



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

100 Main Street, Colleyville, Texas, 76034

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**MONDAY, AUGUST 24, 2026**

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

**1. CALL TO ORDER**

**2. PRESENTATION AND DISCUSSION**

- 2a** Presentation and discussion of a Special Use Permit for a 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
- 2b** 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
- 2c** Presentation and discussion of a rezoning from RMF Multi-Family Residential to PUD-R Planned Unit Development - Residential on Tracts 1 & 2, Village Oaks Addition, located at 5019 Bransford Road, Case ZC26-023
- 2d** Presentation and discussion of a rezoning from ML Light Manufacturing to CC-3 Highway Commercial on Lot 2, Block 1, Chandler Addition, located at 1721 John McCain Road, Case ZC26-024
- 2e** Presentation and discussion of a Special Use Permit for an auto repair use on Lot 1R3, Block 1, West Industrial Addition, zoned ML Light Manufacturing, located at 6709 Colleyville Boulevard, Case ZC26-025
- 2f** Presentation and discussion of a replat on Lot 1, Block 1, Gonzalez Addition, zoned ML Light Manufacturing, located at 6609 Colleyville Boulevard, Case PC26-013

**3. ADJOURNMENT**

I hereby certify this agenda was posted on City Hall bulletin boards *Tuesday, August 18, 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

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**Agenda Number** 2a

**Agenda Date** 8/24/2026

**Number** -

**Type** Public Hearing Agenda Items

**Department** Community Development

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## **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**

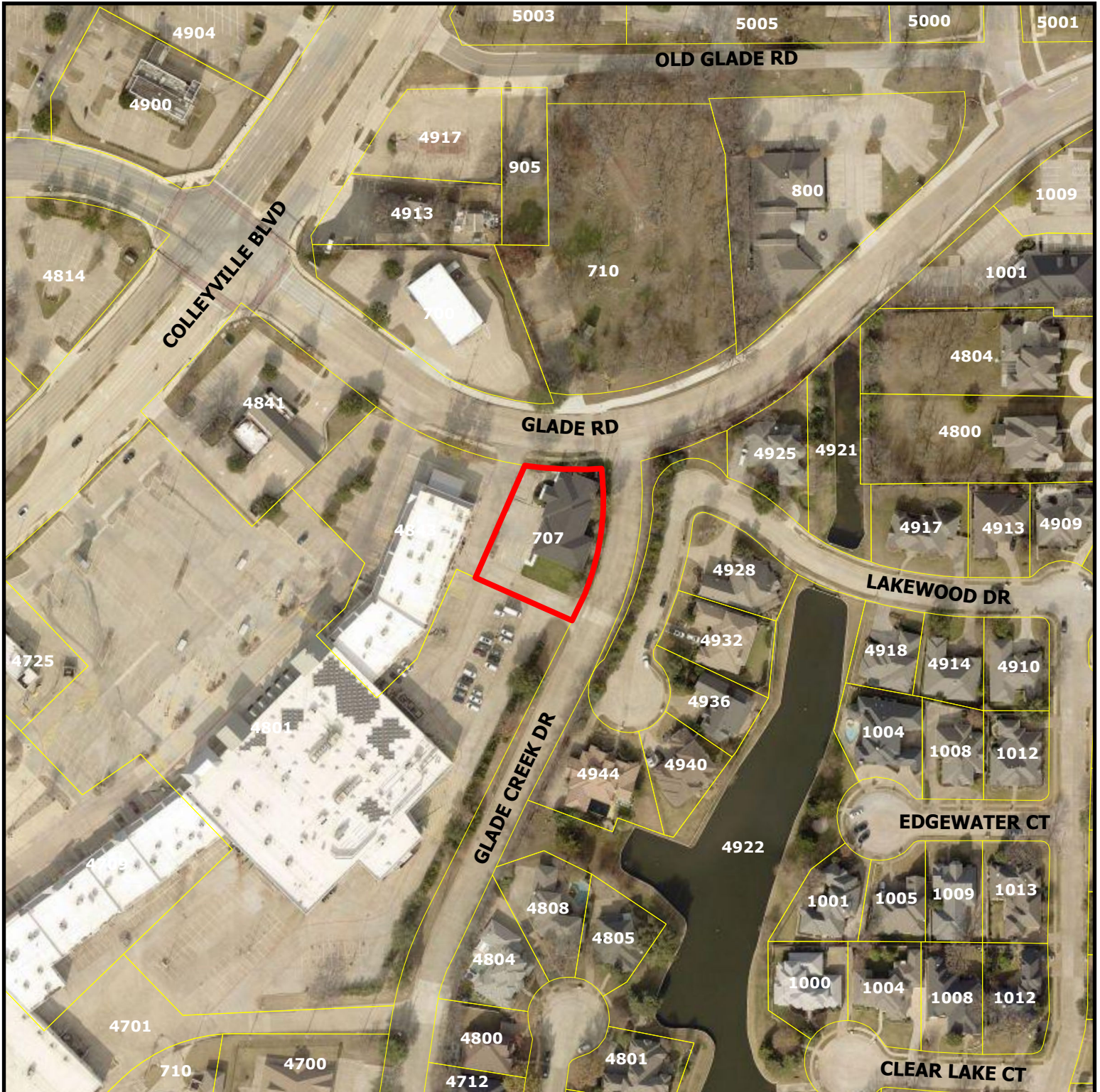
TABLED FROM THE AUGUST 10, 2026, PLANNING AND ZONING COMMISSION MEETING

Cynthia Gaston, the applicant, has submitted a request for a Special Use Permit (SUP) 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 request is to allow an existing business, Revive Lounge, to offer massage therapy, which requires the approval of an SUP.

## **Attachments**

1. Aerial Map
2. Future Land Use Map
3. Zoning Map
4. Revive Lounge Massage License
5. Notification Map
6. Notification Letter
7. Draft Ordinance

# Aerial Map

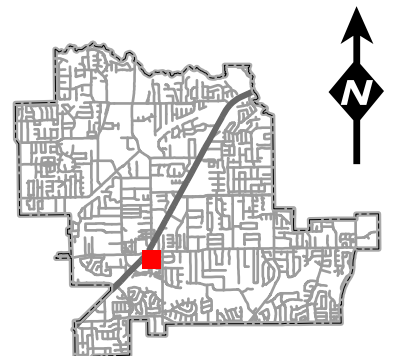


**ZC26-021**

**707 Glade Road**



Subject Property

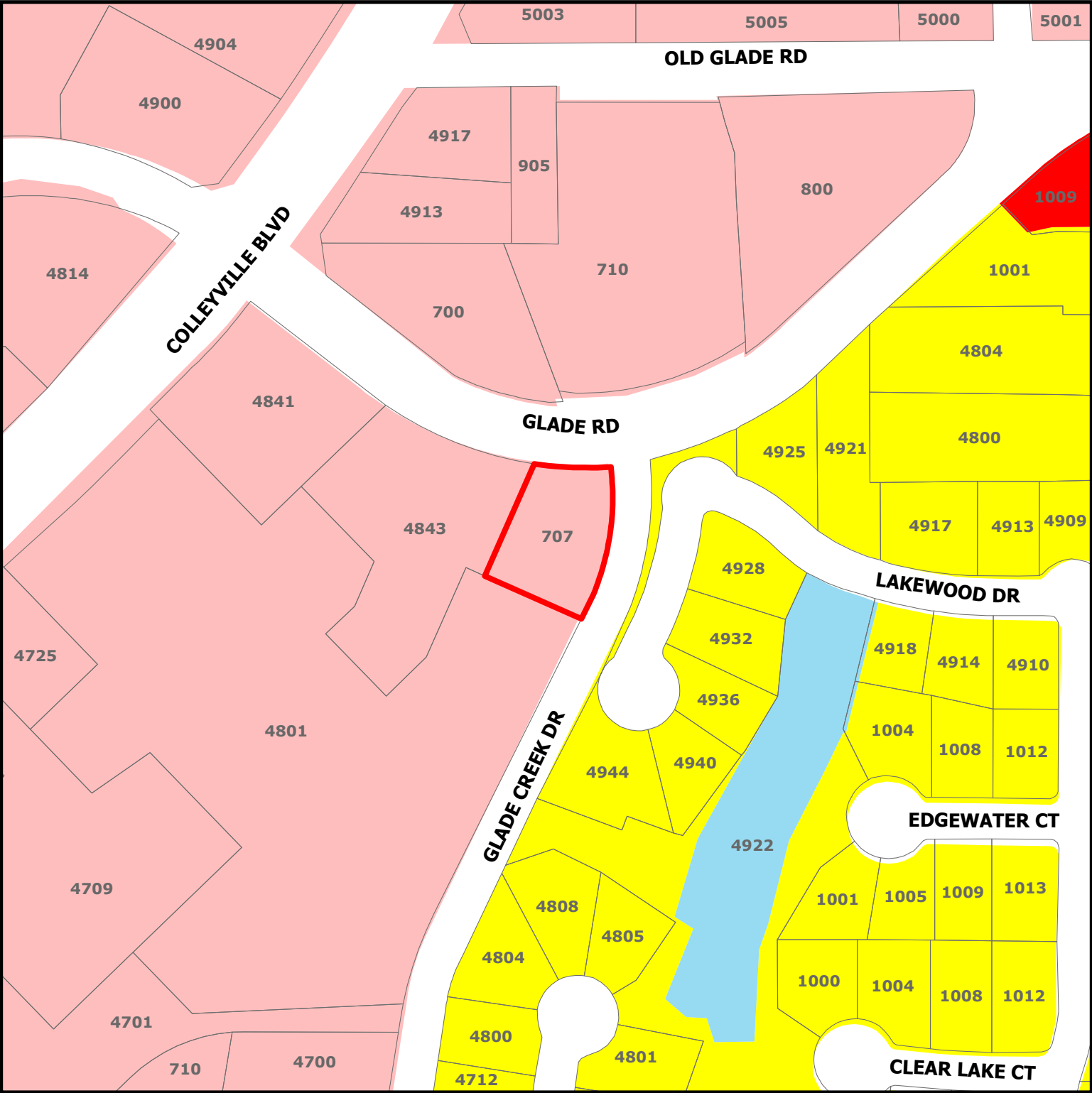


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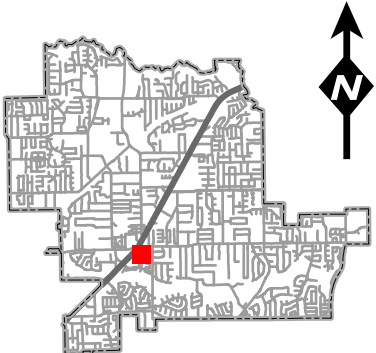
# Future Land Use Map



**ZC26-021**

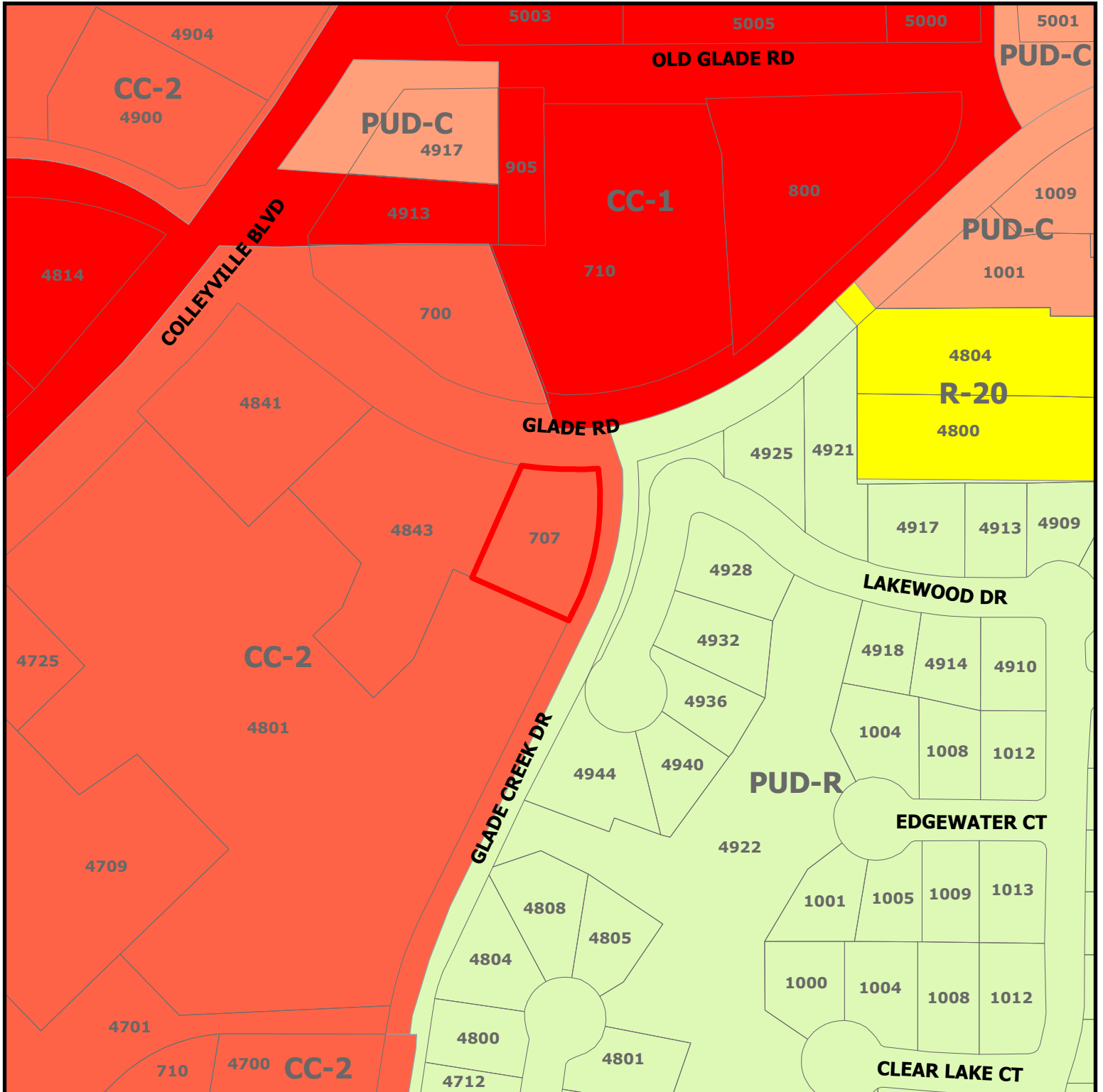
**707 Glade Road**

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



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# Zoning Map

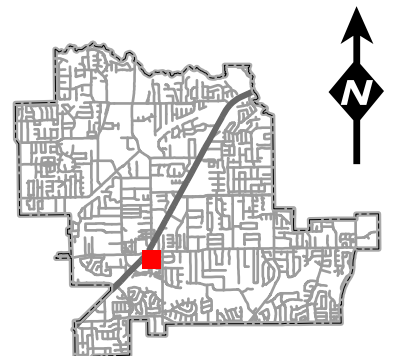


**ZC26-021**

707 Glade Road



Subject Property



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*Rick Figueroa  
Chair*

*Thomas F. Butler  
Vice Chair*



*Gerald R. Callas, M.D., F.A.S.A.  
Nora Castañeda  
Sujeeth Draksharam  
Lori High, R.N., N.P., Retired  
Gary J. Wesson, D.D.S., M.S.*

*Licensed Massage Therapy Establishment*

**CR FITNESS GROUP, LLC**

707 GLADE RD COLLEYVILLE

RACHELLE LIMOSNERO CYNTHIA GASTON

License Number: ME10067

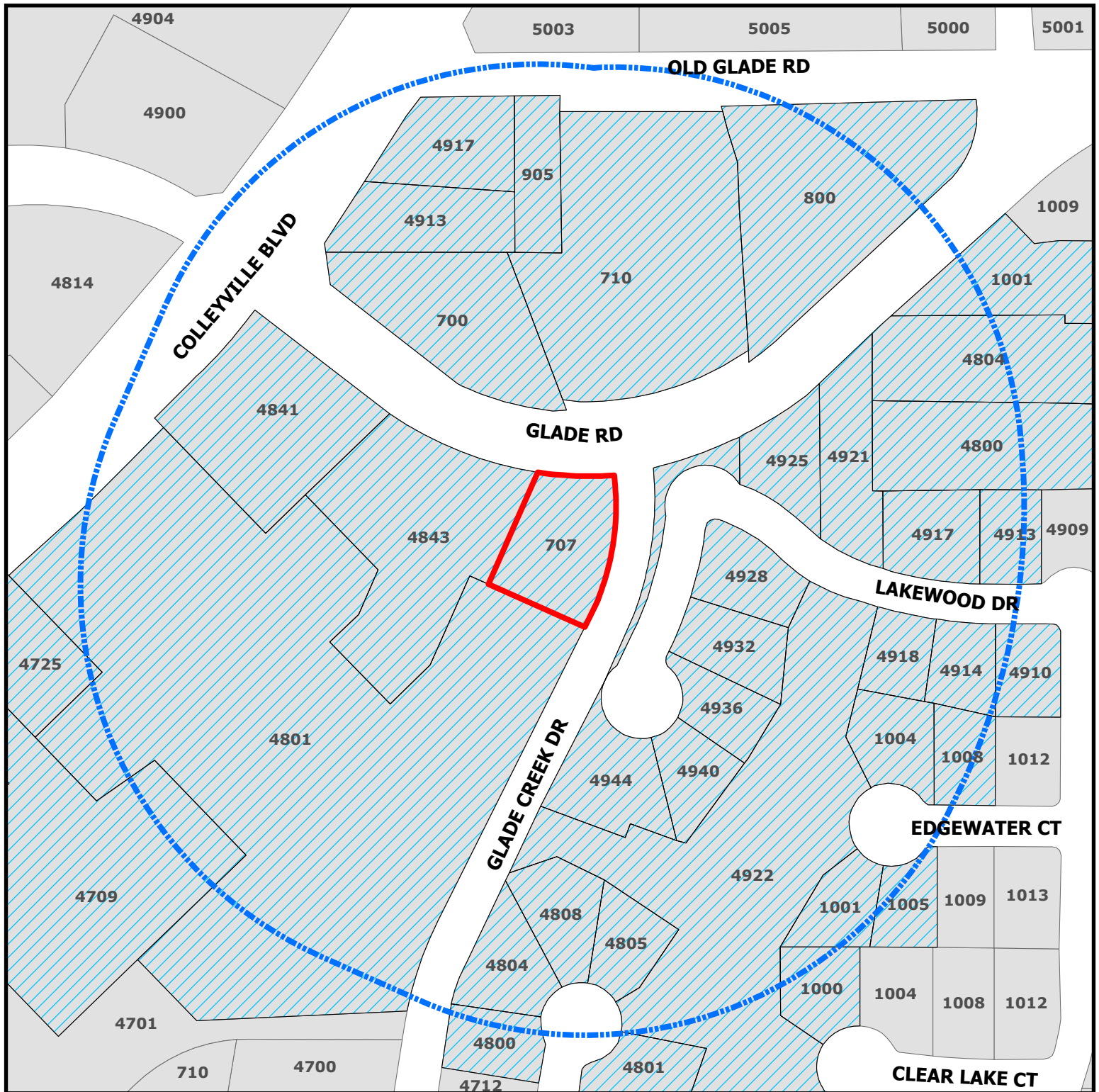
The person named above is licensed by the Texas Department of Licensing and Regulation.

License Expires: September 23, 2027

*Courtney Arbour*  
Courtney Arbour  
Executive Director



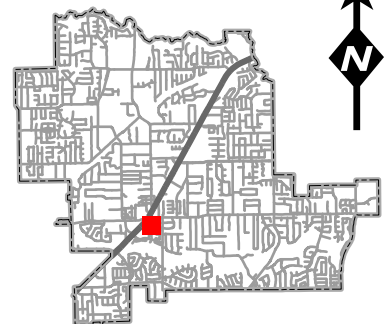
# Notification Map



## ZC26-021

707 Glade 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 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. An SUP is required for all massage therapy uses.

**Zoning Case:** ZC26-021

**Applicant:** Cynthia Gaston

**Location:** 707 Glade Road

**Property Description:** Lot 8, Block 2, Village Park at Colleyville

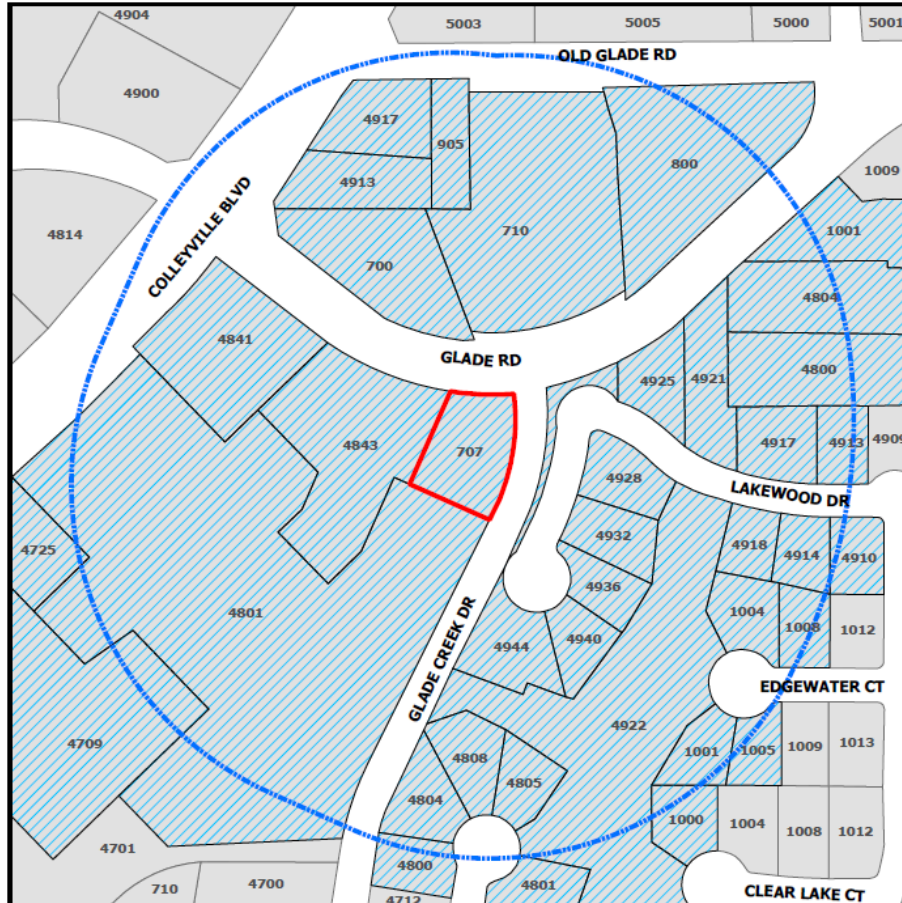
**Present Zoning:** CC-2 Shopping Center

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](mailto: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 0.46 ACRES, BEING LOT 8, BLOCK 2, VILLAGE PARK AT COLLEYVILLE, LOCATED AT 707 GLADE ROAD, BY AUTHORIZING A SPECIAL USE PERMIT TO ALLOW FOR A MASSAGE THERAPY 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 massage therapy use (Case ZC26-021); and

**WHEREAS,** the Subject Property is presently zoned CC-2 Shopping Center; 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 to allow for a massage therapy use on 0.46 acres, being Lot 8, Block 2, Village Park at Colleyville, located at 707 Glade 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 massage therapy use.
- b. The Special Use Permit shall automatically expire upon the abandonment of the business, a change in the use, or upon the extermination or termination of the Certificate of Occupancy.
- 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 1<sup>st</sup> day of September 2026.

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

PASSED AND APPROVED BY A VOTE OF \_\_\_ AYES AND \_\_\_ NAYS ON THIS THE 15<sup>TH</sup> 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





# CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

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**Agenda Number** 2b

**Agenda Date** 8/24/2026

**Number** -

**Type** Public Hearing Agenda Items

**Department** Community Development

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## **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**

TABLED FROM THE AUGUST 10, 2026, PLANNING AND ZONING COMMISSION MEETING

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 allow a rezoning to R-20 Single-Family Residential to permit residential development on the property. The applicant is proposing three lots for single-family residential development.

