



City of Colleyville Sign Board of Appeals Agenda

City Hall
100 Main Street
Colleyville, Texas 76034
817. 503.1000
www.colleyville.com

Tuesday, December 14, 2021

City Council Chambers

**7:00 PM
CITY COUNCIL CHAMBERS
THIRD FLOOR**

**CALL TO ORDER
PLEDGE OF ALLEGIANCE**

1. APPROVAL OF MINUTES

1a Sign Board of Appeals Minutes - November 9, 2021

2. PUBLIC HEARING AGENDA ITEMS

2a Request for a variance to the provisions of Section 7-150, Permanent Freestanding Signs - Sign Classification & Regulations of the Land Development Code, specifically the maximum area, height, and width for an institutional monument sign, on Tract 1CC, Abstract 937, Nancy B. Looney Survey, located at 5911 Pleasant Run Road, Case SC21-004

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards December 10, 2021 by 5:00 p.m.

Dakari Hill
Planning Technician

A quorum of the Colleyville City Council may be in attendance 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 Sign Board of Appeals Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
www.colleyville.com

Agenda Number 1a	Agenda Date 12/14/2021	Number
Type Approval of Minutes		
Department Planning and Zoning Commission		

Title

Sign Board of Appeals Minutes - November 9, 2021

Explanation

Approval of minutes from the Sign Board of Appeals Meeting on November 9, 2021.

Recommendation

Approve

Attachments

1. 11.09.2021 - SBA Minutes



City of Colleyville Sign Board of Appeals Minutes

City Hall
100 Main Street
Colleyville, Texas 76034
817. 503.1000
www.colleyville.com

Tuesday, November 9, 2021

City Council Chambers

Call to Order

The Sign Board of Appeals meeting of the City of Colleyville was called to order by Board member Carroll on March 9, 2021 at 7:00 p.m.

Roll Call

Present: Richard Vallario, Dee Kamerman, Dan Shadle, Frank Carroll, and Michael Deakin

Staff Present: Jacquelyn Reyff and Dakari Hill

1. APPROVAL OF MINUTES

1a Board member Deakin made a motion to approve the March 9, 2021 minutes. Board member Vallario seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Vallario, Kamerman, Shadle, Carroll, and Deakin

Nay: 0

2. PUBLIC HEARING AGENDA ITEMS

2a Request for a variance to the provisions of Section 7-150, Permanent Freestanding Signs – Sign Classification & Regulations of the Land Development Code, specifically, the minimum setback requirements, on Lot 1R, Colleyville Presbyterian Church, located at 715 Cheek-Sparger Road, Case SC21-003

Jacquelyn Reyff presented the case and briefed the Board.

Staff answered questions of the Board regarding the Board's approval being contingent on City Council's determination.

The applicant, Patrick Webb, 715 Cheek-Sparger Road, Colleyville, TX came forward and briefed the Board.

The applicant expressed to the Board that the sign's placement was necessary in order to promote the church, differentiate the church

from the neighboring school, and provide a more aesthetically pleasing location.

The public hearing was opened at 7:13 p.m.

Reverend Josh Anderson, 1324 Kathryn Street, Hurst, TX came forward and spoke in support of the case. Rev. Anderson expressed that a sign was necessary in order to differentiate the church from the neighboring school.

With no one wishing to speak, the public hearing was closed at 7:15 p.m.

Staff answered questions of the Board regarding potential public safety concerns.

Board member Shadle made a motion to approve Case SC21-003. Board member Deakin seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Vallario, Kamerman, Shadle, Carroll, and Deakin

Nay: 0

3. ADJOURNMENT

The meeting adjourned at 7:17 p.m.

The minutes were written and prepared by:



Dakari Hill
Planning Technician

The meeting minutes were approved on _____ by a vote of _____.



City of Colleyville Sign Board of Appeals Agenda Briefing

City Hall
100 Main Street
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817. 503.1000
www.colleyville.com

Tuesday, December 14, 2021

City Council Chambers

Agenda Number 2a	Agenda Date 12/14/2021	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Request for a variance to the provisions of Section 7-150, Permanent Freestanding Signs - Sign Classification & Regulations of the Land Development Code, specifically the maximum area, height, and width for an institutional monument sign, on Tract 1CC, Abstract 937, Nancy B. Looney Survey, located at 5911 Pleasant Run Road, Case SC21-004

Explanation

Ramon Castanuela, the applicant, has submitted a request for multiple variances for a monument sign located at 5911 Pleasant Run Road.

Existing Conditions/Background: The subject property is generally located on the east side of Pleasant Run Road north of Bogart Drive. It is zoned AG Agricultural and is currently unplatted as Tract 1CC, Abstract 937, Nancy B. Looney Survey and is Colleyville Elementary School.

Requested Variances: The applicant is requesting multiple variances to retrofit an existing monument sign with the addition of an electronic message sign. The variances include the following:

- Columns to be 2 inches narrower (16") than the minimum (18")
- Monument height being 31.29 inches taller than the maximum (5.5' or 66")
- Cabinet being recessed 2 inches on each face is wider than the column depth by 1 inch on each face
- Overall monument width is 8 inches over the maximum (11' or 132")
- And the overall monument area is 36.79 sf. over the maximum (60.5 SF).
- The location and proposed electronic message board are in compliance with the Sign Code.

Ordinance – Section 7.150, Permanent Freestanding Signs – Sign Classification and Regulations of the Land Development Code establishes regulations for general business signs or "Institutional Signs":

"1. On-Premises Institutional Sign –... The purpose of an on-premises institutional sign is to identify schools, churches, hospitals or similar public or quasi-public

institutions:

- a. Maximum Area: Sixty and one-half square feet (60.5 s.f.), overall structure size.
- b. Base and Column Requirements: At a minimum, a general business sign shall be constructed to include a base and columns as described below. Said base and columns shall be included in the calculation for determining the overall structure size for compliance with these regulations.
 - i. Base: A general business sign shall be constructed with a base that extends the entire length of the face of the sign structure. Said base shall be a minimum of eighteen inches (18") in height and shall be constructed of brick, stone, or of a material similar to that of the primary building on the lot.
 - ii. Columns: A general business sign shall be constructed with columns constructed on each end of the face of the sign structure. Said columns shall be a minimum of eighteen inches (18") in width as viewed from the front and side elevations and shall extend the entire height of the face of the sign structure. Said columns shall be constructed of brick, stone, or of a material similar to that of the primary building on the lot.
 - iii. Sign Face Offset Requirement: The vertical plane of the advertising image area shall be internally offset (recessed) a minimum of two inches (2") from the vertical plane of the base and columns required above.
- d. Minimum Thickness: No on-premises institutional sign shall be less than four and one-half inches (4-½") between vertical face planes.
- e. Changeable Reader Board and Electric Message Signs: An on-premises institutional sign may include a changeable reader board electronic message area, provided the combined gross surface area does not exceed the maximum allowable sign area and provided that no more than fifty (50%) percent of the maximum allowable sign area may be used as a changeable reader board or electronic message area. A permit is not required to change the message on a changeable reader board or electronic message sign. Except for scrolling reader boards, all electronic message areas shall be allowed to change messages at a minimum of every thirty (30) seconds.

Chapter 1 (General Provisions) of the Land Development Code authorizes the Sign Board of Appeals to grant variances to the requirements of Chapter 7 – Signs given the following considerations:

"...In considering a request for a variance, the Sign Board of Appeals shall consider, among other things, the degree of variance, the reason for the variance requested, the location of the variance request, the duration of the requested

variance, the effect on public safety, the protection of neighborhood property, the degree of hardship or injustice involved, and the effects of the variance on the general plan of regulation of signs within the City.” “...In considering a request for a variance, the Sign Board of Appeals shall consider, among other things, the degree of variance, the reason for the variance requested, the location of the variance request, the duration of the requested variance, the effect on public safety, the protection of neighborhood property, the degree of hardship or injustice involved, and the effects of the variance on the general plan of regulation of signs within the City.”

Analysis: The applicant desires to utilize the existing monument sign for Colleyville Elementary School and retrofit it to accommodate an electronic message board. The existing sign does require various variances to the sign code as stated above. If the request is approved, the GCISD mason will lower the brick columns 2-½ bricks lower to better fit the sign dimensions and overall look of the sign.

Public Notification: Staff mailed notices to property owners within 500 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.

Staff Recommendation: Based on current regulations, staff does not recommend approval of the requested sign variance due to technical non-compliance.

