



City of Colleyville Planning and Zoning Commission Agenda

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

Monday, September 12, 2022

City Council Chambers

**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: COMMISSIONER BEVILL
PLEDGE OF ALLEGIANCE**

1. APPROVAL OF MINUTES

- 1a** Planning and Zoning Commission Meeting Minutes - August 8, 2022
Planning and Zoning Commission Worksession Minutes - August 22,
2022
Planning and Zoning Commission Special Meeting Minutes - August
22, 2022

2. PUBLIC HEARING AGENDA ITEMS

- 2a** Consideration of a Replat for Lots 1, 2, and 3, Block 1, McCrady Addition, being Lot 1, Block 1, Cecil Oaks and Lot 1, Block 1, Gotcher Addition, located at 5812 and 5816 Bransford Road, Case PC22-014
- 2b** Consideration of a Special Use Permit for outdoor display of merchandise on Lot 3A1A, 3A2A, 3B1, and 4A, Block 2, Andy Felps Addition, located at 4201 Colleyville Boulevard, Case ZC22-019, TABLED FROM THE AUGUST 8, 2022 PLANNING AND ZONING COMMISSION MEETING
- 2c** Consideration of a Zoning Change from AG Agricultural to PUD-R Planned Unit Development-Residential zoning district for Tracts 1B1, 1C1, 1B2, and 1B3, Abstract 294, Robert Chowning Survey, located at 2417 Wilkes Drive, Case ZC22-029, TABLED FROM THE AUGUST 8, 2022 PLANNING AND ZONING COMMISSION MEETING

3. CITIZEN COMMENTS

4. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards September 9, 2022 by 5:00 p.m.



Dakari Hill
Planner

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 Planning and Zoning Commission Agenda Briefing

City Hall
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Agenda Number 1a	Agenda Date 9/12/2022	Number
Type Approval of Minutes		
Department Planning and Zoning Commission		

Title

Planning and Zoning Commission Meeting Minutes - August 8, 2022
Planning and Zoning Commission Worksession Minutes - August 22, 2022
Planning and Zoning Commission Special Meeting Minutes - August 22, 2022

Explanation

Approval of minutes from the August 8, 2022 Planning and Zoning Commission Meeting, the August 22, 2022 Planning and Zoning Commission Worksession, and the August 22, 2022 Planning and Zoning Commission Special Meeting.

Recommendation

Approve

Attachments

1. August 8, 2022 P&Z Minutes
2. August 22, 2022 P&Z Minutes
3. August 22, 2022 P&Z Minutes - Special Meeting



City of Colleyville Planning and Zoning Commission Minutes

City Hall
100 Main Street
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Monday, August 8, 2022

Executive Conference Room

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission Meeting was called to order by Chair Bevill on August 8, 2022, at 6:00 p.m.

Roll Call

Present: David Groves, Sayeda Syed, Tim Raine, Jim Linn, Claudia Bevill, and Scotty Richardson

Absent: Lawrence Williamson

Staff Present: Ben Bryner, Rob McKeown, Jacquelyn Reyff, and Dakari Hill

Also Present: Councilman Kelley and Attorney, Nicole Corr

There was general discussion amongst Staff and the Commission regarding items to be presented this evening at the regular meeting.

Chair Bevill adjourned the Planning and Zoning Commission Meeting at 6:44 p.m.

CALL MEETING TO ORDER CITY COUNCIL CHAMBERS

The City of Colleyville Planning and Zoning Commission Meeting was called to order by Chair Bevill on August 8, 2022, at 7:00 p.m.

Roll Call

Present: David Groves, Lawrence Williamson, Sayeda Syed, Tim Raine, Jim Linn, Claudia Bevill, and Scotty Richardson

Absent: N/A

Staff Present: Ben Bryner, Rob McKeown, Jacquelyn Reyff, and Dakari Hill

Also Present: Councilman Kelley and Attorney, Nicole Corr

1. APPROVAL OF MINUTES

- 1a** Planning and Zoning Commission Meeting Minutes – July 11, 2022
Planning and Zoning Commission Worksession Minutes – July 25, 2022

Commissioner Williamson made a motion to approve the July 11, 2022 Planning and Zoning Commission Meeting Minutes and the July 25, 2022 Planning and Zoning Commission Worksession Minutes. Commissioner Linn seconded the motion.

The motion was carried by the following vote:

**Aye: 7 – Groves, Williamson, Syed, Raine, Linn, Bevill, and Richardson
Nay: 0**

2. PUBLIC HEARING AGENDA ITEMS

- 2a** Consideration of a Zoning Change from AG Agricultural to PUD-R Planned Unit Development-Residential zoning district for Tracts 1B1, 1C1, 1B2, and 1B3, Abstract 294, Robert Chowning Survey, located at 2417 Wilkes Drive, Case ZC22-029, REQUEST BY THE APPLICANT TO TABLE TO THE SEPTEMBER 12, 2022 PLANNING AND ZONING COMMISSION MEETING

Commissioner Linn made a motion to table Case ZC22-029 to the September 12, 2022 Planning and Zoning Commission Meeting. Commissioner Raine seconded the motion.

The motion was carried by the following vote:

**Aye: 7 – Groves, Williamson, Syed, Raine, Linn, Bevill, and Richardson
Nay: 0**

- 2b** Consideration of a Special Use Permit for outdoor display of merchandise on Lot 3A1A, 3A2A, 3B1, and 4A, Block 2, Andy Felps Addition, located at 4201 Colleyville Boulevard, Case ZC22-019, TABLED FROM THE JUNE 13, 2022 PLANNING AND ZONING COMMISSION MEETING

Commissioner Groves made a motion to remove Case ZC22-019 from the table. Commissioner Richardson seconded the motion.

The motion was carried by the following vote:

**Aye: 7 – Groves, Williamson, Syed, Raine, Linn, Bevill, and Richardson
Nay: 0**

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Ryan Worthington, 8507 County Road 612, Mansfield, TX, came forward and answered questions of the Commission regarding origin of the case, the timeline of the monuments being installed, and willingness to work with the City to find a solution.

Attorney, Nicole Corr, answered questions of the Commission regarding the distinction between display and storage.

Attorney, Nicole Corr, answered questions of the applicant regarding the current violations being caused by the monuments.

The public hearing was open at 7:31 p.m.

With no one wishing to speak, the public hearing was closed at 7:31 p.m.

**The Commission adjourned into an executive session at 7:36 p.m.
The Commission reopened the meeting at 7:55 p.m.**

Mrs. Worthington came forward and answered questions of the Commission regarding willingness to provide landscaping to screen the monuments.

Commissioner Richardson made a motion to table Case ZC22-019 to the September 12, 2022 Planning and Zoning Commission Meeting. Commissioner Groves seconded the motion.

The motion was carried by the following vote:

**Aye: 7 – Groves, Williamson, Syed, Raine, Linn, Bevill, and Richardson
Nay: 0**

2c Consideration of a Replat for Lot 1R, Block 1, Epperson Addition, being Tract 4E, Abstract 295, William E. Crooks Survey, and Lot 1, Block 1, Epperson Addition, located at 7308 and 7316 John McCain Road, Case PC22-011

Jacquelyn Reyff presented the item and briefed the Commission.

Staff answered questions of the Commission regarding the desired zoning for the new lot and the intent of the replat.

The public hearing was open at 8:04 p.m.

With no one wishing to speak, the public hearing was closed at 8:04 p.m.

**Commissioner Groves made a motion to approve Case PC22-011.
Commissioner Linn seconded the motion.**

The motion was carried by the following vote:

**Aye: 7 – Groves, Williamson, Syed, Raine, Linn, Bevill, and Richardson
Nay: 0**

2d Consideration of a Zoning Change from R-40 Single Family Residential to R-30 Single Family Residential zoning district for Lot 1A, Block 2, Stafford Heights Subdivision, located at 4901 Stafford Drive, Case ZC22-026

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, MJ Pence, 4901 Stafford Drive, Colleyville, TX, came forward and expressed to the Commission that the zoning change was needed for setback purposes for future development on the lot.

The public hearing was open at 8:09 p.m.

Paul Burris, 4809 Stafford Drive, Colleyville, TX, came forward and spoke in support of the case. Mr. Burris expressed that Mr. Pence was improving the property.

With no one wishing to speak, the public hearing was closed at 8:10 p.m.

Mr. Pence came forward and answered questions of the Commission regarding the desired size of the primary dwelling, the desired number of stories on the primary dwelling, and possible intent to have an accessory building.

**Commissioner Groves made a motion to approve Case ZC22-026.
Commissioner Raine seconded the motion.**

The motion was carried by the following vote:

**Aye: 6 – Groves, Williamson, Raine, Linn, Bevill, and Richardson
Nay: 1 – Syed**

2e Consideration of a Special Use Permit for Alcoholic Beverage Sales for On-On-Premises Consumption on Lot 13R, Block 2, Thompson Terraces Subdivision, located at 5201 Colleyville Boulevard, Case ZC22-027

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Lisa Pardo, 904 Saddlebrook Drive, Colleyville, TX, came forward and expressed to the Commission that selling more than twenty five percent of the business required obtaining a new Special Use Permit.

The public hearing was open at 8:17 p.m.

With no one wishing to speak, the public hearing was closed at 8:17 p.m.

Commissioner Raine made a motion to approve Case ZC22-027. Commissioner Richardson seconded the motion.

The motion was carried by the following vote:

**Aye: 7 – Groves, Williamson, Syed, Raine, Linn, Bevill, and Richardson
Nay: 0**

2f Consideration of a Special Use Permit for a Residential Carport on Lot 4, Block 6, Rustic Oaks Addition, located at 413 Live Oak Drive, Case ZC22-028

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Robert Heaton, 413 Live Oak Drive, Colleyville, TX, came forward and answered questions of the Commission regarding not obtaining a permit before construction, the structure's setback encroachment, and the possible intent of the structure being for storage.

Staff answered questions of the Commission regarding the intended use for carports and whether flatwork requires setbacks.

The public hearing was open at 8:41 p.m.

Michael Houston, 5305 Elm Street, Colleyville, TX, came forward and spoke in opposition to the case. Mr. Houston expressed concerns regarding work being done without a permit and the carport being the only one in the neighborhood.

With no one wishing to speak, the public hearing was closed at 8:44 p.m.

Commissioner Syed made a motion to deny Case ZC22-028. Commissioner Raine seconded the motion.

The motion was carried by the following vote:

**Aye: 7 – Groves, Williamson, Syed, Raine, Linn, Bevill, and Richardson
Nay: 0**

2g Consideration of a Replat for Lots 1R-A and 1R-B, Block 4, Fairway Addition, being Lot 1, Block 4, Fairway Addition, located at 6601 Herbert Road, Case PC22-012

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Osama Nashed, 5000 Thompson Terrace, Colleyville, TX, came forward and answered questions of the Commission regarding the plan for the proposed lots and where the access would come from on each lot.

The public hearing was open at 8:53 p.m.

Terry Weakley, 6801 Herbert Road, Colleyville, TX, came forward and spoke in opposition to the case. Mr. Weakley expressed concerns regarding traffic.

With no one wishing to speak, the public hearing was closed at 8:56 p.m.

Attorney, Nicole Corr, answered questions of the Commission regarding legal obligations pertaining to the case.

The public hearing was reopened at 9:02 p.m.

Leonna Nichols, 1017 Murphy Road, Colleyville, TX, came forward and spoke in opposition to the case. Ms. Nichols expressed concerns regarding traffic.

Mr. Weakley, 6801 Herbert Road, Colleyville, TX, came forward and spoke in opposition to the case. Mr. Weakley expressed concerns regarding the implications of the replat.

With no one wishing to speak, the public hearing was closed at 9:06 p.m.

**Commissioner Williamson made a motion to approve Case PC22-012.
Commissioner Syed seconded the motion.**

The motion was carried by the following vote:

**Aye: 7 – Groves, Williamson, Syed, Raine, Linn, Bevill, and Richardson
Nay: 0**

2h Consideration of a Special Use Permit for an accessory building to exceed the permitted lot coverage for accessory buildings and to encroach into

the rear setback on Lot 5, Block 7, Saddlebrook Addition, located at 4105 Mockingbird Lane, Case ZC22-030

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Brett Rogers, 4105 Mockingbird Lane, Colleyville, TX, came forward and answered questions of the Commission regarding the reason for the request, the use of the other accessory structure, and intent to pour concrete.

The public hearing was open at 9:21 p.m.

With no one wishing to speak, the public hearing was closed at 9:21 p.m.

Commissioner Groves made a motion to deny Case ZC22-030. Commissioner Linn seconded the motion.

The motion was carried by the following vote:

**Aye: 7 – Groves, Williamson, Syed, Raine, Linn, Bevill, and Richardson
Nay: 0**

- 2i** Consideration of a Zoning Change from R-10 Single Family Residential to R-20 Single Family Residential zoning district for Lot 16 and E1/2 LT 15, Block 4, Colleyville Estates, located at 705 Hillside Road, Case ZC22-031

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Charles Kelley, 705 Hillside Road, Colleyville, TX, came forward and expressed to the Commission that the Land Development Code removed the R-10 Single Family Residential zoning district and the purpose of the rezoning was to take initiative in potentially encouraging the rezoning of the neighborhood.

Staff answered questions of the Commission regarding a variance being needed for improvements to be made on the property if the zoning change is approved.

The public hearing was open at 9:34 p.m.

With no one wishing to speak, the public hearing was closed at 9:34 p.m.

Commissioner Syed made a motion to approve Case ZC22-031. Commissioner Linn seconded the motion.

The motion was carried by the following vote:

**Aye: 7 – Groves, Williamson, Syed, Raine, Linn, Bevill, and Richardson
Nay: 0**

2j Consideration of a Special Use Permit for an accessory building to encroach into the street side yard setback on Lot 1, Block 4, Fox Meadows Addition, located at 3307 Huntington Drive, Case ZC22-032

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Michael Johnson, 3307 Huntington Drive, Colleyville, TX, came forward and expressed to the Commission that the intent of the accessory building was for a home office.

Mr. Johnson answered questions of the Commission regarding the feasibility of bringing the structure into compliance, the proposed materials for the structure, and the possibility of making the structure permanent.

The public hearing was open at 10:02 p.m.

With no one wishing to speak, the public hearing was closed at 10:02 p.m.

Commissioner Williamson made a motion to table Case ZC22-032 to a Special Meeting on August 22, 2022. Commissioner Linn seconded the motion.

The motion was carried by the following vote:

**Aye: 7 – Groves, Williamson, Syed, Raine, Linn, Bevill, and Richardson
Nay: 0**

3. CITIZEN COMMENTS

The public hearing was open at 10:08 p.m.

With no one wishing to speak, the public hearing was closed at 10:08 p.m.

4. ADJOURNMENT

The meeting adjourned at 10:08 p.m.

The minutes were written and prepared by:

A handwritten signature in black ink, appearing to be 'DH' or 'Dakari Hill'.

Dakari Hill
Planner

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



City of Colleyville Planning and Zoning Commission Minutes

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Monday, August 22, 2022

Executive Conference Room

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission Worksession Meeting was called to order by Chair Bevill on August 22, 2022, at 6:15 p.m.

Roll Call

Present: David Groves, Sayeda Syed, Tim Raine, Jim Linn, Claudia Bevill, and Scotty Richardson

Absent: Lawrence Williamson

Staff Present: Ben Bryner, Robert McKeown, and Dakari Hill

Also Present: Attorney, Nicole Corr

2. WORKSESSION AGENDA ITEMS

- 2 a** Presentation and discussion of a Replat for Lots 1, 2, and 3, Block 1, McCrady Addition, being Lot 1, Block 1, Cecil Oaks and Lot 1, Block 1, Gotcher Addition, located at 5812 and 5816 Bransford Road, Case PC22-014

Ben Bryner presented the item and briefed the Commission. Attorney, Nicole Corr, addressed questions of the Commission regarding legal obligations. Staff addressed questions of the Commission regarding the possibility of the proposed lots being rezoned to R-30 Single Family Residential.

3. ADJOURMENT

The meeting adjourned at 6:26 p.m.

The minutes were written and prepared by:

A handwritten signature in black ink, appearing to be 'DH' or 'Dakari Hill', written on a light blue rectangular background.

Dakari Hill
Planner

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



City of Colleyville Planning and Zoning Commission Minutes

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Monday, August 22, 2022

City Council Chambers

CALL MEETING TO ORDER CITY COUNCIL CHAMBERS

The City of Colleyville Planning and Zoning Commission Special Meeting was called to order by Chair Bevill on August 22, 2022, at 6:30 p.m.

Roll Call

Present: David Groves, Sayeda Syed, Tim Raine, Jim Linn, Claudia Bevill, and Scotty Richardson

Absent: Lawrence Williamson

Staff Present: Ben Bryner, Robert McKeown, and Dakari Hill

Also Present: Attorney, Nicole Corr

1. PUBLIC HEARING AGENDA ITEMS

- 1a** Consideration of a Special Use Permit for an accessory building to encroach into the street side yard setback on Lot 1, Block 4, Fox Meadows Addition, located at 3307 Huntington Drive, Case ZC22-032, TABLED FROM THE AUGUST 8, 2022 PLANNING AND ZONING COMMISSION MEETING

Commissioner Raine made a motion to remove Case ZC22-032 from the table. Commissioner Linn seconded the motion.

The motion was carried by the following vote:

Aye: 6 – Groves, Syed, Raine, Linn, Bevill, and Richardson

Nay: 0

Ben Bryner presented the item and briefed the Commission.

Staff answered questions of the Commission regarding a moveable structure being considered an accessory building and the property's street side yard

setback.

The applicant, Michael Johnson, 3307 Huntington Drive, Colleyville, TX, came forward and answered questions of the Commission regarding making the structure permanent, the structure's potential size, and the fence on the street side yard setback.

The public hearing was open at 7:01 p.m.

With no one wishing to speak, the public hearing was closed at 7:01 p.m.

Commissioner Groves made a motion to approve Case ZC22-032 with the recommendation that the 220 square foot (20 x 11) option be approved. Commissioner Linn seconded the motion.

The motion was carried by the following vote:

Aye: 6 – Groves, Syed, Raine, Linn, Bevill, and Richardson

Nay: 0

2. CITIZEN COMMENTS

3. ADJOURNMENT

The meeting adjourned at 7:06 p.m.

The minutes were written and prepared by:



Dakari Hill
Planner

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



City of Colleyville Planning and Zoning Commission Agenda Briefing

City Hall
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Agenda Number 2a	Agenda Date 9/12/2022	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration of a Replat for Lots 1, 2, and 3, Block 1, McCrady Addition, being Lot 1, Block 1, Cecil Oaks and Lot 1, Block 1, Gotcher Addition, located at 5812 and 5816 Bransford Road, Case PC22-014

Explanation

Kathryn McCrady, the applicant, has submitted a request for a Replat for Lots 1, 2, & 3, Block 1, McCrady Addition; being approximately 2.81 acres; and zoned R-20 Single-Family Residential district. The purpose is to create three lots from two lots and allow for the construction of two new single-family homes.

Existing Conditions/Background: The subject properties, 5812 and 5816 Bransford Road, reside on the west side of Bransford Road south of the intersection with Shelton Drive. The subject properties have R-20 zoning and have two homes. The home on Lot 1 will remain. The home on Lot 2 will be demolished and a new single family home will be built. Lot 3 will accommodate a new home in the future.

Proposed Zoning:

Request – The applicant requests to replat the property into three lots and maintain the R-20 zoning district. The minimum standards for the R-20 zoning district are as follows:

Minimum Lot Size	20,000 sf.	37, 652 SF	37,463 SF	43,551 SF
Minimum Lot Width	100 feet	±103 feet	±103 feet	±114 feet
Minimum Lot Depth	125 feet	±378 feet	±375 feet	±377 feet
Front Building Line	30 feet			
Side Building Line	10 feet			
Rear Building Line	25 feet			
Max. Lot Coverage	30%			
Max. Impervious Coverage	60%			

Analysis: The proposed Lots 1, 2 & 3 are compatible with the R-20 zoning district and meets the intent of the City's Comprehensive Master Plan.

Surrounding Development: The property to the north is zoned R-40 Single-Family Residential district and is improved with a single-family home. The properties to the south is zoned R-20 Single Family Residential district and is improved with a single-

family home. The properties to the east are zoned R-40 Single Family Residential and are improved with single-family homes. The property to the west is zoned R-20 Single-Family Residential and are unimproved.

Plat Status: The property is identified as Lot 1, Block 1, Cecil Oaks and Lot 1, Block 1, Gotcher Addition.

DRC Review: The DRC met on August 22, 2022 and offered the following comments to the applicant:

1. Rename the Plat to a Replat.
2. Provide 16' easements along the side and rear property lines.
3. Remove the staff signature block and replace with the Planning and Zoning Commission and City Council signature blocks.
4. Prior to recordation of the Replat the Easement Abandonment document along with the utility sign offs is required.

The applicant provided an updated exhibit on August 25, 2022, which adjusted the easements.

Tree Preservation: Any subdivision of the subject property must comply with Chapter 5 (Tree Preservation) of the Land Development Code. Where any tree is slated for removal, no site grading, dirt disturbance or new construction may occur on the property until a Tree Removal Permit has been issued that is associated with an approved Tree Preservation Plan.

In addition to the requirements for submittal of a Tree Removal Permit and Tree Preservation Plan, future development on the site must maintain the minimum existing protected tree canopy coverage as required in Chapter 5.

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.

Staff Recommendation: Staff recommends approval of the Replat.

