



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION AGENDA

100 Main Street, Colleyville, Texas, 76034

MONDAY, JULY 27, 2026

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

1. CALL TO ORDER

2. PRESENTATION AND DISCUSSION

- 2a** Presentation and discussion of a Special Use Permit for a fence on Lot 15A1, Block 2, Fair Way Addition, zoned R-20 Single-Family Residential, located at 1211 Murphy Road, Case ZC26-015
- 2b** Presentation and discussion of a Special Use Permit for an accessory dwelling on Lot 3R, Adair & Brown Estates, zoned R-40 Single-Family Residential, located at 813 John McCain Road, Case ZC26-016
- 2c** Presentation and discussion of a Special Use Permit for an accessory building on Lot 12, Block 2, Rustic Oaks Addition, zoned R-20 Single-Family Residential, located at 5508 Oak Hills Drive, Case ZC26-017
- 2d** Presentation and discussion of a Special Use Permit for accessory buildings on Lot 1, Block 1, Lloyd Roach Addition, zoned R-40 Single-Family Residential, located at 4709 Behrens Road, Case ZC26-018
- 2e** Presentation and discussion 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
- 2f** Presentation and discussion of a Special Use Permit for an adult day services use on Lot 2R1, Block 2, Felps, Andy Addition, zoned CC-3 Highway Commercial, located at 4121 Colleyville Boulevard, Case ZC26-020
- 2g** Presentation and discussion of a Special Use Permit for a massage therapy use on Lot 8, Block 2, Village Park at Colleyville, zoned CC-2 Shopping Center, located at 707 Glade Road, Case ZC26-021

- 2h** Presentation and discussion of a rezoning from PUD-C Planned Unit Development - Commercial to R-20 Single-Family Residential on Lot 1, Block 1, San Bar Square Addition, located at 105 Cheek-Sparger Road, Case ZC26-022
- 2i** Presentation and discussion of an amendment to the Land Development Code, Chapter 1, General Provisions, Case GC26-008
- 2j** Presentation and discussion of an amendment to the Land Development Code, Chapter 3, Table 3.24(B) Schedule of Permitted Principal Uses, which includes the addition of data centers as a use and related standards, Case GC26-011

3. ADJOURNMENT

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

Daniel Ponder
Planning Manager

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

If you plan to attend this public meeting and have a disability that requires special accommodations, please advise the City Secretary at least 48 hours in advance at 817.503.1130, and reasonable accommodations will be made to assist you.



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number 2a

Agenda Date 7/27/2026

Number -

Type Public Hearing Agenda Items

Department Community Development

Title

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

Explanation

Daniel Voltz, the applicant, has submitted a request for a Special Use Permit (SUP) for a fence on Lot 15A1, Block 2, Fair Way Addition, being approximately 0.42 acres, and zoned R-20 Single-Family Residential.

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

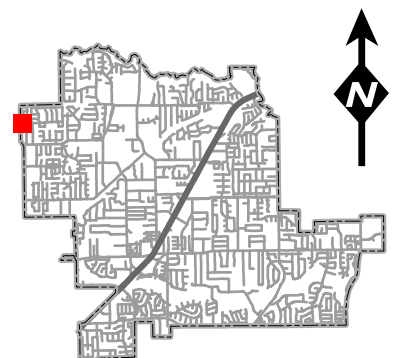


ZC26-015

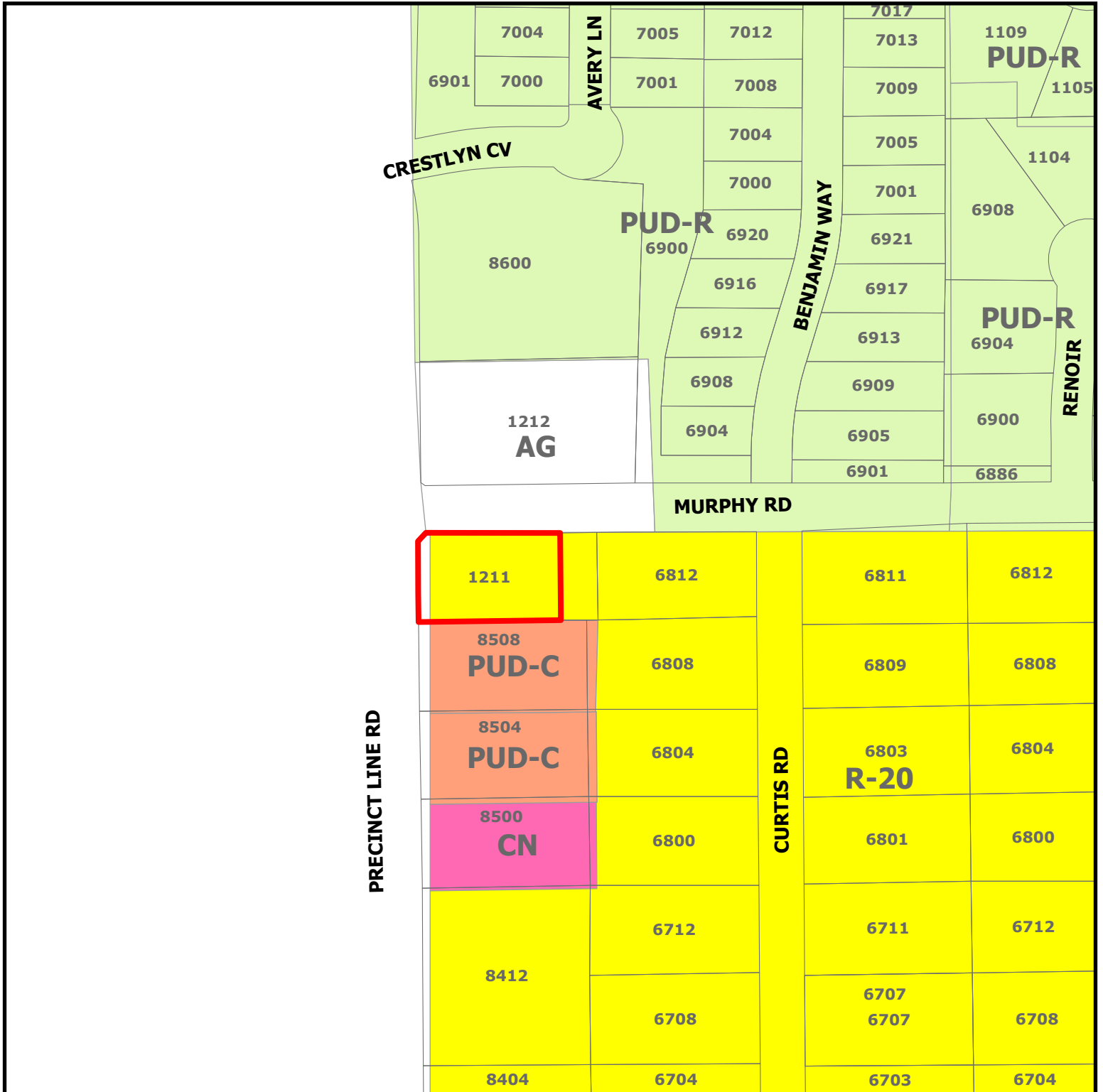
1211 Murphy Road

DISCLAIMER:
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 Subject Property



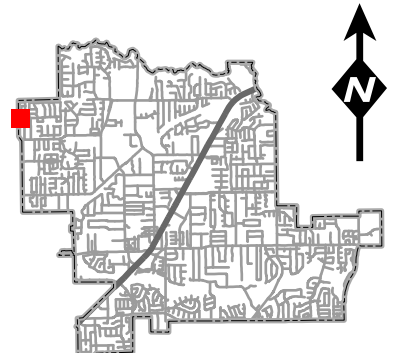
Zoning Map



ZC26-015

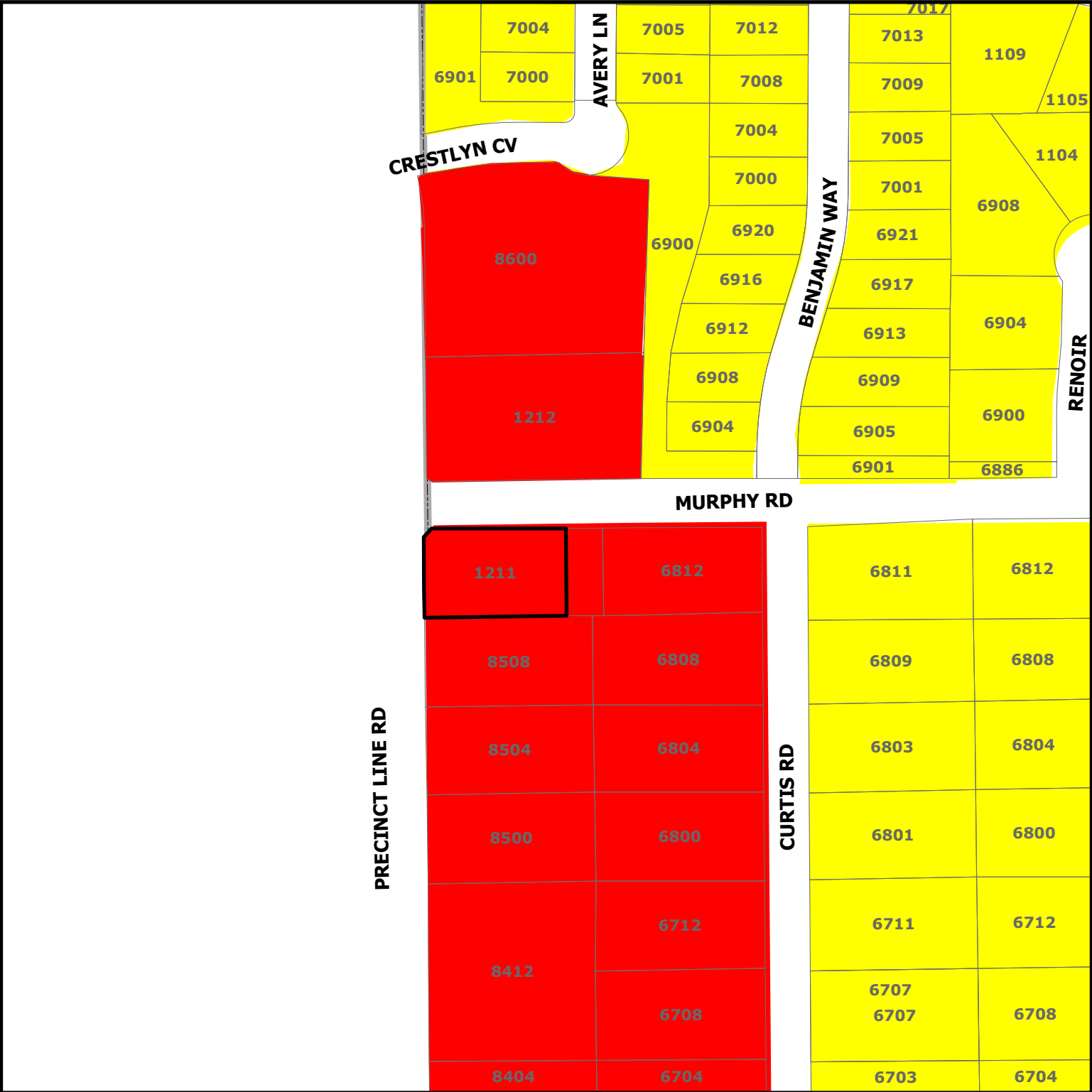
1211 Murphy Road

Subject Property



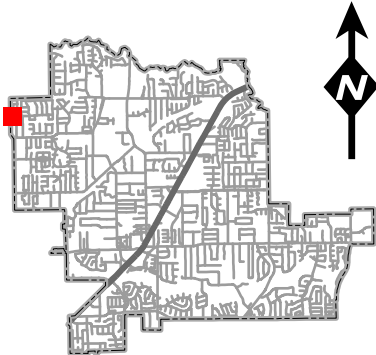
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Future Land Use Map



ZC26-015
1211 Murphy Road

- Residential
- Commercial
- Subject Property



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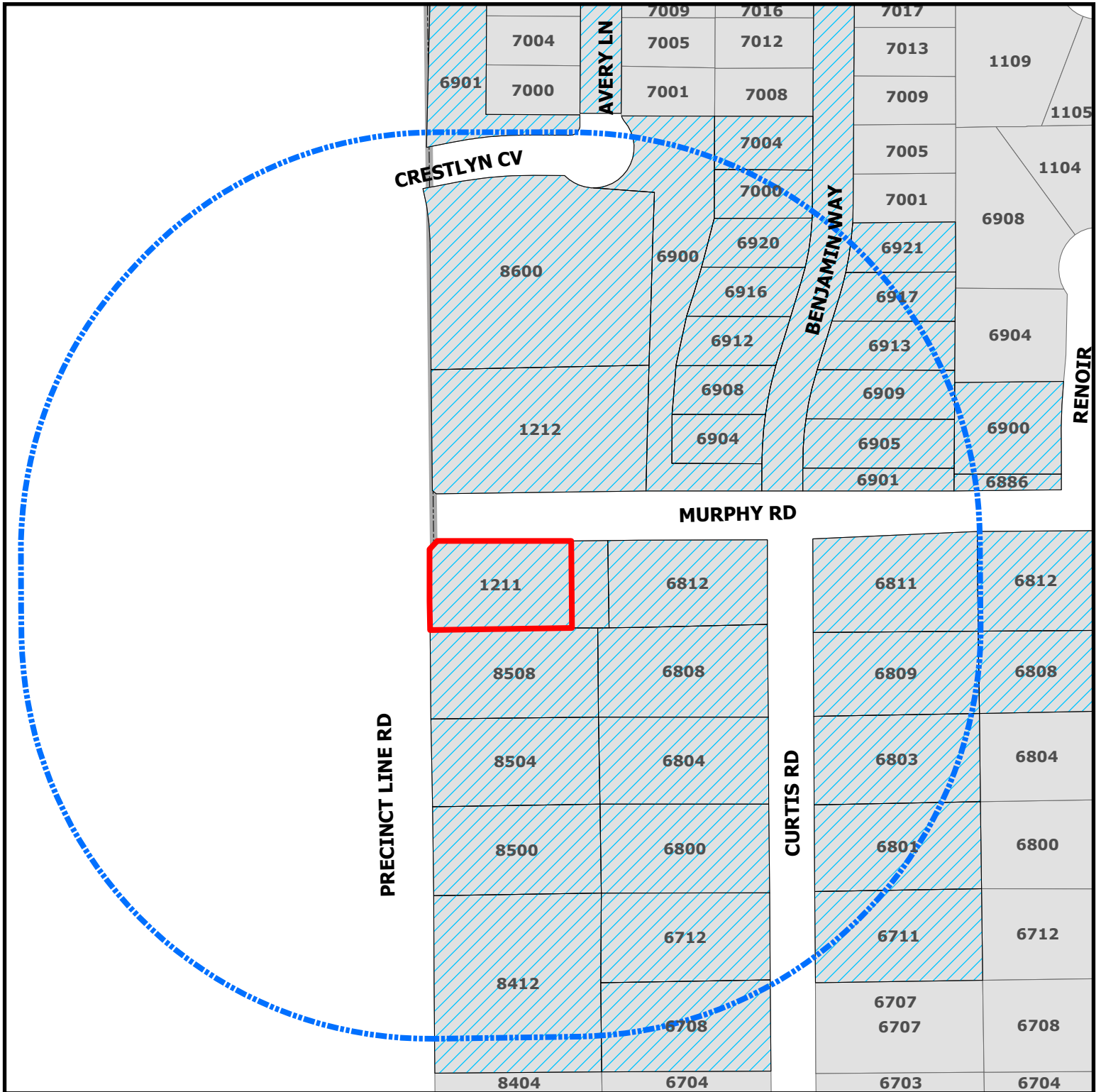
Murphy Road

Precinct Line Road

1211



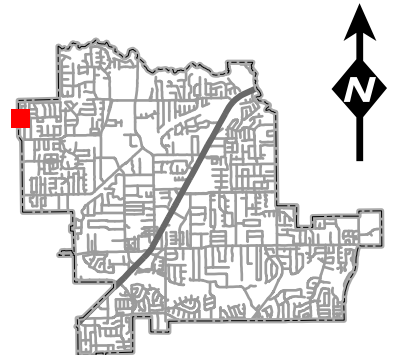
Notification Map



ZC26-015

1211 Murphy 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 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

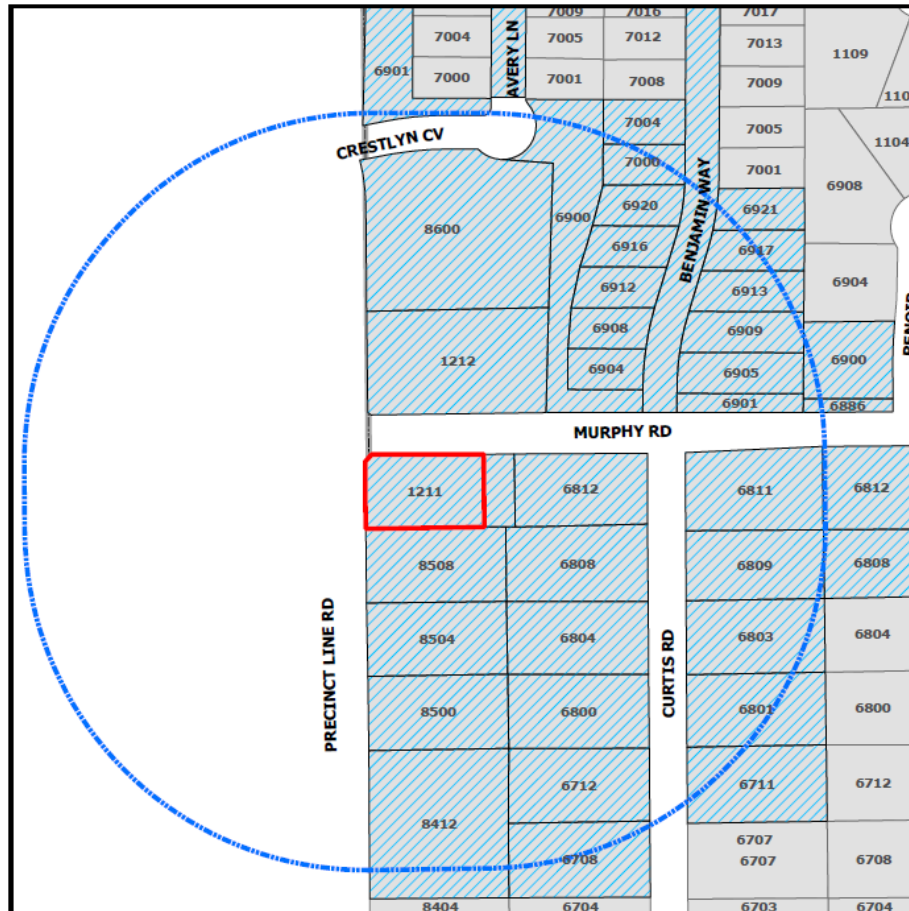
Present Zoning: R-20 Single Family Residential

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:

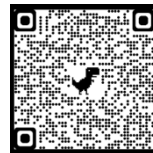
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@colleyville.com

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 1st day of September 2026.

The second reading and public hearing being conducted on the 15th day of September 2026.

PASSED AND APPROVED BY A VOTE OF ___ AYES AND ___ NAYS ON THIS THE 15TH DAY OF SEPTEMBER 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 WORKSESSION BRIEFING

Agenda Number 2b

Agenda Date 7/27/2026

Number -

Type Public Hearing Agenda Items

Department Community Development

Title

Presentation and discussion 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

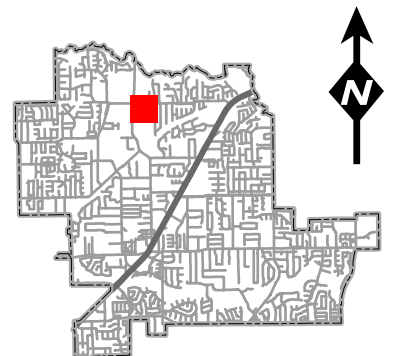
Aerial Map



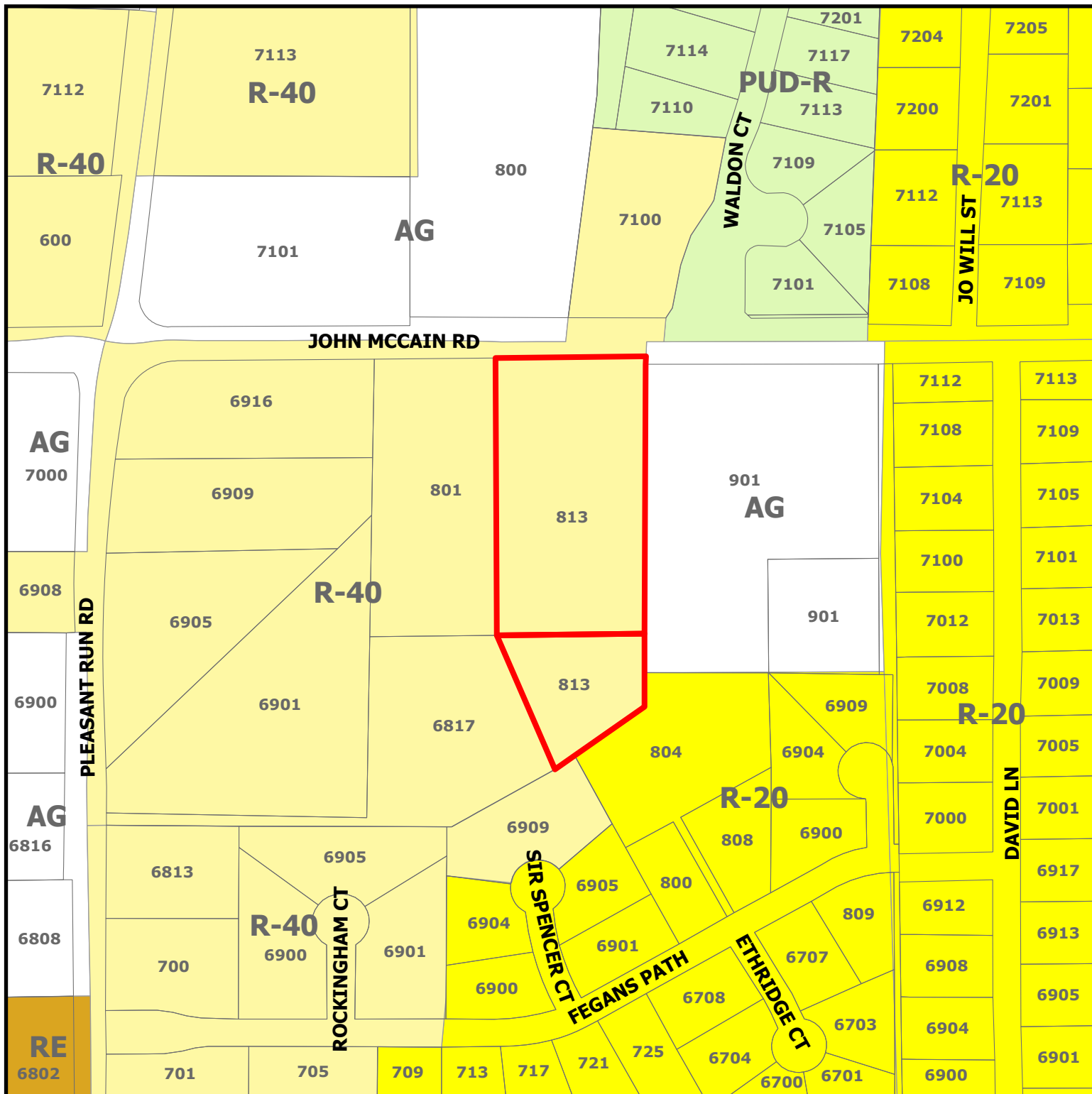
ZC26-016

813 John McCain Road

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Zoning Map



ZC26-016

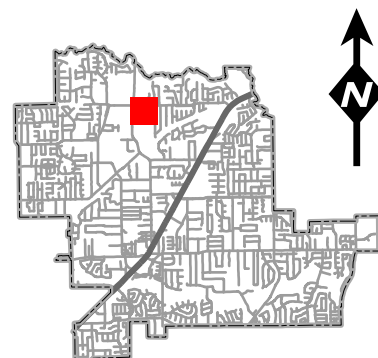
813 John McCain Road

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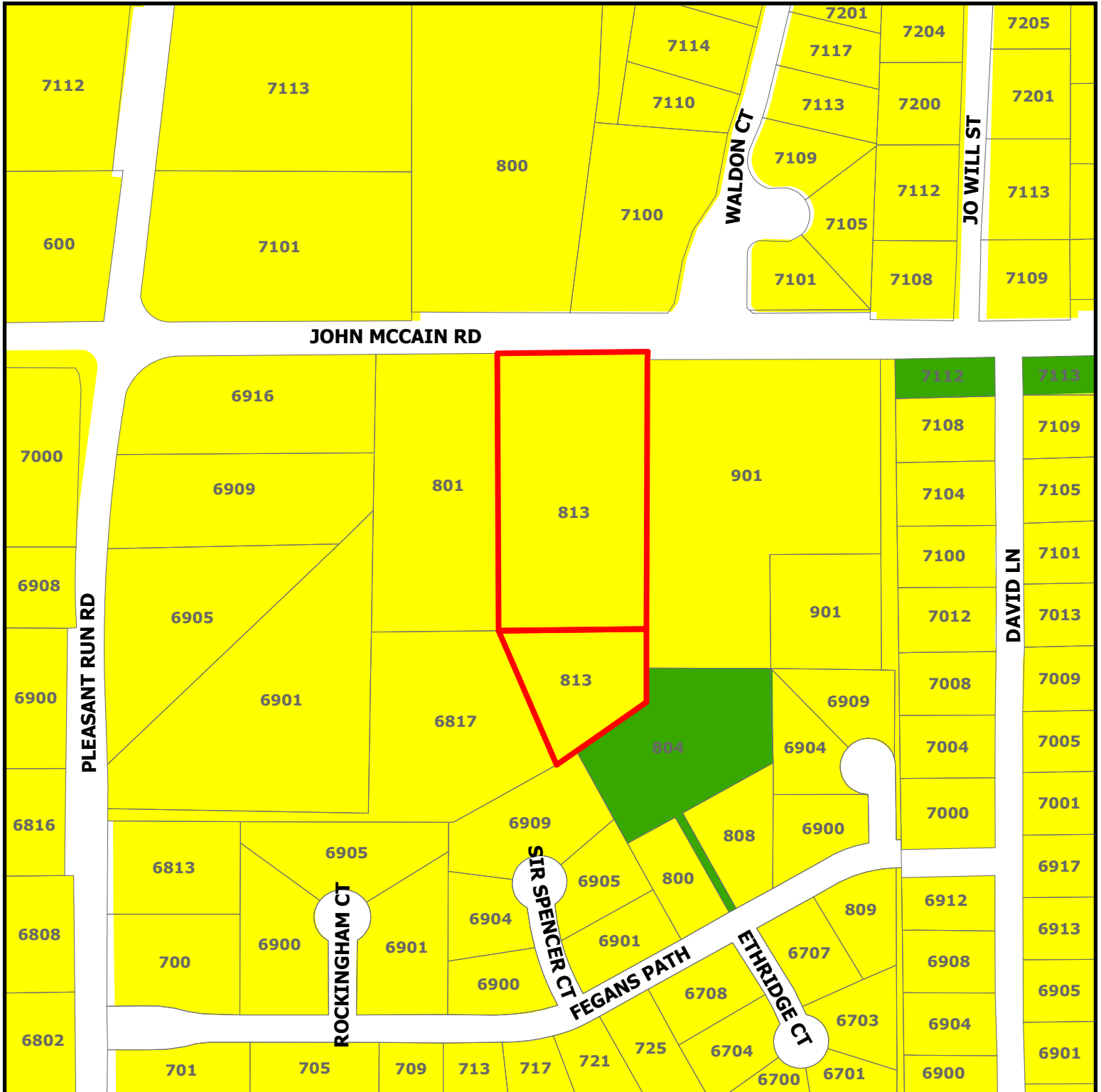
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Subject Property



Future Land Use Map

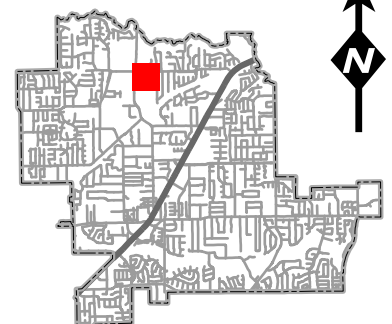
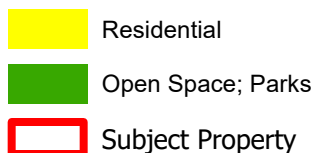


ZC26-016

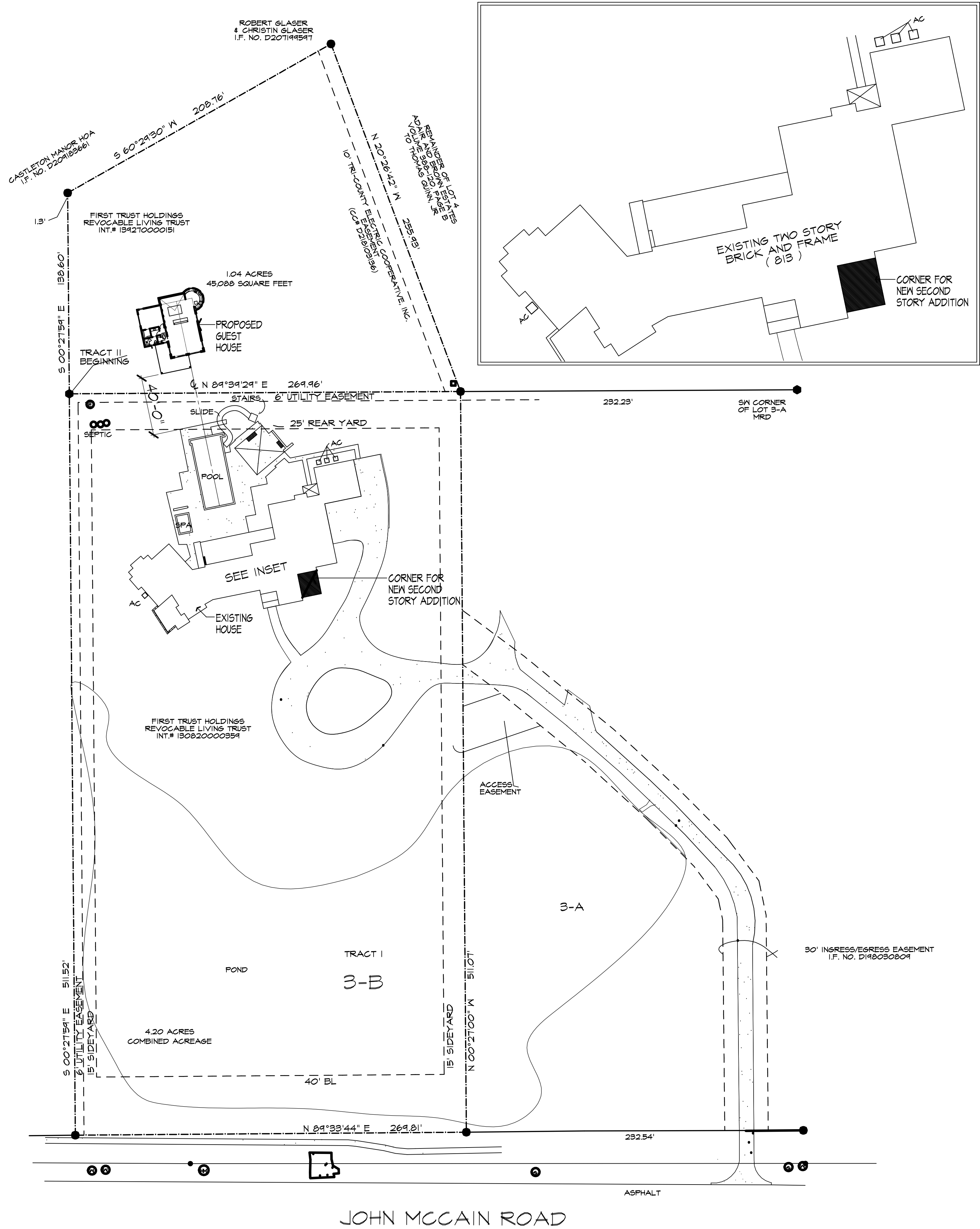
813 John McCain Road

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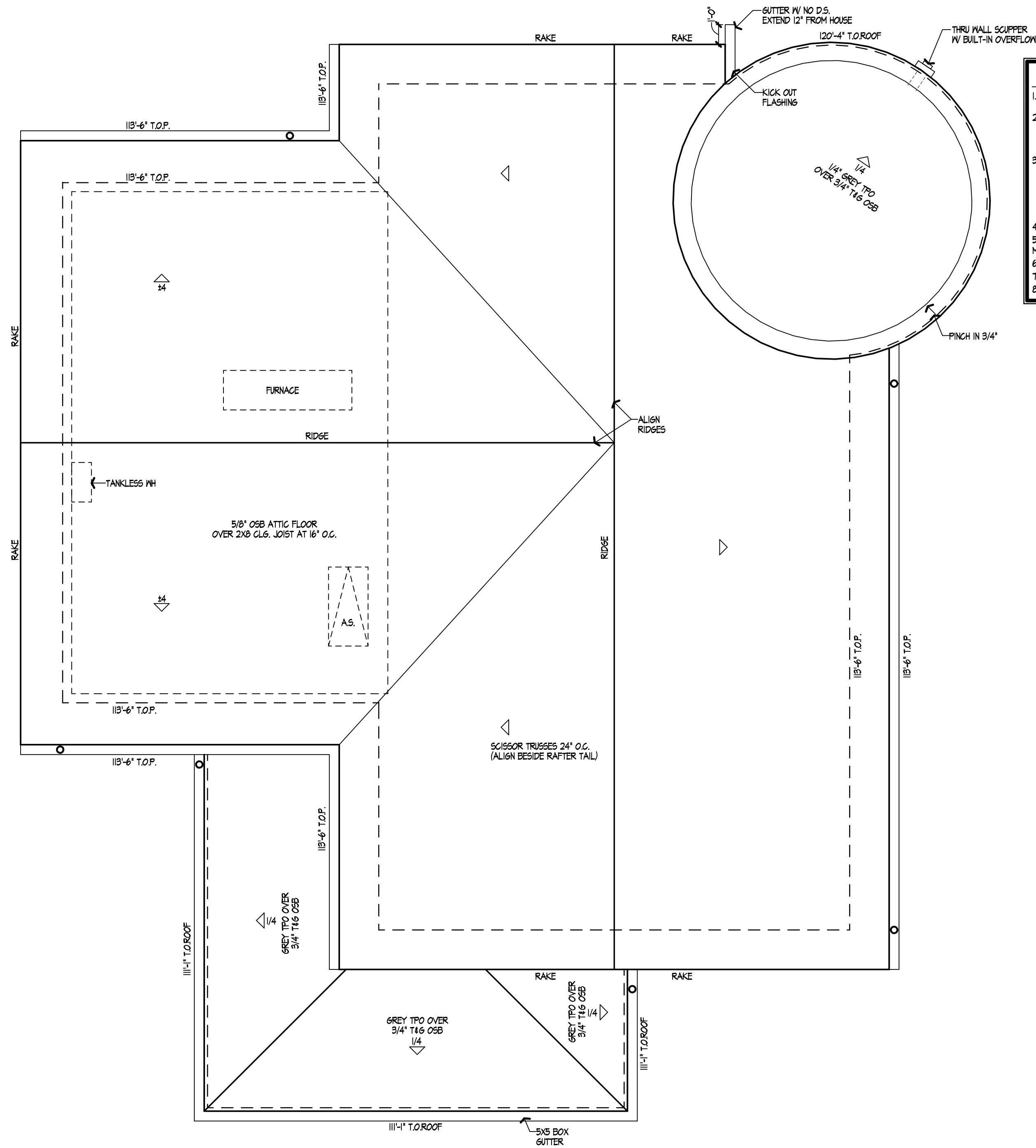


DR



01 SITE PLAN

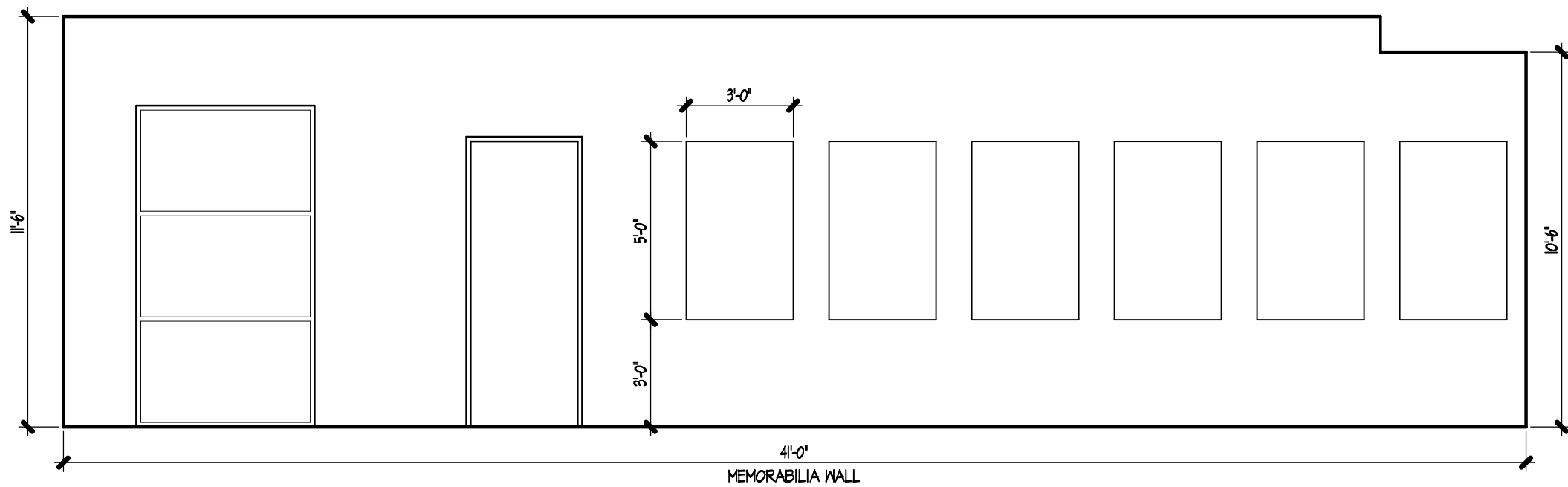
SHEET INDEX	
SHT.	DESCRIPTION
A1.1	SITE PLAN
A2.1	FLOOR PLAN & ROOF PLAN
A4.1	ELEVATIONS
E1.1	ELECTRICAL PLAN