## **Attachments**

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



## Aerial Map



# ZC26-022

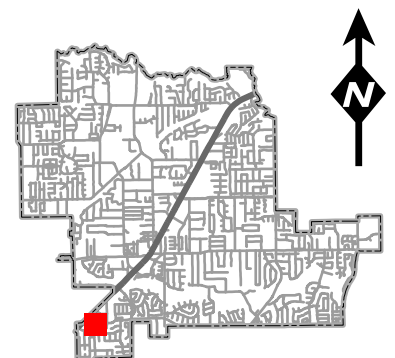
**105 Cheek-Sparger Road**

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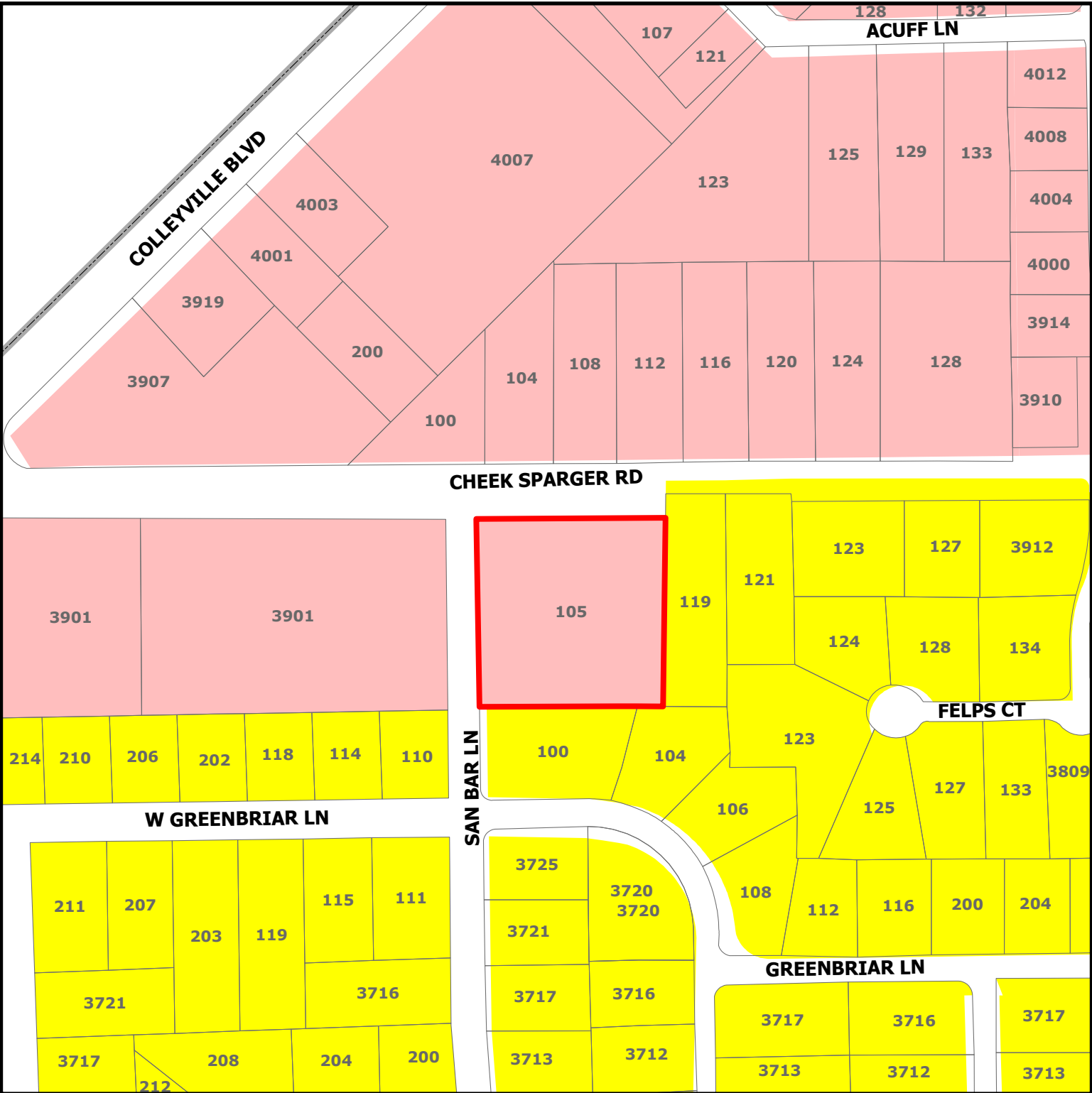


Subject Property





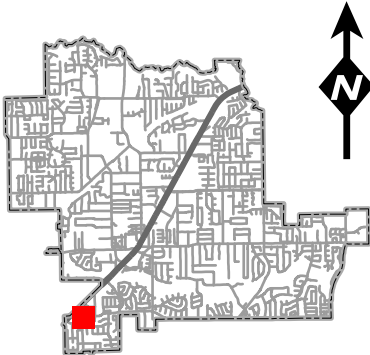
# Future Land Use Map



**ZC26-022**

**105 Cheek-Sparger Road**

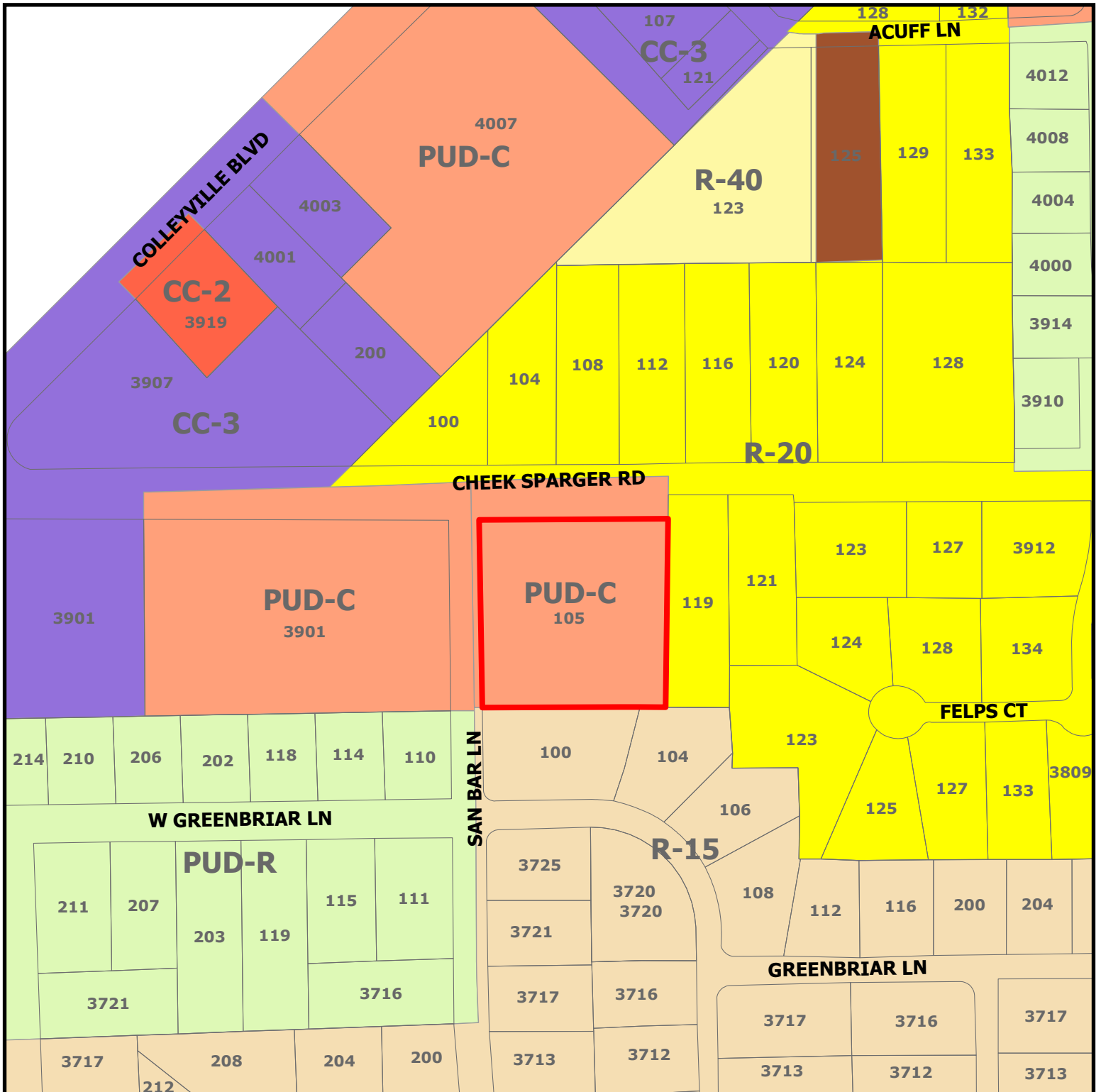
-  Residential
-  Colleyville Blvd Corridor
-  Subject Property



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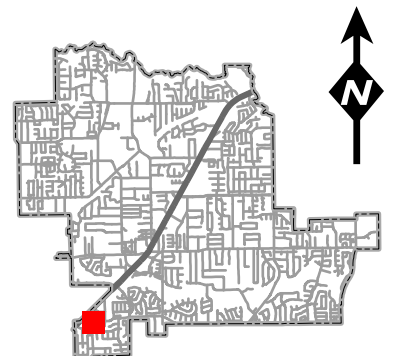
# Zoning Map



## 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



# Rezoning Request (105 Cheek-Sparger Road)

City of Colleyville

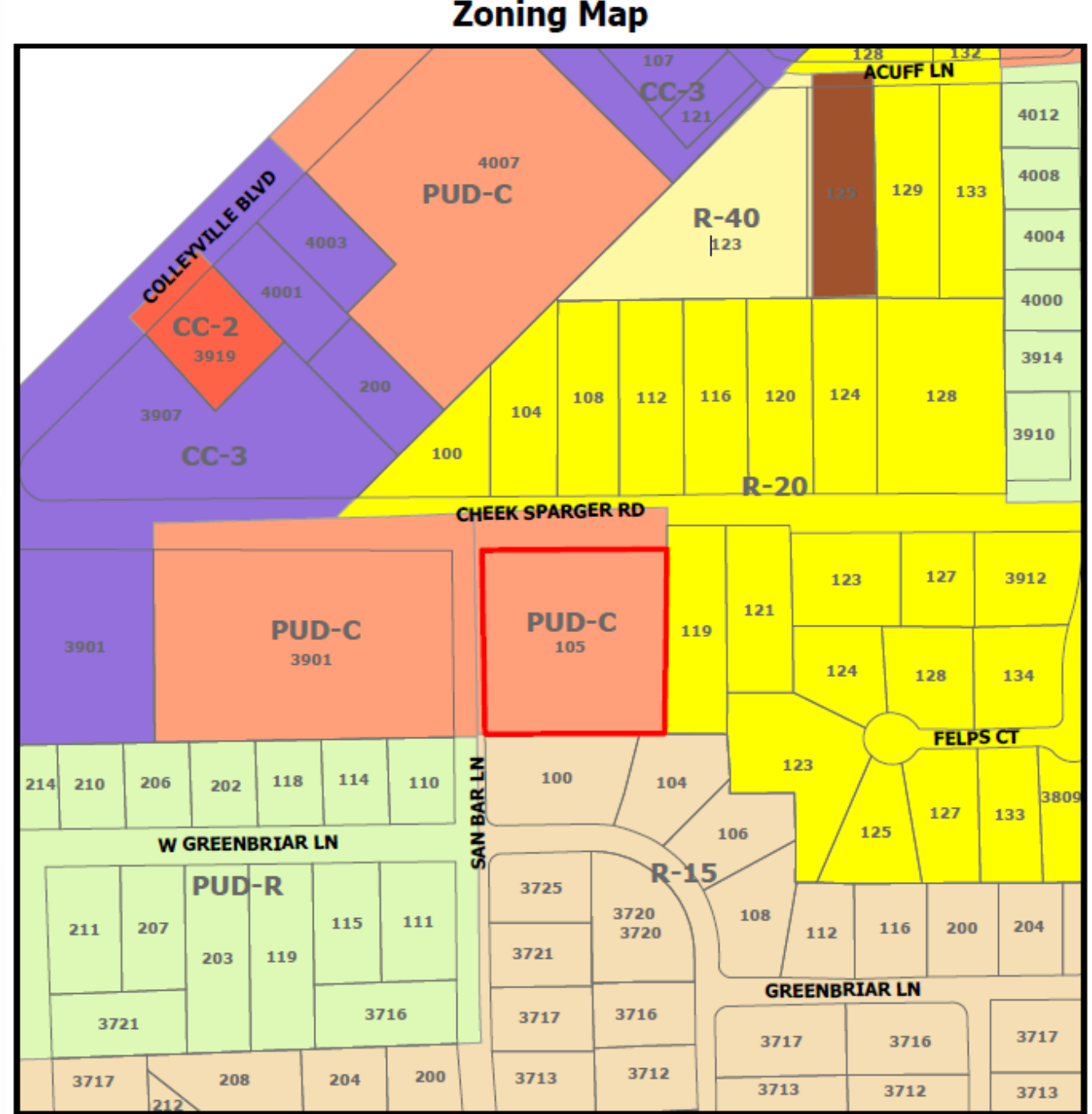
Planning and Zoning Commission Work Session • August 24, 2026







**PROPOSED SITE  
CURRENTLY ZONED  
COMMERCIAL**

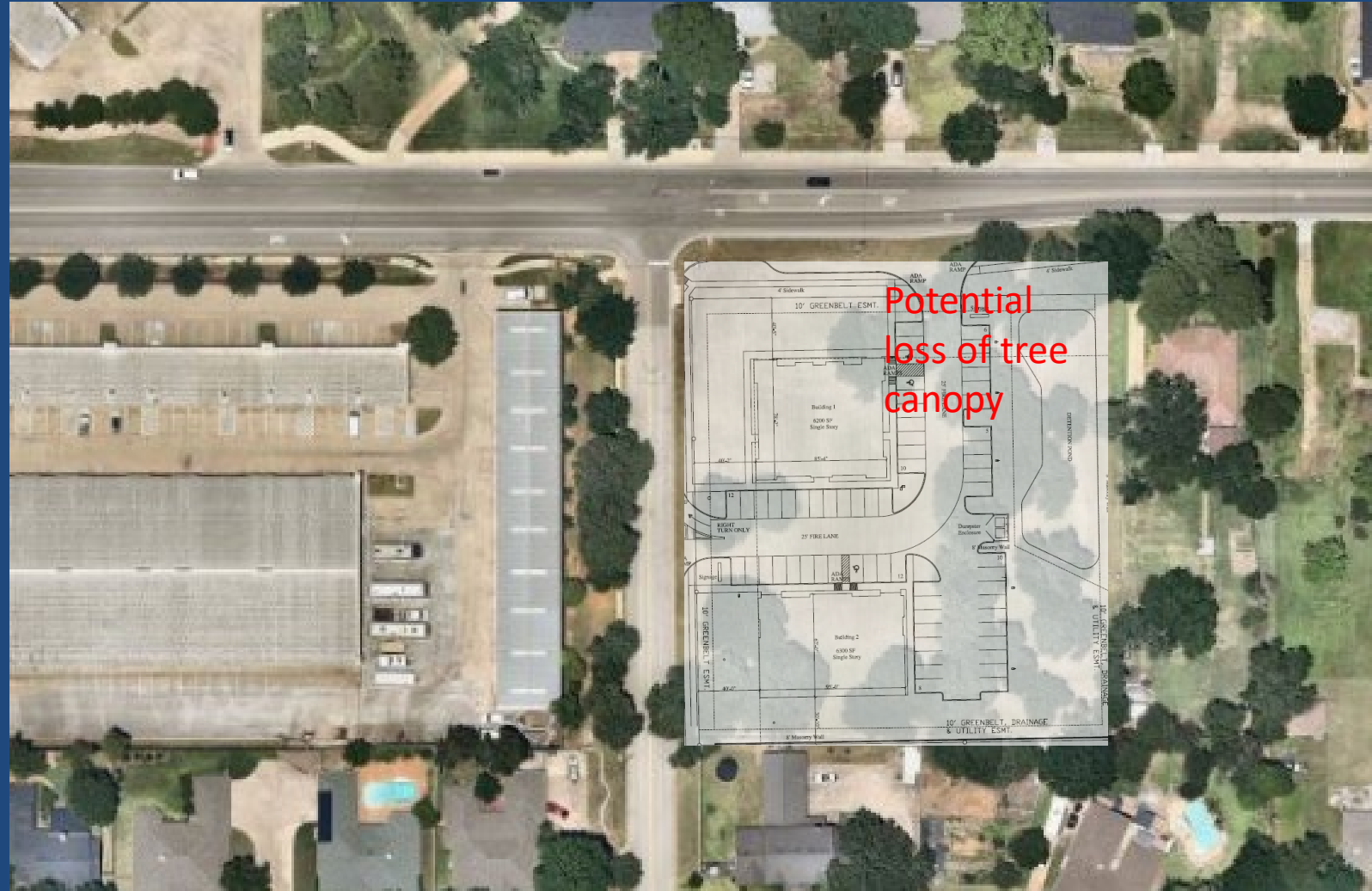




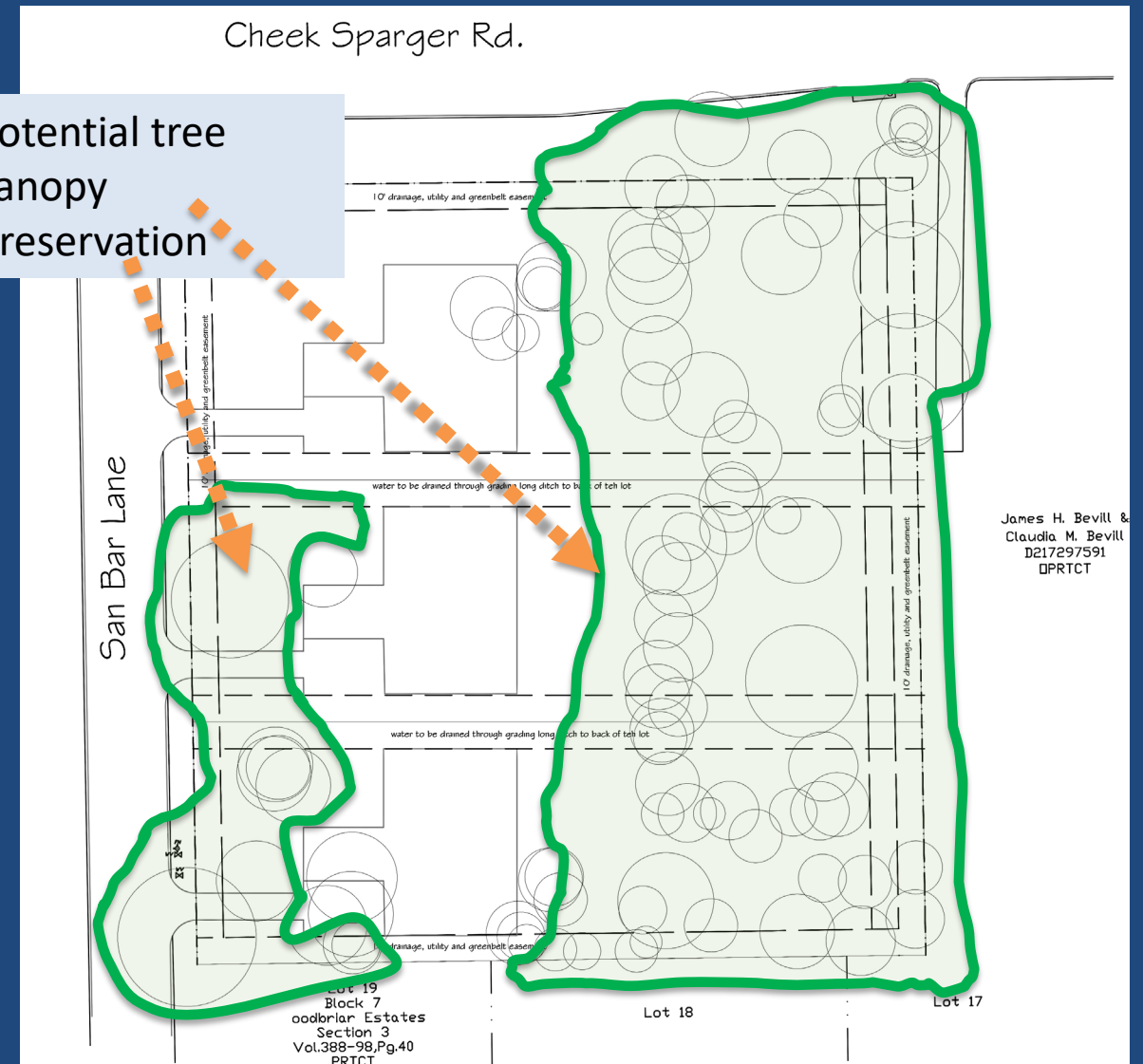
# COMMERCIAL DEVELOPMENT, as approved (ILLUSTRATION ONLY)

## Possible Community considerations:

- More loss of trees and addition of impervious surface
- Added large size detention pond
- Added traffic
- Added light pollution
- Blank walls and parking lots in back or front of surrounding residential
- Potential decrease in property value due to commercial property next door

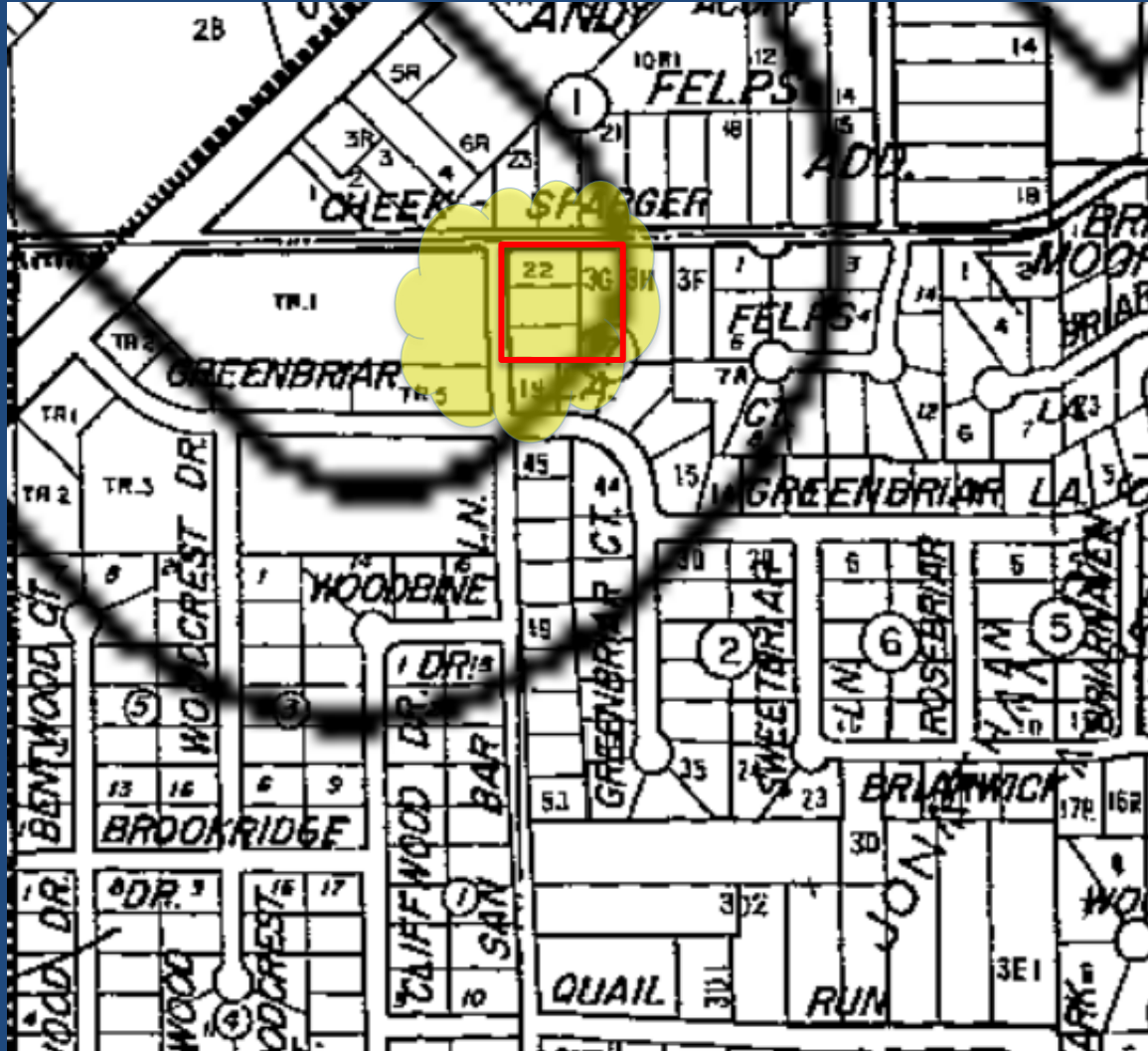


# PROPOSED SINGLE FAMILY RESIDENTIAL DEVELOPMENT (ILLUSTRATION ONLY)

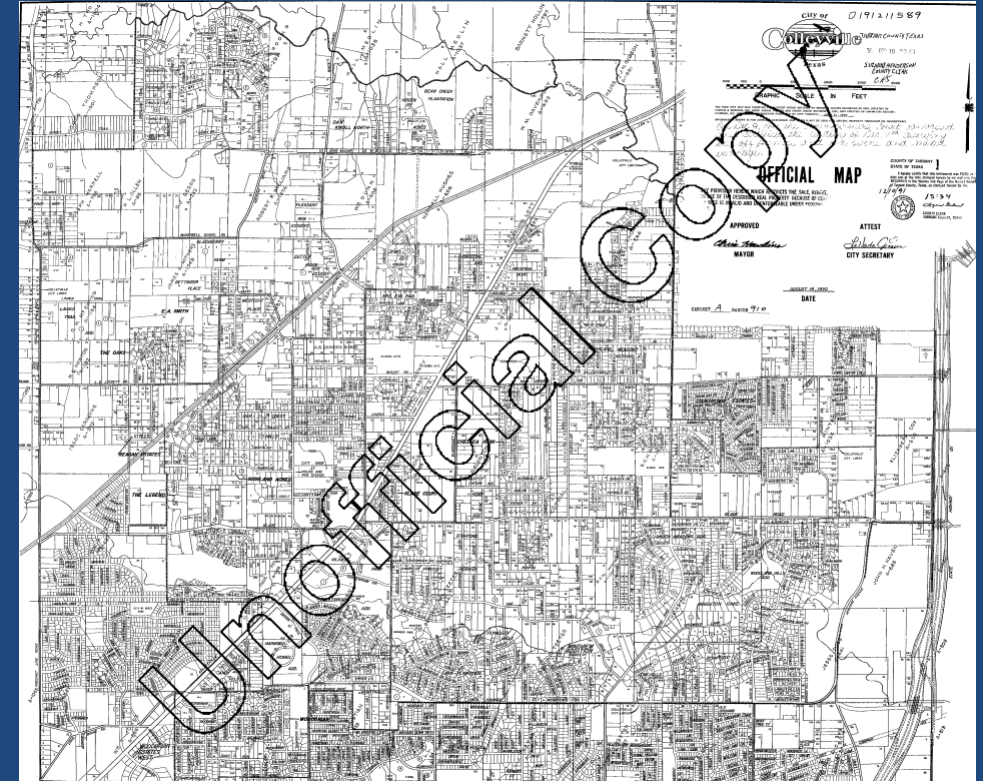




# 1991 CITY PLAT MAP



Subject site – consisted of four lots.



