



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

100 Main Street Colleyville, Texas 76034

MONDAY, JULY 13, 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: David Ebert
PLEDGE OF ALLEGIANCE**

1. APPROVAL OF MINUTES

- 1a** June 8, 2026, Planning and Zoning Commission Minutes
June 22, 2026, Planning and Zoning Commission Worksession Minutes

2. ADOPTION OF BYLAWS

- 2a** Consider and adopt the Planning and Zoning Commission Bylaws

3. PUBLIC HEARING AGENDA ITEMS

- 3a** Consideration 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

- 3b** Consideration of a Special Use Permit for an accessory dwelling on Lot 3R, Adair & Brown Estates, zoned R-40 Single-Family Residential, located at 813 John McCain Road, Case ZC26-016
- 3c** Consideration 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
- 3d** Consideration 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
- 3e** Consideration of a Special Use Permit 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 ZC26-019

4. CITIZEN COMMENTS

5. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards by *Tuesday, July 7, 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 7/13/2026

Number -

Type Approval of Minutes

Department Community Development

Title

June 8, 2026, Planning and Zoning Commission Minutes

June 22, 2026, Planning and Zoning Commission Worksession Minutes

Explanation

Approval of minutes from the June 8, 2026, Planning and Zoning Commission Meeting and the June 22, 2026, Planning and Zoning Commission Worksession Meeting.

Attachments

1. June 8, 2026 Planning and Zoning Commission Minutes
2. June 22, 2026 Planning and Zoning Commission Worksession Minutes



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION MINUTES

100 Main Street, Colleyville, Texas, 76034

MONDAY, JUNE 8, 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 June 8, 2026, at 6:15 p.m.

Roll Call

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

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. Questions were raised regarding the background of the lot for case ZC26-013 and potential visibility issues related to case ZC26-014.

Chair David Groves adjourned the Planning and Zoning Commission Pre Commission Meeting at 6:29 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 June 8, 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** May 11, 2026, Planning and Zoning Commission Meeting Minutes
May 26, 2026, Planning and Zoning Commission Worksession Meeting Minutes

Commissioner Savoie made a motion to approve the May 11, 2026, Planning and Zoning Commission Meeting Minutes and the May 26, 2026, Planning and Zoning Commission Worksession Meeting Minutes, seconded by Commissioner Sandifer.

The motion was carried by the following vote:

Aye: 7 – Groves, Remley, Ebert, Obinabo, Savoie, Sandifer, Arnold
Nay: 0

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.

Planning Manager Daniel Ponder presented case ZC26-013 and briefed the Commission on the request. The proposed accessory building would exceed the maximum allowable size requirements.

The applicants, John and Chelsey Cullen, 3505 Blue Quail Lane, Colleyville, TX, came forward and spoke on the request. They stated that the request was intended to provide parking space for multiple family vehicles and to protect those vehicles from inclement weather. The applicant stated that neighboring properties had similar sized garages and that the proposed garage would be compatible with the neighborhood. The Commission inquired about any future uses for the garage once the applicant's family moves out, and the applicant replied that storage of vehicles would remain the primary use.

The public hearing was opened.

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

There was discussion between the Commissioners regarding the request. The Commissioners were impressed with the preparedness of the applicants on the case. Chair Groves commented that the new standards should apply, and that neighboring properties likely had garages that exceed the maximum allowable square footage due to them being built in the 1990s. There was discussion regarding the preservation of the existing pergola.

Commissioner Obinabo made a motion to approve case ZC26-013 to allow for a total of 6.3% accessory building coverage on the property, seconded by Commissioner Arnold.

The motion was carried by the following vote:

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

Nay: 1 – Groves

- 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.

Commissioner Savoie recused himself due to a potential conflict of interest. Planner/Urban Forester Ivana Gonzalez presented case ZC26-014 and briefed the Commission on the request and any plan updates. The proposed carport requires a Special Use Permit because it is placed in front of the home and exceeds the maximum allowable square footage.

The applicant, Bethany Powers, 5301 Montclair Drive, Colleyville, TX, spoke regarding the request. She stated the proposed carport location meets setbacks, is aesthetically cohesive with the home being built, and is required due to her family needing covered parking. She stated that the carport is placed outside of the required visibility triangle and that any property maintenance that she would need to do to keep the visibility triangle clear was not related to the carport request.

The Commissioners questioned the applicant regarding the request. Commissioner Obinabo asked about the visibility concerns listed in the opposition letter and whether the neighbors and the applicant had met to discuss the request yet. The applicant stated that the neighbors likely misunderstood the proposed location of the carport and that they have not met with the neighbors yet. Chair Groves asked the applicant if square footage could be eliminated to bring the carport in compliance with the maximum square footage allowance. Hans Hermann, the architect and landscape architect for the carport, came forward and stated the extra square footage was required for drainage purposes and for aesthetic coherence. He further stated that the location was determined based on existing drainage facilities on the property. Bethany Powers stated that the size of modern cars warranted the square

footage of the proposed carport. When inquired about the landscape plantings, she stated that everything was planted in accordance with city standards for the house building permit. She concluded by stating the construction timeline should finalize for the house within 3 weeks.

The public hearing was opened.

Justin Powers, 5301 Montclair Drive, did not wish to speak, but did wish to record their support of the case.

James Hugh, 6308 Winston Street, Dallas, TX, did not wish to speak, but did wish to record their support of the case.

Brent Walker, 5309 Montclair Drive, spoke in support of the case. He stated that the homes for the family compound took longer to build due to the COVID-19 pandemic and that he was sympathetic to the neighbors' frustrations related to construction.

Hans Hermann, 350 N. Ervay Street, Dallas, TX, spoke in support of the case. He stated that an additional driveway would be added on the property to further alleviate the parking of vehicles on the street.

Edward Lutz, 2314 Carlisle Avenue, spoke in opposition of the case. He stated that the carport is inconsistent with the overall neighborhood design and that the carport would lead to a crowded aesthetic. He stated that the applicant made no effort to meet with neighbors and that the carport would have a negative effect on Leyton Grove property values. Commissioner Obinabo asked Mr. Lutz about the existing screening on Leyton Grove Lane.

Kristy Ramundi, 5309 Braedon Lane, spoke in opposition of the case. She stated that the carport was visually inconsistent with the neighborhood and would negatively impact visibility. She requested that the applicants relocate their carport elsewhere on the lot.

Beverly Wood, 2200 Hawthorne Avenue, did not wish to speak, but did wish to record their opposition to the case.

Michael Karing, 2200 Hawthorne Avenue, spoke in opposition of the case. He expressed disdain for the location of the carport and the overall number of improvements on the 5309 and 5301 Montclair Drive properties. He further expressed aesthetic disdain, visibility concerns, and stated the applicant made no effort to meet with neighbors.

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

Bethany Powers, the applicant, came forward to address comments made during the public hearing. She stated that the location was justified and met setbacks, the carport would not have any visibility impacts, and that the impervious surface was existing and tied to the permit for the construction of the home. She further stated that the architecture and materials used would be high-quality and would not have any negative property value impacts.

The Chair called a recess at 8:01 p.m.

The Planning and Zoning Commission meeting was called back into session at 8:03 p.m.

There was further discussion between the Commissioners regarding the carport. Commissioner Remley stated that the issues raised by the neighbors and the Commission regarding construction screening in the visibility triangle were not relevant to the request. Commissioner Ebert agreed with Commissioner Remley, stating the request raised no planning concerns and that other issues with the site should be dealt with by code enforcement. Commissioner Obinabo stated that the carport being in front of the house was not in character for the neighborhood and suggested tabling the case to allow for neighborhood discussions. Commissioner Sandifer stated the carport being in front of the house was the determining factor in her voting decision. Chair Groves stated that the carport could be relocated and agreed that the applicant should table the request to meet with the neighbors.

Bethany Powers came forward to address the existing construction screening, stating that she could remove it, but that the carport would create no visibility issues. Edward Lutz came forward and stated the carport did not meet the aesthetic characteristics of the neighborhood.

Commissioner Arnold made a motion to approve Case ZC26-014. The motion was seconded by Commissioner Ebert.

The motion was carried by the following vote:

Aye: 3 – Remley, Arnold, Ebert

Nay: 3 – Groves, Sandifer, Obinabo

Abstain: 1 – Savoie

The motion failed and the case was denied.

3. CITIZEN COMMENTS

The public hearing was opened.

Michael Karing, 2200 Hawthorne Avenue, came forward and inquired about a comment Commissioner Ebert made during the meeting.

Brent Walker, 5309 Montclair Avenue, came forward and inquired about the reason for the carport denial.

4. ADJOURNMENT

The meeting adjourned at 8:16 p.m.

The minutes were written and prepared by:

Christopher Pham

Christopher Pham
Planner

The meeting minutes were approved on July 13, 2026, by a vote of x-x.



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION MINUTES

100 Main Street, Colleyville, Texas, 76034

MONDAY, JUNE 22, 2026

EXECUTIVE CONFERENCE ROOM

The City of Colleyville Planning and Zoning Commission Worksession Meeting was called to order by Chair David Groves on June 22, 2026, at 6:15 p.m.

Roll Call

Present: David Groves, David Ebert, Jerome Obinabo, Jerry Savoie, and Richard Remley.

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

2. WORKSESSION AGENDA ITEMS

- 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

Planner Christopher Pham presented the case and briefed the Commission on the request. The fence would be fully opaque adjacent to Precinct Line Road, requiring the approval of a Special Use Permit. The Commission rose concerns about existing trees where the fence is proposed.

- 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

Planner Christopher Pham presented the case and briefed the Commission on the request. A Special Use Permit is required for the unit to exceed 1200 square feet and be located in the R-40 zoning district. There was further discussion amongst the Commissioners regarding the request.

- 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

Planner Christopher Pham presented the case and briefed the Commission on the request. An existing carport would be removed from the subject property to replace it with a detached garage. The Commissioners asked about proposed building materials for the garage.

- 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

Planning Manager Daniel Ponder presented the case and briefed the Commission on the request. The applicant is requesting to add a covered patio to two existing accessory buildings on the property.

- 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

Planning Manager Daniel Ponder presented the case and briefed the Commission on the request. The Commission inquired about the requirements for the PUD-C zoning district regarding the use. There was discussion regarding the screening for the proposed outdoor run.

3. ADJOURNMENT

The meeting adjourned at 6:46 p.m.

The minutes were written and prepared by:

Bethany Lopez

Bethany Lopez
Planner

The meeting minutes were approved on July 13, 2026 by a vote of X-X.

**City of Colleyville
PLANNING AND ZONING COMMISSION
BYLAWS**

ARTICLE I. ESTABLISHMENT AND AUTHORITY

The Planning and Zoning Commission was established by the City Council of Colleyville, Texas, by Ordinance 08 on May 18, 1956; however, several amendments to this ordinance have been approved and codified through the Colleyville City Charter and the Colleyville Code of Ordinances. The Planning and Zoning Commission ("Commission") is established pursuant to the Colleyville City Charter and Chapters 211 and 212 of the Texas Local Government Code. The Commission shall comply with all applicable federal and state laws, City Charter provisions, City ordinances, and City policies, including the Texas Open Meetings Act and the Texas Public Information Act.

ARTICLE II. PURPOSE

1. Review and recommend physical development in the City.
2. Review and recommend the platting and/or the subdividing of land in the City.
3. Review and recommend proposed changes to zoning regulations and amendments in the City.
4. Review and recommend amendments to the official zoning map.
5. Review and recommend updates to the Comprehensive Plan.
6. Conduct public hearings as required by law.

All recommendations are subject to review and approval by the City Council.

ARTICLE III. MEMBERSHIP

Section 1. Appointment/Terms/Qualifications

The Commission shall consist of seven (7) members, who shall be appointed by the City Council and shall be numbered Place 1 through Place 7. Members are appointed for a two-year term with an established staggered structure. All members shall be qualified voters and residents of the City. No member may be employed by the City and all members serve without compensation.

Section 2. Attendance

Members are expected to attend all regular and worksession meetings. Absence from three (3) consecutive regular meetings or more than 25% of meetings (25%=6 meetings) in a 12-month period may constitute grounds for review and possible removal by the City Council. Members shall notify staff in advance if unable to attend.

Section 3. Vacancies

Vacancies shall be filled by City Council appointment for the unexpired term.

ARTICLE IV. OFFICERS

Section 1. Election

The Commission shall elect from its membership a Chair and Vice Chair who will serve for the two-year appointment. If one or both terms expire, a Chair and Vice Chair will be elected from the membership, at the first meeting following City Council appointments or when the term has expired.

Section 2. Duties

The Chair shall preside at all meetings and be a voting member. The Chair shall rule on all procedural matters, subject only to being over-ridden by the contrary vote of four (4) Planning and Zoning Commission members. The Chair shall sign all plats approved by the Planning and Zoning Commission.

The Vice-Chair shall preside at Planning and Zoning Commission meetings in the absence of the Chair and shall fulfill all the duties of the Chair. Should the Chair resign, or that office become vacant for other reasons, the Vice-Chair shall act as Chair until the election of a new Chair.

The Recording Secretary is a City staff member.

ARTICLE V. MEETINGS

Section 1. Number of Meetings

Regular and worksession meetings shall be held not less than once a month at City Hall, located at 100 Main Street. **EXCEPTIONS:** The meeting may be cancelled for lack of quorum, dangerous weather conditions, or other emergencies which may affect life, health, property, or public peace. All meetings shall be posted and conducted in compliance with the Texas Open Meetings Act. A majority of appointed members shall constitute a quorum. Proxy voting is prohibited. Members must be physically present or participate as otherwise permitted by law.

The Planning and Zoning Commission may conduct closed sessions as allowed by law, on properly noticed closed executive session matters.

Section 2. Quorum

A quorum is defined as the minimum number of voting members who must be present at a properly convened meeting in order to conduct business. A quorum is a majority of voting members, and a majority is required to conduct the meeting, even when there is no item for vote or action. If a majority is not present, the Chair may: 1. Adjourn the meeting; 2. give a stated time (example: 15 minutes from the time the meeting was scheduled) when the meeting will be adjourned if other members do not arrive. If the option is to extend the time, no business may be conducted and the meeting adjourned when the time expires.

The following Robert's Quorum Table will be used to determine a quorum and a majority vote of a quorum:

Total Number of Members	Quorum	Majority of a Quorum
5	3	2
6	4	3
7	4	3
8	5	3
9	5	3
10	6	4
11	6	4
12	7	4

ARTICLE VI. VOTING

Each member shall have one vote. Action shall be taken by a majority vote of members present and voting, unless otherwise required by law. See Robert's Quorum Table for a majority vote minimum, when based on quorum present.

Exception: A majority of the members shall constitute a quorum; however, no action shall be approved with less than four (4) affirmative votes, regardless of if there is a majority of the quorum.

ARTICLE VII. CONDUCT OF MEETINGS

At all times the Chair shall maintain order and decorum. The general order of a Public Hearing shall be:

- The Chair shall read the public notice
- Staff presentation
- Applicant introductory presentation – five minutes, up to 20 minutes if the recommendation of the Chair and the project warrants
- Commission discussion
- Open Public Hearing
- Citizen comments - five minutes each (Large groups supporting the same position may be asked to select a representative to speak for the group)
- Close public hearing
- Commission discussion and vote
- In the alternative, the item may be tabled or continued to a future meeting of the Commission.

If the Commission wishes to consider additional public testimony, the public hearing shall be reopened, and the public hearing and item shall be continued to a date certain.

If the Public Hearing is not reopened and continued to a date certain, the Commission may only conduct an additional public hearing upon publication of notice in accordance with Chapter 211 of the Local Government Code.

The Planning and Zoning Commission shall comply with all applicable conflict of interest laws.

The Planning and Zoning Commission members shall not leave the meeting table to discuss pending matters with members of the audience, nor shall members of the audience discuss matters with individual Planning and Zoning Commission members during the meeting.

ARTICLE VIII. CODE OF CONDUCT

Section 1. State of Commitment

Members are appointed to represent the best interests of the residents of the City of Colleyville and shall conduct themselves in a manner that reflects positively on the City in all actions.

Section 2. General Standards

- Act in the best interest of the City as a whole.
- Comply with all applicable laws, including the Texas Open Meetings Act and Texas Public Information Act.
- Treat fellow members, City Council, City staff, and the public with courtesy and respect.
- Shall not accept or solicit any benefit, economic gain, or advantage related to his/her position with the City, nor use that position to secure special privileges or exemptions.
- When acting in an official capacity, shall not grant any special consideration, treatment or advantage to a person or organization beyond that which is available to every other person or organization, and shall not personally represent, or appear on behalf of, the private interests of others in a meeting of any board, commission, committee, or the city council.
- Refrain from disruptive conduct during meetings.
- Avoid conflicts of interest and comply with all applicable disclosure requirements under state law and City policy.
- Refrain from directing City staff or becoming involved in administrative operations.
- Maintain confidentiality of executive session discussions and legally protected information.
- Conviction of a felony or offense involving moral turpitude will result in immediate dismissal

Section 3. Public Communication

Members shall not represent themselves as speaking on behalf of the Commission or the City unless authorized by the City Council. When speaking as private citizens, members shall clarify that their comments do not represent official City positions.

Section 4. Enforcement

Alleged violations of this Code of Conduct may be referred to the City Secretary for City Manager and City Council review. Members serve at the pleasure of the City Council and may be removed in accordance with City policy and applicable law.

ARTICLE IX. SOCIAL MEDIA

Section 1. Purpose

This Social Media Policy provides guidance regarding appropriate use of social media platforms in a manner consistent with state law, City policy, and the advisory role of the Commission.

Section 2. Personal Accounts

- Members shall not represent their personal opinions as official positions of the Commission or the City unless expressly authorized.
- When referencing Commission matters, members should clearly state they are speaking in their individual capacity unless authorized to speak on behalf of the Commission.
- Members shall not use City logos, official branding, or titles in a manner that implies official endorsement without prior authorization.

Section 3. Open Meeting Act and City Policy Compliance

- Members shall not post their individual opinions regarding any case or action which will be forthcoming to City Council, or any Board, Commission, or Committee, prior to the case or action being presented on an official agenda for the Board, Commission, Committee, and City Council.
- Members shall not use social media to deliberate with a quorum regarding matters within the Commission's jurisdiction outside of a properly posted meeting.
- Posting comments, replies, reactions, or similar interactions that constitute deliberation among a quorum is prohibited.
- Members shall avoid engaging in online discussions of Commission business when other Commission members are participating in the same communication thread.

Section 4. Professional Conduct

Members shall

- Conduct themselves respectfully in all online interactions relating to City matters.
- Refrain from posting confidential, privileged, or executive session information.
- Avoid personal attacks or inflammatory remarks that undermine public trust.
- Comply with state law when engaging in political activity in a private capacity.

Section 5. Enforcement

Alleged violations of this Social Media Policy may be referred to the City Secretary for City Manager and City Council for final action. Members serve at the pleasure of the City Council and may be subject to removal in accordance with City policy and applicable law.

ARTICLE IX. – TRAINING REQUIREMENTS

Within 90 days of appointment, members shall complete and provide proof of completion to the City Secretary of the state required Open Meetings Act and Public Information Act training.

ARTICLE X. REMOVAL

Members serve at the pleasure of the City Council and may be removed by the City Council with or without cause, in accordance with City Charter, ordinances, and applicable law.

ARTICLE XI. AMENDMENTS

These bylaws may be amended by majority vote of the Commission and approval of the City Council. Proposed amendments shall be submitted to the City Secretary for review and placement on a City Council agenda for consideration.

City Council approved June 2, 2026.

Planning and Zoning Commission approval _____.



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 3a

Agenda Date 7/13/2026

Number -

Type Public Hearing Agenda Items

Department Community Development

Title

Consideration 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.

Analysis: 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).

Land Development Code section 3.26(E)(7) authorizes that fences may be approved by SUP when a request does not conform to the standards otherwise permitted by right.

Existing Conditions/Background: The subject property, 1211 Murphy Road, is developed with a single-family home and is located on the southeast corner of Precinct Line Road and Murphy Drive.

Plat Status: The subject property is platted.

DRC Review: The Development Review Committee reviewed the request during their June 22, 2026, meeting and the case has been scheduled for the July 13, 2026, Planning and Zoning Commission meeting.

Surrounding Development: The property to the north is zoned AG Agricultural and is improved with a single-family home. The properties to the east are zoned R-20 Single-Family Residential and are improved with single-family homes. The properties to the south are zoned PUD-C Planned Unit Development – Commercial and are improved with commercial uses. The border between Colleyville and North Richland Hills lies to the west of the property.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, identifies the subject property for commercial 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. Keller ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code.

Attachments

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

Aerial Map

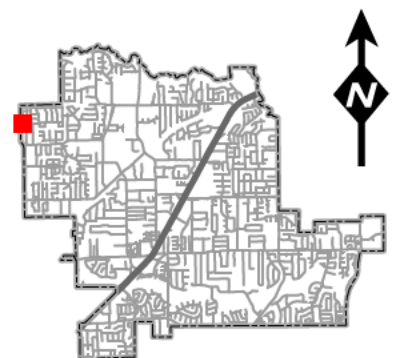
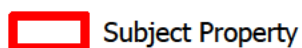


ZC26-015

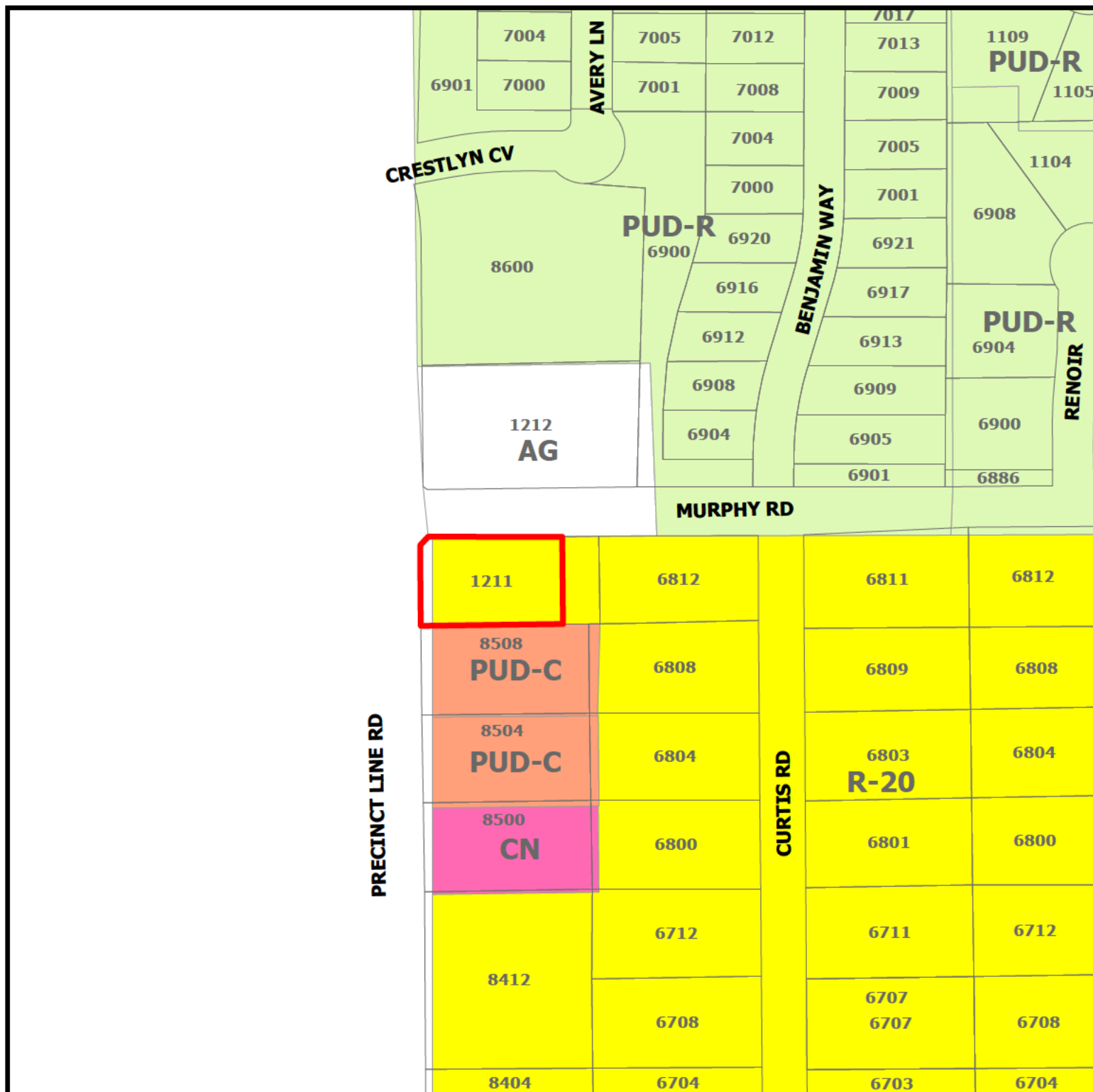
1211 Murphy Road

DISCLAIMER:

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Zoning Map



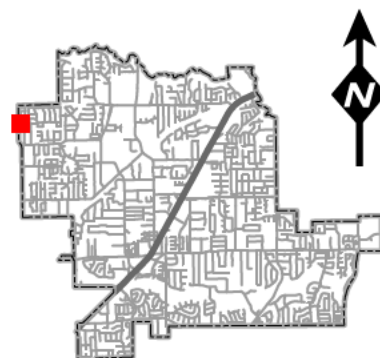
ZC26-015

1211 Murphy Road

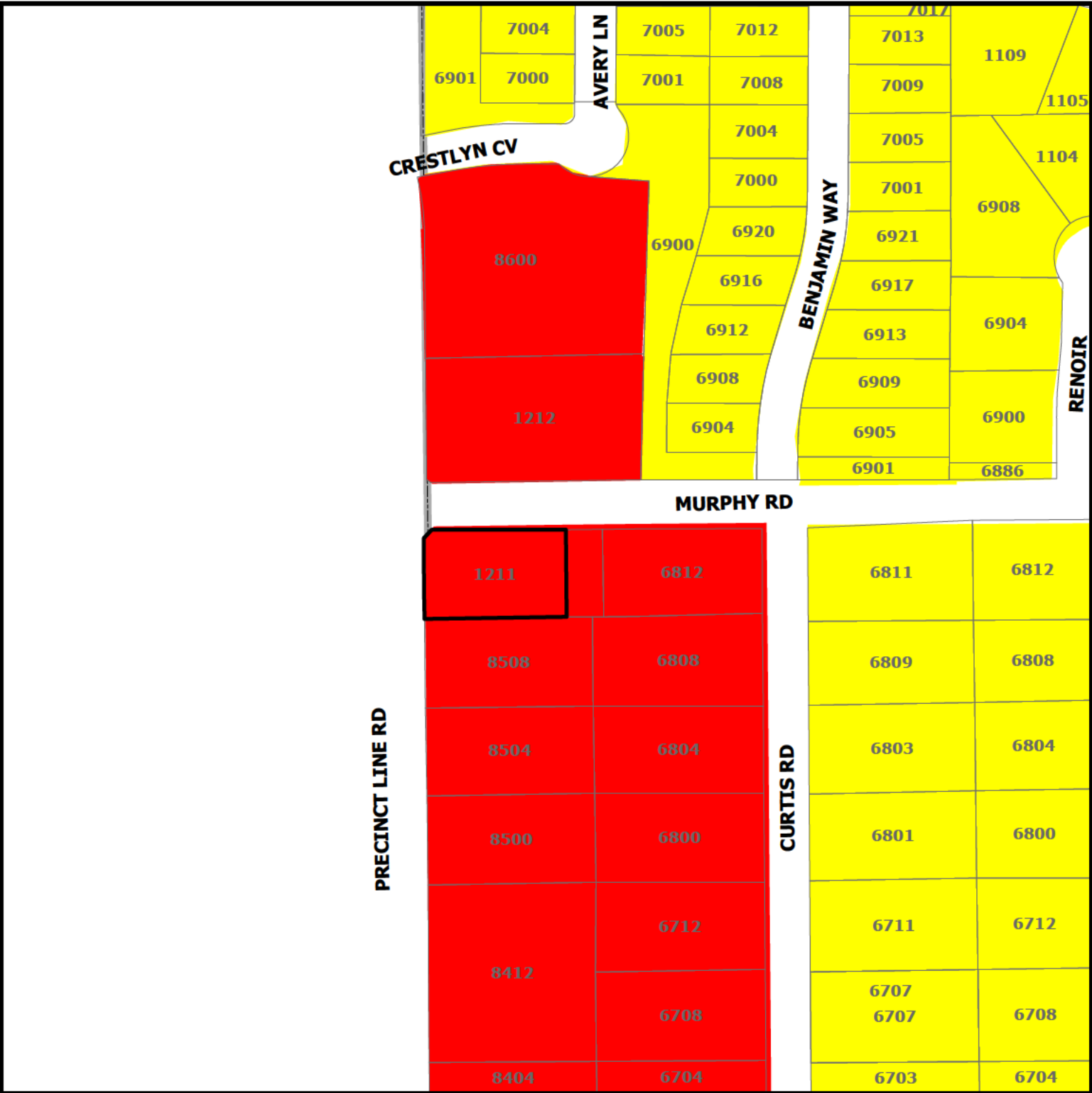
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 Subject Property



Future Land Use Map

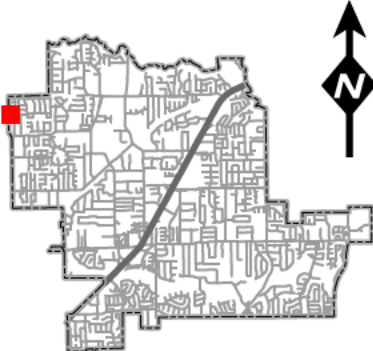


ZC26-015

1211 Murphy Road

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- Residential
- Commercial
- Subject Property

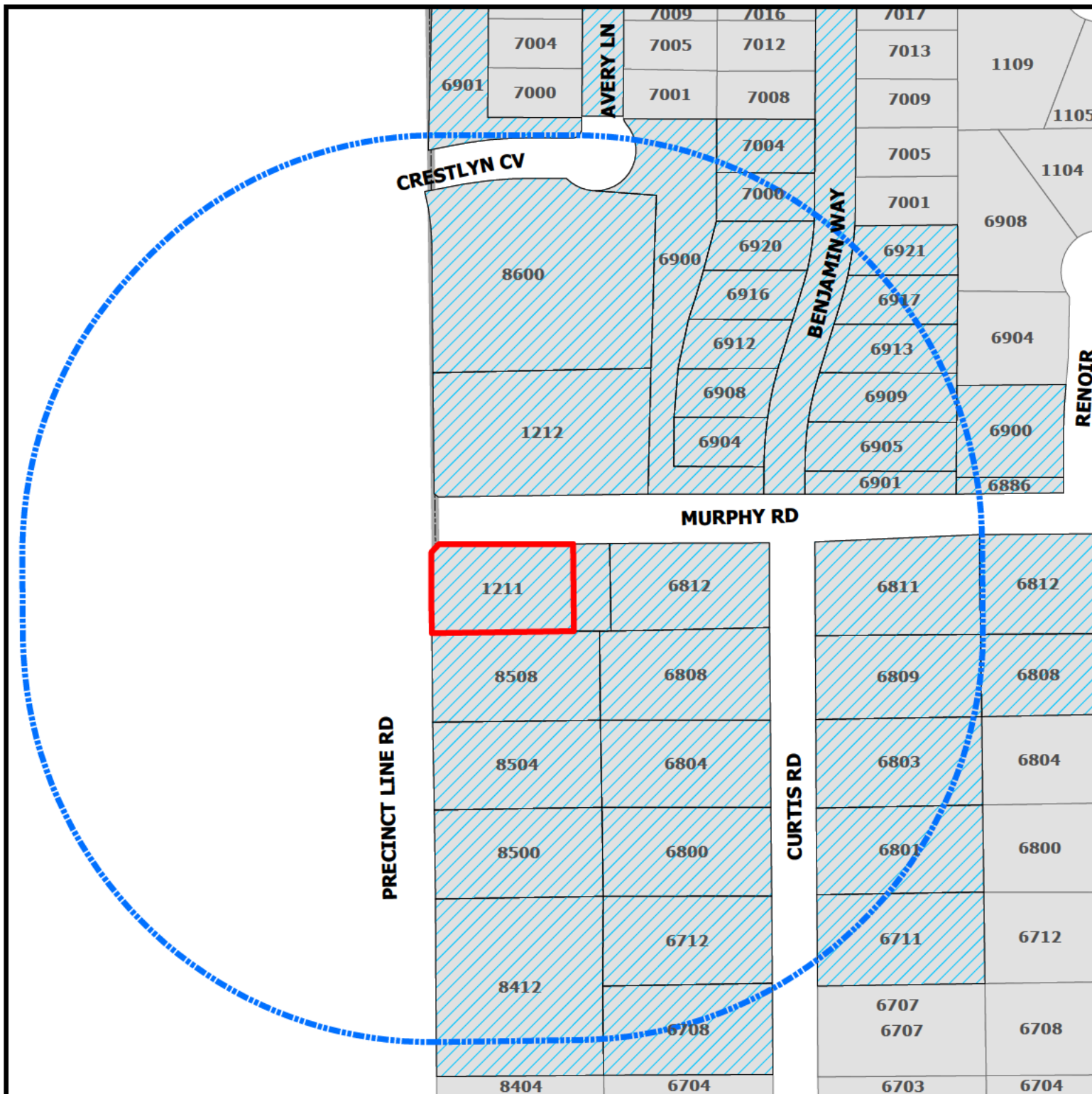




1211

This is an aerial photograph of a residential property. The central feature is a single-story house with a grey gabled roof. To the right of the house is a paved driveway where a dark-colored car is parked. Further to the right is a large, light-colored rectangular structure, possibly a shed or garage. The property is surrounded by green grass and several large, mature trees. A parking lot with several empty spaces is visible in the lower right corner. The number '1211' is overlaid in large black font on the house.

