



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

100 Main Street Colleyville, Texas 76034

MONDAY, JUNE 8, 2026

**PRE COMMISSION MEETING
6:15 P.M.
EXECUTIVE CONFERENCE ROOM
THIRD FLOOR**

**LEGAL BRIEFING BY CITY ATTORNEY REGARDING PLANNING, ZONING,
PLATTING, AND LAND USE**

**REVIEW OF REGULAR AGENDA ITEMS AND DISCUSSION OF PREVIOUS
MEETING MINUTES**

**DISCUSSION OF ITEMS TO BE PLACED ON FUTURE AGENDAS AND UPDATES
ON DEVELOPMENT TRENDS, PROGRESS AND CITY COUNCIL ACTIONS ON
PAST AGENDA ITEMS**

**EXECUTIVE SESSION – In accordance with Texas Government Code Chapter
551, Subchapter D, Section 551.071 – Legal – Consultation with attorney
on legal issues raised by public hearing or action items on the agenda**

**7:00 P.M. - REGULAR MEETING
CALL TO ORDER AND ROLL
INVOCATION: Brandon Arnold
PLEDGE OF ALLEGIANCE**

1. APPROVAL OF MINUTES

- 1a** Planning and Zoning Commission Meeting Minutes - May 11, 2026
Planning and Zoning Commission Worksession Meeting Minutes - May
26, 2026

2. PUBLIC HEARING AGENDA ITEMS

- 2a** Consideration of a Special Use Permit for an accessory building on Lot
7, Block 3, Quail Crest Estates, zoned R-15 Single-Family Residential,
located at 3505 Blue Quail Lane, Case ZC26-013
- 2b** Consideration of a Special Use Permit for a carport on Lot 1R, Block 1,
Walker Addition, zoned R-40 Single-Family Residential, located at
5301 Montclair Drive, Case ZC26-014

3. CITIZEN COMMENTS

4. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards *Tuesday, June 2, 2026*, by 5:00 p.m.

Daniel Ponder
Planning Manager

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

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



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 1a

Agenda Date 6/8/2026

Number -

Type Approval of Minutes

Department Community Development

Title

Planning and Zoning Commission Meeting Minutes - May 11, 2026

Planning and Zoning Commission Worksession Meeting Minutes - May 26, 2026

Explanation

Approval of the minutes from the May 11, 2026 Planning and Zoning Commission meeting, and the May 26, 2026 Planning and Zoning Commission Worksession meeting.

Attachments

1. Planning and Zoning Commission Minutes - May 11, 2026
2. Planning and Zoning Commission Worksession Minutes - May 26, 2026



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION MINUTES

100 Main Street, Colleyville, Texas, 76034

MONDAY, MAY 11, 2026

CALL MEETING TO ORDER EXECUTIVE CONFERENCE ROOM

The City of Colleyville Planning and Zoning Commission Pre Commission Meeting was called to order by Chair David Groves on May 11, 2026, at 6:15 p.m.

Roll Call

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

Absent: Jerry Savoie

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

Planning Manager Daniel Ponder briefed the Commission on the items that would be presented on tonight's agenda. There was general discussion regarding the updates to the cases the Commission would be voting on.

Chair David Groves adjourned the Planning and Zoning Commission Pre Commission Meeting at 6:49 p.m.

CALL MEETING TO ORDER CITY COUNCIL CHAMBERS

The City of Colleyville Planning and Zoning Commission Meeting was called to order by Chair David Groves on May 11, 2026, at 7:00 p.m.

Roll Call

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

Absent: Jerry Savoie

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

1. APPROVAL OF MINUTES

1a April 13, 2026, Planning and Zoning Commission Meeting Minutes

Commissioner Ebert made a motion to approve the April 13, 2026, Planning and Zoning Commission Meeting Minutes, seconded by Commissioner Remley.

The motion was carried by the following vote:

Aye: 6 – Groves, Remley, Ebert, Obinabo, Sandifer, Arnold

Nay: 0

2. PUBLIC HEARING AGENDA ITEMS

2a Consideration 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 TABLED FROM THE APRIL 13, 2026, PLANNING AND ZONING COMMISSION MEETING

Commissioner Remley made a motion to remove case ZC26-007 from the table, seconded by Commissioner Arnold.

The motion was carried by the following vote:

Aye: 6 – Groves, Remley, Ebert, Obinabo, Sandifer, Arnold

Nay: 0

Planner Christopher Pham presented case ZC26-007 and briefed the Commission on the request. The proposed carport would exceed the maximum allowable size and length requirements and would not comply with the applicable masonry requirements.

Linda Kientz, 6916 Pleasant Run Road, Colleyville, TX, the applicant, came forward and spoke on the request. She stated that the request was intended to provide parking space for multiple family vehicles and to protect those vehicles from inclement weather and falling tree limbs. The applicant also stated that masonry materials would not be compatible with the existing residence.

The public hearing was opened.

Bill Hohmann, 6901 & 6817 Pleasant Run, spoke in support of the case. He spoke in support of the material choice proposed by the applicant.

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

There was discussion between the Commissioners regarding the request. Concerns were raised regarding several code requirements the proposed carport would not meet, particularly the masonry requirements.

Linda Kientz, the applicant, returned to answer questions and concerns. She stated that the masonry requirement for the structure was not proposed due to the associated cost, and because it would reduce the usable space within or around the carport.

Commissioner Obinabo made a motion to approve case ZC26-007, seconded by Commissioner Arnold.

The motion was carried by the following vote:

Aye: 4 – Remley, Obinabo, Sandifer, Arnold

Nay: 2 – Groves, Ebert

- 2b** Consideration 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 TABLED FROM THE APRIL 13, 2026, PLANNING AND ZONING COMMISSION MEETING

Commissioner Remley made a motion to remove case ZC26-009 from the table, seconded by Commissioner Sandifer.

The motion was carried by the following vote:

Aye: 5 – Groves, Remley, Ebert, Sandifer, Arnold

Nay: 0

Abstain: 1 – Obinabo

Commissioner Obinabo recused himself due to a potential conflict of interest. Planner Christopher Pham presented case ZC26-009 and briefed the Commission on the request and any plan updates. The development would include four total buildings including garages, restaurants, and retail for the business known as Garages of America. The development would include a screening wall and landscaping adjacent

to residential uses and additional landscaping along Colleyville Boulevard.

Fred Gans, 2323 Tarpley Road, Suite 100, Carrollton, TX, the applicant, came forward and spoke on the request. The applicant stated that he met with the neighbors and City Manager Jerry Ducay to address concerns. He stated plan revisions were implemented, including increased landscape buffering along the eastern boundary adjacent to residential properties. He further stated he believes these revisions represent the most favorable adjustments achievable.

The Commissioners questioned the applicant regarding the request. Commissioner Sandifer raised concerns regarding the potential to subdivide the garage spaces and sublease portions of them. The applicant stated each individual garage constitutes a platted lot and cannot be subdivided. The applicant further stated no more than 10% of the total garage units may be leased. He stated any lease must be for a minimum term of 12 months, and that lessees must comply with the condominium documents. He further stated all leases are subject to approval by the Garages of America homeowners' association board, which is composed of unit owners.

The public hearing was opened.

David Mueller, 6900 Meade Drive, spoke in opposition and support of several elements pertaining to the case. He stated from the homeowners' perspective, residents along the east side do not want to see or hear any portion of the development. He requested additional tree and vegetation coverage along the north end of the eastern boundary to eliminate gaps in the buffer.

Community Development Director Ben Bryner stated City Manager Jerry Ducay has communicated there are opportunities for additional tree planting along Danielle Drive to enhance the buffer landscaping if needed.

Lynn Poole, 6912 Meade Drive, spoke in support of the case. She shared a text from Mitchell Austin, 6918 Meade Drive. In the text, Mitchell Austin stated he wants all mature trees preserved and that their preservation be included in the ordinance.

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

There was further discussion between the Commissioners regarding the development. Commissioner Remley expressed concerns regarding potential changes in the quality of businesses and tenants over time, particularly for auto repair uses. He suggested the ordinance could require a Special Use Permit when a new business or tenant seeks to replace a prior tenant.

Fred Gans, the applicant, returned to answer questions and concerns. He stated concerns regarding changes in tenants apply only to the flex spaces, not the

garages. The applicant stated he is not opposed to a Special Use Permit being required for a major tenant or business change.

The Commissioners questioned David Mueller regarding homeowner opposition along the eastern perimeter of the development. Mueller stated some residents oppose the project because they do not believe the proposed use is appropriate for the area. He stated he believes the developer made positive plan improvements and is satisfied with the proposal. He further stated some residents continue to oppose the project based on the letters submitted.

A public hearing was opened.

Darin Szilagyi, 2310 Still Point Lane, spoke in opposition of the case. He expressed concern regarding comments from the landowner of the proposed development about cutting down trees if opposition to the project continues. He stated warehouse structures have limited alternative uses and would remain until demolished. He further stated he conducted an analysis indicating limited local demand and that the target user is primarily for individuals outside the city.

Commissioner David Groves stated the units are garages, not warehouses.

Lynn Poole, 6912 Meade Drive, spoke in support of the case. She stated the landowner of the proposed development indicated that if the project does not proceed, all trees on the property would be removed. This is the basis for her support.

Kimberly Hawthorne, 6902 Meade Drive, spoke in opposition of the case. She stated the land could be put to a better use. She expressed concern regarding the inclusion of RV dump stations as part of the Garages of America development. She requested clarification on the proposed location of the dump stations and raised concerns regarding traffic circulation.

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

Fred Gans, the applicant, returned to answer questions and concerns raised during the public hearing. He stated RVs are not commonly stored in the garages, based on data from previously developed garages. He stated each site includes an RV dump station, but there is minimal traffic due to limited use. He further stated approximately 90–95% of buyers are car enthusiasts, and 90–95% reside within five miles of the garages.

There was further discussion between the Commissioners regarding the development. Commissioner Groves stated multiple revisions have been made throughout the process and the applicant has worked to address most neighboring

property concerns. He stated the landscape buffer will screen most views of the development. He further stated the property has been on the market for an extended period with no interested buyers. Commissioner Ebert stated he had not seen as much opposition to a case as with this development.

Commissioner Remley made a motion to approve Case ZC26-009 with the recommendation that City Council consider requiring a Special Use Permit for major tenant or business changes in Buildings 1 and 2, excluding restaurants. The motion was seconded by Commissioner Arnold.

The motion was carried by the following vote:

Aye: 4 – Groves, Remley, Sandifer, Arnold

Nay: 1 – Ebert

Abstain: 1 – Obinabo

- 2c** Consideration 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

Planning Manager Daniel Ponder presented case ZC26-011 and briefed the Commission on the request. He presented an update to the requested hours of operation, changing them from 10:00 a.m.–10:00 p.m. to 8:00 a.m.–11:00 p.m. This change was made to accommodate for holidays and special dates.

Terry Kearney, 500 Oakmont Lane North, Fort Worth, TX, the applicant, came forward and spoke on the request.

The Commissioners questioned the applicant regarding the average number of customers and seating capacity at his existing restaurant, and what is expected for the Colleyville location. The applicant stated the expected seating capacity will be approximately 160 seats. He further stated he agrees with including operating hours of 8:00 a.m. to 11:00 p.m. in the ordinance.

The public hearing was opened.

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

There was no further discussion between the Commissioners regarding the request.

Commissioner Arnold made a motion to approve case ZC26-011, seconded by Commissioner Obinabo.

The motion was carried by the following vote:

Aye: 6 – Groves, Remley, Obinabo, Sandifer, Arnold, Ebert

Nay: 0

- 2d** Consideration 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

Planning Manager Daniel Ponder presented case ZC26-012 and briefed the Commission on the request. The business is required to have 69 parking spaces and is currently developed with 38 spaces. Public parking within 200 feet of the property also provides 30 additional spaces.

Terry Kearney, 500 Oakmont Lane North, Fort Worth, TX, the applicant, came forward and spoke on the request. He proposed for employees to park at the parking lot located at 101 Terra Cotta Way to alleviate parking concerns. To prevent litter and waste, managers would be required to look after the lot several times per day.

The public hearing was opened.

Nancy Farrar, 33 Main Street, spoke in opposition and in support of different elements of the case. She raised concerns about existing parking limitations in the Village but was generally in support of the restaurant use.

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

There was further discussion between the Commissioners regarding the request.

Commissioner Ebert made a motion to approve case ZC26-012, seconded by Commissioner Obinabo.

The motion was carried by the following vote:

Aye: 6 – Groves, Remley, Obinabo, Sandifer, Arnold, Ebert

Nay: 0

- 2e** Consideration 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

Planning Manager Daniel Ponder presented case PC26-007 and briefed the

Commission on the request. The plat request would allow for the subdivision of three lots. The plat requires waivers for both lot width and lot frontage.

The applicant was not present to speak on the case. The Commissioners previously tabled the case, favoring three R-40 lots over three R-20 lots and one R-40 lot.

The public hearing was opened.

Butch Jordan, 4812 Black Court, spoke in opposition of the case. He believes Black Drive is unable to accommodate the additional traffic needs of the lots, particularly during construction.

Gennady Ronin, 4808 Black Court, spoke in opposition of the case. He had concerns about the added traffic on Black Drive with the subdivision of the lot.

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

There was further discussion between the Commissioners regarding the request.

Commissioner Remley made a motion to approve case PC26-007, seconded by Commissioner Ebert.

The motion was carried by the following vote:

Aye: 6 – Groves, Remley, Obinabo, Sandifer, Arnold, Ebert

Nay: 0

3. CITIZEN COMMENTS

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

4. ADJOURNMENT

The meeting adjourned at 8:44 p.m.

The minutes were written and prepared by:

Ivana Gonzalez

Ivana Gonzalez
Planner/Urban Forester

The meeting minutes were approved on June 8, 2026, by a vote of x-x.



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION MINUTES

100 Main Street, Colleyville, Texas, 76034

TUESDAY, MAY 26, 2026

EXECUTIVE CONFERENCE ROOM

The City of Colleyville Planning and Zoning Commission Worksession Meeting was called to order by Chair David Groves on May 26, 2026 at 6:15 p.m.

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

Staff Present: Planning Manager Daniel Ponder, Planner Bethany Lopez, Planner/Urban Forester Ivana Gonzelez, Planner Chris Pham, and Fire Marshal Rob McKeown.

2. WORKSESSION AGENDA ITEMS

- 2a** Presentation and discussion of a Special Use Permit for an accessory building on Lot 7, Block 3, Quail Crest Estates, zoned R-15 Single-Family Residential, located at 3505 Blue Quail Lane, Case ZC26-013

Planner Bethany Lopez presented the case and briefed the Commission on the request. The Commission inquired about previous accessory building special use permit cases.

- 2b** Presentation and discussion of a Special Use Permit for a carport on Lot 1R, Block 1, Walker Addition, zoned R-40 Single-Family Residential, located at 5301 Montclair Drive, Case ZC26-014

Planner/Urban Forester Ivana Gonzalez presented the case and briefed the Commission on the request. The Commission inquired about previous carport applications.

3. ADJOURNMENT

The meeting adjourned at 6:27 p.m.

The minutes were written and prepared by:

Christopher Pham

Christopher Pham
Planner

The meeting minutes were approved on June 8, 2026 by a vote of x-x.



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2a

Agenda Date 6/8/2026

Number -

Type Public Hearing Agenda Items

Department Community Development

Title

Consideration of a Special Use Permit for an accessory building on Lot 7, Block 3, Quail Crest Estates, zoned R-15 Single-Family Residential, located at 3505 Blue Quail Lane, Case ZC26-013

Explanation

John Cullen, the applicant, has submitted a request for a Special Use Permit (SUP) for an accessory building on Lot 7, Block 3, Quail Crest Estates, being approximately 0.37 acres, and zoned R-15 Single-Family Residential.

Analysis: The applicant is requesting a SUP to allow for an accessory building that would exceed the four percent (4%) lot coverage, as permitted by the Land Development Code Section 3.27(A)(2)(a). The subject lot area is 16,149 square feet, which permits a maximum of 644 square feet for accessory buildings by right. The proposed structure is 880 square feet (5.46%).

Land Development Code Section 3.27(A)(2)(d) authorizes that accessory buildings may be approved by Special Use Permit when a request does not conform to the standards otherwise permitted by right.

Existing Conditions/Background: The subject property, 3505 Blue Quail Lane, is zoned R-15 Single-Family Residential and developed with a single-family house. It is located on the east side of Blue Quail Lane, and 125± feet north of Quail Crest Drive.

Plat Status: The subject property is platted as Lot 7, Block 3, Quail Crest Estates.

DRC Review: The DRC reviewed the request during their May 18, 2026, meeting and the case has been scheduled for the June 8, 2026, Planning and Zoning Commission meeting.

Surrounding Development: The properties to the north, east, south, and west are zoned R-15 Single-Family Residential, and improved with single-family homes.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, identifies the subject property for residential development.

