



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

100 Main Street, Colleyville, Texas, 76034

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**MONDAY, JUNE 22, 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 a fence on Lot 15A1, Block 2, Fair Way Addition, zoned R-20 Single-Family Residential, located at 1211 Murphy Road, Case ZC26-015
- 2b** Presentation and discussion of a Special Use Permit for an accessory dwelling unit on Lot 3R, Adair & Brown Estates, zoned R-40 Single-Family Residential, located at 813 John McCain Road, Case ZC26-016
- 2c** Presentation and discussion of a Special Use Permit for an accessory building on Lot 12, Block 2, Rustic Oaks Addition, zoned R-20 Single-Family Residential, located at 5508 Oak Hills Drive, Case ZC26-017
- 2d** Presentation and discussion of a Special Use Permit for accessory buildings on Lot 1, Block 1, Lloyd Roach Addition, zoned R-40 Single-Family Residential, located at 4709 Behrens Road, Case ZC26-018
- 2e** Presentation and discussion for a dog boarding and dog grooming use, with an outdoor run, on Lot 3A, Block 11, Longwood Estates at Ross Downs, zoned PUD-C Planned Unit Development - Commercial, located at 7181 Colleyville Boulevard, Case ZC26-19

**3. ADJOURNMENT**

I hereby certify this agenda was posted on City Hall bulletin boards *Tuesday, June 16, 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** 2a

**Agenda Date** 6/22/2026

**Number** -

**Type** Presentation and Discussion

**Department** Community Development

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## **Title**

Presentation and discussion of a Special Use Permit for a fence on Lot 15A1, Block 2, Fair Way Addition, zoned R-20 Single-Family Residential, located at 1211 Murphy Road, Case ZC26-015

## **Explanation**

Daniel Voltz, the applicant, has submitted a request for a Special Use Permit (SUP) for a fence on Lot 15A1, Block 2, Fair Way Addition, being approximately 0.42 acres, and zoned R-20 Single-Family Residential. The applicant is requesting a SUP to allow an opaque wood fence along the west side of the property within the required street side yard. Wood fences cannot be placed within the required street side yard without the approval of a SUP per Land Development Code Section 3.26(E)(2).

## **Attachments**

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

# Aerial Map



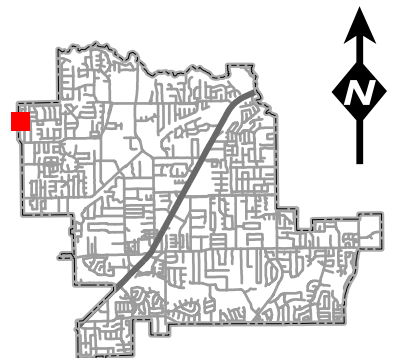
**ZC26-015**

1211 Murphy Road

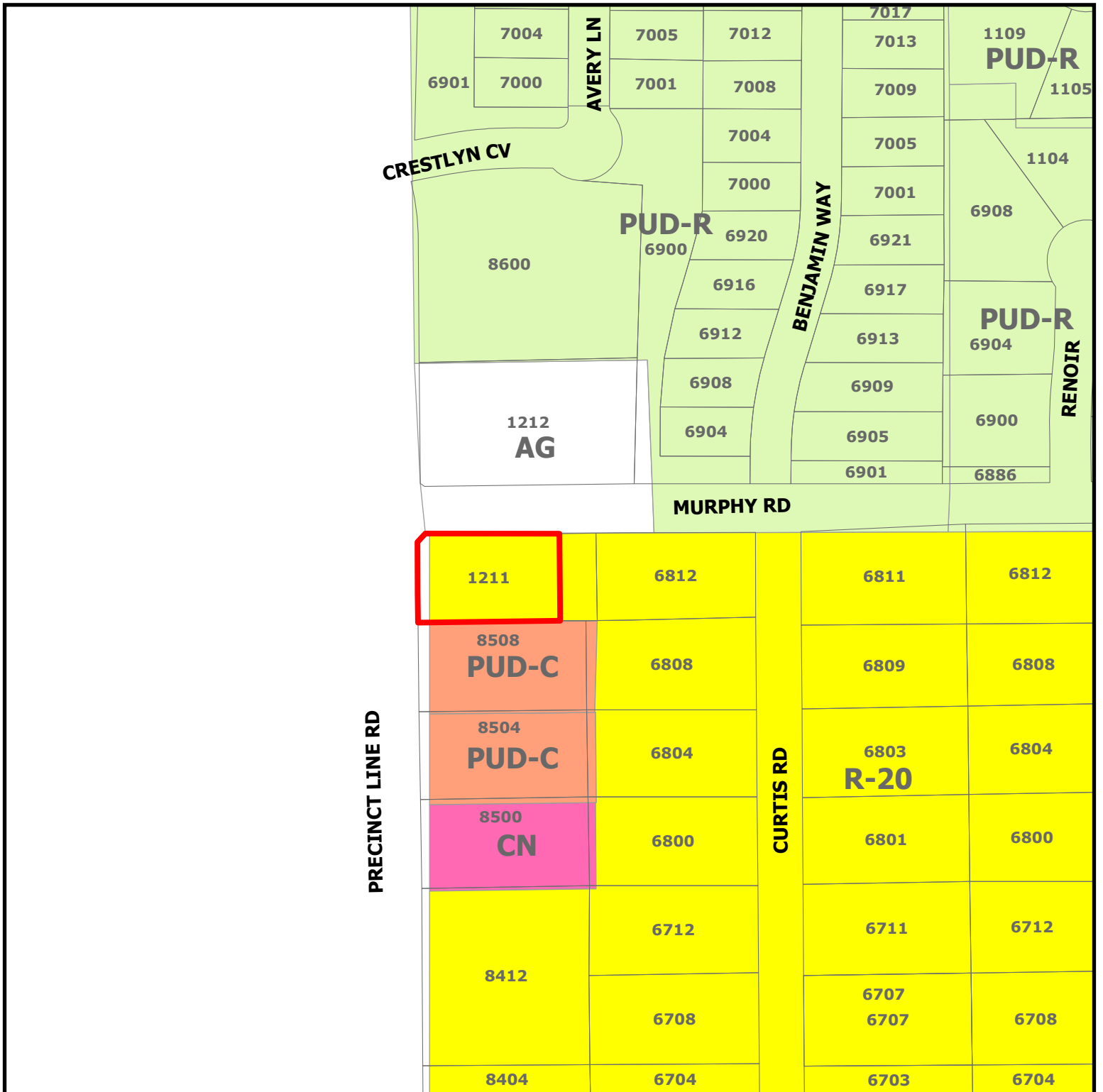


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 Subject Property

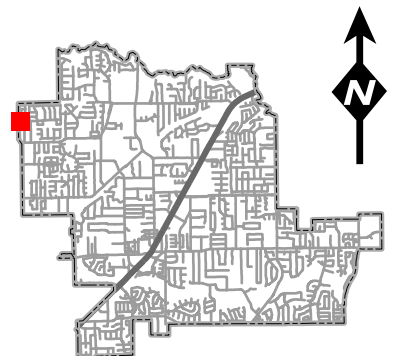


# Zoning Map



## ZC26-015

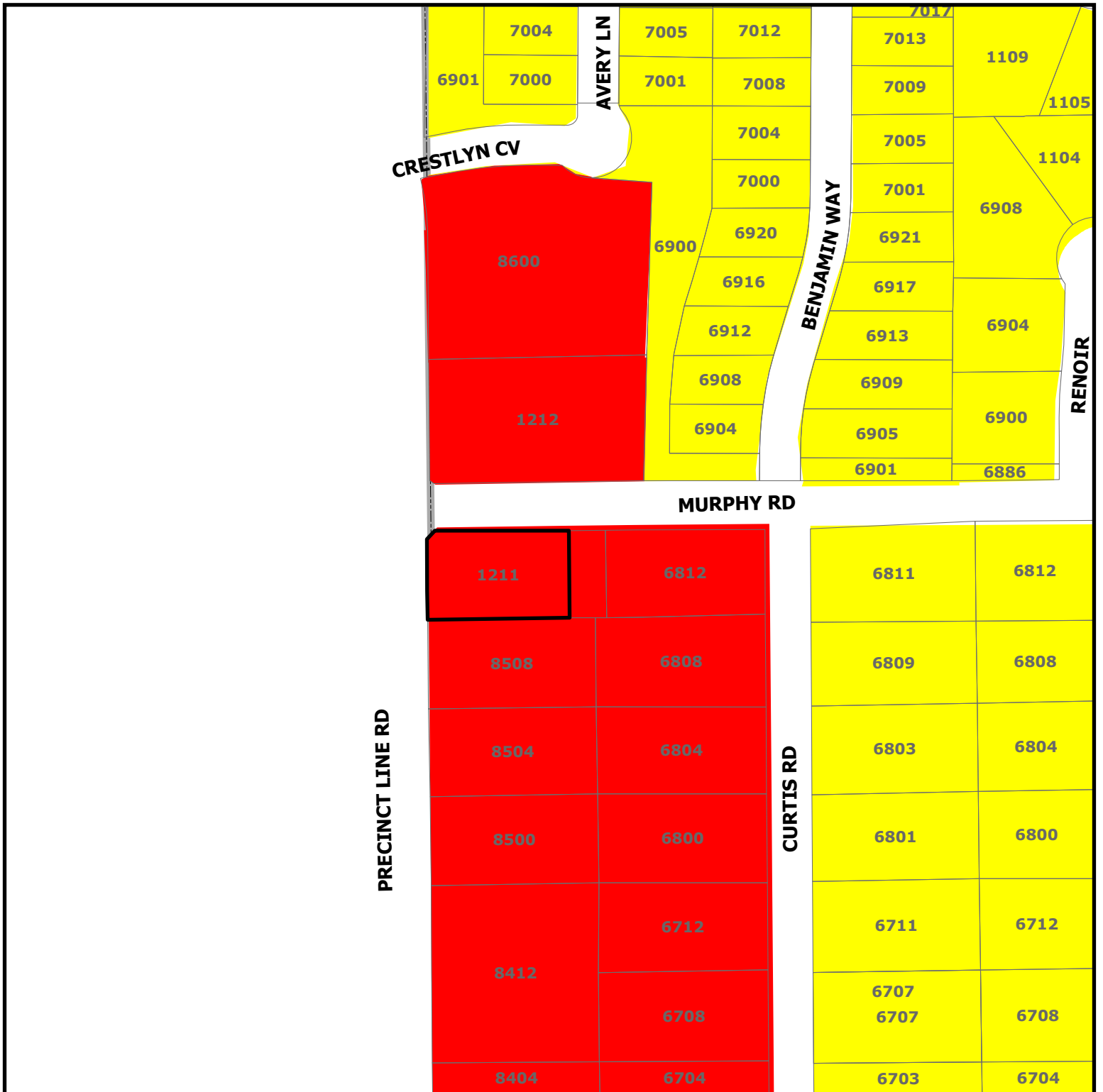
1211 Murphy Road



Subject Property

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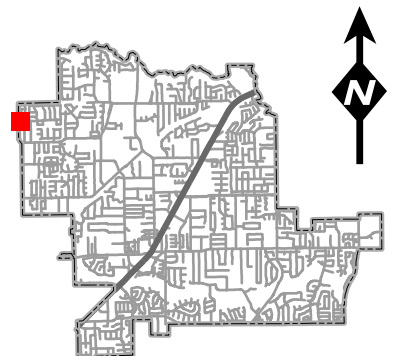
# Future Land Use Map



## ZC26-015

1211 Murphy Road

- Residential
- Commercial
- Subject Property



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Murphy Road

Precinct Line Road

1211





# CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

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**Agenda Number** 2b

**Agenda Date** 6/22/2026

**Number -**

**Type** Presentation and Discussion

**Department** Community Development

---

## **Title**

Presentation and discussion of a Special Use Permit for an accessory dwelling unit on Lot 3R, Adair & Brown Estates, zoned R-40 Single-Family Residential, located at 813 John McCain Road, Case ZC26-016

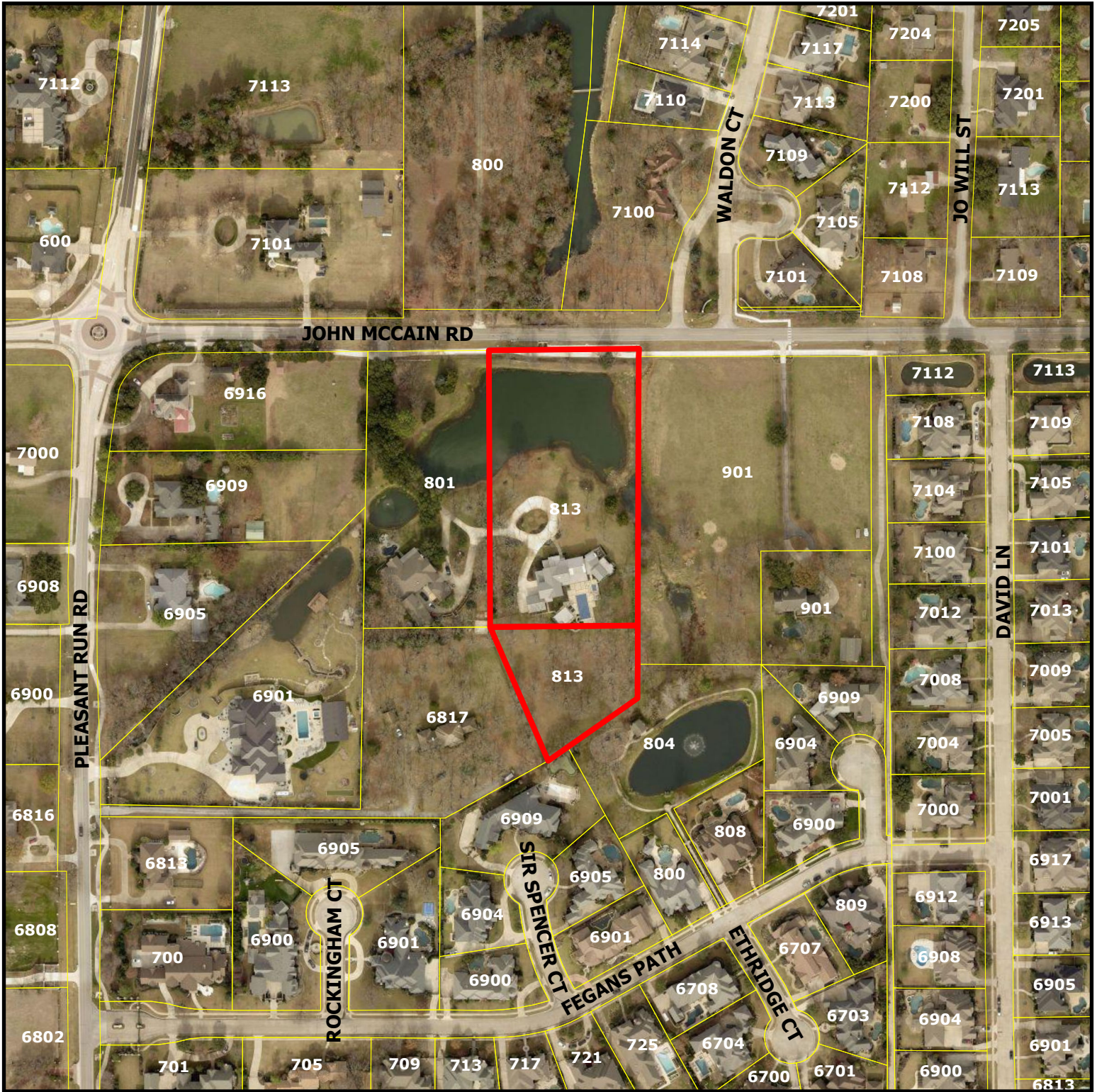
## **Explanation**

Terry Holmes, the applicant, has submitted a request for a Special Use Permit (SUP) for an Accessory Dwelling Unit (ADU) on Lot 3R, Adair & Brown Estates, being approximately 4.2 acres, and zoned R-40 Single-Family Residential. The applicant is requesting a SUP to allow for an ADU in accordance with Land Development Code Section 3.27(A)(2)(d) and Section 3.24.B.

