



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION AGENDA

100 Main Street, Colleyville, Texas, 76034

MONDAY, SEPTEMBER 28, 2026

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

1. CALL TO ORDER

2. PRESENTATION AND DISCUSSION

- 2a** Presentation and discussion of a Special Use Permit for an accessory dwelling on Lot 15, Block 2, Stafford Heights Subdivision, zoned R-40 Single-Family Residential, located at 4608 Manning Drive, Case ZC26-026
- 2b** Presentation and discussion of a Special Use Permit for a veterinarian clinic on Lot 1, Block 1, 8050 Precinct Medical – Professional Office, zoned PUD-C Planned Unit Development – Commercial, located at 8056 Precinct Line Road, Case ZC26-027
- 2c** Presentation and discussion of a Special Use Permit for an auto repair use on Lot 2R, Block 1, Nystel Addition, zoned ML Light Manufacturing, located at 1821 John McCain Road, Suite 101, Case ZC26-028
- 2d** Presentation and discussion of a rezoning to PUD-C Planned Unit Development – Commercial on Lot 1R, Block 1, The Gardens and Tract 3G, Abstract 963, Absalom J. Lott Survey, zoned PUD-C Planned Unit Development – Commercial, located at 7009 and 7015 Colleyville Boulevard, Case ZC26-029
- 2e** Presentation and discussion of a Special Use Permit for an accessory building on Lot 81, Block 2, Tara Plantation Addition, zoned PUD-R Planned Unit Development – Residential, located at 4002 Magnolia Court, Case ZC26-030
- 2f** Presentation and discussion of a replat on proposed Lots 3R and 2R, Block 2, Western Trails, Section One, zoned R-20 Single-Family Residential, located at 509 and 513 Bandit Trail, Case PC26-008

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards *Tuesday, September 22, 2026* by 5:00 p.m.

Daniel Ponder
Planning Manager

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

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



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number -

Agenda Date 9/28/2026

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a Special Use Permit for an accessory dwelling on Lot 15, Block 2, Stafford Heights Subdivision, zoned R-40 Single-Family Residential, located at 4608 Manning Drive, Case ZC26-026

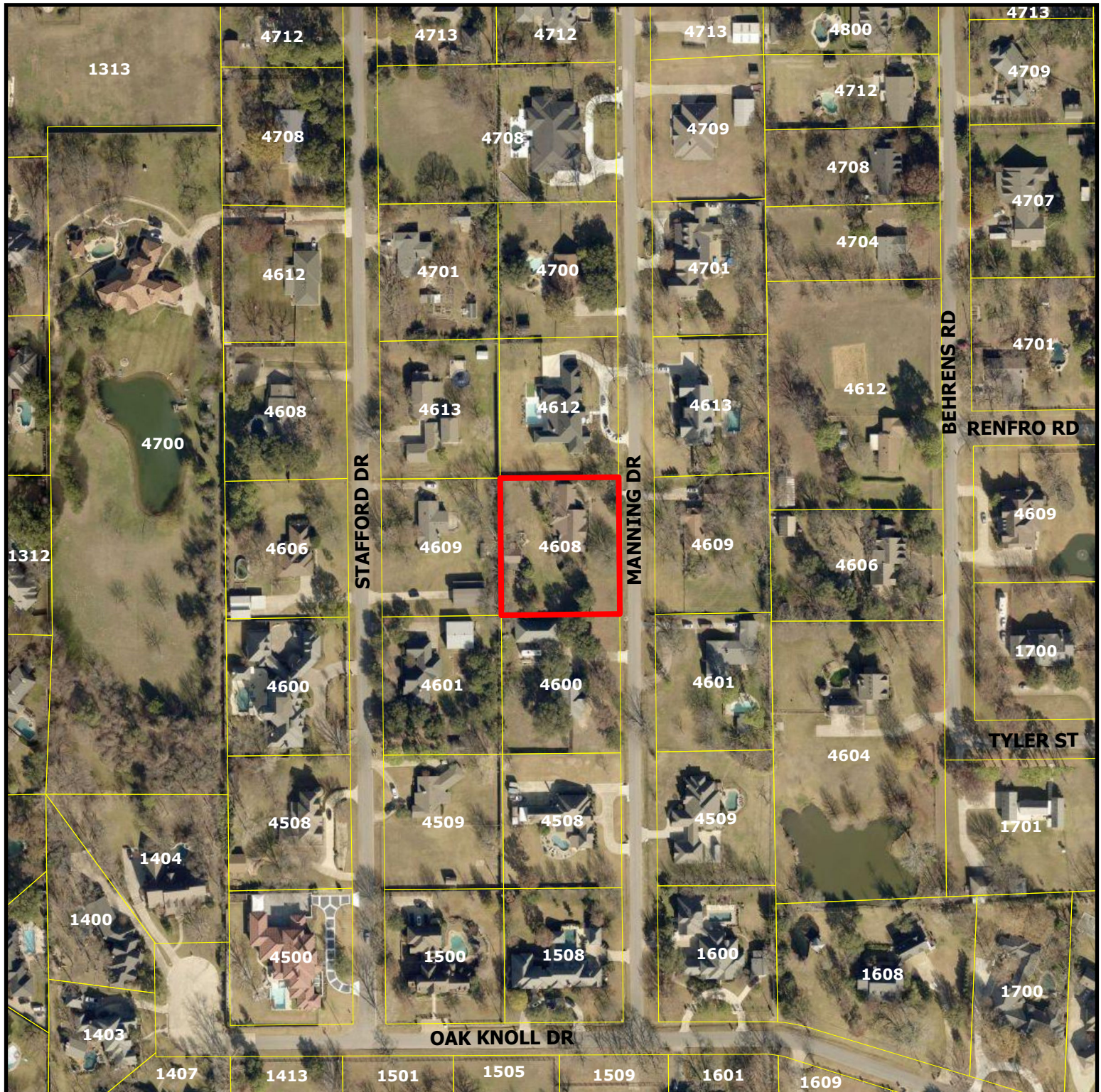
Explanation

David Rogers, the applicant, has submitted a request for a Special Use Permit for an accessory dwelling on Lot 15, Block 2, Stafford Heights Subdivision, being approximately 0.86 acres, and zoned R-40 Single-Family Residential.

Attachments

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

Aerial Map

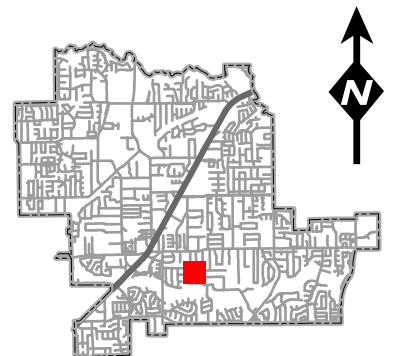


ZC26-026

4608 Manning Drive

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 Subject Property



Future Land Use Map

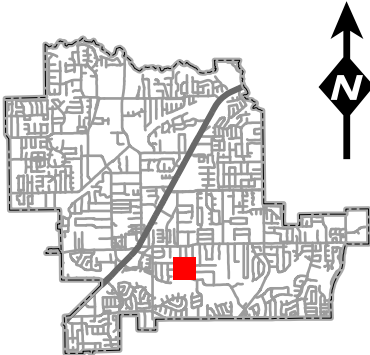


ZC26-026

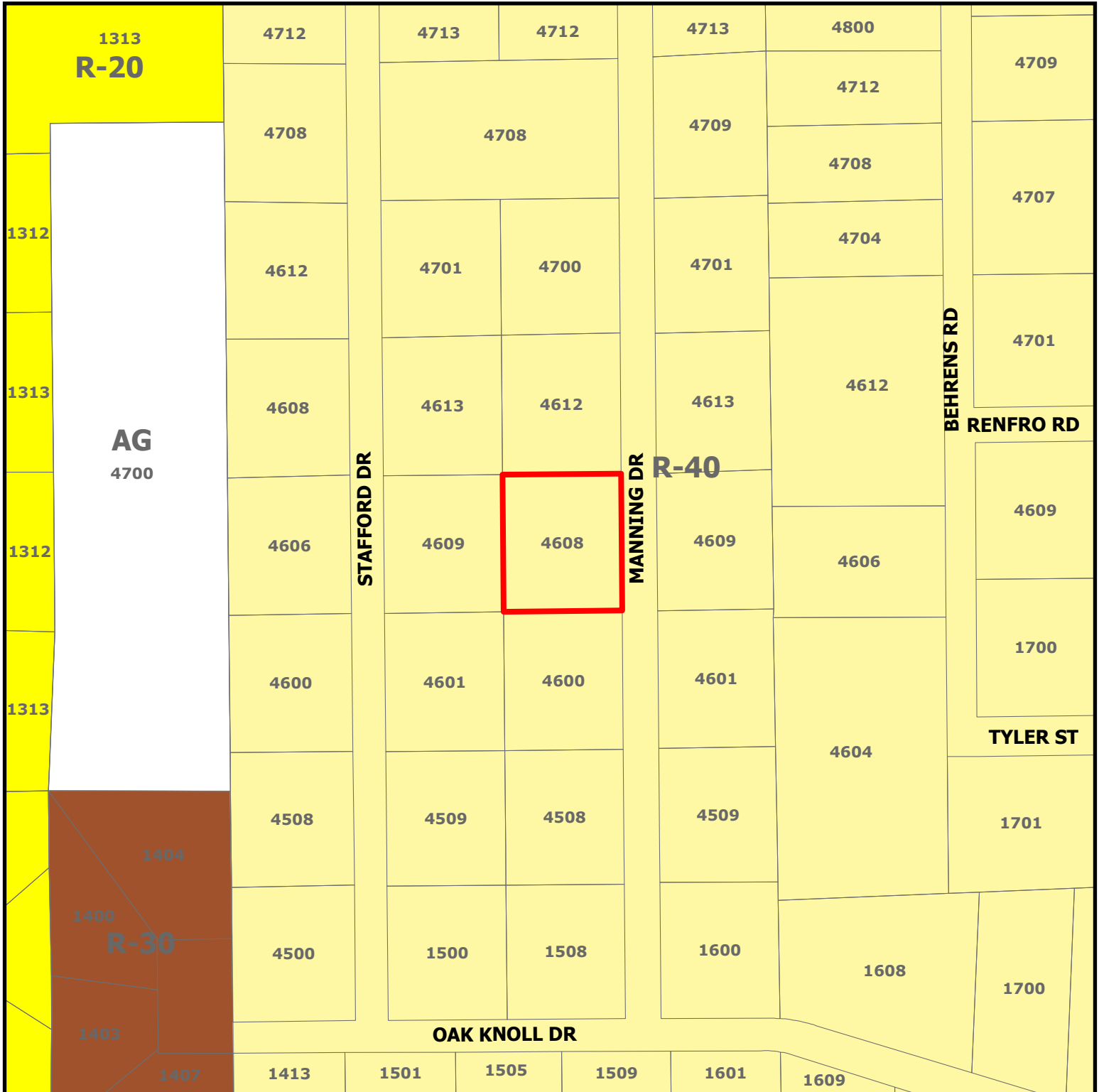
4608 Manning Drive

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-  Residential
-  Subject Property



Zoning Map

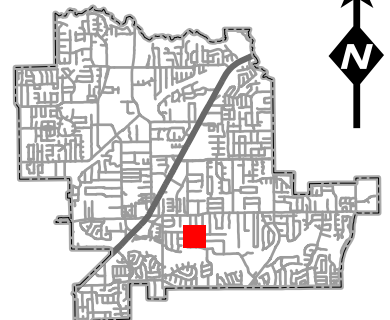


ZC26-026

4608 Manning Drive

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Subject Property





DAVID M. ROGERS, NCARB, LEED® AP
REGISTERED ARCHITECT, STATE OF TEXAS

September 14, 2026

Planning Department
City of Colleyville, Texas

Project: **Laney Residence – Addition and Renovation Project**
4608 Manning Drive
Colleyville, Texas 76034
Statement of Planning Objectives

Dear Planning Department,

I have been hired by Dr. Michael Laney to design a Renovation and Addition Project for his existing home at the above address. The Addition under the main roof is primarily for new bedrooms for the Laney's growing family. Along the way, it has become apparent that Dr. Laney's mother also needs a place to live in her retirement years. Therefore, I have been asked to design an attached Accessory Dwelling as part of the Project.

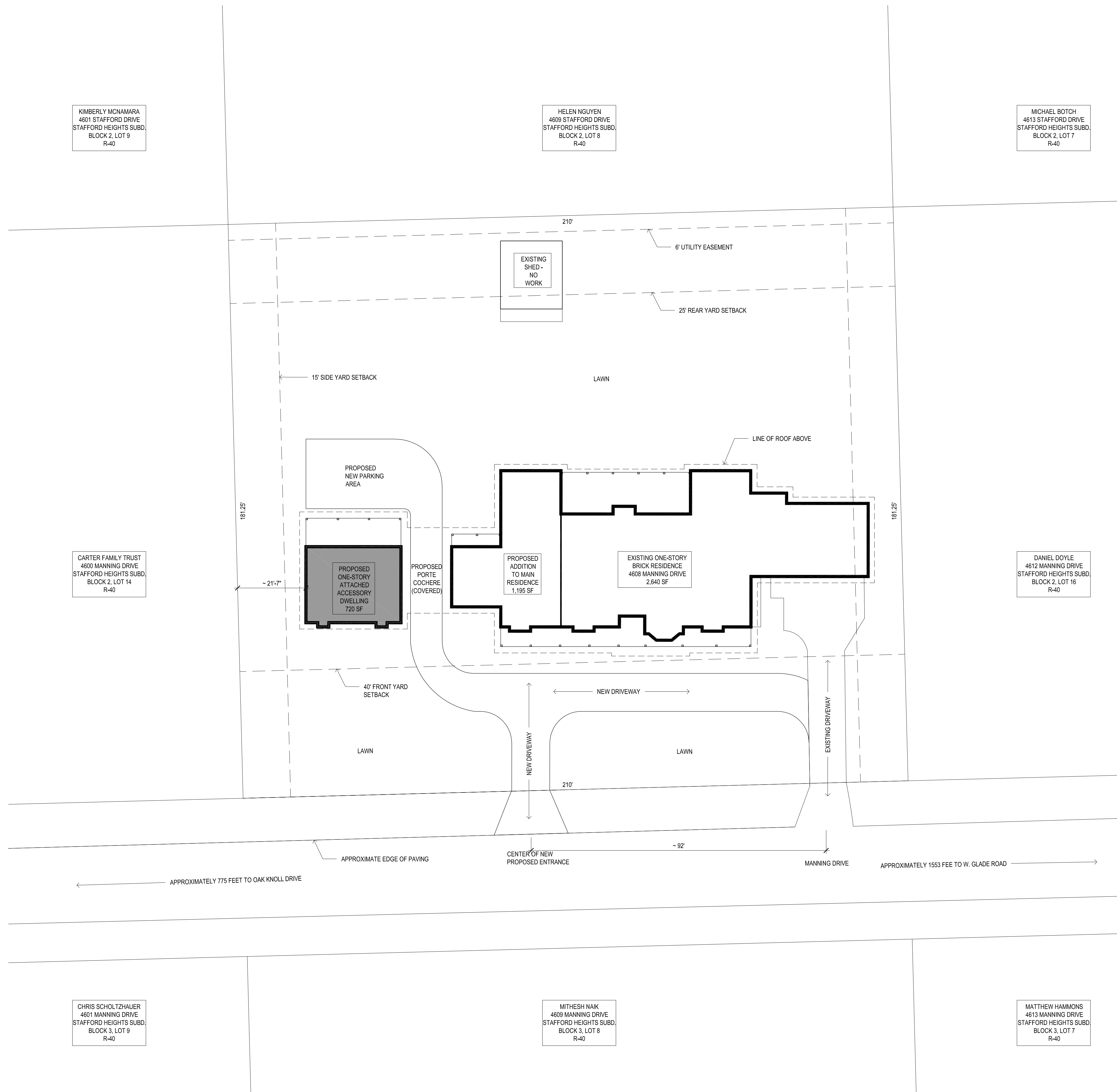
Project Information is as follows:

- Location: Stafford Heights Subdivision, Block 2, Lot 15; 37,877 SF land area per Tarrant County Appraisal District
- Zoning: R-40
- Existing house is approximately 2,640 SF of HVAC space. There is an existing frame shed in the backyard of approximately 350 SF of non-HVAC space.
- The project consists of an interior renovation of the existing house,
- a one-story addition of approximately 1,195 SF, and an attached one-story accessory dwelling of 720 SF, for a total addition of approximately 1,915 SF.
- Total resulting area of the house with the proposed addition is 4,555 SF.
- Current lot coverage is approximately 7.9%
- Maximum lot coverage per ordinance is 20%
- Proposed lot coverage with addition is approximately 12%
- Current impervious coverage is 14.9%
- Maximum impervious coverage per ordinance is 50%
- Proposed impervious coverage with addition and new driveways is 24.8%
- The addition and attached accessory dwelling are both located within the required front and side yard setbacks established for Zoning District R-40.
- The height of the structure is approximately 10'-3" from grade to the top of the roof on the high side.
- The structure will be brick veneer, painted wood siding and trim to match existing.

We respectfully request granting of a Special Use Permit for the Attached Accessory Dwelling Unit. Please let me know if you have any questions as you review.

Sincerely,

David M. Rogers, RA, NCARB
Southwest Green Design



LANEY RESIDENCE
4608 MANNING DRIVE
COLLEYVILLE, TEXAS, 76034

ADDITION AND RENOVATION PROJECT - SCOPE OF WORK

STAFFORD HEIGHTS SUBDIVISION, BLOCK 2, LOT 15; 37,877 SF LAND AREA (.8695 ACRES)
PER TARRANT COUNTY APPRAISAL DISTRICT

PLAT RECORDED IN VOL. 388-32, PAGE 12, OF THE PLAT RECORDS OF TARRANT COUNTY;
INSTRUMENT NUMBER D225094578

ZONING: R-40

EXISTING HOUSE IS APPROXIMATELY 2640 SF OF HVAC SPACE. THERE IS AN EXISTING
FRAME SHED IN THE BACKYARD OF APPROXIMATELY 350 SF OF NON-HVAC SPACE.

