



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

100 Main Street Colleyville, Texas 76034

MONDAY, SEPTEMBER 14, 2026

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

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

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

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

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

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

1. ELECTION OF OFFICERS

Election of Chair and Vice-Chair of the Planning and Zoning
Commission

2. APPROVAL OF MINUTES

August 10, 2026, Planning and Zoning Commission Minutes
August 24, 2026, Planning and Zoning Commission Worksession
Minutes

3. PUBLIC HEARING AGENDA ITEMS

- 3a** Consideration 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 TABLED FROM THE AUGUST 10, 2026 MEETING
- 3b** 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 TABLED FROM THE AUGUST 10, 2026 MEETING
- 3c** Consideration of a rezoning from R-MF 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
- 3d** Consideration 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
- 3e** Consideration 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
- 3f** Consideration of a replat on Lot 1, Block 1, Gonzalez Addition, zoned ML Light Manufacturing, located at 6609 Colleyville Boulevard, Case PC26-013

4. CITIZEN COMMENTS

5. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards *Tuesday, September 8, 2026* by 5:00 p.m.

Daniel Ponder
Planning Manager

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

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



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number

Agenda Date 9/14/2026

Number -

Type Approval of Minutes

Department Community Development

Title

August 10, 2026, Planning and Zoning Commission Minutes

August 24, 2026, Planning and Zoning Commission Worksession Minutes

Explanation

Approval of minutes from the August 10, 2026, Planning and Zoning Commission meeting and the August 24, 2026, Planning and Zoning Commission Worksession meeting.

Attachments

1. August 10, 2026, Planning and Zoning Commission Minutes
2. August 24, 2026, Planning and Zoning Commission Worksession Minutes



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION MINUTES

100 Main Street, Colleyville, Texas, 76034

MONDAY, AUGUST 10, 2026

CALL MEETING TO ORDER EXECUTIVE CONFERENCE ROOM

The City of Colleyville Planning and Zoning Commission Pre Commission Meeting was called to order by Chair Groves on August 10, 2026, at 6:15 p.m.

Roll Call

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

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

Planner Bethany Lopez briefed the Commission on items 2a, 3a, 3b, 3c, and 3d that would be presented on the agenda. Planning Manager Daniel Ponder briefed the Commission on items 3e and 3f. Planner Christopher Pham briefed the Commission on items 3g, 3h, 3i, and 3j. There was general discussion regarding the updates to the cases the Commission would be voting on.

Chair David Groves adjourned the Planning and Zoning Commission Pre Commission Meeting at 6:34 p.m.

CALL MEETING TO ORDER CITY COUNCIL CHAMBERS

The City of Colleyville Planning and Zoning Commission Meeting was called to order by Chair David Groves on August 10, 2026, at 7:00 p.m.

Roll Call

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

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

1. APPROVAL OF MINUTES

- 1a** June 8, 2026, Planning and Zoning Commission Meeting Minutes
- June 22, 2026, Planning and Zoning Commission Worksession Meeting Minutes
- July 27, 2026, Planning and Zoning Commission Worksession Meeting Minutes

Commissioner Savoie made a motion to approve the June 8, 2026, Planning and Zoning Commission Meeting Minutes, the June 22, 2026, Planning and Zoning Commission Worksession Meeting Minutes, and the July 27, 2026, Planning and Zoning Commission Worksession Meeting Minutes, seconded by Commissioner Sandifer.

The motion was carried by the following vote:

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

2. APPROVAL OF BYLAWS

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

Commissioner Savoie made a motion to adopt the Planning and Zoning Commission Bylaws, seconded by Commissioner Obinabo.

The motion was carried by the following vote:

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

3. PUBLIC HEARING AGENDA ITEMS

- 3a** Consideration of a Special Use Permit for a fence on Lot 15A1, Block 2, Fair Way Addition, zoned R-20 Single-Family Residential, located at 1211 Murphy Road, Case ZC26-015

Planner Bethany Lopez presented case ZC26-015 and briefed the Commission on the request. The proposed fence would be a 100% opaque wooden fence constructed adjacent to Precinct Line Road, requiring the approval of a Special Use Permit.

The applicants, Dan and Gwen Voltz, 1211 Murphy Road, came forward and spoke on the request. They stated the request was intended to provide privacy from the traffic along Precinct Line Road. The Commission inquired about using building materials such as wrought iron or masonry to increase the visual appeal of the area. The applicants stated the project would become too costly.

The public hearing was opened.

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

There was discussion between the Commissioners regarding the request.

Commissioner Arnold made a motion to approve Case ZC26-015. Without a second to the motion, the motion failed to pass.

Commissioner Savoie made a motion to deny Case ZC26-015, seconded by Commissioner Sandifer.

The motion was carried by the following vote:

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

Nay: 1 – Arnold

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

Planner Bethany Lopez presented case ZC26-016 and briefed the Commission on the request. All accessory dwellings located in the R-40 zoning district require the approval of a Special Use Permit.

The applicant, Jon Dostert, 509 Raven Court, spoke on the request. He stated the dwelling would not be an issue due to the size of the lot.

The public hearing was opened.

Jon Endter, 6708 Ethridge Court, spoke in opposition to the case. He stated his concerns about the purposes of the dwelling, the proposed materials, and the impact to the trees on the lot. He believed the 500-foot notification radius was not sufficient for the case, due to the effect it may have on the common area lot of the Castleton Manor subdivision.

Richard Cansler, 808 Fegan's Path, spoke in support of the case. He stated the proposed dwelling would not be located close to his own property. According to his

interpretation of the Land Development Code, the proposed dwelling would be compliant.

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

Commissioner Sandifer inquired about the notification requirements for Homeowners' Associations. Community Development Director Ben Bryner clarified the process for notifications sent to adjacent property owners, which includes Homeowners' Associations within 1000 feet. Commissioner Remley inquired about the elements to classify a building as an accessory dwelling.

The applicant, Jon Dostert, returned to answer questions and concerns about the case. He stated the dwelling was to be used as a guest house and would not allow renters. The space would primarily be used for entertaining purposes and does not contain a full kitchen.

Commissioner Obinabo made a motion to approve Case ZC26-016, seconded by Commissioner Savoie.

The motion was carried by the following vote:

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

Nay: 1 – Ebert

- 3c** Consideration of a Special Use Permit for an accessory building on Lot 12, Block 2, Rustic Oaks Addition, zoned R-20 Single-Family Residential, located at 5508 Oak Hills Drive, Case ZC26-017

Planner Bethany Lopez presented case ZC26-017 and briefed the Commission on the request. The request is for a detached garage that would replace an existing carport. The proposed garage exceeds the square footage requirement for accessory buildings by 19 square feet.

The applicant, Tom Beard, 5508 Oak Hills Drive, spoke on the request. He presented previous cases considered by the Planning and Zoning Commission regarding the square footage of accessory buildings.

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

There was further discussion amongst the Commissioners. Commissioner Remley stated his preference for the garage over the existing carport.

Commissioner Sandifer made a motion to approve Case ZC26-017, seconded by Commissioner Remley.

The motion was carried by the following vote:

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

- 3d** Consideration of a Special Use Permit for accessory buildings on Lot 1, Block 1, Lloyd Roach Addition, zoned R-40 Single-Family Residential, located at 4709 Behrens Road, Case ZC26-018

Planner Bethany Lopez presented Case ZC26-018 and briefed the Commission on the request. The Special Use Permit would authorize the construction of covered patios on two existing accessory buildings on the property.

The applicant, Sean Holland, 4702 Parliament Court, Arlington, TX, spoke on the request. He stated the purpose of the request was to increase the amount of shade on the property.

The public hearing was opened.

Lisa Pomroy, 4712 Behrens Road, spoke in support of the case. She stated there were no trees on the property to provide shade and the proposed patios would not be visible from her house.

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

There was discussion amongst the Commissioners regarding the request and the purpose of the additional patios.

Commissioner Savoie made a motion to approve Case ZC26-018, seconded by Commissioner Sandifer.

The motion was carried by the following vote:

**Aye: 4 – Arnold, Obinabo, Savoie, Sandifer
Nay: 3 – Ebert, Groves, Remley**

- 3e** Consideration of a Special Use Permit for a dog boarding and dog grooming use, with an outdoor run, on Lot 3A, Block 11, Longwood Estates at Ross Downs, zoned PUD-C Planned Unit Development - Commercial, located at 7181 Colleyville Boulevard, Case ZC26-019

Planning Manager Daniel Ponder presented Case ZC26-019 and briefed the Commission on the request. The request is to develop a pet boarding and grooming facility to be known as All-American Pet Resorts.

The applicant, Alan Escoto, 1000 Texan Trail, Grapevine, TX, spoke on the request. He explained the results of a sound study conducted at an All-American Pet Resort location in Dallas. Commissioner Remley shared further concerns regarding the sound of dogs barking. Whit Stark, the owner, also came forward to discuss his investment in the City of Colleyville and share details about the business.

The public hearing was opened.

Pam Wozniak, 7004 Coleman Court, spoke in opposition to the case. She stated her concerns for increased traffic along Longwood Drive. She also spoke about the lack of sales tax that would be generated from the business.

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

There was discussion amongst the Commissioners regarding the request. Alan Escoto and Mitch Stark returned to answer questions about the case. Stark responded to concerns about sales tax, stating their intent to incorporate a small retail component to the business.

Commissioner Obinabo made a motion to approve Case ZC26-019, seconded by Commissioner Savoie.

The motion was carried by the following vote:

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

Nay: 1 – Remley

- 3f** Consideration 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

Planning Manager Daniel Ponder presented Case ZC26-020 and briefed the Commission on the request. The facility would be licensed by the State of Texas for Adult Day Services.

The applicant, Michael Petersen, came forward and spoke on the request. He spoke on the aging population of Colleyville and the need for Adult Day Services facilities in the area. The business would be for-profit and would comply with state licensing requirements.

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

There was discussion amongst the Commissioners regarding the request. Commissioner Groves inquired about future improvements to the property. Petersen explained that revenue from the business would be reinvested into the property.

Commissioner Savoie made a motion to approve Case ZC26-020, seconded by Commissioner Sandifer.

The motion was carried by the following vote:

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

Nay: 0

- 3g** Consideration 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

Planner Chistopher Pham presented Case ZC26-021 and briefed the Commission on the request. The Special Use Permit would allow massage therapy use for Revive Lounge, a wellness business.

The applicant was not present at the meeting. Chair Groves suggested tabling the case to the next Planning and Zoning Commission meeting.

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

Commissioner Savoie made a motion to table Case ZC26-021 to the September 15, 2026, Planning and Zoning Commission meeting, seconded by Commissioner Obinabo.

The motion was carried by the following vote:

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

Nay: 0

- 3h** 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

Planner Christopher Pham presented Case ZC26-022 and briefed the Commission on the request. The property has been zoned for commercial use since 1985 and is requesting to rezone to R-20.

The applicant, Yogesh Patil, 2212 Muskeg Lane, Euless, TX, came forward and spoke on the case. He intends to create three lots with the proposed rezoning. Chair Groves asked the applicant to consider two R-30 Single-Family Residential lots instead of R-20.

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

There was general discussion amongst the Commissioners regarding the request. The development of three lots may require plat waivers in the future. The Commissioners discussed tabling the case to let the applicant have a survey conducted for accurate measurements.

Commissioner Savoie made a motion to approve Case ZC26-022, seconded by Commissioner Sandifer.

The motion was carried by the following vote:

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

Nay: 0

3i Consideration of an amendment to the Land Development Code, Chapter 1, General Provisions, Case GC26-008

Planner Christopher Pham presented Case GC26-008 and briefed the Commission on the request. The proposed changes would update administrative procedures to align the Land Development Code with recent changes to Texas statutory requirements (House Bill 24). It would also clarify the roles and approval authorities for City Council and applicable boards and commissions.

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

Commissioner Savoie made a motion to approve Case GC26-008, seconded by Commissioner Ebert.

The motion was carried by the following vote:

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

Nay: 0

- 3j** Consideration 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

Planner Christopher Pham presented Case GC26-011 and briefed the Commission on the request. The proposed amendment would add data centers as a use to the Land Development Code. Commissioner Sandifer voiced her support for the amendment.

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

Commissioner Obinabo made a motion to approve Case GC26-011, seconded by Commissioner Arnold.

The motion was carried by the following vote:

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

4. CITIZEN COMMENTS

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

5. ADJOURNMENT

The meeting adjourned at 9:14 p.m.

The minutes were written and prepared by:

Bethany Lopez

Bethany Lopez
Planner

The meeting minutes were approved on September 14, 2026, by a vote of x-x.



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION MINUTES

100 Main Street, Colleyville, Texas, 76034

MONDAY, AUGUST 24, 2026

EXECUTIVE CONFERENCE ROOM

The City of Colleyville Planning and Zoning Commission Worksession Meeting was called to order by Vice Chair Jerry Savoie on August 24, 2026, at 6:15 p.m.

Roll Call

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

Staff Present: Community Development Director Ben Bryner, Planning Manager Daniel Ponder, and Fire Marshal Rob McKeown.

2. WORKSESSION AGENDA ITEMS

- 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

Planning Manager Daniel Ponder presented the case and briefed the Commission on the request. He confirmed the applicant will be present at the September 14 Planning and Zoning Commission meeting.

- 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

Planning Manager Daniel Ponder presented the case and briefed the Commission on the request. There was general discussion regarding the request and new survey exhibit.

- 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

Planning Manager Daniel Ponder presented the case and briefed the Commission on the request. There was discussion about existing fences on the property and current standards for the zoning district.

- 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

Planning Manager Daniel Ponder presented the case and briefed the Commission on the request. There was general discussion regarding uses permitted within the ML Light Manufacturing zoning district.

- 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

Planning Manager Daniel Ponder presented the case and briefed the Commission on the request. There was general discussion regarding the proposed use.

- 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

Planning Manager Daniel Ponder presented the case and briefed the Commission on the request. The replat will abandon an easement on the property.

3. ADJOURNMENT

The meeting adjourned at 6:31 p.m.

The minutes were written and prepared by:

Bethany Lopez

Bethany Lopez
Planner

The meeting minutes were approved on September 14, 2026 by a vote of X-X.



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 3a

Agenda Date 9/14/2026

Number -

Type Public Hearing Agenda Items

Department Community Development

Title

Consideration 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 TABLED FROM THE AUGUST 10, 2026 MEETING

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.

Analysis: The request is to allow a massage therapy use to operate within an existing business. The existing business, Revive Lounge, is requesting approval to offer massage therapy as an additional service within the business, which requires the approval of a SUP.

Existing Conditions/Background: The subject property, 707 Glade Road, is zoned CC-2 Shopping Center and developed with a commercial building. It is located on the southwest corner of Glade Creek Drive and Glade Road.

Plat Status: The subject property is platted.

DRC Review: The DRC reviewed the request during their July 20, 2026, meeting and the case has been scheduled for the September 14, Planning and Zoning Commission meeting.

Surrounding Development: The properties to the north, south, and west are zoned CC-1 Village Retail and CC-2 Shopping Center and improved with commercial uses. The properties to the east are zoned PUD-R Planned Unit Development – Residential and improved with single-family homes.

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

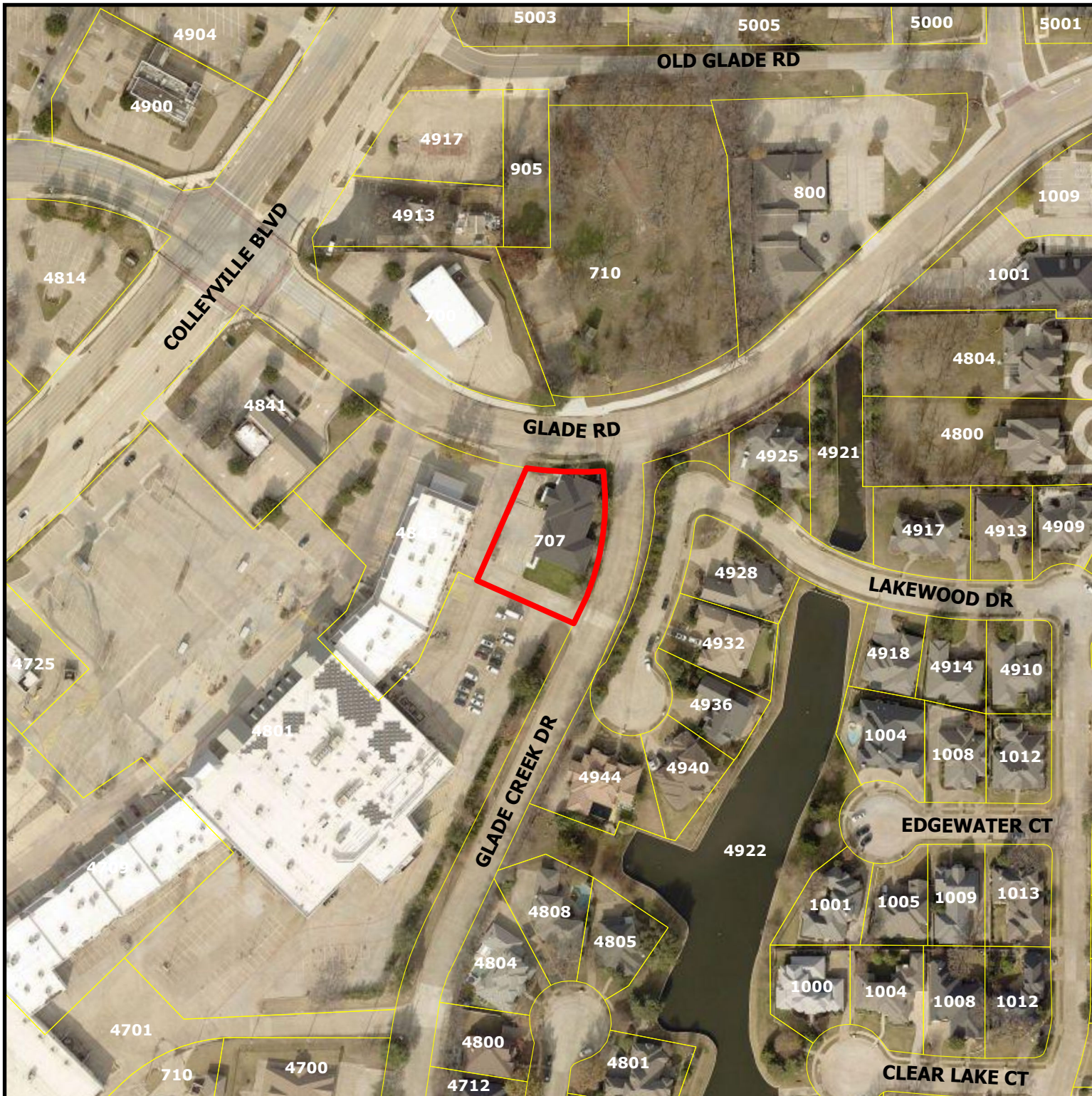
Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners' Associations within 1,000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was

notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code.

Attachments

1. Aerial Map
2. 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

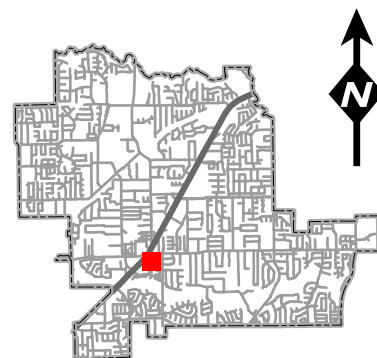
707 Glade Road

DISCLAIMER:

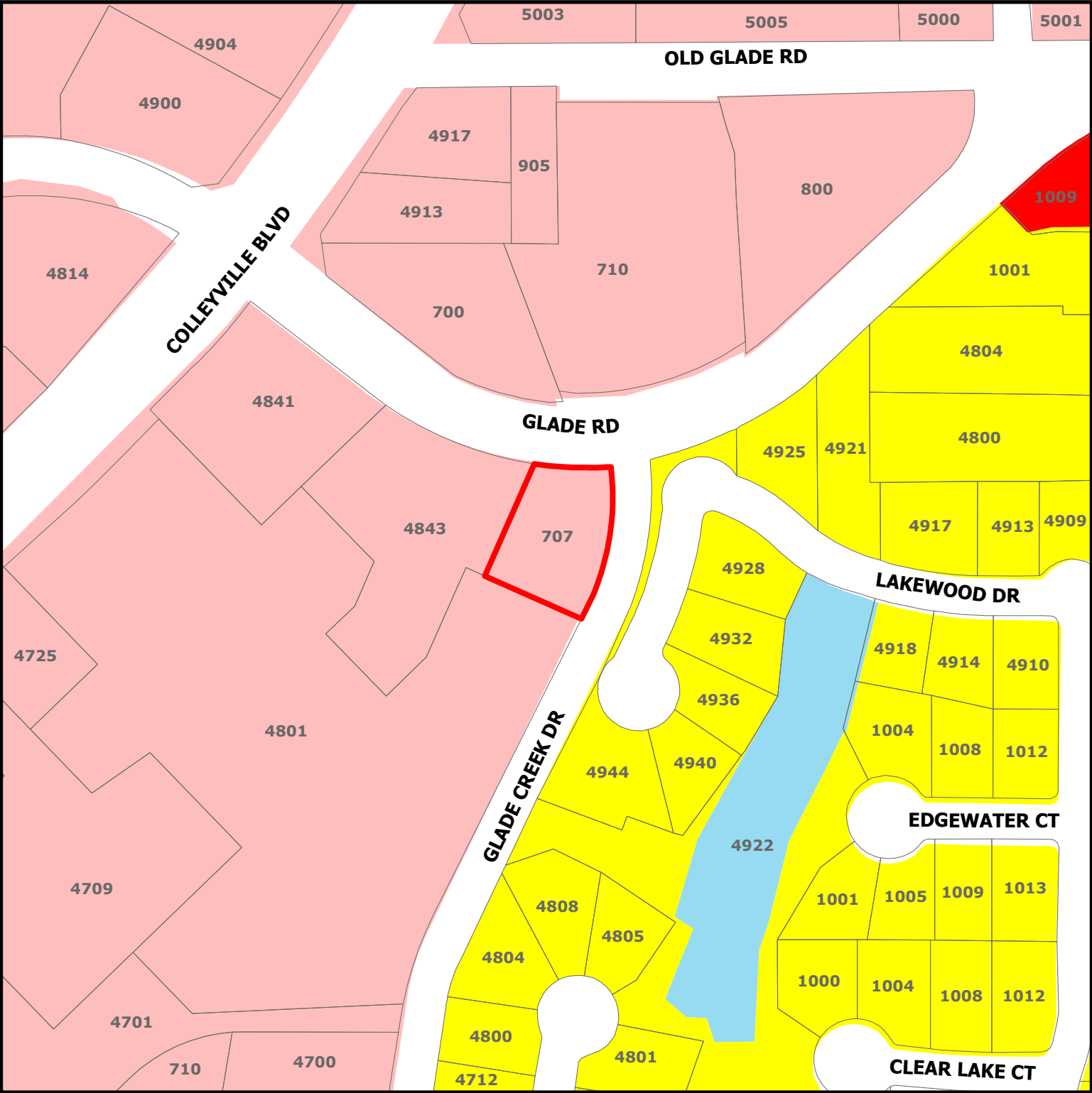
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



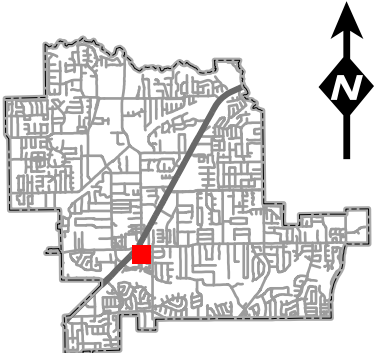
Future Land Use Map



ZC26-021

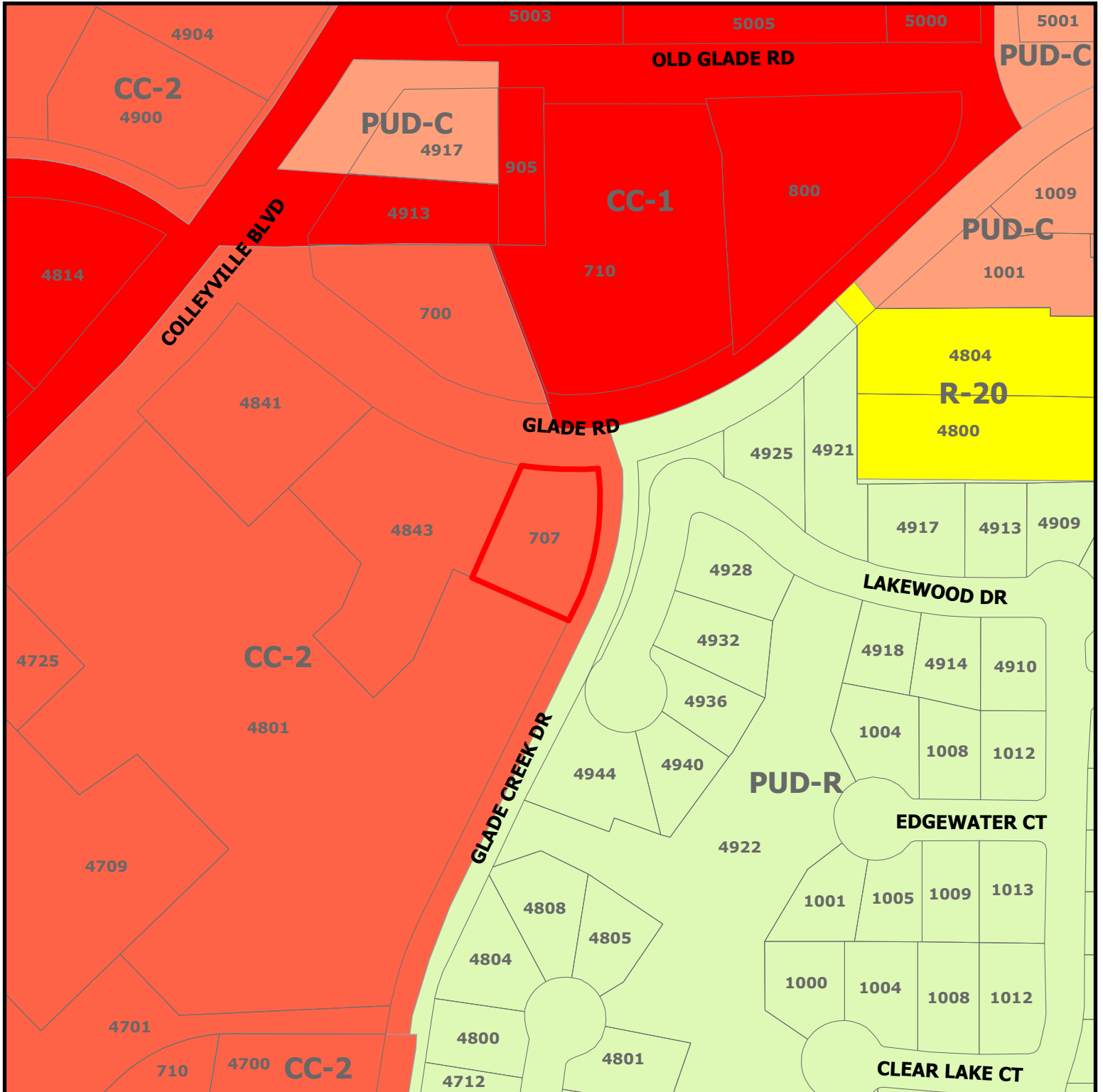
707 Glade Road

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



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Zoning Map

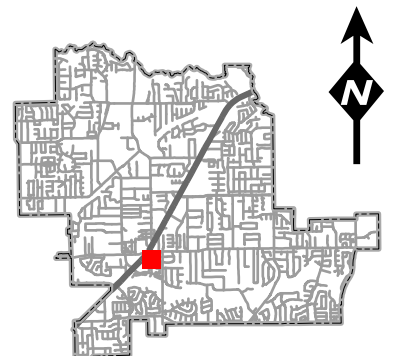


ZC26-021

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

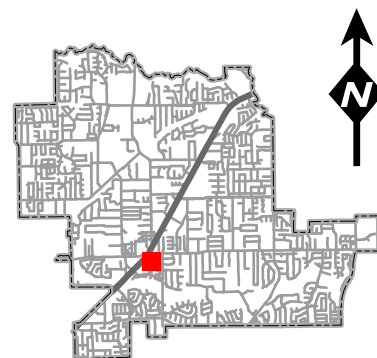


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ZC26-021

707 Glade Road

-  Subject Property
-  Buffer
-  Parcels to be notified





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning & Zoning Commission Meeting: Monday, 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

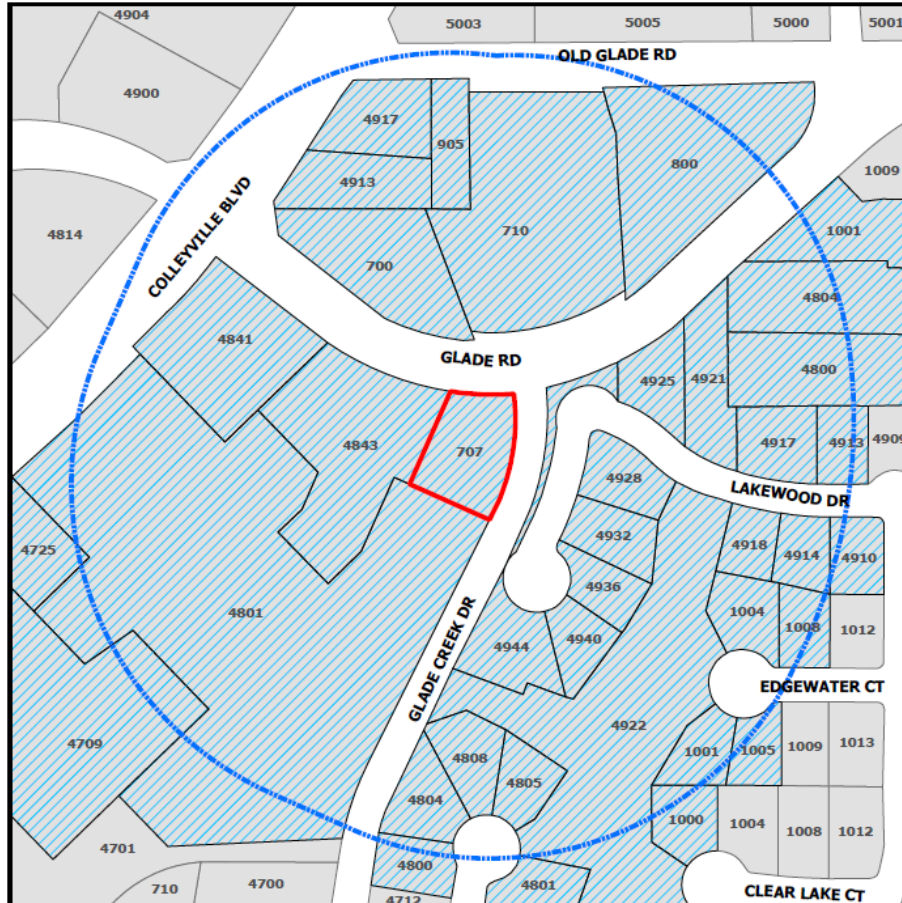
Present Zoning: CC-2 Shopping Center

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**

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 7th day of October 2026.