Notification Map

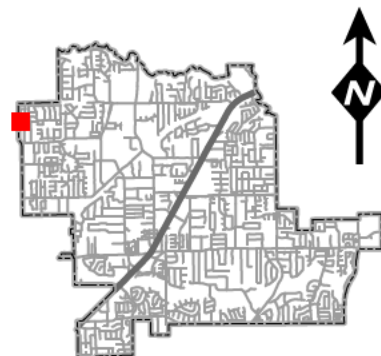


ZC26-015

1211 Murphy Road

DISCLAIMER:
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- Subject Property
- Buffer
- Parcels to be notified





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, July 13, 2026, at 7:00 p.m.
City Council Meetings: Tuesday, August 4, 2026 & Tuesday, August 18, 2026, at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit (SUP) for a fence on Lot 15A1, Block 2, Fair Way Addition, located at 1211 Murphy Road, Case ZC26-015. The request is to allow for a fence that does not conform to the Land Development Code, Section 3.26(E). The applicant is requesting an SUP to construct an opaque wood fence along the west side of the property. The fence would be located within the required street side yard.

Zoning Case: ZC26-015

Applicant: Daniel Voltz

Location: 1211 Murphy Road

Property Description: Lot 15A1, Block 2, Fair Way Addition

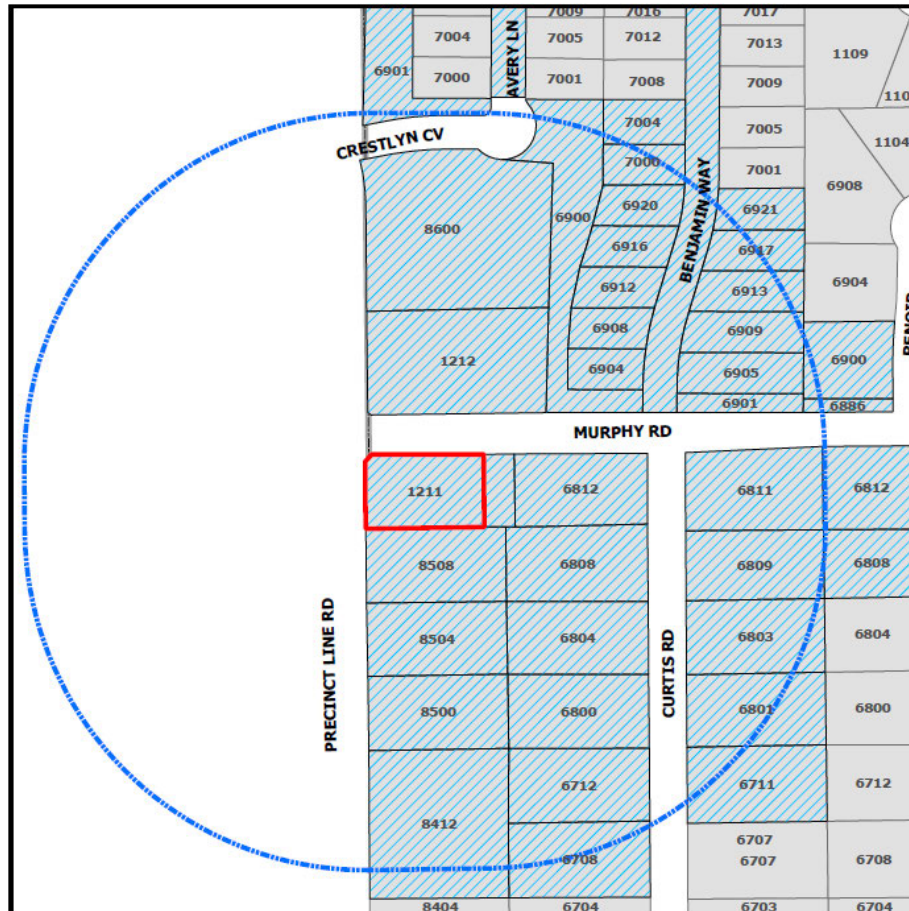
Present Zoning: R-20 Single Family Residential

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 & 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:

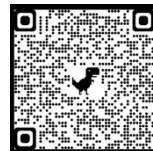
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@colleyville.com

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.

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 0.42 ACRES, BEING LOT 15A1, BLOCK 2, FAIR WAY ADDITION, LOCATED AT 1211 MURPHY ROAD, BY AUTHORIZING A SPECIAL USE PERMIT TO ALLOW FOR A FENCE; 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 fence (Case ZC26-015); and

WHEREAS, the Subject Property is presently zoned R-20 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 fence on 0.42 acres, being Lot 15A1, Block 2, Fair Way Addition, located at 1211 Murphy Road, 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 6-foot wood fence to be placed within the required street side yard setback and be located on the west property line.
- b. It shall be generally consistent with the site plan, 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 4th day of August 2026.

The second reading and public hearing being conducted on the 18th day of August 2026.

PASSED AND APPROVED BY A VOTE OF ___ AYES AND ___ NAYS ON THIS THE 18TH DAY OF AUGUST 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





CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 3b

Agenda Date 7/13/2026

Number -

Type Public Hearing Agenda Items

Department Community Development

Title

Consideration of a Special Use Permit for an accessory dwelling 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.

Analysis: The applicant is requesting approval of a SUP for an ADU in the R-40 Single-Family Residential zoning district in accordance with Land Development Code Section 3.24.B. ADUs cannot exceed 1,200 square feet according to Land Development Code Section 3.27(A)(2)(d); the proposed structure has 1,534 square feet of habitable area.

Land Development Code Section 3.27(A)(2)(d) authorizes that accessory dwellings 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, 813 John McCain Road is developed with a single-family home. It is located approximately ±640 feet east of Pleasant Run Road on the south side of John McCain Road.

Plat Status: The subject property is platted.

DRC Review: The Development Review Committee reviewed the request during their June 22, 2026, meeting and the case has been scheduled for the July 13, 2026, Planning and Zoning Commission meeting.

Surrounding Development: The properties to the north and west are zoned R-40 Single-Family Residential and are improved with single-family homes. The properties to the east are zoned AG Agricultural and are improved with single-family homes. The properties to the south 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. Zoning Map
3. Future Land Use Map
4. Site Plan Exhibit
5. Elevations Exhibit
6. Tree Survey
7. Notification Map
8. Notification Letter
9. Letter Received
10. Draft Ordinance

Aerial Map

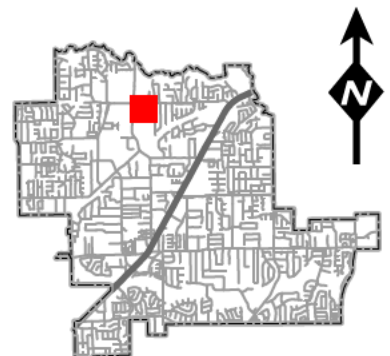
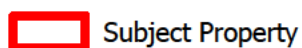


ZC26-016

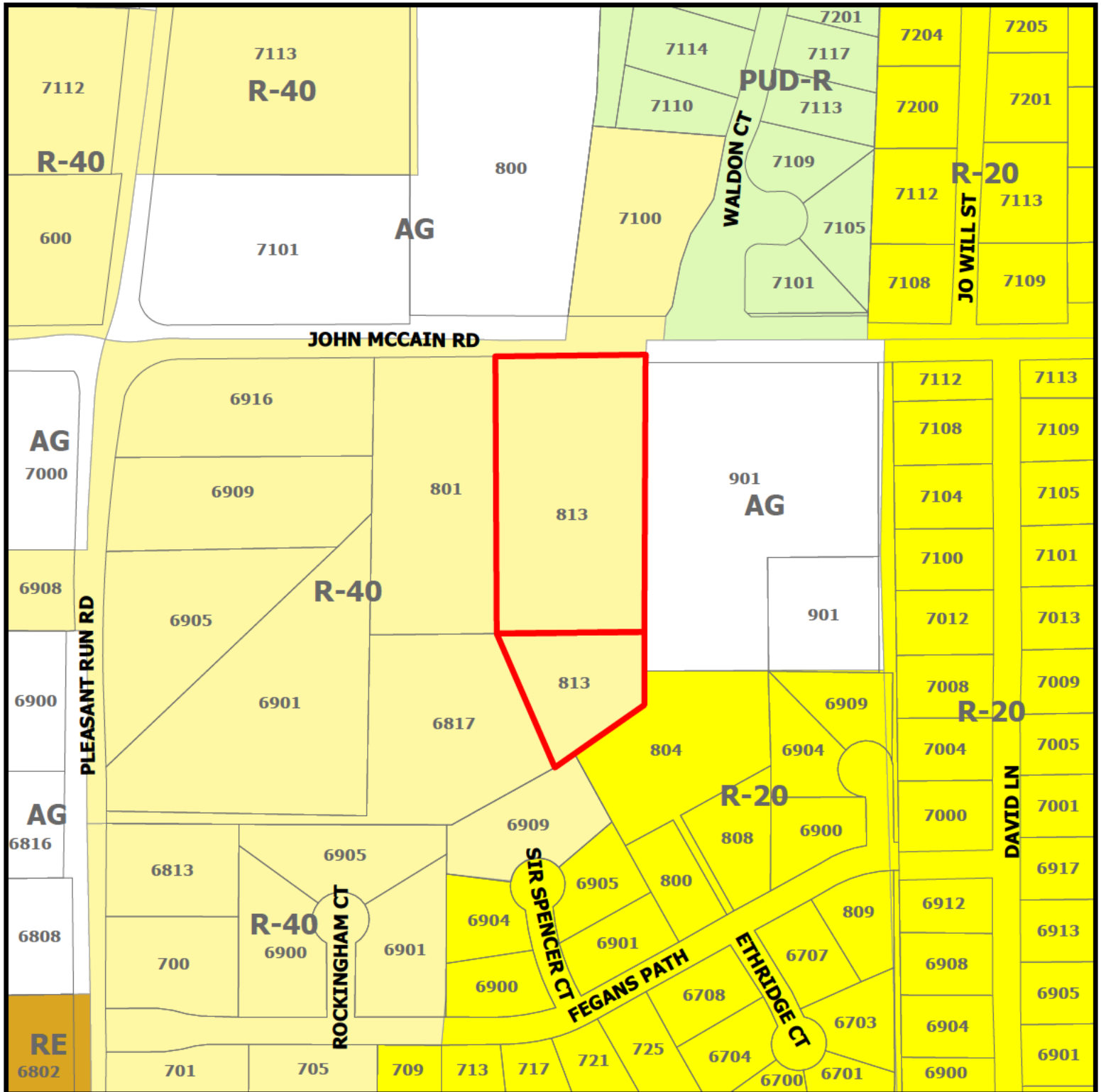
813 John McCain Road

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Zoning Map

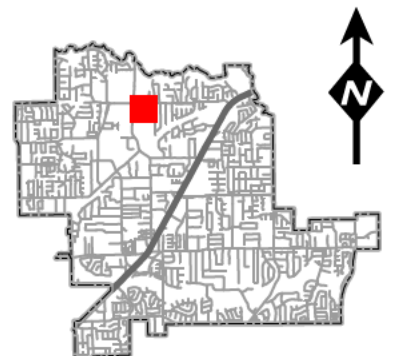


ZC26-016

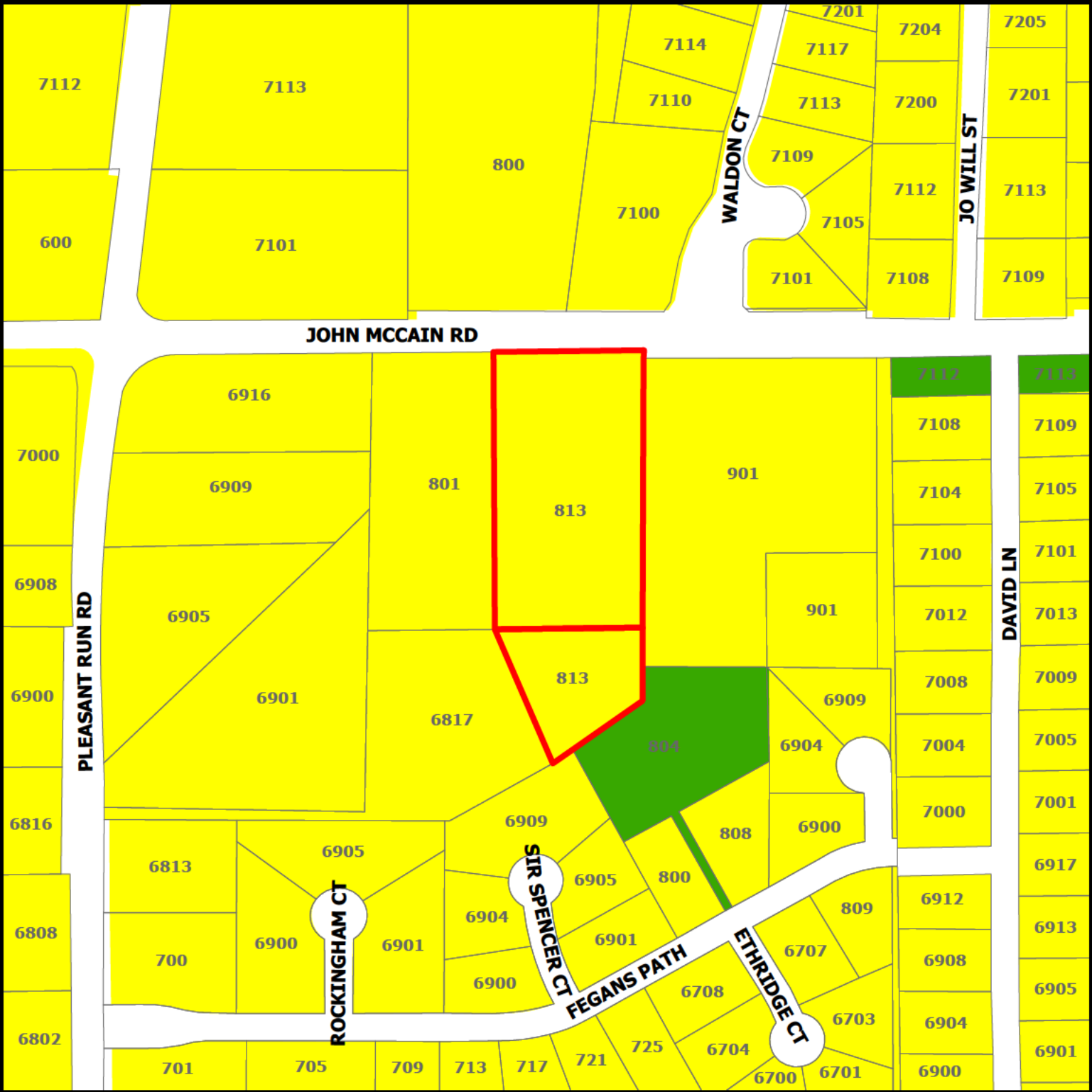
813 John McCain Road

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 Subject Property



Future Land Use Map

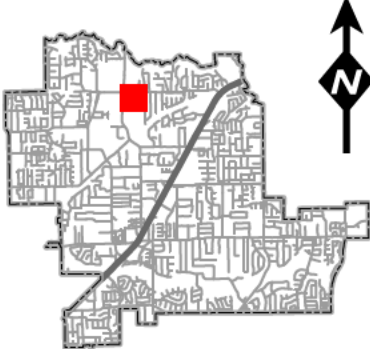


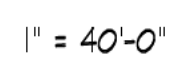
ZC26-016

813 John McCain Road

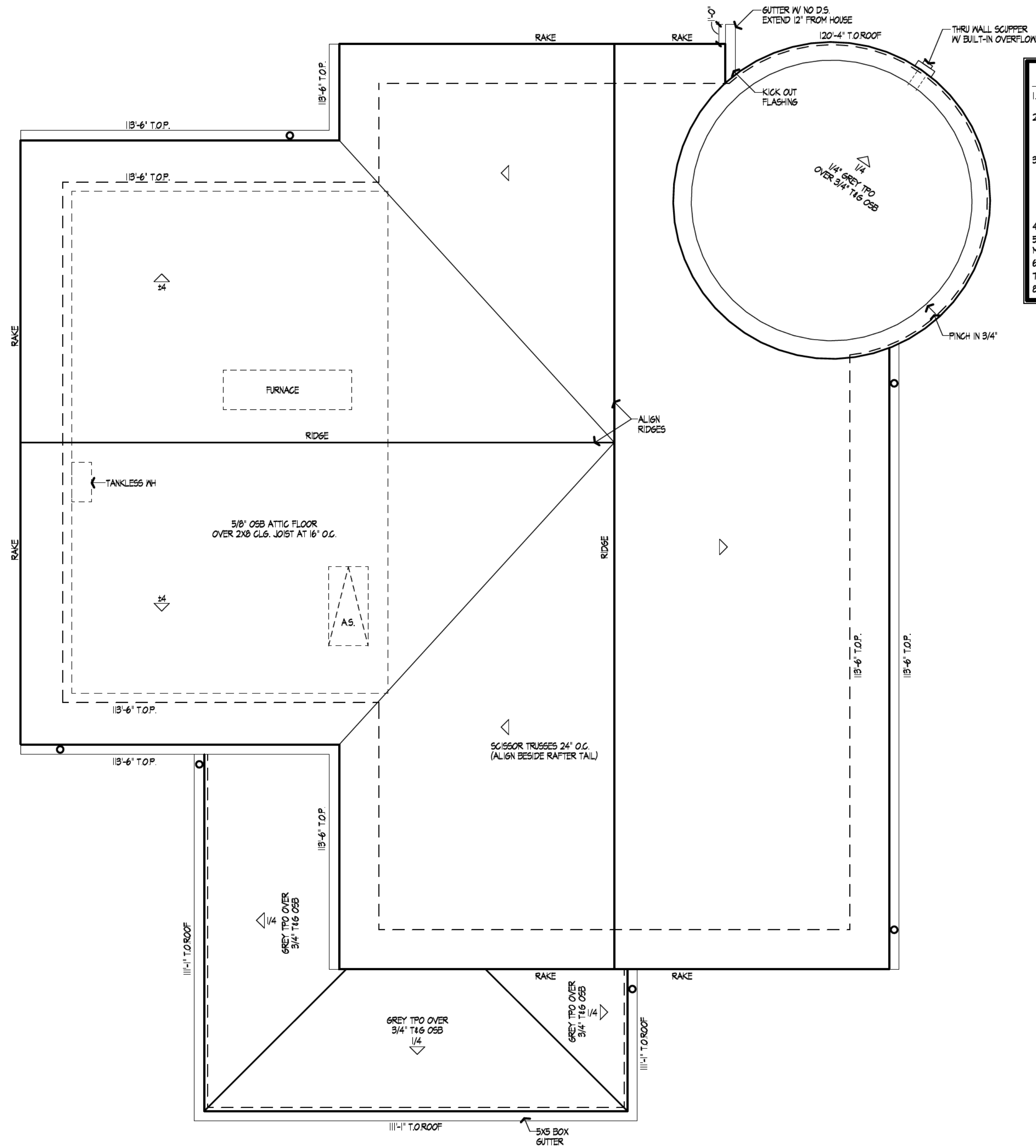
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-  Residential
-  Open Space; Parks
-  Subject Property

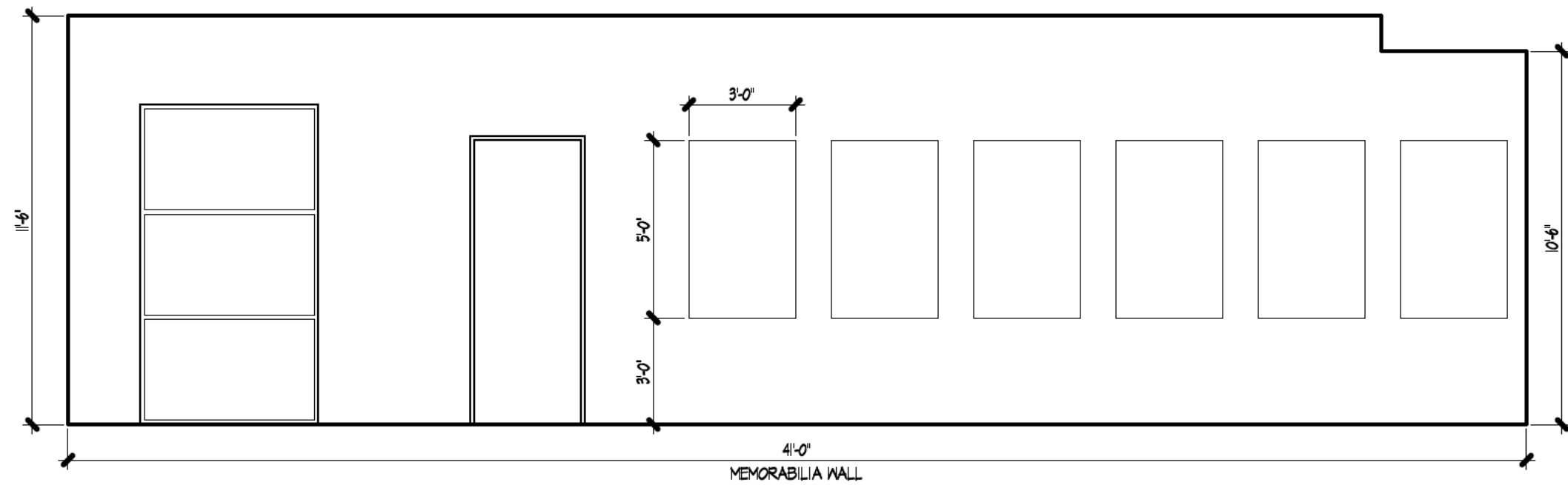




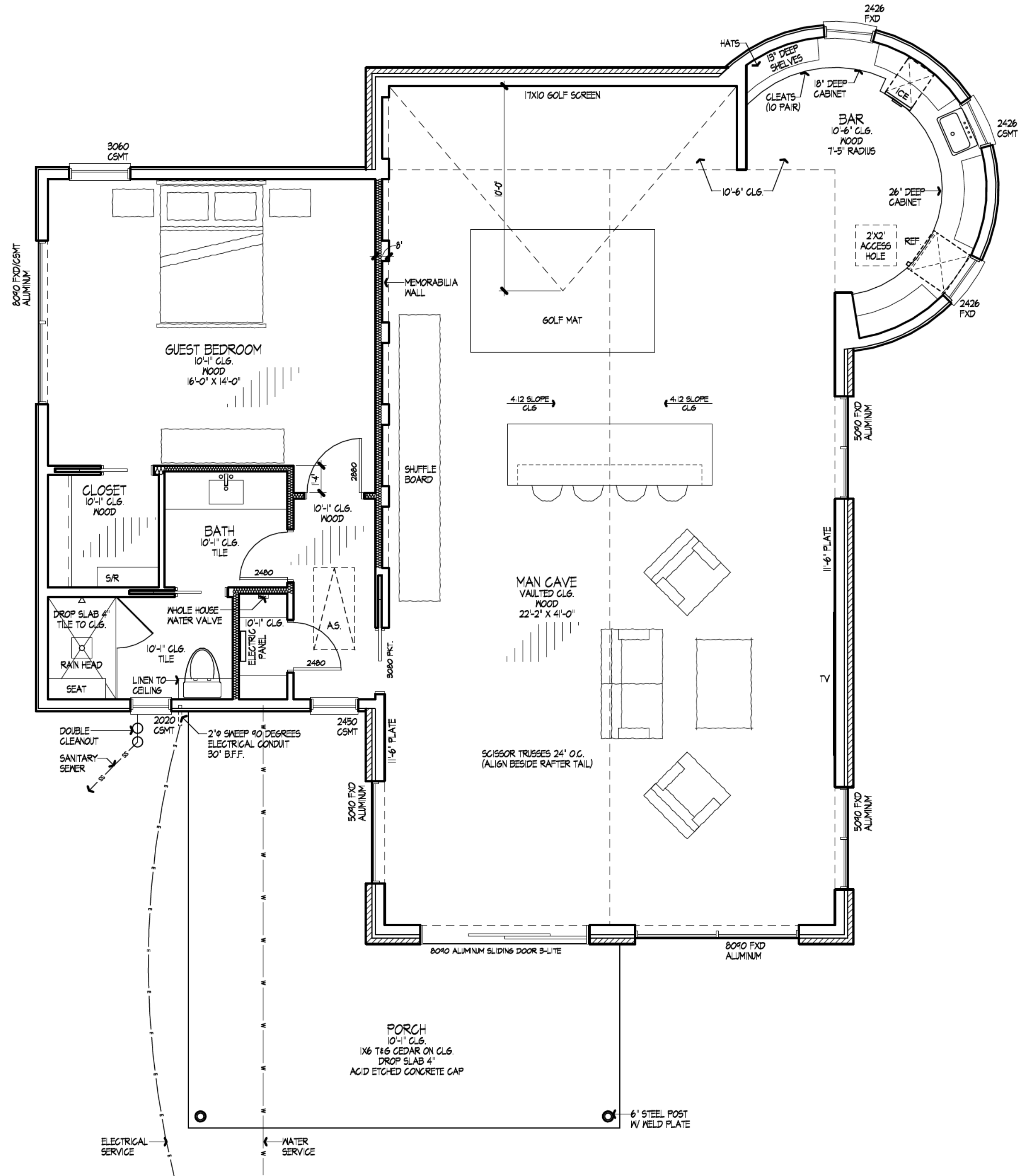
REVIEW
SHEET NUMBER
A|-|
PROJECT NUMBER
26002



- ROOF NOTES**
1. ALL ROOF SLOPES TO BE 4:12 UNLESS NOTED OTHERWISE
 2. T.O.P. = TOP OF PLATE OR WALL HEIGHT MEASURED FROM THE TOP OF SLAB AT THE FIRST FLOOR. DATUM ELEVATION = 100'-0"
 3. NON-TYPICAL ROOF SLOPES INDICATED AS FOLLOWS:
4: INDICATES A 4:12 PITCH
4: INDICATES DIRECTION OF SLOPE
 4. 6" 1/2" ROUND PAINT GRIP GUTTER W/ 4" D.S. UNO.
 5. ROOF MATERIAL TO BE STANDING SEAM TO MATCH EXISTING HOME
 6. 100% 2 LAYERS PALISADE SYNTHETIC UNDERLAYMENT
 7. ATTIC TO BE NON-VENTED UNO.
 8. ALL 60 MILL TPO - GREY



