



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

100 Main Street, Colleyville, Texas, 76034

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**MONDAY, APRIL 27, 2026**

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

**1. CALL TO ORDER**

**2. PRESENTATION AND DISCUSSION**

- 2a** Presentation and discussion of a Special Use Permit for Alcoholic Beverage Sales – On-Premises Consumption on Lot 1, Block 1, Village Front Door Addition, zoned PUD-C Planned Unit Development – Commercial, located at 5204 Colleyville Boulevard, Case ZC26-011
- 2b** Presentation and discussion of a Special Use Permit for a reduction in parking on Lot 1, Block 1, Village Front Door Addition, zoned PUD-C Planned Unit Development – Commercial, located at 5204 Colleyville Boulevard, Case ZC26-012
- 2c** Presentation and discussion of a minor plat with waivers for proposed Lots 1-3, Block A, Monk Addition, being Tract 2Y and 2AA, Abstract 1248, Thomas J. Polson Survey, and zoned R-40 Single-Family Residential, located at 300 Black Drive, Case PC26-007

**3. ADJOURNMENT**

I hereby certify this agenda was posted on City Hall bulletin boards *Tuesday, April 21, 2026*, by 5:00 p.m.

Daniel Ponder  
Planning Manager

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

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



# CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

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**Agenda Number** -

**Agenda Date** 4/27/2026

**Type** Presentation and Discussion

**Department** Community Development

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## **Title**

Presentation and discussion of a Special Use Permit for Alcoholic Beverage Sales – On-Premises Consumption on Lot 1, Block 1, Village Front Door Addition, zoned PUD-C Planned Unit Development – Commercial, located at 5204 Colleyville Boulevard, Case ZC26-011

## **Explanation**

The applicant has submitted a request for a Special Use Permit for Alcoholic Beverage Sales – On-Premises Consumption on Lot 1, Block 1, Village Front Door Addition, being approximately 0.86 acres, and zoned PUD-C Planned Unit Development - Commercial. The request is to allow on-premises alcohol beverage sales and consumption at a restaurant.