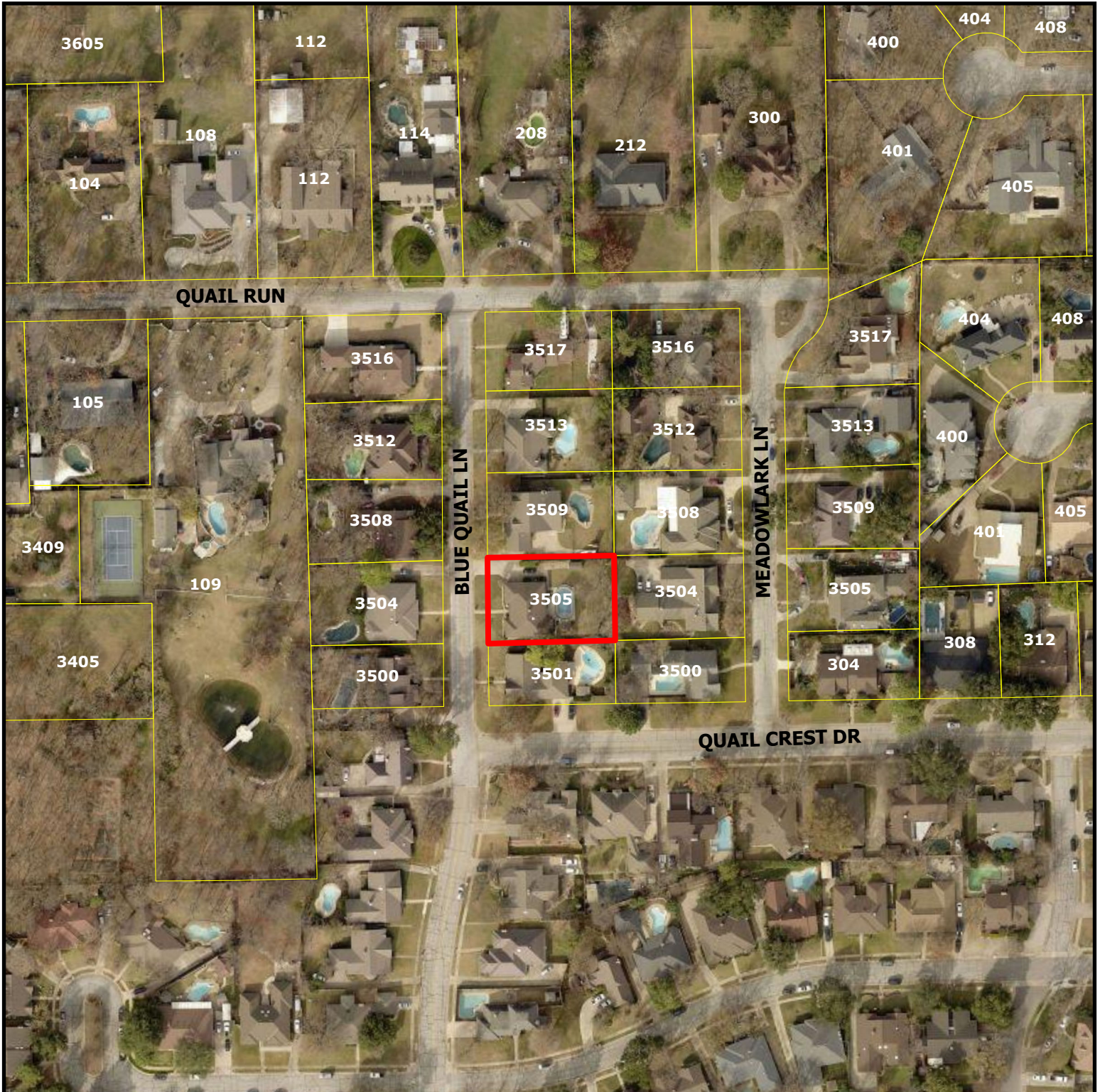
Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners' Associations within 1,000 feet of the subject property regarding

this request. Hurst-Euless-Bedford ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code.

Attachments

1. Aerial Map
2. Future Land Use Map
3. Zoning Map
4. Site Plan
5. Elevations
6. Notification Map
7. Notification Letter
8. Draft Ordinance

Aerial Map

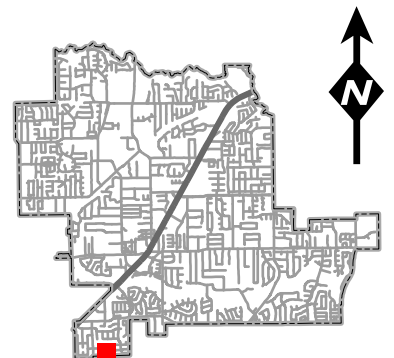


ZC26-013

3505 Blue Quail Lane

DISCLAIMER:
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 Subject Property





Future Land Use Map

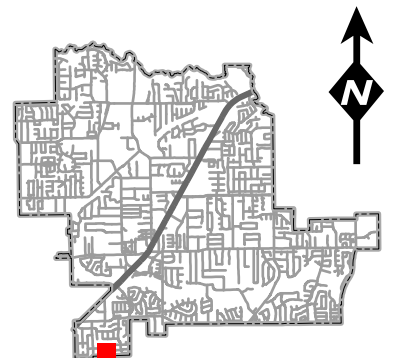


ZC26-013

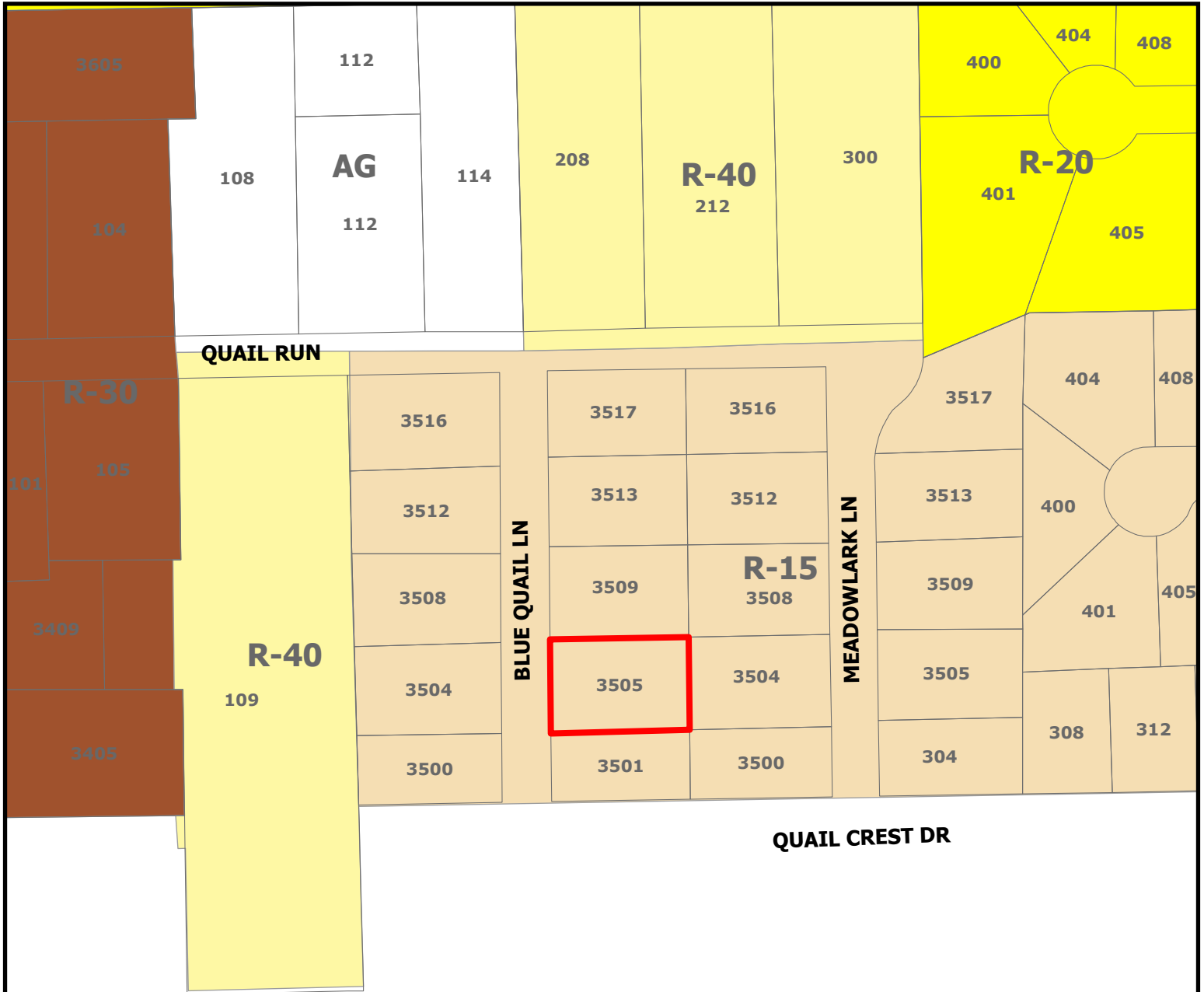
3505 Blue Quail Lane

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-  Residential
-  Subject Property



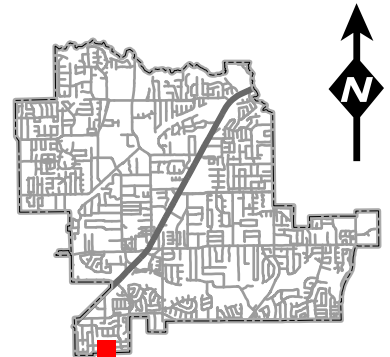
Zoning Map



ZC26-013

3505 Blue Quail Lane

 Subject Property



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DETACHED GARAGE AT 3505 BLUE QUAIL, COLLEYVILLE, TX,



REV	DESCRIPTION	DATE

PROJECT NAME

DETACHED GARAGE

ADDRESS

3505 BLUE QUAIL LN, COLLEYVILLE, TX, 76034

OWNER/CLIENT/TENANT

JOHN CULLEN

SHEET TITLE

COVER PAGE

PREPARED BY | CHECKED BY

G. S. | **G. S.**

DATE
4/29/2026

SCALE | SHEET SIZE
1/4"=1' | **24"X36"**

SHEET NUMBER: | © 2025

GENERAL NOTES:

1. THE CONTRACTOR SHALL EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY. SURVEY THE PROJECT AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK. ALL COSTS SUBMITTED SHALL BE BASED ON THOROUGH KNOWLEDGE OF ALL WORK AND MATERIALS REQUIRED. ANY DISCREPANCY AND/OR UNCERTAINTY AS TO WHAT MATERIAL OR PRODUCT IS TO BE USED SHOULD BE VERIFIED WITH THE OWNER OR ARCHITECT.
2. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE FEDERAL, LOCAL, AND STATE CODES AND AMENDMENTS
3. -
4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF WORK, AND FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
5. ANY ERRORS, OMISSIONS OR INCONSISTENCIES ON THESE DRAWINGS OR ANY VARIATIONS OR AMBIGUITIES BETWEEN THESE DRAWINGS AND ACTUAL SITE AND CONSTRUCTION CONDITIONS AND/OR REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING, IMMEDIATELY.
6. IN THE EVENT A DISCREPANCY IS FOUND IN THE CONTRACT DOCUMENTS, THE OWNER AND ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.
7. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
8. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT SITE AND BE RESPONSIBLE FOR ACCURACY AND CORRECTNESS OF SAME.
9. CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
10. THESE DRAWINGS DO NOT CONTAIN COMPLETE SPECIFICATIONS, DETAILS AND INFORMATION REQUIRED FOR THE INTERIOR FINISHES OF THE PROJECT. ADDITIONAL INFORMATION SHALL BE OBTAINED FROM THE OWNER.
11. STORE MATERIALS IN SPACES DESIGNATED BY OWNER.
12. REMOVE RUBBISH FROM PREMISES AS OFTEN AS NECESSARY OR AS DIRECTED TO MAINTAIN CLEAN AND SAFE PROJECT.
13. ALL WORK AND EQUIPMENT SHALL BE CLEANED TO THE SATISFACTION OF THE OWNER BEFORE TURNING SAME OVER TO OWNER.
14. -
15. THE OWNER SHALL PAY ALL FEES, GIVE ALL NOTICES, FILE ALL NECESSARY DRAWINGS AND OBTAIN ALL PERMITS AND CERTIFICATES OR APPROVAL REQUIRED IN CONNECTION WITH ALL WORK UNDER THESE CONTRACT DOCUMENTS. HE OR SHE SHALL COMPLY WITH ALL LAWS, ORDINANCES, RULES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION.
16. THERE SHALL BE NO DEVIATION FROM SPECIFICATIONS WITHOUT THE WRITTEN APPROVAL OF THE OWNER AND ARCHITECT, OR OWNER, ARCHITECT AND ENGINEER.
17. DRYWALL INSTALLATION SHALL BE IN CONFORMANCE WITH THE GYPSUM ASSOCIATION'S RECOMMENDED PRACTICES FOR THICKNESS, NAILING, TAPING AND CORRECT STUD SPACING.
18. THE CONTRACTOR SHALL VERIFY THE SIZE, LOCATION, OPENINGS AND CHARACTERISTICS OF ALL WORK AND EQUIPMENT TO BE FURNISHED BY THE OWNER OR OTHERS WITH THE MANUFACTURER OR SUPPLIER BEFORE STARTING ANY CONSTRUCTION RELATED TO SAID WORK AND/OR EQUIPMENT.
19. ALL MATERIALS SHALL BE NEW AND OF PREFERRED DOMESTIC MANUFACTURE AND SHALL BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURER'S INSTRUCTIONS AND/OR RECOMMENDATIONS UNLESS INDICATED OTHERWISE IN THE DRAWINGS AND SPECIFICATIONS. ANY CONFLICT FOUND BETWEEN MANUFACTURER'S INSTRUCTIONS AND THE DRAWINGS OR SPECIFICATIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER/ARCHITECT PRIOR TO INSTALLATION.

CODE SUMMARY
APPLICABLE CODES IN EFFECT FOR CITY OF COLLEYVILLE, TX

ADOPTED CODE
2024 INTERNATIONAL RESIDENTIAL CODE (IRC)
2024 INTERNATIONAL MECHANICAL CODE (IMC)
2024 INTERNATIONAL PLUMBING CODE (IPC)
2023 NATIONAL ELECTRICAL CODE (NEC)
2024 INTERNATIONAL FIRE CODE



ACTUAL

PROJECT DATA

SCOPE OF WORK:
1- DETACHED GARAGE

OWNER: JOHN CULLEN

PROJECT ADDRESS: 3505 BLUE QUAIL LN, COLLEYVILLE, TX, 76034

LEGAL ADDRESS: QUAIL CREST ESTATES, LOT 7

EXISTING LIVING SPACE: 2,368 SQ FT

PROPOSED DETACHED GARAGE: 880 SQ FT

LAND: 0.37 ACRES

ABBREVIATIONS LEGEND

ABV – ABOVE LIV – LIVING ROOM
ADJ – ADJACENT LIV – LAMINATED VENEER LUMBER
AFF – ABOVE FINISHED FLOOR MAX – MAXIMUM
ALT – ALTERNATE MECH – MECHANICAL
APPROX – APPROXIMATELY MIN – MINIMUM
AS-BLT – AS BUILT NIC – NOT IN CONTRACT
CL – CENTERLINE NOS – NOSING
CLR – CLEAR / CLEARANCE NTS – NOT TO SCALE
CMU – CONCRETE MASONRY UNIT OC – ON CENTER
CONC – CONCRETE OPNG – OPENING
CONT – CONTINUOUS PAN – PANTRY
DBL – DOUBLE PL – PROPERTY LINE
DIM – DIMENSION PT – PRESSURE TREATED
DN – DOWN REQ'D – REQUIRED
DW – DRYWALL RO – ROUGH OPENING
EQ – EQUAL ROOF – ROOF
EXIST – EXISTING SD – STORM DRAIN / SLIDING DOOR
FF – FINISHED FLOOR SOG – SLAB ON GRADE
FFE – FINISHED FLOOR ELEVATION STOR – STORAGE
FLR – FLOOR T&G – TONGUE AND GROOVE
FUT – FUTURE TOS – TOP OF SLAB
GWB – GYPSUM WALL BOARD TOB – TOP OF BEAM
HDR – HEADER TOP – TOP OF PLATE
HT – HEIGHT TOW – TOP OF WALL
HVAC – HEATING, VENTILATION & AC TYP – TYPICAL
INFO – INFORMATION UNO – UNLESS NOTED OTHERWISE
KIT – KITCHEN VAR – VARIES
LAV – LAVATORY VB – VAPOR BARRIER
WC – WATER CLOSET
WD – WOOD
WIC – WALK-IN CLOSET

REV.	DESCRIPTION	DATE

PROJECT NAME

DETACHED GARAGE

ADDRESS

3505 BLUE QUAIL LN, COLLEYVILLE, TX, 76034

OWNER/CLIENT/TENANT

JOHN CULLEN

SHEET TITLE

SITE PLAN

PREPARED BY | CHECKED BY

G. S. | G. S.

DATE

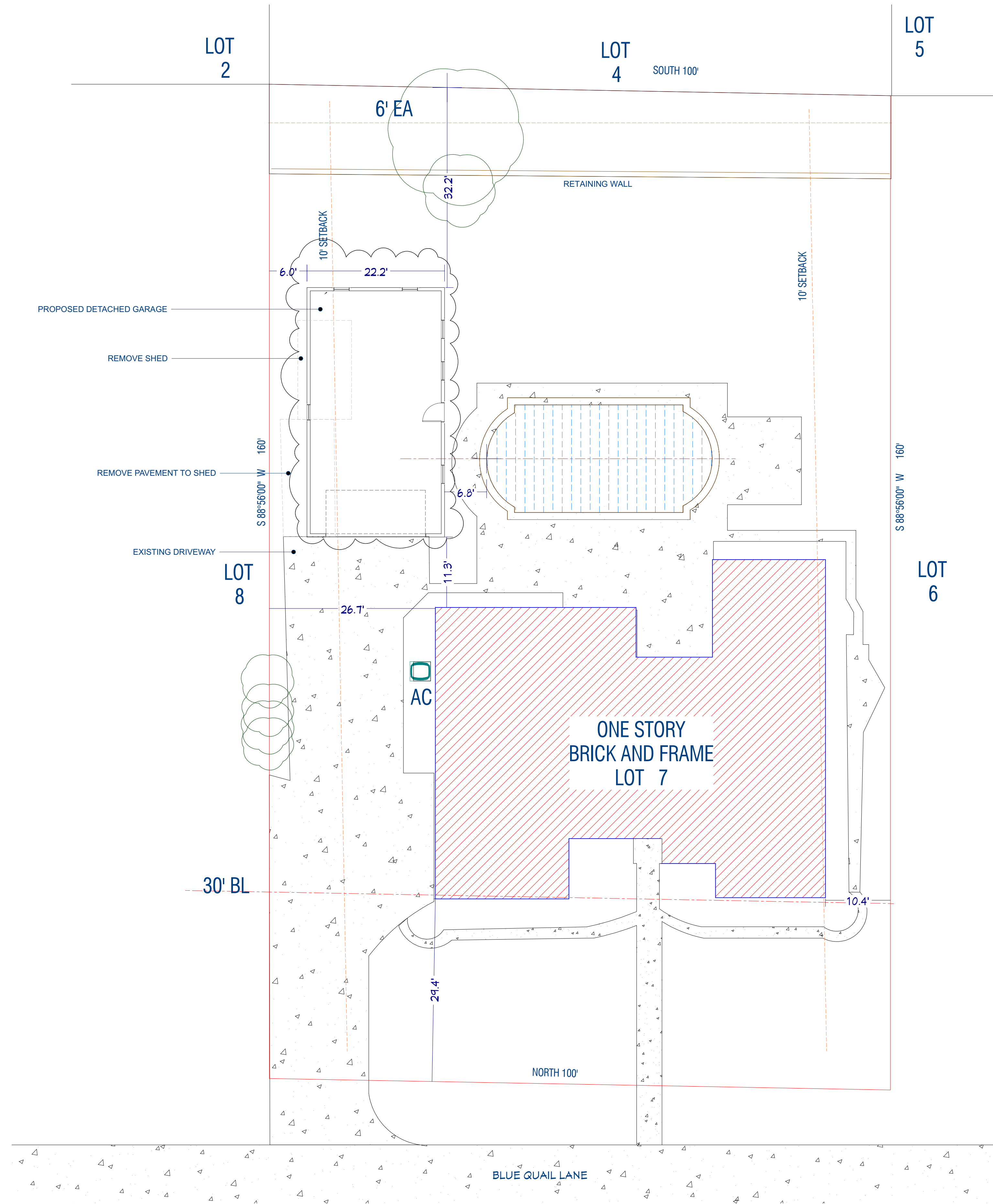
4/29/2026

SCALE | SHEET SIZE

1/4"=1' | 24"X36"