Recommendation

Denial

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Sign Exhibit
6. Notification Map
7. SBA Property Owner Notification Letter - SC21-004
8. Notify List

Aerial Map



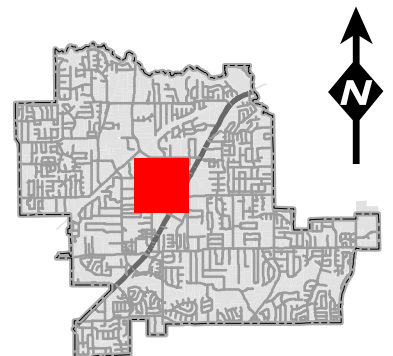
SC21-004

5911 Pleasant Run Road

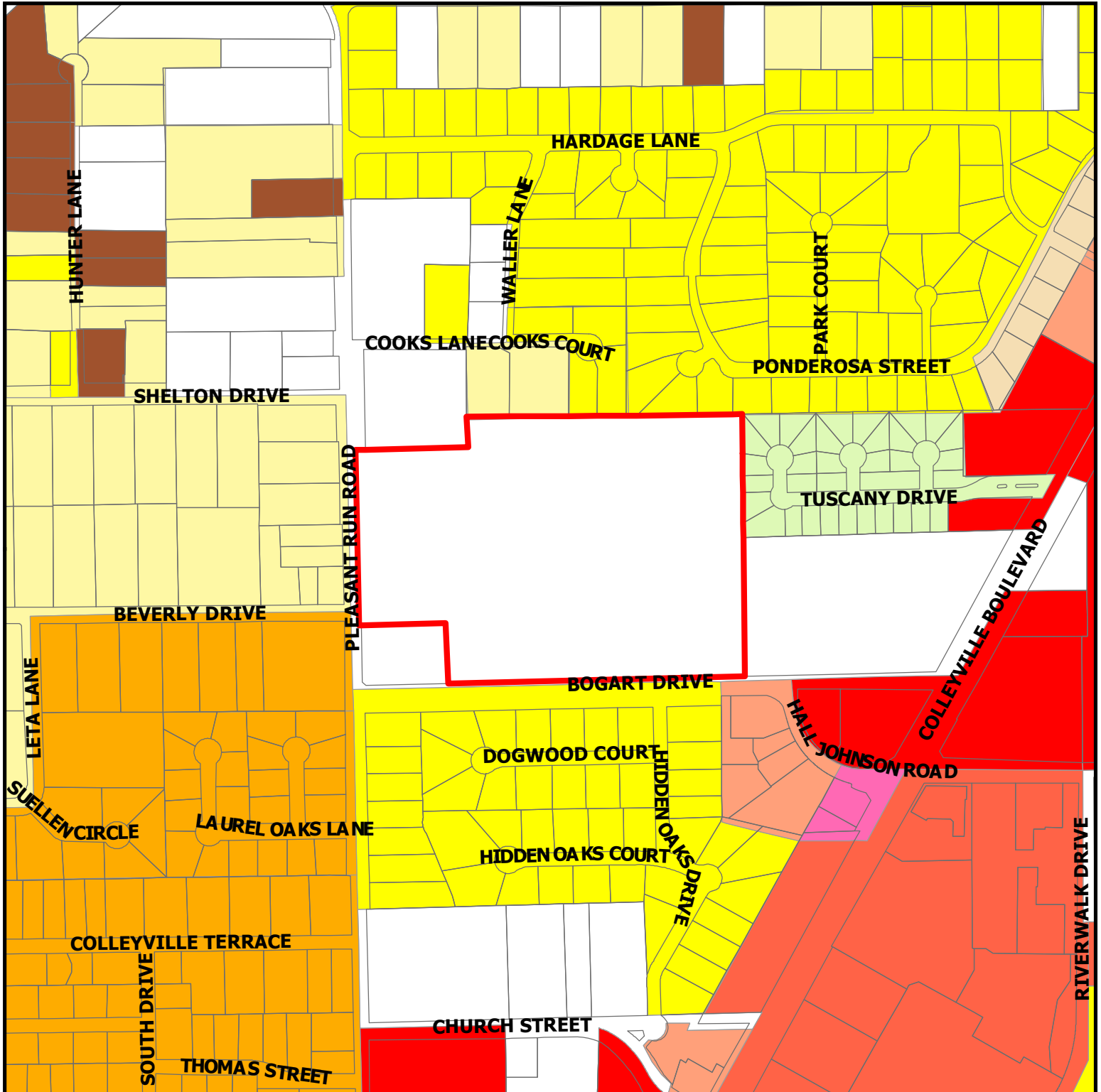
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Subject Property



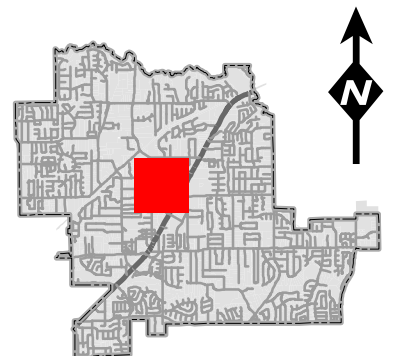
Zoning Map



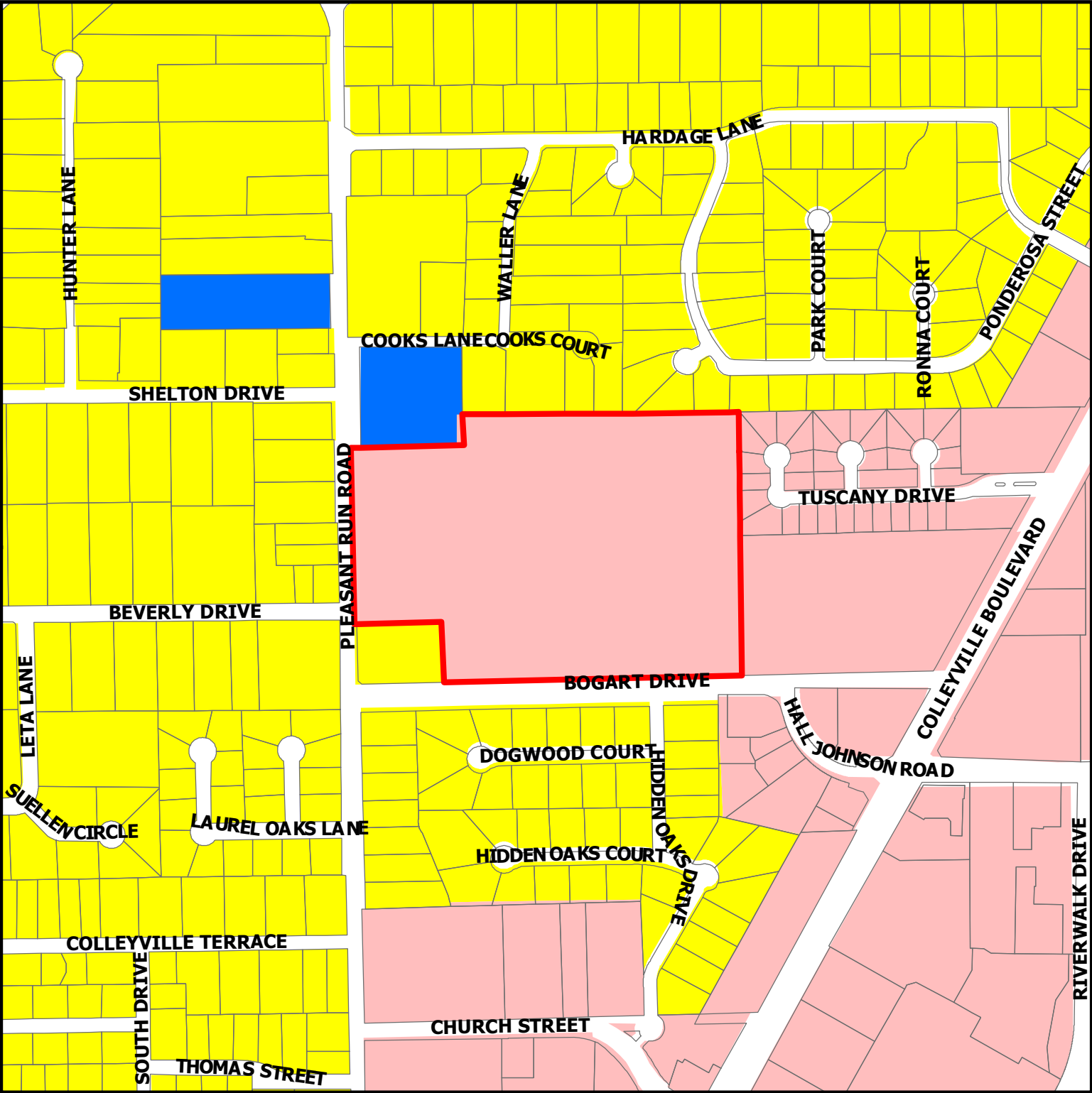
SC21-004
5911 Pleasant Run Road

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 Subject Property



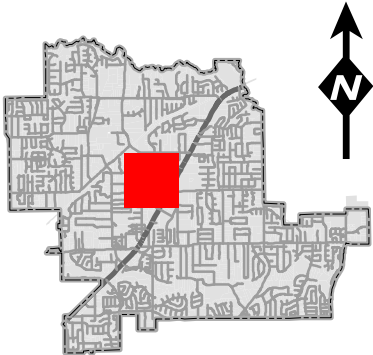
Future Land Use Map



SC21-004

5911 Pleasant Run Road

-  Subject Property
-  Residential
-  Institutional
-  Colleyville Blvd Corridor



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Colleyville Elementary School Sign Variance Request

Colleyville Elementary School and Grapevine-Colleyville ISD Facility Services request a variance for the requested new digital message sign at 5911 Pleasant Run Road, Colleyville Texas 76034.

