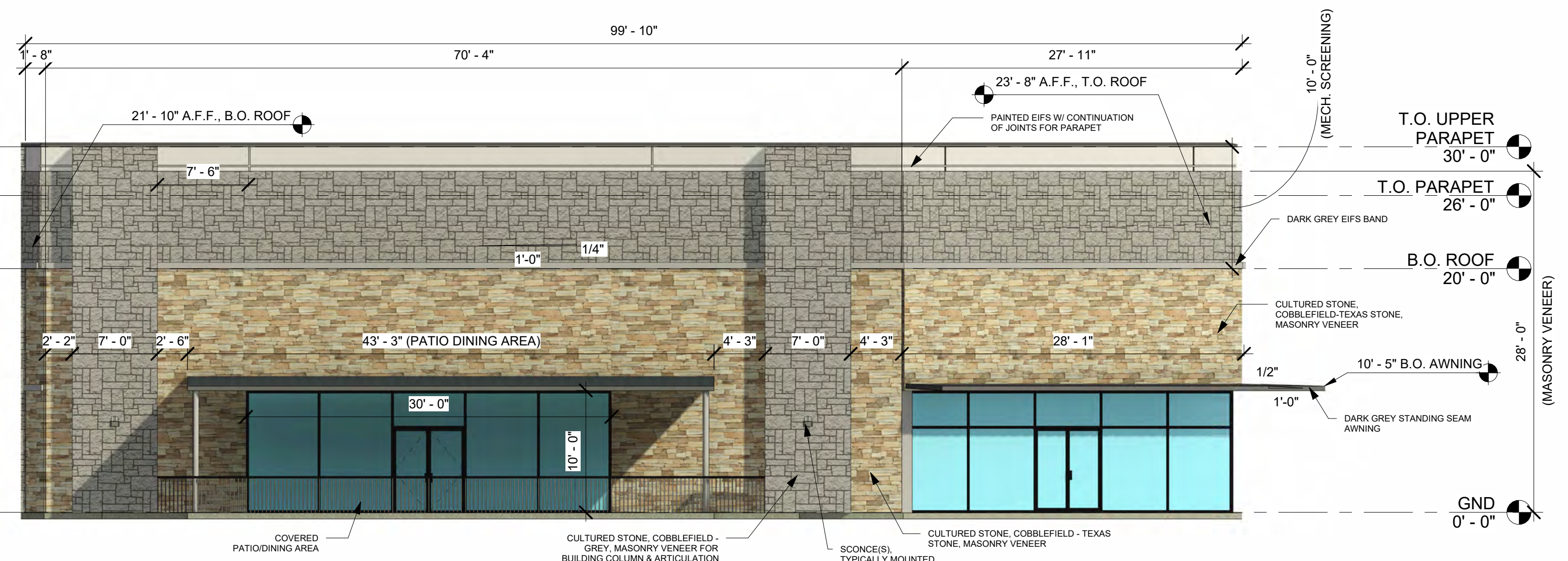
5 PERSPECTIVE - NW CORNER (N.T.S.)



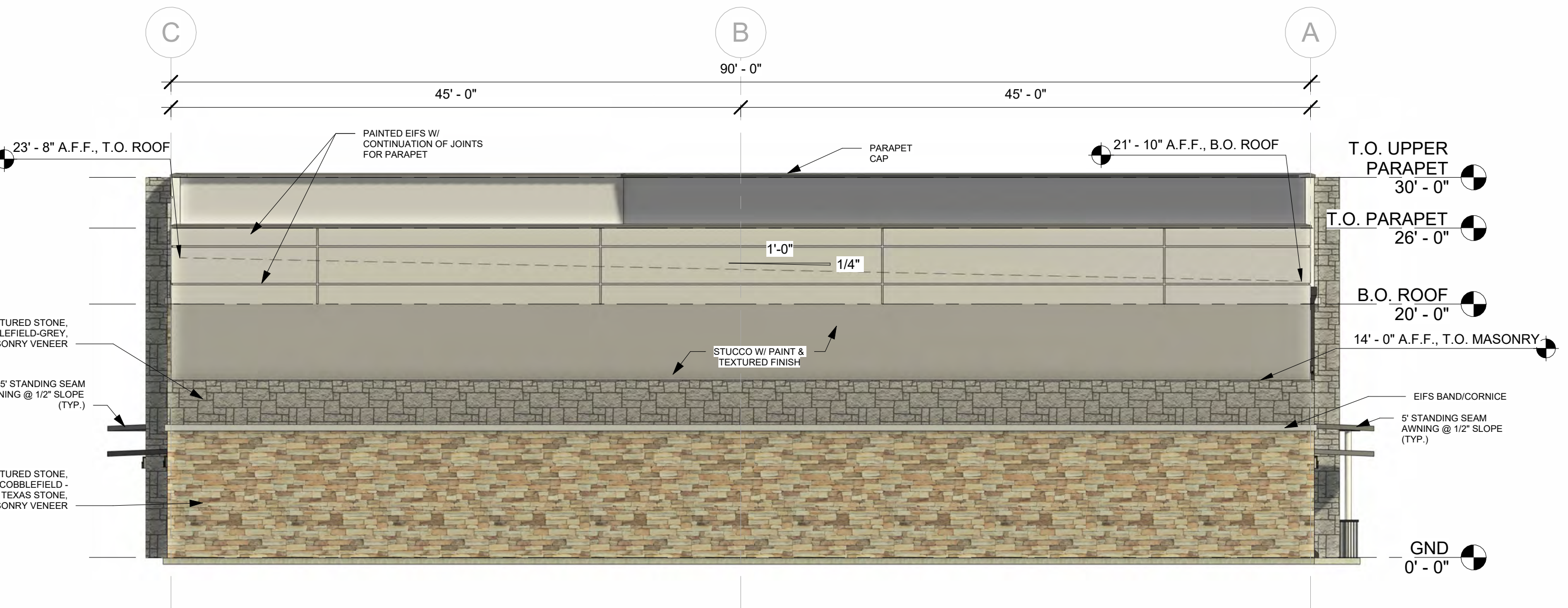
2 SOUTH (SIDE) ELEVATION  
1/16" = 1'-0"

BUILDING 2: WEST (FRONT) FACADE CALCS			BUILDING 2: NORTH (SIDE) FACADE CALCS			BUILDING 2: SOUTH (SIDE) FACADE CALCS		
SPECIFICATION	AREA	FACADE %	SPECIFICATION	AREA	FACADE %	SPECIFICATION	AREA	FACADE %
CULTURED STONE, ASHLAR, CAST IN-PLACE	1,000 SF	46%	CULTURED STONE, ASHLAR, CAST IN-PLACE	1,848 SF	30%	CULTURED STONE, ASHLAR, CAST IN-PLACE	3,361 SF	30%
COBBLEFIELD - TEXAS STONE			COBBLEFIELD - TEXAS STONE			COBBLEFIELD - TEXAS STONE		
CULTURED STONE, ASHLAR, CAST IN-PLACE	1,074 SF	47%	CULTURED STONE, ASHLAR, CAST IN-PLACE	1,230 SF	20%	CULTURED STONE, ASHLAR, CAST IN-PLACE	1,724 SF	20%
COBBLEFIELD - GRAY			COBBLEFIELD - GRAY			COBBLEFIELD - GRAY		
PEARL WHITE STUCCO - TBD	0 SF	0%	PEARL WHITE STUCCO - TBD	1,536 SF	24%	PEARL WHITE STUCCO - TBD	1,641 SF	19%
EIFS BAND (PAINTED "GARAGES RED" WHERE APPLICABLE)	170 SF	7%	EIFS BAND (PAINTED "GARAGES RED" WHERE APPLICABLE)	1,582 SF	26%	EIFS BAND (PAINTED "GARAGES RED" WHERE APPLICABLE)	1,790 SF	21%