## **Attachments**

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

# Aerial Map



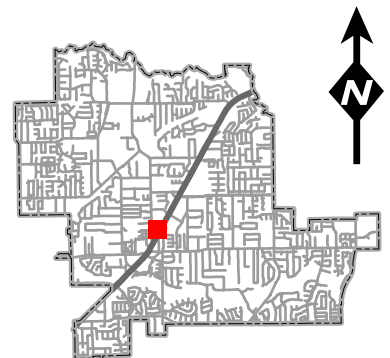
## ZC26-011

5204 Colleyville Boulevard

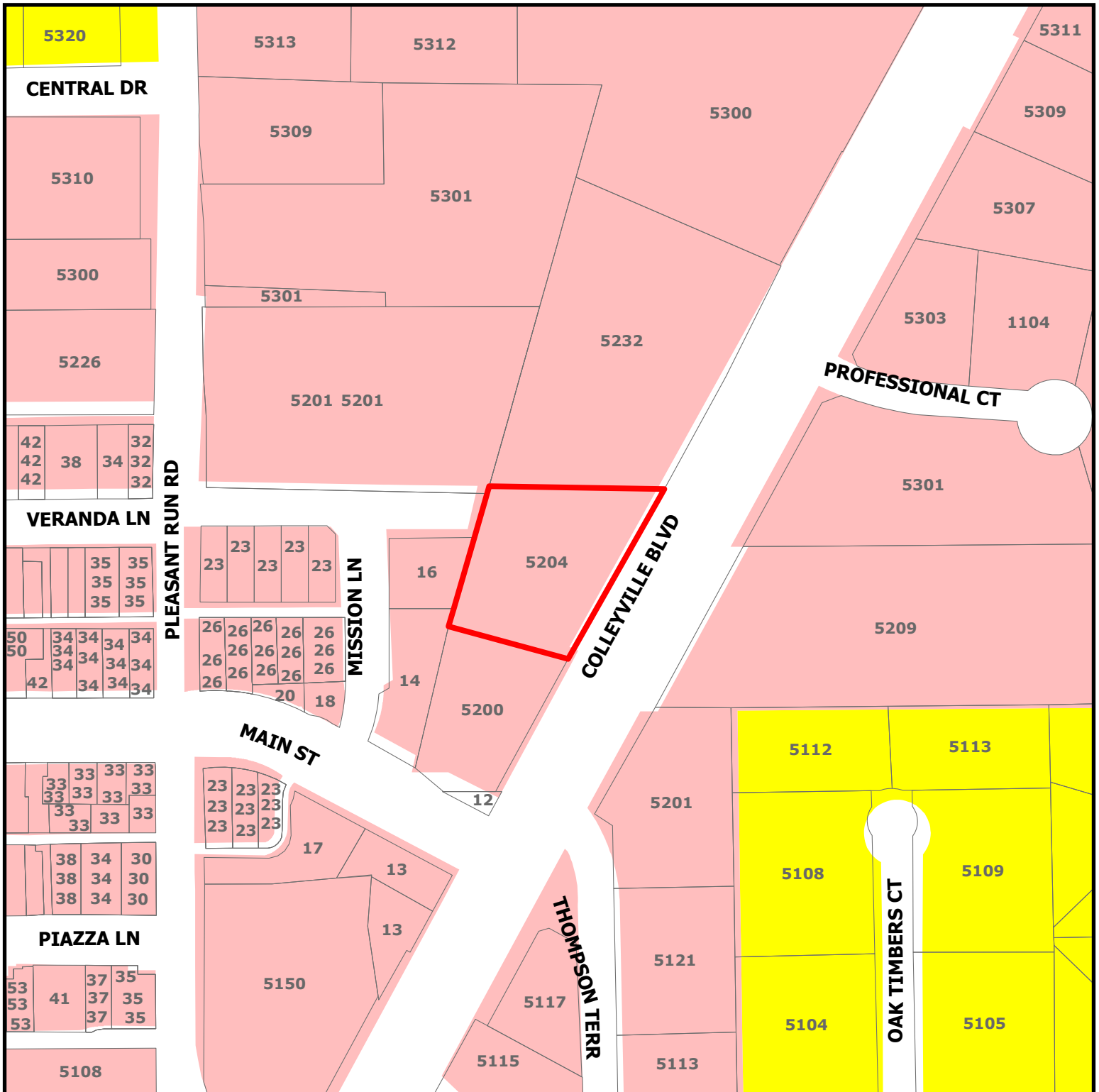


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 Subject Property



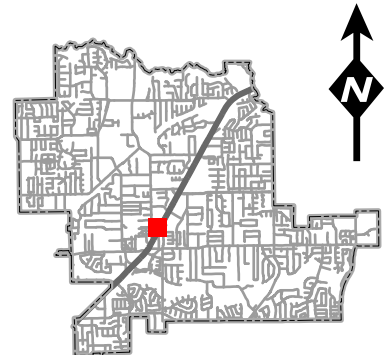
# Future Land Use Map



## ZC26-011

5204 Colleyville Boulevard

- Residential
- Colleyville Blvd Corridor
- Subject Property



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# Lucile's Restaurant

Lucile's is a full service restaurant serving American Food Classics with an emphasis on seafood. We have a wide spectrum of menu items from Sandwiches to Live Maine Lobster. Our original location is at 4700 Camp Bowie Blvd Ft Worth, TX 76107. We have been operating since 1993 at that location. Colleyville will be our second location. Lucile's is open for Lunch and Dinner 7 days a week and serves breakfast Saturday and Sunday. Lucile's Product mix is 80% Food/NAB and 20% Alcohol. The Alcohol mix is 60 % Liquor with 60% of that Craft Cocktails. Wine accounts for 35% of the Alcohol mix and Beer 5% of the Alcohol mix



# CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

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**Agenda Number -**

**Agenda Date** 4/27/2026

**Type** Presentation and Discussion

**Department** Community Development

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## **Title**

Presentation and discussion of a Special Use Permit for a reduction in parking on Lot 1, Block 1, Village Front Door Addition, zoned PUD-C Planned Unit Development – Commercial, located at 5204 Colleyville Boulevard, Case ZC26-012

## **Explanation**

The applicant has submitted a request for a Special Use Permit to allow for a reduction in parking on Lot 1, Block 1, Village Front Door Addition, being approximately 0.86 acres, and zoned PUD-C Planned Unit Development – Commercial. The request is to allow a reduction in parking for a restaurant from 69 required spaces to 38 spaces. The site is currently developed with 38 parking spaces.