THE PROJECT CONSISTS OF AN INTERIOR RENOVATION OF THE EXISTING HOUSE,
A ONE-STORY ADDITION OF APPROXIMATELY 1195 SF, AND AN ATTACHED ONE-STORY
ACCESSORY DWELLING OF 720 SF, FOR A TOTAL ADDITION OF APPROXIMATELY 1915 SF.

TOTAL RESULTING AREA OF THE HOUSE WITH THE PROPOSED ADDITION IS 4555 SF.

CURRENT LOT COVERAGE IS APPROXIMATELY 7.9%
MAXIMUM LOT COVERAGE PER ORDINANCE IS 20%
PROPOSED LOT COVERAGE WITH ADDITION IS APPROXIMATELY 12%

CURRENT IMPERVIOUS COVERAGE IS 14.3%
MAXIMUM IMPERVIOUS COVERAGE PER ORDINANCE IS 50%
PROPOSED IMPERVIOUS COVERAGE WITH ADDITION AND NEW DRIVEWAYS IS 24.8%

THE ADDITION AND ATTACHED ACCESSORY DWELLING ARE BOTH LOCATED WITHIN THE
REQUIRED FRONT AND SIDE YARD SETBACKS ESTABLISHED FOR ZONING DISTRICT R-40.

THE HEIGHT OF THE STRUCTURE IS APPROXIMATELY 10'-3" FROM GRADE TO THE TOP OF
THE ROOF ON THE HIGH SIDE.

THE STRUCTURE WILL BE BRICK VENEER, PAINTED WOOD SIDING AND TRIM TO MATCH
EXISTING.

01 SITE PLAN

PLAN NORTH
SCALE: 1/16" = 1'-0"

SOUTHWEST GREEN DESIGN

David M. Rogers, RA, LEED AP
12239 Brisbane Avenue
Farmers Branch, Texas 75234
214-674-3295



LANEY RESIDENCE
ADDITION AND RENOVATION PROJECT

4608 MANNING DRIVE
COLLEYVILLE, TX 76034

ISSUE DATE 9/14/2026

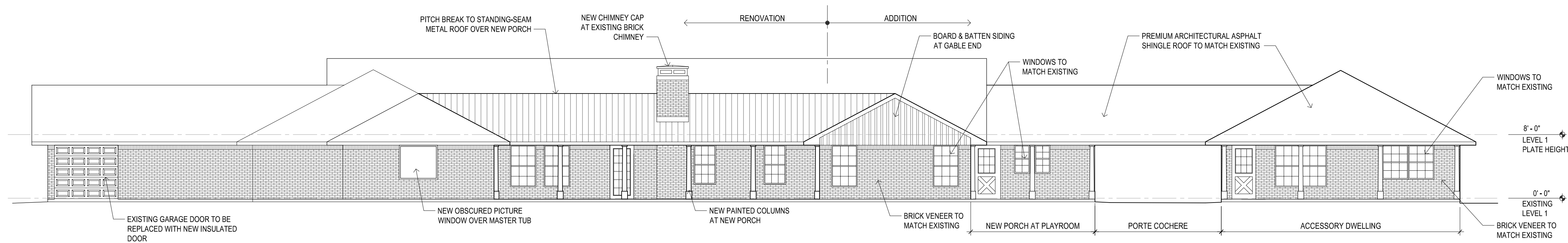
REVISIONS

SHEET TITLE

COVER SHEET
AND SITE PLAN

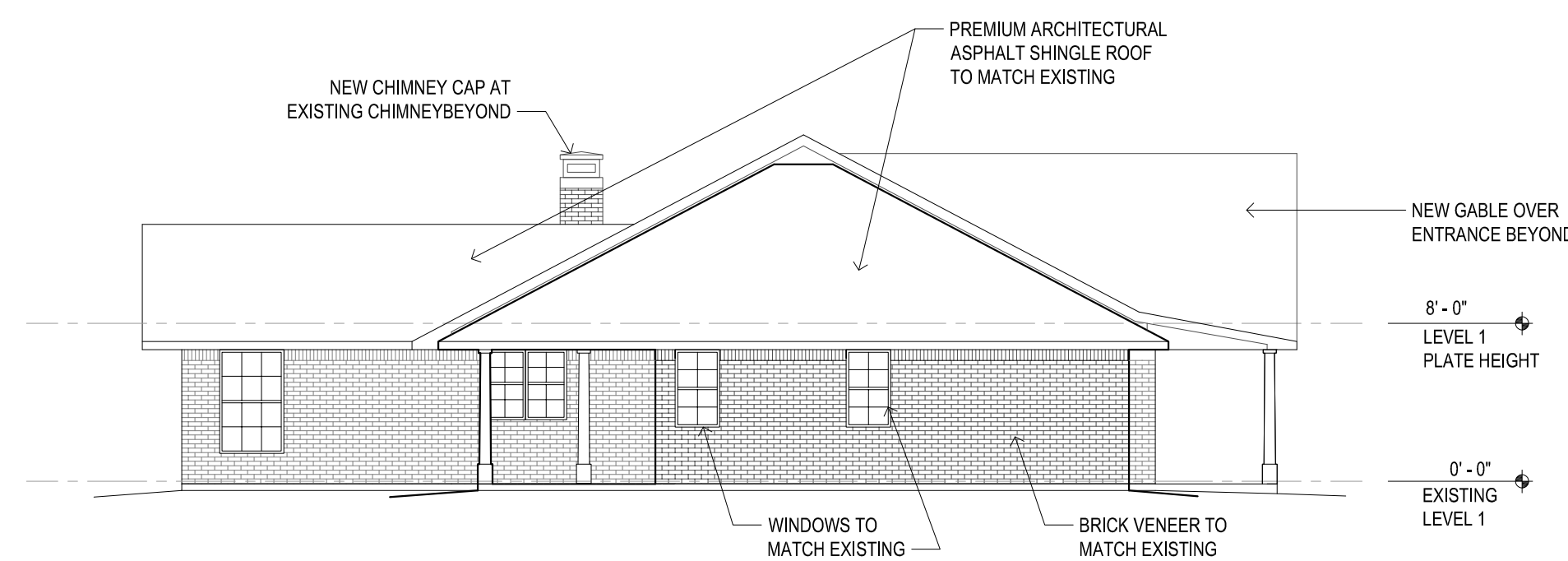
SHEET NO.

G.001



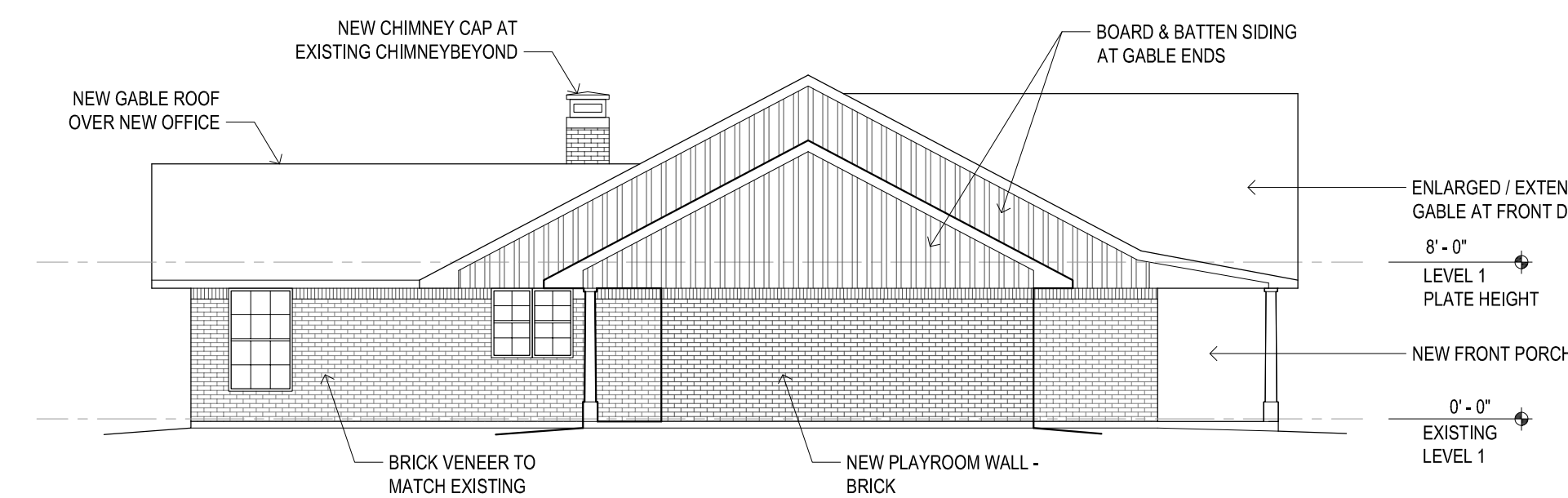
03 REAR ELEVATION

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



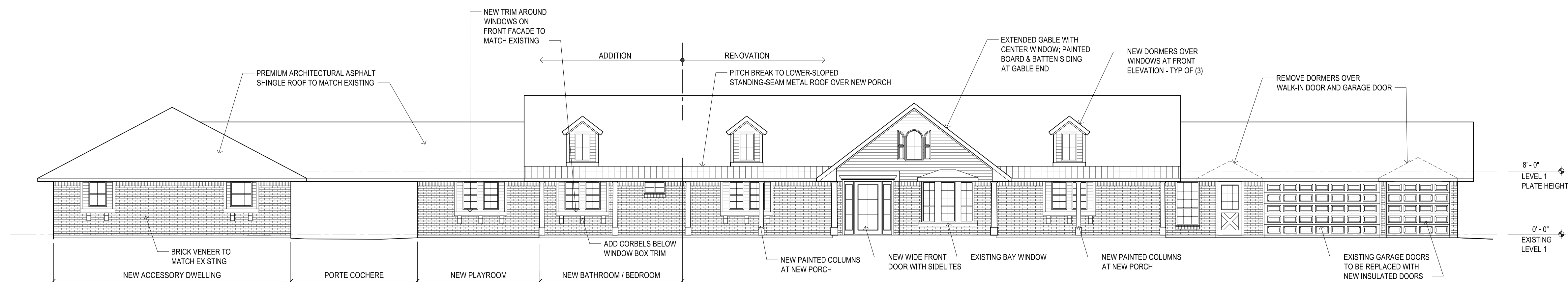
03 SIDE ELEVATION

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



02 SIDE ELEVATION UNDER PORTE COCHERE

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



01 FRONT ELEVATION

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





CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number -

Agenda Date 9/28/2026

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a Special Use Permit for a veterinarian clinic on Lot 1, Block 1, 8050 Precinct Medical – Professional Office, zoned PUD-C Planned Unit Development – Commercial, located at 8056 Precinct Line Road, Case ZC26-027

Explanation

Anthony Zagorov, the applicant, has submitted a request for a Special Use Permit for a veterinary clinic on Lot 1, Block 1, 8050 Precinct Medical – Professional Office, being approximately 0.66 acres, and zoned PUD-C Planned Unit Development - Commercial. The Planned Unit Development, Ordinance O-18-2065, was approved by the Planning and Zoning Commission to allow for the property to develop under CC-2 Shopping Center regulations.

Attachments

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

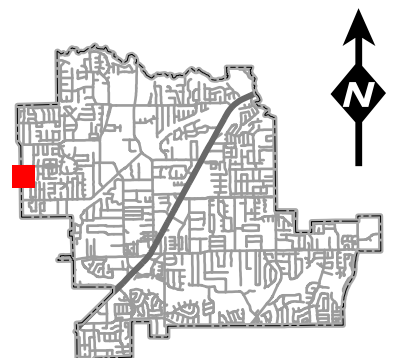
Aerial Map



ZC26-027

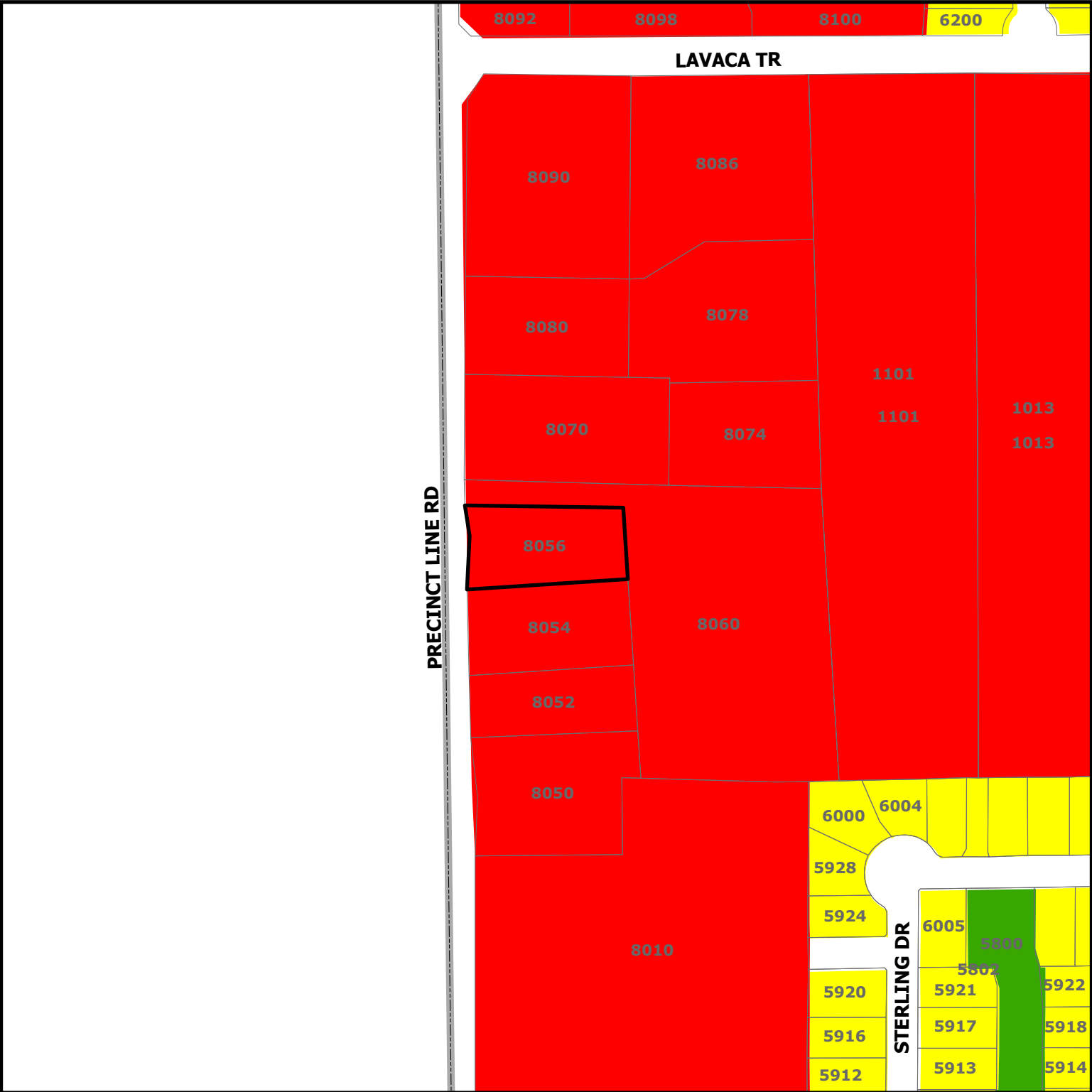
8056 Precinct Line Road

Subject Property



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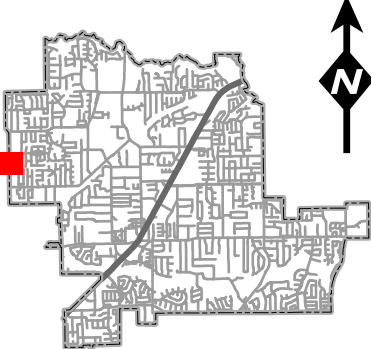
Future Land Use Map