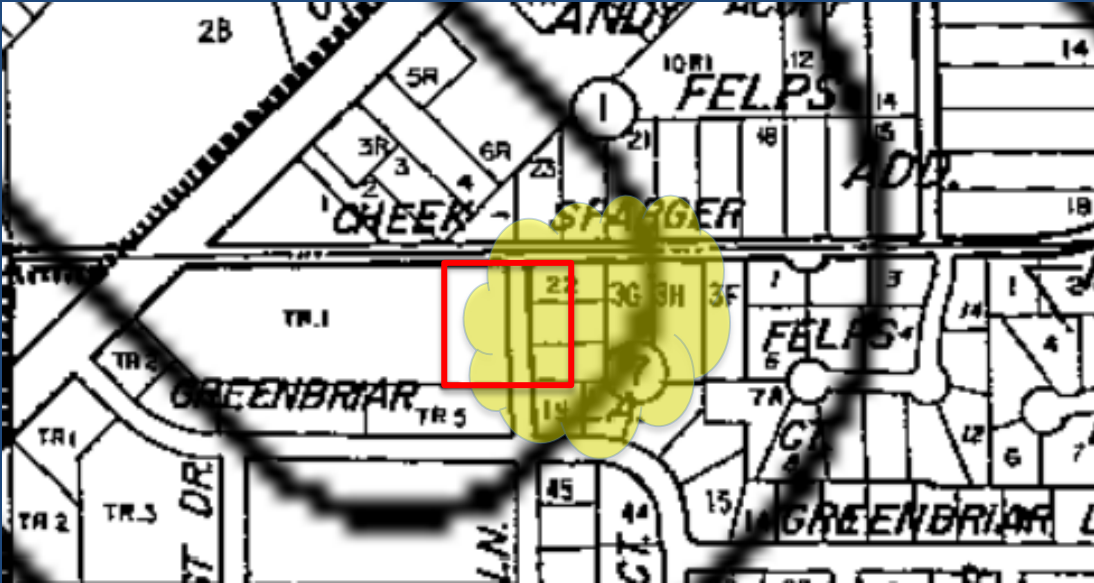
## PLAT

|                    |            |                  |                    |
|--------------------|------------|------------------|--------------------|
| Instrument Number: | D191211589 | Recorded Date:   | 12/10/1991 0:00 AM |
| Number of Pages:   | 1          | Book/Liber/Page: | OPR/A/910          |

## Parties

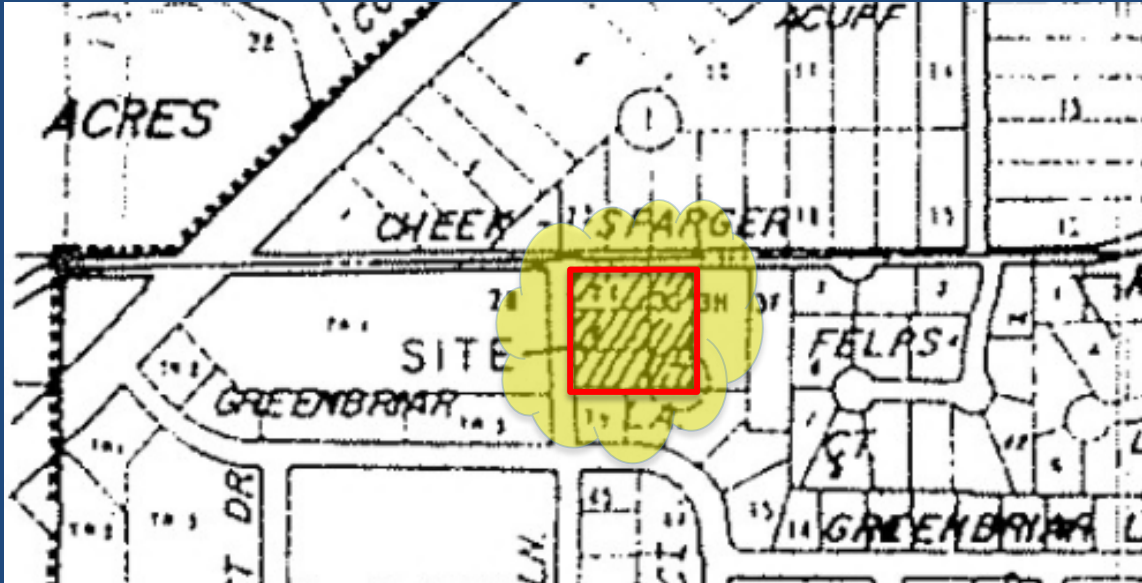
|                             |         |
|-----------------------------|---------|
| COLLEYVILLE CITY            | GRANTOR |
| OFFICIAL MAP OF COLLEYVILLE | GRANTOR |
| PUBLIC                      | GRANTEE |

# 1991 Officially Recorded City of Colleyville Map



Subject site consisted of four lots

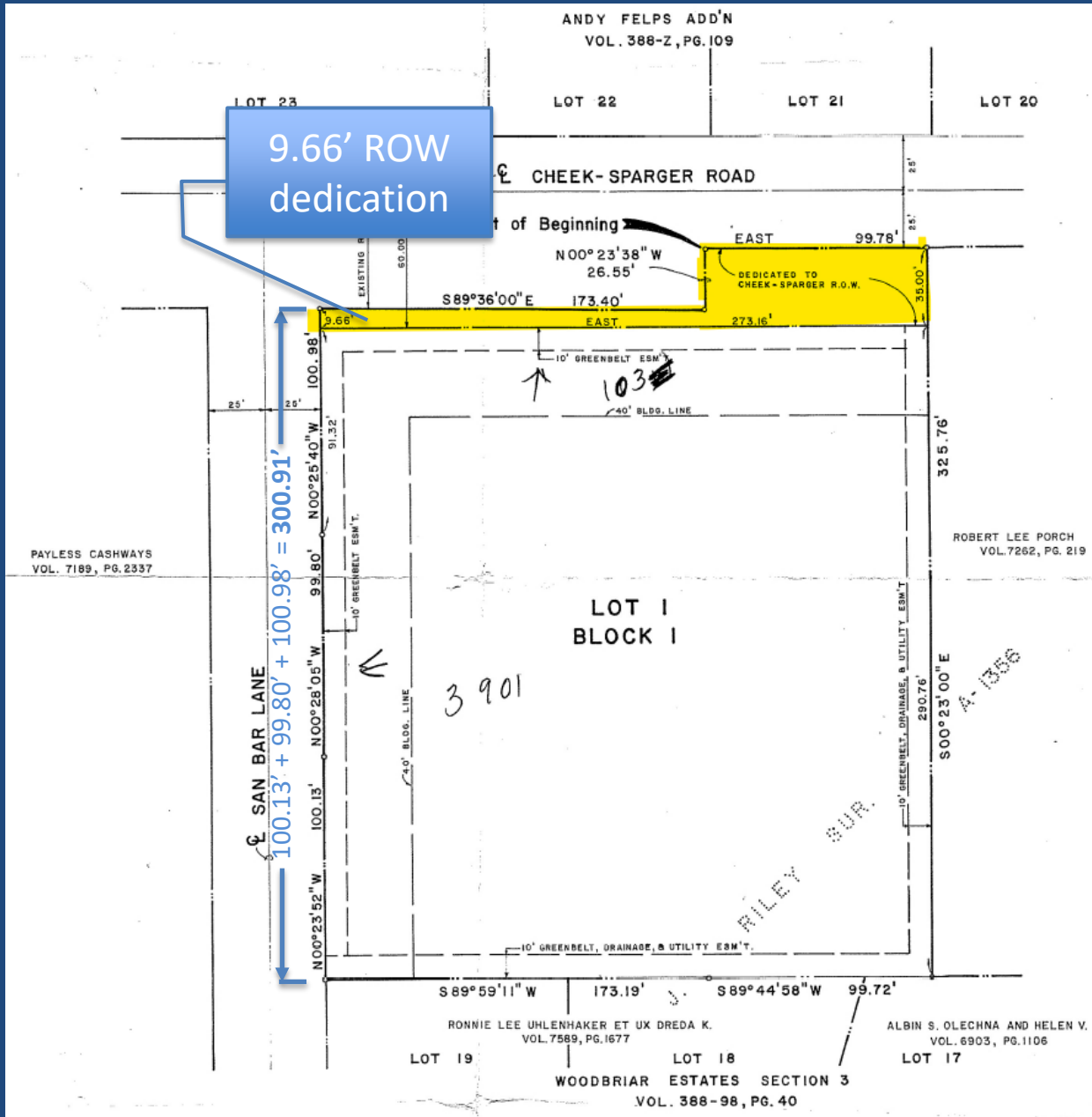
# 1993 – New plat “San Bar Square Addition, Lot 1, Block 1” was recorded



|                    |            |                  |                   |
|--------------------|------------|------------------|-------------------|
| Instrument Number: | D193178721 | Recorded Date:   | 8/20/1993 0:00 AM |
| Number of Pages:   | 3          | Book/Liber/Page: | OPR/11200/502     |



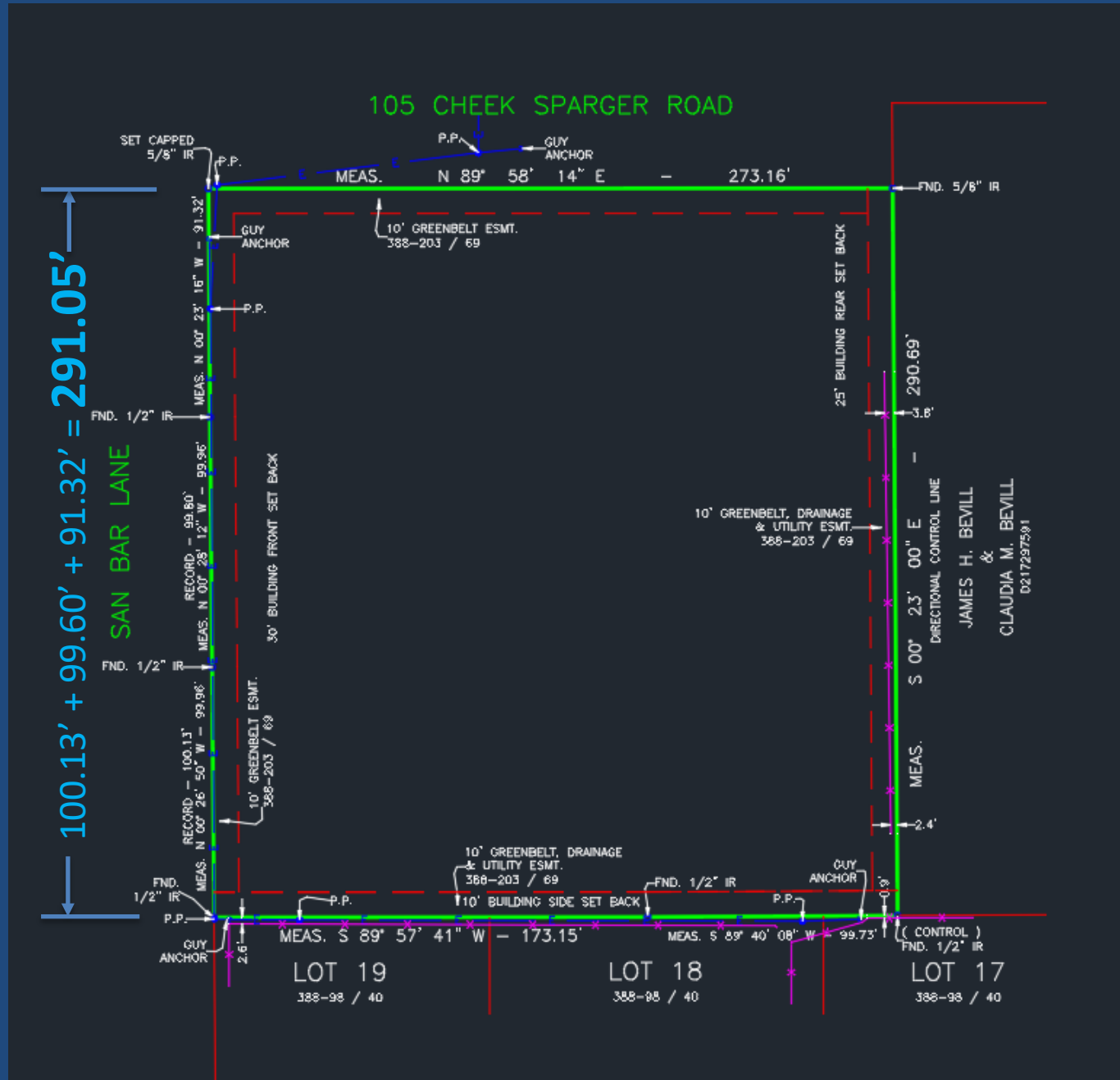
# 1993 Plat included ROW Dedication for Cheek-Sparger Road



- 9.66' was dedicated to City as ROW dedication with the plat, which changed the lot depth from 300.91' to 291.25'

Applicant requests Planning & Zoning Commission and City Council to take this into consideration for the requested R-20 lot width waiver.

# MOST RECENT SURVEY OF THE SUBJECT SITE (from the year 2022)

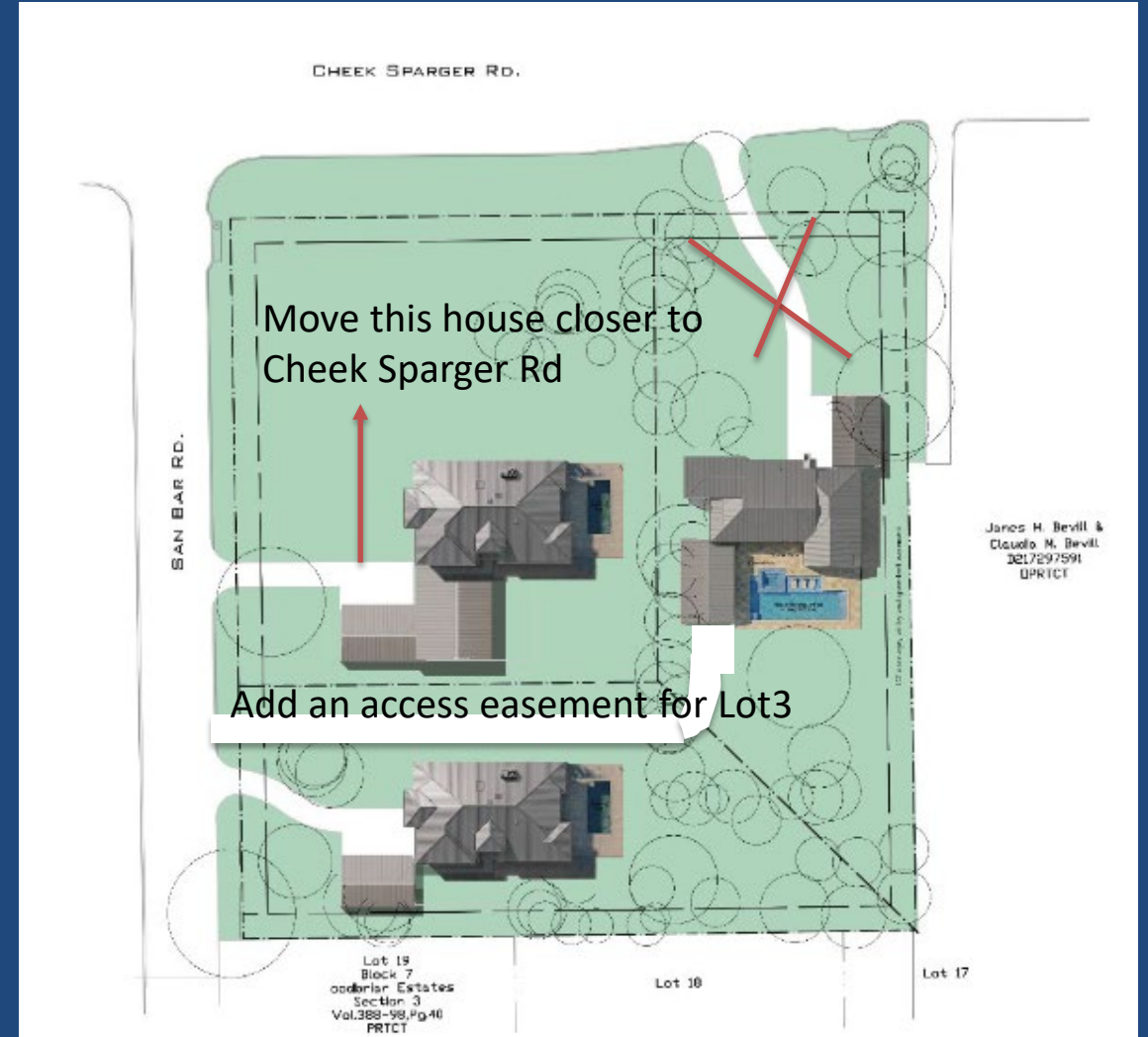




# OTHER LAYOUT OPTIONS (previously proposed that does not require lot width waiver)



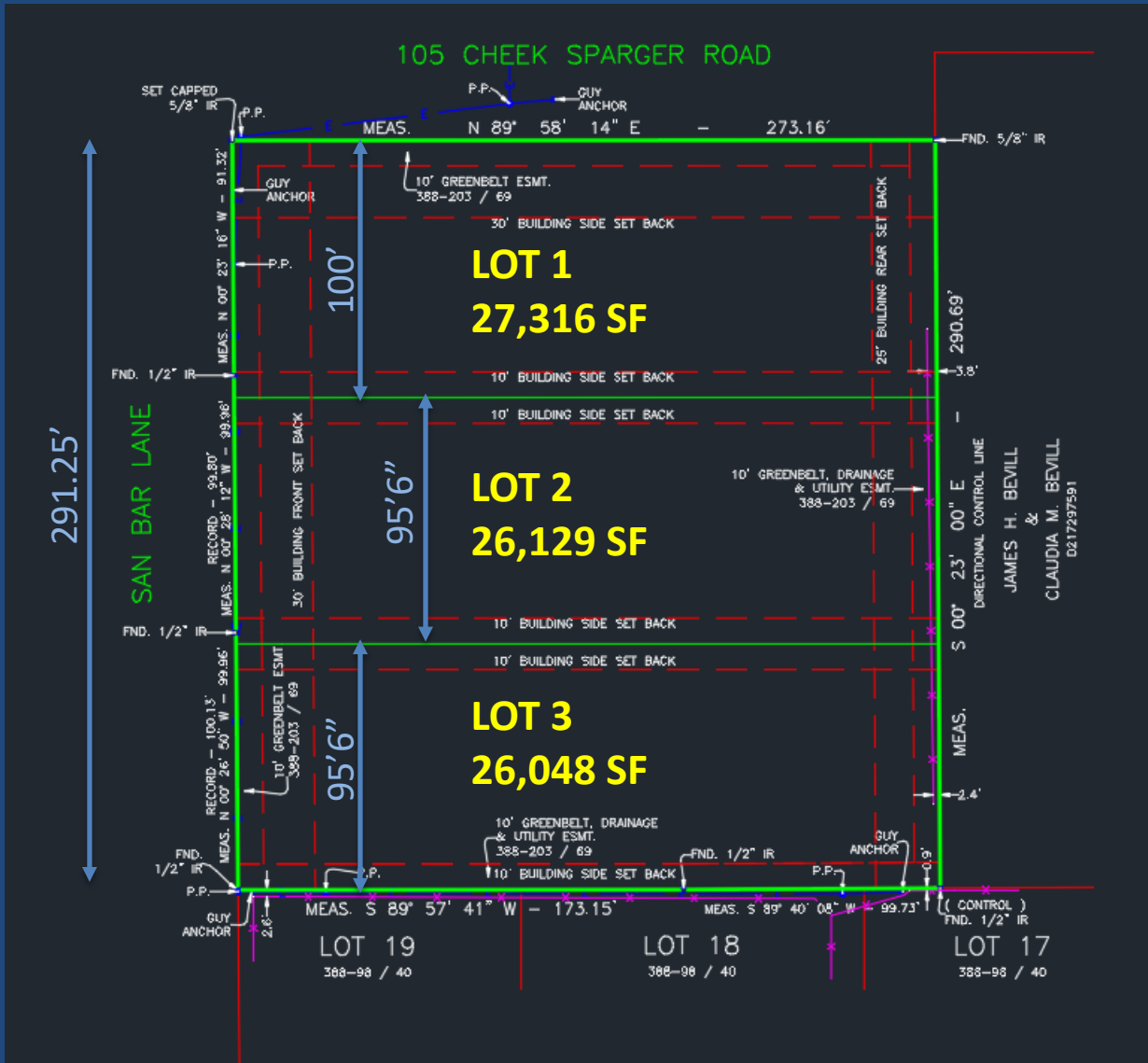
Staff did not recommend this layout because the city's codes do not allow new driveways on Cheek-Sparger Rd (a major thoroughfare)



Not preferred since the home on Lot 3 will be fronting Cheek Sparger and the driveway would be off San Bar Lane, even when it is not a corner lot... may be deceiving to their guests.