## **Attachments**

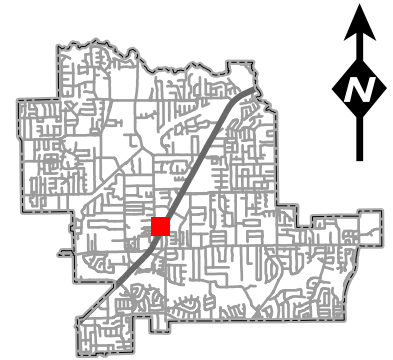
1. Aerial Map
2. Future Land Use Map
3. Zoning Map
4. Statement of Planning Objectives
5. Site Exhibit

# Aerial Map



**ZC26-011**

5204 Colleyville Boulevard

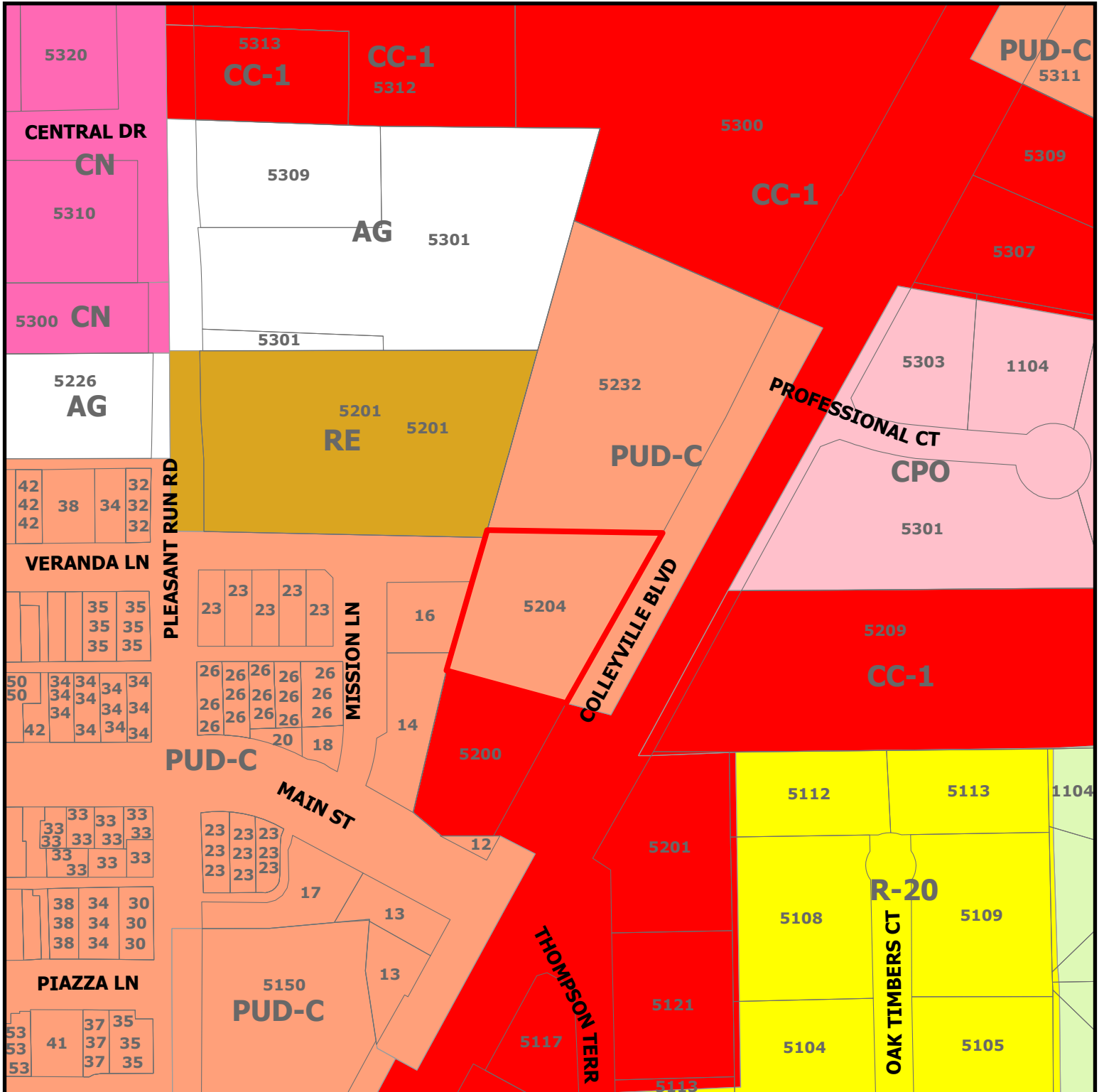


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 Subject Property

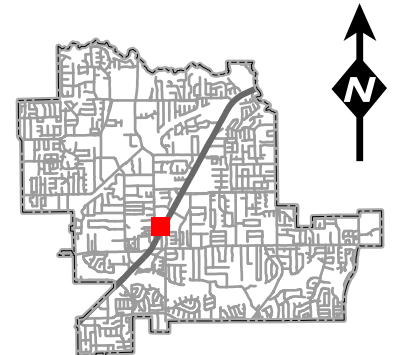


# Zoning Map



## ZC26-011

5204 Colleyville Boulevard



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 Subject Property

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# Site Exhibit



## ZC26-011

5204 Colleyville Boulevard



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 Subject Property



# CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

---

**Agenda Number -**

**Agenda Date** 4/27/2026

**Type** Presentation and Discussion

**Department** Community Development

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## **Title**

Presentation and discussion of a minor plat with waivers for proposed Lots 1-3, Block A, Monk Addition, being Tract 2Y and 2AA, Abstract 1248, Thomas J. Polson Survey, and zoned R-40 Single-Family Residential, located at 300 Black Drive, Case PC26-007

## **Explanation**

The applicant has submitted a request for a minor plat with waivers on Tract 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 create three lots from one tract of land. A plat waiver is required for the proposed lot width and lot frontage.