BUILDING 2: EAST (REAR) FACADE CALCS		
SPECIFICATION	AREA	FACADE %
CULTURED STONE, ASHLAR, CAST IN-PLACE	906 SF	33%
COBBLEFIELD - TEXAS STONE		
CULTURED STONE, ASHLAR, CAST IN-PLACE	423 SF	16%
COBBLEFIELD - GRAY		
PEARL WHITE STUCCO - TBD	532 SF	20%
EIFS BAND (PAINTED "GARAGES RED" WHERE APPLICABLE)	847 SF	31%



3 WEST (FRONT) ELEVATION  
1/8" = 1'-0"



4 EAST (REAR) ELEVATION  
1/8" = 1'-0"

PROJECT:  
**GARAGES OF AMERICA - COLLEYVILLE | COLLEYVILLE, TEXAS 79521**

**BLDG 2 - ELEVATIONS**

CONCEPTUAL DRAWING: 3/12/2026 11:25:23 AM

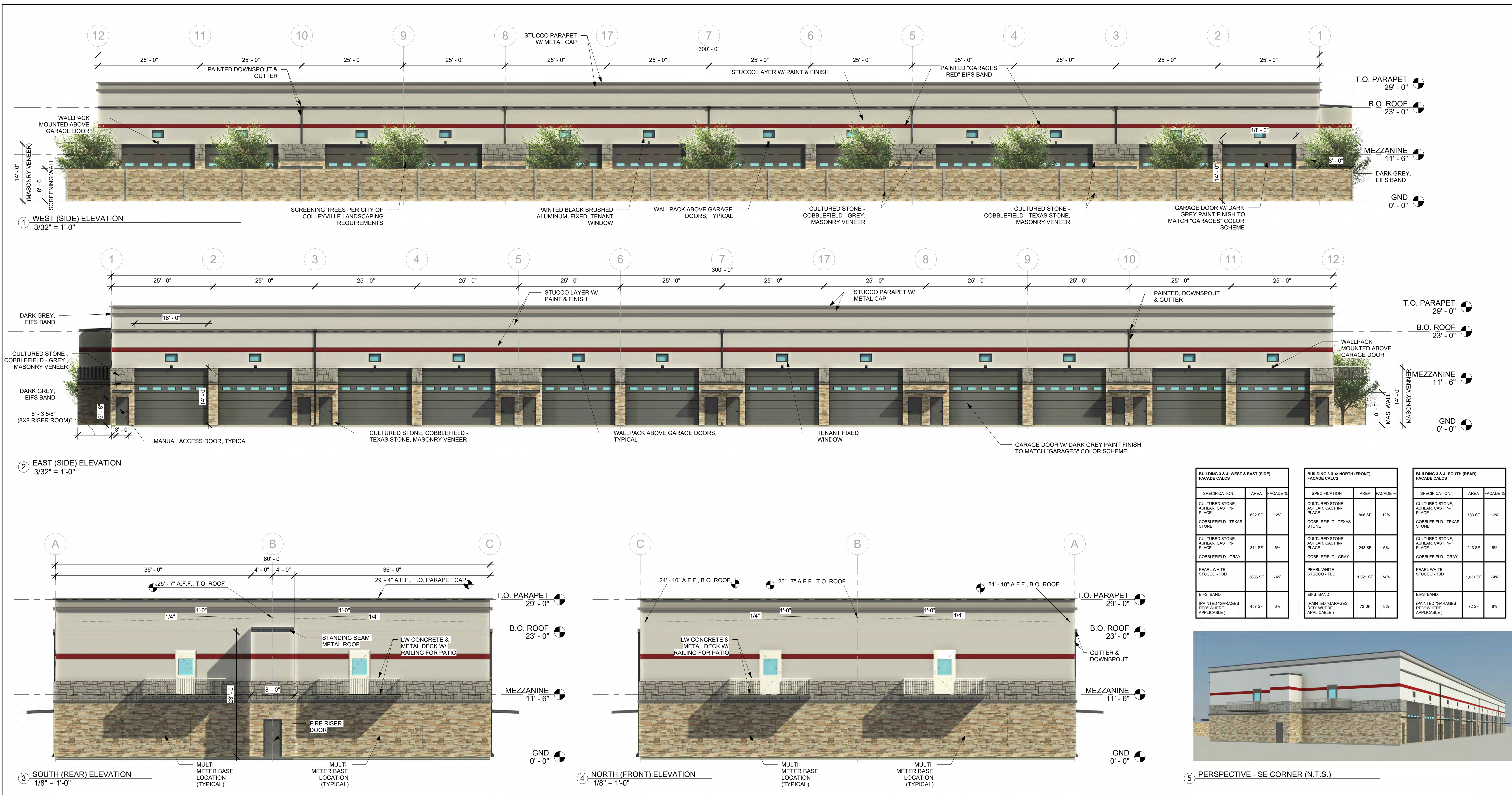
NOTE:  
CONCEPTUAL DRAWING ONLY. SCHEMATIC DESIGN INTENDED FOR OWNER REVIEW ONLY. TO NOT BE SUBMITTED TO ANY CITY, JURISDICTION, OR GOVERNING ENTITY FOR PERMITTING OR JUDICIAL REVIEW.

**DRAFTING INFORMATION:**  
DRAWN BY: JOSE LABASTIDA  
REVIEWED BY: OZIEL VIGIL, JOSE CORREA, & LEONARDO PENA, P.E.



**CONTACT INFORMATION:**  
**RELIABLE COMMERCIAL CONSTRUCTION**  
<https://www.reliablecommercial.com>;  
<https://www.reliablepaving.com>  
Office: 817-467-0779  
1903 Peyco Drive North  
Arlington, Texas 76001

**SHEET NO: A2.1**



BUILDING 3 & 4 - WEST & EAST (SIDE) FACADE CALCS			BUILDING 3 & 4 - NORTH (FRONT) FACADE CALCS			BUILDING 3 & 4 - SOUTH (REAR) FACADE CALCS		
SPECIFICATION	AREA	FACADE %	SPECIFICATION	AREA	FACADE %	SPECIFICATION	AREA	FACADE %
CULTURED STONE, ASHLAR, CAST IN-PLACE	622 SF	12%	CULTURED STONE, ASHLAR, CAST IN-PLACE	806 SF	12%	CULTURED STONE, ASHLAR, CAST IN-PLACE	783 SF	12%
COBBLEFIELD - TEXAS STONE			COBBLEFIELD - TEXAS STONE			COBBLEFIELD - TEXAS STONE		
CULTURED STONE, ASHLAR, CAST IN-PLACE	314 SF	6%	CULTURED STONE, ASHLAR, CAST IN-PLACE	243 SF	6%	CULTURED STONE, ASHLAR, CAST IN-PLACE	243 SF	6%
COBBLEFIELD - GRAY			COBBLEFIELD - GRAY			COBBLEFIELD - GRAY		
PEARL WHITE STUCCO - TBD	3865 SF	74%	PEARL WHITE STUCCO - TBD	1,021 SF	74%	PEARL WHITE STUCCO - TBD	1,031 SF	74%
EIFS BAND (PAINTED "GARAGES RED" WHERE APPLICABLE)	457 SF	8%	EIFS BAND (PAINTED "GARAGES RED" WHERE APPLICABLE)	72 SF	8%	EIFS BAND (PAINTED "GARAGES RED" WHERE APPLICABLE)	72 SF	8%