The second reading and public hearing being conducted on the 20th day of October 2026.

APPROVED BY A VOTE OF ___ AYES, AND ___ NAYS, ON THIS THE 20TH DAY OF OCTOBER 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 BRIEFING

Agenda Number 3b

Agenda Date 9/14/2026

Number -

Type Public Hearing Agenda Items

Department Community Development

Title

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 TABLED FROM THE AUGUST 10, 2026 MEETING

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.

Analysis: 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.

Existing Conditions/Background: The subject property, 105 Cheek-Sparger Road, is zoned PUD-C Planned Unit Development – Commercial and is undeveloped. It is located on the southeast corner of San Bar Lane and Cheek-Sparger Road.

Plat Status: The subject property is platted.

DRC Review: The DRC reviewed the request during their July 20, 2026, meeting and the case has been scheduled for the September 14, 2026, Planning and Zoning Commission meeting.

Surrounding Development: The property to the west is zoned PUD-C Planned Unit Development – Commercial and improved with commercial uses. The properties to the north and east are zoned R-20 Single-Family Residential and improved with single-family homes. The properties to the south are zoned R-15 Single-Family Residential and improved with single-family homes.

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

Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners' Associations within 1,000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was

notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code.

Attachments

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

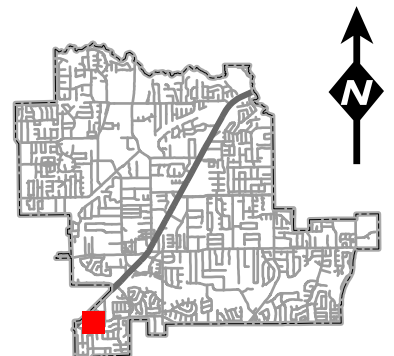
Aerial Map



ZC26-022

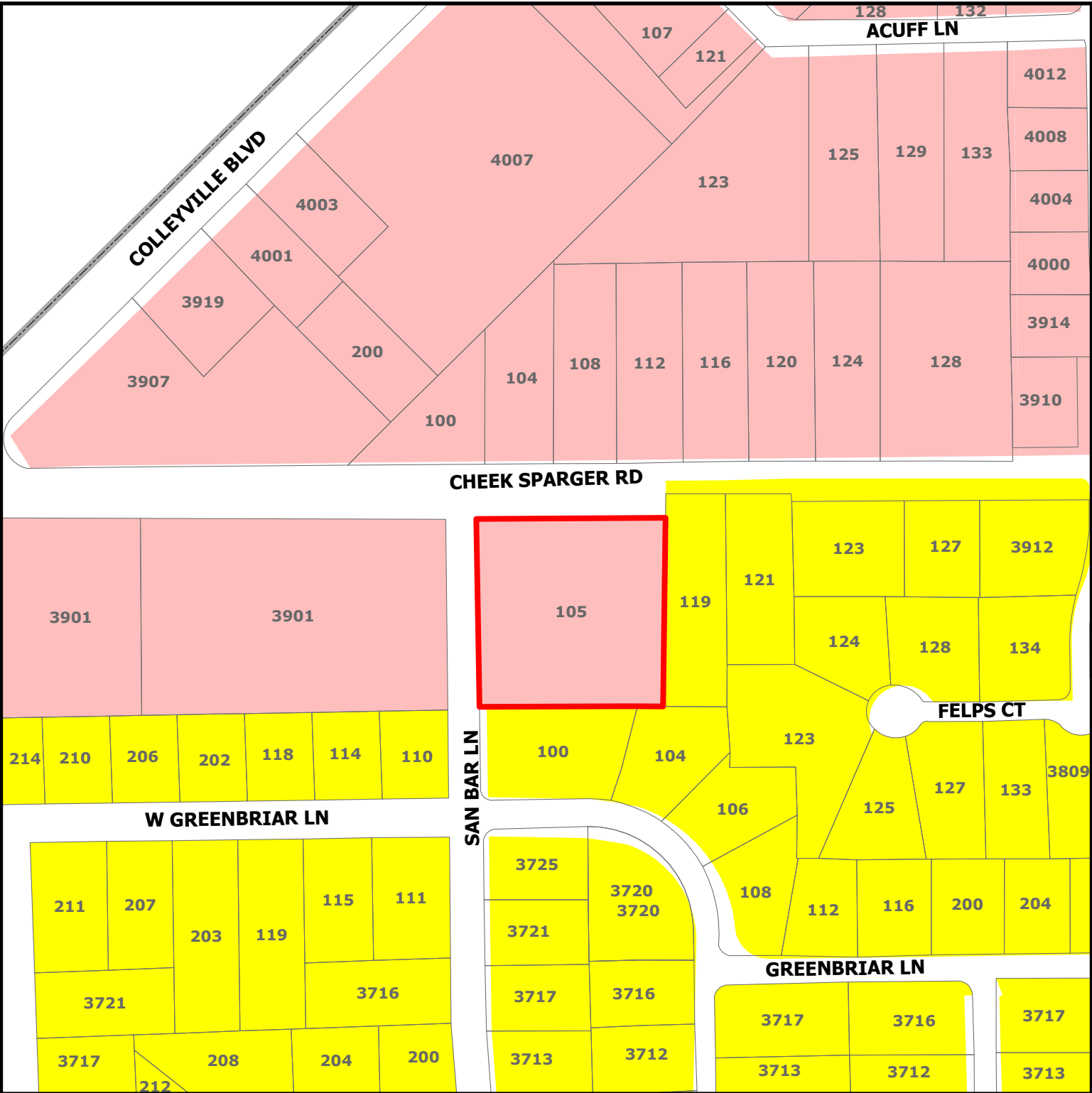
105 Cheek-Sparger Road

Subject Property



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.

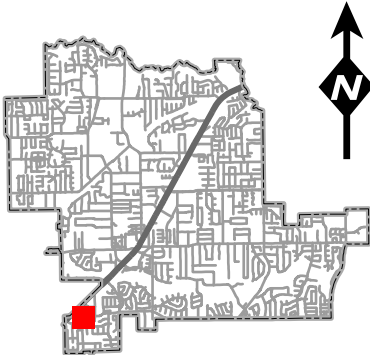
Future Land Use Map



ZC26-022

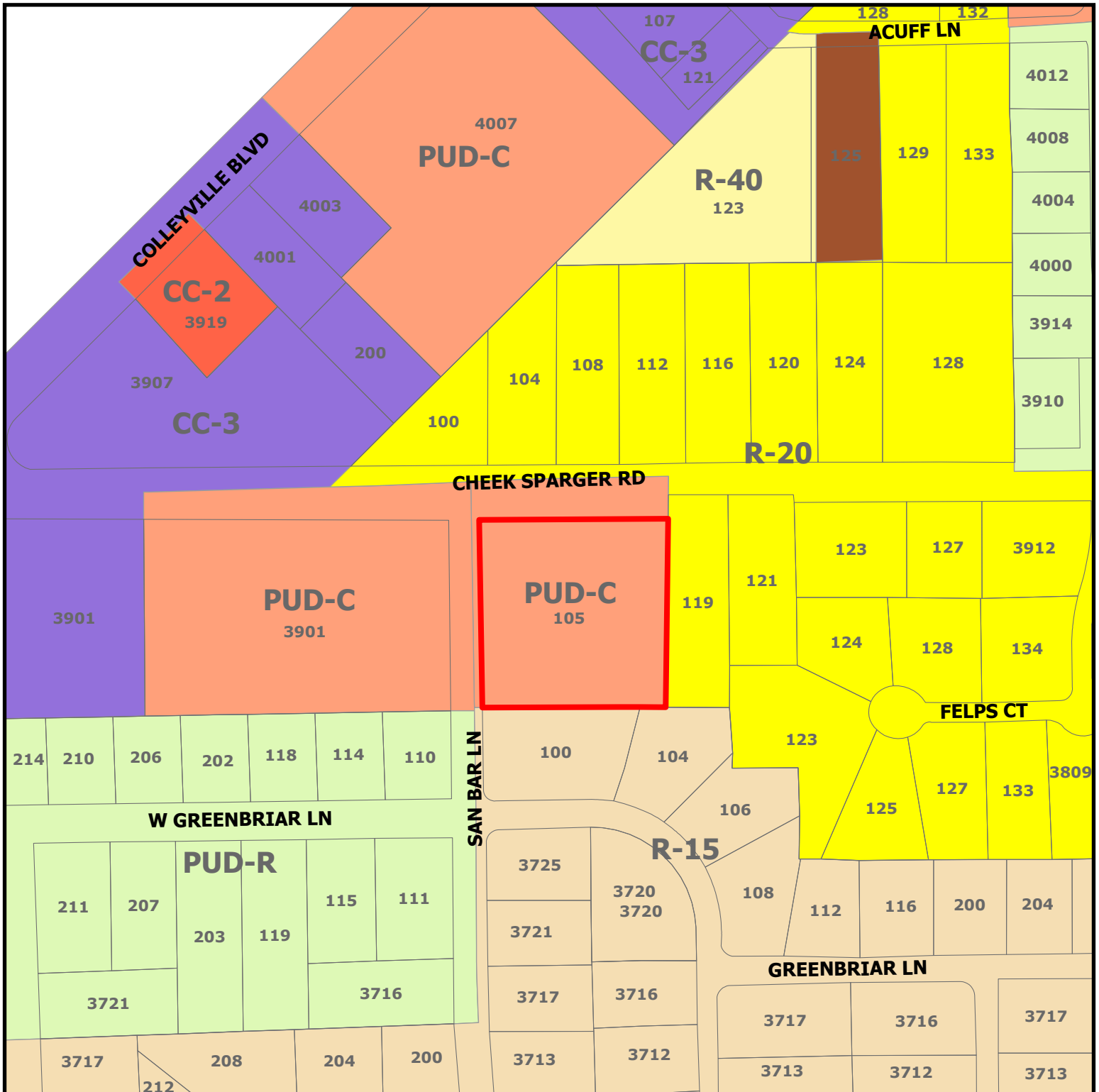
105 Cheek-Sparger Road

-  Residential
-  Colleyville Blvd Corridor
-  Subject Property



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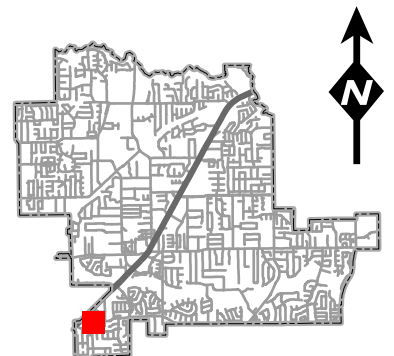
Zoning Map



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



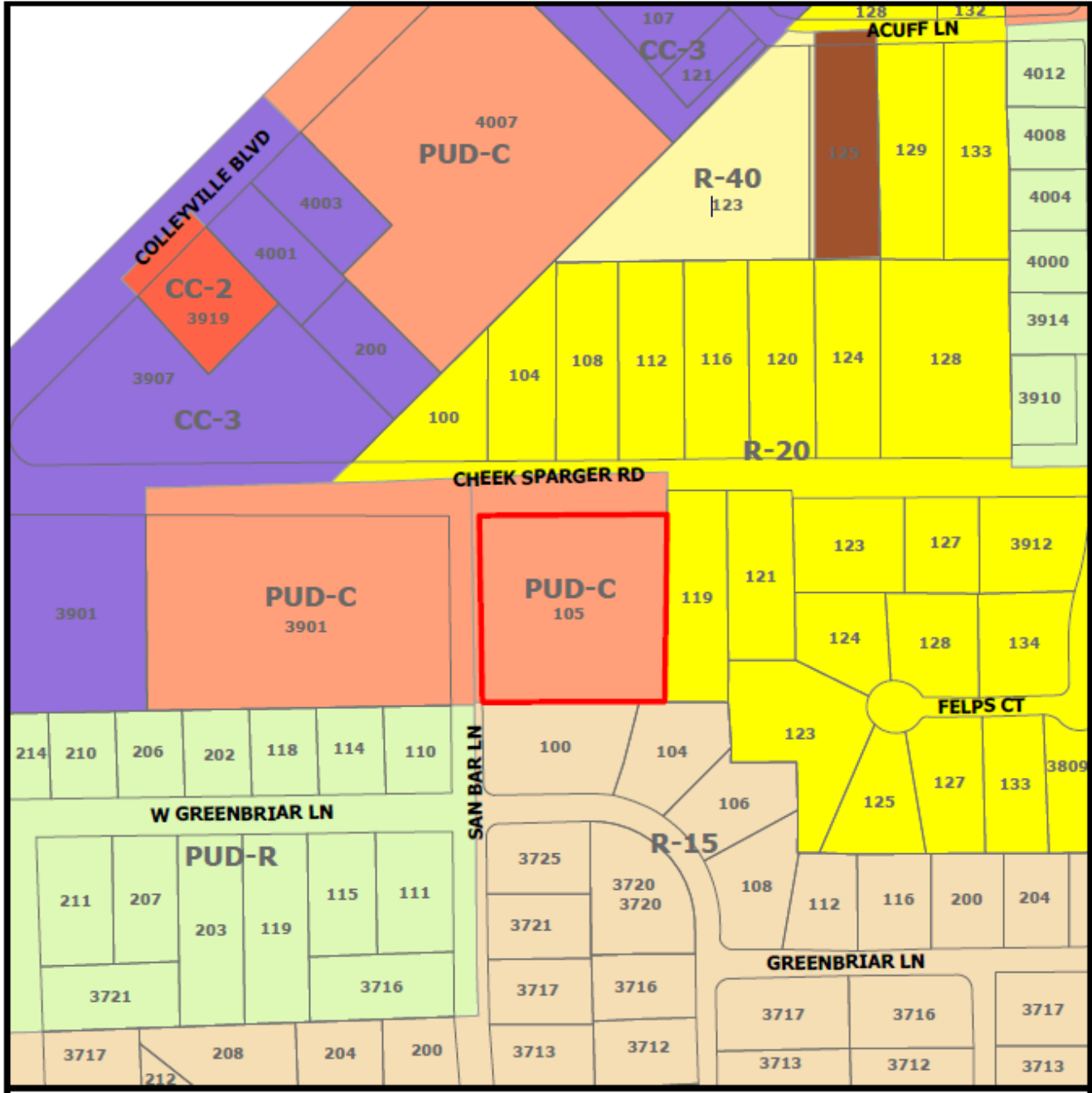
Rezoning Request (105 Cheek-Sparger Road)

City of Colleyville

Planning and Zoning Commission Work Session • August 24, 2026



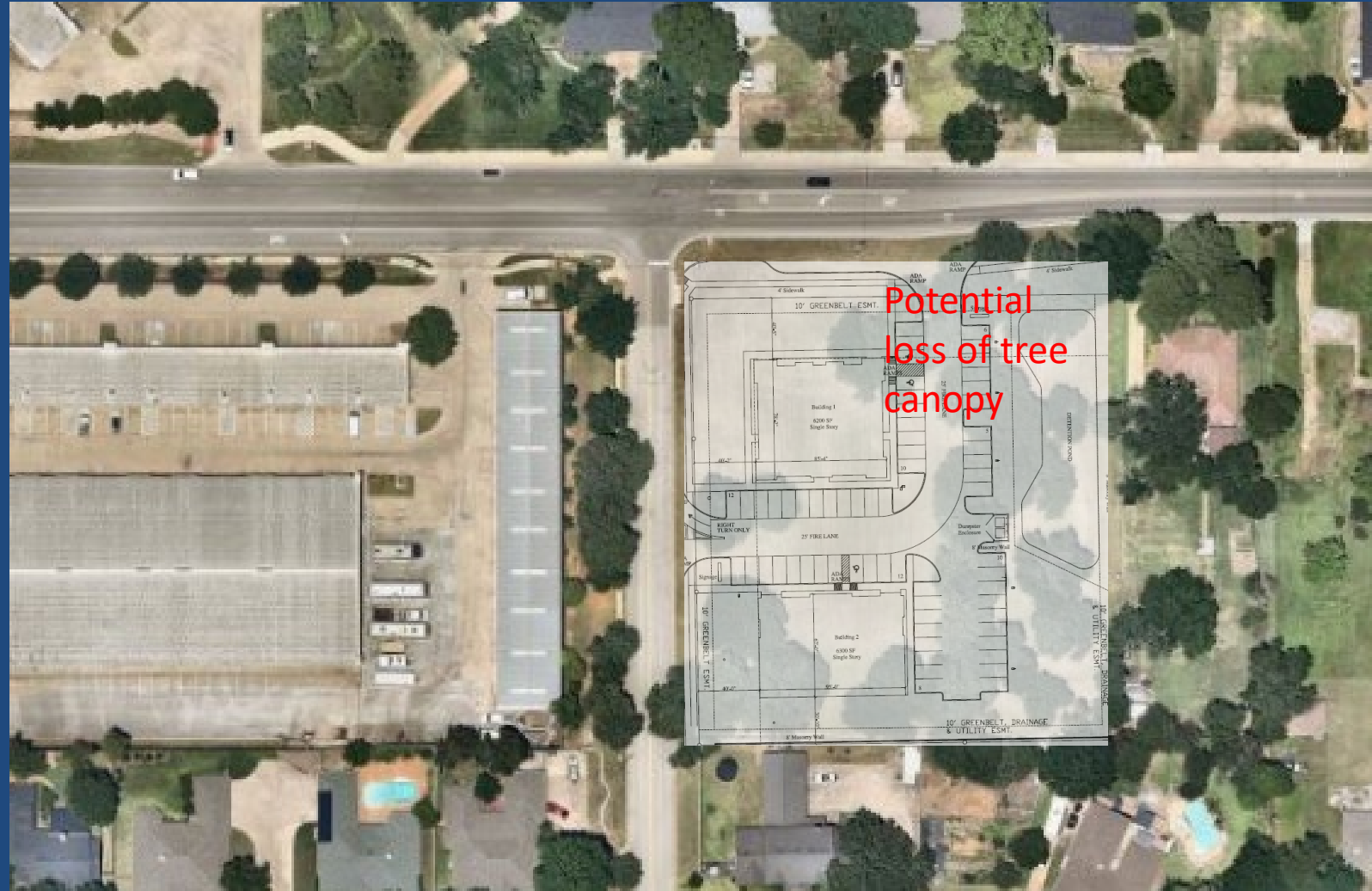
**PROPOSED SITE
CURRENTLY ZONED
COMMERCIAL**



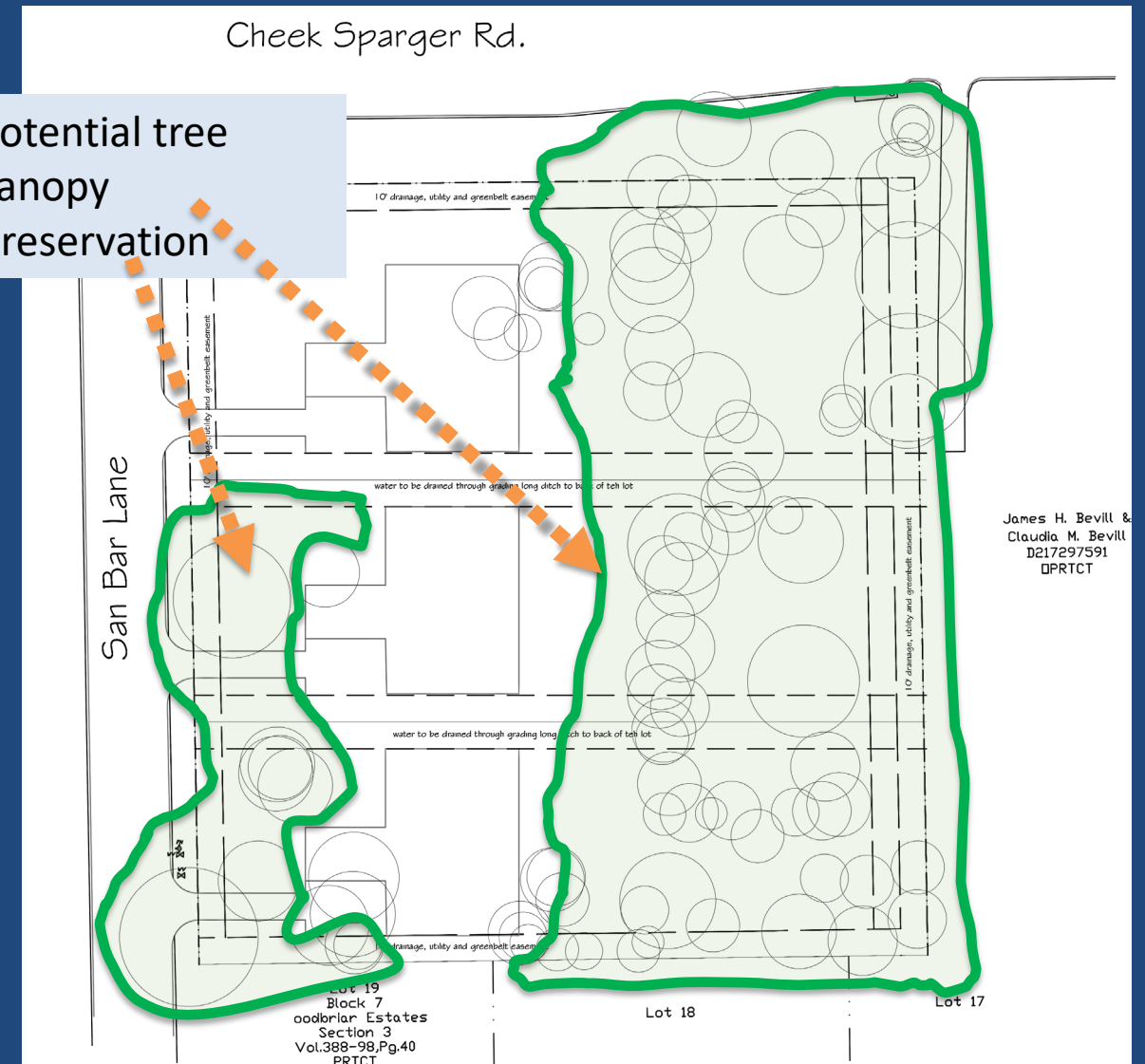
COMMERCIAL DEVELOPMENT, as approved (ILLUSTRATION ONLY)

Possible Community considerations:

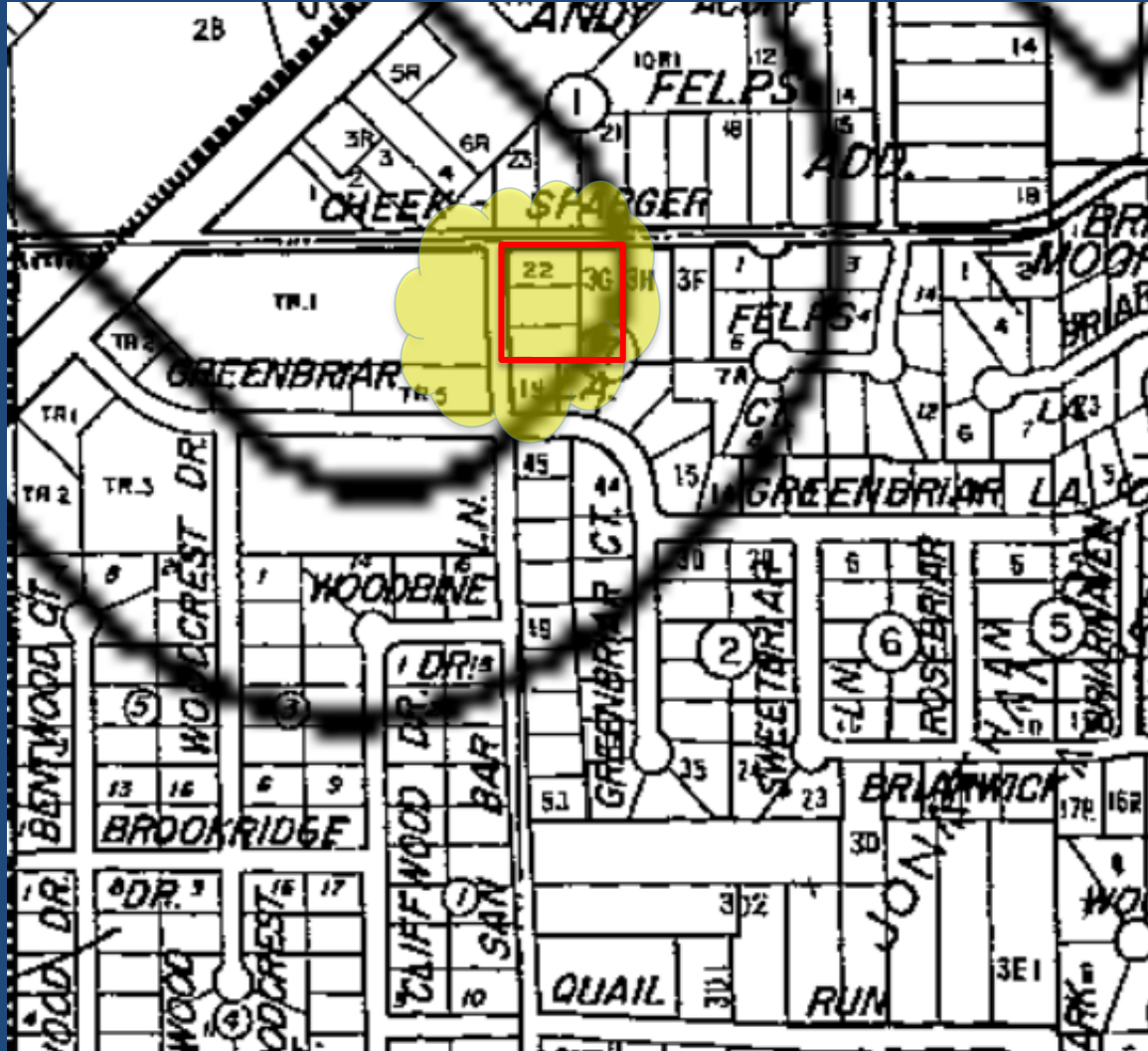
- More loss of trees and addition of impervious surface
- Added large size detention pond
- Added traffic
- Added light pollution
- Blank walls and parking lots in back or front of surrounding residential
- Potential decrease in property value due to commercial property next door



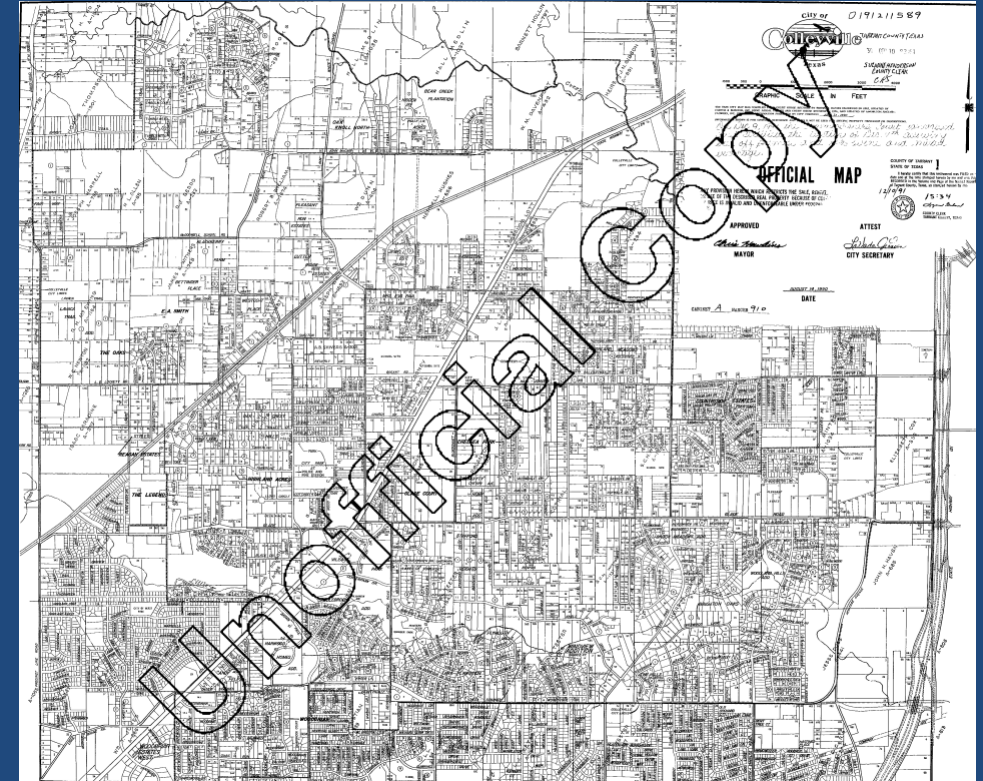
PROPOSED SINGLE FAMILY RESIDENTIAL DEVELOPMENT (ILLUSTRATION ONLY)



1991 CITY PLAT MAP



Subject site – consisted of four lots.