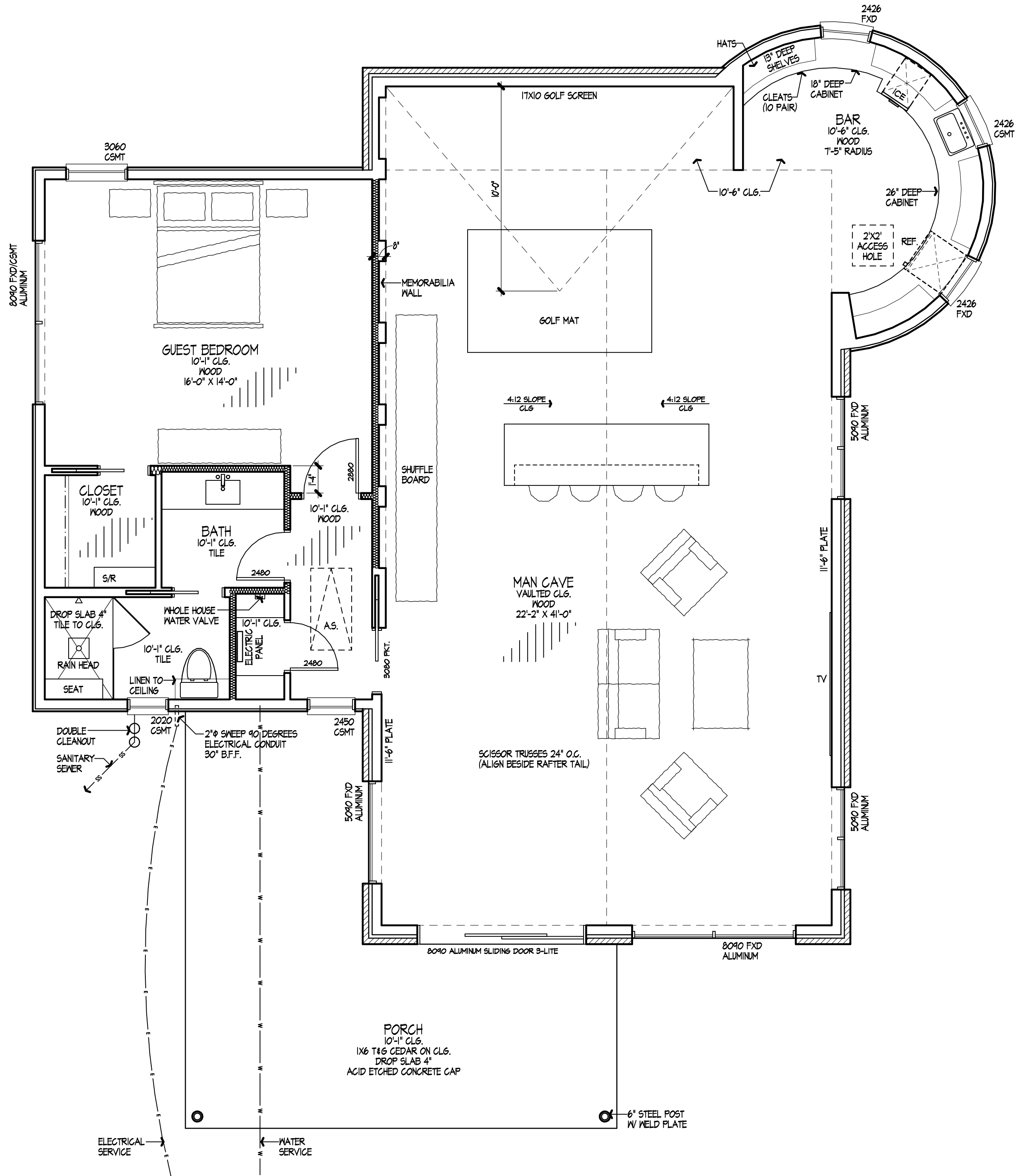
- ROOF NOTES**
1. ALL ROOF SLOPES TO BE 4:12 UNLESS NOTED OTHERWISE.
 2. T.O.P. = TOP OF PLATE OR WALL HEIGHT MEASURED FROM THE TOP OF SLAB AT THE FIRST FLOOR. DATUM ELEVATION = 100'-0".
 3. NON-TYPICAL ROOF SLOPES INDICATED AS FOLLOWS:
 - INDICATES A 4:12 PITCH
 - INDICATES DIRECTION OF SLOPE
 4. 6\"/>
 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

ROOF PLAN

1/4" = 1'-0"



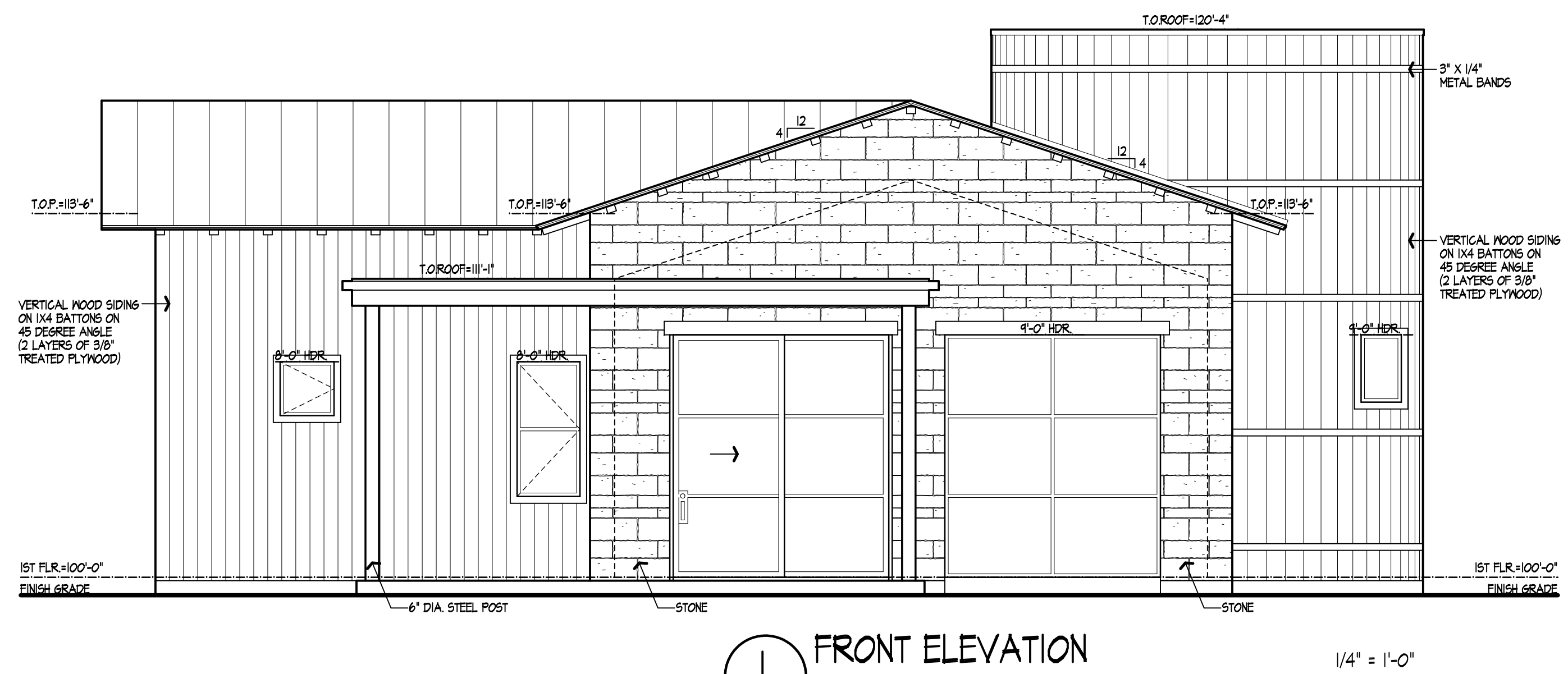
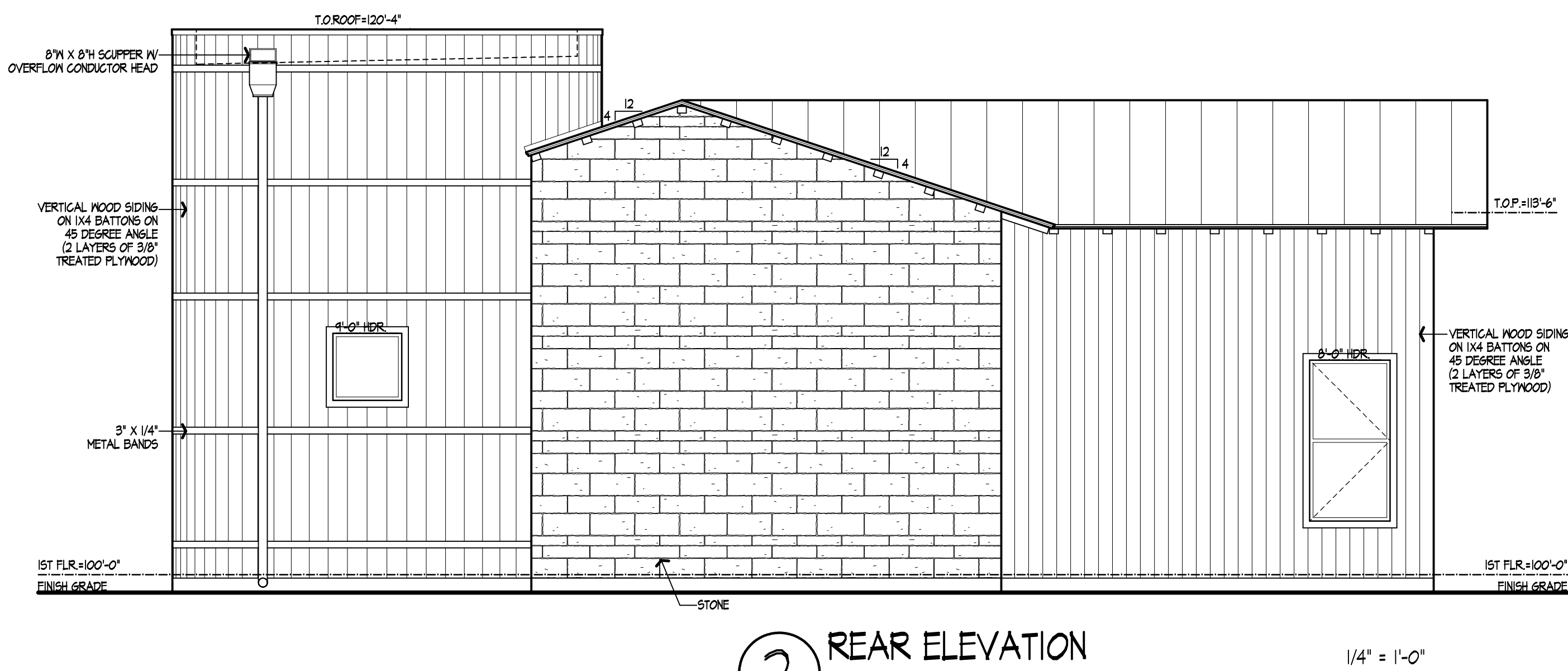
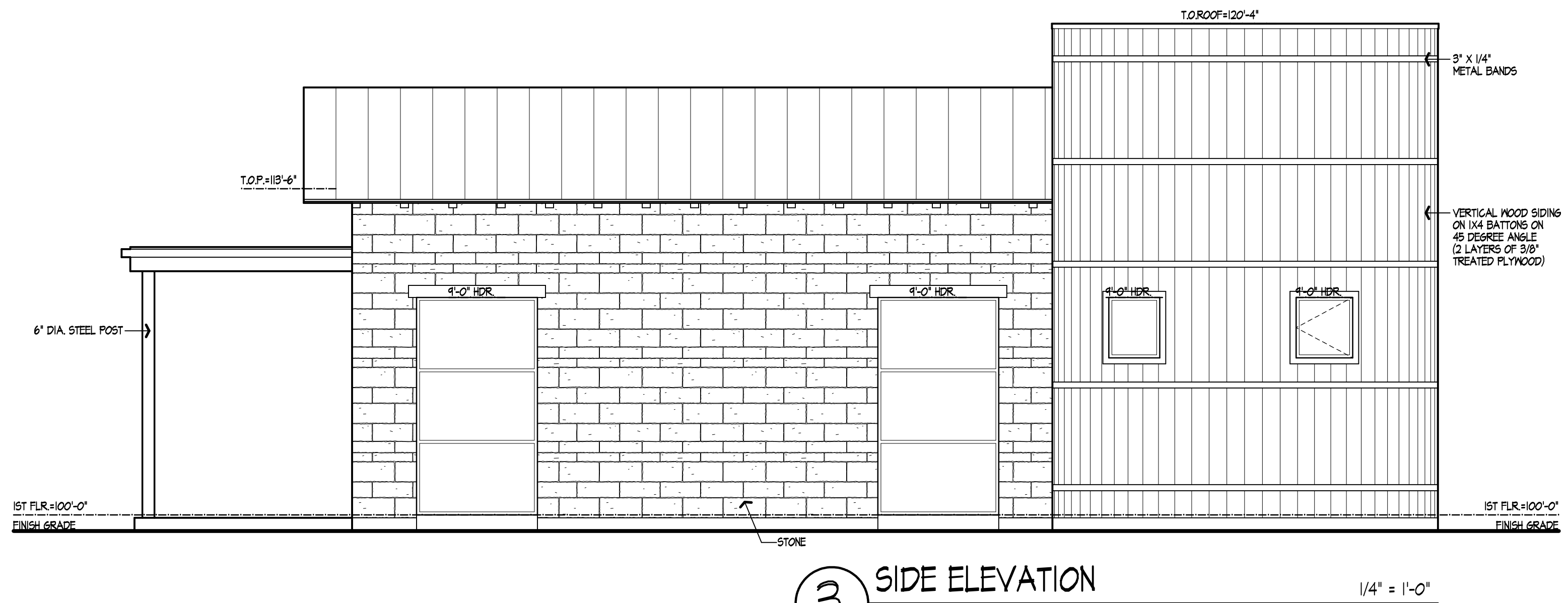
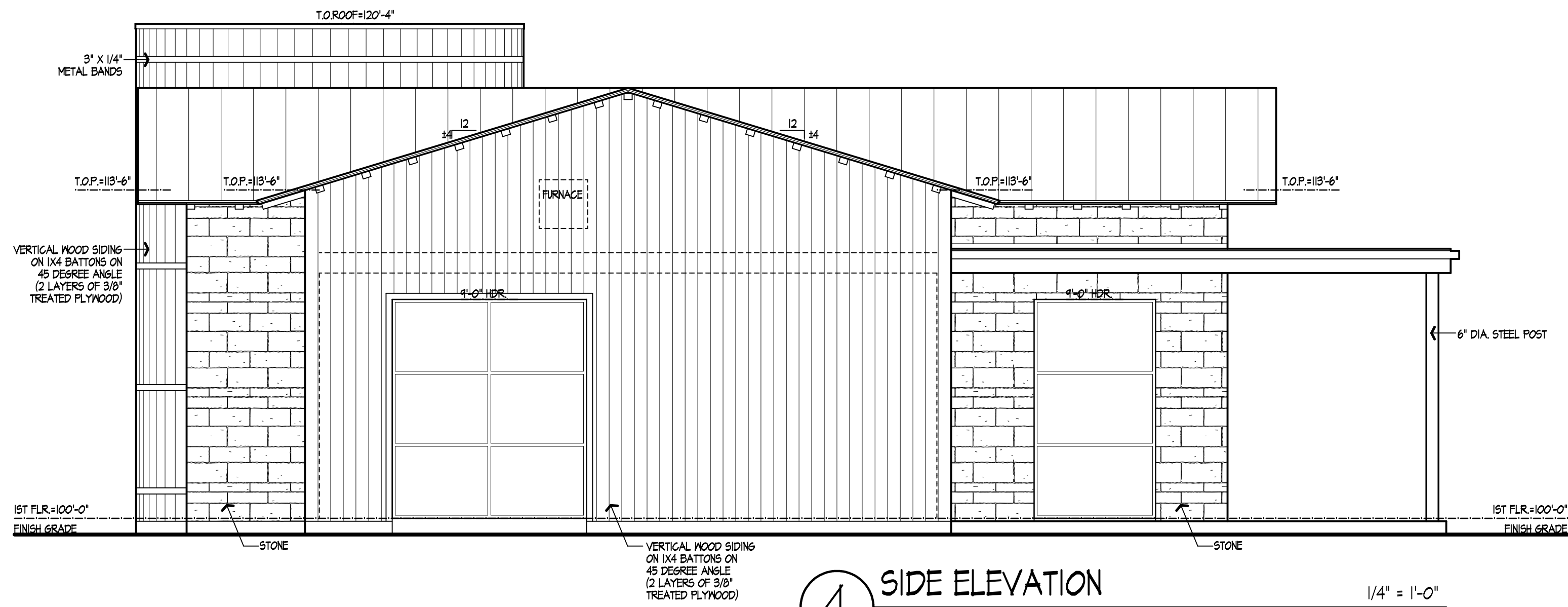
AREAS IN SQUARE FEET	
1ST FLOOR A.C.	1534
TOTAL A.C.	1534
PORCH	281
TOTAL SLAB	1823
TOTAL COVERED	1823



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 - 1x, 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

Sanitary Sewer Man Hole

Sanitary Sewer Man Hole

Sanitary Sewer Man Hole

Vault

Septic Pump

A/C

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.

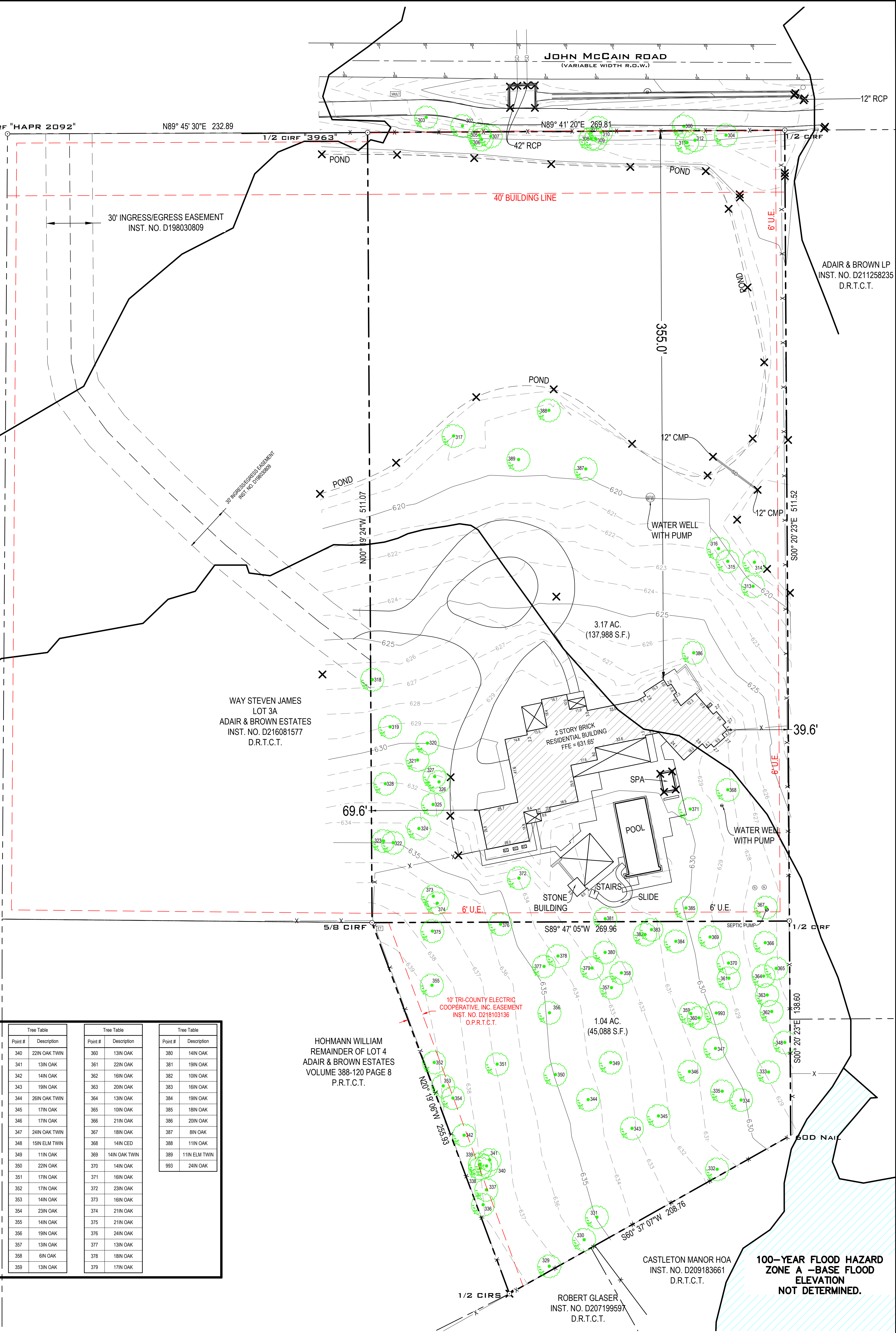
INSTRUMENT NUMBER

RCP

REINFORCED CONCRETE PIPE (CULVERT)

CMP

CORRUGATED METAL PIPE (CULVERT)



Point #	Description	Point #	Description	Point #	Description	Point #	Description	Point #	Description
300	15IN CED	320	19IN OAK	340	22IN OAK TWIN	360	13IN OAK	380	14IN OAK
301	6IN CED	321	8IN CED	341	13IN OAK	361	22IN OAK	381	19IN OAK
302	6IN ELM	322	12IN ELM	342	14IN OAK	362	16IN OAK	382	10IN OAK
303	15IN ELM	323	12IN ELM	343	19IN OAK	363	20IN OAK	383	16IN OAK
304	17IN ELM	324	10IN CED	344	26IN OAK TWIN	364	13IN OAK	384	19IN OAK
305	9IN ELM	325	13IN OAK	345	17IN OAK	365	10IN OAK	385	18IN OAK
306	8IN ELM	326	9IN CED	346	17IN OAK	366	21IN OAK	386	20IN OAK
307	9IN ELM	327	23IN OAK	347	24IN OAK TWIN	367	18IN OAK	387	8IN OAK
308	14IN ELM	328	18IN OAK	348	15IN ELM TWIN	368	14IN CED	388	11IN OAK
309	9IN HB	329	18IN OAK	349	11IN OAK	369	14IN OAK TWIN	389	11IN ELM TWIN
310	6IN HB	330	15IN OAK	350	22IN OAK	370	14IN OAK	993	24IN OAK
311	8IN ELM	331	15IN OAK	351	17IN OAK	371	16IN OAK		
312	23IN CED TRIP	332	20IN OAK	352	17IN OAK	372	23IN OAK		
313	10IN CED	333	12IN OAK	353	14IN OAK	373	16IN OAK		
314	9IN OAK TRIP	334	14IN OAK	354	23IN OAK	374	21IN OAK		
315	15IN ELM TWIN	335	22IN OAK	355	14IN OAK	375	21IN OAK		
316	13IN ELM TRIP	336	17IN ELM	356	19IN OAK	376	24IN OAK		
317	TR-28IN OAK	337	14IN ELM	357	13IN OAK	377	13IN OAK		
318	15IN ELM	338	12IN OAK	358	6IN OAK	378	18IN OAK		
319	16IN OAK	339	12IN OAK	359	13IN OAK	379	17IN OAK		

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 COLLEYVILLE, TEXAS, DATED SEPTEMBER 25, 2009 MAP NO. 48438C0095K, 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 HAZZARD.

B

Barron-Stark

Engineers

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

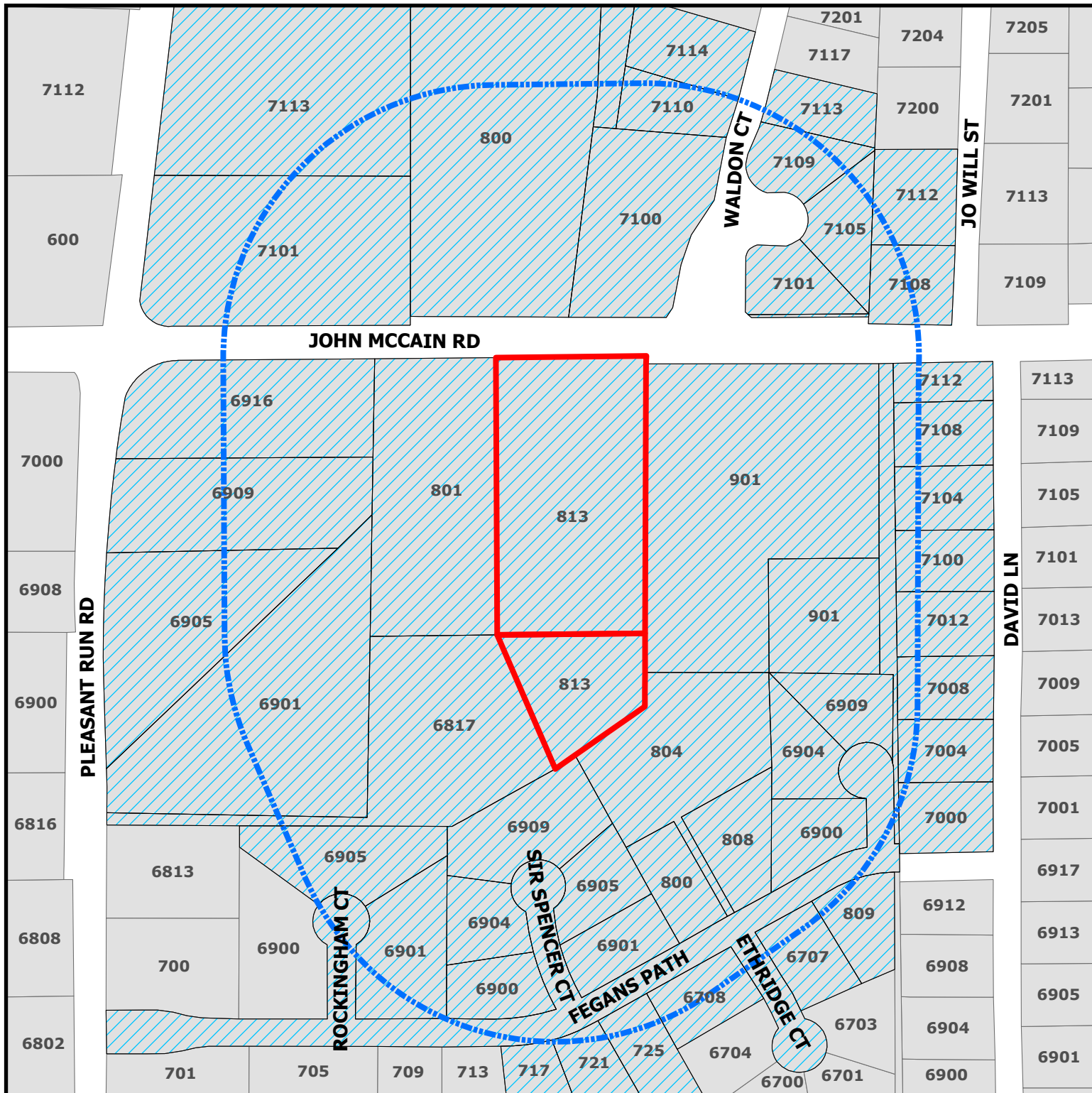
Tarrant County, Texas

PROJECT NO. 551-10452

DRAWN: CC

SHEET 1 OF 1

Notification Map



ZC26-016

813 John McCain Road



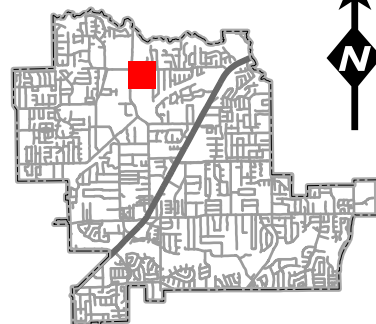
Subject Property



Buffer



Parcels to be notified



DISCLAIMER:

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NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning & Zoning Commission Meeting: Monday, 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

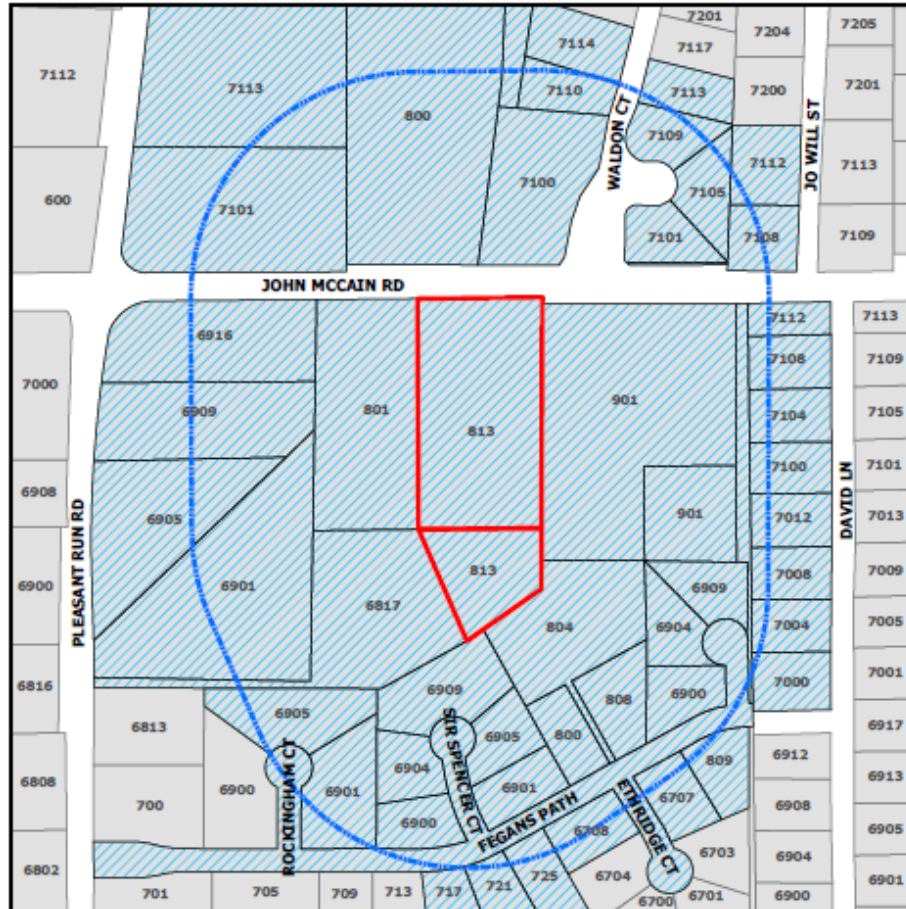
Present Zoning: R-40 Single Family Residential

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.

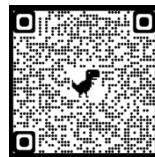
All interested persons are encouraged to attend the public hearing and express their opinions on the zoning change request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address or email 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: [Jonathan Endter](#)
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 1st day of September 2026.

The second reading and public hearing being conducted on the 15th day of September 2026.

PASSED AND APPROVED BY A VOTE OF ___ AYES AND ___ NAYS ON THIS THE 15TH DAY OF SEPTEMBER 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

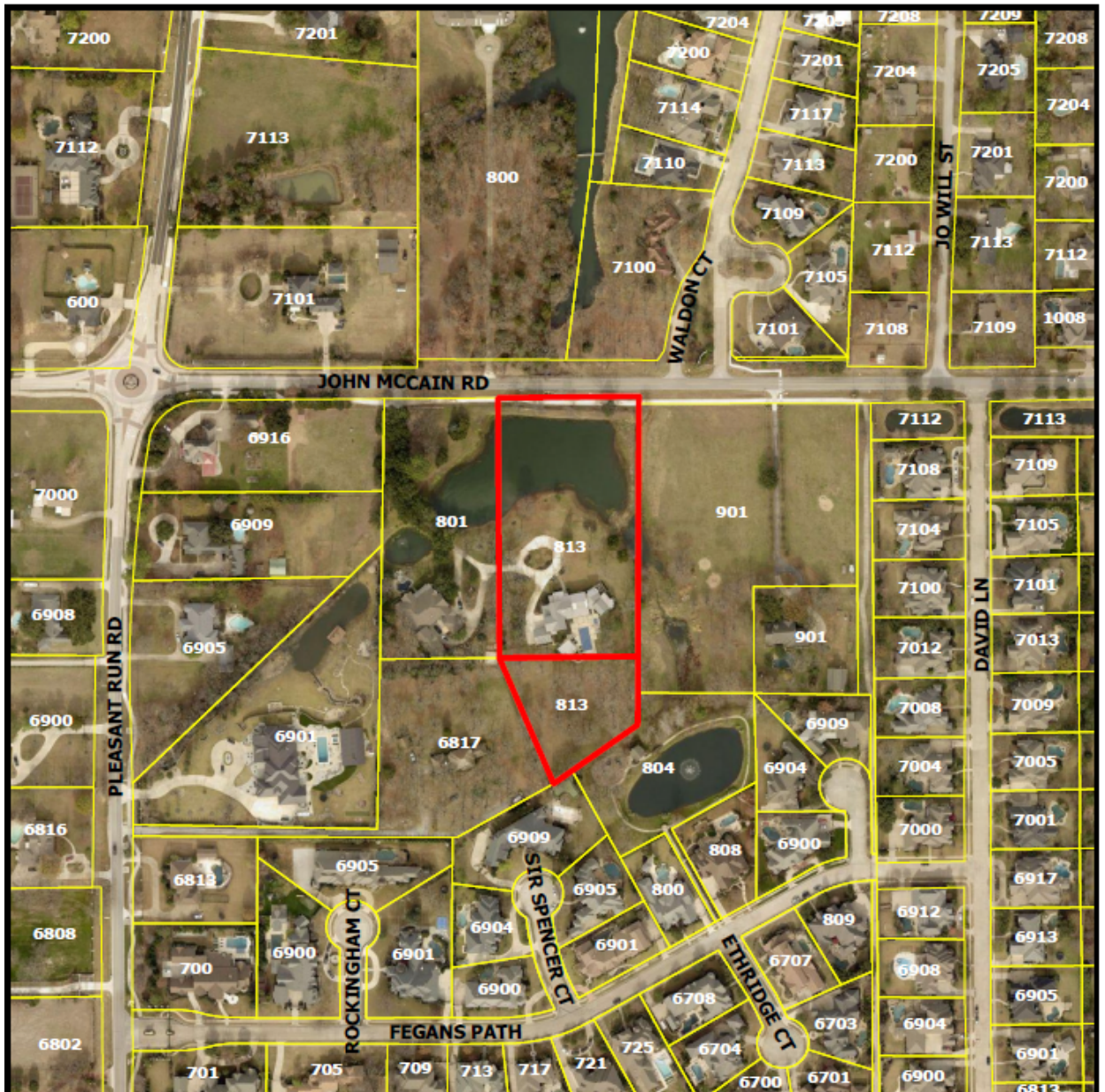
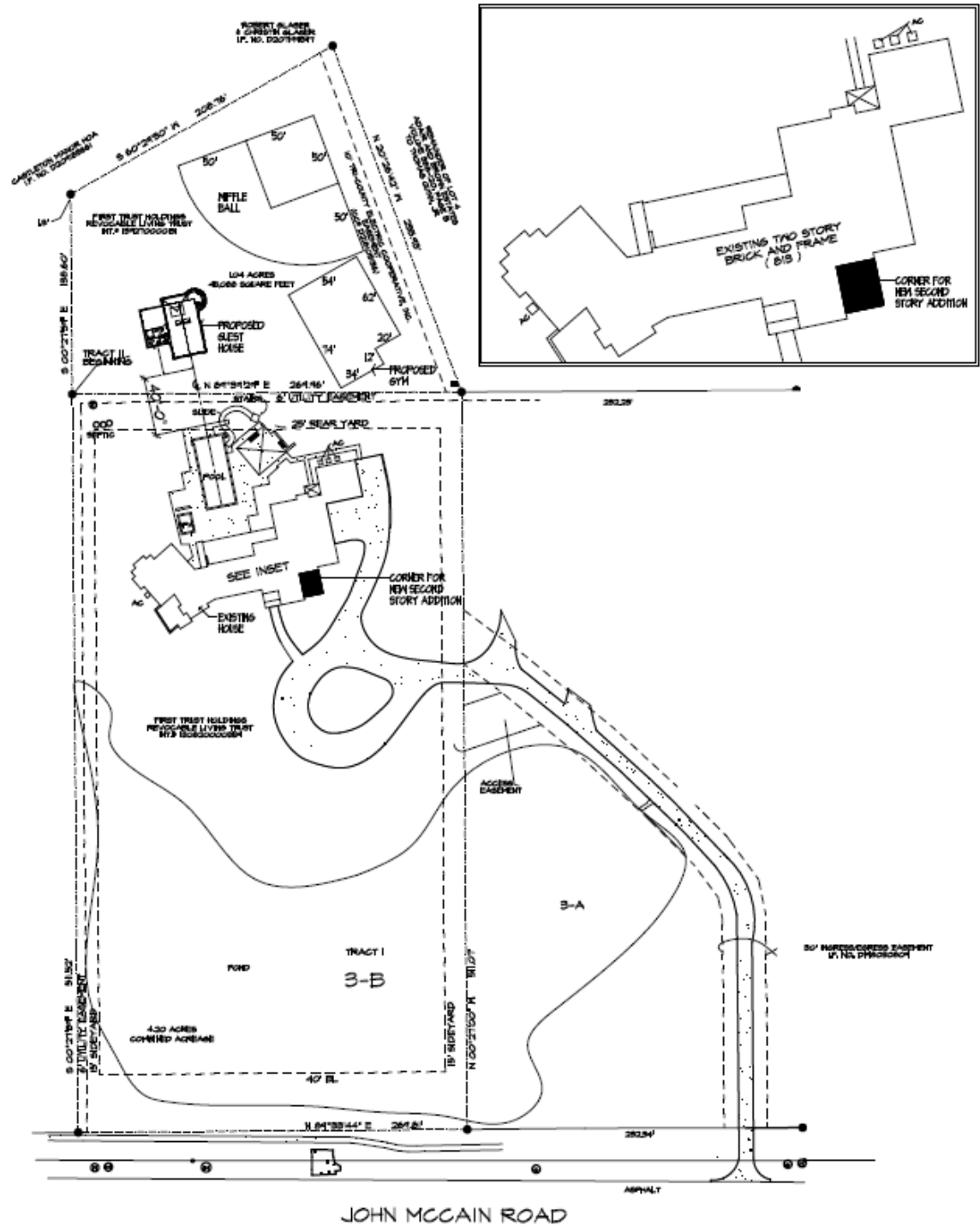


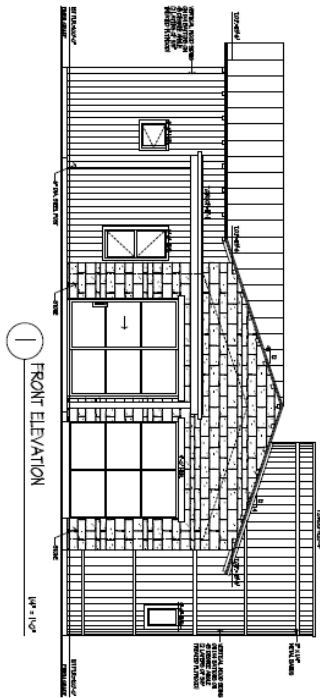
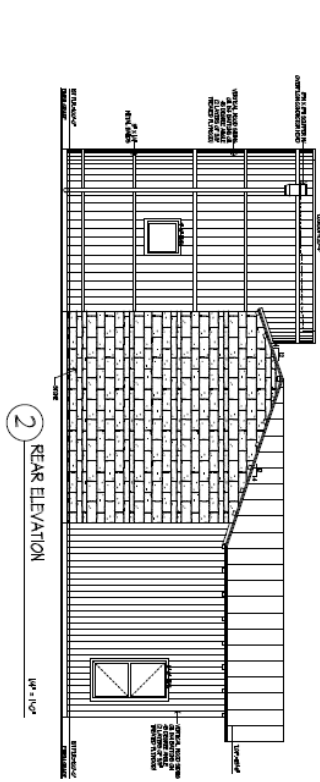
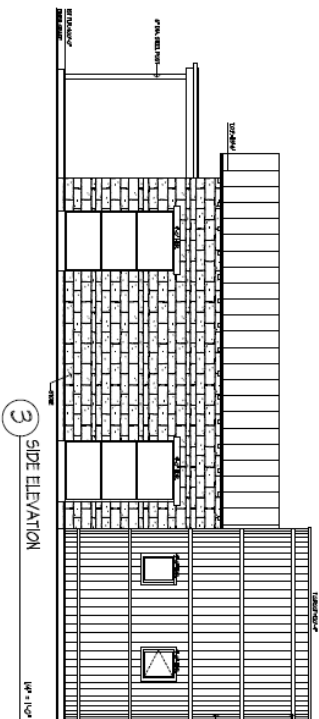
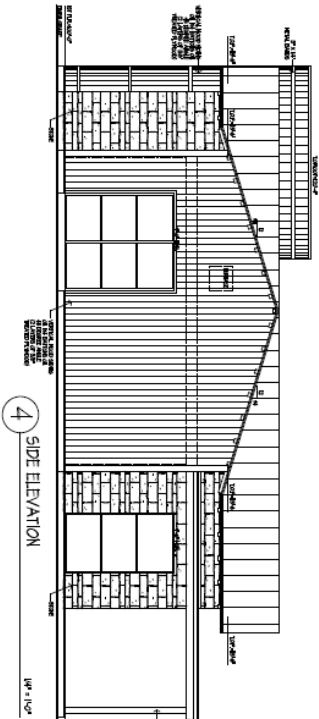
Exhibit "B" – Site Plan



OI SITE PLAN

$$P = 40^{\circ}\text{--}60^{\circ}$$

Exhibit "C" – Elevations



ELEVATION NOTES

1. ALL ELEVATIONS SHOWN ARE BASED ON THE EXISTING CONDITIONS OF THE BUILDING. ANY CHANGES TO THE EXISTING CONDITIONS SHALL BE SHOWN ON A SEPARATE SET OF ELEVATIONS.