## **Attachments**

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

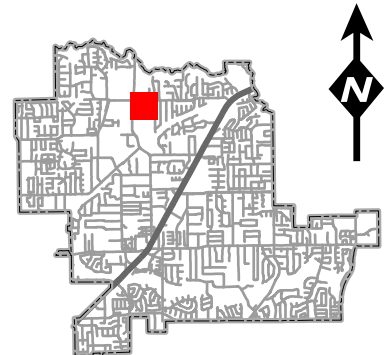
# Aerial Map



## ZC26-016

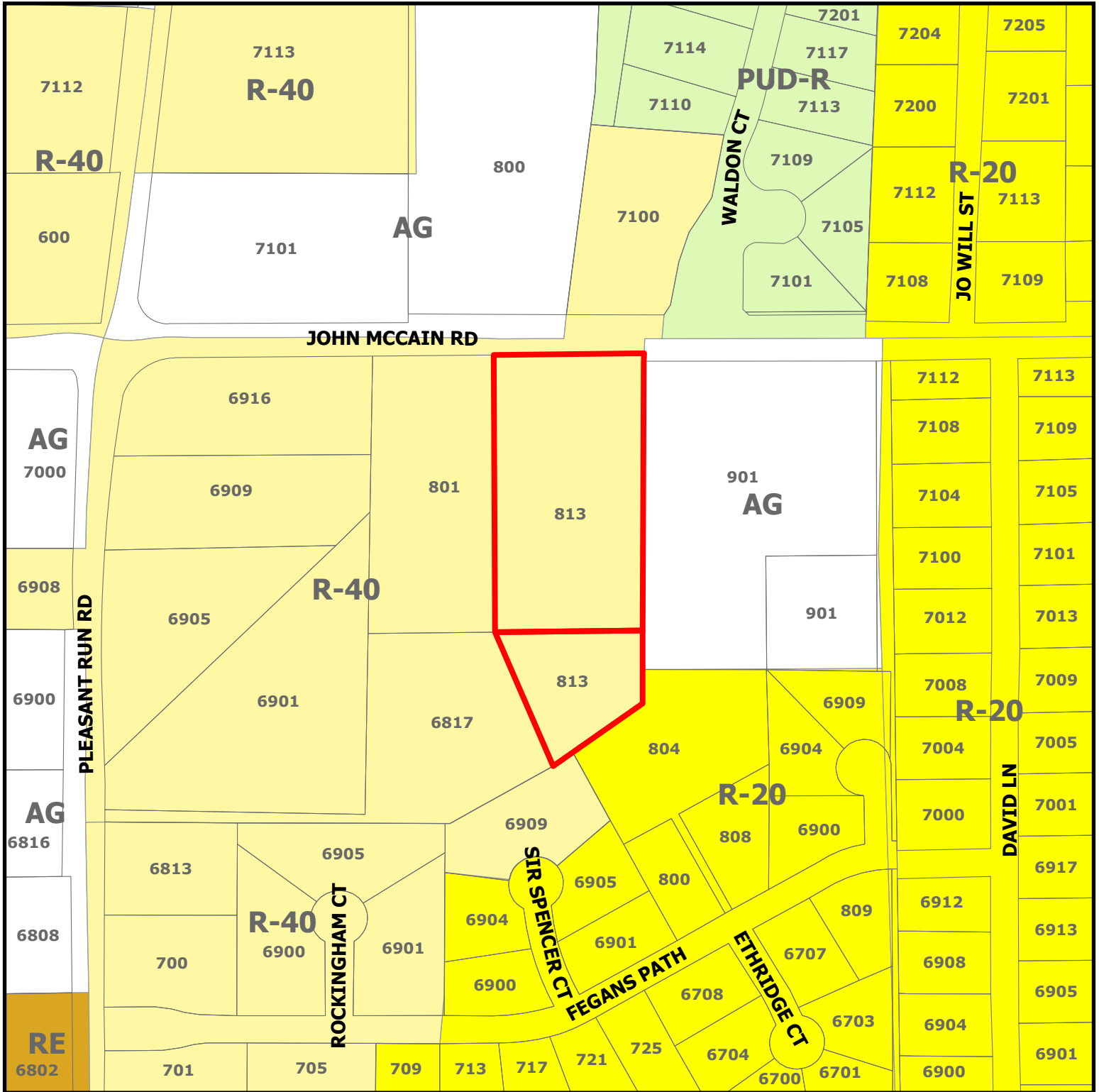
813 John McCain Road

 Subject Property



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# Zoning Map



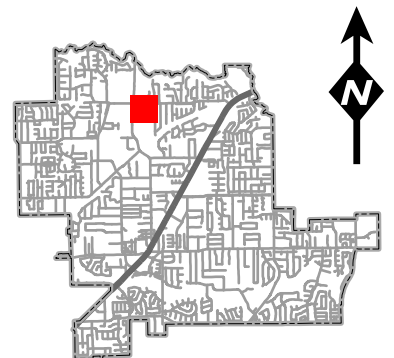
**ZC26-016**

813 John McCain Road



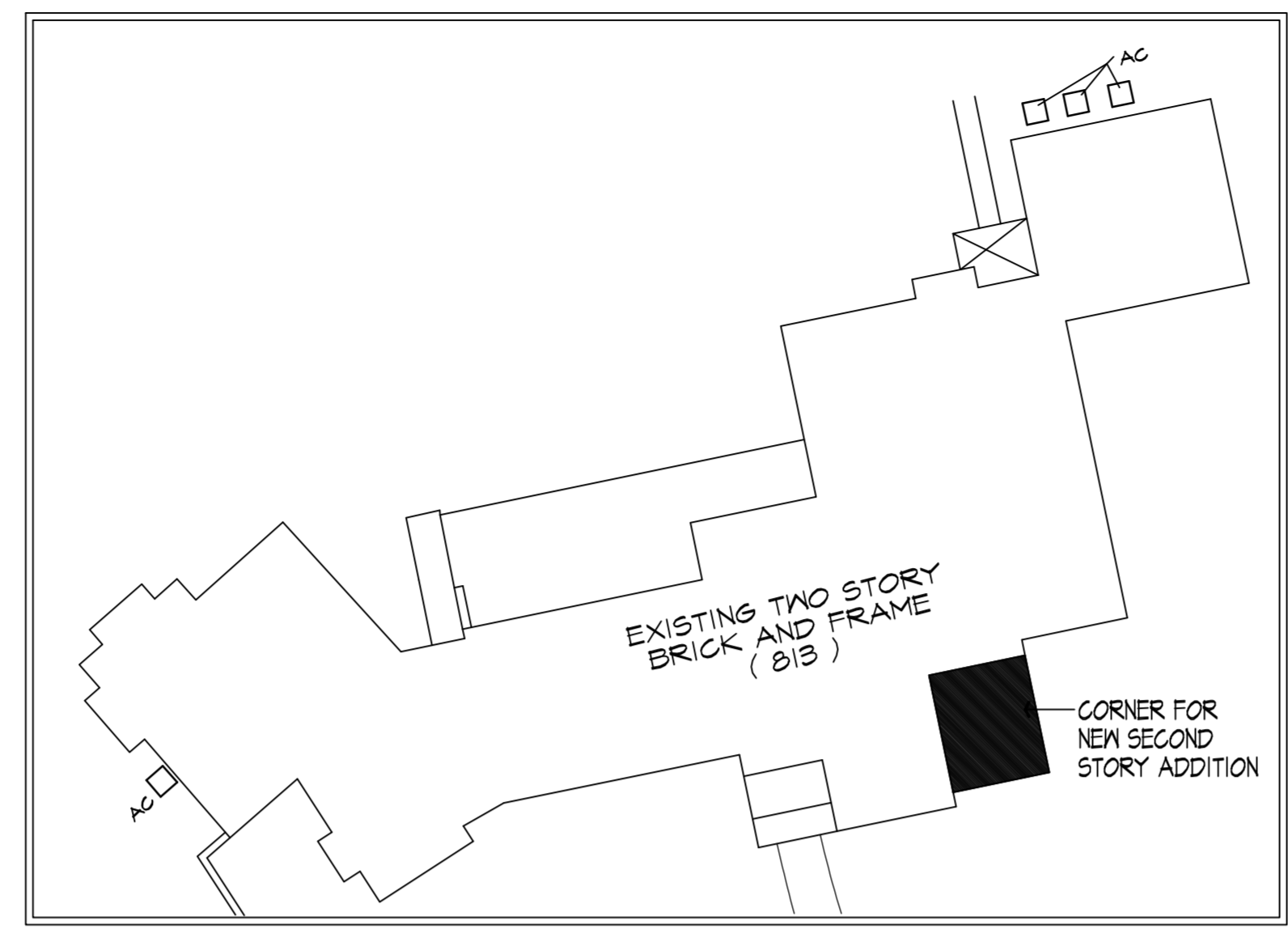
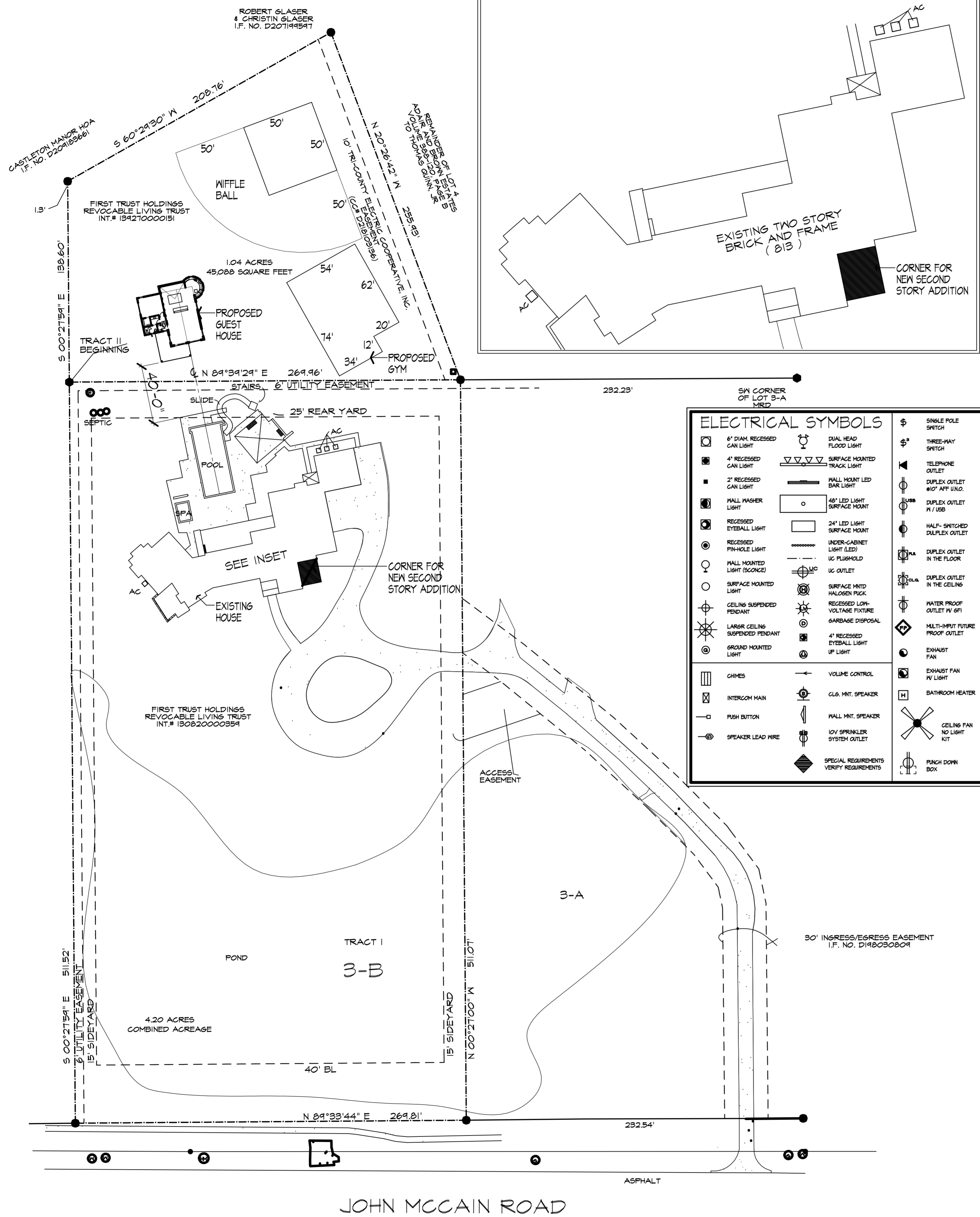
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 Subject Property

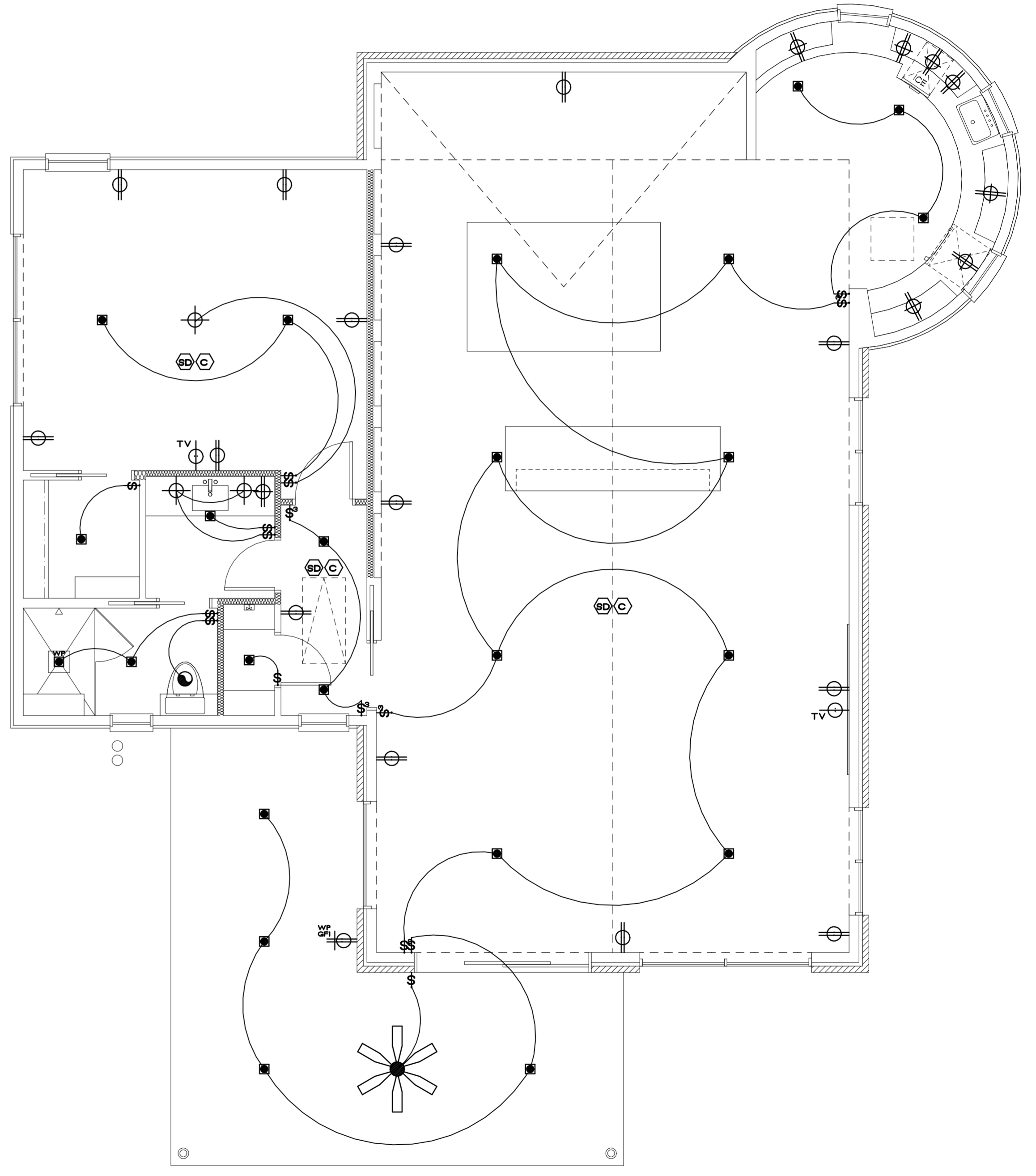




SHEET INDEX	
SHT.	DESCRIPTION
A1.1	SITE PLAN & ELECTRICAL PLAN
A2.1	FLOOR PLAN & ROOF PLAN
A4.1	ELEVATIONS



ELECTRICAL SYMBOLS			
6" DIAM RECESSED CAN LIGHT	DUAL HEAD FLOOD LIGHT	SINGLE POLE SWITCH	DIAPER SWITCH
4" RECESSED CAN LIGHT	TRACK LIGHT	THREE-WAY SWITCH	FOUR-WAY SWITCH
2" RECESSED CAN LIGHT	MALL MOUNT LED BARE LIGHT	TELEPHONE OUTLET	MOTION SWITCH
MALL WASHER LIGHT	24" LED LIGHT SURFACE MOUNT	DUPLEX OUTLET #10" AMP UNG.	DATA OUTLET
RECESSED EYEBALL LIGHT	UNDER-CABINET LIGHT (LESS)	DUPLEX OUTLET #15 AMP UNG.	DUPLEX OUTLET WITH GROUND FAULT INTERRUPT
RECESSED PIN-HOLE LIGHT	1/2" PLUMBHOLED	HALF-SWITCHED DUPLEX OUTLET	4-WAY OUTLET
MALL MOUNTED LIGHT (SCORGED)	1/2" OUTLET	DUPLEX OUTLET IN THE FLOOR	DATA OUTLET VISIBLY SERVICE REQ.
SURFACE MOUNTED LIGHT	SURFACE MNTD HALOGEN FIXTURE	DUPLEX OUTLET IN THE CEILING	220 VOLT OUTLET
CEILING SUSPENDED PENDANT	RECESSED LOW-VOLTAGE FIXTURE	WATER PROOF OUTLET IN GFI	DUPLEX OUTLET W/ ARC FAULT INTERUPTION
LAGER CEILING SUSPENDED PENDANT	GARBAGE DISPOSAL	MULTI-WIRE FUTURE PROOF OUTLET	ELECTRICAL PANEL
GROUND MOUNTED LIGHT	4" RECESSED EYEBALL LIGHT	EXHAUST FAN	THERMOSTAT MOUNTED @ 45°
CHIMES	VOLUME CONTROL	EXHAUST FAN W/ LIGHT	SMOKE DETECTOR
INTERCOM MAIN	CL6. MNT. SPEAKER	BATHROOM HEATER	CARBON DIOXIDE DETECTOR
PUSH BUTTON	MALL MNT. SPEAKER	CEILING FAN NO LIGHT KIT	
SPEAKER LEAD WIRE	1/2" SPRINKLER SYSTEM OUTLET	CEILING FAN W/ LIGHT KIT	
	SPECIAL REQUIREMENTS VERIFY REQUIREMENTS	PUNCH DOWN BOX	MALL MOUNTED FAN



01 SITE PLAN  
1" = 40'-0"

ELECTRICAL PLAN  
1/4" = 1'-0"



DESIGN  
**TRM**  
ARCHITECTURE & PLANNING  
6409682-8915

BUILDER  
**The Holmes Builders**  
225 East Highway 121  
Suite 120  
Coppell TX 75019  
PH: 214-448-5200  
FAX: 214-448-5255

Story Guest House  
813 John McCain Road  
Rhodes Surveying 3-B Tract 1  
Tarrant County  
Colleyville, Texas

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MICHAEL A. ADAMS  
JEFFERY DING