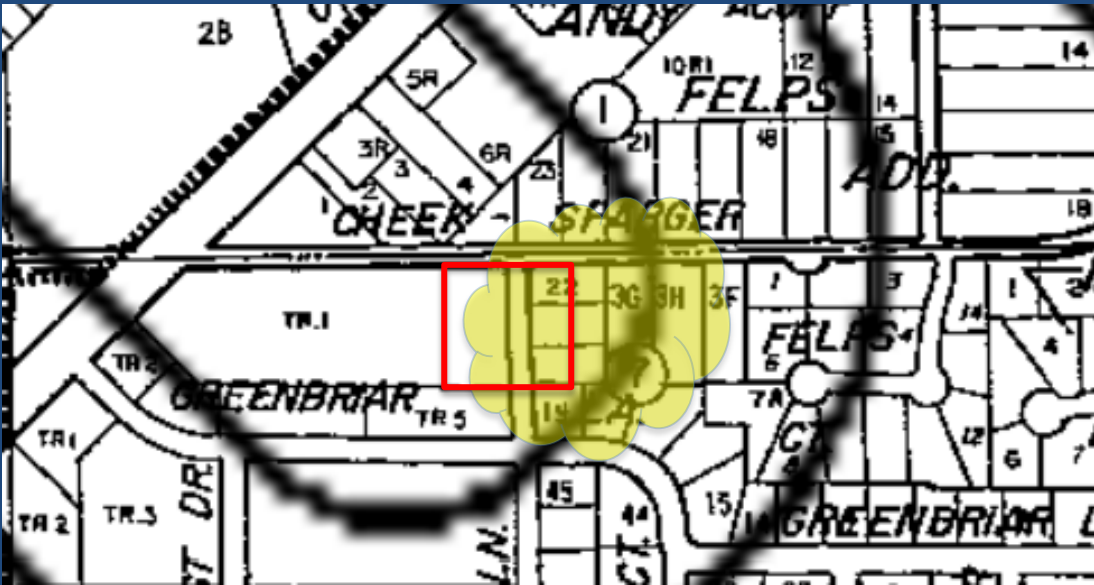
PLAT

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

Parties

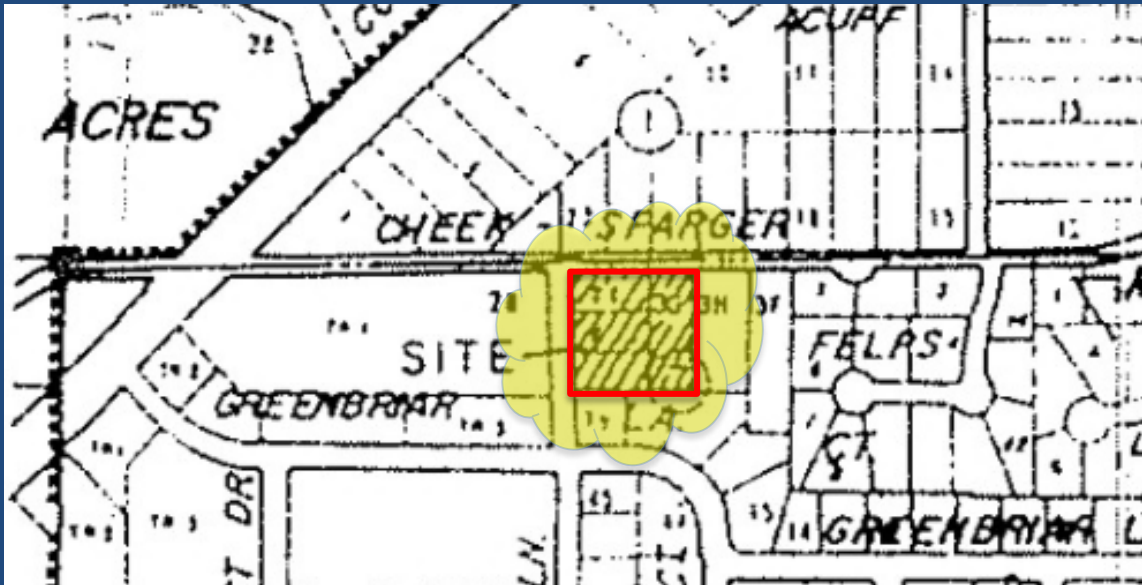
COLLEYVILLE CITY	GRANTOR
OFFICIAL MAP OF COLLEYVILLE	GRANTOR
PUBLIC	GRANTEE

1991 Officially Recorded City of Colleyville Map



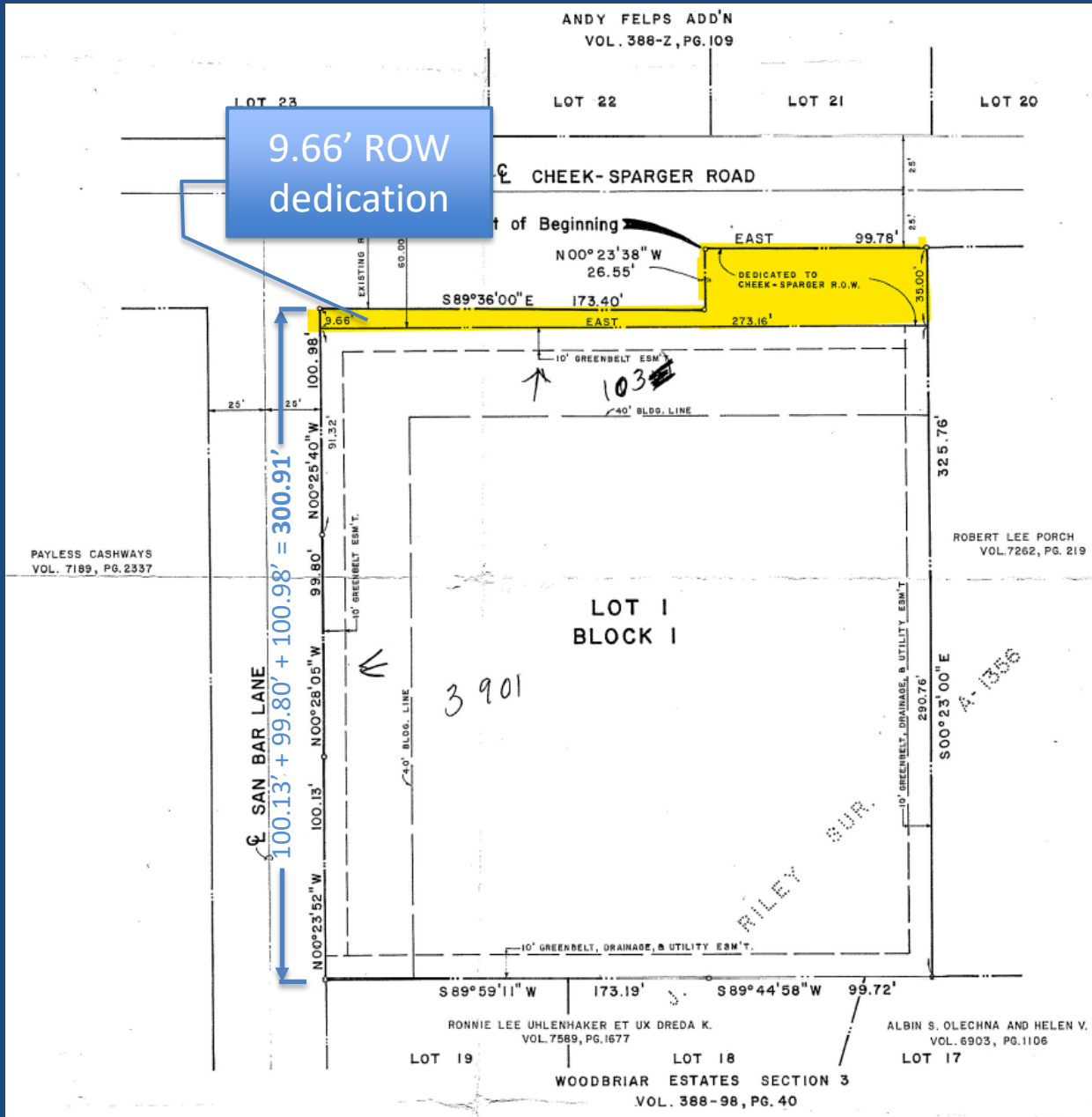
Subject site consisted of four lots

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

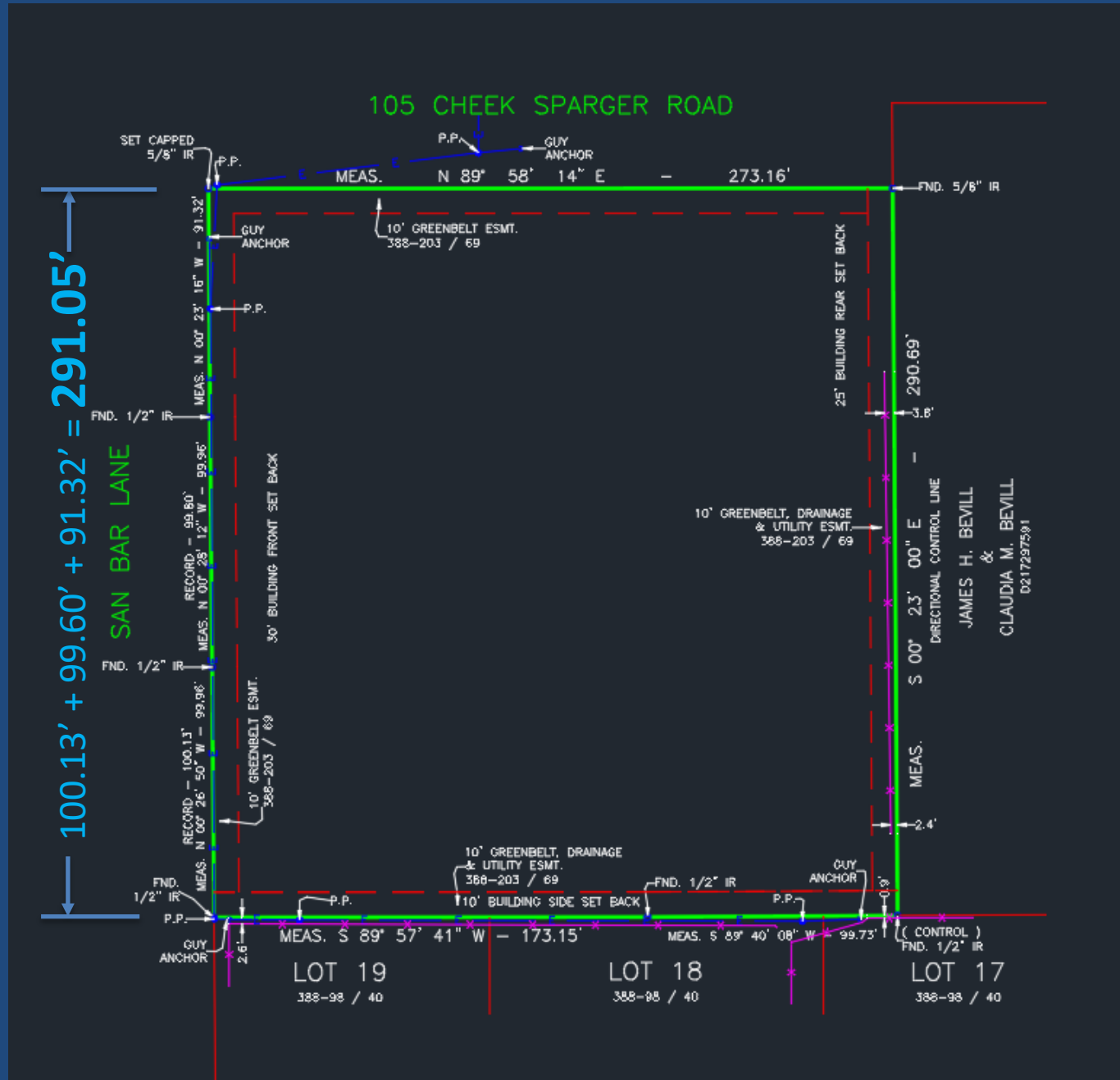
1993 Plat included ROW Dedication for Cheek-Sparger Road



- 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.

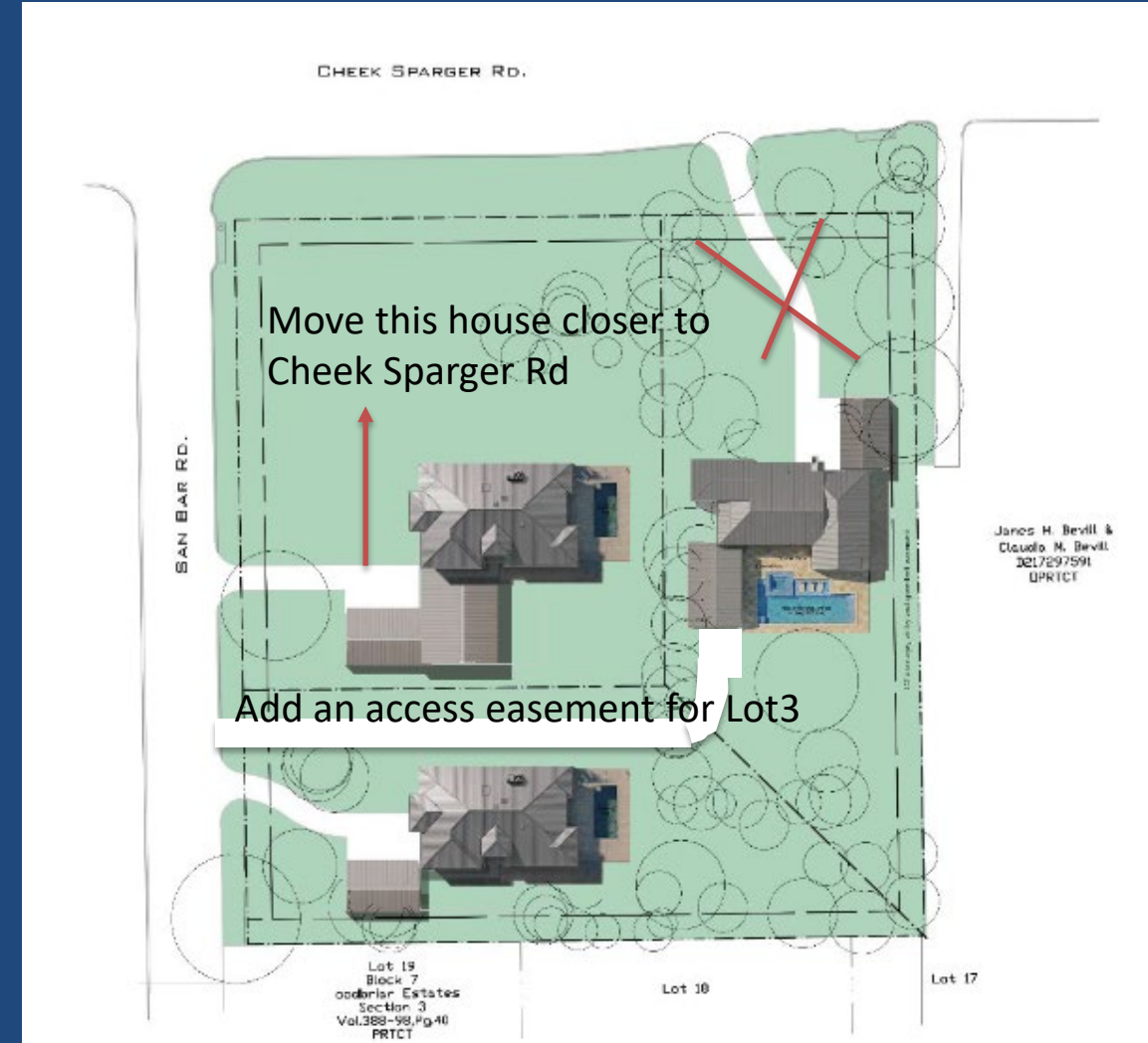
MOST RECENT SURVEY OF THE SUBJECT SITE (from the year 2022)



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



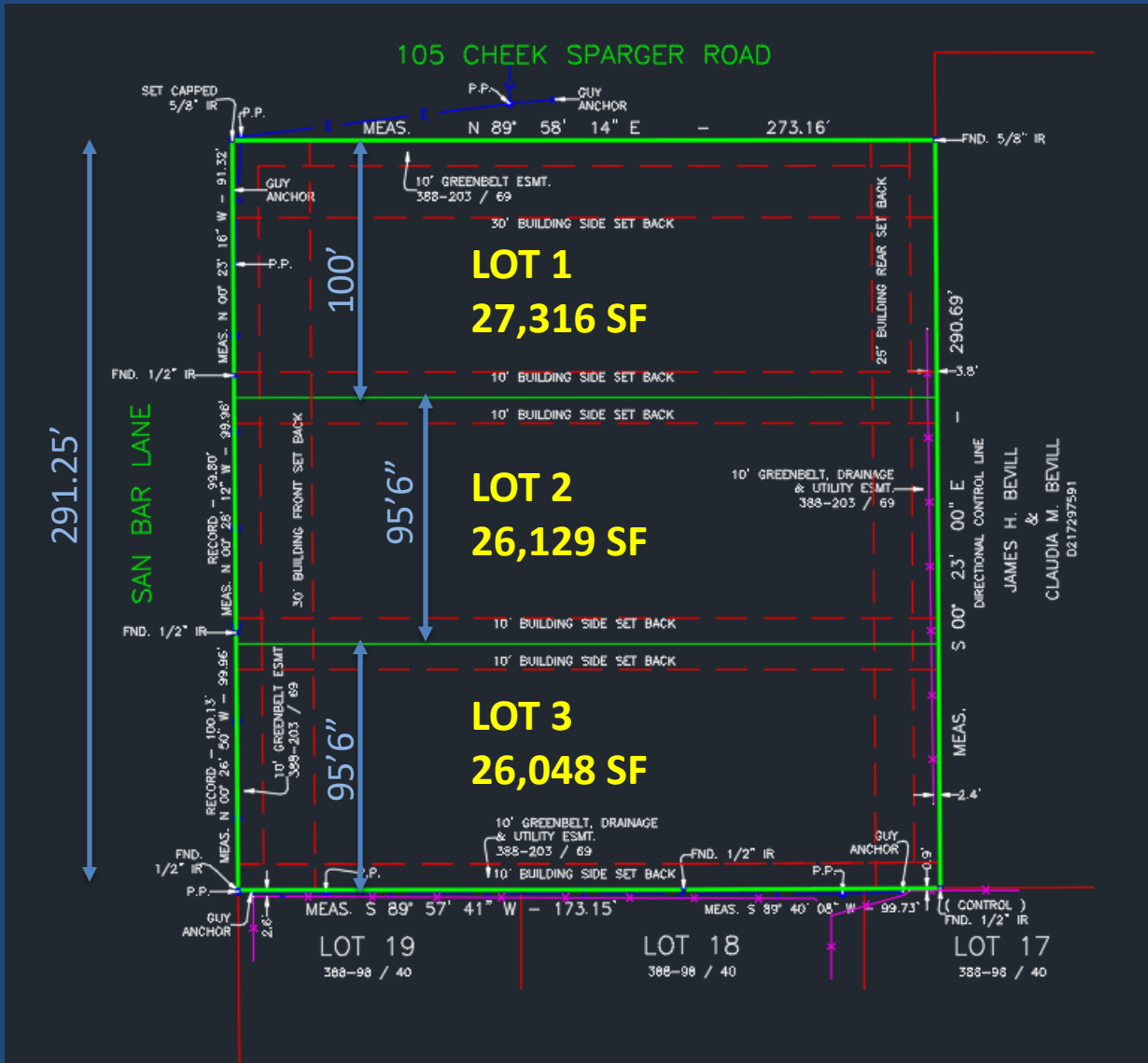
Staff did not recommend this layout because the city's codes do not allow new driveways on Cheek-Sparger Rd (a major thoroughfare)



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

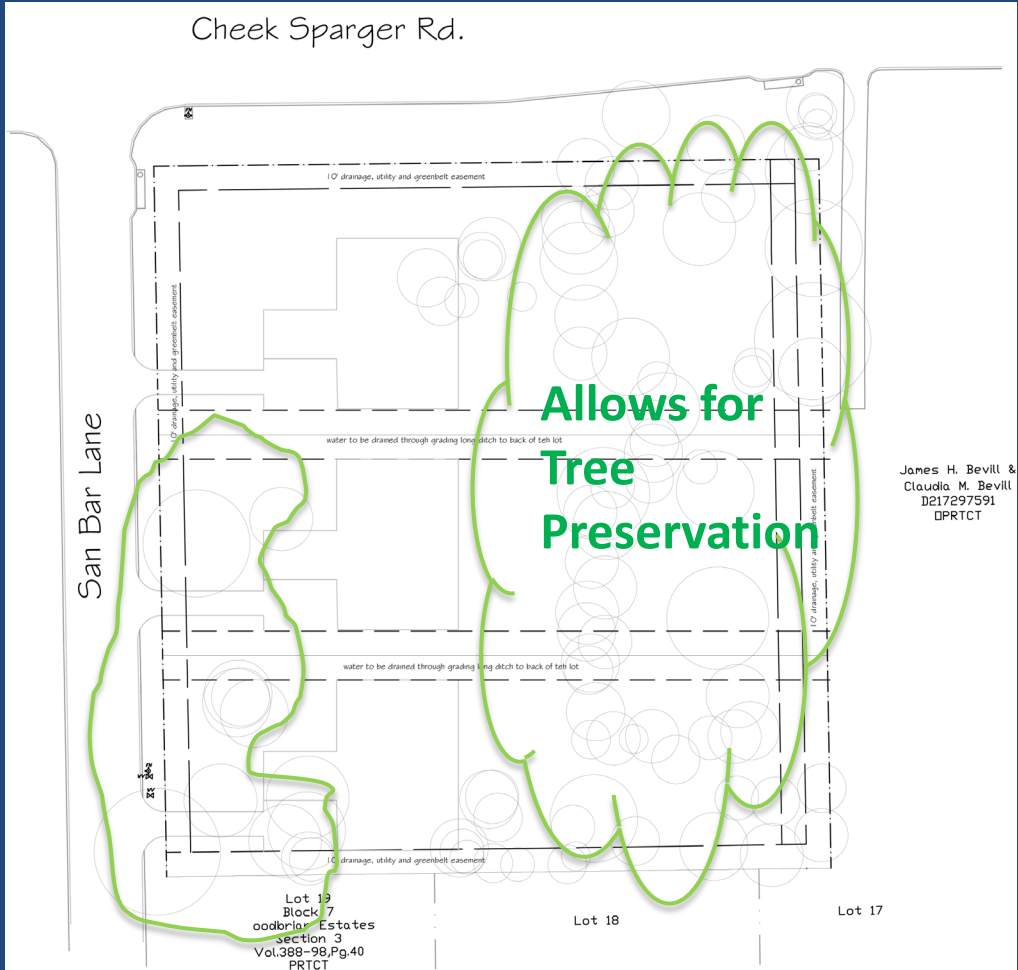
LOT 3 - 26,048 SF
95'-6" wide* X 272'-9" deep

***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

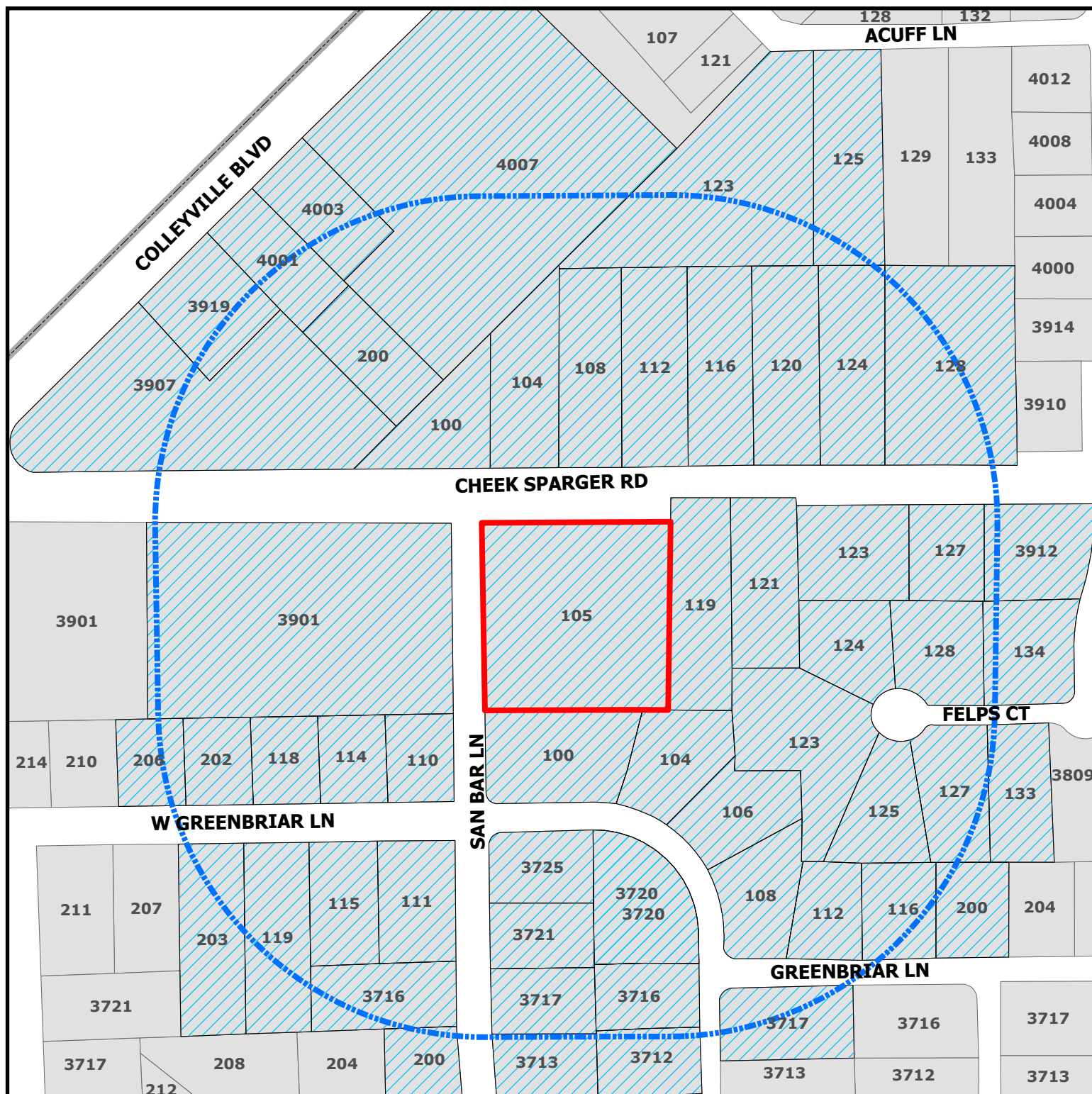
- ❑ **Requesting straight zoning change from PUD-C to R-20**
- ❑ **Applicant will apply for plat with 3-lot layout once the rezoning is approved, seeking a lot width variance of 4'6" for only two lots.**

Thank you!