2. ALL ELEVATIONS SHOWN ARE BASED ON THE EXISTING CONDITIONS OF THE BUILDING. ANY CHANGES TO THE EXISTING CONDITIONS SHALL BE SHOWN ON A SEPARATE SET OF ELEVATIONS.

3. ALL ELEVATIONS SHOWN ARE BASED ON THE EXISTING CONDITIONS OF THE BUILDING. ANY CHANGES TO THE EXISTING CONDITIONS SHALL BE SHOWN ON A SEPARATE SET OF ELEVATIONS.



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number 2c

Agenda Date 7/27/2026

Number -

Type Public Hearing Agenda Items

Department Community Development

Title

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

Explanation

Thomas Beard, the applicant, has submitted a request for a Special Use Permit (SUP) for an accessory building on Lot 12, Block 2, Rustic Oaks Addition, being approximately 0.57 acres, and zoned R-20 Single-Family Residential.

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

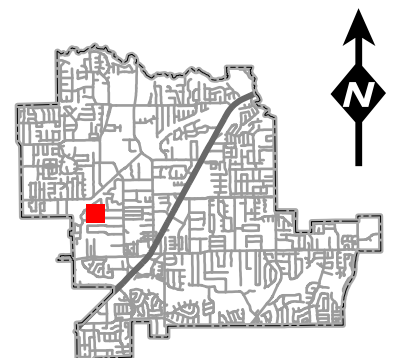
5508 Oak Hills Drive

DISCLAIMER:

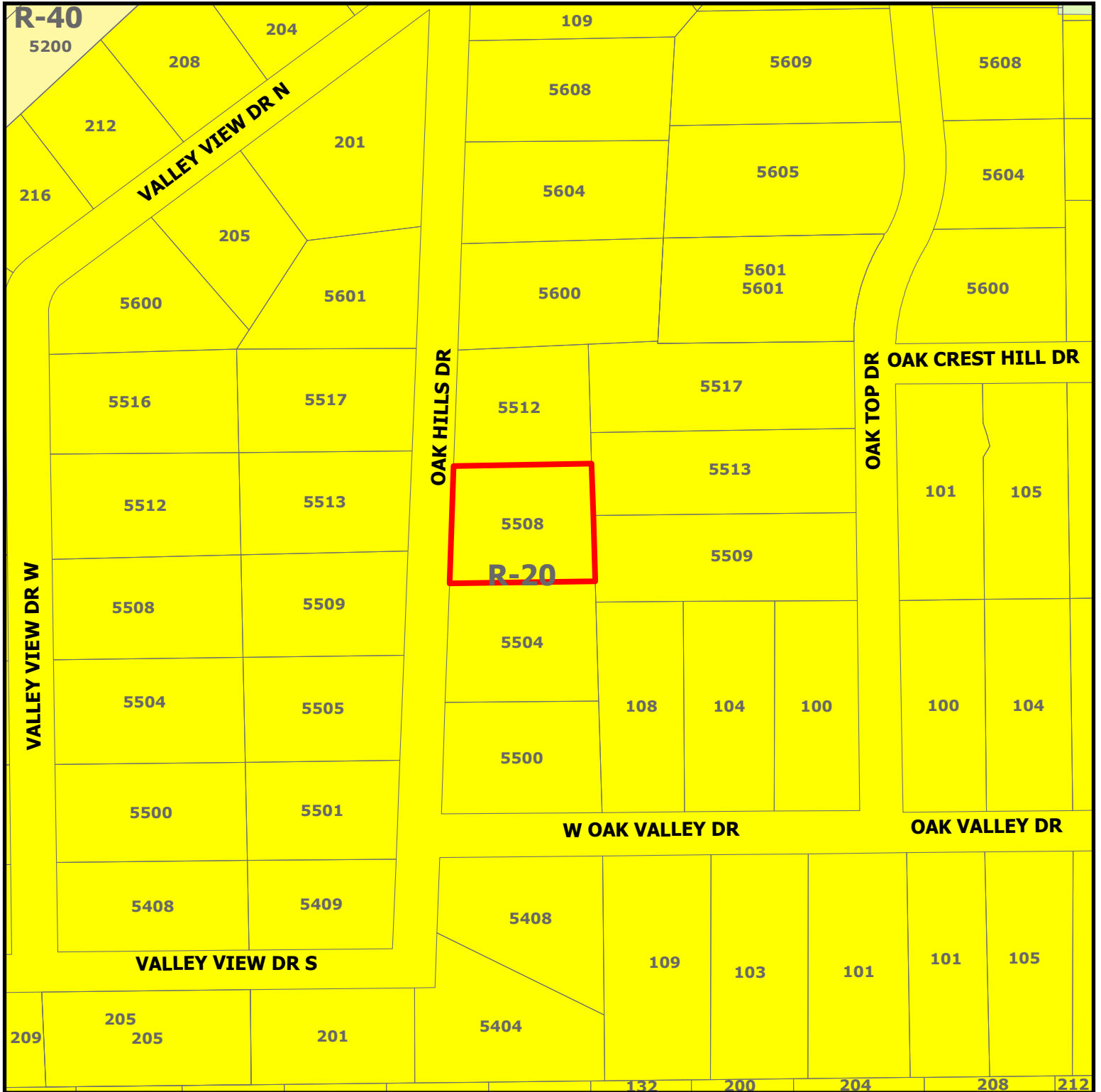
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Subject Property



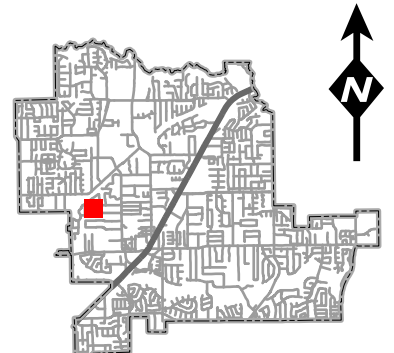
Zoning Map



ZC26-017

5508 Oak Hills Drive

 Subject Property



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Future Land Use Map

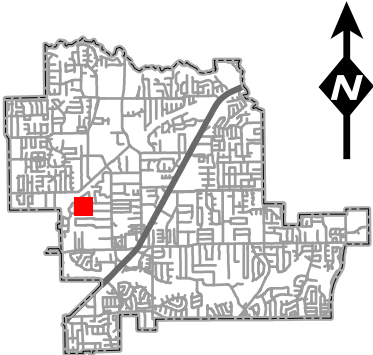


ZC26-017

5508 Oak Hills Drive

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-  Residential
-  Subject Property



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 X 28' Wide exterior. This leaves an interior dimension with approximately 28 feet allowing me to park my new 20' GMC truck in the garage and have ~ 8 feet clearance for a man door to swing inside the garage without hitting the truck. This 8 feet also allows for a 2 foot workbench along the east wall. Also the remaining 6 feet provides access for easy entrance and exit if carrying something in or out. We will also store our Restored 1967 Camaro - Classic car in the garage.

Without the approval of the additional 131 square feet the interior dimension would be 23 feet long leaving only 3 feet in front of the pickup which is not enough room for a door to swing inward without interfering with the truck plus almost no room for a workbench.

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 matches our house. (Sweeney Lumber built)
7. Concrete Driveway 4 Inch Slab (Drain toward French Drain)
8. New Fence and Rod Iron Gates

9. 17' Power Line height allowing 5 Foot Clearance under the 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

NOTE:

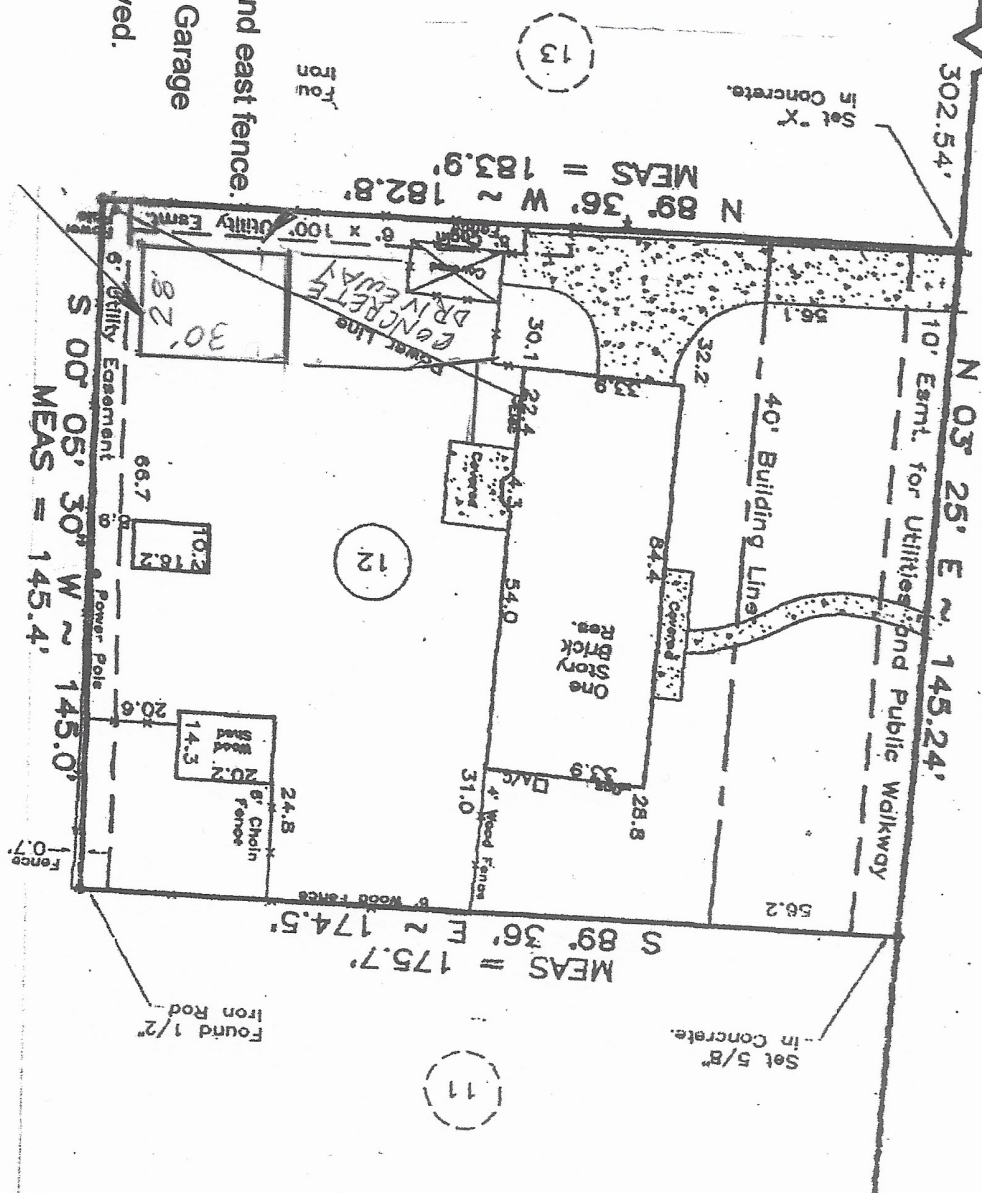
Fence
According to the Flood Insurance Rate Map City of Colleyville
Community # 480590, Panel # 195 H, dated 08-02-95 subject
property does not lie within a 100-year Flood Hazard Area.
Subject property lies within Zone "X".

LOT 12, BLOCK 2 of DISTRICT 1

8' Easement clearance on south and east fence.
55' distance from house to front of Garage
Carport and concrete will be removed.
New Driveway
No trees removed

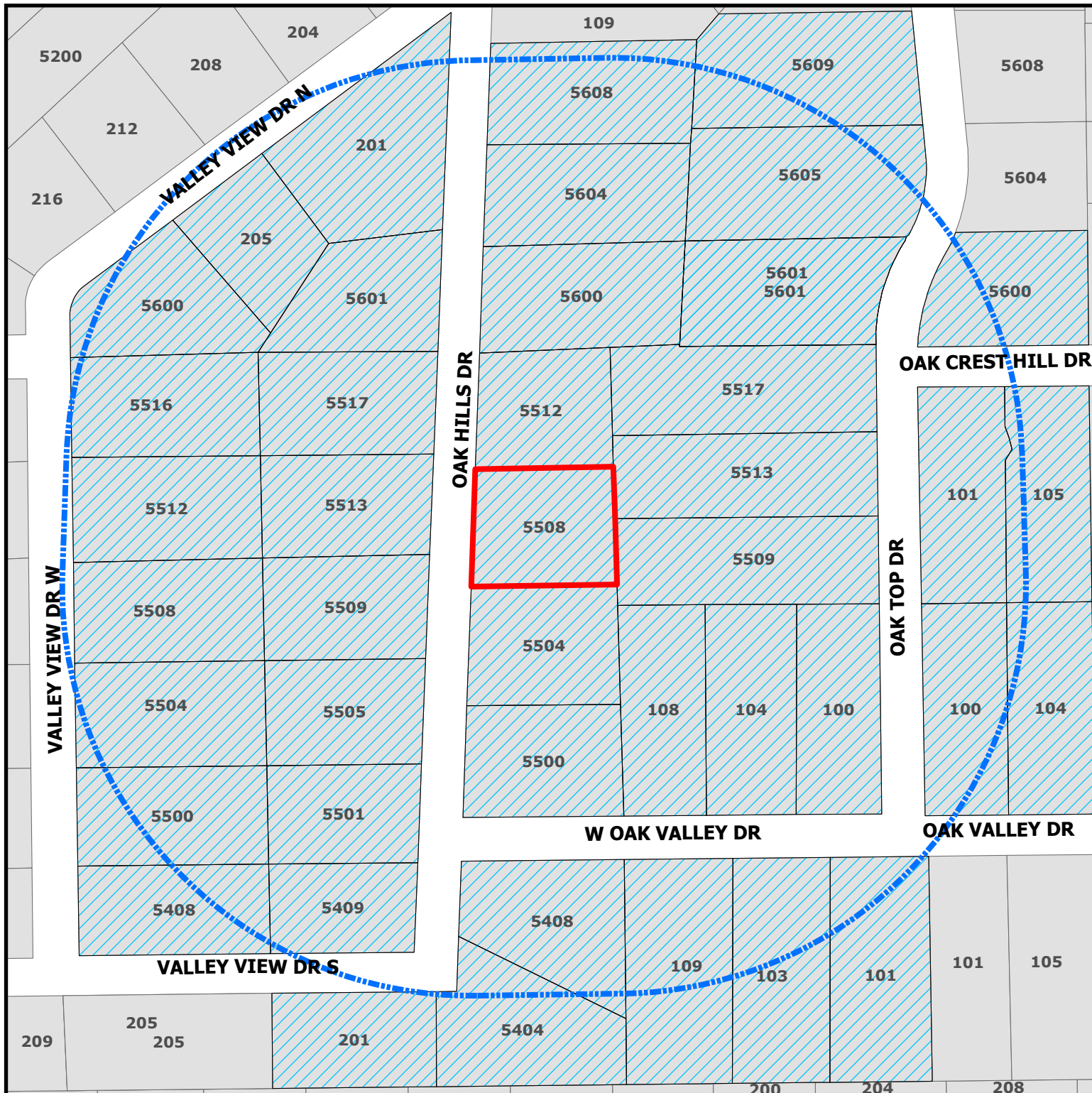
OAK VALLEY DRIVE

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



CF# 1005966 TCV

Notification Map



ZC26-017

5508 Oak Hills Drive



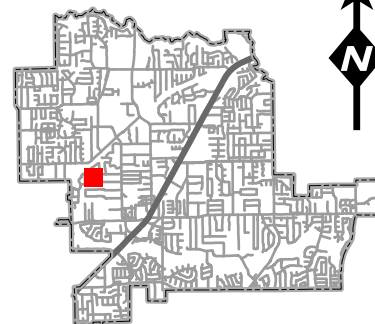
Subject Property



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

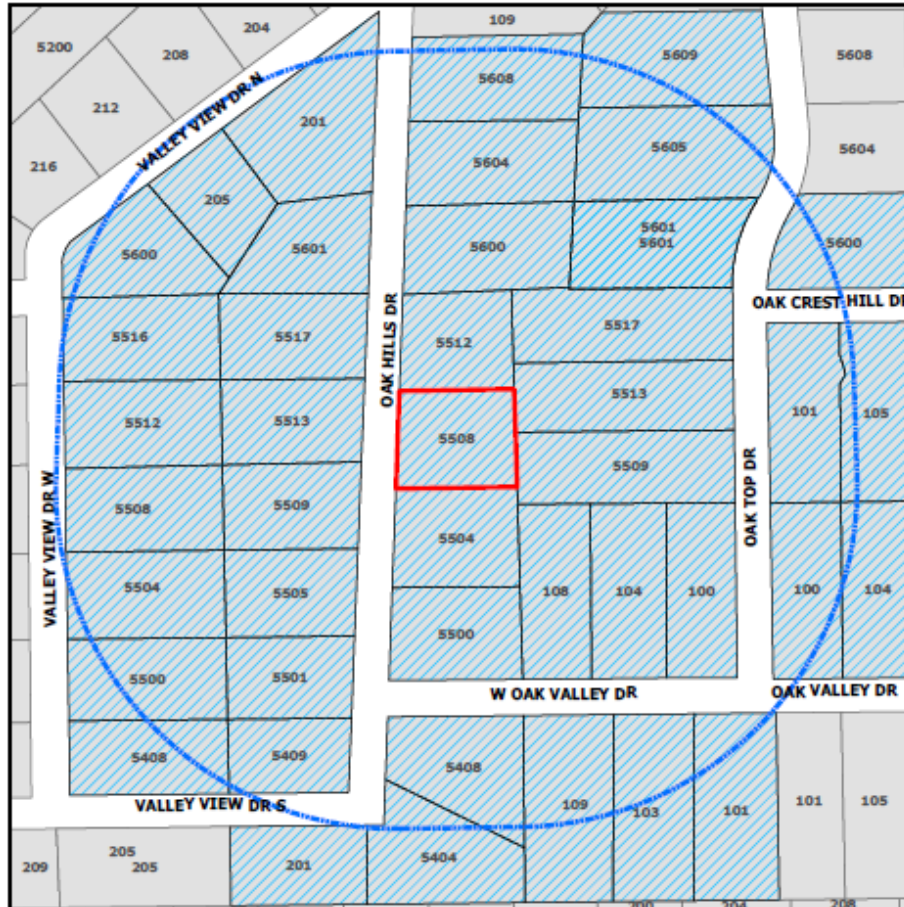
Present Zoning: R-20 Single Family Residential

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:

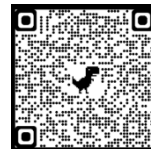
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@colleyville.com

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 1st day of September 2026.

The second reading and public hearing being conducted on the 15th day of September 2026.

PASSED AND APPROVED BY A VOTE OF ___ AYES AND ___ NAYS ON THIS THE 15TH DAY OF SEPTEMBER 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

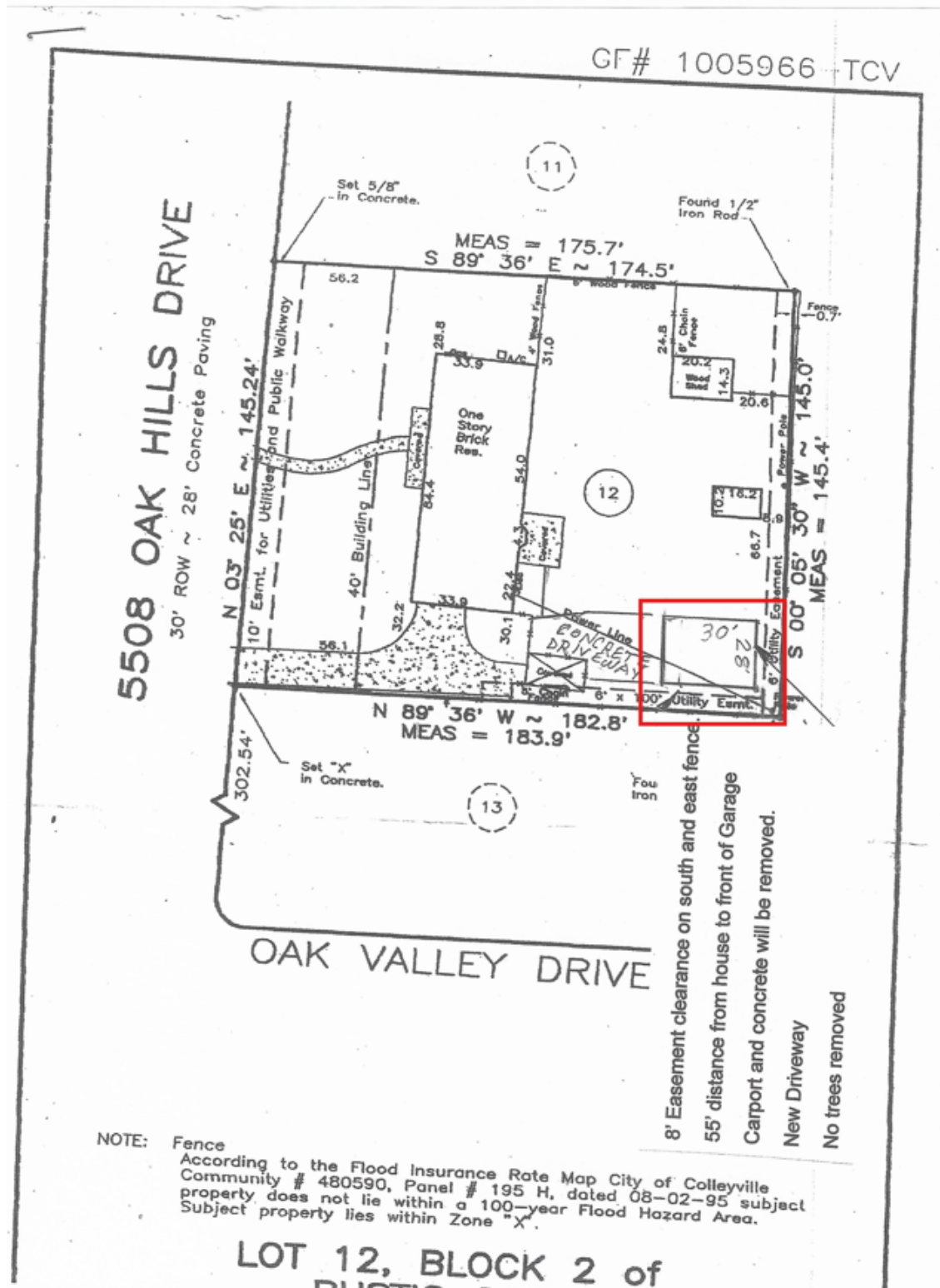


Exhibit “C” – Elevations





CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number 2d

Agenda Date 7/27/2026

Number -

Type Public Hearing Agenda Items

Department Community Development

Title

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

Explanation

Make Me Construction, the applicant, has submitted a request for a Special Use Permit (SUP) for accessory buildings on Lot 1, Block 1, Lloyd Roach Addition, being approximately 0.7 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.

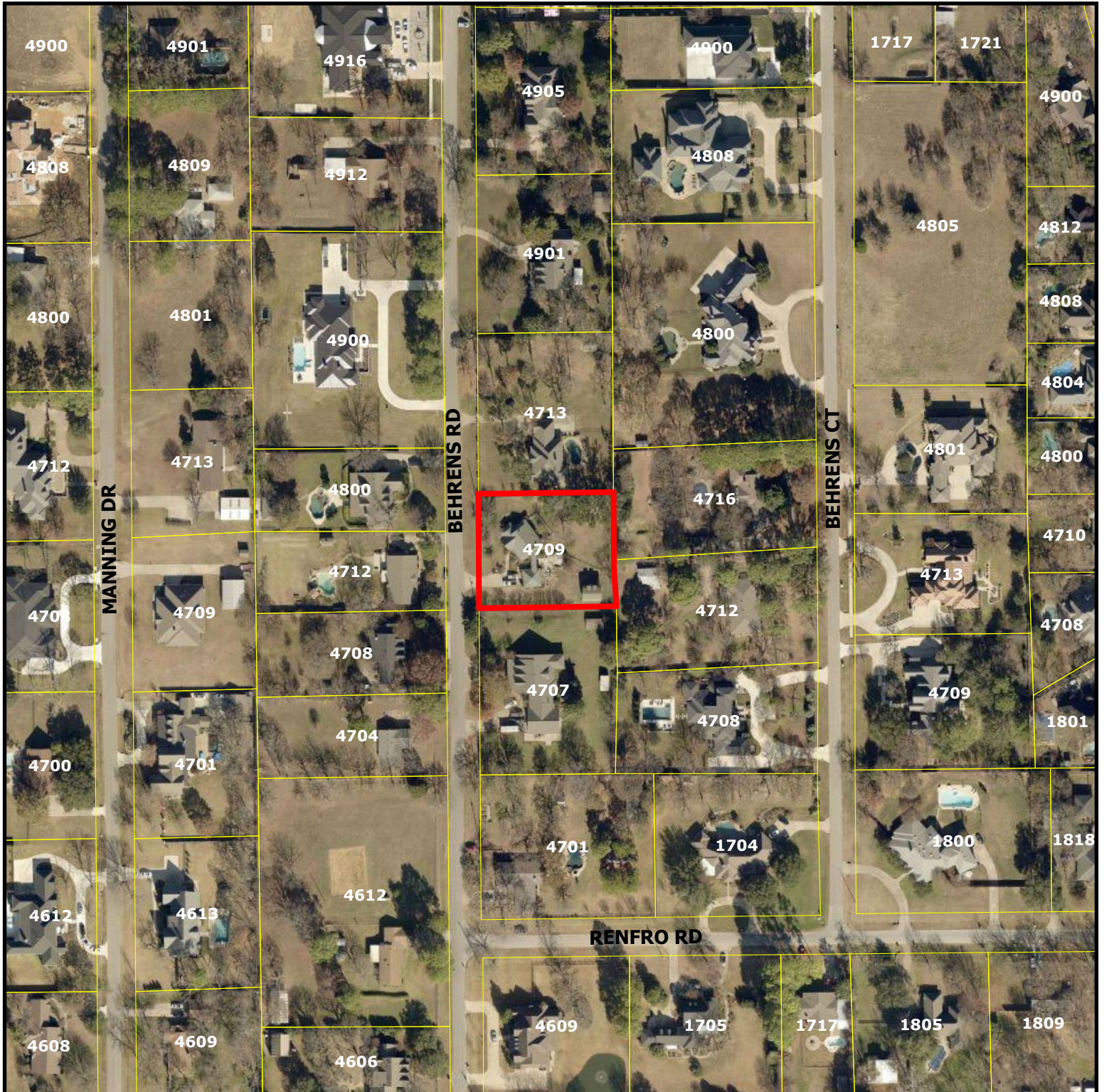
Public Notification: Staff mailed notices to all property owners within 500 feet as well

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

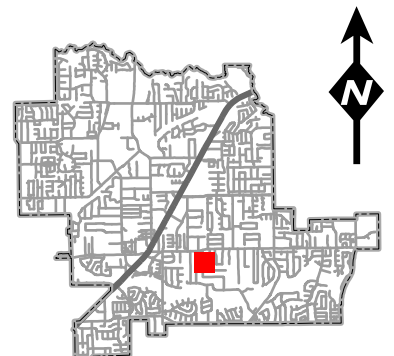


ZC26-018

4709 Behrens Road

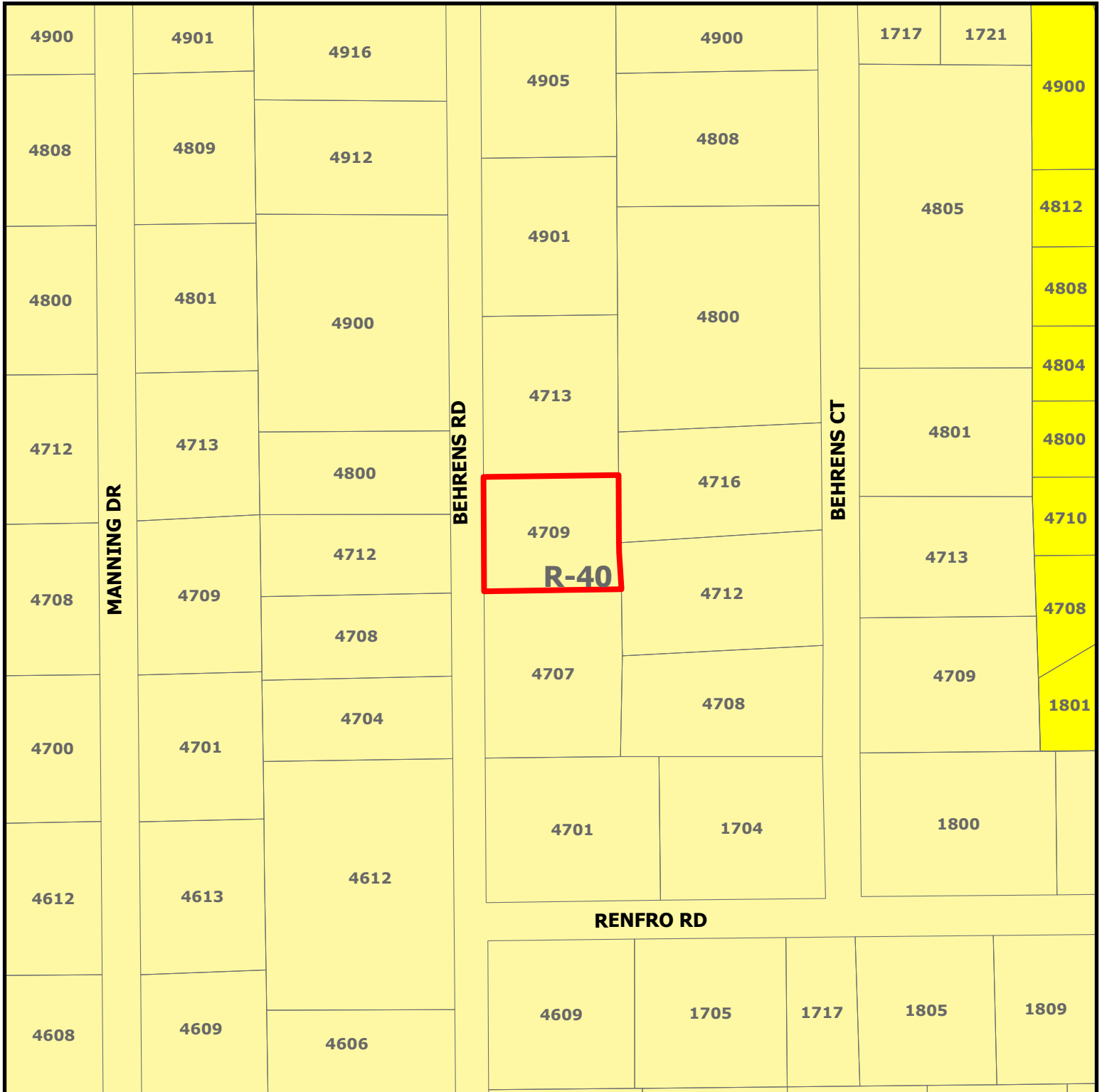


Subject Property



DISCLAIMER:
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Zoning Map

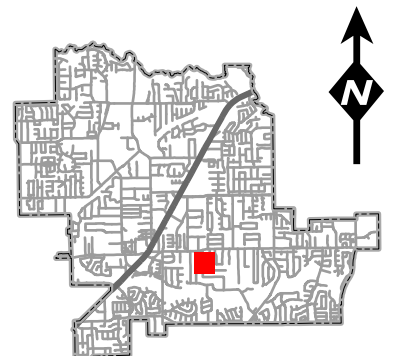


ZC26-018

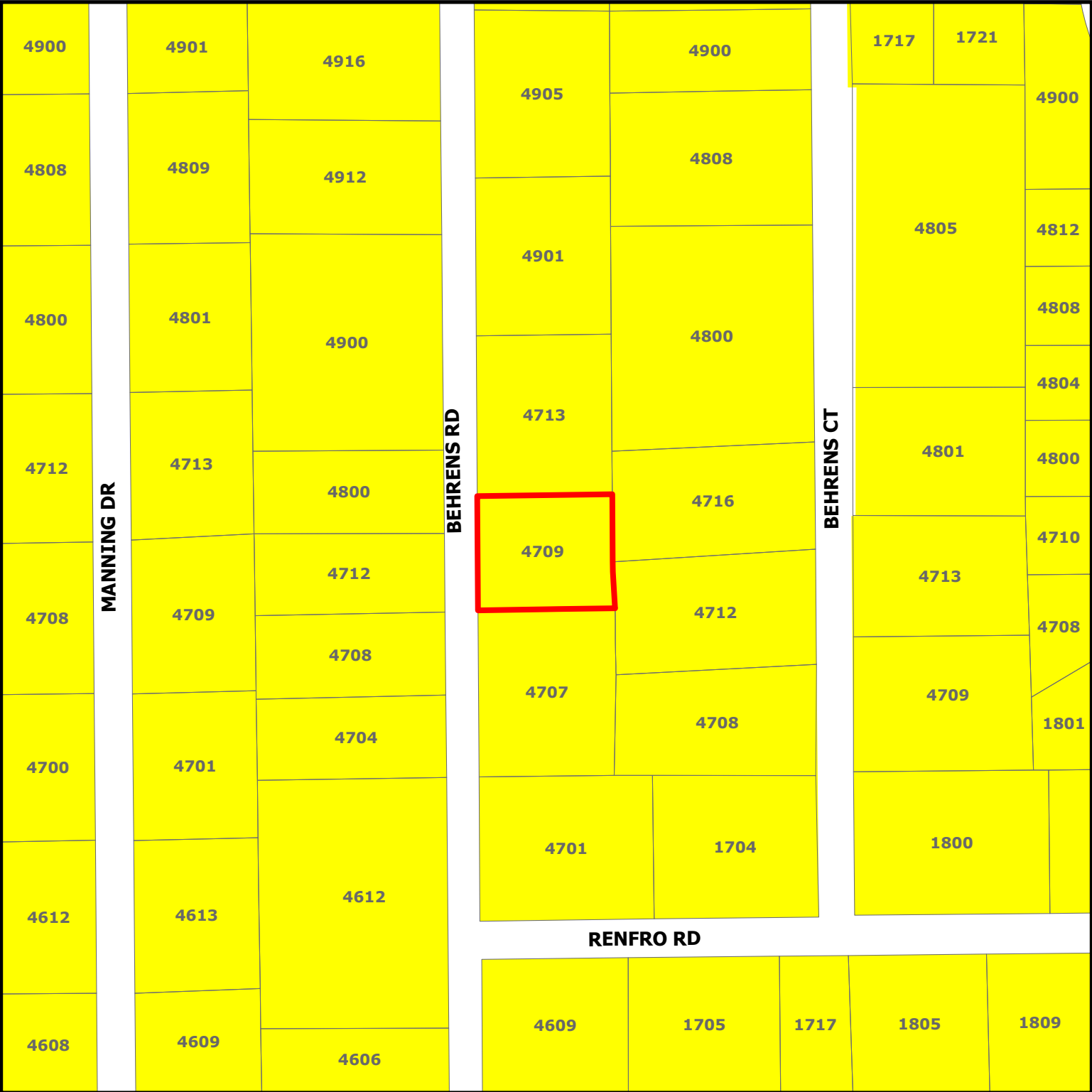
4709 Behrens Road

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 Subject Property



Future Land Use Map

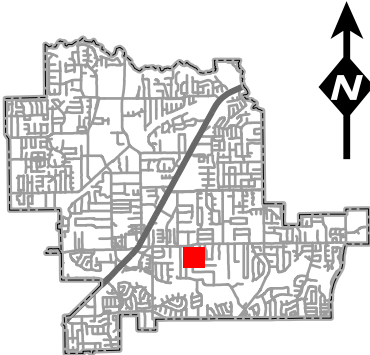


ZC26-018

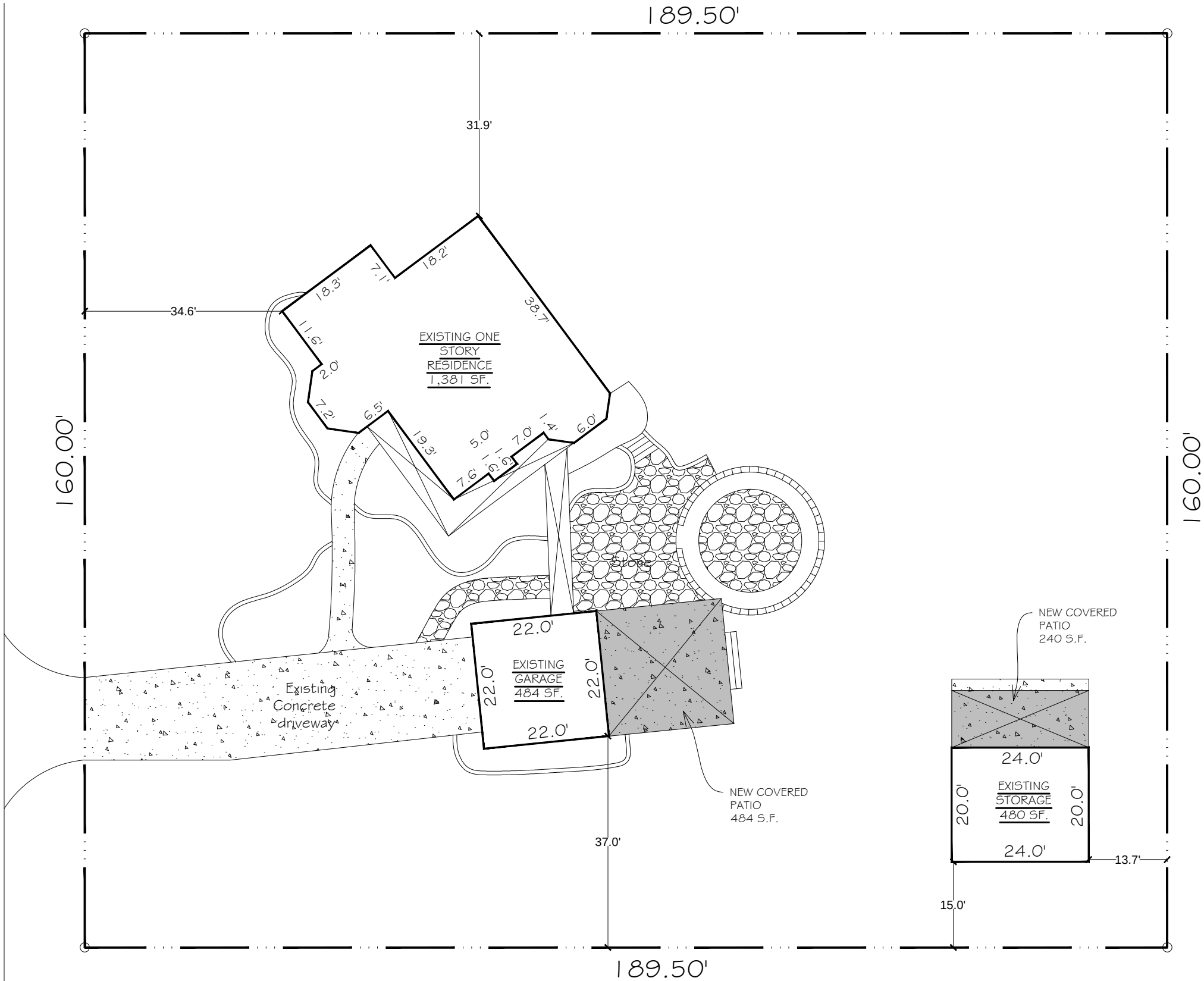
4709 Behrens Road

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-  Residential
-  Subject Property