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



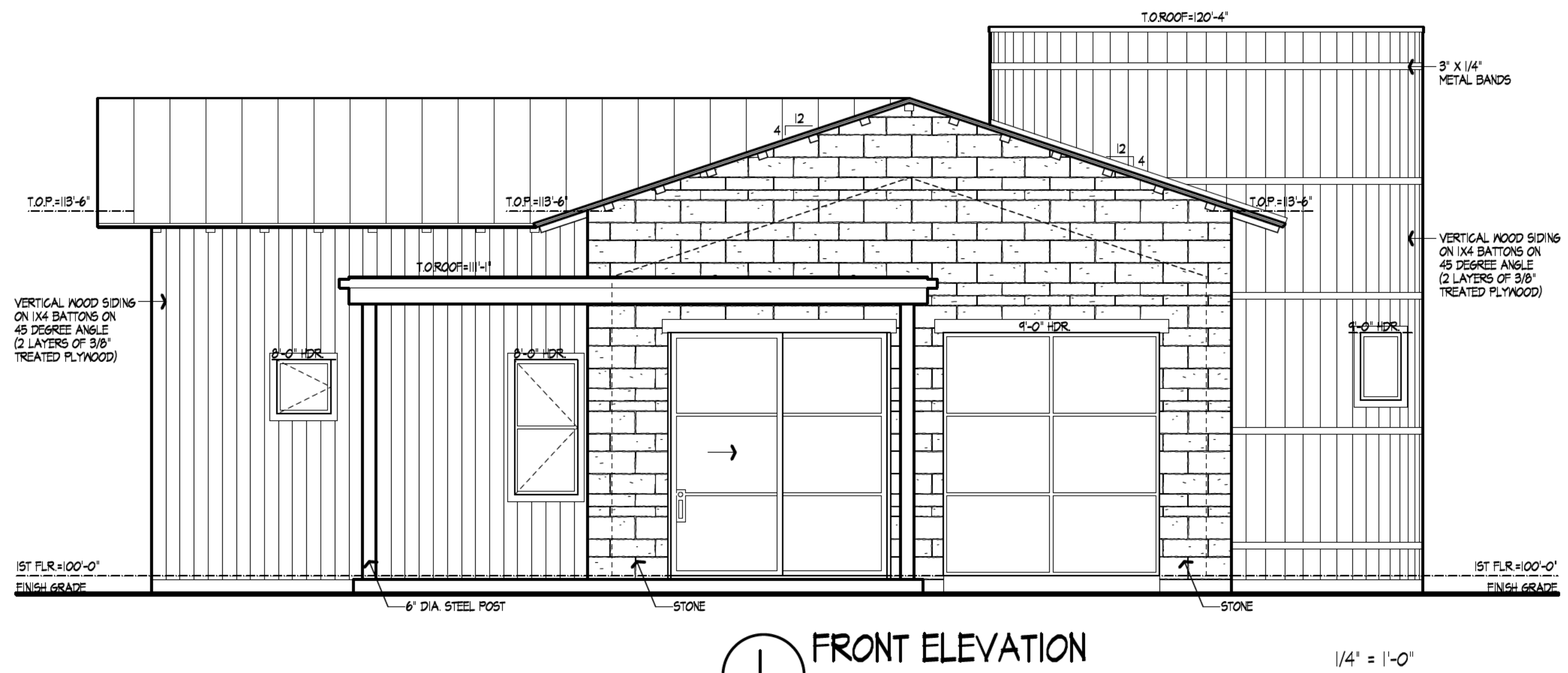
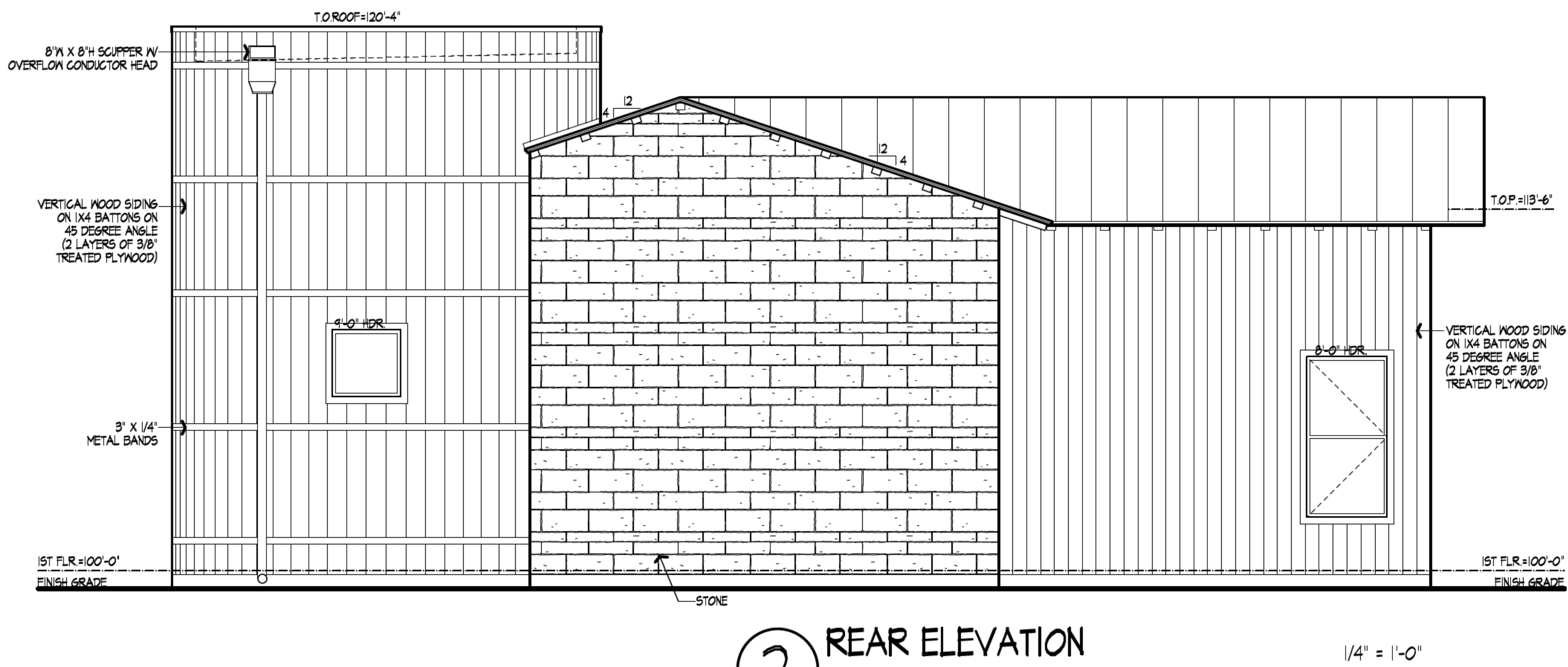
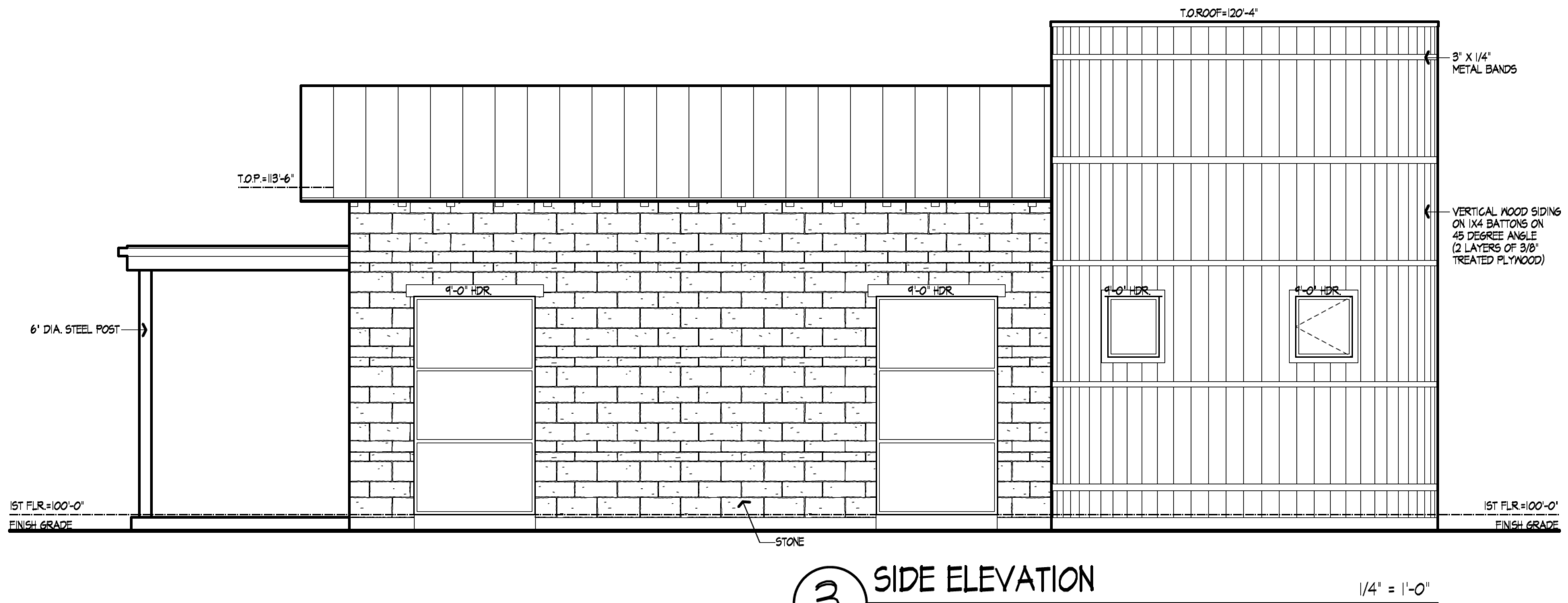
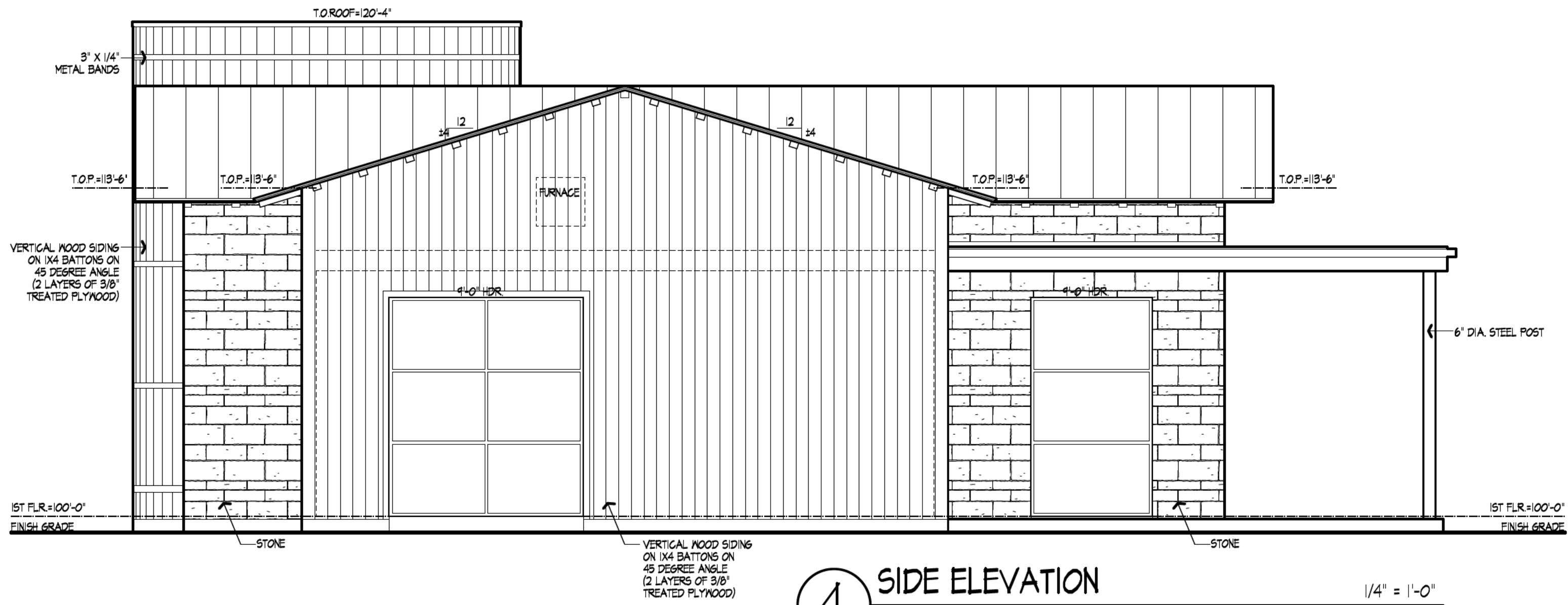
ROOF PLAN

1/4" = 1'-0"

FIRST FLOOR PLAN

1/4" = 1'-0"

- ELEVATION NOTES
- STONE - LUDERS HORIZONTAL COARSING (MATCH EXISTING HOUSE)
 - PORCH & PATIO CEILING - 1x6 T&G CEDAR
 - EXT. TRIM - 1x4 HARDBOARD
 - WALL SHEATHING - 1/2" ZIPWALL HORIZONTAL
 - WINDOWS - THERMAL BRAND ALUMINUM INSULATED GLASS, AUTHENTIC DIVIDED LIGHT
 - ROOF - STANDING SEAM METAL & WATER 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



SYMBOLS LEGEND

ET

Electric Transformer

Power Pole

SS

Sanitary Sewer Man Hole

SS

Sanitary Sewer Man Hole

SS

Sanitary Sewer Man Hole

WV

Vault

SP

Septic Pump

AC

Air Conditioner

Concrete

Fema Zone "X" shaded

FEMA Zone "A" 100YR

Pond

ABBREVIATIONS LEGEND

(TYP.)

TYPICAL

P.R.T.C.T.

PLAT RECORDS, TARRANT COUNTY, TEXAS

D.R.T.C.T.

DEED RECORDS, TARRANT COUNTY, TEXAS

O.P.R.T.C.T.

OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

U.E.

UTILITY EASEMENT

CIRF

CAPPED IRON ROD FOUND

CIRS

CAPPED IRON ROD SET

ESMT

EASEMENT

INST. NO.

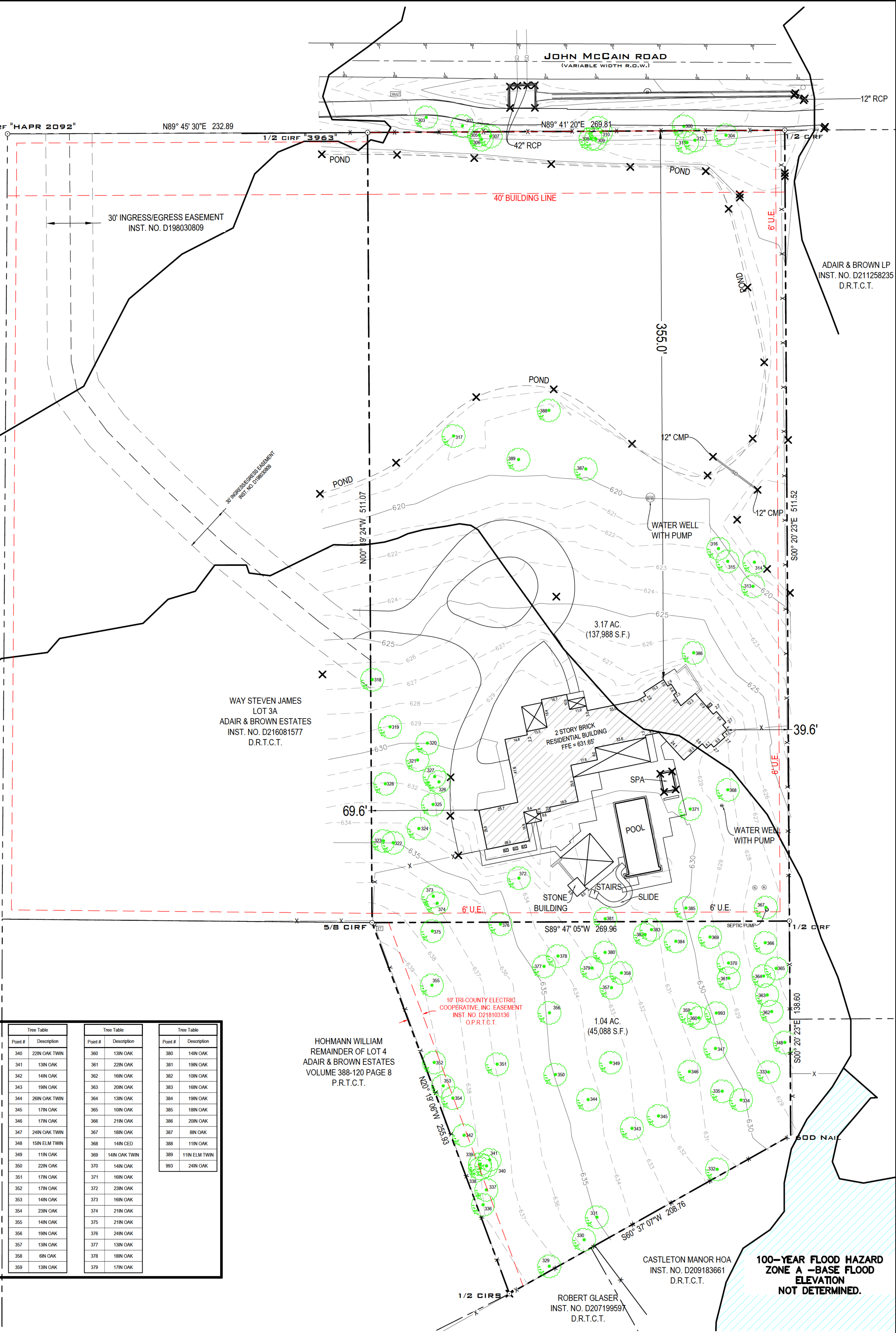
INSTRUMENT NUMBER

RCP

REINFORCED CONCRETE PIPE (CULVERT)

CMP

CORRUGATED METAL PIPE (CULVERT)



Tree Table	
Point #	Description
300	15IN CED
301	8IN CED
302	6IN ELM
303	15IN ELM
304	17IN ELM
305	9IN ELM
306	8IN ELM
307	9IN ELM
308	14IN ELM
309	9IN HB
310	6IN HB
311	8IN ELM
312	23IN CED TRIP
313	10IN CED
314	9IN OAK TRIP
315	15IN ELM TWIN
316	13IN ELM TRIP
317	TR-28IN OAK
318	15IN ELM
319	18IN OAK

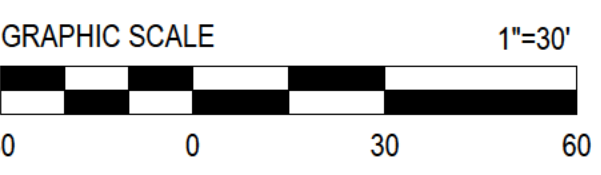
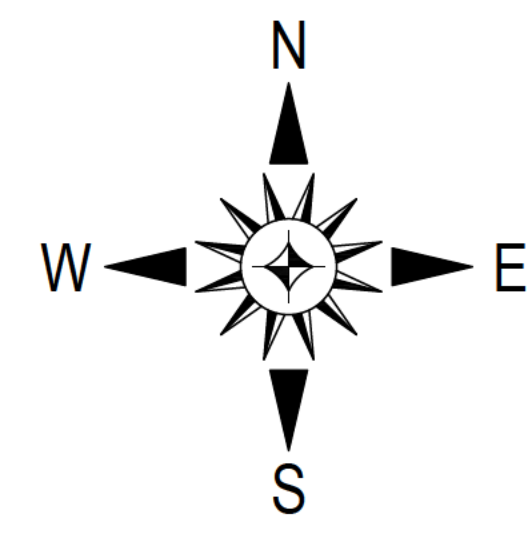
Tree Table	
Point #	Description
320	19IN OAK
321	8IN CED
322	12IN ELM
323	12IN ELM
324	10IN CED
325	13IN OAK
326	9IN CED
327	23IN OAK
328	18IN OAK
329	18IN OAK
330	15IN OAK
331	15IN OAK
332	20IN OAK
333	12IN OAK
334	14IN OAK
335	22IN OAK
336	17IN ELM
337	14IN ELM
338	12IN OAK
339	12IN OAK

Tree Table	
Point #	Description
340	22IN OAK TWIN
341	13IN OAK
342	14IN OAK
343	19IN OAK
344	26IN OAK TWIN
345	17IN OAK
346	17IN OAK
347	24IN OAK TWIN
348	15IN ELM TWIN
349	11IN OAK
350	22IN OAK
351	17IN OAK
352	17IN OAK
353	14IN OAK
354	23IN OAK
355	14IN OAK
356	19IN OAK
357	13IN OAK
358	6IN OAK
359	13IN OAK

Tree Table	
Point #	Description
360	13IN OAK
361	22IN OAK
362	16IN OAK
363	20IN OAK
364	13IN OAK
365	10IN OAK
366	21IN OAK
367	18IN OAK
368	14IN CED
369	14IN OAK TWIN
370	14IN OAK
371	16IN OAK
372	23IN OAK
373	16IN OAK
374	21IN OAK
375	21IN OAK
376	24IN OAK
377	13IN OAK
378	18IN OAK
379	17IN OAK

Tree Table	
Point #	Description
380	14IN OAK
381	19IN OAK
382	10IN OAK
383	16IN OAK
384	19IN OAK
385	18IN OAK
386	20IN OAK
387	8IN OAK
388	11IN OAK
389	11IN ELM TWIN
993	24IN OAK

HOHMANN WILLIAM
REMAINDER OF LOT 4
ADAIR & BROWN ESTATES
VOLUME 388-120 PAGE 8
P.R.T.C.T.



NOTES:

1) BEARINGS & COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 DATUM (TEXAS NORTH CENTRAL ZONE 4202).

2) ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETTED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE CITY OF COLLEYSVILLE, TEXAS, DATED SEPTEMBER 25, 2009 MAP NO. 4843C0209K, A PORTION OF THE PROPERTY DESCRIBED HEREIN APPEARS TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA ZONE "SHADED X" DESCRIBED AS 0.2% ANNUAL CHANCE FLOOD HAZARD.

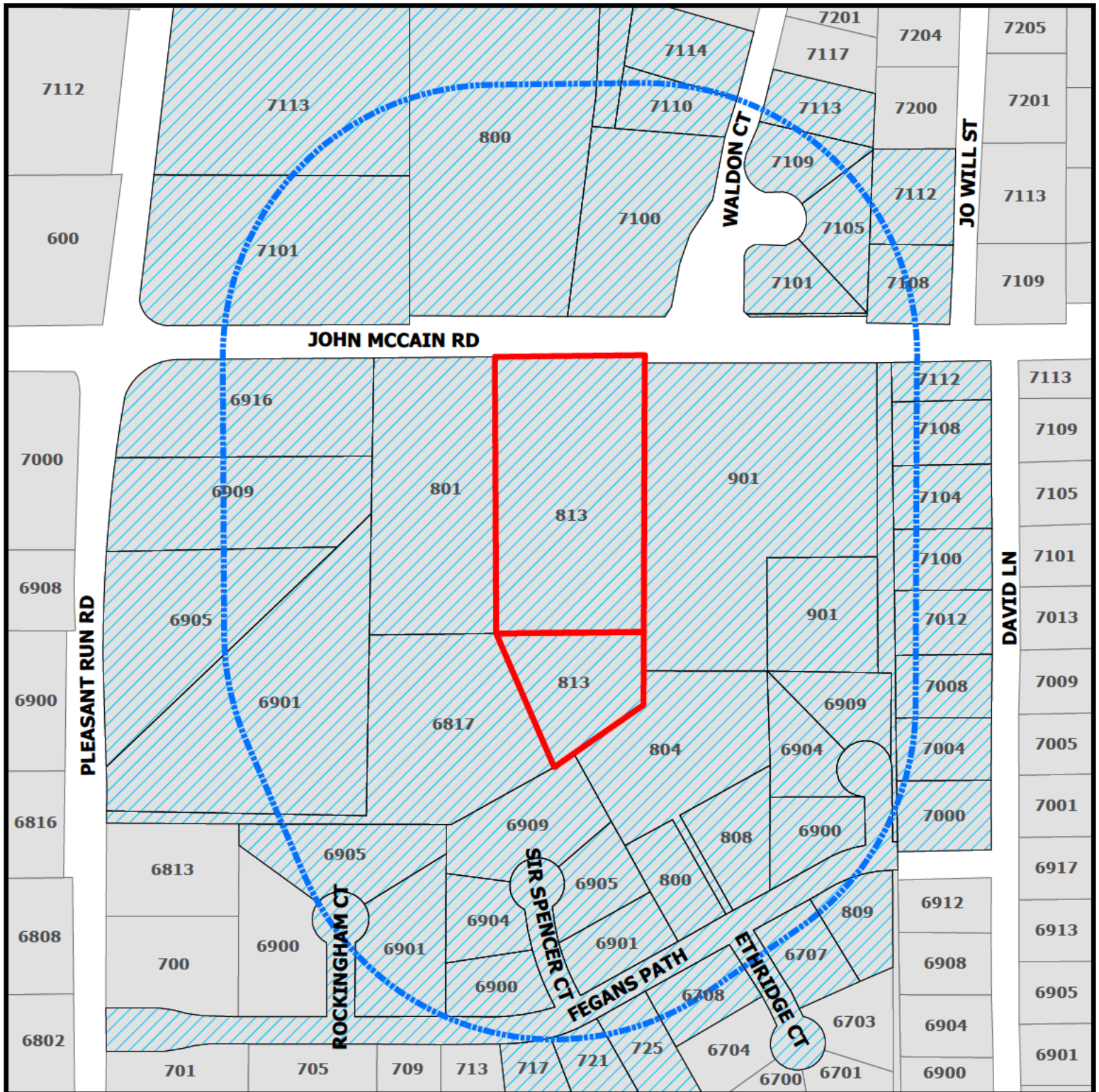


4055 International Plaza, Suite 350
Fort Worth, Texas 76109
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10158800
www.barronstark.com

Topography & Tree Survey

Lots 3b & 4A2
Adair & Brown Estates
Tarrant County, Texas

Notification Map



ZC26-016

813 John McCain Road

- Subject Property
- Buffer
- Parcels to be notified



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NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning & Zoning Commission Meeting: Monday, July 13, 2026, at 7:00 p.m.
City Council Meetings: Tuesday, August 4, 2026 & Tuesday, August 18, 2026, at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit (SUP) for an accessory dwelling on Lot 3R, Adair & Brown Estates, located at 813 John McCain Road, Case ZC26-016. An SUP is required to construct an accessory dwelling unit on an R-40 Single-Family Residential lot.

Zoning Case: ZC26-016

Applicant: Terry Holmes

Location: 813 John McCain Road

Property Description: Lot 3R, Adair & Brown Estates

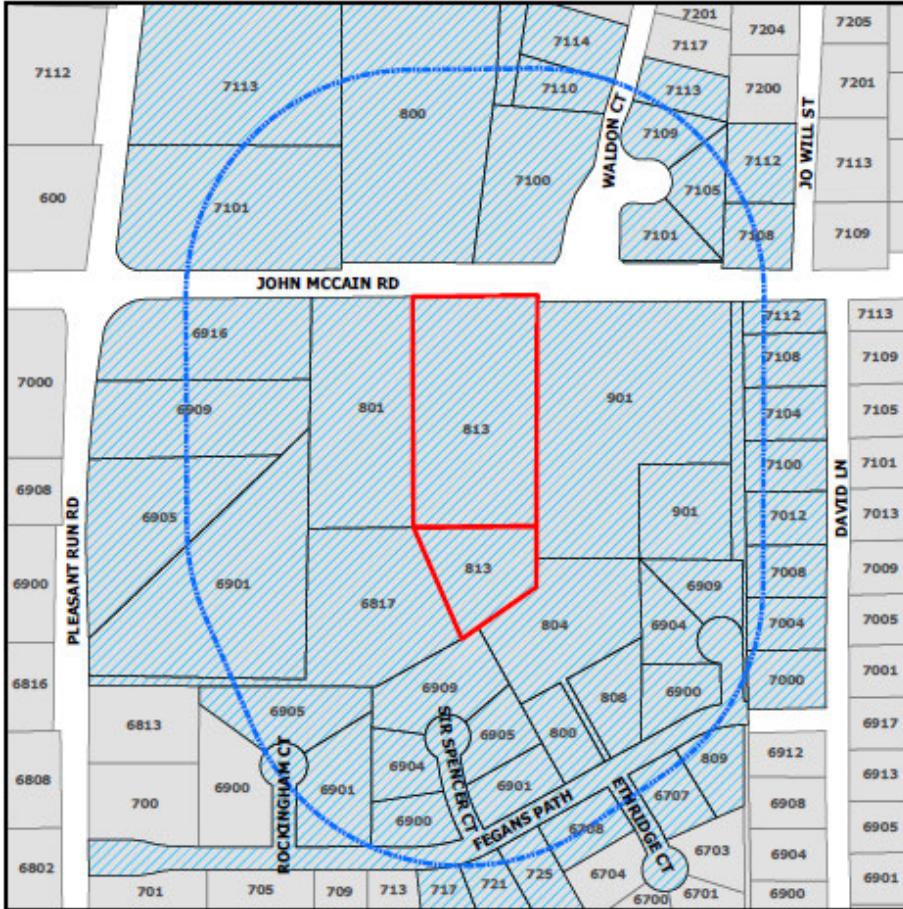
Present Zoning: R-40 Single Family Residential

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.

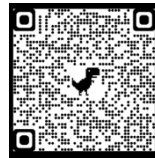
All interested persons are encouraged to attend the public hearing and express their opinions on the zoning change request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address or email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

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

NOTICE OF PUBLIC HEARING



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:
To: [Citizen Letters](#)
Cc: [Castleton Manor HOA](#); [Bob Glaser](#); gcrow13@gmail.com
Subject: Re: 813 John McCain Road
Date: Wednesday, July 1, 2026 7:29:46 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Bethany,

Thank you very much for the additional information. Even though the applicant has prepared a reasonable submittal packet we believe that they have failed to address the real issue and that is the number of old growth trees that will be removed/destroyed if the application is approved without providing a detailed survey of the property and the existing trees plotted on the proposed site plan. Without this information it is virtually impossible to evaluate the impact that this application could have and how it will affect the beauty of the community pond and park area at Castleton Manor community. Additionally, necessary grading and construction may impact the drip line and the health of nearby trees. We feel that the City of Colleyville should require the applicant to obtain and submit a proper study that goes more in depth on the environmental impact to the proposed plan. Thank you for your time and consideration.

Attachments: Photos taken 7/1/2026, views from Castleton Manor Community, pond and park.

Jon and Cheryl Endter
6708 Ethridge Ct, Colleyville, TX 76034













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 4.2 ACRES, BEING LOT 3R, ADAIR & BROWN ESTATES, LOCATED AT 813 JOHN MCCAIN ROAD, BY AUTHORIZING A SPECIAL USE PERMIT TO ALLOW FOR AN ACCESSORY DWELLING; 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 dwelling (Case ZC26-016); 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 an accessory building on 4.2 acres, being Lot 3R, Adair & Brown Estates, located at 813 John McCain Road, 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 dwelling, as depicted in Exhibit "B".
- b. It shall be consistent with the site plan, as depicted in Exhibit "B".
- c. It shall be generally consistent with the elevations, as depicted in Exhibit "C".
- d. 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 4th day of August 2026.

The second reading and public hearing being conducted on the 18th day of August 2026.

PASSED AND APPROVED BY A VOTE OF ___ AYES AND ___ NAYS ON THIS THE 18TH DAY OF AUGUST 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

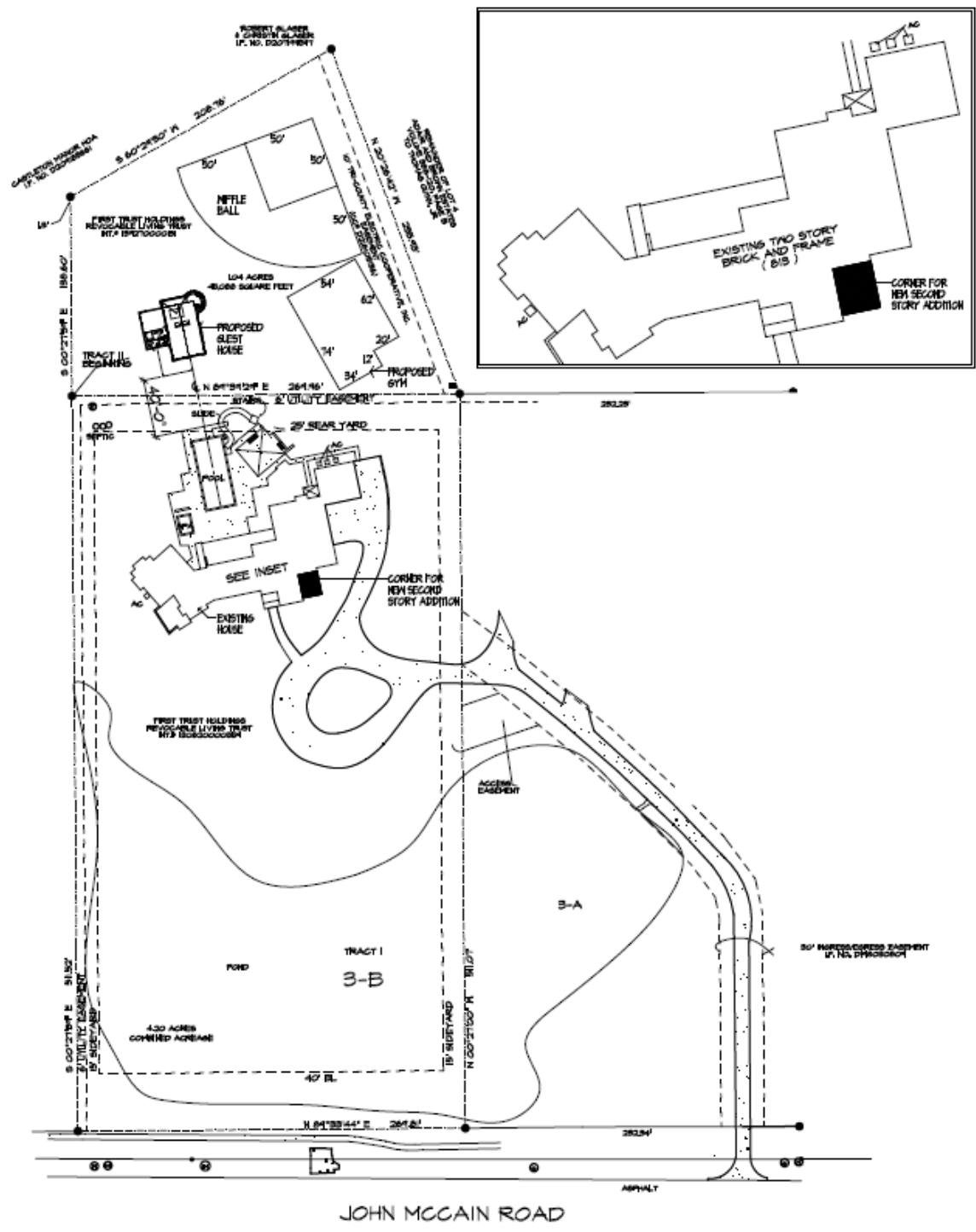
Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

[illegible]

Exhibit "B" – Site Plan



01 SITE PLAN

P = 40'-0"

Architectural drawings showing the rear and side elevations of a house.

REAR ELEVATION (Left):

- Overall width: 28'-0" (28'-0 1/2")
- Overall height: 14'-0" (14'-0 1/2")
- Roof pitch: 12/12
- Chimney: 12" x 12" x 12" (12" x 12" x 12")
- Window: 12" x 12" (12" x 12")
- Material callouts: 12" x 12" x 12" (12" x 12" x 12"), 12" x 12" x 12" (12" x 12" x 12"), 12" x 12" x 12" (12" x 12" x 12")

SIDE ELEVATION (Right):

- Overall width: 28'-0" (28'-0 1/2")
- Overall height: 14'-0" (14'-0 1/2")
- Roof pitch: 12/12
- Chimney: 12" x 12" x 12" (12" x 12" x 12")
- Window: 12" x 12" (12" x 12")
- Material callouts: 12" x 12" x 12" (12" x 12" x 12"), 12" x 12" x 12" (12" x 12" x 12"), 12" x 12" x 12" (12" x 12" x 12")

3 SIDE ELEVATION

FROM ELEVATION

ELEVATION NOTES



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 3c

Agenda Date 7/13/2026

Number -

Type Public Hearing Agenda Items

Department Community Development

Title

Consideration 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.

Analysis: The applicant is requesting an SUP to allow for an accessory building that would exceed the four percent (4%) lot coverage, according to 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 for accessory buildings by right. The proposed structure is 840 square feet, which brings the property's total to 1,129 square feet (4.52%). There is an existing 289 square foot shed on the property.

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, 5508 Oak Hills Drive is developed with a single-family home. It is located on the east side of Oak Hills Drive, and 275± feet north of West Oak Valley Drive.

Plat Status: The subject property is platted.

DRC Review: The DRC reviewed the request during their June 22, 2026, meeting and the case has been scheduled for the July 13, 2026, Planning and Zoning Commission meeting.