ZC26-027

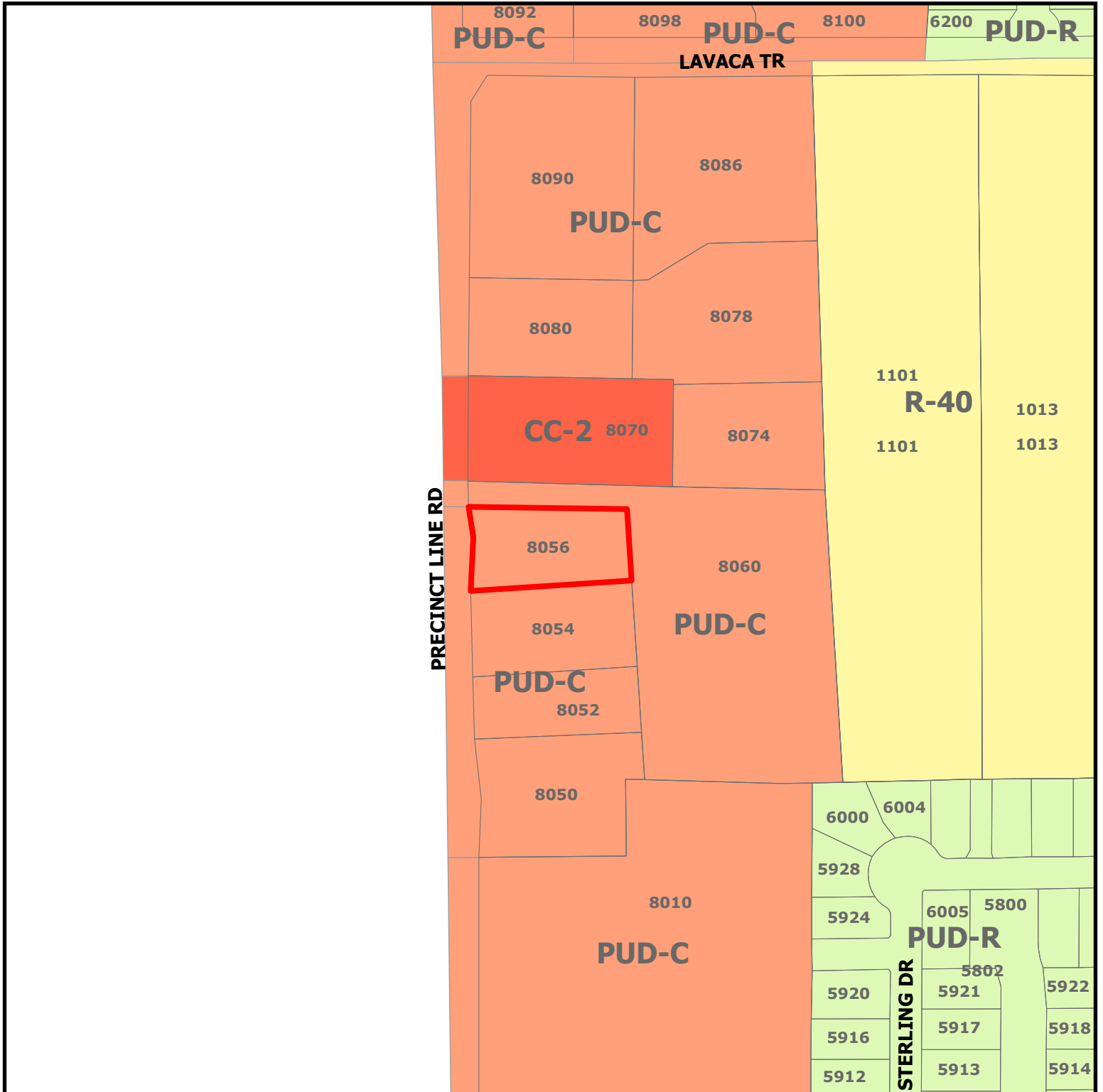
8056 Precinct Line Road

- Residential
- Commercial
- Open Space; Parks
- Subject Property



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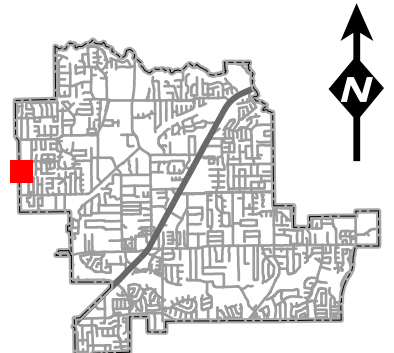
Zoning Map



ZC26-027

8056 Precinct Line Road

Subject Property



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Our hospital is a modern, neighborhood-focused veterinary facility dedicated to providing comprehensive healthcare for your pets in a welcoming and state-of-the-art environment. We offer a full spectrum of veterinary services designed to support your pet's well-being at every stage of life, from puppies and kittens to senior pets.

Services Provided:

Our experienced veterinary team offers routine wellness exams, vaccinations, and preventative care to help keep your pet healthy. We also provide dental care, advanced diagnostics—including digital imaging and laboratory testing—and a wide range of surgical procedures for small animals. Whether your pet needs a check-up, treatment for an illness, or a complex surgery, we are equipped to deliver high-quality care. We do not offer boarding or overnight care, however, on ***RARE*** occasions that require overnight stay, no animal is left unsupervised at our hospitals. This typically occurs once every couple of years. Our standard operating hours are Monday-Saturday 8AM-8PM.

Facility Features:

Our hospital features the latest in veterinary design and technology, including brand-new equipment and cutting-edge diagnostic tools. We utilize both in-house laboratory equipment and partnerships with external reference labs to ensure fast and accurate test results. Our seamless online booking system and modern communication tools make it easy for pet owners to schedule appointments and stay in touch with our team.

Patient Comfort and Safety:

We are committed to providing a clean, comfortable, and welcoming environment for both pets and their owners. For the convenience and well-being of animals in our care, we offer a secure outdoor relief yard, allowing pets a safe and supervised space to use the bathroom. This area is fully enclosed to ensure safety and privacy, and no animals are ever left unattended.

Community Commitment:

Our mission is to make high-quality veterinary care accessible and compassionate for all members of our community. We strive to build lasting relationships with local families and their pets, and we are dedicated to supporting the health and happiness of animals in our neighborhood.

We look forward to welcoming you and your pets to our hospital and are excited to serve as your trusted partner in pet healthcare.

Veterinarian Partners Website

<https://veterinarianpartners.com/>

Specific Pet Hospital Websites

<https://maplegrovepethospital.com/>

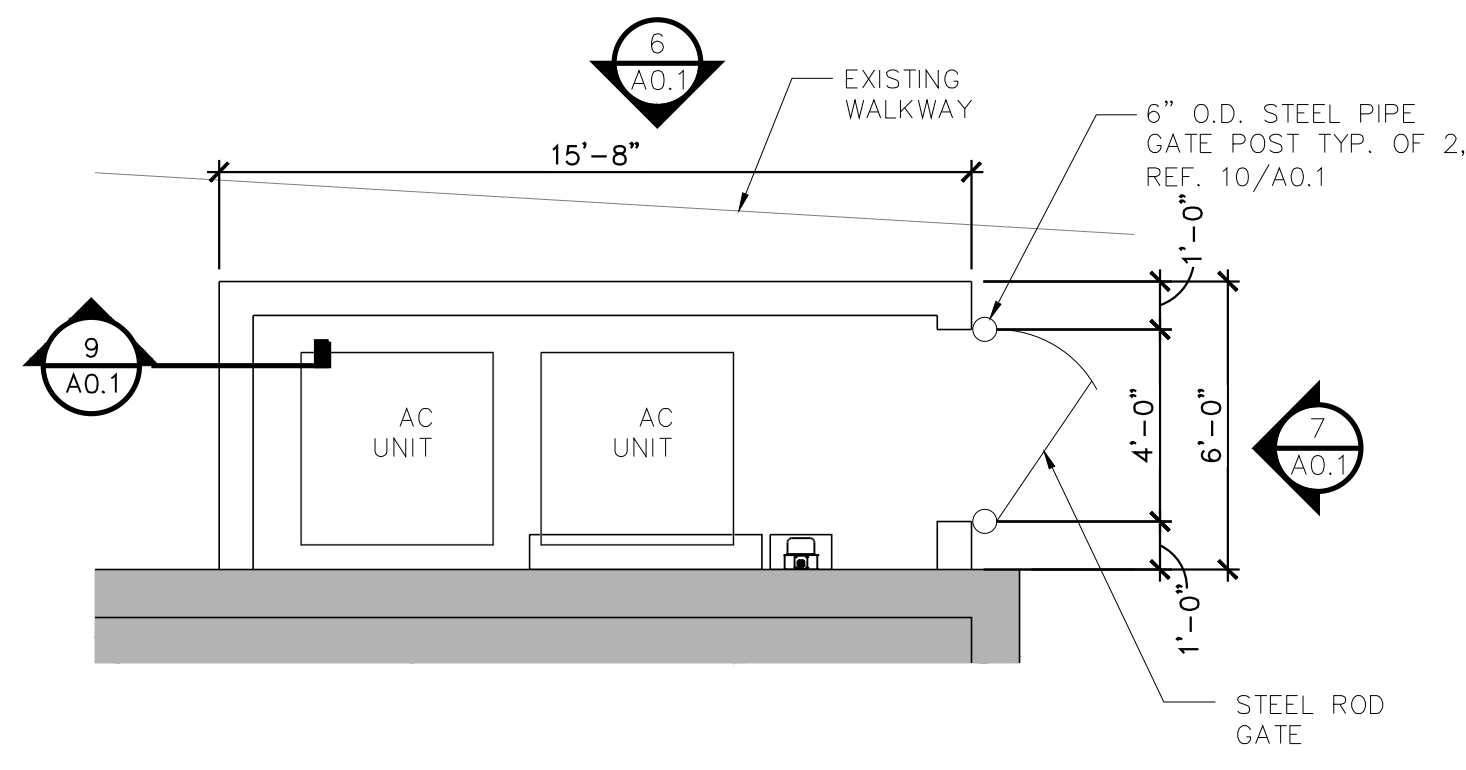
<https://planoah.com/>

PRECINCT LINE ROAD
(R.O.W. VARIES)

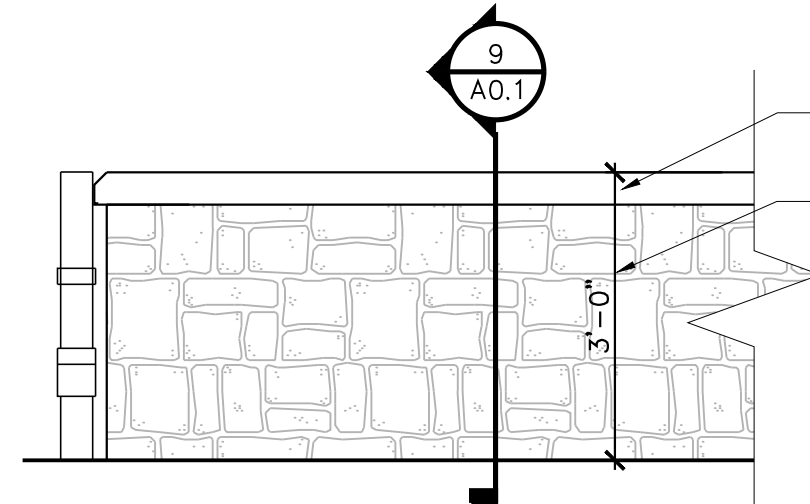
00°44'00" W 200.00'



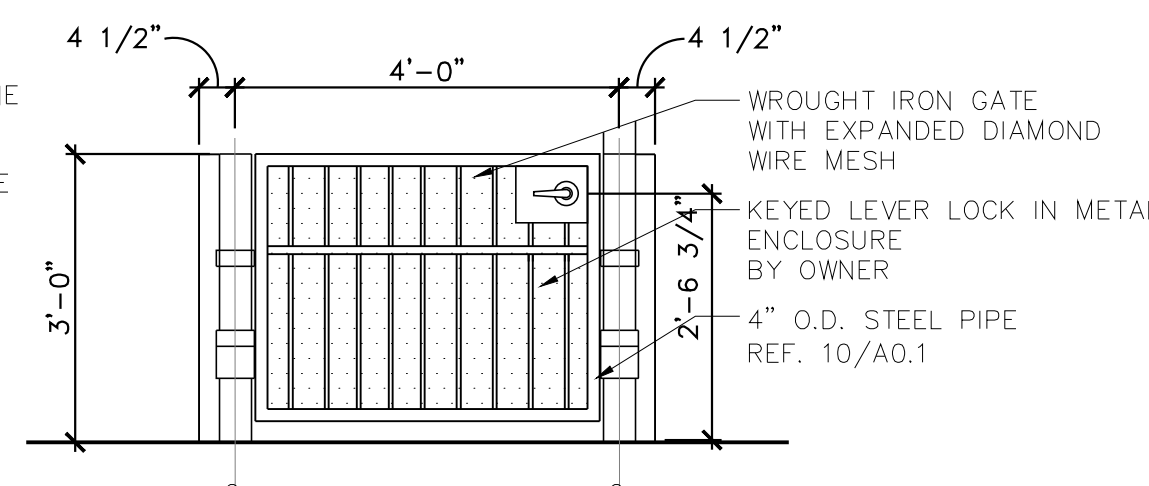
1 SITE PLAN
SCALE: 1/16" = 1'-0"



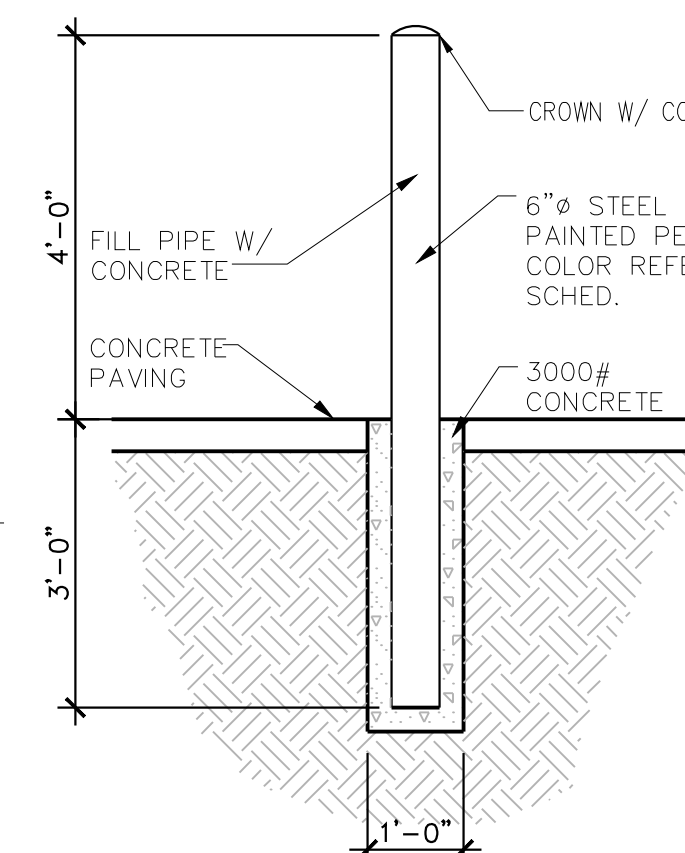
5 SCREEN WALL PLAN
SCALE: 1/4" = 1'-0"



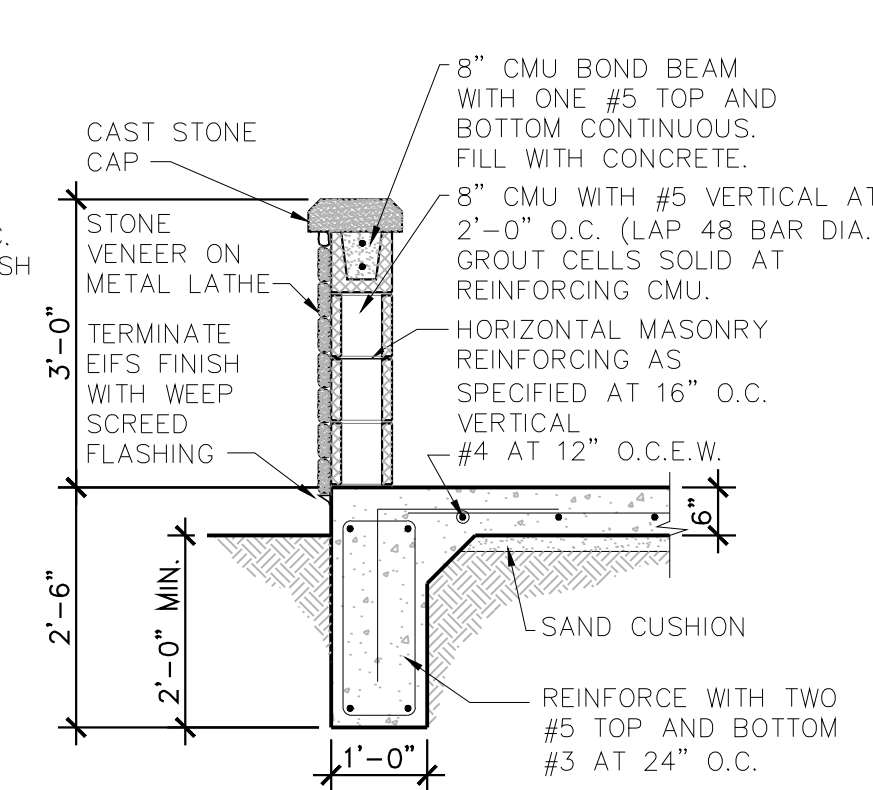
6 SCREEN WALL ELEVATION
SCALE: 1/2" = 1'-0"



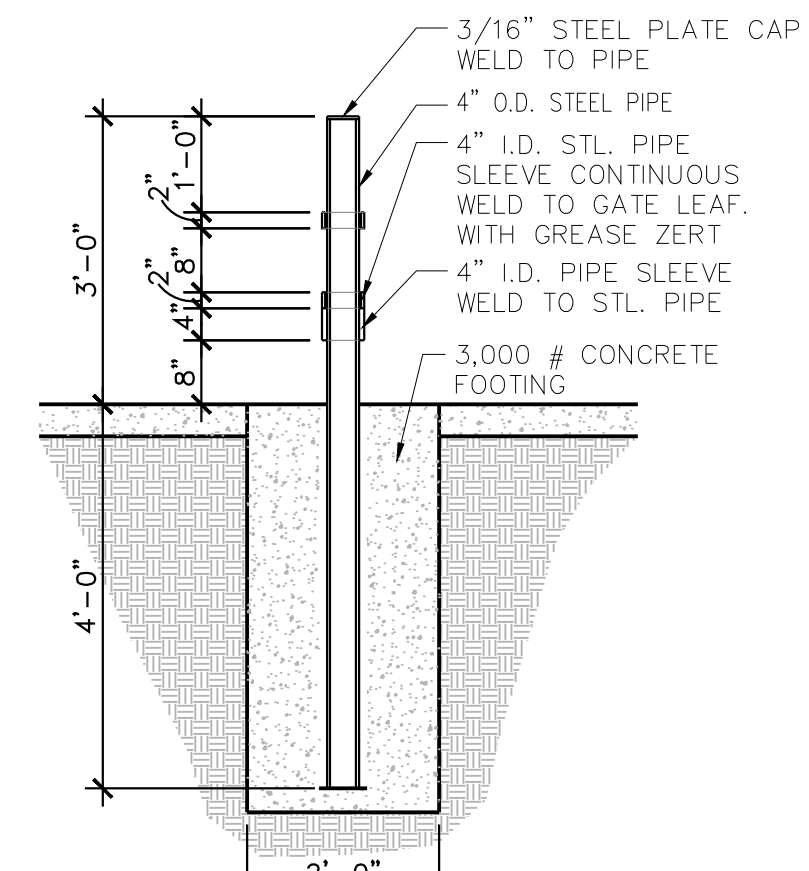
7 SCREEN WALL ELEVATION
SCALE: 1/4" = 1'-0"