The District built Colleyville elementary school in 2008-2009 and installed a brick marquee sign with manual lettering for messaging the students, parents and community of campus events. In an effort to keep up with technology and continue to improve upon keeping our students, parents and community better informed we would like to replace the dated manual marquee sign with a digital sign. This will allow up to date messaging to be sent to the digital sign, scheduled messaging to be sent to the sign, and special graphics to generate student interest and excitement.

The Colleyville Elementary PTA has generously agreed to fund the marquee sign upgrade project. In order to keep the cost within their budget we are requesting a variance to use the existing masonry enclosure and concrete base that was installed during initial construction of the campus.

The issues raised by the city are as follows:

- 1) The overall monument columns are 2 inches narrower than the maximum.
- 2) The overall monument height is 31.25 inches taller than the maximum. Once the digital marquee is installed the district mason will lower the brick columns 2 1/2 bricks lower to better fit the sign dimensions and overall look of the sign.
- 3) The cabinet, instead of being recessed 2 inches on each face, it is wider than the column depth by 1 inch on each side.
- 4) The overall monument width is 8 inches over the maximum.
- 5) The overall monument area is 34 square feet over the maximum.
- 6) Everything else, including location and electronic message board are in compliance.



Figure 1 Once the digital marquee is installed the district mason will lower the brick columns to better fit the sign height and overall look of the sign

The Grapevine-Colleyville ISD Facility Services Department as well as the Colleyville Elementary School PTA, Staff, students, and community respectfully request that a variance be granted for the Digital Marquee Sign project to move forward.

Sincerely,

Ramon Castanuela

Grapevine-Colleyville ISD

Facility Services Director

817-251-5603

DISREGARD ANY DIMENSIONS AND ART ON THIS PAGE ONLY USE
DIMENSIONS ON LINE DRAWING PAGE AND ART FROM SIGNED ART PAGE.

SIGN SPECIFICATIONS

Color: Full Color / RGB text, pictures & video.

Pitch: 15mm

Matrix: 40x160

Dimensions: 2'-0" x 8'-0" (Tall x Wide)

Max # of Lines: 5

Max Letter Per Line: 26

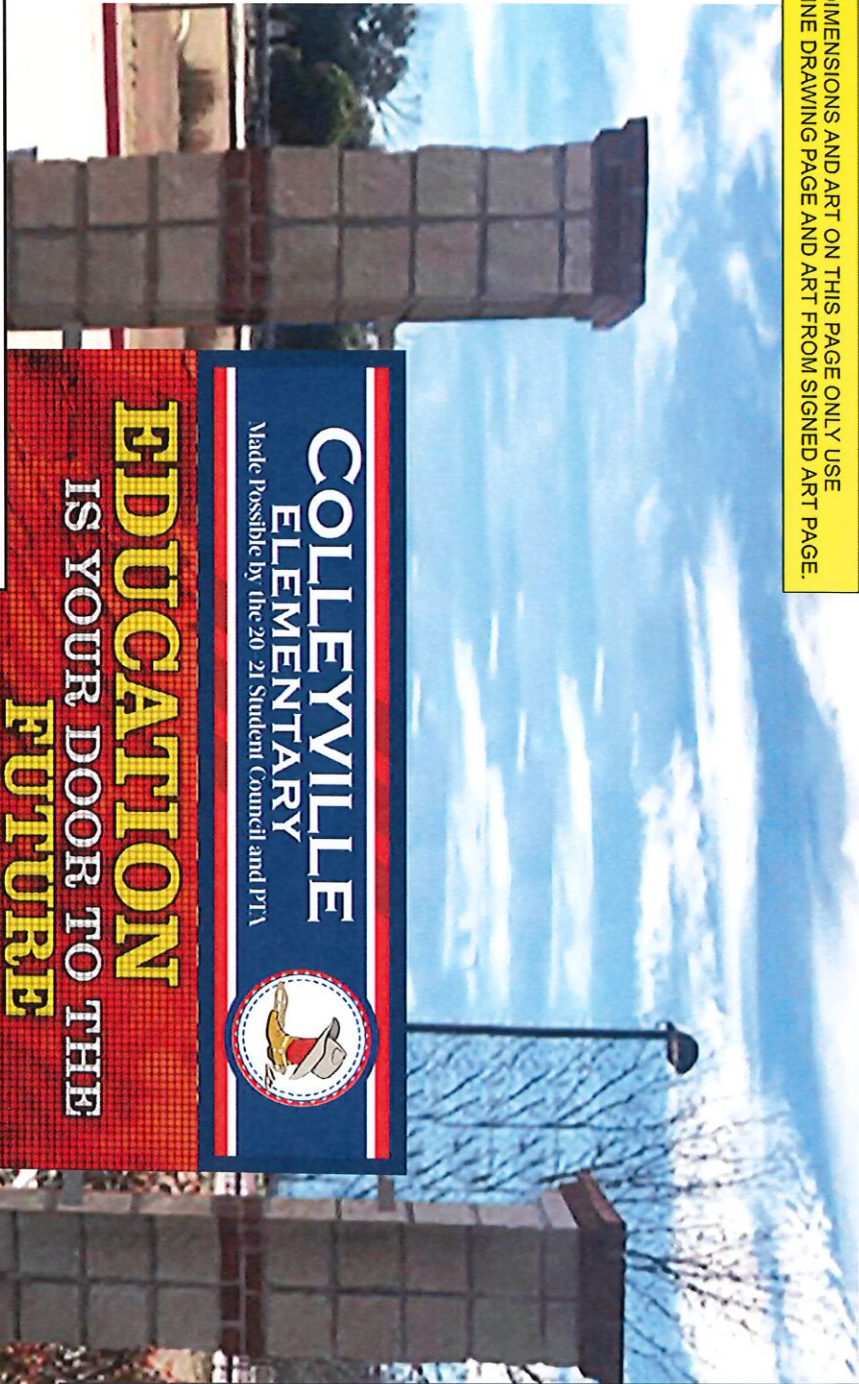
Cabinet Size: 2'-0" x 8'-0" (Tall x Wide)

Cabinet PMS Color:

PANTONE 2747 C

Colors used:

CMYK	PMS
	
	
	
	



8'-0"

2'-0"

2'-0"

COLLEYVILLE
ELEMENTARY



Made Possible by the 20-21 Student Council and PTA

EDUCATION
IS YOUR DOOR TO THE
FUTURE

Project: Colleyville Elementary

VERSION #: n8440



Golden Rule
S I G N S

5911 Pleasant Run Rd.
Colleyville, TX 76034



Double
Sided



Monument
Retrofit



GRS
Install



Colors used:

CMYK	PMS
	PMS White
	PMS 2747 C
	PMS 771 C
	PMS 426 C

Cabinet PMS Color:
PANTONE 2747 C

2nd Surface Print	Flat Faces	Double Sided

Signed Art:



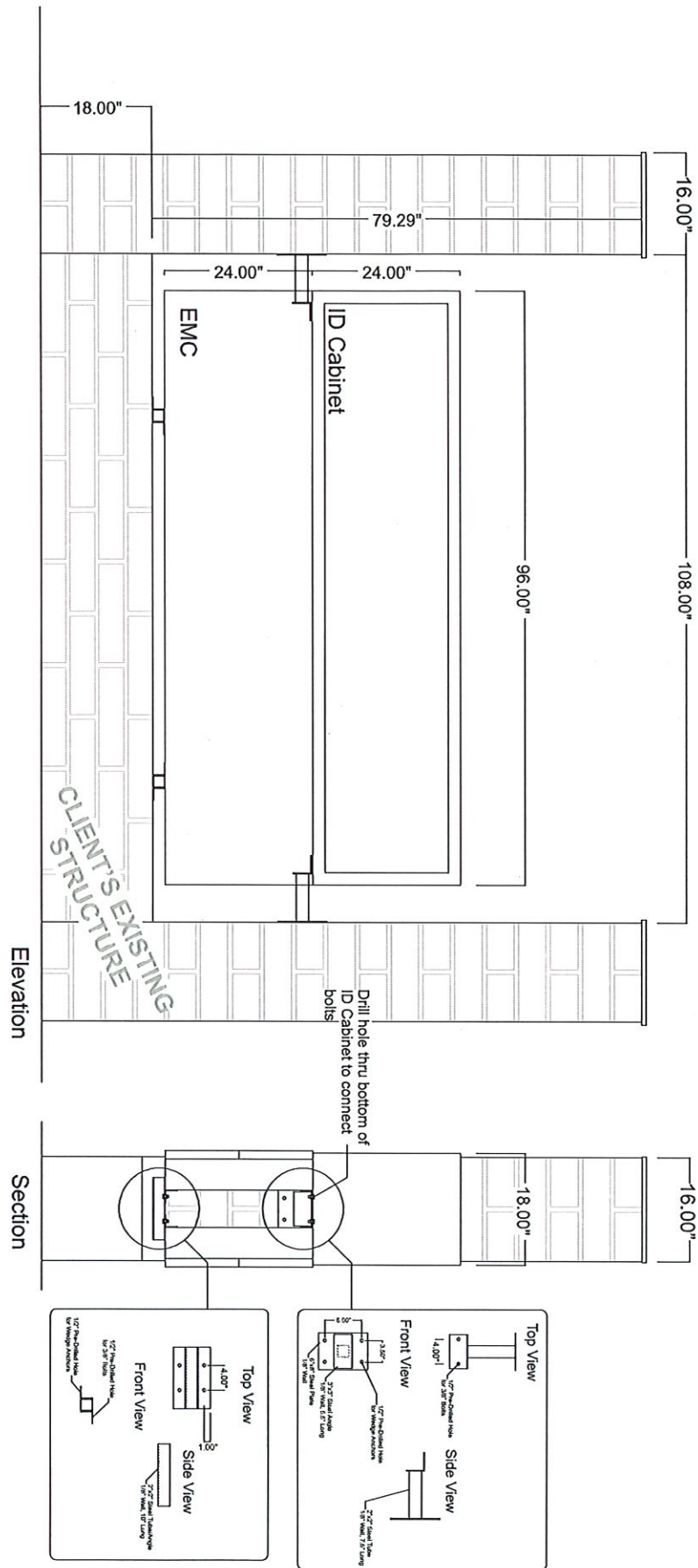
Client is responsible for ensuring that the proof is correct in all areas. Double-check spelling, grammar, layout and design before approving artwork. If a proof containing errors is approved by client, the client is responsible for payment of original cost as well as corrections, revisions, and re-makes. This custom artwork is not intended to provide an exact match between ink, vinyl, paint or EMC color. Brickwork, masonry and landscaping is not included in the proposal unless otherwise specifically stated. EMC images shown are simulated. Sign is designed to be illuminated at all times. Sketches are based off of this premise. This is a custom made product, built by hand for people by people. Small blemishes/imperfections may occur and can be expected with hand made products. Industry standard is to view this product from a minimum distance of 10 feet to determine quality acceptability.

Signature: Shirley J. Sabers DATE: 5/21/2021

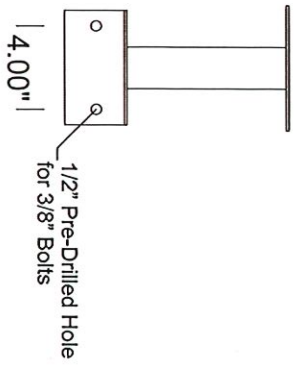
VERSION # 06/10

ADDITIONAL DESIGN OPTIONS:

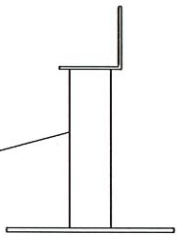
Notes:



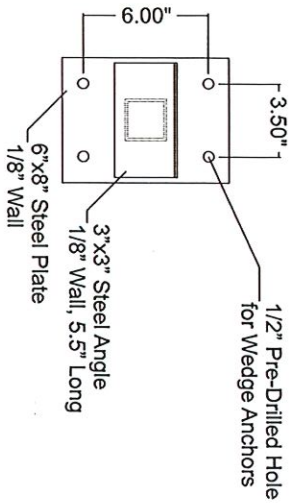
Top View



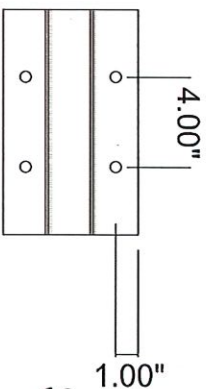
Side View



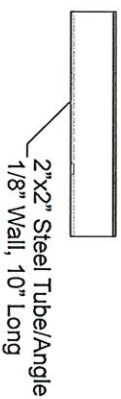
Front View



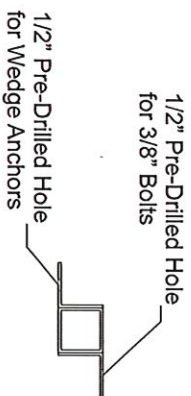
Top View



Side View



Front View



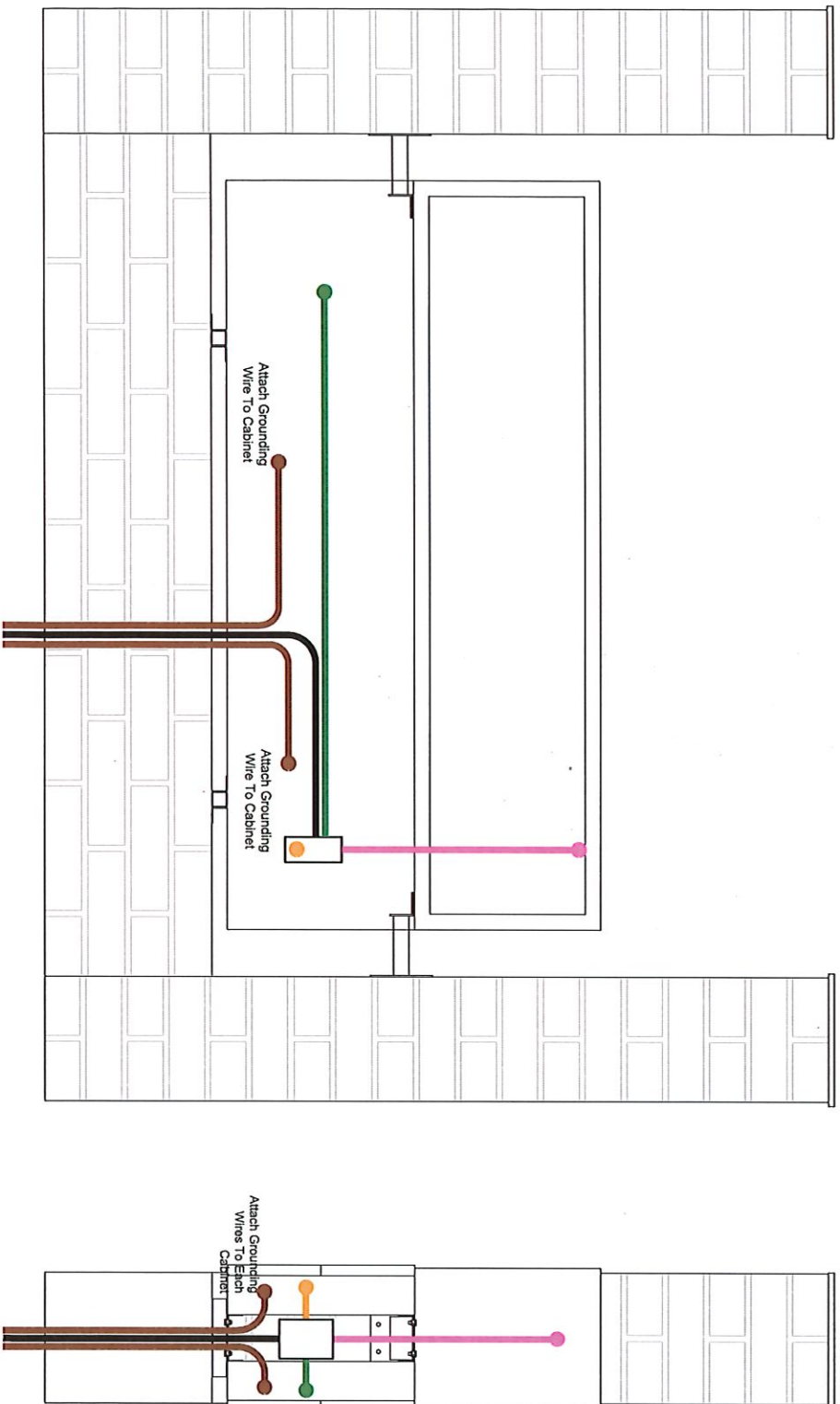
Notes:

Wiring Diagram

120 volts
16 amps

Single
Circuit

National Electric Code requires
that lines not exceed 80% load
of any one circuit.