Surrounding Development: The properties to the north, east, south, and west are zoned R-20 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. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Plan Exhibit
6. Notification Map
7. Notification Letter
8. Draft Ordinance

Aerial Map



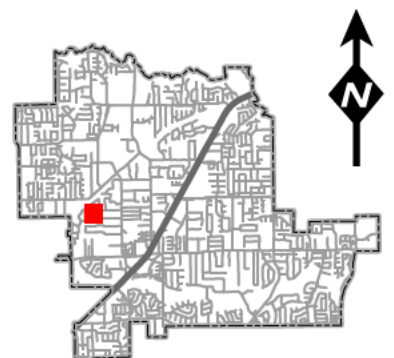
ZC26-017

5508 Oak Hills Drive

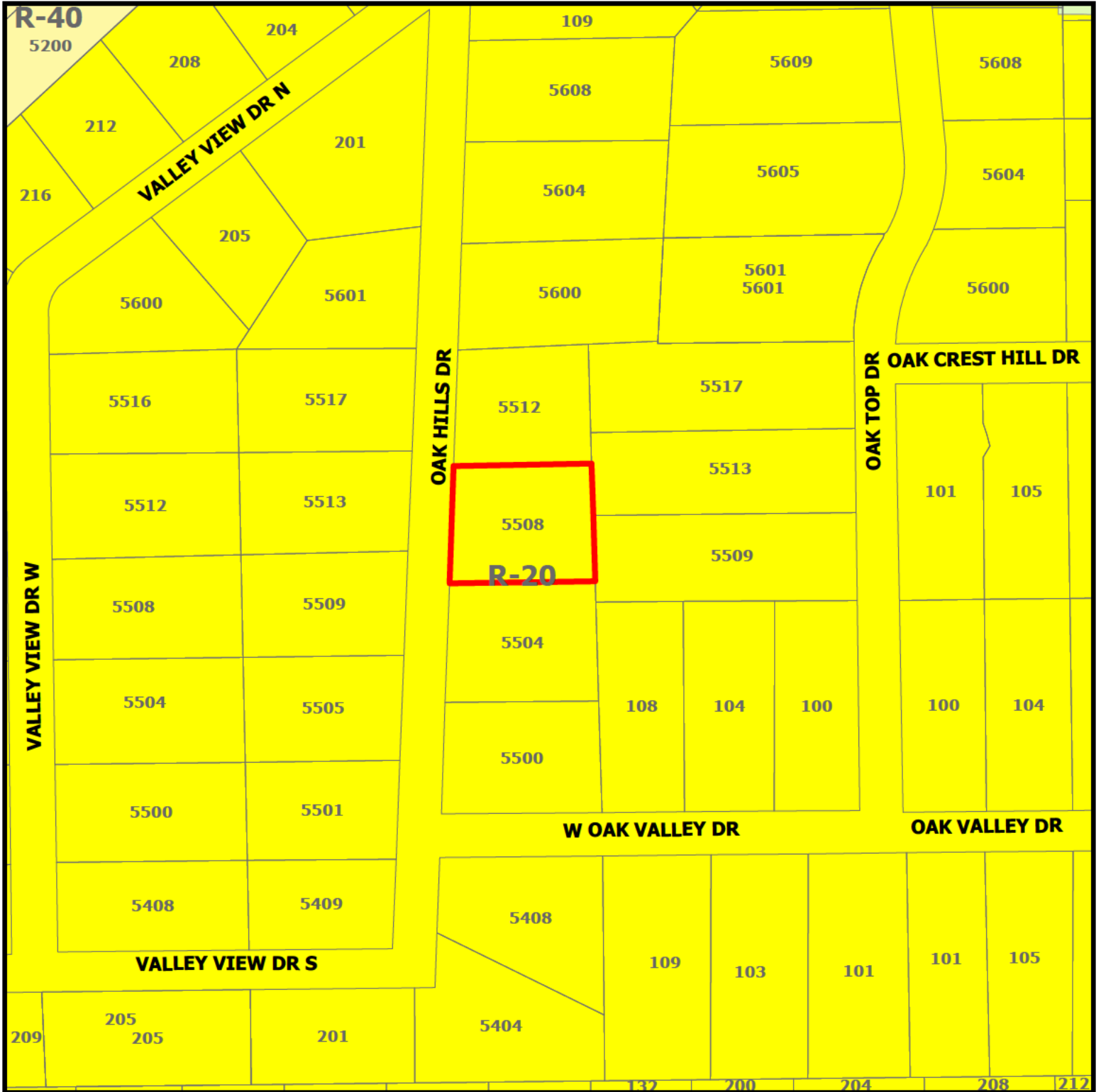
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 Subject Property



Zoning Map



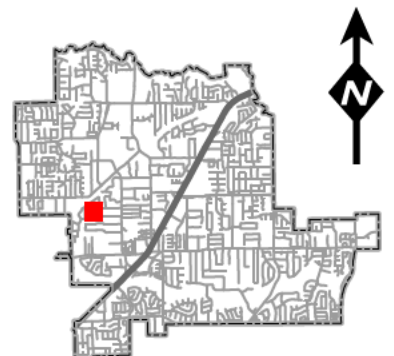
ZC26-017

5508 Oak Hills Drive

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 Subject Property



Future Land Use Map



ZC26-017

5508 Oak Hills Drive

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-  Residential
-  Subject Property



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'

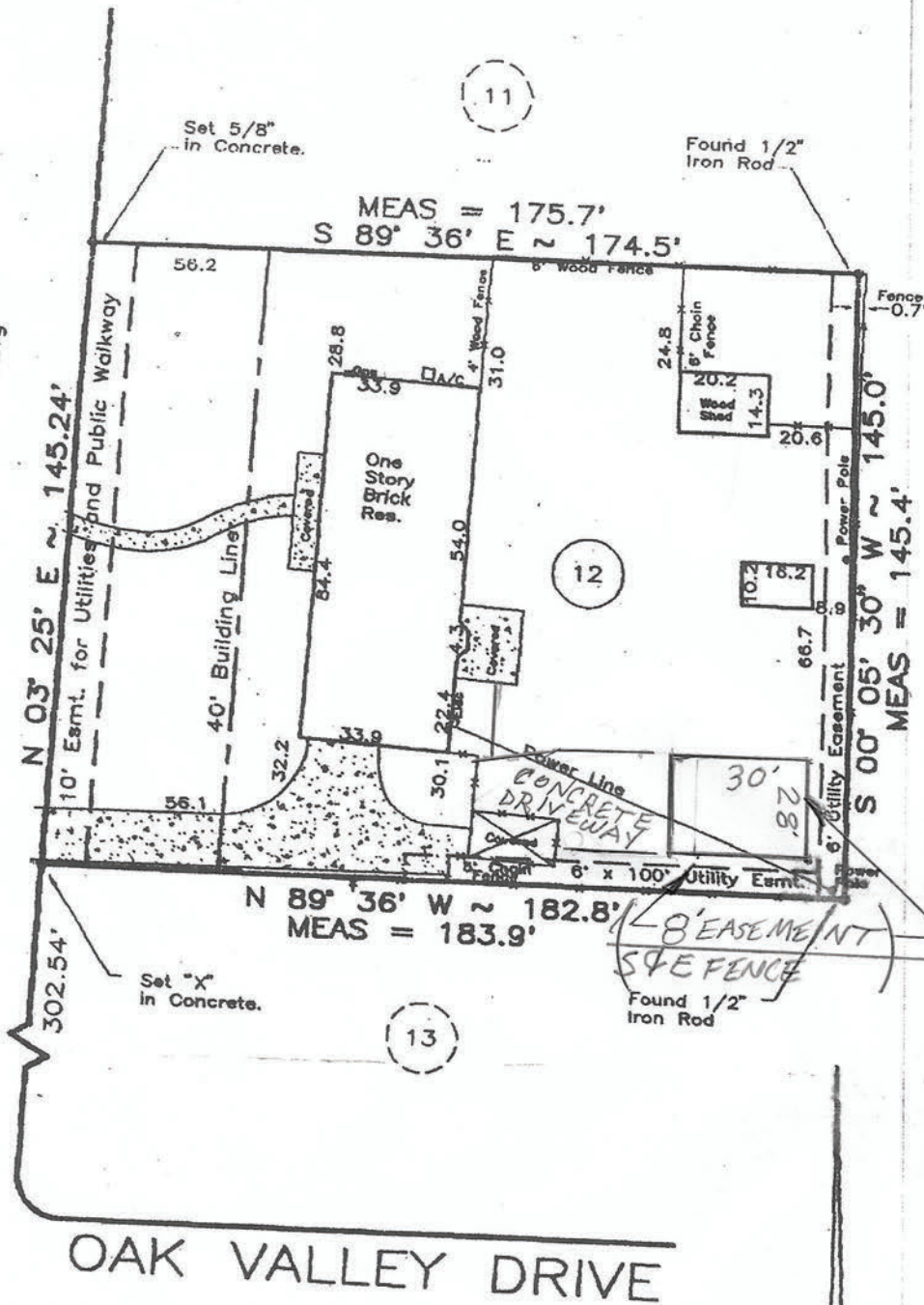
Reason for the approval request:

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

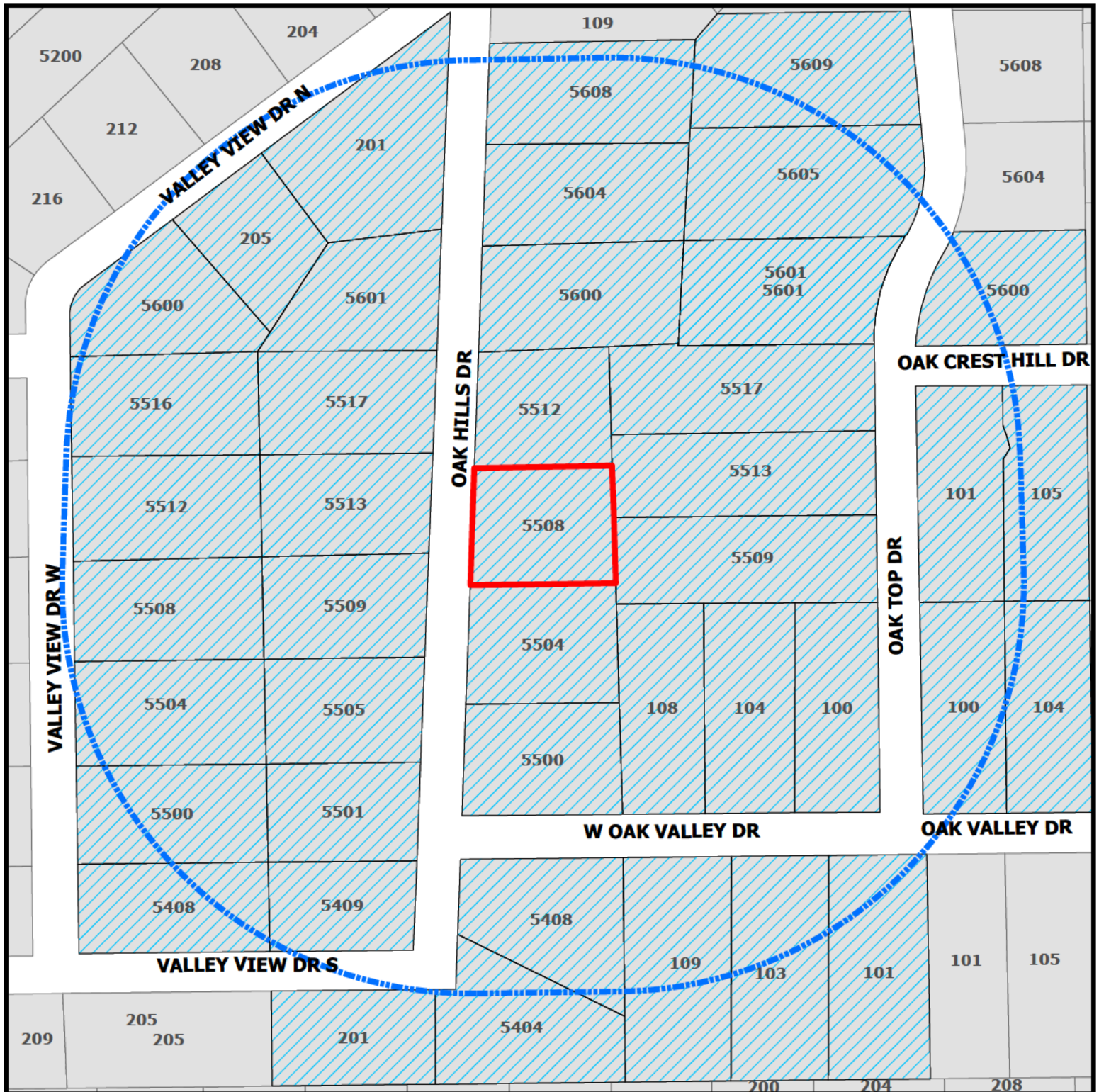
5508 OAK HILLS DRIVE
30' ROW ~ 28' Concrete Paving



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
DISTRICT 1

Notification Map



ZC26-017

5508 Oak Hills Drive

- Subject Property
- Buffer
- Parcels to be notified



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NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning & Zoning Commission Meeting: Monday, July 13, 2026, at 7:00 p.m.
City Council Meetings: Tuesday, August 4, 2026 & Tuesday, August 18, 2026, at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit (SUP) for an accessory building on Lot 12, Block 2, Rustic Oaks Addition, located at 5508 Oak Hills Drive, Case ZC26-017. The request is to allow for an accessory building that does not conform to the Land Development Code, Section 3.27(A)(2)(d). The proposed structure is 840 square feet and would bring the property's total square footage for accessory buildings to 4.52% (1,129 square feet), exceeding the 4% allowed by right (998 square feet).

Zoning Case: ZC26-017

Applicant/Owner: Thomas Beard

Location: 5508 Oak Hills Drive

Property Description: Lot 12, Block 2, Rustic Oaks Addition

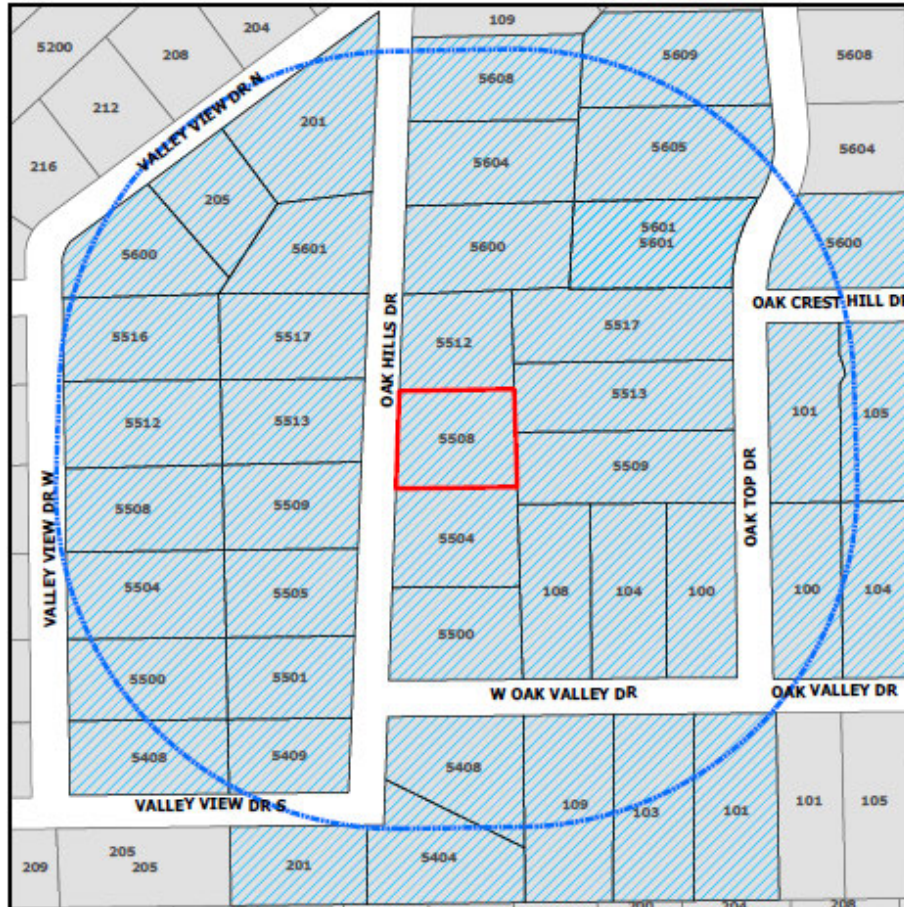
Present Zoning: R-20 Single Family Residential

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 & 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:

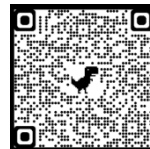
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@colleyville.com

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.

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 0.57 ACRES, BEING LOT 12, BLOCK 2, RUSTIC OAKS ADDITION, LOCATED AT 5508 OAK HILLS DRIVE, 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 ZC26-017); and

WHEREAS, the Subject Property is presently zoned R-20 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 0.57 acres, being Lot 12, Block 2, Rustic Oaks Addition, located at 5508 Oak Hills 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 an accessory building, as depicted in Exhibit "B".
- b. It shall be consistent with the site plan, as depicted in Exhibit "B".
- c. It shall be generally consistent with the elevations, as depicted in Exhibit "C".
- d. 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 4th day of August 2026.

The second reading and public hearing being conducted on the 18th day of August 2026.

PASSED AND APPROVED BY A VOTE OF ___ AYES AND ___ NAYS ON THIS THE 18TH DAY OF AUGUST 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

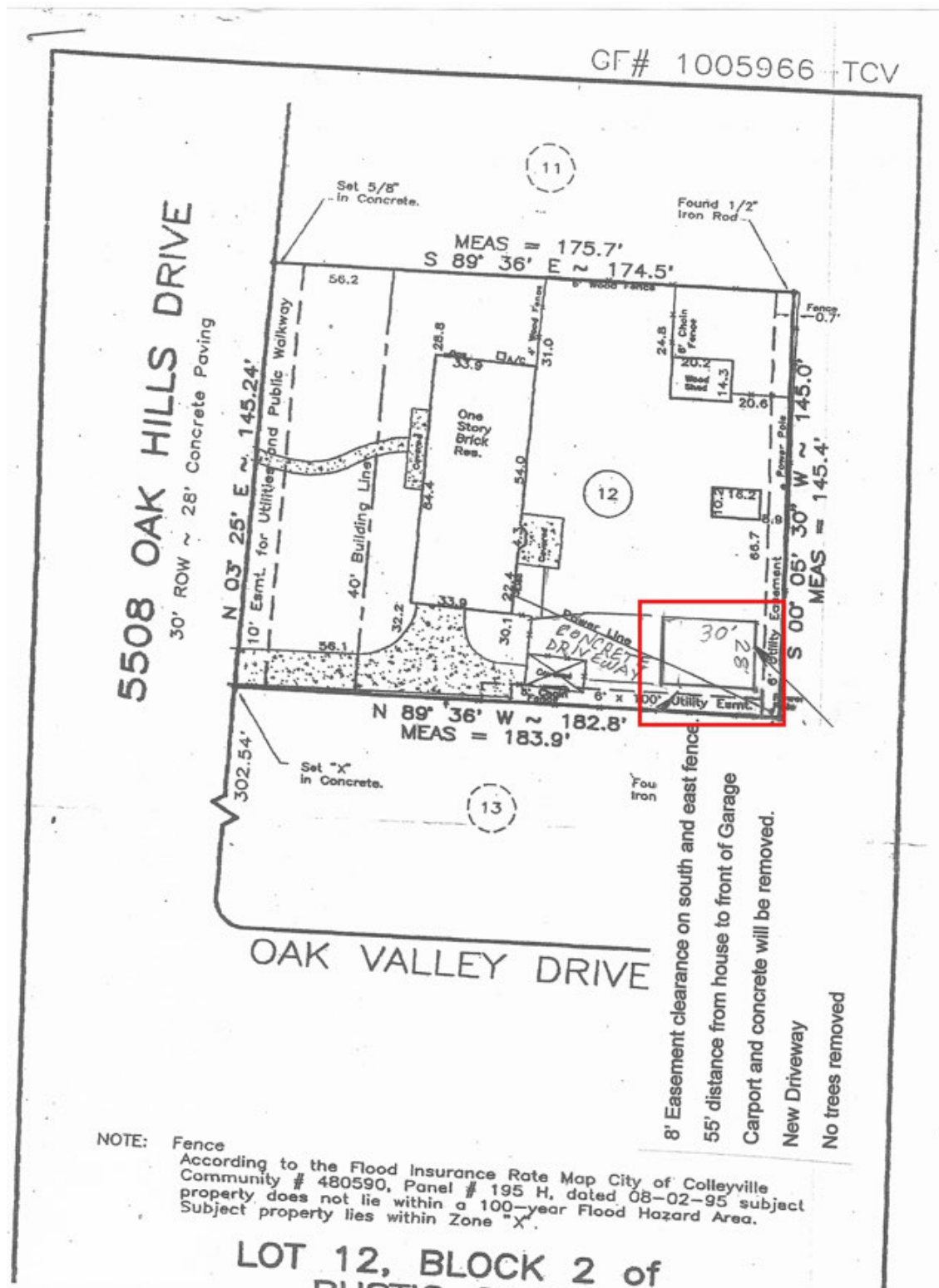


Exhibit "C" – Elevations





CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 3d

Agenda Date 7/13/2026

Number -

Type Public Hearing Agenda Items

Department Community Development

Title

Consideration 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 0.7 acres, and zoned R-40 Single-Family Residential.

Analysis: The applicant is requesting an 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).

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, 4709 Behrens Road, is developed with a single-family home. It is located on the east side of Behrens Road, and 440± feet north of Renfro Road.

Plat Status: The subject property is platted.

DRC Review: The DRC reviewed the request during their June 22, 2026, meeting and the case has been scheduled for the July 13, 2026, Planning and Zoning Commission meeting.

Surrounding Development: The properties to the north, east, south, and west are zoned R-40 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.

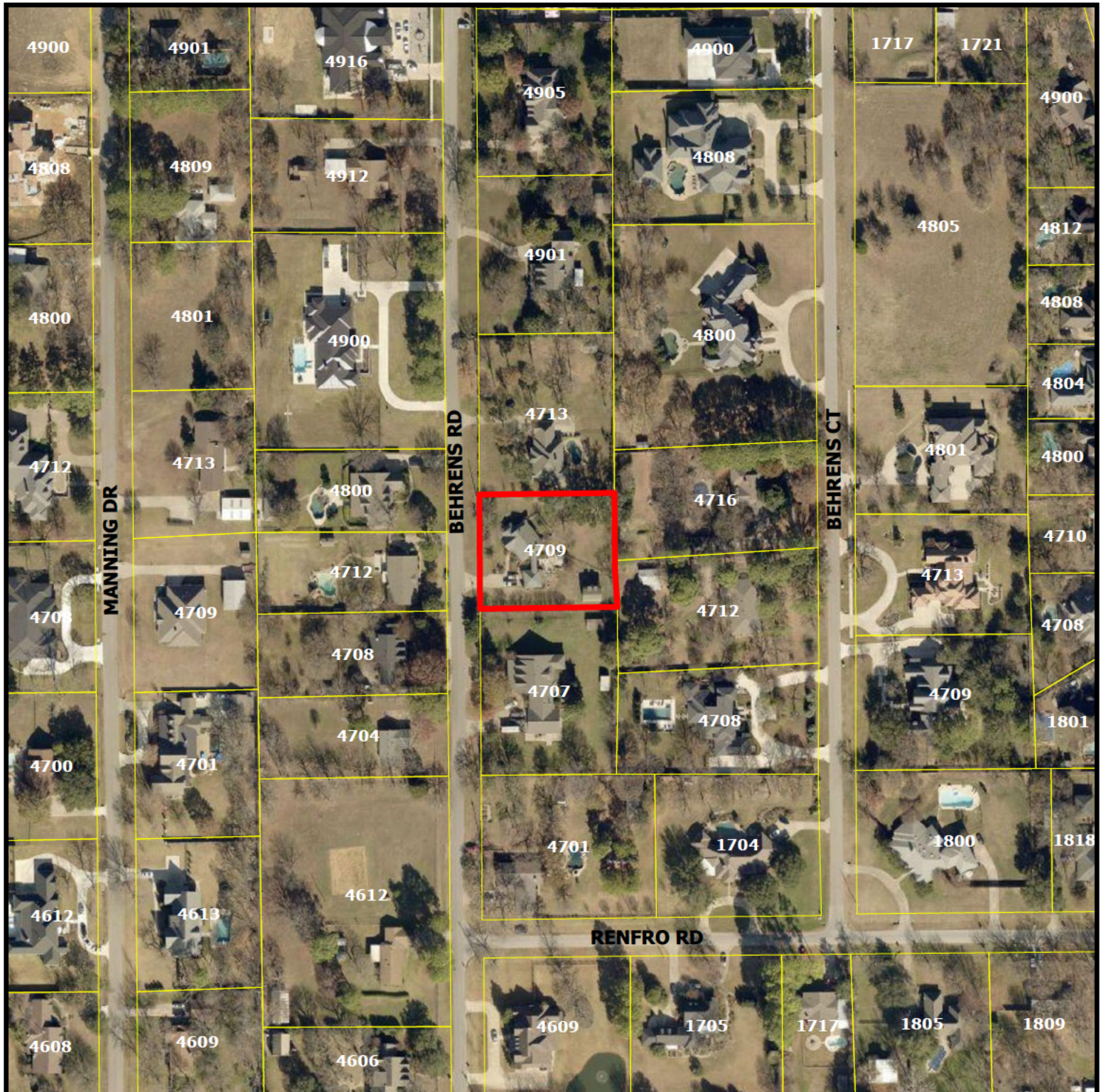
Public Notification: Staff mailed notices to all property owners within 500 feet as well

as any Homeowners' Associations within 1,000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code.

Attachments

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

Aerial Map

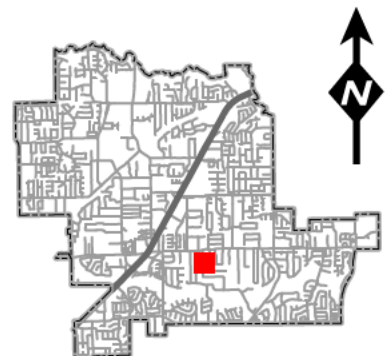
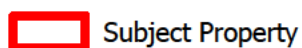


ZC26-018

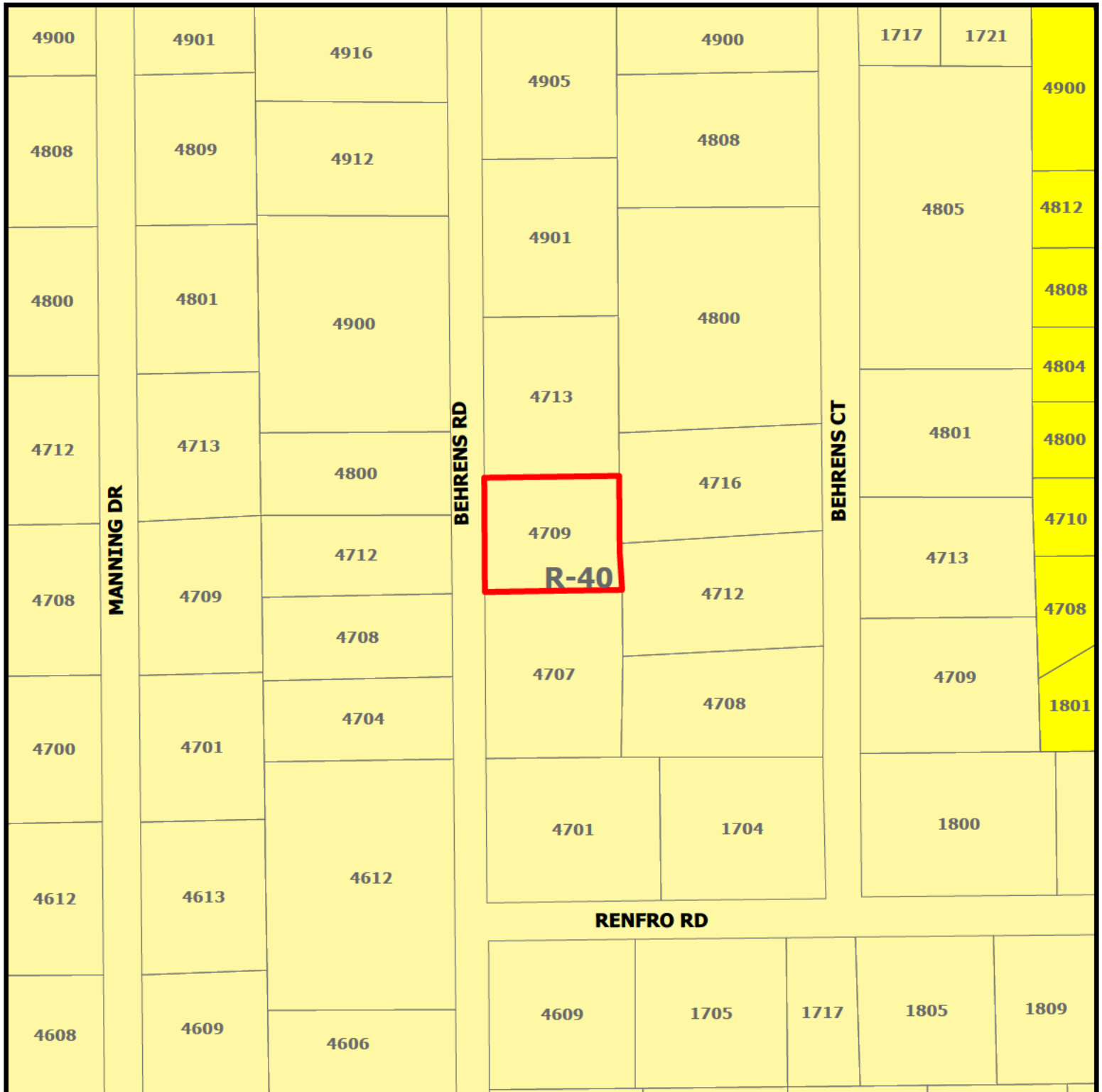
4709 Behrens Road

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Zoning Map



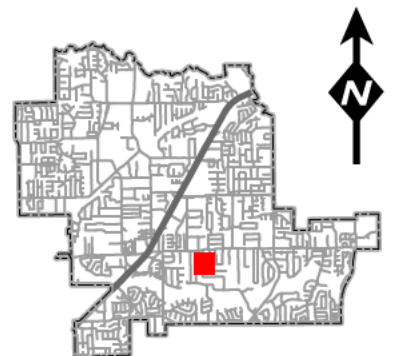
ZC26-018

4709 Behrens Road

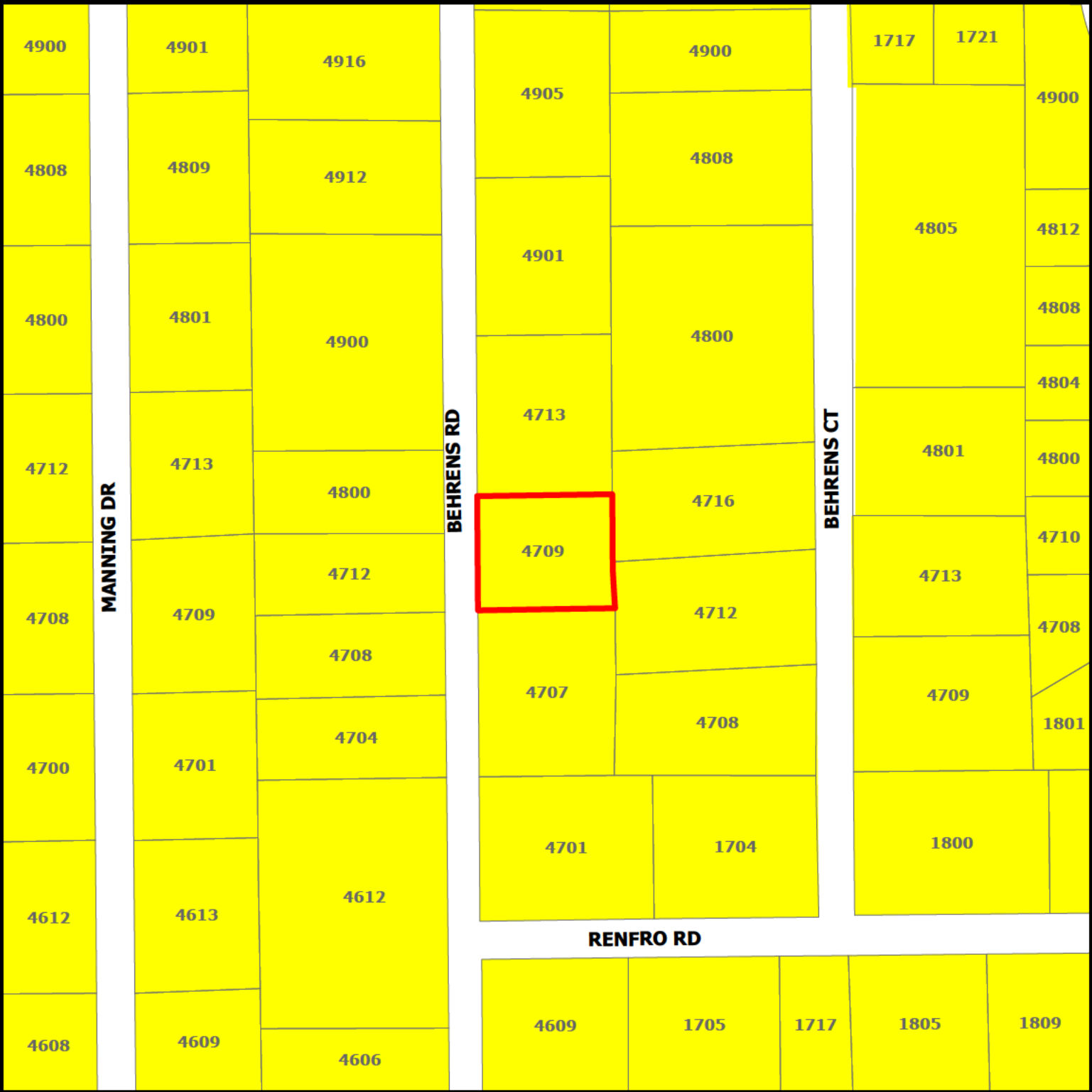
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 Subject Property