8 BOLLARD DETAIL
SCALE: 1/2" = 1'-0"

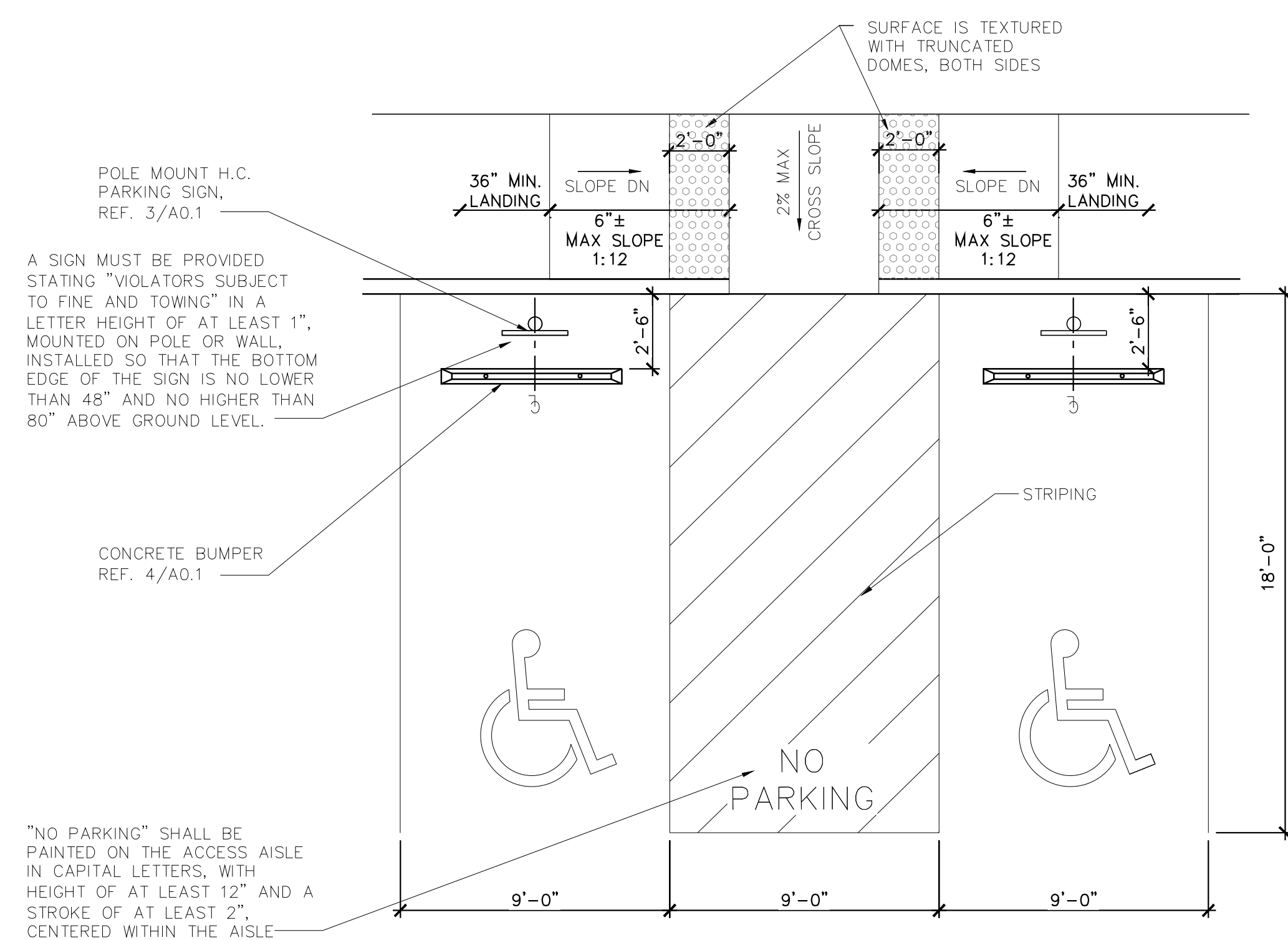
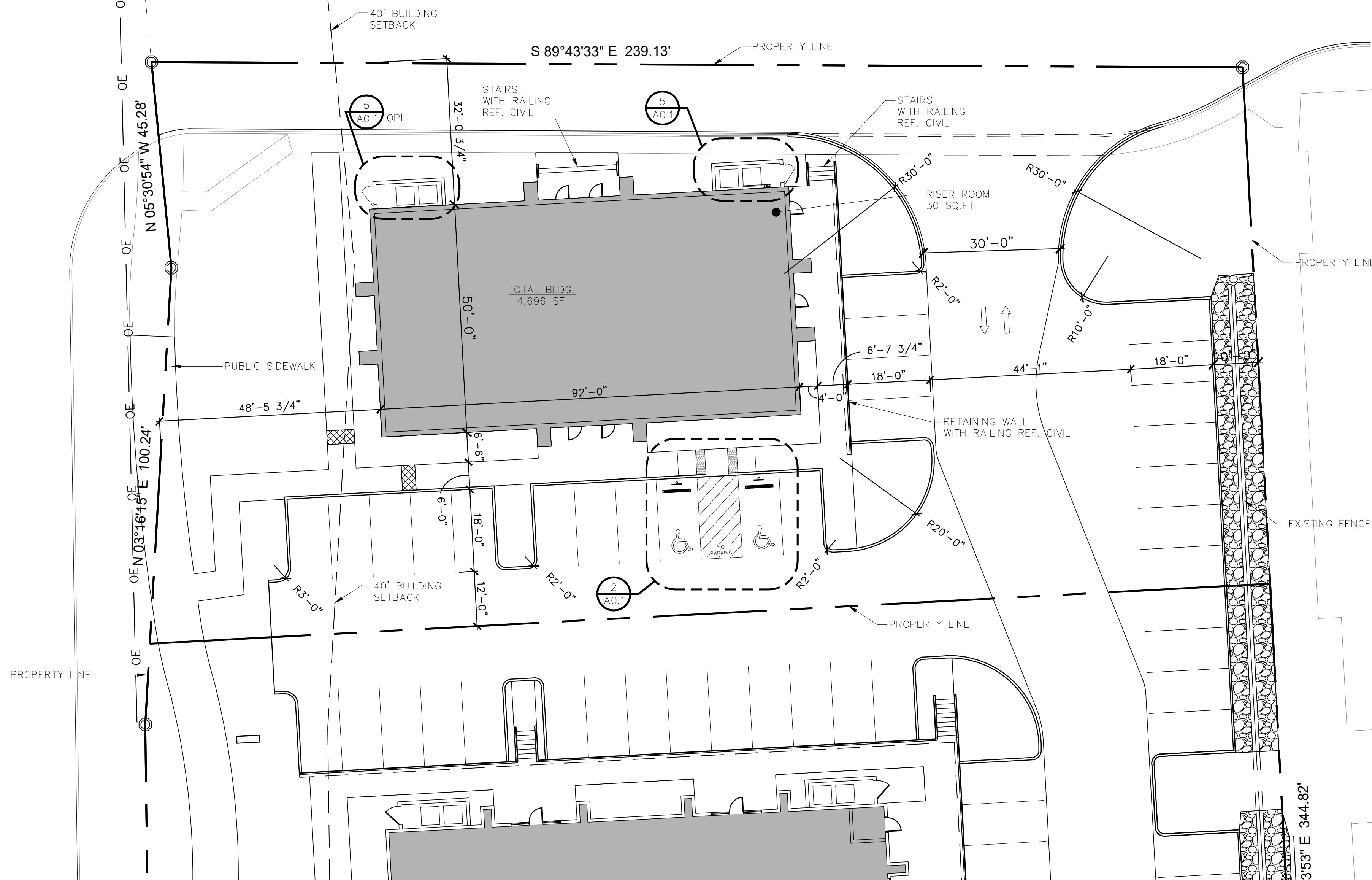


9 SCREEN WALL SECTION
SCALE: 1/2" = 1'-0"

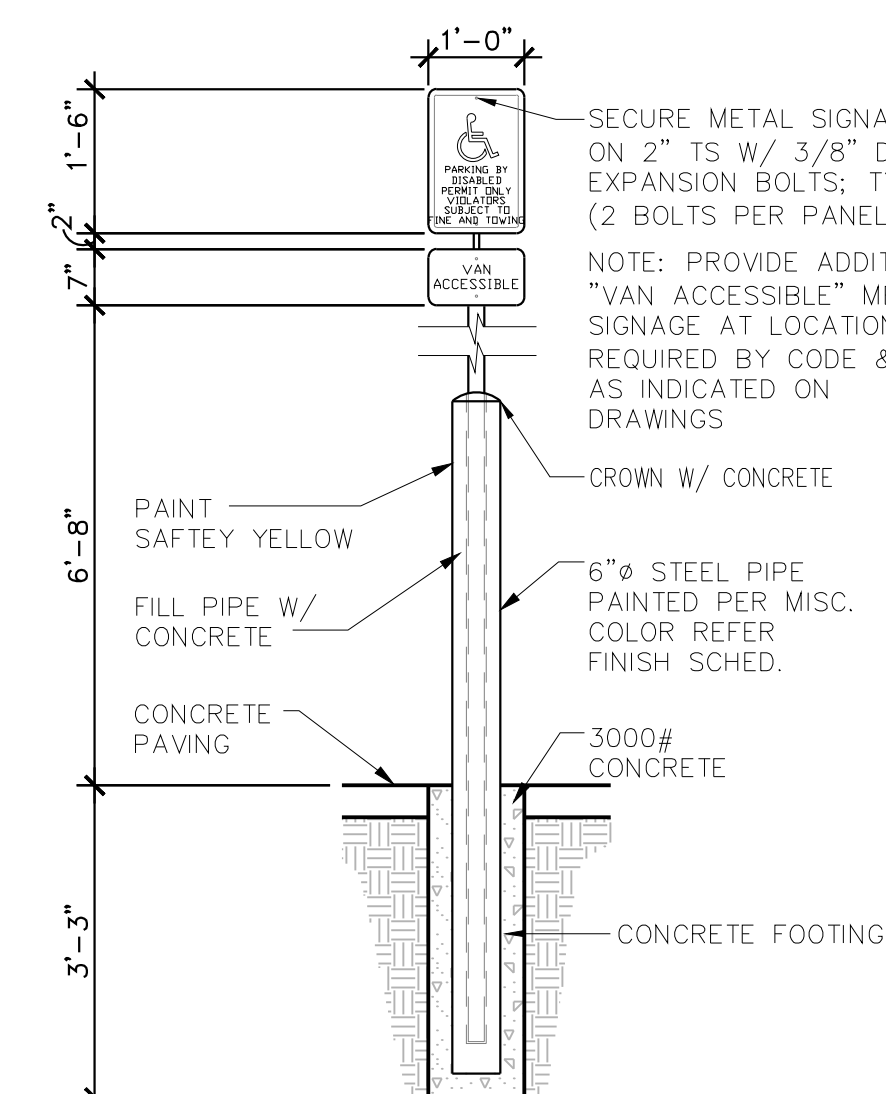


10 GATE POST
SCALE: 1/2" = 1'-0"

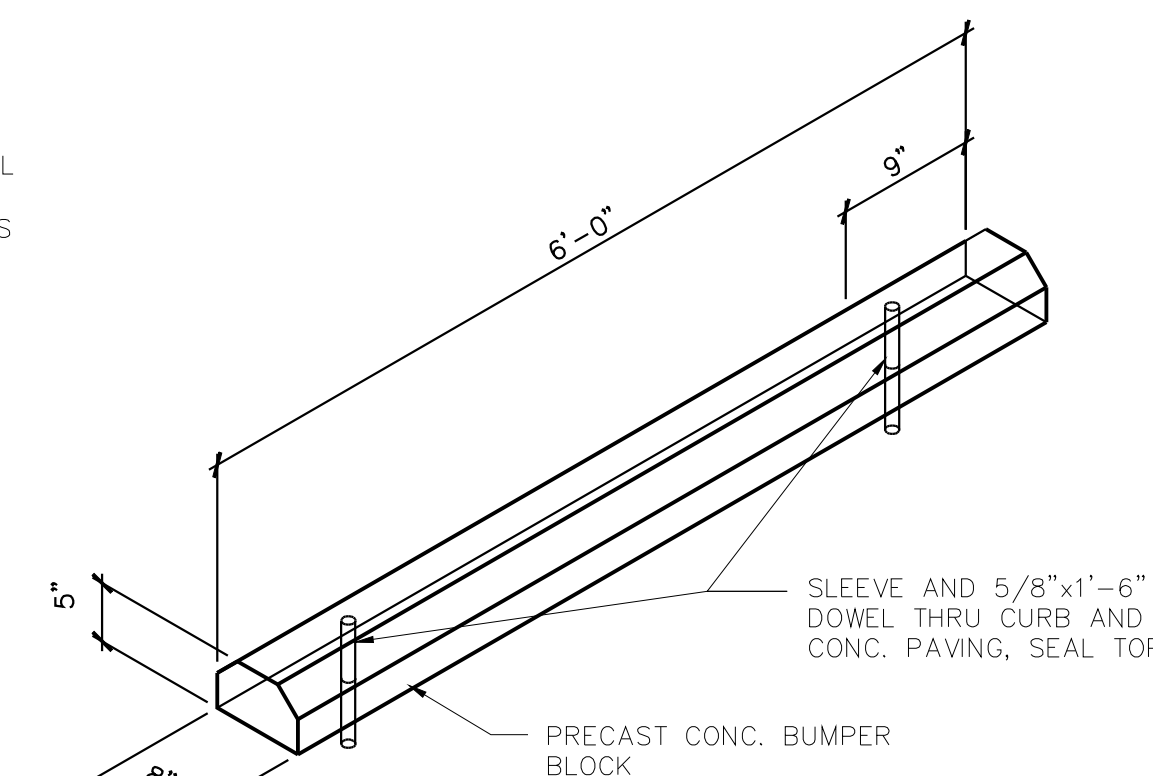
LOT 3, BLOCK 2
LAVACA TRAIL ADDITION
DOC. NO. D211238019
COMMERCIAL CC-2



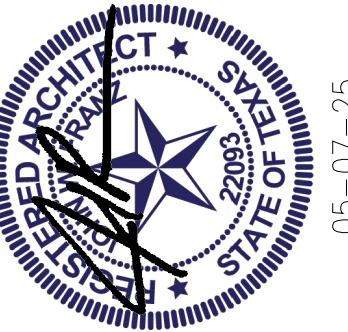
2 ACCESSIBLE RAMP DETAIL
SCALE: 1/4" = 1'-0"



3 H.C. SIGN DETAIL
SCALE: 1/2" = 1'-0"



4 PRECAST PARKING BUMPER
SCALE: 3/4" = 1'-0"



FRANZ
architects
7608 Benbrook Parkway
Benbrook, Texas 76126
(817) 737-9922
www.franzarchitects.com

OFFICE SHELL A
8050 PRECINCT LN. RD.
COLLEYVILLE, TEXAS 76034

Revisions:

File Name: 24260-A-A0.1
Project No: 24260-A
Date: 05/07/25
Drawn By: PR
Checked By: TI

SHEET

A0.1
SITE PLAN



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number -

Agenda Date 9/28/2026

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a Special Use Permit for an auto repair use on Lot 2R, Block 1, Nystel Addition, zoned ML Light Manufacturing, located at 1821 John McCain Road, Suite 101, Case ZC26-028

Explanation

Mudassar Husain, the applicant, has submitted a request for a Special Use Permit for an auto repair use on Lot 2R, Block 1, Nystel Addition being approximately 0.69 acres, and zoned ML Light Manufacturing.