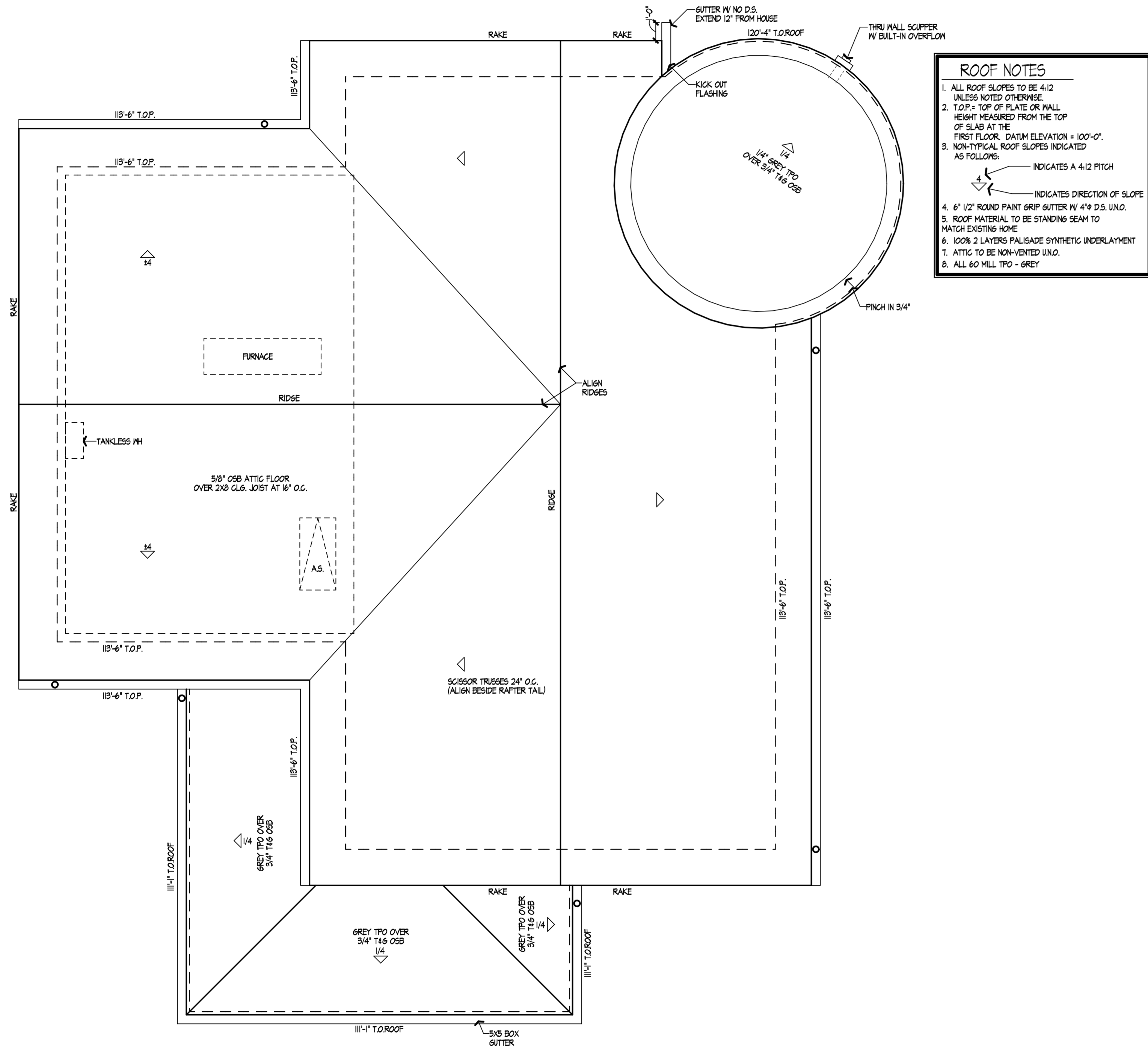
CHECKED BY

ISSUE DATE  
05-04-2024

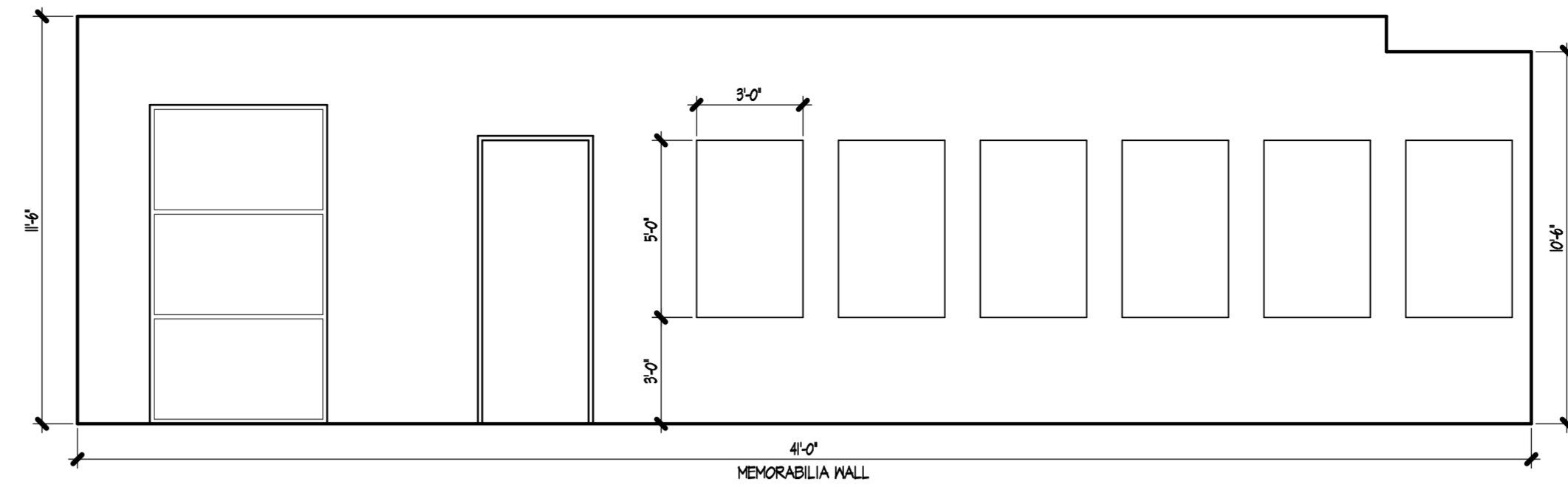
REVISIONS

1.  
2.  
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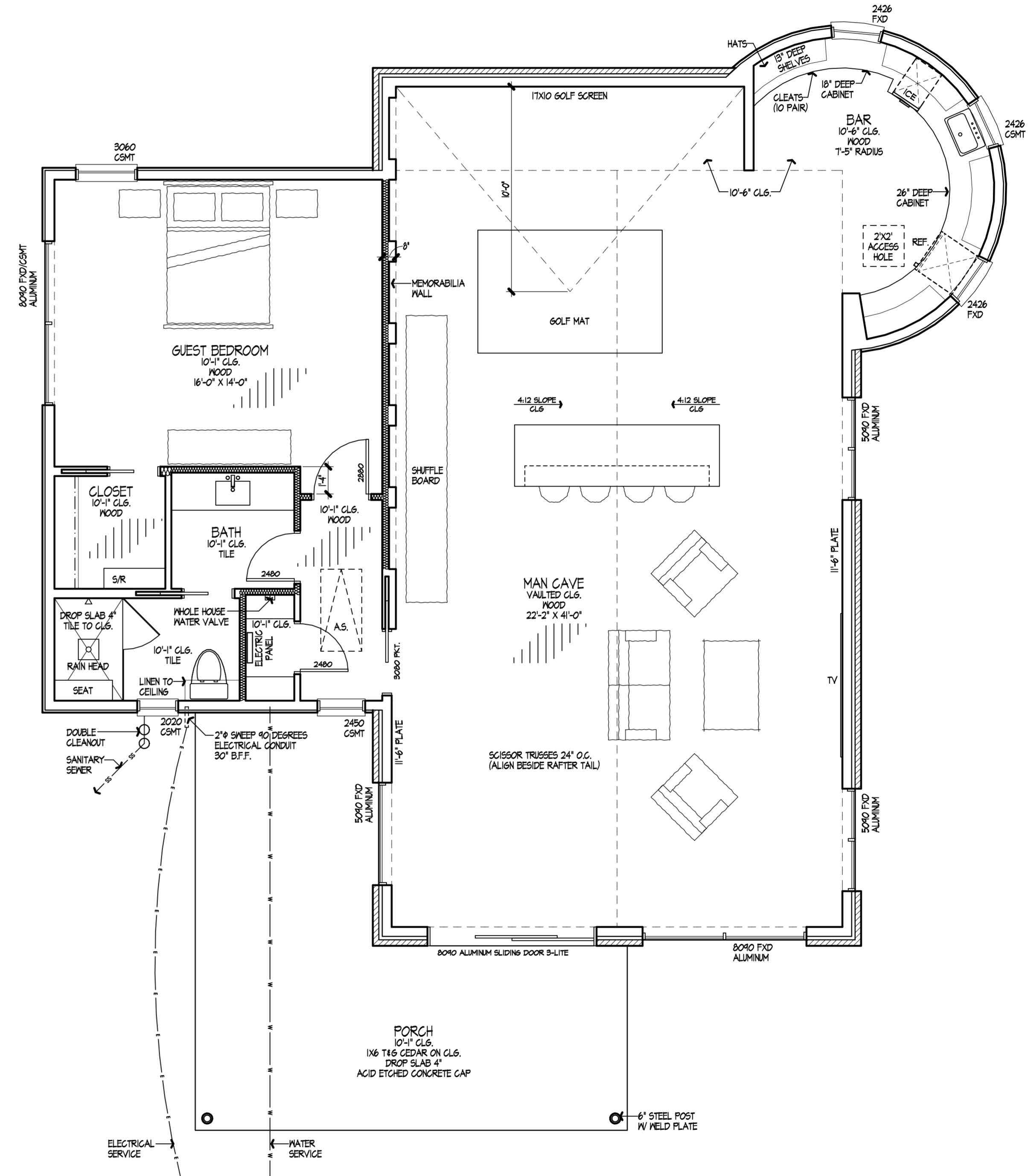
REVIEW  
SHEET NUMBER  
**A1-1**  
PROJECT NUMBER  
26002



ROOF PLAN 1/4" = 1'-0"



AREAS IN SQUARE FEET	
1ST FLOOR A.C.	1534
TOTAL A.C.	1534
PORCH	289
TOTAL SLAB	1823
TOTAL COVERED	1823

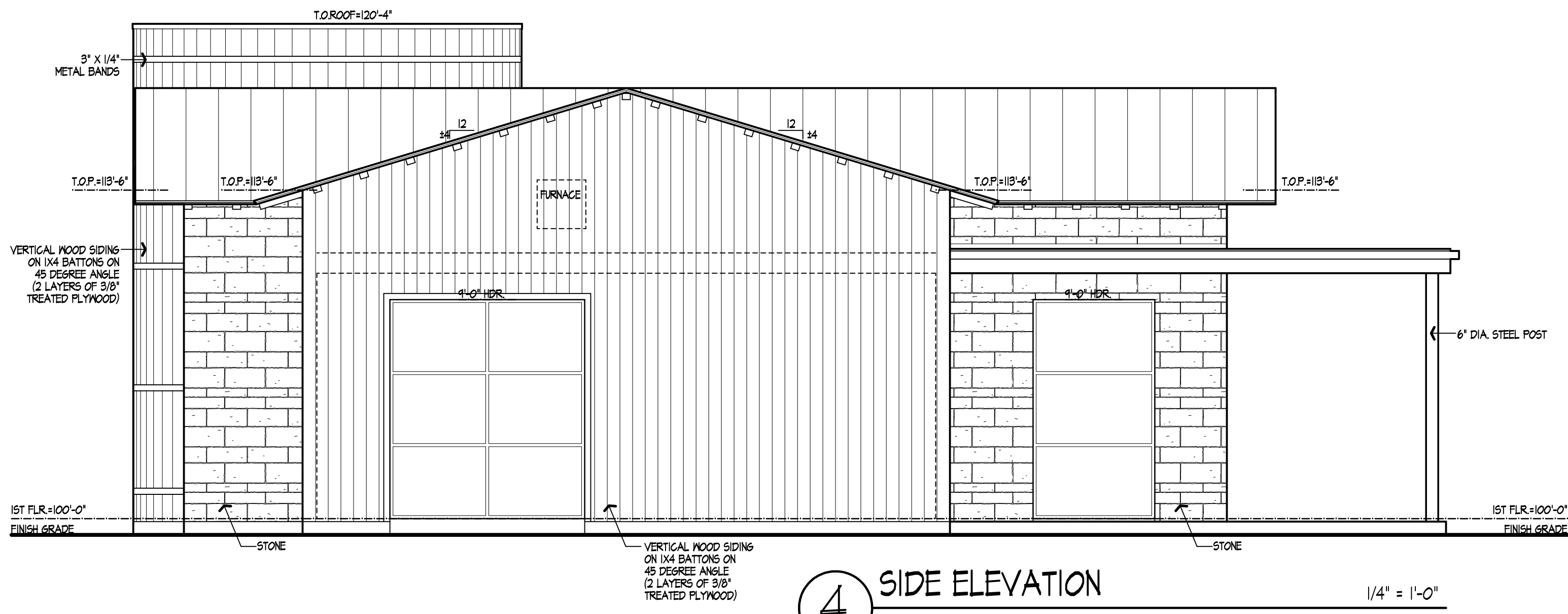


FIRST FLOOR PLAN 1/4" = 1'-0"

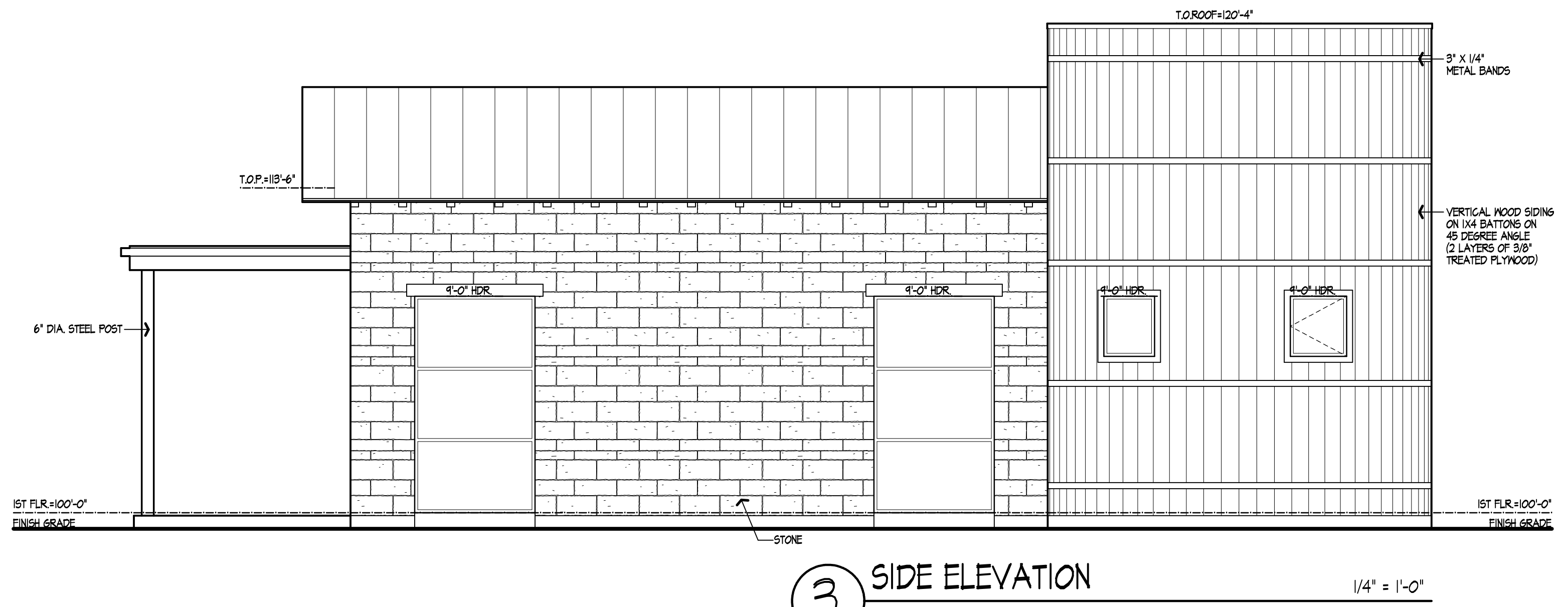
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**ELEVATION NOTES**

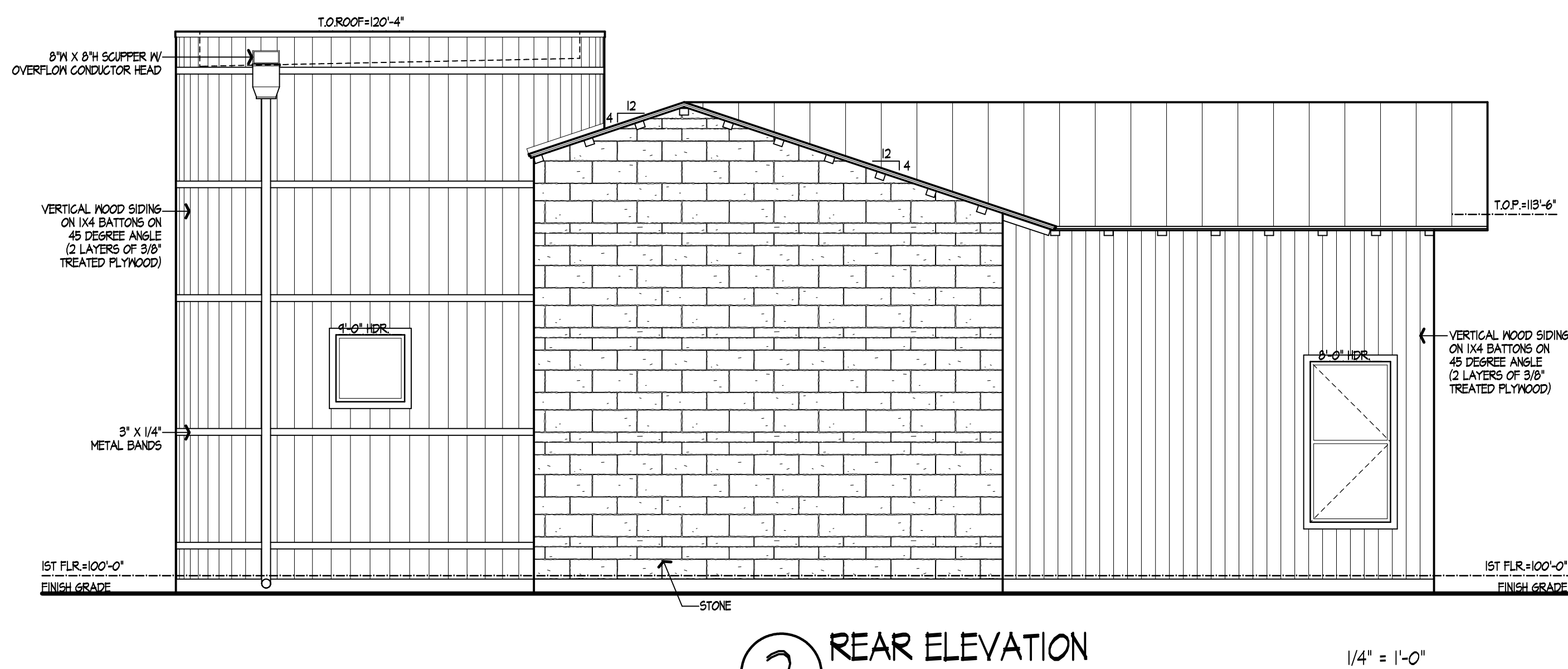
- STONE - LUDERS HORIZONTAL COARSING (MATCH EXISTING HOUSE)
- PORCH & PATIO CEILING - 1x6 T&G CEDAR
- EXT. TRIM - 1x4 HARDIBOARD
- WALL SHEATHING - 1/2" ZIPWALL HORIZONTAL
- WINDOWS - THERMAL BRAND ALUMINUM INSULATED GLASS, AUTHENTIC DIVIDED LIGHT
- ROOF - STANDING SEAM METAL 4 PLYER UNDERLAYMENT, PREPAINTED VALLEYS
- ROOF DECKING - 5/8" OSB AT METAL ROOF/ 3/4" T&G OSB AT TPO
- MORTAR - BUFF 3/4" AT TPO
- RAFTERS - 2x8 AT 16" O.C.
- SIDING - THERMORY WOOD SIDING ON 1x4 BATTONS RAN ON 45 DEGREE ANGLE



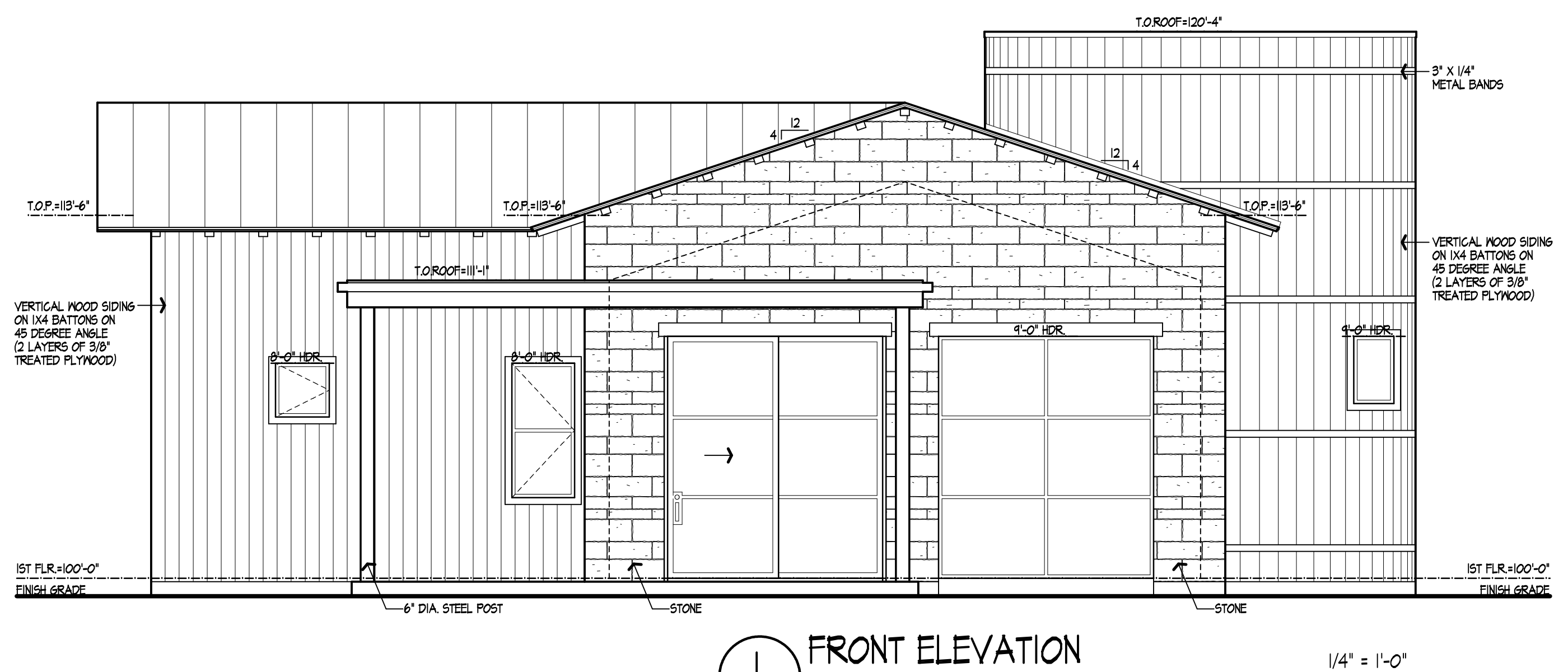
4 SIDE ELEVATION 1/4" = 1'-0"



3 SIDE ELEVATION 1/4" = 1'-0"



2 REAR ELEVATION 1/4" = 1'-0"



1 FRONT ELEVATION 1/4" = 1'-0"

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 MICHAEL A. ADAMS  
 JEFFERY DING

CHECKED BY

ISSUE DATE  
 05-04-2024

REVISIONS

- 
- 
- 
- 
- 

REVIEW SHEET NUMBER  
**A4-1**  
 PROJECT NUMBER  
 26002



# CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

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**Agenda Number** 2c

**Agenda Date** 6/22/2026

**Number -**

**Type** Presentation and Discussion

**Department** Community Development

---

## **Title**

Presentation and discussion of a Special Use Permit for an accessory building on Lot 12, Block 2, Rustic Oaks Addition, zoned R-20 Single-Family Residential, located at 5508 Oak Hills Drive, Case ZC26-017

## **Explanation**

Thomas Beard, the applicant, has submitted a request for a Special Use Permit (SUP) for an accessory building on Lot 12, Block 2, Rustic Oaks Addition, being approximately 0.57 acres, and zoned R-20 Single-Family Residential. This applicant is requesting a SUP to allow for a proposed 840 square foot accessory building and an existing 289 square foot accessory building, which would exceed the four percent (4%) lot coverage, as permitted by Land Development Code Section 3.27(A)(2)(a). The subject lot area is 24,959 square feet, which permits a maximum of 998 square feet by right. The total accessory building square footage would be a total of 1,129 square feet (4.52%).