# PROPOSED SINGLE FAMILY RESIDENTIAL DEVELOPMENT

(LOT LINES added to the most recent survey from 2022)



**LOT 1 - 27,316 SF**

**100' wide X 273'-2" deep**

**LOT 2 - 26,129 SF**

**95'-6" wide\* X 273'-5" deep**

**LOT 3 - 26,048 SF**

**95'-6" wide\* X 272'-9" deep**

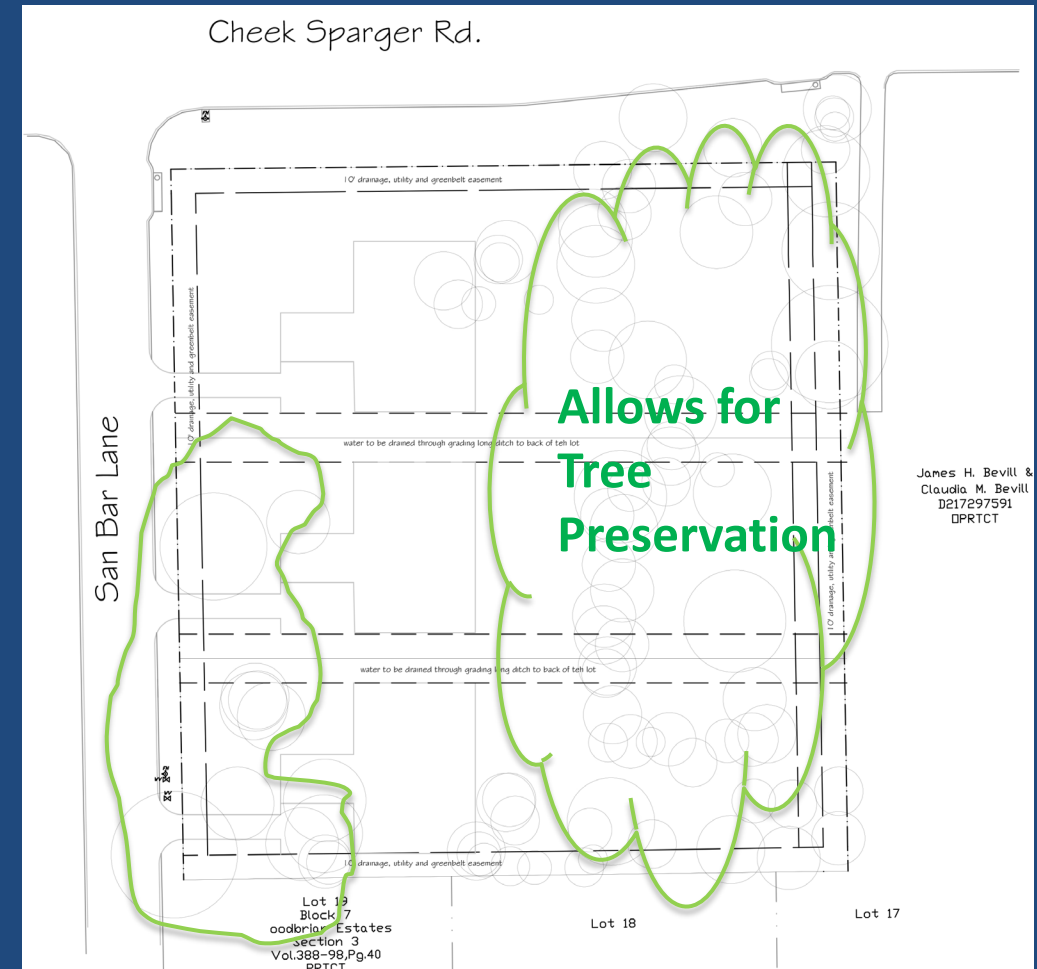
**\*A waiver will be requested with the replat for slightly reduced lot width for Lot 2 and Lot 3 lot width by 4'-6"**



# Aerial Map



# PROPOSED SINGLE FAMILY RESIDENTIAL DEVELOPMENT (ILLUSTRATION ONLY)









# **PROPOSED SINGLE FAMILY DEVELOPMENT**

## **(community benefits compared to commercial development )**

- ☐ Fits with surrounding context
- ☐ Maintained landscaped along San Bar & Cheek Sparger @ City entry point
- ☐ Large residential lot size ( 26,000 SF or ½ acre plus)
- ☐ Provides the City with property taxes, permit & impact for three high-end homes
- ☐ Keeps up the area's property values due to larger new custom homes in vicinity

### **COMPARED TO COMMERCIAL DEVELOPMENT:**

- More tree preservation
- Less storm water drain off
- Less traffic
- Less light pollution

# SUMMARY

- ❑ **Requesting straight zoning change from PUD-C to R-20**
- ❑ **Applicant will apply for plat with 3-lot layout once the rezoning is approved, seeking a lot width variance of 4'6" for only two lots.**

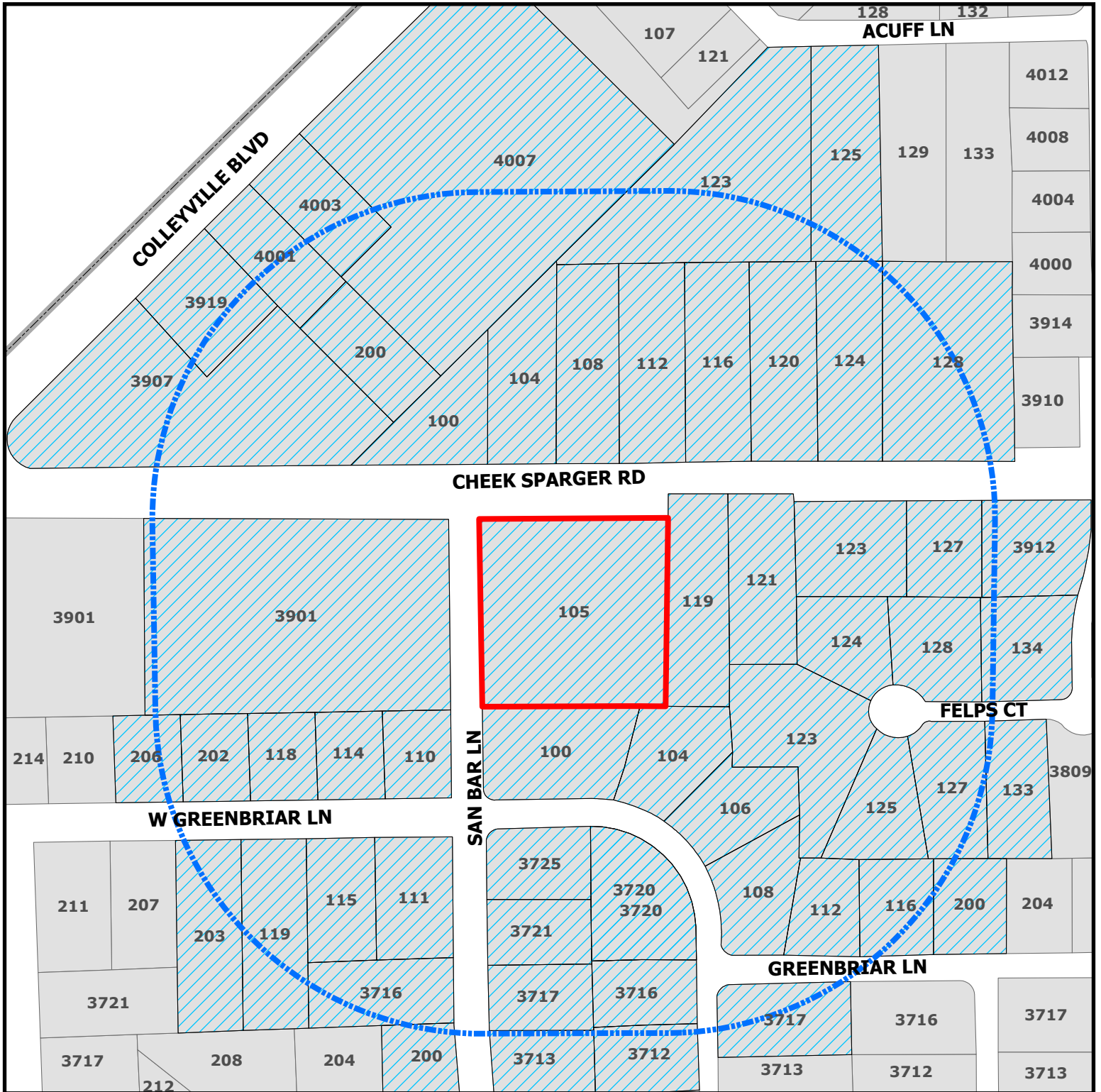
**Thank you!**



# Questions & Discussion

Thank you for your time, consideration, and dedication to our community.

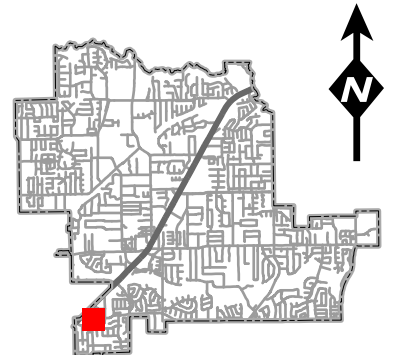
# Notification Map



## ZC26-022

105 Cheek-Sparger 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, 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 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.

**Zoning Case:** ZC26-022

**Applicant:** Yogesh Patil

**Location:** 105 Cheek-Sparger Road

**Property Description:** Lot 1, Block 1, San Bar Square Addition

**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:

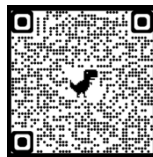
**Community Development Department**  
**City of Colleyville**  
**100 Main Street**  
**Colleyville, TX 76034**  
[Citizenletters@colleyville.com](mailto:Citizenletters@colleyville.com)

## NOTICE OF PUBLIC HEARING



If the property owners of 60% 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 1.93 ACRES, BEING LOT 1, BLOCK 1, SAN BAR SQUARE ADDITION, LOCATED AT 105 CHEEK-SPARGER ROAD, BY AUTHORIZING A REZONING FROM PUD-C PLANNED UNIT DEVELOPMENT – COMMERCIAL TO R-20 SINGLE-FAMILY RESIDENTIAL; 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 rezoning from PUD-C Planned Unit Development – Commercial to R-20 Single-Family Residential (Case ZC26-022); 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 rezoning from PUD-C Planned Unit Development – Commercial to R-20 Single-Family Residential on 1.93 acres, being Lot 1, Block 1, San Bar Square Addition, located at 105 Cheek-Sparger 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 Subject Property shall be zoned R-20 Single-Family Residential.

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 1<sup>st</sup> day of September 2026.

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

PASSED AND APPROVED BY A VOTE OF \_\_\_ AYES AND \_\_\_ NAYS ON THIS THE 15<sup>TH</sup> 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





# CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

---

**Agenda Number** 2c

**Agenda Date** 8/24/2026

**Type** Presentation and Discussion

**Department** Community Development

---

## **Title**

Presentation and discussion of a rezoning from RMF Multi-Family Residential to PUD-R Planned Unit Development - Residential on Tracts 1 & 2, Village Oaks Addition, located at 5019 Bransford Road, Case ZC26-023

## **Explanation**

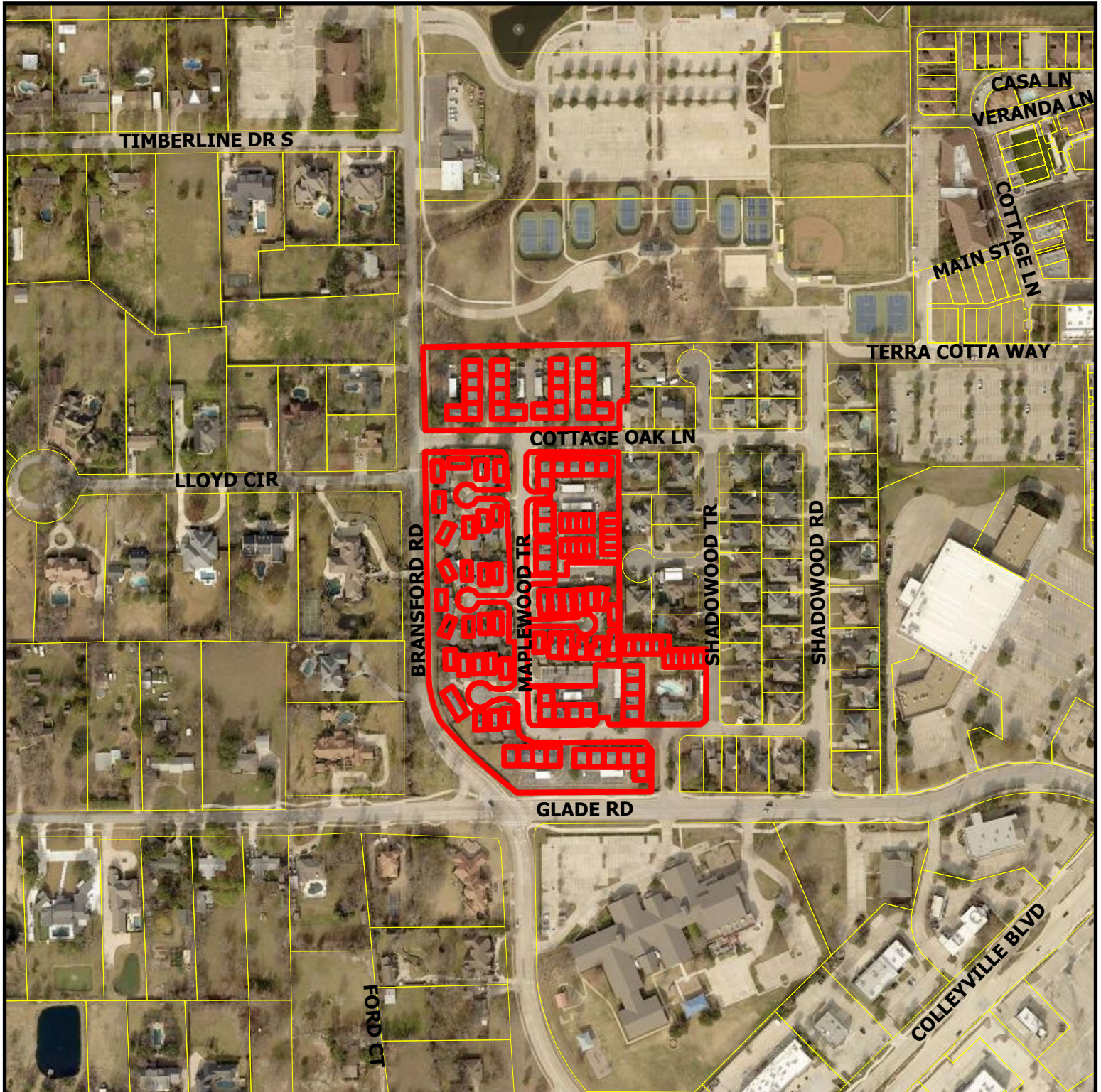
Shadowood Trails, the applicant, has submitted a request for a rezoning from RMF Multi-Family Residential to PUD-R Planned Unit Development - Residential on Tracts 1 & 2, Village Oaks Addition, being approximately 12.5 acres. The request is to remove the existing RMF Multi-Family Residential zoning to reflect existing site conditions.

## **Attachments**

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



# Aerial Map

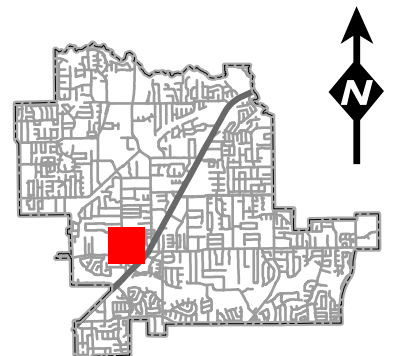


## ZC26-023

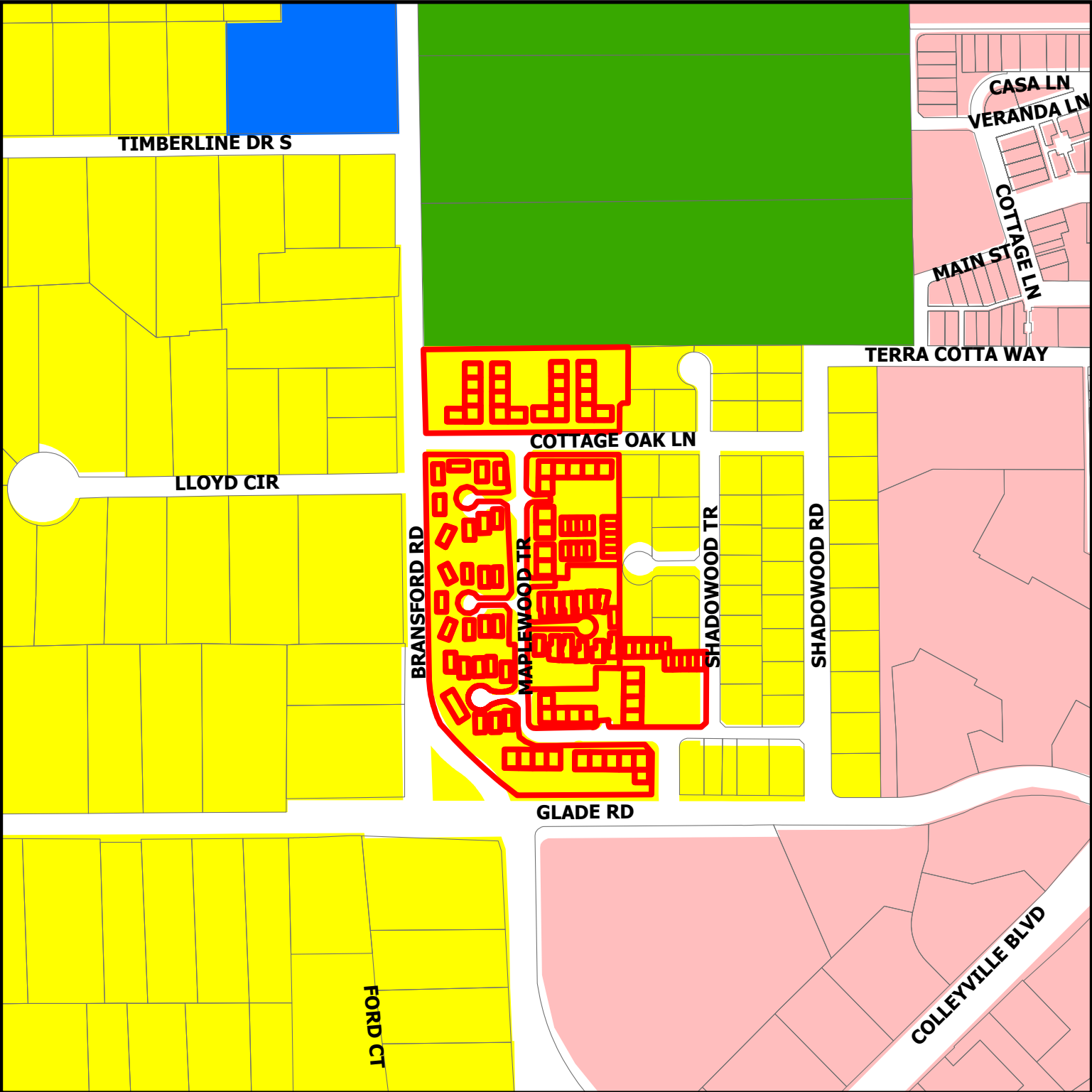
Shadowwood Trail

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 Subject Property



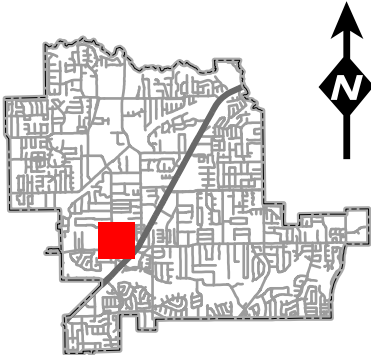
# Future Land Use Map



## ZC26-023

### Shadowood Trail

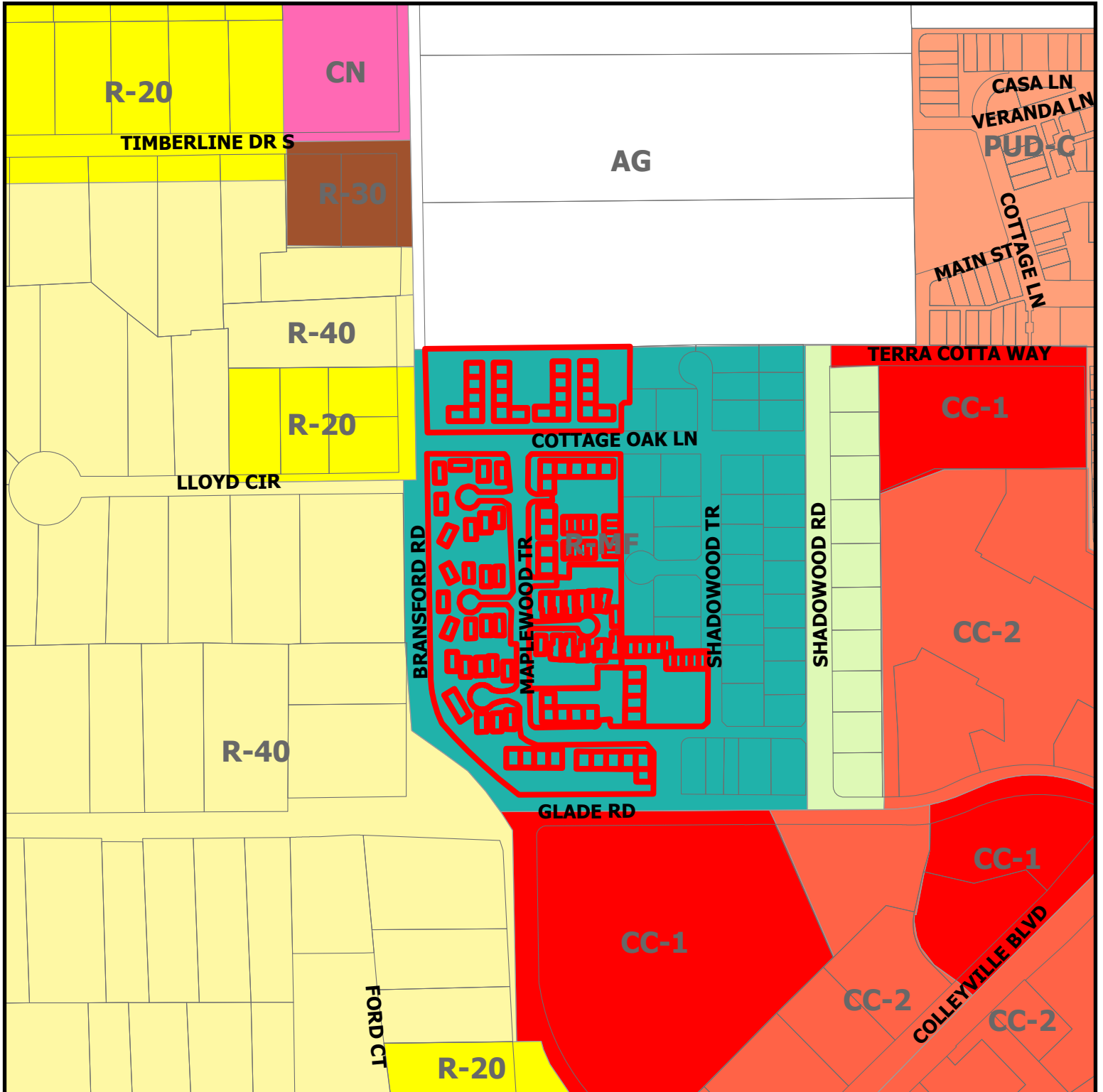
-  Residential
-  Institutional
-  Colleyville Blvd Corridor
-  Open Space; Parks
-  Subject Property