Attachments

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

Aerial Map



ZC26-028

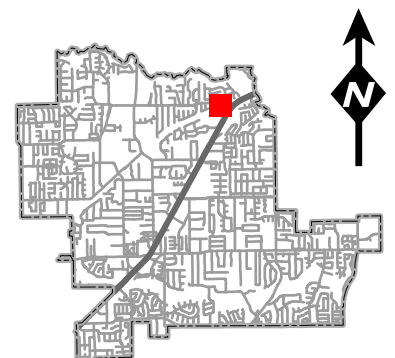
1821 John McCain Road

DISCLAIMER:

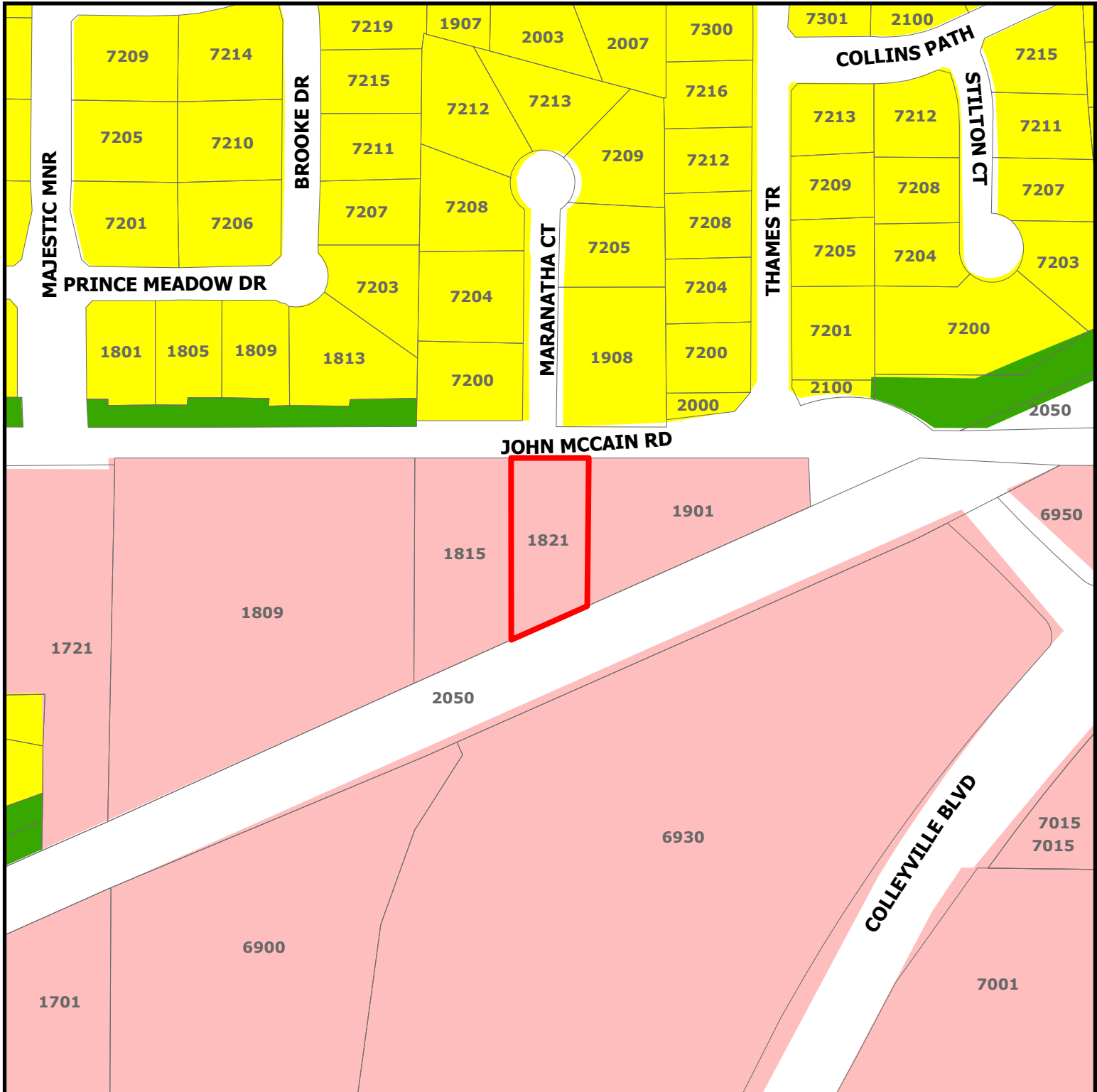
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Subject Property



Future Land Use Map

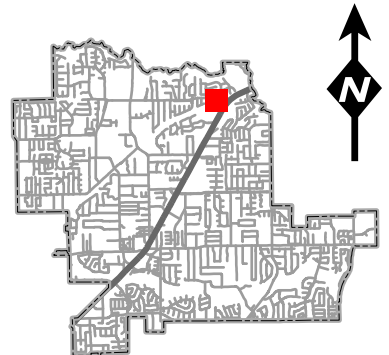


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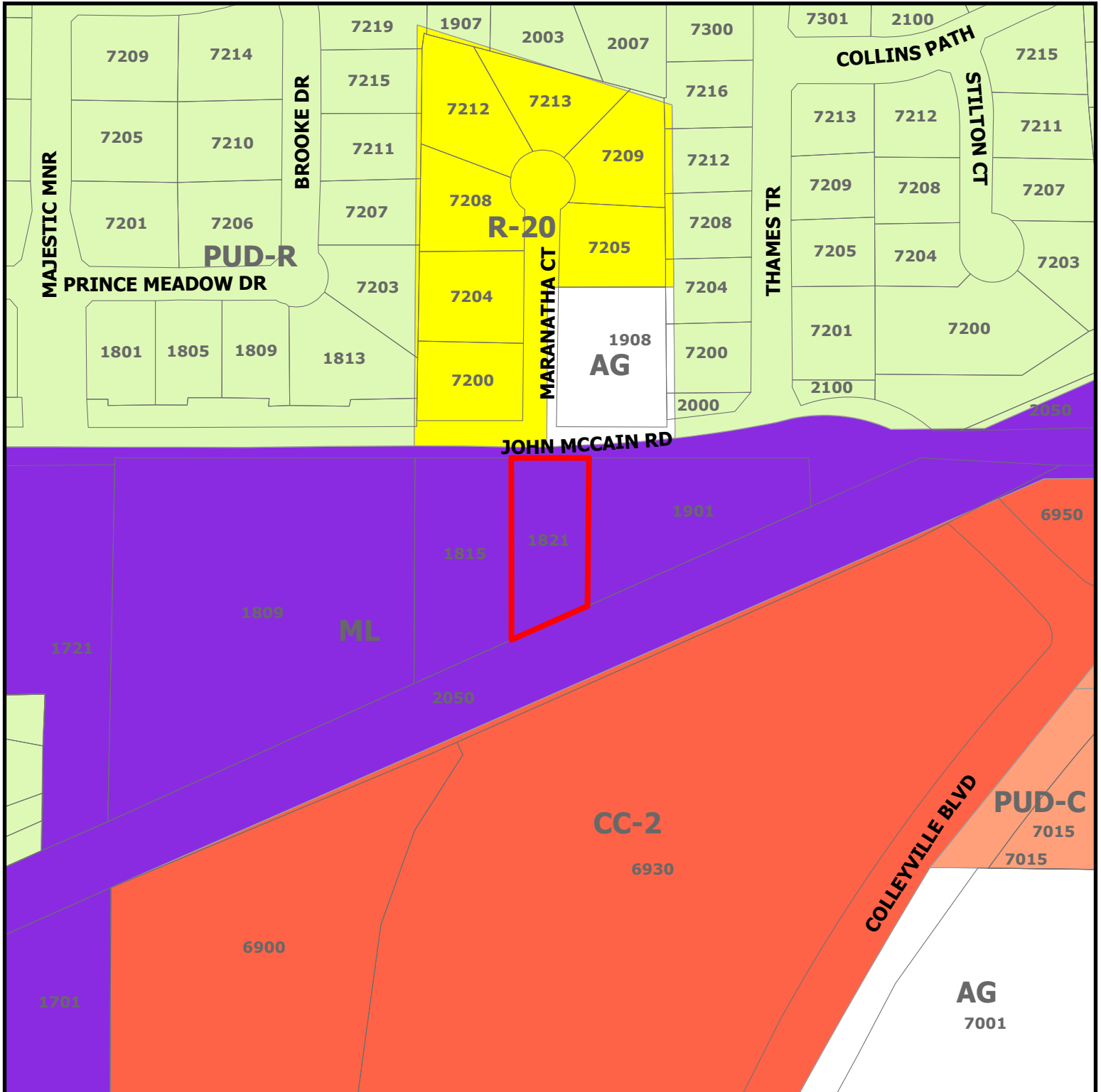
ZC26-028

1821 John McCain Road

-  Residential
 Colleyville Blvd Corridor
 Open Space; Parks
 Subject Property



Zoning Map

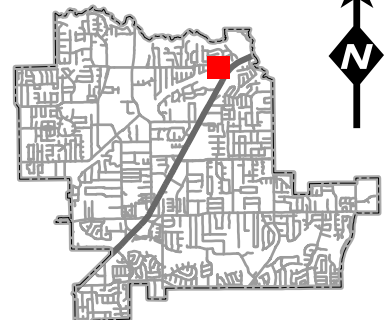


ZC26-028

1821 John McCain Road



Subject Property



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Thank you for the opportunity to present our proposal for **1821 John McCain Rd, Suite 101, Colleyville.**

On behalf of Optic-Kleer, I respectfully submit this narrative in support of our application for a Special Use Permit (SUP) to establish a professional automotive glass service center at the above address.

Optic-Kleer is one of the nation's leading automotive glass franchise organizations, providing windshield repair, windshield replacement, and Advanced Driver Assistance System (ADAS) Calibration services through a network of independently owned franchise locations. Our objective is to create a flagship location that reflects the quality, professionalism, and standards for which our company is known.

Proposed Use

The proposed business will specialize exclusively in automotive glass services, including:

- Windshield repair
- Windshield replacement
- Side and rear glass replacement
- ADAS camera Calibration
- Related automotive glass services

Unlike a traditional automotive repair garage, our operation **Does Not** involve engine repair, mechanical work, body repair, painting, welding, fabrication, tire service, oil changes, or hazardous industrial processes.

The majority of our work involves removing and installing automotive glass using modern adhesives and Calibration equipment in a clean, controlled indoor environment.

Building Improvements

We intend to make some improvements to the interior of the property and create a first-class automotive service facility.

Planned improvements include:

- Customize and finish updating of interior walls.
- New customer reception and waiting area.
- Employee offices and workspaces.
- Break room and support facilities.
- High-quality epoxy-coated flooring throughout the service area.
- Modern lighting and upgraded interior finishes.
- Professional signage consistent with City requirements.
- Continued maintenance and enhancement of the exterior appearance.

Our goal is to transform the interior into a clean, attractive commercial suite that will be an asset to John McCain Rd and the surrounding businesses.

Operational Characteristics

All automotive glass installation work will be performed inside the building with the bay door at the rear of the building

Because our technicians work by appointment, traffic volumes remain very low. We typically expect only a small number of customer vehicles throughout the day.

Our operation generates:

- No excessive noise
- No vibration
- No outdoor repair activities
- No spray painting
- No engine rebuilding
- No mechanical work
- No oil changing
- No machining
- No welding
- No storage of disabled vehicles
- No outdoor dismantling
- No outdoor parts storage

Vehicles generally remain at the facility for only a short period before being returned to the customer.

Environmental Considerations

The proposed use has minimal environmental impact.

Operations **Do Not** involve petroleum products, oils, transmission fluids, or hazardous automotive waste commonly associated with traditional repair facilities.

Automotive glass adhesives are professionally handled in accordance with manufacturer specifications and all waste materials are disposed of through approved commercial waste services.

The business produces no emissions, smoke, odors, or processes that would negatively impact neighboring properties.

Compatibility with the Surrounding Area

We believe this use is highly compatible with the Highway Commercial District.

The proposed operation represents a modern, low-impact service business that complements surrounding commercial development while generating significantly less traffic and operational activity than many other automotive uses permitted within the district.

Commitment to the City of Colleyville

Optic-Kleer is committed to becoming a long-term member of the Colleyville business community.

Our company takes great pride in maintaining attractive facilities, delivering exceptional customer service, and operating responsibly within every community we serve.

We are excited about the opportunity to establish what we hope will become one of our premier locations, partnering with local businesses, creating local employment opportunities while providing residents and businesses with convenient access to professional automotive glass services.

We appreciate the time and consideration of City staff, the Planning & Zoning Commission, and the City Council, and respectfully request approval of our Special Use Permit application.

Thank you for your consideration. We look forward to working closely with the City throughout the review process.

Respectfully,

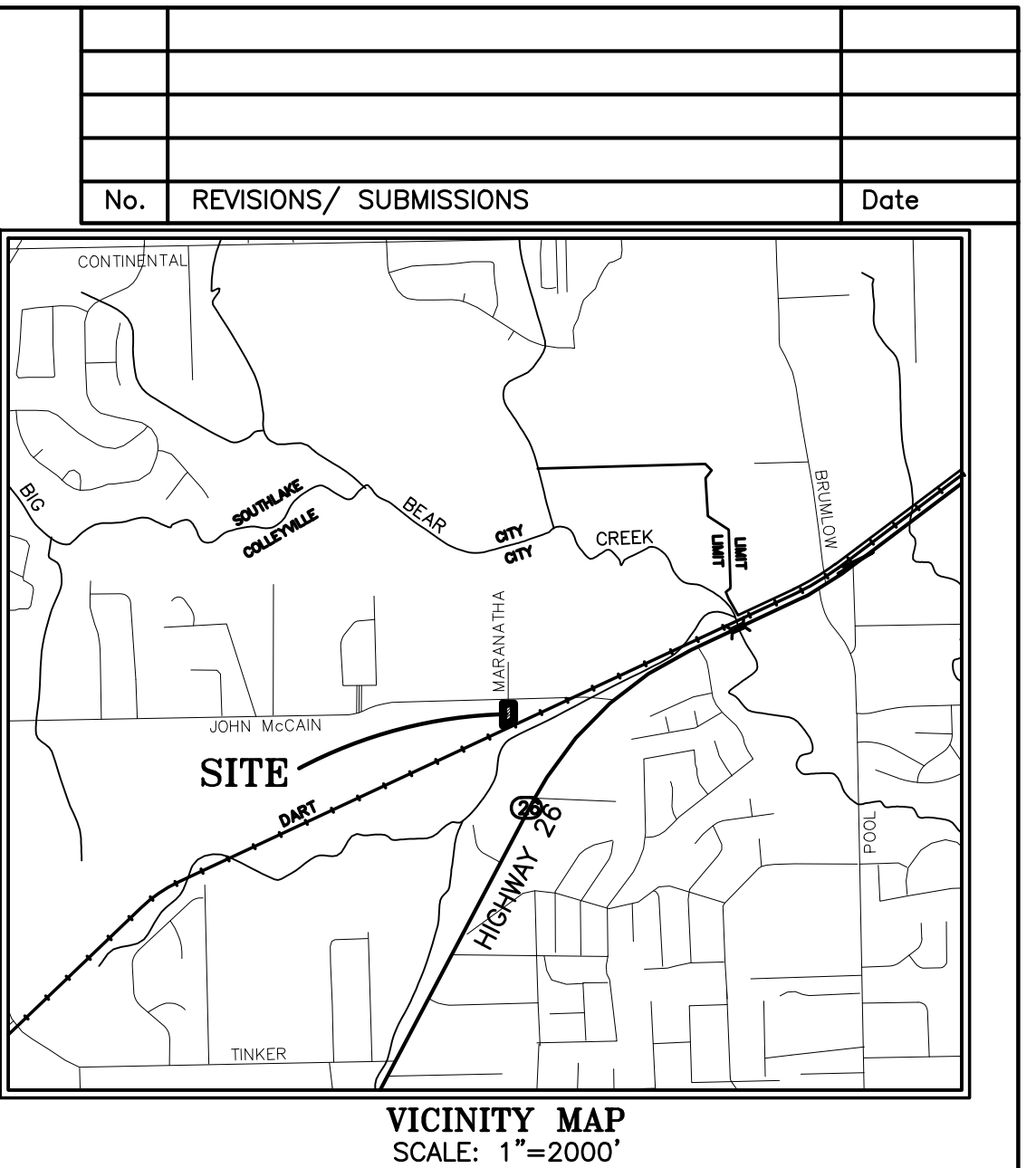
Mudassar Husain

ZONED: R20

PAVING LEGEND

- EXISTING REINF. CONCRETE PAVEMENT
- PROPOSED PARKING LOT STALL 5" REINF. CONCRETE PVMT
- PROPOSED DUMPSTER PAD 7" REINF. CONCRETE PVMT

NOTE: MOST OF THE FIRE LANE AND ALL OF THE DRIVEWAY APPROACH ARE EXISTING. NEW FIRE LANE AND DUMPSTER PAD ARE TO BE INSTALLED IN ACCORDANCE WITH CITY OF COLLEYVILLE STANDARD DETAILS.



SITE DATA SUMMARY TABLE

SITE PLAN FOR MITCHAM RENTAL	
BUILDING NO. 1 - OFFICE/WAREHOUSE	
BUILDING SQUARE FOOTAGE	6,893 SF
PROPOSED LOT AREA (LOT 2R)	28,685 SF / 0.659 AC
BUILDING HEIGHT	25' MAX
PROPOSED OFFICE AREA	3,533 SF
PROPOSED WAREHOUSE AREA	3,360 SF
PARKING REQUIRED OFFICE	12
PARKING REQUIRED WAREHOUSE	4
PARKING PROVIDED	16
HANDICAP PARKING REQUIRED	1
HANDICAP PARKING PROVIDED	1
PROPOSED LOT COVERAGE	24.0%
BUILDING NO. 2 - OFFICE/WAREHOUSE	
BUILDING SQUARE FOOTAGE	2,415 SF
PROPOSED LOT AREA (LOT 2R)	28,685 SF / 0.659 AC
BUILDING HEIGHT	25' MAX
PROPOSED OFFICE AREA	1,106 SF
PROPOSED WAREHOUSE AREA	1,309 SF
PARKING REQUIRED OFFICE	4
PARKING REQUIRED WAREHOUSE	2
PARKING PROVIDED	5
HANDICAP PARKING REQUIRED	1
HANDICAP PARKING PROVIDED	1
PROPOSED LOT COVERAGE	8.4%
TOTAL - BUILDINGS 1 & 2	
TOTAL BUILDING SQUARE FOOTAGE	9,307 SF
PROPOSED BUILDING HEIGHT	25' MAX
PROPOSED LOT AREA (LOT 2R)	28,685 SF / 0.659 AC
PROPOSED OFFICE AREA	4,639 SF
PROPOSED WAREHOUSE AREA	4,669 SF
PARKING REQUIRED OFFICE	16
PARKING REQUIRED WAREHOUSE	5
PARKING PROVIDED	21
HANDICAP PARKING REQUIRED	2
HANDICAP PARKING PROVIDED	2
PROPOSED LOT COVERAGE	32.4%
CURRENT ZONING	ML - LIGHT MANUFACTURING
PROPOSED USE	OFFICE / WAREHOUSE
IMPERVIOUS AREA	22,520 SF (78.5%)

- PARKING REQUIREMENTS
- 1 SPACE PER 300 SF - OFFICE
 - 1 SPACE PER 1000 SF - WAREHOUSE

APPLICANT/OWNER
MITCHAM FAMILY TRUST
P.O. BOX 92834
SOUTHLAKE, TEXAS 76092
TEL(817)929-4440
CONTACT: BRIAN MITCHAM

PREPARER/ENGINEER
THOMAS HOOVER ENGINEERING, LLC
P.O. BOX 1808
KELLER, TX 76244
817/943-1350
CONTACT: THOMAS HOOVER

PRELIMINARY
FOR INTERIM REVIEW ONLY

By THOMAS L. HOOVER P.E.# 62493
Date 10-18-19

THOMAS HOOVER ENGINEERING, LLC
NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES

ZONED: CC2

THOMAS HOOVER ENGINEERING, LLC
P.O. BOX 1808
KELLER, TEXAS 76244
(817) 913-1350 PH.
T.B.P.E. FIRM REGISTRATION NO. 006009

0.659 ACRES OF LAND
LOT 2R, BLOCK 1
NYSTEL ADDITION
IN THE CITY OF COLLEYVILLE,
TARRANT COUNTY, TEXAS.
1821 JOHN MCCAIN ROAD

MITCHAM RENTAL, LLC

SITE PLAN

DESIGNED	TLH	SCALE	1"= 20'	PROJECT NO.	SHEET C-1 of
DRAWN	SDS	DATE	10-18-19		
CHECKED	TLH				



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number -

Agenda Date 9/28/2026

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a rezoning to PUD-C Planned Unit Development – Commercial on Lot 1R, Block 1, The Gardens and Tract 3G, Abstract 963, Absalom J. Lott Survey, zoned PUD-C Planned Unit Development – Commercial, located at 7009 and 7015 Colleyville Boulevard, Case ZC26-029

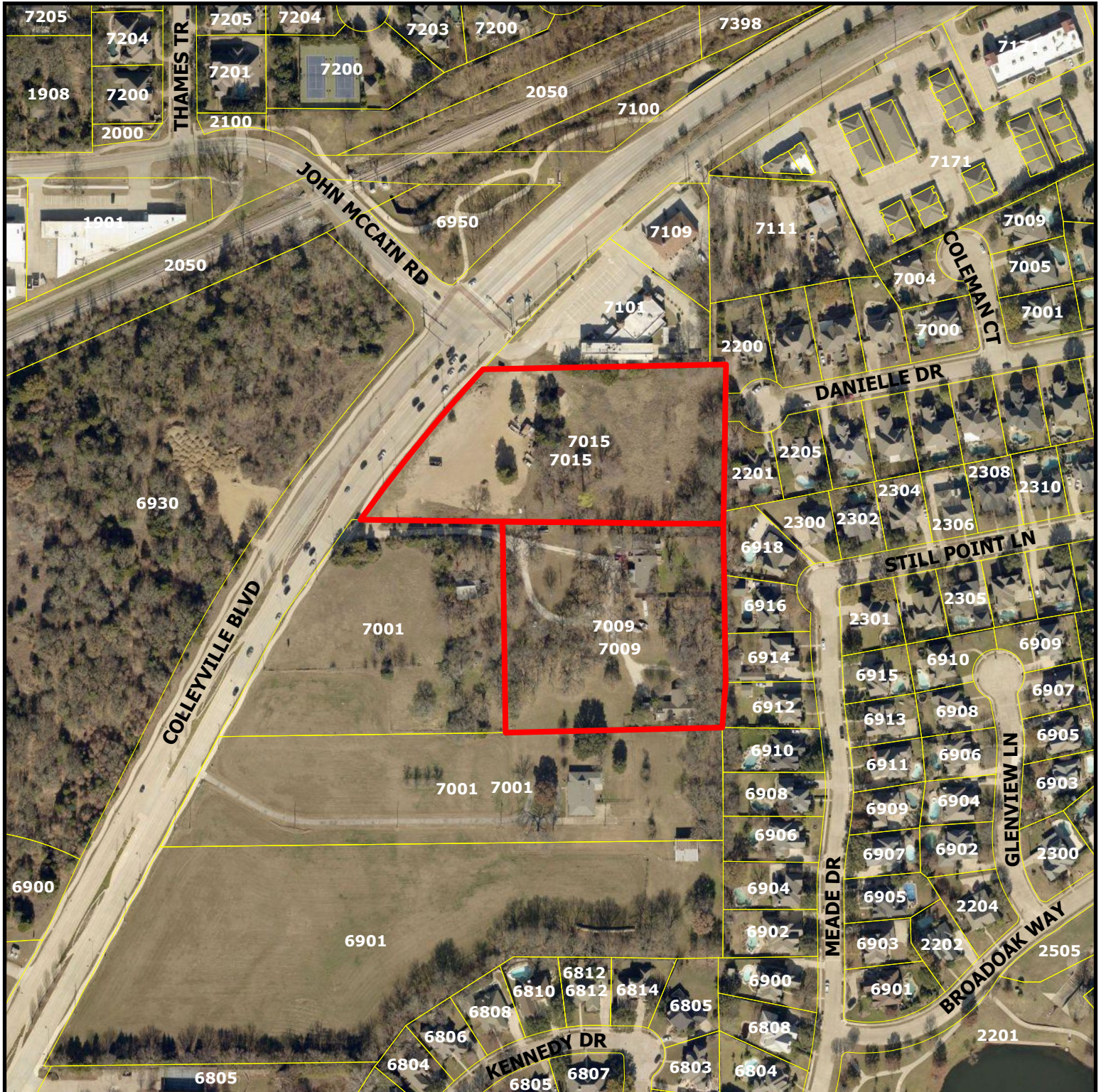
Explanation

Fred Gans, the applicant, has submitted a request for a rezoning to PUD-C Planned Unit Development – Commercial on Lot 1R, Block 1, The Gardens and Tract 3G, Abstract 963, Absalom J. Lott Survey, being approximately 3.4 acres, and zoned Planned Unit Development - Commercial. The request is to allow for urban garages and office/retail development.

Attachments

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

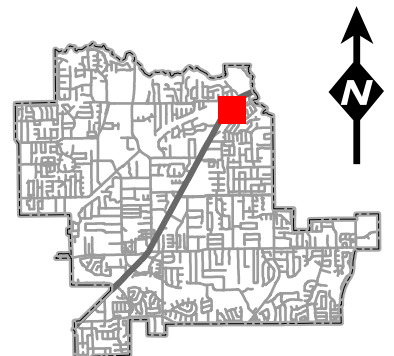
Aerial Map



ZC26-009

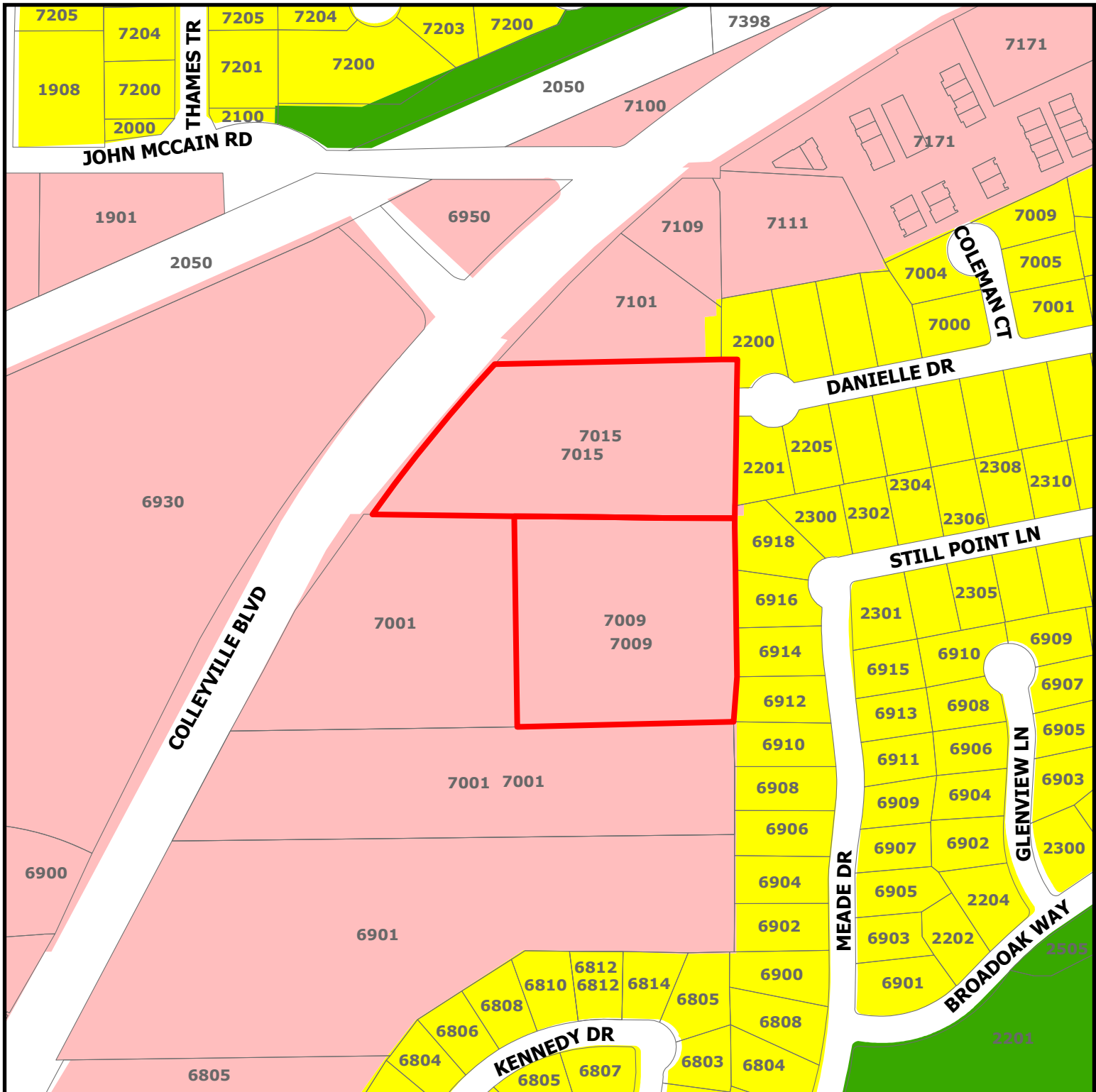
7015 Colleyville Boulevard

Subject Property



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Future Land Use Map

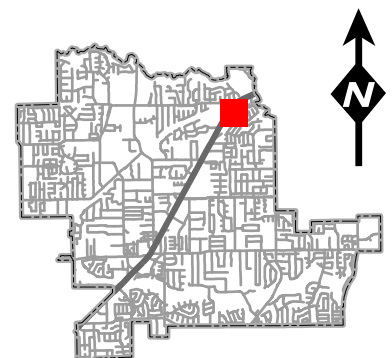


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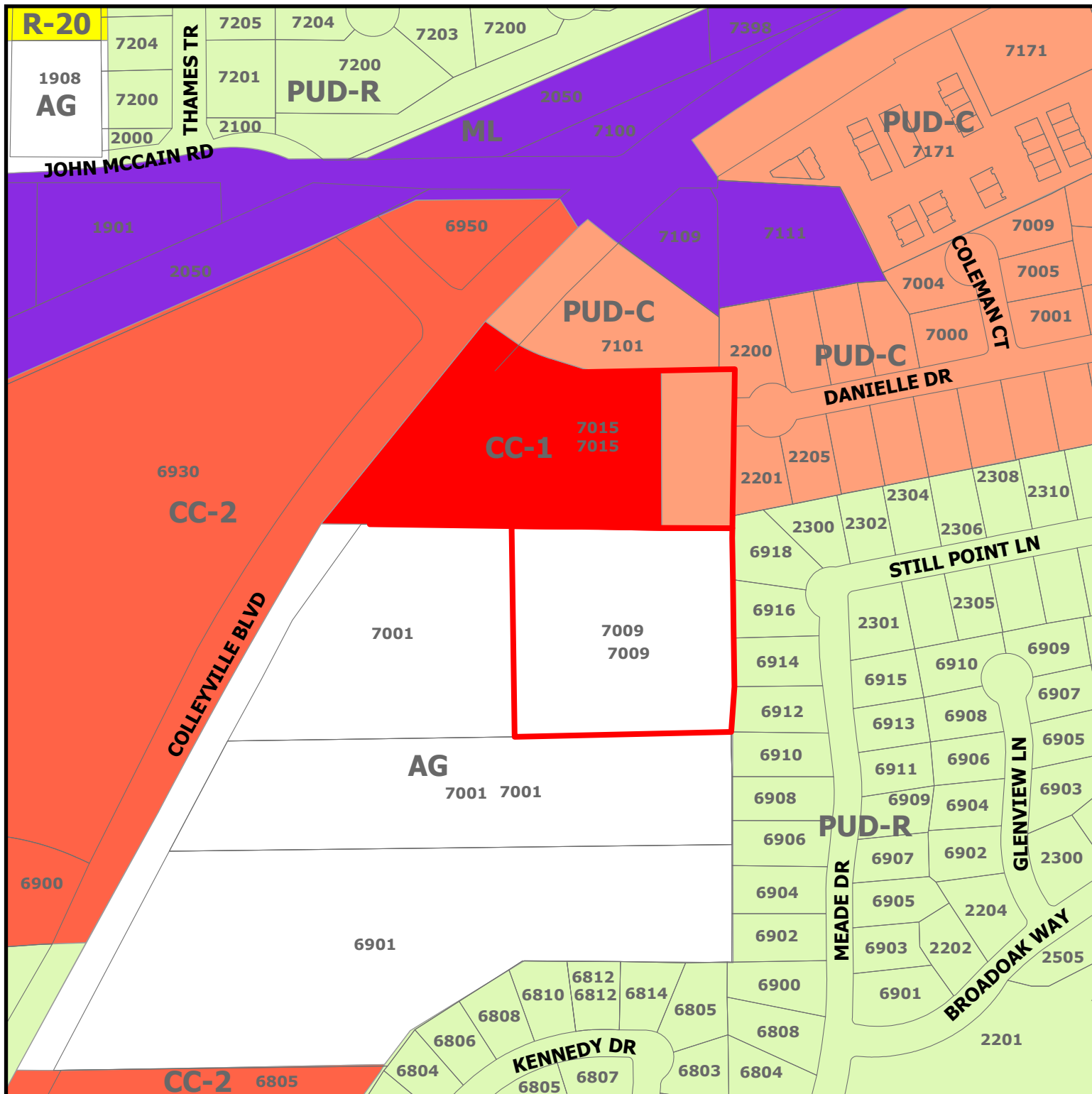
ZC26-009

7015 Colleyville Boulevard

-  Residential
 Colleyville Blvd Corridor
 Open Space; Parks
 Subject Property



Zoning Map



ZC26-009

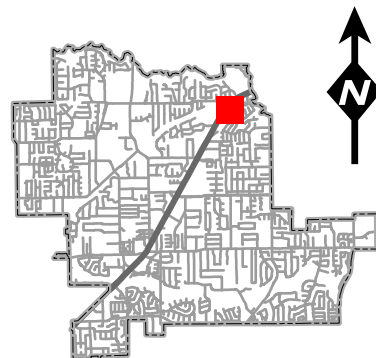
7015 Colleyville Boulevard

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Subject Property



GARAGES OF AMERICA - COLLEYVILLE

CONCEPTUAL PLAN 11

7015 COLLEYVILLE BLVD | COLLEYVILLE, TX 76034

SF TABLE

BUILDING	AREA (SF)	TYPE
1	34,522	RETAIL SHELL
2	24,000	GARAGES
3	24,000	GARAGES
4	12,000	GARAGES
TOTAL W/ ALL BUILDINGS	94,522 SF	

SITE DATA:

LOT - AREA APPROX: 311,196 SF / 7.14 AC

ZONING:

PD: PLANNED DEVELOPMENT

PROPOSED USE: COMMERCIAL/RETAIL + GARAGES

AREA REQUIREMENTS:

MAX HEIGHT: 35' MAX
MIN. LOT SIZE: N/A
FRONT YARD SETBACK: 20'
SIDE YARD SETBACK: 10'
REAR YARD SETBACK: 10', 20' (RESIDENTIAL)
MAX BLDG. COVERAGE: < 50%

PARKING CALCULATIONS

CATEGORY	PARKING REQ. (11/X)	SQUARE FOOTAGE	PARKING REQUIRED	PARKING AVAILABLE	NOTES
TOTAL PARKING CALCULATIONS					
BUILDING 1					
RETAIL	200	24,522	123	130*	*OVER-COMPLIANT BY 7 PARKING SPACES
OFFICE	300	3,000	10	10	
WAREHOUSE	1,000	7,000	7	7	
*PARKING NOT REQUIRED FOR GARAGES					
REQUIRED PARKING RATIO DERIVED FROM OPERATING GOA FACILITY IN CARROLLTON (CLASSIFIED AS "GARAGE CONDOMINIUM")					
GARAGES - BLDG #2	2,000	24,000	12	15	
GARAGES - BLDG #3	2,000	24,000	12	14	
GARAGES - BLDG #4	2,000	12,000	6	11	
TOTALS		94,522	140*	147*	

GARAGES PARKING SPACES NOT INCLUDED IN TOTAL

REQUIRED ADA SPACES: 6 | PROVIDED ADA SPACES: 6

GENERAL NOTES:

CITY OF COLLEYVILLE FIRE DEPARTMENT SHALL HAVE 24 HOUR ACCESS TO THE FACILITY THROUGH KNOX BOX OPERATED SLIDING GATES.

SIGNAGE: REQUIRES SEPARATE APPROVAL.

SANITATION CONTAINER: SHALL HAVE SCREENING WALLS OF BRICK, MASONRY, STONE, CMU, OR OTHER ARCHITECTURAL FINISH. METAL GATE WILL BE PRIMED AND PAINTED AND CONSTRUCTED IN ACCORDANCE WITH CITY DESIGN SPECIFICATIONS.

MECHANICAL AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW OF PUBLIC RIGHT OF WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.

LANDSCAPING: ALL PLANTINGS WILL COMPLY WITH THE CITY OF COLLEYVILLE LANDSCAPE ORDINANCE AND URBAN FORESTRY STANDARDS.

DRAWN BY: JOSE LABASTIDA
REVIEWED BY: OZIEL VIGIL & LEONARDO PENA, P.E.