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

## **Attachments**

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

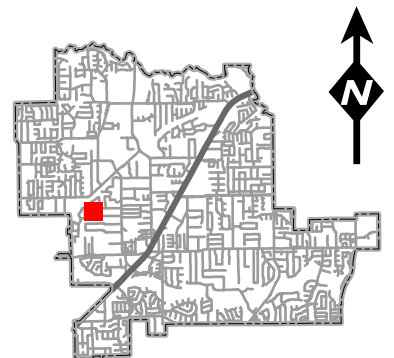
# Aerial Map



**ZC26-017**

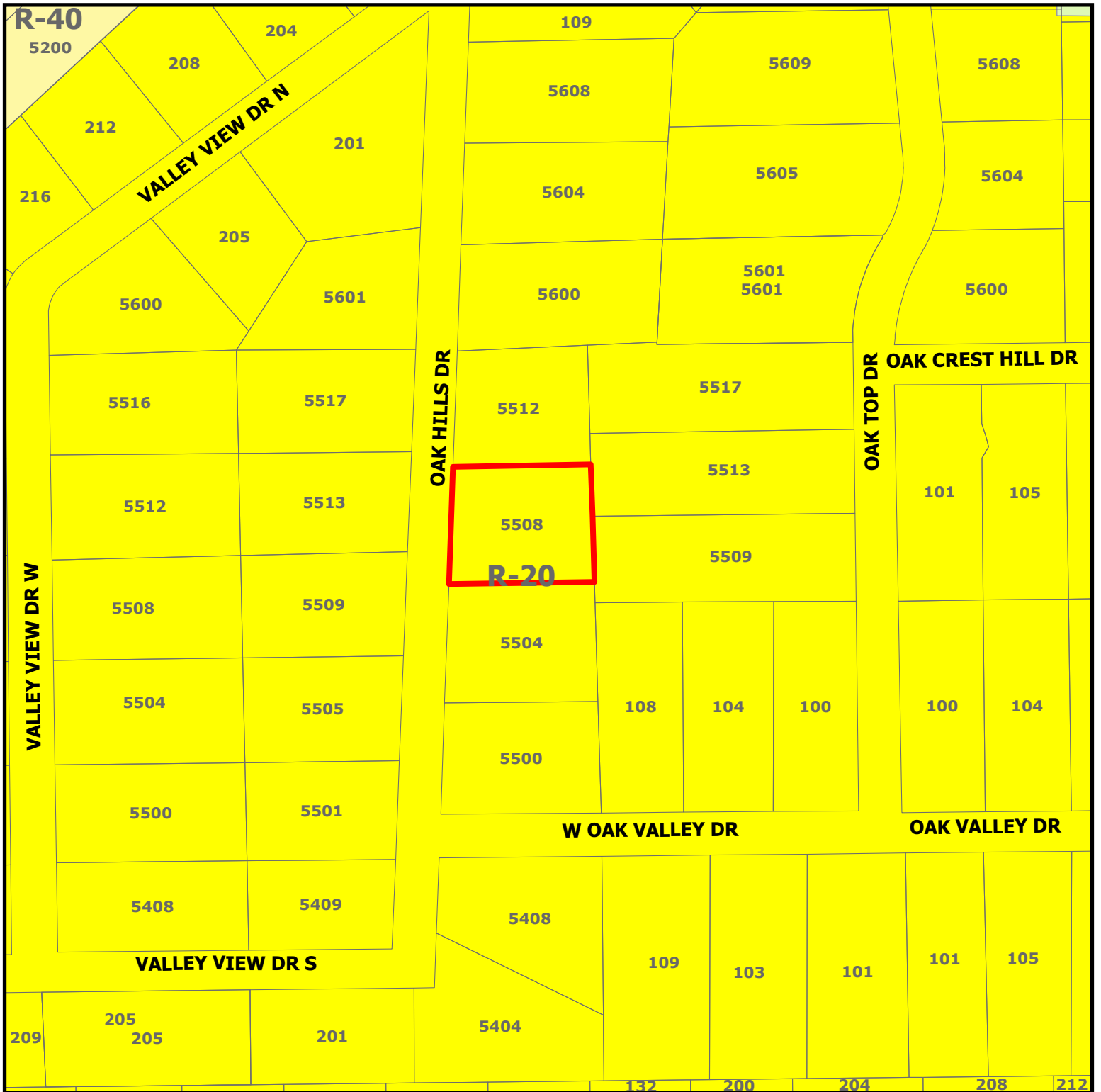
**5508 Oak Hills Drive**

 Subject Property



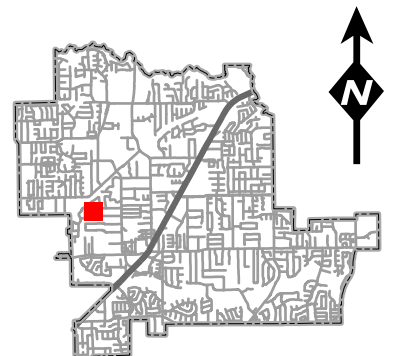
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# Zoning Map



**ZC26-017**

5508 Oak Hills Drive



 Subject Property

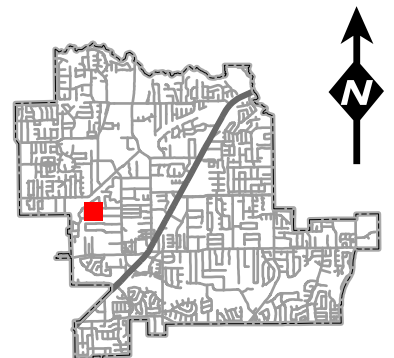
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# Future Land Use Map



**ZC26-017**

**5508 Oak Hills Drive**

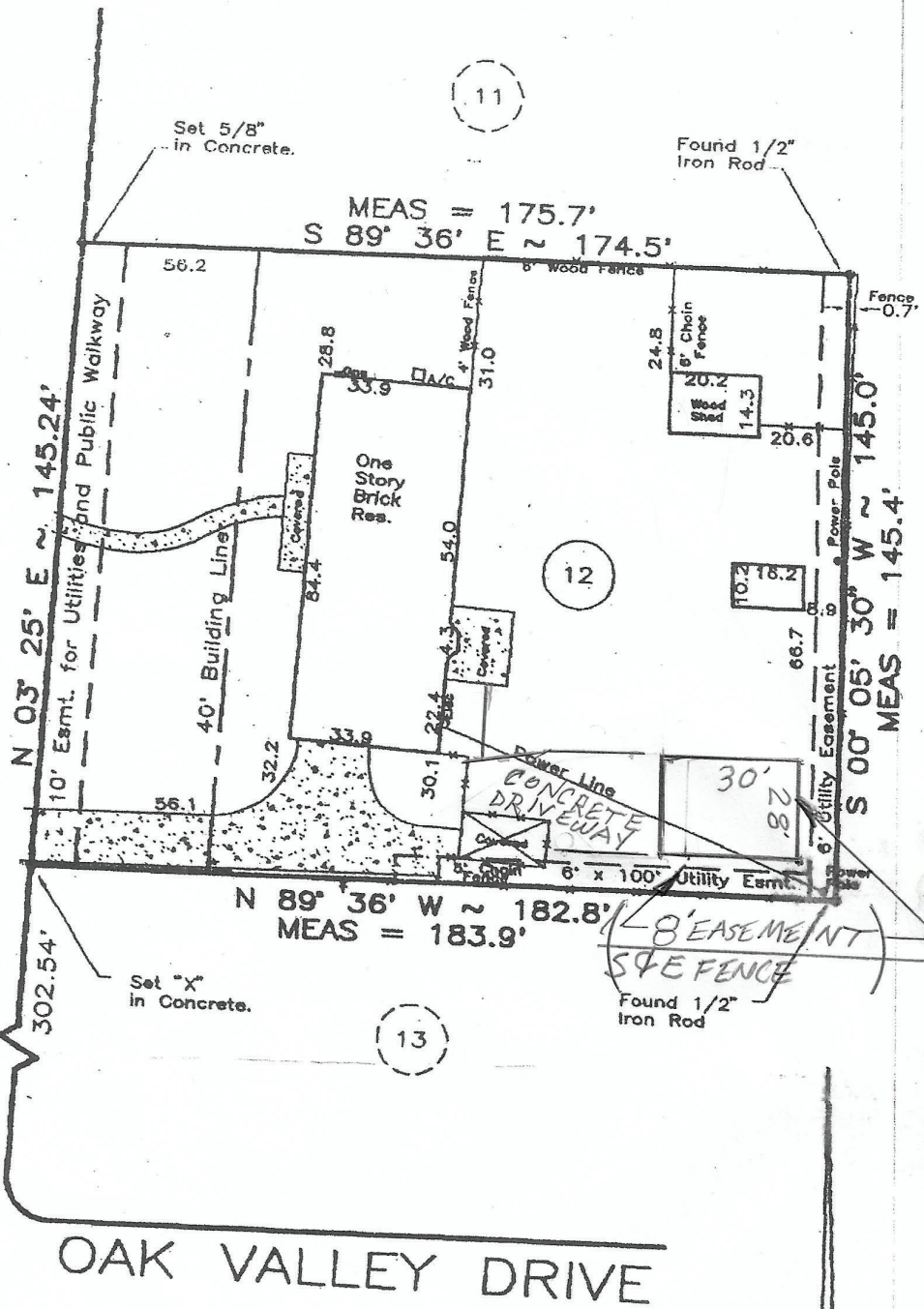


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- Residential
- Subject Property

5508 OAK HILLS DRIVE

30' ROW ~ 28' Concrete Paving



OAK VALLEY DRIVE

Scale: 1" = 40'

NOTE: Fence  
 According to the Flood Insurance Rate Map City of Colleyville Community # 480590, Panel # 195 H, dated 08-02-95 subject property does not lie within a 100-year Flood Hazard Area. Subject property lies within Zone "X".

LOT 12, BLOCK 2 of

Tom & Angie Beard - 5508 Oak Hills Drive, Colleyville, TX 76034

24 Year Resident living on Oak Hills Drive, Colleyville TX

Project: Detached Garage 28' X 30'

Reason for the approval request:

The new proposed garage will be 30 feet long exterior and 28' 6" interior allowing me to park my new 20' GMC truck in garage and have ~ 8 feet clearance for a man door to swing inside the garage without hitting the truck. Also this space allows room for a 2' workbench at the end of the Garage. We will also store our 1967 Camaro - Classic car in the garage.

Garage Build Details:

1. 28 W X 30 L Garage
2. Property Lot Size Allotment for Accessory Building = 998 Square Feet - 4.0%  
Existing Shed = 289, New Garage = 840 Square Feet  
Total = 1129 Square Feet or 4.52%.  
Note: Existing Carport will be removed/tore down Leaving 1 accessory building plus New Detached Garage
3. Easement requirement is 6 Foot on East side x 6 Foot on South side of Garage.  
The new Garage will set 8 feet from the South and East side property line.
4. 4 Inch Slab with 4 Beams and Footer 36 Degree Iron Reinforcement
5. 9 Foot Interior Walls
6. Truss Ceiling/Roof 5/12 Pitch Roof (Sweeney Lumber built)
7. Concrete Driveway 4 Inch Slab (Drain toward French Drain)
8. New Fence and Gates
9. 17' Power Line from Pole to house. 5 Foot Clearance under wire
10. 2 X 6 Walls on 24 Inch Centers
11. Gutters Drain into Existing French Drain
12. Use for Classic Car and Pickup Truck
13. Power – Wire from House – additional Sub-Box in Garage



# CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

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**Agenda Number** 2d

**Agenda Date** 6/22/2026

**Number -**

**Type** Presentation and Discussion

**Department** Community Development

---

## **Title**

Presentation and discussion of a Special Use Permit for accessory buildings on Lot 1, Block 1, Lloyd Roach Addition, zoned R-40 Single-Family Residential, located at 4709 Behrens Road, Case ZC26-018

## **Explanation**

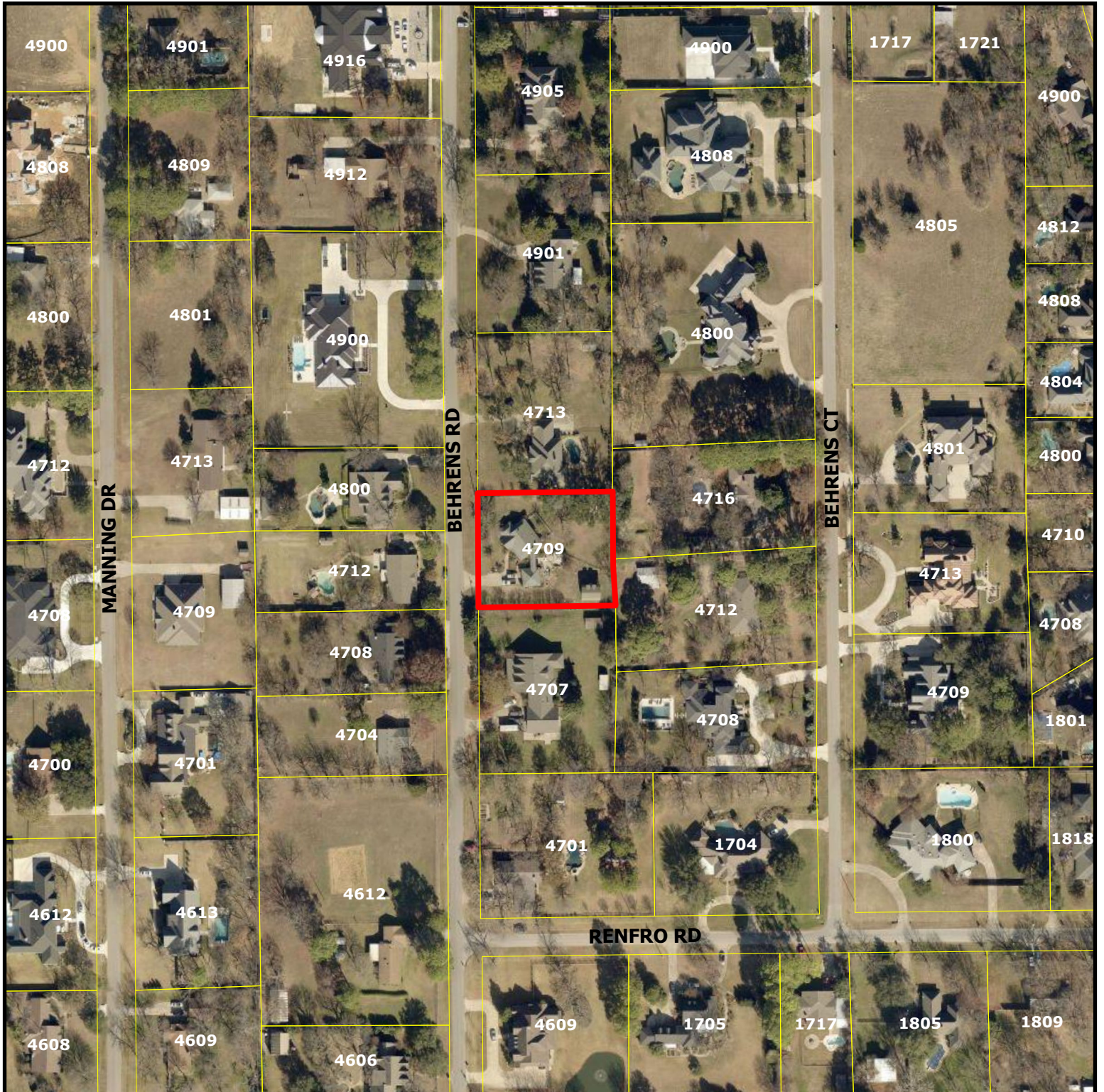
Make Me Construction, the applicant, has submitted a request for a Special Use Permit (SUP) for accessory buildings on Lot 1, Block 1, Lloyd Roach Addition, being approximately 0.70 acres, and zoned R-40 Single-Family Residential. This request seeks a SUP to allow for the expansion of two accessory buildings. The detached garage expansion would be 968 square feet in total, and the storage shed expansion would be 720 square feet in total. The overall total accessory building coverage would be 5.54% (1,688 square feet), exceeding the allowable 4% (1,219 square feet), as permitted by Land Development Code Section 3.27(A)(2)(a).