PROJECT:  
**GARAGES OF AMERICA - COLLEYVILLE | COLLEYVILLE, TEXAS 79521**

**BLDG 3 & 4 - GARAGES**

CONCEPTUAL DRAWING: 3/13/2026 8:22:49 AM

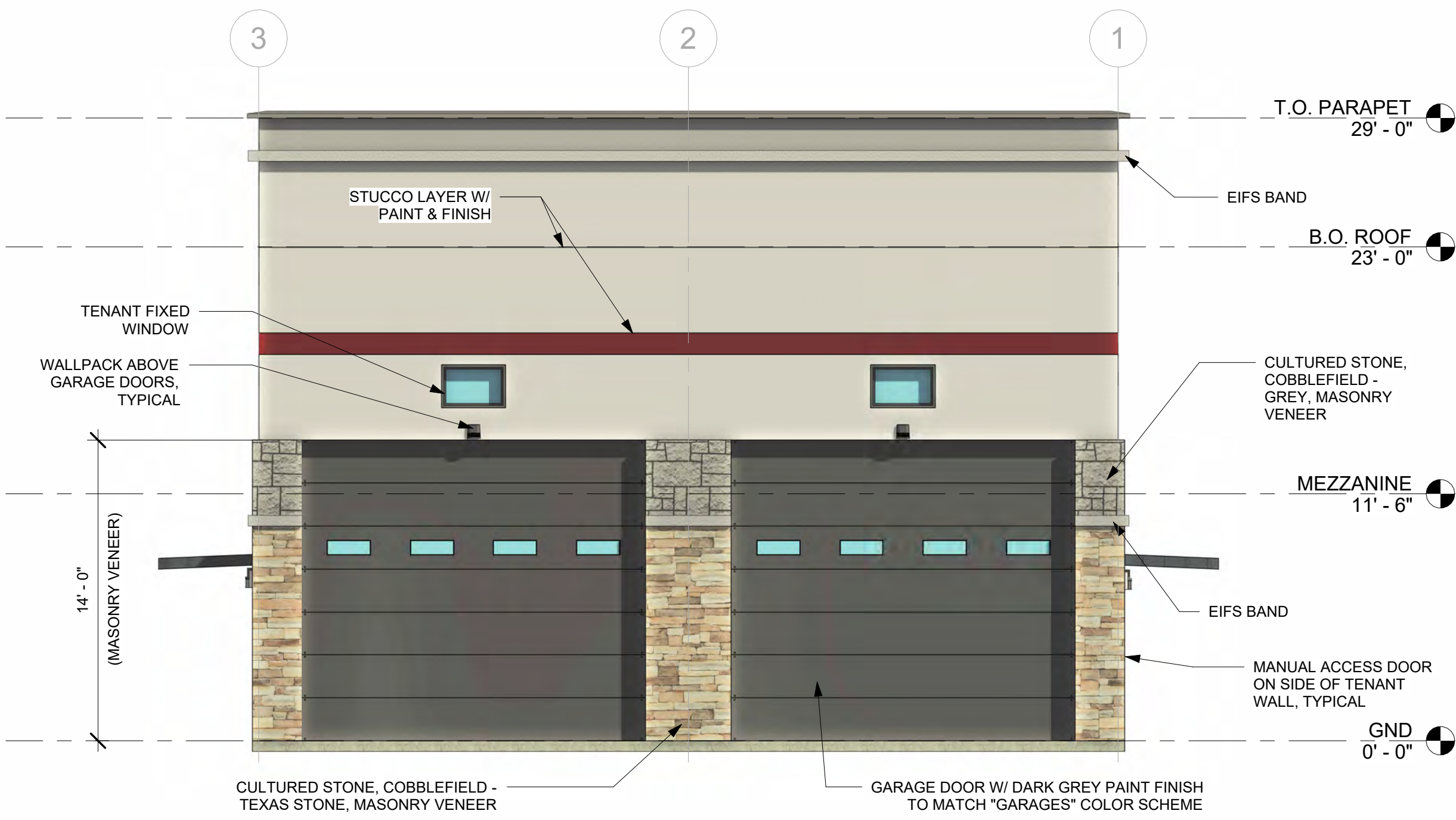
NOTE:  
 CONCEPTUAL DRAWING ONLY. SCHEMATIC DESIGN INTENDED FOR OWNER REVIEW ONLY. TO NOT TO BE SUBMITTED TO ANY CITY, JURISDICTION, OR GOVERNING ENTITY FOR PERMITTING OR JUDICIAL REVIEW.

**DRAFTING INFORMATION:**  
 DRAWN BY: JOSE LABASTIDA  
 REVIEWED BY: OZIEL VIGIL, JOSE CORREA, & LEONARDO PENA, P.E.



**CONTACT INFORMATION:**  
**RELIABLE COMMERCIAL CONSTRUCTION**  
<https://www.reliablecommercial.com>;  
<https://www.reliablepaving.com>  
 Office: 817-467-0779  
 1903 Peyco Drive North  
 Arlington, Texas 76001