Key:

- 6GA. COPPER AND 1/2" ROD X6'
- ID CABINET POWER WHIP
- MASTER EMC WHIP
- SLAVE EMC WHIP
- CLIENT PROVIDED PRIMARY



GRS REQUIRES THAT THE SIGN OPERATE
ON AT LEAST 1 DEDICATED CIRCUIT AND
RECOMMENDS 1 CIRCUIT PER L.E.D.
DISPLAY. WARRANTY REQUIRES EACH L.E.D.
DISPLAY TO HAVE A MINIMUM 1/2" COPPER,
IN-EARTH GROUND ROD WITH CONTINUOUS
6 GAUGE COPPER WIRE, 6' LONG LOCATED 8
FEET FROM THE BASE OF THE SIGN.



Double
Sided

120 volts
16 amps

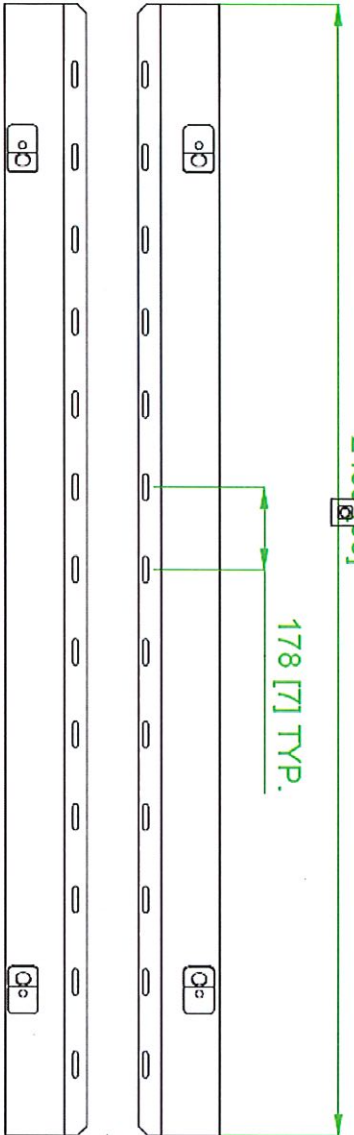
Single
Circuit



Wireless
Bridge

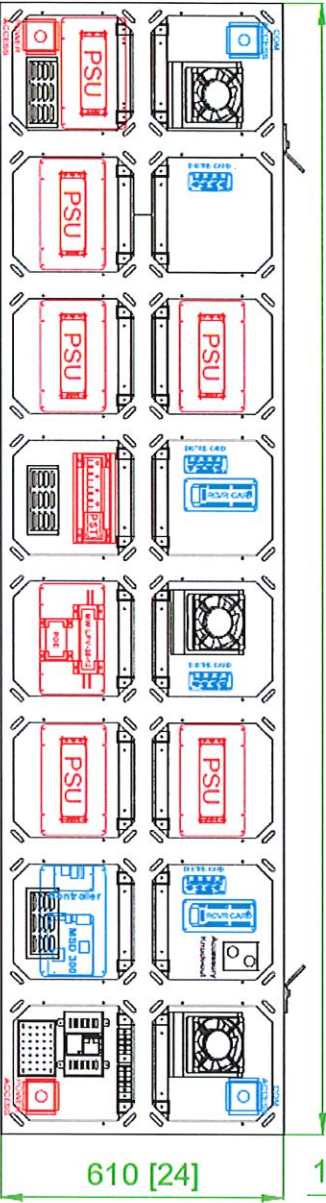
2439 [96]

178 [7] TYP.



TOP VIEW

2439 [96]

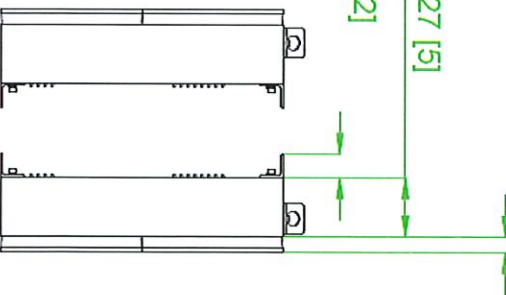


FRONT VIEW

50 [2]

127 [5]

34 [1 3/8]



SIDE VIEW

MODEL NO:

15mm 040X160

Version 2.0-02/07/2020

NOTES:

- INSTALL PER NATIONAL ELECTRIC CODE
- FASTEN USING APPROPRIATELY RATED FASTENERS
- DISPLAY IS REAR VENTILATED, DO NOT BLOCK OR SEAL OFF
- IMPACT IS NOT RESPONSIBLE FOR THE MOUNTING HARDWARE OR THE INTEGRITY OF THE STRUCTURE TO WHICH THE DISPLAY IS MOUNTED.
- IMPACT IS NOT RESPONSIBLE FOR THE MAIN POWER DISCONNECT.

VOLTS: 120
Max Utilized Amps: 5.81
Typical Amps: 2.03

WEIGHT:
195 lbs.
(per face)

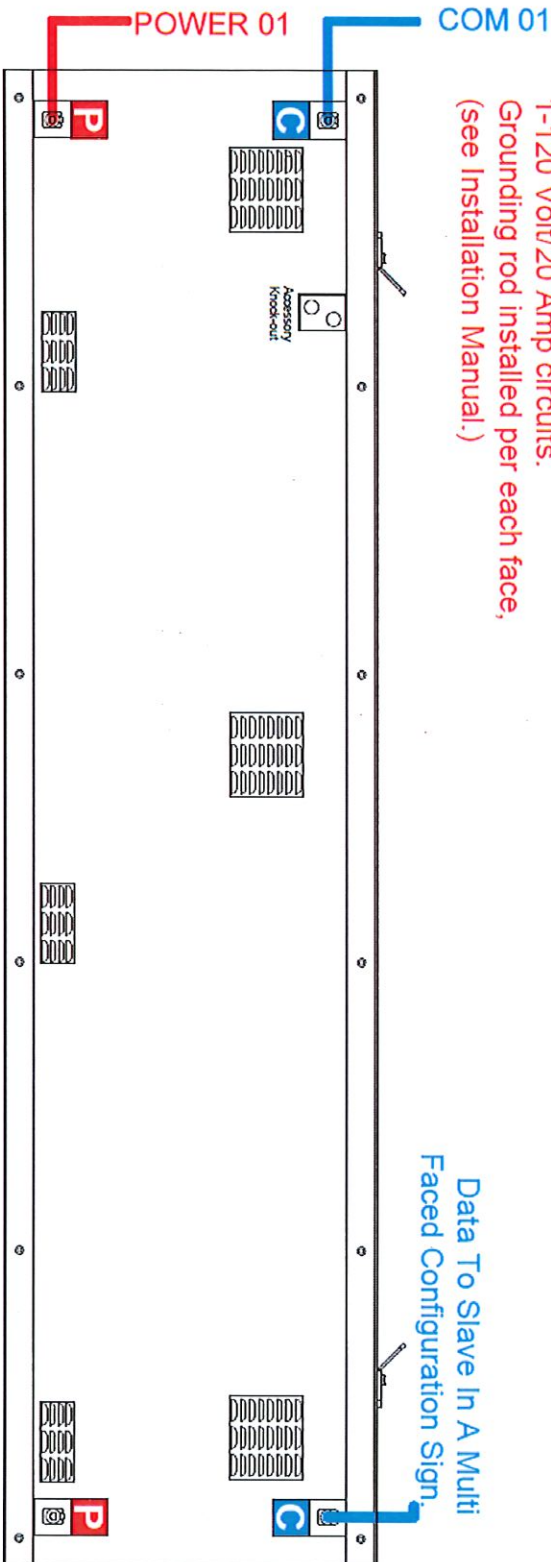
UNITS:
MM
(INCH)

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Page 01 Of 02

Notes:

Electrical Information Per Face:
 1-120 Volt/20 Amp circuits.
 Grounding rod installed per each face,
 (see Installation Manual.)



BACK VIEW & CIRCUIT SCHEMATIC

IMPACT
LED SIGNS

MODEL NO:

15mm 040X160

Version: 2.0-02/07/2020

NOTES:

- INSTALL PER NATIONAL ELECTRIC CODE
- FASTEN USING APPROPRIATELY RATED FASTENERS
- DISPLAY IS REAR VENTILATED, DO NOT BLOCK OR SEAL OFF
- IMPACT LED IS NOT RESPONSIBLE FOR THE MOUNTING HARDWARE OR THE INTEGRITY OF THE STRUCTURE TO WHICH THE DISPLAY IS MOUNTED.
- IMPACT IS NOT RESPONSIBLE FOR THE MAIN POWER DISCONNECT.