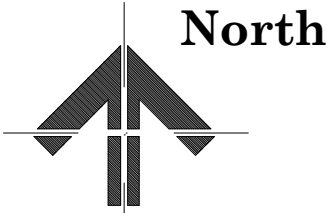
Behrens Road



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



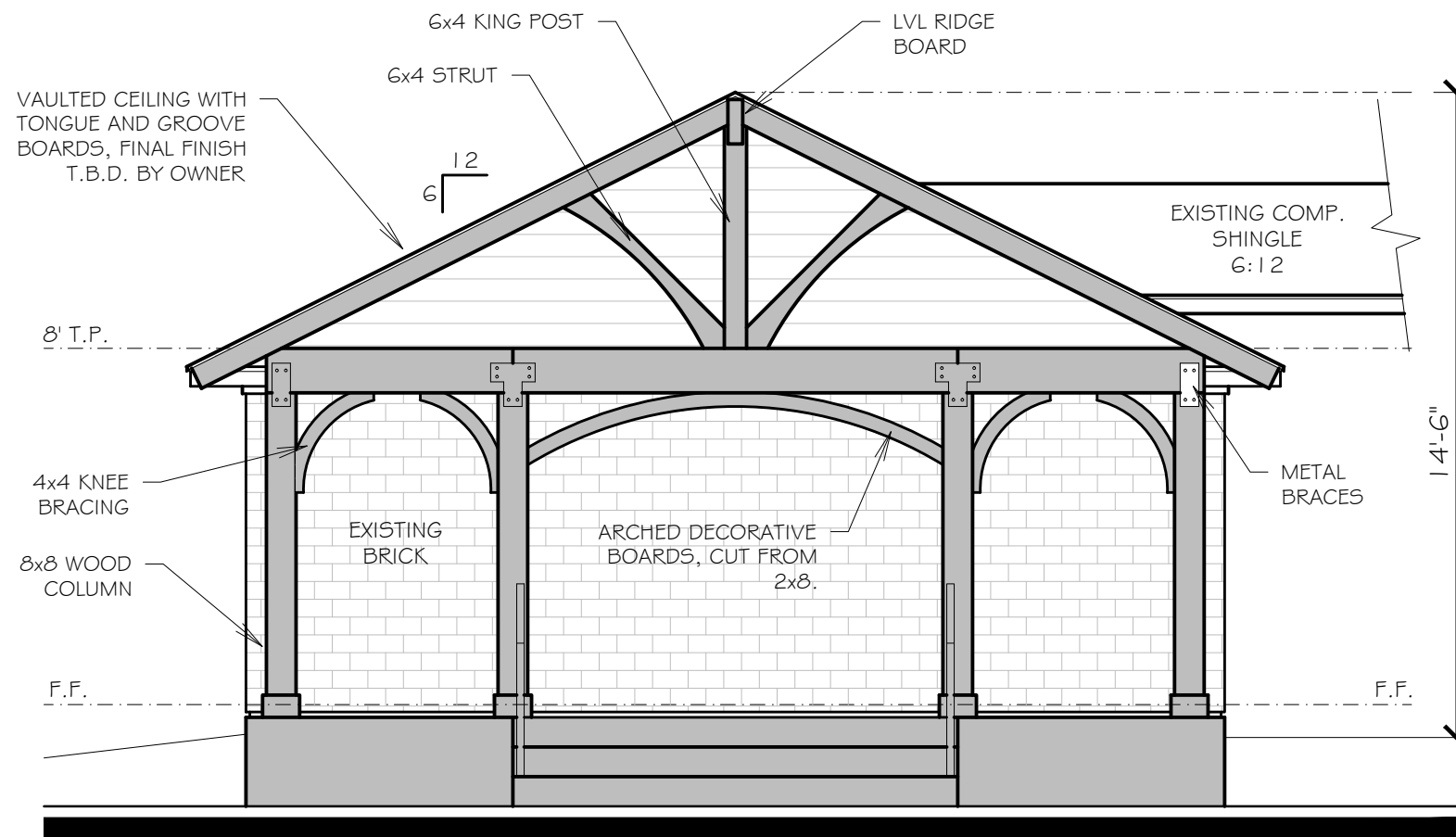
SITE PLAN
SCALE: 1" = 20'-0"



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



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4709 Behrens Rd.
Colleyville, Texas 76034

ROACH, LLOYD ADDITION
Block 1 Lot 1

Date
MAY 11, 2026

Sheet Title

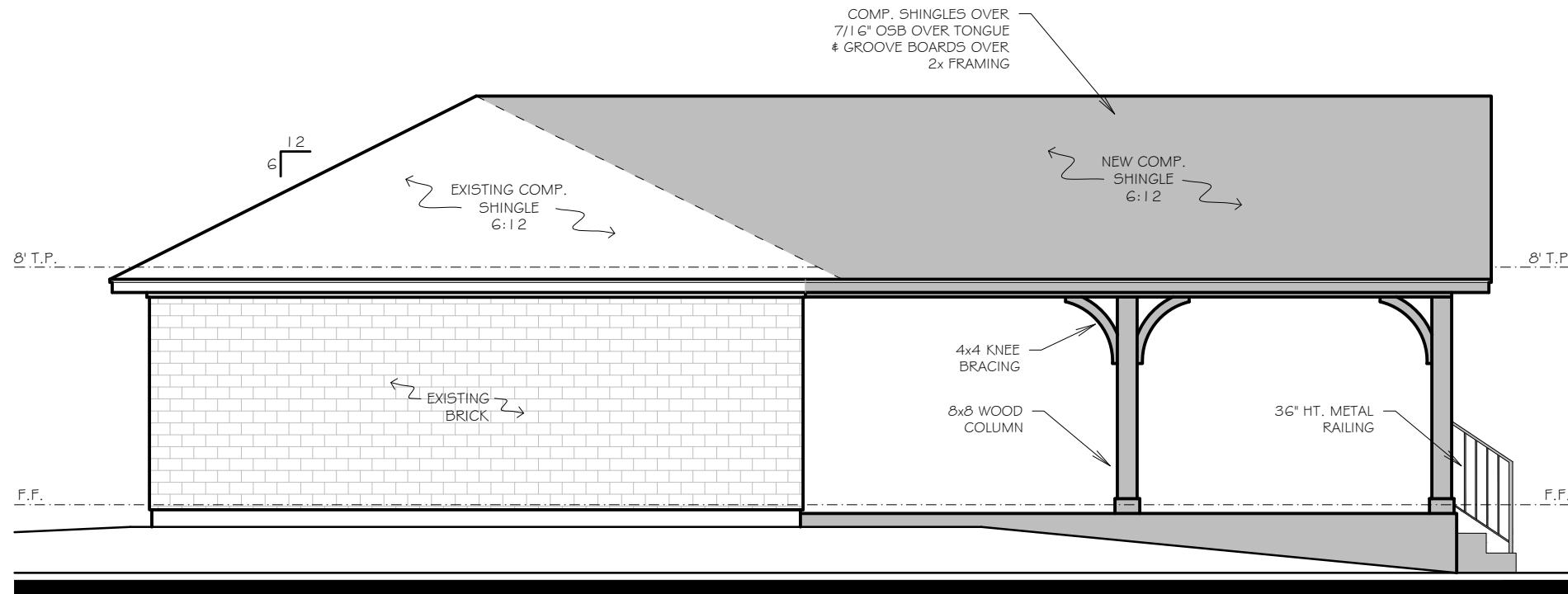
ELEVATIONS

Scale
1/4" = 1'-0"

Sheet No.

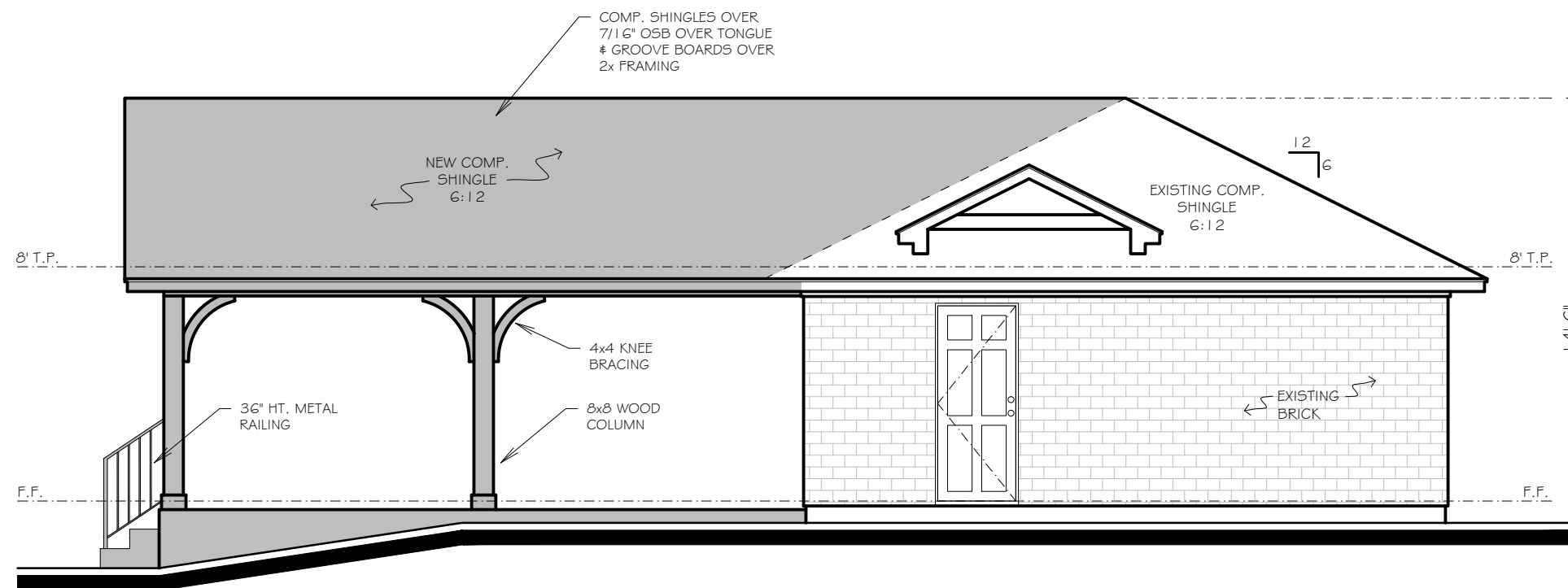
3

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

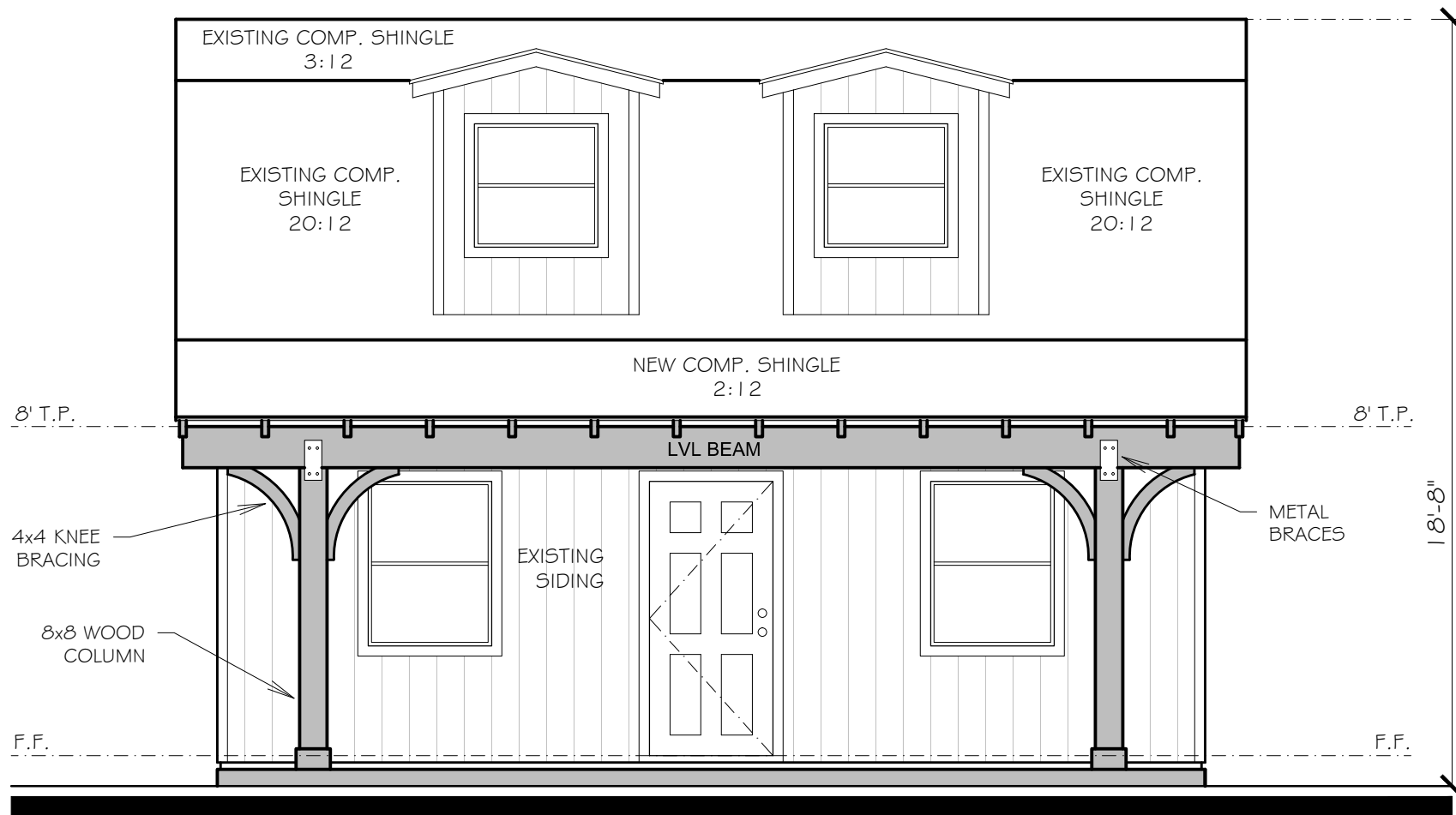
Scale

1/4" = 1'-0"

Sheet No.

4

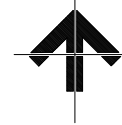
4 of 17



FRONT ELEVATION

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

North



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4709 Behrens Rd.
Colleyville, Texas 76034

ROACH, LLOYD ADDITION
Block 1 Lot 1

Date

MAY 11, 2026

Sheet Title

ELEVATIONS

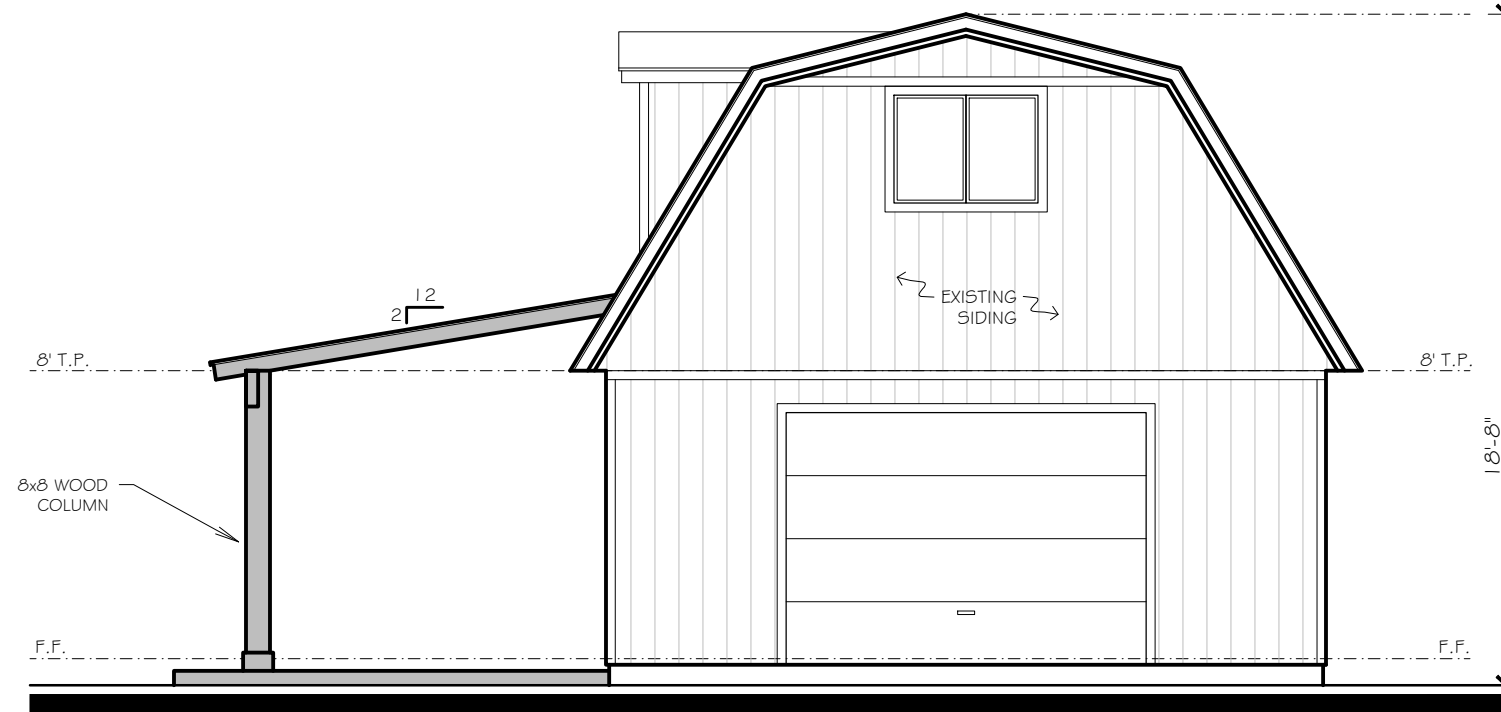
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Sheet No.

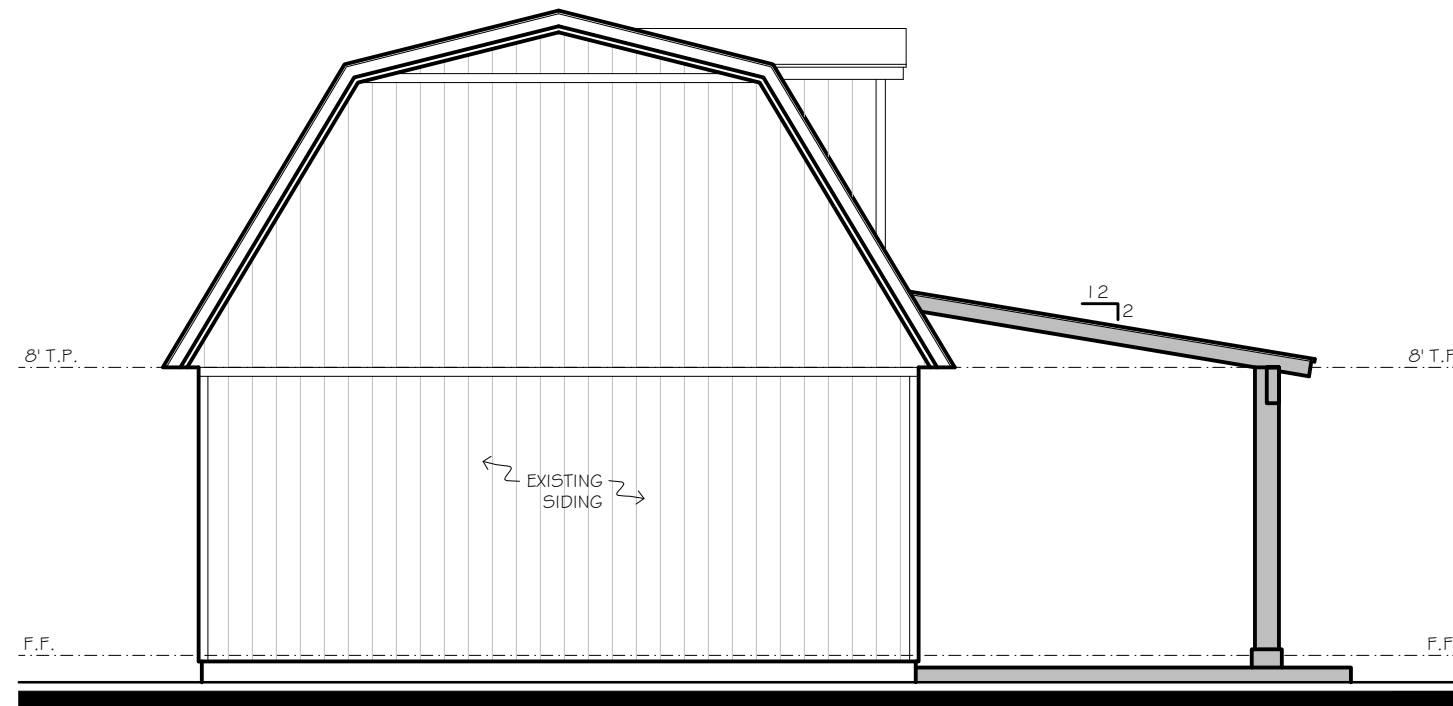
11

11 of 17



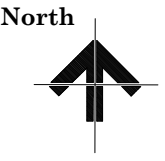
RIGHT ELEVATION

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, 2026

Sheet Title

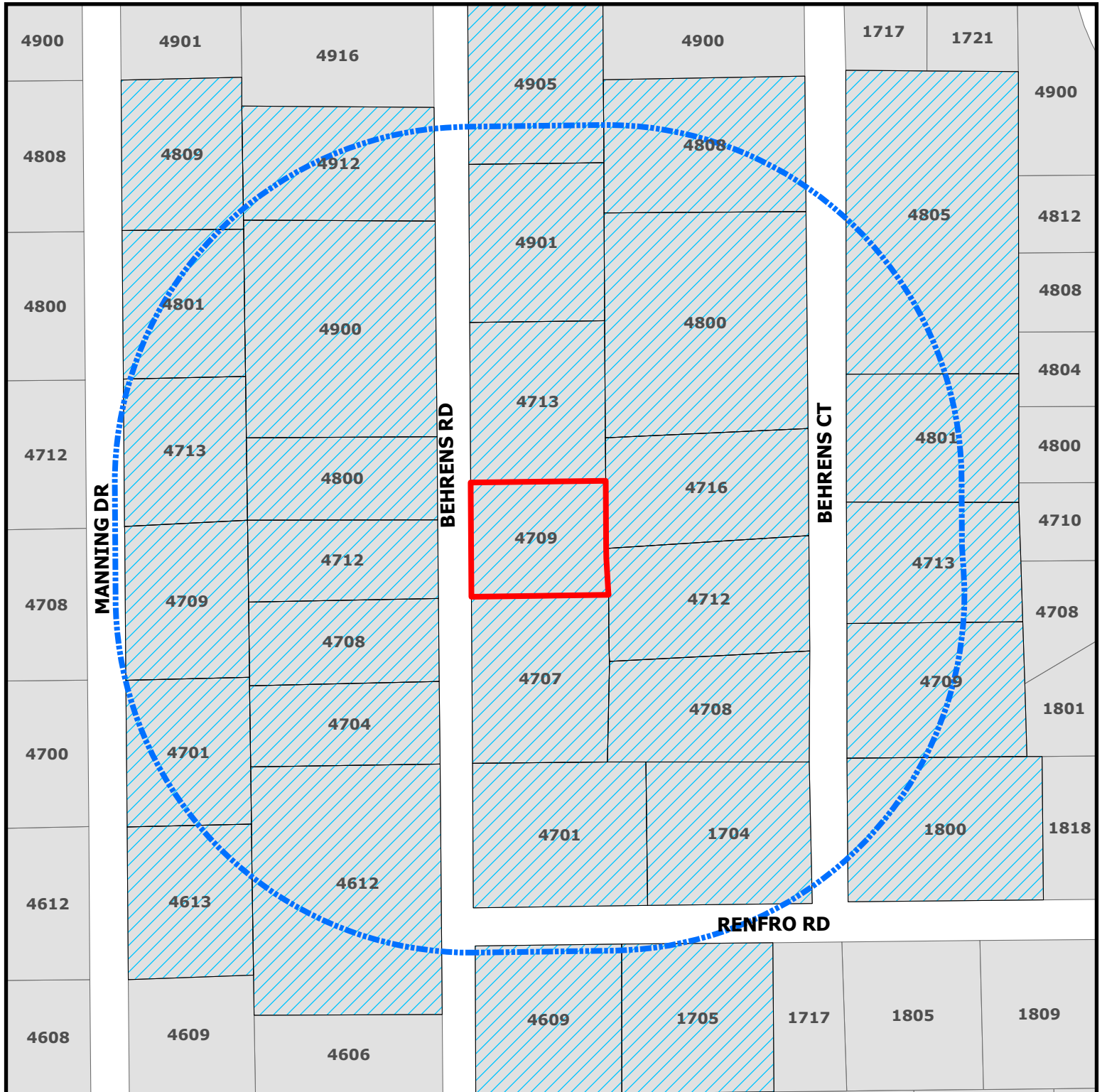
ELEVATIONS

Scale
1/4" = 1'-0"

Sheet No.

12
12 of 17

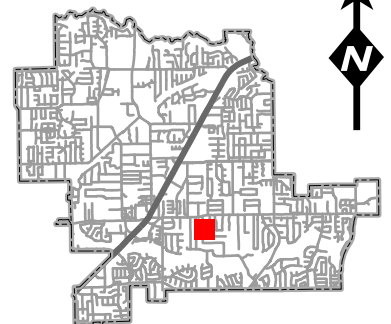
Notification Map



ZC26-018

4709 Behrens 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, August 10, 2026, at 7:00 p.m.

**City Council Meetings: Tuesday, September 1, 2026 & Tuesday, September 15, 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

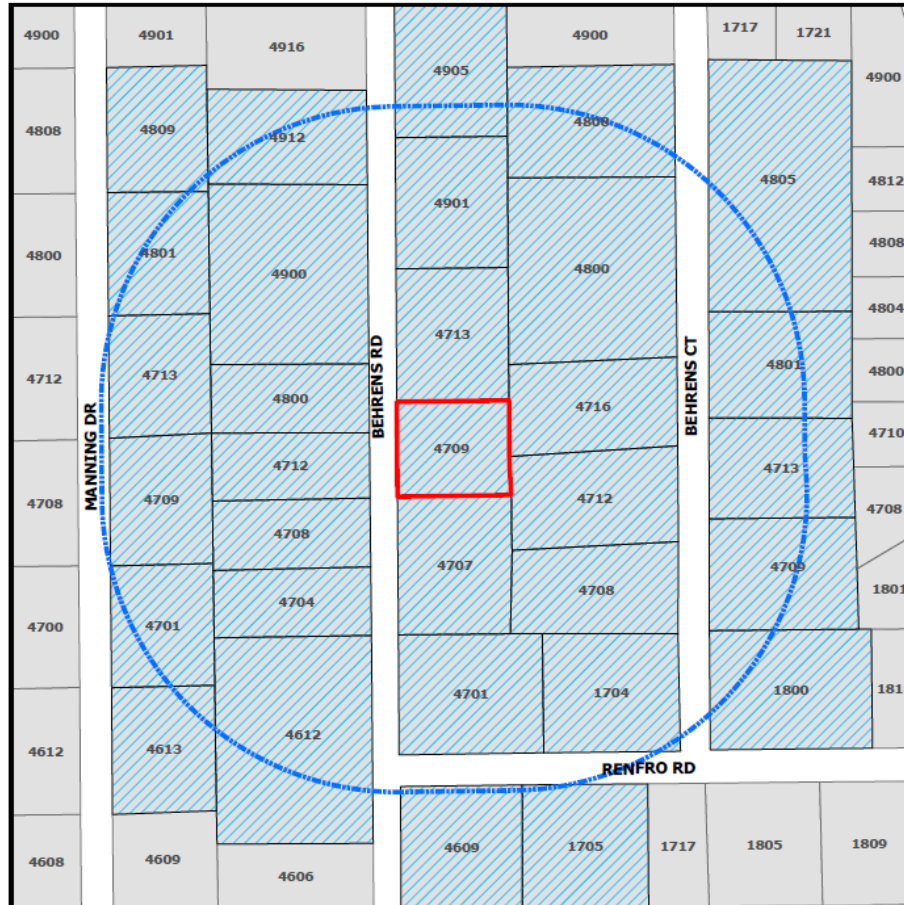
Present Zoning: R-40 Single Family Residential

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 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 1st day of September 2026.

The second reading and public hearing being conducted on the 15th day of September 2026.

PASSED AND APPROVED BY A VOTE OF ___ AYES AND ___ NAYS ON THIS THE 15TH DAY OF SEPTEMBER 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

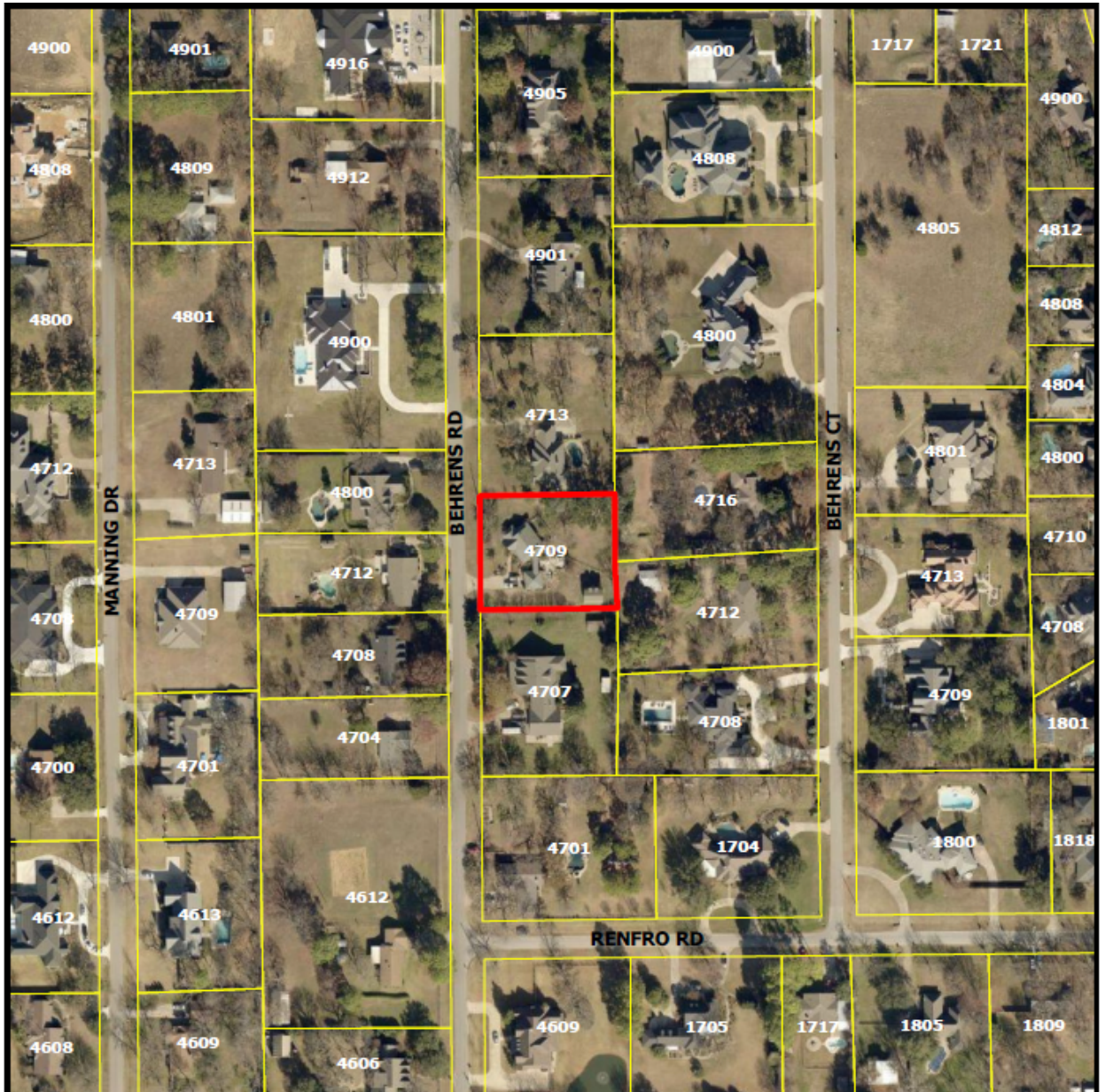


Exhibit "B" – Site Plan

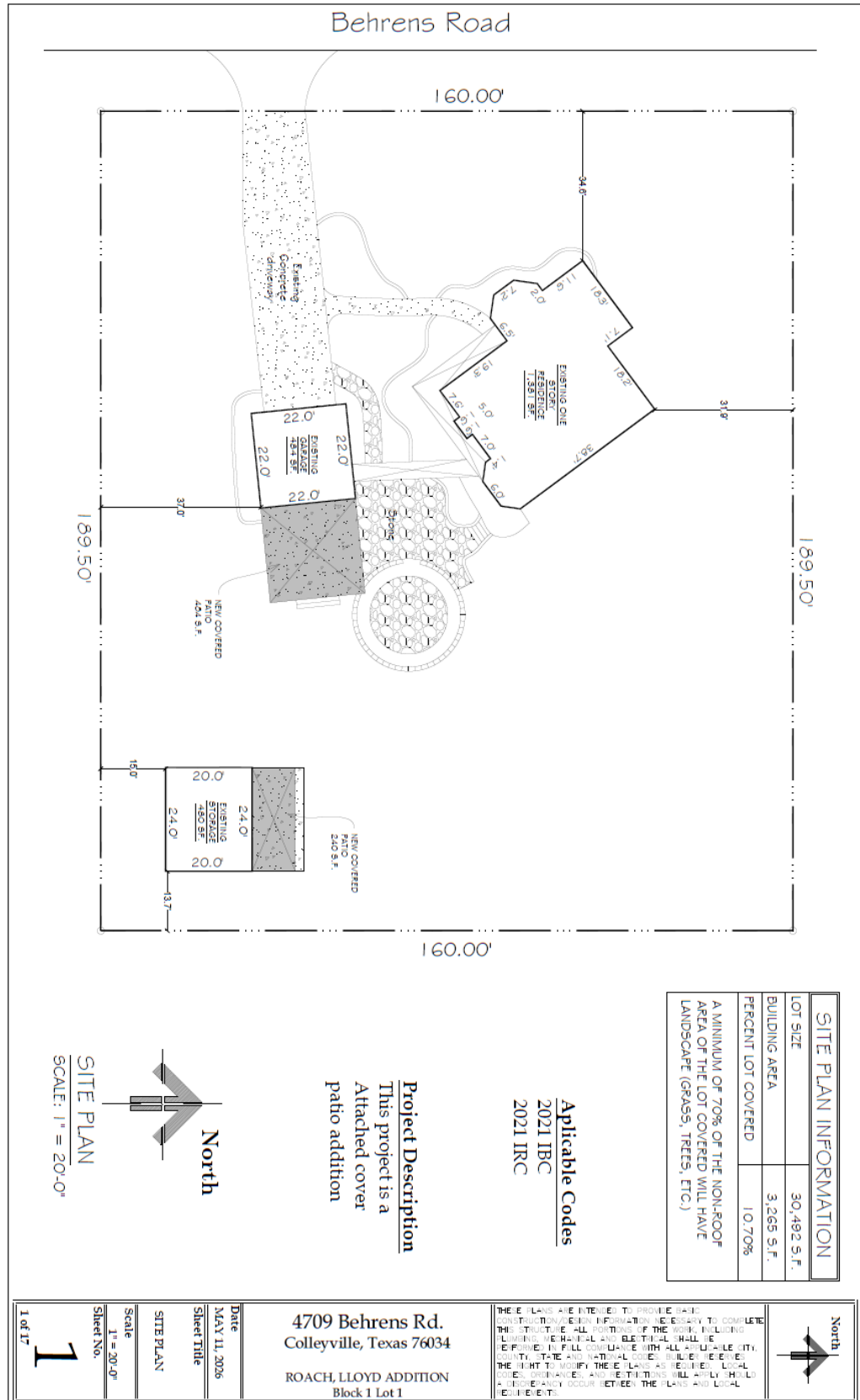
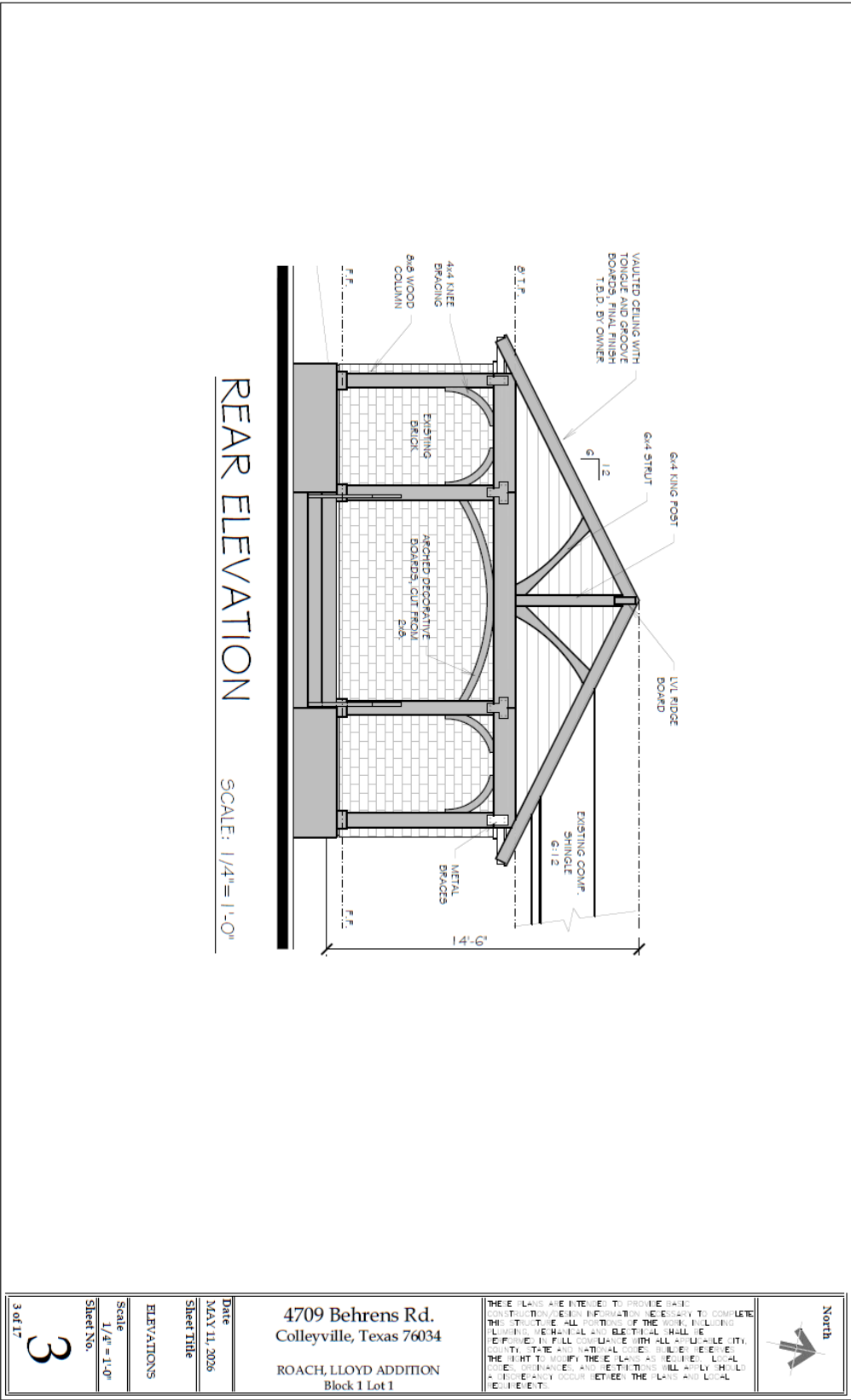
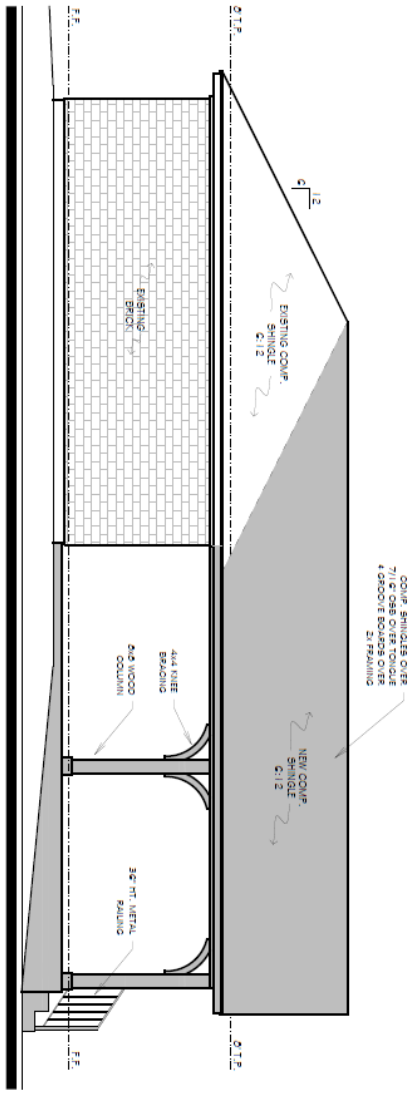
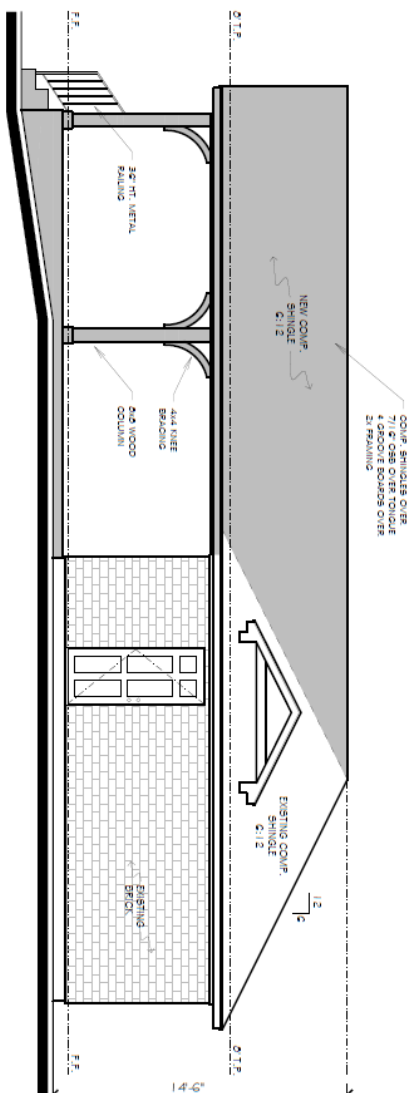