Questions & Discussion

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

Notification Map

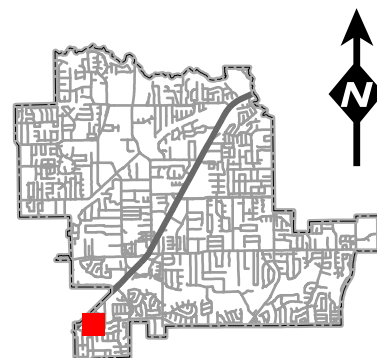


DISCLAIMER:
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ZC26-022

105 Cheek-Sparger Road

-  Subject Property
-  Buffer
-  Parcels to be notified





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning & Zoning Commission Meeting: Monday, 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:

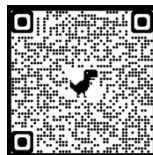
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@colleyville.com

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 7th day of October 2026.

The second reading and public hearing being conducted on the 20th day of October 2026.

APPROVED BY A VOTE OF ___ AYES, AND ___ NAYS, ON THIS THE 20TH DAY OF OCTOBER 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 BRIEFING

Agenda Number -

Agenda Date 9/14/2026

Type Presentation and Discussion

Department Community Development

Title

Consideration of a rezoning from R-MF 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 R-MF Multi-Family Residential to PUD-R Planned Unit Development - Residential on Tracts 1 & 2, Village Oaks Addition, being approximately 16.06 acres.

Analysis: The request is to allow a rezoning to PUD-R Planned Unit Development - Residential to reflect existing site conditions.

Existing Conditions/Background: The subject properties are located at 5019 Bransford Road. It is located at the northeast corner of Bransford Road and Glade Road.

Plat Status: The subject property is platted.

DRC Review: The DRC reviewed the request during their August 24, 2026, meeting and the case has been scheduled for the September 14, 2026, Planning and Zoning Commission meeting.

Surrounding Development: The property to the north is zoned AG Agricultural and is improved as Colleyville City Park. The properties to the east are zoned R-MF Multi-Family Residential and are improved with single-family homes. The properties to the south are zoned R-40 Single-Family Residential and CC-1 Village Retail and are improved with single-family homes and Bransford Elementary School. The properties to the west are zoned R-20 Single-Family Residential and R-40 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

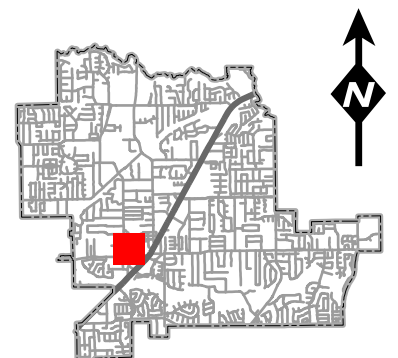
1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Plat Exhibit
5. Site Exhibit
6. Fence Exhibit
7. Letter Received
8. Notification Map
9. Notification Letter
10. Draft Ordinance

Aerial Map



ZC26-023

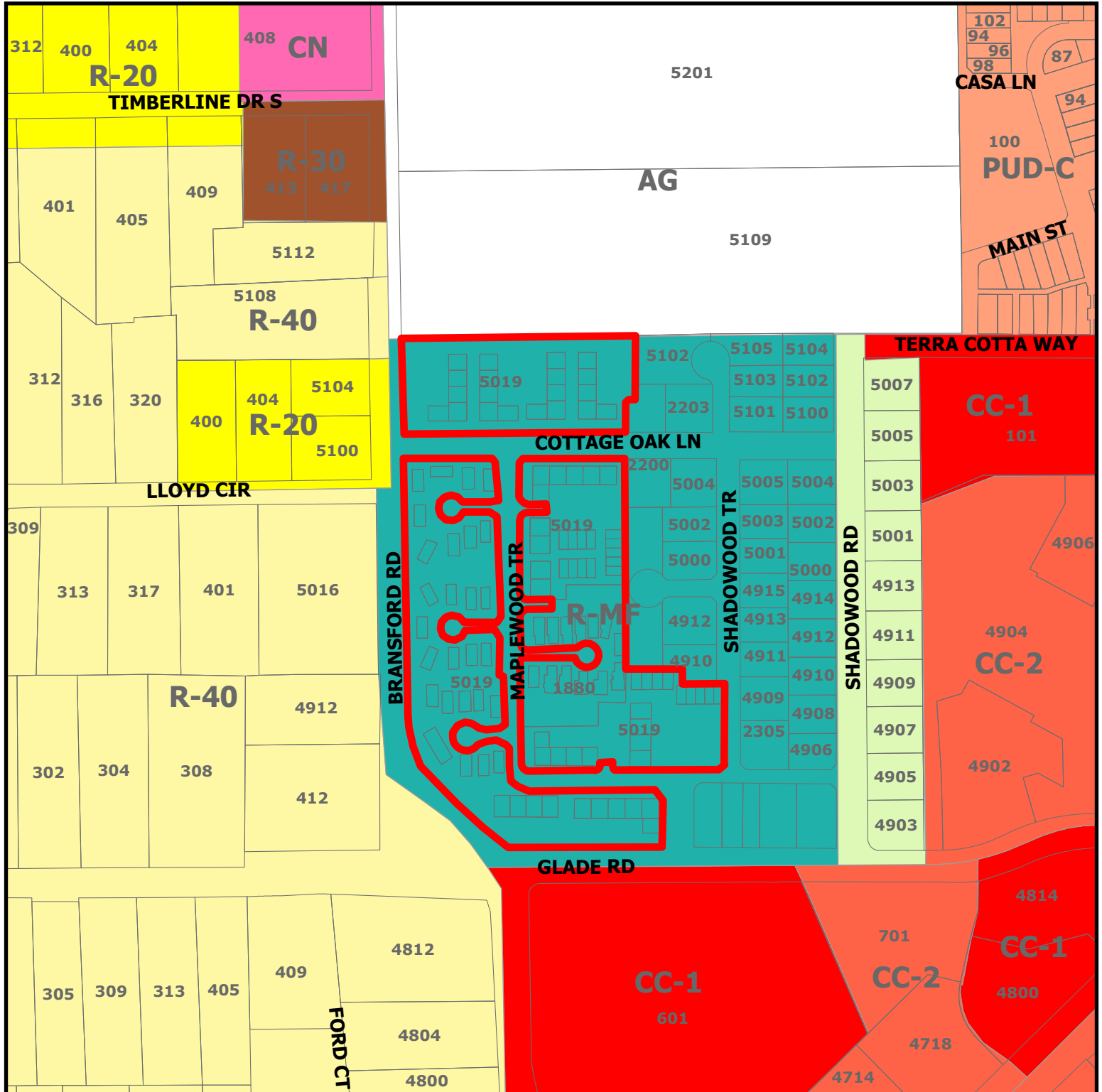
Shadowwood Trails



DISCLAIMER:

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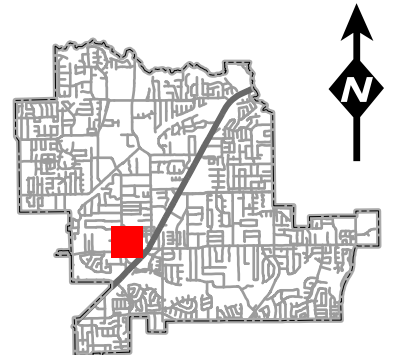
Zoning Map



ZC26-023

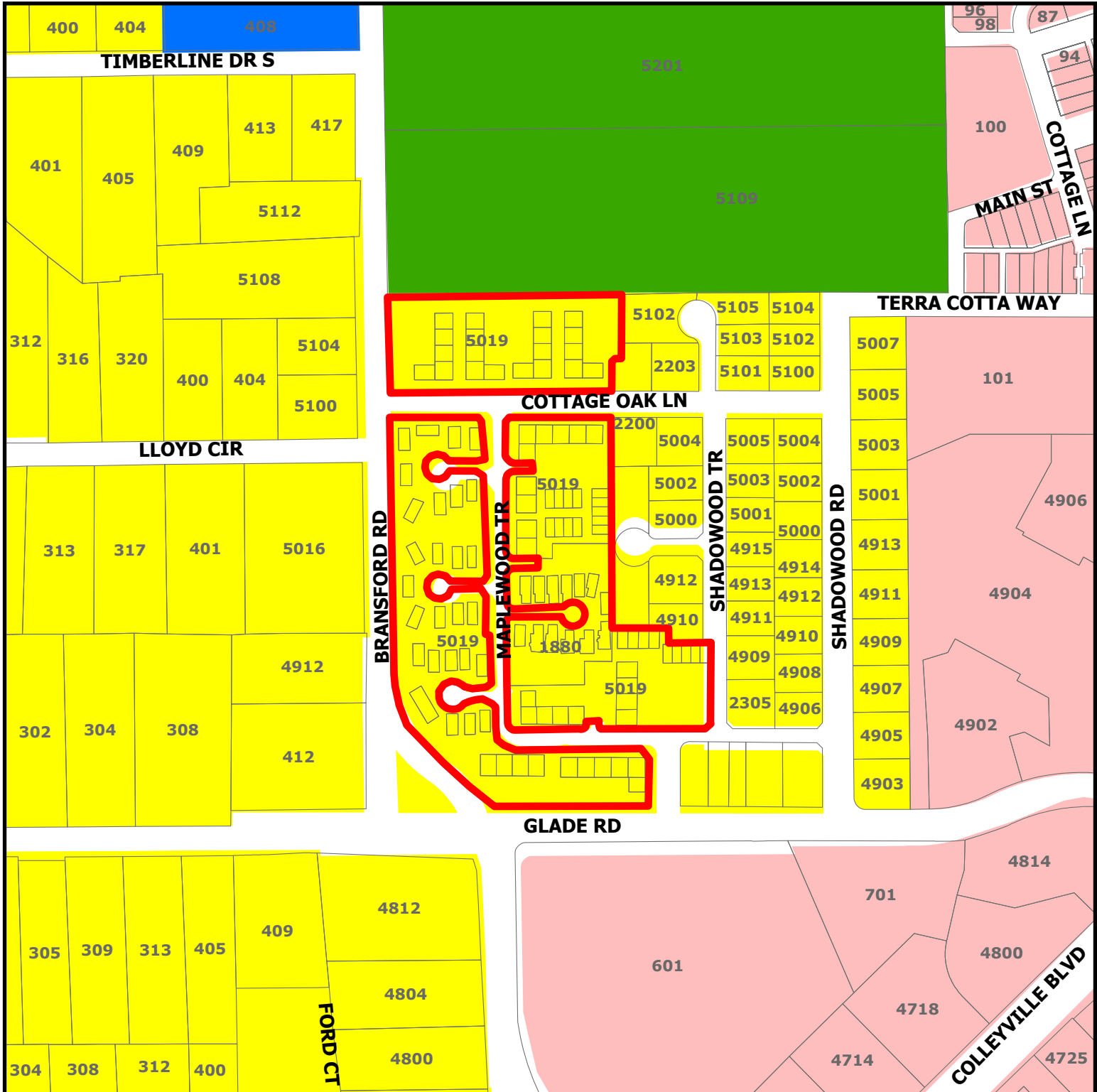
Shadowwood Trails

 Subject Property



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Future Land Use Map

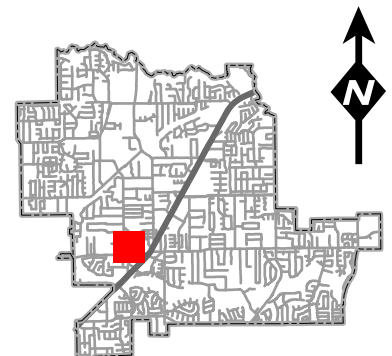


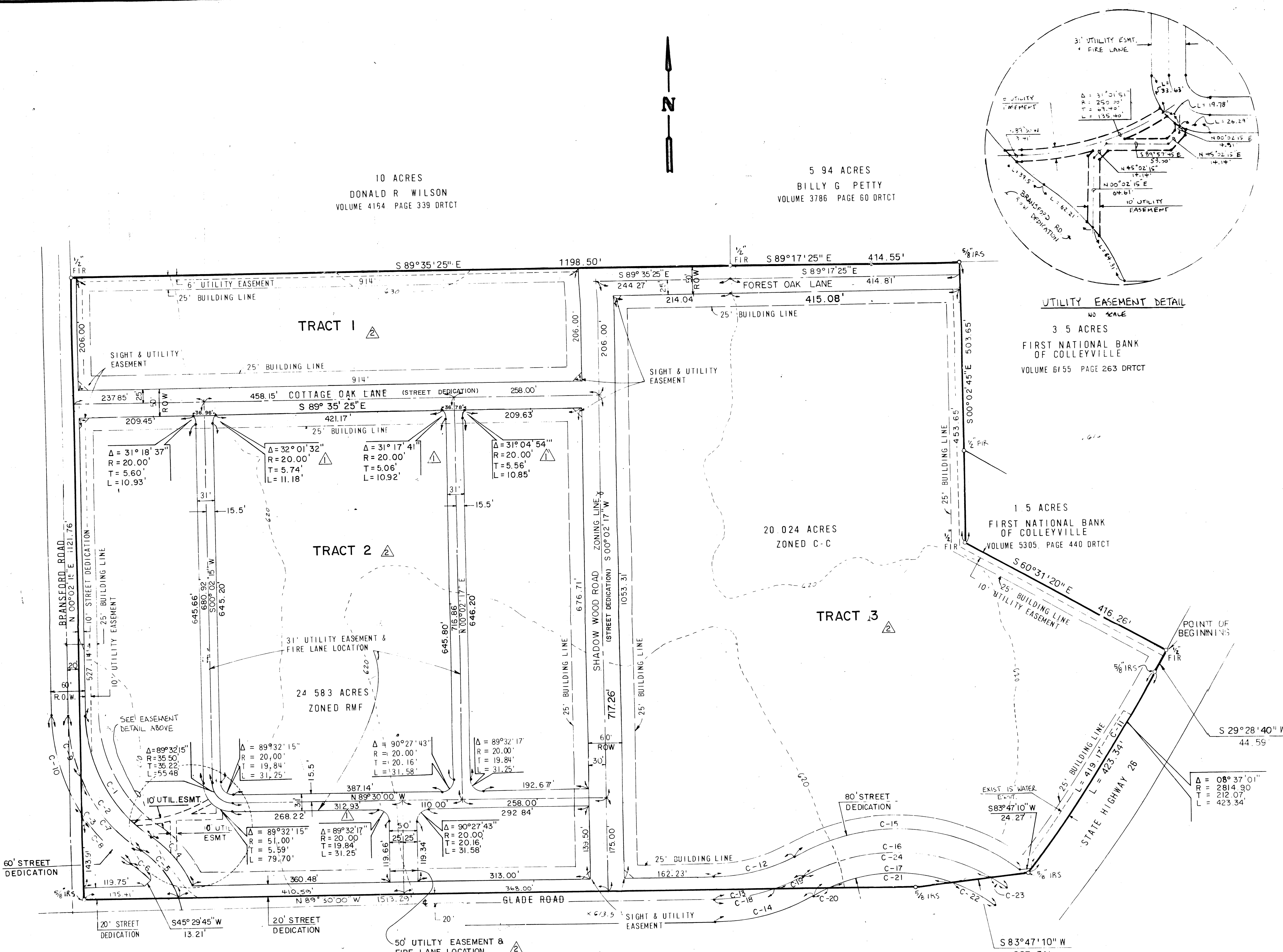
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ZC26-023

Shadowwood Trails

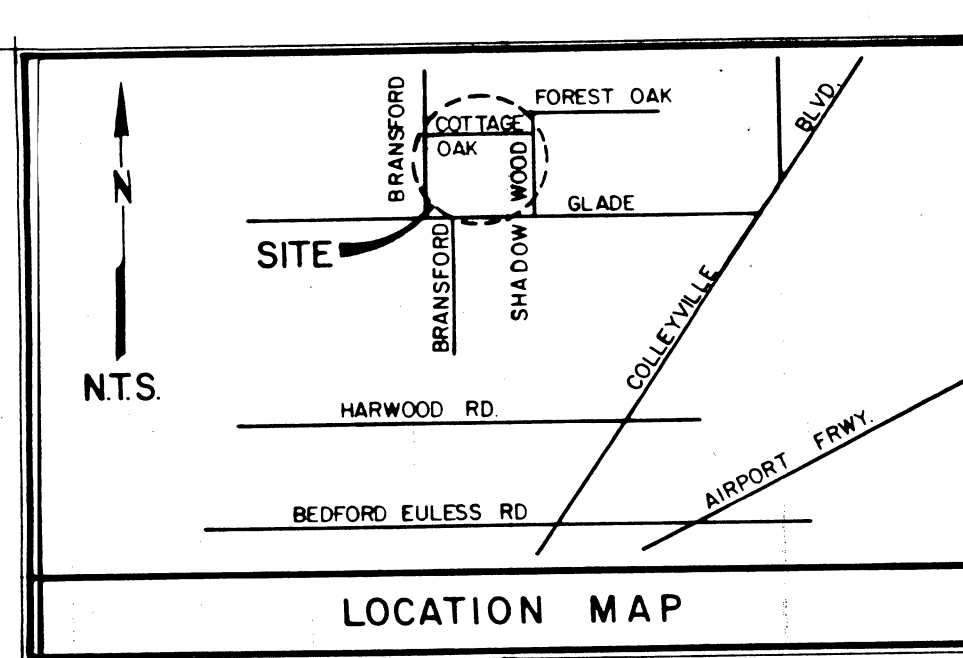
-  Residential
 Institutional
 Colleyville Blvd Corridor
 Open Space; Parks





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'



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 5495, 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;

North 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" E, 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. Winkelmann, 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.

William J. Winkelmann
W. J. WINKELMANN
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 *William J. Winkelmann*, 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. Winkelmann
Notary Public in and for Dallas County, Texas.

APPROVED BY CITY OF COLLEYVILLE

Robert E. Neely
Mayor

David Johnson
City Secretary

Date: June 25, 1984

PAWA-Winkelmann & Associates, Inc.

OWNER: RODEN PROPERTIES, INC.
13355 NOEL RD., SUITE 685
DALLAS, TX 75240
ATTN: JEFF RODEN

VILLAGE OAKS ADDITION
COLLEYVILLE, TEXAS

CORRECTED FINAL PLAT

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

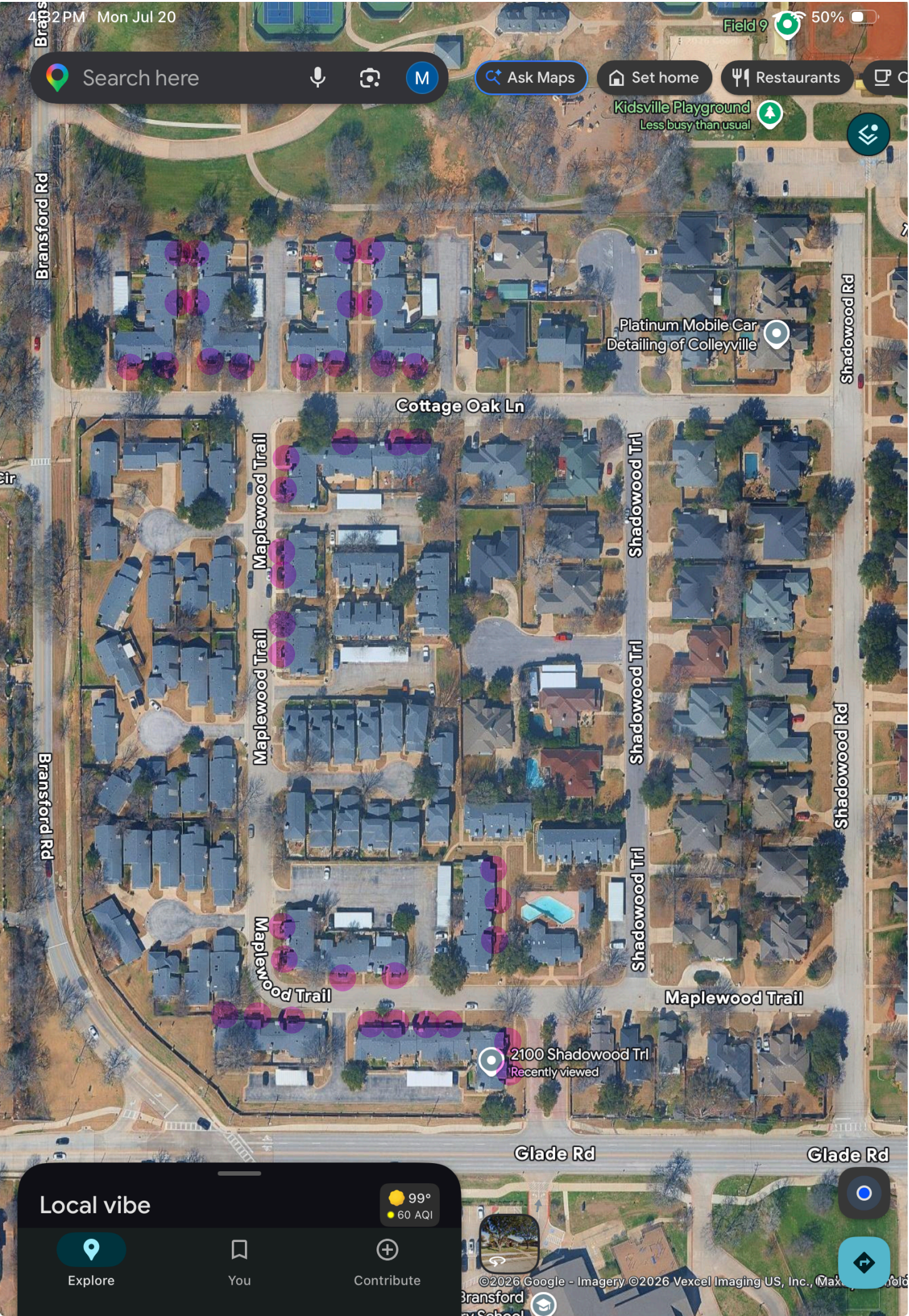
Scale: 1" = 100'
Date: 3-83
Designed by: Jim Kurtz
Drawn by: Don Woody
Checked by: W. J. Winkelmann
Approved by: [Signature]
Project No: 047-001-83-211

SHEET 2 OF 21

Revised
Vol. 388-17479-80

No.	Date	Revisions
6/20/84	6/18/84	MISCELLANEOUS FIRE LANE
WJW		
ADD		

NOTARY PUBLIC
STATE OF TEXAS
W. J. WINKELMANN
2488



5:04 PM Mon Jul 20

45%

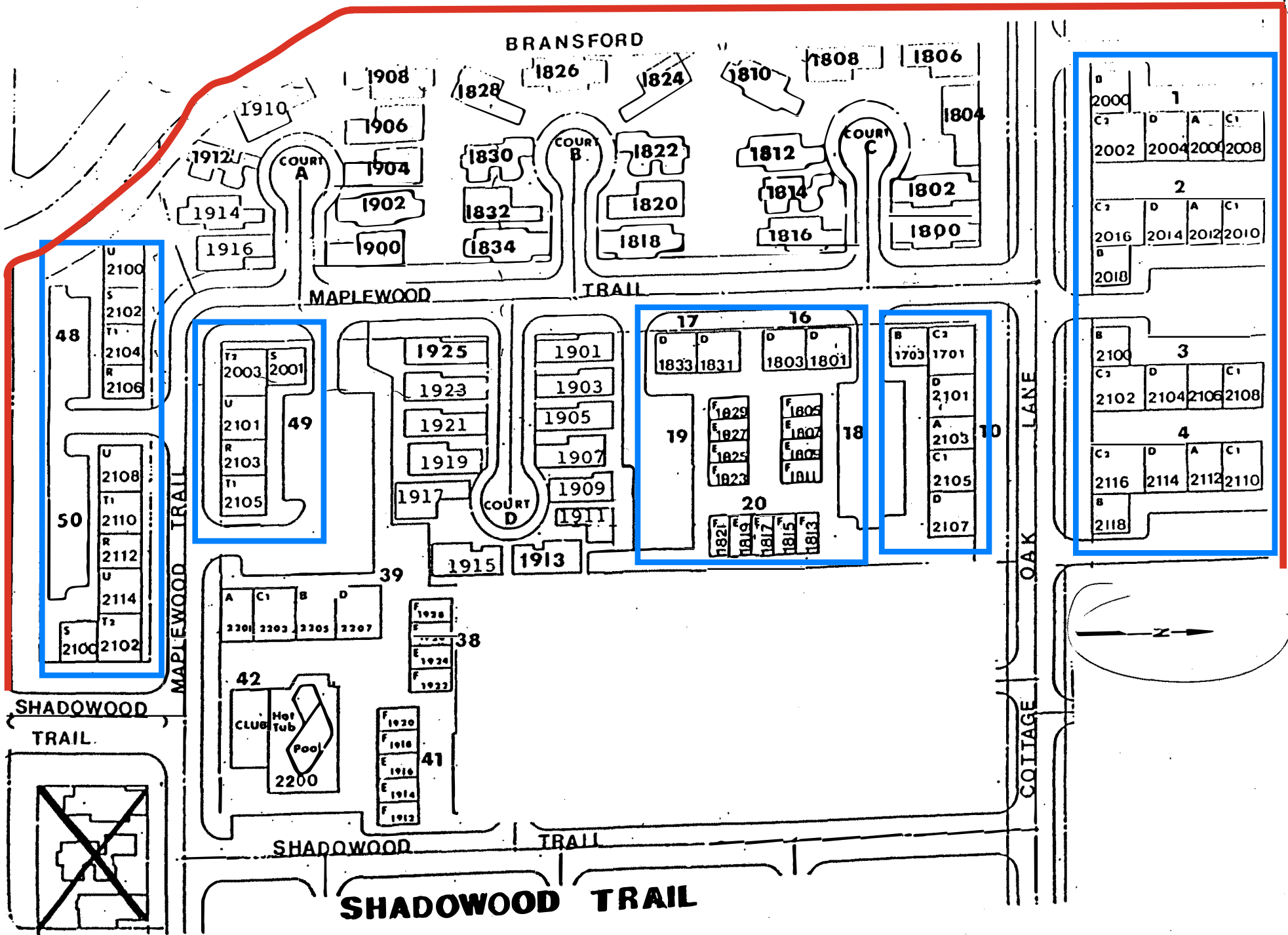
G November 2024



2299 Maplewood Trail

1 year ago · [See more dates](#) >





Scale: 1" = 100'

1			
D 2000	C1	D 2002	A 2004
C1	D 2004	A 2006	C1 2008
2			
C1	D 2016	A 2014	C1 2012
B 2018	D 2014	A 2012	C1 2010
3			
B 2100	C1	D 2102	C1 2108
C1	D 2104	A 2106	C1 2110
4			
C1	D 2116	A 2114	C1 2112
B 2118	D 2114	A 2112	C1 2110

Ultra Real Estate Holdings LLC

P.O. Box 574

Colleyville, TX 76034

[REDACTED]

September 08, 2026

City of Colleyville

Community Development Department

100 Main Street

Colleyville, TX 76034

Via email: CitizenLetters@colleyville.com

Re: Zoning Case ZC26-023 — Shadowood Trails — Proposed Rezoning from RMF (Multi-Family Residential) to PUD-R (Planned Unit Development – Residential), 5019 Bransford Road (Tracts 1 & 2, Village Oaks Addition)

To the Planning & Zoning Commission and City Council:

I am writing regarding Zoning Case ZC26-023. Through Ultra Real Estate Holdings LLC, I own the property at 5100 Bransford Road, Colleyville, Texas, which lies within approximately 100 feet of the subject property and within the 200-foot statutory notification area for this case. I received the City's Notice of Public Hearing and ask that these comments be entered into the public record.