SHEET NUMBER: | © 2025

A.101

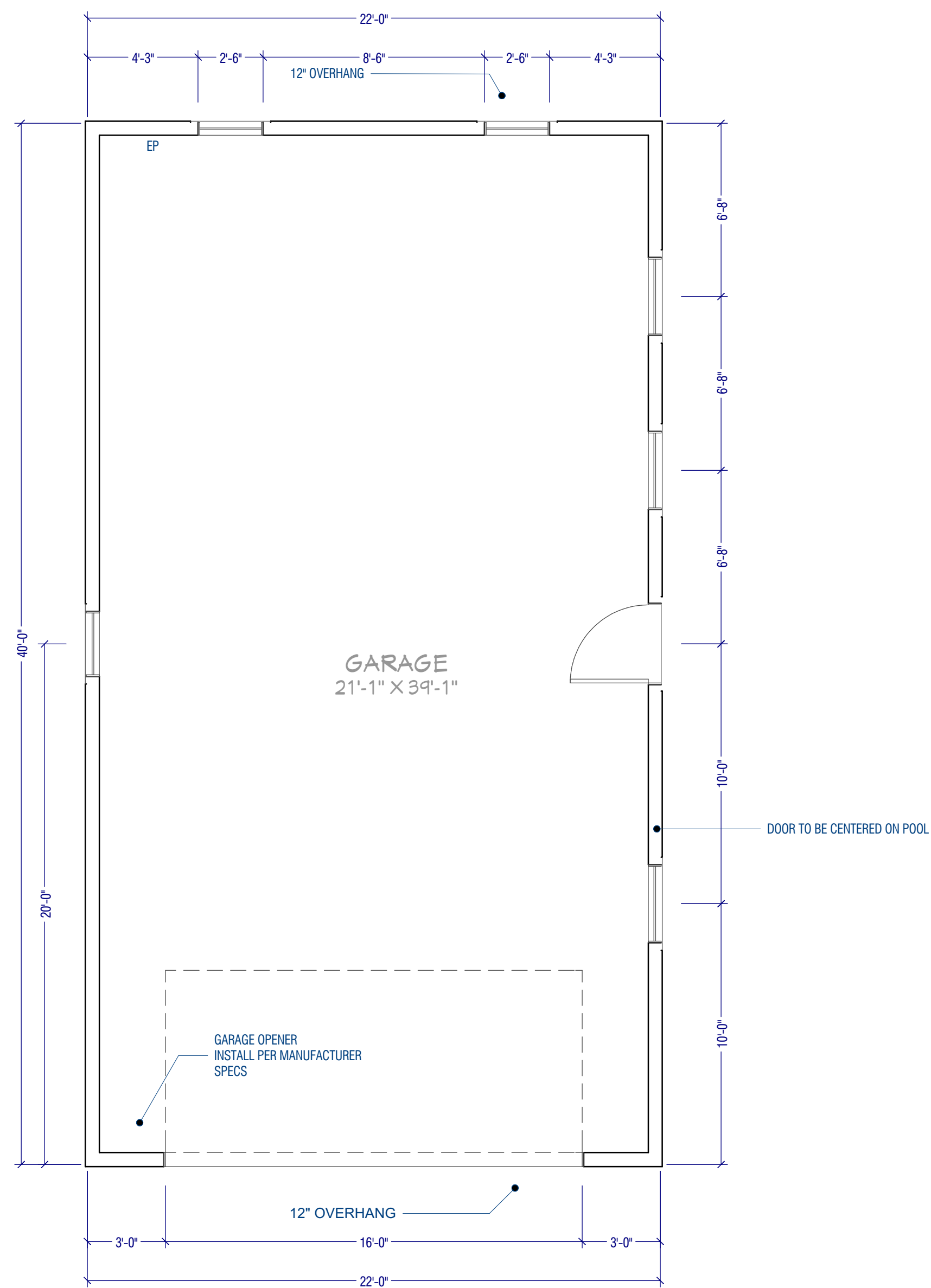


01
A.101 **SITE PLAN**

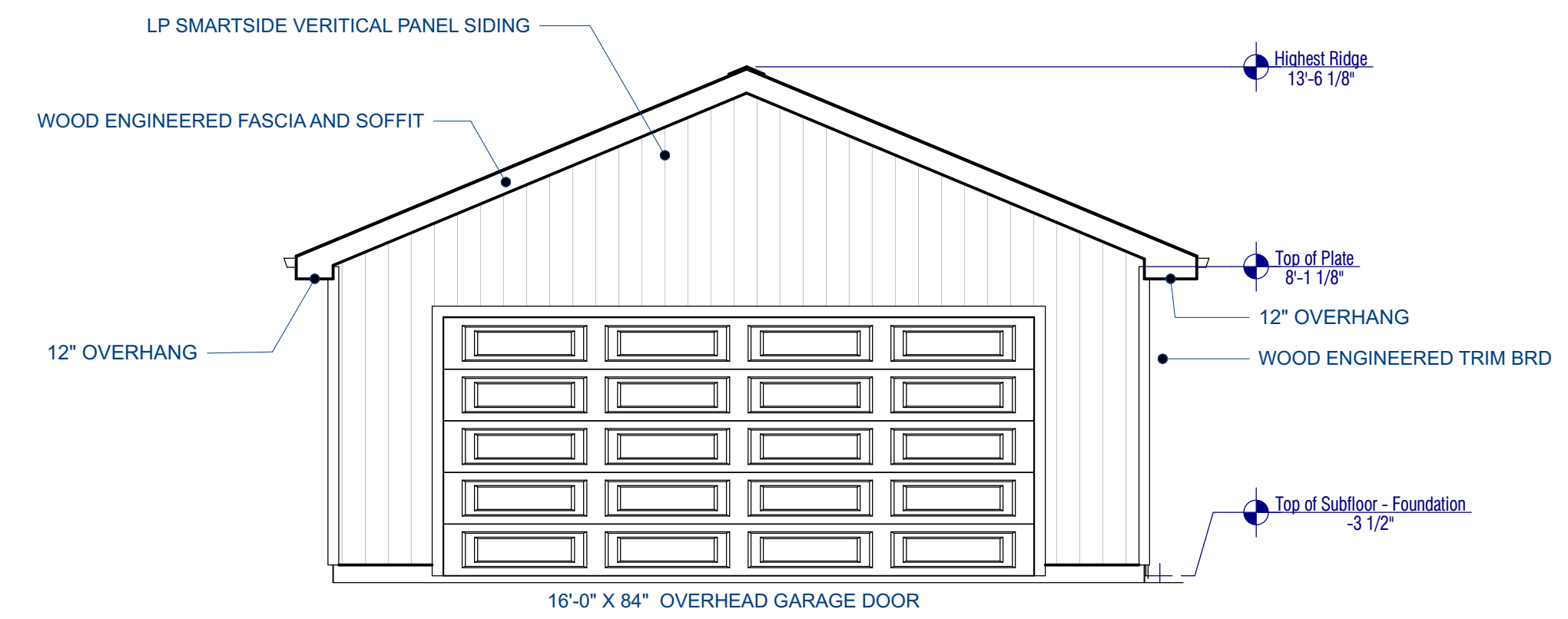
SCALE: 1"=10'

DIMENSIONS FROM FACE OF FRAME TO FACE TO FRAME; UNLESS SPECIFIED OTHERWISE

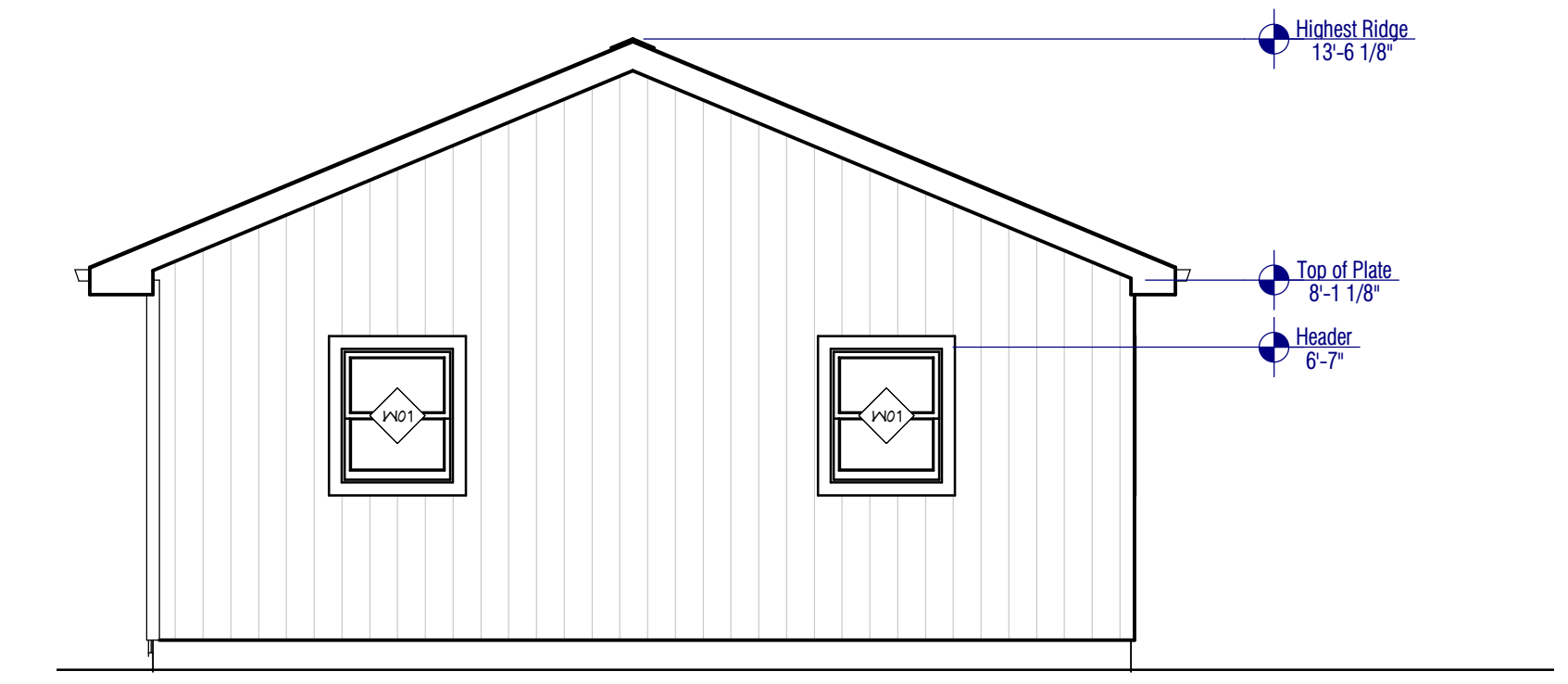
- DETACHED ACCESSORY GARAGE NOTES
- DETACHED ACCESSORY GARAGE SERVING EXISTING RESIDENCE.
 - NON-CONDITIONED STRUCTURE FOR PARKING AND STORAGE ONLY.
 - BUILDING AREA 880 SQUARE FEET (22' X 40').
 - INSTALL MATERIALS PER MANUFACTURER INSTRUCTIONS.
 - PROVIDE WEATHER-RESISTIVE BARRIER BEHIND EXTERIOR SIDING.
 - WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
 - USE
 - STRUCTURE SHALL NOT BE USED AS DWELLING OR HABITABLE SPACE.
 - FRAMING
 - EXTERIOR WALLS 2X6 STUDS @ 16" O.C., DOUBLE TOP PLATE.
 - HEADERS PER IRC TABLE R602.7 OR ENGINEERED DESIGN.
 - PROVIDE APPROVED CONNECTORS AND ANCHORS.
 - ANCHOR BOLTS 1/2" DIA. @ 6'-0" O.C. MAX AND WITHIN 12" OF ENDS.
 - PROVIDE REQUIRED BLOCKING AT BEARING POINTS.
 - ROOF
 - 12" EAVES TYPICAL.
 - MINIMUM 7/16" ROOF SHEATHING, PROVIDE DRIP EDGE AT EAVES AND RAKES.
 - ATTIC VENTILATION PER IRC, ASPHALT SHINGLES OR APPROVED EQUIVALENT.
 - EXTERIOR FINISH
 - LP SMARTSIDE SIDING OR APPROVED EQUAL. FLASH ALL OPENINGS AND PENETRATIONS.
 - CORROSION RESISTANT FASTENERS AND TRIM.
 - INTERIOR
 - INTERIOR UNFINISHED.
 - NO DRYWALL OR INSULATION.
 - FOUNDATION
 - CONCRETE FOUNDATION PER APPROVED FOUNDATION PLAN.
 - MINIMUM 3,000 PSI CONCRETE.
 - PROVIDE ANCHOR BOLTS AS NOTED.
 - CONTROL JOINTS AT 10'-0" MAX SPACING.
 - ELECTRICAL (2023 NEC)
 - GENERAL
 - PROVIDE 120V 20-AMP RECEPTACLE CIRCUIT. ALL 125-250V RECEPTACLES GFCI PROTECTED.
 - SUBPANEL: PROVIDE 4-WIRE FEEDER (H-I-N-G).
 - EQUIPMENT GROUNDING CONDUCTOR REQUIRED. NEUTRAL ISOLATED FROM GROUND IN SUBPANEL.
 - PROVIDE GROUNDING ELECTRODE SYSTEM: TWO GROUND RODS MIN. 6'-0" APART UNLESS = 25 OHMS.
 - GROUNDING ELECTRODE CONDUCTOR SIZED PER NEC.
 - PROVIDE DISCONNECT AT STRUCTURE (MAIN BREAKER ACCEPTABLE), BOND ALL METAL BOXES AND EQUIPMENT.



01 FLOOR PLAN
A.102 SCALE 1/4"=1'



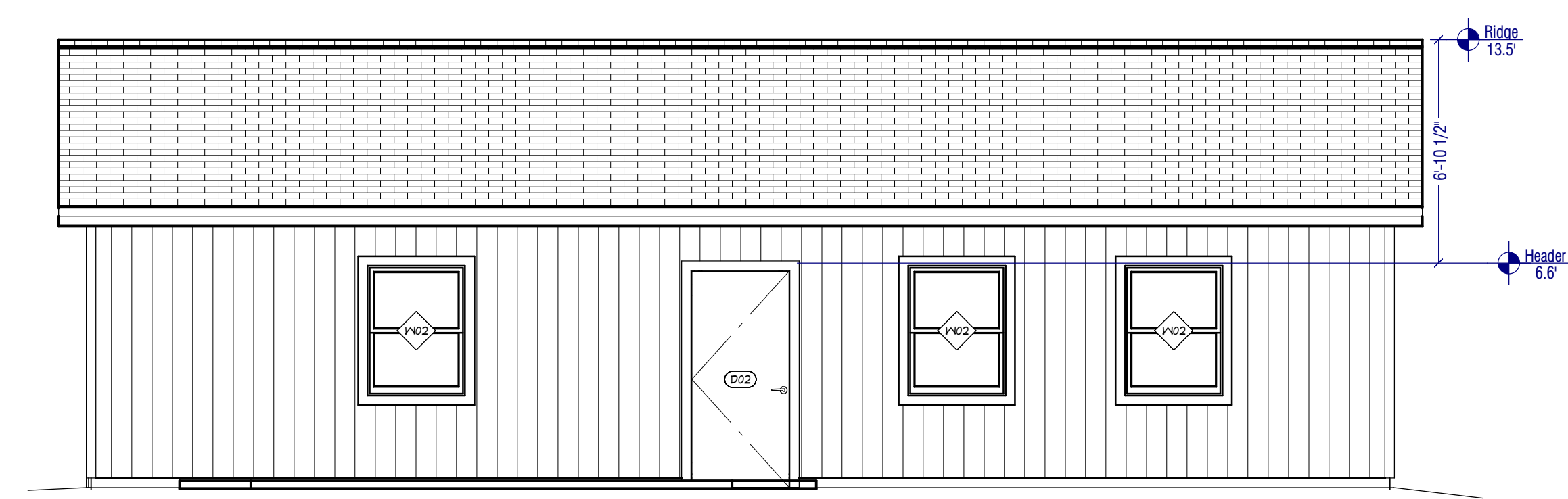
E1 WEST ELEVATION
A.102 SCALE 1/4"=1'