Exhibit "C" – Elevations





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



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



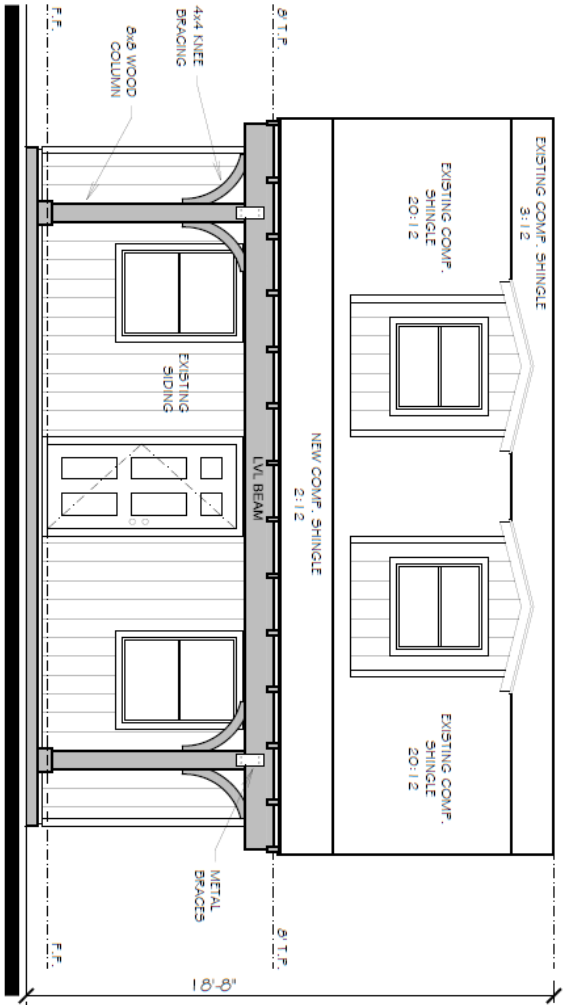
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4709 Behrens Rd.
Colleyville, Texas 76034
ROACH, LLOYD ADDITION
Block 1 Lot 1

Date
MAY 11, 2026
Sheet Title

ELEVATIONS

Scale
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

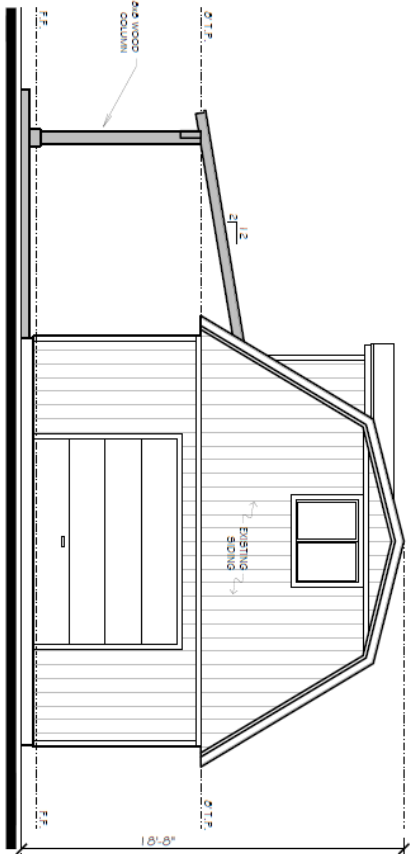
Sheet Title

ELEVATIONS

Scale
1/4" = 1'-0"

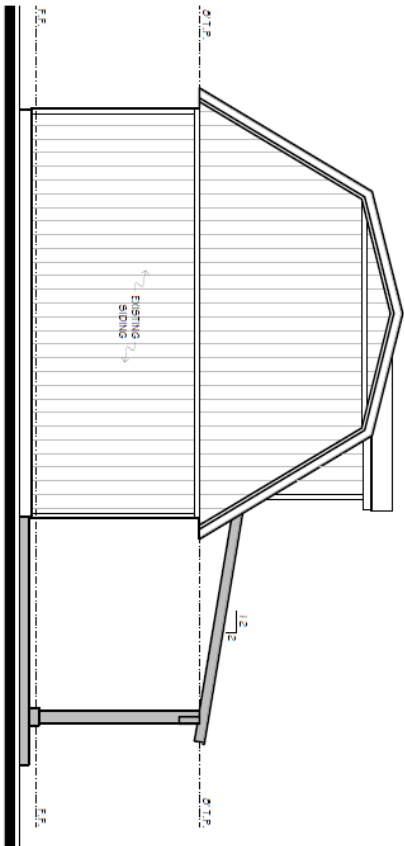
Sheet No.

11
11 of 17



RIGHT ELEVATION

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



LEFT ELEVATION

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THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION/DESIGN INFORMATION NECESSARY TO COMPLETE THIS STRUCTURE. ALL PORTIONS OF THE WORK, INCLUDING CLADDING, MECHANICAL AND ELECTRICAL, SHALL BE PERFORMED IN FULL COMPLIANCE WITH ALL APPLICABLE CITY, COUNTY, STATE AND NATIONAL CODES. BUILDERS RESERVE 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, 2006

Sheet Title

ELEVATIONS

Scale
1/4" = 1'-0"

Sheet No.

12

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CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number 2e

Agenda Date 7/27/2026

Number -

Type Public Hearing Agenda Items

Department Community Development

Title

Presentation and discussion 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.

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.

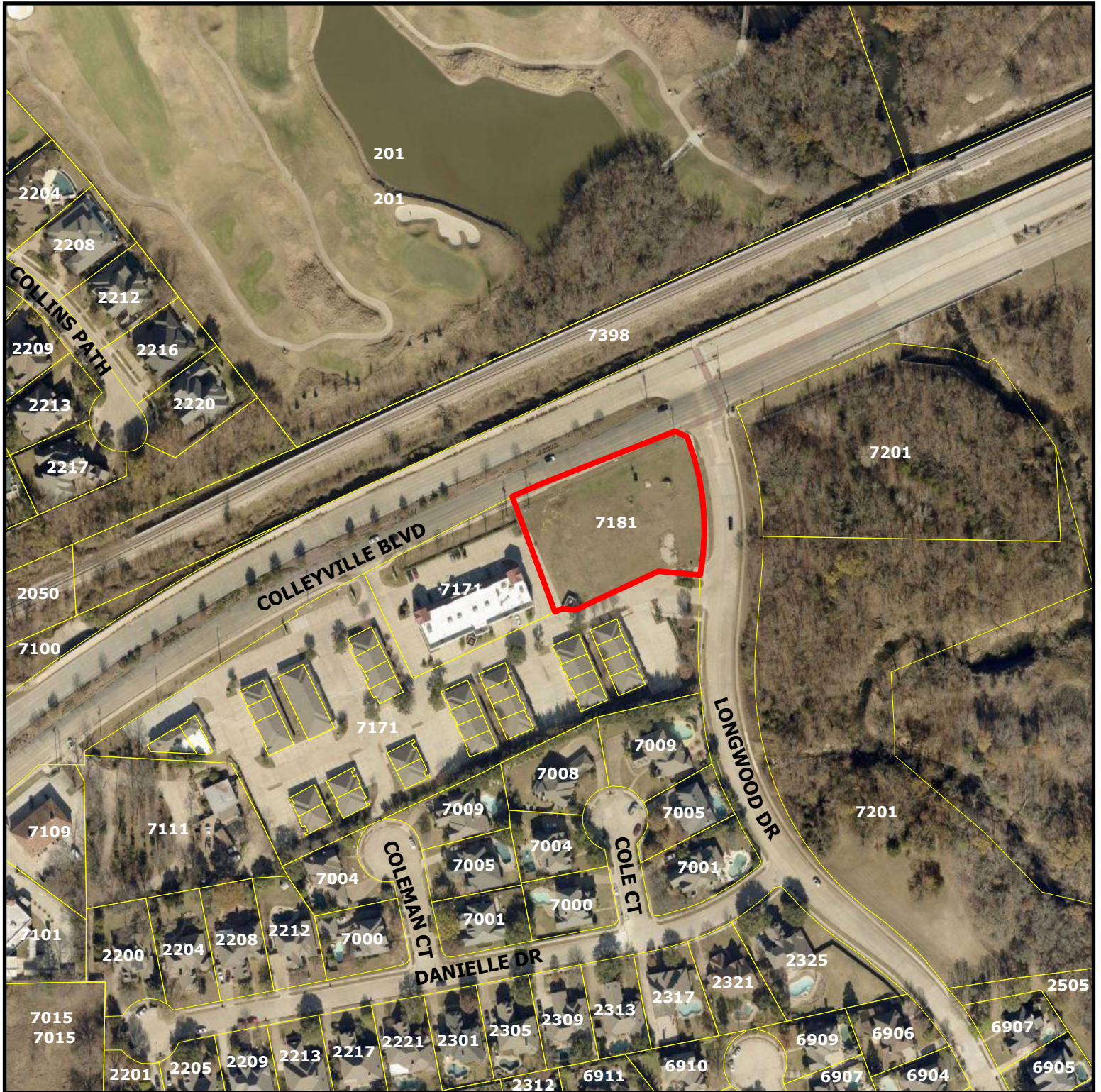
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Attachments

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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

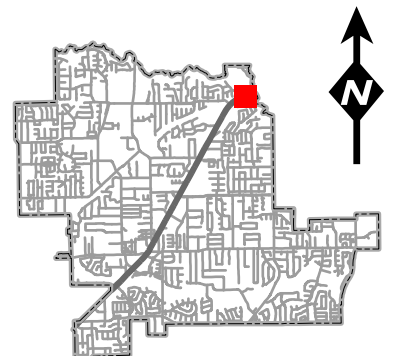


ZC26-019

7181 Colleyville Boulevard

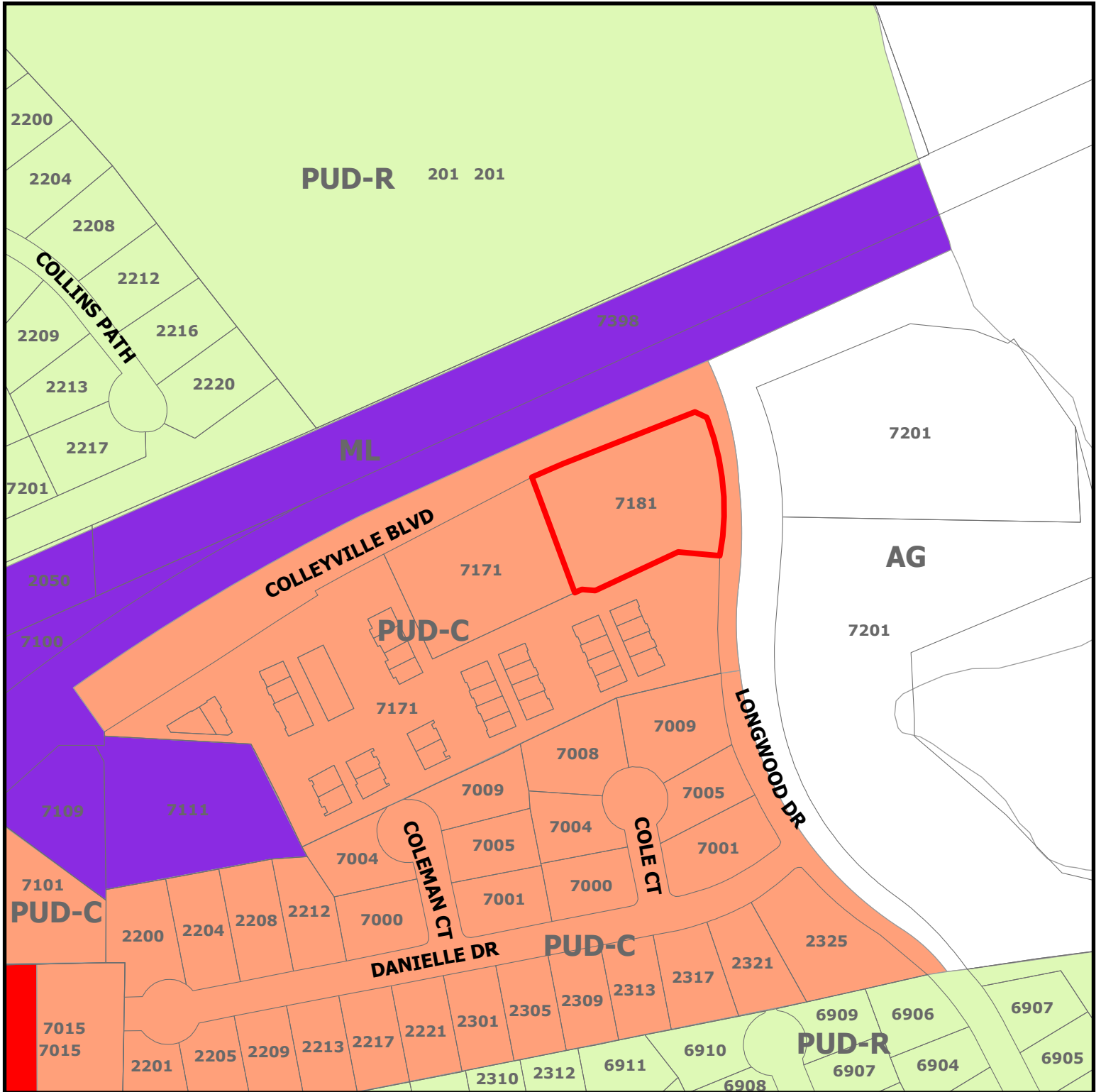


Subject Property



DISCLAIMER:
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Zoning Map

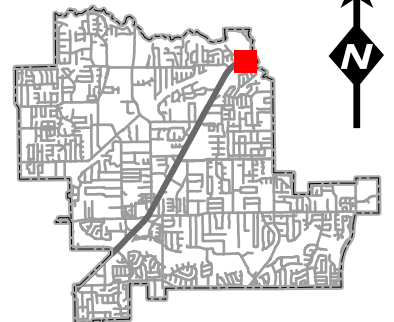


ZC26-019

7181 Colleyville Boulevard

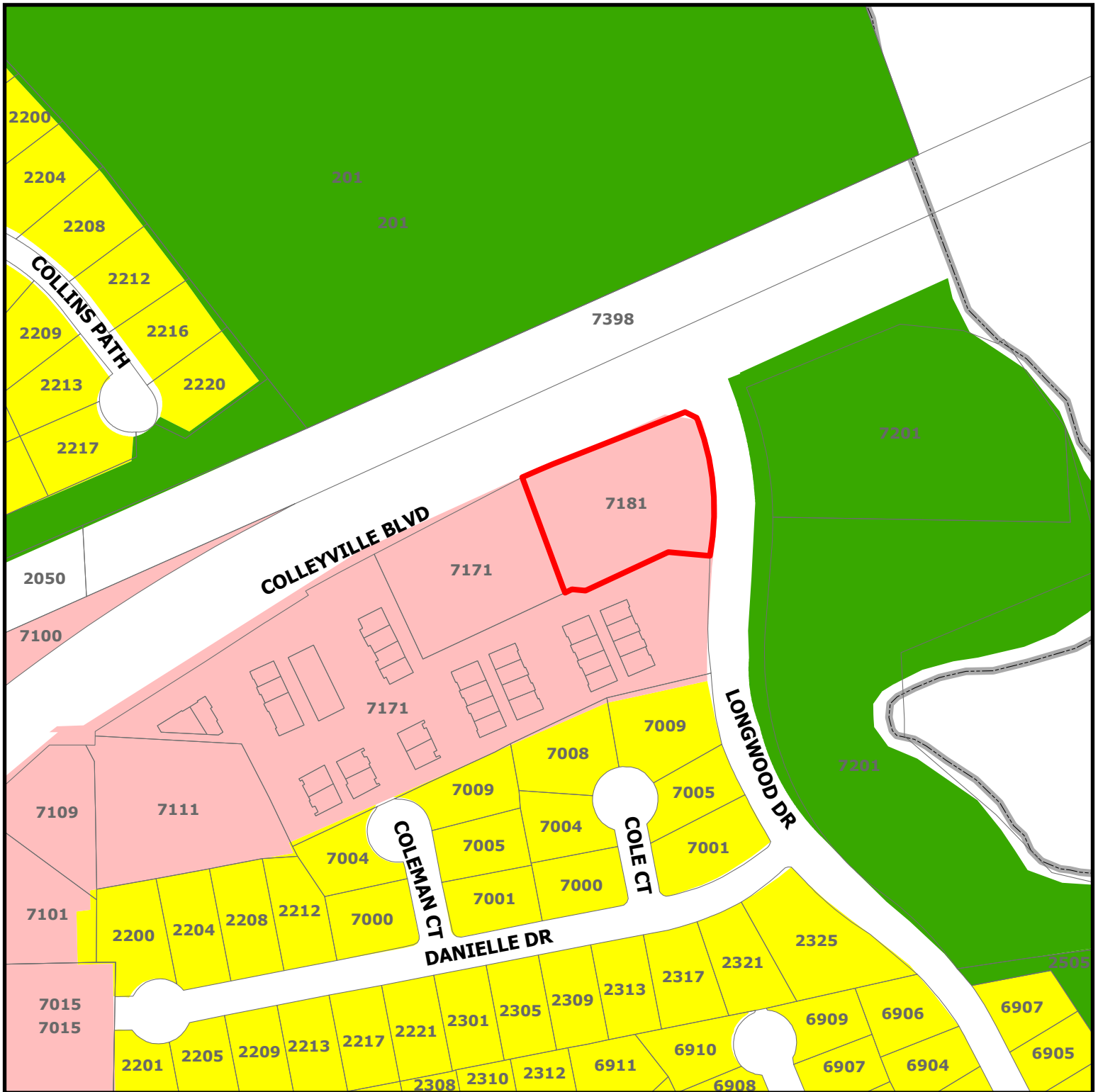


Subject Property



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Future Land Use Map

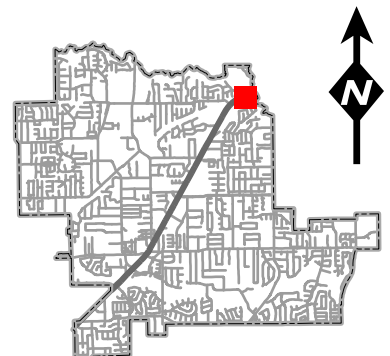


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ZC26-019

7181 Colleyville Boulevard

-  Residential
 Colleyville Blvd Corridor
 Open Space; Parks
 Subject Property



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.

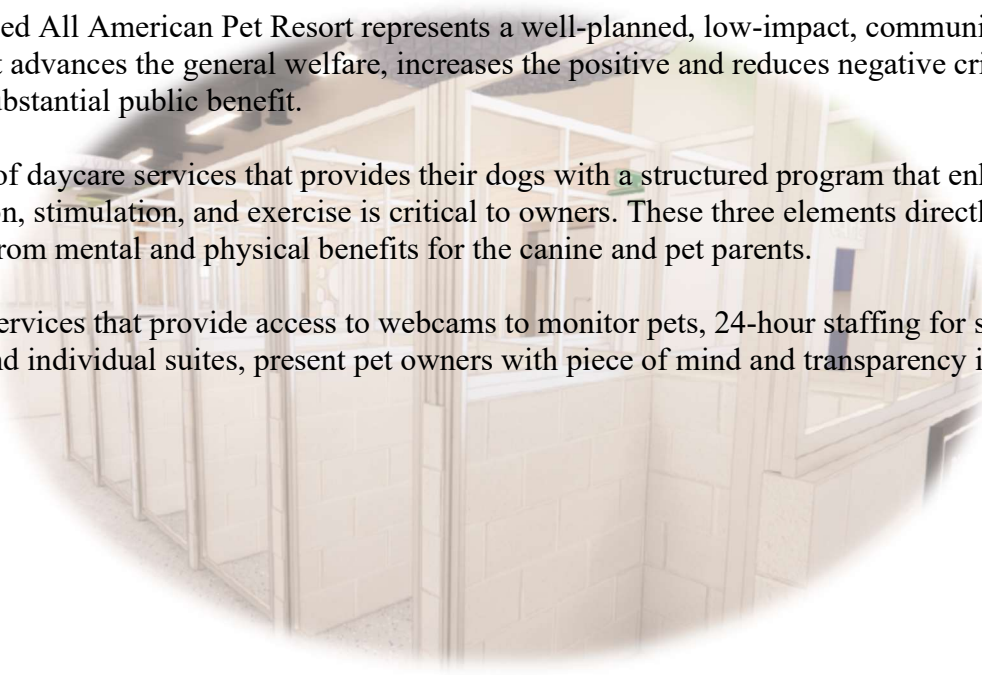


Exhibit 1: Colleyville and Surrounding Areas (Dog Population)

- 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:

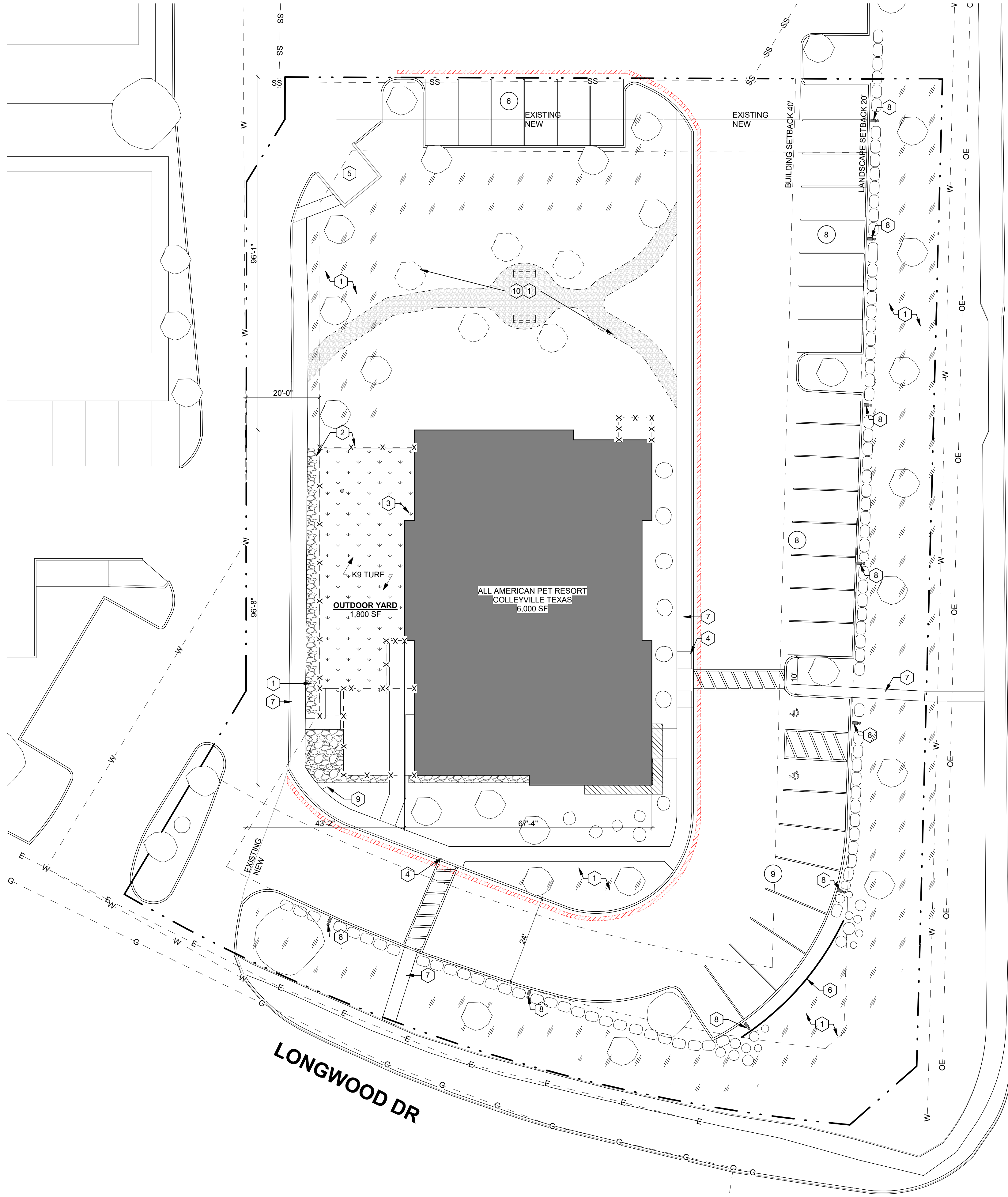
Colleyville lacks capacity to support the residents' current dog population with premium boarding and daycare options in the vicinity, resulting in service deficiencies for pet welfare and care.

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
(MMOORE@FMDARCHITECTS.COM)
PROJECT ARCHITECT: CLAYTON O'DELL
(CODELL@FMDARCHITECTS.COM)

OWNERS
ALL AMERICAN PET RESORT - COLLEYVILLE
PROJECT CONTACTS:
WHITNEY STARK (WKSTARK@GMAIL.COM)
KELLIE STARK (KELLIE.R.STARK@GMAIL.COM)
MITCHELL STARK (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
- 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 SIGN
- ACTIVE OPEN SPACE WITH GRAVEL PATHS AND LANDSCAPING. FINAL DESIGN TO BE DETERMINED.

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
BUILDING HEIGHT: 1 STORY / 22'-0"
GROSS OPEN SF: 20,099 SF OR 39% OF TOTAL AREA
PARKING CONDITIONS: 6,000 SF AT 1/300 SF = 20
PROVIDED ADA PARKING SPACE - 2
PROVIDED PARKING SPACE - 31
RETAIL USE: 6,000 SF AT 1200 = 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

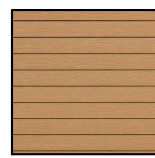
ALL AMERICAN PET RESORTS
COLLEYVILLE, TX
7181 COLLEYVILLE BLVD, COLLEYVILLE, TX 76034
PRELIMINARY

PRELIMINARY
ARCHITECTURAL SITE
PLAN

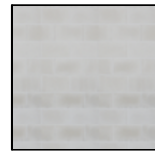
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JOB NUMBER: 25-1321.1

A-001

EXTERIOR FINISH LEGEND



METAL PANEL - WOOD LOOK



STONE (PARCHMENT)



STONE (WHITE OAK)



VIEW FROM COLLEYVILLE BLVD



VIEW FROM LONGWOOD DR



VIEW FROM OFFICE BUILDINGS



VIEW FROM RETAIL

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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

COLOR ELEVATIONS
& RENDERS

RENDERS & ELEVATIONS BY
ANELINI & ASSOCIATES ARCHITECTS

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JOB NUMBER: 25-1321.1

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A-002









EP Decking – Wood Composite



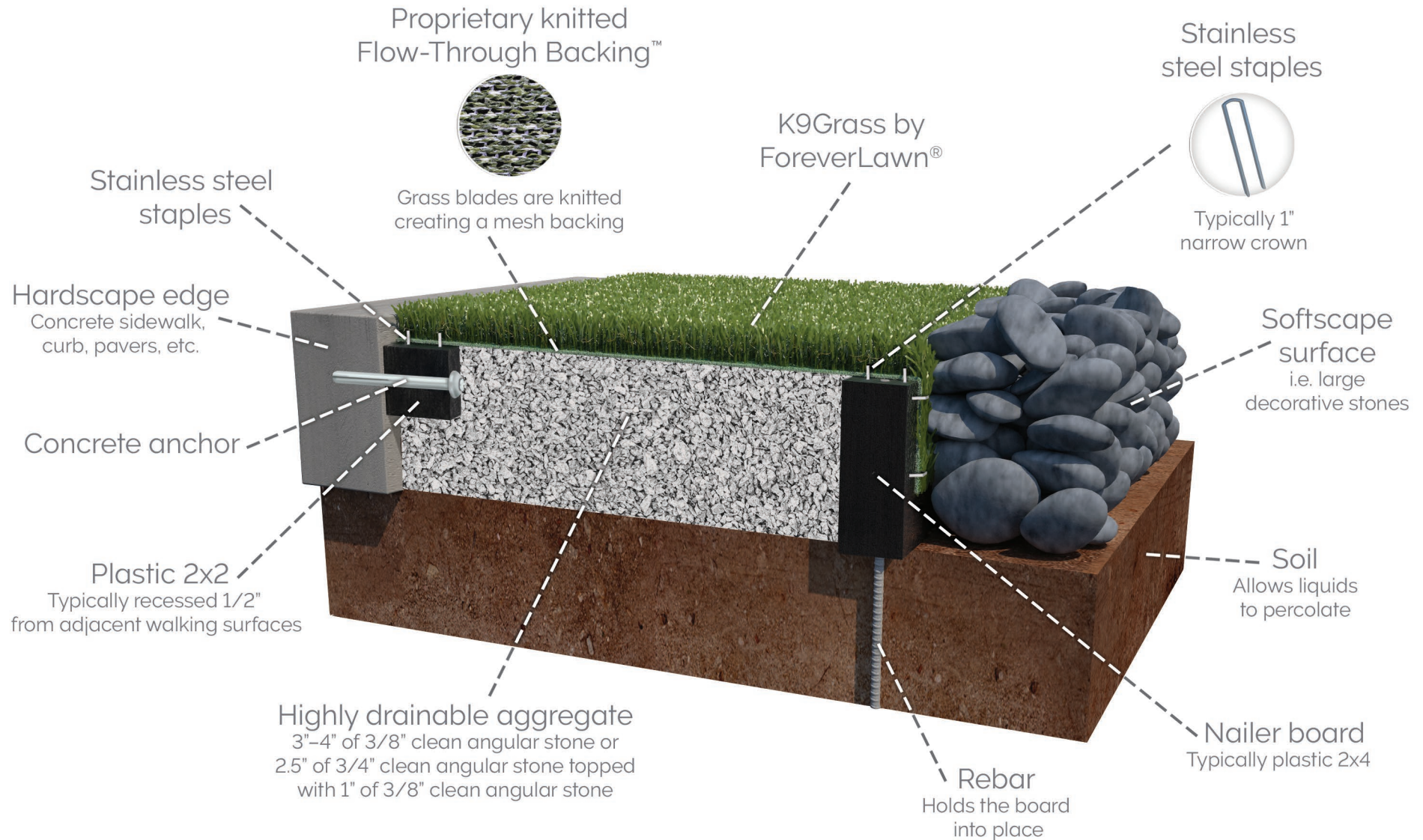
Designed for elegance and privacy, they resist mold, mildew, rot, and termites. No painting or staining is required, and the fences are easy to install on various surfaces using the proper base holder. Each fence panel consists of two WPCFB boards and one WPCF-A01 board, forming a 6' x 6' panel.

- ✓ 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.

The synthetic grass designed specifically for dogs!



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

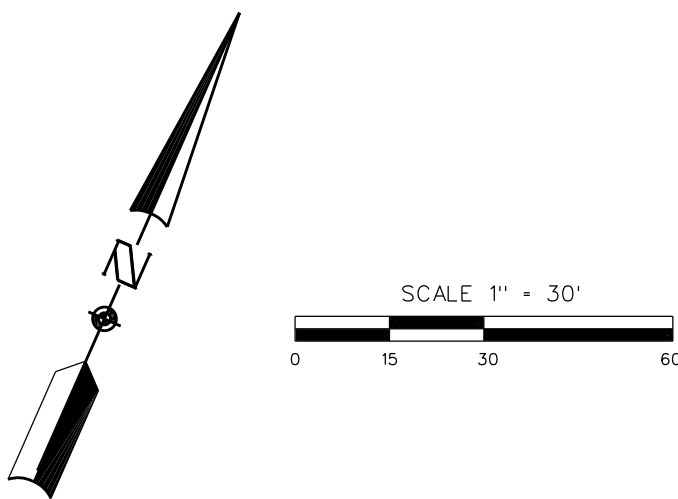
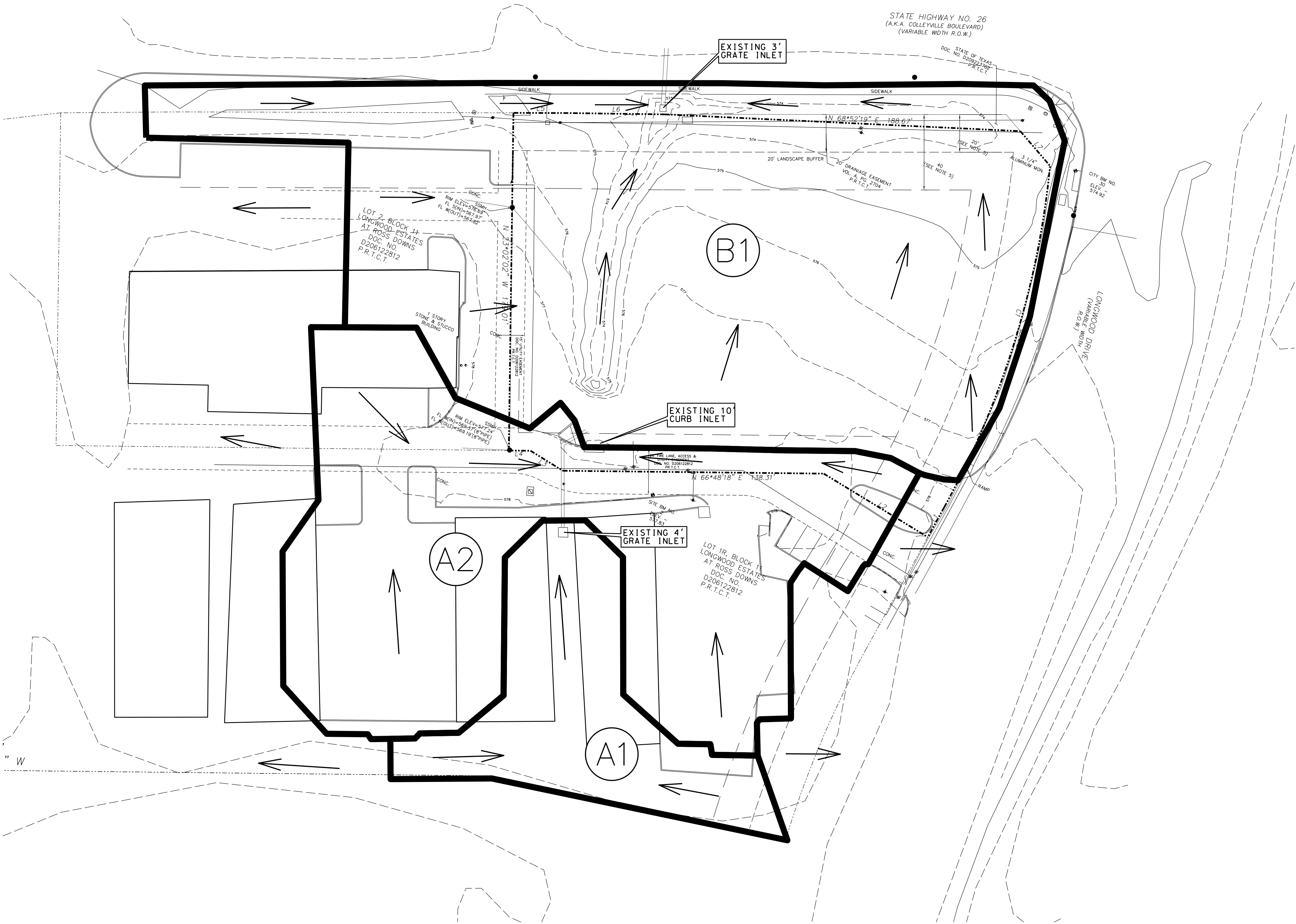
Got Pee Odor Eliminator is a highly concentrated product (mixes 20:1) that comes in a variety of sizes. Contact your ForeverLawn® dealer to place an order. If your ForeverLawn dealer is unable to fulfill your order, you may also order products from K9Grass.com.

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 Family15 minutes

Multi-Family, Commercial, Schools, Business10 minutes

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

Signed this _____ day of _____, 2026.