Volts: 120
 Max Utilized Amps: 5.81
 Typical Amps: 2.03

WEIGHT:
 195 lbs.
 (per face)

UNITS:
 MM
 (INCH)

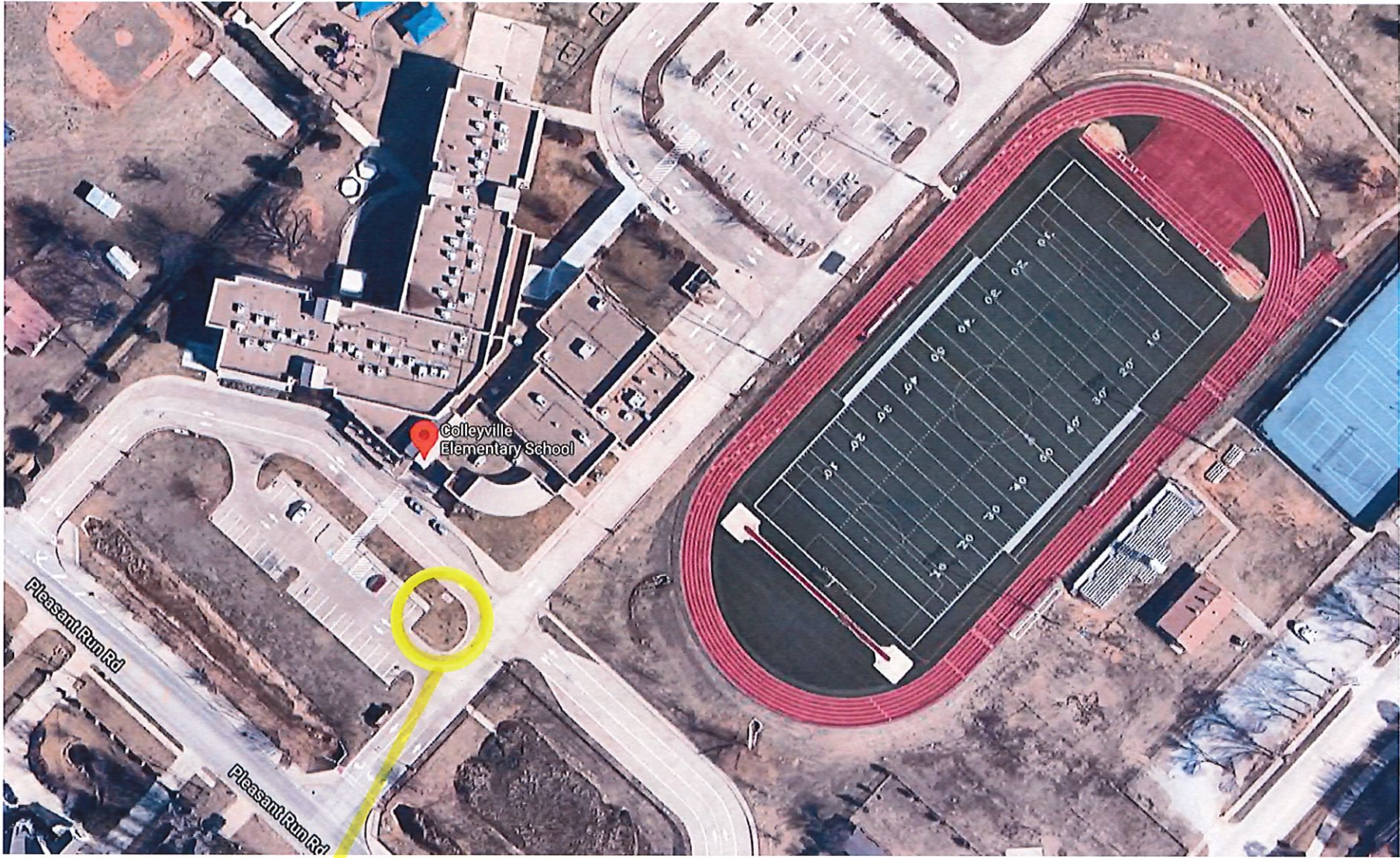
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Page 02 Of 02

Notes:



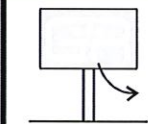
Double Sided	120 volts	Single Cabinet
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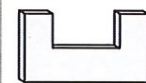
*SIGN LOCATION TO REMAIN AT CURRENT LOCATION UTILIZING CURRENT PAD AND MODIFY MASONRY AS INDICATED.

Sign Location:

5911 Pleasant Run Rd.
Colleyville, TX 76034



Remove
Existing Sign

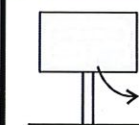


Monument
Retrofit



GRS
Install

REMOVE TOP
2 1/2 BRICKS AND
RECAP TO RETRO
FIT NEW SIGN



Notes:

Description of Work:

LED Message Units:

- 15mm, 40x160, 2'x8', WiFi, Double sided
- Z-Brackets (2ct)
- Wing Brackets (2ct)

Fabrication:

ID Cabinet

- Stick-weld frame, aluminum skin .063" painted, 2" retainers, 3/16" clear poly-carbonate face, 2nd surface digital print, custom topper, saddle mount

Structural:

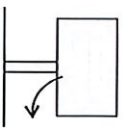
- Client's existing monument

Installation:

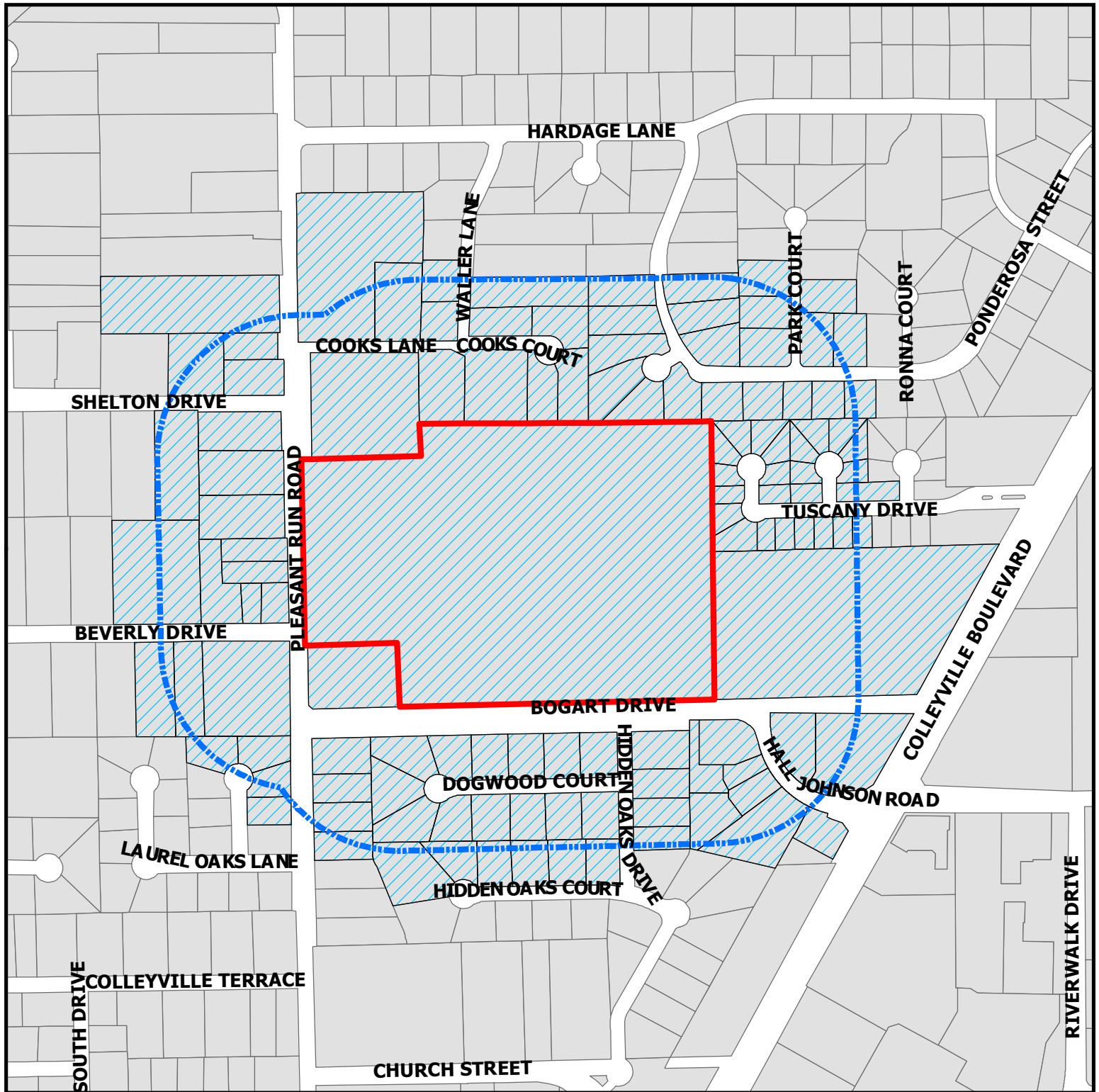
- Receive and inspect sign from GRS
- Remove and dispose of existing signage
- Mount and attach sign per drawings
- Connect sign to existing power (to be ran by others)
- Mount and connect WiFi antennas (data to be ran by others)