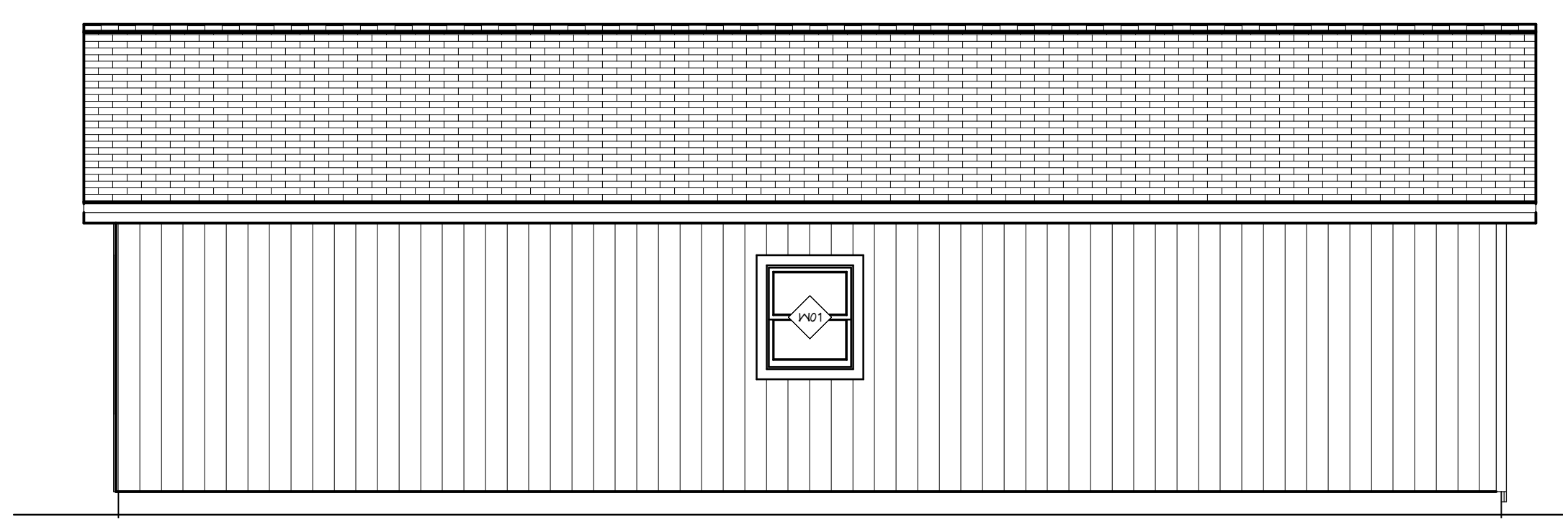
E2 EAST ELEVATION
A.102 SCALE 1/4"=1'

WINDOW SCHEDULE						
NUMBER	QTY	LABEL	WIDTH	HEIGHT	DESCRIPTION	COMMENTS
W01	3	2630SH	30"	36"	SINGLE HUNG	
W02	3	3040SH	36"	48"	SINGLE HUNG	

DOOR SCHEDULE						
NUMBER	QTY	LABEL	WIDTH	HEIGHT	DESCRIPTION	COMMENTS
D01	1	16070	192"	84"	GARAGE-GARAGE DOOR P02	
D02	1	3068	36"	80"	EXT. HINGED-SLAB	



E3 RIGHT SIDE ELEVATION
A.102 SCALE 1/4"=1'



E4 LEFT SIDE ELEVATION
A.102 SCALE 1/4"=1'

TDG
SERVICES
RESIDENTIAL
COMMERCIAL
PLANS
8000 US 380 S#100,
Crossroads, TX, 76277
P: 469-879-6130 |
www.thedrafterguy.com

REV	DESCRIPTION	DATE

PROJECT NAME
DETACHED GARAGE
ADDRESS

3505 BLUE QUAIL LN, COLLEYVILLE, TX, 76034

OWNER/CLIENT/TENANT
JOHN CULLEN

SHEET TITLE
MASTER PLAN

PREPARED BY | CHECKED BY
G. S. | G. S.

DATE
4/29/2026

SCALE | SHEET SIZE
1/4"=1' | 24"X36"

SHEET NUMBER | © 2025




A.102

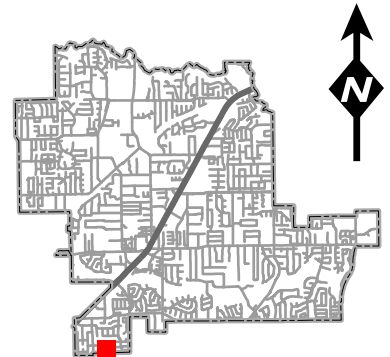
Notification Map



ZC26-013

3505 Blue Quail Lane

-  Subject Property
-  Buffer
-  Parcels to be notified



DISCLAIMER:
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NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning & Zoning Commission Meeting: Monday, June 8, 2026, at 7:00 p.m.
City Council Meetings: Tuesday, July 7, 2026 & Tuesday, July 21, 2026, at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for an accessory building on Lot 7, Block 3, Quail Crest Estates, located at 3505 Blue Quail Lane, Case ZC26-013. The request is to allow for an accessory structure that does not conform to Land Development Code, Section 3.27(A)(2)(a). Accessory structures cannot exceed 4% of the aggregate lot area, which is a maximum of 644 square feet on this lot. The proposed structure is 880 square feet (5.46%).

Zoning Case: ZC26-013

Applicant/Owner: John Cullen

Location: 3505 Blue Quail Lane

Property Description: Lot 7, Block 3, Quail Crest Estates

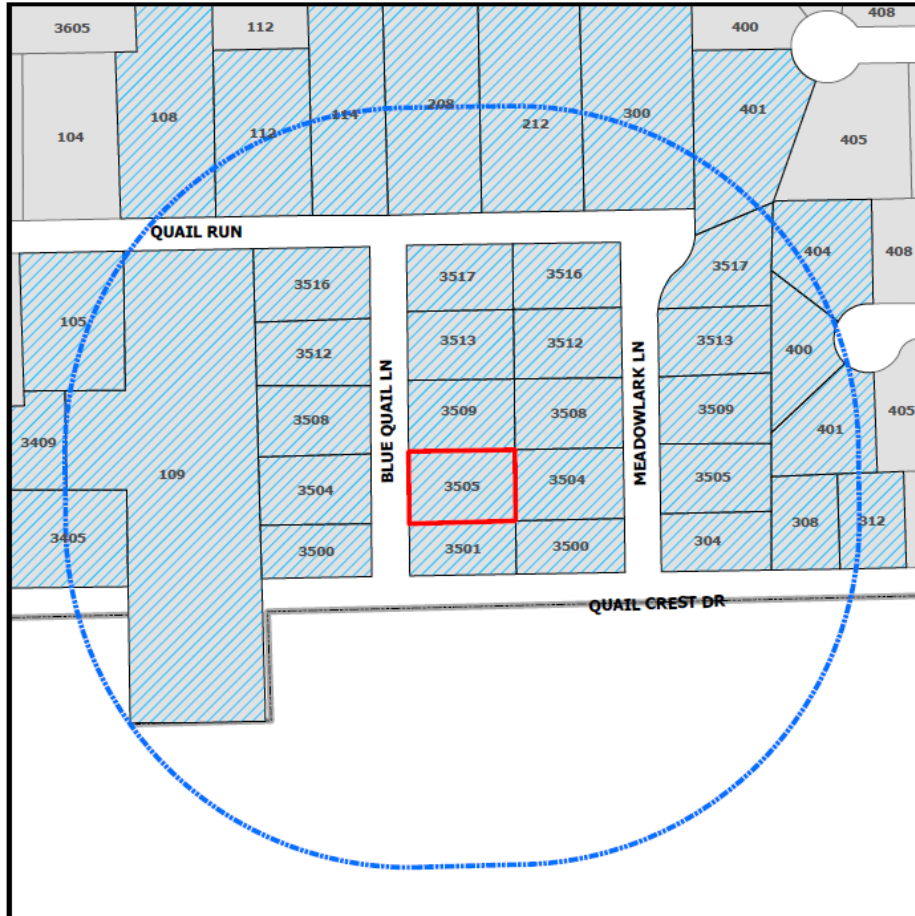
Present Zoning: R-15 Single Family Residential

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

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

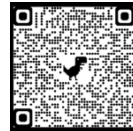
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@colleyville.com

NOTICE OF PUBLIC HEARING



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

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



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

Daniel Ponder

Daniel Ponder
Planning Manager

ORDINANCE O-26-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 0.37 ACRES, BEING LOT 7, BLOCK 3, QUAIL CREST ESTATES, LOCATED AT 3505 BLUE QUAIL LANE, BY AUTHORIZING A SPECIAL USE PERMIT TO ALLOW FOR AN ACCESSORY BUILDING; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit to allow for an accessory building (Case ZC26-013); and

WHEREAS, the Subject Property is presently zoned R-15 Single-Family Residential; and

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

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

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

Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit for an accessory building on 0.37 acres, being Lot 7, Block 3, Quail Crest Estates, located at 3505 Blue Quail Lane, as depicted on the attached as Exhibit "A".

Sec. 2. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive

Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.

Sec. 3. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. The Special Use Permit shall allow an accessory building, as depicted in Exhibit "B".
- b. It shall be generally consistent with the site plan and elevations, as depicted in Exhibit "B".
- c. All requirements of the Land Development Code shall be met, except where amended herein.

Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.

Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

Sec. 6. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

Sec. 7. 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. 8. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 7th day of July 2026.

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

PASSED AND APPROVED BY A VOTE OF ___ AYES AND ___ NAYS ON THIS THE 21ST DAY OF JULY 2026.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

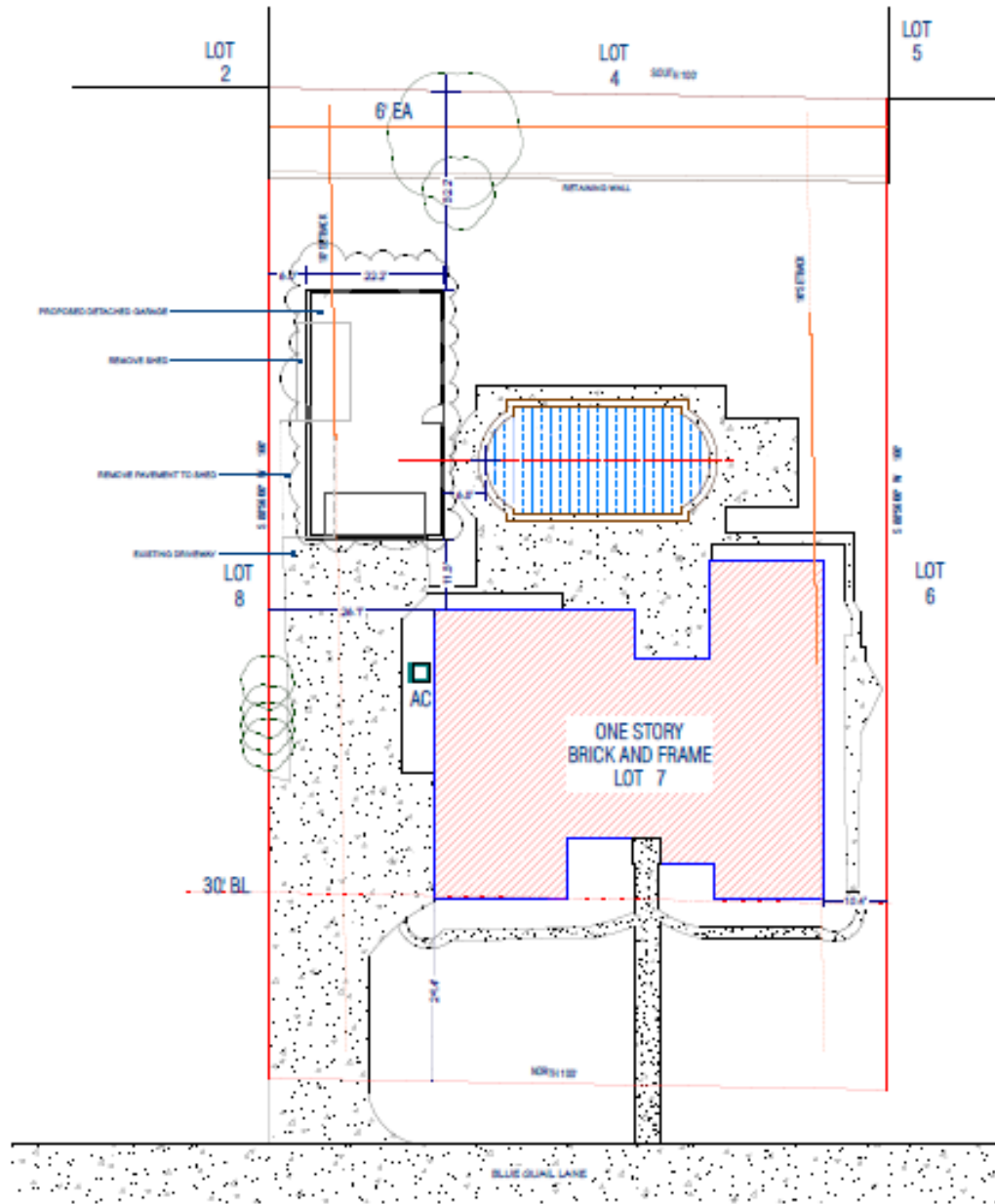
APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Aerial Map



Exhibit "B" – Site Plan & Elevations



91 SITE PLAN

SCALE: 1"=10'



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2b

Agenda Date 6/8/2026

Number -

Type Public Hearing Agenda Items

Department Community Development

Title

Consideration of a Special Use Permit for a carport on Lot 1R, Block 1, Walker Addition, zoned R-40 Single-Family Residential, located at 5301 Montclair Drive, Case ZC26-014

Explanation

JP Construction, the applicant, has submitted a request for a Special Use Permit for a carport on Lot 1R, Block 1, Walker Addition, being approximately 0.94 acres, and zoned R-40 Single-Family Residential.

Analysis: The request is to allow for a carport which requires approval of a Special Use Permit in accordance with Land Development Code Section 3.27(C)(2). The maximum square footage for a carport is 480 square feet, by right. The proposed structure is 566 square feet, and would be visible from the street.

Land Development Code Section 3.27(C)(1) authorizes that carports may be approved by Special Use Permit when a request does not conform to the standards otherwise permitted by right.

Existing Conditions/Background: The subject property, 5301 Montclair Drive, is zoned R-40 Single-Family Residential and developed with a single-family home. It is located on the east side of Montclair Drive, and 15± feet north of Leyton Grove Lane.

Plat Status: The subject property is platted as Lot 1R, Block 1, Walker Addition.

DRC Review: The Development Review Committee reviewed the request during their May 18, 2026, meeting and the case has been scheduled for the June 8, 2026, Planning and Zoning Commission meeting.

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

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, identifies the subject property for residential development.

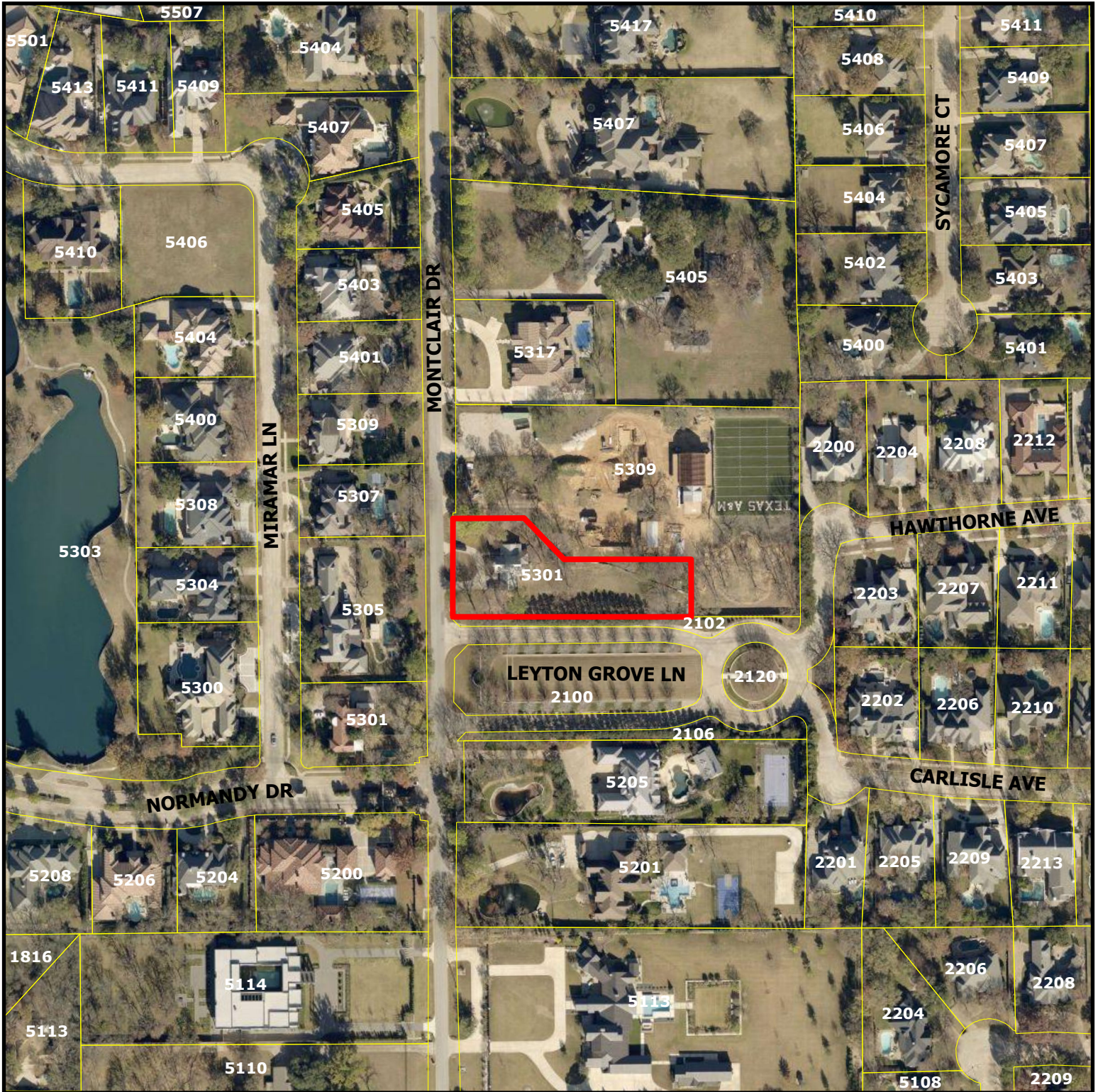
Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners' Associations within 1,000 feet of the subject property regarding

this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code.