## **Attachments**

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

# Aerial Map

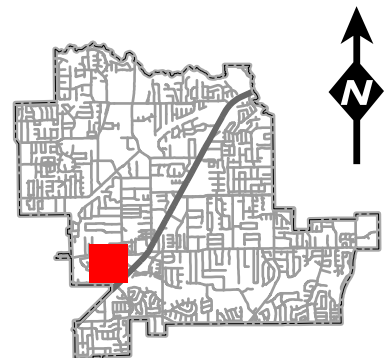


**ZC26-004**

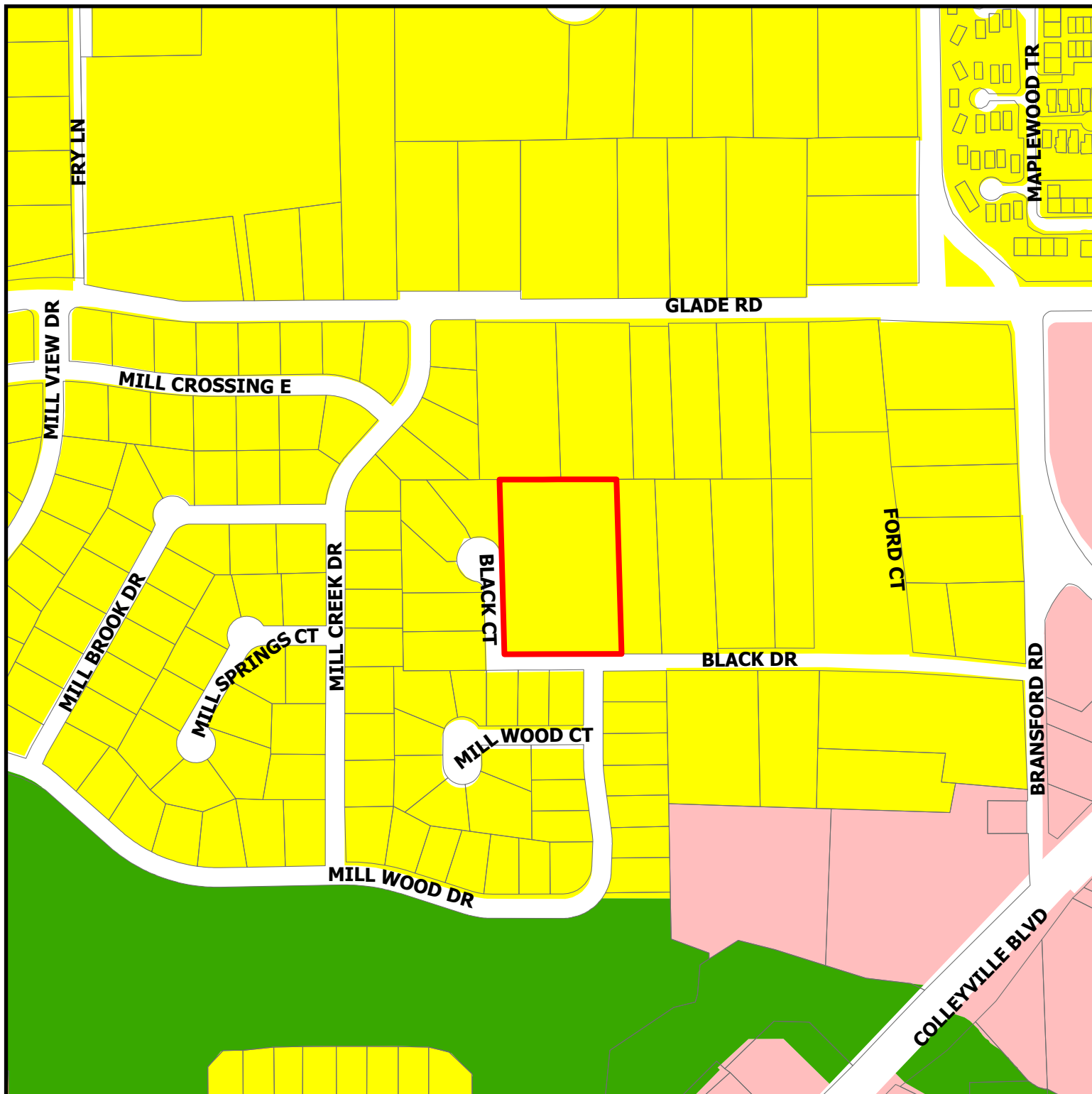
**300 Black Drive**

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 Subject Property







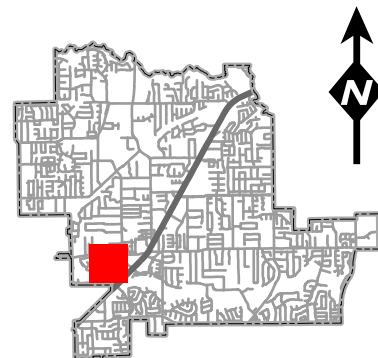
# Future Land Use Map



## ZC26-004

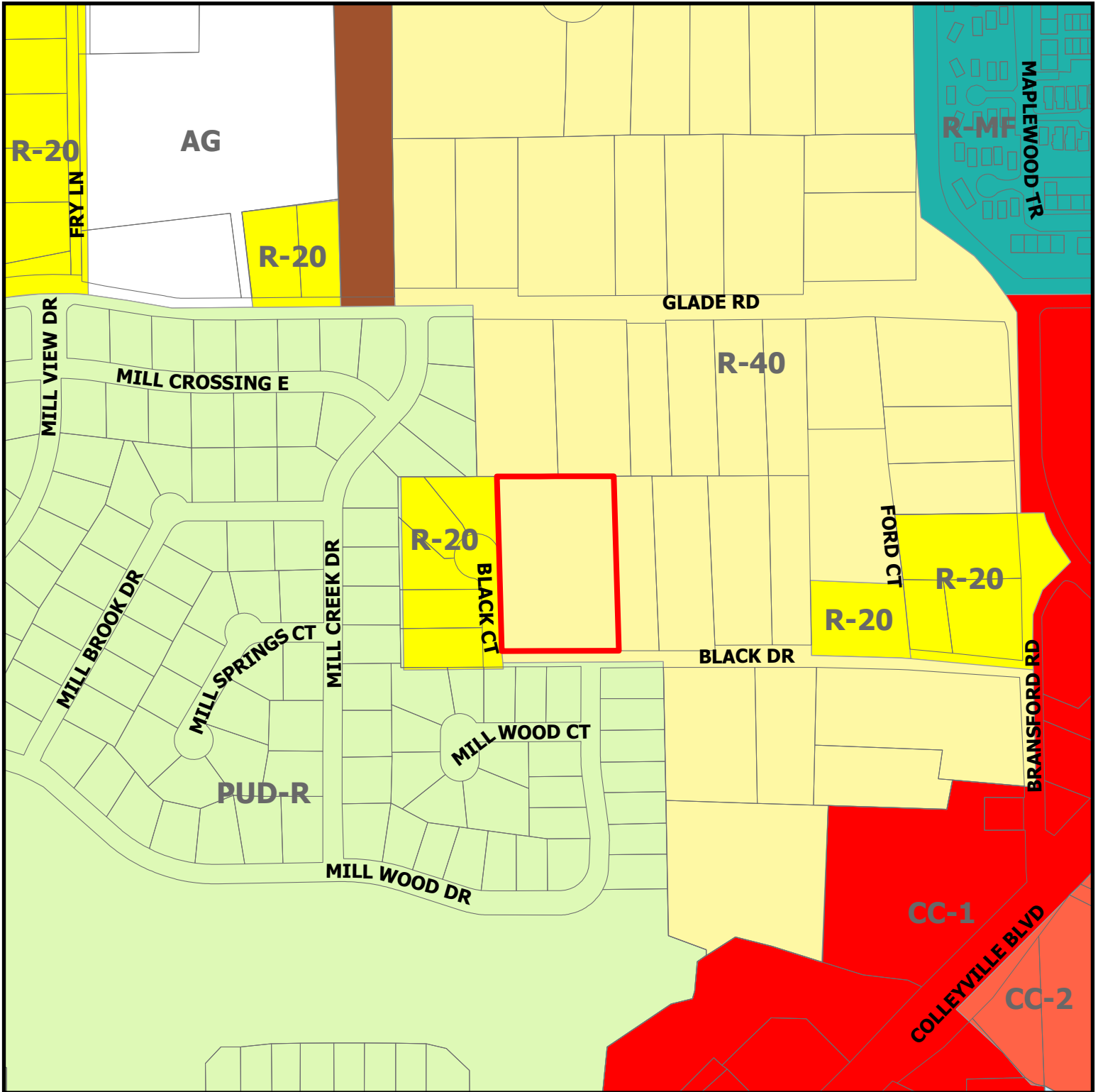
300 Black Drive

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



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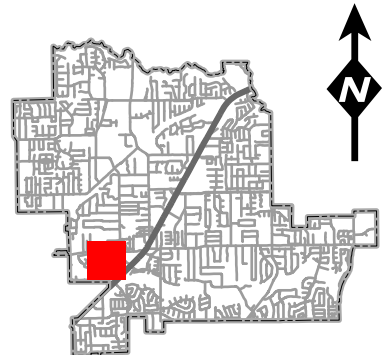
# Zoning Map



## ZC26-004

300 Black Drive

 Subject Property



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N. PATEL ADDITION  
DOC. NO. D21808053, D.R.T.C.T.