_____, P.E.

PRELIMINARY
FOR REVIEW ONLY

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

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

PRE-DEVELOPED SITE DRAINAGE DATA															COMMENTS	
MARK	AREA (ACRE)	C	Tc (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)	
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

HB

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

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:

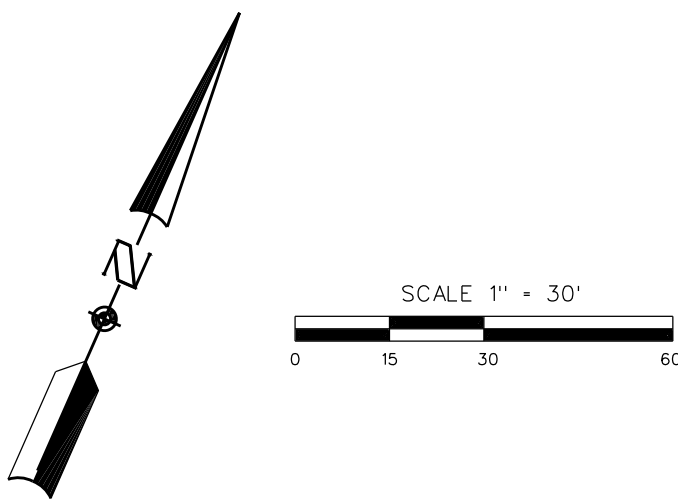
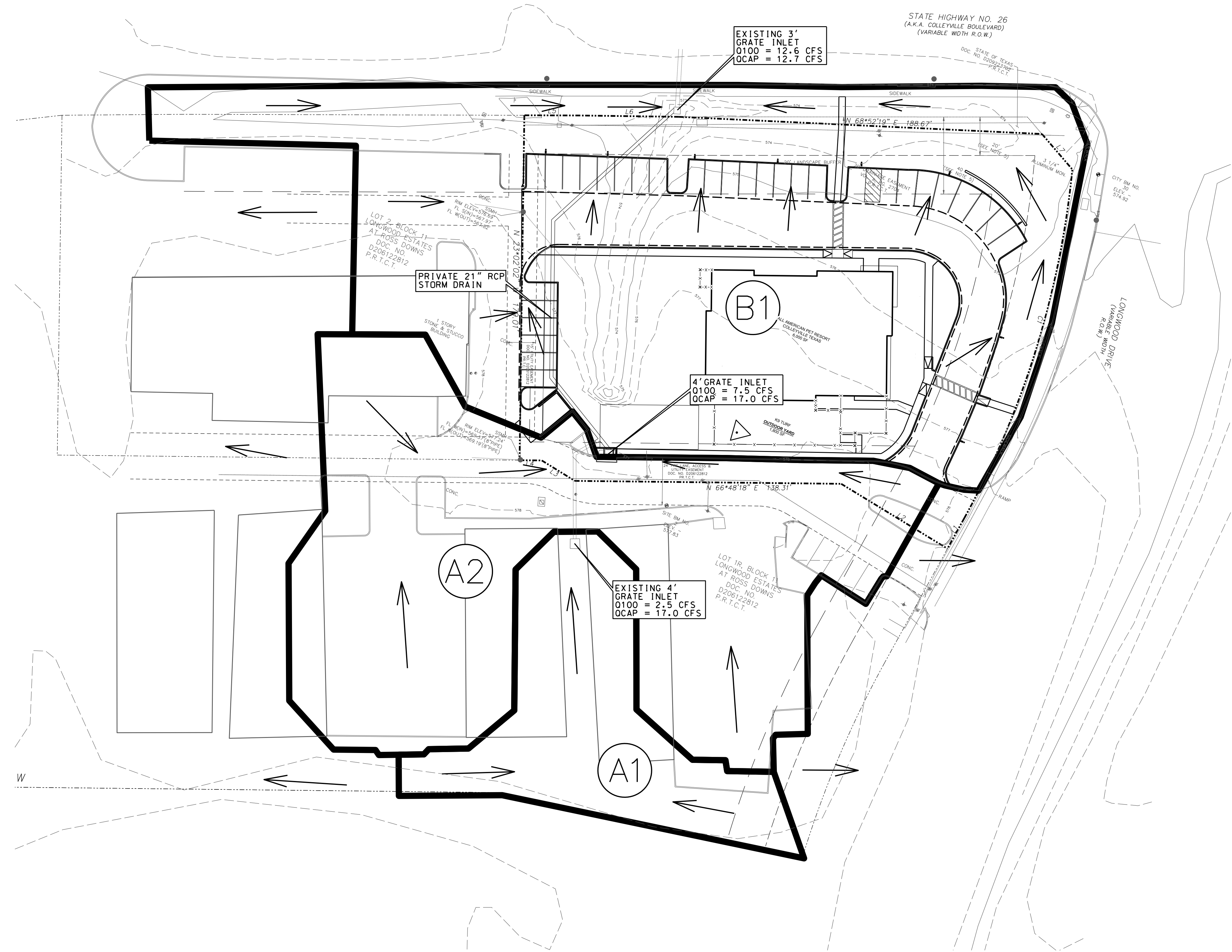
KEITH M. HAMILTON 87384 \$DATE\$
PE NO. DATE

JOB	999-645	DATE	6/29/2026	DESIGNED	K.M.H.	DRAWN	K.M.H.	CHECKED	K.M.H.	TEXAS REGISTERED ENGINEERING FIRM NUMBER F-2560
NO.	REVISION	BY	DATE							

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.

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.

_____ P.E.

PRELIMINARY
FOR REVIEW ONLY

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

KEITH M. HAMILTON 87384 \$DATE\$

PE NO. DATE

POST-DEVELOPED SITE DRAINAGE DATA																
MARK	AREA (ACRE)	C	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
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ALL AMERICAN PET RESORTS

LOT 3, BLOCK 11
LONGWOOD ESTATES AT ROSS DOWNS
CITY OF COLLEYVILLE, TEXAS

POST-DEVELOPED DRAINAGE AREA MAP

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KEITH M. HAMILTON 87384 \$DATE\$

PE NO. DATE

NO.	REVISION	DATE	BY	DATE	JOB NO.
					999-645
					DATE
					DESIGNED
					DRAWN
					CHECKED
					TEXAS REGISTERED ENGINEERING FIRM NUMBER F-25260

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.

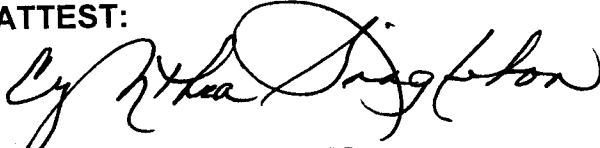
Sec. 6. THAT this ordinance shall become effective immediately upon publication.

AND IT IS SO ORDERED.

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

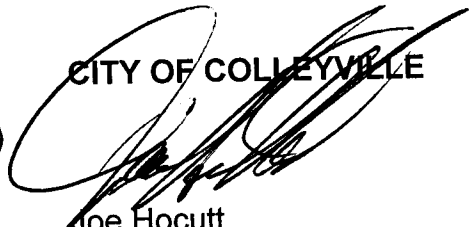
The second reading and public hearing being conducted on the 14th day of August 2004.

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

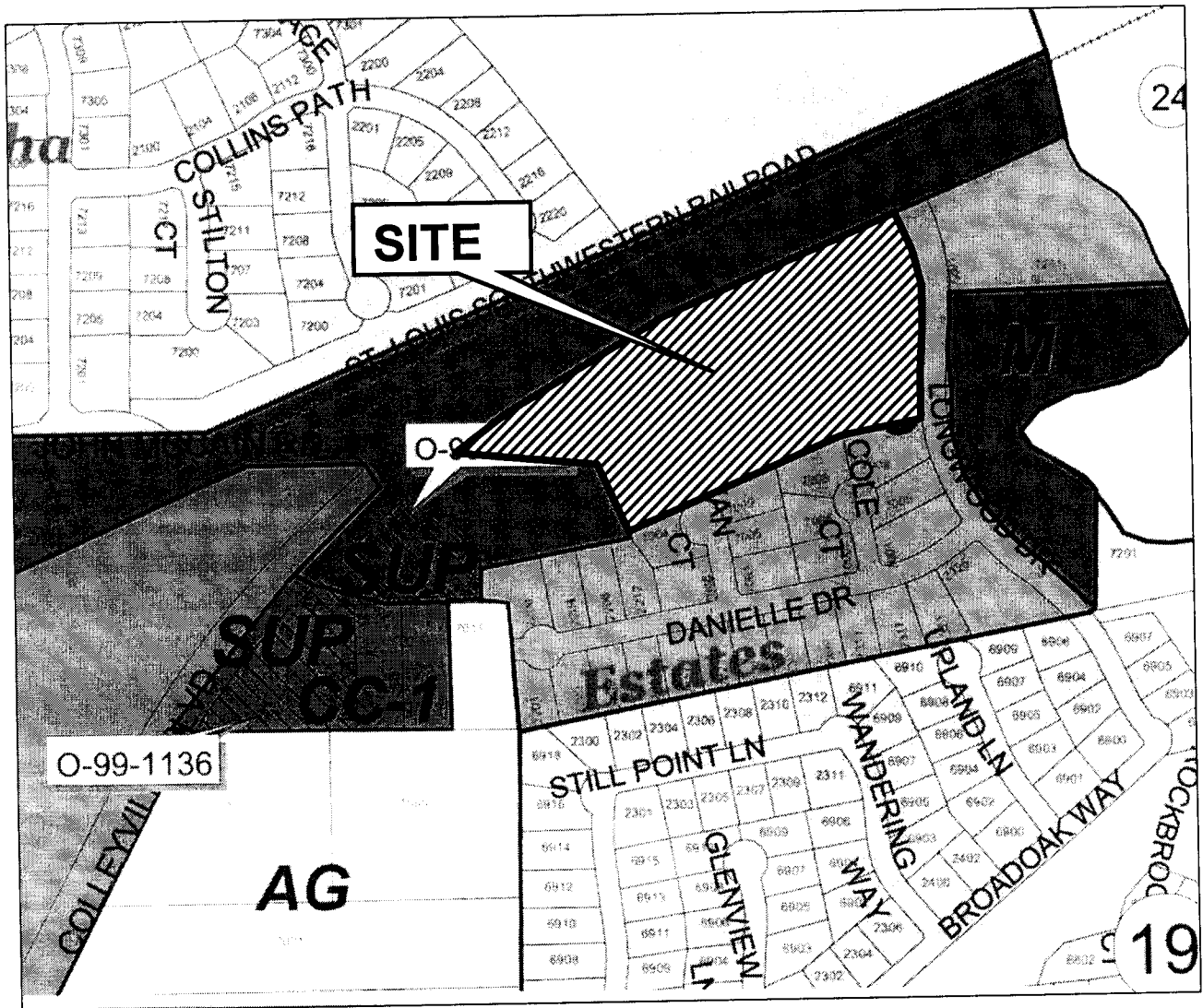
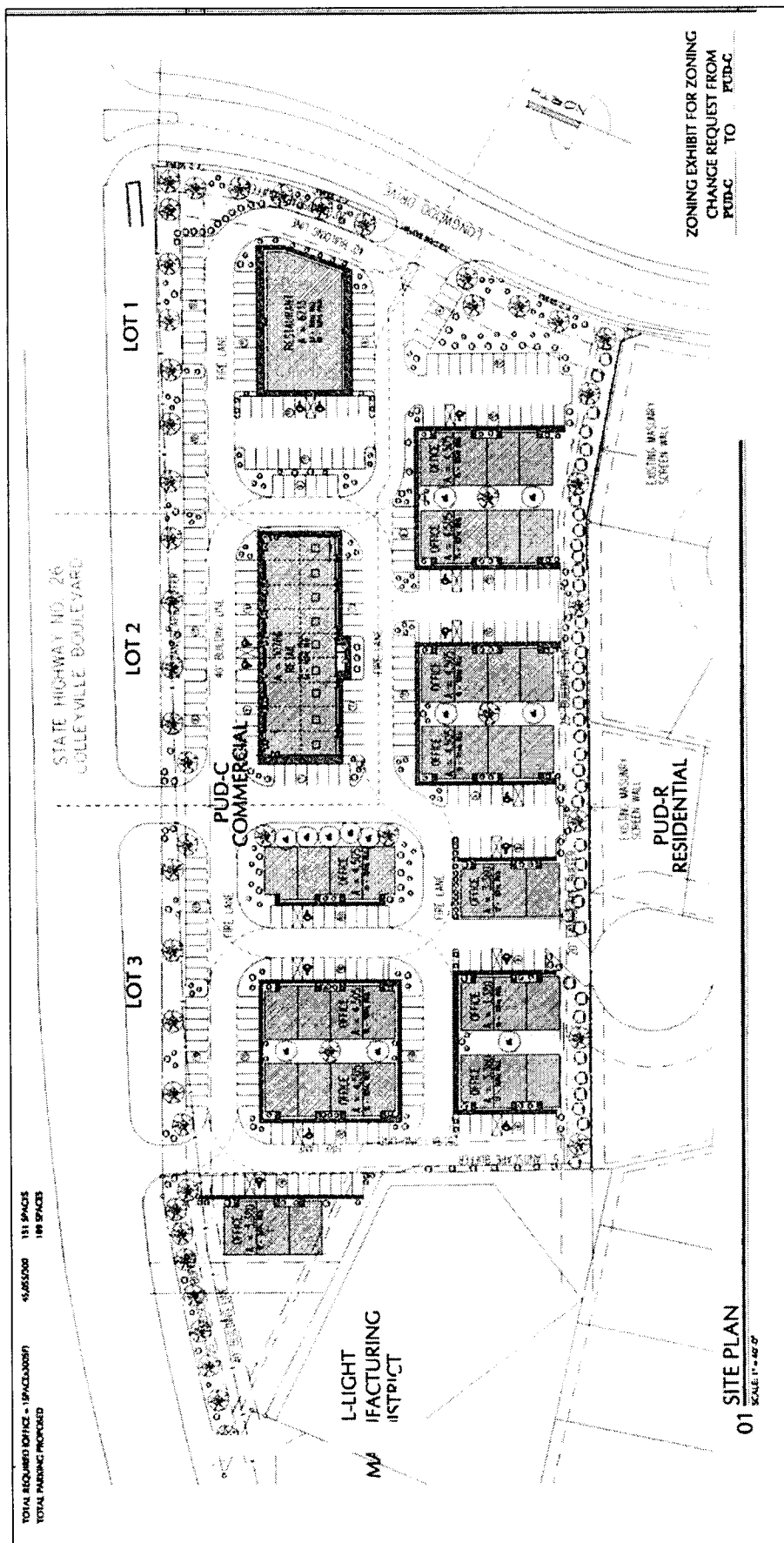
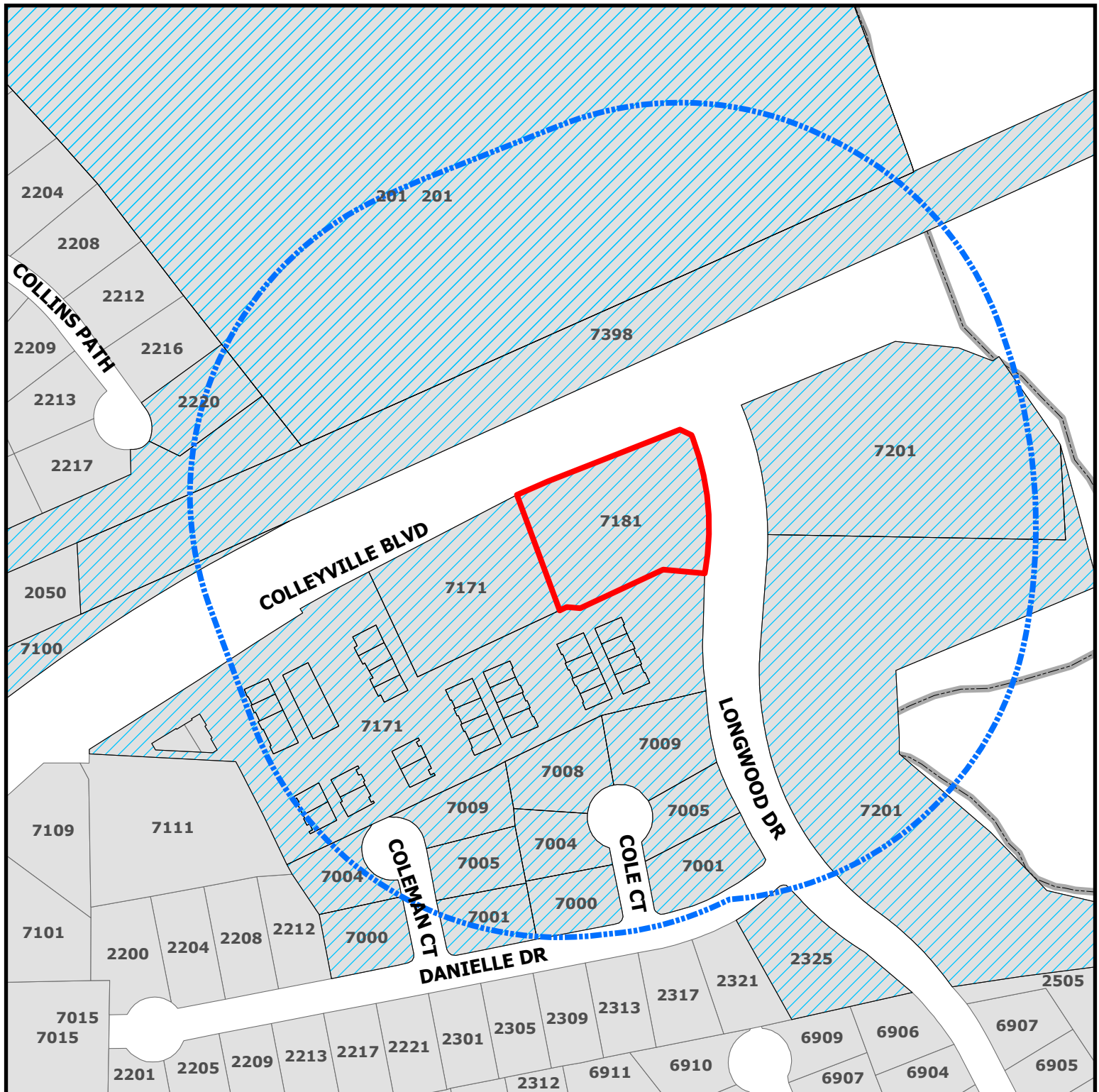


EXHIBIT B – CONCEPTUAL SITE PLAN



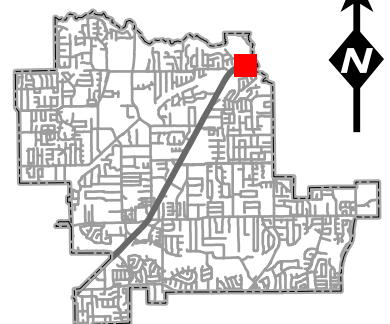
Notification Map



ZC26-019

7181 Colleyville Boulevard

- Subject Property
- Buffer
- Parcels to be notified



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.



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, August 10, 2026, at 7:00 p.m.

**City Council Meetings: Tuesday, September 1, 2026 & Tuesday, September 15, 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

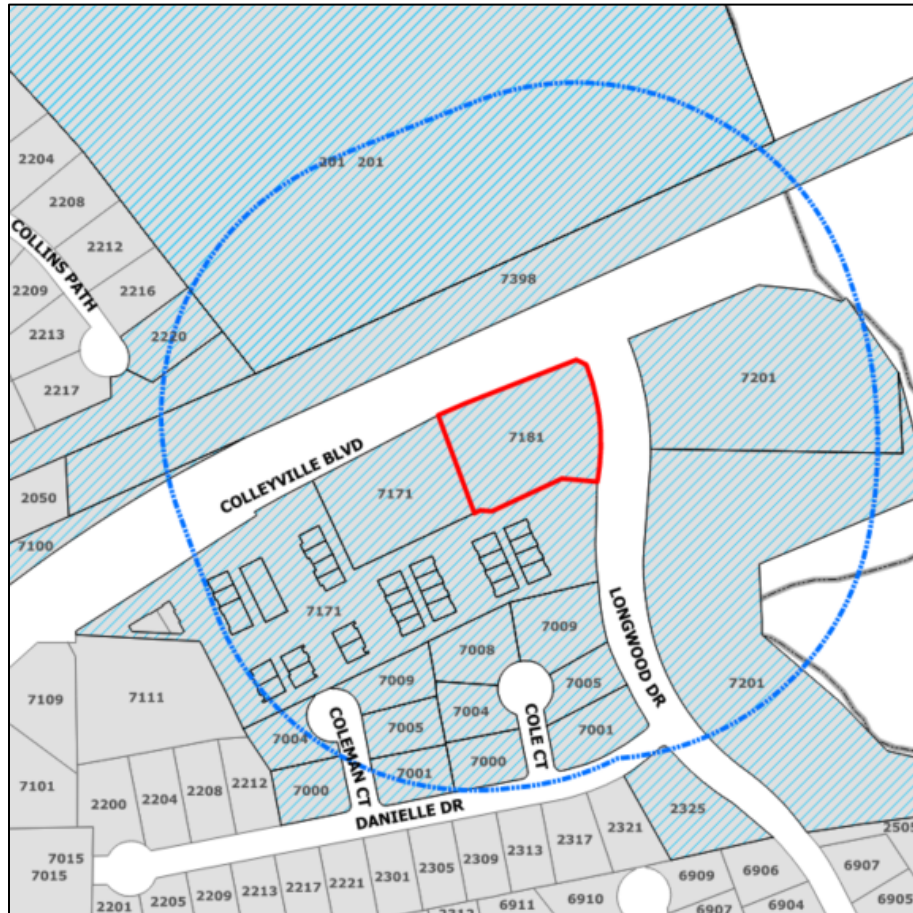
Present Zoning: PUD-C Planned Unit Development – Commercial

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:

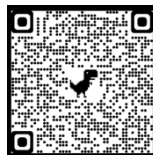
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@colleyville.com**

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 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 1st day of September 2026.

The second reading and public hearing being conducted on the 15th day of September 2026.

PASSED AND APPROVED BY A VOTE OF ___ AYES AND ___ NAYS ON THIS THE 15TH DAY OF SEPTEMBER 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

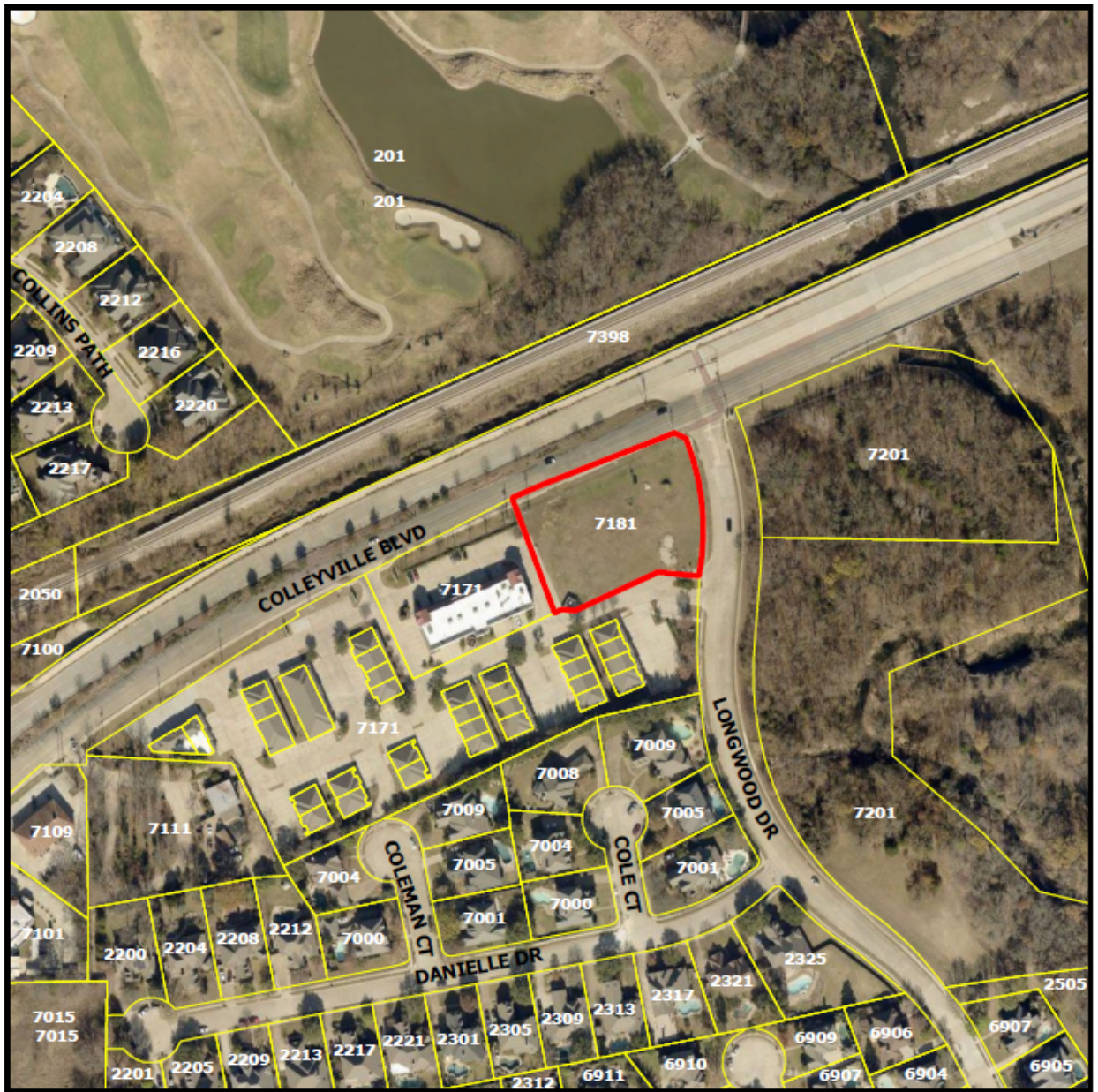
Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Aerial Map



ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0"

PROJECT TEAM

ARCHITECT
FMD | ARCHITECTS
3200 S. KENNEDY BLVD., SUITE 200
FORT LAUDERDALE, FL 33309-3200
TEL: 352-330-0200
WWW.FMDARCHITECTS.COM

OWNER
ALL AMERICAN PET RESORTS
7181 COLLEVILLE BLVD., SUITE 100
FORT LAUDERDALE, FL 33309-3200
TEL: 352-330-0200
WWW.AAPR.COM

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FORT LAUDERDALE CITY CODE AND THE FLORIDA BUILDING CODE.
2. ALL UTILITIES SHALL BE DEPTH-LOCATED PRIOR TO CONSTRUCTION.
3. ALL EXISTING UTILITIES SHALL BE PROTECTED AND NOT REMOVED UNLESS OTHERWISE NOTED.
4. ALL EXISTING TREES SHALL BE MAINTAINED AND NOT REMOVED UNLESS OTHERWISE NOTED.
5. ALL EXISTING FENCES SHALL BE MAINTAINED AND NOT REMOVED UNLESS OTHERWISE NOTED.
6. ALL EXISTING DRIVEWAYS SHALL BE MAINTAINED AND NOT REMOVED UNLESS OTHERWISE NOTED.
7. ALL EXISTING PAVEMENT SHALL BE MAINTAINED AND NOT REMOVED UNLESS OTHERWISE NOTED.
8. ALL EXISTING CURBS SHALL BE MAINTAINED AND NOT REMOVED UNLESS OTHERWISE NOTED.
9. ALL EXISTING SIDEWALKS SHALL BE MAINTAINED AND NOT REMOVED UNLESS OTHERWISE NOTED.
10. ALL EXISTING STREETS SHALL BE MAINTAINED AND NOT REMOVED UNLESS OTHERWISE NOTED.

CODED NOTES

1. EXISTING DRIVEWAY
2. EXISTING SIDEWALK
3. EXISTING CURB
4. EXISTING STREET
5. EXISTING FENCE
6. EXISTING DRIVEWAY
7. EXISTING SIDEWALK
8. EXISTING CURB
9. EXISTING STREET
10. EXISTING FENCE

PROJECT DESCRIPTION

THE PROPOSED PROJECT CONSISTS OF A 10,000-SQ-FT PET RESORT, INCLUDING A 10,000-SQ-FT BUILDING, A 10,000-SQ-FT PARKING LOT, AND A 10,000-SQ-FT FENCE. THE PROJECT IS LOCATED ON A 10,000-SQ-FT LOT, ADJACENT TO THE EXISTING PET RESORT. THE PROPOSED PROJECT WILL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FORT LAUDERDALE CITY CODE AND THE FLORIDA BUILDING CODE. THE PROPOSED PROJECT WILL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FORT LAUDERDALE CITY CODE AND THE FLORIDA BUILDING CODE. THE PROPOSED PROJECT WILL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FORT LAUDERDALE CITY CODE AND THE FLORIDA BUILDING CODE.

SITE LEGEND

PROPERTY LINE
SETBACK LINE
FENCE
EXISTING DRIVEWAY
EXISTING SIDEWALK
EXISTING CURB
EXISTING STREET
EXISTING FENCE
NEW DRIVEWAY
NEW SIDEWALK
NEW CURB
NEW STREET
NEW FENCE











CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number 2f

Agenda Date 7/27/2026

Number -

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a Special Use Permit for an adult day services use on Lot 2R1, Block 2, Felps, Andy Addition, zoned CC-3 Highway Commercial, located at 4121 Colleyville Boulevard, Case ZC26-020

Explanation

Michael Petersen, the applicant, has submitted a request for a Special Use Permit (SUP) for an adult day services use, on Lot 2R1, Block 2, Felps, Andy Addition, being approximately 0.63 acres, and zoned CC-3 Highway Commercial. As defined by the State of Texas, licensed Day Activity and Health Services (DAHS) facilities provide services in the DAHS program on a daily and regular basis to four or more people who are not related by blood, marriage or adoption to the owner of the facility. DAHS services include health, social and related support services. There are no overnight stays.

Attachments

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

Aerial Map

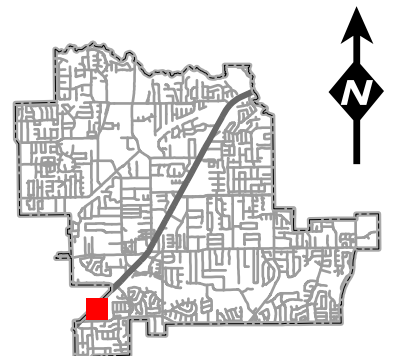


ZC26-020

4121 Colleyville Boulevard

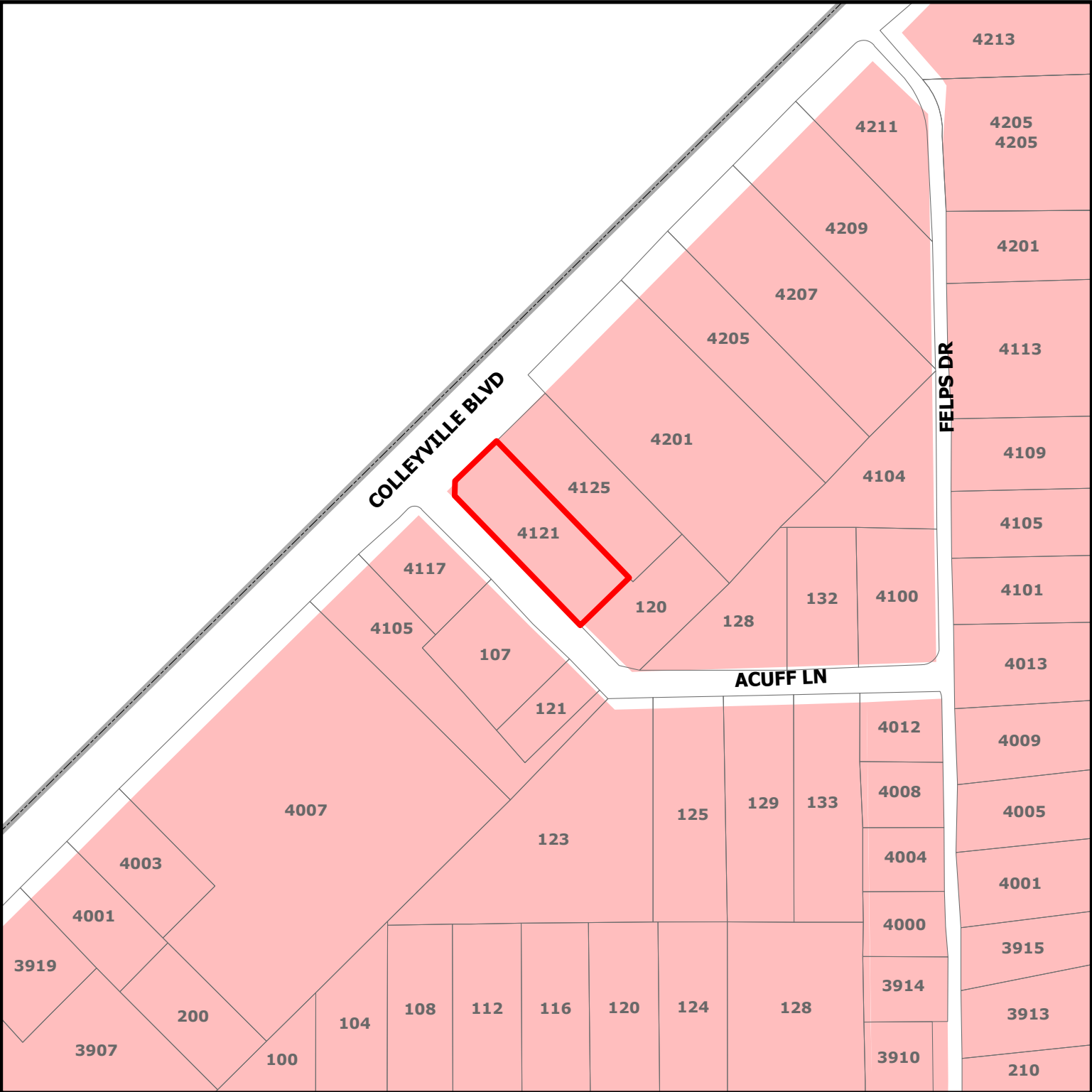


Subject Property



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Future Land Use Map



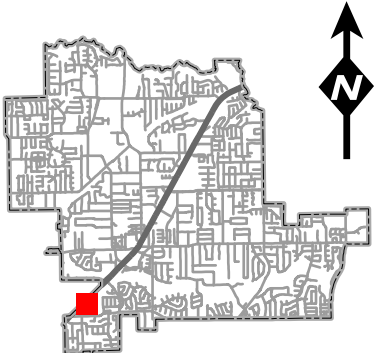
ZC26-020

4121 Colleyville Boulevard

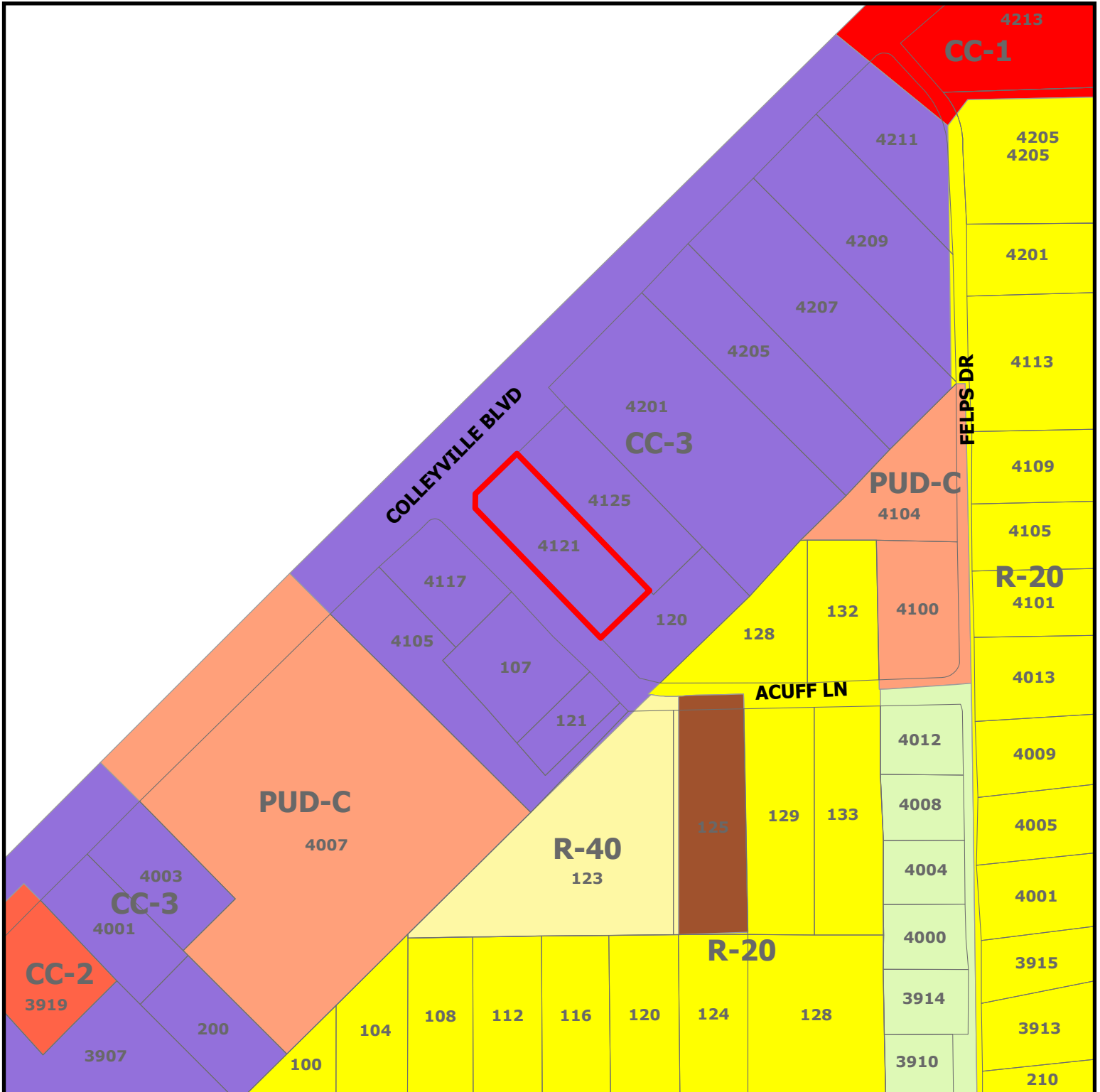


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Colleyville Blvd Corridor
Subject Property



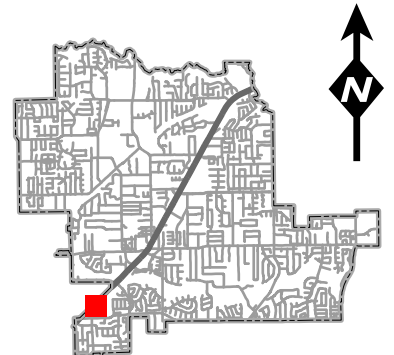
Zoning Map



ZC26-020

4121 Colleyville Boulevard

Subject Property



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Statement of Planning Objectives

We respectfully request approval of a Special Use Permit to operate an **Adult Day Services** center at **4121 Colleyville Boulevard, Colleyville, Texas**.

We were informed that while this use shares certain operational characteristics with a childcare facility, Adult Day Services are a distinct land use and therefore require a Special Use Permit to operate at this location.

The purpose of this request is to provide a safe, supportive, and professionally managed environment where older adults can receive daytime care, supervision, social engagement, and wellness services while continuing to live independently in their own homes. This is **not** an assisted living facility, nursing home, rehabilitation center, or overnight care facility. Participants will attend only during normal business hours, approximately **8:00 a.m. to 6:00 p.m.**, and **no overnight accommodations or overnight stays will be provided**.

Our goal is to address a growing need within Colleyville and the surrounding communities by offering families a high-quality, affordable daytime care option. Many seniors require assistance, supervision, and social interaction during the day but do not need—or cannot afford—the significantly higher costs associated with assisted living or full-time in-home care. Adult Day Services provide a practical solution that allows participants to remain in their homes while receiving structured care and meaningful daily engagement.

The proposed center will offer a variety of services designed to promote physical, mental, and emotional well-being, including social activities, recreational programming, light exercise, cognitive enrichment, healthy meals and snacks, medication assistance as permitted, and opportunities for meaningful interaction with peers in a welcoming and professionally supervised environment.