Recommendation

Approve

Attachments

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

5. Notification Map
6. Notification Letter
7. Notification List
8. Draft Resolution

Aerial Map



PC22-014

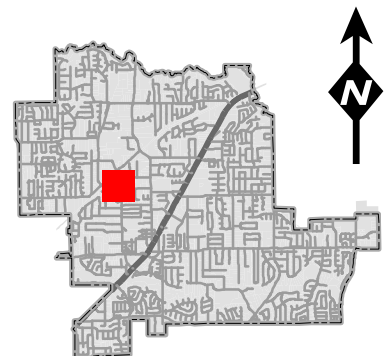
5812 & 5816 Bransford Road

DISCLAIMER:

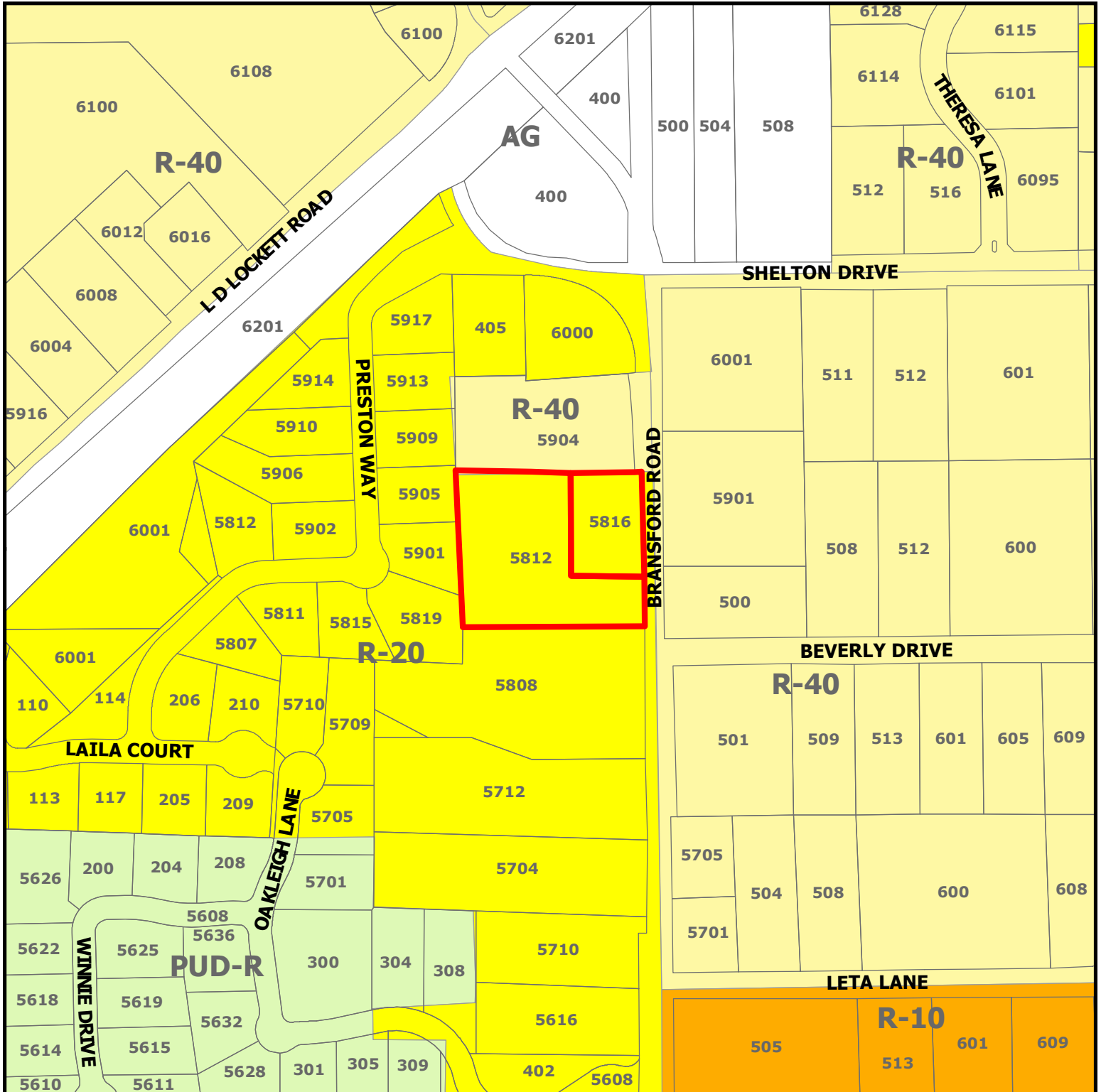
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Subject Property



Zoning Map



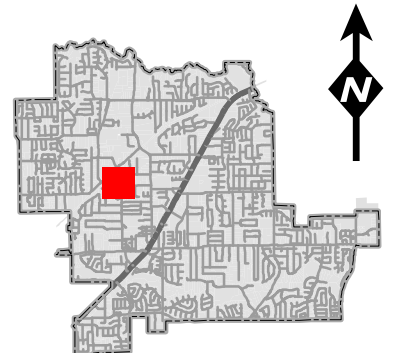
PC22-014

5812 & 5816 Bransford Road

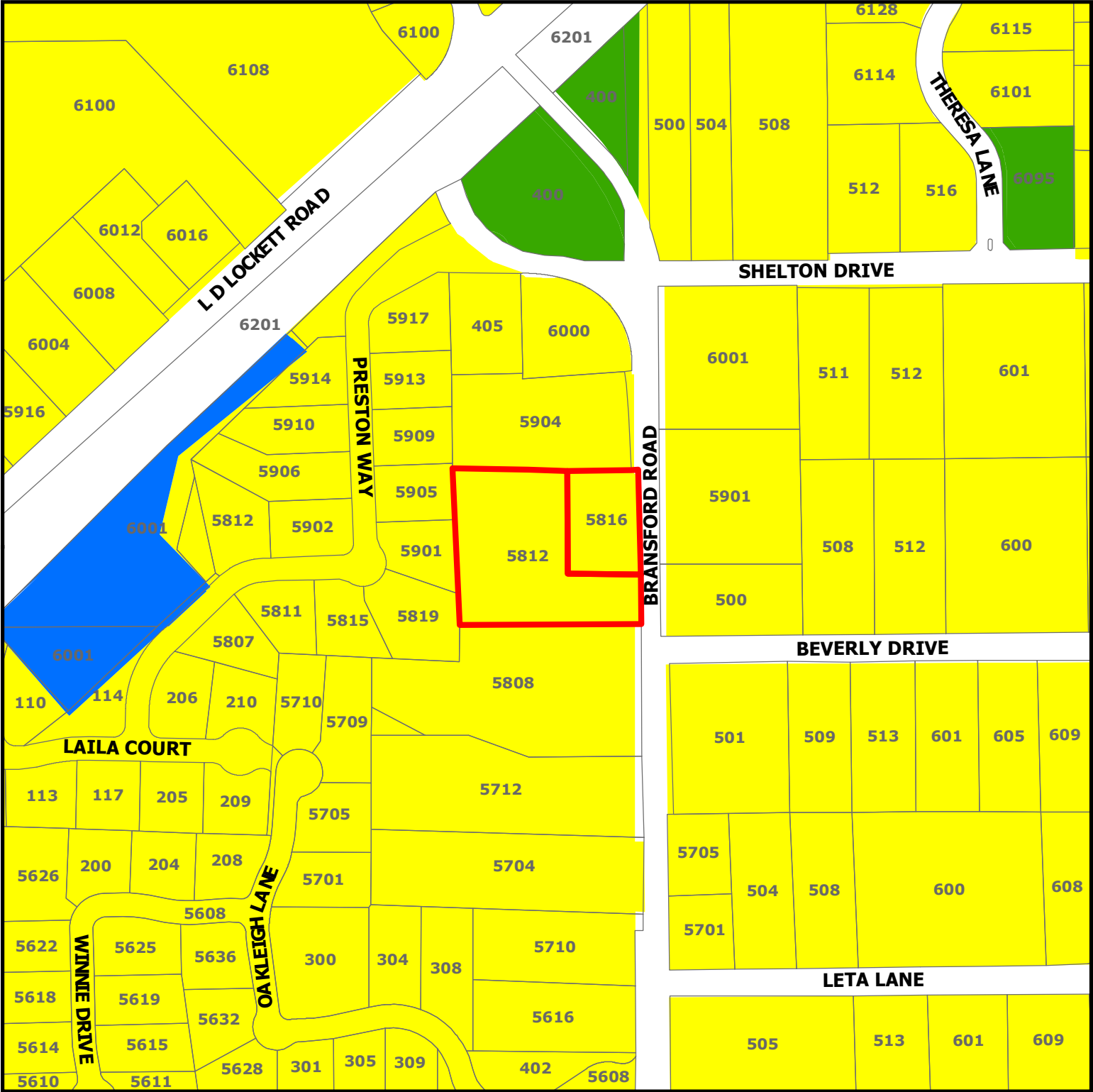
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Subject Property



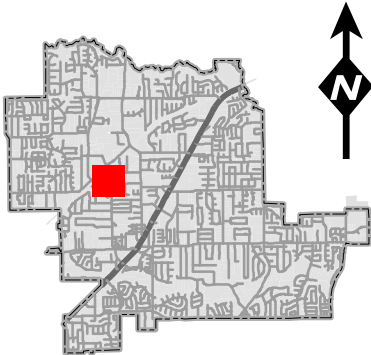
Future Land Use Map



PC22-014

5812 & 5816 Bransford Road

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



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STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS Kathryn D. McCrady is the owner of Lot 1, Block 1, *Cecil Oaks*, an addition in the City of Colleyville, Tarrant County, Texas according to the plat thereof recorded in Cabinet B, Slide 131, Plat Records, Tarrant County, Texas (P.R.T.C.T.), and Lot 1, Block 1, *Gotcher Addition*, an addition in the City of Colleyville, Tarrant County, Texas according to the plat thereof recorded in Volume 388-132, Page 80, P.R.T.C.T., being all of the tract described in the deed to Kathryn D. McCrady, recorded under Instrument Number D220254450, O.P.R.T.C.T., and being all of the tract described in the deed to Kathryn D. McCrady, recorded under Instrument Number D221041258, O.P.R.T.C.T.; the subject tract, being the sum of the tracts referenced above, is more particularly described as follows:

Beginning at a 1/2 inch capped rebar stamped "PRECISE" found on the north lot line of said Lot 1 (*Gotcher Addition*), being the southeast lot corner of Lot 1, Block 2 (*Bransford Estates Addition*), as recorded under Instrument Number D207292050, O.P.R.T.C.T., and being the southwest right-of-way corner of a 15 feet wide Right-of-Way Dedication, as shown on and being dedicated by said (*Bransford Estates Addition*);

THENCE SOUTH 88° 39' 18" EAST, with the north lot line of Lot 1 (*Gotcher Addition*), and with the south right-of-way line of the said Right-of-Way Dedication, a distance of 15.32 feet to the northeast lot corner of Lot 1 (*Gotcher Addition*), being on the monumented west right-of-way line of Bransford Road, being a variable width right-of-way, as shown on said (*Bransford Estates Addition*), from which a found 5/8 inch rebar bears SOUTH 89° 55' EAST, a distance of 0.32 feet;

THENCE SOUTH 00° 04' 55" EAST, with the east lot line of Lot 1 (*Gotcher Addition*), and with the said monumented west right-of-way line, a distance of 212.36 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the southeast lot corner of Lot 1 (*Gotcher Addition*), and being the northeast right-of-way corner of a 10 foot wide Right-of-Way Dedication, as shown on and being dedicated by said *Cecil Oaks*;

THENCE NORTH 87° 23' 55" WEST, with the south lot line of Lot 1 (*Gotcher Addition*), and with the north right-of-way line of the said 10 foot wide Right-of-Way Dedication, a distance of 10.10 feet to a 1/2 inch rebar found at the northwest right-of-way corner of the said 10 foot wide Right-of-Way Dedication, and being the most easterly northeast lot corner of said Lot 1 (*Cecil Oaks*);

THENCE SOUTH 00° 04' 55" EAST, with the east lot line of Lot 1 (*Cecil Oaks*), and with the west right-of-way line of said 10 foot wide Right-of-Way Dedication, a distance of 108.29 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the southwest right-of-way corner of the said 10 foot wide Right-of-Way Dedication, being the southeast lot corner of Lot 1 (*Cecil Oaks*) and being a point on the north lot line of Lot 2R-A, *Bransford Estates*, an addition in the City of Colleyville, Tarrant County, Texas according to the plat thereof recorded under Instrument Number D207181150, O.P.R.T.C.T.;

THENCE NORTH 87° 25' 00" WEST, with the south lot line of Lot 1 (*Cecil Oaks*), and with the north lot line of said Lot 2R-A (*Bransford Estates*), a distance of 377.14 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the southwest lot corner of Lot 1 (*Cecil Oaks*), the northwest lot corner of said Lot 2R-A (*Bransford Estates*), and being a point on the east property line of the tract described in the deed to G & H Group, LLC, recorded under Instrument Number D218261602, O.P.R.T.C.T.;

THENCE NORTH 01° 22' 00" WEST, with the said east property line, a distance 312.54 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the southwest lot corner of Lot 1 (*Bransford Estates Addition*) and being the northwest corner of Lot 1 (*Cecil Oaks*);

THENCE SOUTH 88°39'18" EAST, departing the east property line of G & H Group, LLC, tract and along the south property line of Lot 1 (*Bradford Estates Addition*), a distance of 378.63 feet to the POINT OF BEGINNING and enclosing 2.810 acres (± 122,384 square feet).

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That I, Kathryn D. McCrady owner, do hereby adopt this plat designating the hereinbefore described property as *McCrady Addition*, an addition in the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever all streets, right-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation for 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 _____, 2022.

By: _____

Kathryn D. McCrady

STATE OF TEXAS §
COUNTY OF _____ §

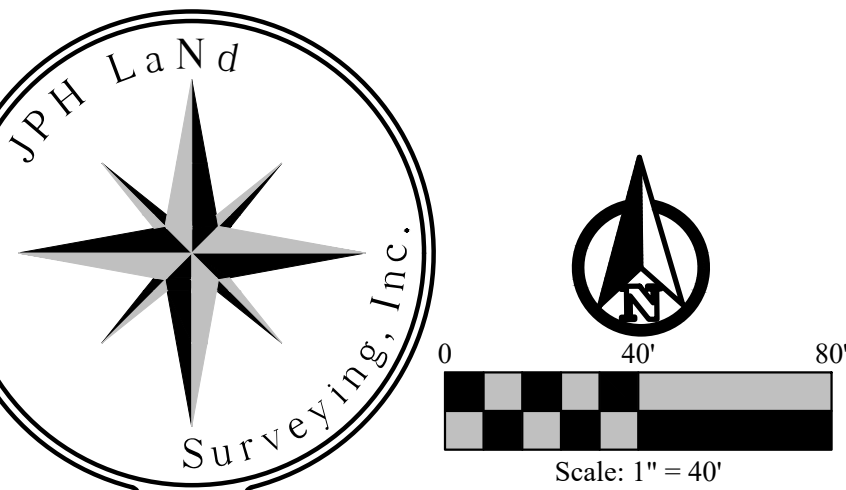
BEFORE ME, the undersigned notary public, State of Texas, on this day personally appeared **Kathryn D. McCrady**, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 2022.

Notary Public, State of Texas

Printed Name : _____

My Commission Expires : _____



JPH Job/Drawing No. (see below)
2021.206.001 Bransford, Colleyville, Tarrant Co., Tx FINAL PLAT.dwg
© 2022 JPH Land Surveying, Inc. - All Rights Reserved
785 Lonesome Dove Trail, Hurst, Texas 76054
Telephone (817) 431-4971 www.jpplandsurveying.com
TBPELS Firm #10019500
DFW | Central Texas | West Texas | Houston

Drafter: MT
Revision:
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Revision:

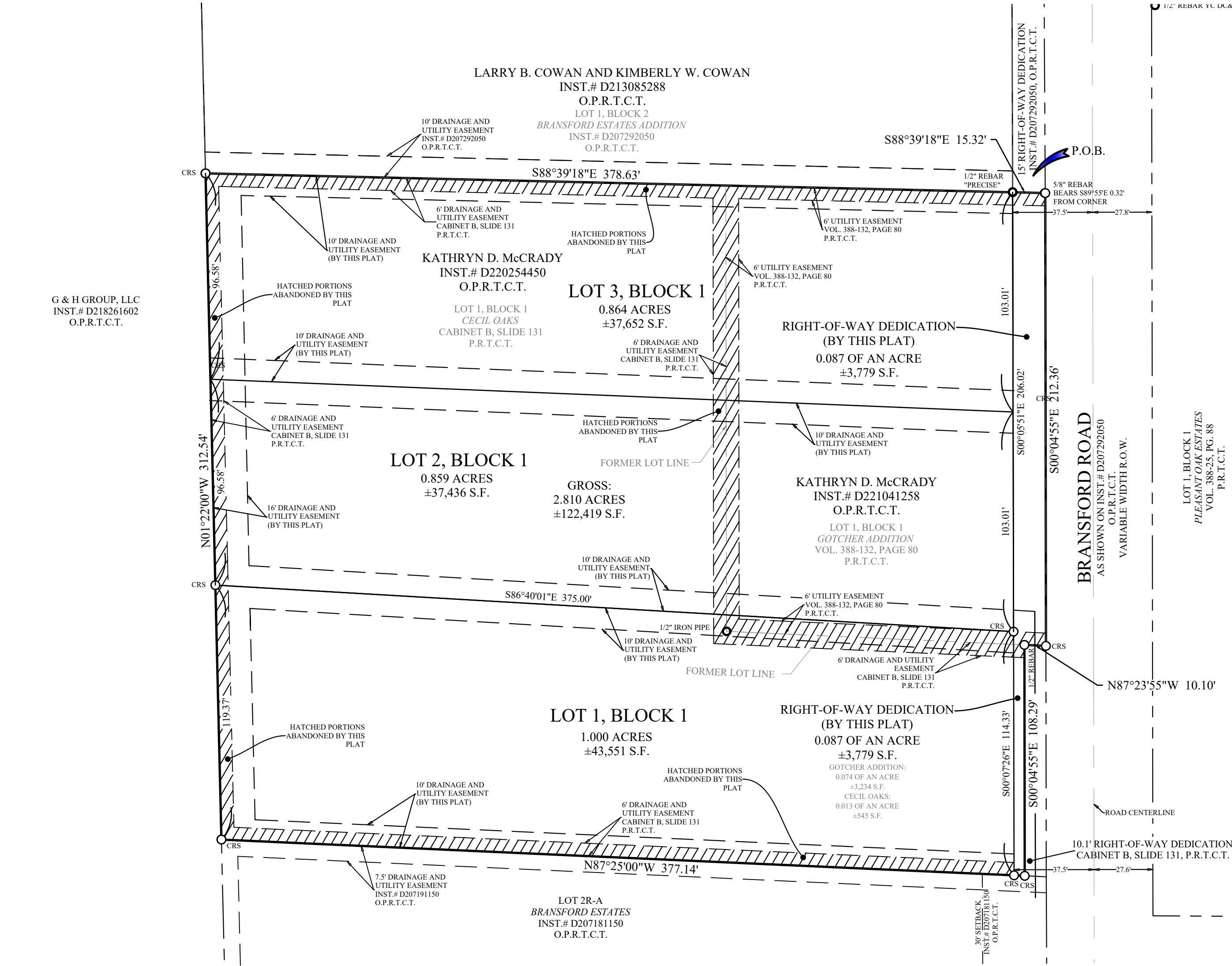
LEGEND OF ABBREVIATIONS

US.SyFt. United States Survey Feet
TxCS,'83,NCZ Texas Coordinate System of 1983, North Central Zone
P.R.T.C.T. Plat Records of Tarrant County, Texas
O.P.R.T.C.T. Official Public Records of Tarrant County, Texas
D.R.T.C.T. Deed Records of Tarrant County, Texas
VOL/PG/INST# Volume/Page/Instrument Number
POB/POC Point of Beginning/Point of Commencing
ESMT/BL Easement/Building Line
R.O.W. Right of Way

MONUMENTS / BEARING BASIS

Monuments are found if not marked MNS or CRS.

CRS ○ 1/2" rebar stamped "JPH Land Surveying" set
MNS ○ Mag nail & washer stamped "JPH Land Surveying" set
○ Vertex or common point (not a monument)
Coordinate values, if shown, are US.SyFt./TxCS,'83,NCZ
Bearings are based on grid north (TxCS,'83,NCZ)



SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Jewel Chadd, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of procedures and practices of the most current Professional Land Surveying Practices Act.

PRELIMINARY - NOT TO BE RECORDED

Jewel Chadd
Registered Professional
Land Surveyor No. 5754
jewel@jphls.com
Date: TBD

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 Council of the City of Colleyville, Texas voted affirmatively on this ____ day of _____, 20__, to approve this Plat.