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

## **Attachments**

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

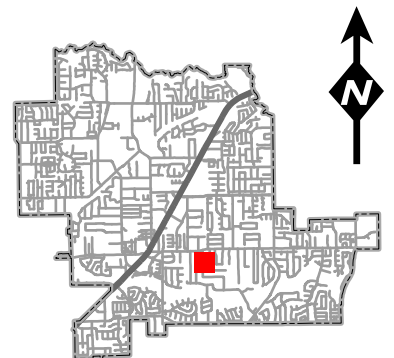
# Aerial Map



## ZC26-018

4709 Behrens Road

 Subject Property



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# Future Land Use Map

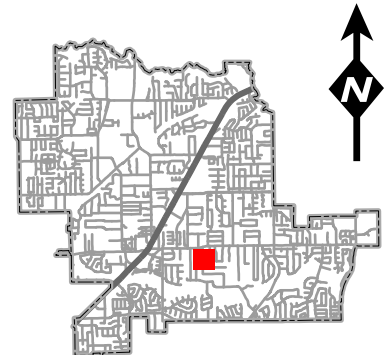


**ZC26-018**

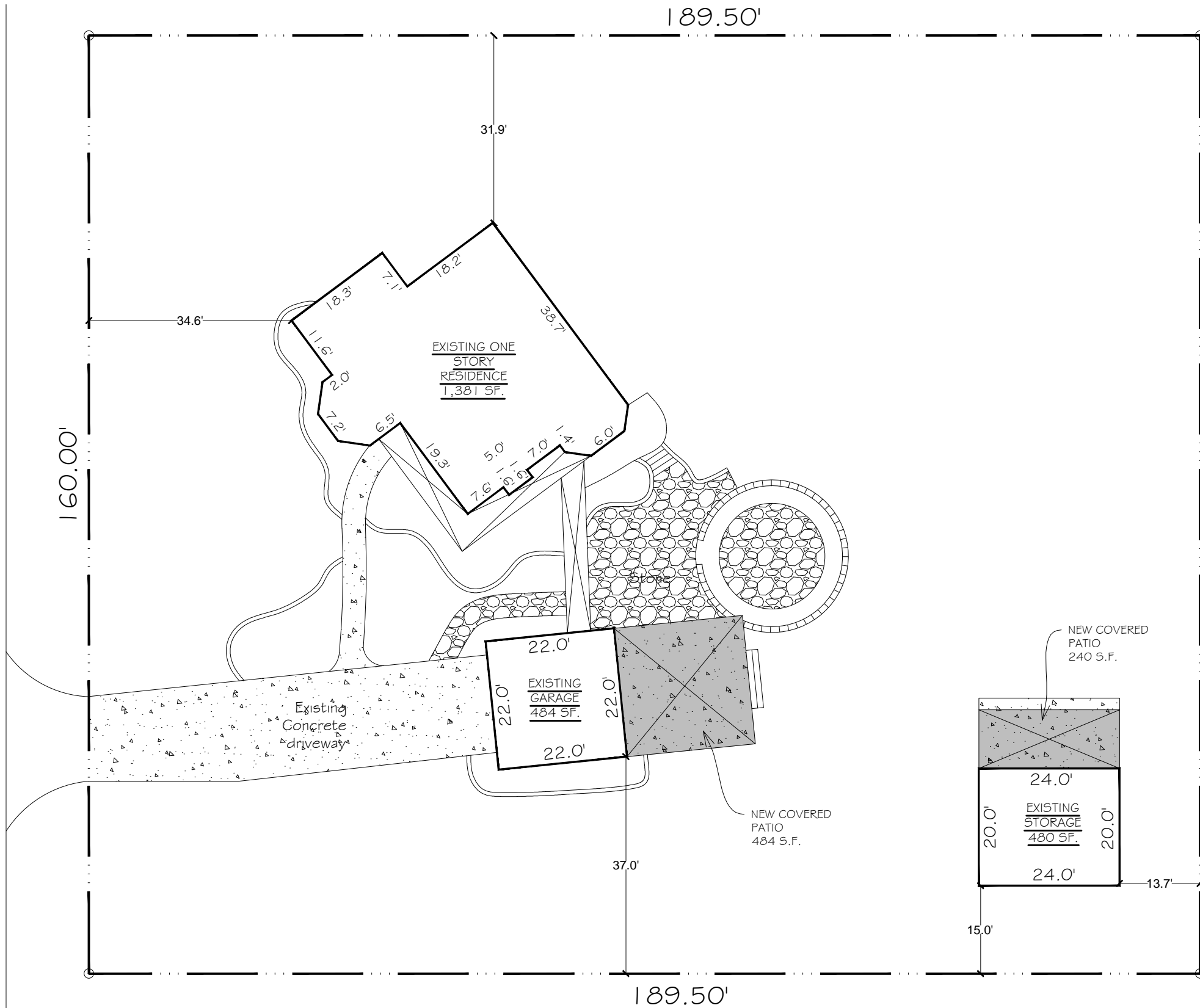
4709 Behrens Road

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- Residential
- Subject Property



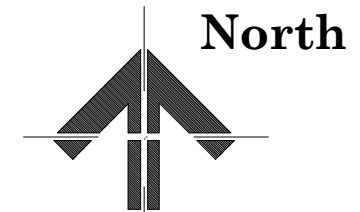
Behrens Road



SITE PLAN INFORMATION	
LOT SIZE	30,492 S.F.
BUILDING AREA	3,265 S.F.
PERCENT LOT COVERED	10.70%
A MINIMUM OF 70% OF THE NON-ROOF AREA OF THE LOT COVERED WILL HAVE LANDSCAPE (GRASS, TREES, ETC.)	

**Applicable Codes**  
 2021 IBC  
 2021 IRC

**Project Description**  
 This project is a  
 Attached cover  
 patio addition



**SITE PLAN**  
 SCALE: 1" = 20'-0"



THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION/DESIGN INFORMATION NECESSARY TO COMPLETE THIS STRUCTURE. ALL PORTIONS OF THE WORK, INCLUDING PLUMBING, MECHANICAL AND ELECTRICAL SHALL BE PERFORMED IN FULL COMPLIANCE WITH ALL APPLICABLE CITY, COUNTY, STATE AND NATIONAL CODES. BUILDER RESERVES THE RIGHT TO MODIFY THESE PLANS AS REQUIRED. LOCAL CODES, ORDINANCES, AND RESTRICTIONS WILL APPLY SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND LOCAL REQUIREMENTS.

**4709 Behrens Rd.**  
 Colleyville, Texas 76034  
 ROACH, LLOYD ADDITION  
 Block 1 Lot 1

**Date**  
 MAY 11, 2026

**Sheet Title**

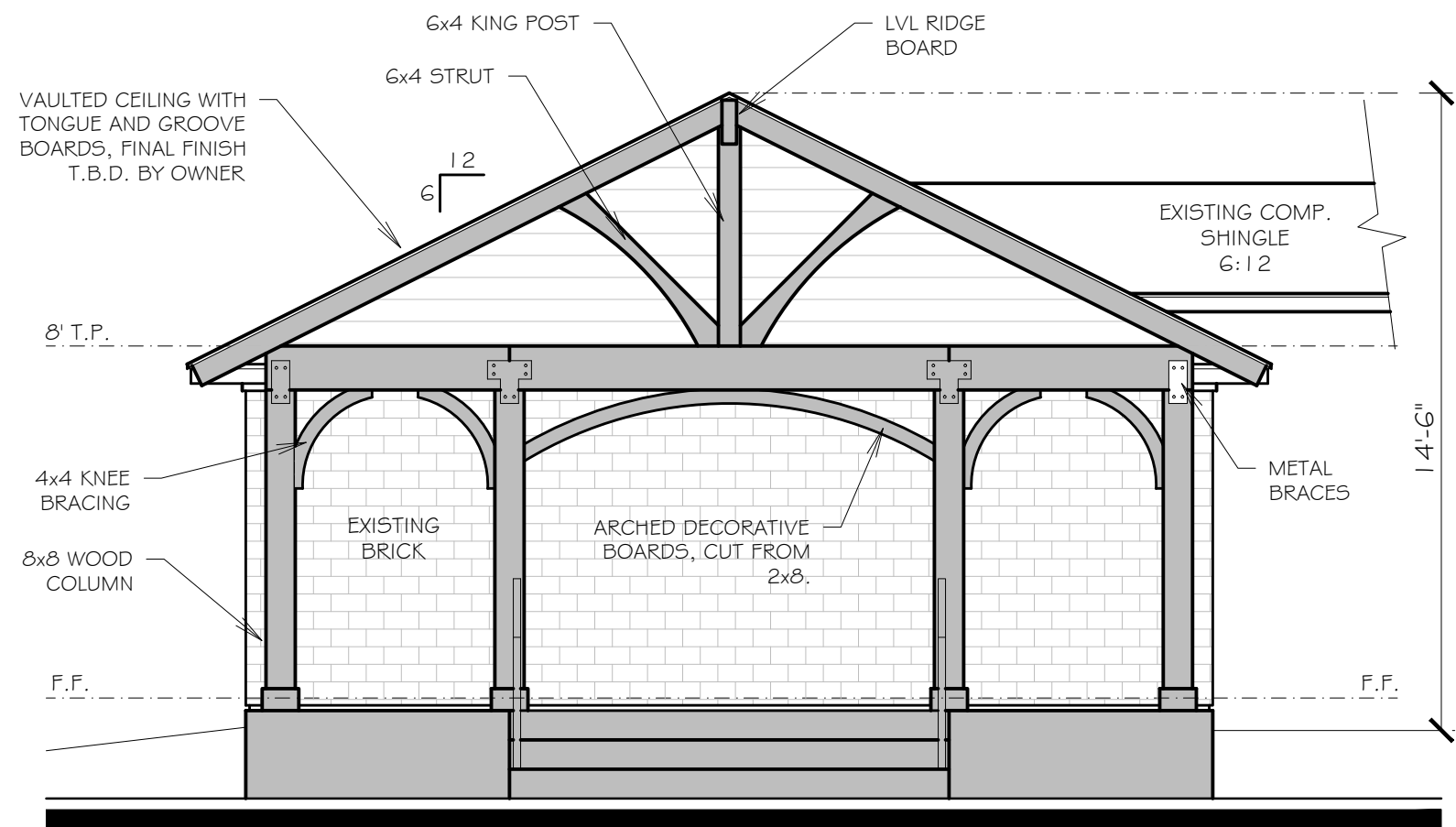
SITE PLAN

**Scale**  
 1" = 20'-0"

**Sheet No.**

**1**

1 of 17



# REAR ELEVATION

SCALE: 1/4" = 1'-0"

North



THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION/DESIGN INFORMATION NECESSARY TO COMPLETE THIS STRUCTURE. ALL PORTIONS OF THE WORK, INCLUDING PLUMBING, MECHANICAL AND ELECTRICAL SHALL BE PERFORMED IN FULL COMPLIANCE WITH ALL APPLICABLE CITY, COUNTY, STATE AND NATIONAL CODES. BUILDER RESERVES THE RIGHT TO MODIFY THESE PLANS AS REQUIRED. LOCAL CODES, ORDINANCES, AND RESTRICTIONS WILL APPLY SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND LOCAL REQUIREMENTS.

4709 Behrens Rd.  
Colleyville, Texas 76034

ROACH, LLOYD ADDITION  
Block 1 Lot 1

Date  
MAY 11, 2026

Sheet Title

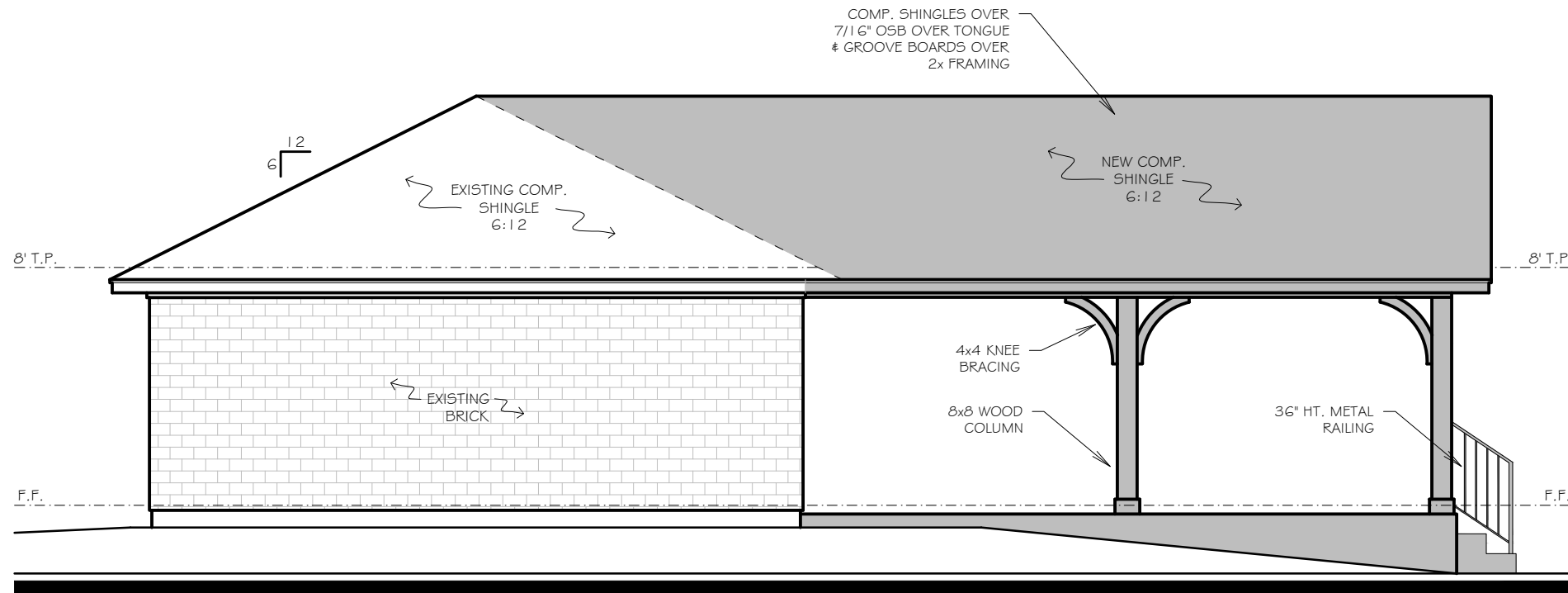
ELEVATIONS

Scale  
1/4" = 1'-0"

Sheet No.

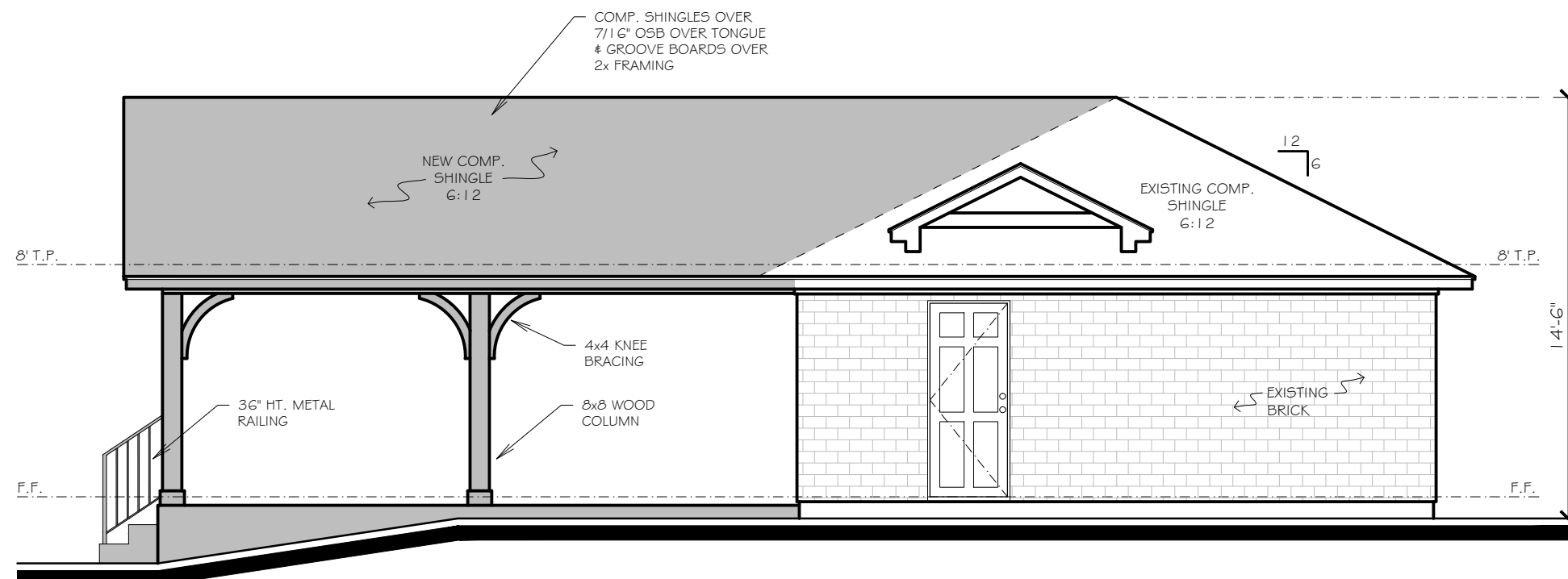
3

3 of 17



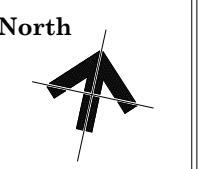
RIGHT ELEVATION

SCALE: 3/16" = 1'-0"



LEFT ELEVATION

SCALE: 3/16" = 1'-0"



THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION/DESIGN INFORMATION NECESSARY TO COMPLETE THIS STRUCTURE. ALL PORTIONS OF THE WORK, INCLUDING PLUMBING, MECHANICAL AND ELECTRICAL SHALL BE PERFORMED IN FULL COMPLIANCE WITH ALL APPLICABLE CITY, COUNTY, STATE AND NATIONAL CODES. BUILDER RESERVES THE RIGHT TO MODIFY THESE PLANS AS REQUIRED. LOCAL CODES, ORDINANCES, AND RESTRICTIONS WILL APPLY SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND LOCAL REQUIREMENTS.

4709 Behrens Rd.  
Colleyville, Texas 76034  
ROACH, LLOYD ADDITION  
Block 1 Lot 1

Date  
MAY 11, 2026

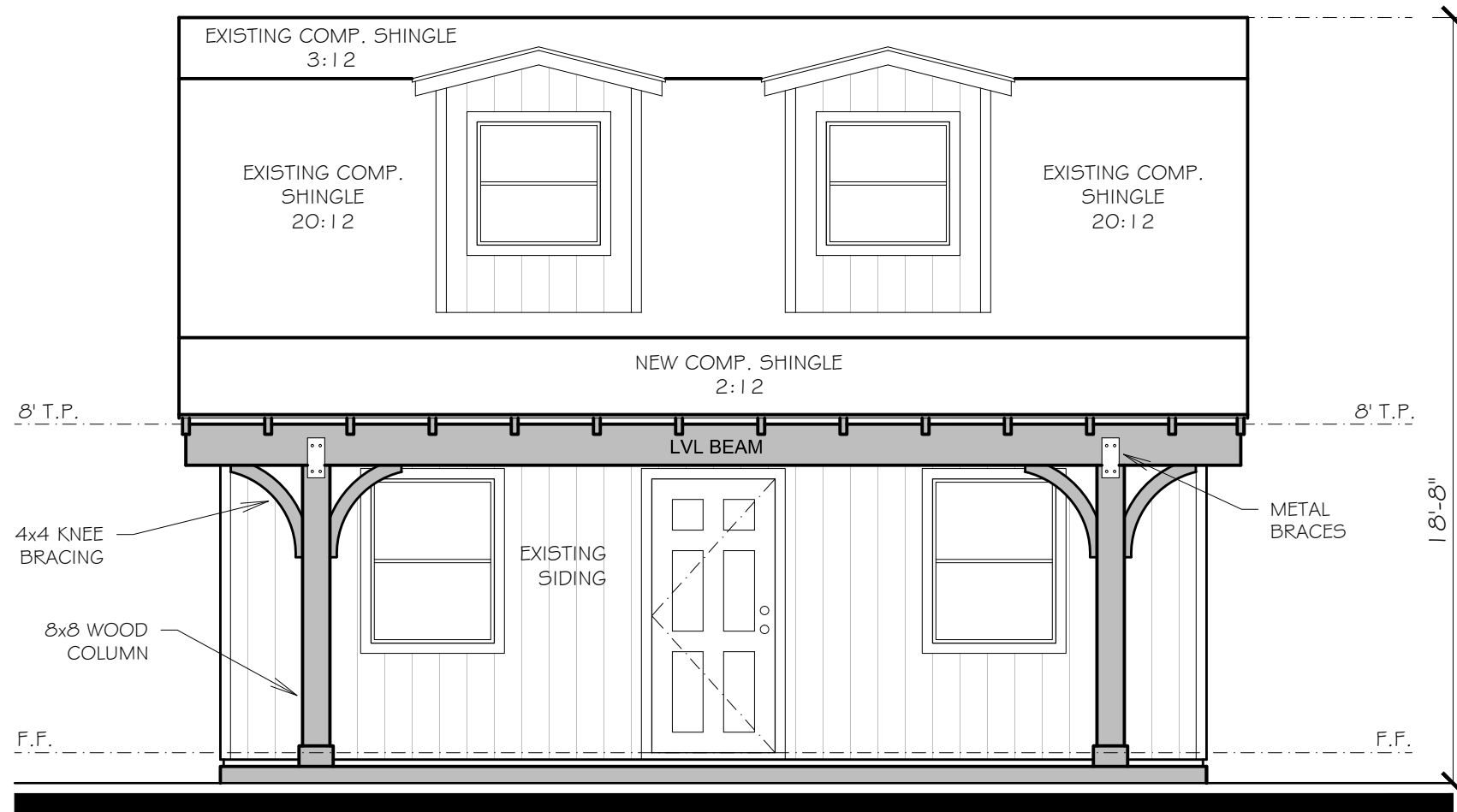
Sheet Title  
ELEVATIONS

Scale  
1/4" = 1'-0"

Sheet No.