**SHEET NO: A2.2**



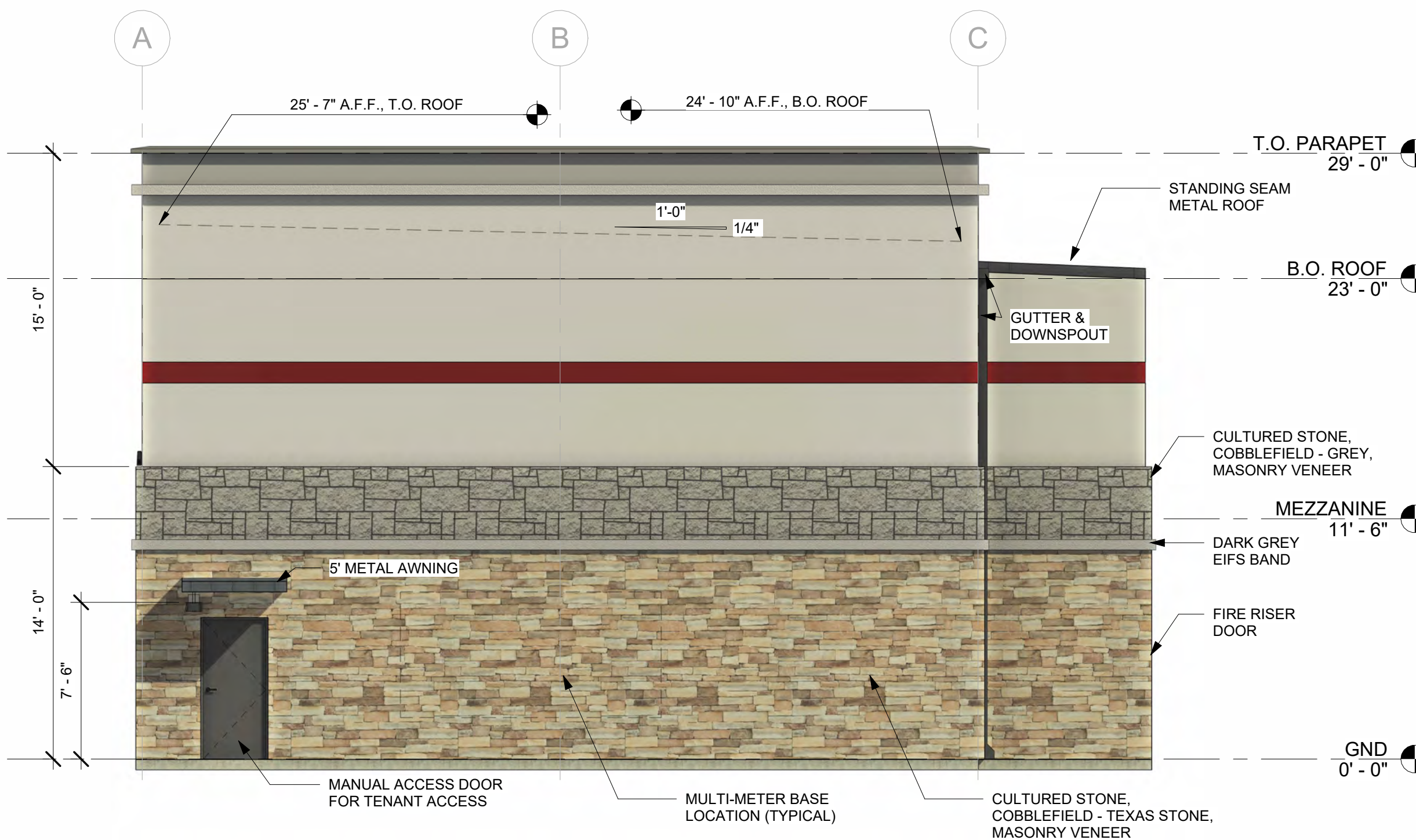
1 WEST (FRONT) ELEVATION  
3/16" = 1'-0"



2 EAST (REAR) ELEVATION  
3/16" = 1'-0"



5 PERSPECTIVE - NW CORNER (N.T.S.)



3 SOUTH (SIDE) ELEVATION  
3/16" = 1'-0"



4 NORTH (SIDE) ELEVATION  
3/16" = 1'-0"

BUILDING 5: WEST (FRONT) FACADE CALCS			BUILDING 5: EAST (REAR) FACADE CALCS			BUILDING 5: NORTH & SOUTH (SIDE) FACADE CALCS		
SPECIFICATION	AREA	FACADE %	SPECIFICATION	AREA	FACADE %	SPECIFICATION	AREA	FACADE %
CULTURED STONE, ASHLAR, CAST IN-PLACE, COBBLEFIELD - TEXAS STONE	86 SF	12%	CULTURED STONE, ASHLAR, CAST IN-PLACE, COBBLEFIELD - TEXAS STONE	374 SF	35%	CULTURED STONE, ASHLAR, CAST IN-PLACE, COBBLEFIELD - TEXAS STONE	463 SF	12%
CULTURED STONE, ASHLAR, CAST IN-PLACE, COBBLEFIELD - GRAY	30 SF	6%	CULTURED STONE, ASHLAR, CAST IN-PLACE, COBBLEFIELD - GRAY	139 SF	14%	CULTURED STONE, ASHLAR, CAST IN-PLACE, COBBLEFIELD - GRAY	170 SF	6%
PEARL WHITE STUCCO - TBD	527 SF	74%	PEARL WHITE STUCCO - TBD	447 SF	42%	PEARL WHITE STUCCO - TBD	602 SF	74%
EIFS BAND (PAINTED "GARAGES" RED WHERE APPLICABLE)	65 SF	8%	EIFS BAND (PAINTED "GARAGES" RED WHERE APPLICABLE)	96 SF	9%	EIFS BAND (PAINTED "GARAGES" RED WHERE APPLICABLE)	93 SF	8%

PROJECT:  
**GARAGES OF AMERICA - COLLEYVILLE | COLLEYVILLE, TEXAS 79521**

**BLDG 5 - GARAGES**

CONCEPTUAL DRAWING: 3/12/2026 11:31:25 AM

NOTE:  
CONCEPTUAL DRAWING ONLY. SCHEMATIC DESIGN INTENDED FOR OWNER REVIEW ONLY. TO NOT TO BE SUBMITTED TO ANY CITY, JURISDICTION, OR GOVERNING ENTITY FOR PERMITTING OR JUDICIAL REVIEW.

**DRAFTING INFORMATION:**





DRAWN BY: JOSE LABASTIDA  
REVIEWED BY: OZIEL VIGIL, JOSE CORREA, & LEONARDO PENA, P.E.











**CONTACT INFORMATION:**





**RELIABLE COMMERCIAL CONSTRUCTION**  
<https://www.reliablecommercial.com>;  
<https://www.reliablepaving.com>  
 Office: 817-467-0779  
 1903 Peyco Drive North  
 Arlington, Texas 76001





**SHEET NO: A2.3**





BUILDING 1: WEST (FRONT) FACADE CALCULATIONS			
ITEM	SPECIFICATION	AREA	FACADE %
	CULTURED STONE, ASHLAR, CAST-IN-PLACE. COBBLEFIELD - TEXAS STONE	1,050 SF	46%
	CULTURED STONE, ASHLAR, CAST-IN-PLACE. COBBLEFIELD - GRAY	1,074 SF	47%
	PEARL WHITE STUCCO - TBD	0 SF	0%
	EIFS BAND (DARK GREY) OR W/ CONTROL JOINTS- GRAY	170 SF	7%





BUILDING 1: NORTH (SIDE) FACADE CALCULATIONS			
ITEM	SPECIFICATION	AREA	FACADE %
	CULTURED STONE, ASHLAR, CAST-IN-PLACE. COBBLEFIELD - TEXAS STONE	2,487 SF	38%
	CULTURED STONE, ASHLAR, CAST-IN-PLACE. COBBLEFIELD - GRAY	922 SF	16%
	PEARL WHITE STUCCO - TBD	1,579 SF	24%
	EIFS BAND (DARK GREY) OR W/ CONTROL JOINTS- GRAY	1,640 SF	22%





BUILDING 1: SOUTH (SIDE) FACADE CALCULATIONS			
ITEM	SPECIFICATION	AREA	FACADE %
	CULTURED STONE, ASHLAR, CAST-IN-PLACE. COBBLEFIELD - TEXAS STONE	1,523 SF	25%
	CULTURED STONE, ASHLAR, CAST-IN-PLACE. COBBLEFIELD - GRAY	1,205 SF	20%
	PEARL WHITE STUCCO - TBD	1,587 SF	27%
	EIFS BAND (DARK GREY) OR W/ CONTROL JOINTS- GRAY	1,673 SF	28%