Attachments

1. Aerial Map
2. Future Land Use Map
3. Zoning Map
4. Site Plan Exhibit
5. Elevations Exhibit
6. Carport Renderings
7. Grading and Drainage Exhibit
8. Notification Map
9. Notification Letter
10. Letters of Opposition
11. Opposition Map
12. Opposition Report
13. Draft Ordinance

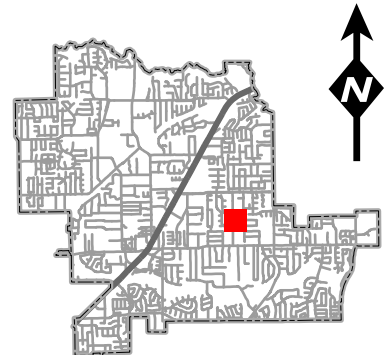
Aerial Map



ZC26-014

5301 Montclair Drive

 Subject Property



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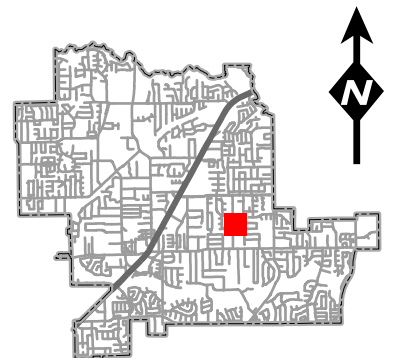
Future Land Use Map



ZC26-014

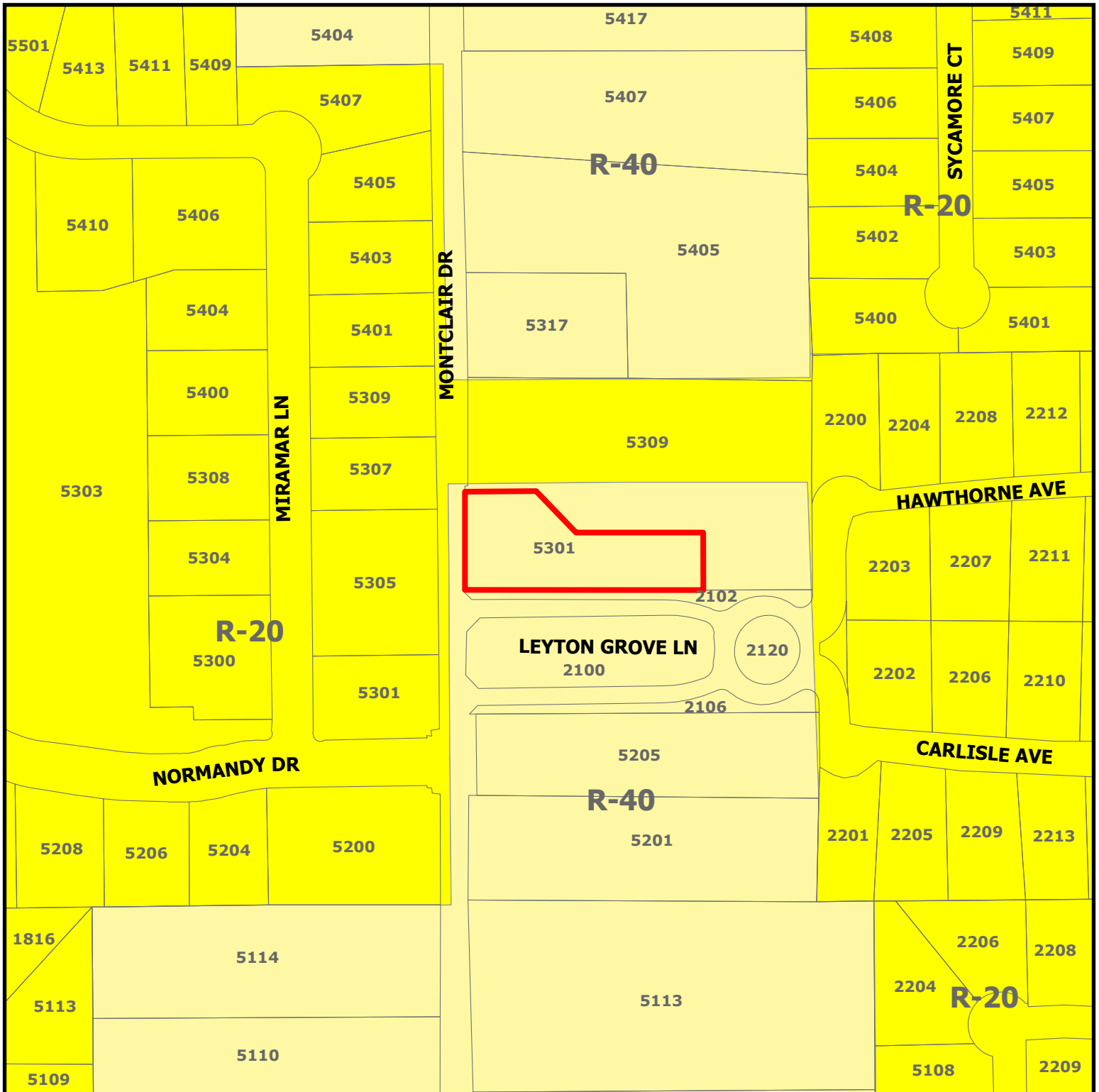
5301 Montclair Drive

- Residential
- Open Space; Parks
- Water Body
- Subject Property



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Zoning Map



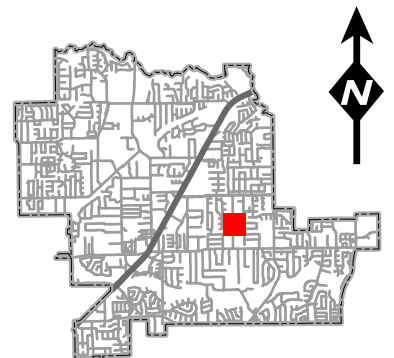
ZC26-014

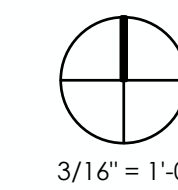
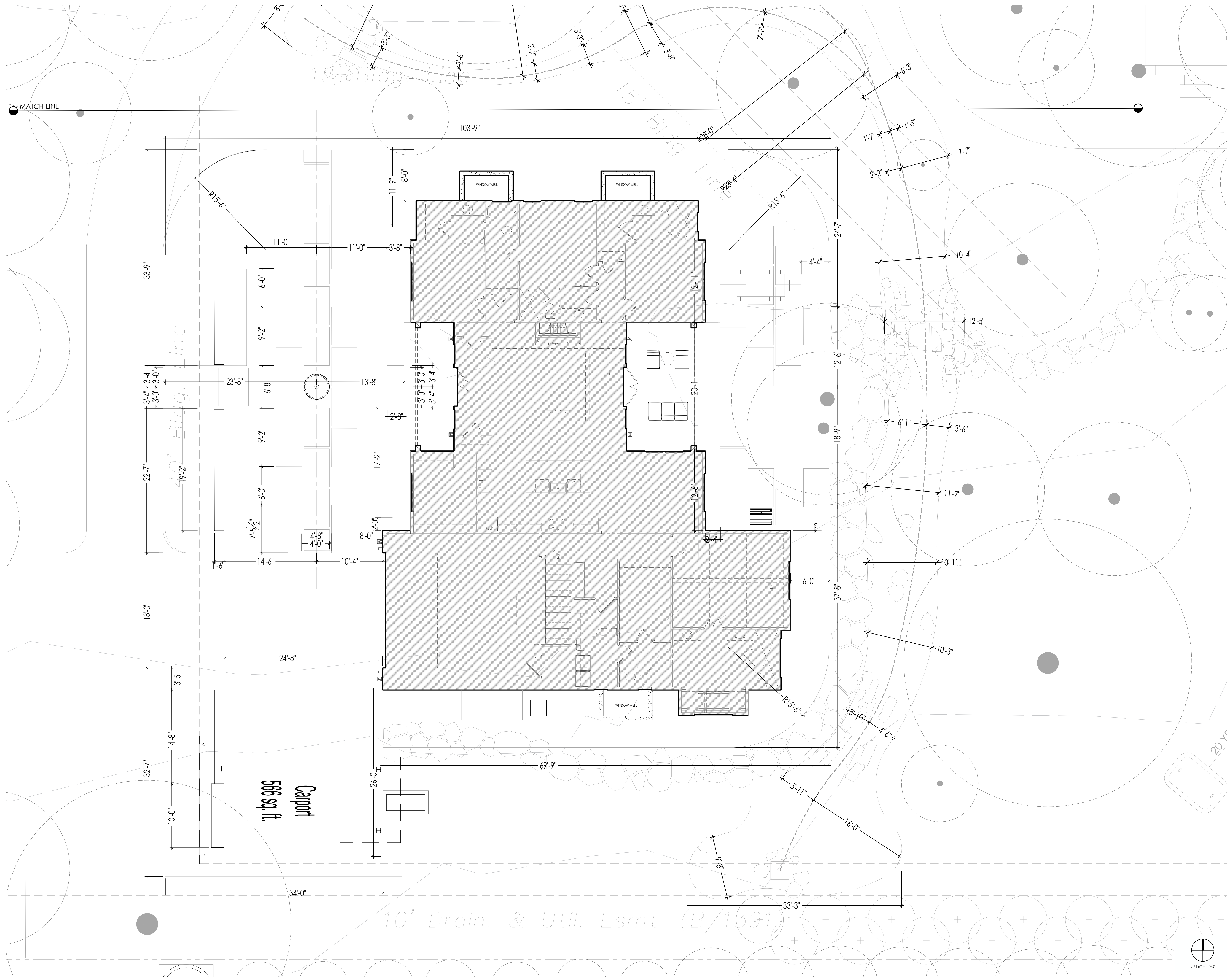
5301 Montclair Drive

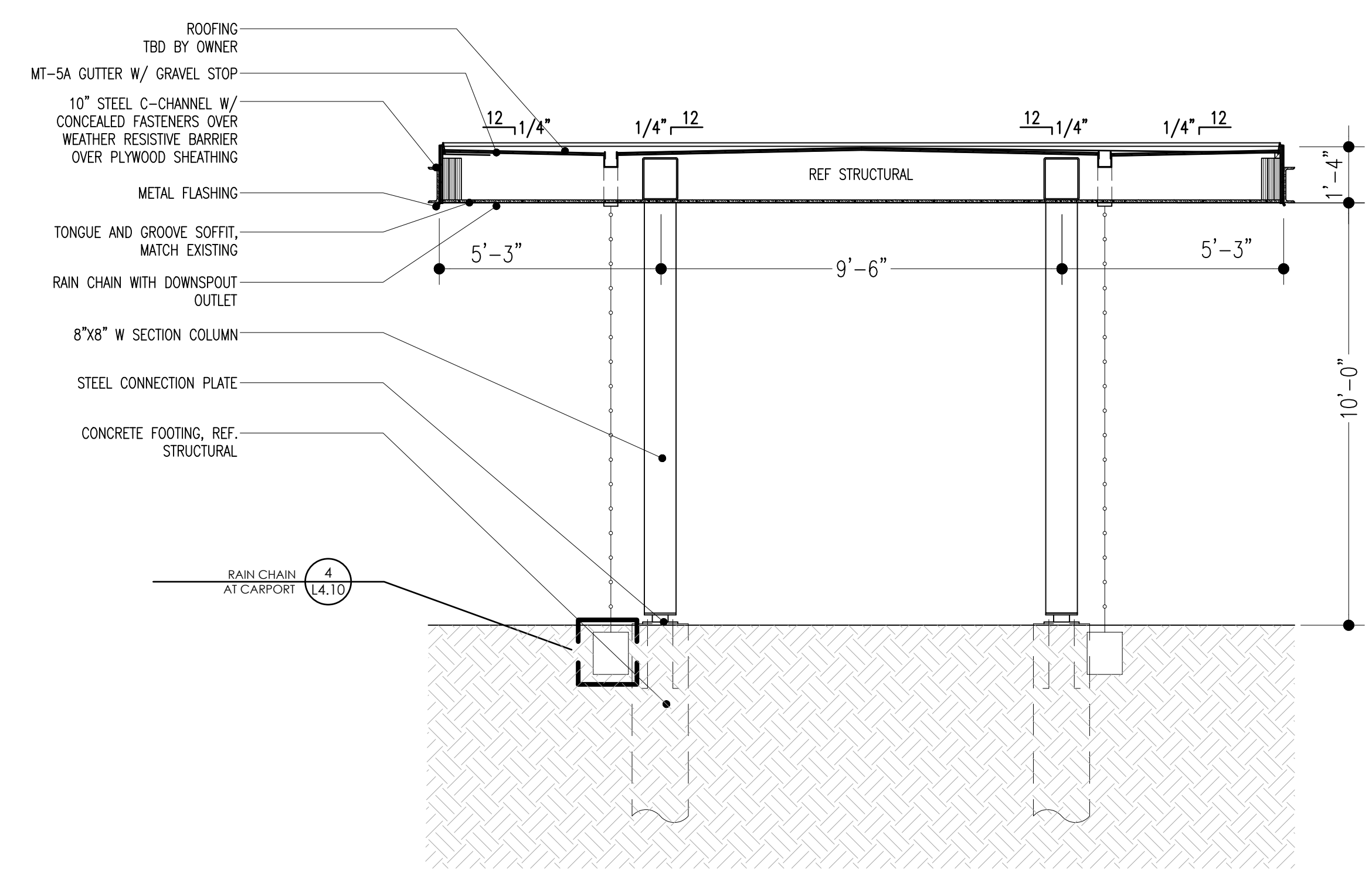


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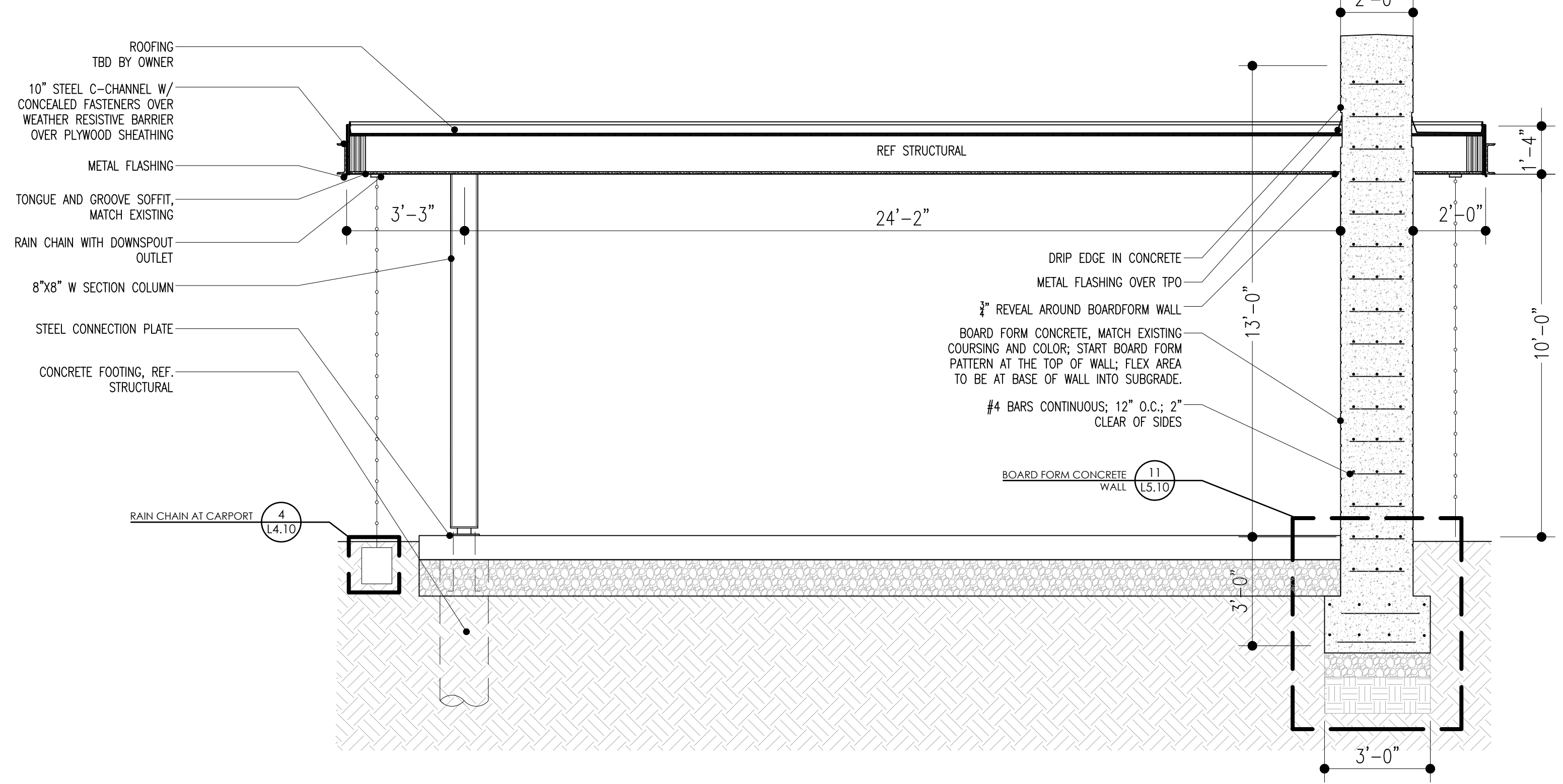
 Subject Property