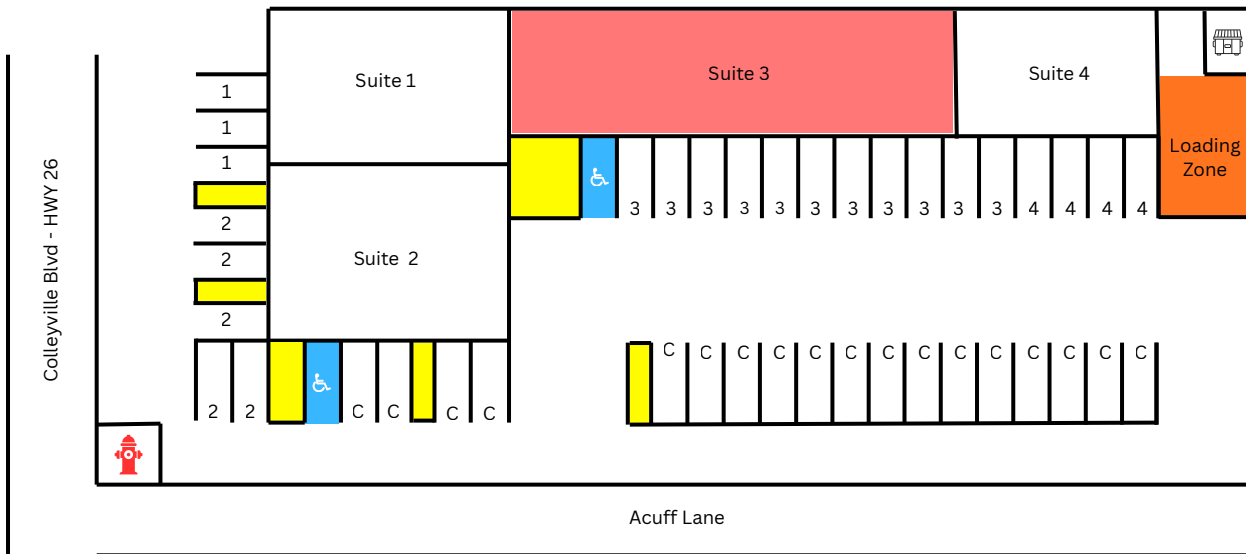
The health and safety benefits to both participants and their families are substantial. Many older adults spend extended periods alone during the day, increasing the risk of falls, isolation, poor nutrition, missed medications, and declining physical or cognitive health. At the same time, many family caregivers balance full-time employment and other responsibilities while caring for aging loved ones. Adult Day Services provide peace of mind by ensuring participants receive attentive care in a safe, structured setting throughout the day before returning home each evening.

The facility will be operated in full compliance with all applicable local and State of Texas regulations governing Adult Day Services. **A Licensed Vocational Nurse (LVN) or Registered Nurse (RN) will be on-site at all times as required by state licensing standards**, and the facility will meet or exceed all staffing, operational, health, safety, and licensing requirements established by the State of Texas.

In addition to complying with all regulatory requirements, the building will undergo significant life-safety improvements. **A new fire suppression (sprinkler) system will be installed throughout the entire building,** enhancing fire protection for all occupants and further improving the overall safety of the property.

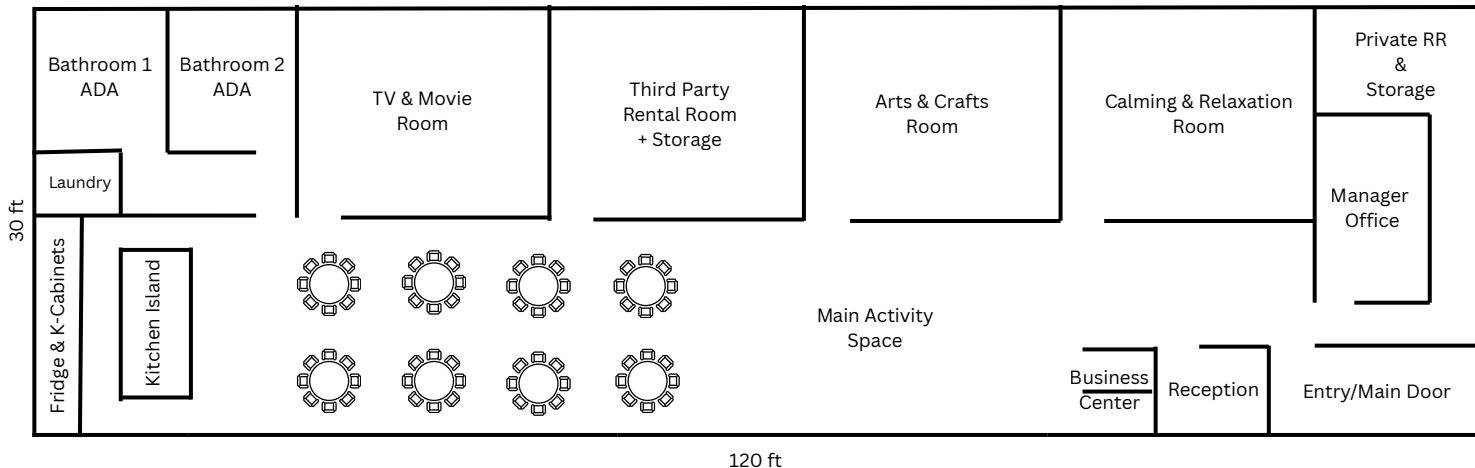
We are excited about the opportunity to establish a modern, clean, professionally operated Adult Day Services center that will serve an important community need. This facility will provide a safe and enriching environment where older adults can remain active, engaged, and cared for during the day while supporting families and caregivers throughout Colleyville and the surrounding area. We respectfully request approval of this Special Use Permit and appreciate your consideration.

4121 Colleyville Blvd - Adult Day Services - Suite 3 (Red)



*This map shows 3 of the existing units being combined into a new Suite 3

Proposed Building Layout - ~3,600SF





CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number 2g

Agenda Date 7/27/2026

Number -

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a Special Use Permit for a massage therapy use on Lot 8, Block 2, Village Park at Colleyville, zoned CC-2 Shopping Center, located at 707 Glade Road, Case ZC26-021

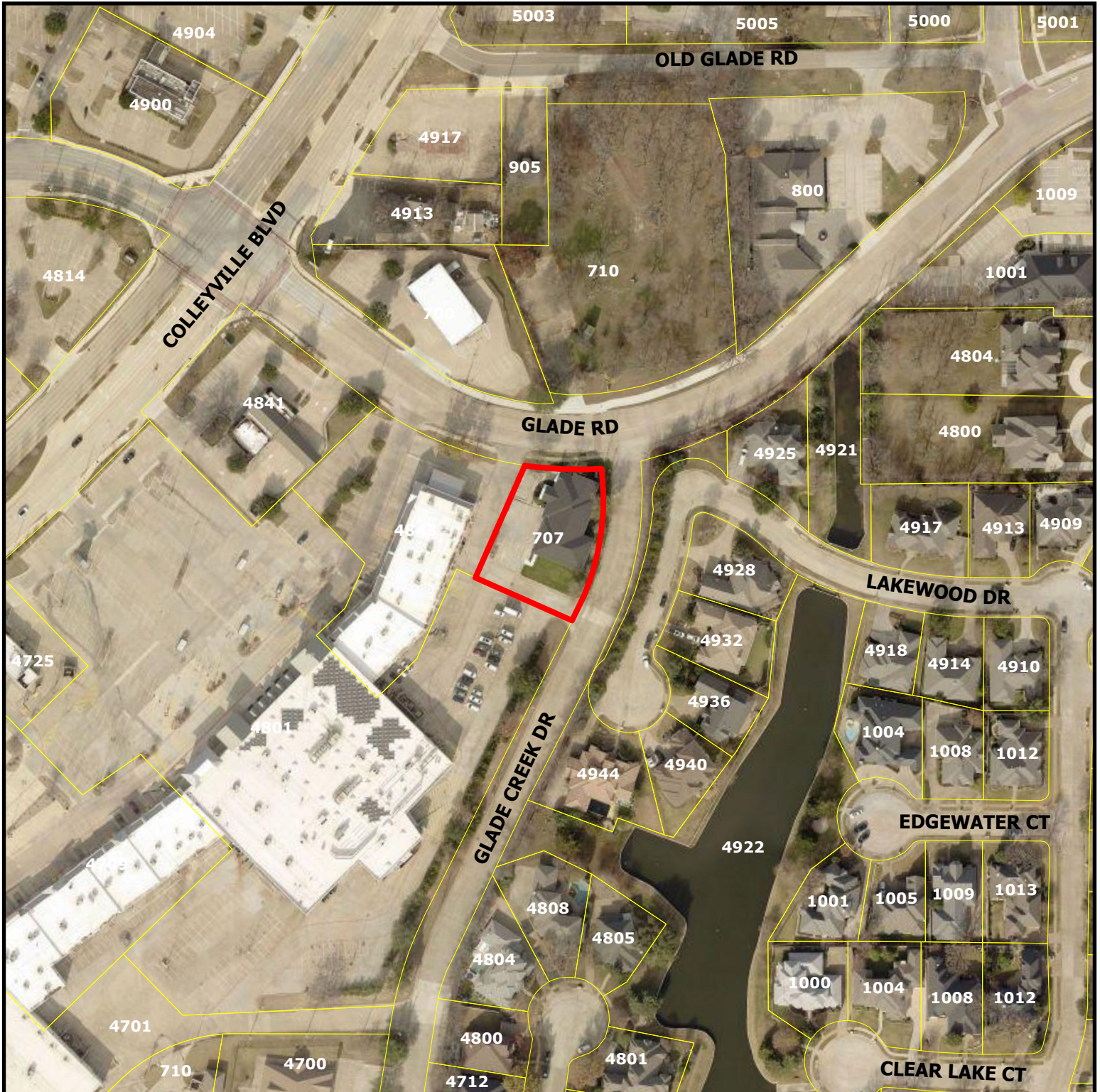
Explanation

Cynthia Gaston, the applicant, has submitted a request for a massage therapy use on Lot 8, Block 2, Village Park at Colleyville, being approximately 0.46 acres, and zoned CC-2 Shopping Center. The existing business, Revive Lounge, provides wellness services and is requesting approval to offer massage therapy.

Attachments

1. Aerial Map
2. Future Land Use Map
3. Zoning Map

Aerial Map

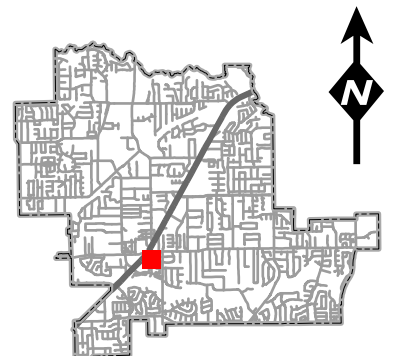


ZC26-021

707 Glade Road



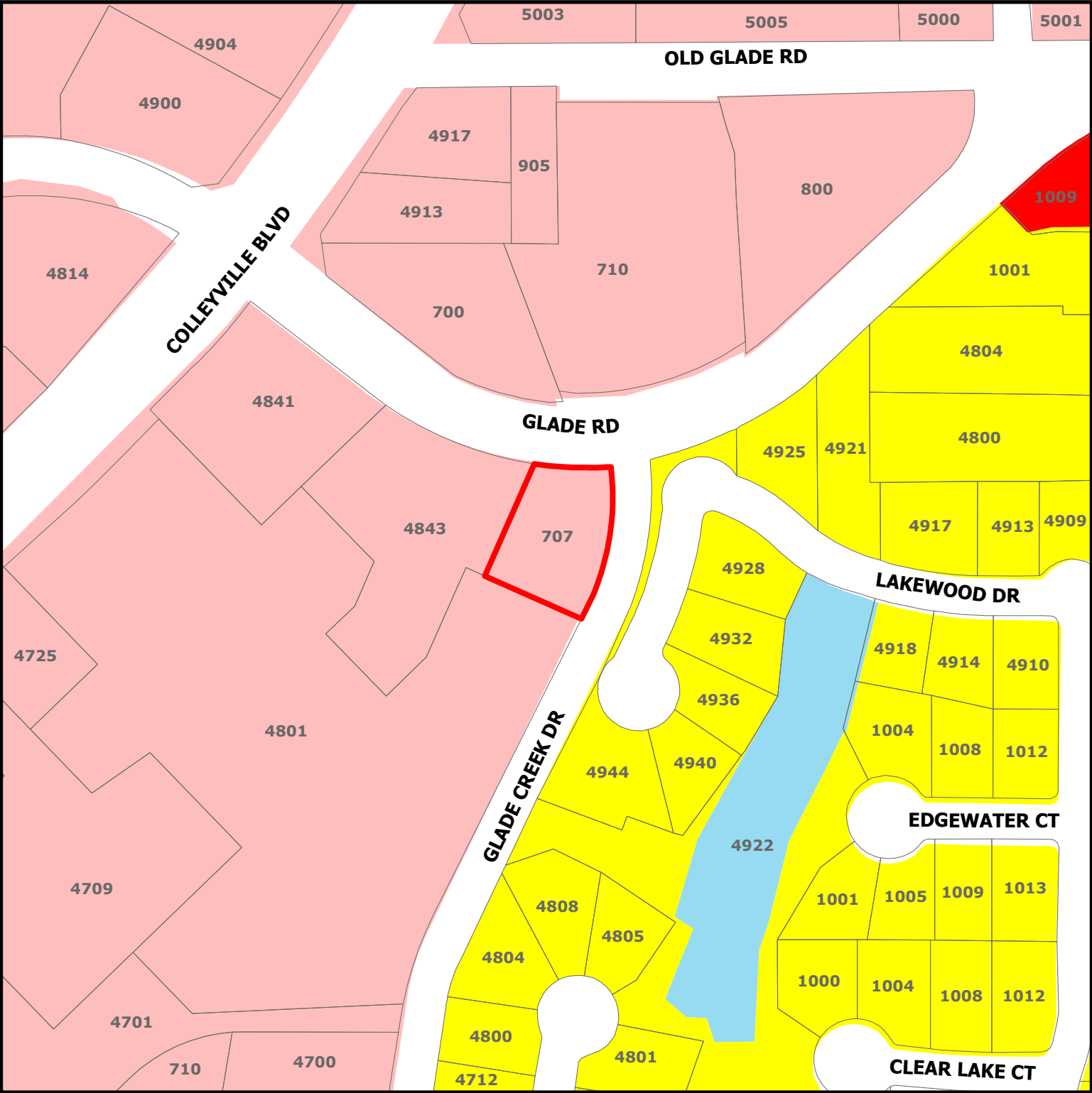
Subject Property



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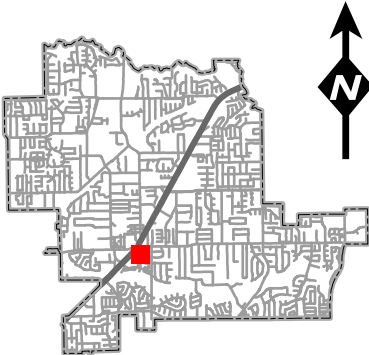
Future Land Use Map



ZC26-021

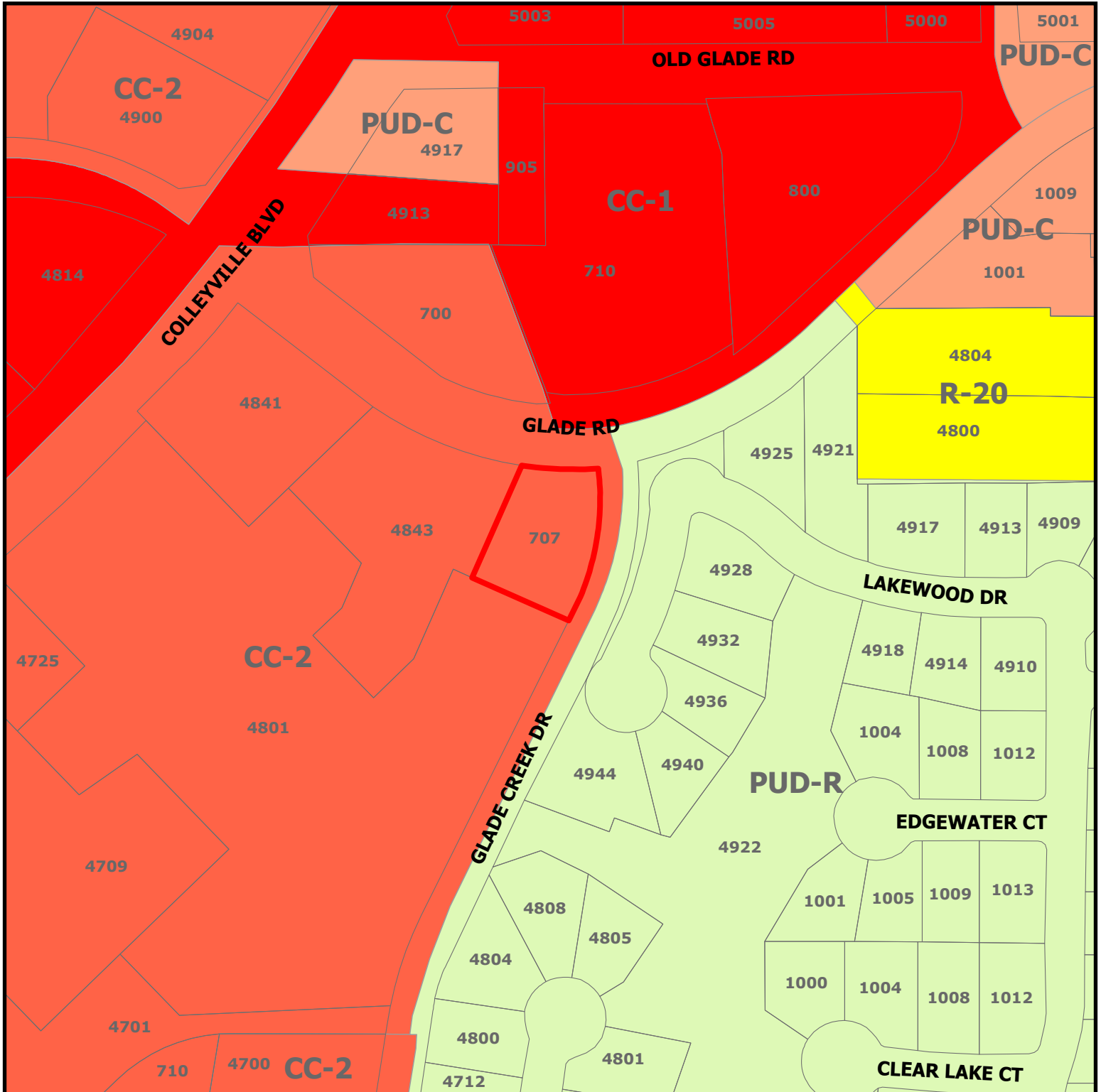
707 Glade Road

-  Residential
-  Commercial
-  Colleyville Blvd Corridor
-  Water Body
-  Subject Property



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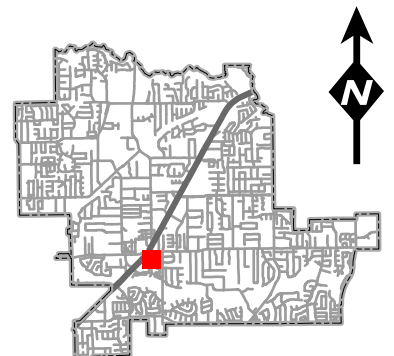
Zoning Map



ZC26-021

707 Glade Road

Subject Property



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CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number 2h

Agenda Date 7/27/2026

Number -

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a rezoning from PUD-C Planned Unit Development - Commercial to R-20 Single-Family Residential on Lot 1, Block 1, San Bar Square Addition, located at 105 Cheek-Sparger Road, Case ZC26-022

Explanation

Yogesh Patil, the applicant, has submitted a request for a rezoning from PUD-C Planned Unit Development – Commercial to R-20 Single-Family Residential on Lot 1, Block 1, San Bar Square Addition, being approximately 1.93 acres. The request is to rezone from a commercial zoning district to a residential zoning district to allow for 3 single-family residential lots.

Attachments

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

Aerial Map



ZC26-022

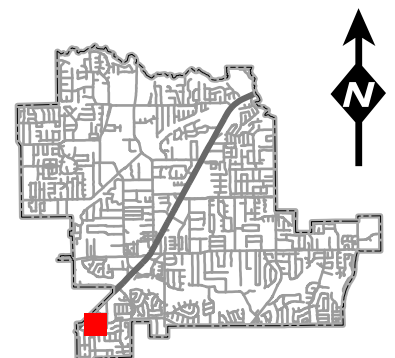
105 Cheek-Sparger Road

DISCLAIMER:

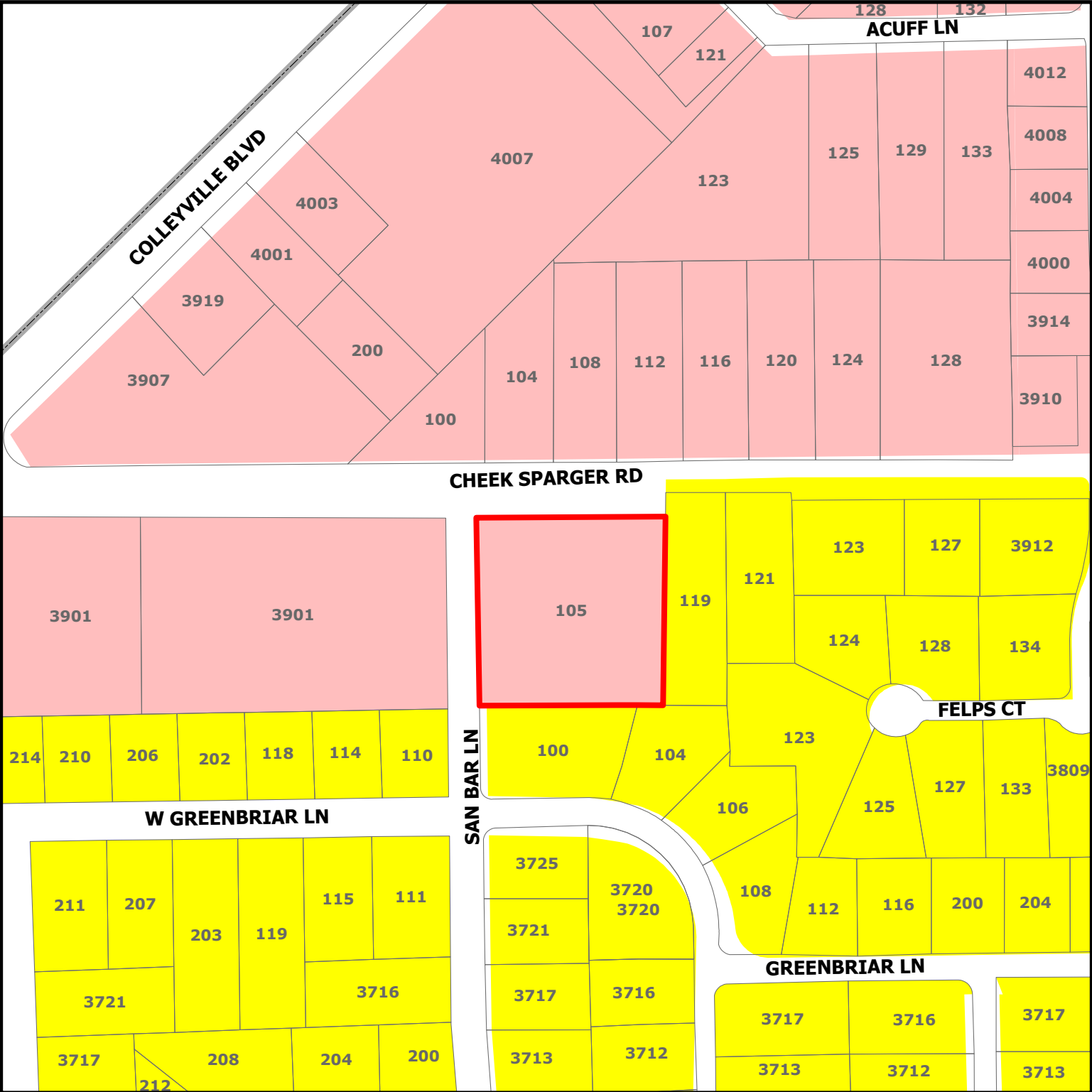
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Subject Property



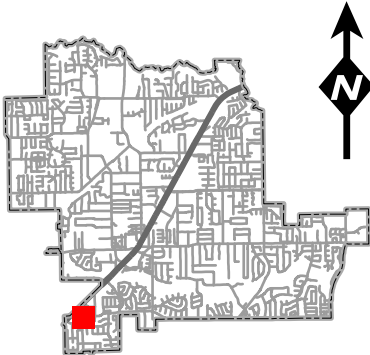
Future Land Use Map



ZC26-022

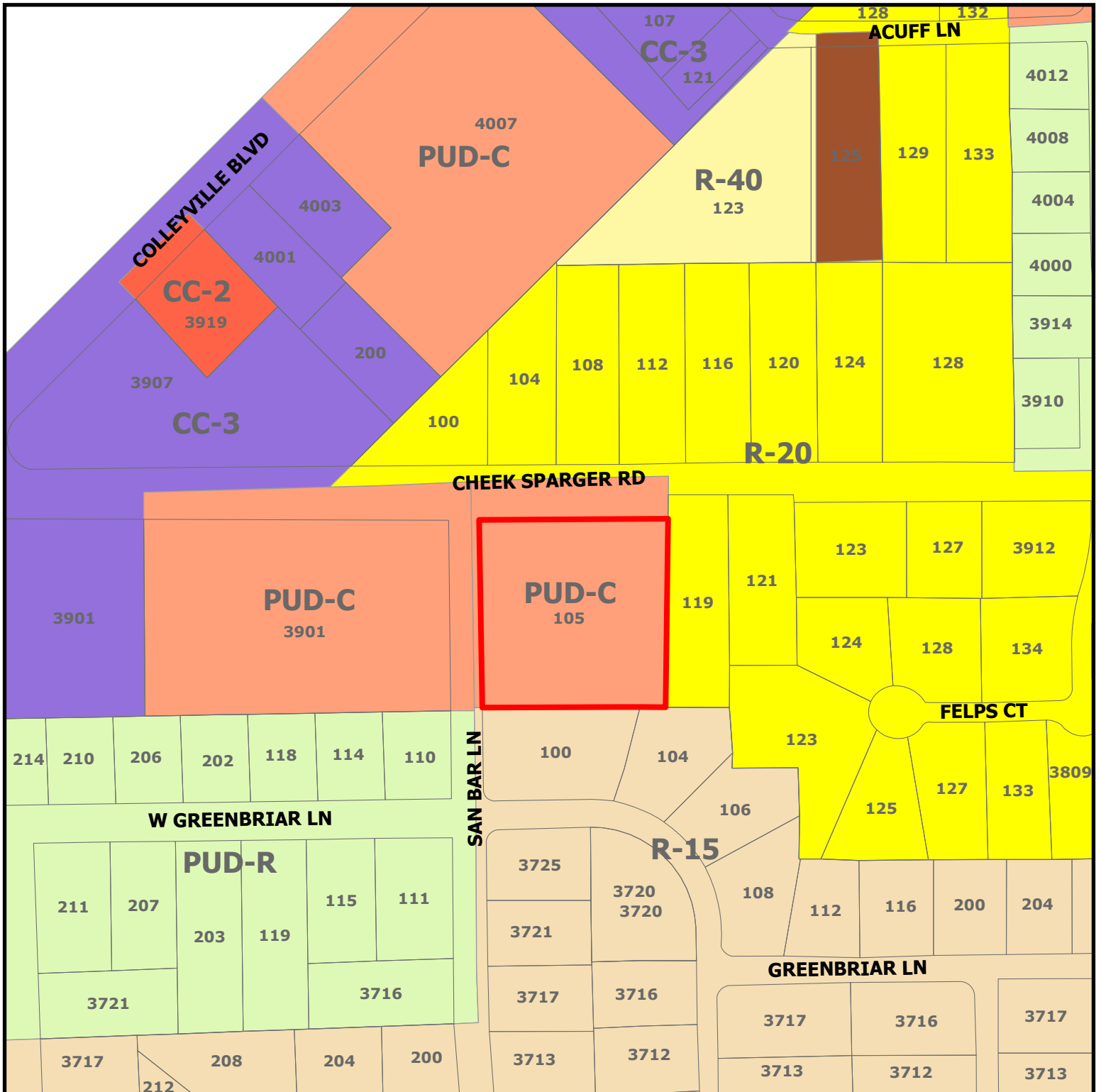
105 Cheek-Sparger Road

-  Residential
-  Colleyville Blvd Corridor
-  Subject Property



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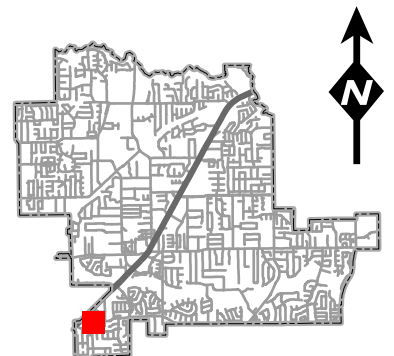
Zoning Map



ZC26-022

105 Cheek-Sparger Road

Subject Property



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PROJECT NARRATIVE

Project Overview

The applicant requests approval of a rezoning of the subject property from its existing commercial zoning district **(PUD-C) to R-20 Single-Family Residential**, which allows single-family detached homes on a minimum 20,000-square-foot lot.

The intent of the request is to develop the property, meeting the R-20 requirements, as three lots with custom homes that is compatible with the surrounding residential area while preserving the site's existing mature tree canopy to the greatest extent practicable. The conceptual site plan and illustrative exhibits, on pages 3 and 4, demonstrate potential development scenario and are intended to illustrate the applicant's vision for the property.

Land Use Justification

Compatibility with Surrounding Development

The subject property is surrounded by established single-family residential neighborhoods on three sides. Given this context, residential development represents the most appropriate long-term land use for the property. The proposed R-20 zoning provides a natural continuation of the surrounding neighborhoods and creates a compatible transition that reinforces the existing residential character of the area.

Demonstrated Commercial Feasibility Challenges

Since the property was rezoned for commercial use, there have been two unsuccessful attempts to develop the site with commercial uses. These efforts demonstrate the practical challenges of attracting viable commercial development at this location.

The inability to successfully develop the property under its current zoning indicates that the existing commercial designation may not be the highest and best use of the property. Returning the site to residential zoning provides a realistic development opportunity that is better aligned with market conditions and the surrounding land use pattern.

Neighborhood Support

As part of the applicant's due diligence, they have been in conversations with few neighboring property owners and have understood that the previous commercial rezoning was not widely supported by the surrounding neighborhood. The nearby residents generally support returning the property to residential use, recognizing that single-family development is more compatible with the existing neighborhood and better reflects the character of the surrounding area.

Quality Residential Development

The applicant proposes to develop three custom homes on R-20 lots that will complement the quality and character of the surrounding residential neighborhoods.

A significant design objective is the preservation of the existing mature tree canopy wherever practical. The conceptual development plan has been prepared with the intent of respecting the site's natural features while creating an attractive, low-density residential neighborhood.

Infrastructure and Development Feasibility

The applicant has had preliminary discussions with City Staff regarding the proposed rezoning and conceptual layout. Based on those discussions, the proposed development concept appears feasible from a planning and zoning perspective, subject to approval of the requested rezoning. The property is served by the necessary public infrastructure to support the proposed residential development.

Conclusion

While the City's Comprehensive Plan, *Destination Colleyville*, identifies the subject property as part of the Colleyville Boulevard Corridor, the site's unique characteristics distinguish it from other properties with direct frontage and visibility along Colleyville Boulevard.

Since the property was designated for commercial use, multiple attempts to develop it commercially have been unsuccessful, indicating that the site has limited market viability for commercial development. Unlike properties with direct access and visibility from Colleyville Boulevard, this site lacks the exposure and accessibility typically necessary to support successful commercial uses.

Additionally, the property is surrounded by established single-family residential neighborhoods on three sides, making residential development a more compatible and logical land use. The applicant believes the area east of San Bar Lane is more appropriately suited for residential development, consistent with the existing neighborhood pattern and character. For these reasons, the requested rezoning to R-20 represents a reasonable and appropriate response to the site's physical constraints, surrounding land use context, and demonstrated market conditions.





Illustrative Example of Home (Source: Zillow). These images are for illustration purpose only



ANDY FELPS ADD'N
VOL. 388-2, PG. 109

LOT 23 LOT 22 LOT 21 LOT 20

CHEEK-SPARGER ROAD

Point of Beginning

N00°23'38" W

26.55'

EAST

DEDICATED TO
CHEEK-SPARGER R.O.W.

EAST

10' GREENBELT ESM

10' BLUE LINE

LOT I
BLOCK I

RONNIE LEE UHLENHAKER ET UX DREDA K.
VOL. 7889, PG. 1677

LOT 18
WOODBRIAR ESTATES SECTION 3
VOL. 388-98, PG. 40

ALBIN S. OLECHNA AND HELEN V.
VOL. 8903, PG. 1106

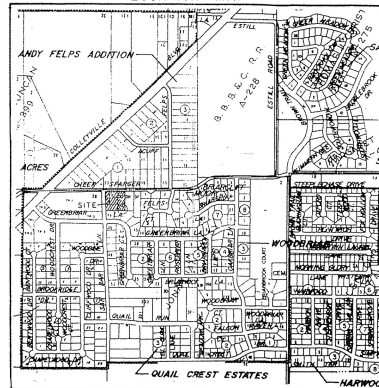
LOT 17

I, John L. Melton, Registered Public Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my direction and supervision, and that all corners are as shown.

There are no encroachments, easements, conflicts, or protrusions apparent on the ground, except as shown.

John L. Melton, R.P.S. No. 4268

LOCATION MAP



FIELD NOTES

BEING a tract of land situated in the Jonathan Riley Survey, Abstract 1356, in the City of Colleyville, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at an iron pin being in the south line of Cheek-Sparger Road, said point being 202.0 feet east and 25.0 feet north of the most westerly N.W. corner of said Jonathan Riley Survey, according to deed recorded in Volume 5391, Page 613, of Tarrant County, Texas, said point also being N 26.55 feet from the northeast corner of Lot 22 Woodbriar Estates Section 3 as recorded in Volume 388-98, Page 40 of Tarrant County, Texas;

THENCE East, 99.78 feet with the south line of Cheek-Sparger Road to an iron pin at fence corner of northeast corner of an 0.747 acre tract as recorded in Volume 7262, Page 219 DRTCT, for corner;
THENCE S 00°23'00" E, 325.76 feet with the west line of said 0.747 acre tract to an iron pin at fence corner of the north line of Lot 18 of Woodbriar Estates Section 3 as recorded in Volume 388-98, Page 40 DRTCT, also being the south line of said 0.747 acre tract for corner;
THENCE S 89°44'58" W, 99.72 feet with the north line of Lot 17, and the north line of Lot 18 of Woodbriar Estates Section 3 to an iron pin at fence corner of the southeast corner of Lot 20 of said Woodbriar Estates Section 4 for corner;
THENCE S 89°59'11" W, 173.19 feet to an iron pin at right-of-way line of San Bar Lane;
THENCE N 00°23'52" W, 100.13 feet to an iron pin at right-of-way line;
THENCE N 00°28'05" W, 99.80 feet to an iron pin at right-of-way line;
THENCE N 00°25'40" W, 100.98 feet to a point being the section of the east right-of-way line of Cheek-Sparger Road and the existing south right-of-way line of Cheek-Sparger Road;
THENCE S 89°36'00" E, 173.40 feet with said south line to a point for corner;
THENCE N 00°23'38" W, 26.55 feet to the POINT OF BEGINNING, containing 1.9409 acres (84,544 square feet).

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BOLLINGER C.M., INC. by and through the undersigned, duly authorized so to act, does hereby adopt this plat, the hereinabove described real property as SAN BAR LANE, an addition to the City of Colleyville, Tarrant County, Texas, and does hereby dedicate the streets and easements to the public's use forever.

WITNESS MY HAND AT
Texas this the _____ day of _____, 19____

RON BOLLINGER

STATE OF TEXAS:

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared RON BOLLINGER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and Seal of Office this the _____ day of _____, 19____

Notary Public
in and for the State of Texas

FINAL PLAT
OF
LOT I, BLOCK I, SAN BAR LANE
A 1.9409 ACRE TRACT
OUT OF THE
JONATHAN RILEY SURVEY, ABSTRACT 1356
IN THE
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

Prepared for:
BOLLINGER C.M., INC.
3301 AIRPORT FRWY. SUITE 112
BEDFORD, TEXAS 76021
(817) 571-1944

Prepared by:
WASHINGTON/WALLACE, INC.
ENGINEERS • PLANNERS • SURVEYORS
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JULY 22, 1986

APPROVED BY PLANNING & ZONING COMMISSION
CITY OF COLLEYVILLE, TEXAS

CHAIRMAN DATE

SECRETARY DATE

388-203
69



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number 2i

Agenda Date 7/27/2026

Number -

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of an amendment to the Land Development Code, Chapter 1, General Provisions, Case GC26-008

Explanation

Staff has prepared an amendment to the Land Development Code Chapter 1, General Provisions, which would amend sections of the code to comply with Texas House Bill 24.

Attachments

1. Chapter 1 General Provisions Text Changes

Chapter 1

General Provisions

Rev. 08/21/2018

Section 1.1 Title

This document shall be known and may be cited as the Land Development Code of the City of Colleyville, Texas.

Section 1.2 Applicability

The provisions of this Land Development Code shall apply to all lots, parcels of land, rights-of-way, buildings and structures located within the Corporate Limits of the City of Colleyville.

Section 1.3 Authorization for Adoption of This Land Development Code

The regulations contained in the various chapters of this Land Development Code have been adopted upon approval of an ordinance, after public hearing, by the City Council of the City of Colleyville in accordance with the authority described within each chapter and the following:

1. *Chapter 51 – General Powers of Municipalities of the Texas Local Government Code*, which authorizes a municipality to adopt ordinances, rules, or police regulations that are for the good government, peace, or the trade and commerce of the municipality; and.
2. *The Home Rule Charter of the City of Colleyville*, which authorizes the City Council to exercise all powers granted to municipalities by the Constitution or the laws of the State of Texas.

Section 1.4 Purpose of the Land Development Code

The purpose of this Land Development Code is to promote the health, safety, and general welfare of the community and to:

1. combine zoning, subdivision and other regulations into a single document that can be used for development of property and public facilities in Colleyville, Texas;
2. establish reasonable standards of design and procedures for subdivisions in order to further the orderly layout and use of land, and to ensure proper legal descriptions of subdivided land;
3. provide that the cost of improvements which primarily benefit the tract of land being developed be borne by the owners or developers of the tract and that the cost of improvements which primarily benefit the entire community be borne by the community as a whole; and
4. avoid overlapping, conflicting or inconsistent regulations found in land use control systems consisting of separate zoning, subdivision, and other ordinances.

Section 1.5 Purpose of This Chapter

The purpose of this Chapter is to:

1. establish rules, regulations and procedures for the administration of this Land Development Code and to establish the process for amending this Code;

2. establish regulations which describe the process for considering waivers, variances and appeals regarding this Land Development Code; and
3. establish specific boards and commissions responsible for considering requests for a waiver or variance from a regulation or to hear an appeal of a decision of an Administrative Official authorized to enforce and administer this Land Development Code.

Section 1.6 Administration and Enforcement

The provisions of the Land Development Code shall be administered, interpreted and enforced by the City Manager, his designee, or by the administrator designated within this Code.

Section 1.7 Fees

The schedule of fees and charges associated with application filing, processing, plan review, or any other fee required by provisions of this Land Development Code, shall be established by the City Council. Furthermore, until all applicable fees, charges and expenses have been paid in full, no action shall be taken on any application or appeal authorized by this Land Development Code. Fees required by this Land Development Code shall not be refundable, except where a specific provision provides for refunding.