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# Zoning Map

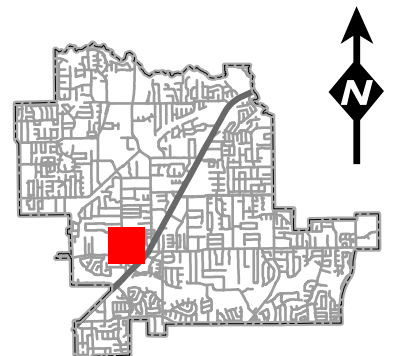


**ZC26-023**

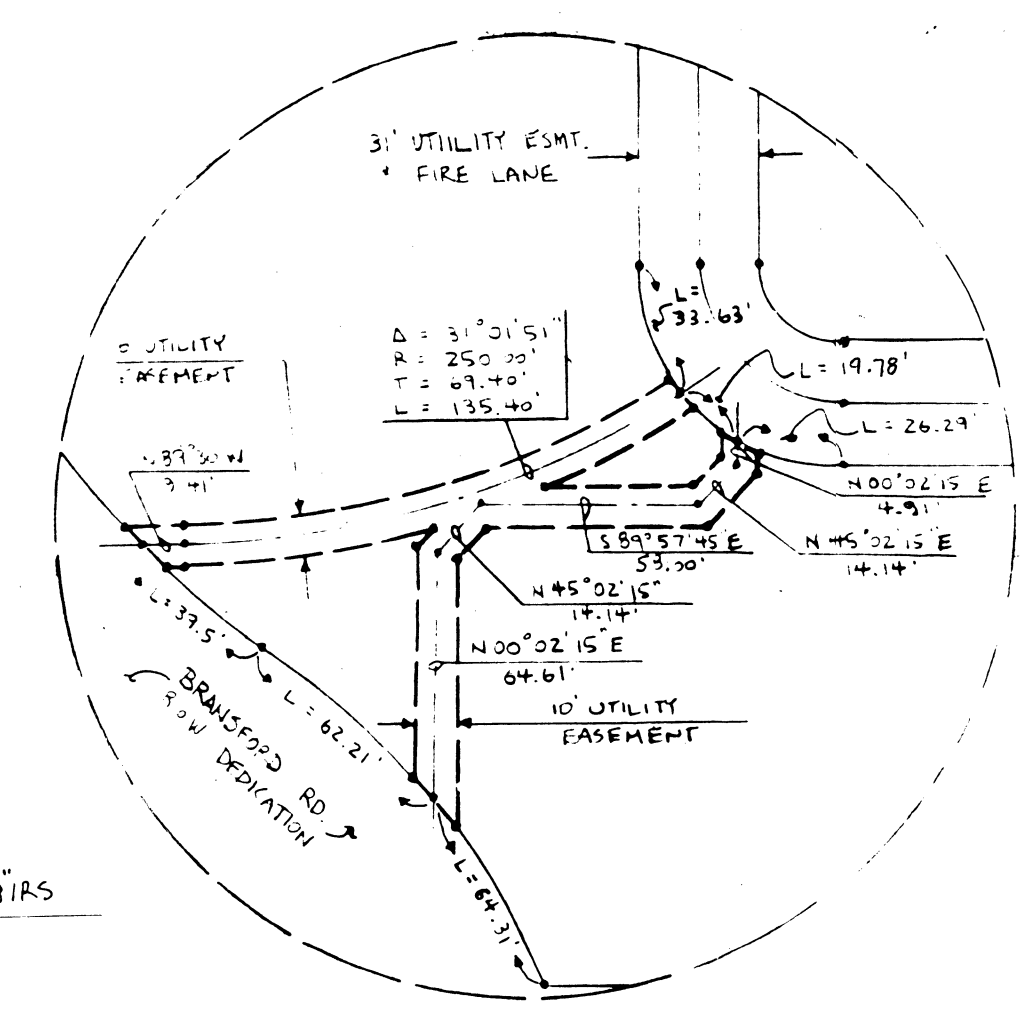
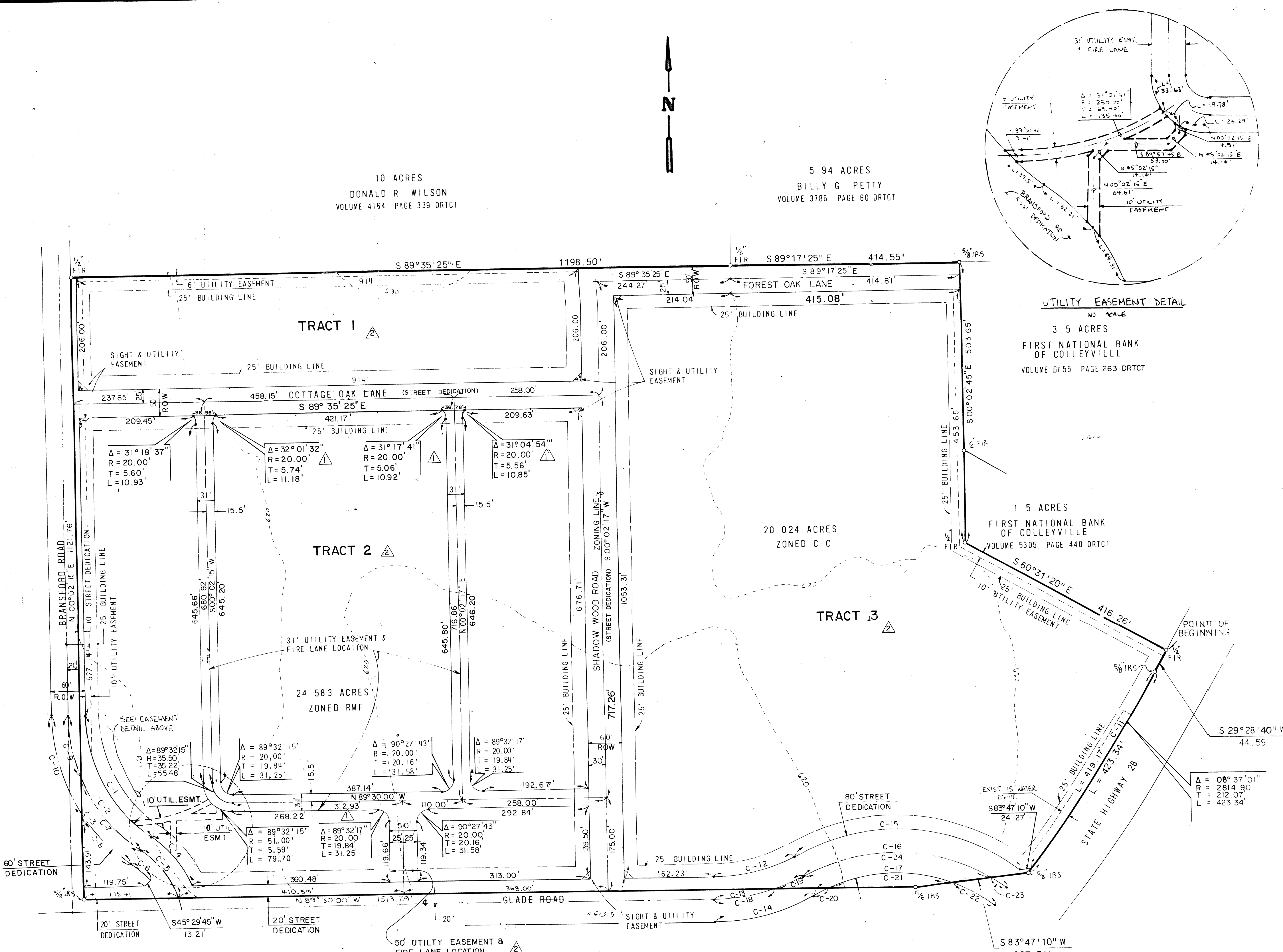
Shadowood Trail

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 Subject Property



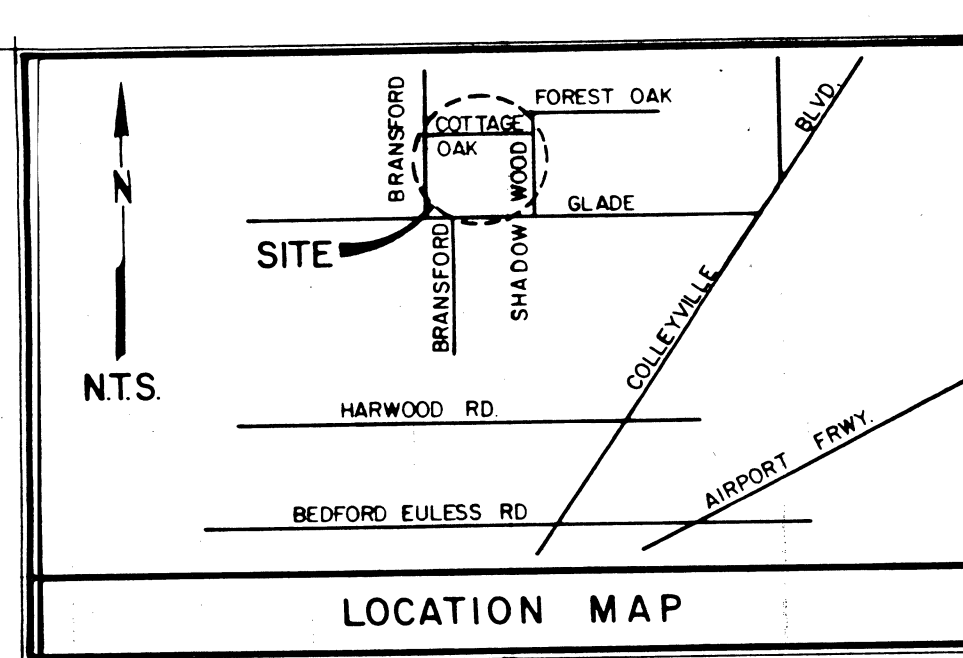




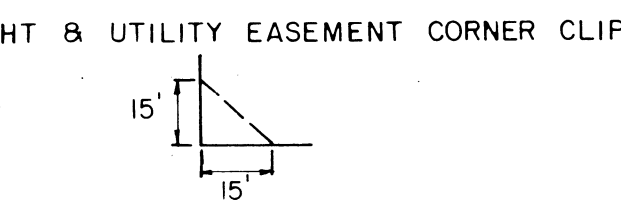
**CURVE DATA**

|      |             |          |         |         |
|------|-------------|----------|---------|---------|
| C-1  | 54° 58' 46" | 270.00'  | 140.49' | 259.09' |
| C-2  | 54° 58' 46" | 300.00'  | 156.10' | 287.87' |
| C-3  | 54° 58' 46" | 330.00'  | 171.71' | 316.66' |
| C-4  | 35° 21' 38" | 205.00'  | 65.35'  | 126.52' |
| C-5  | 38° 42' 28" | 175.00'  | 61.47'  | 118.23' |
| C-6  | 22° 05' 04" | 145.00'  | 28.30'  | 55.39'  |
| C-7  | 33° 58' 28" | 300.00'  | 91.55'  | 177.71' |
| C-8  | 23° 01' 36" | 330.00'  | 67.22'  | 132.62' |
| C-9  | 21° 02' 20" | 300.00'  | 55.71'  | 110.16' |
| C-10 | 31° 57' 10" | 330.00'  | 94.48'  | 184.04' |
| C-11 | 08° 31' 55" | 2814.90' | 209.97' | 419.17' |
| C-12 | 27° 27' 38" | 310.00'  | 75.74'  | 148.86' |
| C-13 | 27° 27' 38" | 350.00'  | 85.52'  | 167.75' |
| C-14 | 27° 27' 38" | 390.00'  | 95.29'  | 186.92' |
| C-15 | 63° 22' 42" | 390.00'  | 240.77' | 431.40' |
| C-16 | 63° 22' 42" | 350.00'  | 216.07' | 387.16' |
| C-17 | 63° 22' 42" | 310.00'  | 191.38' | 342.91' |
| C-18 | 19° 27' 47" | 350.00'  | 60.03'  | 118.89' |
| C-19 | 07° 59' 51" | 350.00'  | 24.47'  | 48.86'  |
| C-20 | 07° 59' 51" | 310.00'  | 19.96'  | 39.86'  |
| C-21 | 37° 02' 29" | 310.00'  | 103.85' | 200.41' |
| C-22 | 18° 58' 14" | 310.00'  | 51.79'  | 102.64' |
| C-23 | 06° 51' 02" | 350.00'  | 20.95'  | 41.85'  |
| C-24 | 56° 31' 40" | 350.00'  | 188.17' | 345.31' |

Return to  
City of Colleyville  
P.O. Box 185  
Colleyville, Texas 76034



- NOTES: (1) AN IRON ROD SET AT EACH CORNER UNLESS OTHERWISE SHOWN. C.I.R.S. = IRON ROD SET // F.I.R. = FOUND IRON ROD SET
- (2) THIS TRACT OF LAND NOT WITHIN THE 100 YEAR FLOOD BOUNDARY AS DESCRIBED BY THE CORPS OF ENGINEERS.
- (3) SIGHT & UTILITY EASEMENT CORNER CLIPS



**FIELD NOTE DESCRIPTION**

BEING A 44.607 acre tract of land out of the B.B.B. & C. R.R. Co. Survey, Abstract No. 206, Tarrant County, Texas, and being the same tract of land conveyed to Mayer Steel Company, - Pension Trust by deed filed in Volume 5498, PAGE 951, of the Deed Records of Tarrant County, Texas; said tract of land being more particularly described as follows:

BEGINNING at a 3" iron rod found in the northwesterly right-of-way line of State Highway No. 26 for the most southern corner of a 1.5 acre tract of land conveyed to the First National Bank of Colleyville by deed filed in Volume 5305, Page 440 of the Deed Records of Tarrant County, Texas;

THENCE along the northwesterly line of State Highway No. 26, South 29°28'40" West, a distance of 44.59 feet to a 3/4" iron rod set for the beginning of a curve to the right having a radius of 2814.90 feet;

THENCE along said curve through a central angle of 08°31'55" an arc distance of 423.34 feet to a 3/4" iron rod set in the northwesterly right-of-way line of West Glade Road;

THENCE along the northwesterly right-of-way line of West Glade Road, the following:

South 89°47'10" West, a distance of 207.34 feet to a 3/4" iron rod set for corner;

South 89°30'00" West, a distance of 1513.28 feet to a 3/4" iron rod set in the easterly line of Bransford Road;

THENCE along the easterly line of Bransford Road, North 00°02'45" East, a distance of 1121.76 feet to a 3/4" iron rod found for corner in the south line of a 10 acre tract of land conveyed to Donald R. Wilson, by deed filed in Volume 4154, PAGE 339 of the Deed Records of Tarrant County, Texas;

THENCE along the south line of the Wilson tract, South 89°35'25" East, a distance of 1198.50 feet to a 3/4" iron rod found for corner;

THENCE South 89°17'25" East, a distance of 414.55 feet to a 3/4" iron rod set for the northeast corner of a 3.5 acre tract of land conveyed to the First National Bank of Colleyville by deed filed in Volume 6155, Page 263, of the Deed Records of Tarrant County, Texas;

THENCE along the westerly line of the First National Bank tract, South 00°02'45" East, at 339.40 feet passing a 3" iron rod found for the common southwest and northeast corner of the aforementioned First National Bank 3.5 and 1.5 acre tracts, in all a distance of 503.65 feet to a 3" iron rod found for the southwest corner of the First National Bank 1.5 acre tract;

THENCE along the southeasterly line of the First National Bank 1.5 acre tract, South 60°31'20" East, a distance of 416.26 feet to the POINT OF BEGINNING;

Containing 44.607 acres of land, more or less, save and except that portion of the tract which lies in the roadway across the southwest corner of the tract.

**SURVEYOR'S CERTIFICATE**

STATE OF TEXAS }  
COUNTY OF DALLAS }

KNOW ALL MEN BY THESE PRESENTS:

THAT I, William J. Winkelmenn, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Colleyville, Texas.

W. J. Winkelmenn  
Registered Surveyor, No. 2488

Date: 6-20-84

STATE OF TEXAS }  
COUNTY OF DALLAS }

REPORT ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared W. J. Winkelmenn, 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 considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 20th day of June, 1984.

W. J. Winkelmenn  
Notary Public in and for Dallas County, Texas.

APPROVED BY CITY OF COLLEYVILLE

Robert E. Neely  
Mayor

June 25, 1984

City Secretary

PAWA-Winkelmenn & Associates, Inc.

13355 NOEL RD. SUITE 685 DALLAS, TX 75240

ATTN: JEFF RODEN

VILLAGE OAKS ADDITION COLLEYVILLE, TEXAS

OWNER: RODEN PROPERTIES, INC.

13355 NOEL RD. SUITE 685 DALLAS, TX 75240

ATTN: JEFF RODEN

CORRECTED FINAL PLAT

PREVIOUSLY FILED VOL. 388-144 Pg. 52 & 53 B-26-81

Scale: 1" = 100' Date: 3-83

Designed by: Jim Kurtz

Drawn by: Don Woody

Checked by: W. J. Winkelmenn

Approved by: [Signature]

Project No: 047-001-83-211

SHEET 2 OF 21

Revised Vol. 388-17479-80

6/20/84 MISCELLANEOUS WJW WJW Add

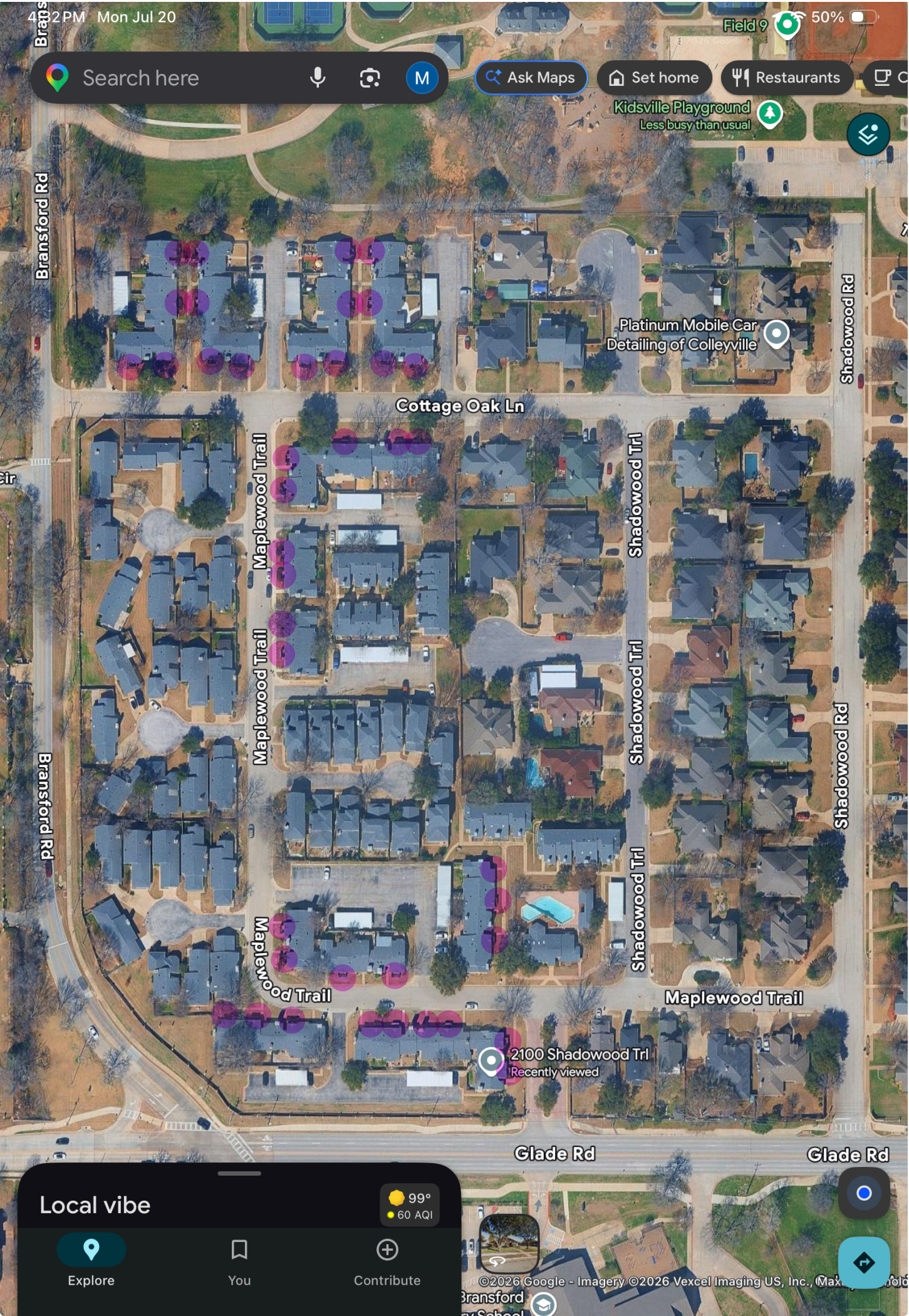
6/18/84 FIRE LANE Revisions

No. Date

NOTARY PUBLIC STATE OF TEXAS

W. J. Winkelmenn 2488







5:04 PM Mon Jul 20

45%

G November 2024



2299 Maplewood Trail

1 year ago · [See more dates](#) >







# **CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING**

---

**Agenda Number** 2d

**Agenda Date** 8/24/2026

**Type** Presentation and Discussion

**Department** Community Development

---

## **Title**

Presentation and discussion of a rezoning from ML Light Manufacturing to CC-3 Highway Commercial on Lot 2, Block 1, Chandler Addition, located at 1721 John McCain Road, Case ZC26-024

## **Explanation**

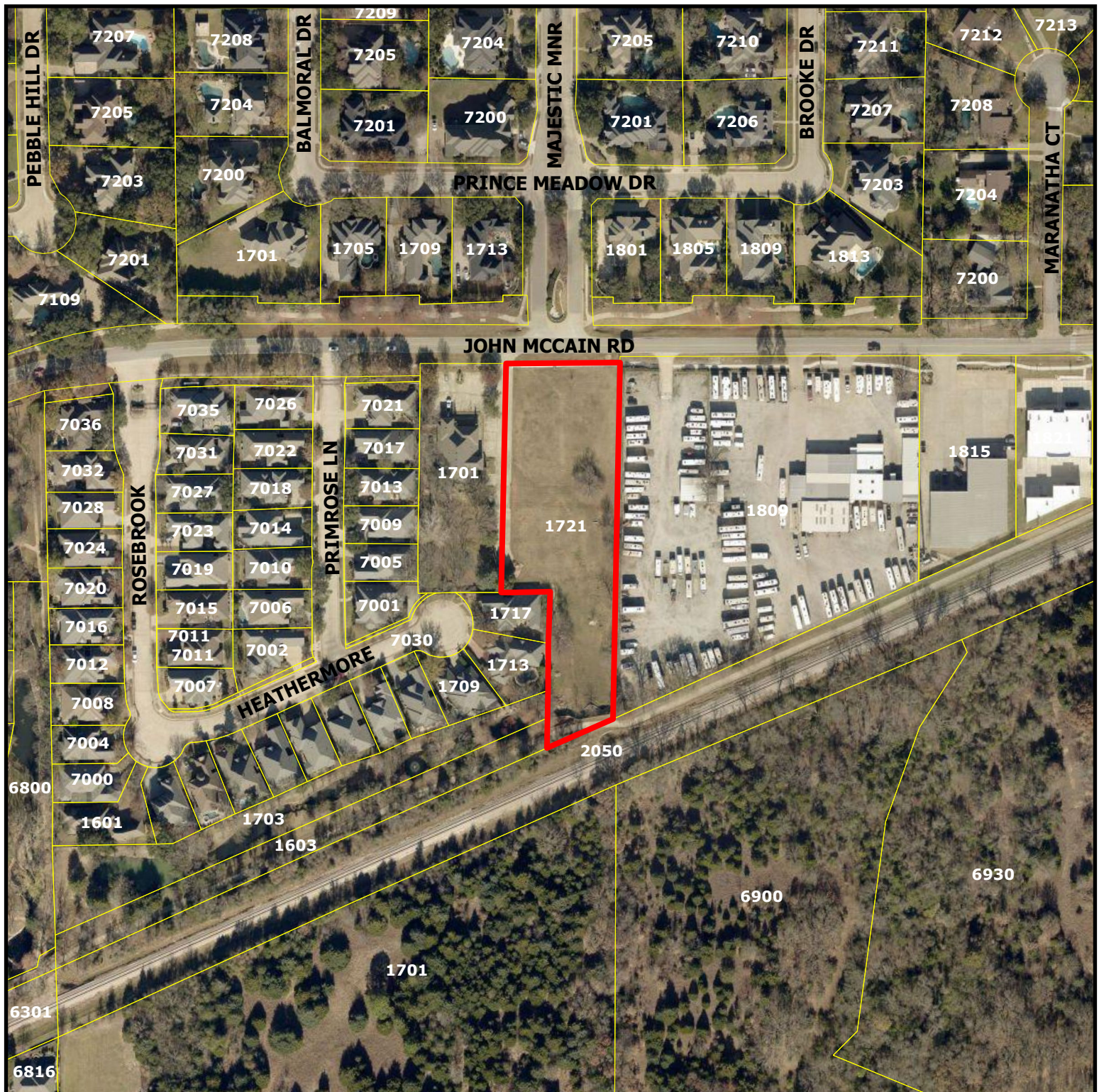
Mike Masters, the applicant, has submitted a request for a rezoning from ML Light Manufacturing to CC-3 Highway Commercial on Lot 2, Block 1, Chandler Addition, being approximately 1.8 acres. The request is to remove the ML Light Manufacturing zoning designation.