4

4 of 17



# FRONT ELEVATION

SCALE: 3/16" = 1'-0"

North



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4709 Behrens Rd.  
Colleyville, Texas 76034

ROACH, LLOYD ADDITION  
Block 1 Lot 1

Date  
MAY 11, 2026

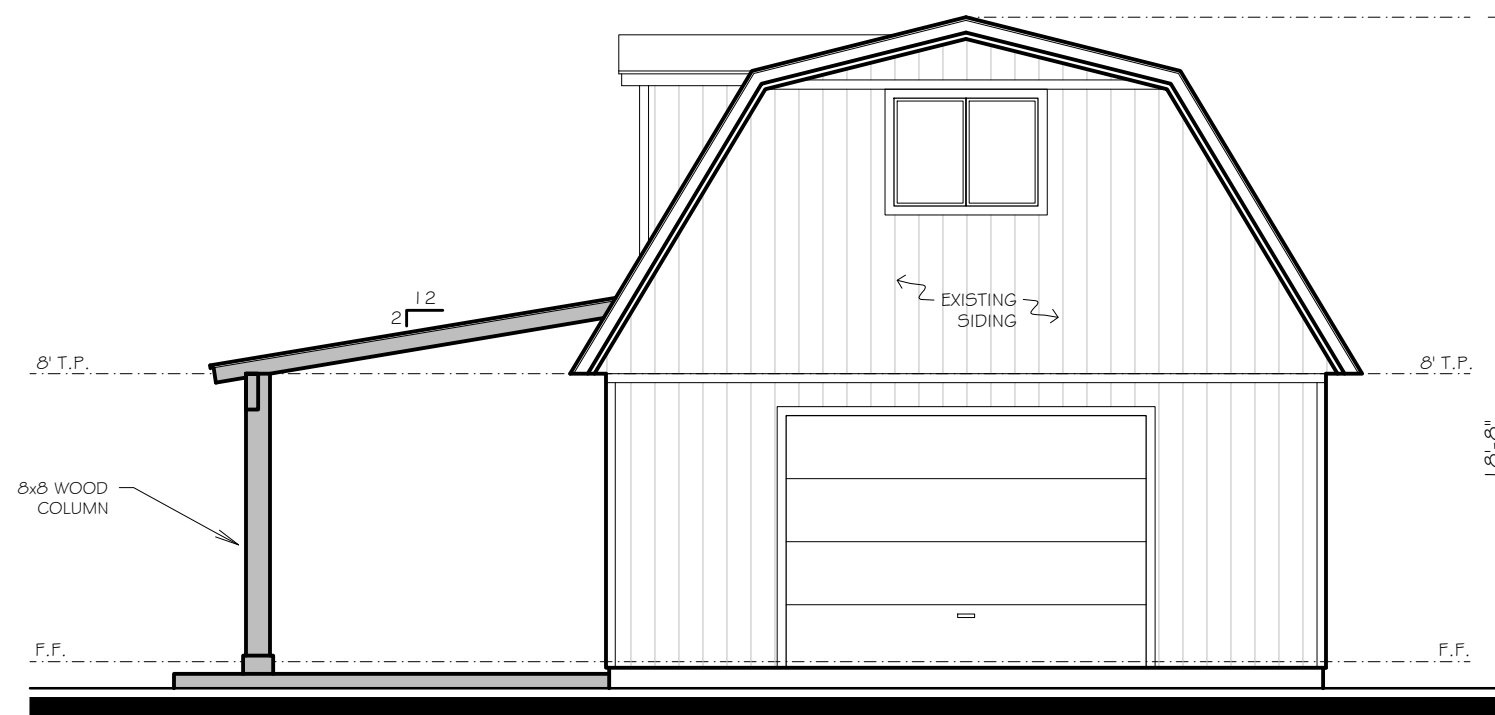
Sheet Title  
ELEVATIONS

Scale  
1/4" = 1'-0"

Sheet No.

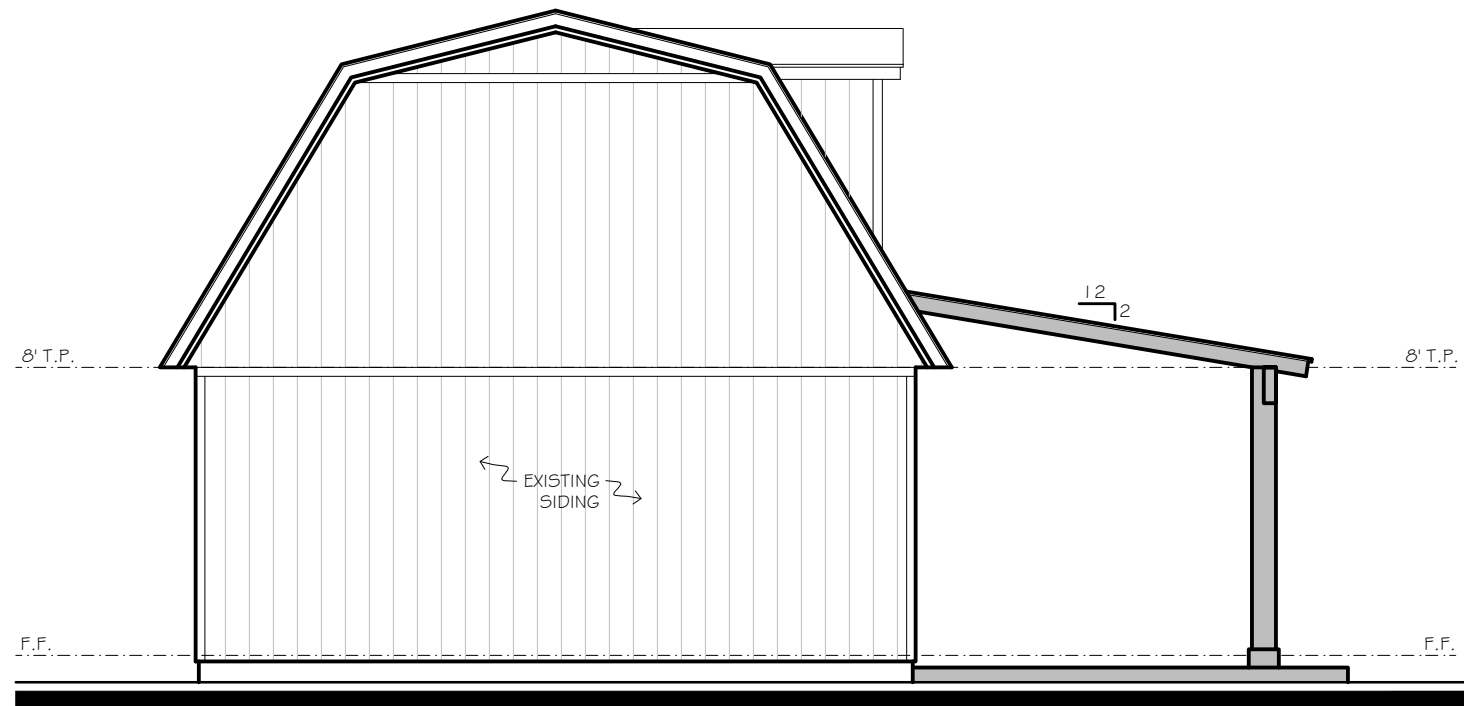
11

11 of 17



RIGHT ELEVATION

SCALE: 3/16" = 1'-0"



LEFT ELEVATION

SCALE: 3/16" = 1'-0"

North



THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION/DESIGN INFORMATION NECESSARY TO COMPLETE THIS STRUCTURE. ALL PORTIONS OF THE WORK, INCLUDING PLUMBING, MECHANICAL, AND ELECTRICAL, SHALL BE PERFORMED IN FULL COMPLIANCE WITH ALL APPLICABLE CITY, COUNTY, STATE AND NATIONAL CODES. BUILDER RESERVES THE RIGHT TO MODIFY THESE PLANS AS REQUIRED. LOCAL CODES, ORDINANCES, AND RESTRICTIONS WILL APPLY SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND LOCAL REQUIREMENTS.

4709 Behrens Rd.  
Colleyville, Texas 76034

ROACH, LLOYD ADDITION  
Block 1 Lot 1

Date  
MAY 11, 2026

Sheet Title  
ELEVATIONS

Scale  
1/4" = 1'-0"

Sheet No.

12

12 of 17



# CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

---

**Agenda Number** 2e

**Agenda Date** 6/22/2026

**Number** -

**Type** Presentation and Discussion

**Department** Community Development

---

## **Title**

Presentation and discussion for a dog boarding and dog grooming use, with an outdoor run, on Lot 3A, Block 11, Longwood Estates at Ross Downs, zoned PUD-C Planned Unit Development - Commercial, located at 7181 Colleyville Boulevard, Case ZC26-19

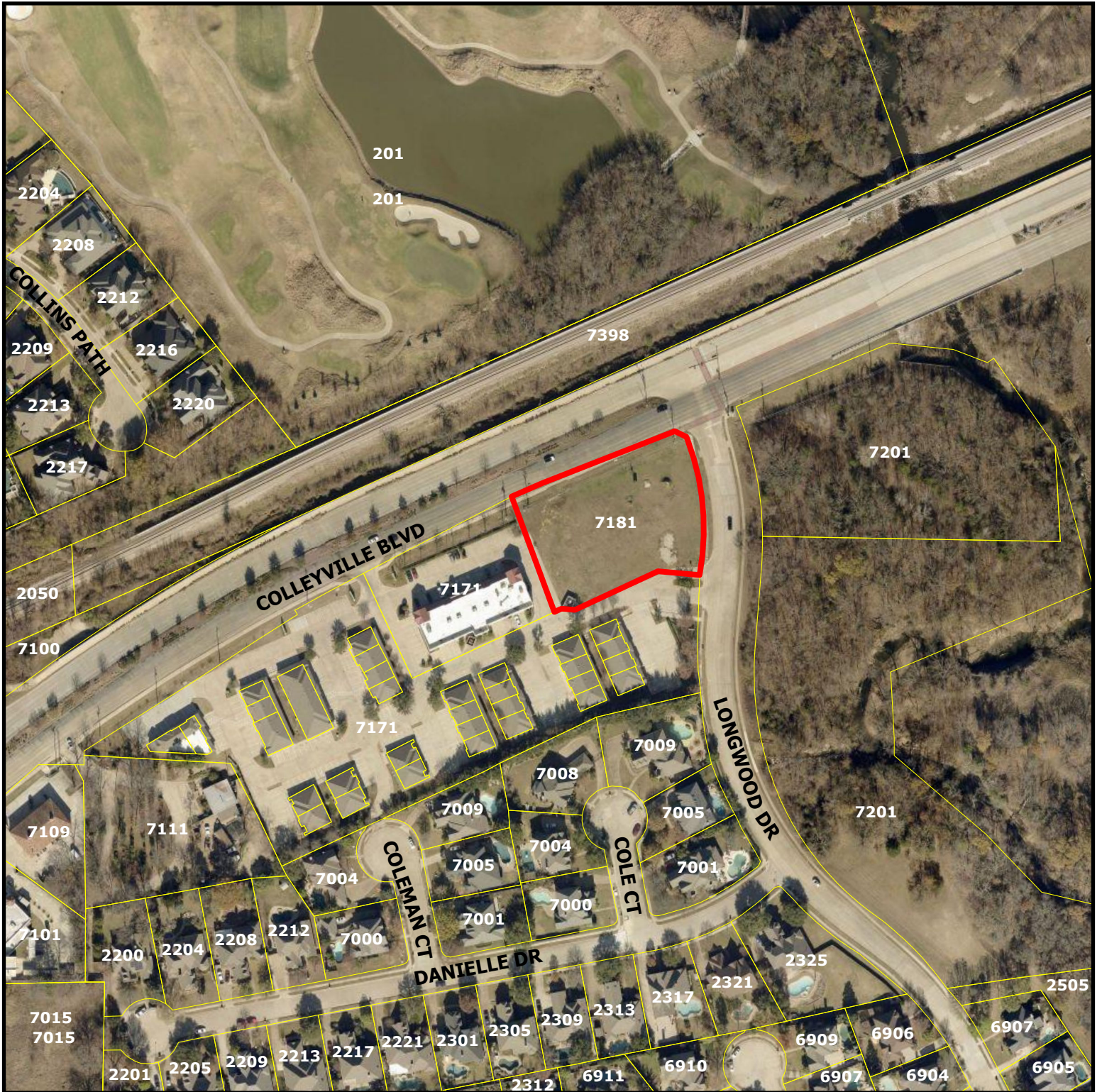
## **Explanation**

Clayton O'Dell, the applicant, has submitted a request for a dog boarding and dog grooming use, with an outdoor run, on Lot 3A, Block 11, Longwood Estates at Ross Downs, being approximately 1.18 acres, and zoned PUD-C Planned Unit Development - Commercial. The proposed request is to allow for the development of a pet boarding and grooming facility.

## **Attachments**

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Plan Exhibit
6. Elevations Exhibit
7. Renderings
8. Drainage Plan Exhibit
9. Existing Ordinance

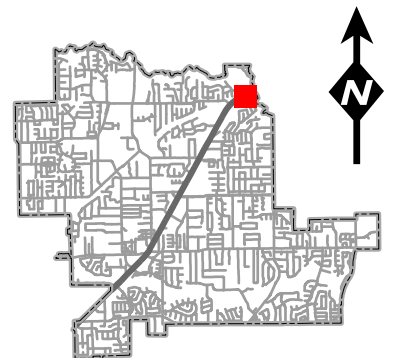
# Aerial Map



**ZC26-019**

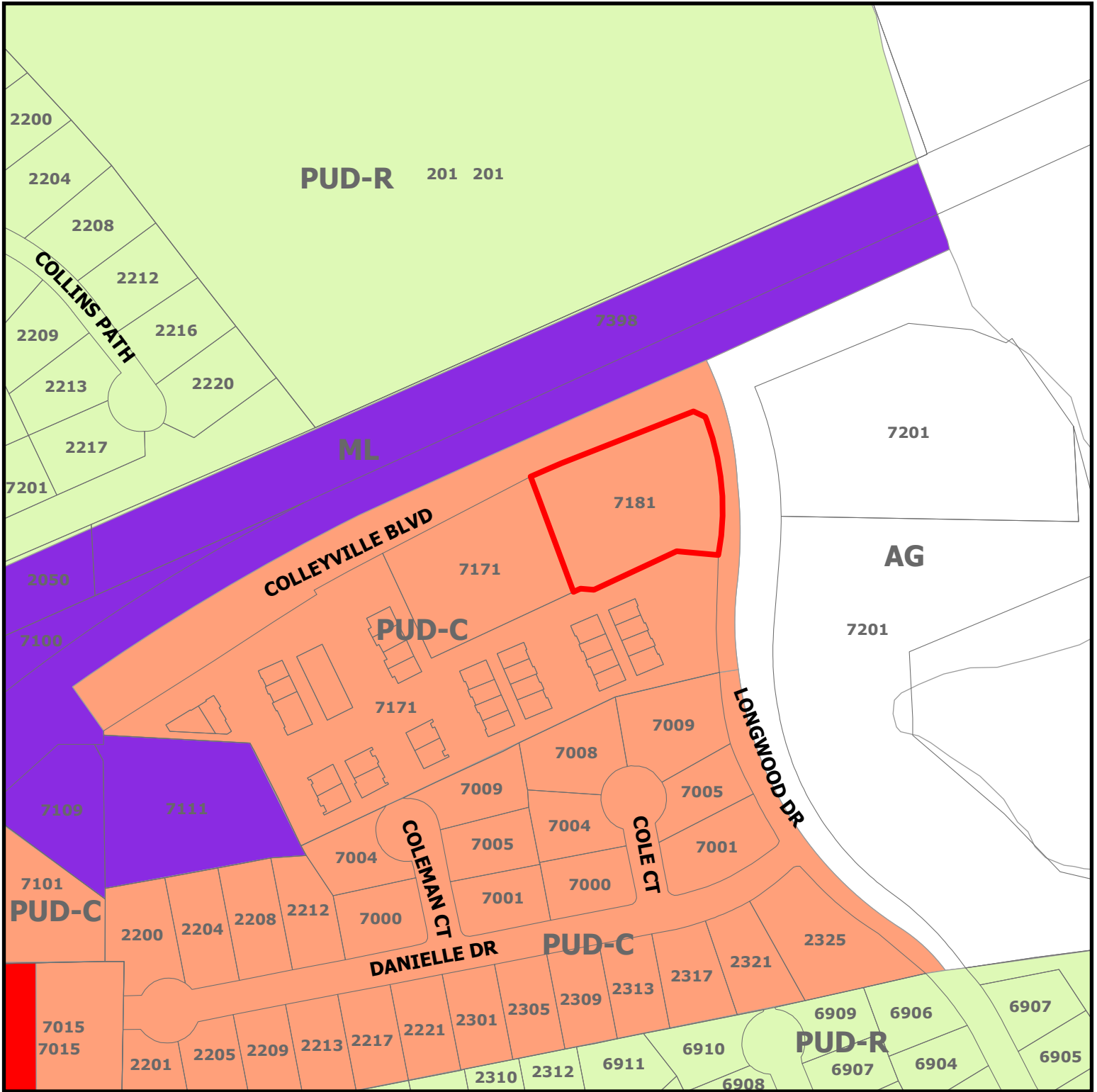
**7181 Colleyville Boulevard**

 Subject Property



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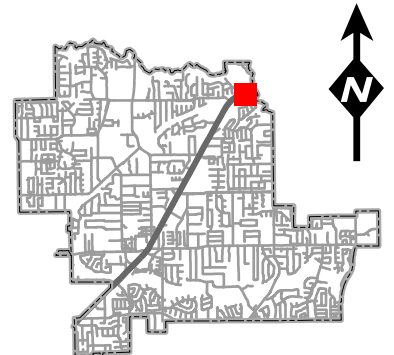
# Zoning Map



## ZC26-019

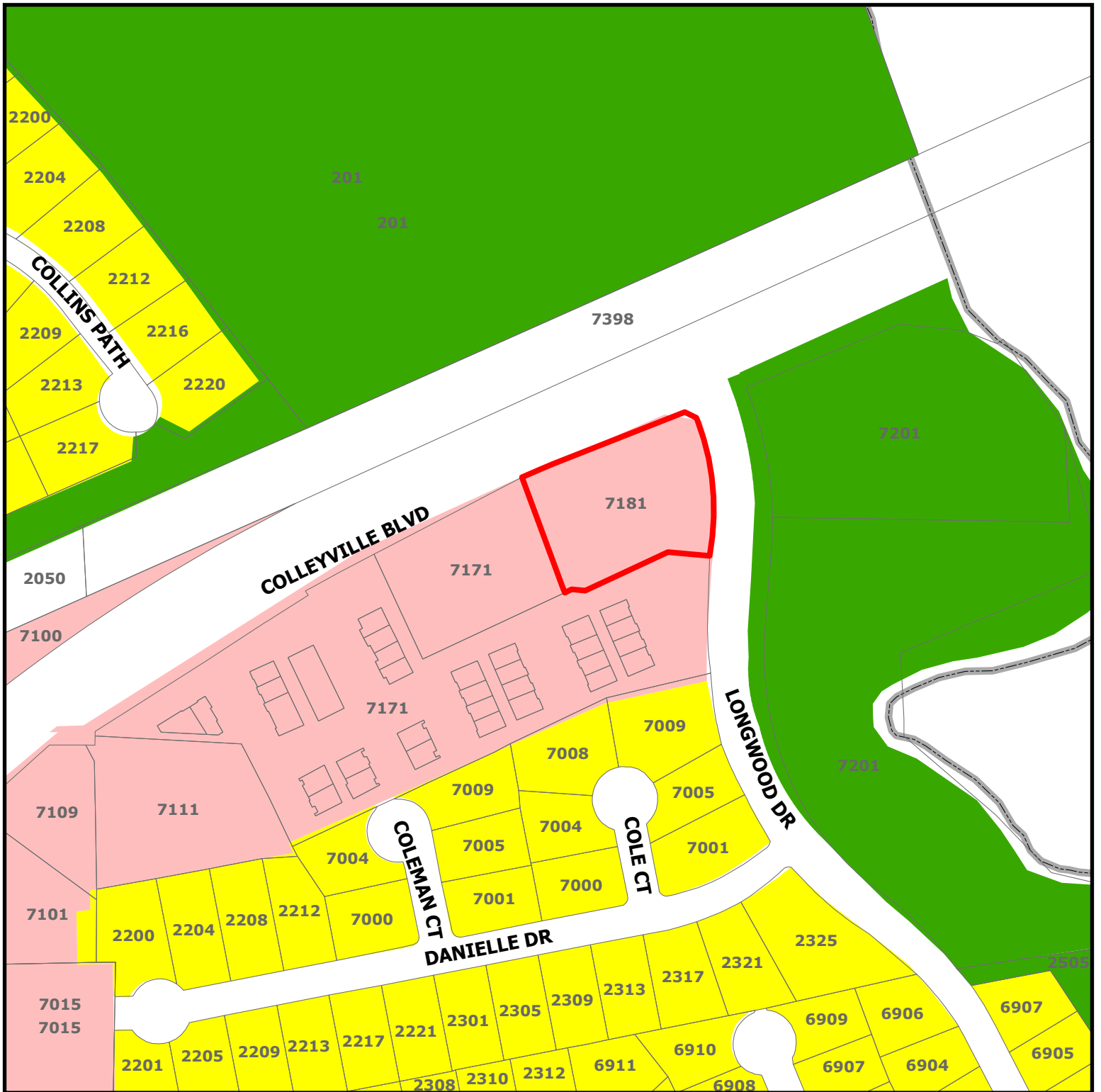
7181 Colleyville Boulevard

 Subject Property



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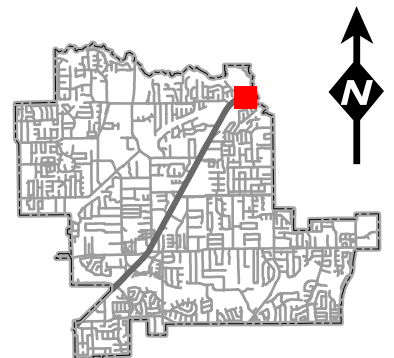
# Future Land Use Map



## ZC26-019

7181 Colleyville Boulevard

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



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# **All American Pet Resort - Dog Boarding & Daycare Business**

## **INHERENT USE BENEFITS STATEMENT**

### **1. Introduction & Purpose**

This Inherent Use Benefits Statement is submitted in support of the application by Whitney, Kellie, and Mitchell Stark for approval to operate a premium pet boarding, daycare, and grooming facility (“Pet Resort”) on the property located at 7181 Colleyville Blvd, within the city of Colleyville, TX.