Future Land Use Map

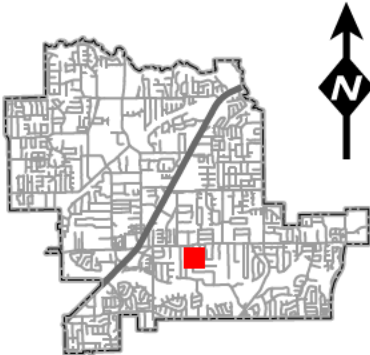


ZC26-018

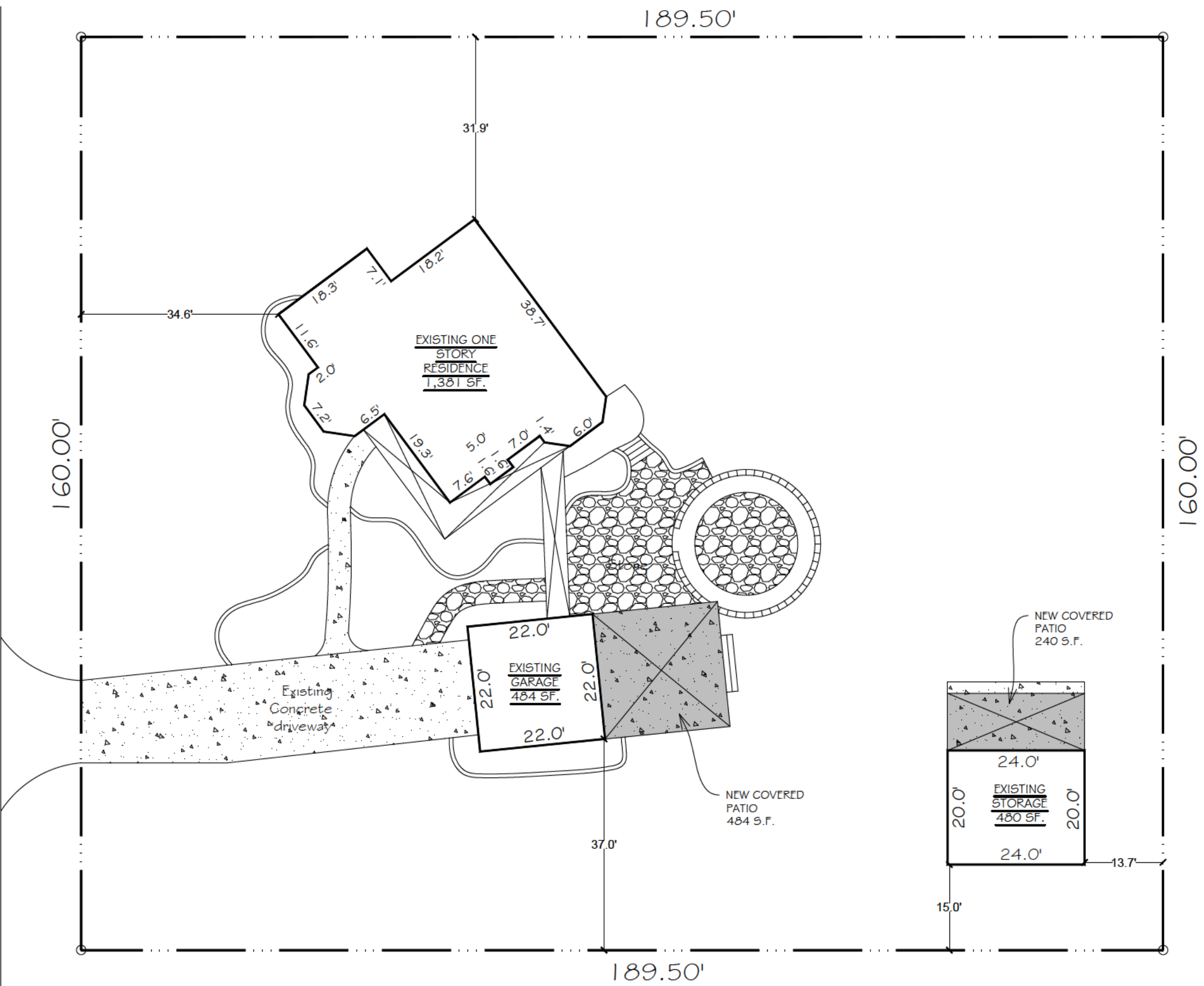
4709 Behrens Road

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-  Residential
-  Subject Property



Behrens Road



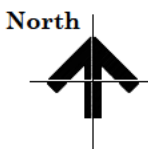
SITE PLAN INFORMATION	
LOT SIZE	30,492 S.F.
BUILDING AREA	3,265 S.F.
PERCENT LOT COVERED	10.70%
A MINIMUM OF 70% OF THE NON-ROOF AREA OF THE LOT COVERED WILL HAVE LANDSCAPE (GRASS, TREES, ETC.)	

Applicable Codes
2021 IBC
2021 IRC

Project Description
This project is a
Attached cover
patio addition



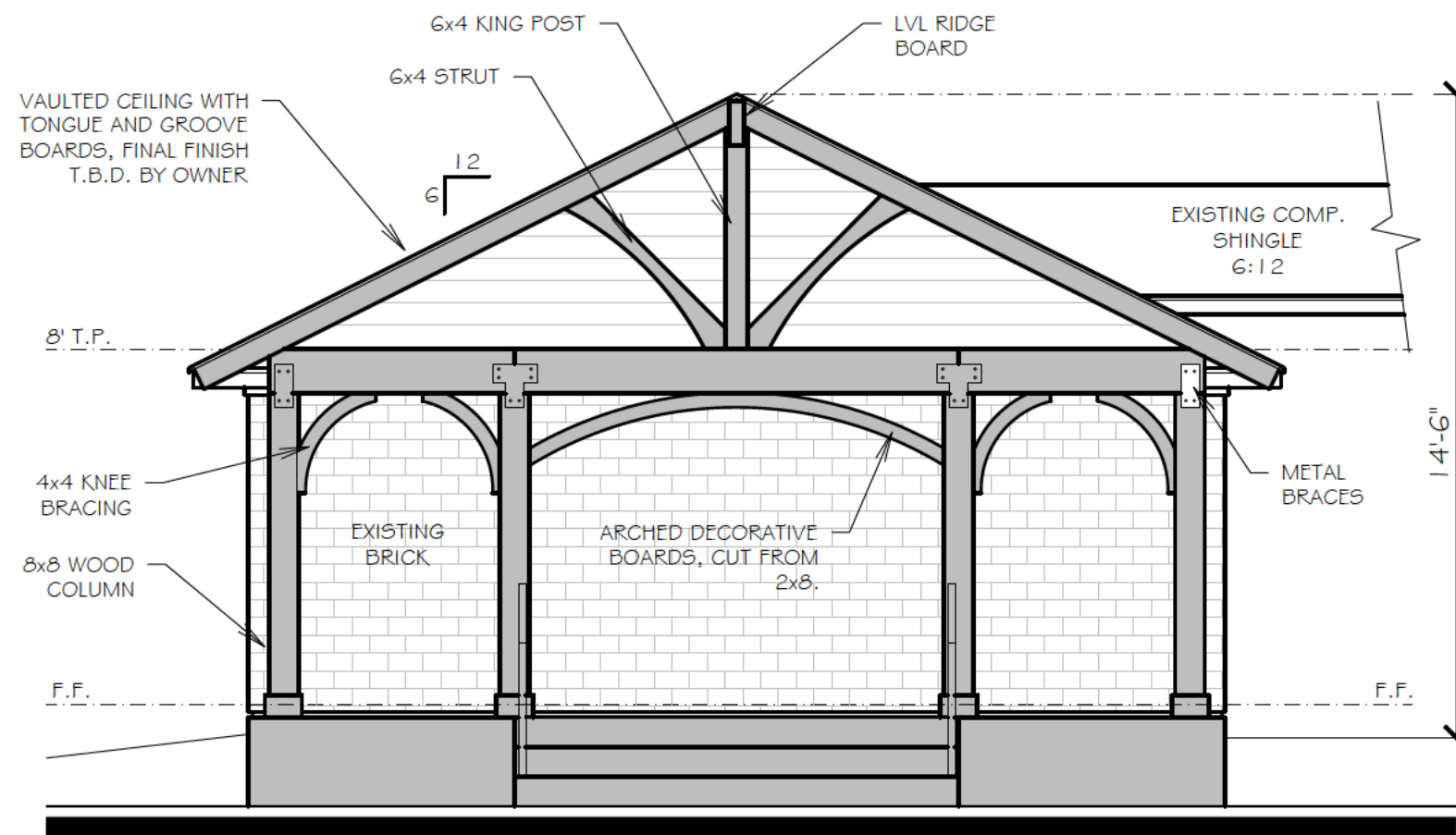
SITE PLAN
SCALE: 1" = 20'-0"



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

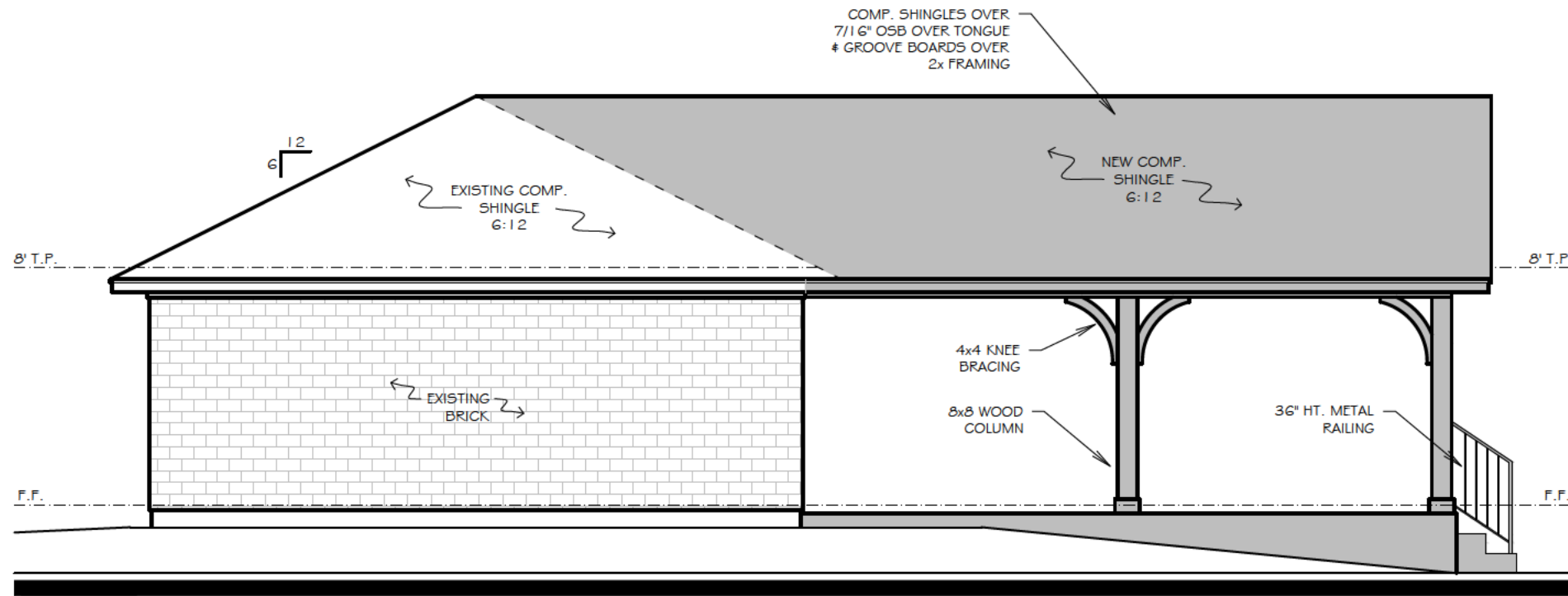
ELEVATIONS

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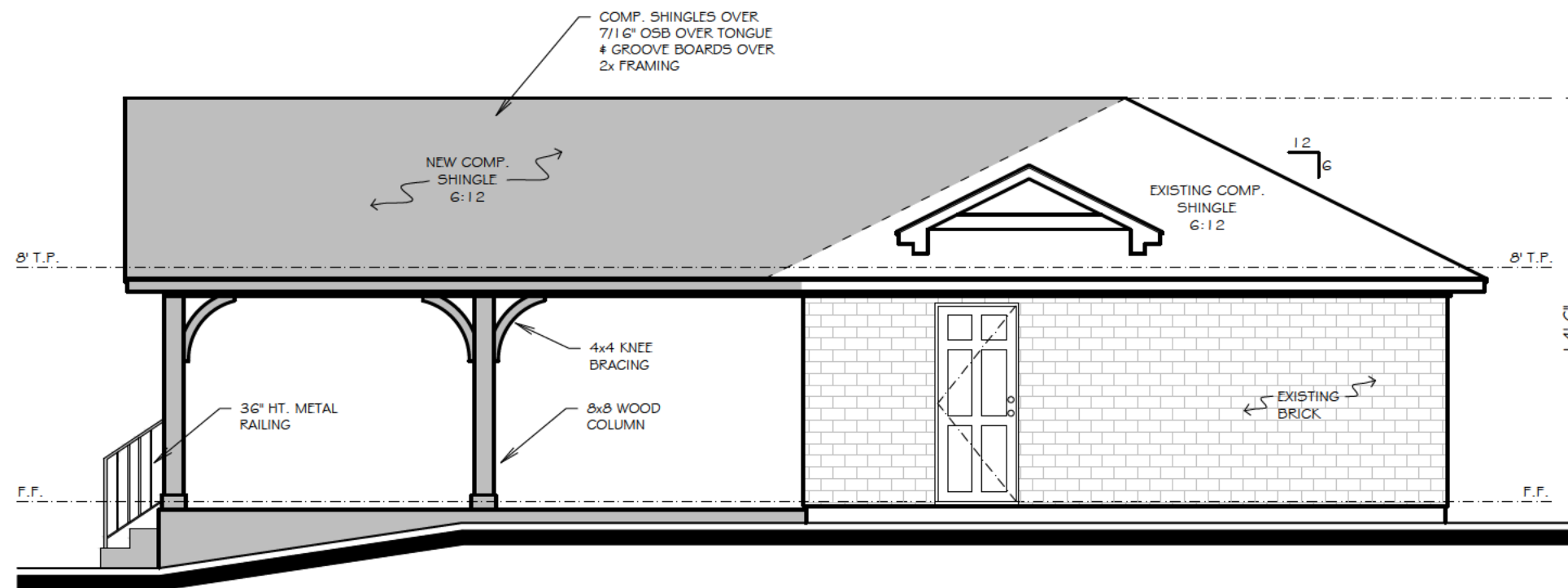
3

3 of 17



RIGHT ELEVATION

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



LEFT 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

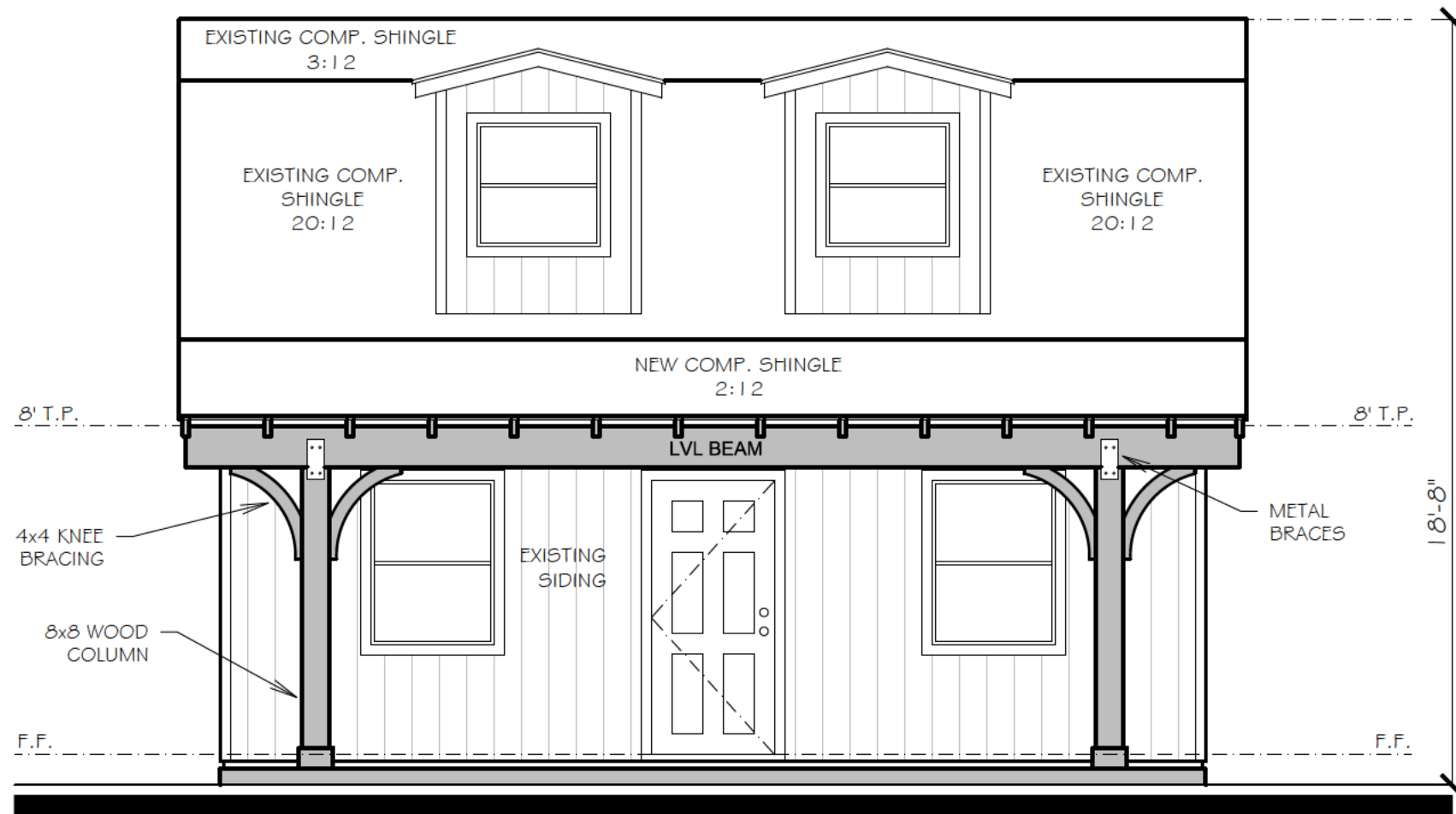
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Sheet No.

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

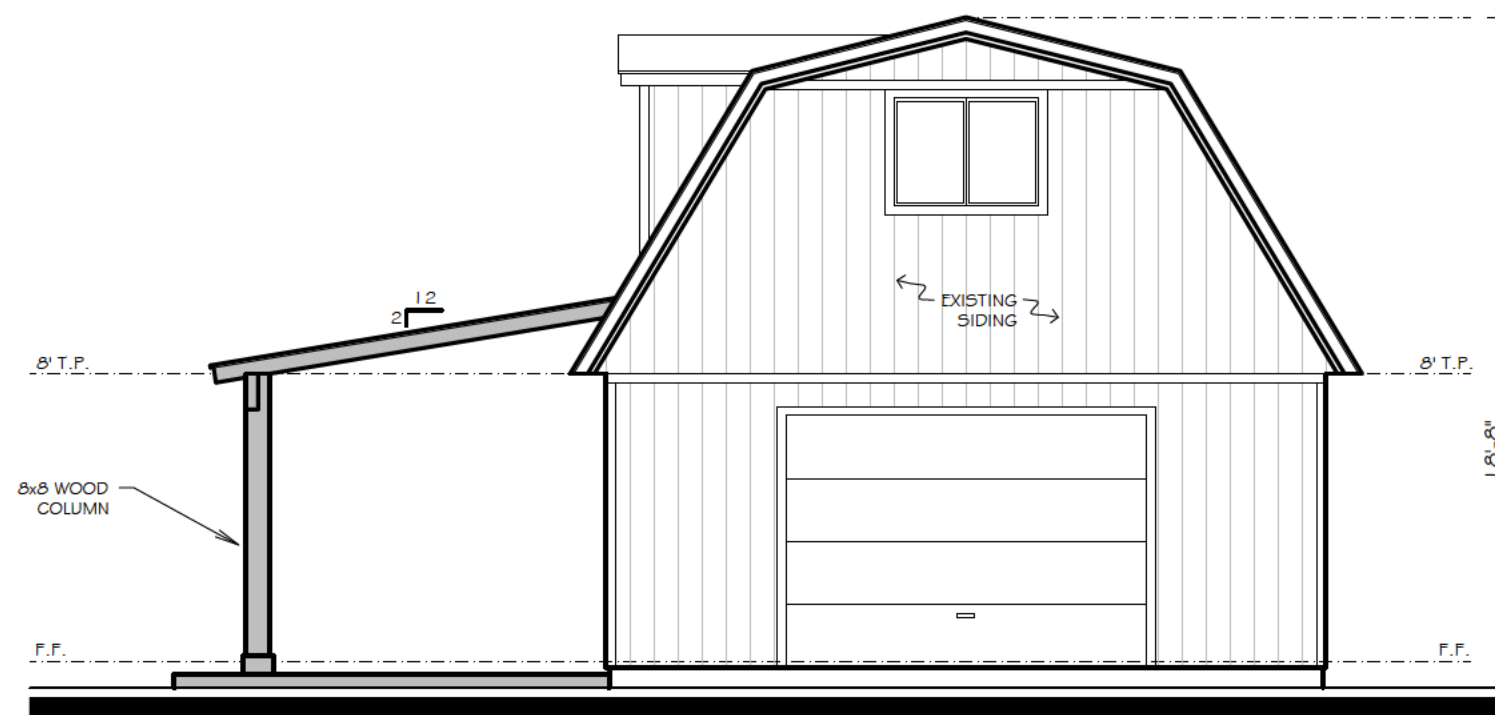
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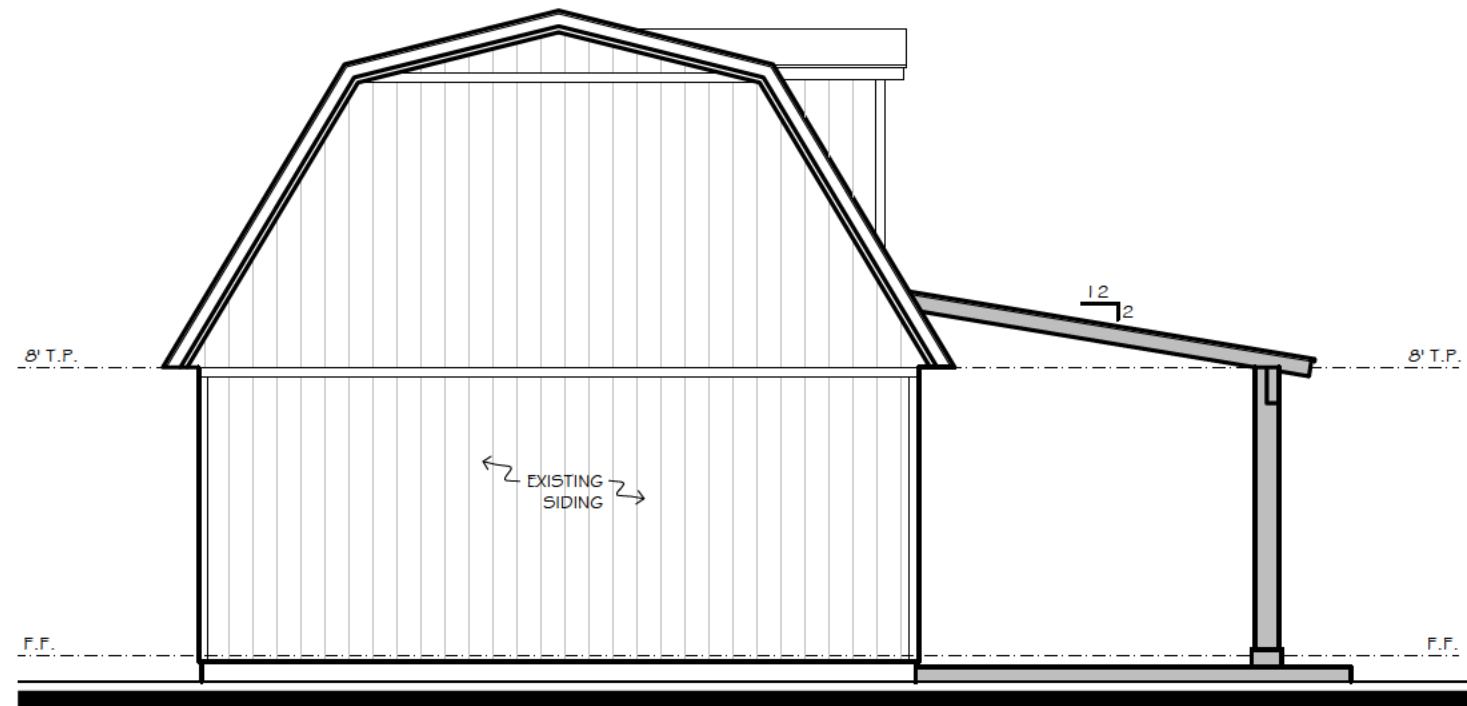
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11 of 17



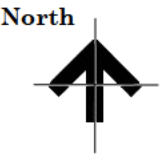
RIGHT ELEVATION

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



LEFT ELEVATION

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



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

Date
MAY 11, 2026

Sheet Title

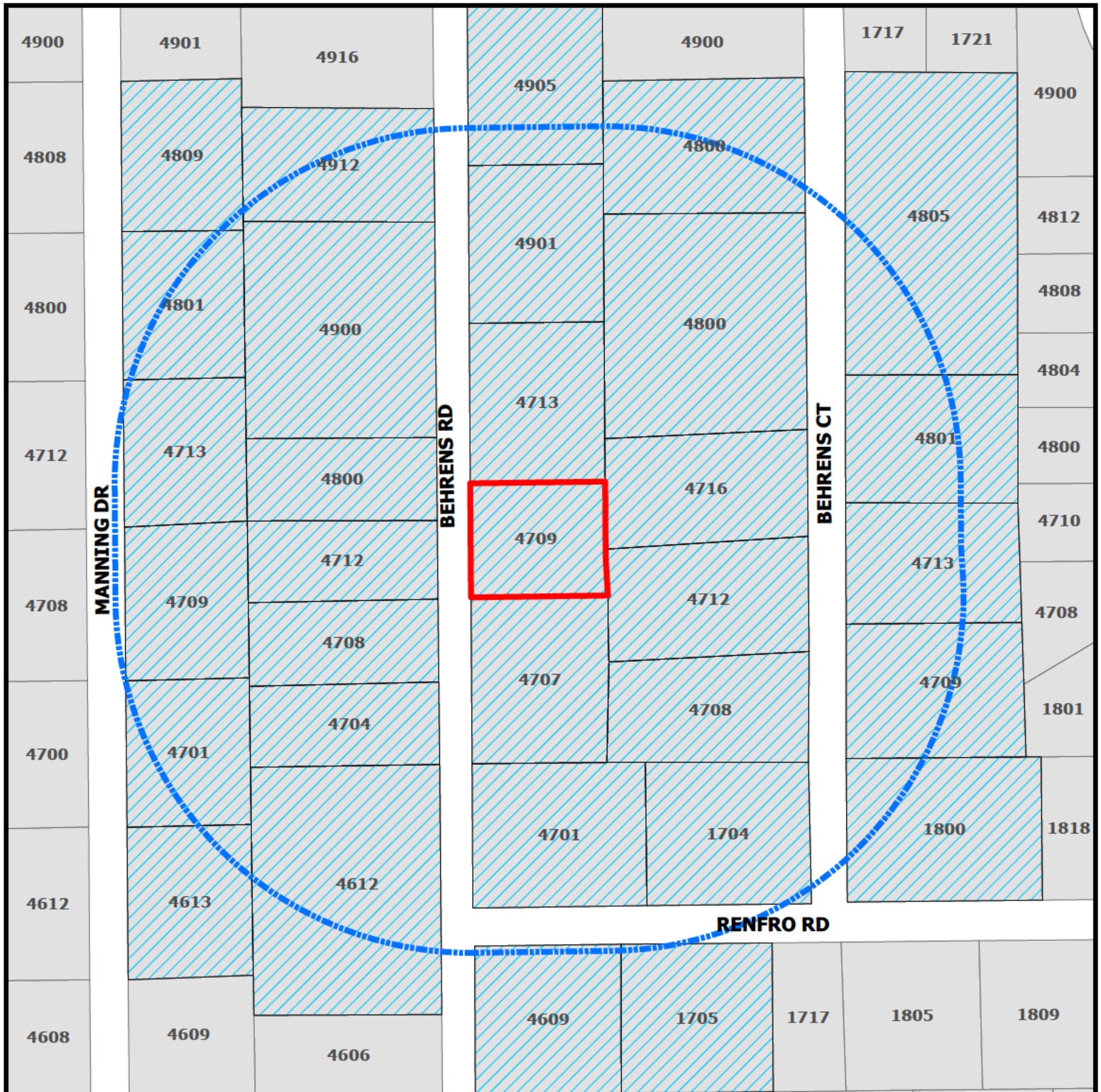
ELEVATIONS

Scale
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Sheet No.

12
12 of 17

Notification Map

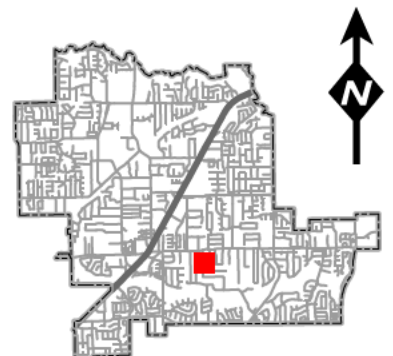


ZC26-018

4709 Behrens Road

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- Subject Property
- Buffer
- Parcels to be notified





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, July 13, 2026, at 7:00 p.m.
City Council Meetings: Tuesday, August 4, 2026 & Tuesday, August 18, 2026, at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit (SUP) for accessory buildings on Lot 1, Block 1, Lloyd Roach Addition, located at 4709 Behrens Road, Case ZC26-018. The request is to allow for the expansion of two accessory buildings in accordance with the Land Development Code, Section 3.27(A)(2)(d). The overall total of accessory building coverage would be 5.54% (1,688 square feet), exceeding the 4% allowed by right (1,219 square feet).