** Take completion photos and leave a clean job site **

Overview:

					120 volts 16 amps			
Double Sided	Monument Retrofit	GRS Install	2nd Surface Print	Flat Faces	Single Circuit	Wireless Bridge	Single Cabinet	Remove Existing Sign

Notification Map

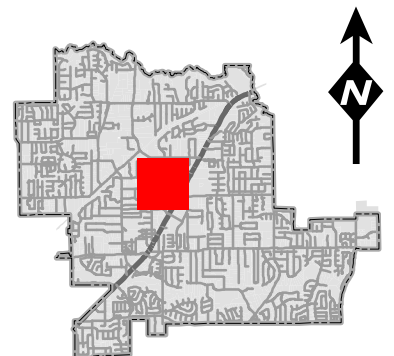


SC21-004

5911 Pleasant Run Road

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-  Subject Property
-  500ft Buffer
-  Properties within 500ft





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:

**Sign Board of Appeals Meeting: Tuesday, December 14, 2021 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas**

Request: Request for a variance to the provisions of Section 7-150, Permanent Freestanding Signs - Sign Classification & Regulations of the Land Development Code, specifically the maximum area, height, and width for an institutional monument sign. The purpose of the request is to allow for a new sign, to include a digital marquee sign, at Colleyville Elementary.

Zoning Case: SC21-004

Applicant: Ramon Castanuela

Owner: Grapevine-Colleyville ISD

Location: 5911 Pleasant Run Road

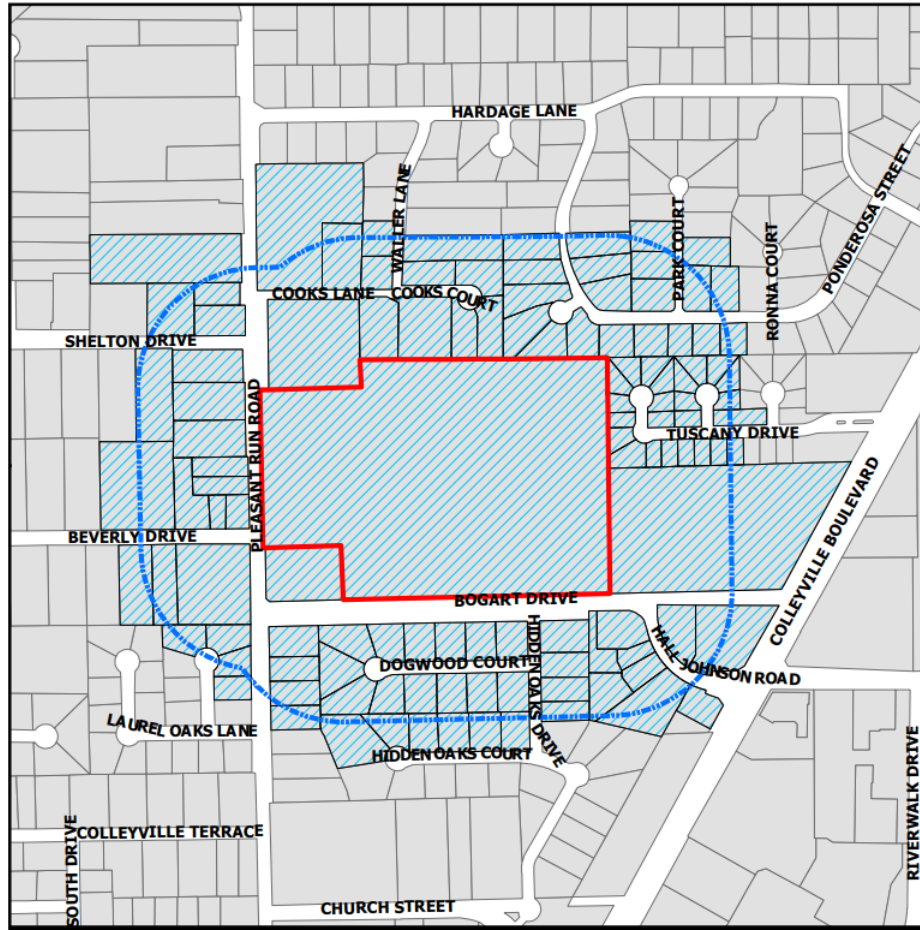
Property Description: Tract 1CC, Abstract 937, Nancy B. Looney Survey

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 city tax roll. Denial of the proposal by the Sign Board of Appeals is final, unless the applicant submits a written notice of appeal within 10 days from the date of action by the Board. If appealed, the request will be placed on the next available City Council agenda and all property owners within 500 feet will be re-notified of the hearing.

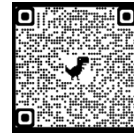
All interested persons are encouraged to attend the public hearing and express their opinions on the variance request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address below:

**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

NOTICE OF PUBLIC HEARING



The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas 76034. A brief project description can be found online on the Agenda Packet and Active Development Case map (please use your phone's camera to scan QR code below):



For additional information, please contact the Community Development Department at 817.503.1056. Please reference the zoning case number when requesting information.

Jacquelyn Reyff

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
BILLUPS, SHELLY DEANN	5704 PONDEROSA ST	COLLEYVILLE, TX
DELANEY, JAMES J	5801 PLEASANT RUN RD	COLLEYVILLE, TX
ALMEDA, NANCY	5902 PONDEROSA ST	COLLEYVILLE, TX
CONGREGATION BETH ISRAEL	PO BOX 397	COLLEYVILLE, TX
CARTER, AMANDA	6012 VALENTINO CT	COLLEYVILLE, TX
REDMOND, DANIEL J	5905 PONDEROSA ST	COLLEYVILLE, TX
DOWELL FAMILY TRUST	6005 VALENTINO CT	COLLEYVILLE, TX
SLINEY, PAMELA M	6008 COOKS LN	COLLEYVILLE, TX
MCCLURE, RICK	800 BEVERLY DR	COLLEYVILLE, TX
LEBLANC, CLIFFORD	6013 VOLTERRA CT	COLLEYVILLE, TX
GOODWIN, CHERYL J	1305 TUSCANY DR	COLLEYVILLE, TX
RONIN, GALINA	6004 VALENTINO CT	COLLEYVILLE, TX
TRIMBLE, SARAH R	908 DOGWOOD CT	COLLEYVILLE, TX
JONES, AUSTIN S	2600 FLAMELEAF DR	GRAPEVINE, TX
MILLER, DOUGLAS L	96321 BAY VIEW DR	FERNANDINA BEACH, FL
PARK, JOONWOO	1213 TUSCANY DR	COLLEYVILLE, TX
NURIT, CHRISTOPHER	8703 BELLWOOD RD	BETHESDA, MD
MCMEANS, JAY B	6013 COOKS LN	COLLEYVILLE, TX
SHIPP, JORDAN	2105 REYNOLDS DR	COLLEYVILLE, TX
NALER, DEE ANN	6101 WALLER LN	COLLEYVILLE, TX
LAN, LIN	6004 VOLTERRA CT	COLLEYVILLE, TX
CHASCZEWSKI, TOD	5707 PLEASANT RUN RD	COLLEYVILLE, TX
JOSEPH, STANY	5709 PONDEROSA ST	COLLEYVILLE, TX
ROBBINS, JANICE W	5900 PLEASANT RUN RD	COLLEYVILLE, TX
STORY, SHANE	6008 VALENTINO CT	COLLEYVILLE, TX
VAUGHAN, JIMMIE L	5812 PONDEROSA ST	COLLEYVILLE, TX
DEWEY, DAVID	6009 VALENTINO CT	COLLEYVILLE, TX
BLACK, JEFFREY	5707 PONDEROSA ST	COLLEYVILLE, TX
ST CLAIR, LLOYD S	808 BEVERLY DR	COLLEYVILLE, TX
LUKE, TEDDY A	1004 HIDDEN OAKS CT	COLLEYVILLE, TX
SHORT, JAMES M	1009 DOGWOOD CT	COLLEYVILLE, TX
HICKEY, SHAWN	1003 DOGWOOD CT	COLLEYVILLE, TX
HEDGES, B D	6104 WALLER LN	COLLEYVILLE, TX
ZIOBER, ALVIN	6109 WALLER LN	COLLEYVILLE, TX
SUMMERS, SHARA	1005 DOGWOOD CT	COLLEYVILLE, TX
THE SHMAISANI FAMILY LIVING TR	5608 NORMANDY DR	COLLEYVILLE, TX
CARRINGTON-DAVIS, MARY ANN	1006 DOGWOOD CT	COLLEYVILLE, TX
PANNO, RYAN	809 SHELTON DR	COLLEYVILLE, TX
HASSAN FAMILY TRUST, THE	5912 PLEASANT RUN RD	COLLEYVILLE, TX
KEISH, KENT	5705 PLEASANT RUN RD	COLLEYVILLE, TX
UMLOR, STEVEN H	5801 HIDDEN OAKS DR	COLLEYVILLE, TX
GROSSMAN, LISA	6014 PLEASANT RUN RD	COLLEYVILLE, TX
PEGASUS LIVING TRUST	1008 HIDDEN OAKS CT	COLLEYVILLE, TX
LUDDEN, DANIEL	1000 HIDDEN OAKS CT	COLLEYVILLE, TX
MORGAN, GERADO	5707 BENT TREE CT	COLLEYVILLE, TX
BEALL LEGACY PARTNERS LP	5712 COLLYVILLE BLVD	COLLEYVILLE, TX
REINDERS LIVING TRUST	6012 VOLTERRA CT	COLLEYVILLE, TX
BROOKS, MARK E	6000 VALENTINO CT	COLLEYVILLE, TX
PINYOWATTAYAKORN, NARIS	6004 PARK CT	COLLEYVILLE, TX
RICKS, JEROME	816 SHELTON DR	COLLEYVILLE, TX
HENDARTONO, A P	6001 VOLTERRA CT	COLLEYVILLE, TX
HODGES, JANIS L	805 BEVERLY DR	COLLEYVILLE, TX
GAVLAK, KEVIN G	5712 PONDEROSA CT	COLLEYVILLE, TX
ADRASTOS LLC	1500 OAK LN	SOUTHLAKE, TX