BUILDING 1: EAST (REAR) FACADE CALCULATIONS			
ITEM	SPECIFICATION	AREA	FACADE %
	CULTURED STONE, ASHLAR, CAST-IN-PLACE. COBBLEFIELD - TEXAS STONE	906 SF	34%
	CULTURED STONE, ASHLAR, CAST-IN-PLACE. COBBLEFIELD - GRAY	317 SF	13%
	PEARL WHITE STUCCO - TBD	542 SF	20%
	EIFS BAND (DARK GREY) OR W/ CONTROL JOINTS- GRAY	888 SF	33%





BUILDING 2: WEST (FRONT) FACADE CALCULATIONS			
ITEM	SPECIFICATION	AREA	FACADE %
	CULTURED STONE, ASHLAR, CAST-IN-PLACE. COBBLEFIELD - TEXAS STONE	1,050 SF	46%
	CULTURED STONE, ASHLAR, CAST-IN-PLACE. COBBLEFIELD - GRAY	1,074 SF	47%
	PEARL WHITE STUCCO - TBD	0 SF	0%
	EIFS BAND (DARK GREY) OR W/ CONTROL JOINTS- GRAY	170 SF	7%





BUILDING 2: NORTH (SIDE) FACADE CALCULATIONS			
ITEM	SPECIFICATION	AREA	FACADE %
	CULTURED STONE, ASHLAR, CAST-IN-PLACE. COBBLEFIELD - TEXAS STONE	1,848 SF	30%
	CULTURED STONE, ASHLAR, CAST-IN-PLACE. COBBLEFIELD - GRAY	1,230 SF	20%
	PEARL WHITE STUCCO - TBD	1,536 SF	24%
	EIFS BAND (DARK GREY) OR W/ CONTROL JOINTS- GRAY	1,582 SF	26%





BUILDING 2: SOUTH (SIDE) FACADE CALCULATIONS			
ITEM	SPECIFICATION	AREA	FACADE %
	CULTURED STONE, ASHLAR, CAST-IN-PLACE. COBBLEFIELD - TEXAS STONE	3,361 SF	40%
	CULTURED STONE, ASHLAR, CAST-IN-PLACE. COBBLEFIELD - GRAY	1,724 SF	20%
	PEARL WHITE STUCCO - TBD	1,641 SF	19%
	EIFS BAND (DARK GREY) OR W/ CONTROL JOINTS- GRAY	1,790 SF	21%





BUILDING 2: EAST (REAR) FACADE CALCULATIONS			
ITEM	SPECIFICATION	AREA	FACADE %
	CULTURED STONE, ASHLAR, CAST-IN-PLACE. COBBLEFIELD - TEXAS STONE	906 SF	33%
	CULTURED STONE, ASHLAR, CAST-IN-PLACE. COBBLEFIELD - GRAY	423 SF	16%
	PEARL WHITE STUCCO - TBD	532 SF	20%
	EIFS BAND (DARK GREY) OR W/ CONTROL JOINTS- GRAY	847 SF	31%





BUILDING 3 & 4: WEST & EAST (SIDE) FACADE CALCULATIONS			
ITEM	SPECIFICATION	AREA	FACADE %
	CULTURED STONE, ASHLAR, CAST-IN-PLACE. COBBLEFIELD - TEXAS STONE	622 SF	12%
	CULTURED STONE, ASHLAR, CAST-IN-PLACE. COBBLEFIELD - GRAY	314 SF	6%
	PEARL WHITE STUCCO - TBD	3865 SF	74%
	EIFS BAND (PAINTED "GARAGES RED" WHERE APPLICABLE)	457 SF	8%

BUILDING 3 & 4: NORTH (FRONT) FACADE CALCULATIONS			
ITEM	SPECIFICATION	AREA	FACADE %
	CULTURED STONE, ASHLAR, CAST-IN-PLACE. COBBLEFIELD - TEXAS STONE	806 SF	12%
	CULTURED STONE, ASHLAR, CAST-IN-PLACE. COBBLEFIELD - GRAY	243 SF	6%
	PEARL WHITE STUCCO - TBD	1,021 SF	74%
	EIFS BAND (PAINTED "GARAGES RED" WHERE APPLICABLE)	72 SF	8%

BUILDING 3 & 4: SOUTH (REAR) FACADE CALCULATIONS			
ITEM	SPECIFICATION	AREA	FACADE %
	CULTURED STONE, ASHLAR, CAST-IN-PLACE. COBBLEFIELD - TEXAS STONE	783 SF	12%
	CULTURED STONE, ASHLAR, CAST-IN-PLACE. COBBLEFIELD - GRAY	243 SF	6%
	PEARL WHITE STUCCO - TBD	1,031 SF	74%
	EIFS BAND (PAINTED "GARAGES RED" WHERE APPLICABLE)	72 SF	8%

BUILDING 5: WEST (FRONT) FACADE CALCULATIONS			
ITEM	SPECIFICATION	AREA	FACADE %
	CULTURED STONE, ASHLAR, CAST-IN-PLACE. COBBLEFIELD - TEXAS STONE	86 SF	12%
	CULTURED STONE, ASHLAR, CAST-IN-PLACE. COBBLEFIELD - GRAY	30 SF	6%
	PEARL WHITE STUCCO - TBD	527 SF	74%
	EIFS BAND (PAINTED "GARAGES RED" WHERE APPLICABLE)	65 SF	8%

BUILDING 5: EAST (REAR) FACADE CALCULATIONS			
ITEM	SPECIFICATION	AREA	FACADE %
	CULTURED STONE, ASHLAR, CAST-IN-PLACE. COBBLEFIELD - TEXAS STONE	374 SF	35%
	CULTURED STONE, ASHLAR, CAST-IN-PLACE. COBBLEFIELD - GRAY	139 SF	14%
	PEARL WHITE STUCCO - TBD	447 SF	42%
	EIFS BAND (PAINTED "GARAGES RED" WHERE APPLICABLE)	96 SF	9%

BUILDING 5: NORTH & SOUTH (SIDES) FACADE CALCULATIONS			
ITEM	SPECIFICATION	AREA	FACADE %
	CULTURED STONE, ASHLAR, CAST-IN-PLACE. COBBLEFIELD - TEXAS STONE	463 SF	12%
	CULTURED STONE, ASHLAR, CAST-IN-PLACE. COBBLEFIELD - GRAY	170 SF	6%
	PEARL WHITE STUCCO - TBD	602 SF	74%
	EIFS BAND (PAINTED "GARAGES RED" WHERE APPLICABLE)	93 SF	8%

PROJECT:  
**GARAGES OF AMERICA - COLLEYVILLE | COLLEYVILLE, TEXAS 79521**

ELEVATION CALCS

CONCEPTUAL DRAWING: 3/12/2026 11:21:08 AM

NOTE:  
CONCEPTUAL DRAWING ONLY. SCHEMATIC DESIGN INTENDED FOR OWNER REVIEW ONLY. TO NOT BE SUBMITTED TO ANY CITY, JURISDICTION, OR GOVERNING ENTITY FOR PERMITTING OR JUDICIAL REVIEW.

**DRAFTING INFORMATION:**

DRAWN BY: JOSE LABASTIDA  
REVIEWED BY: OZIEL VIGIL, JOSE CORREA, & LEONARDO PENA, P.E.