I do not oppose the rezoning at this time. My interest is in understanding the specifics of the proposed PUD-R district and ensuring it protects the character and value of the surrounding single-family neighborhood. I respectfully request the following information and ask that the Commission and Council consider these points:

- 1. Use and density.** Please confirm the number of dwelling units, the housing type(s) (e.g., single-family detached, patio home, townhome), and the maximum density (units per acre) the proposed PUD-R would allow, and how these compare to what the current RMF zoning permits by right on the approximately 12.5-acre site.
- 2. Development standards.** Please provide the PUD's standards for building height, minimum lot size, setbacks (particularly along Bransford Road and adjacent to existing single-family lots), and required open space, landscaping, and buffering between the development and neighboring properties.
- 3. Traffic and access.** Please describe the points of vehicular access (Bransford Road, Glade Road, Maplewood Trail) and any traffic analysis, given existing conditions at the Bransford/Glade intersection.
- 4. Drainage and flood risk.** FEMA's mapped Special Flood Hazard Area (the 100-year floodplain) runs **directly along the Bransford Road corridor, impacting the single family properties along Bransford Road**, and FEMA's recent preliminary remapping shows that flood hazard expanding in this area. I *am concerned about any increase in stormwater drainage or runoff along Bransford Road, which drains into this flood corridor*. Please describe in detail how the PUD's stormwater detention and drainage will ensure ***no net increase*** in runoff onto Bransford Road or adjoining properties, and how

the design accounts for both the effective FEMA floodplain and the preliminary (updated) Base Flood Elevations. Copies of the City's flood map showing my property and FEMA's National Flood Hazard Layer FIRMette (FIRM panel 48439C0095K, effective 9/25/2009) are enclosed.

I understand the stated purpose is to bring the zoning into conformance with existing site conditions. My request is that the PUD-R standards preclude future multi-family/apartment development on the site, and — given the documented flood risk along Bransford Road — that they include robust drainage protections and appropriate buffering for the adjoining single-family homes.

Please add this letter to the record for the September 14, 2026 Planning & Zoning Commission hearing and the October 7 and October 20, 2026 City Council hearings, and please send me the staff report and any site plan or PUD standards for this case at the email above. I reserve the right to submit a formal protest should the details differ materially from what is described in the notice.

Thank you for your consideration.

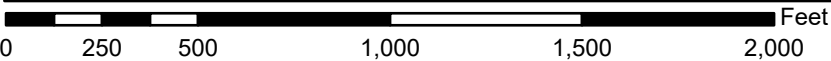
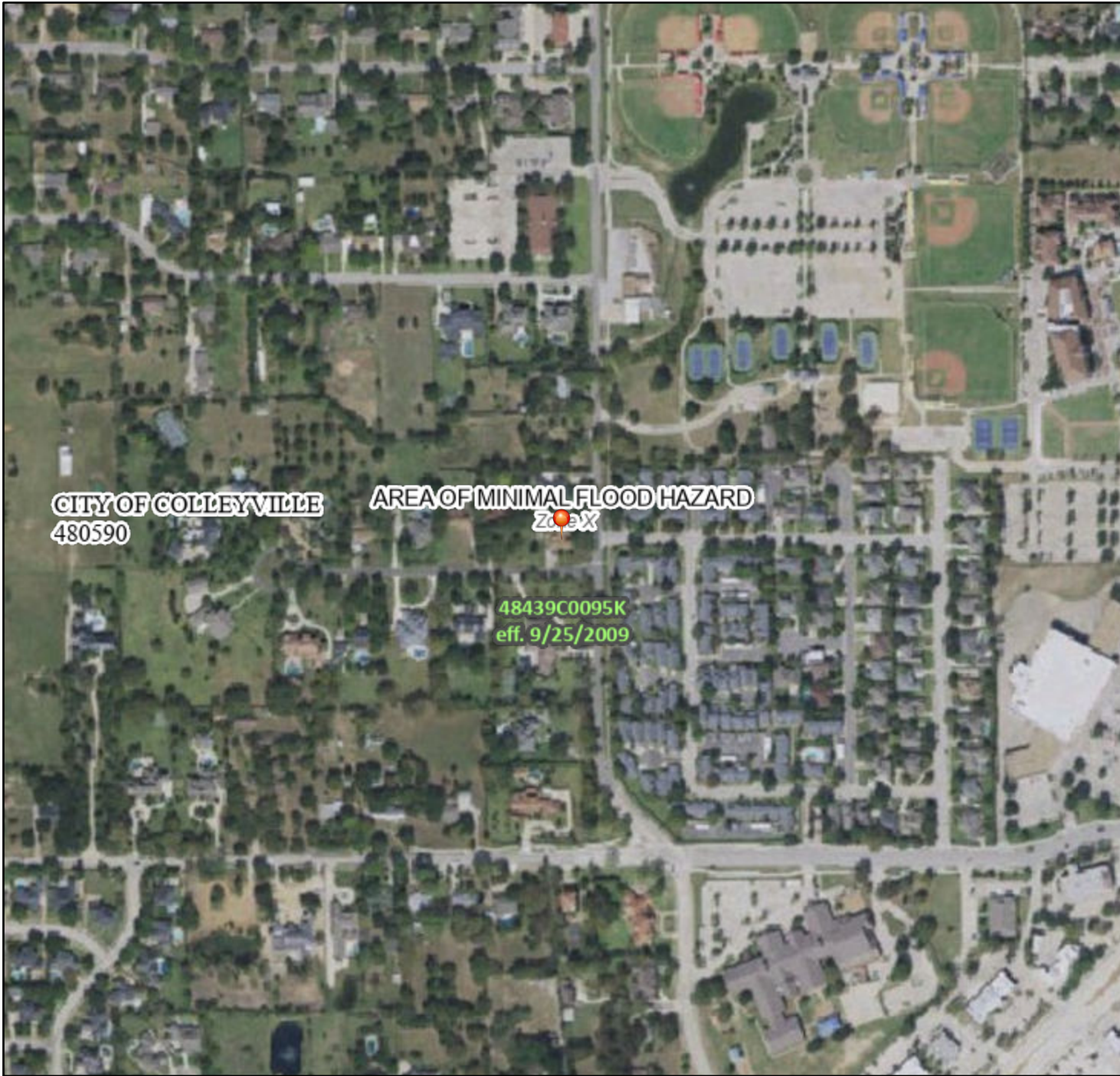
Sincerely,

Robert Rishel
Manager, Ultra Real Estate Holdings LLC
Owner, 5100 Bransford Road, Colleyville, TX 76034

National Flood Hazard Layer FIRMette



97°10'1"W 32°53'16"N



1:6,000

97°9'24"W 32°52'45"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

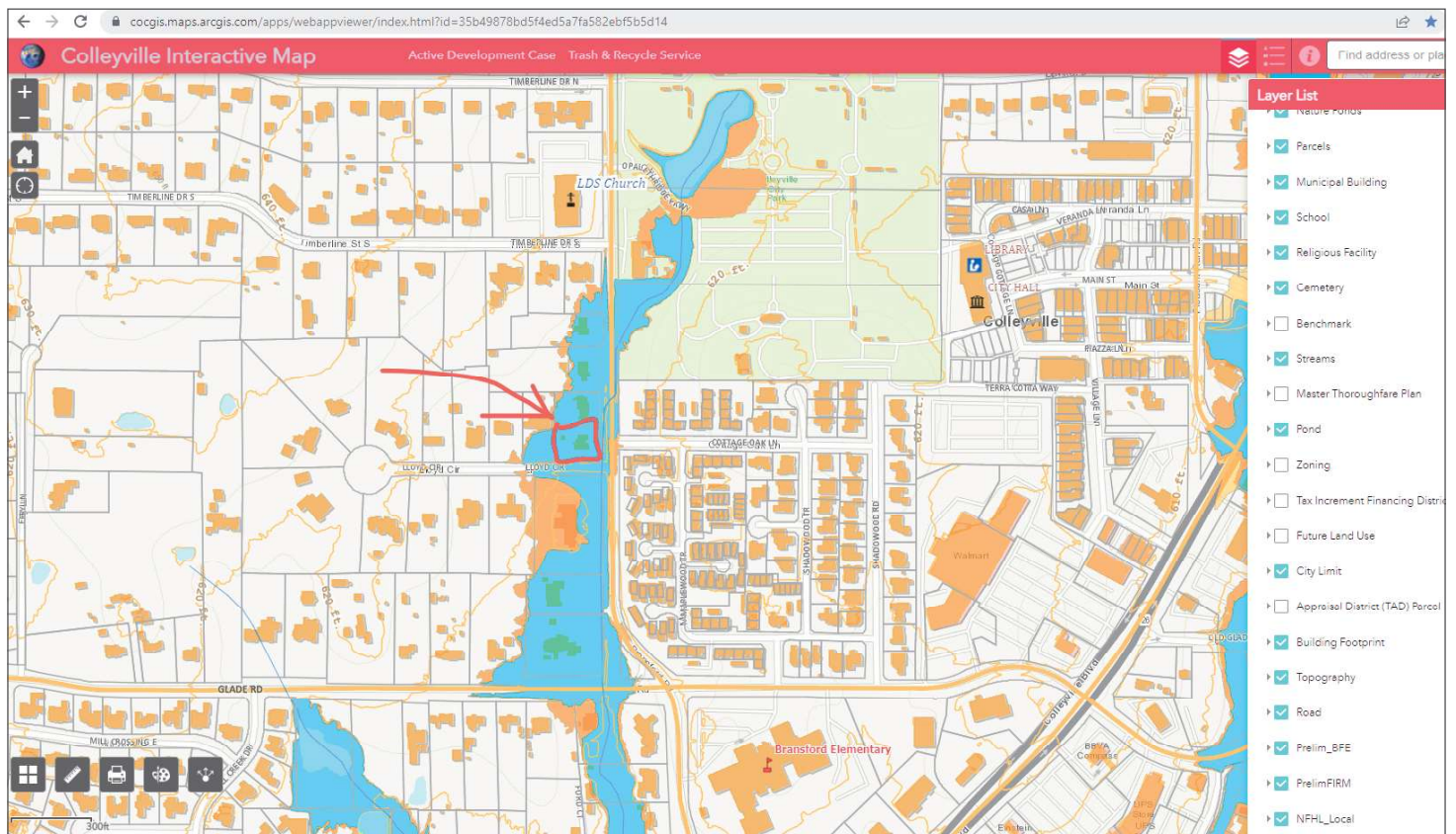
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/8/2026 at 7:56 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

ENCLOSURE — Flood Map

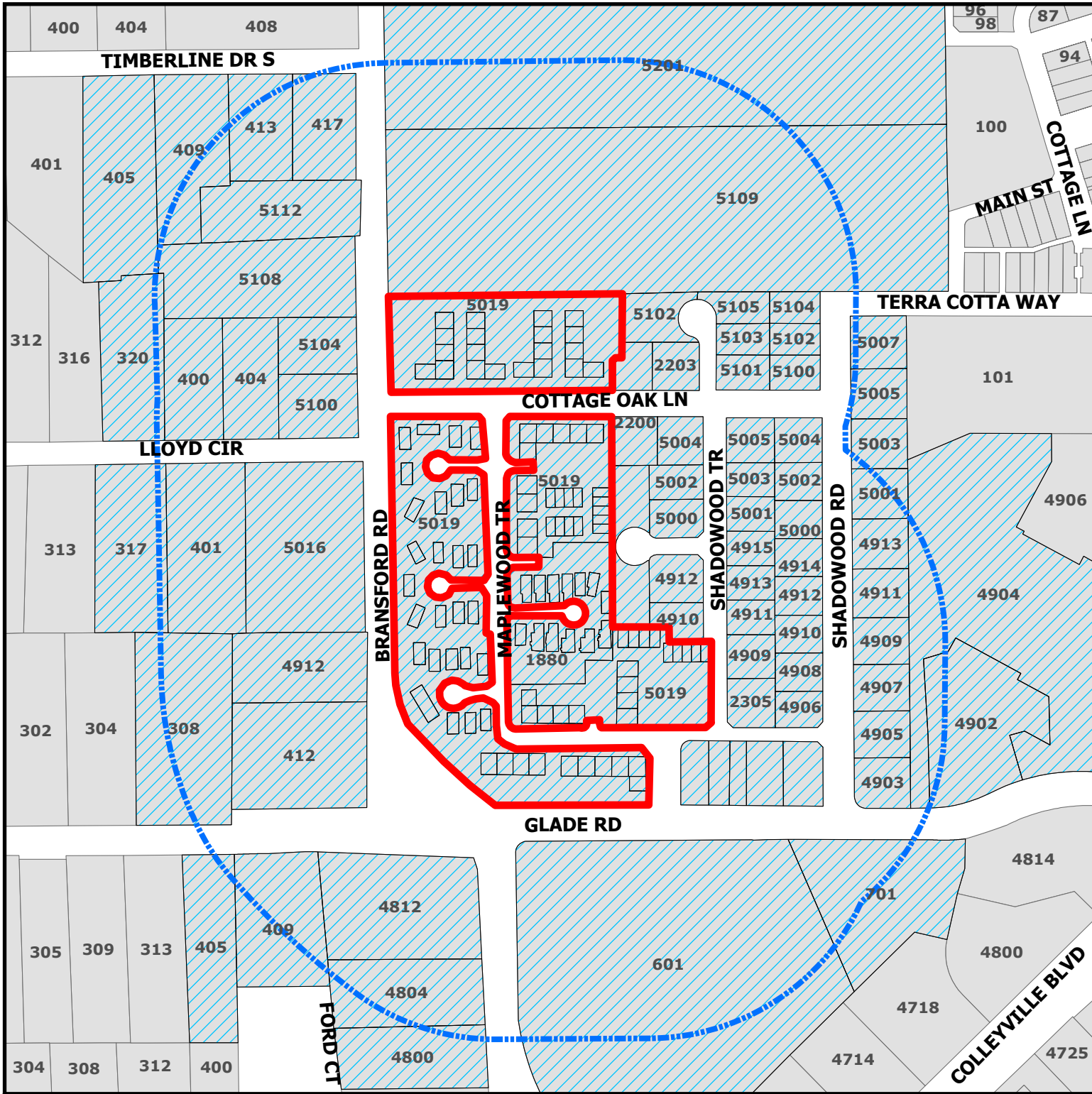
Zoning Case ZC26-023 (Shadowood Trails) • Property: 5100 Bransford Road, Colleyville, TX 76034

Owner: Ultra Real Estate Holdings LLC



City of Colleyville interactive flood map. The subject property at 5100 Bransford Road is outlined/arrowed. The mapped Special Flood Hazard Area (blue) follows the Bransford Road drainage corridor immediately adjacent to the property; FEMA's preliminary remapping shows this hazard expanding in this area. Source: City of Colleyville GIS / FEMA National Flood Hazard Layer (preliminary + effective).

Notification Map

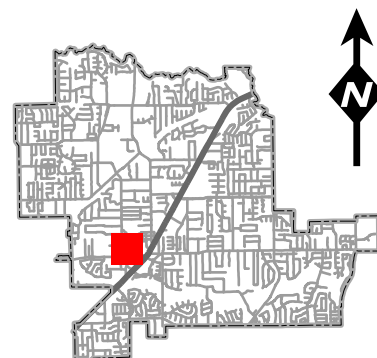


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ZC26-023

Shadowwood Trails

-  Subject Property
-  Buffer
-  Parcels to be notified





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning & Zoning Commission Meeting: Monday, September 14, 2026, at 7:00 p.m.

**City Council Meetings: Wednesday, October 7, 2026 & Tuesday, October 20, 2026, at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas**

Request: Consideration 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.

Zoning Case: ZC26-023

Applicant: Shadowood Trails

Location: 5019 Bransford Road

Property Description: Tracts 1 & 2, Village Oaks Addition

Present Zoning: RMF Multi-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

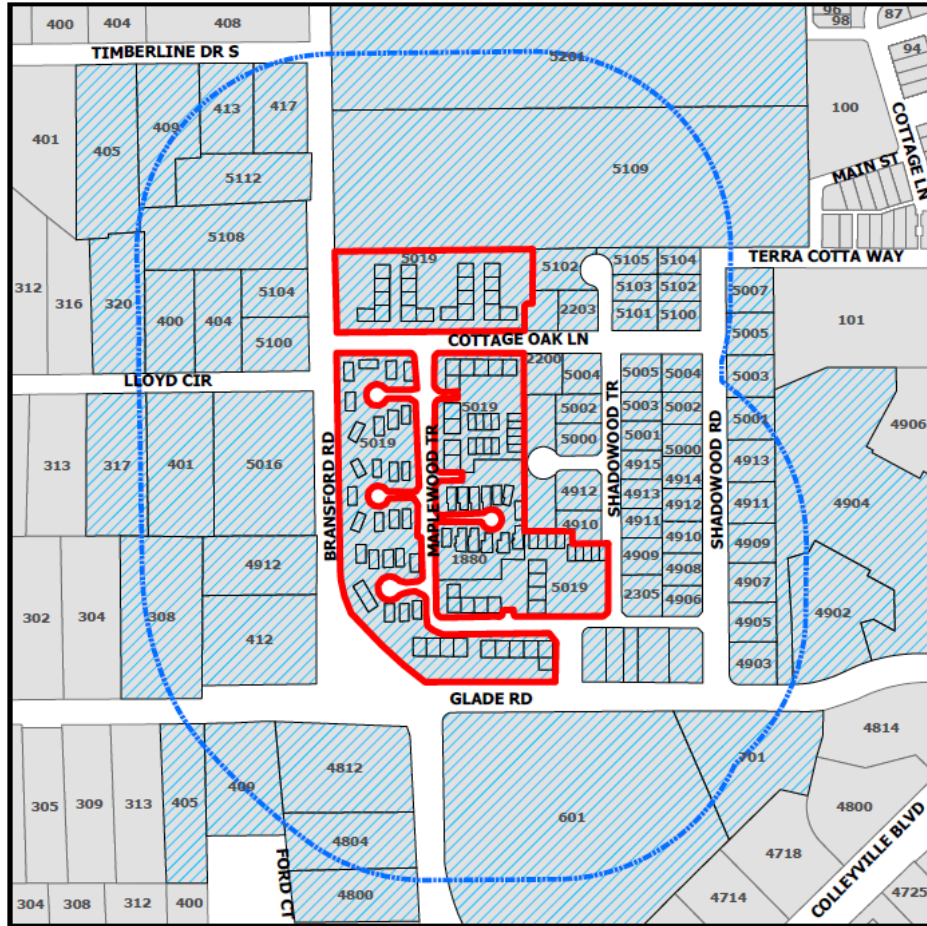
City of Colleyville

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 16.06 ACRES, BEING SHADOWOOD TRAIL CONDOMINIUMS, LOCATED AT 5019 BRANSFORD ROAD AND 1880 MAPLEWOOD ROAD, BY AUTHORIZING A REZONING FROM R-MF MULTI-FAMILY RESIDENTIAL TO PUD-R PLANNED UNIT DEVELOPMENT - 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 R-MF Multi-Family Residential to PUD-R Planned Unit Development - Residential (Case ZC26-023); and

WHEREAS, the Subject Property is presently zoned R-MF Multi-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 rezoning from R-MF Multi-Family Residential to PUD-R Planned Unit Development - Residential on 16.06 acres, being Shadowood Trail Condominiums, located at 5019 Bransford Road and 1880 Maplewood Trail, 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 PUD-R Planned Unit Development – Residential.
- b. The purpose of this PUD-R is to allow for a residential development.
- c. Should a nonconforming building or nonconforming portion of a building be destroyed by any means to an extent of more than fifty (50) percent of its replacement cost at time of destruction; it shall not be reconstructed except in conformity with the provisions of this ordinance.
- d. The subject property is subject to all regulations in the Land Development Code, except where amended herein.

2. CONCEPTUAL PLAN AND PLATTING

- a. The street layout and subdivision design shall be consistent with the site exhibit, labeled as Exhibit "B".

3. PERMITTED USES

- a. Residential uses as existing on the effective date of this ordinance.
- b. Amenity center.

4. RESIDENTIAL USE REQUIREMENTS

- a. The residential structures shall only be constructed on the existing footprint as depicted on the attached as Exhibit "B".

5. FENCE REQUIREMENTS

- a. Residential structures marked in blue on the attached as Exhibit "C" are permitted to have a fence within the required front yard setback. Fences greater than twenty-five (25) percent opaque shall not extend more than six (6) feet beyond the front façade of the residential structure. The fence shall be no greater than eight (8) feet in height.
- b. The perimeter fencing, as marked in red on the attached as Exhibit "C", shall be constructed of masonry or wood with masonry columns.
- c. Fence construction shall be a capped, board-on-board fence, being constructed with vertical boards and finished with a horizontal cap rail installed along the top of the fence.
- i. Fences shall be constructed of treated materials and shall be stained or otherwise finished with an approved coating.

6. OPEN SPACE

- a. This development shall not be required to provide any common open space area.

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

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

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

this ordinance shall take effect immediately from and after its passage.

Sec. 7. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

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

AND IT IS SO ORDERED.

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

The second reading and public hearing being conducted on the 20th day of October 2026.

APPROVED BY A VOTE OF ___ AYES, AND ___ NAYS, ON THIS THE 20TH DAY OF OCTOBER 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

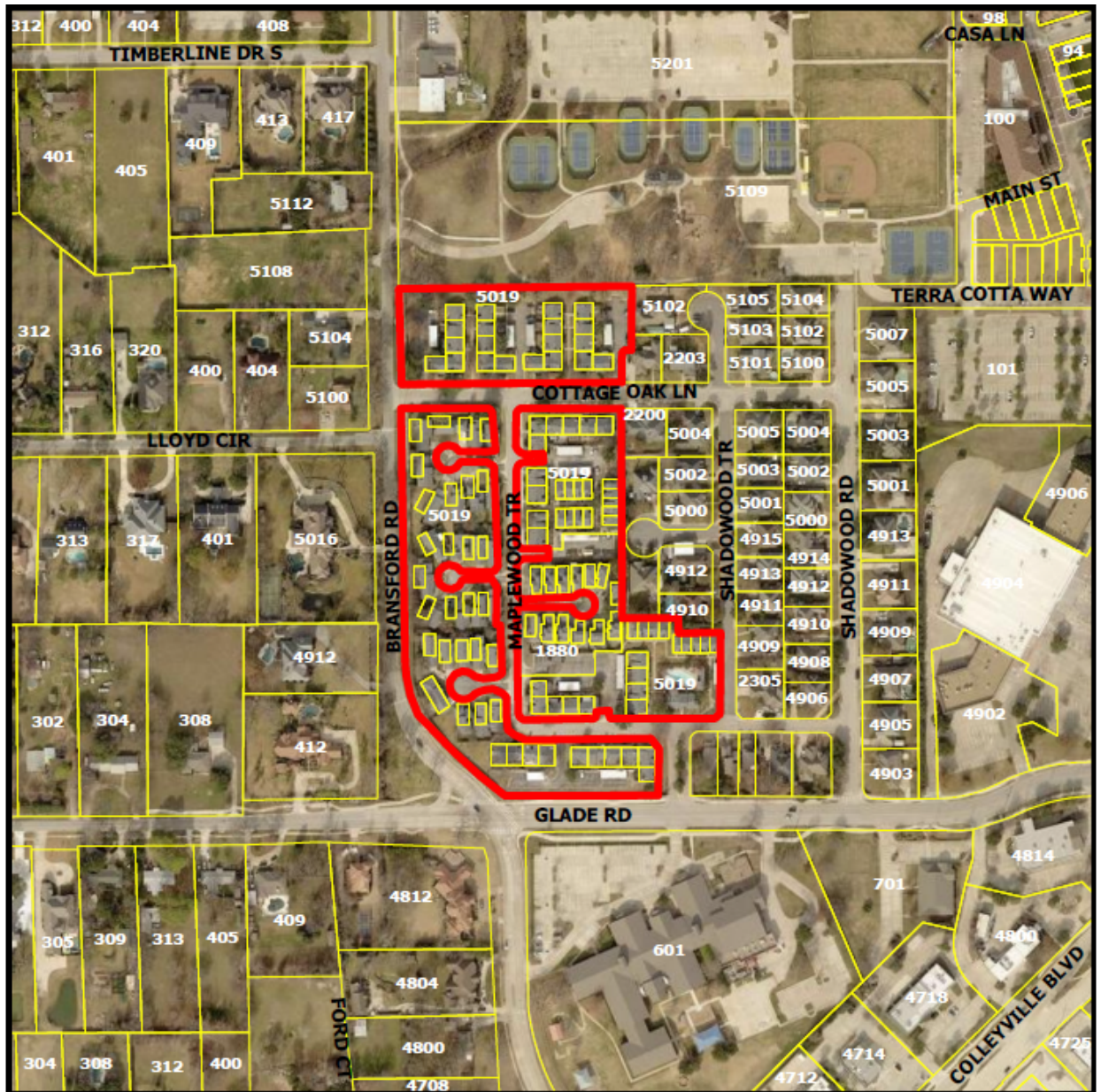
Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Aerial Map





CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number -

Agenda Date 9/14/2026

Type Presentation and Discussion

Department Community Development

Title

Consideration 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.

Analysis: The request is to replace the ML Light Manufacturing zoning designation with CC-3 Highway Commercial zoning.

Existing Conditions/Background: The subject property, 1721 John McCain Road, is zoned ML Light Manufacturing and is currently being developed with commercial buildings. It is located south of the intersection of Majestic Manor and John McCain Road.

Plat Status: The subject property is platted.

DRC Review: The DRC reviewed the request during their August 24, 2026, meeting and the case has been scheduled for the September 14, 2026, Planning and Zoning Commission meeting.

Surrounding Development: The properties to the north are zoned PUD-R Planned Unit Development – Residential and are improved with single-family homes. The properties to the east and south are zoned ML Light Manufacturing and are improved with commercial uses to the east and the Cotton Belt Trail to the south. The properties to the west are zoned PUD-C Planned Unit Development – Commercial and PUD-R Planned Unit Development – Residential and are improved with commercial uses and single-family homes.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, identifies the subject property for commercial development. The comprehensive plan supports this request, as it is part of the northern gateway commercial corridor.

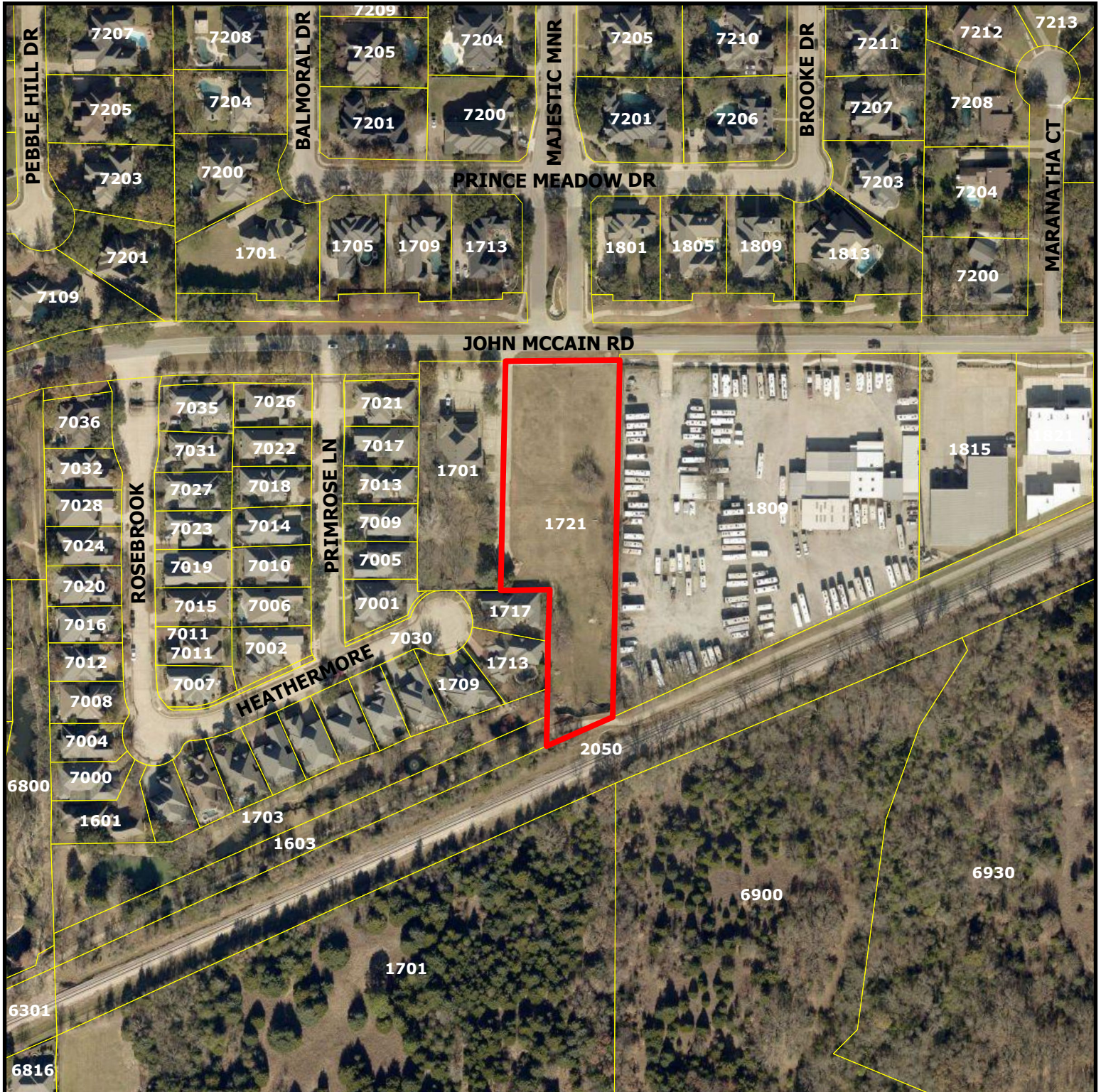
Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners' Associations within 1,000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was

notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code.