Mayor, City of Colleyville

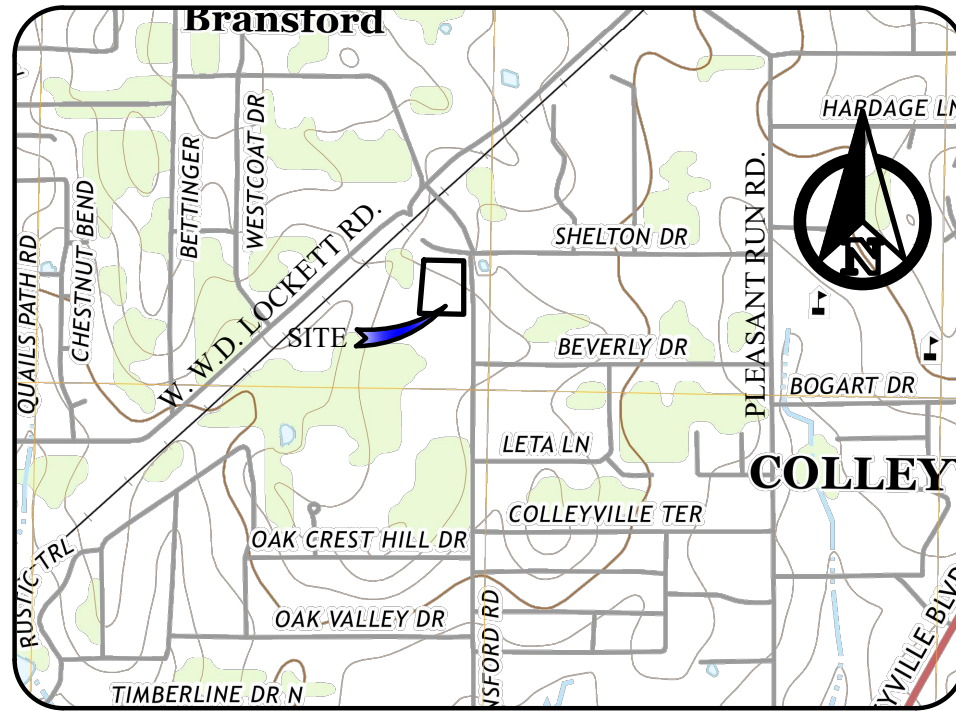
Attest: City Secretary

GENERAL NOTES

- The purpose of this replat is to combine two existing lots from separate subdivisions into one subdivision and modify the common lot lines of each.
- Notice: Selling a portion of this addition by metes & bounds is a violation of the City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- This survey was performed without the benefit of a commitment for title insurance. Therefore, there may be easements or documents pertaining to the subject tract that are not shown or referenced herein.
- This property lies within ZONE(S) X (Unshaded) of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0095K, dated 2009/09/25, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.
- All building setbacks shall conform to those required by the current approved zoning by the City of Colleyville.
- Private Sewage Treatment Systems, including septic tanks, shall be prohibited except where approved by the Director of Public Works or designee and the Tarrant County Health Department.
- 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 necessity at any time of procuring the permission of anyone.
- The home on Lot 2 will be demolished.

VICINITY MAP

NOT TO SCALE



Replat LOTS 1, 2 & 3, BLOCK 1 McCRADY ADDITION

BEING A 2.810-ACRES REPLAT OF
LOT 1, BLOCK 1, CECIL OAKS
(CABINET A, SLIDE 131, P.R.T.C.T.)
AND
LOT 1, BLOCK 1, GOTCHER ADDITION
(VOLUME 388-132, PAGE 80, P.R.T.C.T.)
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS
PREPARED: June 2022

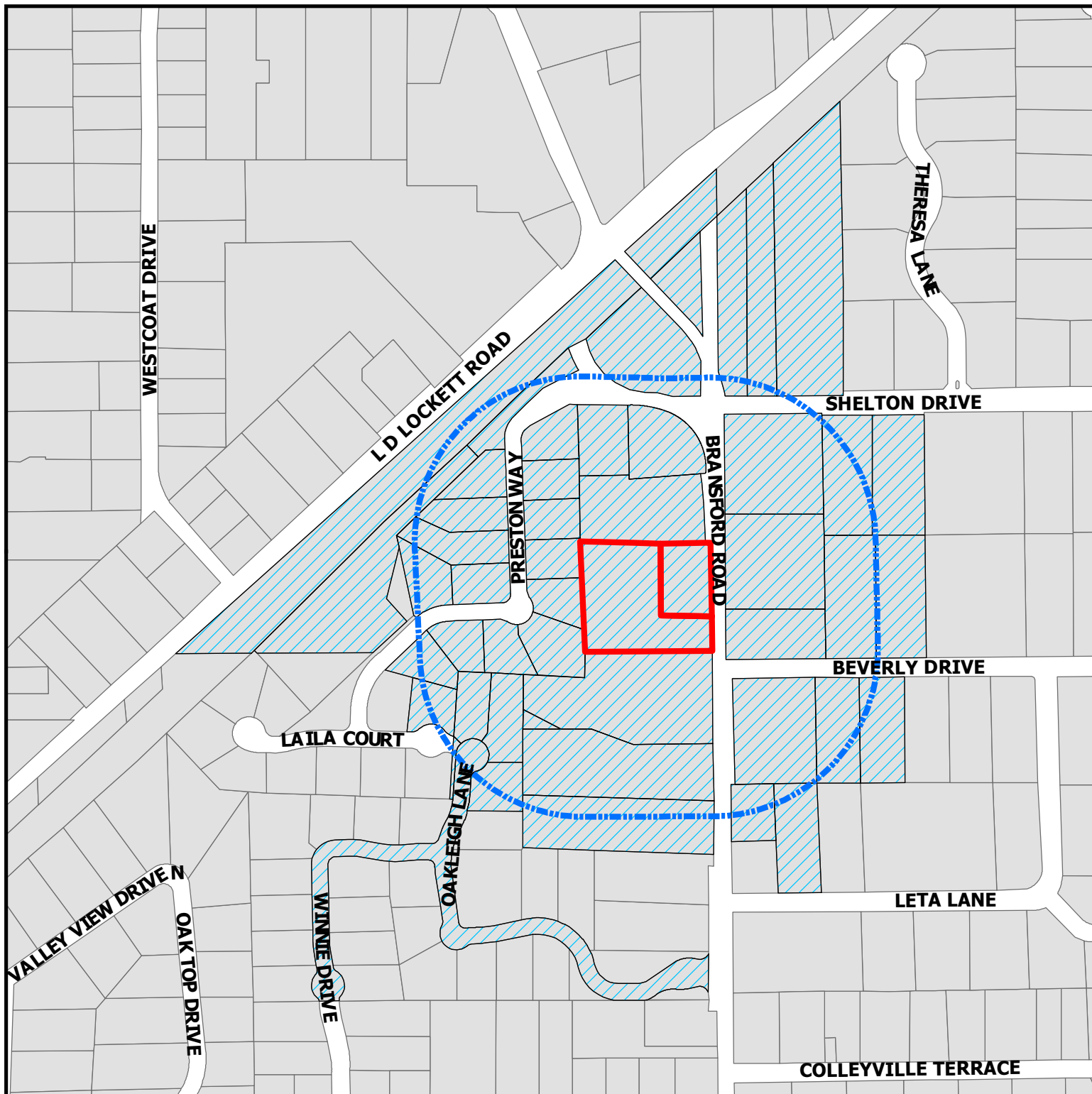
SURVEYOR:

JPH Land Surveying, Inc.
785 Lonesome Dove Trail
Hurst, Texas 76054
Telephone (817) 431-4971

OWNER:

Kathryn D. McCrady
3505 Rosedale Ave.
Dallas, Texas 75205

Notification Map

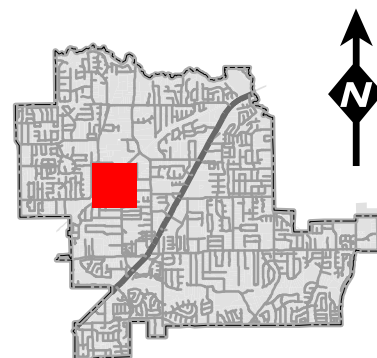


PC22-014

5812 & 5816 Bransford 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
-  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:

Planning and Zoning Commission Meeting: Monday, September 12, 2022 at 7:00 p.m.

City Council Meeting: Monday, October 3, 2022 at 7:00 p.m.

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

Request: Consideration of a Replat for Lots 1, 2, and 3, Block 1, McCrady Addition, being Lot 1, Block 1, Cecil Oaks and Lot 1, Block 1, Gotcher Addition. The purpose is to replat the property into 3 lots in order to allow for the construction of new single family homes. The new lots will comply with all R-20 dimensional standards.

Zoning Case: PC22-014

Applicant: Kathryn McCrady

Owner: Kathryn McCrady

Location: 5812 & 5816 Bransford Road

Property Description: Lot 1, Block 1, Cecil Oaks and Lot 1, Block 1, Gotcher Addition

Present Zoning: R-20 Single Family Residential

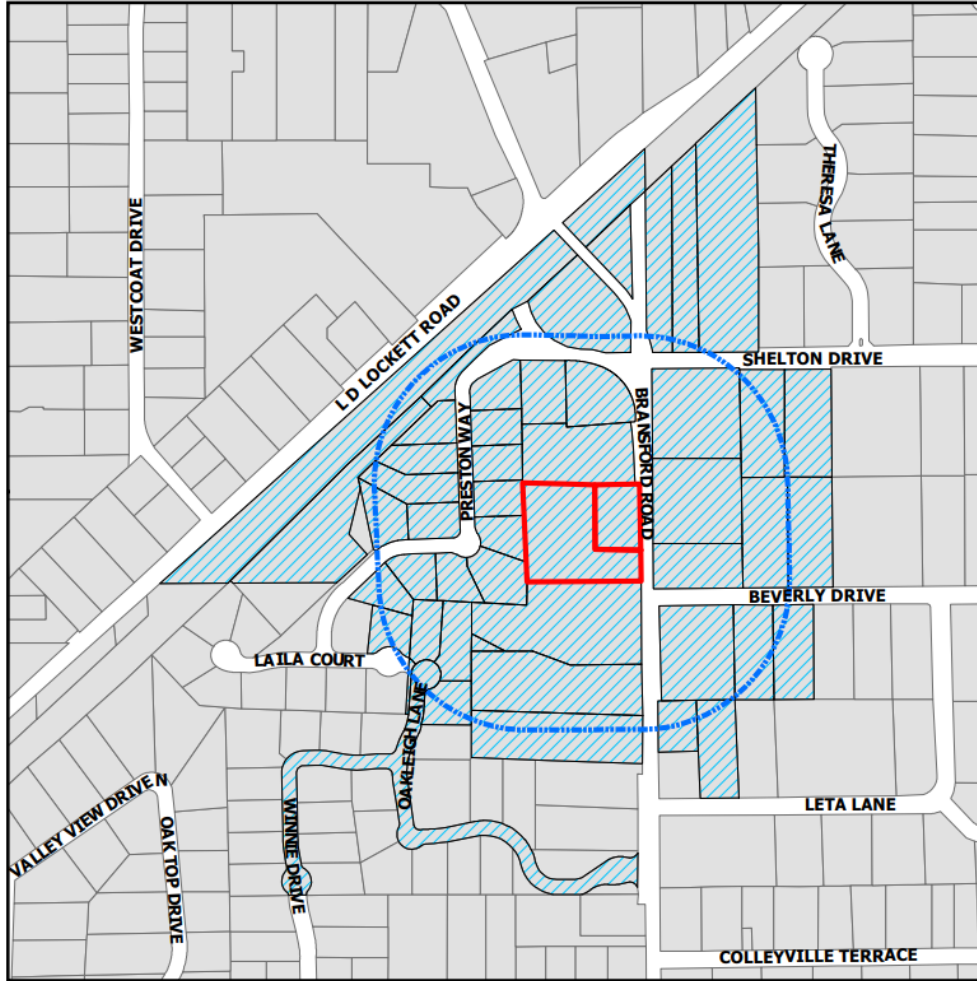
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a 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 below:

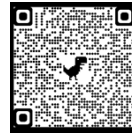
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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.

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
Planning Manager
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
ALIANNE ESTATES	6201 THERESA LN	COLLEYVILLE, TX
BAKER, BRYAN B	7301 MAJESTIC MNR	COLLEYVILLE, TX
BRENNAN, GINNY	5705 OAKLEIGH LN	COLLEYVILLE, TX
BRISTOL, DAVID E	501 BEVERLY DR	COLLEYVILLE, TX
CARNEY, MAX	5712 BRANSFORD RD	COLLEYVILLE, TX
CHILDRESS, JOHN	512 BEVERLY DR	COLLEYVILLE, TX
COWAN, LARRY	6000 BRANSFORD RD	COLLEYVILLE, TX
COWAN, LARRY B	5904 BRANSFORD RD	COLLEYVILLE, TX
DOODY, KEVIN	401 W LD LOCKETT RD	COLLEYVILLE, TX
DUNNING, STEVEN	5710 OAKLEIGH LN	COLLEYVILLE, TX
G & H GROUP LLC	75 MAIN ST STE 100	COLLEYVILLE, TX
GARRISON, LISA	5704 BRANSFORD RD	COLLEYVILLE, TX
GARY AND NACIA WEST REVOCABLE	104 OAK VALLEY DR E	COLLEYVILLE, TX
GHHB TALON HILL LLC	1105 GLADE RD STE 100	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX
HEMANI LAW GROUP PLLC	2705 SAN JACINTO DR	EULESS, TX
LAMA, PASANG	6001 BRANSFORD RD	COLLEYVILLE, TX
MACAULAY, ANDREW	511 SHELTON AVE	COLLEYVILLE, TX
MCCRADY, KATHRYN	5816 BRANSFORD RD	COLLEYVILLE, TX
MCCRADY, KATHRYN	5812 BRANSFORD RD	COLLEYVILLE, TX
MINOR, ARVIL	5808 BRANSFORD RD	COLLEYVILLE, TX
OAKLEIGH RESIDENTIAL COMMUNITY	5757 ALPHA RD STE 680	DALLAS, TX
ONCOR ELECTRIC DELIVERY CO LLC	PO BOX 139100	DALLAS, TX
OREGAN, BRIAN	513 BEVERLY DR	COLLEYVILLE, TX
PANNO, KIM	5901 BRANSFORD RD	COLLEYVILLE, TX
REGIONAL RAIL ROW CO	PO BOX 660163	DALLAS, TX
RIMMER, HARRY L	508 BEVERLY DR	COLLEYVILLE, TX
SAMUELS, DONNA KAY	632 DELOACHE ST	WESTWORTH VILLAGE, TX
WEST, GARY R	104 OAK VALLEY DR	COLLEYVILLE, TX
WEST, NICHOLAS	500 BEVERLY DR	COLLEYVILLE, TX
WITMAN, GEORGE	405 SHELTON DR	COLLEYVILLE, TX

RESOLUTION R-22-XXXX

**A RESOLUTION APPROVING A REPLAT FOR LOTS 1, BLOCK 1, 2, & 3,
MCCRADY ADDITION**

WHEREAS, the Planning and Zoning Commission recommended approval of the Replat for Lots 1, 2 & 3, Block 1, McCrady Addition, on September 12, 2022.

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

Sec. 1. THAT the Replat for Lots 1, 2, & 3, Block 1, McCrady Addition on approximately 2.81 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS
THE 3rd DAY OF OCTOBER 2022.

Mayor Bobby Lindamood
Place 1, Brandi Elder
Place 2, George Bond
Place 4, George Dodson

_____	Mayor Pro Tem Kathy Wheat	_____
_____	Place 5, Chuck Kelley	_____
_____	Place 6, Callie Rigney	_____

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

Exhibit "A" - Plat Exhibit

STATE OF TEXAS **COUNTY OF TARRANT** **8**

NOTICE TO CREDITORS

Whereas, the undersigned, **James M. McCreary**, is the owner of the property described in the following: **Block 1, Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 81**



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 2b	Agenda Date 9/12/2022	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration of a Special Use Permit for outdoor display of merchandise on Lot 3A1A, 3A2A, 3B1, and 4A, Block 2, Andy Felps Addition, located at 4201 Colleyville Boulevard, Case ZC22-019, TABLED FROM THE AUGUST 8, 2022 PLANNING AND ZONING COMMISSION MEETING

Explanation

TABLED FROM THE AUGUST 8th PLANNING AND ZONING COMMISSION MEETING.
Ryan Worthington, the applicant, has submitted a request for a Special Use Permit (SUP) to allow for the outdoor display of merchandise to remain on the property located at 4201 Colleyville Boulevard.

Existing Conditions/Background: The subject property is zoned CC-3 Highway Commercial and generally located on the east side of Colleyville Boulevard and north of the intersection of Cheek Sparger Road and Colleyville Boulevard. The subject property is a platted lot and is currently developed with a business located in the front building and the remainder of the property is used as another business for the storage of recreational vehicles.

Proposed Special Use Permit:

Request – The applicant is requesting approval of an SUP to allow for the outdoor display of merchandise use at this location.

Ordinance – Land Development Code, Chapter 6.6, Sections 3. and 4. Additional Development Regulations:

1. *Outdoor Display Areas* – Outside display of merchandise shall not be allowed unless allowed by a Special Use Permit (SUP) approved by the City Council, provided that it shall be limited to an area within eight (8) feet of the front wall of the primary building and further provided that emergency pedestrian access to the building is not blocked. When allowed by SUP, no merchandise shall be displayed between the hours of 11:00 p. m. and 6:00 a. m.

For purpose of this regulation, the front wall shall be the front containment wall of the structure and not the front of an overhanging walkway cover.

2. *Outside Storage and Sales Areas* – There shall be no outside storage or outside sales areas of landscaping materials, plants or general merchandise, except for an outside display area, as provided in the above paragraph. For purpose of this regulation, nothing shall prohibit the sale or display of landscaping materials, plants or general merchandise located behind an enclosed solid screening wall constructed of like materials to the building, provided merchandise is not visible above the top of the screening wall.

Analysis: Worthington Monuments has headstones and monuments located within the front yard of the property along Colleyville Boulevard. The applicant is requesting the continued use of outdoor display of the headstones and monuments.

Plat Status: The property is platted as Lot 3A1A, 3A2A, 3B1, and 4A, Block 2, of the Andy Felps Addition.

DRC Review: The DRC reviewed the request during their May 23, 2022 meeting and determined the application was complete and may be scheduled for the next available Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The properties to the north and south are zoned CC-3 Highway Commercial and developed with a mixture of commercial uses. The properties to the east are zoned PUD-C Planned Unit Development - Commercial and are improved with commercial buildings and R-20 Single-Family Residential zoning and have residential homes.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, identifies the subject property as "Colleyville Boulevard Corridor" and located within a Sales Tax Preferred Intersection.

Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations 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: Staff recommends denial of the Special Use Permit (SUP) request due to it not meeting the technical requirements of the Land Development Code.