Zoning Case: ZC26-018

Applicant: Make Me Construction

Location: 4709 Behrens Road

Property Description: Lot 1, Block 1, Lloyd Roach Addition

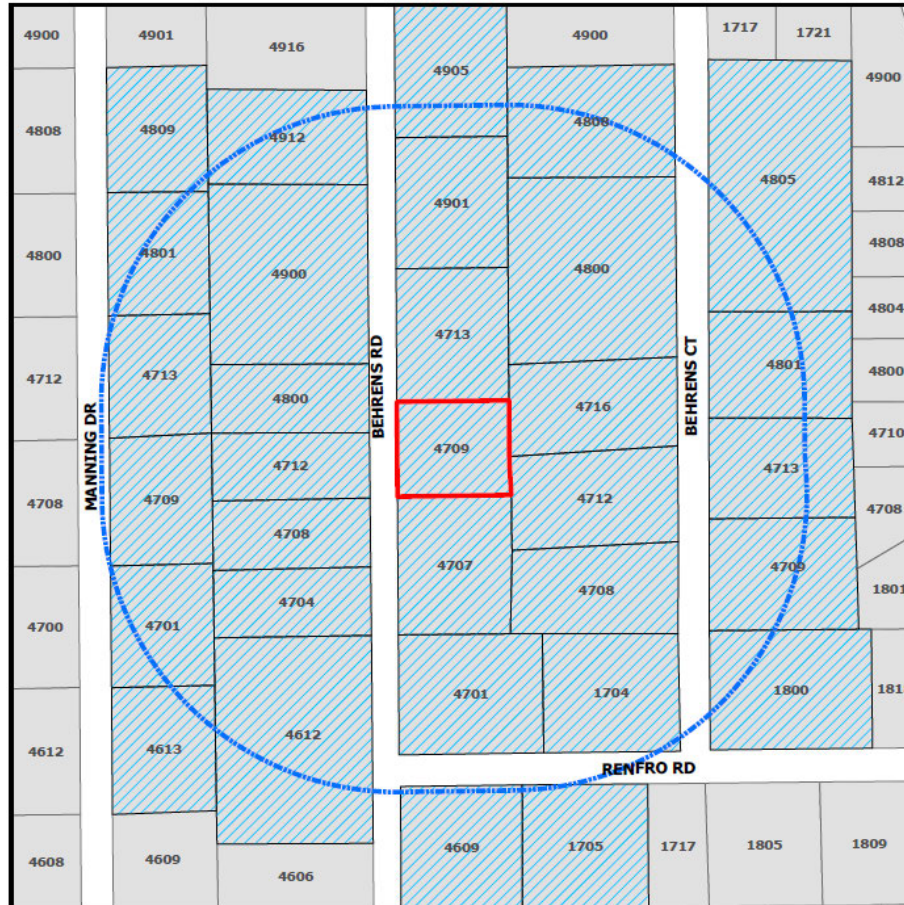
Present Zoning: R-40 Single Family Residential

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:

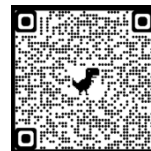
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@colleyville.com

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.

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 0.7 ACRES, BEING LOT 1, BLOCK 1, LLOYD ROACH ADDITION, LOCATED AT 4709 BEHRENS ROAD, BY AUTHORIZING A SPECIAL USE PERMIT TO ALLOW FOR TWO ACCESSORY BUILDINGS; 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 two accessory buildings (Case ZC26-018); and

WHEREAS, the Subject Property is presently zoned R-20 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 two accessory buildings on 0.7 acres, being Lot 1, Block 1, Lloyd Roach Addition, located at 4709 Behrens Road, 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 two accessory buildings, as depicted in Exhibit "B".
- b. They shall be consistent with the site plan, as depicted in Exhibit "B".
- c. They shall be generally consistent with the elevations, as depicted in Exhibit "C".
- d. 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 4th day of August 2026.

The second reading and public hearing being conducted on the 18th day of August 2026.

PASSED AND APPROVED BY A VOTE OF ___ AYES AND ___ NAYS ON THIS THE 18TH DAY OF AUGUST 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

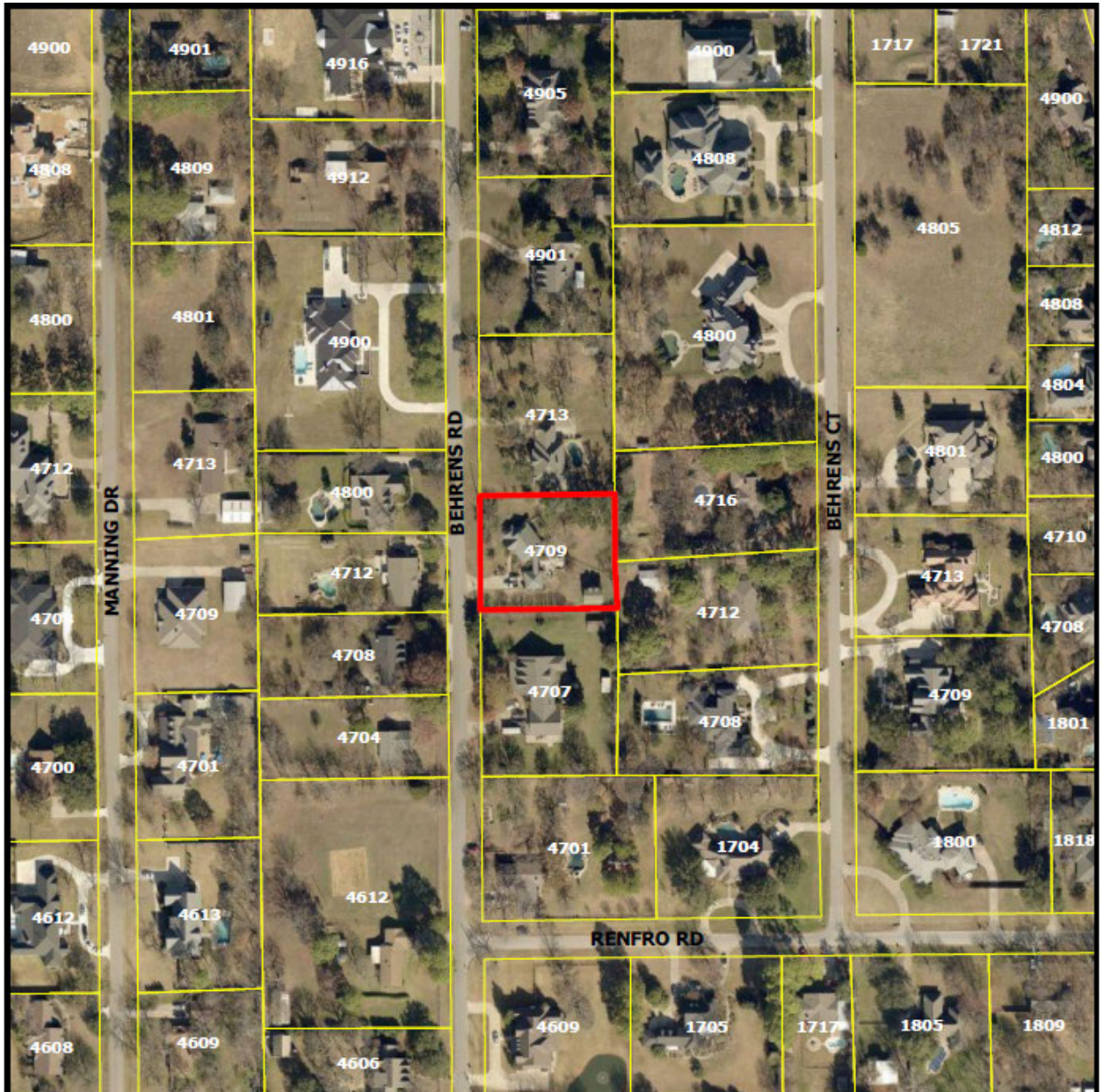
Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

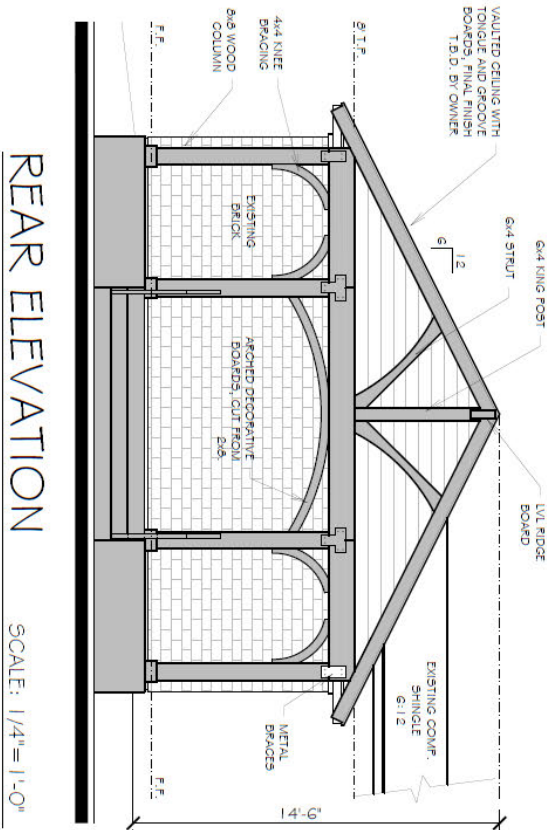
Whitt Wyatt
City Attorney

Exhibit "A" - Aerial Map

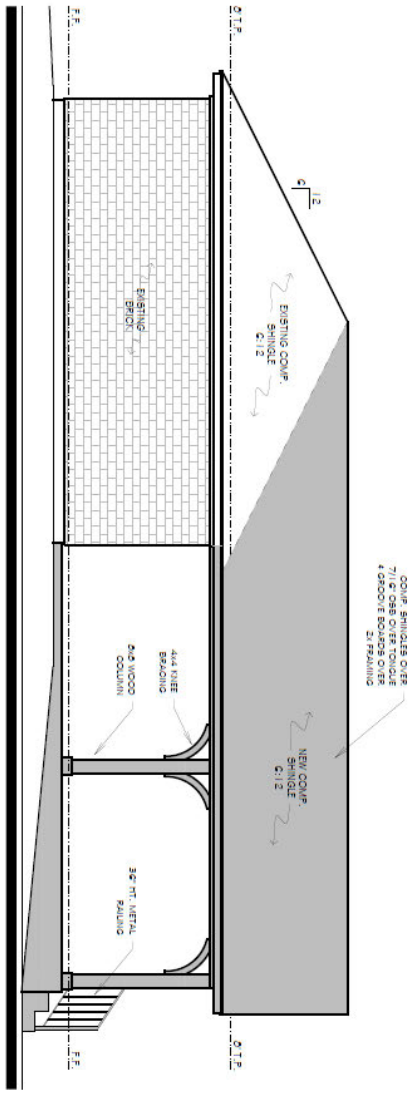


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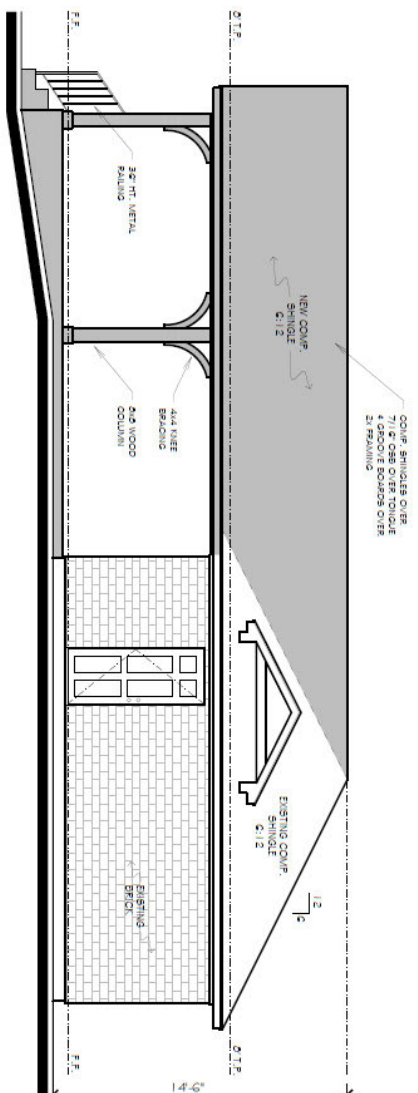
Exhibit "C" – Elevations



 North	4709 Behrens Rd. Colleyville, Texas 76034		THESE PLANS ARE INTENDED TO PROVIDE BASIC INFORMATION TO THE OWNER AND TO BE USED BY THE OWNER TO COMPLETE THE CONSTRUCTION OF THE WORK, INCLUDING THE INSTALLATION OF ALL MATERIALS AND FINISHES. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY, COUNTY, STATE AND FEDERAL GOVERNMENTS. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING THE RIGHT TO MODIFY THE ELEVATIONS AS REQUIRED BY LOCAL ORDINANCES AND REGULATIONS. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING THE RIGHT TO MODIFY THE ELEVATIONS AS REQUIRED BY LOCAL ORDINANCES AND REGULATIONS.
	ROACH, LLOYD ADDITION Block 1 Lot 1		
	Date MAY 11, 2006	Sheet Title ELEVATIONS	
	Scale 1/4" = 1'-0"	Sheet No. 3 of 17	



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



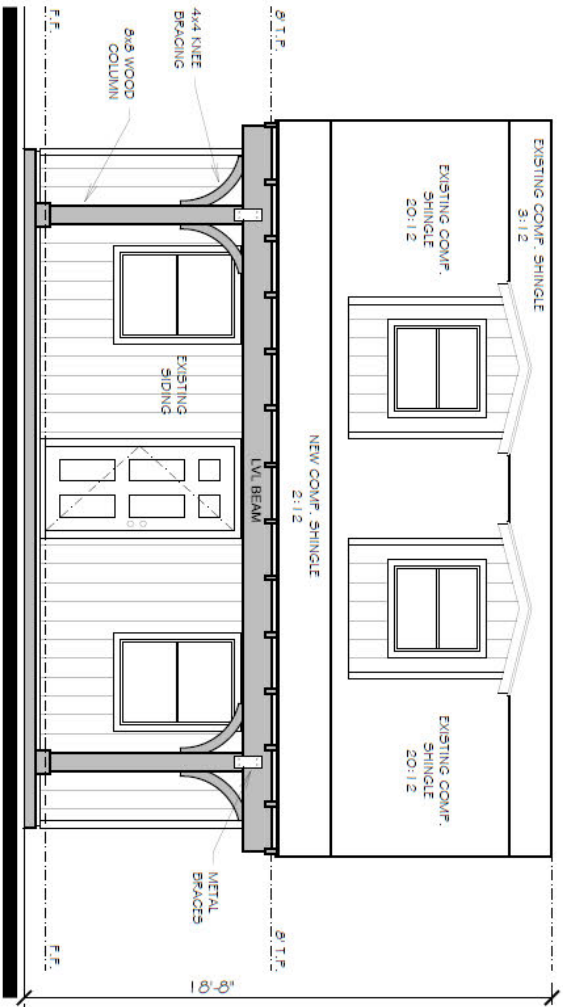
LEFT ELEVATION SCALE: 3/16"=1'-0"



THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION/ERECTOR INFORMATION NECESSARY TO COMPLETE THIS PROJECT. ALL PORTIONS OF THE WORK, INCLUDING ELEMENTS, MATERIALS AND METHODS SHALL BE PERFORMED IN FULL COMPLIANCE WITH ALL APPLICABLE CITY, COUNTY, STATE AND NATIONAL CODES. BUILDERS SHALL BE RESPONSIBLE FOR VERIFYING THE PLANS AGAINST ALL APPLICABLE LOCAL CODES, ORDINANCES, AND REGULATIONS. ANY DISCREPANCY SHALL BE THE RESPONSIBILITY OF THE CLIENT.

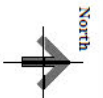
4709 Behrens Rd.
Colleyville, Texas 76034
ROACH, LLOYD ADDITION
Block 1 Lot 1

Date
MAY 11, 2026
Sheet Title
ELEVATIONS
Scale
1/4" = 1'-0"
Sheet No.



FRONT ELEVATION

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



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

Date
MAY 11, 2026

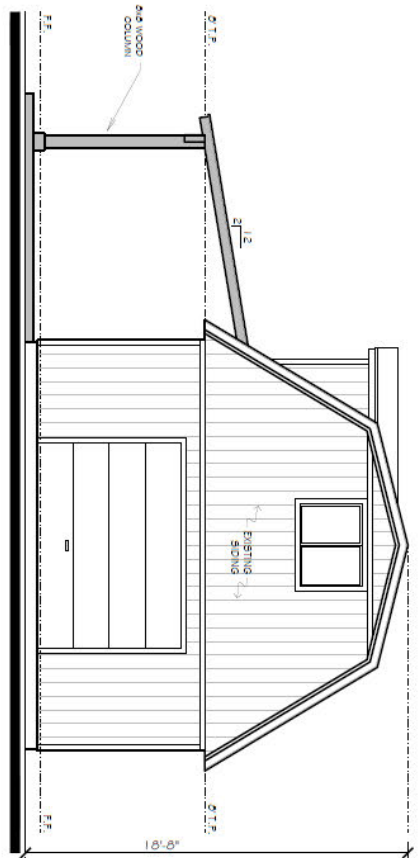
Sheet Title

ELEVATIONS

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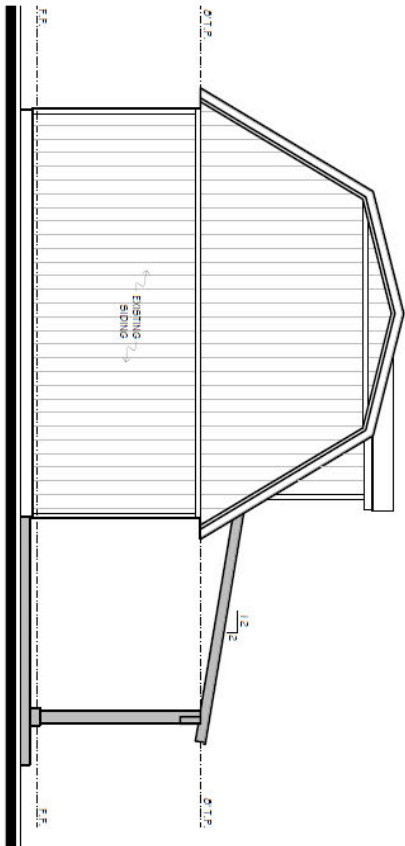
Sheet No.

11
11 of 17



RIGHT ELEVATION

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



LEFT ELEVATION

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



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4709 Behrens Rd.
Colleyville, Texas 76034

ROACH, LLOYD ADDITION
Block 1 Lot 1

Date
MAY 11, 2006

Sheet Title

ELEVATIONS

Scale
1/4" = 1'-0"

Sheet No.

12

12 of 17



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 3e

Agenda Date 7/13/2026

Number -

Type Public Hearing Agenda Items

Department Community Development

Title

Consideration of a Special Use Permit 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 ZC26-019

Explanation

Clayton O'Dell, the applicant, has submitted a request for a Special Use Permit (SUP) for a dog boarding and dog grooming use on Lot 3A, Block 11, Longwood Estates at Ross Downs, being approximately 1.2 acres, and zoned PUD-C Planned Unit Development – Commercial.

Analysis: The applicant is requesting an SUP to allow for the development of a pet boarding and pet grooming facility, with an outdoor run. The request includes the consideration of a site plan, landscape plan, and façade plan. The PUD-C zoning on the property requires a sales tax-generating use, in addition to uses only permitted in the CC-1 Village Retail and CC-2 Shopping Center zoning districts.

The proposed request includes one building, intended for the development of a pet boarding and pet grooming facility, with an outdoor run.

Staff has reviewed the plans and identified areas for considerations related to building materials, building articulation, and overall site design.

Existing Conditions/Background: The subject property, 7181 Colleyville Boulevard, is undeveloped. It is located south of the intersection of Longwood Drive and Colleyville Boulevard.

Plat Status: The subject property is platted.

DRC Review: The DRC reviewed the request during their June 22, 2026, meeting and the case has been scheduled for the July 13, 2026, Planning and Zoning Commission meeting.

Surrounding Development: The property to the north is zoned ML Light Manufacturing and is undeveloped. The property to the east is zoned AG Agricultural and is undeveloped. The properties to the south and west are zoned PUD-C Planned Unit Development – Commercial and are developed with commercial and office uses.

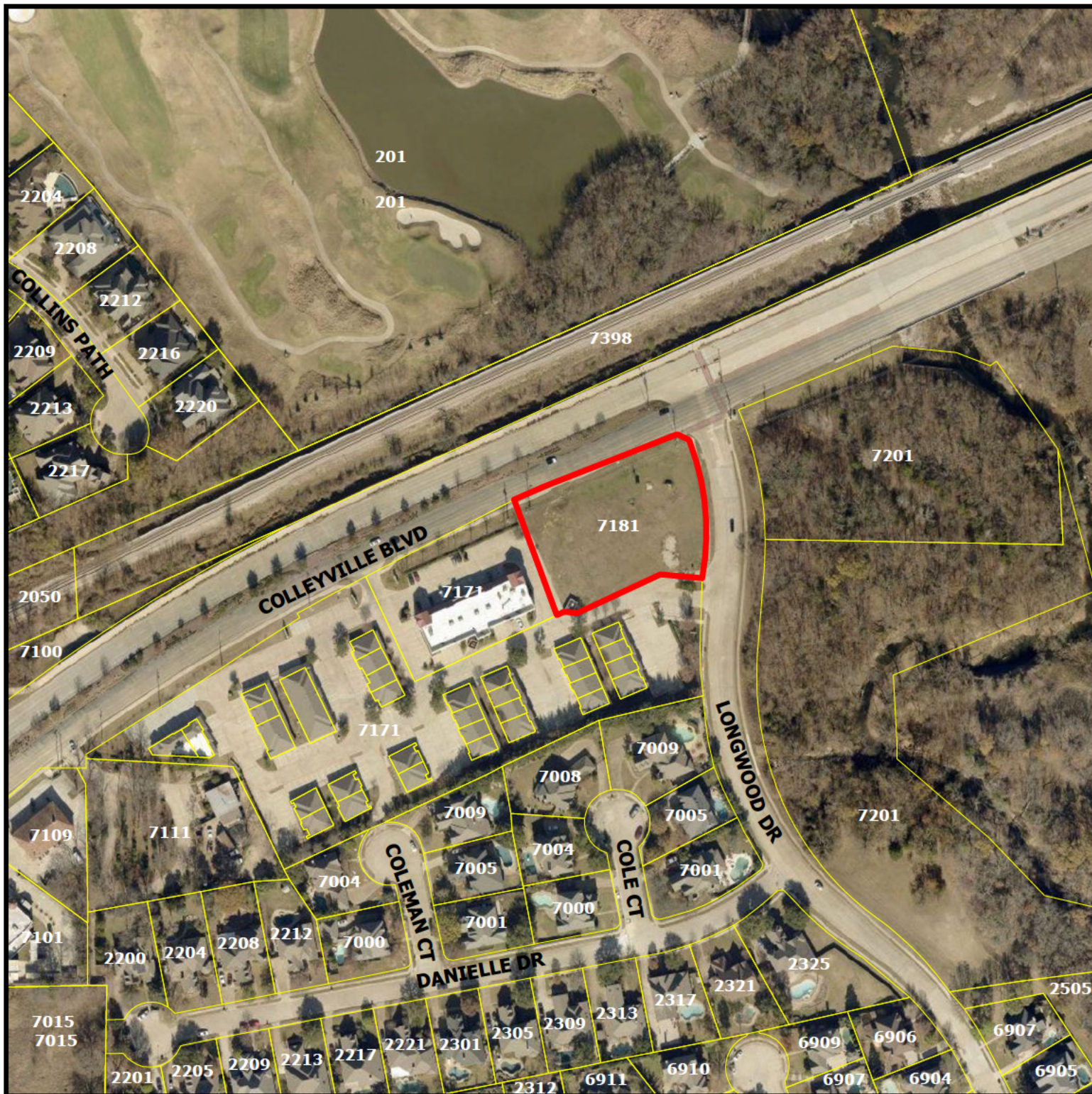
Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, identifies the subject property for commercial development.

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. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Plan Exhibit
6. Elevations Exhibit
7. Fence Exhibit
8. Turf Maintenance Plan
9. Drainage Plan Exhibit
10. Business Plan
11. Existing PUD-C Ordinance
12. Notification Map
13. Notification Letter
14. Letter Received
15. Draft Ordinance

Aerial Map



ZC26-019

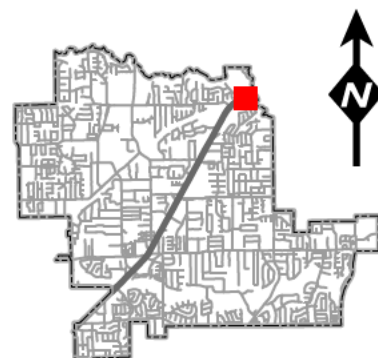
7181 Colleyville Boulevard

DISCLAIMER:

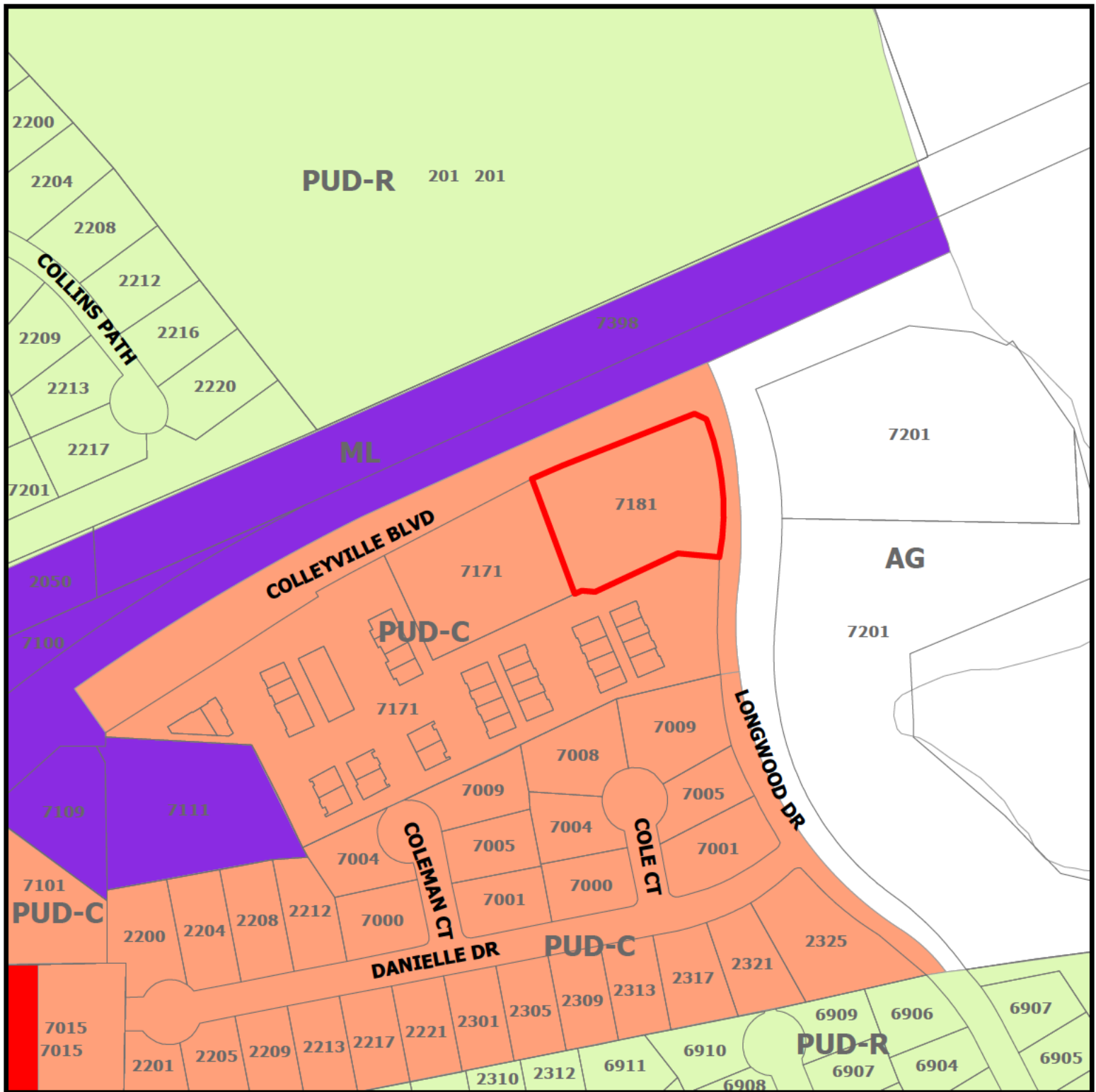
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Subject Property



Zoning Map

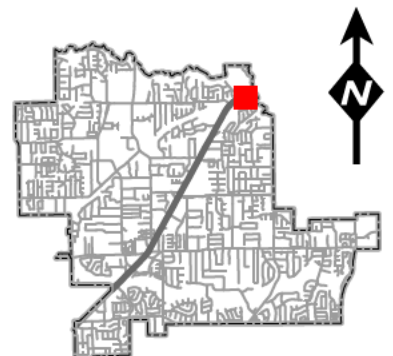


ZC26-019

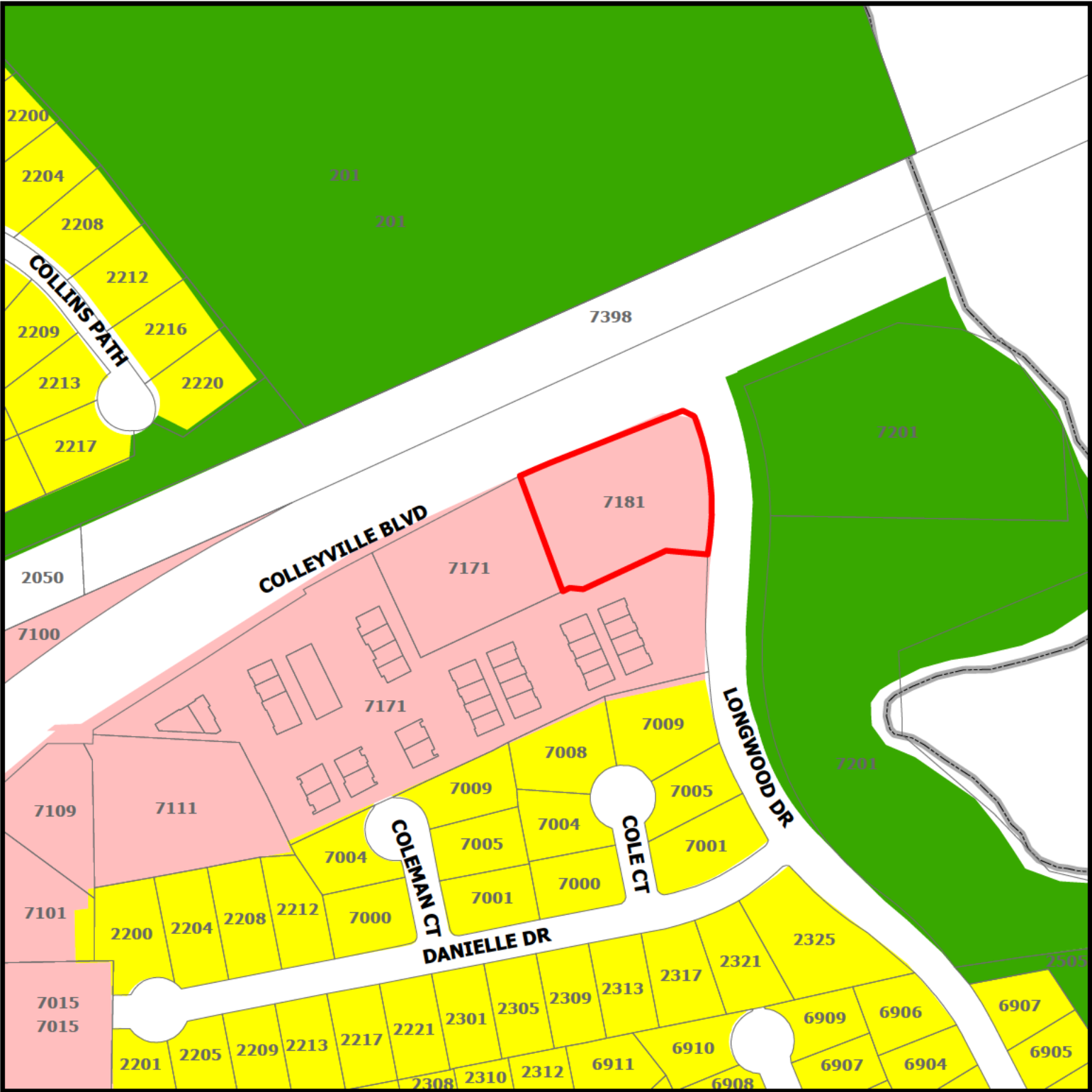
7181 Colleyville Boulevard

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 Subject Property



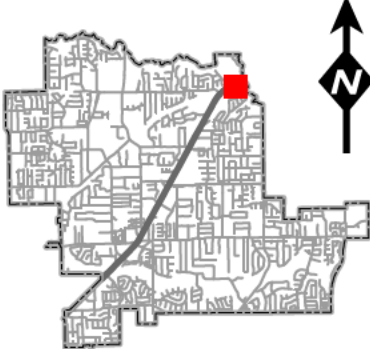
Future Land Use Map



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.