Attachments

1. Aerial Map
2. Future Land Use Map
3. Zoning Map
4. Statement of Planning Objectives
5. Site Plan
6. Plat Exhibit
7. Notification Map
8. Notification Letter
9. Letters of Opposition
10. Opposition Map
11. Opposition Report
12. Draft Ordinance

Aerial Map

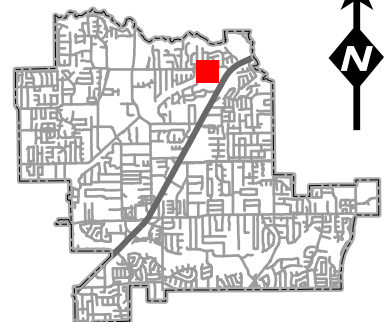


ZC26-024

1721 John McCain Road



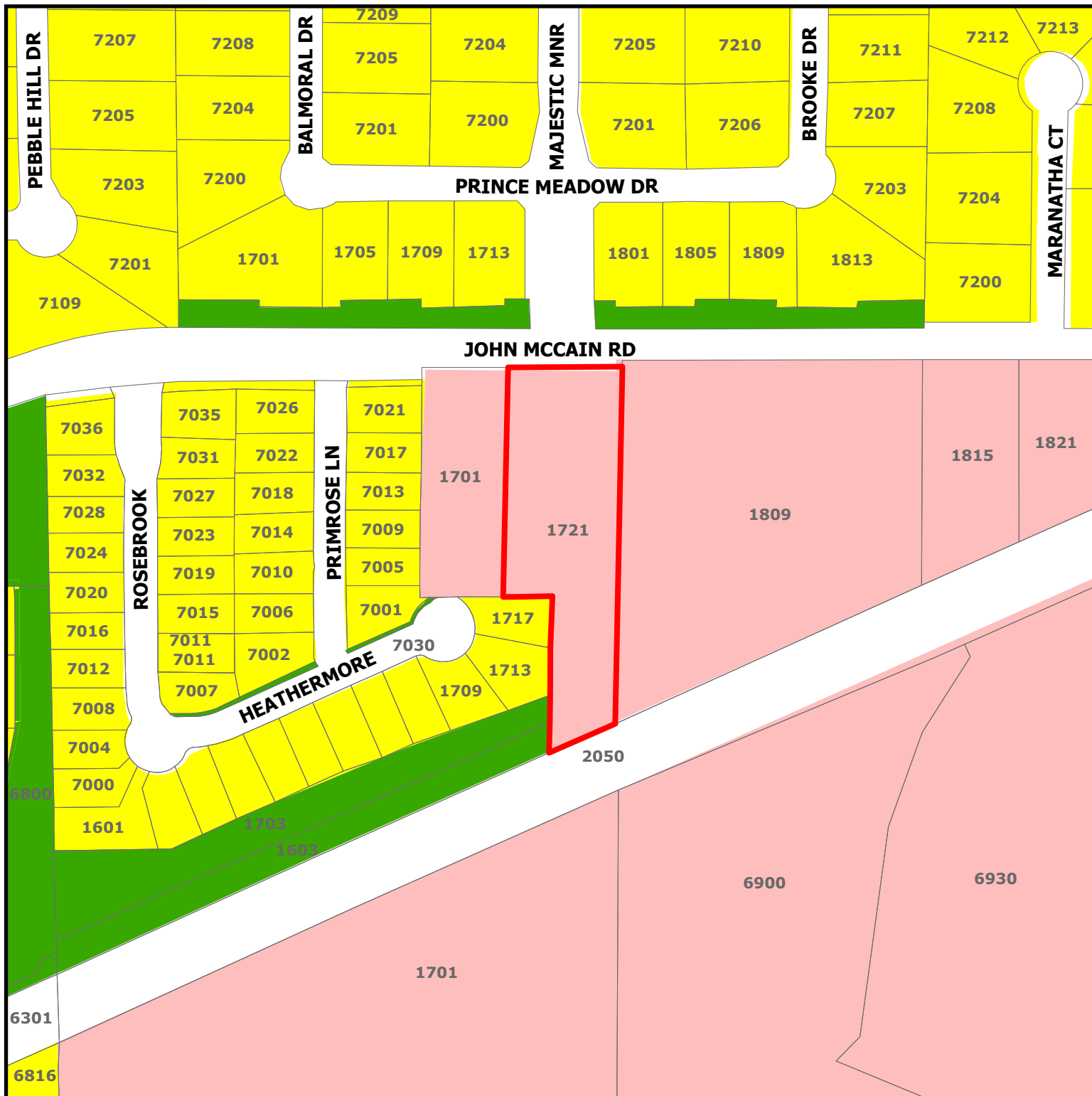
Subject Property



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.

Future Land Use Map

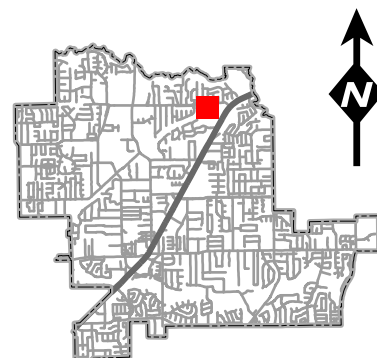


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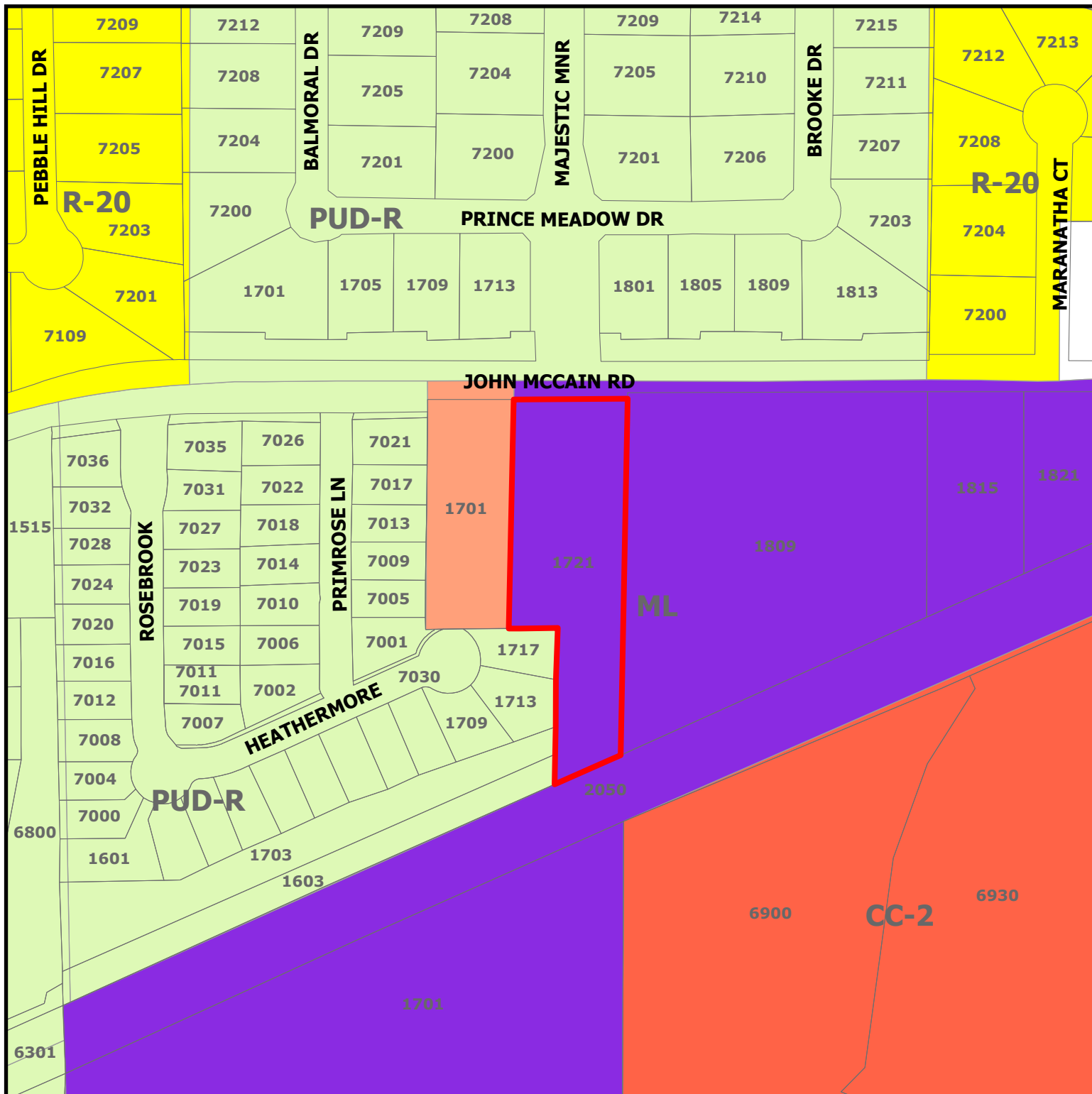
ZC26-024

1721 John McCain Road

-  Residential
 Colleyville Blvd Corridor
 Open Space; Parks
 Subject Property



Zoning Map



ZC26-024

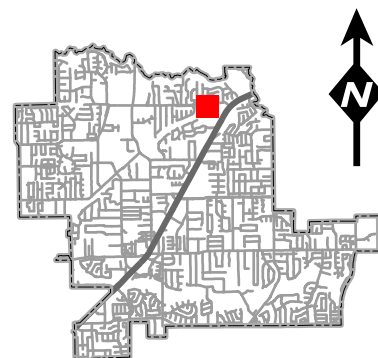
1721 John McCain Road

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Subject Property



M and W Real Estate Development LLC

175 E. Continental Blvd

Southlake TX 76092

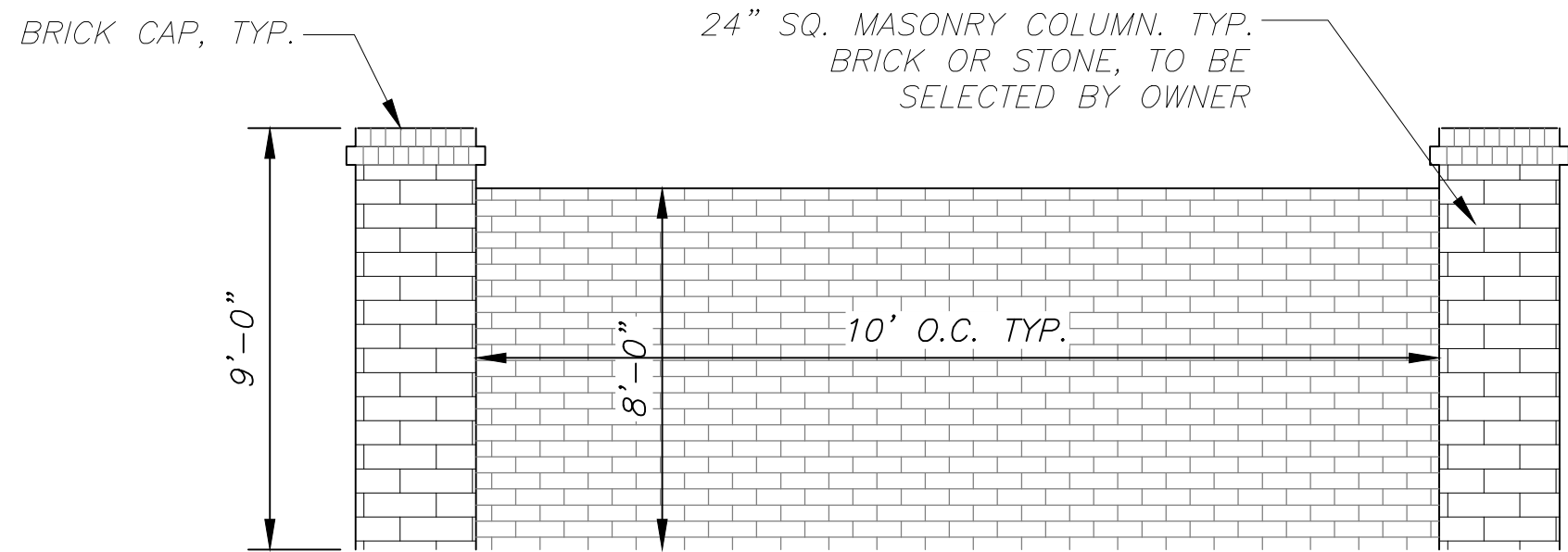
817-988-1430

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 QUERCUS VIRGINIANA NURSERY GROWN	3" CAL.	B&B OR CONTAINER	11'-12' HT.	MIN. 8' SPREAD
	SO	9	CHINESE PISTACHE PISTACIA CHINENSIS NURSERY GROWN	3" CAL.	B&B OR CONTAINER	11'-12' HT.	MIN. 8' SPREAD
	CE	5	CEDAR ELM ULMUS CRASSIFOLIA 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 VITEX AGNUS-CASTUS 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 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 WHIZ-G-STONE - 817.429.0822 OR APPROVED EQUAL				
	CD		COMMON BERMUDA GRASS - SOLID SOD OR HYDRO-MULCH 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

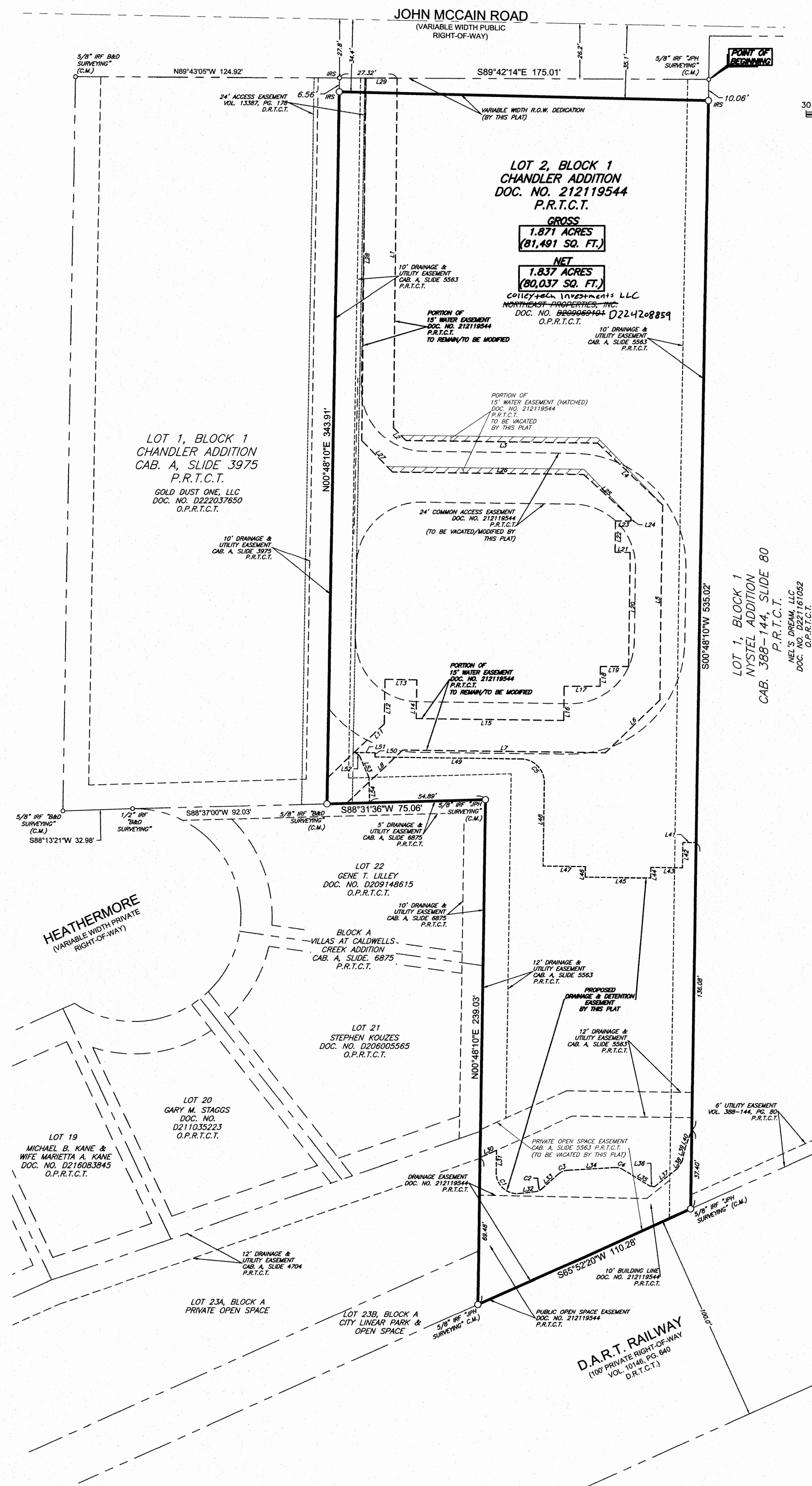
SHEET NO.

LS - 1.1

No. Revision Description

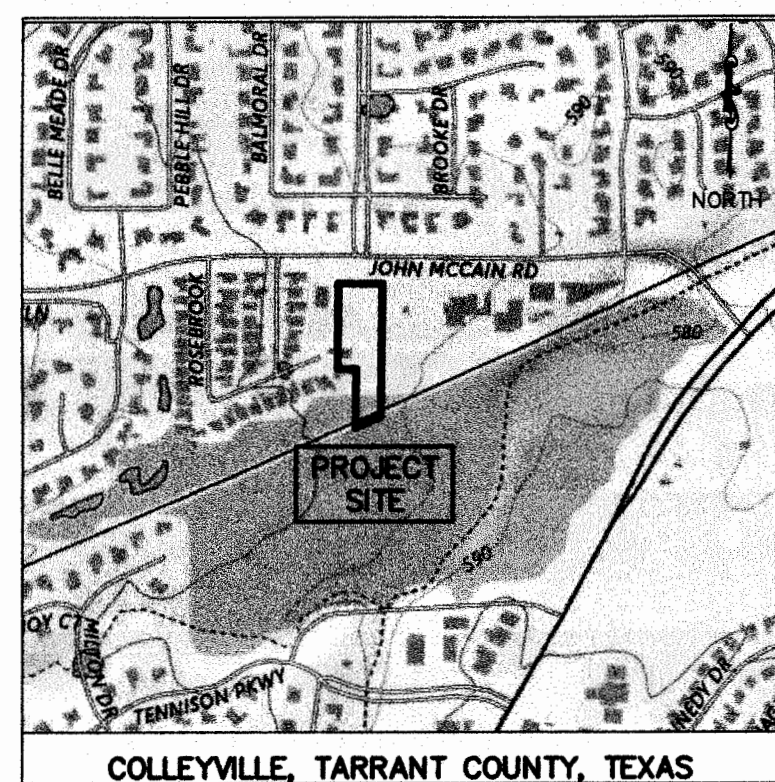
Date

PROJECT NO: 24-0143



NORTH

GRAPHIC SCALE: 1" = 30'



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

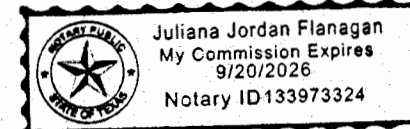
THAT WE, **NORTHEAST PROPERTIES, INC.** OWNERS, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINBEFORE DESCRIBED PROPERTY AS CHANDLER ADDITION, AND ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE FEE SIMPLE TO THE PUBLIC USE FOREVER ALL STREETS, RIGHTS-OF-WAY, AND ALLEYS 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 2025OWNERS NAME Michael MastersSTATE 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:

1. 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.
2. 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.
3. 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°25'00"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			

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



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:

1. 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.
2. 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.
3. MONUMENTS ARE FOUND UNLESS SPECIFICALLY DESIGNATED AS SET.
4. 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:

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

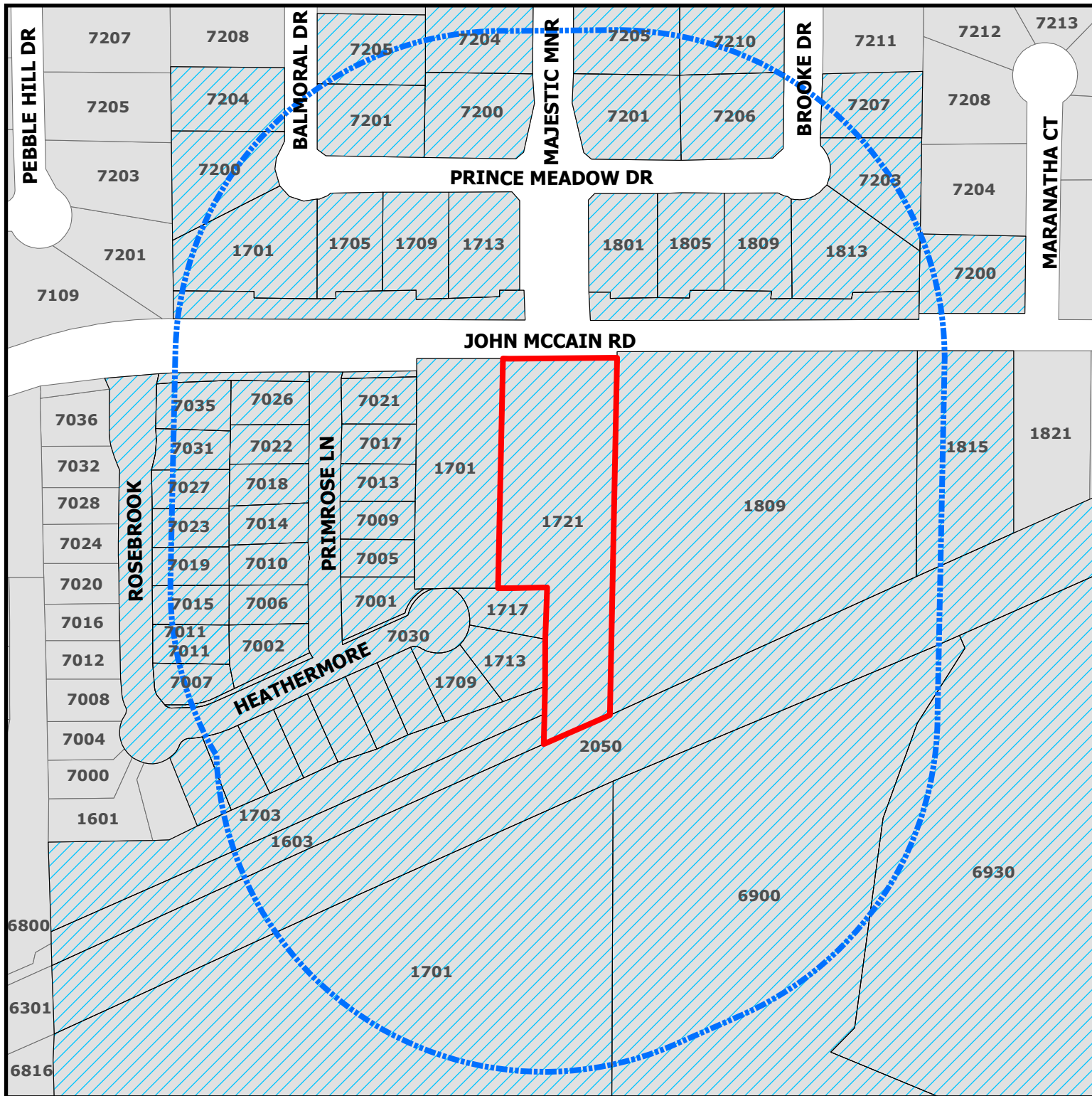
FLANAGAN SURVEYING

Fort Worth, Texas | P: 817.704.0480 | flanagan-ls.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

Notification Map



ZC26-024

1721 John McCain Road

DISCLAIMER:

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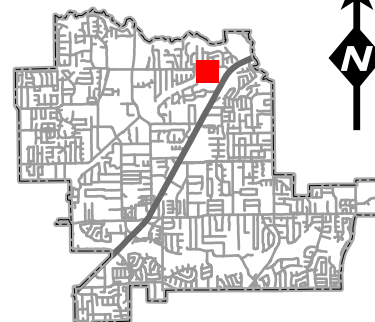
Subject Property



Buffer



Parcels to be notified





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning & Zoning Commission Meeting: Monday, September 14, 2026, at 7:00 p.m.

**City Council Meetings: Wednesday, October 7, 2026 & Tuesday, October 20, 2026, at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas**

Request: Consideration 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.

Zoning Case: ZC26-024

Applicant: Mike Masters

Location: 1721 John McCain Road

Property Description: Lot 2, Block 1, Chandler Addition

Present Zoning: ML Light Manufacturing

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

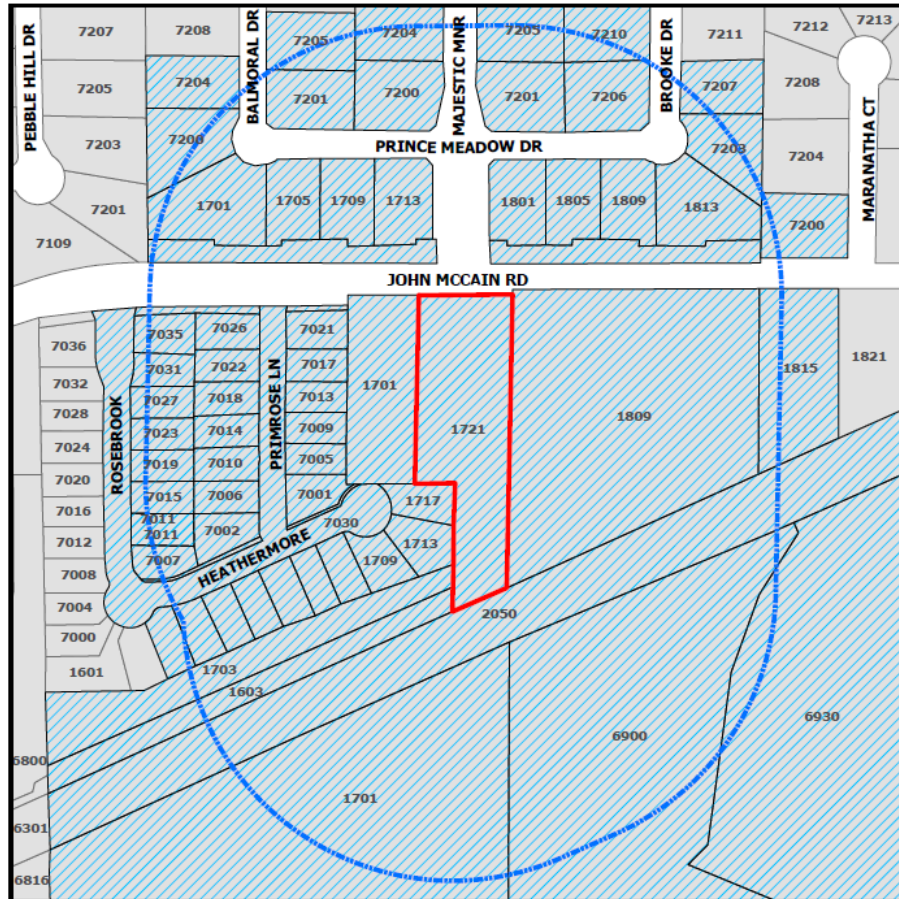
City of Colleyville

100 Main Street

Colleyville, TX 76034

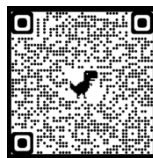
Citizenletters@colleyville.com

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: [Susan Baum](#)
To: [Citizen Letters](#)
Subject: Zoning case ZC26-024
Date: Monday, August 31, 2026 2:36:35 PM

I oppose the change in zoning requested at 1721 John McCain Road. This will create an undue burden on John McCain by [significantly increasing traffic](#). It will also be a burden for the surrounding neighborhoods.