Recommendation

Denial

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Aerial View 1
6. Aerial View 2
7. Outdoor Storage Exhibit
8. Notification Map
9. Notification Letter
10. Notification List
11. Draft Ordinance

Aerial Map



ZC22-019

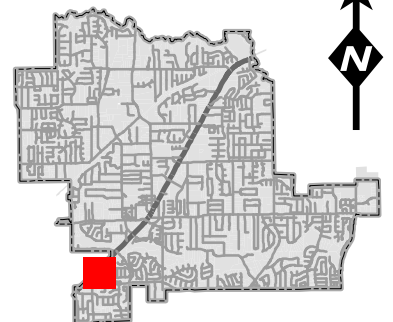
4201 Colleyville Boulevard

DISCLAIMER:

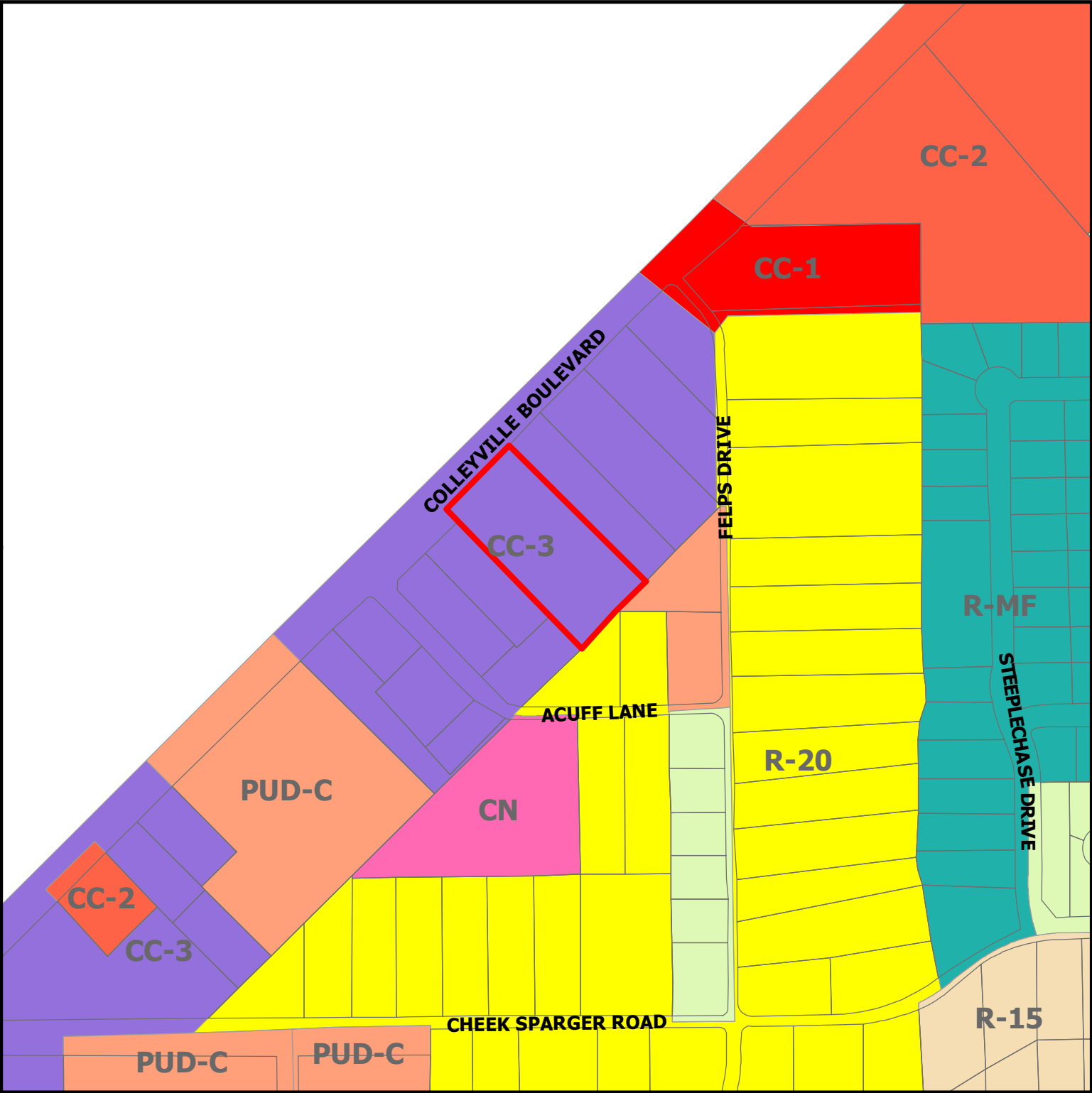
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Subject Property



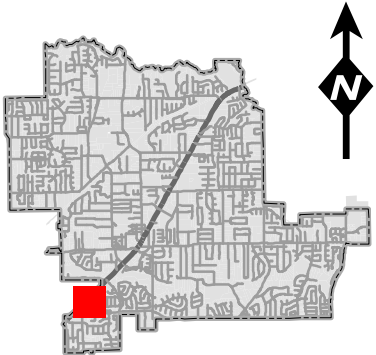
Zoning Map



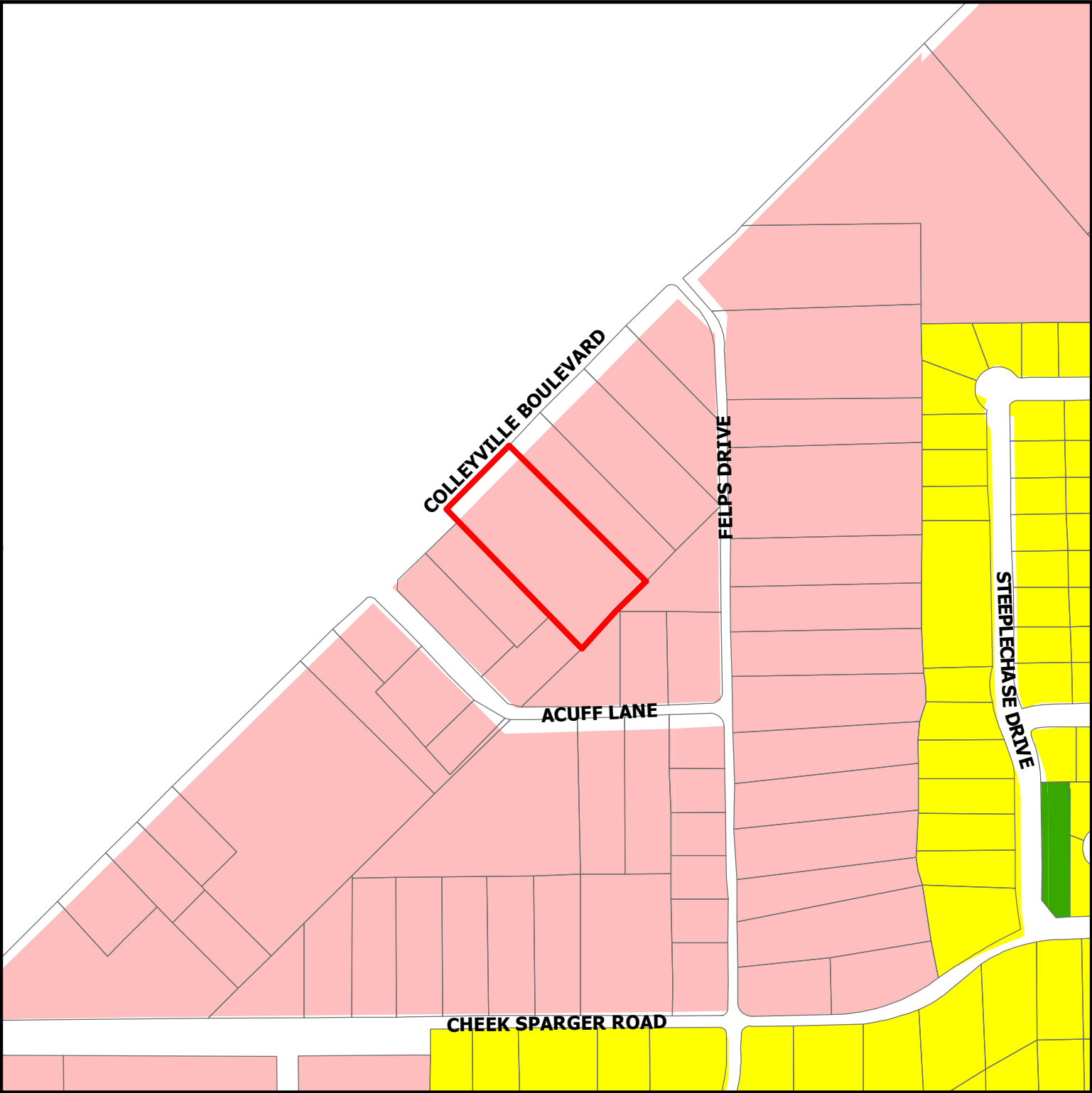
ZC22-019
4201 Colleyville Boulevard

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 Subject Property



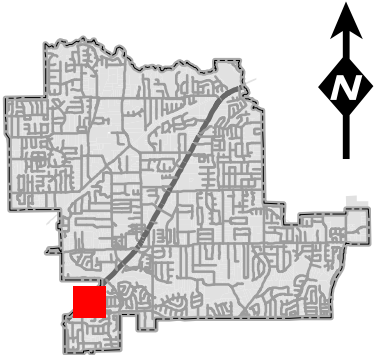
Future Land Use Map



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ZC22-019
4201 Colleyville Boulevard

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



Statement of Planning Objectives
4201 Colleyville Blvd

Worthington Monuments is requesting a special use permit that will allow the outdoor storage of monuments. These monuments will be used by families when making monument selections.

4201 Colleyville Blvd.



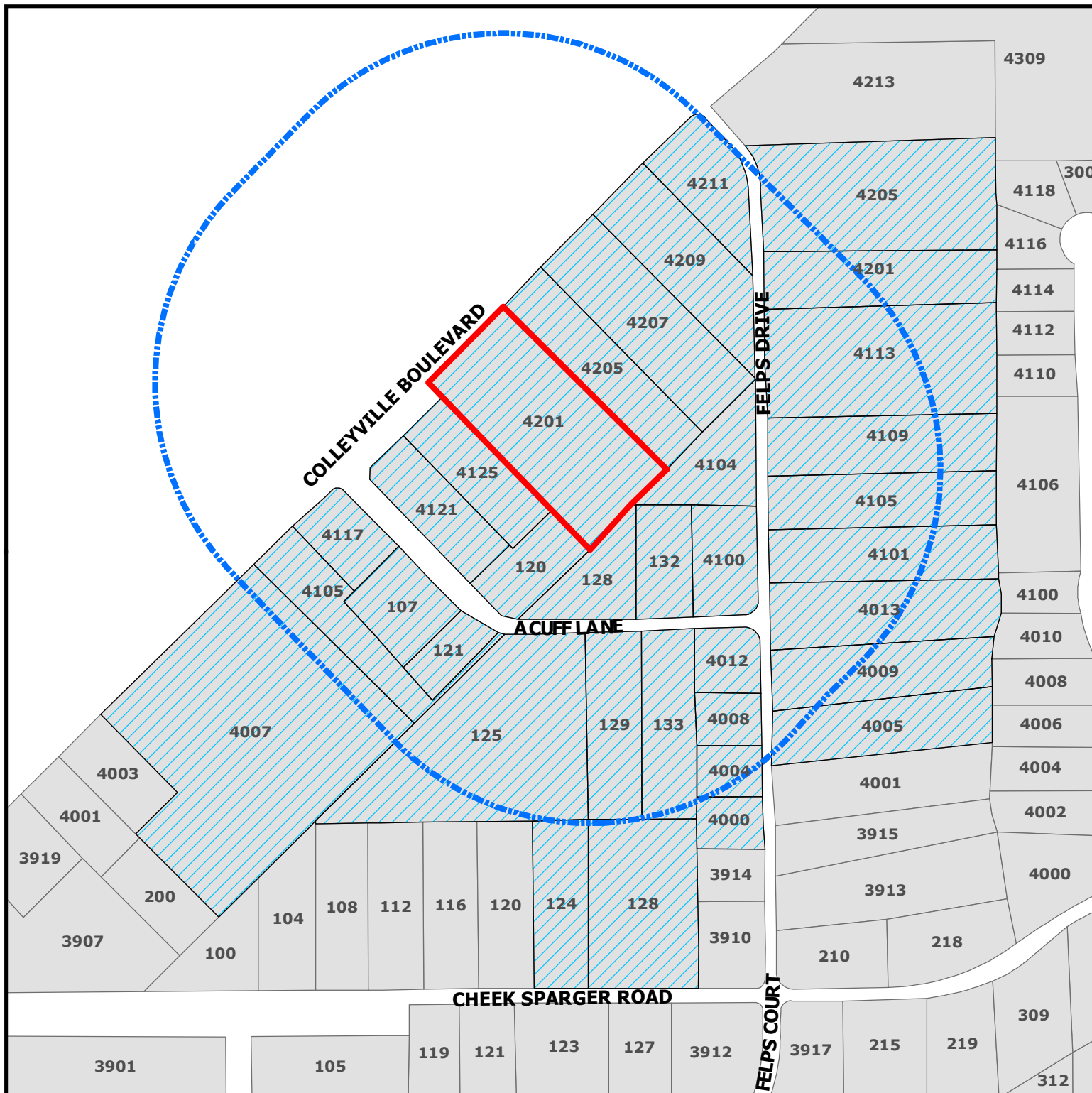




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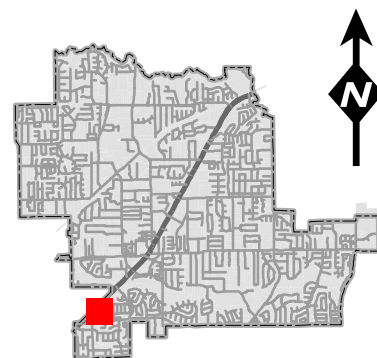
Notification Map



ZC22-019
4201 Colleyville Boulevard

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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:

Planning and Zoning Commission Meeting: Monday, June 13, 2022 at 7:00 p.m.
City Council Meetings: Tuesday, July 5, 2022 & Tuesday, July 19, 2022 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for outdoor display of merchandise. The request is to allow for the business, Worthington Monuments, to continue outside display of monuments on their premises.

Zoning Case: ZC22-019

Applicant: Ryan Worthington

Owner: Jimmy Callahan

Location: 4201 Colleyville Boulevard

Property Description: Lot 3A1A, 3A2A, 3B1, and 4A, Block 2, Andy Felps Addition

Present Zoning: CC-3 Highway 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 below:

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

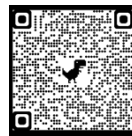
If the property owners of 20% or more of the land within the 200 foot notification area file a written protest prior to the public hearing, State law provides that the approval of the zoning change request shall require the approval of a super majority vote by City Council.

The map displays a grid of land parcels, each labeled with a number and an owner's name. A blue dashed line outlines a large area, and a red solid line highlights a specific parcel. The parcels are numbered and labeled with owner names as follows:

- Top Left:** 4213 (4213), 4309 (4309), 4118 (4118), 4116 (4116), 4114 (4114), 4112 (4112), 4110 (4110), 4106 (4106), 4100 (4100), 4010 (4010), 4008 (4008), 4006 (4006), 4004 (4004), 4002 (4002), 4000 (4000), 3915 (3915), 3913 (3913), 210 (210), 218 (218), 309 (309), 312 (312).
- Top Right:** 4211 (4211), 4209 (4209), 4207 (4207), 4205 (4205), 4201 (4201), 4104 (4104), 4100 (4100), 4012 (4012), 4008 (4008), 4004 (4004), 4000 (4000), 3914 (3914), 3910 (3910), 3917 (3917), 215 (215), 219 (219).
- Middle Left:** 4117 (4117), 4105 (4105), 107 (107), 121 (121), 125 (125), 129 (129), 133 (133), 4007 (4007), 4003 (4003), 4001 (4001), 200 (200), 3907 (3907), 100 (100), 104 (104), 108 (108), 112 (112), 116 (116), 120 (120), 124 (124), 128 (128), 3901 (3901), 105 (105), 119 (119), 121 (121), 123 (123), 127 (127), 3912 (3912).
- Middle Right:** 4205 (4205), 4201 (4201), 4113 (4113), 4109 (4109), 4105 (4105), 4101 (4101), 4013 (4013), 4009 (4009), 4005 (4005), 4001 (4001), 3915 (3915), 3913 (3913), 210 (210), 218 (218), 309 (309), 312 (312).
- Bottom Left:** 4007 (4007), 4003 (4003), 4001 (4001), 200 (200), 3907 (3907), 100 (100), 104 (104), 108 (108), 112 (112), 116 (116), 120 (120), 124 (124), 128 (128), 3901 (3901), 105 (105), 119 (119), 121 (121), 123 (123), 127 (127), 3912 (3912).
- Bottom Right:** 4007 (4007), 4003 (4003), 4001 (4001), 200 (200), 3907 (3907), 100 (100), 104 (104), 108 (108), 112 (112), 116 (116), 120 (120), 124 (124), 128 (128), 3901 (3901), 105 (105), 119 (119), 121 (121), 123 (123), 127 (127), 3912 (3912).

The map also includes several roads and landmarks:

- COLLEVILLE BOULEVARD** (top left)
- ACUFF LANE** (middle left)
- CHEEK SPARGER ROAD** (bottom left)
- FELPS DRIVE** (middle right)
- FELPS COURT** (bottom right)



Jacquelyn Reyer

Jacquelyn Reyff
Planning Manager
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
4205 COLLEYVILLE LLC	PO BOX 92565	SOUTHLAKE, TX
4209 COLLEYVILLE BLVD LLC	PO BOX 602	COLLEYVILLE, TX
4FD PROPERTIES LLC	4100 FELPS DR STE A	COLLEYVILLE, TX
ACHA, CHRISTINE	7656 RIDGELINE DR	DUBLIN, CA
AUTO WASH DEPOT CENTERS	2400 E COMMERCIAL BLVD STE 901	FORT LAUDERDALE, FL
BOTEJU, PRABATH S	501 THORN WOOD DR	EULESS, TX
BRATTON, BILLY W	4009 FELPS DR	COLLEYVILLE, TX
BRIDLEWOOD ESTATES	4110 COACHMAN	COLLEYVILLE, TX
BURNS, EDWARD H	7713 LEXUS DR	FORT WORTH, TX
BYERLY, MIMI	7109 PEBBLE HILL DR	COLLEYVILLE, TX
CALLAHAN, JIMMY	PO BOX 430	YANTIS, TX
CORPORATION, ALARDIN	1721 WOODHILL LN	BEDFORD, TX
CROMBIE, PHILLIP EST	128 ACUFF LN	COLLEYVILLE, TX
DUONG, TRANG	10268 CHARISSGLEN CIR	LITTLETON, CO
FRENCH, JAMES E	PO BOX 550	TIOGA, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX
HINKLE-MORRISON, MICHAEL	4012 FELPS DR	COLLEYVILLE, TX
JARRELL, JOHN	4004 FELPS DR	COLLEYVILLE, TX
KNIGHT, STEVEN	4205 FELPS DR	COLLEYVILLE, TX
LAPRELLE, CHAD	133 ACUFF LN	COLLEYVILLE, TX
LATT PROPERTIES INC	3701 CLIFFWOOD DR	COLLEYVILLE, TX
LINDSEY, VICKI	129 ACUFF LN	COLLEYVILLE, TX
MANDATO, DAVID A	4109 FELPS DR	COLLEYVILLE, TX
MAYO, LESLIE	4000 FELPS DR	COLLEYVILLE, TX
MCDOWELL, TOMMY N	128 CHEEK SPARGER RD	COLLEYVILLE, TX
MIDBELT PROPERTIES LP	2722 FAIRMOUNT ST	DALLAS, TX
NOEL, SUSAN L	4005 FELPS DR	COLLEYVILLE, TX
PEREZ, VICTOR A	4008 FELPS DR	COLLEYVILLE, TX
RAI, RAMINDERPAL	4201 FELPS DR	COLLEYVILLE, TX
ROMINE, LAQUITA JOY	4113 FELPS DR	COLLEYVILLE, TX
T MARIE MAULDIN LLC	PO BOX 584	COLLEYVILLE, TX
WILKS, EARLEEN FAY	132 ACUFF LN	COLLEYVILLE, TX
WOODBRIAR NORTH ADDITION	3700 SWEETBRIAR	COLLEYVILLE, TX

ORDINANCE O-22-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 1.74 ACRES, BEING LOT 3A1A, 3A2A, 3B1, AND 4A, BLOCK 2, ANDY FELPS ADDITION, LOCATED AT 4201 COLLEYVILLE BOULEVARD, BY AUTHORIZING A SPECIAL USE PERMIT FOR OUTDOOR DISPLAY OF MERCHANDISE; 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 for Outdoor Display of Merchandise for the business known as Worthington Monuments, Case No. ZC22-019; and

WHEREAS, the City of Colleyville deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to amend the City's zoning ordinance; and

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration to, among other things, the character of the City's zoning districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City; and

WHEREAS, the City Council is of the opinion that the change in zoning provided for herein should be made, in compliance with the City Charter, and state law with reference to changes to zoning classifications under the City's zoning ordinance and zoning map, having given the requisite notices required by law and having held public hearings affording all interested persons and property owners a full and fair opportunity to be heard.

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

Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit for Outdoor Display of Merchandise on 1.74 acres, being Lot 3A1A, 3A2A, 3B1, and 4A, Block 2, Andy Felps Addition, located At 4201 Colleyville Boulevard, for the business known as Worthington Monuments, 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 apply to outside display of merchandise.
- b. The name of the business authorized for the outside display by this Special Use Permit shall be called "Worthington Monuments".
- c. The Special Use Permit shall automatically expire upon the abandonment of the business, change in use, a change in ownership or upon the expiration or termination of the Certificate of Occupancy.
- d. All requirements of the Land Development Code shall be met, except where amended herein.

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

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

Sec. 6. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

Sec. 7. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 3rd day of October 2022.

The second reading and public hearing being conducted on the 18th day of October 2022.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS
ON THIS THE 18TH DAY OF OCTOBER 2022.