ZONED: R-40

N 89°46'16" E 300.61'

N 89°46'16" E 300.61'

PROPOSED LOT 3  
44,501 Sq.Ft.  
1.022 Acres

3.112 ACRES

N 89°00'50" E 114.98'

PROPOSED LOT 1  
45,304 Sq.Ft.  
1.040 Acres

PROPOSED LOT 2  
45,738 Sq.Ft.  
1.050 Acres

BLACK TO PARR LIVING TRUST  
DOC. NO. D222162914 D.R.T.C.T.

ZONED: R-40  
PROPOSED ZONING R-20

BLOCK 1, BLACK DRIVE SUBDIVISION  
DOC. NO. D213045114, P.R.T.C.T.

ZONED: R-20

BLACK COURT  
(50' R.O.W.)

N 01°03'55" W 450.81'

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

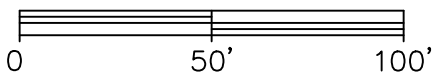
MILL CREEK ADDITION, PHASE III  
DOC. NO. D192224270, D.R.T.C.T.

ZONED: PUD-R

MILL WOOD DRIVE  
(50' R.O.W.)



Graphic Scale in Feet



SCALE: 1"=50'

**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.

**ABBREVIATIONS**

P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY, TEXAS  
D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS  
DOC. NO. DOCUMENT NUMBER

**ZONING EXHIBIT  
3.112 ACRES**

IN THE THOMAS J. POULSON SURVEY, A-1248  
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

ISSUE DATE: 4/12/2026	SCALE: 1"=50'	PROJECT NO.: 023-081-51
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**SPRY SURVEYORS**

8241 Mid-Cities Blvd., Suite 102 • North Richland Hills, TX 76182  
PH: 817.776.4049 • [spry@sprysurveyors.com](mailto:spry@sprysurveyors.com) • [www.sprysurveyors.com](http://www.sprysurveyors.com)  
Firm Reg. No. 10112000

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