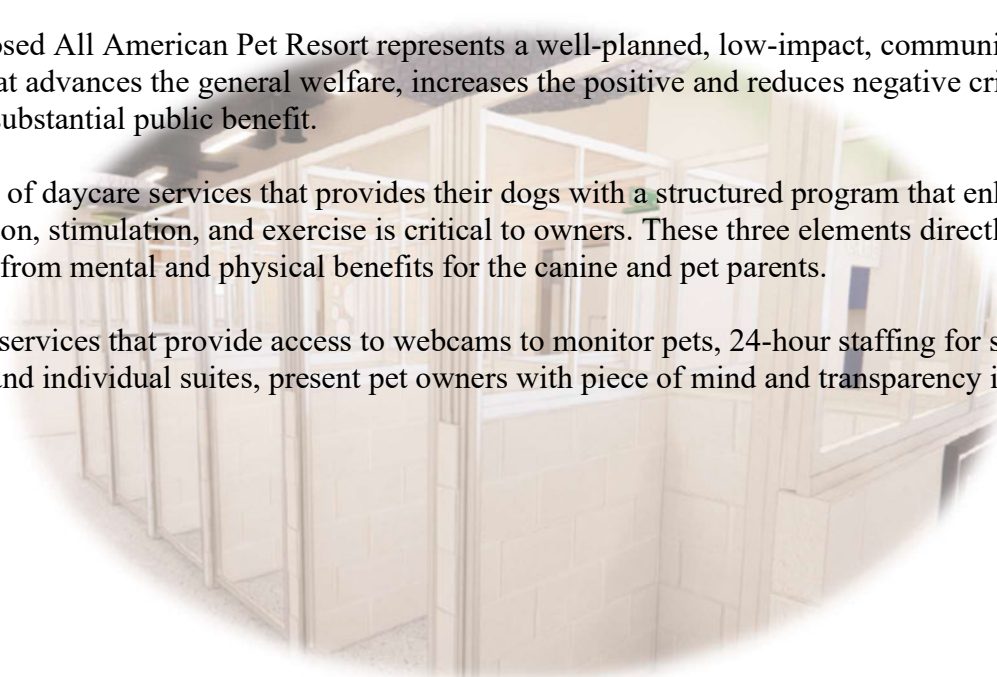


Exhibit 1: Colleyville and Surrounding Areas (Dog Population)

- 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

<u>Category</u>	<u>Annual Spend</u>
------------------------	----------------------------

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



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:

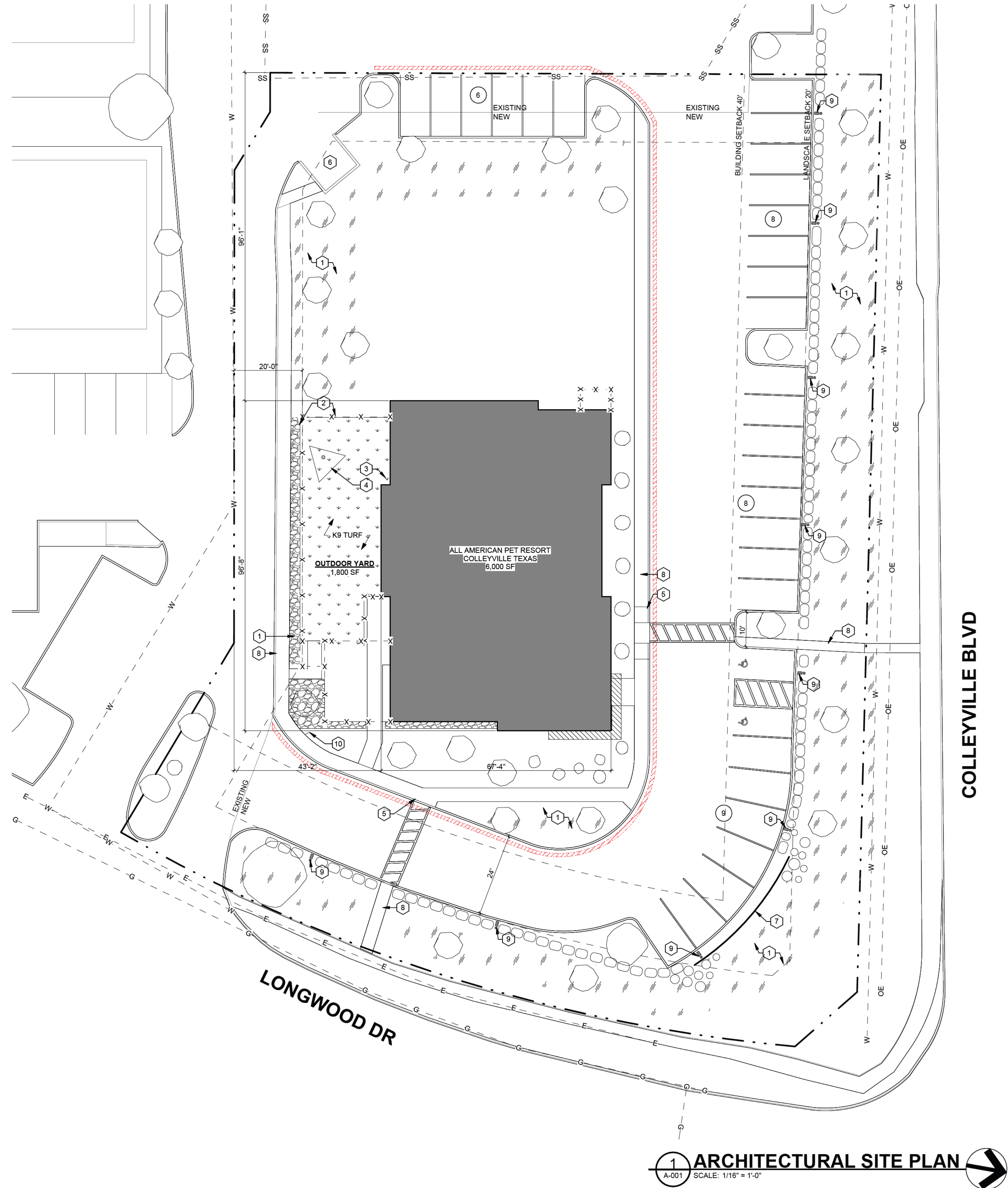
Colleyville lacks capacity to support the residents' current dog population with premium boarding and daycare options in the vicinity, resulting in service deficiencies for pet welfare and care.

Resources:

- avma.org
- census.gov
- censusreporter.org

Exhibit 4: Proposed New Business





1 ARCHITECTURAL SITE PLAN
A-001 SCALE: 1/16" = 1'-0"

PROJECT TEAM

ARCHITECT
FMD ARCHITECTS
3200 WEST MARKET STREET, SUITE 205
FAIRLAWN, OHIO 44333
(P) 330-836-2343
(F) 330-836-7359
PROJECT PRINCIPAL: MARK MOORE
(M) MOORE@FMDARCHITECTS.COM
PROJECT ARCHITECT: CLAYTON O'DELL
(C) ODELL@FMDARCHITECTS.COM

OWNERS
ALL AMERICAN PET RESORT - COLLEYVILLE
PROJECT CONTACTS:
WHITNEY STARK (W) WKSTARK@GMAIL.COM
KELLIE STARK (K) KELLIE.R.STARK@GMAIL.COM
MITCHELL STARK (M) MJWSTARK@GMAIL.COM

GENERAL NOTES

- ANY REVISION TO THIS PLAN WILL REQUIRE CITY APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
- ALL SIGNAGE IS SUBJECT TO PLANNING APPROVAL.
- ALL FENCES AND RETAINING WALLS ARE SUBJECT TO PLANNING APPROVAL.
- WHEN USED, WHEEL STOPS SHALL BE INSTALLED SO THAT ALL SURFACE PARKING SPACES ARE A MINIMUM OF 18 FEET DEEP MEASURED FROM THE FACE OF THE WHEEL STOP. ANY VERTICAL OBSTRUCTION IN FRONT OF A SURFACE SHALL BE LOCATED 20 FEET FROM THE BACK OF THE PARKING SPACE.

CODED NOTES

- LANDSCAPING SHALL COMPLY WITH CITY OF COLLEYVILLE REQUIREMENTS AND SHALL BE CONSISTENT WITH THE LANDSCAPING CHARACTER OF ADJACENT COMMERCIAL DEVELOPMENTS.
- 8'-0" H STONE-LOOK FENCE WITH STONE PIERS
- MOUNTED OUTDOOR RATED OSCILLATING MISTING FAN
- SHADE SAIL AS DELEGATED DESIGN
- ADA ACCESS
- EXISTING DUMPSTER MATCHING ADJACENT TENANTS
- 30" HIGH NATIVE SONE WALL WITH CAST STONE CAP
- NEW SIDEWALK
- SITE LIGHTING TO MATCH ADJACENT PROPERTY AND MEET REQUIREMENTS IN CITY LAND DEVELOPMENT CODE SECTION 6.7
- RIGHT TURN ONLY SING

VICINITY MAP



SITE INFORMATION

SITE ADDRESS: 7181 COLLEYVILLE BLVD, COLLEYVILLE, TX 76034
LEGAL DESCRIPTION: LONGWOOD ESTATES @ ROSS DOWNS, BLOCK 11, LOT 3A
PROJECT ZONE: PUD-C
PROPOSED ZONE: PUD-C
PROPOSED USE: ANIMAL BOARDING AND DAYCARE
GROSS PROPERTY SF: 51,288 SF OR 1.177 ACRES
GROSS BUILDING SF: 6,000 SF OR 11.7% OF TOTAL AREA
GROSS PAVED SF: 20,099 SF OR 39% OF TOTAL AREA
BUILDING HEIGHT: 1 STORY / 22'-0"
GROSS OPEN SF: 25,189 SF OR 49% OF TOTAL AREA
PARKING CONDITIONS: 6,000 SF AT 1/300 SF = 20
2 ADA REQUIRED
PROVIDED PARKING SPACE - 31
PROVIDED ADA PARKING SPACE - 2
RETAIL USE: 6,000 SF AT 1/200 = 30
REQUIRED PARKING = 30
PROVIDED PARKING = 31

PROJECT DESCRIPTION

THE PROPOSED PROJECT CONSISTS OF A ONE-STORY BUILDING OF APPROXIMATELY 6,000 SQUARE FEET AT 7181 COLLEYVILLE BLVD, COLLEYVILLE, TX 76034. THE PROPERTY IS LOCATED ALONG COLLEYVILLE BOULEVARD WITHIN AN ESTABLISHED COMMERCIAL CORRIDOR AND IS CURRENTLY ZONED PLANNED UNIT DEVELOPMENT - COMMERCIAL (PUD-C). ALL AMERICAN PET RESORTS PROVIDES OVERNIGHT BOARDING, DOG DAYCARE, GROOMING, AND RELATED PET CARE SERVICES IN A CLEAN, SAFE, AND PROFESSIONALLY MANAGED ENVIRONMENT. THE SITE IS PLANNED FOR COMMERCIAL DEVELOPMENT AND IS SURROUNDED BY OTHER COMMERCIAL USES. THE BUILDING WILL BE DESIGNED WITH HIGH-QUALITY MATERIALS CONSISTENT WITH THE CHARACTER OF THE AREA. DOGS ARE SUPERVISED AT ALL TIMES BY TRAINED STAFF, BOTH INDOORS AND OUTDOORS. OUTDOOR PLAY AREAS WILL BE SECURE AND FULLY MONITORED. THE BUILDING WILL INCORPORATE SOUND-ATTENUATING CONSTRUCTION, AND THE FACILITY WILL FOLLOW STRICT CLEANING AND WASTE MANAGEMENT PROCEDURES TO MINIMIZE NOISE AND ODORS. LANDSCAPING AND SCREENING WILL BE PROVIDED IN ACCORDANCE WITH CITY REQUIREMENTS. THE APPLICANT RESPECTFULLY REQUESTS APPROVAL OF THIS SPECIAL USE PERMIT.

SITE LEGEND

- PROPERTY LINE
- SETBACK LINE
- FENCE
- ADA PARKING SPACE
HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS
- TOTAL OF SPACES IN ROW/SECTION
- BUILDING/STRUCTURE
- NEW FIRE LANE - PRIMARY ACCESS ROUTE
- NEW TREE OR BUSH. FINAL LAYOUT TO COMPLY WITH CITY LANDSCAPE REQUIREMENTS

PRELIMINARY
NOT FOR CONSTRUCTION

FMD | ARCHITECTS
ARCHITECTS • PLANNERS • INTERIORS • LEED ACCREDITED
• 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

PRELIMINARY
ARCHITECTURAL SITE
PLAN

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JOB NUMBER: 25-1321.1

A-001

EXTERIOR FINISH LEGEND



METAL PANEL - WOOD LOOK



STUCCO FINISH



STONE (MATCH ADJACENT PROPERTIES)

OVERALL BUILDING MATERIAL CALC
STONE = 1,675 SF 34.0%
STUCCO = 2,450 SF 49.7%
WOOD = 800 SF 16.2%
GLASS = 1,079 SF 18.0%
TOTAL = 6,004 SF



STONE = 522 SF 36.7%
STUCCO = 517 SF 36.3%
WOOD = 384 SF 27.0%
GLASS = 424 SF 23.0%
TOTAL = 1,847 SF

VIEW FROM COLLEYVILLE BLVD



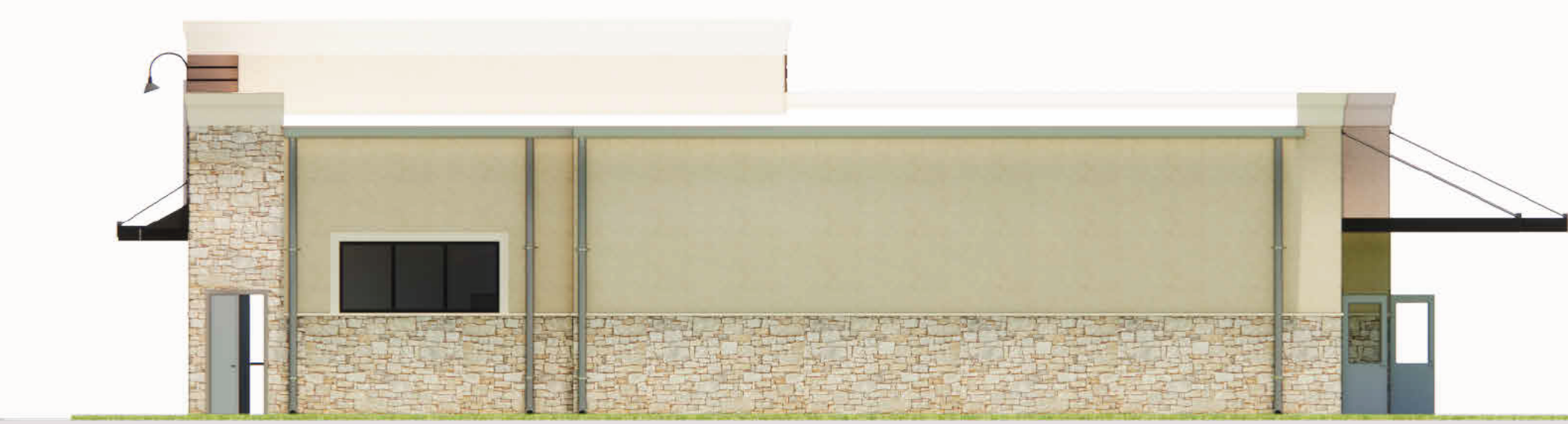
STONE = 407 SF 30.9%
STUCCO = 888 SF 67.5%
WOOD = 21 SF 1.6%
GLASS = 280 SF 17.5%
TOTAL = 1,596 SF

VIEW FROM OFFICE BUILDINGS



STONE = 288 SF 28.2%
STUCCO = 338 SF 33.1%
WOOD = 395 SF 38.7%
GLASS = 310 SF 23.3%
TOTAL = 1,331 SF

VIEW FROM LONGWOOD DR



STONE = 458 SF 39.3%
STUCCO = 707 SF 60.7%
WOOD = 0 SF 0.0%
GLASS = 65 SF 5.3%
TOTAL = 1,230 SF

VIEW FROM RETAIL

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• CONSTRUCTION ADMINISTRATION
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Phone: 330.836.2343

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

PRELIMINARY

COLOR ELEVATIONS
& RENDERS

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JOB NUMBER: 25-1321.1

00/00/00	-	A

A-002

EP Decking – Wood Plastic Composite (WPC) Dig-In Installation Fencing Guide



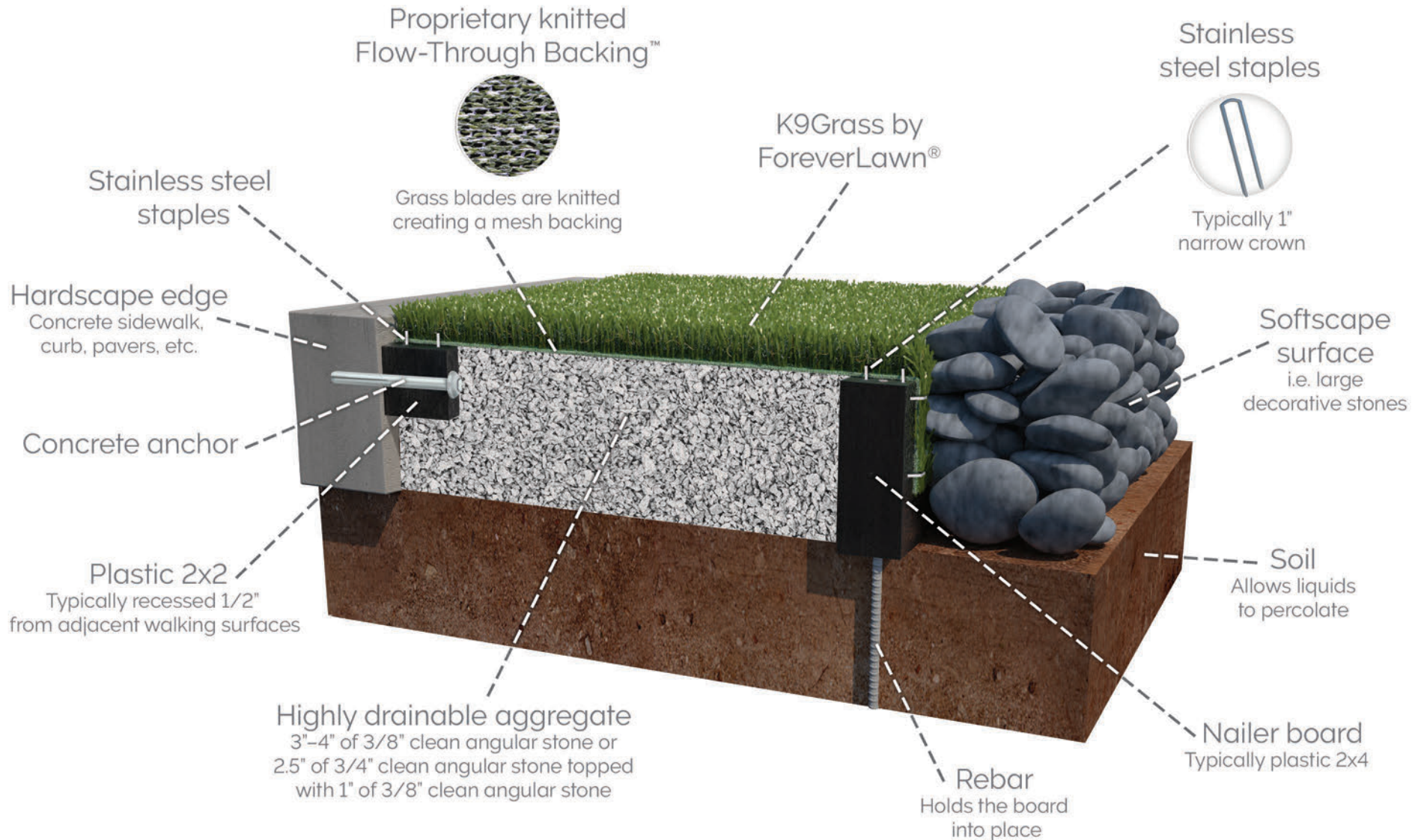
EP Decking fences are made from durable and weather-resistant Wood Plastic Composite (WPC) materials. Designed for elegance and privacy, they resist mold, mildew, rot, and termites. No painting or staining is required, and the fences are easy to install on various surfaces using the proper base holder. Each fence panel consists of two WPCFB boards and one WPCF-A01 board, forming a 6' x 6' panel.

- ✓ **Wood Plastic Composite (WPC)**
- ✓ **Resistant to Mold, Mildew, Rotting, & Termites**
- ✓ **100% Waterproof, Non-Toxic, Anti-Slip, Anti-Scratch, Anti-Stain, & Fire Resistant!**
- ✓ **Easy to Install!**
- ✓ **Enhances your outdoor space**
- ✓ **No painting or staining is required**

ForeverLawn Synthetic Grass System

Installed over soil with softscape and hardscape edges

K9Grass
by ForeverLawn®



ForeverLawn

330.499.8873 • foreverlawn.com
8007 Beeson St. NE, Louisville, OH 44641



microsite.caddetails.com/1148

By	K. Karmie	06/25
Scale	Not to scale	
Drawing No.	M1599	



Welcome

Congratulations on your investment in K9Grass® by ForeverLawn®. We are excited to have you as a part of the ForeverLawn K9Grass family. As you know, K9Grass is the artificial grass made specifically for dogs, and is the premier surfacing product for dogs everywhere.

We want to make sure that your experience with K9Grass is as enjoyable and successful as possible. Defining and following specific maintenance guidelines for your unique situation is important. To help you get there, this document provides general maintenance guidelines with common thresholds. Please contact your ForeverLawn dealer to find out how best to tailor them for you.

Success with artificial grass in pet applications comes down to **three simple steps**:

1. Choose the best product (which you have already found in K9Grass by ForeverLawn).
2. Ensure that the product is correctly installed. This is best achieved by our professional installation team.
3. Properly care for your K9Grass. Refer to the general guidelines provided below, and tailor them to fit your specific needs as determined by you and your ForeverLawn dealer.

Proper K9Grass Maintenance

Remove large debris regularly and solid waste immediately.

Debris such as leaves and sticks should be removed regularly. Leaf rakes and blowers are great tools to accomplish this.

Solid pet waste is easy to locate and should be removed frequently. If the solid waste is messy, pick up all that you can, rinse with a hose, and treat with a bacterial enzyme. **DO NOT RINSE SOLID WASTE INTO THE GRASS.**

Use a bacterial enzyme cleaner (odor eliminator with live bacteria).

It is advisable to have a spray bottle filled with premixed bacterial enzyme to treat the spot where the waste was removed. We recommend Got Pee Odor Eliminator, which can be purchased through your ForeverLawn dealer. The product is a concentrate so it can be easily diluted for use in hand-held spray bottles.

Broad spraying of a bacterial enzyme should be done regularly. A hose attachment is available for purchase from your ForeverLawn dealer and is recommended. Indoor K9Grass requires an application of once per day at a minimum. The purpose of these treatments is to break down residual waste (urine and feces) which, if not addressed, can be the source of odor or unclean conditions. Leave the bacterial enzyme on the grass longer for better results.

Got Pee Odor Eliminator, specially designed containing live bacteria, is safe for use with dogs. If another brand is used, we recommend that you consult with the manufacturer to confirm that it is safe to use with dogs. The product activates and continues to work as long as there is moisture and pet waste present. In lieu of a hose applicator, rinse well with a hose and mist grass with a premixed spray (6 - 8 ounces per gallon applied with a pump sprayer).

Frequency of treatment will be dependent on the size of the area, number of dogs, climate, use, and design of installation. Consult your ForeverLawn dealer for specific guidelines. General guidelines are to apply bacterial enzymes on a regular interval preemptively heading off odors (you will need to find the frequency that works for you). Reactively, it can be applied any time there is an odor. A good place to begin for common outdoor use is to start weekly then increase or decrease based on results.



Remove small debris with vacuums and extraction equipment.

It is important to remove hair and smaller debris to keep K9Grass® performing at its best. This can be accomplished by running a vacuum when the grass is dry (with a rotating brush and strong suction) to groom, agitate, and remove debris. For installations under 1,500 square feet, a household vacuum can be used. Larger areas may require a commercial vacuum or a power broom (consult your ForeverLawn dealer). Frequency is dependent on size, number of dogs, and how the area is used. Removing this debris keeps the grass looking good and prevents urine, hair, and waste from slowing drainage and holding unwanted waste.

Outdoor area: A common place to start for an area of typical size and use is to vacuum hair and small debris once a month. Remember, this is a starting point and will likely need to be adjusted by monitoring the amount of debris and hair coming out. High-use outdoor areas may require weekly vacuuming. A shop vac can be used around the perimeter (fence and walls).

Indoor area: A common place to start for an indoor area of typical size and use is to begin by extracting and vacuuming every other day. A commercial-grade carpet extractor may be preferred for indoor use as it can be run when the grass is wet, pulling out hair and debris while also removing residual water. This is a starting point and will likely need to be adjusted by monitoring the amount of debris and hair coming being removed. It is very common for daily vacuuming and extraction to be required for indoor areas. A shop vac can be used around the perimeter (fence and walls).

Additional Notes

- Rinsing the grass between cleanings is advisable if you do not have regular rain.
- If you have a sick dog, clean and sanitize the area by removing the bulk matter, and apply Got Pee Odor Eliminator bacterial product to the area. Allow the bacterial action to consume and liquefy blood, urine, feces, and vomit. Rinse or extract the area with water to flush away contaminants. Got Pee Odor Eliminator cleans and deodorizes K9Grass with every application.
- If you have a flushing system installed, dilute urine and move it to the drain. Consult your ForeverLawn dealer regarding frequency and duration.

Maintenance Products Available from Your ForeverLawn Dealer

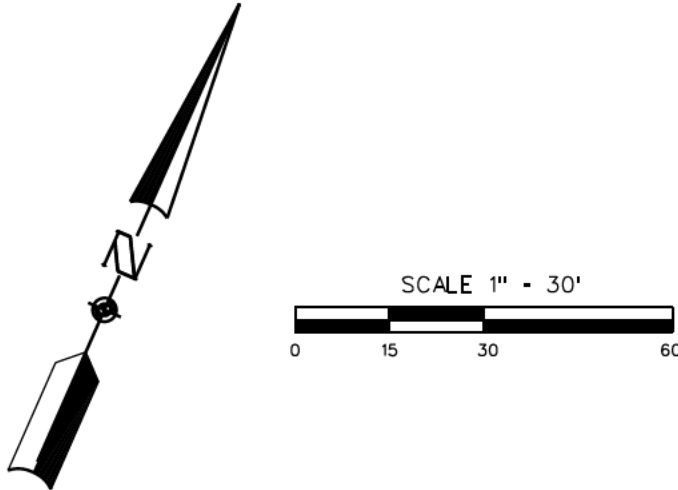
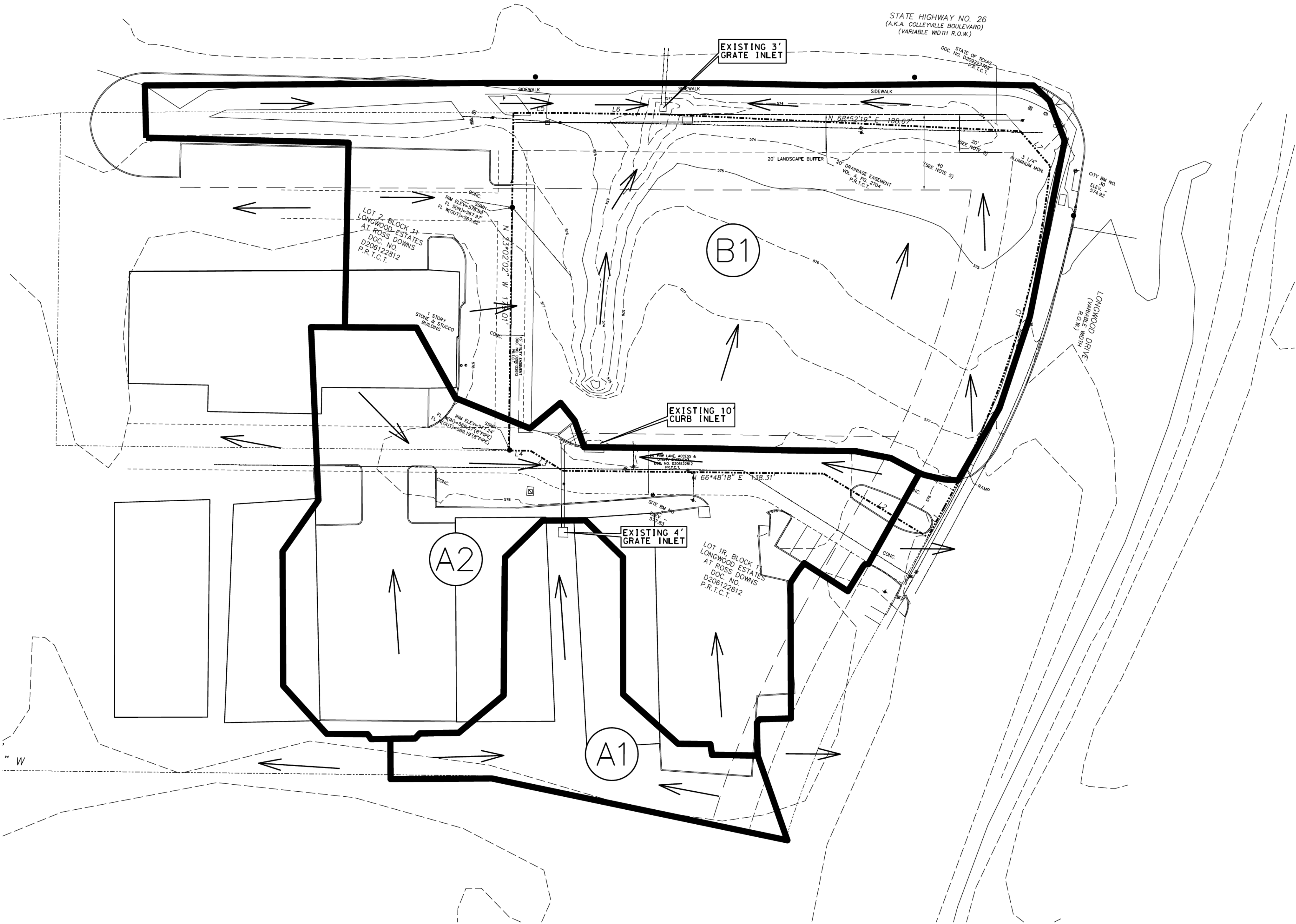
Got Pee Odor Eliminator is a highly concentrated product (mixes 20:1) that comes in a variety of sizes. Contact your ForeverLawn® dealer to place an order. If your ForeverLawn dealer is unable to fulfill your order, you may also order products from K9Grass.com.

We are happy to have you as part of the ForeverLawn family! Please do not hesitate to call your ForeverLawn K9Grass dealer with maintenance questions or concerns. We are glad to assist you.

got pee?
ODOR ELIMINATOR



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:
1. ALL DRAINAGE DESIGN TO BE IN ACCORDANCE WITH CITY OF COLLEYVILLE STANDARDS.

2. 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.