Mayor Bobby Lindamood
Place 1, Brandi Elder
Place 2, George Bond
Place 4, George Dodson

_____ Mayor Pro Tem Kathy Wheat
_____ Place 5, Chuck Kelley
_____ Place 6, Callie Rigney

ATTEST:

CITY OF COLLEYVILLE

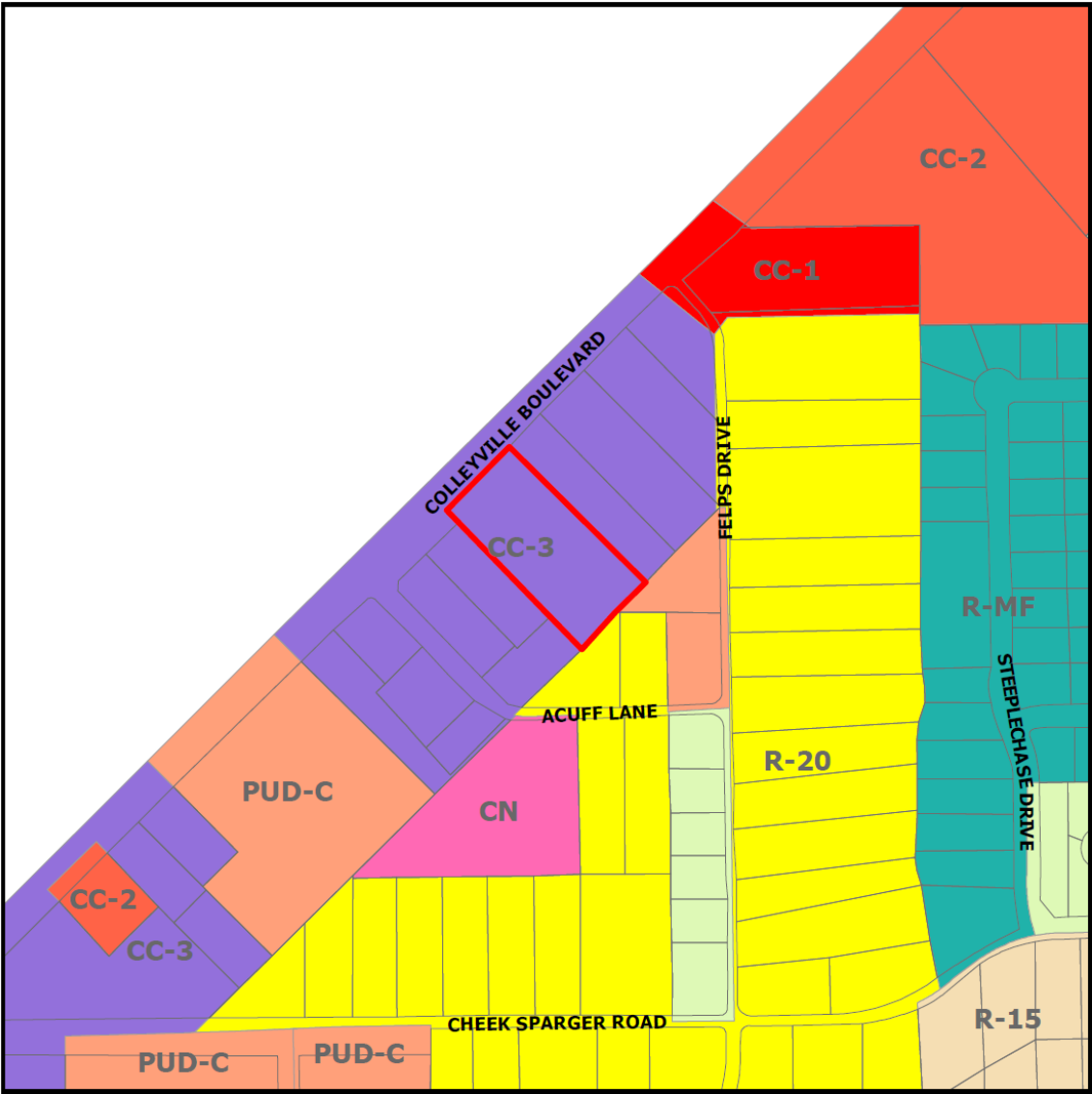
Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

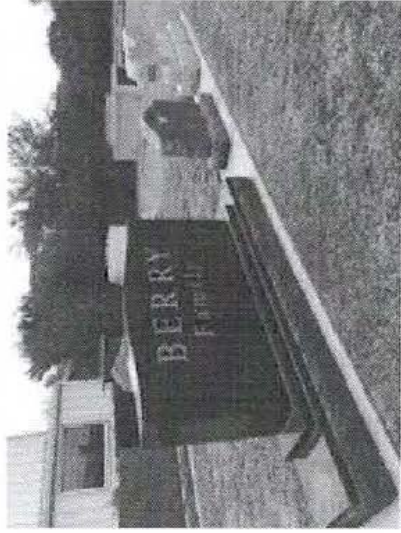
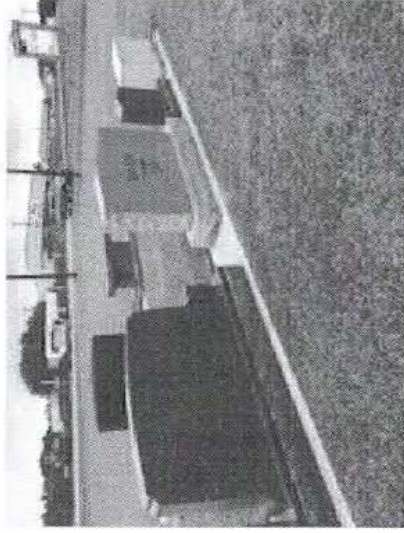
APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map







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38K

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City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 2c	Agenda Date 9/12/2022	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration of a Zoning Change from AG Agricultural to PUD-R Planned Unit Development-Residential zoning district for Tracts 1B1, 1C1, 1B2, and 1B3, Abstract 294, Robert Chowning Survey, located at 2417 Wilkes Drive, Case ZC22-029, TABLED FROM THE AUGUST 8, 2022 PLANNING AND ZONING COMMISSION MEETING

Explanation

Curtis Young, the applicant, has submitted a request to rezone the 11.94 acres property located at 2417 Wiles Drive from AG Agricultural to PUD-R Planned Unit Development-Residential district. The purpose is to rezone in order to allow for the development of a new 18 lot single-family residential subdivision.

UPDATE: The applicant is in negotiations on purchasing 6900 Pool Road. This provides access to Pool Road. It also increases the number of lots to 21 residential lots. Both plans are included for review. However, the original notice did not include this lot. Therefore, the request would need to be Tabled to allow for proper notices.

Existing Conditions/Background: The subject property is currently an unplatted lot. A home currently exists which is proposed to be removed.

Proposed Zoning Change:

Request – The request is to rezone from the AG Agricultural to the PUD-R Planned Unit Development - Residential district. The request is to construct a new 18 or 21 lot detached single-family subdivision to be known as Wilkes Knoll.

Purpose: The purpose of a Planned Unit Development (PUD) is to provide for greater flexibility and discretion in the approval of residential, non-residential and mixed-use developments by encouraging creative, efficient and aesthetically desirable residential and commercial projects that are superior to what could be accomplished in other zoning districts. This may be through the use of increased open spaces and greenbelts or by providing enhanced amenities or features within the development that will be of special benefit to the property owners or to the community.

Analysis: Per the PUD proposed, this project is requesting to create a new detached single-family subdivision of 18 lots. There is one proposed street connection along Wilkes Drive serving as the entrance and exit to the subdivision. The lots range from

15,178 s.f. to 25,136 s.f. The average lot size is 19,031 s.f. The minimum home size will be 3,500 s.f. Along the northern border is a proposed nature trail which connects to Pool Road.

According to the Land Development Code, Chapter 3, Section 3.23: "The Maximum Residential Density permitted in the PUD-R district shall not exceed 1.8 dwelling units per net acre. For the purpose of this calculation, the density calculation shall include all residential areas of the project. This calculation shall exclude all proposed non-residential acreage and street rights-of-way from the net acreage."

The open space required for a PUD-R is 20% and this subdivision proposes 21.20%. "Residential areas: For all residential uses, common open space land, comprising not less than twenty (20%) of the gross residential project area, shall be provided for the primary use of occupants of the residential units."

UPDATE: The new plan shows 21 lots with primary access onto Pool Road. An "Emergency Access Only" gate is proposed at Wilkes Drive. This resolves the issue of the number of lots allowed on a cul-de-sac roadway. The updated plan complies with the density and open space regulations.

Plat Status: The subject property is unplatted as 1B1, 1C1, 1B2, and 1B3, Abstract 294, Robert Chowning Survey.

DRC Review: This request was reviewed during the July 19, 2022 DRC meeting and determined the application may be scheduled for the next available Planning and Zoning Commission meeting. The DRC provided the following comments:

1. Per Chapter 9, Subdivision Design & Public Facilities, Section 9.17 Street Design Criteria, B. Street Design, Number of a Subdivision Entryways; "a. Where a proposed subdivision, or cul-de-sac street, contains more than twelve (12) lots..." The number of lots in the cul-de sac exceed the Land Development Code Requirements. Therefore, Staff will be recommending denial.

Engineering Comments:

1. Provide a Drainage Plan and calculations to show there will be no adverse effect on residents downstream. A detention facility will be required prior to storm water being released.
2. It is preferred the sewer line not be run behind the homes because it will cause a maintenance/access issue. Please have the sewer line placed underneath the roadway.
3. The preference is for the waterline to connect through Pool Road.

Fire Marshal Comments:

The sub-division must meet the requirements of the City of Colleyville Land Development Code, and ordinance adopted by City Council

The Land Development Code Chapter 9 Section 9.17 Street Design Criteria Requires the sub-division to connect to Pool Road.

1. Street Continuity – The street layout shall provide for the continuation of the collector street system as shown on the Master Thoroughfare Plan. Streets shall provide connection to streets in adjacent subdivisions, but local streets shall be designed so as to discourage use by through traffic and to require the minimum number of streets necessary for convenient and safe access to property.

Section 9:17

11. Number of Subdivision Entryways – Every subdivision shall be designed to provide sufficient access into the development to accommodate anticipated traffic demands and to provide for emergency public services using the criteria contained in this Section. (O-01-1280 / 08-08-01) However, if Council approves the submitted design. Regardless of square footage each home will be required to have an NFPA 13D fire sprinkler system per Land Development Code Requirements.

Drainage: A drainage study is needed, including a downstream assessment.

Surrounding Development: Property to the north and east is located in the City of Grapevine. Property to the south has R-20 Single-Family Residential and RE Single Family 'Estate' Residential zoning and has developed with single-family homes. The property to the west has Planned Unit Development – Residential zoning located in the Ross Downs subdivision and has developed with single-family homes.

Comprehensive Plan: The City's comprehensive plan, Destination Colleyville, designates the subject property and the property near this location along Wilkes Drive as planned for residential use. The proposed rezoning request does comply with the residential land use designation stated in the comprehensive plan. One of the goals for this area, as outlined in Destination Colleyville, is to protect the character and integrity of existing neighborhoods by promoting future development that is compatible with the surrounding development patterns and development character.

Fees: Impact Fees are required per Chapter 13 (Impact Fees) of the Land Development Code and are due prior to the issuance of a Building Permit, if applicable.

Tree Preservation: The development must comply with Chapter 5 (Urban Forestry) of the Land Development Code. Where any tree is slated for removal, no site grading, dirt disturbance or new construction may occur on the property until a Tree Removal Permit has been issued that is associated with an approved Tree Preservation Plan.

In addition to the requirements for submittal of a Tree Removal Permit and Tree Preservation Plan, future development on the site must maintain the minimum existing protected tree canopy coverage as required in Chapter 5.

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

well as any Homeowners Associations and Independent School Districts within 1,000 feet of the subject property. Notice was published in the Fort Worth Star-Telegram as required by State law and the Land Development Code.

Staff Recommendation: Staff is neutral on this request.

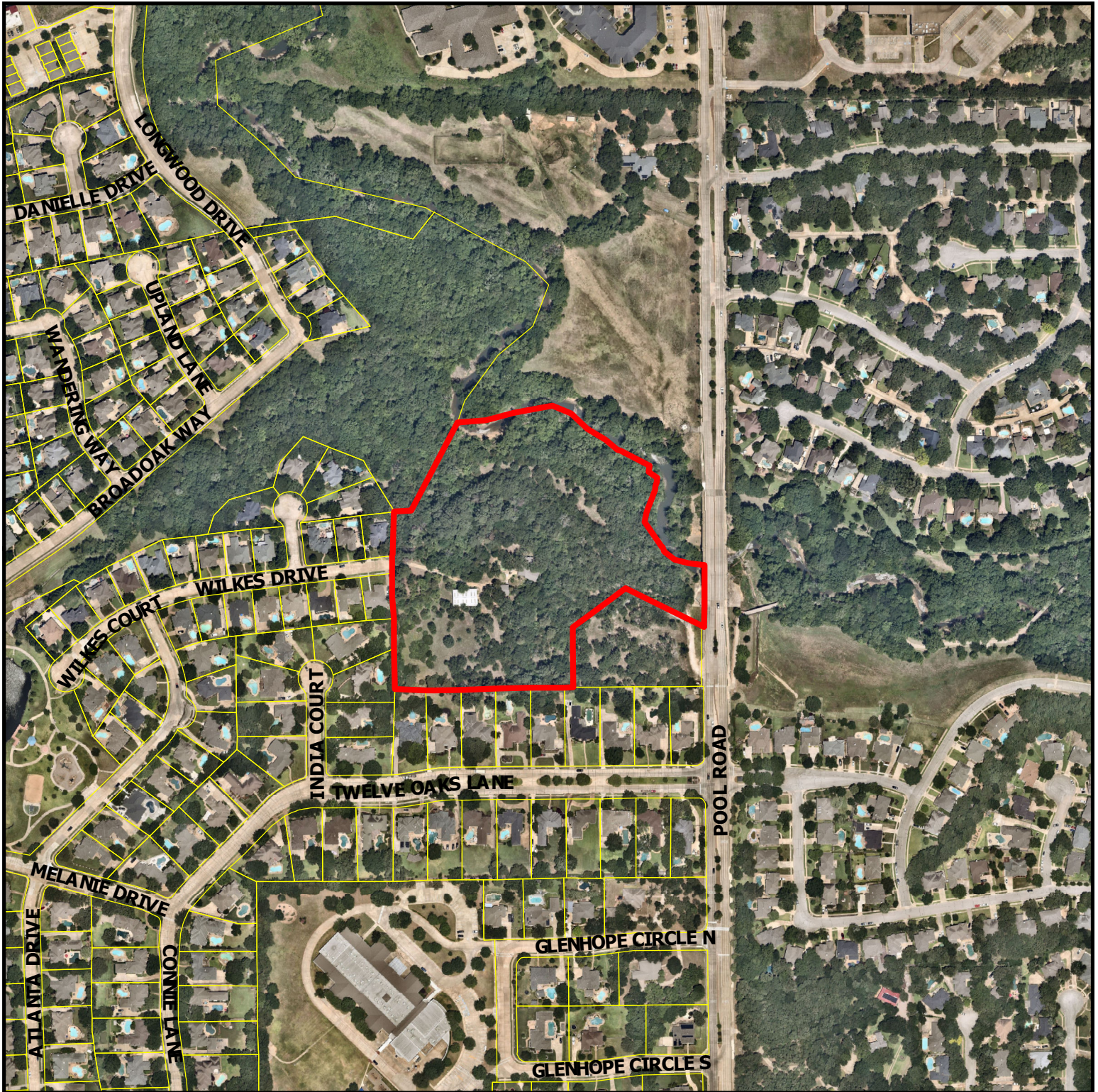
Recommendation

None

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Concept Plan
6. Concept Plan - Connection to Pool
7. Aerial Concept Plan
8. Plat - 6900 Pool Road
9. Drainage & Utility Plans
10. Drainage & Utility Plans - Connection to Pool
11. Notification Map
12. Notification Letter
13. Notification List
14. Letters of Opposition
15. Draft Ordinance

Aerial Map

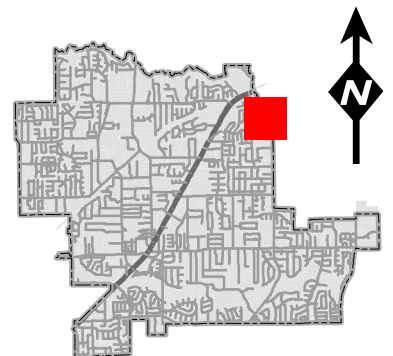


ZC22-029
2417 Wilkes Drive

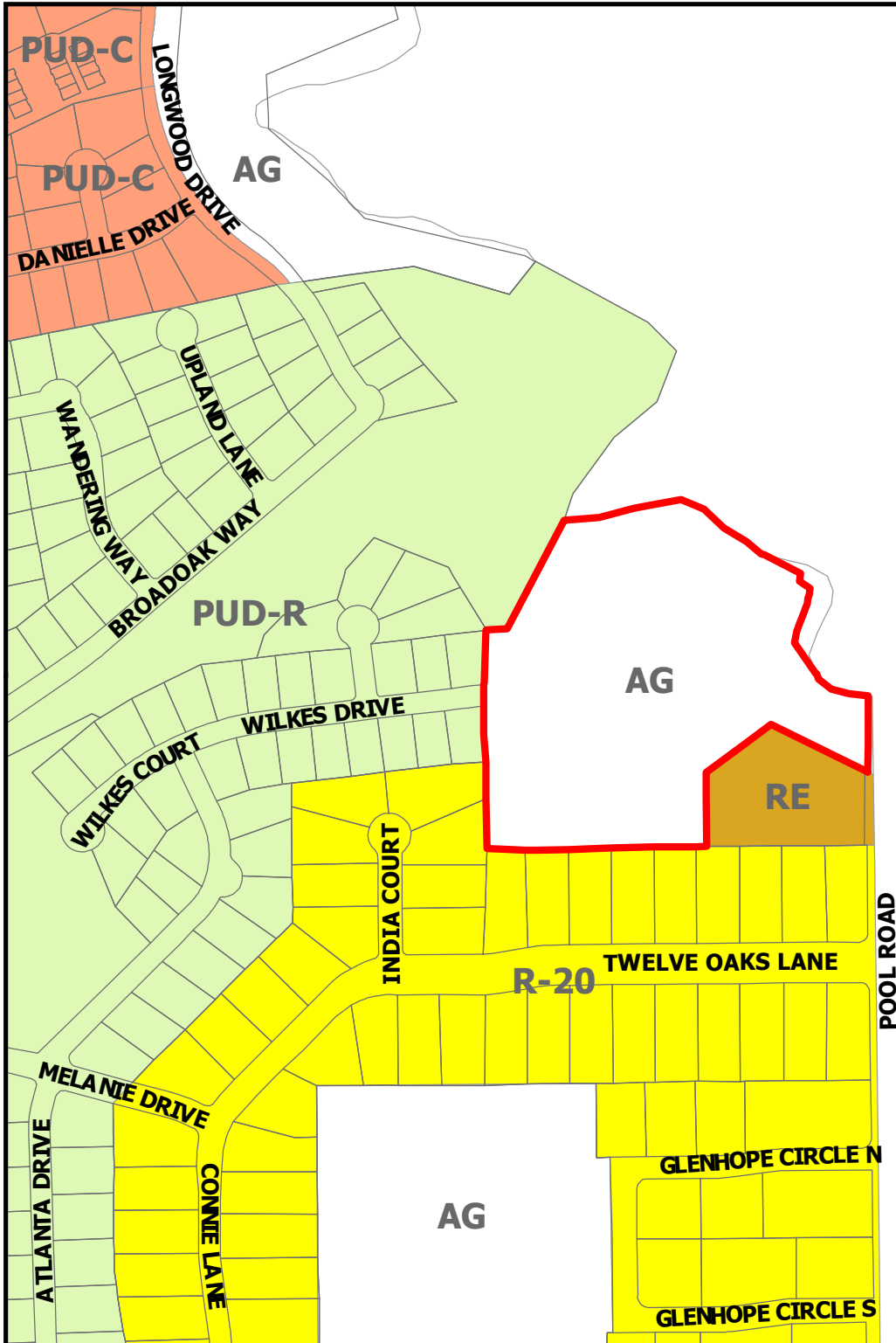
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Subject Property



Zoning Map



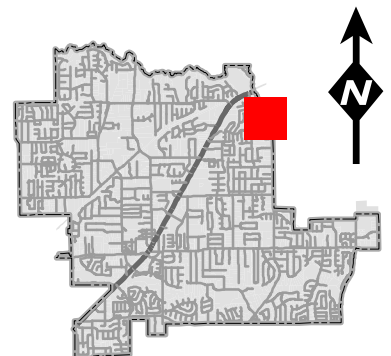
ZC22-029
2417 Wilkes Drive

DISCLAIMER:

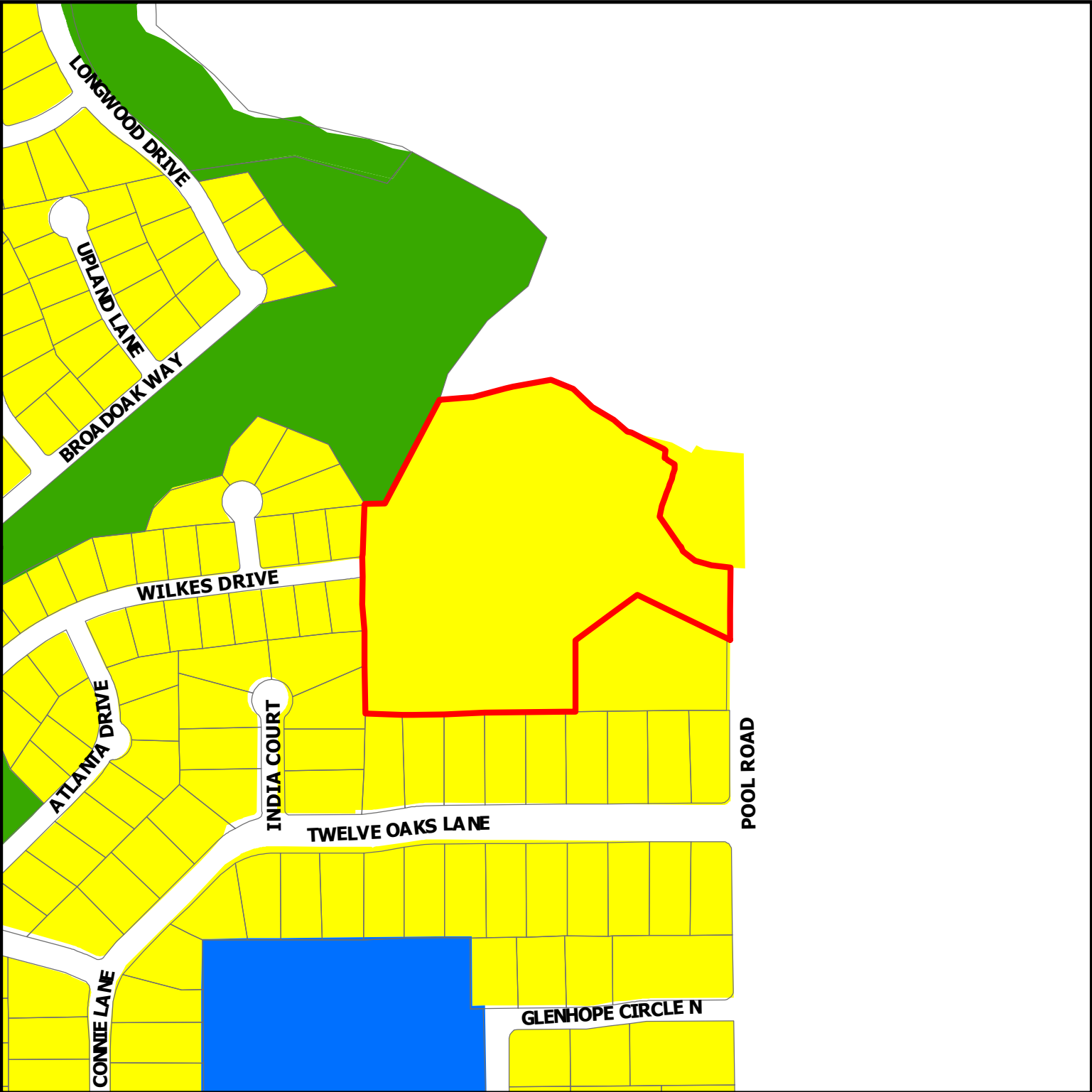
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Subject Property



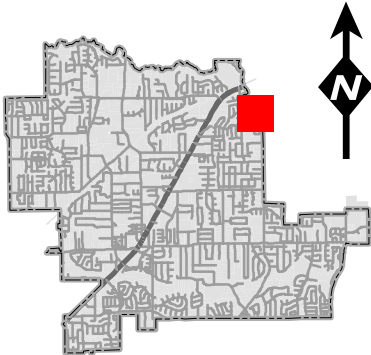
Future Land Use Map



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ZC22-029
2417 Wilkes Drive

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



Wilkes Knoll

Colleyville, Texas

Zoning Narrative –11 JULY 2022

WillowTree Development, LLC, Developer

Sage Group, Inc., Land Planner

Statement of Planning Objectives

Wilkes Knoll is a proposed residential neighborhood to be developed by WillowTree Development, LLC, under the PUD-R Residential District regulations for residential development in the City of Colleyville. The 12.01 acre property is located on the west side of Pool Road, just south of Big Bear Creek, which is also the Colleyville/Grapevine city limits.