**CONTACT INFORMATION:**

**RELIABLE COMMERCIAL CONSTRUCTION**  
<https://www.reliablecommercial.com;>  
<https://www.reliablepaving.com>  
 Office: 817-467-0779  
 1903 Peyco Drive North  
 Arlington, Texas 76001

SHEET NO: A3.0



# CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

---

**Agenda Number** 2g

**Agenda Date** 3/23/2026

**Number** -

**Type** Presentation and Discussion

**Department** Community Development

---

## **Title**

Presentation and discussion of a replat for proposed Lot 3R, Adair & Brown Estates, being Lots 3B and 4A2, Adair & Brown Estates, and zoned R-40 Single-Family Residential, located at 813 John McCain Road, Case PC26-004

## **Explanation**

Zachary Stevenson, the applicant, has submitted a request for a replat on proposed Lot 3R, Adair & Brown Estates, being Lots 3B and 4A2, Adair & Brown Estates, being approximately 4.2 acres, and zoned R-40 Single-Family Residential. The request is to combine one lot and a portion of another lot into one lot.

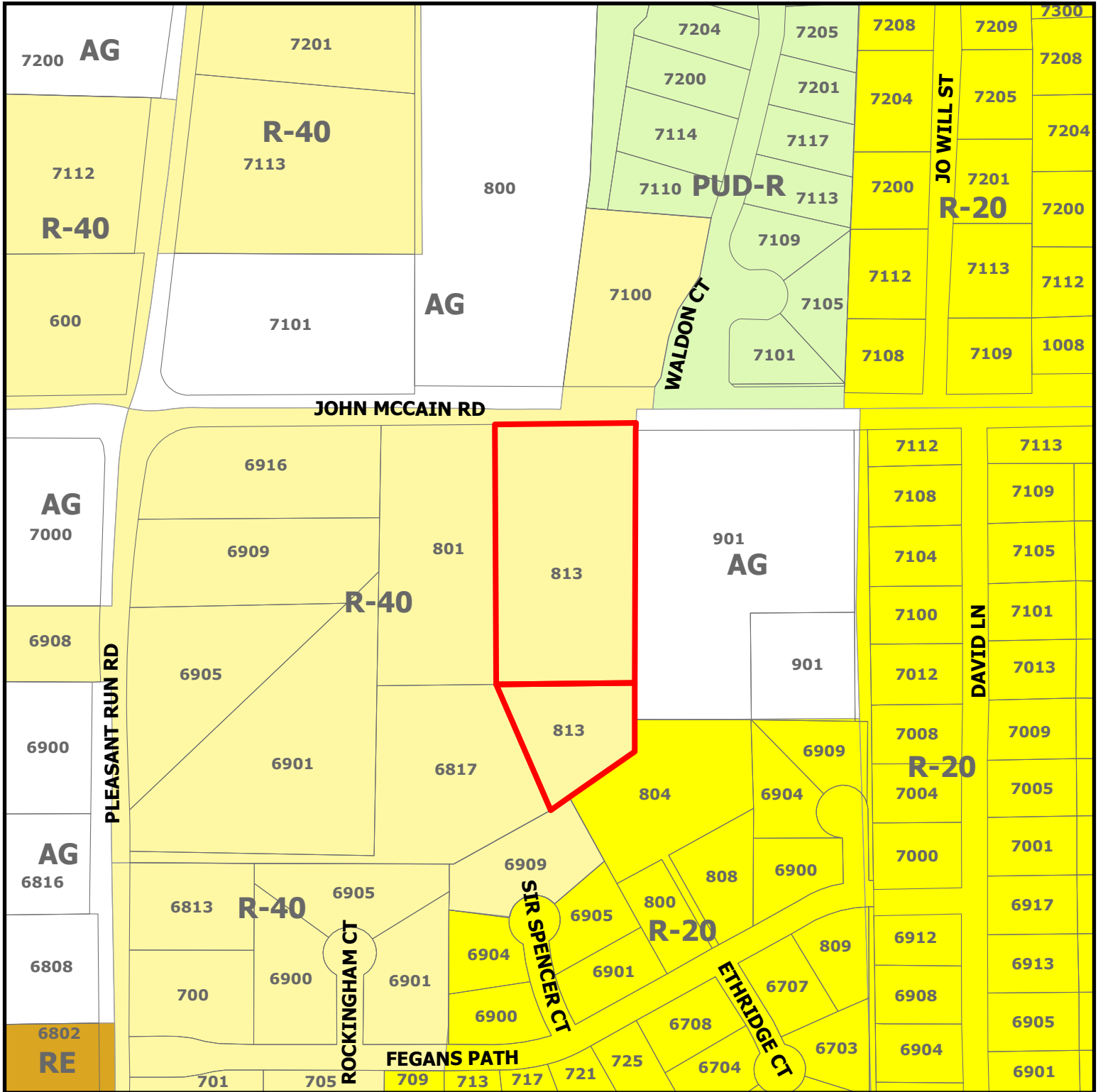
## **Attachments**

1. Aerial Map
2. Future Land Use Map
3. Zoning Map
4. Plat Drawing



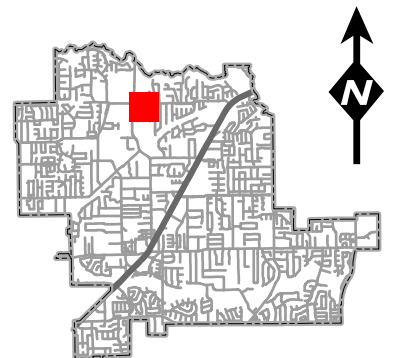


# Zoning Map



**PC26-004**

813 John McCain Road



 Subject Property

**DISCLAIMER:**  
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which may exist.

**Abbreviations - LEGEND**  
P.R.T.C.T. Plat Records, Tarrant County, Texas  
O.P.R.T.C.T. Official Public Records, Tarrant County, Texas  
D.R.T.C.T. Deed Records, Tarrant County, Texas  
C.I.R.F. Capped Iron Rod Found  
I.R.F. Iron Rod Found  
C.I.R.S. Capped Iron Rod Set  
E.S.M.T. Easement  
F.F.E. Finished Floor Elevation  
(TYP) Typical

**NOTE**  
○ OPEN CIRCLE INDICATES FOUND/SET MONUMENT  
AS NOTED

ALL SET MONUMENTS TO BE INSCRIBED WITH "BARRON STARK"

**KEY IDENTIFIERS - LEGEND**  
--- CENTERLINE  
--- EASEMENT LINE  
--- BOUNDARY LINE  
--- SURVEY ABSTRACT LINE  
--- RIGHT-OF-WAY LINE