The purpose of this statement is to demonstrate that the proposed use provides substantial public benefit, advances the general welfare, and considers the positive and negative criteria of Municipal Land use.

### **2. Description of the Proposed Use**

The proposed Pet Resort is a professionally operated, purpose-built animal care facility offering:

- Professionally staffed overnight boarding
- Structured & supervised dog daycare programs
- Professional grooming services
- Dog training programs & services
- Professionally managed indoor & outdoor play yards with specialized artificial turf
- Outdoor group play only conducted during the daytime
- Sound-attenuated boarding space and indoor play areas
- State-of-the-art HVAC and air exchange systems
- Retail services including curated apparel, merchandise & food

The business is supported by a national franchise company, All American Pet Resorts, LLC with over 21 years’ experience in pet boarding and daycare, with franchisees in MI, NJ, NC, FL, TX, and AZ.

The facility is staffed twenty-four hours per day, 365 days a year, by trained animal care professionals, with controlled double-door access, secure perimeter fencing, and operational protocols designed to ensure safety, sanitation, and minimal off-site impact.

### **3. Colleyville Planning & Zoning Compliance**

The proposed use is consistent with and supportive of typical planning objectives:

- Promotes improvement of underutilized commercial/industrial property
- Expands local service offerings that meet demonstrated community needs
- Enhances economic vitality without burdening schools or municipal infrastructure
- Introduces a low-impact, community-serving use compatible with local development plans
- Improves site aesthetics, circulation, & landscaping consistent with local Colleyville goals

The use is compatible with adjacent commercial, office, and light-industrial uses and is less intensive than many permitted uses in the district.

#### **4. Community Benefit & Market Need**

##### **A. Demonstrated Community Need**

- Pet ownership continues to rise, and the area lacks sufficient professional, and safe boarding/daycare services
- All American provides a 24/7 staffed, professional, high-touch alternative to informal pet-sitting services
- The use directly supports the welfare of residents who require reliable care for their animals during work, travel, or emergencies
- Supported by a proven business model that ensures longevity and operational efficiency with national and regional support

##### **B. Advancement of Public Health, Safety, and Welfare**

- Professionally supervised pet care reduces risks when leaving pets unattended in homes
- Strict vaccination, sanitation, and disease-control protocols protect both animal and public health
- Sound-attenuated construction and controlled outdoor activity minimize noise impacts
- Fencing, controlled access, and trained staff enhance safety for animals, employees, and public
- Promotes pet health/wellness, socialization and behavior enhancement

##### **C. Economic & Employment Benefits**

- Create local employment with both part-time and full-time jobs required for 24-hour service
- Increase local spending on services and supplies
- Generate tax revenue without adding school-aged population
- Improve and beautify existing vacant commercial property
- Provide a service that residents currently must leave town to access
- Bring residents from surrounding communities into Colleyville
- Keep employment and revenue in Colleyville

#### **5. Community Concern & Impact Mitigation Measures**

##### **A. Noise Management**

- Acoustic insulation, and sound-absorbing interior finishes
- Operational model with structured & well defined, supervised indoor & outdoor play
- No overnight outdoor activity, outside play during business hours only
- Outdoor yards designed and positioned to minimize exposure to neighboring properties

## **B. Traffic & Parking**

- Typical time for pet drop-off and pick up is less than 5 minutes, reducing traffic congestion
- Traffic generation is significantly lower than many permitted uses (e.g., restaurants, retail, gyms)
- Adequate on-site parking and circulation ensure no spillover onto public streets
- Check in and check out staff and process designed to minimize customer dwell time
- Business transaction process and time similar to dry cleaning businesses

## **C. Waste Management & Sanitation**

- Enclosed, odor-controlled waste storage areas
- Continuous waste removal and professional cleaning protocols
- EPA-compliant cleaning, disinfectant products and drainage systems
- Extensive air exchange system to promote continuous fresh airflow

## **D. Safety & Security**

- Controlled access points and secure perimeter fencing
- Certified and professionally trained staff in dog body language, dog handling, emergency response, and safety protocols
- Fire suppression, alarms, and emergency egress compliant with applicable codes

## **6. Comparison with Other Permitted Uses**

The proposed Pet Resort exhibits less negative impact to neighboring residents and businesses than many uses permitted in the zone, including:

- Restaurants
- Retail stores
- Fitness centers
- Light industrial uses
- Automotive services

Compared to these uses, the Pet Resort generates less traffic, less noise, no hazardous materials, and minimal evening activity.

## **7. Preferred Attributes**

- Promotes general welfare by providing a needed community service
- Enhances public health and safety through regulated, professional animal care
- Improves the existing vacant site and surrounding area through investment, landscaping, and aesthetic upgrades
- Provides economic benefits without adverse impacts on municipal services

## **8. Zoning & Planning Alignment**

The proposed use addresses potential gaps in development criteria:

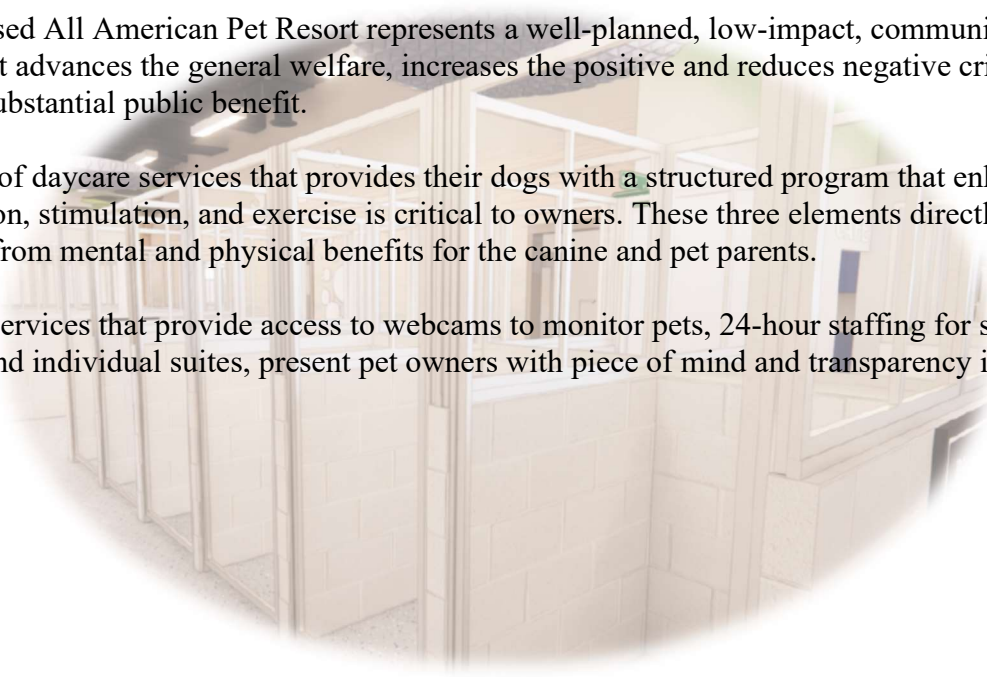
- Noise, traffic, and environmental impacts are fully mitigated through design and operations
- No adverse effect on neighboring property values is anticipated
- The project enhances the site and entry into Colleyville
- Approval of this application will not undermine the zoning plan or create precedent for incompatible uses

### **SUMMARY**

The proposed All American Pet Resort represents a well-planned, low-impact, community-serving facility that advances the general welfare, increases the positive and reduces negative criteria, and provides substantial public benefit.

Proximity of daycare services that provides their dogs with a structured program that enhances socialization, stimulation, and exercise is critical to owners. These three elements directly impact longevity from mental and physical benefits for the canine and pet parents.

Boarding services that provide access to webcams to monitor pets, 24-hour staffing for safety and security, and individual suites, present pet owners with piece of mind and transparency in the care of their pets.



## **Exhibit 1: Colleyville and Surrounding Areas (Dog Population)**

- Total households in Colleyville: 9,100
- Average National % of HH owning dogs: 42.6%
- Colleyville dog-ownership rate:
  - 55-65% of households in 10 mile radius own dogs

Estimate households with dogs:

Using Colleyville's 55-65% ownership range:

- 55% scenario:  $9,100 \times 0.55 \approx 5,000$  households with dogs (ACS 2024)
- 65% scenario:  $9,100 \times 0.65 \approx 6,000$  households with dogs
- **5,000 – 6,000 dog owning households**

Estimate total dog population:

Applying estimated dog population per household to total households:

- Low estimate (1.5 dogs/HH):  
 **$5,000 \times 1.5 \approx 7,500$  dogs**
- High estimate (1.8 dogs/HH):  
 **$6,000 \times 1.8 \approx 10,800$  dogs**

Estimated Dog Population Range:  
**7,500 – 10,800 dogs in Colleyville**

This is the industry-standard, planning-grade estimate used for market sizing, demand modeling, and capacity planning for pet-care facilities.

### **All American Pet Resort Clients:**

- High-income dual-career households
- Frequent air travel through Dallas Fort Worth International Airport
- High pet humanization spending
- Large percentage of homeowners
- Significant discretionary income

**Exhibit 2: Typical Annual Dog Spending**

Luxury-market households typical spend:

All American Pet Resorts Annual Spend:

**Colleyville and surrounding areas Pet Care Market Spend**

<b><u>Category</u></b>	<b><u>Annual Spend</u></b>
Food & Treats	\$1,000–\$2,000
Veterinary	\$800–\$2,000
Boarding/Daycare	\$1,000–\$4,000
Grooming	\$500–\$1,500
Training & Extras	\$300–\$2,000

Total annual spending frequently exceeds \$4,000–\$8,000 per dog.

**Resources:**

- [censusreporter.org](http://censusreporter.org)



### **Exhibit 3: Colleyville Boarding and Daycare Capacity**

#### Boarding Capacity

- Bridget's Pet Resort: 65 (no 24/7 staff)
- Posh Paw: 100 (no 24/7 staff)
- Preppy Pet: 50 (no 24/7 staff)

Total boarding capacity: (215) dogs

#### Daycare Capacity

- Bridge's Pet Resort: 65 (no 24/7 staff)
- Posh Paw: 100 (no 24/7 staff)
- Preppy Pet: 50 (no 24/7 staff)

Total daycare capacity: (215) dogs

#### *The current premium pet care services provider landscape demonstrates:*

- Lack of capacity within the city of Colleyville
- Most dog owners seeking premium pet care have to travel out of Colleyville for services
- Only one premium pet resort within Colleyville city limits
- No facility offering free webcams, or 24/7/365 staffing

#### **Summary:**

Colleyville lacks capacity to support the residents' current dog population with premium boarding and daycare options in the vicinity, resulting in service deficiencies for pet welfare and care.

#### **Resources:**

- [avma.org](http://avma.org)
- [census.gov](http://census.gov)
- [censusreporter.org](http://censusreporter.org)

**Exhibit 4: Proposed New Business**





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• CONSTRUCTION ADMINISTRATION  
3200 W Market St, Suite 205 Fairlawn, Ohio 44333  
Phone: 330.836.2343

**ALL AMERICAN PET RESORTS**  
COLLEYVILLE, TX  
7181 COLLEYVILLE BLVD, COLLEYVILLE, TX 76034

PRELIMINARY  
COLORED ELEVATIONS

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A-002

### EXTERIOR FINISH LEGEND

	METAL PANEL - WOOD LOOK		STONE (MATCH ADJACENT PROPERTIES)
	STUCCO FINISH		BLUE ANODIZED METAL (MATCH AAPR BRANDING)
	BRICK (MATCH ADJACENT PROPERTIES)		WHITE VINYL FENCE (8'-0" H)

**MATERIAL TABULATION**

**NORTH ELEVATION**

STONE	482 SF (29.4%)
BRICK	873 SF (53.2%)
EIFS	75 SF (4.6%)
WOOD ACCENT	209 SF (12.8%)
GLAZING	300 SF (15.5%)

TOTAL MASONRY 1,355 SF (82.6%)

**SOUTH ELEVATION**

STONE	201 SF (12.1%)
BRICK	1,440 SF (86.4%)
EIFS	14 SF (0.8%)
WOOD ACCENT	11 SF (0.7%)
GLAZING	176 SF (9.6%)

TOTAL MASONRY 1,641 SF (98.5%)

**WEST ELEVATION**

STONE	152 SF (17.0%)
BRICK	674 SF (75.2%)
EIFS	40 SF (4.5%)
WOOD ACCENT	30 SF (3.3%)
GLAZING	88 SF (9.0%)

TOTAL MASONRY 826 SF (92.2%)

**EAST ELEVATION**

STONE	276 SF (27.8%)
BRICK	564 SF (56.8%)
EIFS	51 SF (5.1%)
WOOD ACCENT	102 SF (10.3%)
GLAZING	158 SF (13.7%)

TOTAL MASONRY 840 SF (84.6%)

**BUILDING TOTALS**

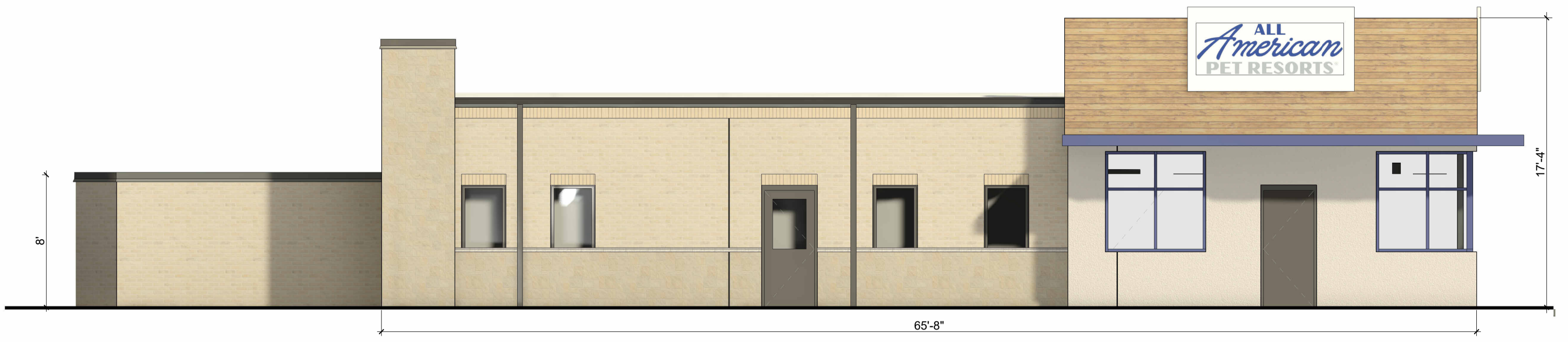
STONE	1,111 SF (21.4%)
BRICK	3,551 SF (68.5%)
EIFS	180 SF (3.5%)
WOOD ACCENT	352 SF (6.8%)
GLAZING	722 SF (12.2%)

TOTAL MASONRY 4,662 SF (89.8%)

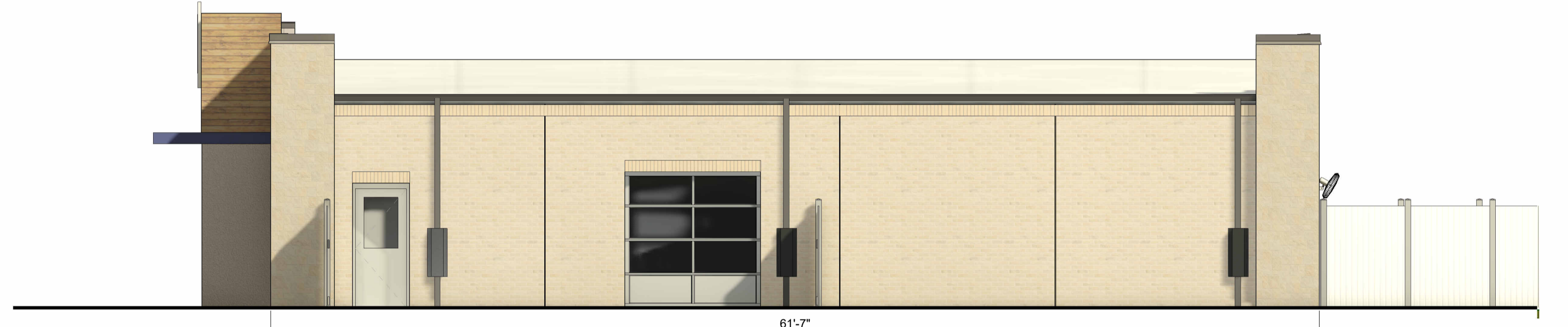
OPAQUE WALL AREA 5,194 SF

TOTAL WALL AREA 5,916 SF

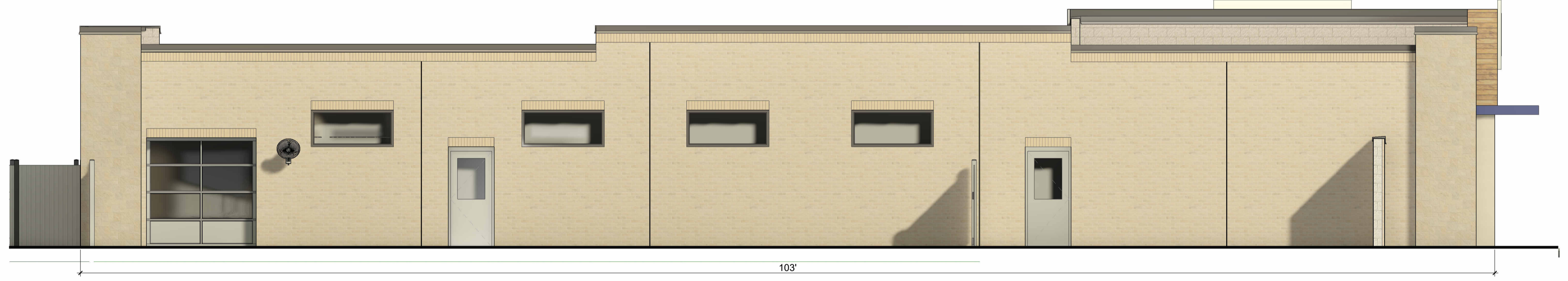
MATERIAL CALCULATED MINUS GLAZING FROM TOTAL