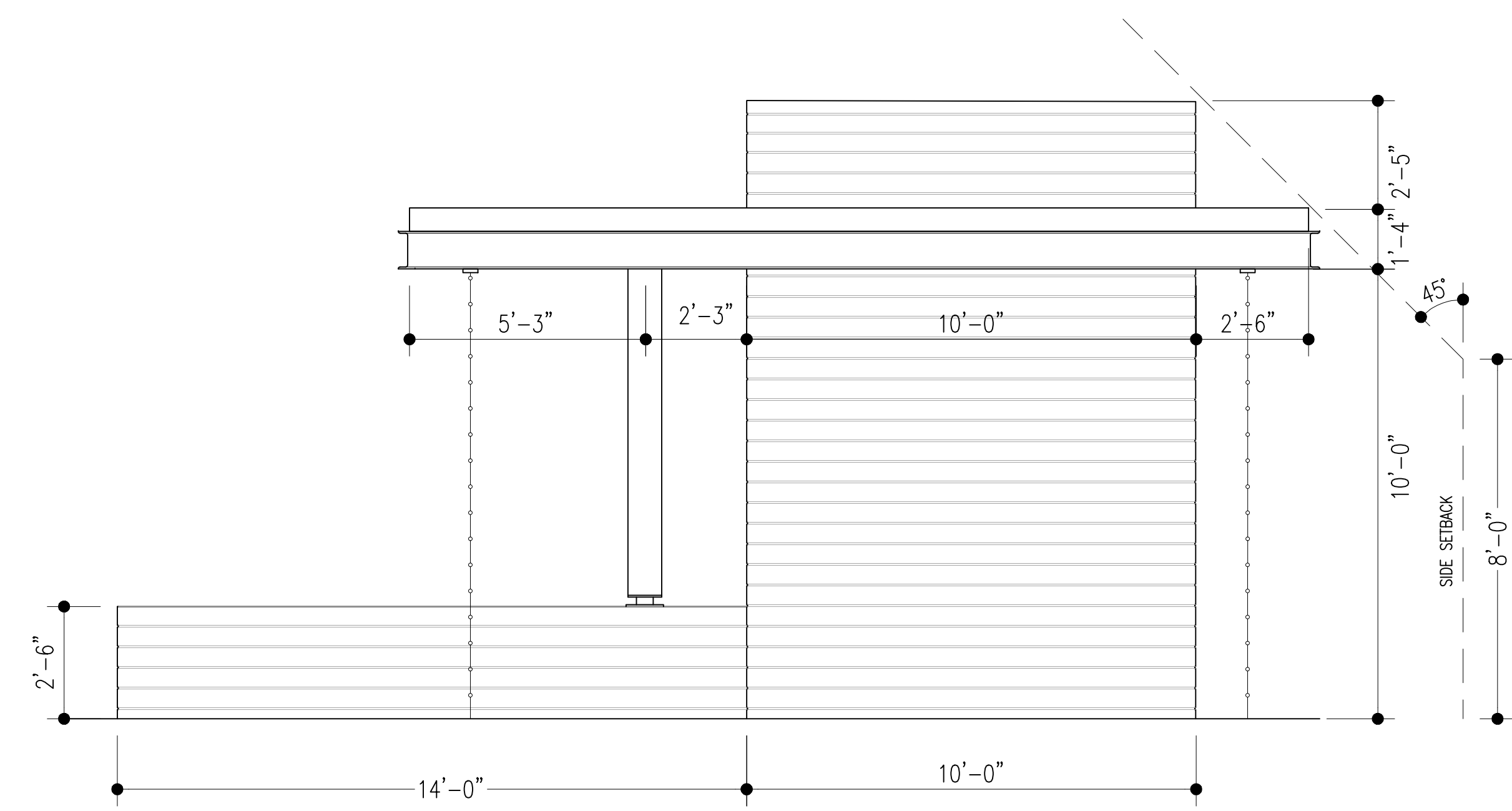




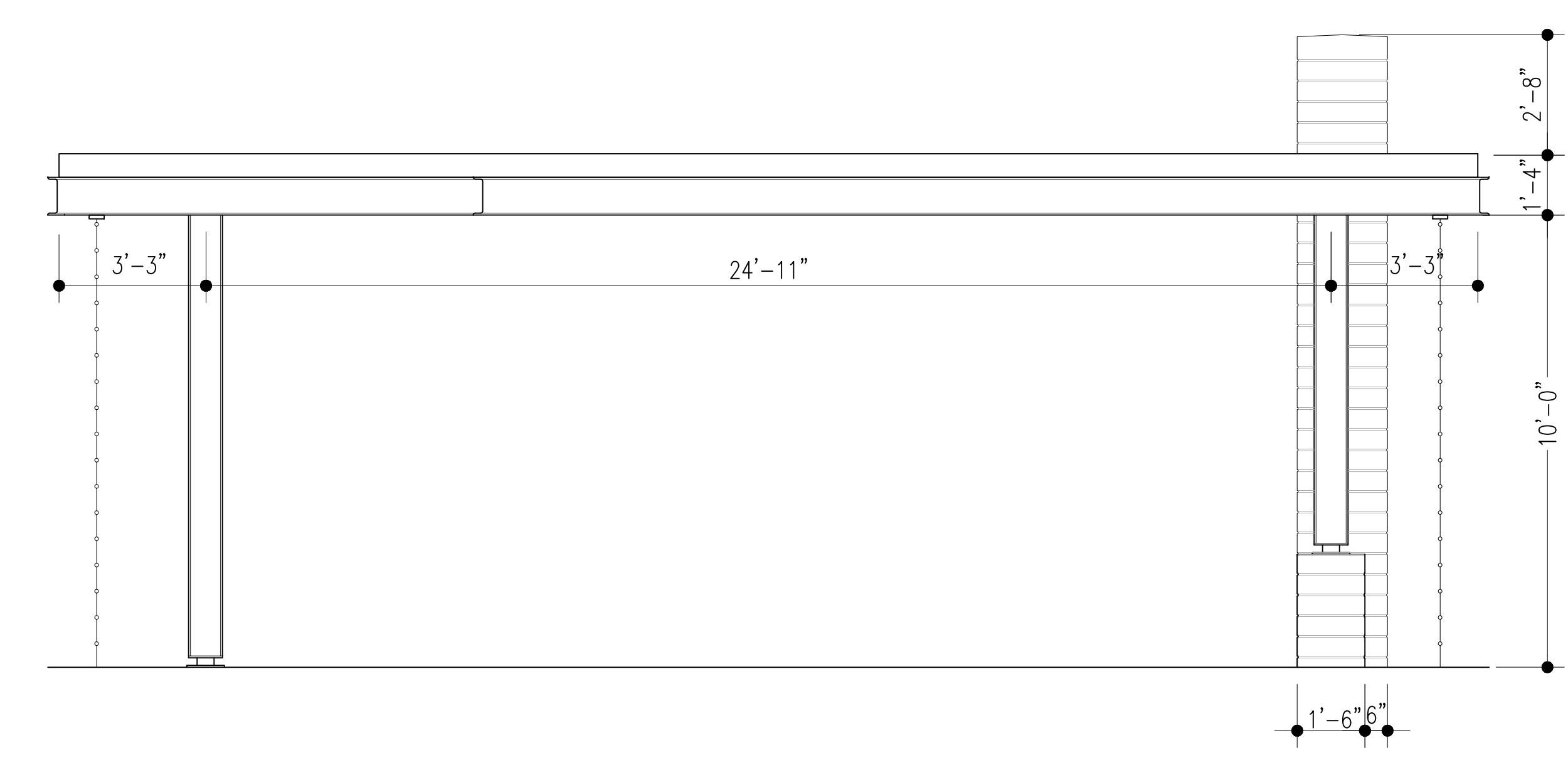
05 SECTION 02
 3/8" = 1'-0"



03 SECTION 01
 3/8" = 1'-0"



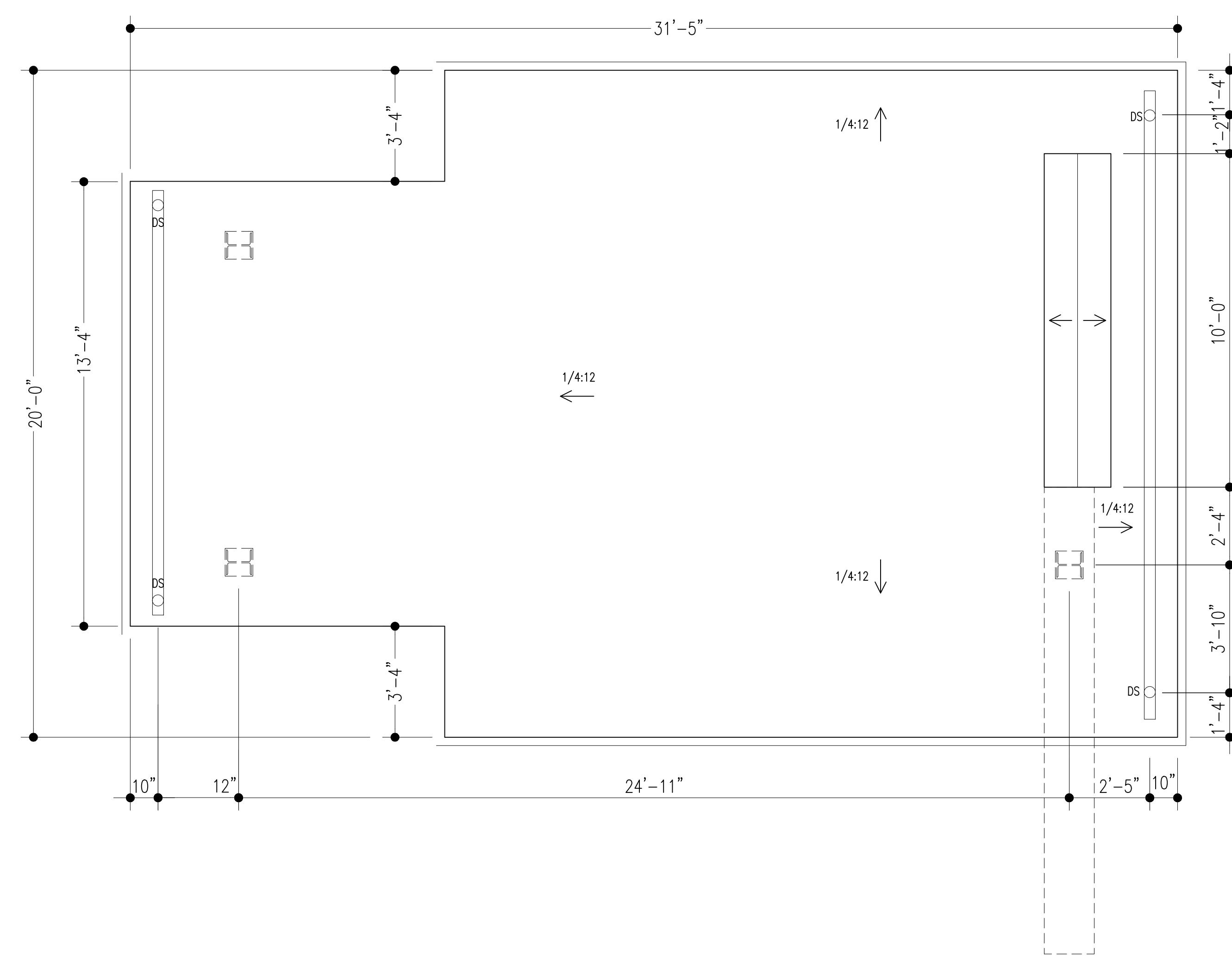
04 ELEVATION 02
 3/8" = 1'-0"