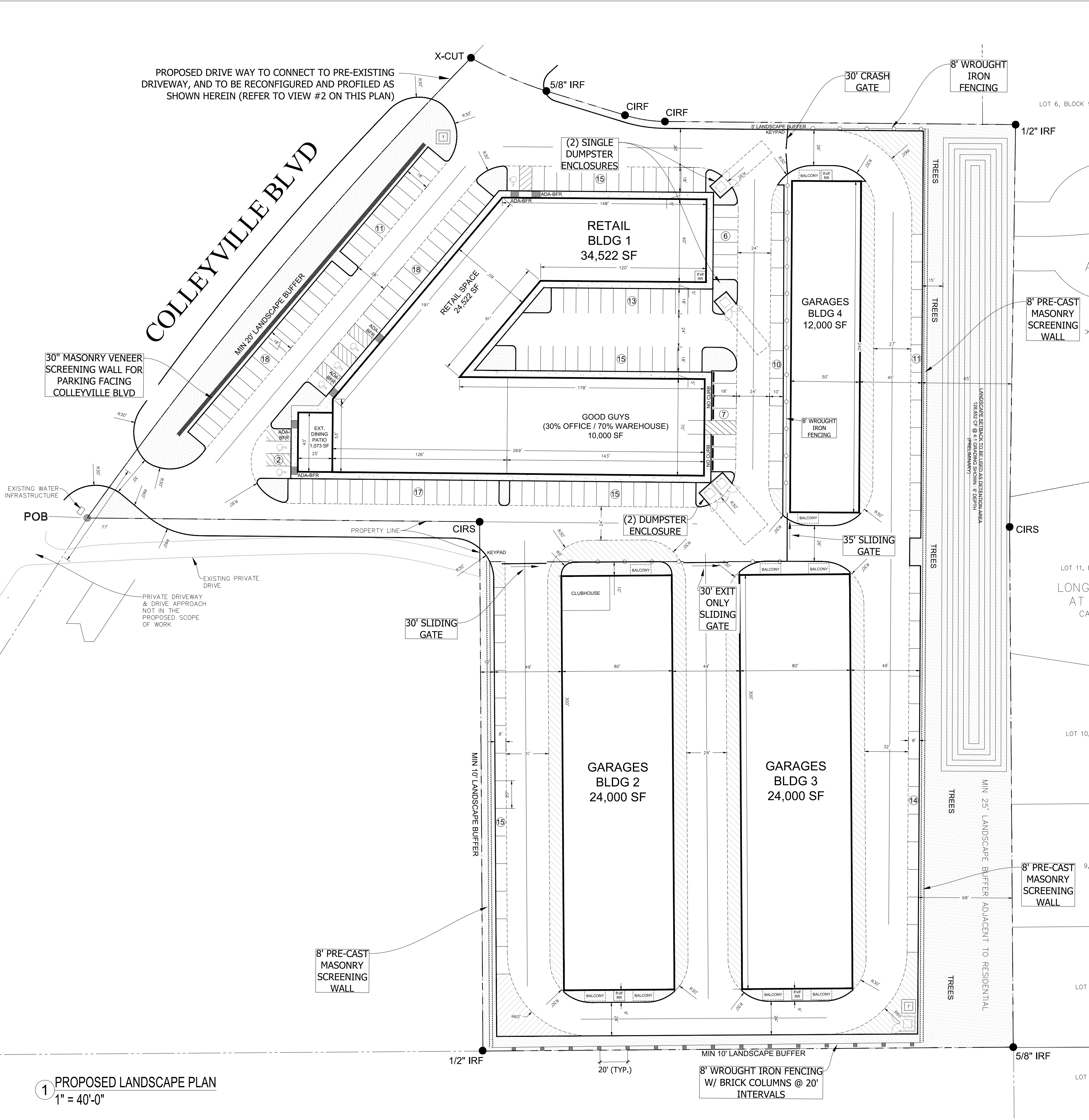
-SITE PLAN FOR REVIEW ONLY -

SITE DIMENSION PLAN | 09.10.2026

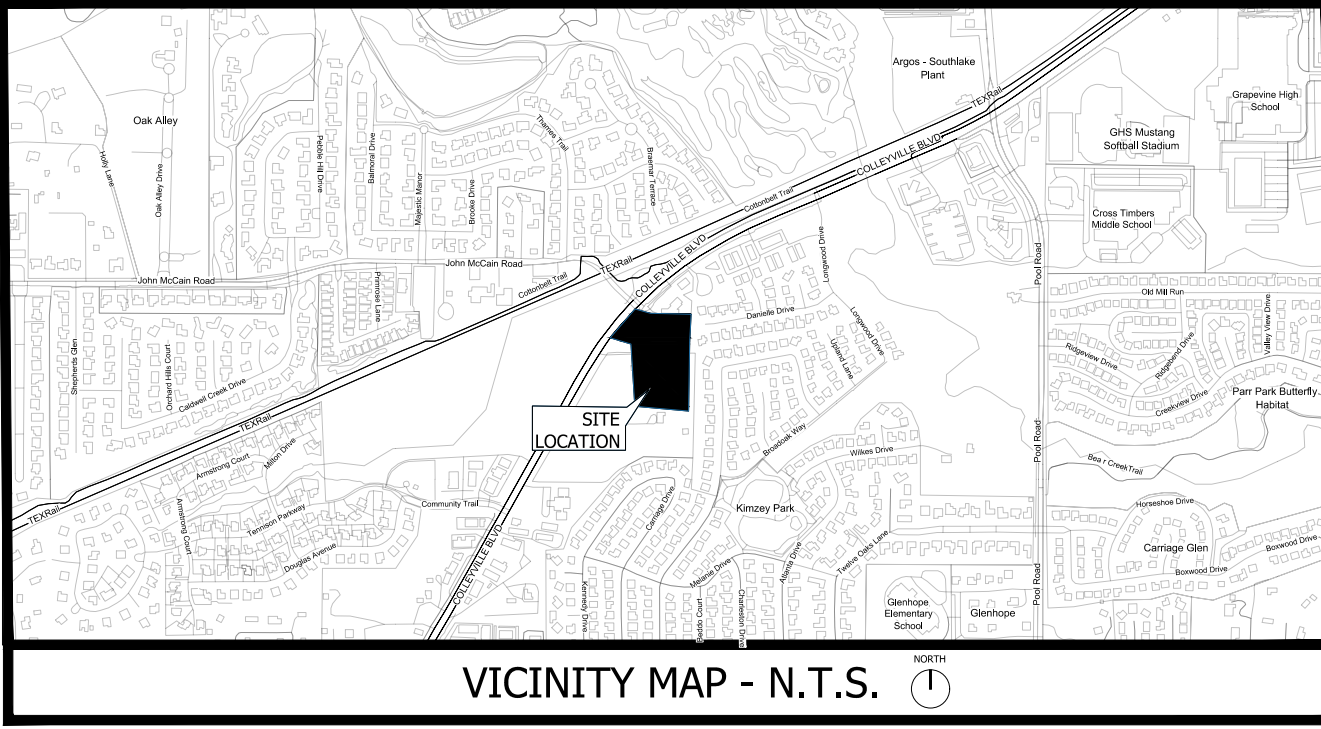
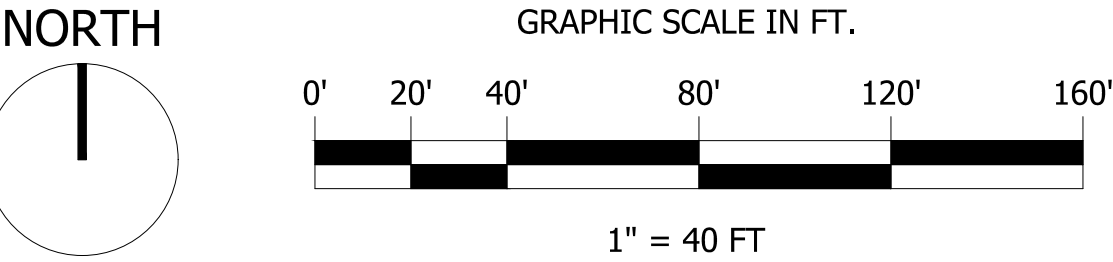
NOTE:
SITE PLAN IS FOR OWNER REVIEW ONLY. NOT FOR CONSTRUCTION, PERMITTING, OR CITY APPROVAL PURPOSES. FINAL DESIGN TO BE COMPLETED BY REGISTERED ARCHITECT / CIVIL ENGINEER.



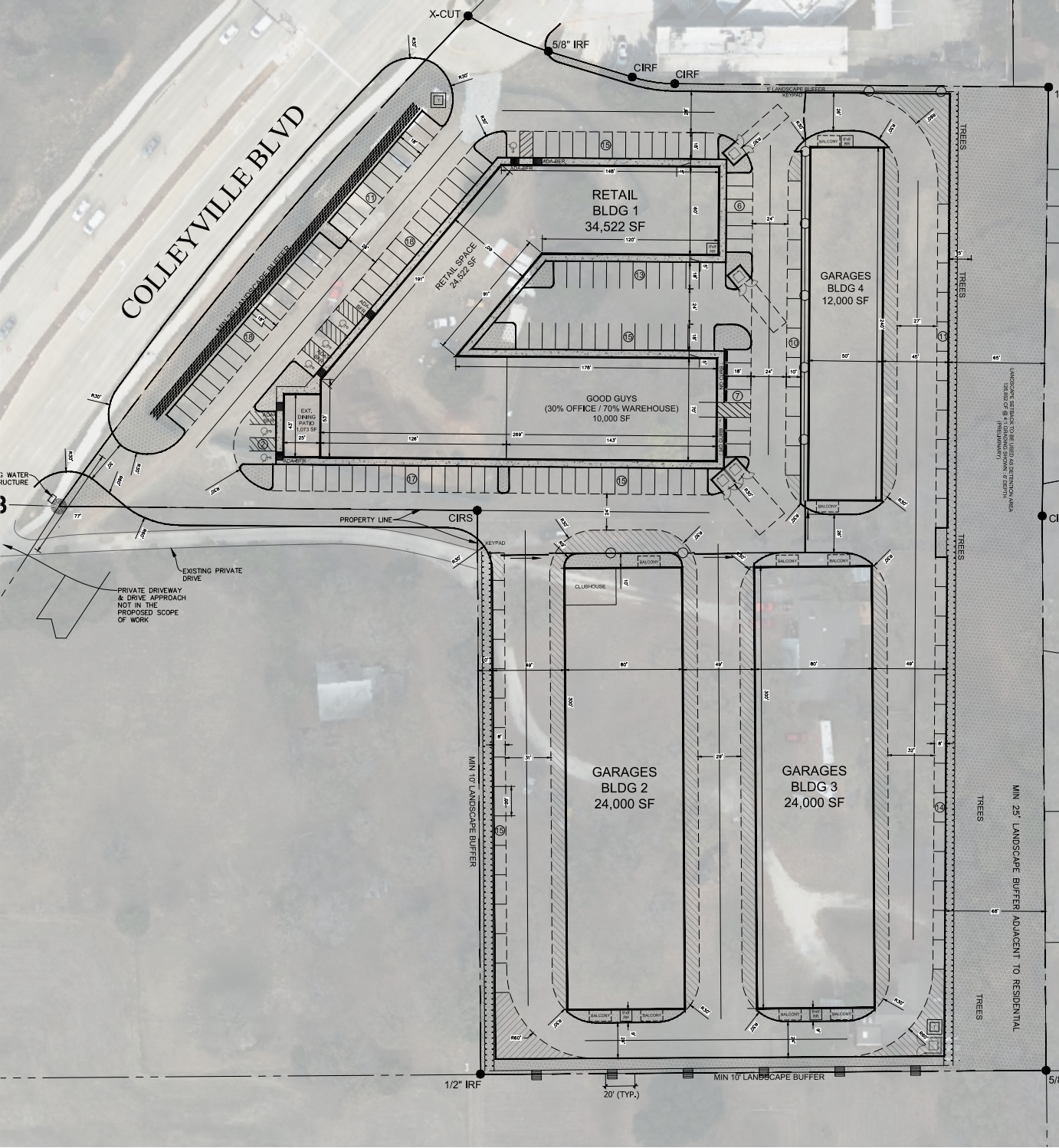
CONTACT INFORMATION:
RELIABLE COMMERCIAL CONSTRUCTION
<https://www.reliablecommercial.com>;
<https://www.reliablepaving.com>
Office: 817-467-0779
1903 Peyco Drive North
Arlington, Texas 76001



1 PROPOSED LANDSCAPE PLAN
1" = 40'-0"



THIS PLAN, AND OTHER PROPOSED PLANS SHOWN IN THIS EXHIBIT SET, IS INTENDED TO ILLUSTRATE THE GENERAL LAYOUT AND DESIGN INTENT OF THE DEVELOPMENT. MINOR ADJUSTMENTS TO BUILDING LOCATIONS, PARKING AREAS, DRIVE AISLES, LANDSCAPING, UTILITIES, AND OTHER SITE ELEMENTS MAY BE MADE DURING FINAL DESIGN AND CONSTRUCTION, PROVIDED SUCH CHANGES DO NOT MATERIALLY ALTER THE OVERALL CHARACTER OF THE DEVELOPMENT OR REDUCE COMPLIANCE WITH APPLICABLE ZONING REGULATIONS.



2 PROPOSED SITE PLAN - AERIAL OF EXISTING AREA
1" = 100'-0"

SHEET NO: A0.1



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number -

Agenda Date 9/28/2026

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a Special Use Permit for an accessory building on Lot 81, Block 2, Tara Plantation Addition, zoned PUD-R Planned Unit Development - Residential, located at 4002 Magnolia Court, Case ZC26-030

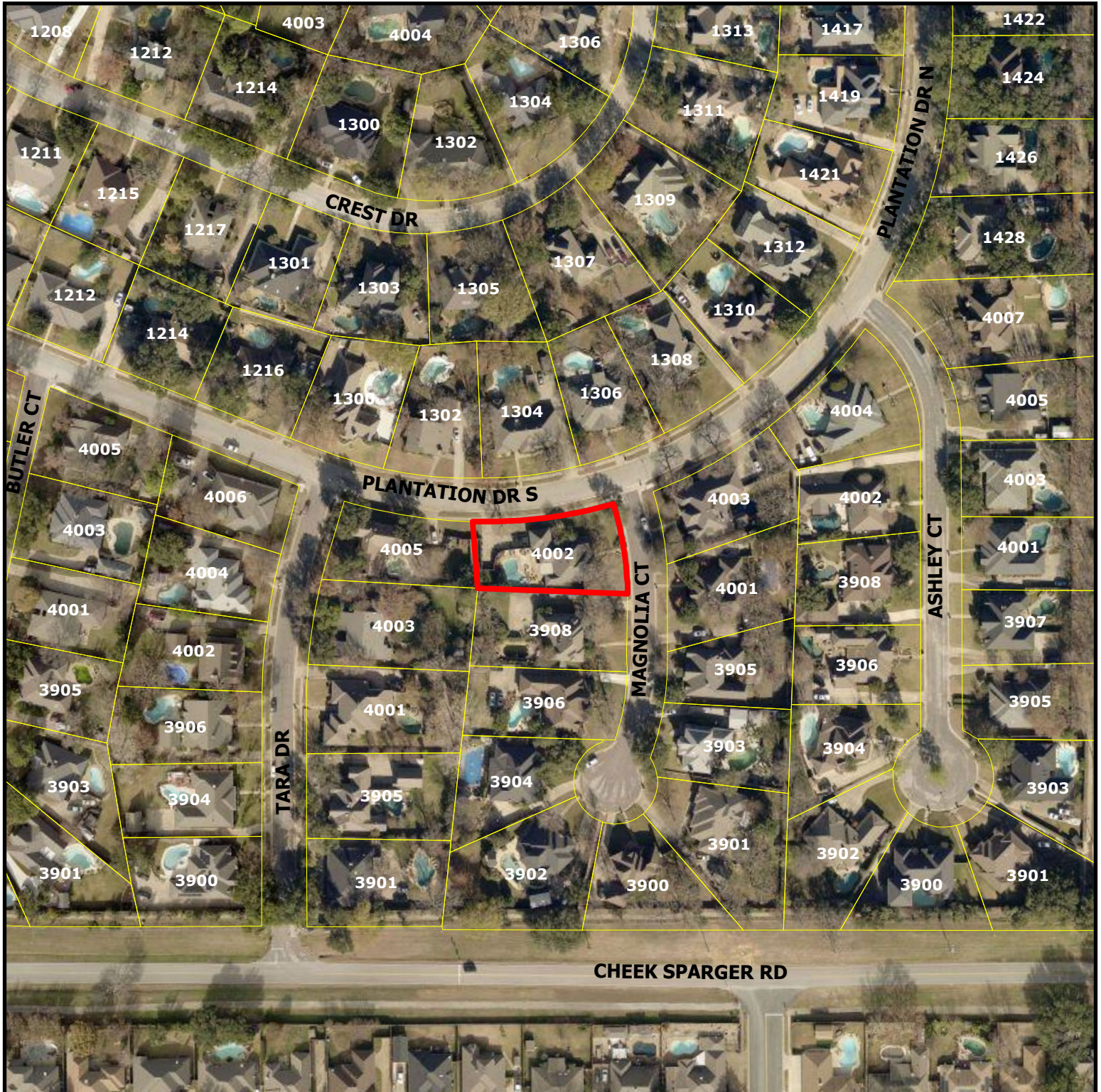
Explanation

April Gonzales, the applicant, has submitted a request for a Special Use Permit for an accessory building on Lot 81, Block 2, Tara Plantation Addition, being approximately 0.38 acres, and zoned PUD-R Planned Unit Development - Residential. The request is to allow for an accessory structure that does not conform to Land Development Code, Section 3.27(A). An unpermitted structure was built within the required side yard setback.