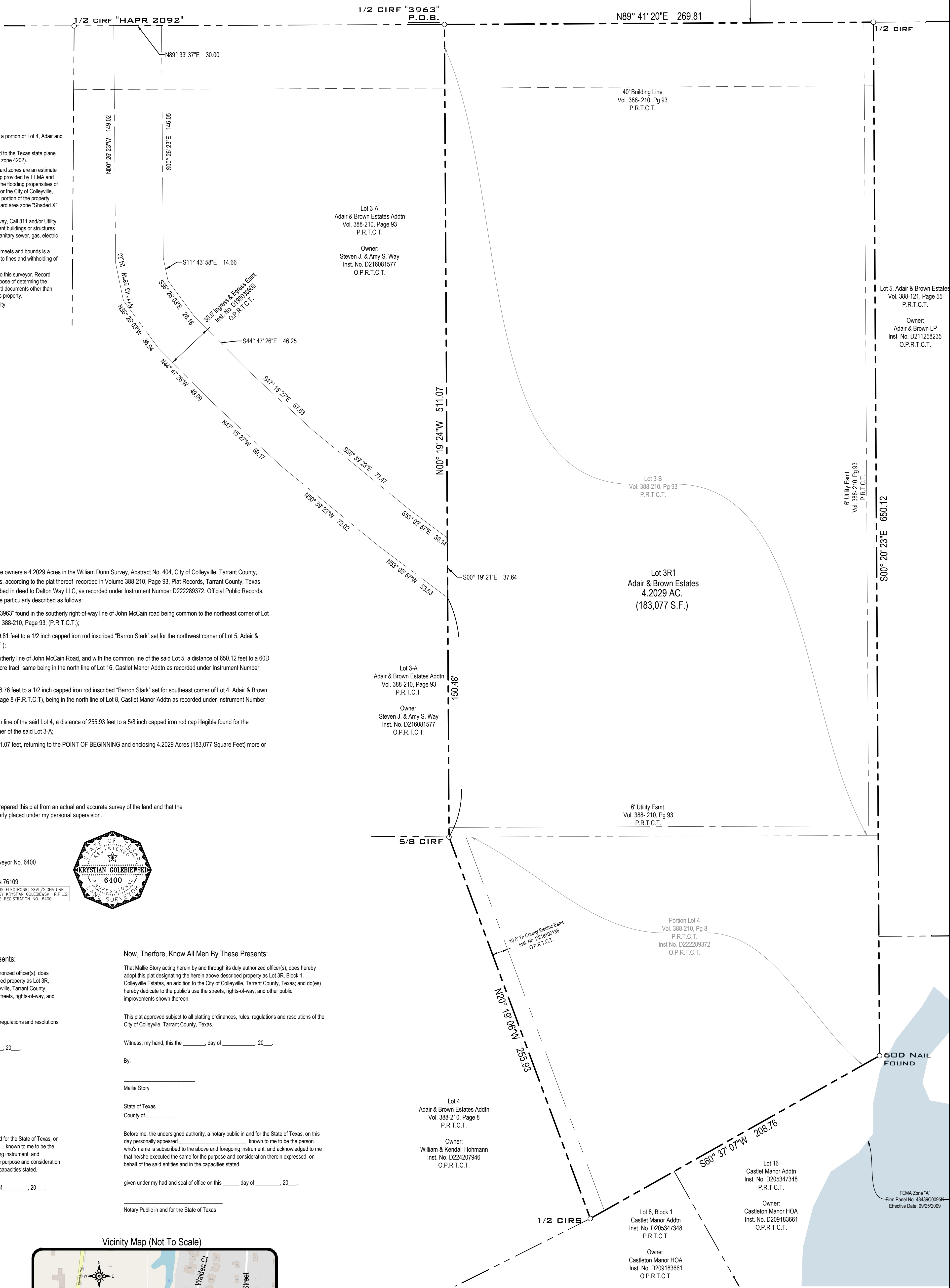
**GENERAL NOTES:**

- 1.) The purpose of this plat is to merge all of Lot 3-B and a portion of Lot 4, Adair and Brown Estates Addition into a single lot.
- 2.) Bearings & Coordinates shown hereon are referenced to the Texas state plane coordinate system, N.A.D. 83 datum (Texas north central zone 4202).
- 3.) Any reference to the 100 year flood plain or flood hazard zones are an estimate based on the data shown on the flood insurance rate map provided by FEMA and should not be interpreted as a study or determination of the flooding propensities of this property, according to the flood insurance rate map for the City of Colleyville, Texas, dated SEPT. 25, 2009 Map No. 48439C0095K, a portion of the property described herein appears to be within a special flood hazard area zone "Shaded X", described as 0.2% annual chance flood hazard.
- 4.) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction. No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, gas, electric cable or other utility easement of any type.
- 5.) Special Notice: Selling any portion of this Addition by meets and bounds is a violation of City ordinance and State Law, and is subject to fines and withholding of utilities and building permits.
- 6.) No abstract of title or title commitment was provided to this surveyor. Record research done by this surveyor was made only for the purpose of determining the boundary of this property and of adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.
- 7.) This parcel is served by a private on site sewage facility.

**CITY OF COLLEYVILLE NOTES:**

**Utility Easements:**  
Any public utility, including the City of Colleyville, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvements which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat. They shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of their respective systems without the necessity at any time of procuring the permission of anyone.

**JOHN MCCAIN ROAD**  
(VARIABLE WIDTH R.O.W.)



State of Texas  
County of Tarrant

Whereas Trevor Story and Mallie Story, being the sole owners a 4.2029 Acres in the William Dunn Survey, Abstract No. 404, City of Colleyville, Tarrant County, Texas and being all of Lot 3-B, Adair & Brown Estates, according to the plat thereof recorded in Volume 388-210, Page 93, Plat Records, Tarrant County, Texas (P.R.T.C.T.) & all of the 1.04 Acre tract of land described in deed to Dalton Way LLC, as recorded under Instrument Number D222289372, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2 inch capped iron rod inscribed "3963" found in the southerly right-of-way line of John McCain road being common to the northeast corner of Lot 3-A of Adair & Brown Estates, as recorded in Volume 388-210, Page 93, (P.R.T.C.T.);

THENCE NORTH 89°41'20" EAST, a distance of 269.81 feet to a 1/2 inch capped iron rod inscribed "Barron Stark" set for the northwest corner of Lot 5, Adair & Brown Estates, Volume 388-121, Page 55 (P.R.T.C.T.);

THENCE SOUTH 00°20'23" EAST, departing the southerly line of John McCain Road, and with the common line of the said Lot 5, a distance of 650.12 feet to a 60D Nail found for the southeast corner of the said 1.04 Acre tract, same being in the north line of Lot 16, Castlet Manor Addn as recorded under Instrument Number D205347348 (P.R.T.C.T.);

THENCE SOUTH 60°37'07" WEST, a distance of 208.76 feet to a 1/2 inch capped iron rod inscribed "Barron Stark" set for southeast corner of Lot 4, Adair & Brown Estates Addn as recorded under Volume 388-210, Page 8 (P.R.T.C.T.), being in the north line of Lot 8, Castlet Manor Addn as recorded under Instrument Number D205347348 (P.R.T.C.T.);

THENCE NORTH 20°19'06" WEST, with the common line of the said Lot 4, a distance of 255.93 feet to a 5/8 inch capped iron rod cap illegible found for the northeast corner of Lot 4, and with the southeast corner of the said Lot 3-A;

THENCE NORTH 00°19'24" WEST, a distance of 511.07 feet, returning to the POINT OF BEGINNING and enclosing 4.2029 Acres (183,077 Square Feet) more or less.