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

PRE-DEVELOPED SITE DRAINAGE DATA																
MARK	AREA (ACRE)	C	T _c (MIN.)	I ₂ (IN/HR)	I ₅ (IN/HR)	I ₁₀ (IN/HR)	I ₂₅ (IN/HR)	I ₅₀ (IN/HR)	I ₁₀₀ (IN/HR)	Q ₂ (CFS)	Q ₅ (CFS)	Q ₁₀ (CFS)	Q ₂₅ (CFS)	Q ₅₀ (CFS)	Q ₁₀₀ (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	0.50 ¹	10	4.71	5.74	6.51	7.55	8.40	9.24	3.8	4.6	5.2	6.0	6.7	7.4	TO EXISTING GRATE INLET IN HWY 26 ROW

1. [(0.26 X 1.0) + (1.34 X 0.40)] / (0.26 + 1.34) = 0.50

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

PRE-DEVELOPED DRAINAGE AREA MAP

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KEITH M. HAMILTON 87384 \$DATE\$

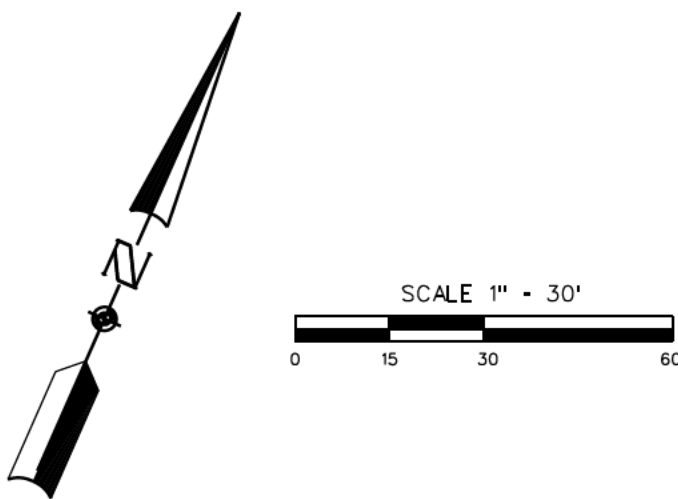
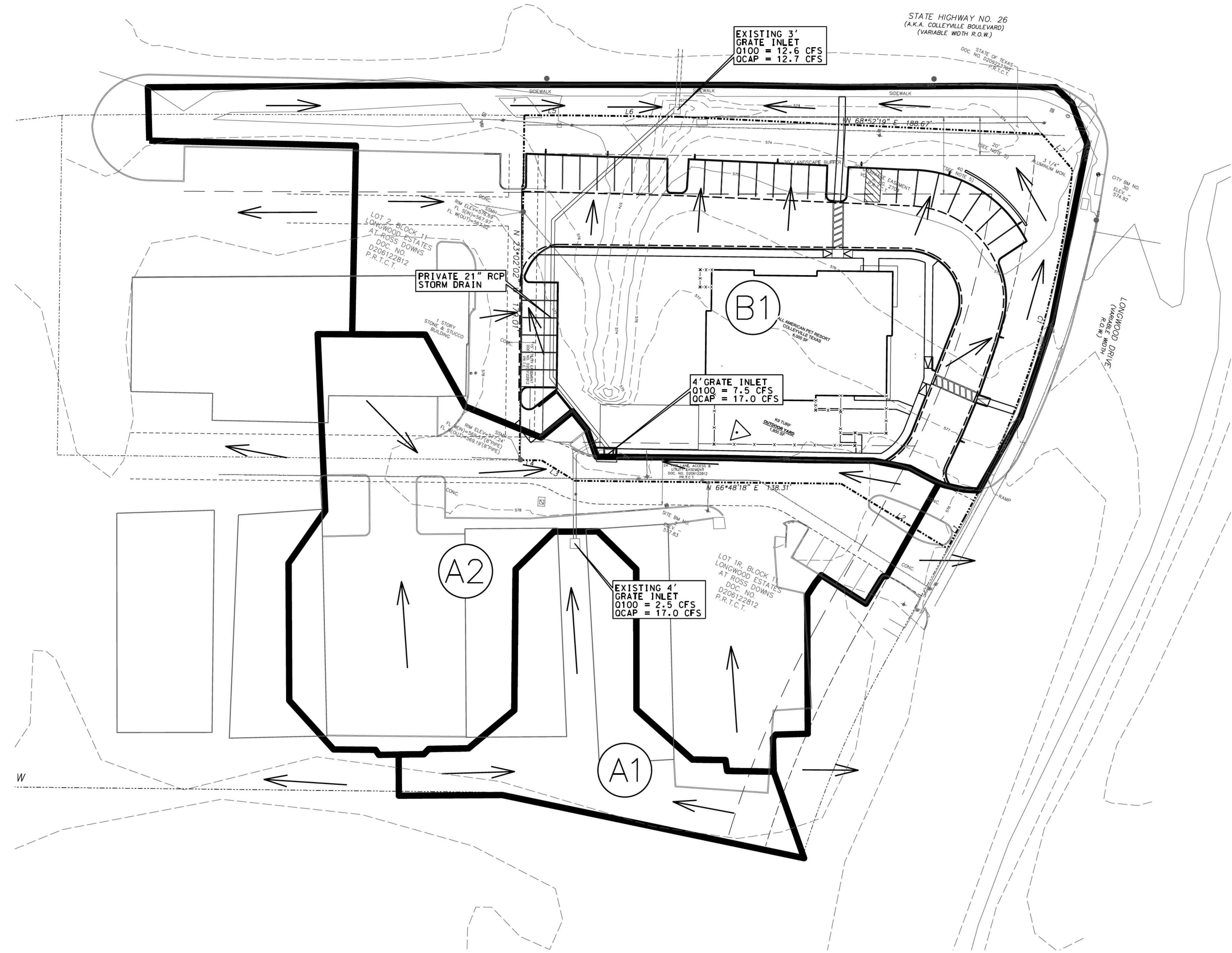
PE NO. DATE

NO.	REVISION	DATE	BY	DATE	JOB
					999-645
					DATE
					DESIGNED
					DRAWN
					CHECKED
					TEXAS REGISTERED ENGINEERING FIRM NUMBER P-5240

SHEET

C1.01A

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

690

689

EXISTING ELEVATION CONTOUR

690

PROPOSED ELEVATION CONTOUR

FLOW DIRECTION

DRAINAGE DIVIDE

- DRAINAGE NOTES:
1. ALL DRAINAGE DESIGN TO BE IN ACCORDANCE WITH CITY OF COLLEYVILLE STANDARDS.

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C = 0.40 Developed Park Sites

C = 0.70 Office/Neighborhood Commercial

C = 0.85 Commerical/Industrial
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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.

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

POST-DEVELOPED SITE DRAINAGE DATA

MARK	AREA (ACRE)	C	T _c (MIN.)	I ₂ (IN/HR)	I ₅ (IN/HR)	I ₁₀ (IN/HR)	I ₂₅ (IN/HR)	I ₅₀ (IN/HR)	I ₁₀₀ (IN/HR)	Q ₂ (CFS)	Q ₅ (CFS)	Q ₁₀ (CFS)	Q ₂₅ (CFS)	Q ₅₀ (CFS)	Q ₁₀₀ (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

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

NO.	REVISION	DATE	BY	DATE	JOB
					999-645
					DATE
					DESIGNED
					DRAWN
					CHECKED
					TEXAS REGISTERED ENGINEERING FIRM NUMBER P-5240

SHEET

C1.01B

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.

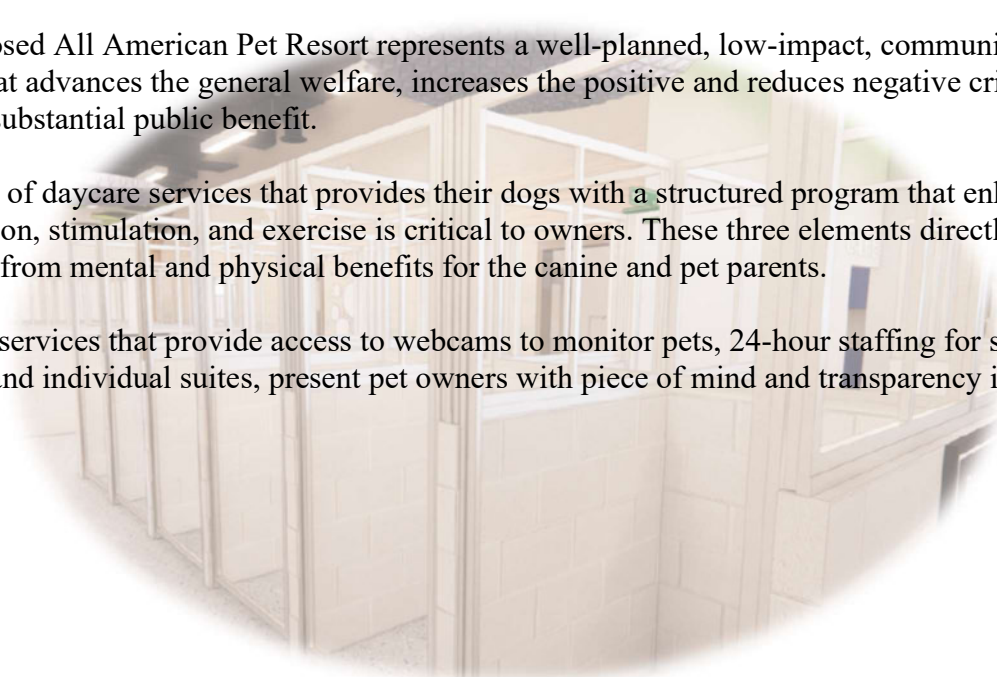


Exhibit 1: Colleyville and Surrounding Areas (Dog Population)

- 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

<u>Category</u>	<u>Annual Spend</u>
------------------------	----------------------------

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



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
- census.gov
- censusreporter.org

Exhibit 4: Proposed New Business



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.

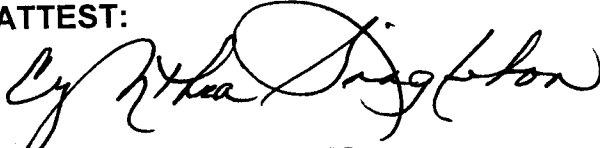
Sec. 6. THAT this ordinance shall become effective immediately upon publication.

AND IT IS SO ORDERED.

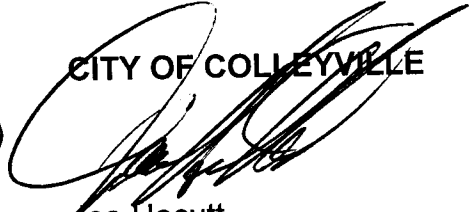
The first reading and public hearing being conducted on the 4th day of August 2004.

The second reading and public hearing being conducted on the 14th 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

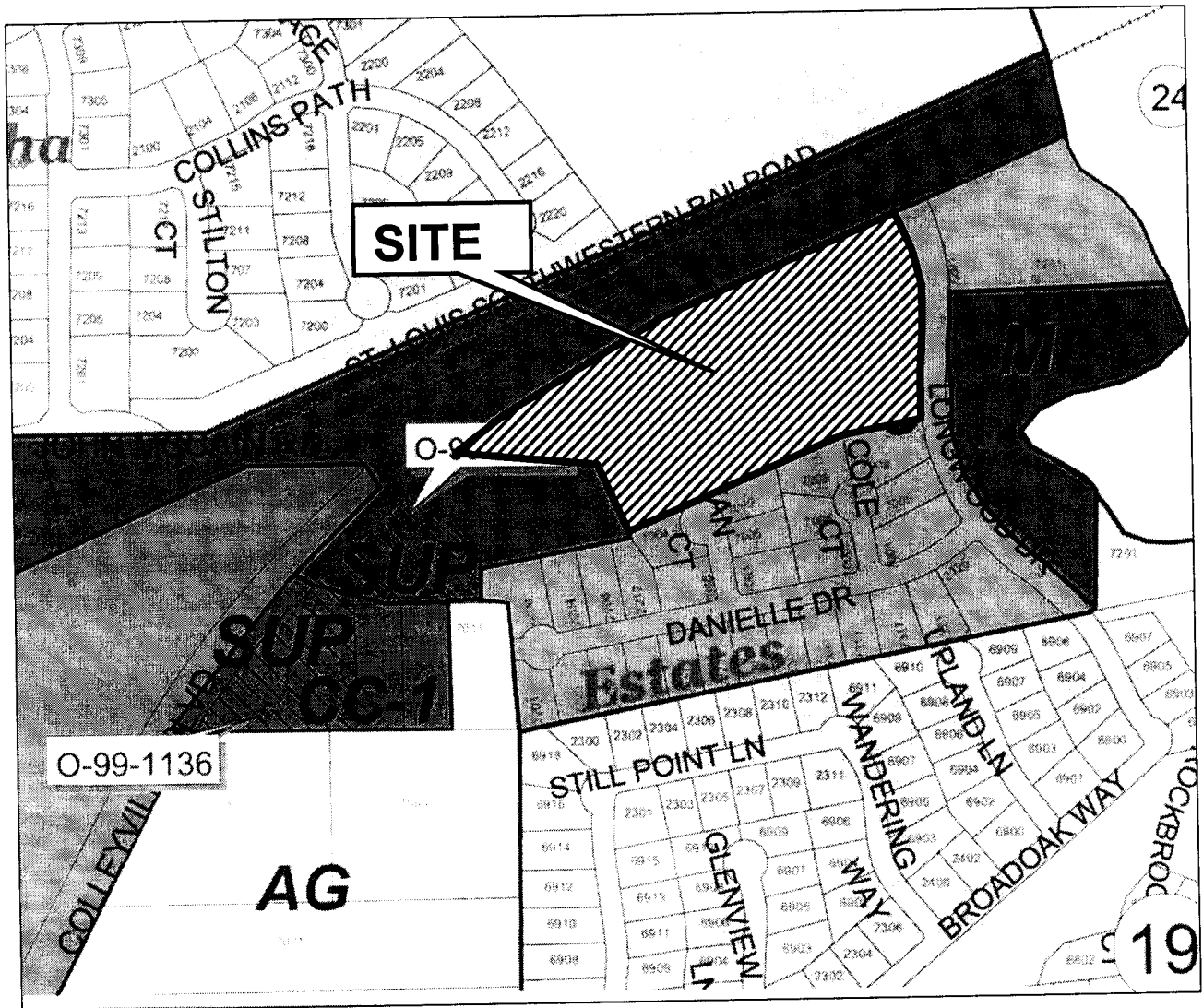
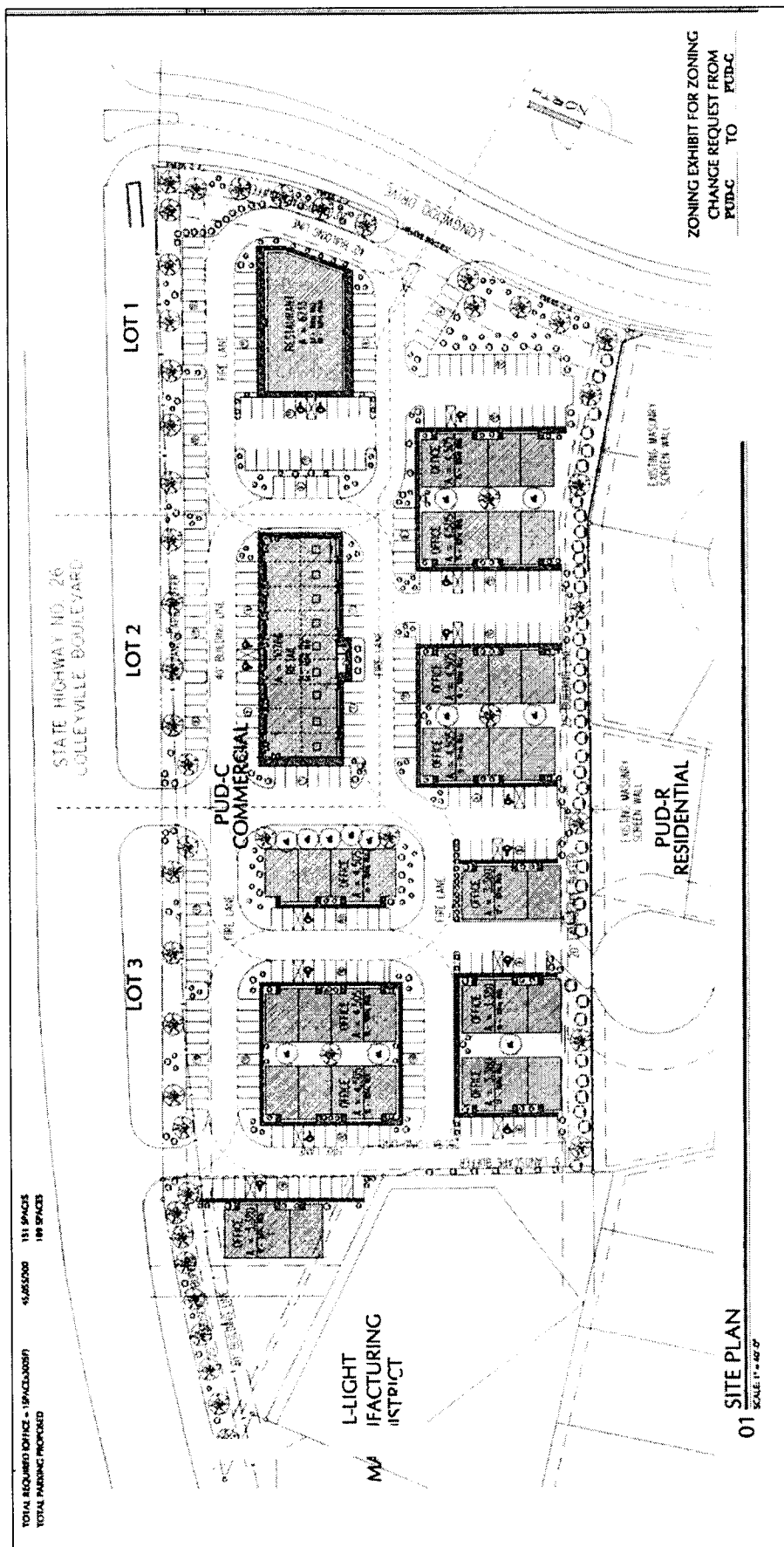
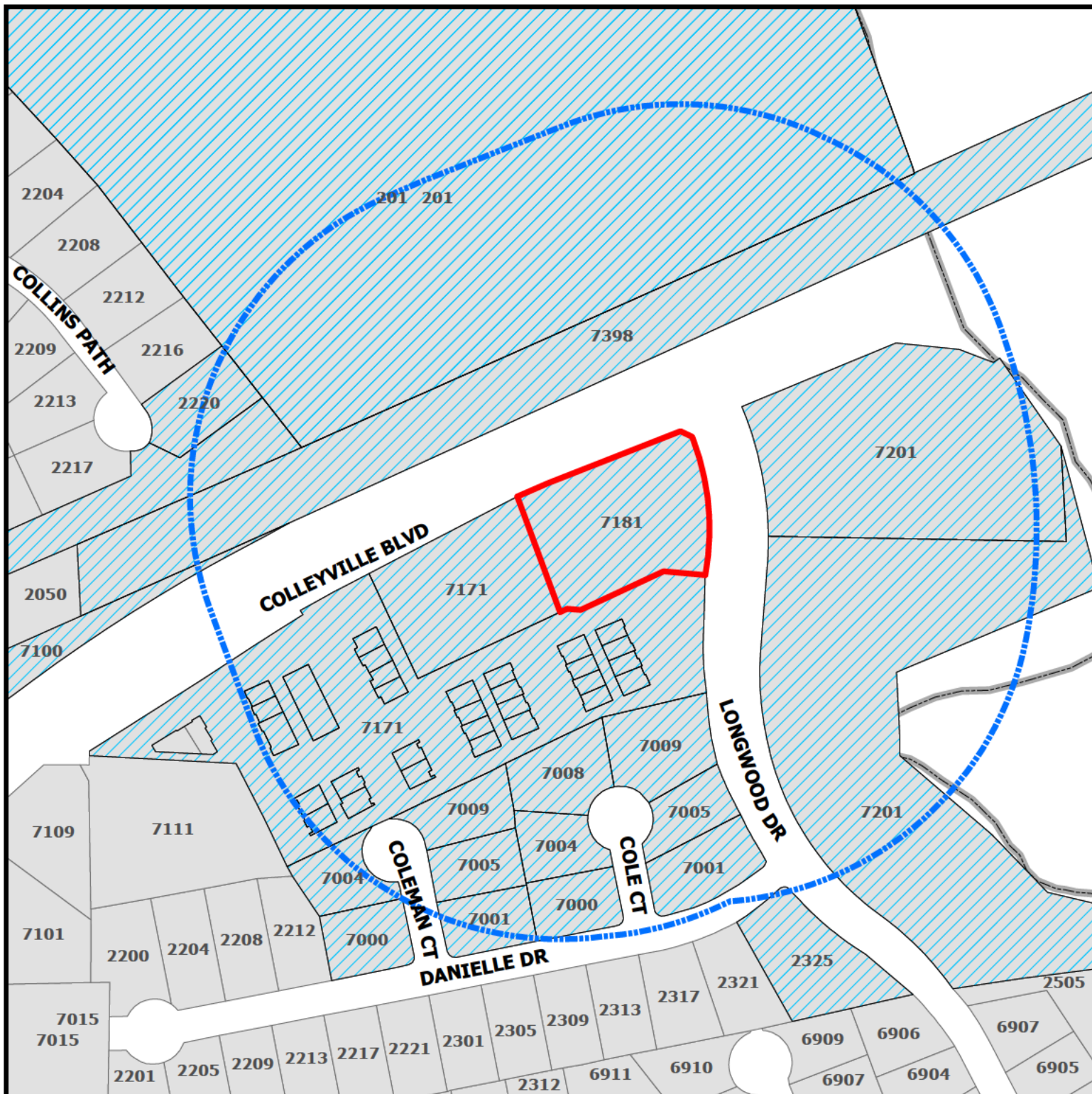


EXHIBIT B – CONCEPTUAL SITE PLAN



Notification Map

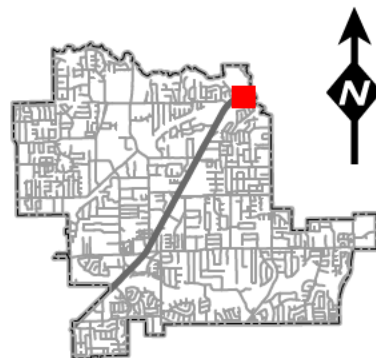


ZC26-019

7181 Colleyville Boulevard

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.

- Subject Property
- Buffer
- Parcels to be notified





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, July 13, 2026, at 7:00 p.m.
City Council Meetings: Tuesday, August 4, 2026 & Tuesday, August 18, 2026, at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit (SUP) 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 ZC26-019. An SUP is required to operate a pet boarding and pet grooming facility in accordance with the PUD-C ordinance.

Zoning Case: ZC26-019

Applicant: Clayton O'Dell

Location: 7181 Colleyville Boulevard

Property Description: Lot 3A, Block 11, Longwood Estates at Ross Downs

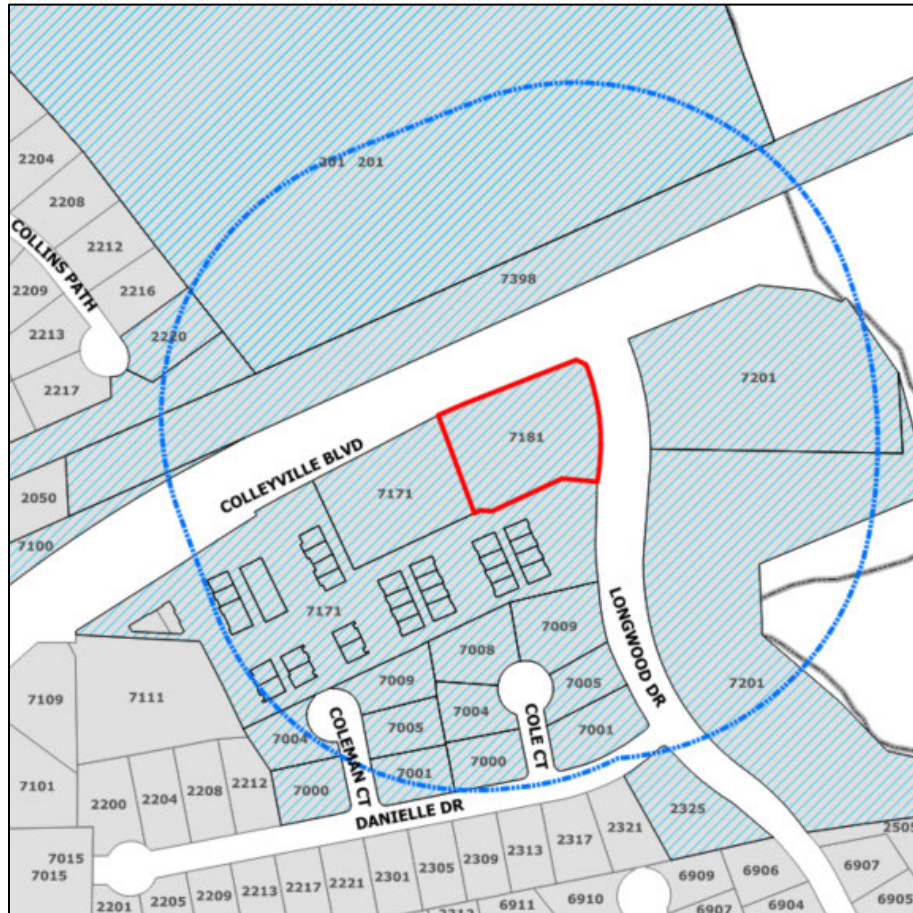
Present Zoning: PUD-C Planned Unit Development – Commercial

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.

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: Carr, Christopher [REDACTED]
Sent: Monday, June 29, 2026 3:08 PM
To: Jerry Ducay <JDucay@colleyville.com>
Cc: Bobby Lindamood <BLindamood@colleyville.com>
Subject: Zoning Question - zc26-019

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

Could you all please advise what level of community feedback it would take to demonstrate a meaningful level of engagement of the community voice? Also, can that be submitted by signature, or does it have to be done in person? Or if such information requests need to go elsewhere can I please get that information?

As noted, this is in regard to ZC26-019. My concern differs somewhat from that of most people who object to development, in that my primary issue is the saturation of the area and the negative impact of shared revenue.

We already have the following in Colleyville: Paw Hoots, Posh Paw, Bridget's Pet Resort, Kountry Klippers, Scent Hound, Pet Bar, and PetCo. Continuing down 26 into other communities, the saturation only increases. My fear is that we will see a repeat of what happened in Hurst, where Mad Mikes had a local following and did well enough to stay afloat, but once Rainbow Cone moved in, the revenue was split, and now both locations sit empty.

On a personal note, I have concerns over the noise as there is a planned outside portion which I would prefer not to hear more barking dogs and I would think any future operator of the old Scooters or other empty buildings nearby would similarly appreciate not having that. That possible deterrent to filling currently empty space is yet another reason why this may not be optimal to Colleyville as a whole.

Note I'm in favor of the hotel, indifferent but would lean in favor of the car place and in favor of other economic development in our community but this has more potential negative impact than good in my personal opinion.

Regards,
Chris

ASHFORD

Christopher Carr
Director of Equity
Ashford
14185 Dallas Parkway, Suite 1100
Dallas, TX 75254
Direct Line: [REDACTED]
Fax Line: [REDACTED]
Email Address: [REDACTED]

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 1.2 ACRES, BEING LOT 3A, BLOCK 11, LONGWOOD ESTATES AT ROSS DOWNS, LOCATED AT 7181 COLLEYVILLE BOULEVARD, BY AUTHORIZING A SPECIAL USE PERMIT TO ALLOW FOR A DOG BOARDING AND DOG GROOMING USE; 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 Dog Boarding and Dog Grooming use (Case ZC26-019); and

WHEREAS, the Subject Property is presently zoned PUD-C Planned Unit Development – Commercial; 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 Dog Boarding and Dog Grooming use on 1.2 acres, being Lot 3A, Block 11, Longwood Estates at Ross Downs, located at 7181 Colleyville Boulevard, 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 Dog Boarding and Dog Grooming use.
- b. It shall be consistent with the site plan and as depicted on the attached Exhibit "B".
- c. The Special Use Permit shall automatically expire upon the abandonment of the business, change in the primary use of the building, a change in ownership, or upon the expiration or termination of the Certificate of Occupancy.
- d. 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 in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

Sec. 7. THAT 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 4th day of August 2026.

The second reading and public hearing being conducted on the 18th day of August 2026.

PASSED AND APPROVED BY A VOTE OF ___ AYES AND ___ NAYS ON THIS THE 18TH DAY OF AUGUST 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

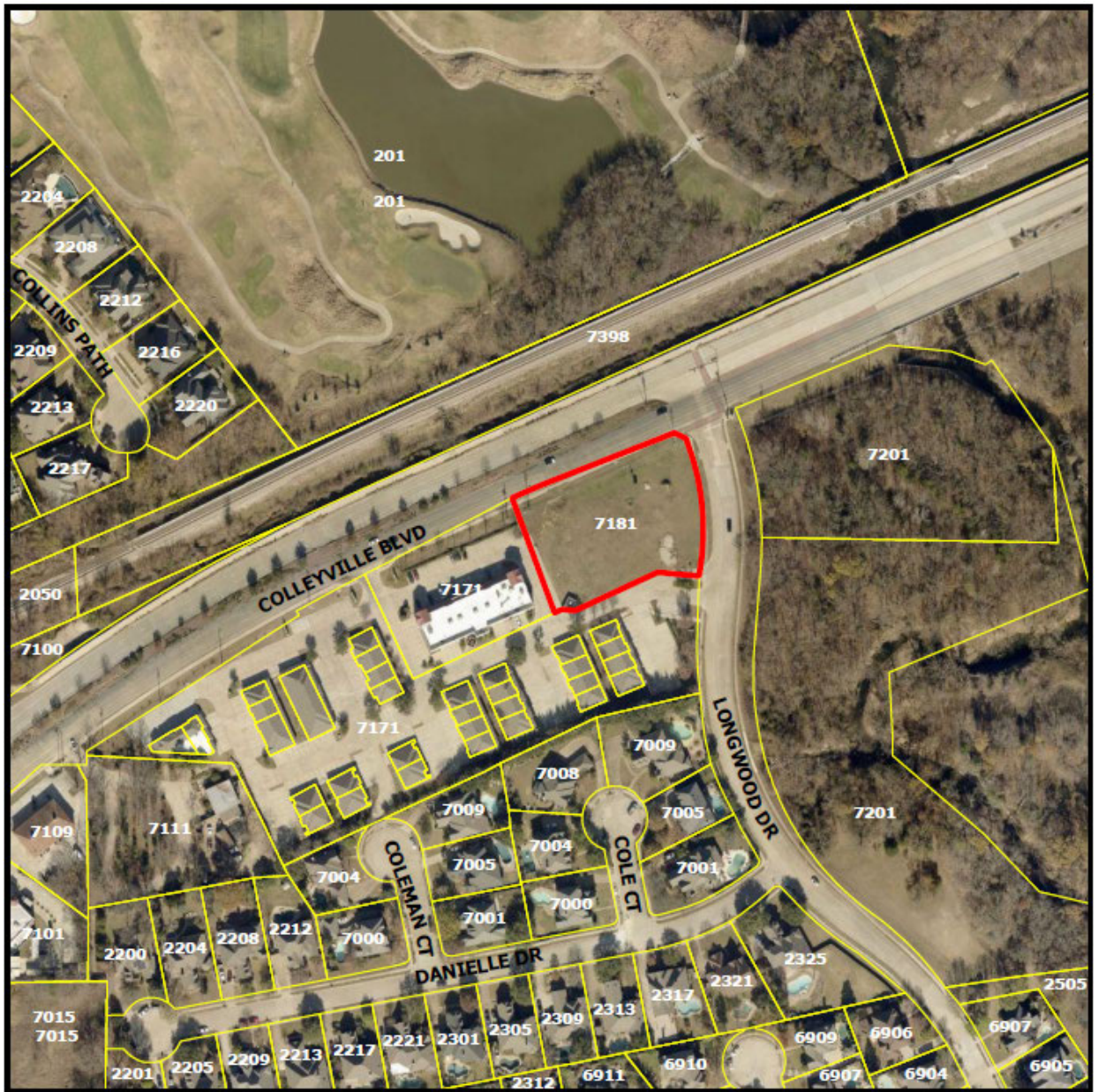
Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Aerial Map



[illegible]

EXTERIOR FINISH LEGEND	
	METAL PANEL - WOOD LOOK
	STUCCO FINISH
	STONE (MATCH ADJACENT PROPERTIES)



VIEW FROM COLLEVILLE BLVD



VIEW FROM LONGWOOD DR



VIEW FROM OFFICE BUILDINGS



VIEW FROM RETAIL

COLORED ELEVATIONS
& RENDERERS

PREPARED BY: FMD | ARCHITECTS
DATE: 08/11/2021

ALL AMERICAN PET RESORTS
COLLEVILLE, TX
7161 COLLEVILLE BLVD, COLLEVILLE, TX 76034

PRELIMINARY

FMD | ARCHITECTS
ARCHITECTS • PLANNERS • INTERIORS • LEED ACCREDITED
CONSTRUCTION ADMINISTRATION
3200 W. AUSTIN ST. SUITE 200 FARMERS CHRG. 44333
PHOENIX 330.854.2343

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A-002