Adjacencies: The property is adjacent to, and could almost be considered an extension of, the Ross Downs Estates neighborhood- as it is accessed through that neighborhood via Wilkes Drive. The Ross Downs Estates lots to the south (off of Twelve Oaks Lane) are ½ acre lots, but the section of Ross Downs Estates through which this property is accessed (from the west), is comprised of 10,000+ sf lots. To the north and east is Big Bear Creek, and the City of Grapevine.

The property is currently designated AG (Agriculture), so this would be the initial “development” zoning requested. The intent here is to rezone the entire property to PUD-R, unifying the property into one cohesive, master planned residential development of the highest quality. There is currently an occupied single-family home on the property, which will be removed as it is developed.

The proposed plan responds to, and in many ways reflects the neighborhoods and properties we are adjacent to. Where we are adjacent to the larger, ½ acre Ross Downs lots to the south, we are proposing lots of 20,000 sf and up, while the remaining lots (some adjacent to the 10,000 sf lots at our entry) are all at least 15,000 sf, and range up to 20,000 sf. We have designed the project to be compatible and in harmony with our adjacent neighbors and to be consistent with the city’s Comprehensive Plan. Overall density is 1.50 lots per acre.

Quality and compatibility with the adjacent residential, in this portion of Colleyville is essential, and we have designed this proposal with those goals in mind.

Access: The property only has one point of street access, determined when Ross Downs was developed. Wilkes Drive currently dead-ends into the property on the west side. We are proposing to extend Wilkes Drive into the property, and providing a circular turnaround street, accessing the lots.

The residences planned for Wilkes Knoll will be upscale, with selling prices estimated to start at around \$2 million. Each home will be required to go through a design review process, prior to construction, to assure a high level of quality and design.

Wilkes Knoll will be developed with the normal Colleyville public street section of 31' (back of curb to back of curb), in a 50' R.O.W., throughout the project.

There will be a requirement of at least two street trees for every residential lot to be installed by the home builders, adjacent to the street rights of way.

The existing and fully developed storm drainage has been carefully analyzed, and will be designed to meet all city regulations and not adversely affect any neighboring properties. The property generally drains to the north, directly into Big Bear Creek. Therefore, no detention ponds will be necessary.

To encourage pedestrian activity in the neighborhood, sidewalks will be built along the front of each lot. We also propose to provide a (not fully accessible) "nature trail," down into the flood plain area, which will also connect to the city sidewalk along Pool Road.

The scale and orientation of the development has been designed to have an inviting visual flow with the existing neighborhoods and surrounding uses. The design criteria of the homes will create high quality designed homes in keeping with both the immediate neighborhood and Colleyville as a whole.

Development Schedule

Wilkes Knoll will be developed in one phase, with development commencing upon the successful completion of the zoning and platting and the subsequent approval of the final plat and engineering plans. Construction of homes is anticipated to start immediately upon completion of the subdivision's infrastructure.

Economic Development Information

Wilkes will have a total of eighteen (18) homes, each with an estimated average value upon completion of \$2,000,000, resulting in an overall tax base of over \$36,000,000. At the current tax rate of 2.2221%, the total taxes generated from the development are projected to be \$800,000, with over \$110,000 generated directly for the City at buildout.

Development Standards

Permitted Land Use:	Single Family Residential Detached
Minimum House Size:	3,500 square feet.
Minimum Lot Area:	15,261 s.f. (Average about 19,031 s.f.)
Minimum Lot Width:	Eighty feet (80') measured at the building setback line, except pie-shaped cul-de-sac lots 3, 13 & 14, in which case the minimum shall be seventy-five feet (75'), as shown on the Development Plan.
Front Yard Setbacks:	Thirty feet (30') back of the property line
Rear Yard Setbacks:	Twenty-Five feet (25')
Side Yard Setbacks:	Ten feet (10').
Street-facing Side Yard:	Side yard setbacks on the street side of a corner lot, fronting on another street, shall all be 30'.
Street Standards:	The streets within Wilkes Knoll are proposed to be standard Colleyville public streets. All sections will be built to the standard street section of 31' b/b paving, in a 50' Street ROW.
Minimum Roof Pitch:	Minimum of a 10:12 roof pitch, unless architecturally required to vary, based on home style.
Garage Standard:	Minimum of a three car garage with wood-like, architecturally enhanced doors.

Masonry Requirement: The dominant exterior vertical wall area of each structure, exclusive of doors and windows, shall be masonry (brick, stone, or stucco) or other material solely determined by the Committee. No more than 20% of the exterior vertical wall to be authentic lath and stucco application over wood framing. Dryvit systems or Styrofoam products are not acceptable. The exterior of chimney flues shall be of masonry material acceptable to the Committee. Installation of all types of exterior items and surfaces such as address numbers or external ornamentation, lights, mail chutes, mailboxes, roofing materials and exterior paint or stain, shall be subject to the approval of the Committee as to size, design, materials color, manufacturer and location.

Additional Elevation Requirements: All plans will be reviewed by the Wilkes Knoll Architectural Review Committee, to ensure structures and site features of the highest quality. Elevations will have a hierarchy of plate dominance featuring custom front doors and entrances; balanced architectural features and interests with natural tones for paint and exterior finishes. The elevations on all “four sides” shall be addressed in the design to present a finished appearance. Roofing will match the architectural style. Slate, tile composition or standing seam metal are examples. Each elevation should add interest to the entire streetscape.

Windows: No aluminum windows allowed in the subdivision, only windows of higher quality and energy efficiency will be allowed. All windows will be insulated glass with a “low-e” specification.

Fencing: Wood fencing will only be permitted between lots. All front elevation fences, from the front of the house to the side property line, shall be open style fencing of decorative metal, and/or masonry. All lots adjacent to a Common Open Space shall be open style fencing of decorative metal, and/or Masonry.

Where lots back to existing residential lots with fences, the existing fence shall be kept, maintained or improved in coordination with each owner, as shown in the diagram on the Development Plan and associated detailed diagrams. Where open space lots border adjacent properties, either the existing fence will be maintained or improved, or a decorative masonry or metal fence will be installed, all in cooperation with the adjacent property owner, according to the detailed plans submitted with zoning.

Streetscape Standards: Minimum of two (2) three-inch (3") caliper trees per front yard, unless quality existing trees are present and saved. Fully landscaped and sprinklered front and rear yard within sixty days of completing a house.

Open Space Maintenance: The open space lots within the subdivision shall be maintained in a consistent, uniform manner by the Wilkes Knoll Homeowners Association through dues collected from the individual homeowners. Membership in the Homeowner's Association is mandatory.

Street Design Standards:

Right of Way: Fifty feet (50') (Undivided),
Travel Lane Width: Thirty-one feet (31'), back of curb to back of curb.
Turning Radii: Fifteen feet (15')

Open Space Standards: All Common Open Space along the internal streets shall be fully landscaped and irrigated with a combination of trees and shrubbery pursuant to an approved landscape plan. The Common Open Space shall be owned, operated and maintained by Wilkes Knoll Homeowners Association which shall have a mandatory membership of all homeowners and shall collect dues in amounts satisfactory to maintain the Common Open Space. The Association shall have fine and lien rights as permitted by law to enforce compliance with the rules of the association.

Signage: A monument sign identifying the subdivision shall be built at the entry from Wilkes Drive.

Site Data Summary Chart

Single Family Residential Lots	18	
Common Areas	2	
Residential Lots	65.45%	7.86 ac.
Open Space	21.20%	2.54 ac.
R.O.W.	13.35%	1.61 ac.
Res. Gross Acreage	100.00%	12.01 ac.

Site Data

Gross Acreage	12.01 ac.
Gross Density (lots / acre)	1.50

Existing Zoning:	AG
Proposed Zoning:	PUD-R
Existing Use:	Residential / AG
Proposed Use:	S.F. Residential

Lot Summary

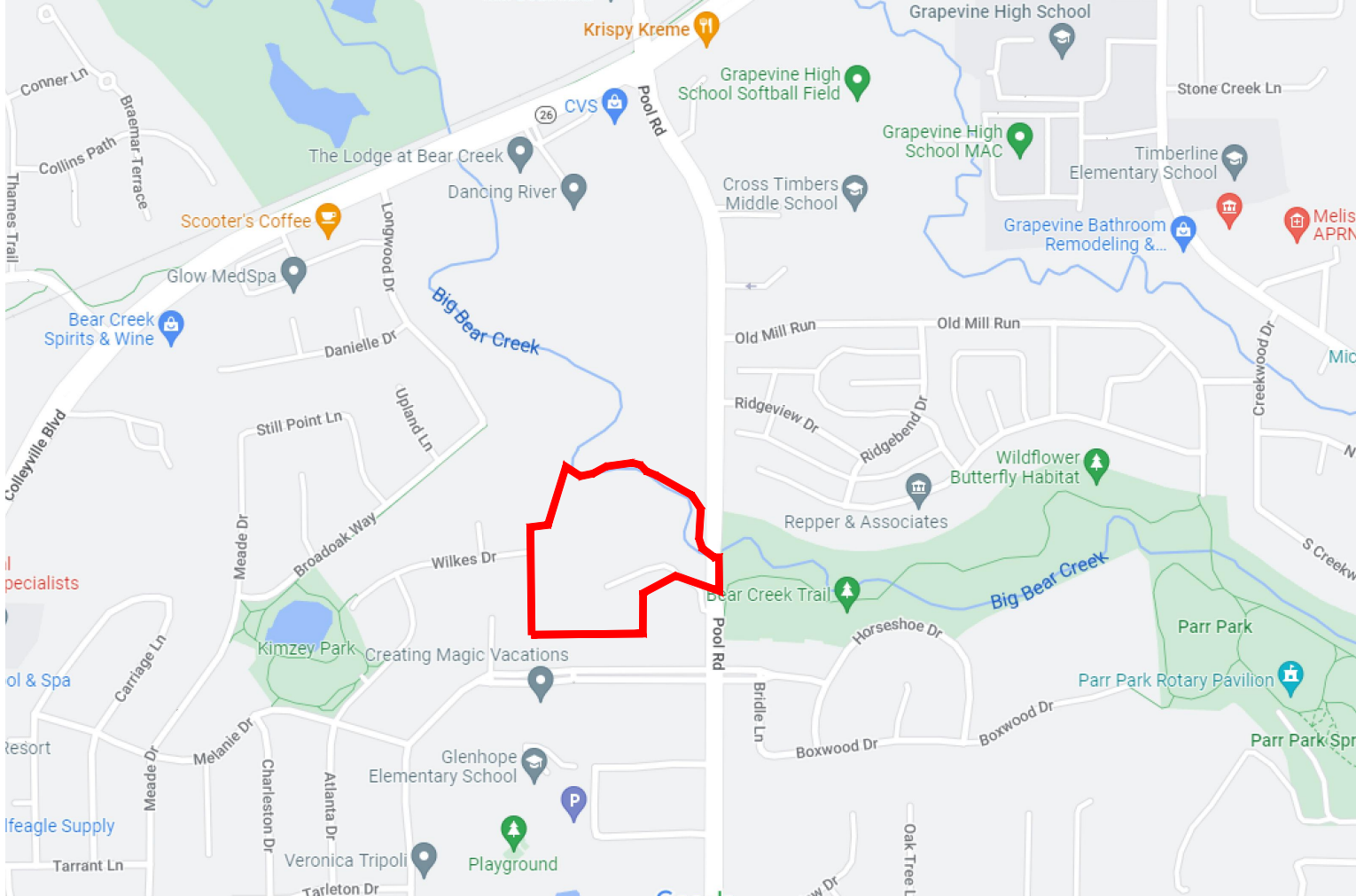
Residential Lots	18
Minimum Building Lot Area	15,178 s.f.
Average Building Lot Area	19,031 s.f.
Common Areas	2

Legend

Nature Trail	
5' Sidewalk	
Flood Plain	

Notes:

- Front Setbacks are 25' Typical, except where noted.
- Rear Setbacks are 25' Typical
- Side Setbacks are 10' Typical, 25' street side setback on corner lot



LOCATION MAP

Developer:

WillowTree Development, LLC
680 N. Carroll Avenue, Suite 100
Southlake, Texas 76092
817-617-9105
Attn: Travis Franks

Engineer:

Redinger Group, LLC
P.O. Box 93206
Southlake, Texas 76092
817-253-5727
Attn: Clayton Redinger, P.E.

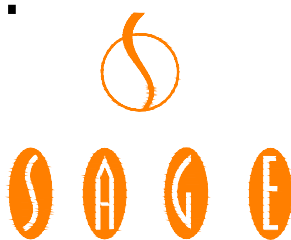
Owner:

Unique Fortune, LLC
400 Carroll Avenue
Southlake, TX 76092
Tel: 817-366-8666
Contact: Mark Goodwin

Applicant:

Sage Group, Inc.
1130 N. Carroll Avenue, Suite 200
Southlake, TX 76092
817-424-2626
Contact: Curtis Young, AIA

Planner:



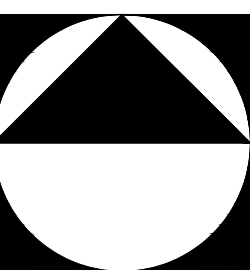
SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
TEL: 817-424-2626

FENCE DIAGRAM

Fence Legend

6' Wood Fence	
5' Ornamental Iron Fence	

11 JUL 22



1" = 50'
0 50' 100' 200'

Concept Plan



Zoning Exhibit for Zoning Change Request From AG to PUD-R

Wilkes Knoll

Colleyville, Tarrant County, Texas

Site Data Summary Chart

Single Family Residential Lots		21
Common Areas		4
Residential Lots	67.67%	9.40 ac.
Open Space	20.88%	2.90 ac.
R.O.W.	11.45%	1.59 ac.
Res. Gross Acreage		13.89 ac.
	100.00%	

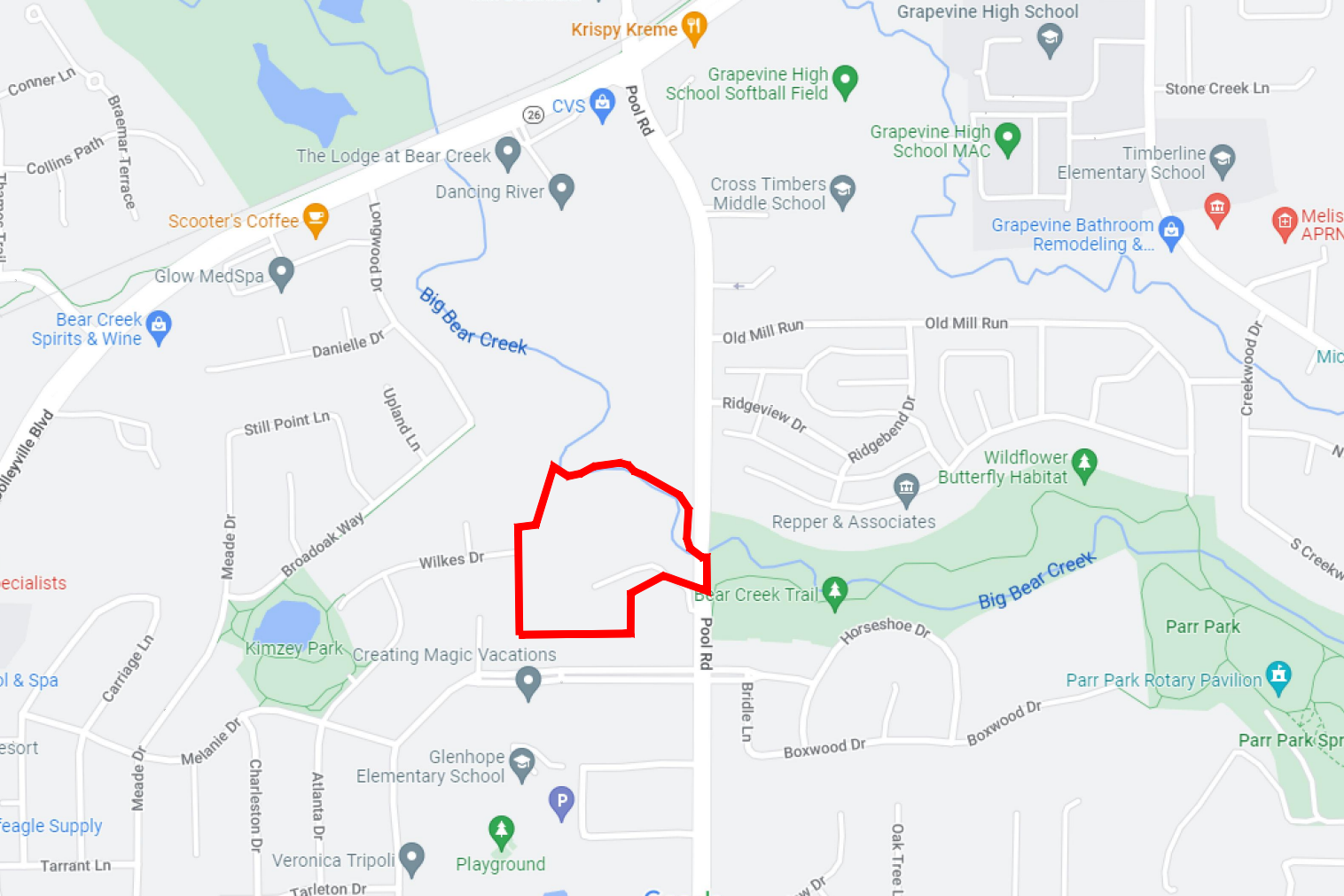
Site Data

Gross Acreage	13.89 ac.
Gross Density (lots / acre)	1.51 lots/AC

Existing Zoning:	AG
Proposed Zoning:	PUD-R
Existing Use:	Residential / AG
Proposed Use:	S.F. Residential

Lot Summary

Residential Lots	21
Minimum Lot Area	15,587 s.f.
Average Lot Area	19,502 s.f.
Common Areas	4



LOCATION MAP

Developer:

WillowTree Development, LLC
680 N. Carroll Avenue, Suite 100
Southlake, Texas 76092
817-617-9105
Attn: Travis Franks

Engineer:

Redinger Group, LLC
P.O. Box 93206
Southlake, Texas 76092
817-253-5727
Attn: Clayton Redinger, P.E.