**Surveyors Certificate**

Know All Men By These Presents:

That I, Krystian Golebiewski, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

**PRELIMINARY**  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.



Krystian Golebiewski, Register Professional Land Surveyor No. 6400  
Barron Stark Engineers  
4055 International Plaza, Suite 350, Fort Worth, Texas 76109  
krystiang@barronstark.com

USE OF THIS ELECTRONIC SEAL/SIGNATURE AUTHORIZED BY KRYSYAN GOLEBIEWSKI, R.P.L.S., TEXAS REGISTRATION NO. 6400

**Now, Therefore, Know All Men By These Presents:**

That Trevor Story acting herein by and through its duly authorized officer(s), does hereby adopt this plat designating the herein above described property as Lot 3R, Block 1, Colleyville Estates, an addition to the City of Colleyville, Tarrant County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way, and other public improvements shown thereon.

**Now, Therefore, Know All Men By These Presents:**

That Mallie Story acting herein by and through its duly authorized officer(s), does hereby adopt this plat designating the herein above described property as Lot 3R, Block 1, Colleyville Estates; an addition to the City of Colleyville, Tarrant County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way, and other public improvements shown thereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Colleyville, Tarrant County, Texas.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Colleyville, Tarrant County, Texas.

Witness, my hand, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Witness, my hand, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By:

By:

Trevor Story

Mallie Story

State of Texas

State of Texas

County of \_\_\_\_\_

County of \_\_\_\_\_

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, on behalf of the said entities and in the capacities stated.

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, on behalf of the said entities and in the capacities stated.

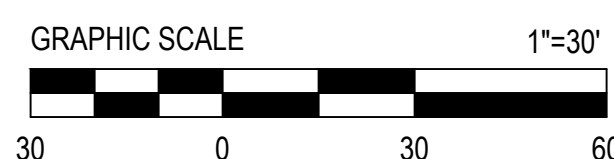
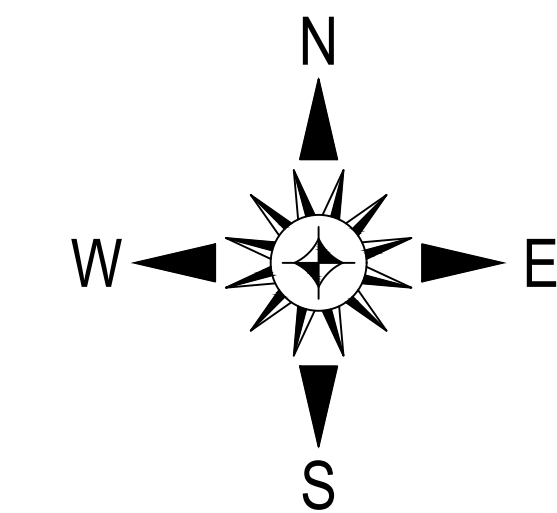
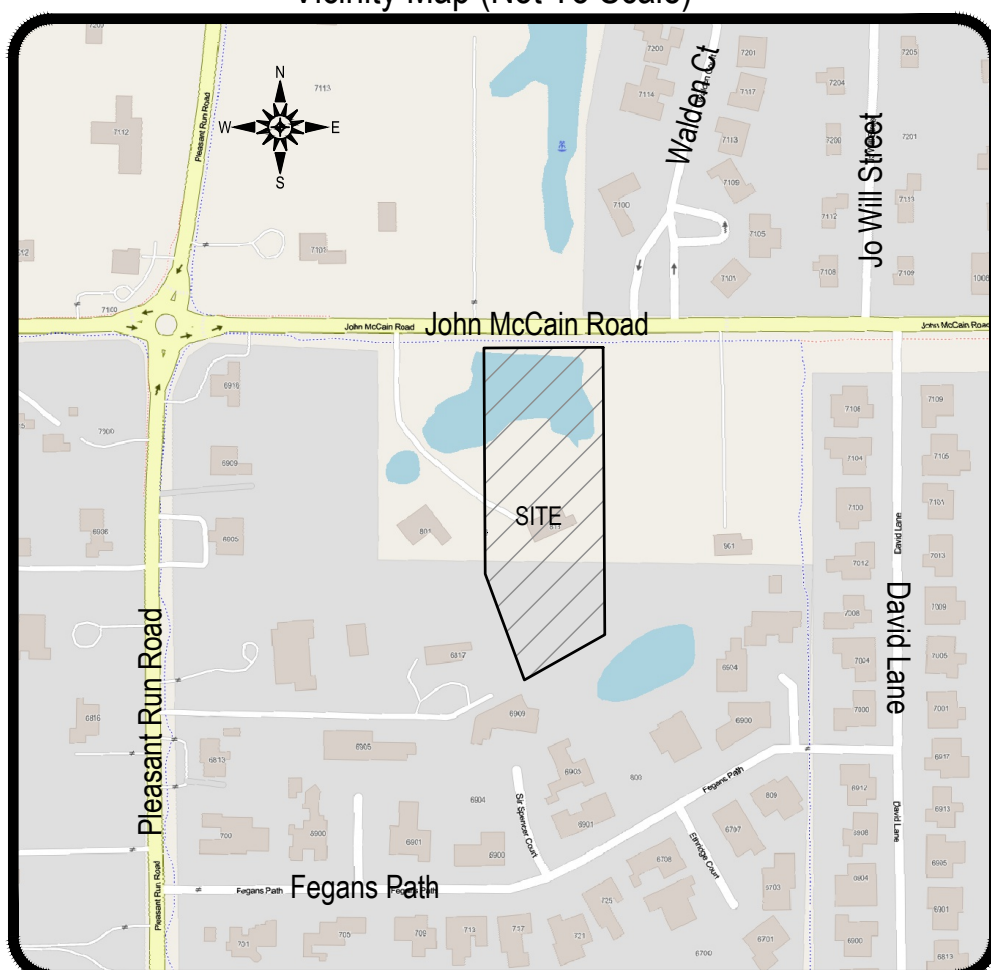
given under my had and seal of office on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

given under my had and seal of office on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

**Vicinity Map (Not To Scale)**



**City Council Approval**

WHEREAS the City Council of the City of Colleyville, Texas voted affirmatively on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ to approve this Plat.

Mayor, City of Colleyville \_\_\_\_\_

Attest: City Secretary \_\_\_\_\_

**Planning and Zoning Commission Approval**

WHEREAS The Planning and Zoning Commission of the City of Colleyville, Texas voted affirmatively on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ to approve this Plat.

Chairman, Planning and Zoning Commission \_\_\_\_\_

Attest: Secretary, Planning and Zoning Commission \_\_\_\_\_

**Replat**  
**Lot 3R1, Adair & Brown Estates**  
**BEING**  
All of Lot 3-B, Adair & Brown Estates  
according to the plat recorded in  
Volume 388-120, Page 8  
City Of Collyville, Tarrant County, Texas  
&  
A 1.04 Acre tract of land  
as recorded under  
Instrument Number D222289372  
Official Public Records, Tarrant County, Texas

USE: ZACHRY ENGINEERING, 1121 HUNTERS BULLETS ROAD, COLLEYVILLE, TEXAS 76034  
FILE NAME: BARRON STARK SURVEY 2018.DWG  
DATE: 09/25/2019 10:45:15 AM  
DRAWN BY: J. BARRON  
CHECKED BY: J. BARRON  
DATE: 09/25/2019 10:45:15 AM  
PROJECT NO: 551-10452  
SHEET NO: 1 OF 1