02 ELEVATION 01
 3/8" = 1'-0"



RENDERING
 NTS



01 ROOF PLAN
 3/8" = 1'-0"

Walker Residence

Car Port Renderings



3D Renderings

SHM



3D Renderings

SHM



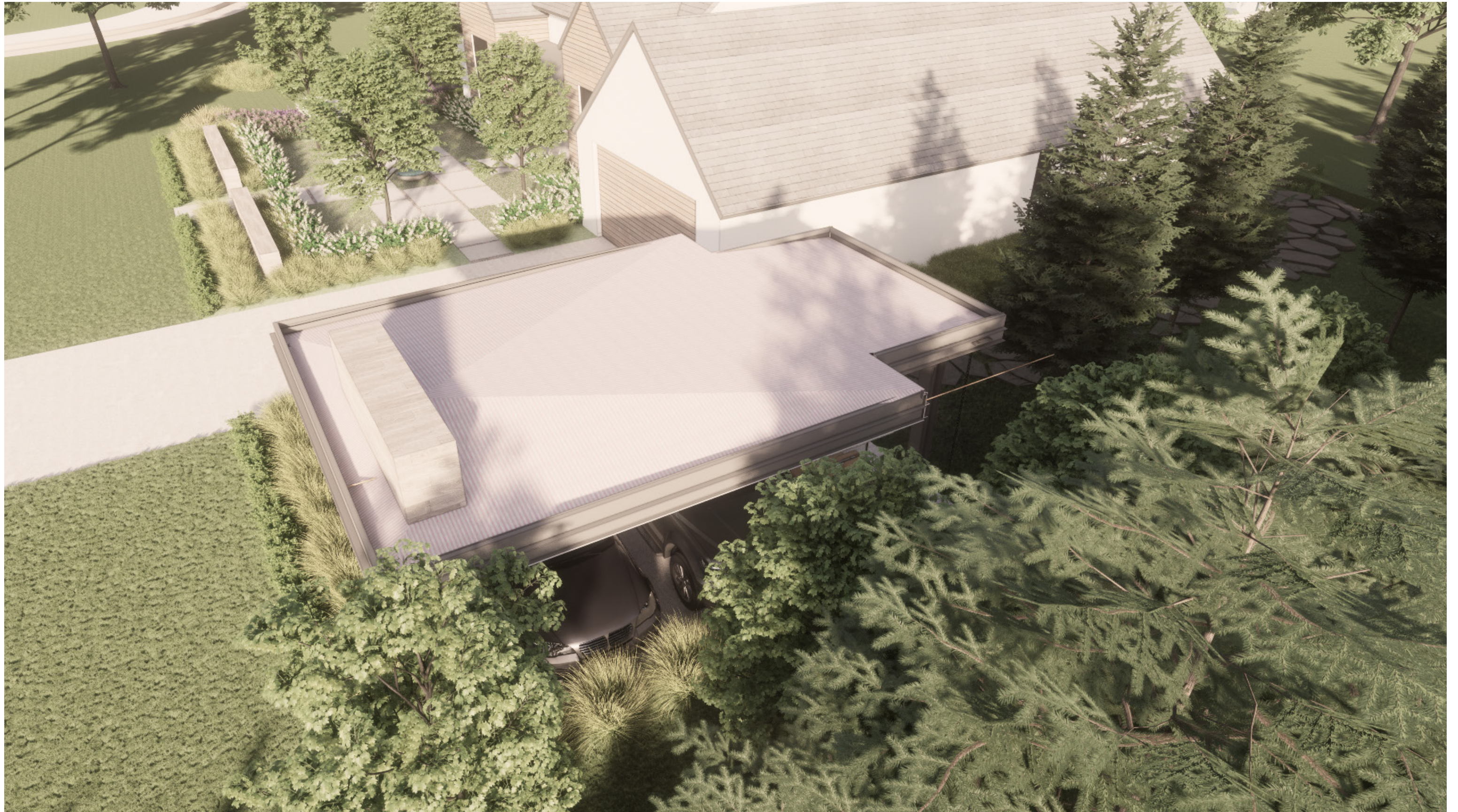
3D Renderings

SHM



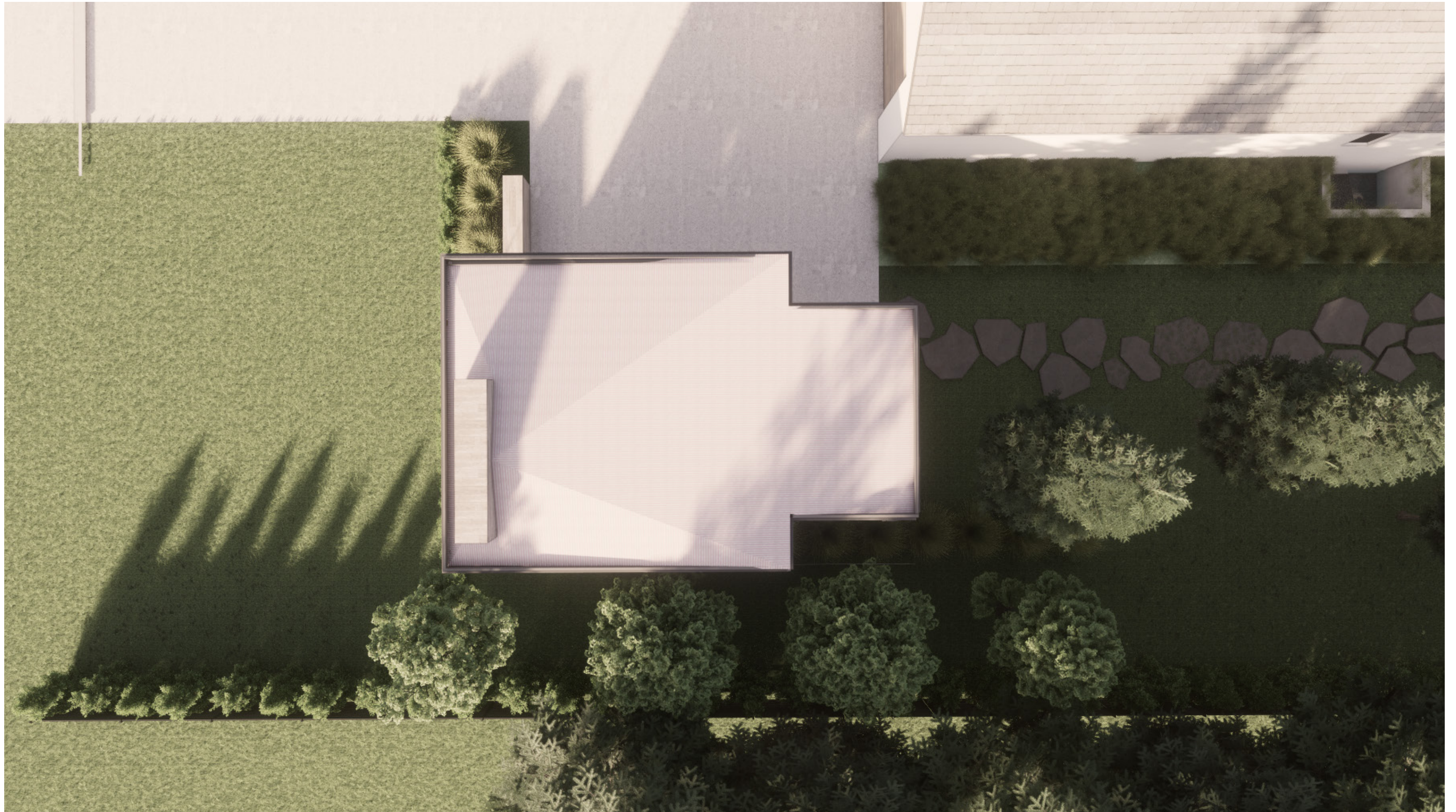
3D Renderings

SHM



3D Renderings

SHM

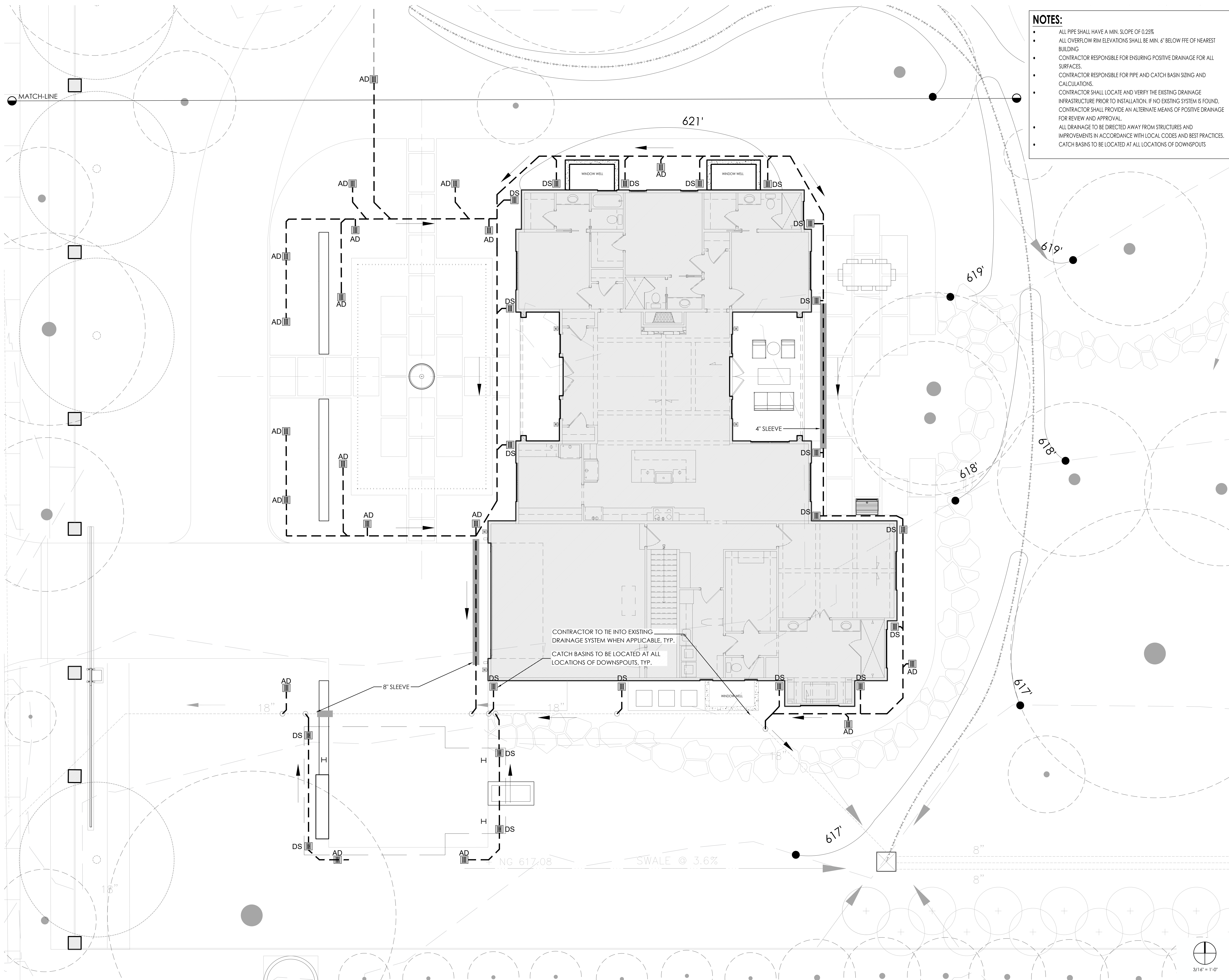


3D Renderings

SHM

SHM

Hans Herrmann, ASLA-PLA, AIA, NCARB, LEED AP
Design Principal
hherrmann@shmarchitects.com | 469 965 3997



- NOTES:**
- ALL PIPE SHALL HAVE A MIN. SLOPE OF 0.25%
 - ALL OVERFLOW RIM ELEVATIONS SHALL BE MIN. 6" BELOW FFE OF NEAREST BUILDING
 - CONTRACTOR RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE FOR ALL SURFACES.
 - CONTRACTOR RESPONSIBLE FOR PIPE AND CATCH BASIN SIZING AND CALCULATIONS.
 - CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTING DRAINAGE INFRASTRUCTURE PRIOR TO INSTALLATION. IF NO EXISTING SYSTEM IS FOUND, CONTRACTOR SHALL PROVIDE AN ALTERNATE MEANS OF POSITIVE DRAINAGE FOR REVIEW AND APPROVAL.
 - ALL DRAINAGE TO BE DIRECTED AWAY FROM STRUCTURES AND IMPROVEMENTS IN ACCORDANCE WITH LOCAL CODES AND BEST PRACTICES.
 - CATCH BASINS TO BE LOCATED AT ALL LOCATIONS OF DOWNSPOUTS

© STOKER HOESTERY MONTENEGRO, PLLC, 2023
 These documents have been prepared specifically for the Powers Residence. They are not suitable for use on other projects or in other locations without the approval of the Architect.

shm LANDSCAPES
 4514 Travis Street, Suite 302 - Dallas, Texas 75205
 214.252.3830 • 214.252.3840 Fax • shmarchitects.com

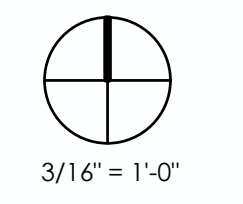
POWERS RESIDENCE
 COLLEYVILLE, TEXAS

SHM PROJECT #
 18-185

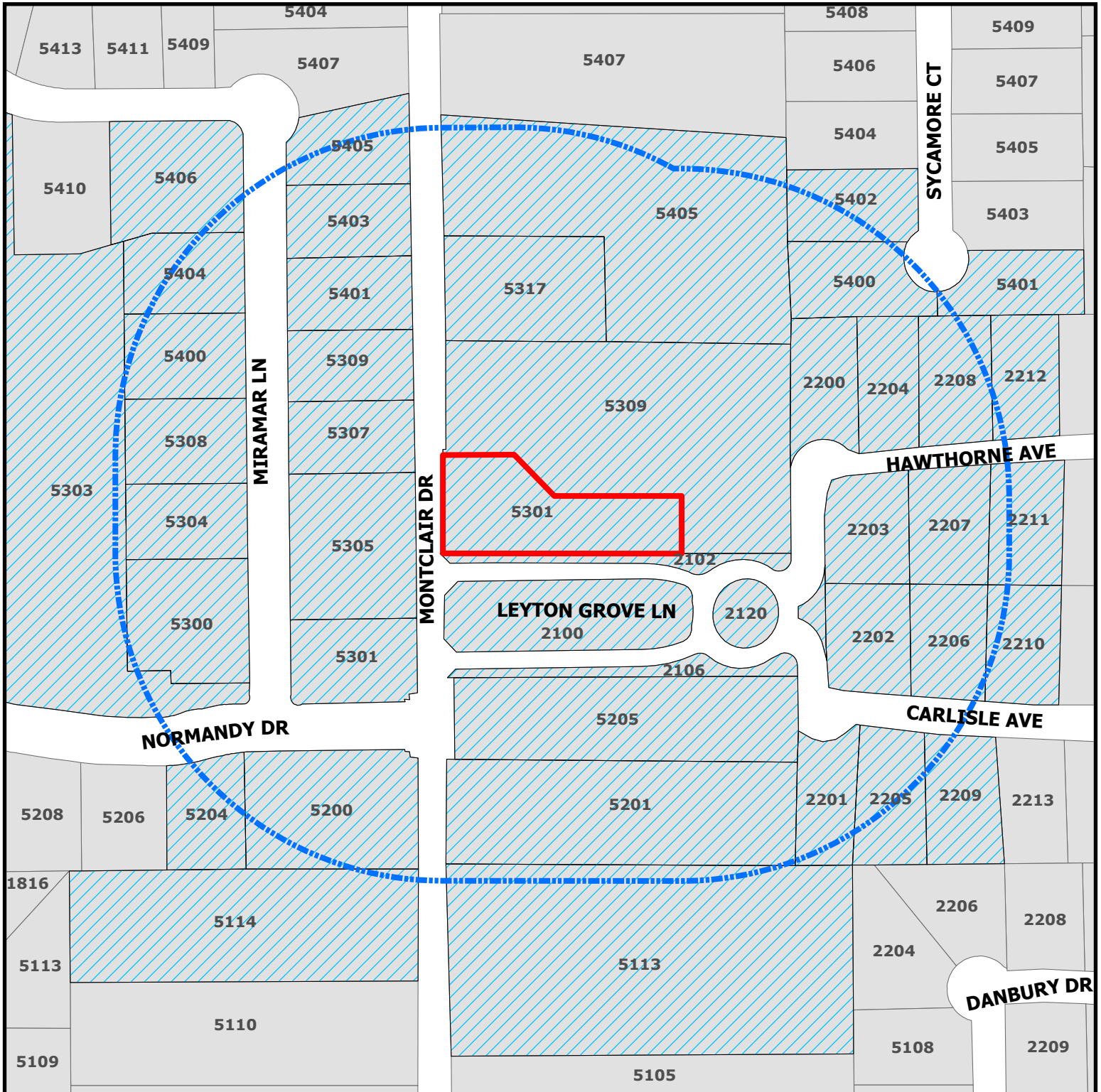
ISSUE DATE
 MAY 11, 2026

GRADING & DRAINAGE
 PLAN

L4.00



Notification Map






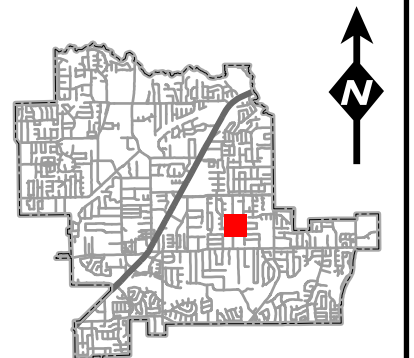
ZC26-014

5301 Montclair Drive



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-  Subject Property
-  Buffer
-  Parcels to be notified





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«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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Request: Consideration of a Special Use Permit for a carport on Lot 1R, Block 1, Walker Addition, located at 5301 Montclair Drive, Case ZC26-014. The request is to allow for a carport that does not conform to the Land Development Code, Section 3.27(C). A carport located in front of the home and visible from the street requires SUP approval. The maximum allowed size for a carport is 480 square feet; the proposed structure is 566 square feet.

Zoning Case: ZC26-014

Applicant: JP Construction

Owner: Julie Walker

Location: 5301 Montclair Drive

Property Description: Lot 1R, Block 1, Walker Addition

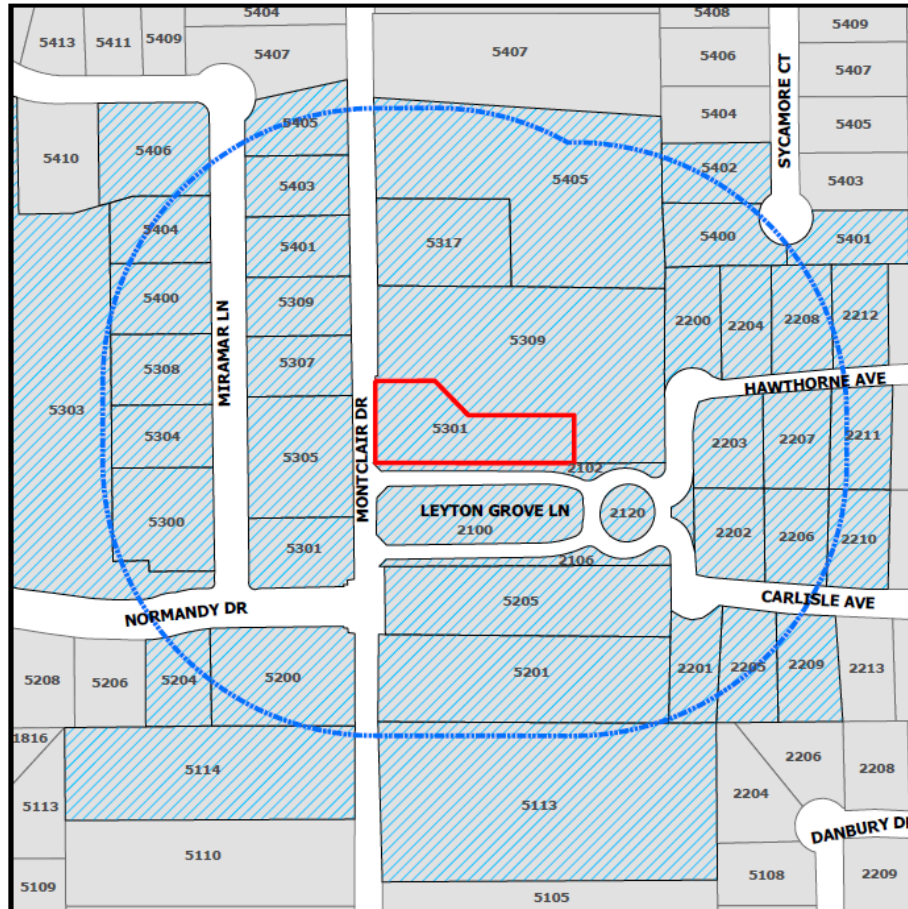
Present Zoning: R-40 Single Family Residential

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

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

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

NOTICE OF PUBLIC HEARING



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

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



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

Daniel Ponder

Daniel Ponder
Planning Manager

From: [leo goheen](#)
To: [Citizen Letters](#)
Subject: Variance for 5301 Montclair and the buildings at 5319
Date: Tuesday, June 2, 2026 10:12:41 AM

To Whom it may Concern:

I am opposed to the granting of the variance at the above property.

They have had the opportunity to build the structures they want the variance for completely within the original boundaries. This was a complete scrape and rebuild project. They had the opportunity to move the house to accommodate the carport within the boundaries without variances. Over the last five years they have completely cleared the property and redesigned structures.

During this time they have had no trouble not taking into account the people living in Leyton Grove and how their construction impacts us. They have blocked the road both ways multiple days just telling people to go the other way. They have made it incredibly dangerous to exit the neighborhood by blocking any view to northbound Montclair.

If they want to build a carport they can either put it on the other side of the house where there is no variance necessary or make it fit within the approved boundaries.

And just as a footnote what did they bury in the backyard when they dug a massive hole and put concrete items in it.

Regards,
Leo Goheen

From: [REDACTED]
To: [Citizen Letters](#)
Subject: zoning variance requested by the owners of 5301 Montclair Drive
Date: Tuesday, June 2, 2026 9:48:52 AM

[REDACTED]

Hello

I am writing to ask you not to approve a variance for a carport at 5301 Montclair Drive. We have lived in Leyton Grove for over 20 years, and for the past 5 years, we have had to put up with construction blocking the exit to our neighborhood. On several occasions, we have been completely blocked from exiting by large semi trucks delivering construction materials to 5301 Montclair Drive. Just this morning, I counted 12 construction vehicles parked on our neighborhood street some on Montclair blocking the view of southbound traffic. I feel that adding a carport or anymore buildings at 5301 Montclair would be a detriment to anyone exiting Leyton Grove.

Enough is enough.

Thank you

Jane Goheen

From: [Julie Lucht](#)
To: [Citizen Letters](#)
Subject: Zoning Change, 5301 Montclair Dr.
Date: Tuesday, June 2, 2026 9:05:02 AM

[REDACTED]

To Whom It May Concern,

We are residents of the Leyton Grove subdivision concerned about the proposed zoning change request from the residents of 5301 Montclair Dr. Since the building of the home and outlying structures, it has been over five years of chaos, traffic, congested streets and overall disregard for LG neighbors.

We are constantly avoiding near-miss traffic accidents on Montclair Dr., as our line and field of vision is blocked by the never-ending construction.

The addition of a carport will not only be unsightly, but will further encroach on the beautiful landscaping of our neighborhood. What was once a peaceful enclave has become one filled with noise, disruption and little respect for the 48 plus homes in our neighborhood. We are incredibly opposed to this additional structure.

Sincerely,

Shawn and Julie Lucht

From: [Pietro Macchiarella](#)
To: [Citizen Letters](#)
Cc: [Rebecca Gray](#)
Subject: Comments on Zoning Request, 5301 Montclair Dr
Date: Monday, June 1, 2026 7:13:21 PM

Hi,

Is there a rendering or site plan of the proposed project available for public review?

I am concerned about this zoning change request because it may further reduce visibility at an intersection that has already presented safety concerns.

A few months ago, while I was stopped at the stop sign near the property, a child riding an e-bike collided with my vehicle. While that incident may have been caused by rider distraction, it highlighted the existing visibility and safety challenges at this intersection.

Before approving any zoning changes, I encourage the Planning Commission to carefully evaluate whether the proposed development could further impact sight lines for drivers, cyclists, and pedestrians using the intersection. Any reduction in visibility could increase the risk of future accidents.

Please forward these comments to the appropriate members of the Planning Commission for consideration.

Thank you for your time and attention.

Pietro Macchiarella
2301 Carlisle Ave, Colleyville

From: [Larry Stroik](#)
To: [Citizen Letters](#)
Subject: Fwd: [#XN350922] Message from Leyton Grove Maintenance Association, Inc. - Opposition to Zoning Request, 5301 Montclair Dr
Date: Monday, June 1, 2026 3:12:21 PM

[REDACTED]

Dear Sir or Madam:

We are residents of the Leyton Grove (LG) community of Colleyville, and are writing to oppose the zoning variance request filed by the owner of the property at 5301 Montclair Dr. We agree with and adopt the letter of opposition below recently submitted by our HOA manager
Villa Manna Association Management.

In addition we want to emphasize two points.

One, the owner of the property seeking the zoning variance has not acted as a good neighbor over the past five years. They have used our small entry and exit streets as a commercial parking lot nearly every day, without consideration for the Leyton Grove community, as indicated by the large number, noise and size of the intrusion contractor vehicles, and by the garbage and debris frequently left behind by them on the Leyton Grove streets. Our residents have no reason to believe that the variance applicant will be any more considerate, or less abusive, with use of the large unsightly open structure he now seeks to build right next to the LG egress street.

Second, if the City approves a zoning variance to construct such an extraordinary, large, unsightly structure so close to Montclair Drive and to the intersection of that road and the Leyton Grove exit street, what could be the basis for ever enforcing the longstanding and reasonable Coty zoning ordinance in the future? And approval of this variance request would be the height of unfairness to all those who have complied with the ordinance in the past, and all the City residents who rely on the ordinance for the appearance, safety and value of their property.

Thank you for your consideration.