## **Attachments**

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



## Aerial Map



# ZC26-024

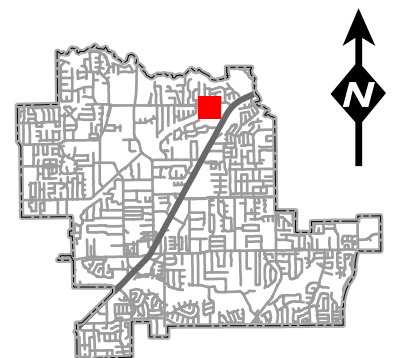
**1721 John McCain Road**

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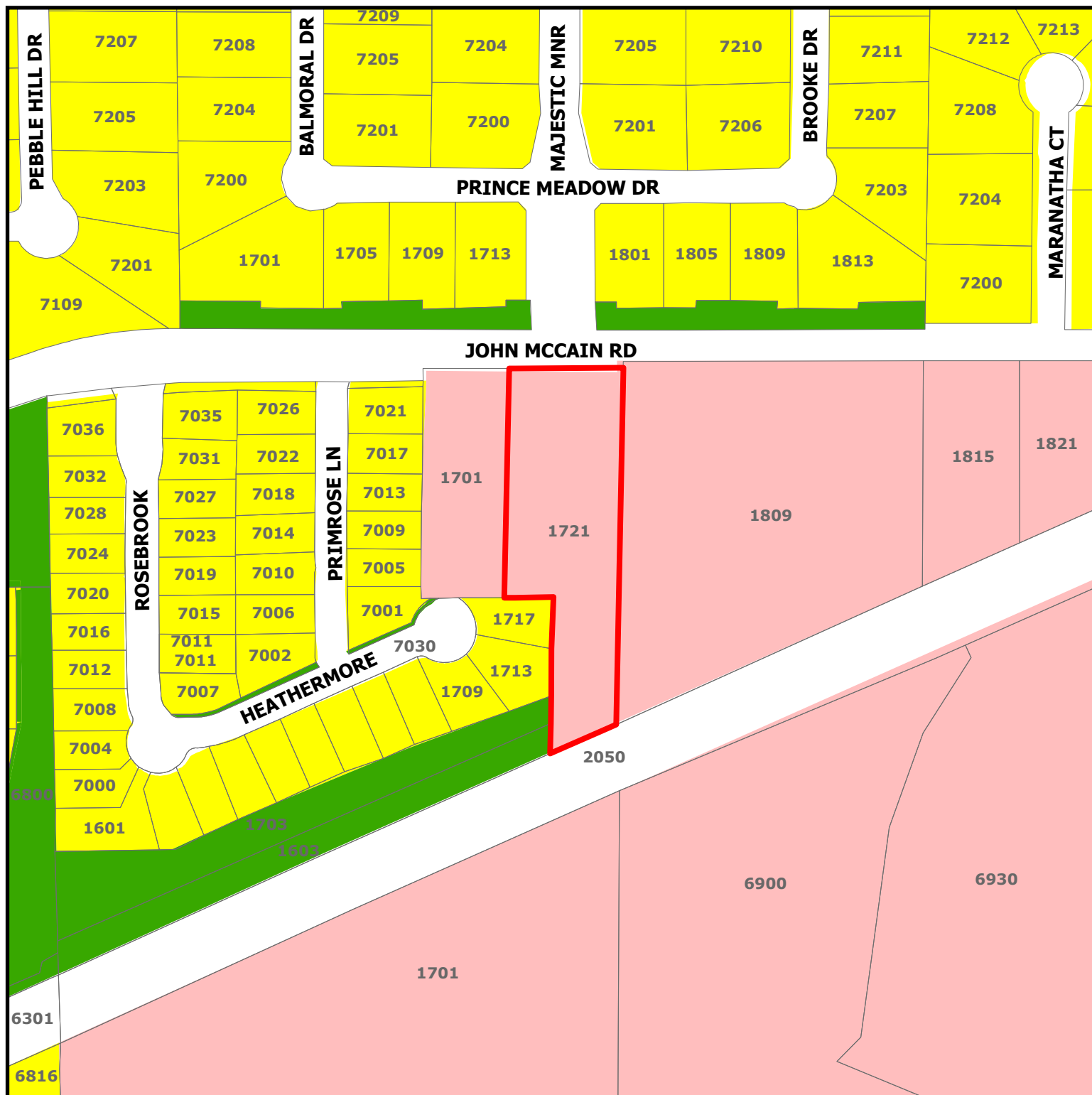


Subject Property





# Future Land Use Map

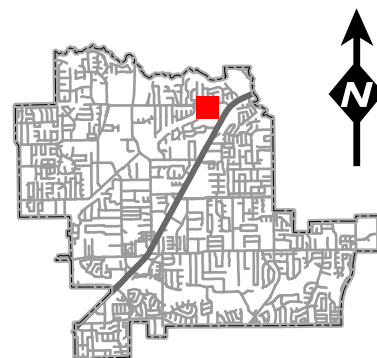


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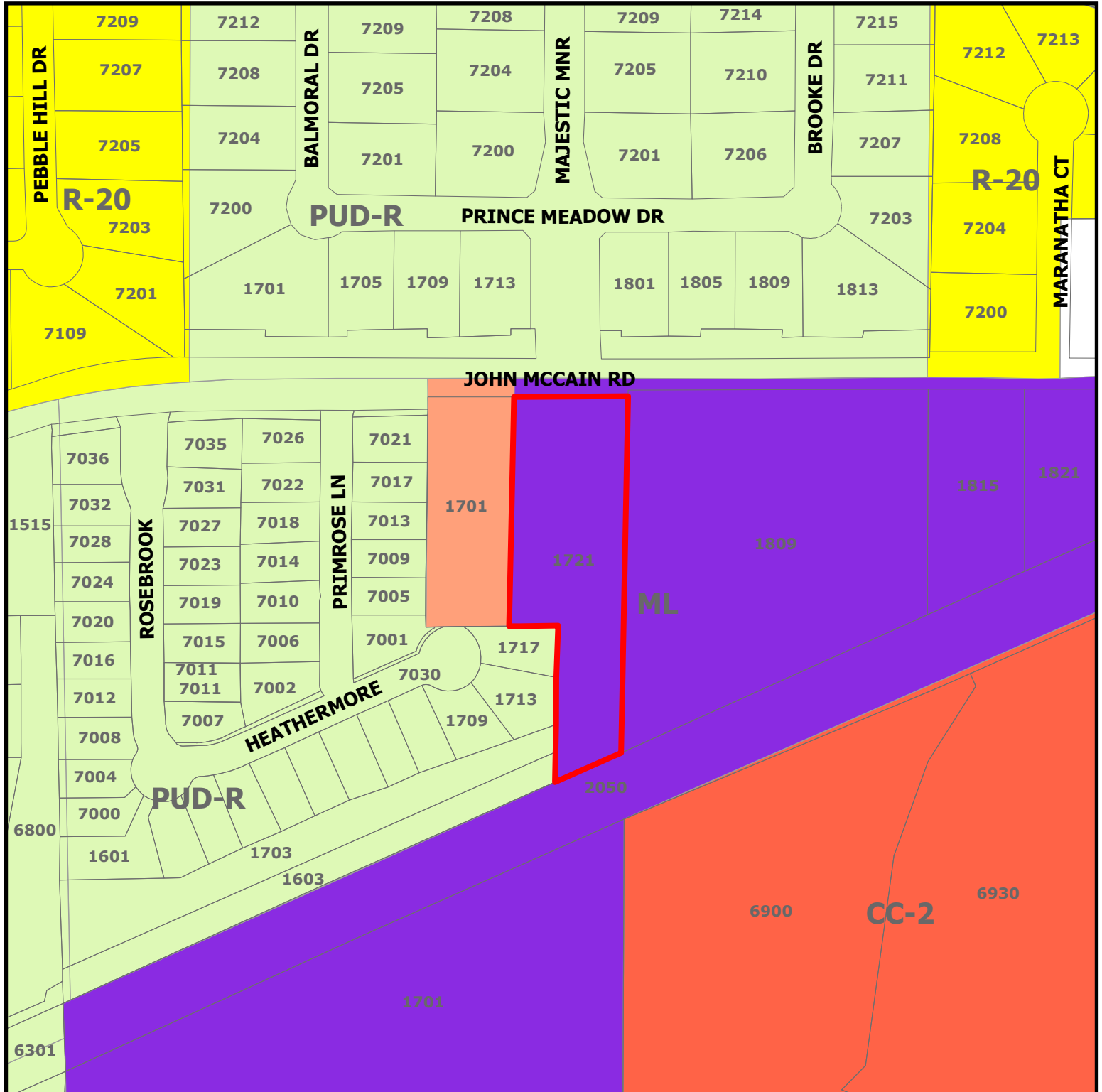
# ZC26-024

**1721 John McCain Road**

-  Residential  
 Colleyville Blvd Corridor  
 Open Space; Parks  
 Subject Property



# Zoning Map

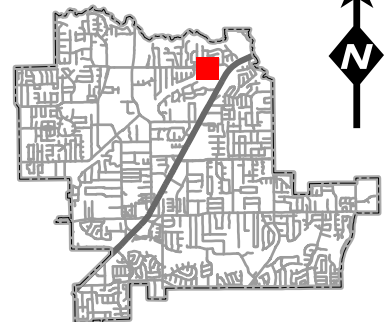


## ZC26-024

1721 John McCain Road



Subject Property



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# M and W Real Estate Development LLC

175 E. Continental Blvd

Southlake TX 76092

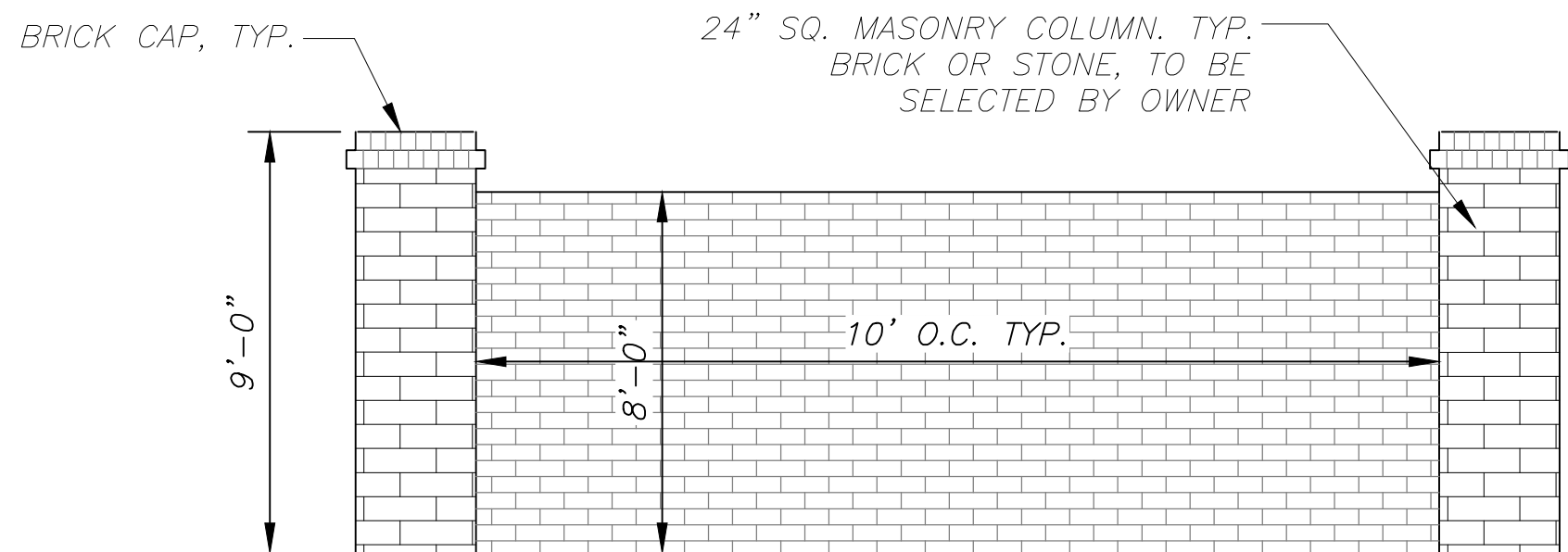
817-988-1430

August 12, 2026

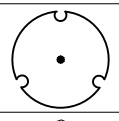
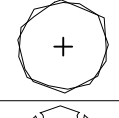
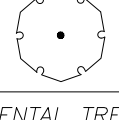
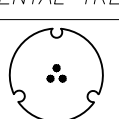
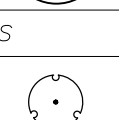
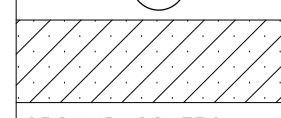
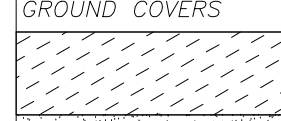
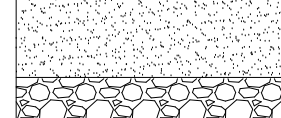
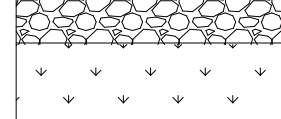
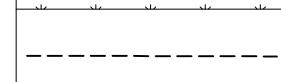
We are the current owners of the property at 1721 John McCain Road, Colleyville Technical Center, which includes 1725 John McCain, 1729 John McCain and 1733 John McCain. The property was purchased and developed under the existing zoning of ML and during the leasing process we have had more potential tenants who are interested in office space and some retail uses that more closely align with Zoning category CC3. We also believe that the neighbors who we have consistently tried to appease and be cooperative with would be more appreciative of the CC3 zoning than the ML zoning. For these reasons we are requesting a zoning change.

Mike Masters

T:\24-0143 - 1721 McCain - Colleyville\Design\LS 1.0 Landscape Plan.dwg Dec 16, 2024 - 2:00PM tempu



8' MASONRY SCREEN WALL DETAIL

| PLANT SCHEDULE                                                                        |      |     |                                                                                                |           |                  |             |                |
|---------------------------------------------------------------------------------------|------|-----|------------------------------------------------------------------------------------------------|-----------|------------------|-------------|----------------|
| LARGE TREES                                                                           | CODE | QTY | COMMON / BOTANICAL NAME                                                                        | CAL.      | CONTAINER        | HEIGHT      | SPREAD         |
|  | CO   | 7   | LIVE OAK<br>QUERCUS VIRGINIANA<br>NURSERY GROWN                                                | 3" CAL.   | B&B OR CONTAINER | 11'-12' HT. | MIN. 8' SPREAD |
|  | SO   | 9   | CHINESE PISTACHE<br>PISTACIA CHINENSIS<br>NURSERY GROWN                                        | 3" CAL.   | B&B OR CONTAINER | 11'-12' HT. | MIN. 8' SPREAD |
|  | CE   | 5   | CEDAR ELM<br>ULMUS CRASSIFOLIA<br>NURSERY GROWN                                                | 3" CAL.   | B&B OR CONTAINER | 11'-12' HT. | MIN. 8' SPREAD |
| ORNAMENTAL TREES                                                                      | CODE |     | COMMON / BOTANICAL NAME                                                                        | CAL.      | CONTAINER        | HEIGHT      | SPREAD         |
|  | CT   | 8   | CHASTE TREE - VITEX<br>VITEX AGNUS-CASTUS<br>MULTI-TRUNK (Pollinator Plant)                    | 3" CAL.   | B&B OR CONTAINER | 8'-9' HT.   | MIN. 6' SPREAD |
| SHRUBS                                                                                | CODE |     | COMMON / BOTANICAL NAME                                                                        | CONTAINER |                  |             |                |
|  | NR   | 28  | NELLIE R. STEVENS HOLLY<br>ILEX X NELLIE R. STEVENS                                            | 5-7 GAL   |                  | 3' MIN.     | 3' MIN.        |
|   | SA   | 60+ | SHRUB BED PLANTING AREA                                                                        | 3 GAL.    |                  | 18"-24" HT  | 18"-24" SPREAD |
| GROUND COVERS                                                                         | CODE |     | COMMON / BOTANICAL NAME                                                                        | CONTAINER |                  |             |                |
|   | SL   |     | SYN-LAWN PET TURF WITH ANTI-MICROBIAL INFILL                                                   |           |                  |             |                |
|   | RR   |     | 4"-6" ARIZONA COBBLE LARGE - 4" DEPTH MINIMUM<br>WHIZ-G-STONE - 817.429.0822 OR APPROVED EQUAL |           |                  |             |                |
|   | CD   |     | COMMON BERMUDA GRASS - SOLID SOD OR<br>HYDRO-MULCH<br>CYNODON DACTYLON                         |           |                  |             |                |
|   | SE   |     | 1/8" THICK STEEL EDGING - BLACK IN COLOR                                                       |           |                  |             |                |

CITY OF COLLEYVILLE - LANDSCAPE REQUIREMENTS

|                                             | DATA OR REQUIREMENT                                                                             | REQUIRED                                                                                  | PROVIDED                         |
|---------------------------------------------|-------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|----------------------------------|
| PROPOSED USE                                | OFFICE PARK                                                                                     |                                                                                           |                                  |
| CURRENT ZONING                              | ML - LIGHT MANUFACTURING                                                                        |                                                                                           |                                  |
| SITE AREA                                   | 1.87 ACRES (81,471 SF)                                                                          |                                                                                           |                                  |
| BUILDING                                    | (4) BUILDING @ 14,302 SF GROSS                                                                  |                                                                                           |                                  |
| TOTAL LANDSCAPE AREA                        | 20% OF THE TOTAL LAND AREA                                                                      | 81,471SF x 20% = 16,294 SF                                                                | 33,645 SF (41%)                  |
| FRONT YARD AREA                             | 50% OF REQUIRED AREA IN FRONT YARD                                                              | 16,294 SF X 50% = 8,147 SF                                                                | 8,361 SF (51%)                   |
| STREET YARD SHRUBS                          | (1) 18" SHRUB PER 5 LF OF STREET FRONTAGE                                                       | 175' LF / 5 = 35 SHRUBS                                                                   | 50+ SHRUBS                       |
| STREET YARD TREES                           | (1) STREET TREE PER 40 LF OF STREET FRONTAGE                                                    | 175 LF / 40 = 4 TREES                                                                     | 5 TREES                          |
| PARKING LOT LANDSCAPE                       | (1) 140SF LANDSCAPE ISLAND PER 18 PARKING SPACES OR (1) TREE WITHIN 90 LF OF EACH PARKING SPACE | 55 PARKING SPACES / 18 = 3 ISLANDS OR EACH PARKING STALL LOCATED WITHIN 90 FEET OF A TREE | 12 LS ISLANDS                    |
| RESIDENTIAL SCREENING - SOUTH PROPERTY LINE | 20' WIDE GREEN BELT WITH A LIVE SCREENING OF EVERGREEN SHRUBS PLANTED 6' O.C.                   | 20' WIDE GREEN BELT WITH A LIVE SCREENING OF EVERGREEN SHRUBS PLANTED 6' O.C.             | 20' BUFFER + 30 EVERGREEN SHRUBS |



GRAPHIC SCALE



(IN FEET)  
1 inch = 30 ft.

DEVELOPER

MICHAEL MASTERS  
PHONE: 817.988.1430  
EMAIL: MIKEMFLOORS@AOL.COM

CASE#  
SP-000144-2024

SUP LANDSCAPE PLAN

OFFICE PARK  
1721 JOHN MCCAIN ROAD  
COLLEYVILLE, TEXAS



TEMPUS LAND SOLUTIONS, LLC  
DFW AND GREATER TEXAS  
817.223.8489  
michael@tempus-ls.com

SHEET NO.

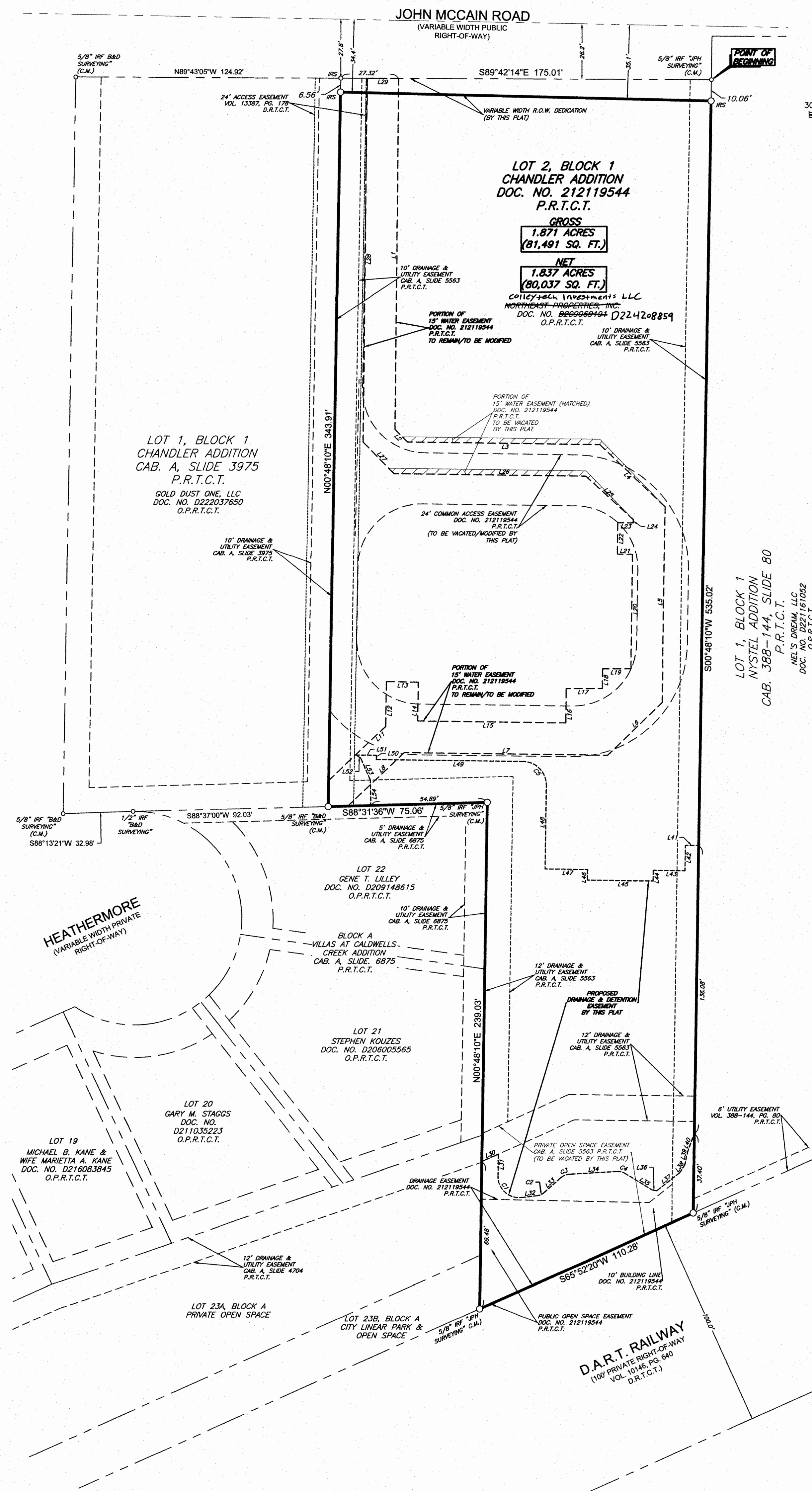
LS - 1.1

No. Revision Description

Date

PROJECT NO: 24-0143





## LEGEND OF ABBREVIATIONS:

- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
- ROW RIGHT OF WAY
- IRS 5/8-INCH CAPPED REBAR STAMPED "FLANAGAN 6443" SET
- IRF IRON ROD FOUND
- C.M. CONTROLLING MONUMENT

## SURVEYOR'S NOTES:

- BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983 (NAD 83) (US FOOT) WITH NO COMBINED SCALE FACTOR.
- SQUARE FOOTAGE TOTALS SHOWN HEREON OR REFERENCED HEREIN ARE BASED ON MATHEMATICAL CLOSURES, AND DO NOT NECESSARILY REPRESENT THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTS.
- MONUMENTS ARE FOUND UNLESS SPECIFICALLY DESIGNATED AS SET.
- THE PURPOSE OF THIS PLAT IS TO VACATE AND DEDICATE EASEMENTS.

## FLOOD STATEMENT:

ACCORDING TO MAP NO. 484390095K, COMMUNITY NO. 480590, LOCATED IN TARRANT COUNTY, TEXAS, REVISED DECEMBER 22, 2016 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY IS WITHIN FLOOD ZONE "X", WHICH IS NOT A SPECIAL FLOOD HAZARD AREA.

IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

## STAFF APPROVAL AUTHORITY:

THIS AMENDING OR MINOR PLAT IS APPROVED IN ACCORDANCE WITH SECTION 212.0065 OF THE TEXAS LOCAL GOVERNMENT CODE AND THE CITY OF COLLEYVILLE SUBDIVISION REGULATIONS

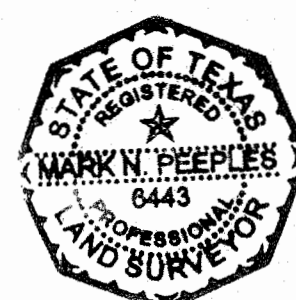
July 1, 2025  
DATE

COMMUNITY DEVELOPMENT DIRECTOR

## SURVEYOR'S CERTIFICATE:

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT, AND TO THE BEST OF MY KNOWLEDGE, THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS OF WAY THAT I HAVE BEEN ADVISED OF EXCEPT AS SHOWN HEREON.