Section 1.8 Compliance Required

All land, buildings, structures or appurtenances thereon located within the City which are hereafter occupied, used, erected, altered or converted shall be used, placed and erected in conformance with the regulations prescribed herein. In their interpretation and application, the provisions of these regulations shall be construed to be the minimum requirements for the promotion of the public health, safety, convenience, comfort, morals and general welfare. Land used in meeting the requirements of this Land Development Code with respect to a particular use or building shall not be used to meet the requirements for any other use or building. No approval, authorization to proceed, or issuance of any certificate or permit shall be construed as an approval of a violation of the provisions of this document or of other ordinances of the City of Colleyville. Certificates presuming to give authority to violate or cancel the provisions of this document or of other ordinances of the jurisdiction shall be void.

Section 1.9 Certificate of Occupancy Required

1.9.A CERTIFICATE REQUIRED PRIOR TO OCCUPANCY

No building, or portion thereof, or parcel of land shall be occupied or used until a certificate of occupancy has been issued by the City. Furthermore, no non-residential building, or portion thereof, or parcel of land shall change in use or occupancy until a certificate of occupancy has been issued by the City. A current certificate of occupancy is required on all land, buildings, or portions thereof except non-habitable accessory buildings. Failure to comply with this provision may result in the issuance of a citation and/or constitute basis for denial of or disconnection from City utilities or to require a franchised utility company to do likewise.

1.9.B CONNECTION TO UTILITIES

No connection to the City utility systems shall be allowed unless and until a certificate of occupancy has been issued by the City Inspector. However, temporary connection of utilities for a specified duration may be authorized by the City Inspector for the purpose of clean up, construction or other such purposes.

1.9.C RECORDS

The Building Inspection Office shall maintain a record of all buildings or parcels of land for which a Certificate of Occupancy has been issued.

1.9.D CERTIFICATE OF OCCUPANCY APPLICATION

Application for a certificate of occupancy shall be made to the Building Inspection Office. No application for a certificate of occupancy shall be approved which does not, at a minimum, contain the following information: business name, business address, business phone number, type of proposed use, business owner, business owner's address, business owner's phone number and emergency phone number, applicant's driver's license number, applicant's date of birth, and applicant's signature.

1.9.E DISPLAY AND STATUS OF CERTIFICATE OF OCCUPANCY

1. All non-residential occupancies shall display a certificate of occupancy on the site and in a conspicuous place.
2. The holder of a certificate of occupancy for a non-residential occupancy is required to notify the Building Inspection Office of any change of address, name changes, or other pertinent information listed on the certificate of occupancy application.

Section 1.10 Project Under Construction at Time of Code Adoption

Nothing herein contained shall require any change in the plans, construction or designated use of a building actually under construction within the city on the effective date of this document and which entire building shall be completed within one (1) year from the effective date of the document or which building shall be maintained under continuous construction even though not completed within one (1) year. Nothing herein contained shall require any change in plan, construction or designated use of a building for which a building permit has been heretofore issued while such permit is valid and provided the building shall have been started within 180 days of the date of issuance of the permit and which entire building shall be maintained under continuous construction even though not completed within one (1) year.

Section 1.11 Compliance Required for Building Permits & Utility Services

No building or structure may be erected, constructed or installed on any lot, tract or parcel of land and public utilities shall not be extended or connected to a building or structure unless the lot, tract or parcel of land is in compliance with the provisions and requirements of this Land Development Code and all applicable Building Permits and authorizations to proceed are first obtained.

Section 1.12 Waivers and Appeals - Generally

Any person seeking approval of a development as required by this Land Development Code may request a waiver of or a variance from a requirement contained in this Code, or appeal a decision of an Administrative Official by submitting a request using the procedures described in this Chapter. Due to the unique arrangement and statutory organization of this Land Development Code, provisions for waivers, variances and appeals of administrative decisions vary from chapter to chapter. The following table shows the approval authority for waiver, variance and appeal requests for the specific chapters of this Land Development Code.

Approval Authority for Waiver, Variance and Appeal Requests					
Chapter Title	City Council	P & Z Commission	ZBA	Sign Board	Staff
Chapter 2 – Definitions	N/A	N/A	See Section 1.16	N/A	N/A
Chapter 3 – Land Use	See Section 1.13	N/A	See Section 1.16	N/A	N/A
Chapter 4 – Landscaping & Buffering	See Section 4.4	See Section 4.4	N/A	N/A	N/A
Chapter 5 – Tree Preservation	See Section 1.13	See Section 1.14	N/A	N/A	N/A
Chapter 6 – Building Design	See Section 1.13	See Section 1.14	N/A	N/A	N/A
Chapter 7 – Sign Regulations	See Section 1.13	N/A	N/A	See Section 1.15	N/A
Chapter 8 – Platting Procedures (except perimeter streets)	See Section 1.13	See Section 1.14 & 7.2	N/A	N/A	N/A
Perimeter streets	See Section 1.13	N/A	N/A	N/A	N/A
Chapter 9 – Subdivision Design & Required Facilities	See Section 1.13	N/A	N/A	N/A	N/A
Chapter 10 – Private Streets & Entrance Gates	See Section 1.13	N/A	N/A	N/A	N/A
Chapter 11 – Park Land Dedication	See Section 1.13	N/A	N/A	N/A	N/A
Chapter 12 – Erosion Control	See Section 1.13	N/A	N/A	N/A	N/A
Chapter 13 – Impact Fees	See Section 1.13	N/A	N/A	N/A	N/A
Chapter 14 – Engineering Design	See Section 1.13	N/A	N/A	N/A	N/A
Chapter 15 – Public Works Construction Details	See Section 1.13	N/A	N/A	N/A	N/A

Note to table above: N/A – Not Authorized

Section 1.13 Waivers and Appeals – City Council

- A. Where specifically provided for in this Land Development Code, the City Council shall have the authority to consider requests for a waiver or to hear and decide an appeal from an administrative decision on a regulation. The City Council may approve, disapprove or modify such a request provided that such approval or modification will not be detrimental to the public safety, health, or welfare or injurious to other property. The applicant shall provide information to support a claim that there are extraordinary hardships or practical difficulties which may result from strict compliance with the regulation or that the public interest may be better served by an alternative proposal.
- B. Notwithstanding any provision of this Land Development Code relating to waiver procedures contained herein, and to the extent not otherwise prohibited by State law, the City Council shall have the authority to directly consider requests for a waiver to any regulation contained herein in connection with the construction of a mutual access easement/drive adjacent to a Major Arterial as defined in the Master Thoroughfare Plan. The City Council may approved, disapprove or modify such a request provided that such approval or modification will not be detrimental to the public safety, health, or welfare or injurious to other property. The applicant shall provide information to support a claim that there are extraordinary hardships or practical difficulties which may result from strict compliance with the regulation or that the public interest may be better served by an alternative proposal.
- C. The City Council shall have the authority to take action relative to the continuance or discontinuance of a nonconforming use. The City Council has jurisdiction to:

1. Initiate on its motion or cause presented by interested property owners an action to bring about the discontinuance of a nonconforming use in accordance with the following:
 - a. Require the discontinuance of a nonconforming use under any plan whereby full value of the structure can be amortized within a definite period of time, taking into consideration the general character of the neighborhood and the necessity for all property to conform to the regulations of this ordinance.
 2. Permit the change of occupancy of a nonconforming use to another nonconforming use in accordance with the provisions of Chapter 3 – Land Use of this Land Development Code.
 3. Permit the enlargement of a nonconforming use in accordance with the provisions of Chapter 3 Land Use of this Land Development Code.
 4. Permit the reconstruction of a nonconforming structure or building on the lot or tract occupied by such building, provided such reconstruction does not, in the judgment of the Board, prevent the return of such property to a conforming use or increase the nonconformity of a nonconforming structure and provided that such actions conform to the non-conforming provisions of Chapter 3 – Land Use of this Land Development Code.
- D. Major Variances: Permit such variance of the front yard, side yard, rear yard, lot width, lot depth, coverage, minimum sidewalk or setback standards, or visibility obstruction regulations where the literal enforcement of the provisions of this ordinance would result in an unnecessary hardship, and where such variance is necessary to permit a specific parcel of land which differs from other parcels of land in the same district by being of such restricted area, shape or slope that it cannot be developed in a manner commensurate with the development permitted upon other parcels of land in the same district. A modification of the standards established by this ordinance shall not be granted to relieve a self-created or personal hardship, nor for financial reason only, nor shall such modification be granted to permit any person a privilege in developing a parcel of land not permitted by this ordinance to other parcels of land in the district. A deviation greater than ten percent (10%) of a regulation shall be considered a major variance request.

Section 1.14 Waivers and Appeals – Planning and Zoning Commission

Where specifically provided for in this Land Development Code, the Planning and Zoning Commission shall have the authority to consider a waiver or hear and decide an appeal from an administrative decision on a regulation. The Planning and Zoning Commission may approve, disapprove or modify such a request provided that such approval or modification will not be detrimental to the public safety, health, or welfare or injurious to other property. The applicant shall provide information to support a claim that there are extraordinary hardships or practical difficulties which may result from strict compliance with the regulation or that the public interest may be better served by an alternative proposal.

Section 1.15 Waivers and Appeals – Sign Board of Appeals

Note: Section 1.15 replaced in its entirety. (Ord. O-03-1414 / 09-02-2003)

- A. Creation of Sign Board of Appeals – There is hereby created a Sign Board of Appeals consisting of five (5) members and two (2) alternate members, each to be appointed by the Council for a two year term, or until a successor is appointed. Three members of the Board and one (1) alternate member shall be selected in even numbered years and two members and one (1) alternate member in odd numbered years. In the event of a vacancy, the Council shall appoint a member to serve for the unexpired term. Alternate Board members shall serve in the absence of regular members. The Sign Board of Appeals shall consist of the same members and officers as the Zoning Board of Adjustment.
- B. Authority of the Sign Board of Appeals – The Sign Board of Appeals shall have the authority to hear and decide on requests for a variance from the requirements contained in *Chapter 7 – Sign Regulations* of this Land Development Code. The Sign Board of Appeals shall also have the authority to hear and decide an

appeal of an administrative decision on a regulation contained in *Chapter 7 – Sign Regulations* of this Land Development Code. The authority established under this paragraph shall be applicable to a definition contained in *Chapter 2 – Definitions* of this Land Development Code required for the administration and enforcement of the provisions of *Chapter 7 – Sign Regulations*.

- C. Quorum and Organization – Four members of the Sign Board of Appeals shall constitute a quorum. In the event of the absence of the Chairman and Vice-Chairman, the four members constituting the quorum shall elect for that meeting a member to preside as Acting Chairman and to assume all duties of the Chairman.
- D. Meetings, Hearings and Rules of Procedures – The Board shall adopt rules of procedure for the conduct of its meetings. Meetings shall be held at the call of the Chairman or at such times as the Board may determine. All meetings and hearings shall be open to the public and shall be conducted in accordance with the procedure set forth in these regulations and the rules of procedure adopted by the Sign Board of Appeals. Such rules of procedure may be amended by the Sign Board of Appeals membership. The minutes of the meetings shall be recorded, showing the vote of each member upon the question, and shall be made a matter of public record. The concurring vote of four members of the Board shall be necessary to render a decision on any matter before the Board. The Sign Board of Appeals shall meet monthly, provided there has been an appeal or request for variance filed with the Administrative Official on or before the last date to receive applications prior to the scheduled meeting date. The Administrative Official shall publish a calendar establishing such final application dates.
- E. Variance – A person may request a variance from a requirement contained in *Chapter 7 – Sign Regulations* by filing said request with the Administrative Official. A request for a variance shall be accompanied by a non-refundable filing fee. The filing fee shall be established by separate ordinance by the City Council. A request for variance shall be referred for consideration to the Sign Board of Appeals. In considering a request for a variance, the Sign Board of Appeals shall consider, among other things, the degree of variance, the reason for the variance requested, the location of the variance request, the duration of the requested variance, the effect on public safety, the protection of neighborhood property, the degree of hardship or injustice involved, and the effects of the variance on the general plan of regulation of signs within the City.
- F. Fees – No action shall be taken on any application submitted to the Sign Board of Appeals until all applicable fees have been paid in full. No refund of any application fee shall be made after the request has been advertised and scheduled for consideration by the Board.
- G. Public Hearing and Written Notification – No action to approve or deny any application shall be taken until the Board has held a public hearing and received comment, and only after written notice of the public hearing of the date, time and place where the variance request is to be considered has been sent to the owners of real property lying within five hundred (500) feet of the property and all Home Owner's Associations (HOA's) lying within one thousand (1,000) feet of the property where the application is being considered. Such notice shall be given to each property owner as listed on the last approved tax roll not less than fifteen (15) days before the date set for hearing by depositing letters properly addressed and postage paid in the United States Post Office.
- H. Appeal to City Council – The decision by the Sign Board of Appeals shall be final, unless the applicant submits a written notice of appeal within ten (10) days from the date of the action by the Board. The enforcement official shall re-notify all property owners lying within five hundred (500) feet of the property and all Home Owner's Associations (HOA's) lying within one thousand (1,000) feet of the property being considered and place the applicant's appeal request on the next available agenda for consideration by the City Council.

Section 1.16 Variances & Appeals – Zoning Board of Adjustment

The Zoning Board of Adjustment shall have the authority to consider requests for a variance of a zoning regulation or to hear an appeal from an administrative decision on a regulation in *Chapter 3 – Land Use Regulations*. The Zoning Board of Adjustment shall additionally have the authority to consider requests for an interpretation of any regulation or definition contained in this Land Development Code. The rules and procedures contained in this section shall be applicable to such request.

1.16. A ZONING BOARD OF ADJUSTMENT ESTABLISHED

A Zoning Board of Adjustment is hereby established, which shall consist of five (5) members and two (2) alternates, each to be appointed for a two (2) year alternate term by the City Council. All vacancies occurring on the Zoning Board of Adjustment shall be filled by appointment by the City Council. Each year after a new term begins members shall elect a Chairman and Vice-Chairman, a new term beginning at the first meeting in October. Members of the Zoning Board of Adjustment may be removed from office by the City Council for cause upon written charges and after a public hearing. Vacancies shall be filled by resolution of the City Council for the unexpired term of the member affected. The City Council shall appoint two (2) alternate Board members to serve in the absence of regular members.

1.16. B PROCEEDINGS

The Zoning Board of Adjustment shall adopt rules necessary to the conduct of its affairs and in keeping with the provisions of this ordinance. Meetings shall be held at the call of the Chairman or Vice-Chairman and at such other times as the Board may determine. The Chairman, or in his absence the Acting Chairman, may administer oaths and compel the attendance of witnesses. All meetings shall be open to the public.

Said Board shall keep minutes of its proceedings, showing the vote of each member upon each question, or if absent or failing to vote indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be made a matter of public record and be immediately filed in the office of the City and maintained by the person acting as City Secretary.

1.16. C HEARINGS; APPEALS; NOTICE

Appeals to the Zoning Board of Adjustment concerning interpretation or administration of a regulation may be taken by any person aggrieved or by any officer, agency, department or commission of the governing body of the City affected by any decision of the Administrative Official. Such appeals shall be taken within a reasonable time, not to exceed fifteen (15) days or such lesser period as may be provided by the rules of the Board, by filing with the Administrative Official on behalf of the Zoning Board of Adjustment a notice of appeal specifying the grounds thereof. The Administrative Official shall forthwith transmit to the Board all papers constituting the record upon which the action appealed from was taken.

The Board shall fix a reasonable time for the hearing of an appeal, give public notice thereof as well as written notice to the parties in interest, and decide the same within a reasonable time. At the hearing, any party may appear in person or by an agent or attorney.

1.16.D STAY OF PROCEEDINGS

An appeal stays all proceedings in furtherance of the action appealed from, unless the Administrative Official from whom the appeal is taken certifies to the Zoning Board of Adjustment after the notice of appeal is filed with the official that, by reason of facts stated in the certificate, a stay would, in the official's opinion, cause imminent peril to life and property. In such case, proceedings shall not be stayed other than by a court of record on application, on notice to the Administrative Official from whom the appeal is taken, and on due cause shown.

1.16.E JURISDICTION OF ZBA

When in its judgment the public convenience and welfare will be substantially served, the Zoning Board of Adjustment may issue appropriate orders to the Administrative Official to guard against future error; and to promulgate appropriate procedures in addition to that under which the Administrative Official already operates. When the appropriate use of the neighboring property will not be substantially or permanently injured, the Zoning Board of Adjustment may in specific cases, after public notice and public hearing, (subject to appropriate conditions and safeguards and in accordance with Section 211.009, Local Government Code, V.T.C.A.), authorize the following appeals and variances to the regulations herein established. Thus, the Zoning Board of Adjustment has jurisdiction to:

1. Hear and decide appeals where it is alleged there is error on any order, requirement, decision or determination made by the Administrative Official in the enforcement of this code.
2. Interpret the intent of the Zoning District Map where uncertainty exists because the physical features, on the ground vary from those on the Zoning District Map and none of the rules set forth in *Chapter 3 – Land Use, Section 3.5.C - "Rules For interpretation of District Boundaries"* apply.
3. Minor Variances: Permit such variance of the front yard, side yard, rear yard, lot width, lot depth, coverage, minimum sidewalk or setback standards, or visibility obstruction regulations where the literal enforcement of the provisions of this ordinance would result in an unnecessary hardship, and where such variance is necessary to permit a specific parcel of land which differs from other parcels of land in the same district by being of such restricted area, shape or slope that it cannot be developed in a manner commensurate with the development permitted upon other parcels of land in the same district. A modification of the standards established by this ordinance shall not be granted to relieve a self-created or personal hardship, nor for financial reason only, nor shall such modification be granted to permit any person a privilege in developing a parcel of land not permitted by this ordinance to other parcels of land in the district. A deviation up to ten percent (10%) of a regulation shall be considered a minor variance request.

1.16.F VARIANCES; CONDITIONS GOVERNING APPLICATIONS; PROCEDURES

The Zoning Board of Adjustment may authorize upon appeal in specific cases such variance from the terms of this ordinance as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this ordinance would result in unnecessary hardship. A variance from the terms of this ordinance shall not be granted by the Zoning Board of Adjustment unless and until:

1. A written application for a variance is submitted demonstrating:
 - a. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district;
 - b. That literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance;
 - c. That the special conditions and circumstances do not result from the actions of the applicant;
 - d. That granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district;
 - e. No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted or nonconforming use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.
2. Notice shall be given at least fifteen (15) days in advance of public hearing. The owner of the property for which requested variance is sought or his agent shall be notified by certified mail. Notice of such hearings shall be posted at the City Hall; and one time in the official publication of the City, stating the time, place and nature of such hearing, at least fifteen (15) days prior to the public hearing. All property owners within five hundred (500) feet of the property and all Home Owner's Associations (HOA's) lying within one thousand (1,000) feet of the property shall be notified by mail not less than fifteen (15) days prior to the date of the public hearing.
3. The public hearing shall be held. Any party may appear in person, or by an agent or by attorney.
4. The Zoning Board of Adjustment shall make findings that the applicant has met the requirements of paragraph 1 above.
5. The Zoning Board of Adjustment shall further make a finding that the reasons set forth in the application justify the granting of the variance, and that the variance is the minimum variance that

will make possible the reasonable use of the land, building, or structure.

6. The Zoning Board of Adjustment shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this ordinance, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

In granting any variance, the Zoning Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with this ordinance. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this ordinance and punishable under the penalty section of this Land Development Code.

Under no circumstances shall the Zoning Board of Adjustment grant a variance to allow a use not otherwise permissible under this section in the district involved, or any use expressly or by implication prohibited by the terms of this ordinance in said district.

1.16.G DECISION OF ZONING BOARD OF ADJUSTMENT

The concurring vote of four members of the Board shall be necessary to reverse any order, requirement, decision, or determination of the Administrative Official, or to decide in favor of the applicant on any matter upon which it is required to pass under this Land Development Code, or to effect any variation in the application of this ordinance.

1.16.H APPEAL PROCEDURES - ZBA

1. Any person or persons, or any board, taxpayer, department, commission or agency of the City aggrieved by any decision of the Zoning Board of Adjustment may seek review by a court of record of such decision, and under the time limit specified in Section 211.011, Local Government Code, V.T.C.A. If no appeal has been taken from the Zoning Board of Adjustment ruling within the time limit specified under the above mentioned Article, the Board's ruling shall be final.
2. It is the intent of this ordinance that all questions of interpretation and enforcement shall be first presented to the Administrative Official, and that such questions shall be presented to the Zoning Board of Adjustment only on appeal from the decision of the Administrative Official, and that recourse from the decisions of the Zoning Board of Adjustment shall be to the courts as provided by law.
3. It is further the intent of this ordinance that the duties of the City Council in connection with this section shall not include hearing and deciding questions of interpretation and enforcement that may arise. Under this ordinance the City Council shall have only the duties of considering and adopting or rejecting proposed amendments, or the repeal of this ordinance, as provided by law.
4. Conditions: The Zoning Board of Adjustment or City Council, as may apply, is empowered to impose upon any variance or special exception any condition reasonably necessary to protect the public interest and community welfare.

Section 1.17 Definitions

1.17.A DEFINITIONS

The following words, terms and phrases, when used herein, shall have the meanings ascribed to them in this section, except where the content clearly indicates a different meaning:

“Proposed comprehensive zoning change” means a municipal proposal to:

- a. Change an existing zoning regulation in a way that:
 - i. Allows more residential development than before; and

- ii. Applies uniformly to each parcel in one or more zoning districts.
- b. Adopt a Land Development Code amendment or zoning map that applies citywide; or
- c. Adopt a zoning overlay district that:
 - i. Allows more residential development; and
 - ii. Applies along a major roadway, highway, or transit corridor.

Section 1.18 Amending the Land Development Code

The regulations and restrictions imposed by this Land Development Code and the districts and boundaries created by the Official Zoning Map may be amended from time to time using the procedures provided in this section.

1.18.A AMENDING A SUBDIVISION PLAT REGULATION

A subdivision plat regulation as contained in Chapters 8, 9, 10, 11, 12, 14 & 15 of this Land Development Code may be amended upon adoption of an ordinance approved by the City Council after public hearing. Notice of said public hearing to be given in a newspaper having general circulation in the city not less than fifteen (15) days prior to the hearing. The City Council may request the recommendation of the Planning and Zoning Commission on any proposed amendment to a plat regulation. Said amendment shall be additionally subject to the standard rules, regulations and procedural requirements established in *Chapter 212 – Local Government Code* and *Article VI – Charter of the City of Colleyville*.

1.18.B AMENDING A ZONING REGULATION OR THE OFFICIAL ZONING MAP

The City Council may from time to time amend, supplement, change, modify or repeal the regulations and restrictions imposed in *Chapter 1 – General Provisions*; *Chapter 2 – Definitions*; or *Chapter 3 – Land Use*, of this Land Development Code, and the districts and boundaries described on the Official Zoning Map, using the procedures described in this section. Such amendment shall additionally be subject to the rules and procedures in *Chapter 211 – Local Government Code*, and *Article VI of the Charter of the City of Colleyville*.

1. Zoning Regulation Amendments – Any person or corporation may petition the City Council for a change or amendment to the provisions of these regulations; or the Planning and Zoning Commission or City Council may, on its own motion, initiate study and proposal for changes or amendments to a zoning regulation in the public interest.
2. Zoning District Boundary Changes – Any person or corporation having a proprietary interest in a parcel of land may request a change in zoning on such property; or the Planning and Zoning Commission or City Council may, on its own motion, initiate proceedings to consider a change in zoning on a parcel of land. All requests for a change in zoning shall be submitted, together with the required fee, to the Administrative Official, which officer shall cause notices to be sent and the request placed on the Planning and Zoning Commission agenda. Only one application for a zoning change will be considered at any one time on a parcel of land. No additional rezoning application on a parcel of land will be considered until final action of any pending application has been completed, subject to the time limits imposed elsewhere in these regulations.
3. Fees – Until all applicable fees, charges, expenses and delinquent city, county, and school taxes have been paid in full, no action shall be taken on any zoning application. No refund of any application fee shall be made after the request has been scheduled for consideration by the Commission.
4. Commission Public Hearing and Written Notification - Before making report of an application for a planned development, special use permit, or proposed amendment to a zoning regulation or zoning

district boundary, the Planning and Zoning Commission shall hold a public hearing and receive comment in accordance with the following:

- a. No less than fifteen (15) days' notice of the time, place and nature of the public hearing shall be published in publication having general circulation in the city of Colleyville.

- b. When a proposed change affects a specific tract of land, written notice of the public hearing shall be sent to all owners of real property lying within five hundred (500) feet of the property and all Home Owner's Associations (HOA's) lying within one thousand (1,000) feet of the property being considered. Such notice to be given to each property owner as listed on the last approved tax roll not less than fifteen (15) days before the day set for hearing by depositing letters properly addressed and postage paid in the United States Post Office. The applicant will be sent notice by certified mail. The land area within 200 feet of the proposed request shall be used to calculate whether a protest against the request would require a super-majority vote of the City Council to approve the request.

- i. Alcohol and Package Store SUP Requests – When a rezoning application includes a provision for a Special Use Permit for the sale of alcoholic beverages or a package store, the written notification of the public hearing stated in the preceding paragraph shall be sent to all owners of real property lying within five hundred (500) feet of the area being considered. The land area within 200 feet of the proposed Special Use Permit shall be used to calculate whether a protest against the request would require a super-majority vote of the City Council to approve the Special Use Permit. (Ord. O-03-1399 / 04-15-2003).

c. Proposed Comprehensive Zoning Changes:

- i. The notice set forth in Land Development Code Section 1.18.B(4)(a) is also required to be posted on the City's website at least fifteen (15) days before the public hearing; and
- ii. Notice must be provided directly to property owners and occupants if the proposed change would cause a current conforming use to become nonconforming.

5. Sign Posting - The Administrative Official is directed to cause a sign (at least 2 feet by 4 feet) to be placed upon the property, or in a public right-of-way if the City initiated a zoning change, clearly visible to passersby, which states that the property is the subject of a rezoning application (or words of like intent). The sign shall be posted at least ten (10) days prior to the hearing and shall remain posted until the hearing. Failure to perform this particular notice provision shall, however, in no way prevent the Planning and Zoning Commission from hearing the application and disposing of the issues involved on the hearing date.

6. Report of Commission – After a public hearing, the Planning and Zoning Commission shall vote on the proposal and report its recommendation to the City Council. The proposal, as recommended by the Commission, shall be placed on the next available City Council agenda, provided proper notice has been given.

- a. *Amended Proposals:* The Planning and Zoning Commission may consider a request from the applicant to amend the proposal without additional notification of adjacent property owners, provided that the amended request is determined by the Commission as being more restrictive than the initial request and the boundary or content of the amended request is not expanded.
- b. *Notice of Appeal:* Denial of the proposal by the Planning and Zoning Commission shall be final, unless the applicant submits a written notice of appeal within ten (10) days from the date of the action by the Commission. The Administrative Official shall re-notify all property owners lying within five hundred (500) feet of the property and all Home Owner's Associations (HOA's) lying within one thousand (1,000) feet of the property being considered and place the applicant's rezoning request on the next available agenda for consideration by the City Council.

- c. *Failure to Act Provision*: Failure by the Commission to act on an amendment within sixty (60) days of the first date of public hearing shall be considered a recommendation for denial of the amendment.
7. City Council Public Hearing and Newspaper Notice - A zoning regulation or a zoning district boundary may be amended by the City Council upon adoption of an ordinance, but no amendment shall be made without public hearing before the City Council. No less than fifteen (15) days notice of the time, place and nature of such hearing shall be published in publication having general circulation in the City of Colleyville. No amendment to a regulation or to a district boundary shall be considered by the City Council until a report of the proposed amendment has been made by the Planning and Zoning Commission. Unless denied by the Planning and Zoning Commission, every rezoning request receiving final approval of the Commission shall be forwarded to the City Council for consideration, unless the applicant has requested the proposal be withdrawn. The City Council may refer any amended rezoning request back to the Planning and Zoning Commission for further study and recommendation.

For Proposed Comprehensive Zoning Changes:

- a. The notice set forth in Land Development Code Section 1.18.B(4)(a) is also required to be posted on the City's website at least fifteen (15) days before the public hearing before the City Council.
8. Special City Council Voting Requirements - No change of which the Planning and Zoning Commission has recommended denial or in case of a protest against such change, signed by the owners of twenty (20) percent or more of either the area of lots or land included in such proposed change, or lots or land immediately adjoining same and extending two hundred (200) feet therefrom, filed with the City Secretary, shall be passed except by a favorable vote of three-fourths (3/4) of all members of the City Council. In computing the percentage of land area, the area of streets and alleys shall be included in the computation.

To file a valid protest for zoning changes that are not considered a proposed comprehensive zoning change, property owners must submit a written petition signed by:

- a. Owners of at least 20% of the area within the proposed zoning change boundary; or
- b. Owners of at least 20% of the area immediately adjacent to and extending 200 feet from the proposed zoning change boundary; or
- c. Owners of at least 60% of the area immediately adjacent to and extending 200 feet from the proposed zoning change boundary:
 - i. Allows more residential development; and
 - ii. Does not allow additional commercial or industrial uses, unless the additional use is limited to the first floor of a residential development and does not exceed 35% of the development's total area.

If a valid protest is filed pursuant to Land Development Code Section 1.18.B(8)(c), only a simple majority vote of the City Council is needed to approve the proposed change.

9. Withdrawal – Any proposal or application that is withdrawn by the applicant before a vote is considered by the City Council shall not be subject to the time limit for submittal of a new application.
10. Time Limit for Re-submittal - No one shall request a zoning change on the same parcel of property more often than once every twelve (12) months. However, a request for a change of zoning of a parcel of property to a different zoning classification than that previously requested may be filed as frequently as desired.

11. Submittal Requirements for Zoning District Change - Every petition for a zoning district change shall be accompanied by supporting documents of the area petitioned for a zone change. In general the petitioners shall submit a drawing and supporting documents as follows:

Concept Plan – The Concept Plan, which may be conceptual and general in nature, but in sufficient detail appropriate for the type of development being proposed and shall at a minimum include the following items, where applicable:

- a. Proposed layout, indicating the approximate size and dimensions of all residential lots
- b. Proposed land uses and building locations
- c. Landscaping, lighting, fencing and screening of common areas
- d. General locations of existing tree clusters
- e. Location and construction type of perimeter fencing
- f. Design of ingress and egress with description of any special pavement treatments
- g. Location and description of subdivision signs and landscaping at entrance areas
- h. Street names on all proposed streets
- i. **Drainage Analysis** – The applicant shall submit a Preliminary Drainage Analysis to determine the need for drainage facilities. The Preliminary Drainage Analysis shall be prepared in accordance with drainage analysis requirements contained in *Chapter 14 – Engineering Design Standards* of the Land Development Code.
- j. For properties with significant slope, cross section exhibits shall be required showing the impact of the proposed development with adjacent properties.

Exception: A change of zoning application may be submitted and approved without a Concept Plan if the scale of the request does not justify preparation of the plan.

12. Special Application Requirements - Site Plan and Supporting Documents Required - Every petition for a zoning district change to R-D, R-MF, MH, C-PO, CN, C-C and M-L and all Special Use Permit requests shall additionally be accompanied by a site plan and supporting documents of the area petitioned for a zone change. The purpose of the site plan is to illustrate the logical arrangement of the elements on the land and to show relationships of elements to each other.

The petitioner is encouraged to meet with the appropriate city staff member in an informal work session to ascertain the extent of plans and documents required, if any, prior to the City initiating the advertisement for public hearing on the petition. The Administrative Official may waive the site plan requirement altogether when appropriate.

The general type and extent of site plans and supporting documents which may be required of the petitioner include, but are not necessarily limited to:

- a. Site Plan, meeting all of the requirements of Section 3.31.D Site Plan Approval Required as described in the City's Land Use chapter, except that topographic and drainage map information provisions may be waived by the reviewing body when the inclusion of such data would not materially contribute to the necessary evaluation of the project petition. Additional site plan drawing information which the reviewing body may require include:
 1. Existing and proposed zoning district classifications and boundaries;
 2. General outline of extensive tree cover areas;
 3. Drainage ways and 100-year flood plain limits;
 4. Proposed treatment for screening the perimeter of the land embraced by the petition, including screening of internal separations of land use where required;
 5. Proposed internal non-vehicular circulation linkages, such as: pedestrian paths and hike trails; bike trails; and equestrian bridle paths, where applicable, including their

- interrelationships with vehicular circulation systems and proposed handling of points of conflict;
6. A graphic illustration showing the location of proposed buildings, driveways and all physical elements and a tabular summary schedule indicating:
 - a) The gross acreage and percent of each type of zoning category proposed;
 - b) The gross acreage and percent of each type of land use proposed, with streets and open space categories listed separately, and residential uses further stratified as to type, i.e., single family, two-family, multifamily, townhouse, etc., including the total gross project acreage;
 - c) The gross residential density of each type of residential land use proposed, expressed in dwelling units per acre; and based on net residential land use plus one-half of any abutting street, only;
 - d) The quantitative number of dwelling units proposed for each residential dwelling type, i.e., single family, two-family, etc.;
 - e) Proposed maximum lot coverage by building types (i.e., one-family, multifamily, commercial, office, industrial, etc.) expressed in terms of percent or floor area ratio of the lot or site.
 - b. Architectural Drawings, such as elevations, concept sketches or renderings depicting building types and other significant proposed improvements including the treatment and use of open spaces, etc., where the submission of such drawings would more clearly portray the nature and character of the applicant's land use and development proposals.
 - c. Written Documents, in narrative form on 8-1/2" X 11" sheets, including:
 1. Statement(s) on planning objectives to be achieved in the land use/development proposal, including a narrative description of the character of the proposed development and rationale behind the assumptions and choices made by the applicant, including use and ownership of open spaces, etc.
 2. Legal description of the total site area proposed for rezoning, development or special use permit.
 3. A development schedule, if any, indicating the approximate date(s) when construction of the proposed development, and subsequent stages or phases can be expected to begin and be completed, to the best of the applicant's knowledge and belief.
 4. A statement as to the present and proposed ownership of the site or parcels thereof embraced by the application.
 5. Statement(s) as to how and when the applicant proposes to provide water and sewer to the development.
 6. Signature(s) and title(s) of the applicant(s) and preparer(s) of the written documents certifying the information presented in all of the plans and supporting documents reflect a reasonably accurate portrayal of the general nature, character and feasibility of the applicant's proposals. All signatures will be dated.
 13. Traffic Impact Analysis - When a proposed development is projected to generate more than 1000 vehicle trips per day, a traffic impact analysis shall be required with the rezoning request. The traffic impact analysis shall be prepared in accordance with the requirements of the Director of Public Services. The purpose of the traffic impact analysis is to determine the need for traffic mitigation measures which may include, but are not limited to, dedication of additional right-of-way, construction of turning lanes, or construction of traffic control facilities.

1.18.C RESERVED**1.18.D AMENDING ALL OTHER REGULATIONS**

A regulation contained in any of the other Chapters of this Land Development Code that have not been previously mentioned may be amended upon adoption of an ordinance approved by the City Council after public hearing. Notice of said public hearing to be given in a newspaper having general circulation in the city not less than fifteen (15) days prior to the hearing. The City Council may request the recommendation of the Planning and Zoning Commission on any proposed amendment. Amendments shall be additionally subject to the standard rules, regulations and procedural requirements established in *Chapter 51 – Local Government Code* and *Article VI of the Charter of the City of Colleyville*.

For Proposed Comprehensive Zoning Changes:

- a. The notice set forth in Land Development Code Section 1.18.B(4)(a) is also required to be posted on the City's website at least fifteen (15) days before the public hearing; and
- b. Notice must be provided directly to property owners and occupants if the proposed change would cause a current conforming use to become nonconforming.

Section 1.19 Violations and Penalties

Any person, firm or corporation violating any of the provisions of this Land Development Code shall be guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed two thousand dollars (\$2,000.00), unless a lesser fine is provided for in the section of the Code so violated. Each and every day such violation continues shall constitute a separate offense and shall be punishable as such.

The owner or tenant of any building, structure, premises, or part thereof, and any architect, builder, contractor, engineer, planner, agent, or other person who commits, participates in, assists in, or maintains such violation may each be found guilty of a separate offense and suffer the penalties herein provided.

Section 1.20 Relationship to Other Laws and Restrictions

It is not intended by this Land Development Code to interfere with or abrogate or annul any other resolution or rule, regulation or permit, previously adopted or issued or which shall be adopted or issued, not in conflict with any of the provisions contained herein; nor is it intended by this Land Development Code to interfere with or abrogate or annul any easements, covenants or other agreements between parties; provided, however, that where this Land Development Code imposes a greater restriction upon land, buildings, or structures than is imposed by other ordinances, covenants, restrictions or agreements, then the provisions of this Code shall govern. If other ordinances are more strict than this Code, then the more strict provisions shall prevail.

Section 1.21 Repeal of Conflicting Ordinances

All ordinances or parts of ordinances in conflict herewith are repealed to the extent of the conflict only.

Section 1.22 Severability Clause

It is hereby declared to be the intention of the City Council of the City of Colleyville, that the sections, paragraphs, sentences, clauses and phrases of this Code are severable, and if any phrase, clause, sentence, paragraph, or section of this Code shall be declared unconstitutional, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Code since the



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number 2j

Agenda Date 7/27/2026

Number -

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of an amendment to the Land Development Code, Chapter 3, Table 3.24(B) Schedule of Permitted Principal Uses, which includes the addition of data centers as a use and related standards, Case GC26-011

Explanation

Staff has prepared an amendment to the Land Development Code Chapter 3, Land Use which would amend sections of the code regarding data centers. The purpose of the amendment is to introduce data centers as a land use.

Attachments

1. Proposed Chapter 3 Amendment

Section 3.24 Schedule of Permitted Uses

- A. General Requirement and Symbols Used – Land and buildings may be used in accordance with Table 3.24.C, *Schedule of Permitted Principal Uses* and the additional requirements of this section. The following symbols are used in Table 3.24.C, *Schedule of Permitted Principal Uses*:
1. *Permitted Uses* – A “P” in a cell indicates that the use is allowed by right as the principal use in the applicable zoning district in accordance with Table 3.24.C, *Schedule of Permitted Principal Uses*.
 2. *Specific Uses* – An “S” in a cell indicates that the use may be allowed with the approval by the City Council of a Special Use Permit following the applicable review and approval procedures.
 3. *Prohibited Uses* – An empty cell indicates that the land use is prohibited in the applicable zoning district, unless otherwise allowed with the approval by the City Council of an ordinance establishing a Planned Unit Development District, or authorized by a Special Use Permit, or in conformance with the provisions contained in Section 3.6.B-*Classification of New and Unlisted Uses*.

Table 3.24.B- - Schedule of Permitted Principal Uses

J. HEAVY COMMERCIAL, INDUSTRIAL & MANUFACTURING USES

Table 3.24.B- - Schedule of Permitted Principal Uses

Land Use Classification	Residential District										Non-Residential Districts						Special Land Use Standards	Parking Group
	AG	RE	R40	R30	R20	R15	RD	RMF	MH	CPO	CN	CC1	CC2	CC3	ML			
Appliance Repair Shops														S	S		8	
Building Material Sales with outside storage														S	S		7	
Commercial Laundry														S	S		24	
Contractor Office with storage yard														S	S		24	
Contractor Office without storage yard														P	P		8	
Data Center														S	S			
Electronic Assembly or Manufacturing															P		25	
Exterminator Shop														S	S		24	
Food Packaging and Manufacturing															S		24	
Furniture and Cabinet Manufacturing															P		25	
Office Showroom															P		25	
Oil and Gas Extraction	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	See Ch. 3.1	24	
Plumbing, HVAC and Electrical Trades Shops														P	P		8	
Printing and Publishing - Commercial															P		8	
Research and Development Labs															P		8	
Scientific Instrument Assembly and Manufacturing															P		8	
Self-Storage Facilities (mini warehouse)															S		24	
Upholstery and Furniture Repair Shops														P	P		8	
Warehouse and Distribution Facilities															S		24	

Wood, Paper or Leather Products																P		25
Manufacturing not elsewhere listed																S		24
Welding or Machine Shop																P		25
Wholesale Store/Supply																P		25
Wholesale Store/Supply with outdoor storage																S		24