Susan Baum
1809 Prince Meadow Dr

From: [Rachel](#)
To: [Citizen Letters](#)
Subject: Oppose change in zoning requested
Date: Monday, August 31, 2026 2:40:27 PM

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

Hello,

I oppose the change in zoning requested at 1721 John McCain Road. This will create an undue burden on John McCain by significantly increasing traffic. It will also be a burden for the surrounding neighborhoods.

Rachel & Kevin McCutchen
7206 Brooke Drive

Thank you

Sent from my iPhone

From: [Debbie Miller](#)
To: [Citizen Letters](#)
Subject: Chandler Addition
Date: Monday, August 31, 2026 2:44:26 PM

I oppose the rezoning of Chandler Addition at 1721 John Mc Cain Road. I am completely against making this CC-3 [Highway Commercial](#). [I live on Primrose Lane](#) and it's a nightmare now to even exit my street due to the traffic of John Mc Cain. I have dealt with the noise from construction at this addition from months and months starting at 6:30 am. The noise with a rezoning will open an entire new problem as people will be in and out all hours of the day to these businesses. Mr. Masters chose an area which is in the backyards of our homes. Our values are sinking and as he claims he has constantly tried to appease the neighbors, my opinion is he realizes where the money is at and that is zoned for potential retail and office space. I don't care of his investment at the expense of my investment in my home as well as my quality of life in my neighborhood. I hope Planning and Zoning does not focus on tax dollars but remains focused on the negative impact that this would have on the neighbors affected. It's all the neighbors not just those within 200 ft of Masters land. He was already allowed to construct a two story building which overlooks a neighbor's home. We were all with the understanding it was one story buildings. Please don't approve this change as it was enough to digest Light Manufacturing. We need Planning and Zoning to look out for us please and not approve his request to change his originally zoning. This is all about the money for Mr. Masters. He realized now that retail and office will bring him a better return. Well, I ask you please do what is best for our neighborhood where we live.

Sent from my iPhone

From: [jana schultz](#)
To: [Citizen Letters](#)
Subject: Oppose Zoning change
Date: Monday, August 31, 2026 2:45:53 PM

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

I oppose the change in zoning requested at 1721 John McCain Road. This will create an undue burden on John McCain by significantly increasing traffic. It will also be a burden for the surrounding neighborhoods.

Jana Schultz
1801 Prince Meadow Drive

From: [Katelyn Mitchell](#)
To: [Citizen Letters](#)
Subject: Opposition to zoning change requested at 1721 John McCain Road
Date: Monday, August 31, 2026 4:13:20 PM

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

I oppose the change in zoning requested at 1721 John McCain Road.

This will create an undue burden on John McCain Road by significantly increasing traffic, and it will also be a burden on the surrounding neighborhoods.

Please record my opposition to this request.

Katelyn Mitchell
1805 Prince Meadow Dr
Colleyville, TX 76034

September 3, 2026

Re: ZC26-024

Dear Planning and Zoning Commissioners and City Council Members:

I respectfully request that the Planning and Zoning Commission and City Council deny the request to rezone the Colleyville Technical Center at 1721, 1725, 1729 and 1733 John McCain Road from ML (Light Manufacturing) to CC-3 (Highway Commercial).

As a neighboring homeowner, I naturally want to protect my home and neighborhood. However, my primary objection is based on the broader planning consequences this approval could have for the entire John McCain corridor.

The City's Comprehensive Plan emphasizes preserving Colleyville's character, protecting established neighborhoods and making land-use decisions that maintain the integrity of surrounding areas. The City's zoning map shows this section of John McCain Road as a predominantly ML corridor. CC-3 zoning is generally concentrated along major highway frontage, such as State Highway 26 and Highway 121.

CC-3 is specifically designated "Highway Commercial," yet John McCain Road is not a highway. It is a two-lane roadway serving existing businesses and nearby residential neighborhoods. The City's own Land Development Code recognizes this concern. Section 3.21(A), describing the purpose of CC-3, states: "It is anticipated that most of these districts would not be located near residential districts."

My greatest concern is the precedent this approval could establish. If this property is rezoned because a broader classification would make it easier to market, sell or lease, other ML property owners could make the same request when they encounter similar market conditions.

The former RV-sales property, which has remained vacant for some time, immediately comes to mind. If this rezoning is approved, that property and others along John McCain Road could seek the same change to attract a broader range of businesses. One approval could therefore begin the gradual conversion of an established ML corridor into a substantially broader commercial environment.

The Colleyville Technical Center was acquired, designed, approved, constructed and marketed under ML zoning. Four buildings, parking areas and internal circulation have been placed on fewer than two acres, with one shared point of entrance and exit. The property can still be used and marketed for numerous office, flex, service, trade and light-manufacturing uses permitted under its existing zoning.

ML and CC-3 share many dimensional requirements. The most significant effect of this rezoning would be to authorize a much broader range of customer-oriented retail and commercial uses. Those uses could create more frequent vehicle turnover, deliveries, turning movements, signage, lighting, and evening or weekend activity within the same constrained development.

The existing infrastructure should be considered. John McCain Road is a two-lane roadway, and this four-address development has only one shared entrance and exit. No traffic study or other supporting analysis has been presented demonstrating that the roadway, driveway and surrounding intersections can accommodate the broader range of businesses permitted under CC-3 or the cumulative effect of similar rezonings throughout the corridor.

If the applicant identifies a specific use that is not permitted under ML but may be appropriate for this location, the City should evaluate that use through a narrowly tailored, site-specific zoning request with enforceable restrictions addressing permitted uses, traffic, hours of operation, deliveries, lighting and signage. The nearby Mastery Campus demonstrates that the City can consider a limited Planned Unit Development designed for identified office and medical uses without granting unrestricted CC-3 zoning.

For these reasons, I respectfully ask that the existing ML zoning be preserved and that this rezoning request be denied.

Sincerely,

Pam Rawlings
1717 Heathermore
Colleyville, TX 76034

From: [Mike Wroble](#)
To: [Citizen Letters](#)
Cc: [Jane Wroble](#)
Subject: Proposed Rezoning at 1721 John McCain Road, Case ZC26-024
Date: Thursday, September 3, 2026 10:10:00 AM

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

My wife Jane and I live within the 200-foot notification area of a proposed zoning change to Lot 2, Block1, Chandler Addition, located at 1721 John McCain Road, Case ZC26-024.

We have reviewed Chapter 3 of Colleyville's Code of Ordinances (https://library.municode.com/tx/colleyville/codes/code_of_ordinances?nodeId=PTIICOOR_APXBLADECO_CH3LAUS_S3.20SHCEDI). In Section 3.21 for CC-3 Highway Commercial District, it states that "service and retail uses associated with outdoor storage, noise, especially auto repair and services and others would be permitted." It furthermore states that "it is anticipated that most of these districts would not be located near residential districts."

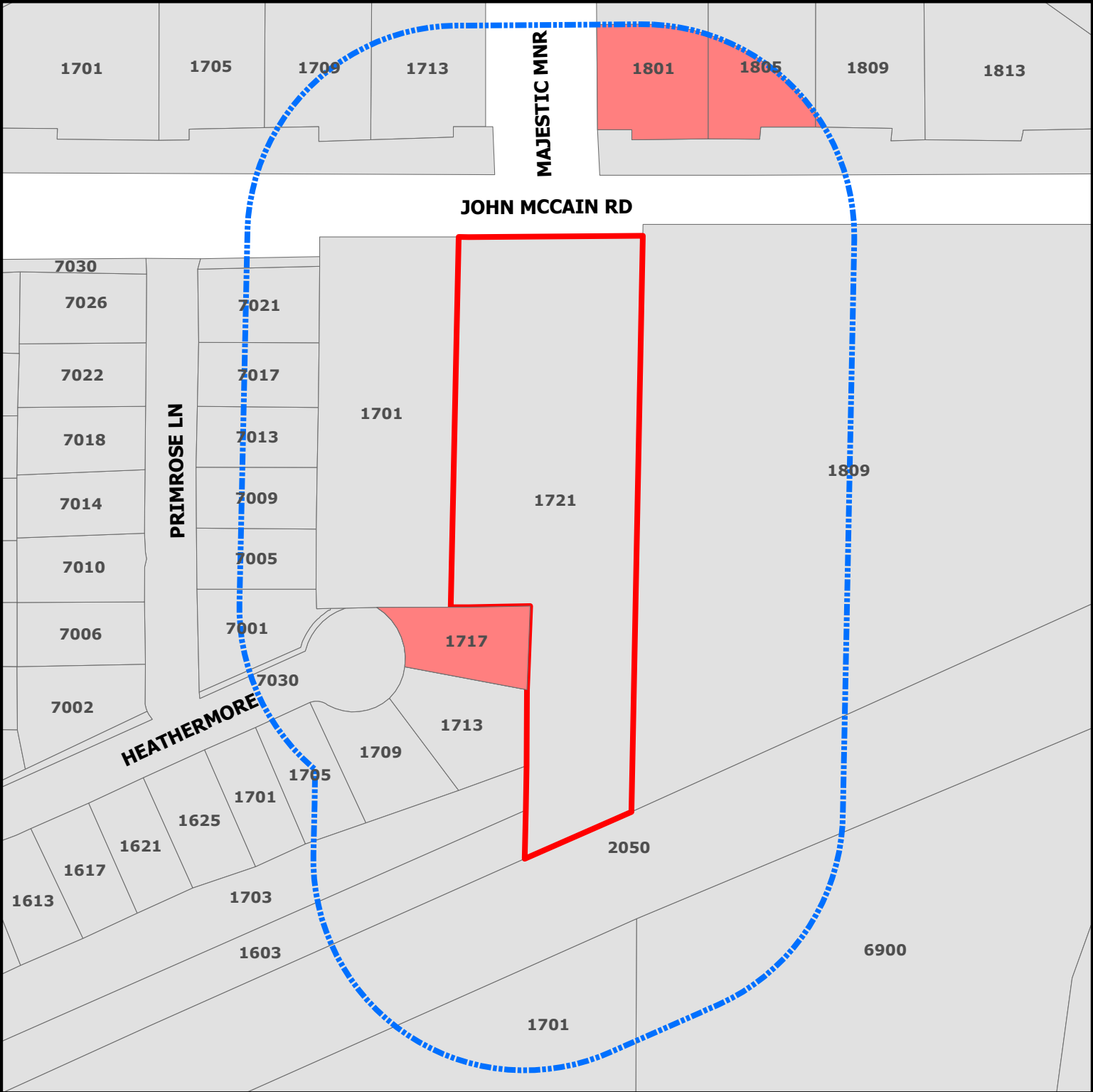
Even if the applicant initially identifies a business that most would find unobjectionable, if the property is rezoned as CC-3, there would be the ongoing risk that a more objectionable business that satisfies CC-3 could end up there in the future, without recourse from the residents who would be impacted.

We therefore request that Colleyville rejects this zoning request. We have lived at our current address in Colleyville for almost 26 years and plan to stay much longer. We appreciate the efforts of the Colleyville Planning and Zoning Commission and City Council to look after the long-term interests of its residents over developers.

Respectfully,

Mike and Jane Wroble
7204 Balmoral Drive
Colleyville, Texas 76034
[REDACTED]

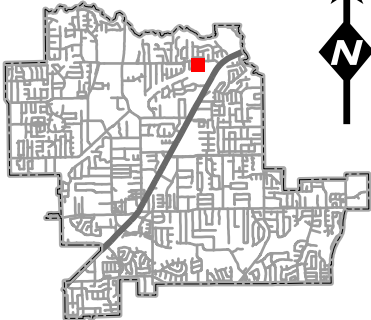
Opposition Map



ZC26-024

1721 John McCain Road

-  Subject Property
-  Opposing
-  Protest Buffer



DISCLAIMER:
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List of Opposing Properties

Address	Owner's Name	Percentage
1801 PRINCE MEADOW DR	SCHULTZ, ERIC	2.62%
1717 HEATHERMORE	LILLEY, GENE T	1.98%
1805 PRINCE MEADOW DR	ON JOB REVOCABLE TRUST	1.56%
1809 PRINCE MEADOW DR	BAUM, JASON	0.01%
Address Count : 4		Total Percentage: 6.17%

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 1.8 ACRES, BEING LOT 2, BLOCK 1, CHANDLER ADDITION, LOCATED AT 1721 JOHN MCCAIN ROAD, BY AUTHORIZING A REZONING FROM ML LIGHT MANUFACTURING TO CC-3 HIGHWAY COMMERCIAL; 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 ML Light Manufacturing to CC-3 Highway Commercial (Case ZC26-024); and

WHEREAS, the Subject Property is presently zoned ML Light Manufacturing; 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 ML Light Manufacturing to CC-3 Highway Commercial on 1.8 acres, being Lot 2, Block 1, Chandler Addition, located at 1721 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 Subject Property shall be zoned CC-3 Highway Commercial.

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

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

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

- Sec. 7. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

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

AND IT IS SO ORDERED.

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

The second reading and public hearing being conducted on the 20th day of October 2026.

APPROVED BY A VOTE OF ___ AYES, AND ___ NAYS, ON THIS THE 20TH DAY OF OCTOBER 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 BRIEFING

Agenda Number -

Agenda Date 9/14/2026

Type Presentation and Discussion

Department Community Development

Title

Consideration 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, and zoned ML Light Manufacturing.

Analysis: The request is to allow an auto repair use on the property that specializes in vehicle computers, calibrations, and other electronic systems.

Existing Conditions/Background: The subject property, 6709 Colleyville Boulevard, is zoned ML Light Manufacturing and is developed with a commercial building. It is located on the east side of Colleyville Boulevard, 1,015± feet north of Tarrant Lane.

Plat Status: The subject property is platted.

DRC Review: The DRC reviewed the request during their August 24, 2026, meeting and the case has been scheduled for the September 14, 2026, Planning and Zoning Commission meeting.

Surrounding Development: The properties to the north are zoned CC-2 Shopping Center and are improved with commercial uses. The properties to the east and south are PUD-R Planned Unit Development - Residential and are improved with single-family homes. The properties to the west are ML Light Manufacturing and are improved with commercial uses.

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

Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners' Associations within 1,000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code.

Attachments

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

Aerial Map

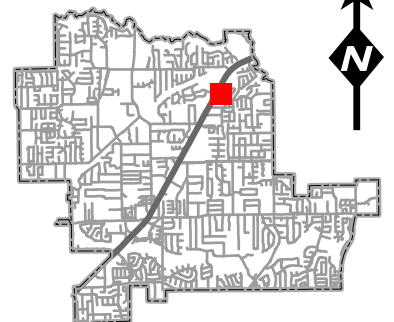


ZC26-025

6709 Colleyville Boulevard

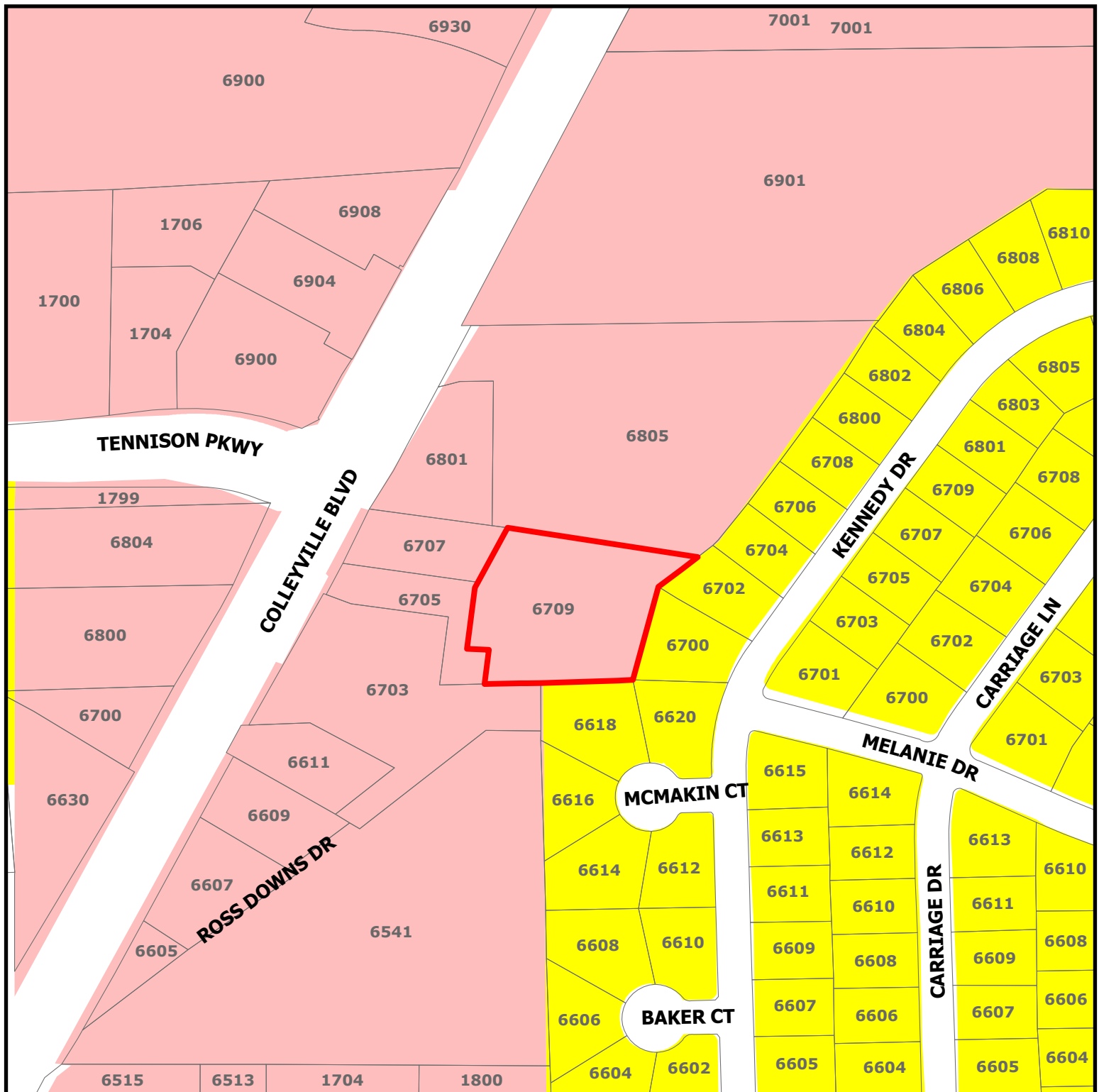


Subject Property



DISCLAIMER:
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Future Land Use Map

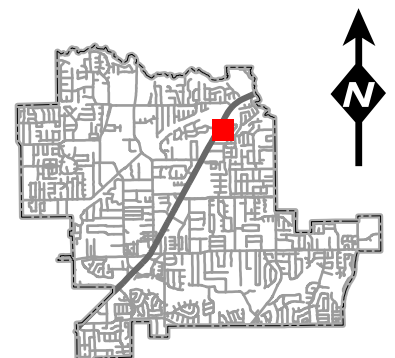
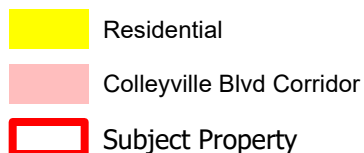


ZC26-025

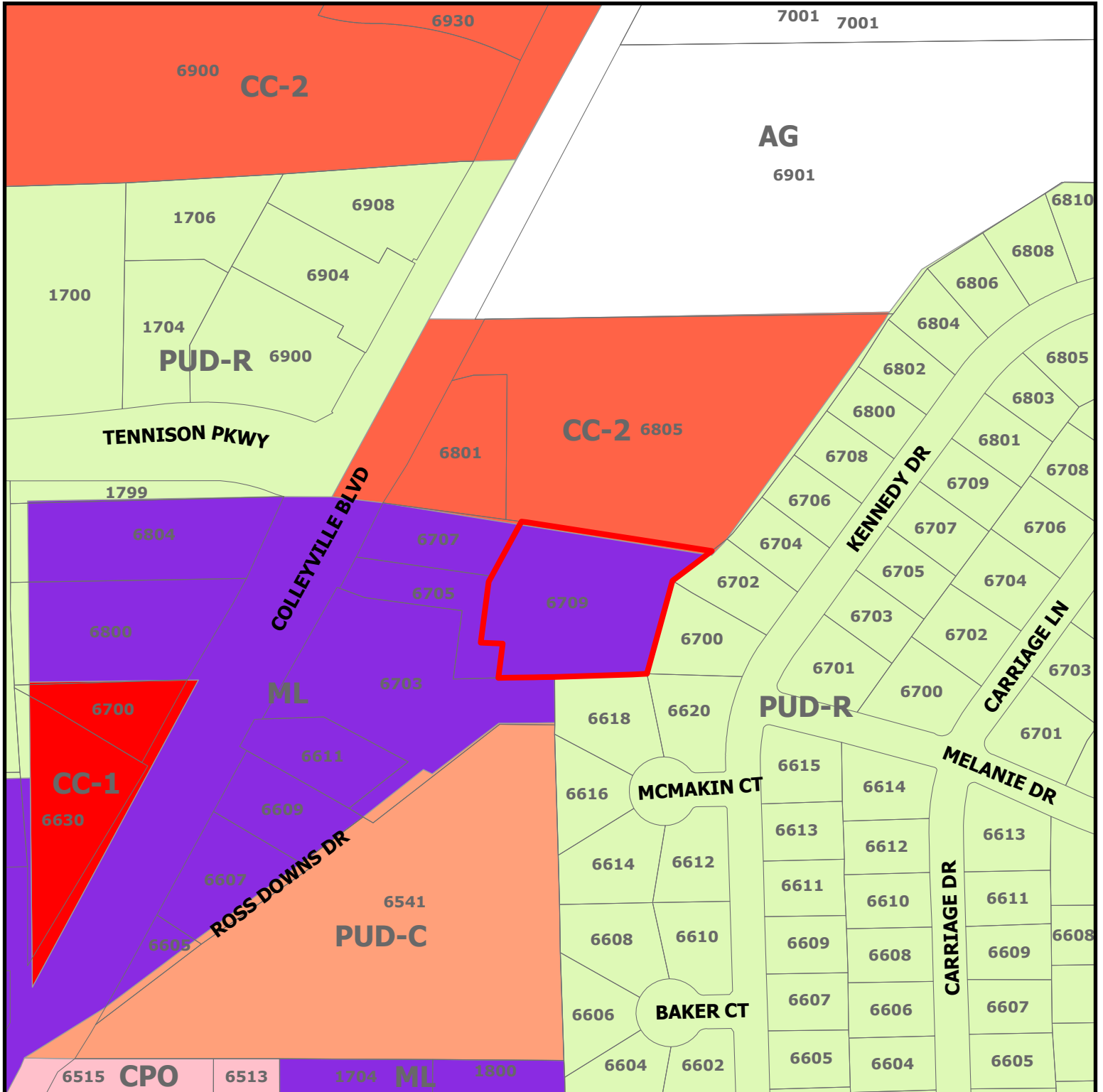
6709 Colleyville Boulevard

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Zoning Map

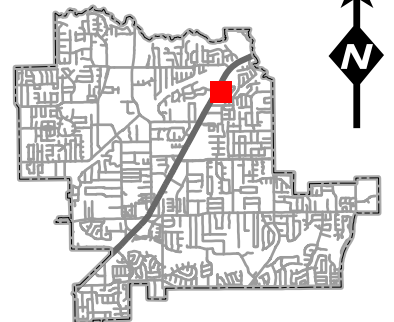


ZC26-025

6709 Colleyville Boulevard



Subject Property



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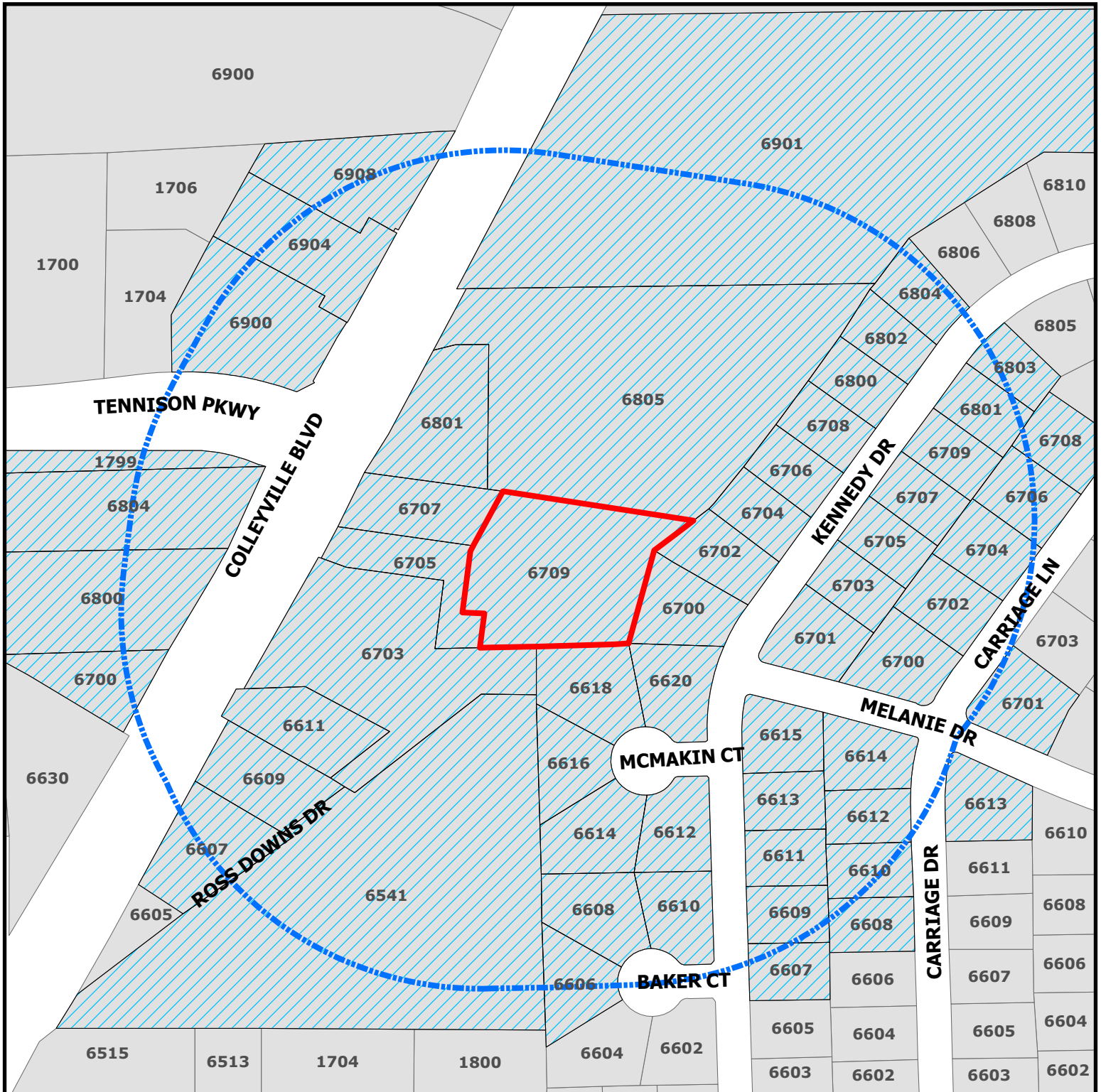
All Clear Diagnostics and Calibration is an automotive repair company that provides sublet repair services to the automotive collision industry. All Clear has no retail business and only provides business to business services. All Clear specializes in the calibration of Advanced Driver Assistance Systems (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

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.

Notification Map

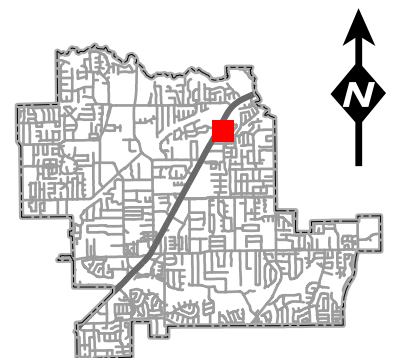
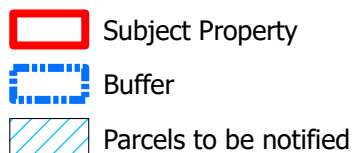


ZC26-025

6709 Colleyville Boulevard

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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, September 14, 2026, at 7:00 p.m.