DELAUNE, JAMES E	1201 TUSCANY DR	COLLEYVILLE, TX
DYSON, JEFFRY A	909 DOGWOOD CT	COLLEYVILLE, TX
SPACEK, LOGAN	5810 PONDEROSA ST	COLLEYVILLE, TX
HERNANDEZ, JOHN	1221 TUSCANY DR	COLLEYVILLE, TX
WADSWORTH, REGINA	6008 VOLTERRA CT	COLLEYVILLE, TX
PLEASANT RUN BAPTIST CHURCH	6005 PLEASANT RUN RD	COLLEYVILLE, TX
STEENWYK, CHAD	5706 PONDEROSA ST	COLLEYVILLE, TX
GRAHAM, DOUGLAS	5900 PONDEROSA ST	COLLEYVILLE, TX
MARTIN, BRIAN	6013 VALENTINO CT	COLLEYVILLE, TX
CUMMINGS, JOHN A	5705 HIDDEN OAKS DR	COLLEYVILLE, TX
POLK, JEFFREY A	5705 PONDEROSA ST	COLLEYVILLE, TX
MENON, SUNEEL	6204 PLEASANT RUN RD	COLLEYVILLE, TX
HOCH, JEANNE M	5709 HIDDEN OAKS DR	COLLEYVILLE, TX
PUDDY, RAGAN	5903 PONDEROSA ST	COLLEYVILLE, TX
TUSCANY COLLEYVILLE HOA INC	PO BOX 271073	FLOWER MOUND, TX
CHANEY, DAN W	5904 PONDEROSA ST	COLLEYVILLE, TX
DODD, SHARON ANN	1004 DOGWOOD CT	COLLEYVILLE, TX
HAMPTON, CONSTANCE	5804 PLEASANT RUN RD	COLLEYVILLE, TX
PENNINGTON, DAVID F	812 BEVERLY DR	COLLEYVILLE, TX
MARSHALL, D MICHAEL	5707 HIDDEN OAKS DR	COLLEYVILLE, TX
KRESS, TERRY	6001 PARK CT	COLLEYVILLE, TX
GOKAL, KARIM	1209 TUSCANY DR	COLLEYVILLE, TX
PIRWANI, GULZAR	6005 VOLTERRA CT	COLLEYVILLE, TX
DAY, JAMES B	805 SHELTON DR	COLLEYVILLE, TX
NEWTON, MICHAEL J	801 BEVERLY DR	COLLEYVILLE, TX
LUDDEN, DANIEL C	1000 HIDDEN OAKS DR	COLLEYVILLE, TX
REORDAN, RICHARD L	1205 TUSCANY DR	COLLEYVILLE, TX
MINEA, RICHARD A	1007 DOGWOOD CT	COLLEYVILLE, TX
KAUL, SONIA	5908 PLEASANT RUN RD	COLLEYVILLE, TX
WILSON, THOMAS	6009 VOLTERRA CT	COLLEYVILLE, TX
SRP SUB LLC	1717 MAIN ST SUITE 2000	DALLAS, TX
MOGGED, CHARLES	1217 TUSCANY DR	COLLEYVILLE, TX
WALKER, DONNA	804 SHELTON DR	COLLEYVILLE, TX
CRUSON, GLEN A	5916 PLEASANT RUN RD	COLLEYVILLE, TX
KRALICKE, STEPHEN M	908 HIDDEN OAKS CT	COLLEYVILLE, TX
PHILLIPS, JAMES	5808 PONDEROSA ST	COLLEYVILLE, TX
DC SQUARED PROPERTY GROUP LLC	1205 HALL JOHNSON RD	COLLEYVILLE, TX
HILL, WILLIAM M	1002 HIDDEN OAKS CT	COLLEYVILLE, TX
BAYOUPEAK INVESTMENTS LLC	7005 EDEN RD	NORTH RICHLAND HILLS, TX
TWEDDLE, DANIEL W	6005 PARK CT	COLLEYVILLE, TX
G W J COMPANY	1100 FOUNTAIN PKWY	GRAND PRAIRIE, TX
WRIGHT, JAMES B	1006 HIDDEN OAKS CT	COLLEYVILLE, TX
SACIA, JONATHAN L	6000 VOLTERRA CT	COLLEYVILLE, TX
TURNER, CRAIG	1002 DOGWOOD CT	COLLEYVILLE, TX
COULTER, MONA COOK	6105 PLEASANT RUN RD	COLLEYVILLE, TX
GOBLE, TEENA	1001 DOGWOOD CT	COLLEYVILLE, TX
MOORE, RYAN C	5705 BENT TREE CT	COLLEYVILLE, TX
GRAPEVINE, ISD	3051 IRA WOODS AVE E	GRAPEVINE, TX
FISHER, BRETT A	5710 PONDEROSA CT	COLLEYVILLE, TX
BINGHAM, VERNON	1301 TUSCANY DR	COLLEYVILLE, TX
SLOVAK, WILLIAM	910 DOGWOOD CT	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE, ISD	3051 IRA WOODS AVE E	GRAPEVINE, TX
JNS LIVING TRUST	PO BOX 1948	COLLEYVILLE, TX
CARLINI, ROBERT	1008 DOGWOOD CT	COLLEYVILLE, TX
HENSON, JAMES R	5706 BENT TREE CT	COLLEYVILLE, TX

SOUTHALL, RICHARD
BEALL LEGACY PARTNERS LP
G W J COMPANY
BROCKMAN, DAVID
MURARI FAMILY REVOCABLE LIVING
JUSTICE, ANTHONY
HENDRIX, NOELANI
HIDDEN OAKS ESTATES
LAUREL OAKS ESTATES
TUSCANY-COLLEYVILLE
GRAPEVINE COLLEYVILLE ISD

5708 PONDEROSA CT
5712 COLLYVILLE BLVD
1100 FOUNTAIN PKWY
1000 DOGWOOD CT
3819 ROOSEVELT DR
5975 INDIGO SKY DR
708 LONESOME DOVE TRL

809 LAUREL OAKS LANE
1217 TUSCANY DRIVE
3051 IRA E WOODS AVE

COLLEYVILLE, TX
COLLEYVILLE, TX
GRAND PRAIRIE, TX
COLLEYVILLE, TX
IRVING, TX
FRISCO, TX
HURST, TX
COLLEYVILLE, TX
COLLEYVILLE, TX
COLLEYVILLE, TX
GRAPEVINE, TX