Owner:

Unique Fortune, LLC
400 Carroll Avenue
Southlake, TX 76092
Tel: 817-366-8666
Contact: Mark Goodwin

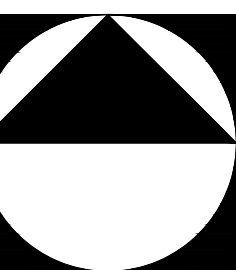
Applicant:

Sage Group, Inc.
1130 N. Carroll Avenue, Suite 200
Southlake, TX 76092
817-424-2626
Contact: Curtis Young, AIA

Planner:

SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
TEL: 817-424-2626

02 SEP 22



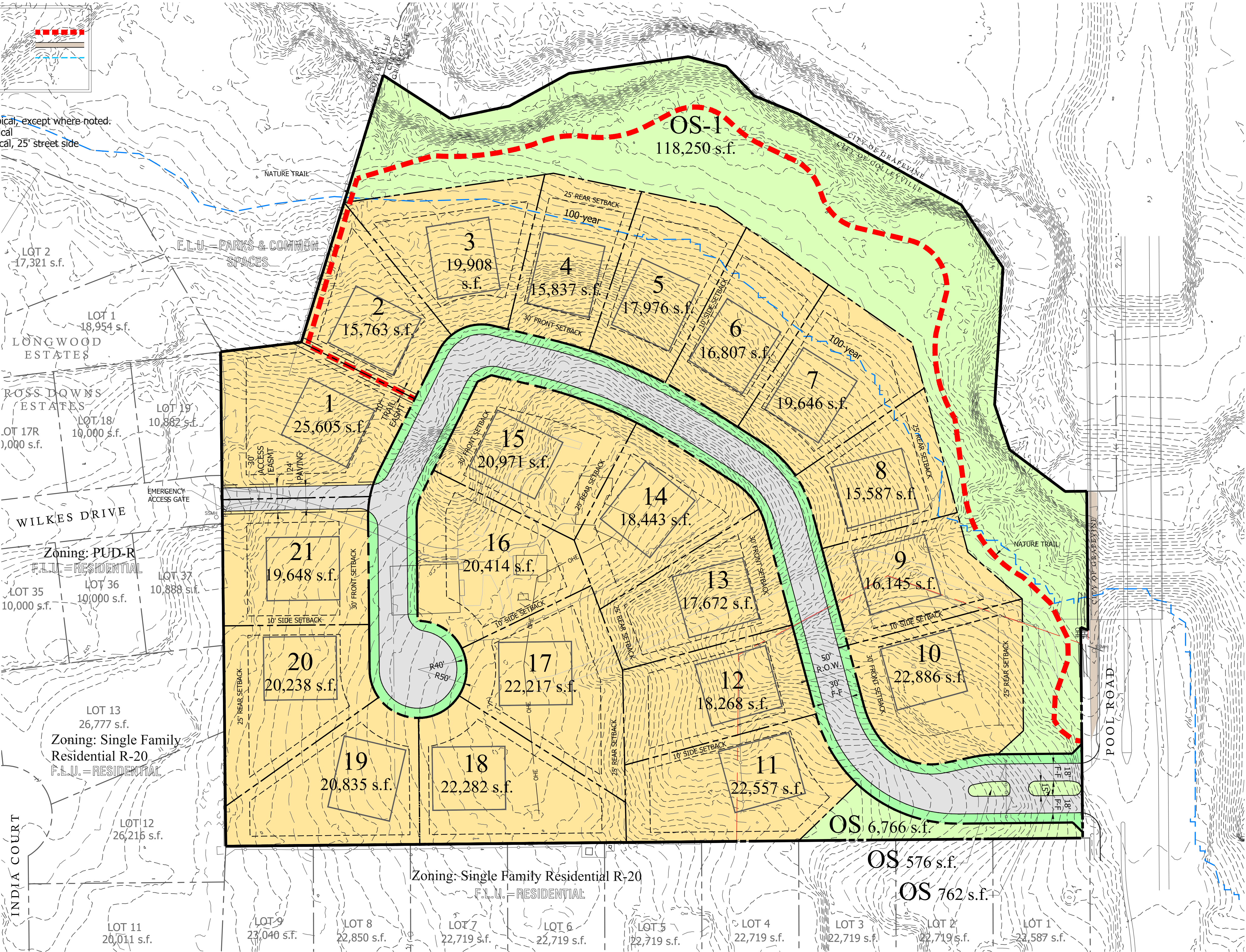
1" = 50'
0 50' 100' 200'

Legend

Nature Trail
5' Sidewalk
Flood Plain

Notes:

- Front Setbacks are 30' Typical, except where noted.
- Rear Setbacks are 25' Typical
- Side Setbacks are 10' Typical, 25' street side setback on corner lot



FENCE DIAGRAM

Fence Legend

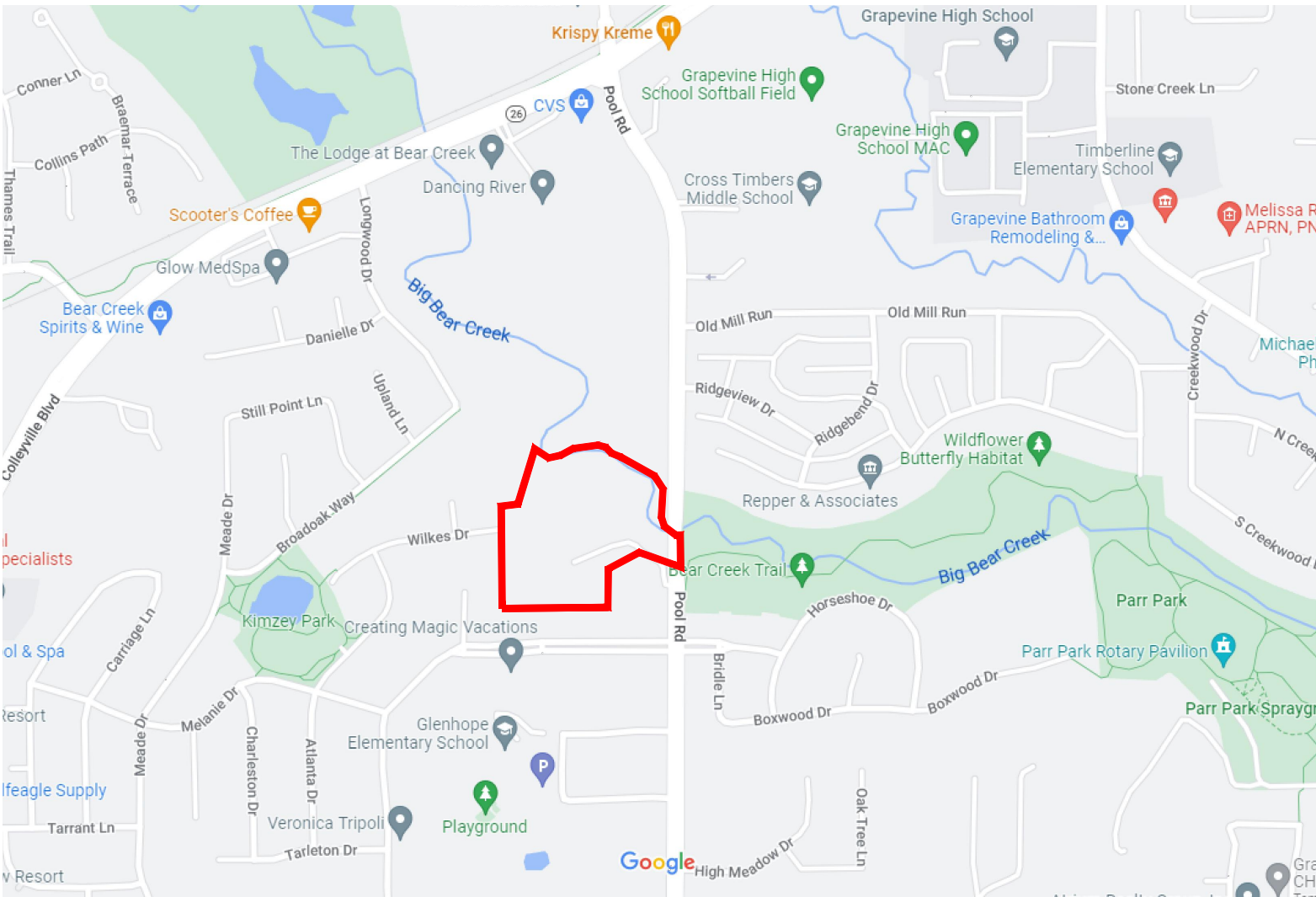
6' Wood Fence	
5' Ornamental Iron Fence	
6' Masory Wall	

Concept Plan

Zoning Exhibit for Zoning Change Request From AG to PUD-R

Wilkes Knoll

Colleyville, Tarrant County, Texas



LOCATION MAP

Legend
Nature Trail
5' Sidewalk
Flood Plain

Developer:
WillowTree Development, LLC
680 N. Carroll Avenue, Suite 100
Southlake, Texas 76092
817-617-9105
Attn: Travis Franks

Engineer:
Redinger Group, LLC
P.O. Box 93206
Southlake, Texas 76092
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Attn: Clayton Redinger, P.E.

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0 50' 100' 200'

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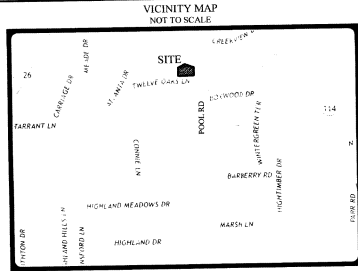


Zoning Exhibit for Zoning Change Request From AG to PUD-R

Concept Plan w/Aerial

Wilkes Knoll

Colleyville, Tarrant County, Texas



SURVEYOR'S NOTES:

- Bearings and distances are based on the West line of that tract of land described in The City of Colleyville by deed recorded in Volume 12458, Page 1781, Deed Records, Tarrant County, Texas, (South 0072716' East).
- This property lies within Zone "Y" (Unshaded) and Zone "X" (Shaded) of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48430C0095 K, dated September 25, 2009, via scaled map location and graphic plotting.
- Notice: Selling a portion of this addition by notes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- The purpose of this plat is to create 1 plotted lot from a previously unplatted tract of land.
- The maintenance of all drainage and utility easements located on private property are the responsibility of the property owner.
- All existing structures are to be removed.
- The type of access provided in the 50' drainage, utility and access easement is a gravel drive serving the Herbert Elmer Losey tract.

UTILITY EASEMENT:

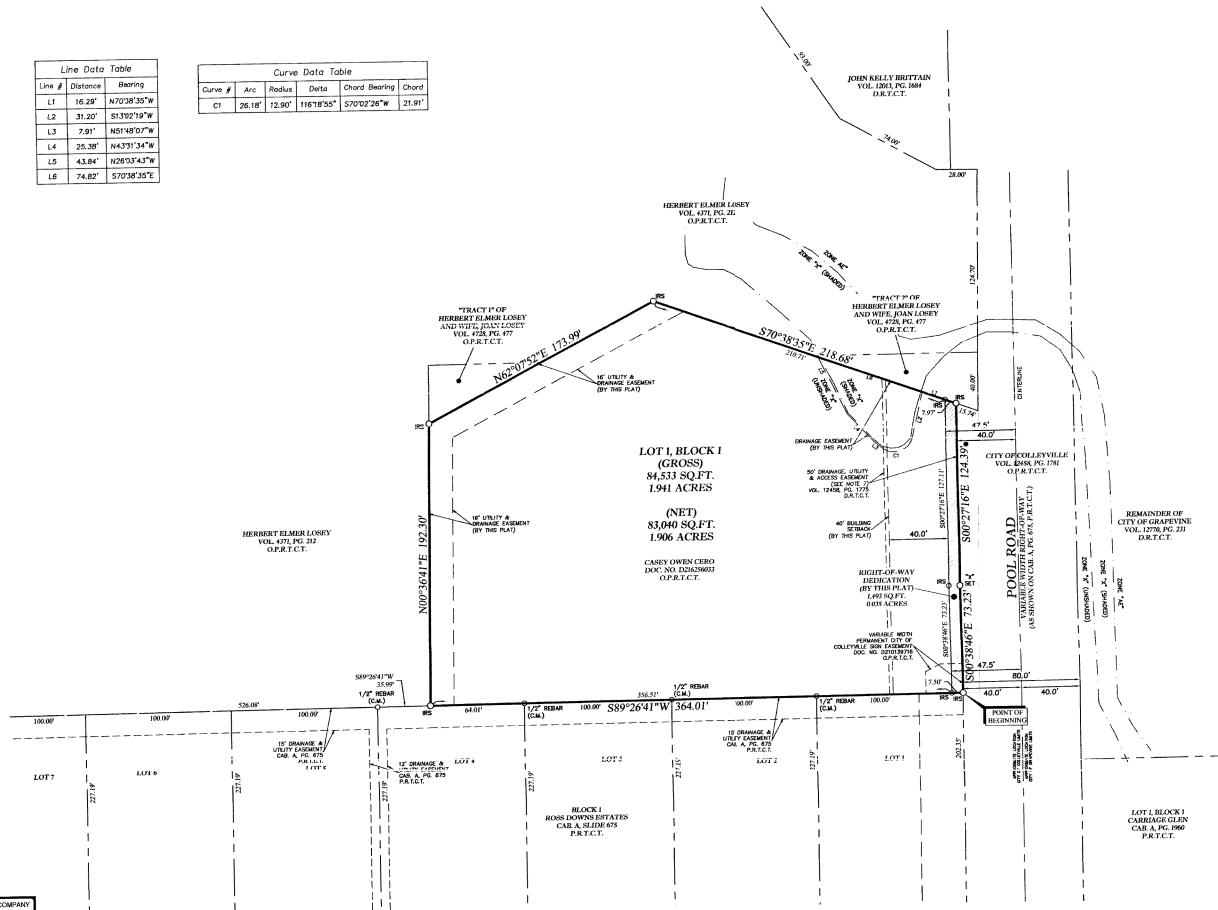
Any public utility, including the City of Colleyville, shall have the right to remove and keep removed all or part of any building, fence, shrub, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of the 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 building, fence, shrub, other growths or improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easements, and any public utility shall at all times have the full right 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 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, 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.

Line #	Distance	Bearing
L1	16.28'	N70°38'30"W
L2	31.20'	S13°02'18"W
L3	7.91'	N51°48'07"W
L4	25.38'	N43°31'34"W
L5	43.84'	N28°53'43"W
L6	74.82'	S70°38'35"E

Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	26.18'	12.90'	116°18'55"	S70°02'26"W	21.91'



STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, Casey Owen Cero, is the owner of a tract of land situated in the R. Chowning Survey, Abstract No. 294, Tarrant County, Texas, and being that same tract of land described in Casey Owen Cero by deed recorded in Document No. D1625803 of the Official Public Records of Tarrant County, Texas, and being more particularly described by notes and bounds as follows (Bearings and distances are based on the West line of that tract of land described to The City of Colleyville by deed recorded in Volume 12458, Page 1781, Official Public Records, Tarrant County, Texas, (South 0072716' East):

BEGINNING at a 1/2 inch rebar with a cap stamped "ASC" set for the Northeast corner of Lot 1, Block 1 of Ross Downs Estates, an addition to the City of Colleyville, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet A, Page 675 of the Plat Records of Tarrant County, Texas, same being the Southeast corner of said Cero tract and being the Southwest corner of a tract of land described to the City of Colleyville by deed recorded in Volume 12458, Page 1781 of the Official Public Records of Tarrant County, Texas, and lying on the current West right-of-way line of Pool Road (variable width right-of-way).

THENCE South 89 Degrees 36 Minutes 41 Seconds West, departing the current West right-of-way line of said Pool Road, with the North line of said Block 1 a distance of 364.01 feet to a 1/2 inch rebar with a cap stamped "ASC" set for the Southwest corner of said Cero tract and the westernmost Southeast corner of a tract of land described to Herbert Elmer Losey by deed recorded in Volume 4371, Page 212 of the Official Public Records of Tarrant County, Texas;

THENCE North 00 Degrees 36 Minutes 41 Seconds East, with the westernmost East line of said Losey tract, a distance of 192.30 feet to a 1/2 inch rebar with a cap stamped "ASC" set for the Southwest corner of "Tract 1" of that same tract of land described to Herbert Elmer Losey and wife, Joan Losey by deed recorded in Volume 4728, Page 477 of the Official Public Records of Tarrant County, Texas;

THENCE North 62 Degrees 07 Minutes 52 Seconds East, with the Southeast line of said "Tract 1", and a Southeast line of said first-referenced Losey tract, a distance of 173.99 feet to a 1/2 inch rebar with a cap stamped "ASC" set for corner at an interior "off" corner of said first-referenced Losey tract;

THENCE South 70 Degrees 38 Minutes 35 Seconds East, with a Southwest line of said first-referenced Losey tract, and with the Southwest line of "Tract 2" of said second-referenced Losey tract, a distance of 218.68 feet to a 1/2 inch rebar with a cap stamped "ASC" set for the Northwest corner of said City of Colleyville tract, same being the Northeast corner of said Cero tract, and lying on the current West right-of-way line of said Pool Road;

THENCE South 00 Degrees 27 Minutes 16 Seconds East, with the West line of said City of Colleyville tract, and with the current West right-of-way line of said Pool Road, a distance of 124.39 feet to an "X" set in concrete for corner;

THENCE South 00 Degrees 38 Minutes 46 Seconds East, continuing with the West line of said City of Colleyville tract and with the current West right-of-way line of said Pool Road, a distance of 73.23 feet to the **POINT OF BEGINNING** and containing 84,533 square feet or 1.941 acres of land, more or less.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That I, Casey Owen Cero, Owner, do hereby add this plat designating the heretofore described property as **CERO ADDITION, LOT 1, BLOCK 1**, in addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate in fee simple to the public use forever all streets, right-of-way, and all things 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 system on any of these easements, and any public utility shall at all times have the full right of ingress and egress to and from and upon said easements 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 planning ordinance, rules, regulations, and resolutions of the City of Colleyville, Texas.

Witness my hand this 27th day of June, 2018.

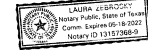
Casey Owen Cero
Casey Owen Cero, Owner

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Casey Owen Cero, 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 27th day of June, 2018.

Notary Public in and for the State of Texas



STATE OF TEXAS §
COUNTY OF DENTON §

This is to certify that I, Thomas W. Mask, a Registered Professional Land Surveyor of the State of Texas, have planned the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Thomas W. Mask, R.P.L.S.
No. 5119



STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Thomas W. Mask, 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 27th day of June, 2018.

Notary Public in and for the State of Texas



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.

Date July 18, 2018

Community Development Director



OWNER/DEVELOPER
CASEY OWEN CERO
802 HEATHERWOOD
GRAPEVINE, TX 76031

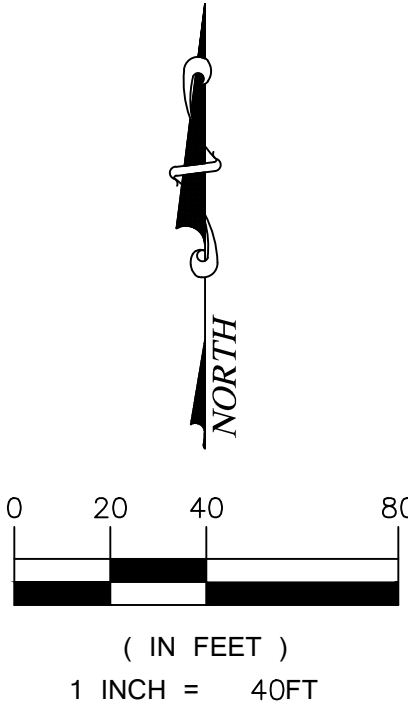
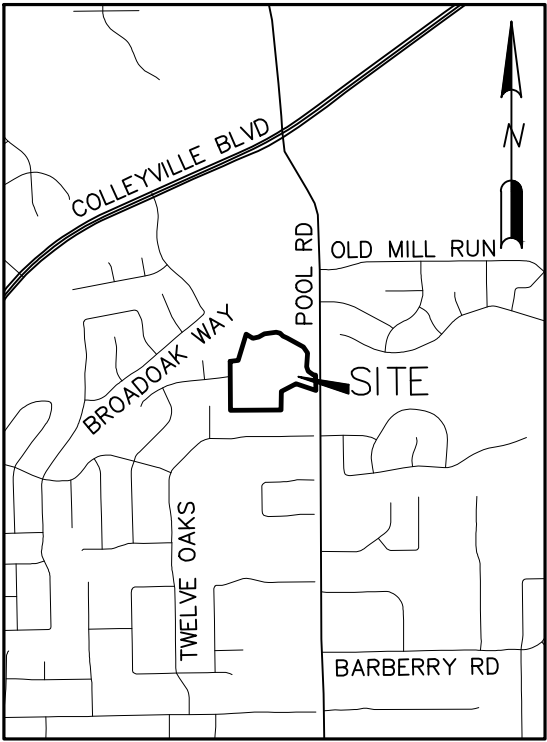
ARTHUR
LAND SURVEYING
230 Elm St., Suite 202 - Irving, TX 75039
P.O. Box 231, 409 - Irving, TX 75039
arthur@arthurland.com Established 1986

DRAWN BY: E.R. DATE: 02/14/2018 CHECKED BY: T.M. JOB NO.: 201801020-1

MINOR PLAT
CERO ADDITION
LOT 1, BLOCK 1
BEING 1.941 ACRES OUT OF THE
R. CHOWNING SURVEY, ABSTRACT NO. 294
CITY OF COLLEYVILLE,
TARRANT COUNTY, TEXAS

— FEBRUARY, 2018 —

PAGE 1 OF 1



- LEGEND
- DRAINAGE AREA LABEL
 - FLOW ARROW (POST-PROJECT)
 - DRAINAGE DIVIDE
 - EXISTING CONTOUR MINOR
 - EXISTING CONTOUR MAJOR
 - DESIGN POINT

- CRITERIA BASED ON CITY OF COLLEYVILLE ENGINEERING DESIGN STANDARDS.
- BIG BEAR CREEK SPECIAL FLOOD HAZARD AREA OBTAINED THROUGH TARRANT COUNTY GIS, REFERENCED TO NAD83 TEXAS STATE PLAN COORDINATES, NORTH CENTRAL ZONE, US FEET.