**City Council Meetings: Wednesday, October 7, 2026 & Tuesday, October 20, 2026, at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas**

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

Zoning Case: ZC26-025

Applicant: John Carpenter

Location: 6709 Colleyville Boulevard

Property Description: Lot 1R3, Block 1, West Industrial Addition

Present Zoning: ML Light Manufacturing

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

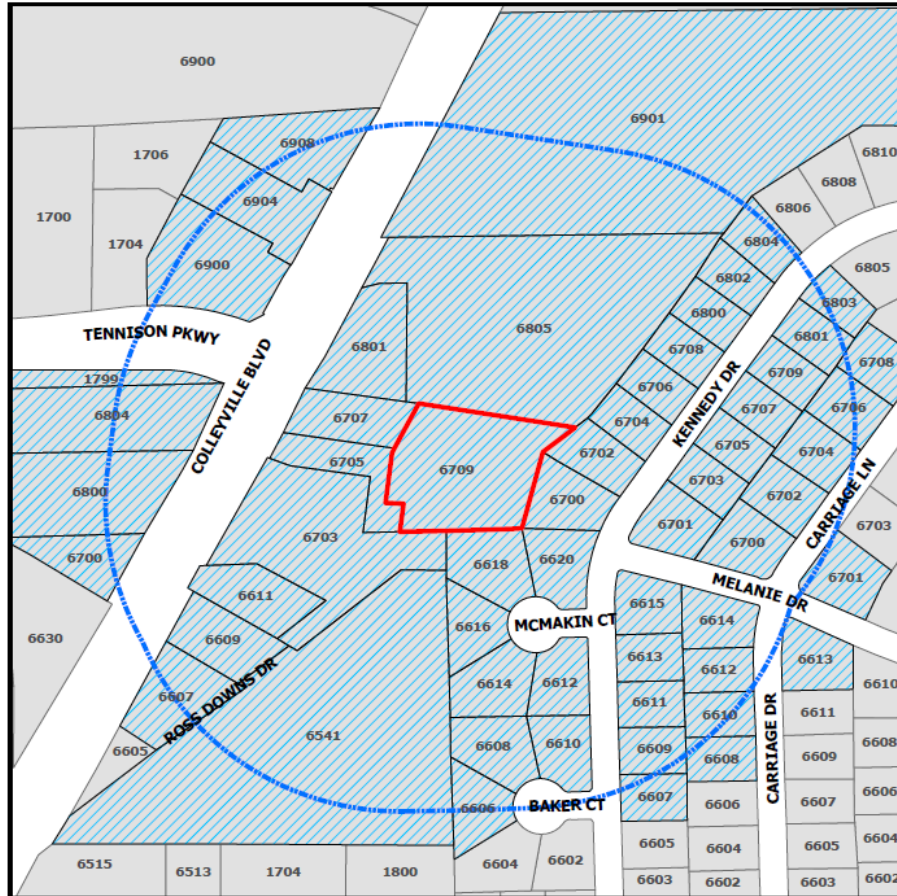
City of Colleyville

100 Main Street

Colleyville, TX 76034

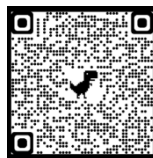
Citizenletters@colleyville.com

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 1.2 ACRES, BEING LOT 1R3, BLOCK 1, WEST INDUSTRIAL ADDITION, LOCATED AT 6709 COLLEYVILLE BOULEVARD, BY AUTHORIZING A SPECIAL USE PERMIT TO ALLOW FOR AN AUTO REPAIR 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 an auto repair use (Case ZC26-025); and

WHEREAS, the Subject Property is presently zoned ML Light Manufacturing; 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 an auto repair use on 1.2 acres, being Lot 1R3, Block 1, West Industrial Addition, located at 6709 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 an auto repair use.
- b. It shall be generally consistent with the Statement of Planning Objectives on the attached as Exhibit "B".
- c. 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.
- 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 7th day of October 2026.

The second reading and public hearing being conducted on the 20th day of October 2026.

APPROVED BY A VOTE OF ___ AYES, AND ___ NAYS, ON THIS THE 20TH DAY OF OCTOBER 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" – Statement of Planning Objectives

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

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 BRIEFING

Agenda Number -

Agenda Date 9/14/2026

Type Presentation and Discussion

Department Community Development

Title

Consideration 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.

Analysis: The request is to abandon an existing easement on the property. The plat will meet the City of Colleyville Land Development Code standards.

Existing Conditions/Background: The subject property, 6609 Colleyville Boulevard, is zoned ML Light Manufacturing and is currently being developed with a commercial building. It is located on the east side of Colleyville Boulevard, 610± feet north of Tarrant Lane.

Plat Status: The subject property is platted.

DRC Review: The DRC reviewed the request during their August 24, 2026, meeting and the case has been scheduled for the September 14, 2026, Planning and Zoning Commission meeting.

Surrounding Development: The properties to the north, south, and west are zoned ML Light Manufacturing and are improved with commercial uses. The property to the east is zoned PUD-C Planned Unit Development – Commercial and is improved with a commercial use.

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

Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners' Associations within 1,000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code.

Attachments

1. Aerial Map

2. Future Land Use Map
3. Zoning Map
4. Plat Exhibit
5. Notification Map
6. Notification Letter
7. Draft Resolution

Aerial Map

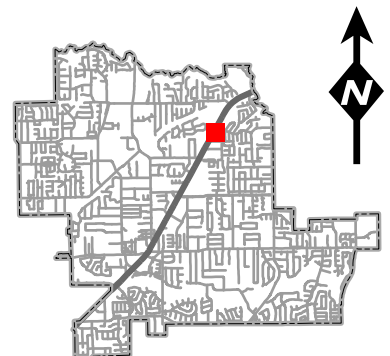


PC26-013

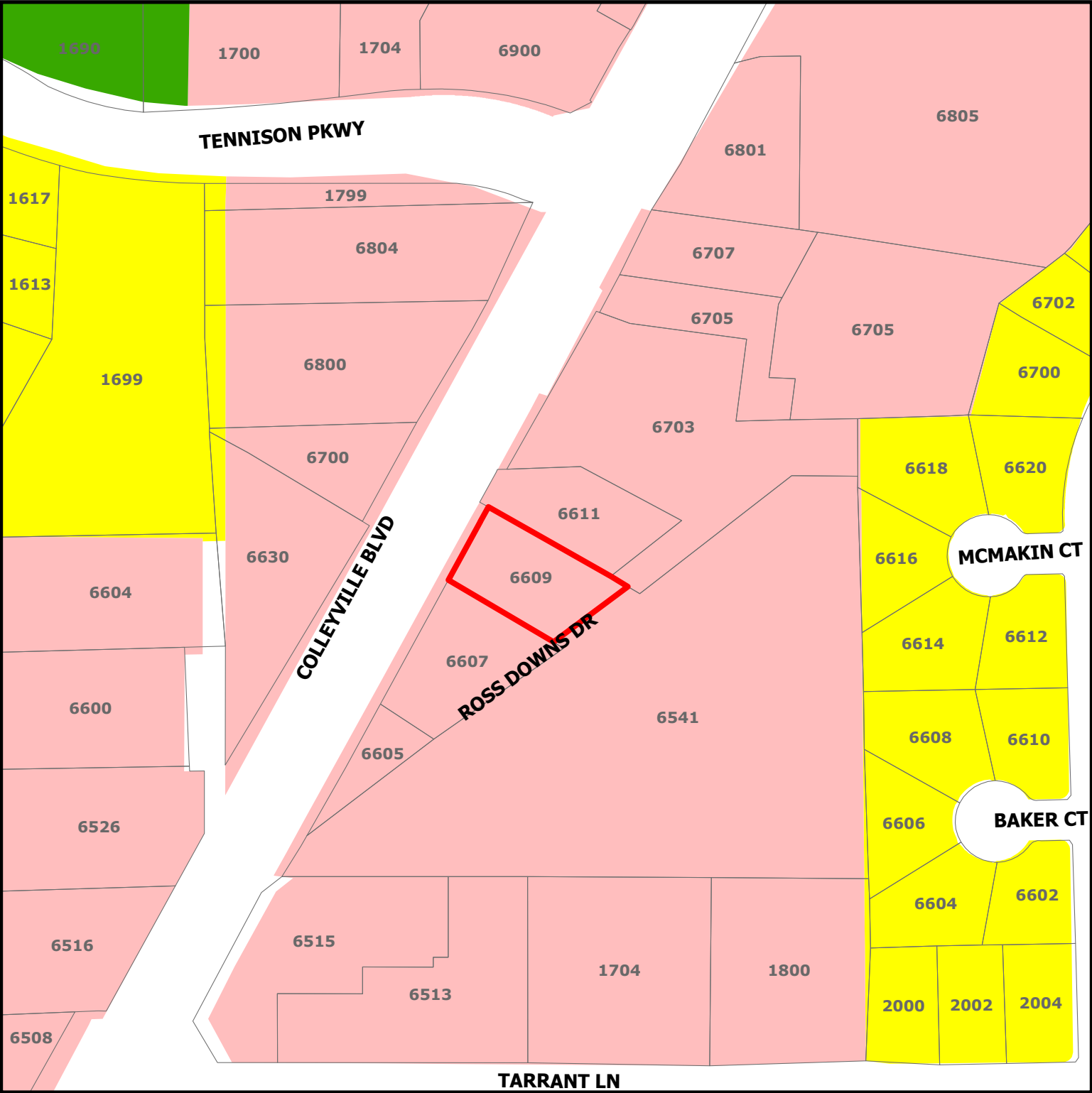
6609 Colleyville Blvd

DISCLAIMER:
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 Subject Property



Future Land Use Map

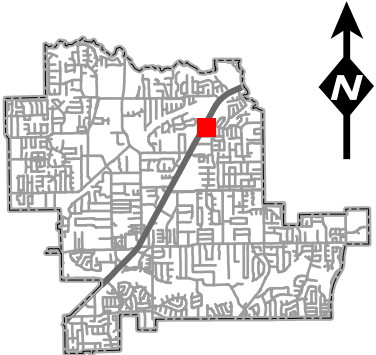


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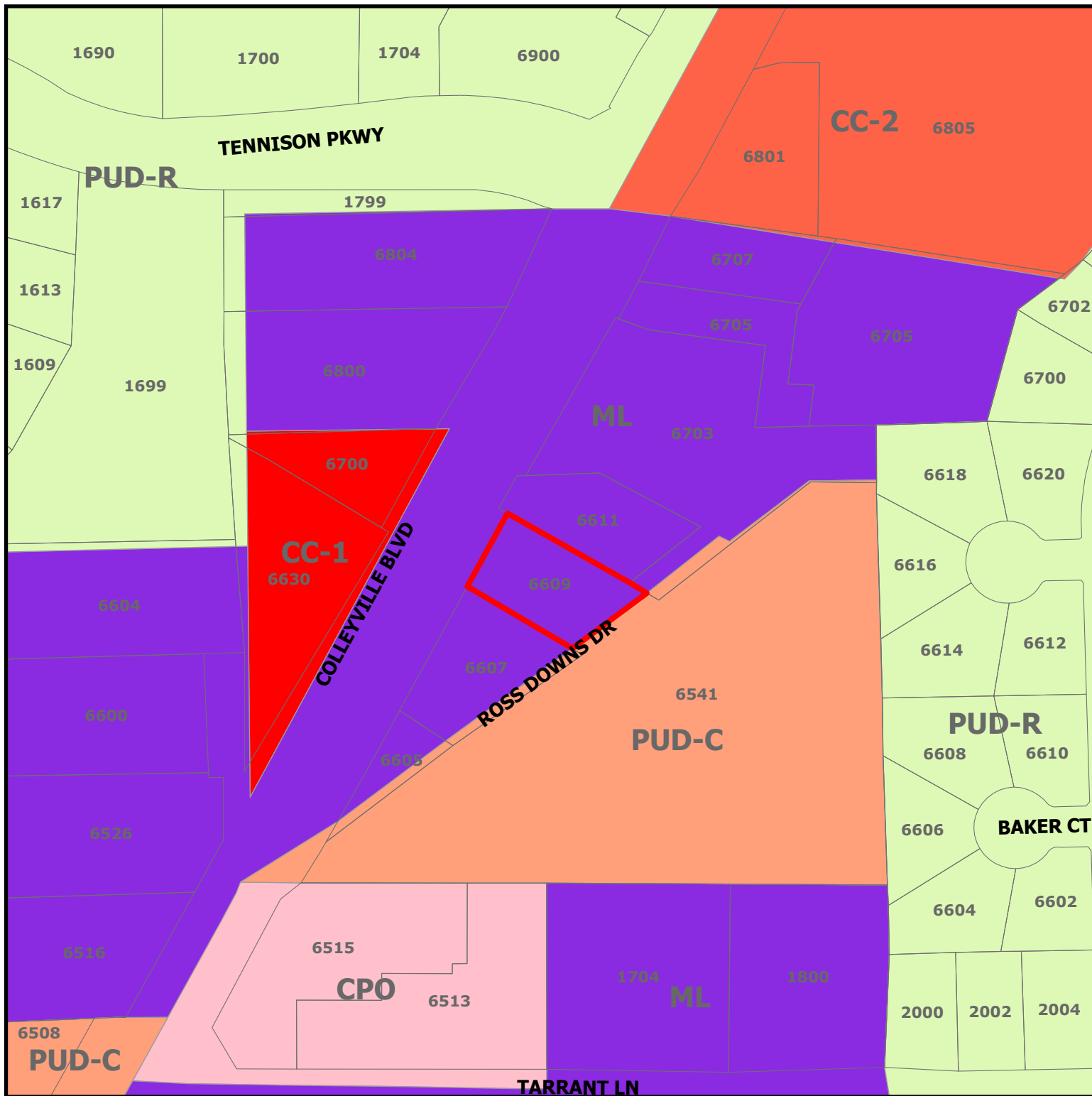
PC26-013

6609 Colleyville Blvd

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



Zoning Map



PC26-013

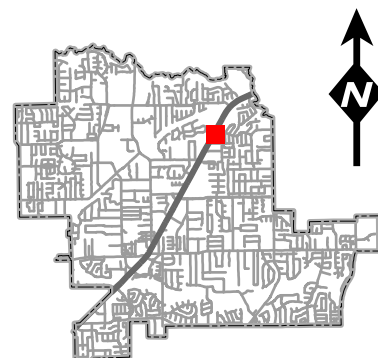
6609 Colleyville Blvd

DISCLAIMER:

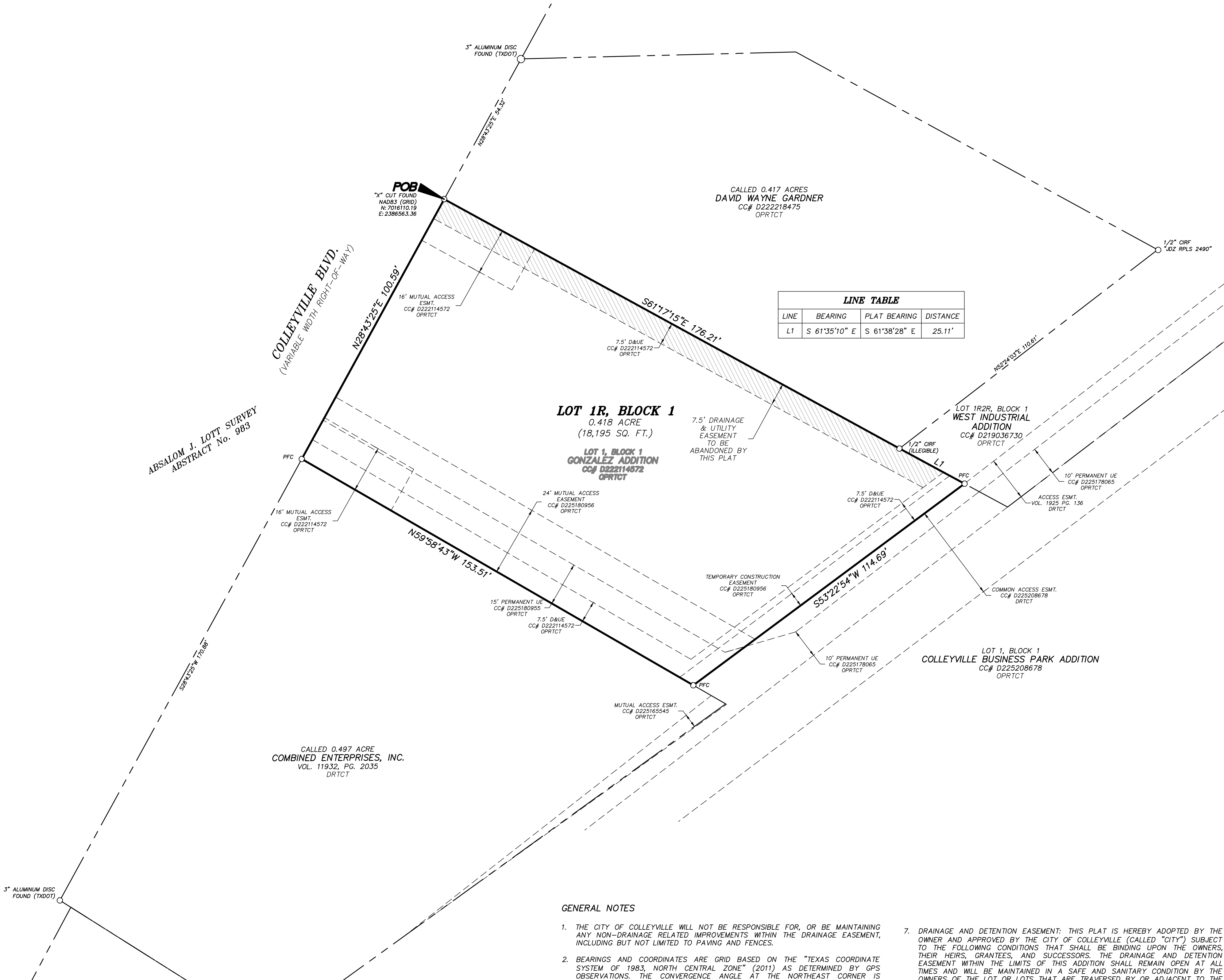
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Subject Property



PLOTTED BY: JENIFER STORZ DATE: 9/20/2025 11:14 AM PATH: P:\4160-00-01\0001 Land Surveying\005 Planning\005 Planning\00500-01 Replat.dwg



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 DATE: SEPTEMBER 4, 2026
 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: _____

GENERAL NOTES

- 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.
- 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.
- THE SUBJECT PROPERTY LIES OUTSIDE THE 100-YEAR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48439C0095K, DATED SEPTEMBER 25, 2009.
- 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.
- 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.
- 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.
- 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, GRANTEES, 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 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 REIMBURSED 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.

OWNER'S DEDICATION CERTIFICATE

WHEREAS, RKM II CONSULTANTS LLC, IS THE OWNER OF A 0.418 ACRE TRACT OF LAND SITUATED IN THE ABSALOM J. LOTT SURVEY, ABSTRACT N. 963, TARRANT COUNTY, TEXAS, 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. D222218475, 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. D195060667, 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, RKM II CONSULTANTS LLC, OWNER, 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 _____, 2026

OWNER'S SIGNATURE

PRINTED NAME AND TITLE

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 _____, 2026.

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

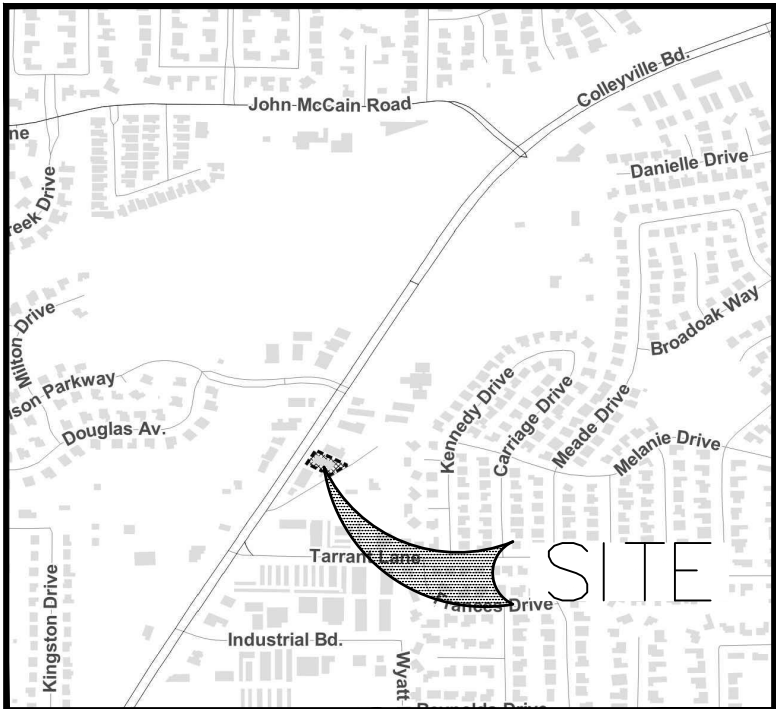
ATTEST: SECRETARY, PLANNING AND ZONING COMMISSION

OWNER / DEVELOPER:

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

MMA PROJECT NO. 4160-00-01

THIS PLAT IS RECORDED IN INSTRUMENT NUMBER D_____, DATED: _____

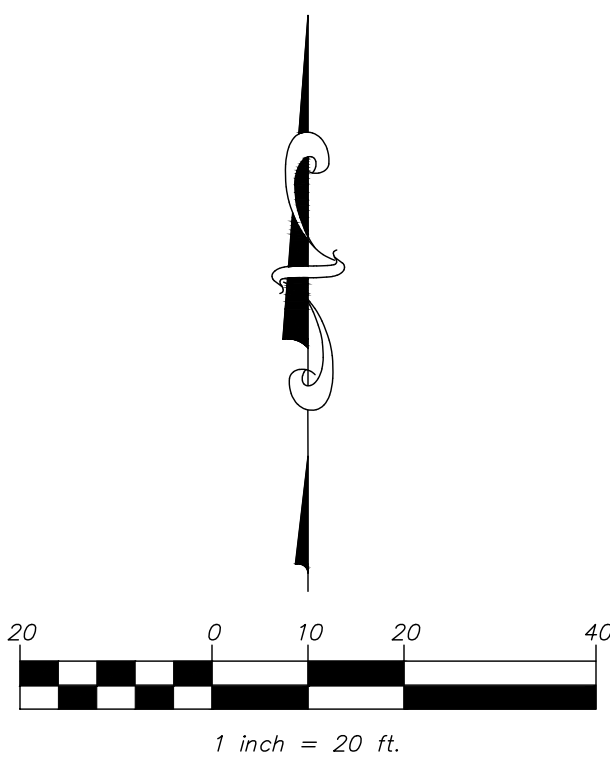


VICINITY MAP

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
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

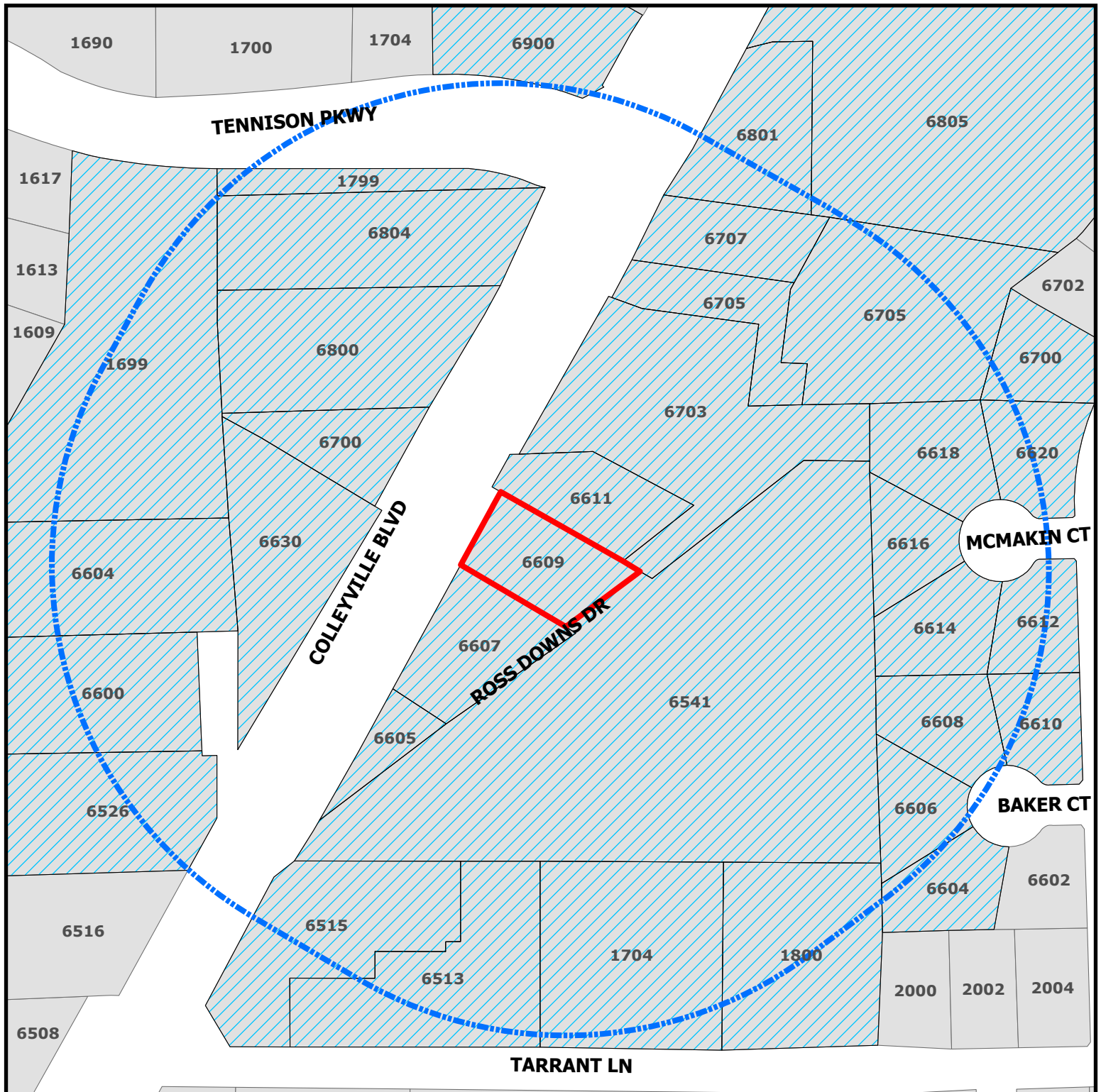
SEPTEMBER 2026

SURVEYOR/ENGINEER:



civil engineering surveying landscape architecture planning
 tlpels registration number: 1 -- 2759
 tlpels registration/license number: 10088000
 519 east border
 orlington, texas 76010
 817-469-1671
 fax: 817-274-8757
 www.mmlatexas.com
 CONTACT: JACOB SUMPTER
 COPYRIGHT © 2026 MMA, INC.
 SHEET 1 OF 1

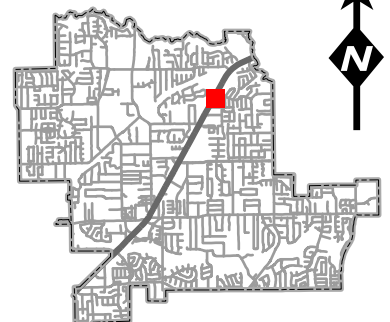
Notification Map



PC26-013

6609 Colleyville Blvd

- 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, September 14, 2026, at 7:00 p.m.

City Council Meeting: Wednesday, October 7, 2026, at 7:00 p.m.

3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a replat on Lot 1, Block 1, Gonzalez Addition, zoned ML Light Manufacturing, located at 6609 Colleyville Boulevard, Case PC26-013. The request is to abandon an existing easement on the property.

Zoning Case: PC26-013

Applicant: Pamela Parker

Location: 6609 Colleyville Boulevard

Property Description: Lot 1, Block 1, Gonzalez Addition

Present Zoning: ML Light Manufacturing

This notice has been sent to all owners of real property within 200 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

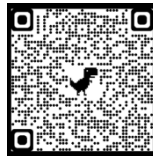
Citizenletters@colleyville.com

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

RESOLUTION R-26-XXXX

**A RESOLUTION APPROVING A REPLAT FOR LOT 1R, BLOCK 1,
GONZALEZ ADDITION**

WHEREAS, the property being platted is currently described as Lot 1, Block 1, Gonzalez Addition, and is proposed to be platted as Lot 1R, Block 1, Gonzalez Addition; and

WHEREAS, the Planning and Zoning Commission recommended approval of the replat for Lot 1R, Block 1, Gonzalez Addition on September 14, 2026.

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

Sec. 1. THAT Lot 1R, Block 1, Gonzalez Addition, being approximately 0.41 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, AND ____ NAYS, ON THIS THE 7TH DAY OF OCTOBER 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