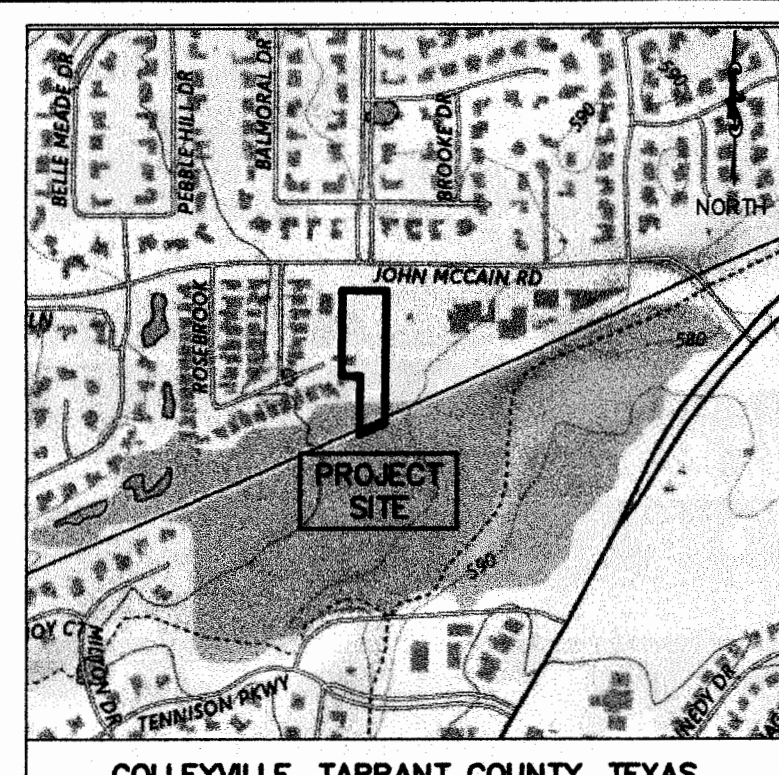
MARK N. PEEPLES  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6443  
STATE OF TEXAS



NORTH

GRAPHIC SCALE: 1" = 30'

30 0 30 60 90 FEET



COLLEYVILLE, TARRANT COUNTY, TEXAS  
VICINITY MAP  
NOT TO SCALE

## Colleytech Investments LLC

WHEREAS, NORTHEAST PROPERTIES, INC. ARE THE OWNERS OF A TRACT OF LAND SITUATED IN THE A.J. LOTT SURVEY, ABSTRACT NO. 963, TARRANT COUNTY, TEXAS, AND BEING ALL OF A 1.871 ACRE TRACT CONVEYED TO THEM BY DOCUMENT NUMBER D209069191, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, AND BEING ALL OF LOT 2, BLOCK 1, CHANDLER ADDITION, AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN DOCUMENT NUMBER D212119544, PLAT RECORDS, TARRANT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "JPH SURVEYING" FOUND FOR THE NORTHEAST CORNER OF SAID LOT 2, BLOCK 1, SAID POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF JOHN MCCAIN ROAD, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY;

THENCE SOUTH 00 DEGREES 48 MINUTES 10 SECONDS WEST, DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID JOHN MCCAIN ROAD, AND WITH THE EAST LINE OF SAID LOT 2, A DISTANCE OF 535.02 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "JPH SURVEYING" FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 2, SAID POINT LYING ON THE NORTHWEST RIGHT-OF-WAY LINE OF D.A.R.T. RAILWAY, A 100 FOOT PRIVATE RIGHT-OF-WAY;

THENCE SOUTH 65 DEGREES 52 MINUTES 20 SECONDS WEST, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID D.A.R.T. RAILWAY, A DISTANCE OF 110.28 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "JPH SURVEYING" FOUND FOR THE SOUTHERNMOST SOUTHWEST CORNER OF SAID LOT 2, SAID POINT BEING THE SOUTHEAST CORNER OF BLOCK A, OF VILLAS AT CALDWELLS CREEK ADDITION, AN ADDITION TO THE CITY OF COLLEYVILLE, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 6875, P.R.T.C.T.;

THENCE NORTH 00 DEGREES 48 MINUTES 10 SECONDS EAST, DEPARTING THE NORTHWEST RIGHT-OF-WAY LINE OF SAID D.A.R.T. RAILWAY, AND WITH THE EAST LINE OF SAID BLOCK A, A DISTANCE OF 239.03 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "JPH SURVEYING" FOUND FOR THE NORTHEAST CORNER OF SAID BLOCK A;

THENCE SOUTH 88 DEGREES 31 MINUTES 36 SECONDS WEST, WITH THE NORTH LINE OF SAID BLOCK A, A DISTANCE OF 75.06 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "B&D SURVEYING" FOUND FOR THE MOST WESTERNMOST SOUTHWEST CORNER OF SAID LOT 2;

THENCE NORTH 00 DEGREES 48 MINUTES 10 SECONDS EAST, DEPARTING THE NORTH LINE OF SAID BLOCK A, AND WITH THE WEST LINE OF SAID LOT 2, A DISTANCE OF 343.91 FEET TO 5/8-INCH IRON ROD WITH CAP STAMPED "FLANAGAN 6443" SET FOR THE NORTHWEST CORNER OF SAID LOT 2;

THENCE SOUTH 89 DEGREES 42 MINUTES 14 SECONDS EAST, WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID JOHN MCCAIN ROAD, A DISTANCE OF 175.01 FEET, TO THE POINT OF BEGINNING AND CONTAINING 1.871 ACRES, OR 81,491 SQUARE FEET, MORE OR LESS.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

## Colleytech Investments LLC

THAT WE, NORTHEAST PROPERTIES, INC., OWNERS, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINBEFORE DESCRIBED PROPERTY AS CHANDLER ADDITION, AND ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE FEE SIMPLE TO THE PUBLIC USE FOREVER ALL STREETS, RIGHTS-OF-WAY, AND ALLEYS SHOWN THEREON, AND DO HEREBY RESERVE THE EASEMENTS SHOWN ON THIS PLAT FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS IN WHICH ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THESE EASEMENTS, AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON THE SAID EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, AND PATROLLING, WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF COLLEYVILLE, TEXAS.

WITNESS OUR HANDS THIS 30TH DAY OF JUNE 2025

OWNERS NAME: Michael Masters

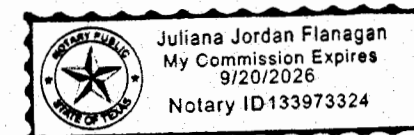
STATE OF TEXAS  
COUNTY OF TARRANT  
CITY OF FORT WORTH

BEFORE ME, NOTARY IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MICHAEL MASTERS, 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 30TH DAY OF JUNE 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

COMMISSION EXPIRATION: 9/20/26



## STANDARD PLAT NOTES:

- DRAINAGE EASEMENT RESTRICTION: NO CONSTRUCTION OR FILLING, WITHOUT THE WRITTEN APPROVAL OF THE CITY OF COLLEYVILLE, SHALL BE ALLOWED WITHIN A DRAINAGE EASEMENT, AND THEN ONLY AFTER DETAILED ENGINEERING PLANS AND STUDIES SHOW THAT NO FLOODING WILL RESULT, THAN NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT, AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST, WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FEET ABOVE THE 100-YEAR FLOOD ELEVATION.
- FLOODWAY EASEMENT RESTRICTION: NO CONSTRUCTION SHALL BE ALLOWED WITHIN A FLOODWAY EASEMENT WITHOUT THE WRITTEN APPROVAL OF THE CITY OF COLLEYVILLE, AND THEN ONLY AFTER DETAILED ENGINEERING PLANS AND STUDIES SHOW THAT NO FLOODING WILL RESULT.
- UTILITY EASEMENTS: ANY PUBLIC UTILITY, INCLUDING THE CITY OF COLLEYVILLE, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND ANY PUBLIC UTILITY, INCLUDING THE CITY OF COLLEYVILLE, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

| Line Data Table |          |             | Line Data Table |          |             | Line Data Table |          |             | Line Data Table |          |             |
|-----------------|----------|-------------|-----------------|----------|-------------|-----------------|----------|-------------|-----------------|----------|-------------|
| Line #          | Distance | Bearing     | Line #          | Distance | Bearing     | Line #          | Distance | Bearing     | Line #          | Distance | Bearing     |
| L1              | 165.58'  | S00°25'00"W | L17             | 16.99'   | N00°00'00"E | L33             | 10.78'   | N48°21'03"E | L49             | 69.37'   | N89°11'50"W |
| L2              | 8.90'    | S44°22'44"E | L18             | 9.31'    | N00°31'33"E | L34             | 22.06'   | N86°37'10"E | L50             | 2.00'    | N01°00'00"E |
| L3              | 90.68'   | S89°11'28"E | L19             | 13.43'   | N00°00'00"E | L35             | 14.82'   | S58°25'34"E | L51             | 8.57'    | N89°11'50"W |
| L4              | 42.72'   | S46°37'09"E | L20             | 53.96'   | N00°44'01"E | L36             | 2.32'    | S80°36'24"E | L52             | 2.58'    | S55°28'36"E |
| L5              | 92.51'   | S00°44'01"W | L21             | 7.29'    | N89°15'59"W | L37             | 13.79'   | N51°42'41"E | L53             | 11.24'   | S24°05'20"E |
| L6              | 35.87'   | S45°30'05"W | L22             | 15.00'   | N00°44'01"E | L38             | 4.34'    | N33°33'01"E | L54             | 12.00'   | S01°28'24"E |
| L7              | 85.89'   | N89°08'45"W | L23             | 7.29'    | S89°15'59"W | L39             | 6.82'    | N12°22'47"E |                 |          |             |
| L8              | 36.62'   | S46°35'11"W | L24             | 1.59'    | N00°44'01"E | L40             | 8.79'    | N00°06'27"E |                 |          |             |
| L9              | 8.20'    | S88°31'36"W | L25             | 30.32'   | N47°35'37"E | L41             | 6.28'    | N89°29'33"W |                 |          |             |
| L10             | 12.35'   | N00°48'10"E | L26             | 80.65'   | N89°11'28"W | L42             | 11.97'   | S00°48'07"W |                 |          |             |
| L11             | 36.62'   | N46°35'11"E | L27             | 20.87'   | N44°22'44"W | L43             | 15.00'   | N89°11'53"W |                 |          |             |
| L12             | 21.00'   | N00°51'15"E | L28             | 171.73'  | N00°28'00"E | L44             | 5.00'    | S00°48'07"W |                 |          |             |
| L13             | 15.00'   | S89°08'48"E | L29             | 15.00'   | S89°34'51"E | L45             | 31.00'   | N89°11'53"W |                 |          |             |
| L14             | 18.39'   | S00°51'15"W | L30             | 8.48'    | N65°36'20"E | L46             | 5.00'    | N00°48'07"E |                 |          |             |
| L15             | 89.92'   | S89°08'48"E | L31             | 10.47'   | S00°28'49"W | L47             | 20.00'   | N89°11'53"W |                 |          |             |
| L16             | 16.32'   | N00°31'38"E | L32             | 7.54'    | N83°04'38"E | L48             | 39.50'   | N00°48'07"E |                 |          |             |

| Curve Data Table |        |        |            |                    |
|------------------|--------|--------|------------|--------------------|
| Curve #          | Arc    | Radius | Delta      | Chord Bearing      |
| C1               | 17.00' | 10.00' | 097°23'51" | S48°13'06"E 15.03' |
| C2               | 3.03'  | 5.00'  | 034°43'56" | N85°43'01"E 2.99'  |
| C3               | 5.08'  | 7.01'  | 041°38'53" | S89°10'21"W 4.88'  |
| C4               | 4.25'  | 6.20'  | 039°17'07" | N73°15'46"W 4.17'  |
| C5               | 17.38' | 11.00' | 089°59'57" | N44°11'51"W 15.58' |

## SURVEYOR:

FLANAGAN LAND SURVEYING  
CONTACT: MARK PEEPLES, RPLS  
PHONE: 817-704-0480  
5049 EDWARDS RANCH RD., STE. 300  
FORT WORTH, TEXAS 76109

## OWNER/DEVELOPER:

NORTHEAST PROPERTIES, INC.  
CONTACT: MICHAEL MASTERS  
PHONE: 817-988-1430  
PO BOX 611  
COLLEYVILLE, TEXAS 76034

Colleytech Investments LLC

**FLANAGAN**  
SURVEYING

Fort Worth, Texas | P: 817.704.0480 | fflanagan@com | TPLS Firm No. 10154766  
Contact: Mark Peebles, R.P.L.S.

AMENDING PLAT  
LOT 2, BLOCK 1  
CHANDLER ADDITION  
BEING 1.871 ACRES  
SITUATED IN THE  
A.J. LOTT SURVEY  
ABSTRACT NO. 963  
CITY OF COLLEYVILLE  
TARRANT COUNTY, TEXAS

FILED BY: MW CHECKED BY: MNP JOB NO. 6001  
DRAWN BY: JCC DATE: 6/2025 SHEET NO. 1 OF 1





# **CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING**

---

**Agenda Number** 2e

**Agenda Date** 8/24/2026

**Type** Presentation and Discussion

**Department** Community Development

---

## **Title**

Presentation and discussion of a Special Use Permit for an auto repair use on Lot 1R3, Block 1, West Industrial Addition, zoned ML Light Manufacturing, located at 6709 Colleyville Boulevard, Case ZC26-025

## **Explanation**

John Carpenter, the applicant, has submitted a request for a Special Use Permit for an auto repair use on Lot 1R3, Block 1, West Industrial Addition, being approximately 1.2 acres, zoned ML Light Manufacturing. The request is to allow an auto repair use on the property.

## **Attachments**

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



## Aerial Map



# ZC26-025

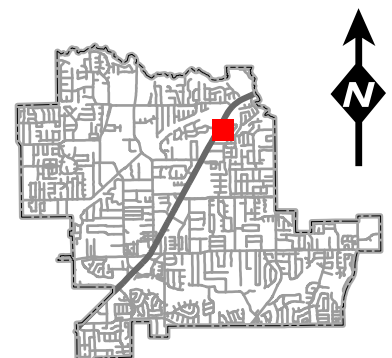
**6709 Colleyville Boulevard**

DISCLAIMER:

This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which may exist.

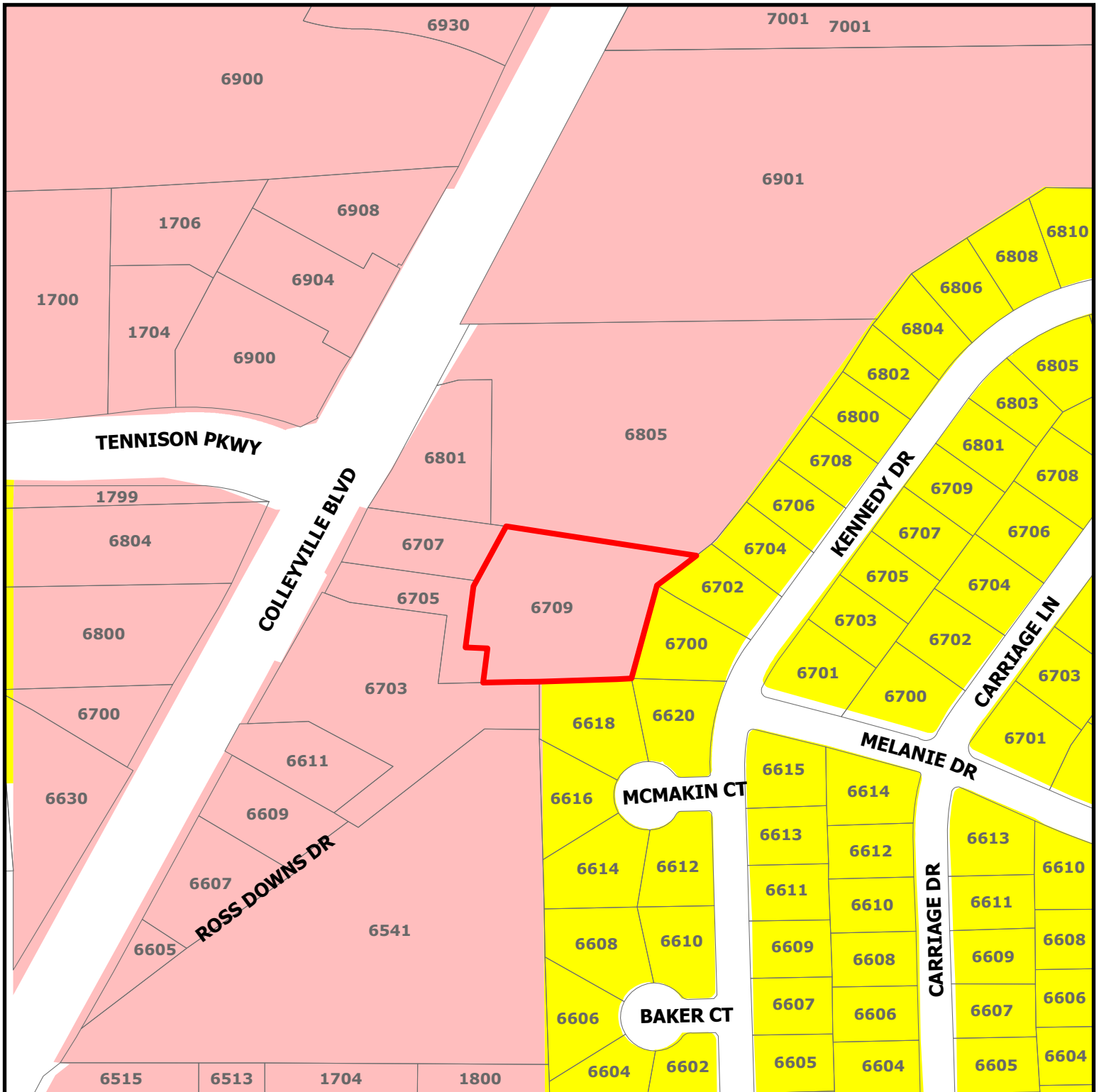


## Subject Property





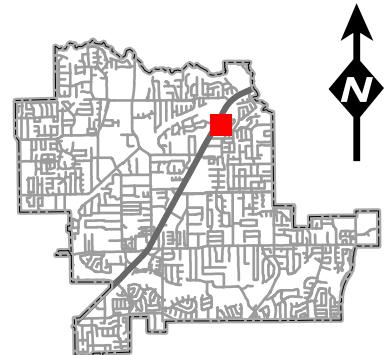
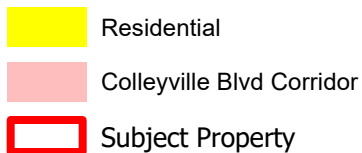
# Future Land Use Map



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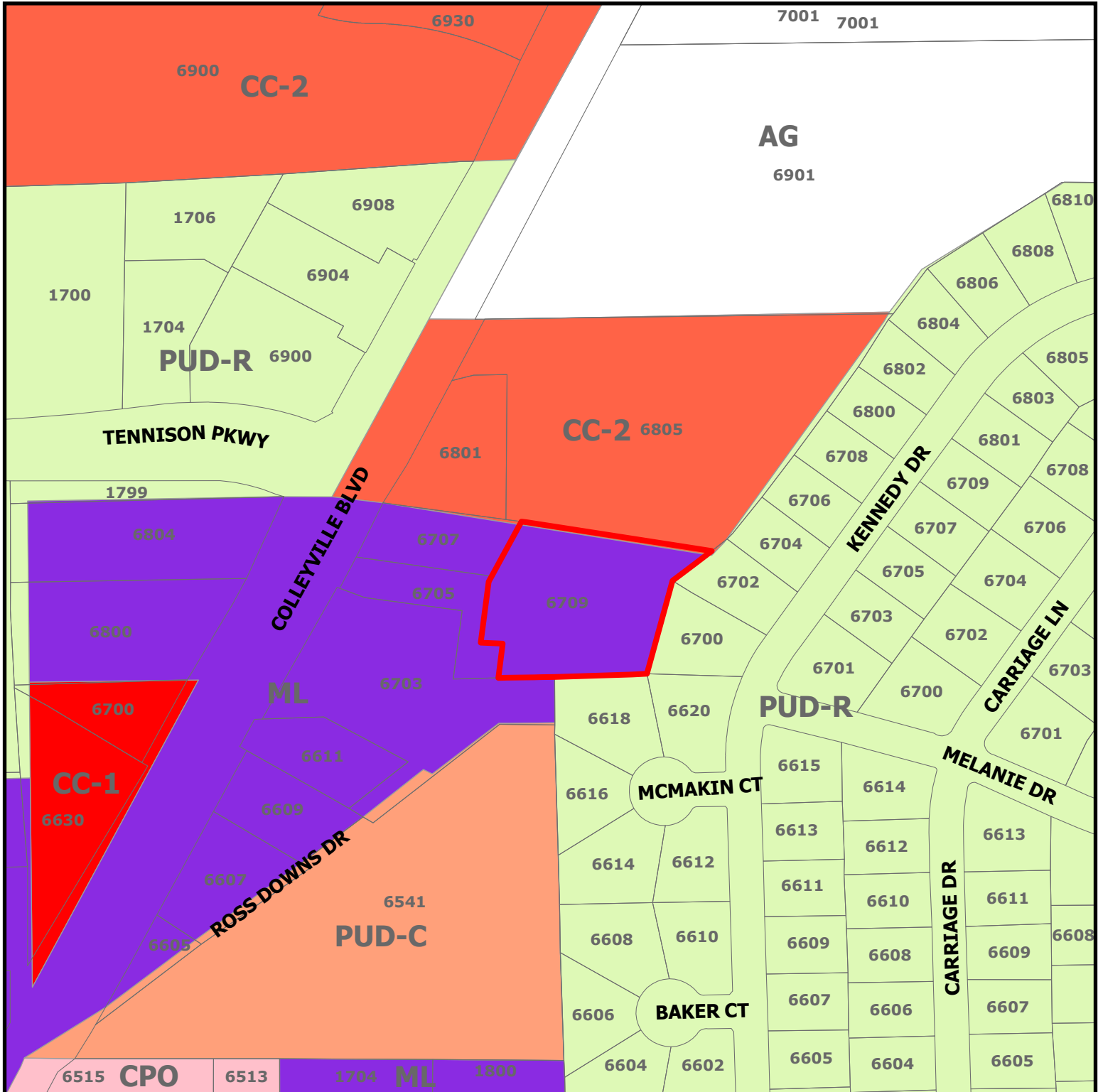
# ZC26-025

**6709 Colleyville Boulevard**





# Zoning Map

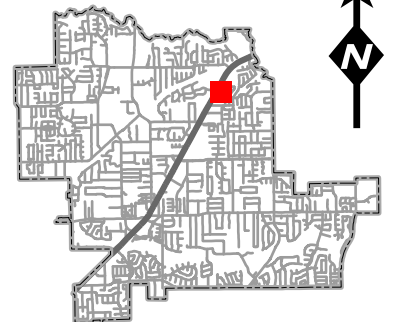


## ZC26-025

6709 Colleyville Boulevard



Subject Property



### DISCLAIMER:

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All Clear Diagnostics and Calibration is an automotive repair company that provides sublet repair services to the automotive collision industry. All Clear has no retail business and only provides business to business services. All Clear specializes in the calibration of Advanced Driver Assistance Systems (ADAS), including Adaptive Cruise Control, Blind Spot Detection and Lane Departure Warning / Keep Assist. All Clear also performs module programming with Original Equipment (OE) software, electrical and suspension repair.

You can read more about our services at [www.allcleardandc.com](http://www.allcleardandc.com)

Our business hours are Monday – Friday, 8:00 A.M. to 5:00 P.M.

We are requesting a Special Use Permit to operate and conduct our business on the premises at 6709 Colleyville Blvd, Colleyville, TX, 76034, which is currently zoned ML (Light Manufacturing) under a lease agreement. If our use is not covered under the terms of Light Manufacturing, we are requesting the City of Colleyville to provide a Special Use Permit to acquire a Certificate of Occupancy for the premises.





# **CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING**

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**Agenda Number** 2f

**Agenda Date** 8/24/2026

**Type** Presentation and Discussion

**Department** Community Development

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## **Title**

Presentation and discussion of a replat on Lot 1, Block 1, Gonzalez Addition, zoned ML Light Manufacturing, located at 6609 Colleyville Boulevard, Case PC26-013

## **Explanation**

Pamela Parker, the applicant, has submitted a request for a replat on Lot 1, Block 1, Gonzalez Addition, being approximately 0.41 acres and zoned ML Light Manufacturing. The request is to abandon an existing easement on the property.