Sincerely,
Larry & Mary Jo Stroik
2211 Hawthorne Ave.
Colleyville TX

Sent from my iPhone

From: [Trish](#)
To: [Citizen Letters](#)
Subject: Variance request, 5103 Montclair
Date: Monday, June 1, 2026 11:56:56 AM

[REDACTED]

To whom it may concern,

I write this asking for you to deny the variance that the owners of the “compound” on the corner of westbound Leyton Grove Avenue and Montclair. As a past president of the LG HOA, I have appeared before your committee to argue against a Leyton Grove resident requesting variances that would disadvantage their neighbors. Your decision then to deny this bad actor’s request was appreciated. I don’t know the people who have been inconveniencing anyone who lives along, or off Montclair Ave personally. The sight line for the stop sign at the corner is very difficult and dangerous. There have been many instances of construction vehicles and workers cars completely blocking the means to see any approaching traffic coming south on Montclair, even before the privacy screening on the fence was installed. I personally have called the police regarding vehicles parked directly at the corner. Montclair has always been too small a street to be the means of two neighborhoods to reach Hall Johnson or Glade as it is. The corner is a hazard already, and I don’t imagine the owners are going to be willing to remove the screens to help, in light of their wish to further block the area with the carport. My family has lived in Leyton Grove for 24 years. We are currently in the process of selling our home and our remaining days as LG residents are very short. I’d like to feel I can do one last thing to help my neighbors and keep them safe.

Sincerely,
Patricia Morgan
2308 Hawthorne Ave

From: Ellen Stotmeister [REDACTED] >
Sent: Monday, June 1, 2026 12:02 PM
To: Brandi Elder <BElder@colleyville.com>
Subject: Please Deny Variance Request

You don't often get email from [REDACTED] [Learn why this is important](#)

Dear Brandi,

Below is a letter sent on behalf of the residents of Leyton Grove Homeowners Association, of which I am one. Please consider this when this request comes before the Council.

The owners of this property have caused great inconvenience to Leyton Grove residents during the years long construction phase of their compound. They have also built a gate from their property into our neighborhood on Hawthorn, which may be allowed since we are not a gated neighborhood, but is certainly annoying. Now they want to erect a carport, which will negatively impact the aesthetics of the entrance to Leyton Grove.

Please deny their variance request.

Gratefully,
Ellen Stotmeister

To Whom It May Concern:

We are writing to oppose the zoning variance requested by the owners of 5301 Montclair Drive, which would allow them to build a large carport extending into the required setback area. I needn't remind the commission of the importance of setbacks, including safety, neighborhood appearance, and the preservation of property values. The proposed carport would be situated at the corner of the exit from Leyton Grove and Montclair Ave, and would likely obstruct an exiting driver's view of traffic southbound on Montclair. While 5301 Montclair is not in Leyton Grove (it certainly hasn't felt that way the last five years) the carport would be very near the attractive fence marking the boundary, and would be conspicuous to anyone entering. It would be highly inconsistent with the appearance of the rest of our neighborhood. Its effect on adjacent property values is hard to know, of course, but it's a safe bet it wouldn't increase them. In Colleyville, our setback requirements were carefully thought out and are intended to maintain our city's low-density, estate-style residential character. A large carport built along a common fence is not well thought out, and completely out of character.

The compound comprising the new house at 5301 Montclair and the buildings at 5319 is not a shabby affair. One may presume the owners are conscious of their own and adjacent property values, and have a care regarding the interests and convenience of their neighbors. That appears not to be the case. The construction at those addresses has dragged on for more than five years, and to this day it is not unusual to see construction and other large vehicles blocking traffic on Montclair. For the same duration, the exit street from Leyton Grove appears to have been converted into a permanent parking lot for every vehicle owned by Walker Engineering, and when those vehicles are out on other jobs, it seems that suitable replacements are hired to fill in the gaps. This practical taking over of our public street for a private purpose has been a nuisance. There is no reason to believe the owners would care more about the effect on their neighbors of a structure on their own property.

Finally, please consider that our setback requirements, enacted as they were for sound and serious purposes, ought not to be lightly waived.

They should be presumed to remain in force absent a compelling need for a variance. The owners knew, or should have known about the requirements before they began building, and it is hard to imagine a compelling reason to add an oversized carport to a house that already has a large garage.

Please forward this to the appropriate members of the planning commission

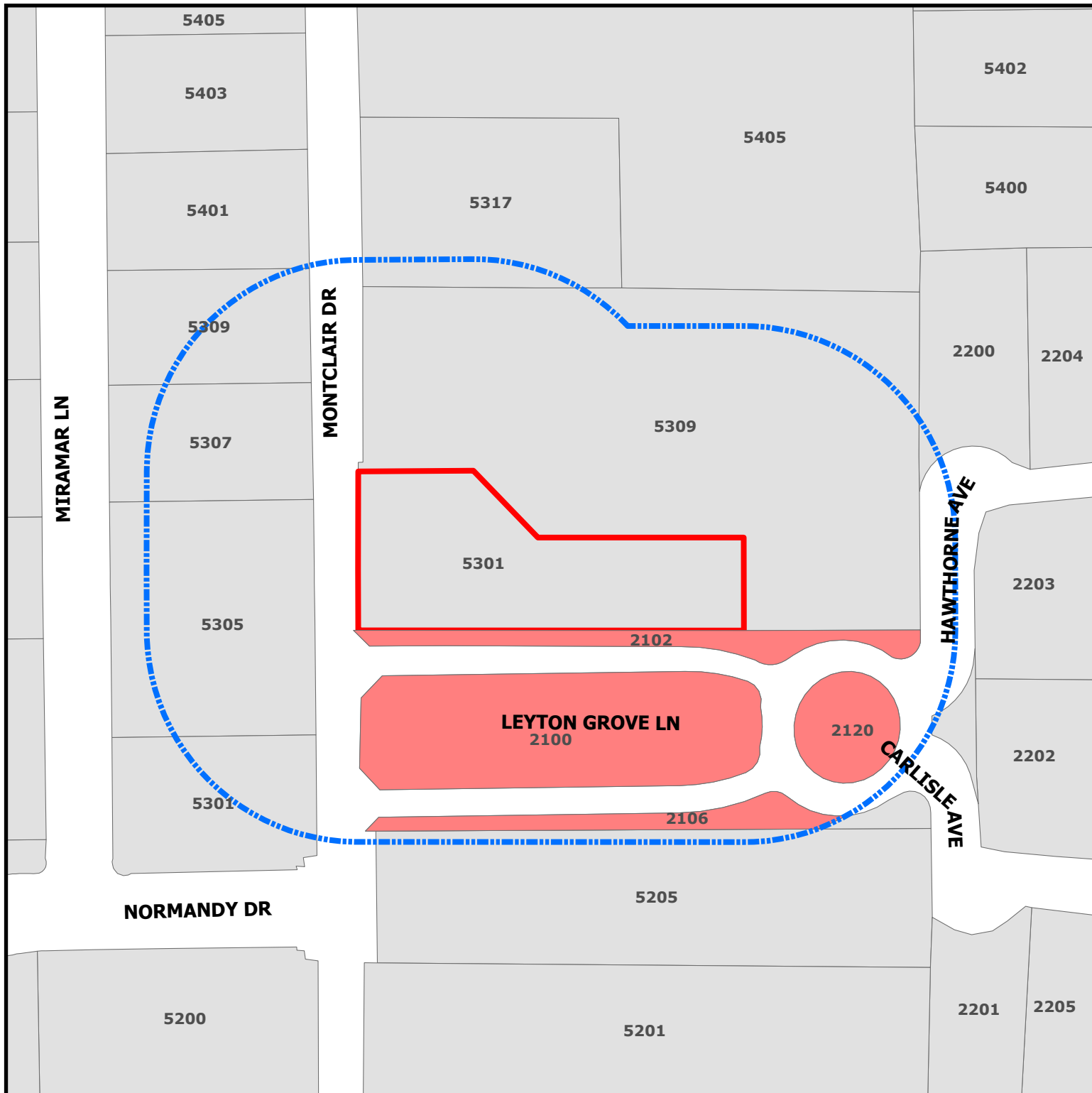
Sincerely,

Villa Manna Association Management, LLC on behalf of Leyton Grove Maintenance Association, Inc.

 | vmanna.com




Sent from my iPhone

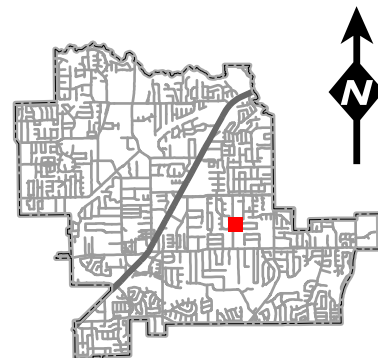
Opposition Map



ZC26-014

5301 Montclair Drive

-  Subject Property
-  Opposing
-  Protest Buffer



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.

List of Opposing Properties

Address	Owner's Name	Percentage
2100 LEYTON GROVE LN	LEYTON GROVE MAINT ASSOC INC	12.23%
2102 LEYTON GROVE LN	LEYTON GROVE MAINT ASSOC INC	2.74%
2120 LEYTON GROVE LN	LEYTON GROVE MAINT ASSOC INC	2.57%
2106 LEYTON GROVE LN	LEYTON GROVE MAINT ASSOC INC	2.33%
2124 LEYTON GROVE LN	LEYTON GROVE MAINT ASSOC INC	0.01%

Address Count : 5

Total Percentage: 19.88%

ORDINANCE O-26-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 0.94 ACRES, BEING LOT 1R, BLOCK 1, WALKER ADDITION, LOCATED AT 5301 MONTCLAIR DRIVE, BY AUTHORIZING A SPECIAL USE PERMIT TO ALLOW FOR A RESIDENTIAL CARPORT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit to allow for a carport (Case ZC26-014); and

WHEREAS, the Subject Property is presently zoned R-40 Single-Family Residential; and

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

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

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

- Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit for a Residential Carport on 0.94 acres, being Lot 1R, Block 1, Walker Addition, located at 5301 Montclair Drive, as depicted on the attached as Exhibit "A".
- Sec. 2. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.

Sec. 3. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. The Special Use Permit shall allow a carport, as depicted in Exhibit "B".
- b. It shall be generally consistent with the site plan and elevations, as depicted in Exhibit "B".
- c. All requirements of the Land Development Code shall be met, except where amended herein.

Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.

Sec. 5. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

Sec. 6. 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. 7. 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. 8. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 7th day of July 2026.

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

PASSED AND APPROVED BY A VOTE OF ___ AYES AND ___ NAYS ON THIS THE 21ST DAY OF JULY 2026.

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

ATTEST:

CITY OF COLLEYVILLE

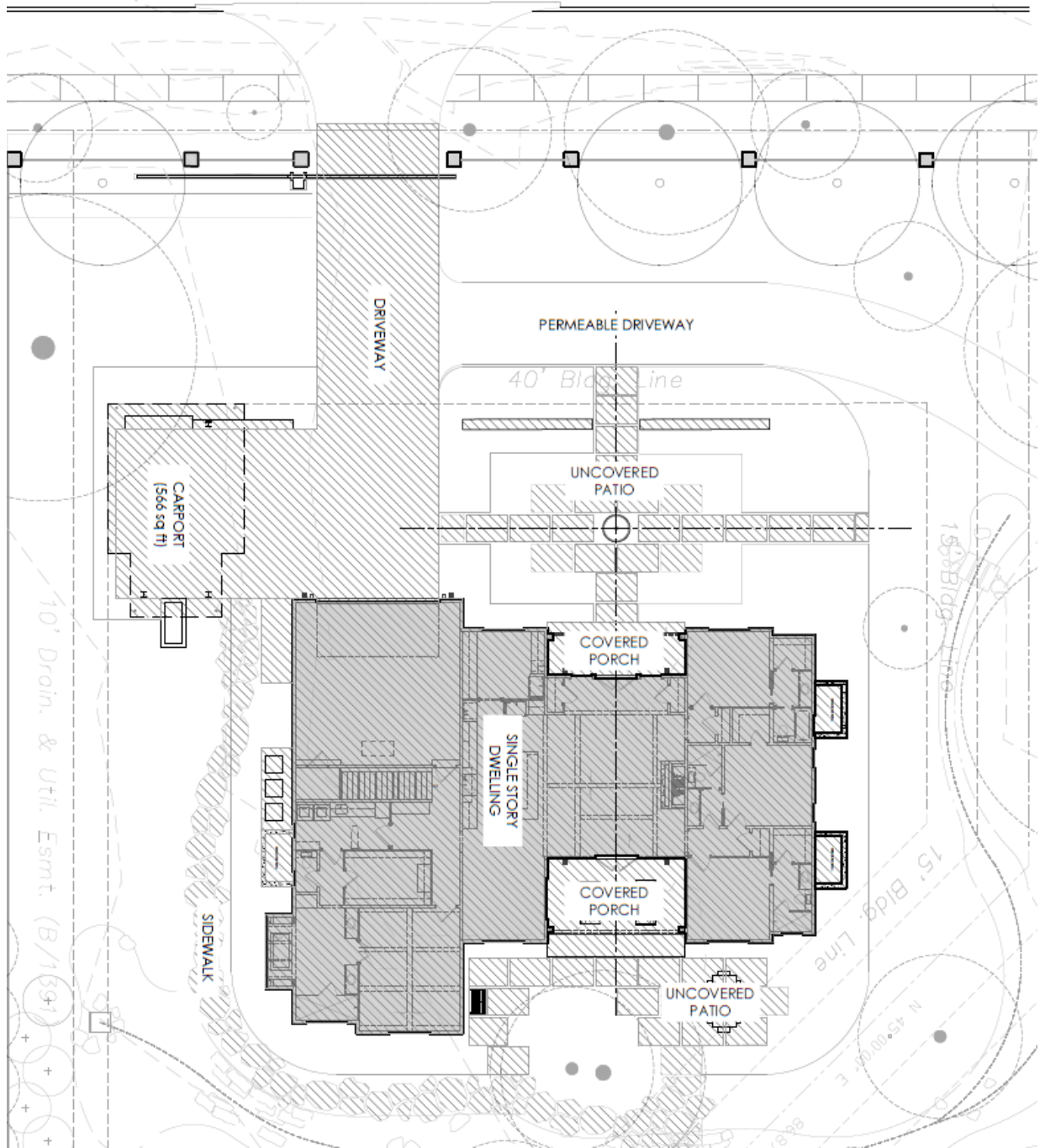
Christine Loven, TRMC
City Secretary

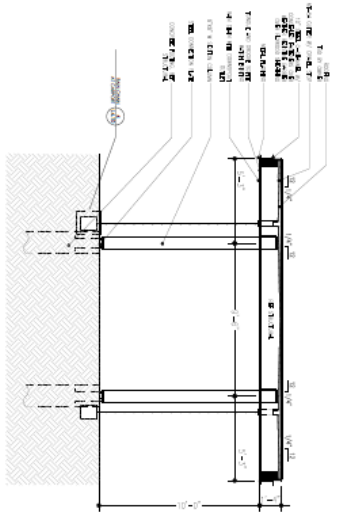
Bobby Lindamood
Mayor

APPROVED AS TO FORM:

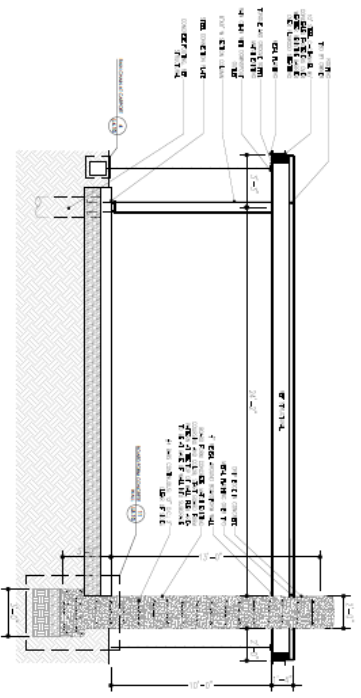
Whitt Wyatt
City Attorney

Exhibit "B" – Site Plan & Elevations

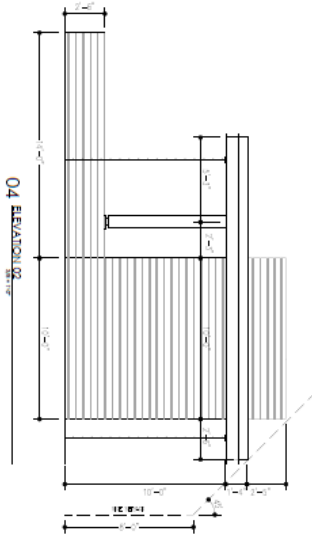




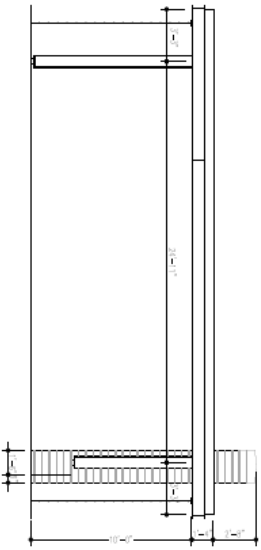
05 SECTION 02



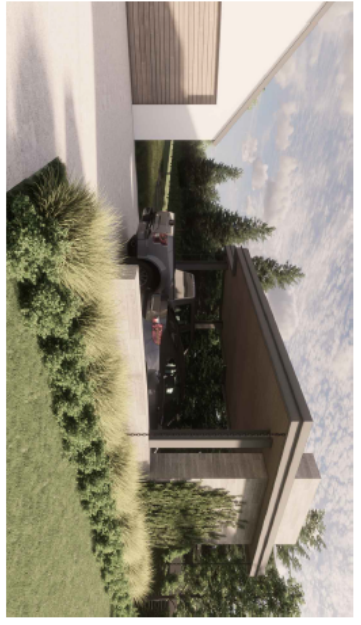
03 SECTION 01



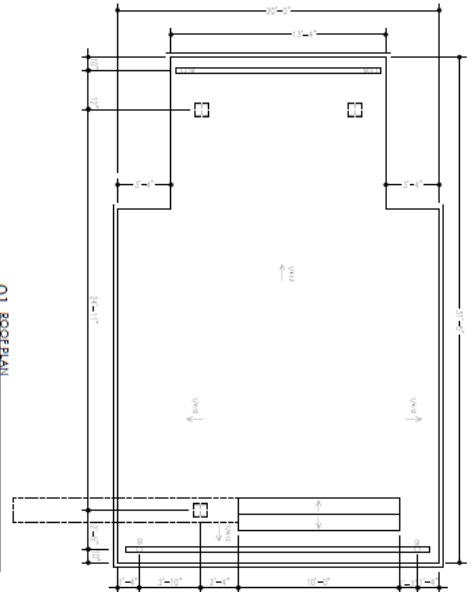
04 ELEVATION 02



02 ELEVATION 01



RENDERING



01 ROOF PLAN