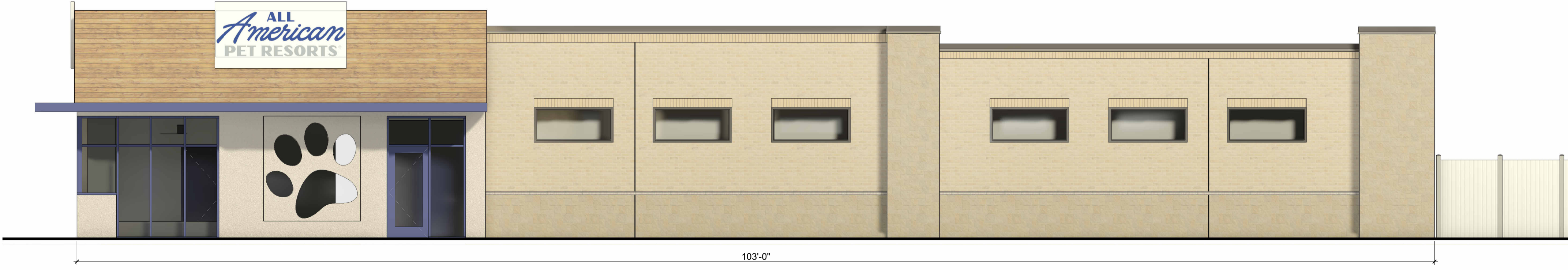
**4 EAST ELEVATION - VIEW FROM LONGWOOD DR.**  
A-002 SCALE: 3/16" = 1'-0"



**3 WEST ELEVATION - VIEW FROM RETAIL PLAZA**  
A-002 SCALE: 3/16" = 1'-0"



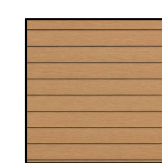
**2 SOUTH ELEVATION - VIEW FROM OFFICE PLAZA**  
A-002 SCALE: 3/16" = 1'-0"



**1 NORTH ELEVATION - VIEW FROM COLLEYVILLE BLVD.**  
A-002 SCALE: 3/16" = 1'-0"

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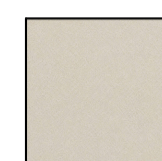
**EXTERIOR FINISH LEGEND**



METAL PANEL - WOOD LOOK



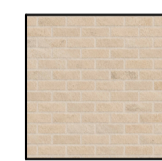
STONE (MATCH ADJACENT PROPERTIES)



STUCCO FINISH



BLUE ANODIZED METAL (MATCH AAPR BRANDING)



BRICK (MATCH ADJACENT PROPERTIES)



WHITE VINYL FENCE (8'-0" H)



PERSPECTIVE FROM COLLEYVILLE BLVD.



PERSPECTIVE FROM LONGWOOD DR.



PERSPECTIVE FROM CORNER



AXON OF DEVELOPMENT

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Phone: 330.856.2343

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7181 COLLEYVILLE BLVD, COLLEYVILLE, TX 76034

PRELIMINARY

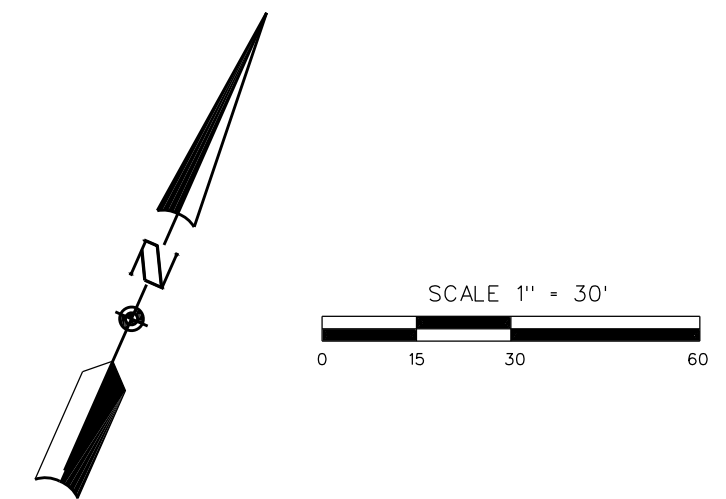
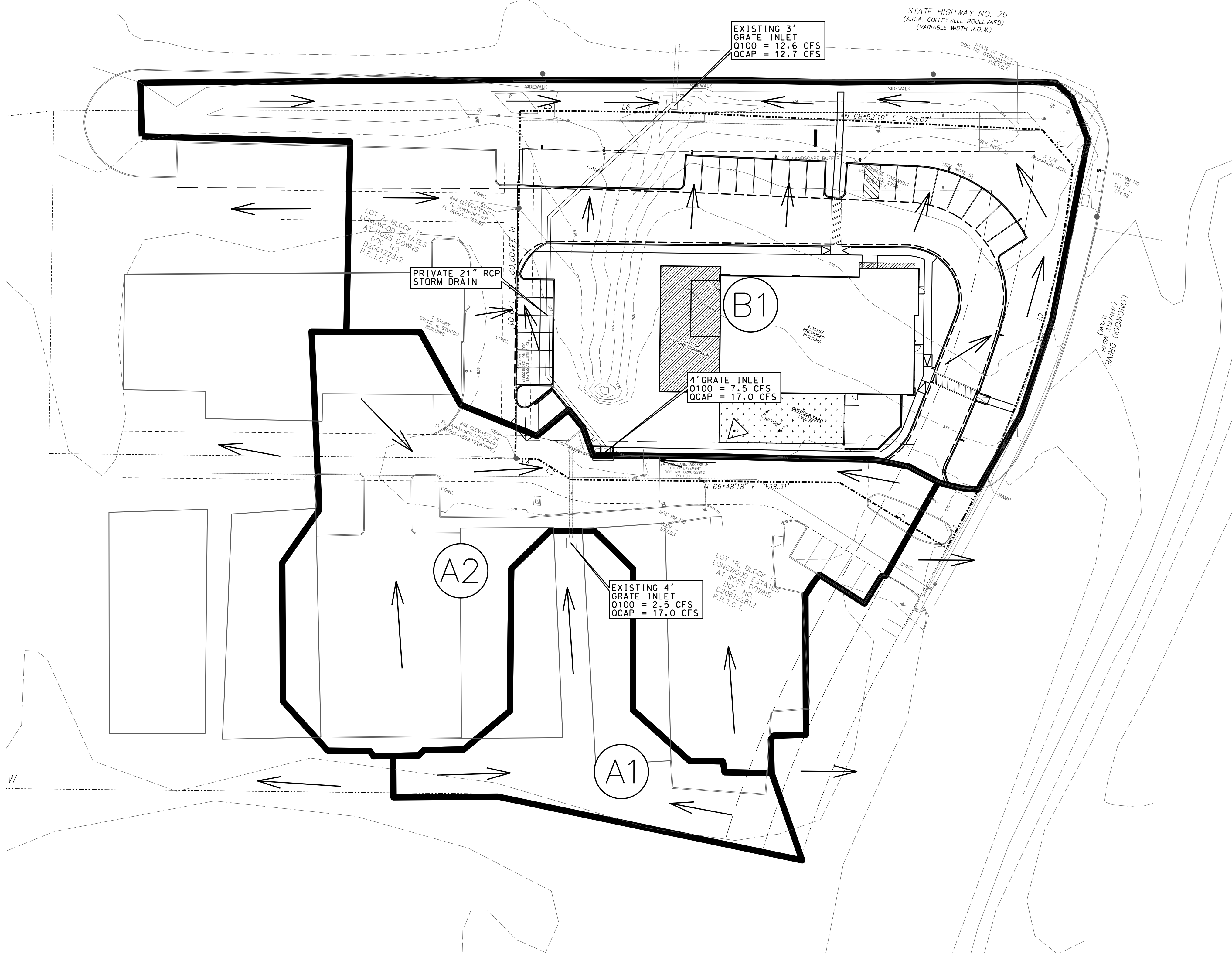
COLORED RENDERS

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A-003

CONSTRUCTION MATERIALS AND METHODS SHALL BE PER NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) AND IN STRICT ACCORDANCE WITH THE CITY OF COLLEYVILLE'S STANDARD DETAILS.



**LEGEND**

- EXISTING ELEVATION CONTOUR
- PROPOSED ELEVATION CONTOUR
- FLOW DIRECTION
- DRAINAGE DIVIDE

**DRAINAGE NOTES:**

- ALL DRAINAGE DESIGN TO BE IN ACCORDANCE WITH CITY OF COLLEYVILLE STANDARDS.
- PER CITY REQUIREMENTS, DETENTION SHALL BE PROVIDED SUCH THAT DEVELOPED RUNOFF FROM THE PROPERTY LEAVES AT THE SAME RATE OR LESS THAN DURING PRE-DEVELOPED CONDITIONS.

**DRAINAGE AREA COMPUTATIONS**

**BASIS:**

- Q = CIA (Rational Method)
- Q = Storm discharge (cubic feet per second)
- C = runoff coefficient, based on land use
- I = average rainfall intensity for time of concentration (inches per hour) (per ISWM)
- A = area contributing runoff (acres)

**RUNOFF COEFFICIENT:**

- C = 0.30 Parks and Open Areas
- C = 0.40 Developed Park Sites
- C = 0.70 Office/Neighborhood Commercial
- C = 0.85 Commercial/Industrial

**STORM FREQUENCY:**

- 5 Years - Enclosed Pipe System
- 100 Years - Combined Enclosed Pipe System - Street - R.O.W.

**TIME OF CONCENTRATION:**

Combination of inlet time and time of flow in the drain being the time for water to flow over the surface of the ground to the storm drain inlet (onsite + offsite, if applicable)

**MINIMUM INLET TIME OF CONCENTRATION:**

- Parks, Open Areas, Single Family 15 minutes
- Multi-Family, Commercial, Schools, Business 10 minutes

I, Keith Hamilton, a Professional Engineer, registered and licensed in the State of Texas, have prepared this drainage study and/or plan in compliance with the latest published requirements and criteria of the City of Colleyville, and have verified that the topographic information used in this study and/or plan is in compliance with said requirements and is otherwise suitable for developing this workable plan of drainage which can be implemented through proper subsequent detailed construction planning.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2026. \_\_\_\_\_ P.E.

**PRELIMINARY FOR REVIEW ONLY**

THESE DOCUMENTS ARE FOR DESIGN REVIEW AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THEY WERE PREPARED BY, OR UNDER SUPERVISION OF:

KEITH M. HAMILTON 87384 \$DATE\$  
PE NO. DATE

POST-DEVELOPED SITE DRAINAGE DATA																
MARK	AREA (ACRE)	C	Tc (MIN.)	I <sub>2</sub> (IN/HR)	I <sub>5</sub> (IN/HR)	I <sub>10</sub> (IN/HR)	I <sub>25</sub> (IN/HR)	I <sub>50</sub> (IN/HR)	I <sub>100</sub> (IN/HR)	Q <sub>2</sub> (CFS)	Q <sub>5</sub> (CFS)	Q <sub>10</sub> (CFS)	Q <sub>25</sub> (CFS)	Q <sub>50</sub> (CFS)	Q <sub>100</sub> (CFS)	COMMENTS
A1	0.32	0.85	10	4.71	5.74	6.51	7.55	8.40	9.24	1.3	1.6	1.8	2.1	2.3	2.5	TO EXISTING GRATE INLET
A2	0.96	0.85	10	4.71	5.74	6.51	7.55	8.40	9.24	3.8	4.7	5.3	6.2	6.9	7.5	TO PROPOSED GRATE INLET
B1	1.60	0.85	10	4.71	5.74	6.51	7.55	8.40	9.24	6.4	7.8	8.8	10.3	11.4	12.6	TO EXISTING GRATE INLET IN HWY 26 ROW

**HAMILTON DUFFY, PC**  
CONSULTING  
CIVIL & ENVIRONMENTAL ENGINEERS - PLANNERS - CONSTRUCTION MANAGERS  
8241 MID-CITIES BLVD., SUITE 100 - NORTH RICHLAND HILLS, TEXAS 76182  
PHONE (817) 268-0408 WWW.HAMILTONDUFFY.COM

ALL AMERICAN PET RESORTS  
LOT 3, BLOCK 11  
LONGWOOD ESTATES AT ROSS DOWNS  
CITY OF COLLEYVILLE, TEXAS  
POST-DEVELOPED DRAINAGE AREA MAP

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KEITH M. HAMILTON 87384 \$DATE\$  
PE NO. DATE

NO.	REVISION	DATE	BY	DATE	JOB NO.	DATE	DESIGNED	DRAWN	CHECKED	TEXAS REGISTERED ENGINEERING FIRM NUMBER P-5260
					999-645	6/8/2026	K.M.H.	K.M.H.	K.M.H.	

**ORDINANCE O-04-1474**

**AN ORDINANCE AMENDING CHAPTER 3, LAND USE OF THE LAND DEVELOPMENT CODE OF THE CITY OF COLLEYVILLE, TEXAS, BY AMENDING ORDINANCE O-95-987 AS IT RELATES TO THE COMMERCIAL DEVELOPMENT STANDARDS FOR LOT 1, BLOCK 11, LONGWOOD ESTATES AT ROSS DOWNS; PROVIDING FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING A SAVINGS CLAUSE; AUTHORIZING PUBLICATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, an application for a zoning change was filed by Cloudloft Investments on June 21, 2004, under Case No. Z-04-025; and

**WHEREAS**, the City of Colleyville has complied with the notification requirements of the Texas Local Government Code and the Colleyville Land Development Code; and

**WHEREAS**, the Planning and Zoning Commission has held a public hearing and made a recommendation on the proposed zoning amendment; and

**WHEREAS**, the City Council has determined that the proposed zoning amendment is in the best interests of the City of Colleyville.

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

Sec. 1. THAT the Master Plan, the Land Development Code of the City of Colleyville, Texas, and the Official Zoning Map are hereby amended insofar as they relate to certain land located in Colleyville, Texas, as shown on the Zoning Map attached as Exhibit "A", and described by legal description as Lot 1, Block 11, Longwood Estates at Ross Downs, by amending Ordinance O-95-987, including any other conditions and restrictions imposed and approved by the City Council, which are incorporated herein.

Sec. 2. THAT the development standards for Lot 1, Block 11, Longwood Estates at Ross Downs shall be amended to read as follows:

**1. GENERAL**

- a. The purpose of this PUD-C is for retail, restaurant, and office uses.
- b. This property is subject to all the regulations contained in the Colleyville Land Development Code, except where amended by this Ordinance.

**2. PERMITTED AND PROHIBITED USES**

- a. The following land uses shall be permitted within this Planned Unit Development.
  - (1) All uses allowed in the CC1 and CC2 zoning districts
  - (2) A Special Use Permit for alcoholic beverage sales for on-premise consumption is hereby authorized for this property in conjunction with a restaurant use. The Special Use Permit shall be applicable only to Lots 1 and 2, as shown on Exhibit "B".
- b. The following land uses shall be prohibited within this Planned Unit Development.
  - (1) Restaurants with drive-through service
  - (2) Convenience stores with or without gasoline sales
- c. The use of the buildings on Lots 1 and 2, as shown on Exhibit "B", shall be restricted to sales tax generating uses, and shall not be used for office uses for two (2) years from the date of the issuance of the first certificate of occupancy for an office use.

**3. CONCEPTUAL SITE PLANS AND PLATTING**

The arrangement, location, and footprint of buildings within the PUD-C may differ from that shown on the attached Exhibit "B" and will be determined at time of site plan approval.

**4. LOT REQUIREMENTS AND SETBACKS**

- a. The lot requirements and setbacks shall be the following minimum standards:

(1) Minimum Lot Size	None
(2) Building Line adjacent to street	40 feet
(3) Side or Rear Building Line adjacent to residentially-zoned property	25 feet
(4) Side or Rear Building Line adjacent to commercially-zoned property	10 feet
- b. The buildings shall not exceed thirty-five (35) feet in height.

**5. OPEN SPACE AND LANDSCAPING**

- a. The building site shall comply with the minimum landscaping requirements of the Land Development Code, which shall satisfy the open space requirements for the PUD-C area.
- b. There shall be constructed a landscape buffer along the south property line adjacent to Blocks 9 and 10, Longwood Estates at Ross Downs, that shall consist of a row of evergreen shrubs, which shall reach a height of eight feet within two years after development of the site. The landscape screen shall be constructed prior to the issuance of a certificate of occupancy on the property.

**6. LIGHTING**

- a. Lighting on the buildings shall be shielded and designed to direct the light downward and away from adjacent residential properties.

**7. SIDEWALKS AND TRAILS**

- a. The developer shall construct a 4-foot wide sidewalk adjacent to Longwood Drive, in accordance with the standards contained in the Land Development Code. The sidewalk shall be constructed prior to the issuance of a certificate of occupancy for any structure on the lot.

**8. GENERAL DEVELOPMENT CRITERIA**

- a. The architectural design score for all commercial buildings shall be a minimum of 35 points, as described in Chapter 6 of the Land Development Code.
- b. A fire lane connection shall be provided from the property to Coleman Court. The configuration of the connection shall be subject to approval by the Fire Marshal.
- c. All utility services internal within the development shall be buried underground.

Sec. 3. THAT any person, firm, or corporation violating any of the provisions of this ordinance shall be guilty of a misdemeanor and upon conviction thereof shall be fined a sum not to exceed Two Thousand Dollars (\$2,000.00). Each and every day such violation continues shall constitute a separate offense and shall be punishable as such.

Sec. 4. THAT the Land Development Code of the City of Colleyville, Texas, shall remain in full force and effect, except where amended by this ordinance.

Sec. 5. THAT the City Secretary is hereby authorized and directed to cause publication of the descriptive caption and penalty clause hereof as an alternative method of publication provided by law.

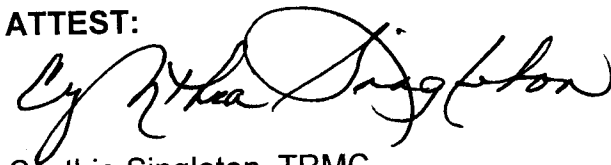
Sec. 6. THAT this ordinance shall become effective immediately upon publication.

**AND IT IS SO ORDERED.**

The first reading and public hearing being conducted on the 4<sup>th</sup> day of August 2004.

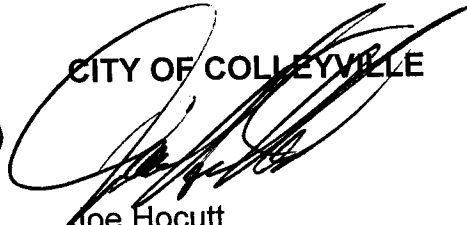
The second reading and public hearing being conducted on the 14<sup>th</sup> day of August 2004.

**ATTEST:**



Cynthia Singleton, TRMC  
City Secretary

**CITY OF COLLEYVILLE**



Joe Hocutt  
Mayor

**APPROVED AS TO FORM AND LEGALITY:**



Ross T. Foster  
City Attorney

# EXHIBIT A – ZONING MAP