Attachments

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

Aerial Map

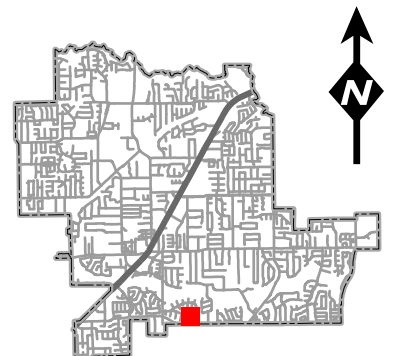


ZC26-030

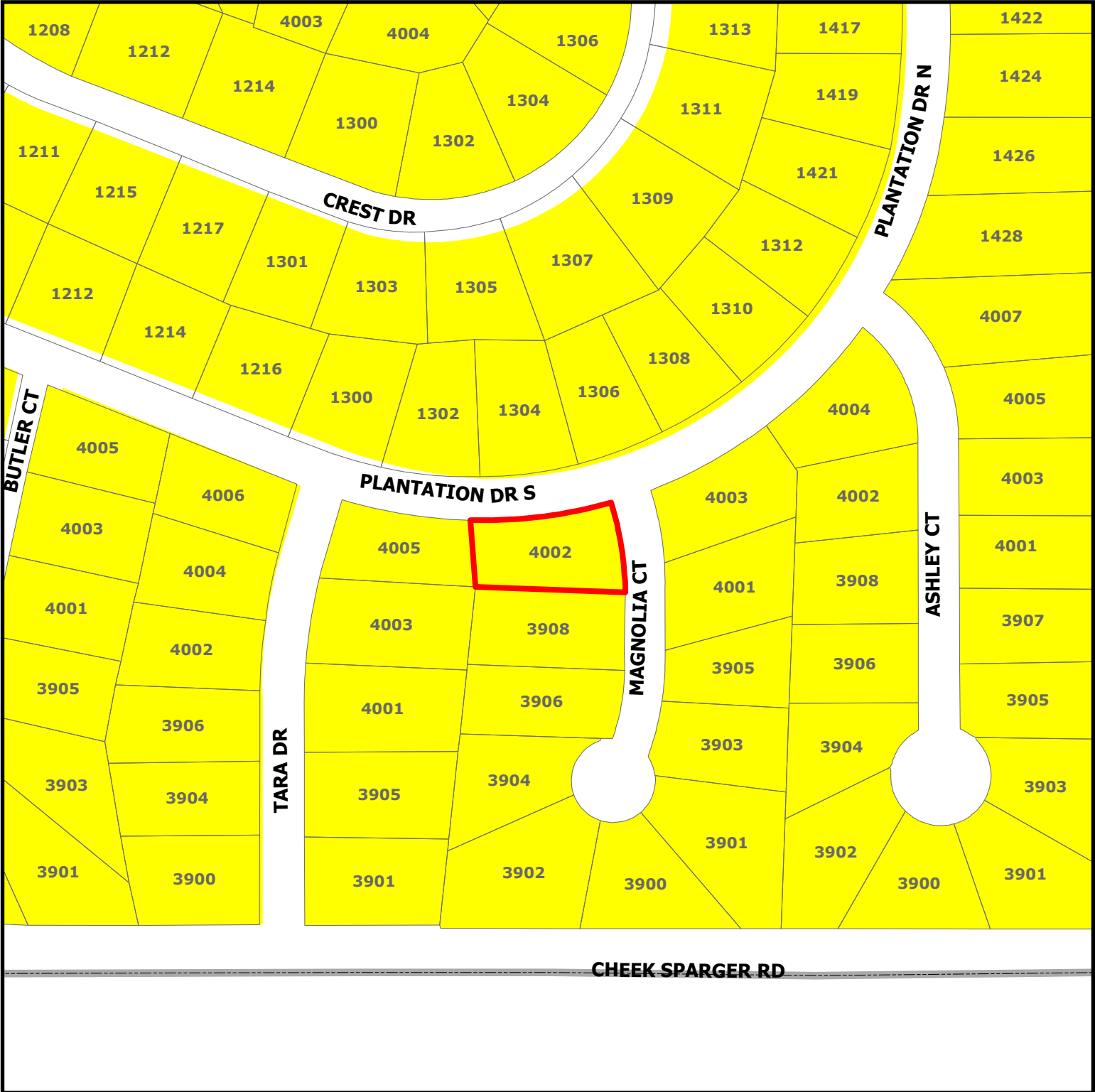
4002 Magnolia Court

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 Subject Property



Future Land Use Map

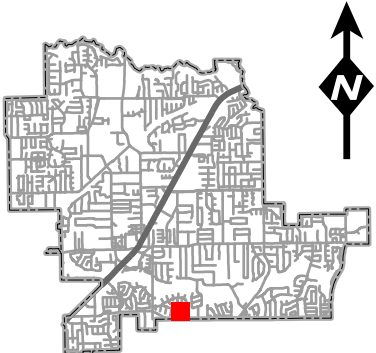


ZC26-030

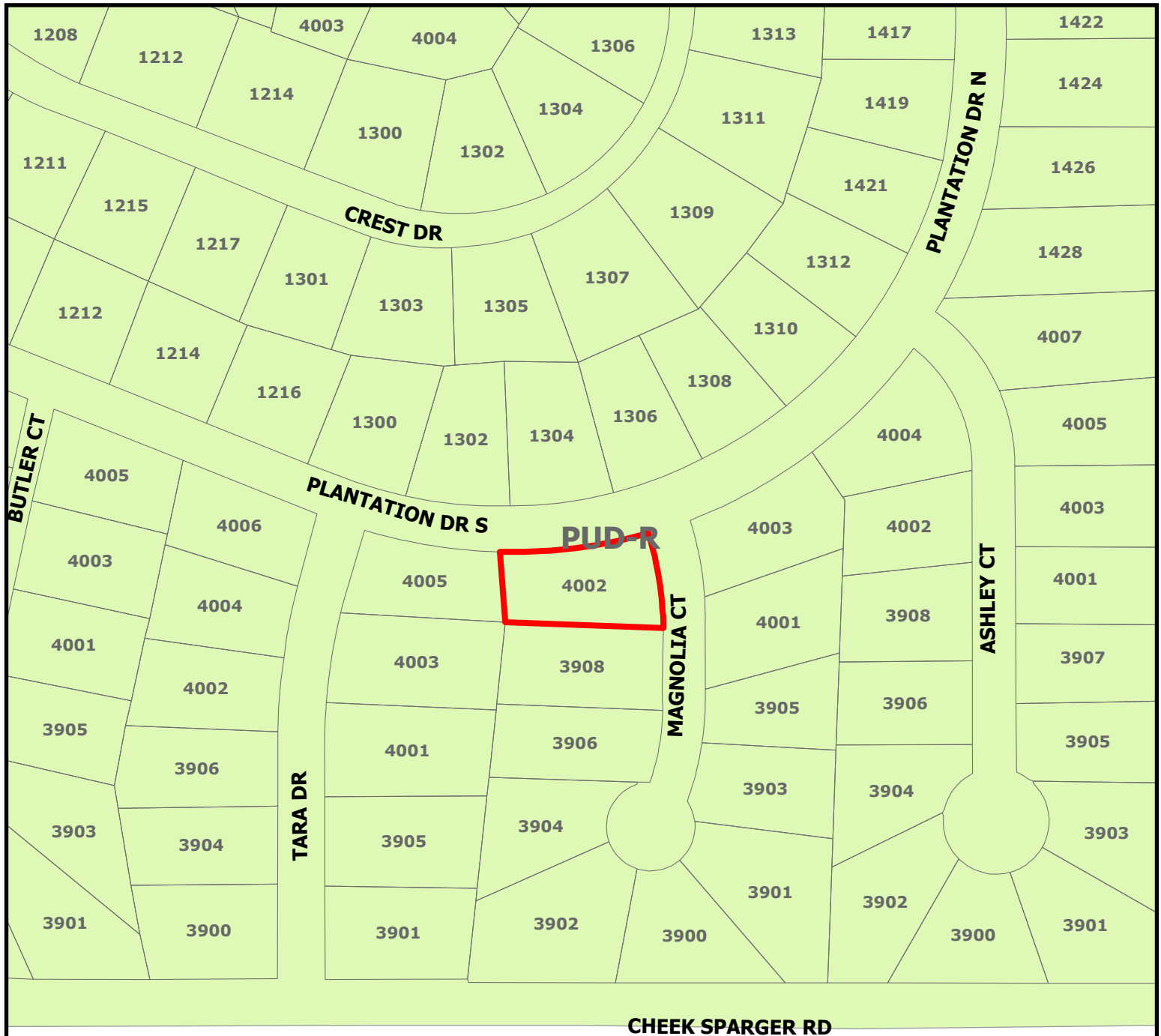
4002 Magnolia Court

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-  Residential
-  Subject Property



Zoning Map

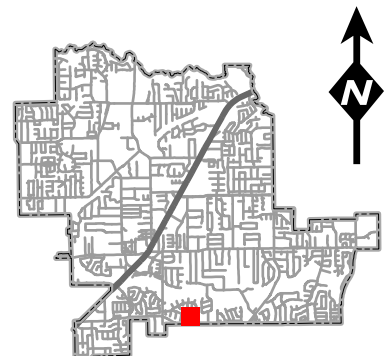


ZC26-030

4002 Magnolia Court

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 Subject Property



Plan Description

rebuilt shed about 3 years ago that had roof collapse and water damage. we added square footage. it is not on slab but we were told we needed permit to replace or repair and since it was done a couple of years ago we are applying for Special use permit as recommended by city





CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number -

Agenda Date 9/28/2026

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a replat on proposed Lots 3R and 2R, Block 2, Western Trails, Section One, zoned R-20 Single-Family Residential, located at 509 and 513 Bandit Trail, Case PC26-008

Explanation

Salma Bari, the applicant, has submitted a request for a replat on proposed Lots 3R and 2R, Block 2, Western Trails, Section One, being approximately 1.4 acres, and zoned R-20 Single-Family Residential. The request is to revise the common lot line between two lots and dedicate easements necessary for development.

Attachments

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

Aerial Map

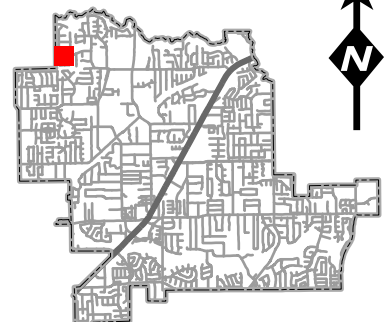


PC26-008

509 Bandit Trail



Subject Property



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Future Land Use Map

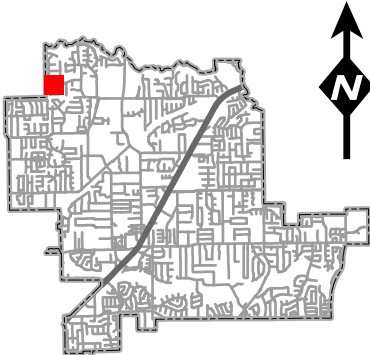


PC26-008

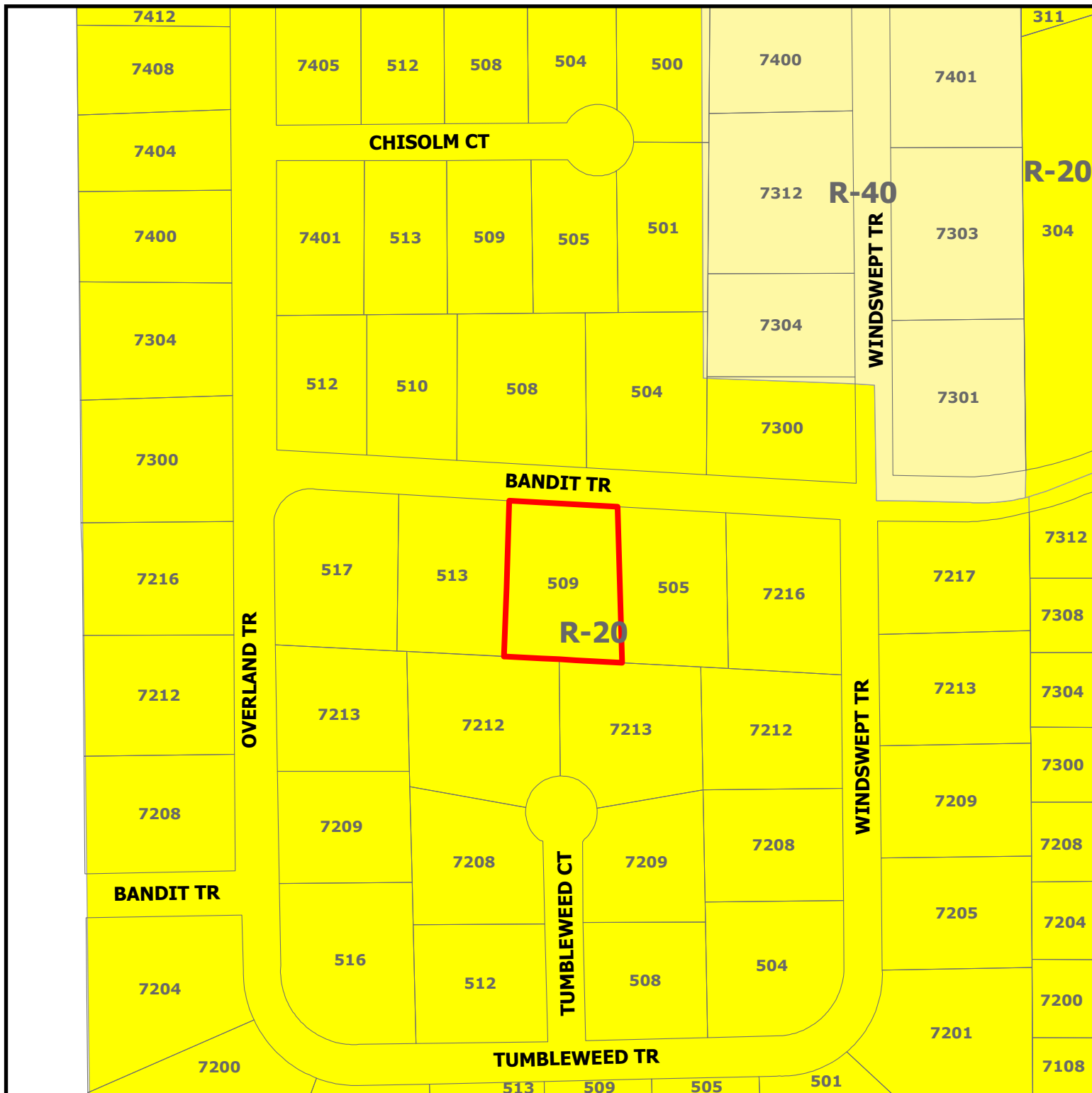
509 Bandit Trail

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- Residential
- Subject Property

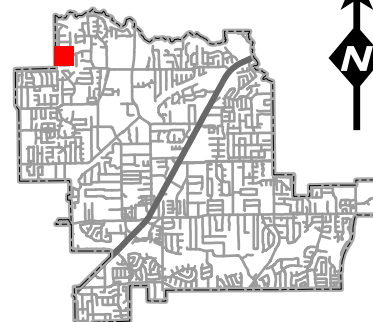


Zoning Map



PC26-008

509 Bandit Trail



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Subject Property

Final Plat

Final Plat

BANDIT TRAIL
(VOLUME 388-69, PAGE 20, P.R.T.C.T.)
60' RIGHT OF WAY
ASPHALT PAVEMENT

POINT OF BEGINNING

LOT 2R
0.703 ACRES
(30,624 SQ. FT.)
GENERAL WARRANTY
DEED WITH VENDOR'S LIEN
BILLY CHARLES GOODMAN
AND LETA S. GOODMAN
HUSBAND AND WIFE
TO
KANNAN RAMANUJAM AND
MADHUBASHINI KANNAN
HUSBAND AND WIFE
DOCUMENT NUMBER
D220058163
O.P.R.T.C.T.
REMAINDER OF LOT 2
& PART OF LOT 3
BLOCK 2
WESTERN TRAILS,
SECTION ONE
VOLUME 388-69, PAGE 20
P.R.T.C.T.

LOT 3R
0.739 ACRES
(32,171 SQ. FT.)
GENERAL WARRANTY DEED
MARCELLE POWELL
TO
MARTIN LANE POWELL AND MARCELLE
POWELL, TRUSTEES OF THE LANE AND
MARCELLE JAEGER POWELL REVOCABLE
TRUST
DOCUMENT NUMBER D223178668
O.P.R.T.C.T.
PART OF LOT 3
& PART OF LOT 2
BLOCK 2
WESTERN TRAILS, SECTION ONE
VOLUME 388-69, PAGE 20
P.R.T.C.T.

LOT 13
BLOCK 2
WESTERN TRAILS,
SECTION ONE
VOLUME 388-69, PAGE 20
P.R.T.C.T.

LOT 12
BLOCK 2
WESTERN TRAILS,
SECTION ONE
VOLUME 388-69, PAGE 20
P.R.T.C.T.

LOT 11
BLOCK 2
WESTERN TRAILS,
SECTION ONE
VOLUME 388-69, PAGE 20
P.R.T.C.T.

LEGEND

() = RECORD CALLS
CM = CONTROL MONUMENT
IRF = IRON ROD FOUND
IRS = 5/8-INCH IRON ROD SET
WITH BLUE CAP STAMPED
"TND GEOMATICS"

IPF = IRON PIPE FOUND

— = SUBJECT PROPERTY LINE
— = ADJOINING PROPERTY LINE

O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS,
TARRANT COUNTY, TEXAS.
D.R.T.C.T. = DEED RECORDS, TARRANT
COUNTY, TEXAS
P.R.T.C.T. = PLAT RECORDS, TARRANT
COUNTY, TEXAS

VICINITY MAP
NOT TO SCALE

SCALE: 1"=20'

Chisolm Ct
Bandit Trail
Windswept Trail
Overland Trail
Tumbleweed Trail

SITE

The seal is a circular emblem with a double-lined border. The outer ring contains the text "STATE OF TEXAS" at the top and "PROFESSIONAL LAND SURVEYOR" at the bottom, separated by small stars. The inner circle contains the word "REGISTERED" at the top, a five-pointed star in the center, the name "DAVID CARLTON LEWIS" below the star, and the number "5647" at the bottom.