## **Attachments**

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

# Aerial Map

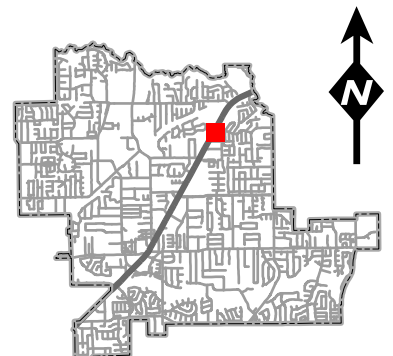


## PC26-013

6609 Colleyville Blvd



Subject Property

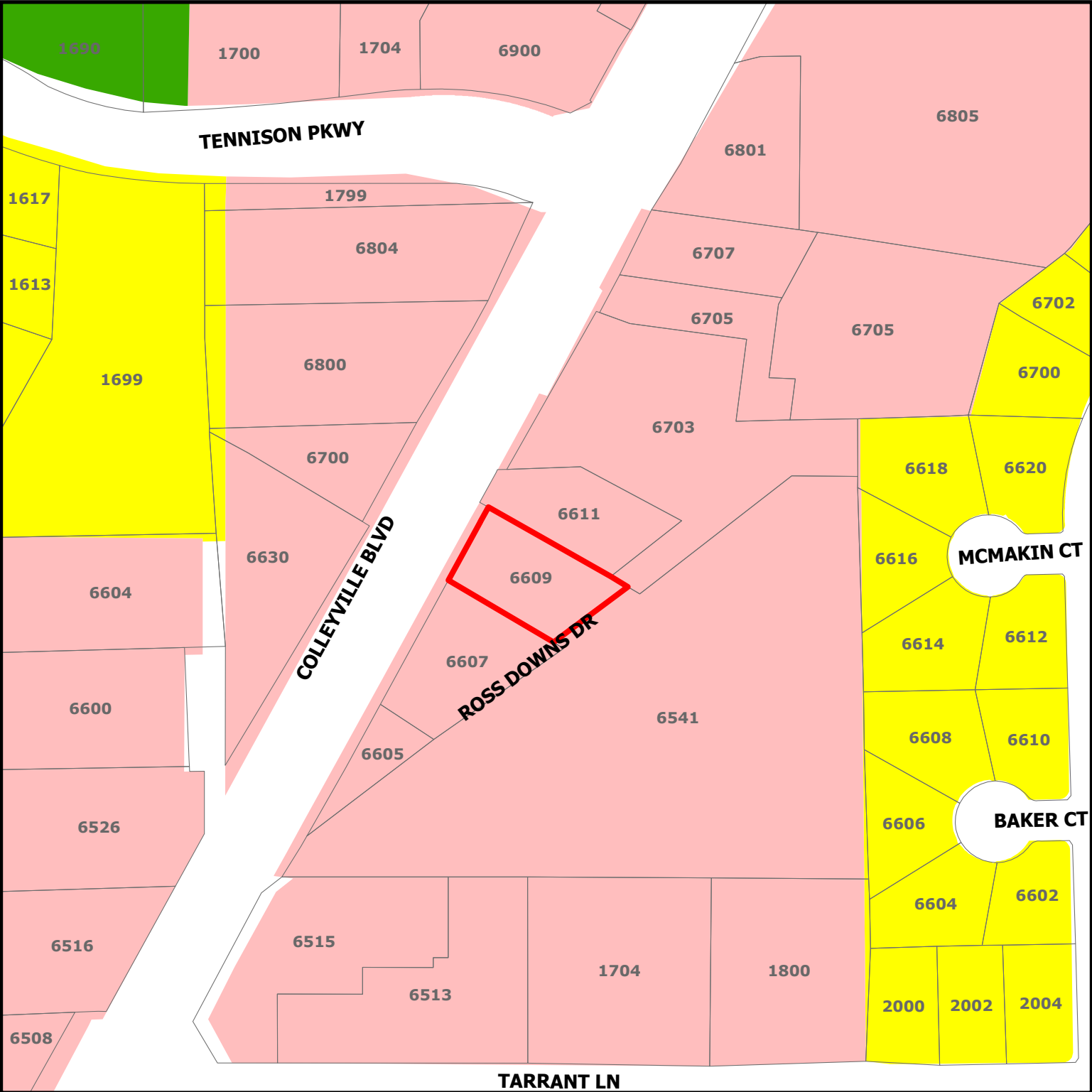


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# Future Land Use Map

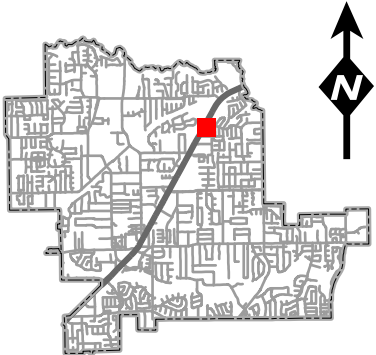


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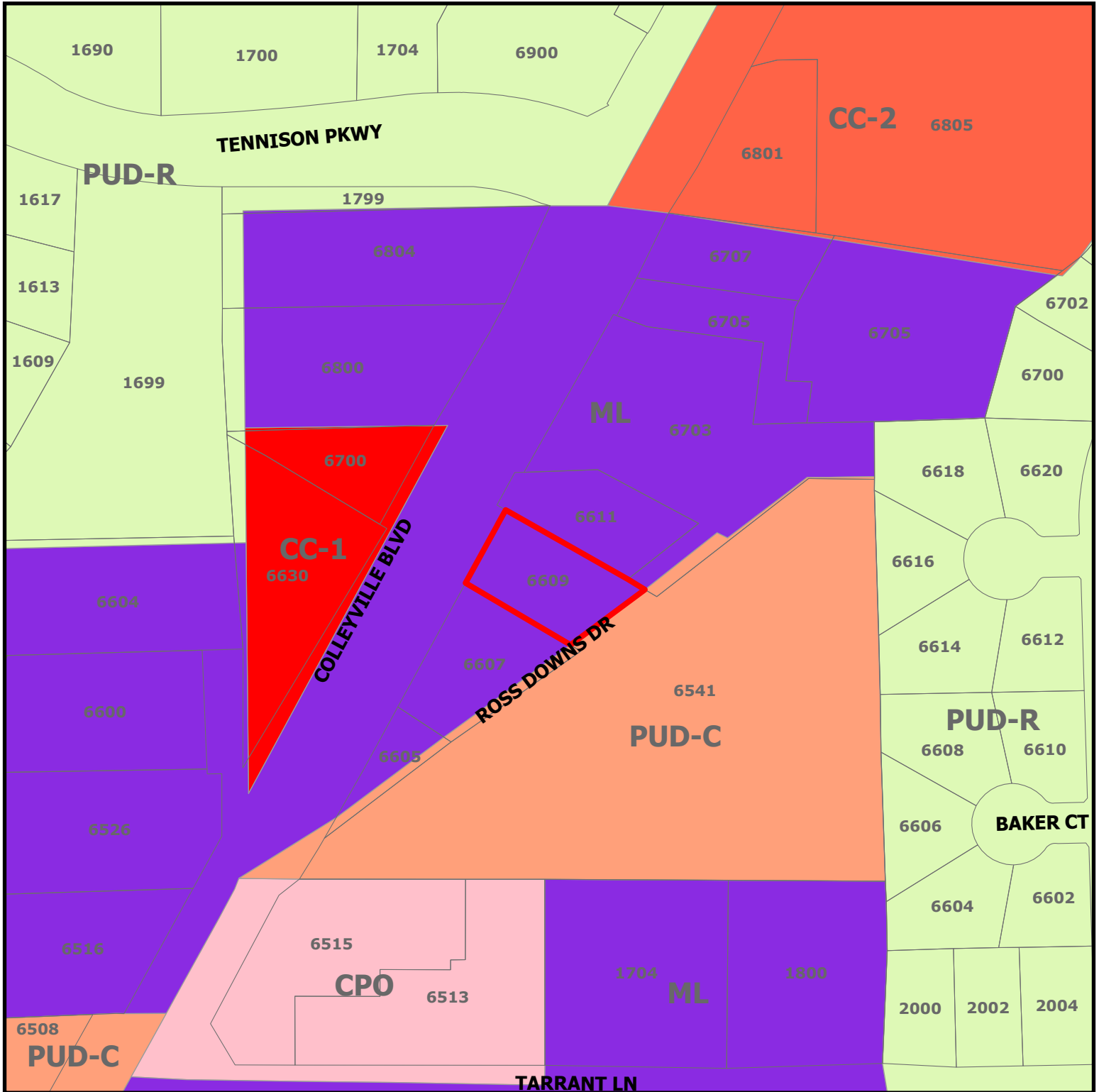
## PC26-013

6609 Colleyville Blvd

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



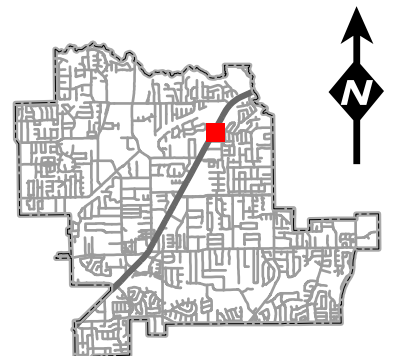
# Zoning Map



**PC26-013**

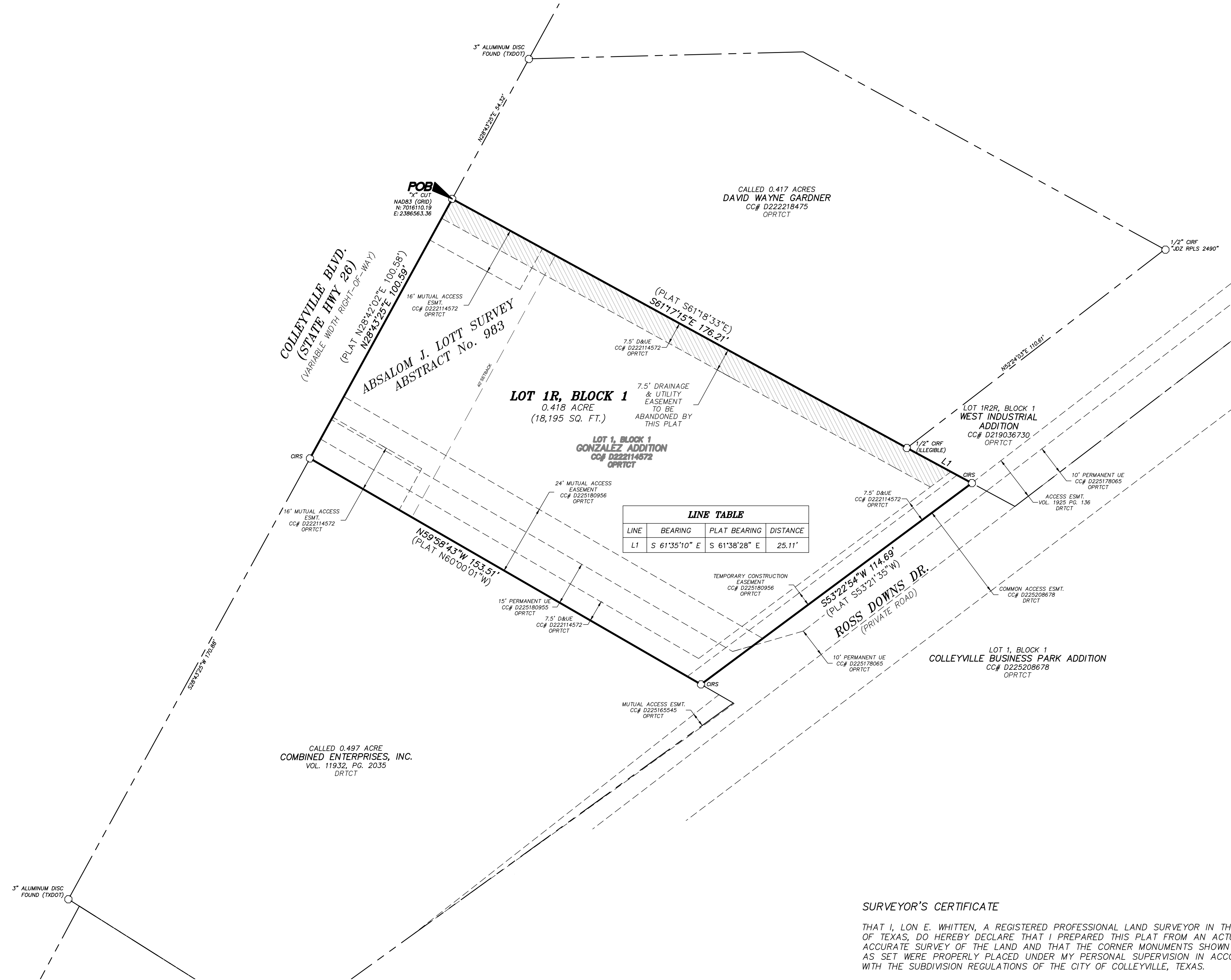
6609 Colleyville Blvd

Subject Property



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GENERAL NOTES

1. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
2. THIS PLAT DOES NOT ALTER OR REMOVE DEED RESTRICTIONS OR COVENANTS, IF ANY ON THIS PROPERTY.
3. THE CITY OF COLLEYVILLE WILL NOT BE RESPONSIBLE FOR, OR BE MAINTAINING ANY NON-DRAINAGE RELATED IMPROVEMENTS WITHIN THE DRAINAGE EASEMENT, INCLUDING BUT NOT LIMITED TO PAVING AND FENCES.
4. BEARINGS AND COORDINATES ARE GRID BASED ON THE "TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE" (2011) AS DETERMINED BY GPS OBSERVATIONS. THE CONVERGENCE ANGLE AT THE NORTHEAST CORNER IS 00°44'34.8". ALL DISTANCES HAVE BEEN ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000148905411.
5. THE SUBJECT PROPERTY LIES OUTSIDE THE 100-YEAR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48439C0095K, DATED SEPTEMBER 25, 2009.
6. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

7. DRAINAGE EASEMENT RESTRICTION: NO CONSTRUCTION OR FILLING, WITHOUT THE WRITTEN APPROVAL OF THE CITY OF COLLEYVILLE, SHALL BE ALLOWED WITHIN A DRAINAGE EASEMENT, AND THEN ONLY AFTER DETAILED ENGINEERING PLANS AND STUDIES SHOW THAT NO FLOODING WILL RESULT, AND THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT, AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FEET ABOVE THE 100-YEAR FLOOD ELEVATION.
8. UTILITY EASEMENTS: ANY PUBLIC UTILITY, INCLUDING THE CITY OF COLLEYVILLE, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND ANY PUBLIC UTILITY, INCLUDING THE CITY OF COLLEYVILLE, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.
9. DRAINAGE AND DETENTION EASEMENT: THIS PLAT IS HEREBY ADOPTED BY THE OWNER AND APPROVED BY THE CITY OF COLLEYVILLE (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS THAT SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, ORANTEES, AND SUCCESSORS: THE DRAINAGE AND DETENTION EASEMENT WITHIN THE LIMITS OF THIS ADDITION SHALL REMAIN OPEN AT ALL TIMES AND WILL BE MAINTAINED IN A SAFE AND SANITARY CONDITION BY THE OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE AND DETENTION EASEMENT. THE CITY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID EASEMENT OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM CONDITIONS IN THE EASEMENT, OR FOR THE

CONTROL OF EROSION. NO OBSTRUCTION TO THE NATURAL FLOW OF STORM WATER RUN-OFF SHALL BE PERMITTED BY CONSTRUCTION OF ANY TYPE OF BUILDING, FENCE OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE AND DETENTION EASEMENT, AS HEREIN ABOVE DEFINED, UNLESS APPROVED BY THE CITY. THE OWNERS SHALL KEEP THE DRAINAGE AND DETENTION EASEMENT CLEAR AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE THAT WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER. THE CITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE BY THE OWNERS TO ALLEVIATE ANY UNDESIRABLE CONDITIONS THAT MAY OCCUR. FURTHERMORE, THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER UPON THE ABOVE-DESCRIBED DRAINAGE AND DETENTION EASEMENT TO REMOVE ANY OBSTRUCTION TO THE FLOW OF WATER, AFTER GIVING THE OWNERS WRITTEN NOTICE OF SUCH OBSTRUCTION AND OWNERS FAIL TO REMOVE SUCH OBSTRUCTION. SHOULD THE CITY BE COMPELLED TO REMOVE ANY OBSTRUCTION TO THE FLOW OF WATER, AFTER GIVING THE OWNERS WRITTEN NOTICE OF SUCH OBSTRUCTION AND OWNERS FAIL TO REMOVE SUCH OBSTRUCTION, THE CITY SHALL BE REMBURSED BY THE OWNERS FOR REASONABLE COSTS FOR LABOR, MATERIALS, AND EQUIPMENT FOR EACH INSTANCE. THE NATURAL DRAINAGE THROUGH THE DRAINAGE AND DETENTION EASEMENT IS SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT THAT CANNOT BE DEFINITELY DEFINED. THE CITY SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA OR RESULTING FROM THE FAILURE OF ANY STRUCTURE OR STRUCTURES, WITHIN THE EASEMENT OR OTHERWISE.

SURVEYOR'S CERTIFICATE

THAT I, LON E. WHITTEN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY DECLARE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF COLLEYVILLE, TEXAS.

**PRELIMINARY**  
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.  
Released for review by

LON E. WHITTEN  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5893

STATE OF TEXAS )  
COUNTY OF TARRANT )

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LON E. WHITTEN, 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 CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS \_\_ DAY OF \_\_\_\_\_, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

OWNER'S DEDICATION CERTIFICATE

WHEREAS, RKM II CONSULTANTS LLC, IS THE OWNER OF A 0.418 TRACT OF LAND SITUATED IN THE ABSALOM J. LOTT SURVEY, ABSTRACT N. 963, TARRANT COUNTY, TEXAS, AND BEING ALL OF LOT 1, BLOCK 1, GONZALEZ ADDITION AN ADDITION TO THE CITY OF COLLEYVILLE, ACCORDING TO THE PLAT RECORDED IN COUNTY CLERK'S FILE NUMBER D222114572, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (OPRTCT) AND DESCRIBED IN THE DEED TO RKM II CONSULTANTS, LLC AS RECORDED IN COUNTY CLERK'S INSTRUMENT NO. D224224565, OPRTCT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN "X" CUT FOUND FOR THE NORTHEAST CORNER OF SAID LOT1, IN THE EAST RIGHT-OF-WAY LINE OF COLLEYVILLE BOULEVARD, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, AS DESCRIBED IN, AND THE SOUTHWEST CORNER OF A CALLED 0.417 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO DAVID WAYNE GARDNER, AS RECORDED IN COUNTY CLERK'S FILE NO. D22218475, OPRTCT;

THENCE WITH THE COMMON LINE OF SAID DAVID WAYNE GARDNER TRACT, SOUTH 61°17'15" EAST, A DISTANCE OF 176.21 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND STAMPED (ILLEGIBLE) FOR THE SOUTHEAST CORNER OF SAID DAVID WAYNE GARDNER TRACT; AND THE MOST SOUTHERNLY SOUTHWEST CORNER OF WEST INDUSTRIAL ADDITION, AN ADDITION TO THE CITY OF COLLEYVILLE, AS RECORDED IN COUNTY CLERK'S FILE NO. D219036730, DEED RECORDS TARRANT COUNTY, TEXAS ;

THENCE WITH THE COMMON LINE OF SAID WEST INDUSTRIAL ADDITION, SOUTH 61°35'10" EAST, A DISTANCE OF 25.11 FEET TO A POINT FOR CORNER FOR THE NORTHWEST CORNER OF SAID LOT 1, THE SOUTHEAST CORNER OF SAID WEST INDUSTRIAL ADDITION, AND THE NORTHWEST CORNER OF COLLEYVILLE BUSINESS PARK ADDITION, AN ADDITION TO THE CITY OF COLLEYVILLE, AS RECORDED IN COUNTY CLERK'S FILE NO. D225208678, OPRTCT;

THENCE WITH THE COMMON LINE OF SAID COLLEYVILLE BUSINESS PARK, SOUTH 53°22'54" WEST, A DISTANCE OF 114.69 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID LOT 1, THE SOUTHWEST CORNER OF SAID COLLEYVILLE BUSINESS PARK, AND IN THE NORTH LINE OF A CALLED 0.497 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO COMBINED ENTERPRISES, INC., AS RECORDED IN COUNTY CLERK'S FILE NO. D19506067, DRDCT;

THENCE WITH THE COMMON LINE OF SAID COMBINED ENTERPRISES, INC. TRACT, NORTH 59°58'43" WEST, A DISTANCE OF 153.51 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID LOT 1, THE NORTHWEST CORNER OF SAID COMBINED ENTERPRISE, INC. TRACT, AND IN THE EAST RIGHT-OF-WAY LINE OF SAID COLLEYVILLE BOULEVARD;

THENCE NORTH 28°43'25" EAST, A DISTANCE OF 100.59 FEET TO THE POINT OF BEGINNING AND CONTAINING 18,195 SQUARE FEET OR 0.418 OF AN ACRE OF LAND, MORE OR LESS

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT WE, RKM II CONSULTANTS LLC, OWNERS, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINBEFORE DESCRIBED PROPERTY AS LOT 1R, BLOCK 1, GONZALEZ ADDITION, AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE FEE SIMPLE TO THE PUBLIC USE FOREVER ALL STREETS, RIGHTS-OF-WAY, AND ALLEYS SHOWN THEREON, AND DO HEREBY RESERVE THE EASEMENTS SHOWN ON THIS PLAT FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS IN WHICH ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THESE EASEMENTS, AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON THE SAID EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, AND PATROLLING, WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE, THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF COLLEYVILLE, TEXAS.

WITNESS OUR HANDS THIS \_\_ DAY OF \_\_\_\_\_, 20\_\_

OWNER'S SIGNATURE \_\_\_\_\_

PRINTED NAME AND TITLE (OWNER, MANAGER, ETC.) \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF TARRANT §  
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, 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 PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

NOTARY PUBLIC IN AND FOR TARRANT COUNTY (AFFIX SEAL) \_\_\_\_\_

MY PRINTED NAME \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

THE PURPOSE OF THE REPLAT IS TO ABANDON A PORTION OF THE DRAINAGE AND UTILITY EASEMENT ALONG THE NORTH BOUNDARY OF THE SITE.

PLANNING AND ZONING COMMISSION APPROVAL

WHEREAS THE PLANNING AND ZONING COMMISSION OF THE CITY OF COLLEYVILLE, TEXAS VOTED AFFIRMATIVELY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, TO APPROVE THIS PLAT.

CHAIRMAN, PLANNING AND ZONING COMMISSION \_\_\_\_\_

ATTEST: SECRETARY, PLANNING AND ZONING COMMISSION \_\_\_\_\_

CITY COUNCIL APPROVAL

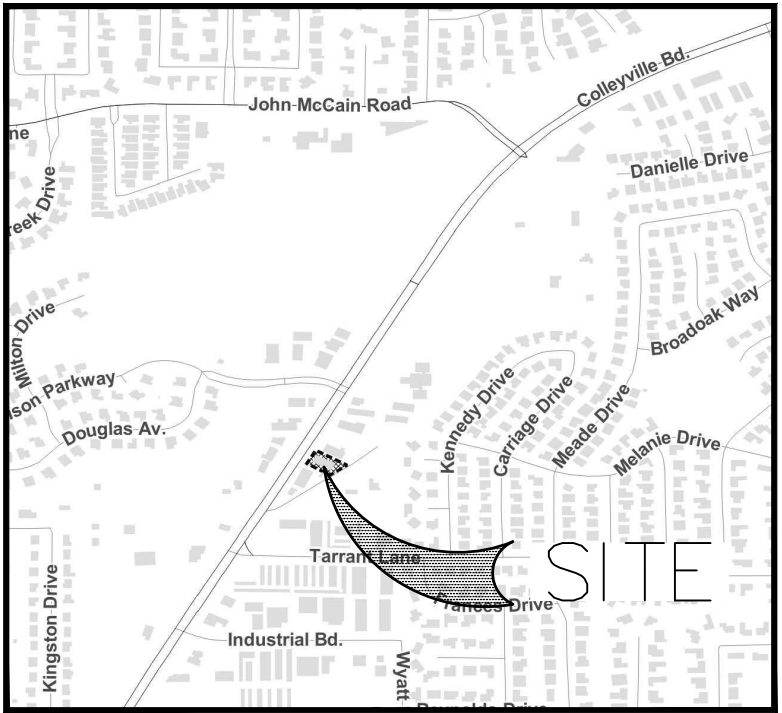
WHEREAS THE CITY OF COUNCIL OF THE CITY OF COLLEYVILLE, TEXAS VOTED AFFIRMATIVELY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, TO APPROVE THIS PLAT.

CHAIRMAN, PLANNING AND ZONING COMMISSION \_\_\_\_\_

ATTEST: SECRETARY, PLANNING AND ZONING COMMISSION \_\_\_\_\_

OWNER / DEVELOPER:

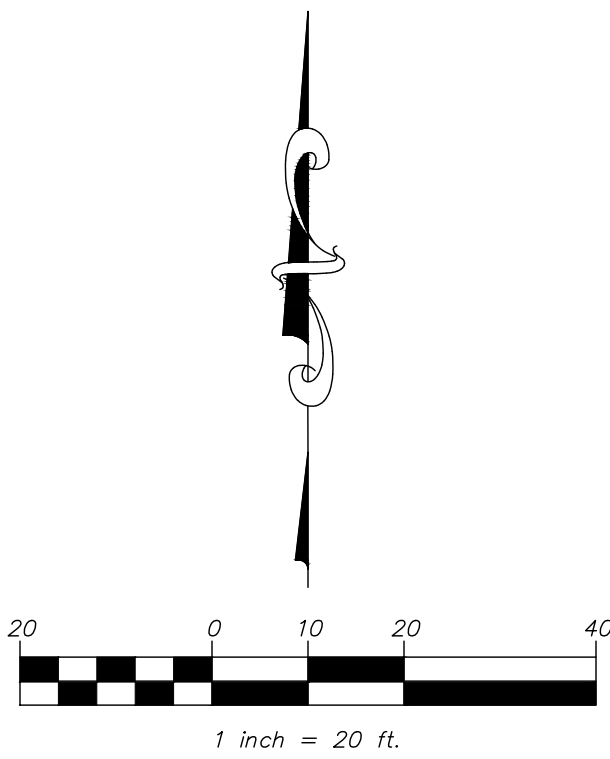
**RKM II CONSULTANTS, LLC**  
605 CLARIDEN RANCH ROAD  
SOUTHLAKE, TX 76092  
TEL: (972) 974-0447  
EMAIL: rmatz@BjMaverick.com  
CONTACT: RUSSELL MOTZ



VICINITY MAP  
NO SCALE

LEGEND/ABBREVIATIONS

|        |                                               |
|--------|-----------------------------------------------|
| CIRS   | 5/8" CAPPED IRON ROD SET STAMPED "MMA"        |
| CIRF   | CAPPED IRON ROD FOUND                         |
| DRDCT  | DEED RECORDS TARRANT COUNTY, TEXAS            |
| PRDCT  | PLAT RECORDS TARRANT COUNTY, TEXAS            |
| OPRTCT | OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS |
| VOL.   | VOLUME                                        |
| PG.    | PAGE                                          |
| UE     | UTILITY EASEMENT                              |
| BL     | BUILDING LINE                                 |
| DE     | DRAINAGE EASEMENT                             |
| SSE    | SANITARY SEWER EASEMENT                       |
| D&UE   | DRAINAGE AND UTILITY EASEMENT                 |
| FND.   | FOUND                                         |
| IRF    | IRON ROD FOUND                                |
| CC#    | COUNTY CLERK'S INSTRUMENT NUMBER              |



REPLAT  
**LOT 1R, BLOCK 1  
GONZALEZ ADDITION**  
BEING A 0.418 ACRES OF LAND SITUATED  
IN THE ABSALOM J. LOTT SURVEY  
ABSTRACT NO. 963  
CITY OF COLLEYVILLE  
TARRANT COUNTY, TEXAS

JULY 2026

SURVEYOR/ENGINEER:



**mma**  
civil engineering surveying landscape architecture planning  
texas registration number: 1 - 2759  
texas registration/license number: 10088000  
519 east border  
orlington, texas 76010  
817-469-1671  
fax: 817-274-8757  
www.mmatexas.com  
CONTACT: JACOB SUMPTER  
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SHEET 1 OF 1