RATIONAL METHOD RUNOFF CALCULATIONS (EXISTING)																
AREA NO.	AREA(AC)	DESCRIPTION	"C" VALUE	Tc(MIN)	I2 (IN/HR)	Q2 (CFS)	I5 (IN/HR)	Q5 (CFS)	I10 (IN/HR)	Q10 (CFS)	I25 (IN/HR)	Q25 (CFS)	I50 (IN/HR)	Q50 (CFS)	I100 (IN/HR)	Q100 (CFS)
O1	0.11	SF-RES	0.60	15	3.50	0.2	4.55	0.3	5.34	0.4	6.40	0.4	7.20	0.5	8.02	0.5
O2	0.58	UNDEV	0.30	15	3.50	0.6	4.55	0.8	5.34	0.9	6.40	1.1	7.20	1.3	8.02	1.4
A	1.9	UNDEV	0.30	15	3.50	2.0	4.55	2.6	5.34	3.0	6.40	3.6	7.20	4.1	8.02	4.6
B	10.1	UNDEV	0.30	15	3.50	11	4.55	14	5.34	16	6.40	19	7.20	22	8.02	24

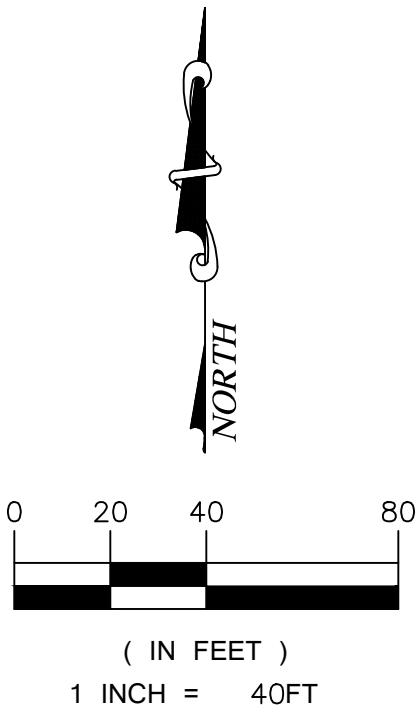
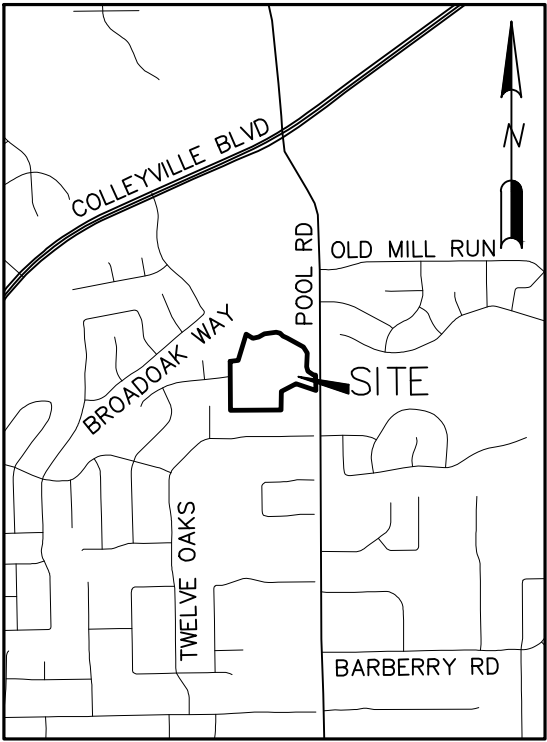
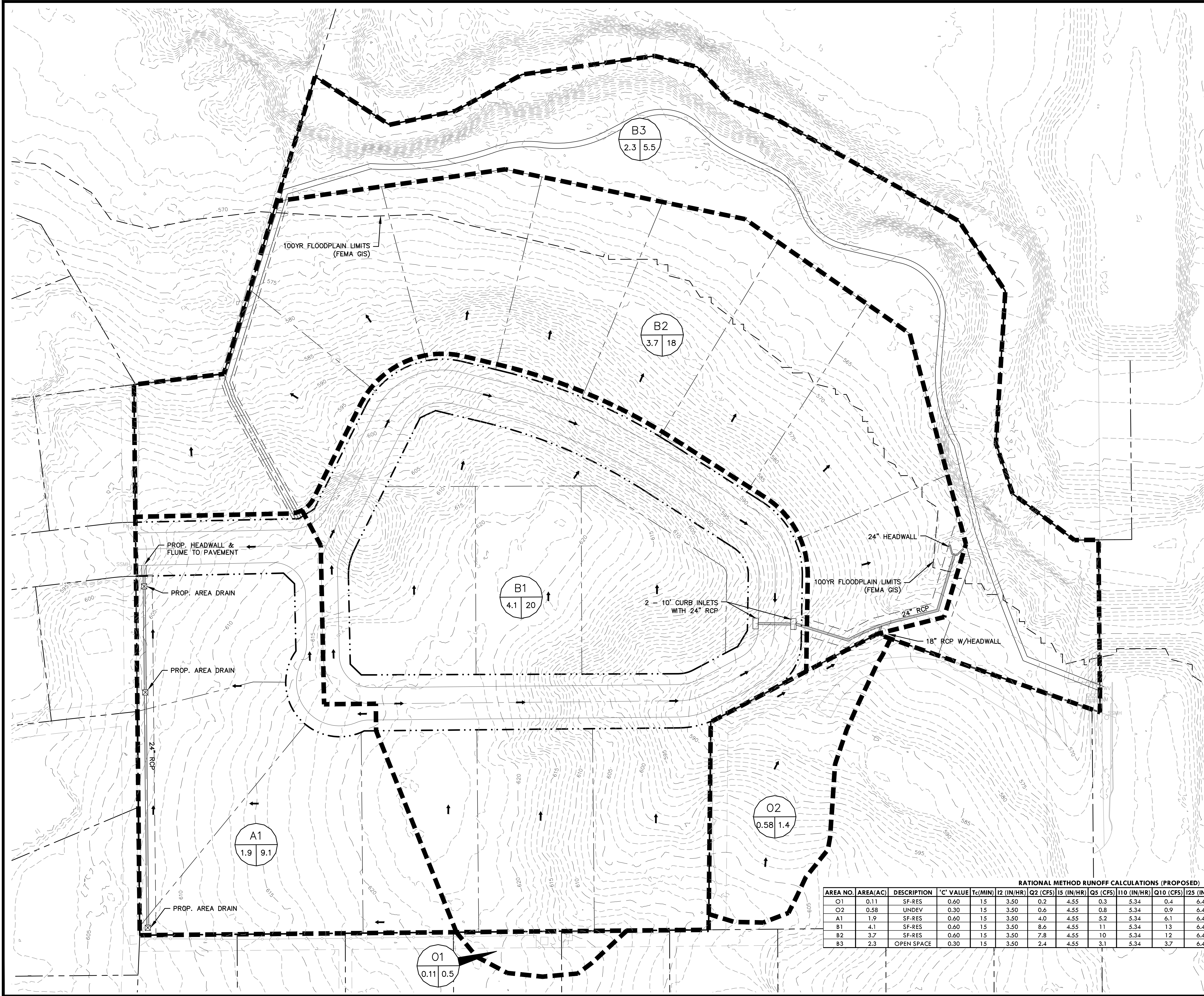
REDINGER GROUP, LLC
P.O. BOX 93206
DALLAS, TEXAS 75293-0206
PHONE (817) 233-2727
FAX (817) 233-2727
ENGINEERING REGISTRATION NUMBER 7-2329
CLIENT NAME
PROJECT NAME
CITY TEXAS XXXX
XXXX XXX-XXXX

EXISTING DRAINAGE PLAN
2417 WILKES DRIVE
COLLEYVILLE, TEXAS

BENCHMARKS:
COLLEYVILLE BM-29
2" BRASS DISC IN CL
INLET IN N. ROW OF
TWELVE OAKS 128' W
OF POOL ROAD & 25.4'
N OF MEDIAN BOC
ELEV = 583.70'
COLLEYVILLE BM-92
2" BRASS DISC IN N
END OF INLET 16.4' W
OF CL OF BROADOAK ST.
55' S OF CL OF
LONGWOOD ST & 41' SE
OF A FIRE HYDRANT
ELEV = 577.13'

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes
Engineer: CLAYTON T. REDINGER
P.E. No. 97487 Date: 7/07/2022

Drawn By: DSM
Reviewed By: CTR
Project: 1013-01



- LEGEND
- DRAINAGE AREA LABEL
 - FLOW ARROW (POST-PROJECT)
 - DRAINAGE DIVIDE
 - EXISTING CONTOUR MINOR
 - EXISTING CONTOUR MAJOR
 - DESIGN POINT

- NO GRADING IS ANTICIPATED WITHIN THE REGULATORY FLOODWAY/FLOODPLAIN OF BIG BEAR CREEK WHICH WOULD REQUIRE A CLOMR SUBMITTAL THROUGH FEMA.
- CRITERIA BASED ON CITY OF COLLEYVILLE ENGINEERING DESIGN STANDARDS.
- THE DEVELOPMENT DISCHARGES DIRECTLY TO A FEMA REGULATED FLOOD HAZARD AREA FOR BIG BEAR CREEK WHICH HAS A DRAINAGE AREA OF APPROXIMATELY 30 SQ. MILES AND A TIME OF CONCENTRATION OF OVER FIVE HOURS. DETENTION IS NOT RECOMMENDED FOR THIS DEVELOPMENT.
- BIG BEAR CREEK SPECIAL FLOOD HAZARD AREA OBTAINED THROUGH TARRANT COUNTY GIS, REFERENCED TO NAD83 TEXAS STATE PLAN COORDINATES, NORTH CENTRAL ZONE, US FEET.
- FINAL ENGINEERING REVIEW AND COORDINATION MAY RESULT IN MINOR ADJUSTMENTS TO THIS PLAN

RATIONAL METHOD RUNOFF CALCULATIONS (PROPOSED)																
AREA NO.	AREA(AC)	DESCRIPTION	'C' VALUE	Tc(MIN)	I2 (IN/HR)	Q2 (CFS)	I5 (IN/HR)	Q5 (CFS)	I10 (IN/HR)	Q10 (CFS)	I25 (IN/HR)	Q25 (CFS)	I50 (IN/HR)	Q50 (CFS)	I100 (IN/HR)	Q100 (CFS)
O1	0.11	SF-RES	0.60	15	3.50	0.2	4.55	0.3	5.34	0.4	6.40	0.4	7.20	0.5	8.02	0.5
O2	0.58	UNDEV	0.30	15	3.50	0.6	4.55	0.8	5.34	0.9	6.40	1.1	7.20	1.3	8.02	1.4
A1	1.9	SF-RES	0.60	15	3.50	4.0	4.55	5.2	5.34	6.1	6.40	7.3	7.20	8.2	8.02	9.1
B1	4.1	SF-RES	0.60	15	3.50	8.6	4.55	11	5.34	13	6.40	16	7.20	18	8.02	20
B2	3.7	SF-RES	0.60	15	3.50	7.8	4.55	10	5.34	12	6.40	14	7.20	16	8.02	18
B3	2.3	OPEN SPACE	0.30	15	3.50	2.4	4.55	3.1	5.34	3.7	6.40	4.4	7.20	5.0	8.02	5.5

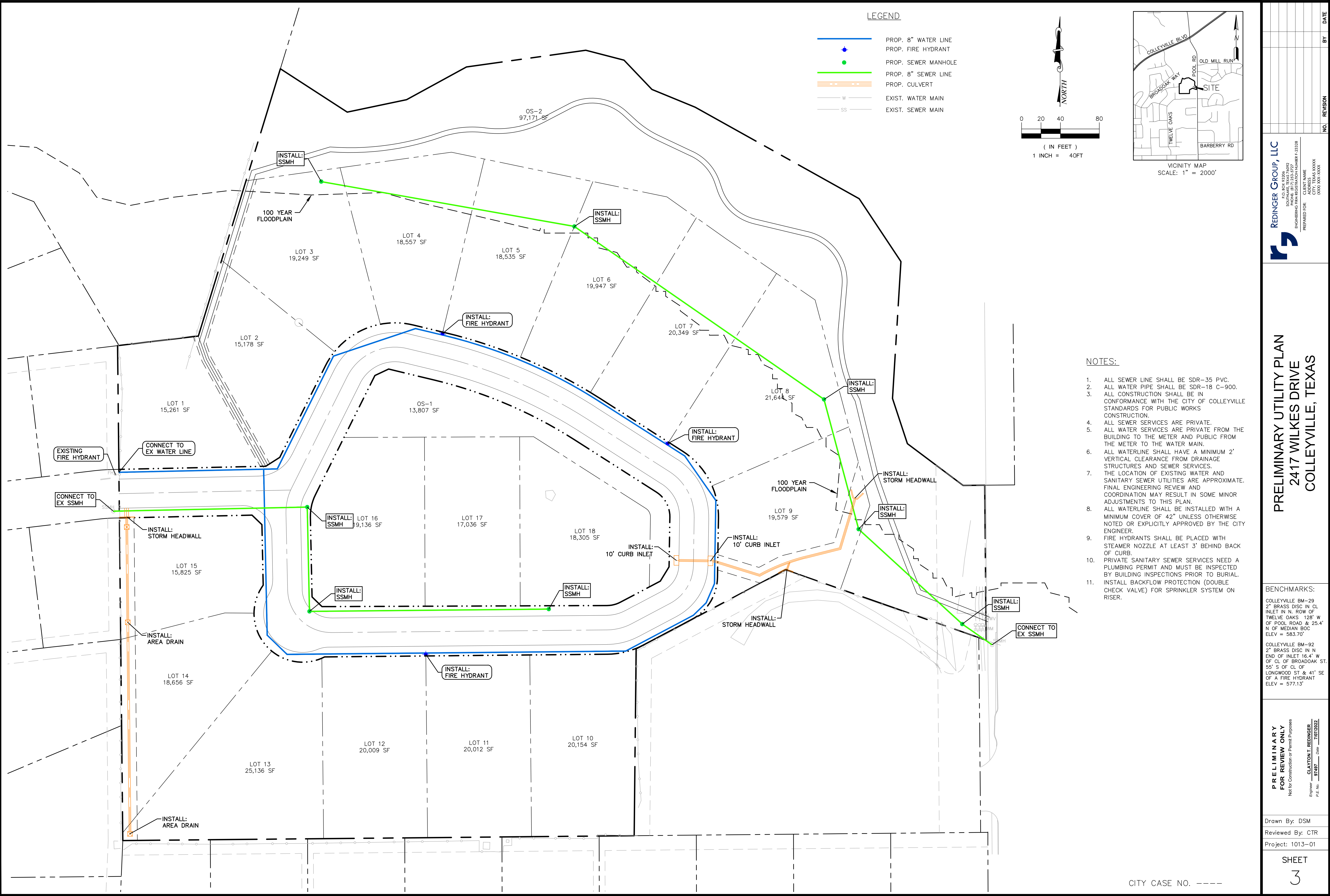
REDINGER GROUP, LLC
P.O. BOX 92046
SUITE 100
PHOENIX, AZ 85066
PHONE (602) 933-2277
FAX (602) 933-2278
ENGINEERING REGISTRATION NUMBER 7-23239
CLIENT NAME
PROJECT NAME
CITY TEXAS XXXX
STATE TEXAS XXX-XXX

PRELIMINARY GRADING & DRAINAGE PLAN
2417 WILKES DRIVE
COLLEYVILLE, TEXAS

BENCHMARKS:
COLLEYVILLE BM-29
2" BRASS DISC IN CL
INLET IN N. ROW OF
TWELVE OAKS 128' W
OF POOL ROAD & 25.4'
N OF MEDIAN BOC
ELEV = 583.70'
COLLEYVILLE BM-92
2" BRASS DISC IN N
END OF INLET 16.4' W
OF CL OF BROADOAK ST.
55' S OF CL OF
LONGWOOD ST & 41' SE
OF A FIRE HYDRANT
ELEV = 577.13'

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes
Engineer: CLAYTON T. REDINGER
P.E. No. 97487 Date: 7/07/2022

Drawn By: DSM
Reviewed By: CTR
Project: 1013-01



REDINGER GROUP, LLC

PO BOX 92006
COLLEYVILLE, TX 76039
PHONE (817) 233-2277
FAX (817) 233-2277
ENGINEERING REGISTRATION NUMBER 7-2328
PREPARED FOR: CLIENT NAME
PROJECT NAME
CITY TEXAS XXXX
XXX XXX-XXXX

PRELIMINARY
FOR REVIEW ONLY

Not for Construction or Permit Purposes

Engineer: CLAYTON T. REDINGER
P.E. No. 97487 Date: 7/07/2022

Drawn By: DSM

Reviewed By: CTR

Project: 1013-01

SHEET

3

NO. REVISION

BY

DATE

REDINGER GROUP PROJECT No. 1013-01 – SITE PLAN FOR 2417 WILKES DRIVE – COLLEYVILLE, TEXAS

PRELIMINARY UTILITY PLAN

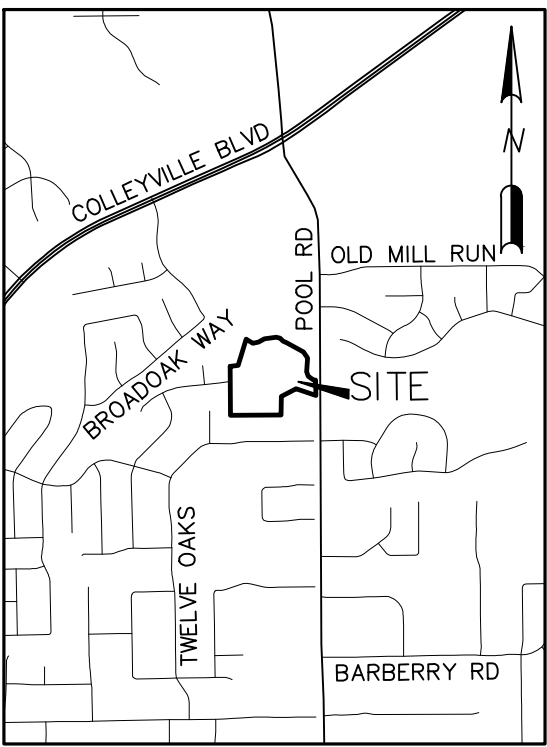
2417 WILKES DRIVE

COLLEYVILLE, TEXAS

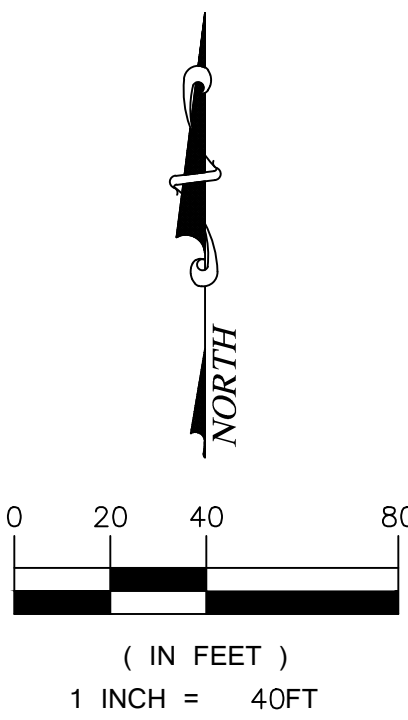
1013-01

CITY CASE NO. ----

RATIONAL METHOD RUNOFF CALCULATIONS (EXISTING)																	
AREA NO.	AREA (AC)	DESCRIPTION	'C' VALUE	Tc (MIN)	I2 (IN/HR)	Q2 (CFS)	I5 (IN/HR)	Q5 (CFS)	I10 (IN/HR)	Q10 (CFS)	I25 (IN/HR)	Q25 (CFS)	I50 (IN/HR)	Q50 (CFS)	I100 (IN/HR)	Q100 (CFS)	
01	0.11	SF-RES	0.60	15	3.50	0.2	4.55	0.3	5.34	0.4	6.40	0.4	7.20	0.5	8.02	0.5	
A	1.9	UNDEV	0.30	15	3.50	2.0	4.55	2.6	5.34	3.0	6.40	3.6	7.20	4.1	8.02	4.6	
B	12	UNDEV	0.30	15	3.50	13	4.55	16	5.34	19	6.40	23	7.20	26	8.02	29	



VICINITY MAP
SCALE: 1" = 2000'



LEGEND



DRAINAGE AREA LABEL



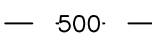
FLOW ARROW (POST-PROJECT)



DRAINAGE DIVIDE



EXISTING CONTOUR MINOR



EXISTING CONTOUR MAJOR



DESIGN POINT

- CRITERIA BASED ON CITY OF COLLEYVILLE ENGINEERING DESIGN STANDARDS.
- BIG BEAR CREEK SPECIAL FLOOD HAZARD AREA OBTAINED THROUGH TARRANT COUNTY GIS, REFERENCED TO NAD83 TEXAS STATE PLAN COORDINATES, NORTH CENTRAL ZONE, US FEET.

REDINGER GROUP, LLC

P.O. BOX 93206
DALLAS, TEXAS 75293-0206
PHONE (817) 233-2727
FAX (817) 233-2727
ENGINEERING REGISTRATION NUMBER E-23239

CLIENT NAME
PROJECT NAME
CITY TEXAS XXXX
STATE TEXAS XXX-XXXX

PREPARED FOR:
NO. REVISION
BY DATE

EXISTING DRAINAGE PLAN
WILKES KNOLL
COLLEYVILLE, TEXAS

BENCHMARKS:
COLLEYVILLE BM-29
2" BRASS DISC IN CL
INLET IN N. ROW OF
TWELVE OAKS 128' W
OF POOL ROAD & 25.4'
N OF MEDIAN BOC
ELEV = 583.70'
COLLEYVILLE BM-92
2" BRASS DISC IN N
END OF INLET 16.4' W
OF CL OF BROAD OAK ST.
55' S OF CL OF
LONGWOOD ST & 41' SE
OF A FIRE HYDRANT
ELEV = 577.13'

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes

Engineer
CLAYTON T. REDINGER
P.E. No. 97487
Date 9/06/2022

Drawn By: DSM

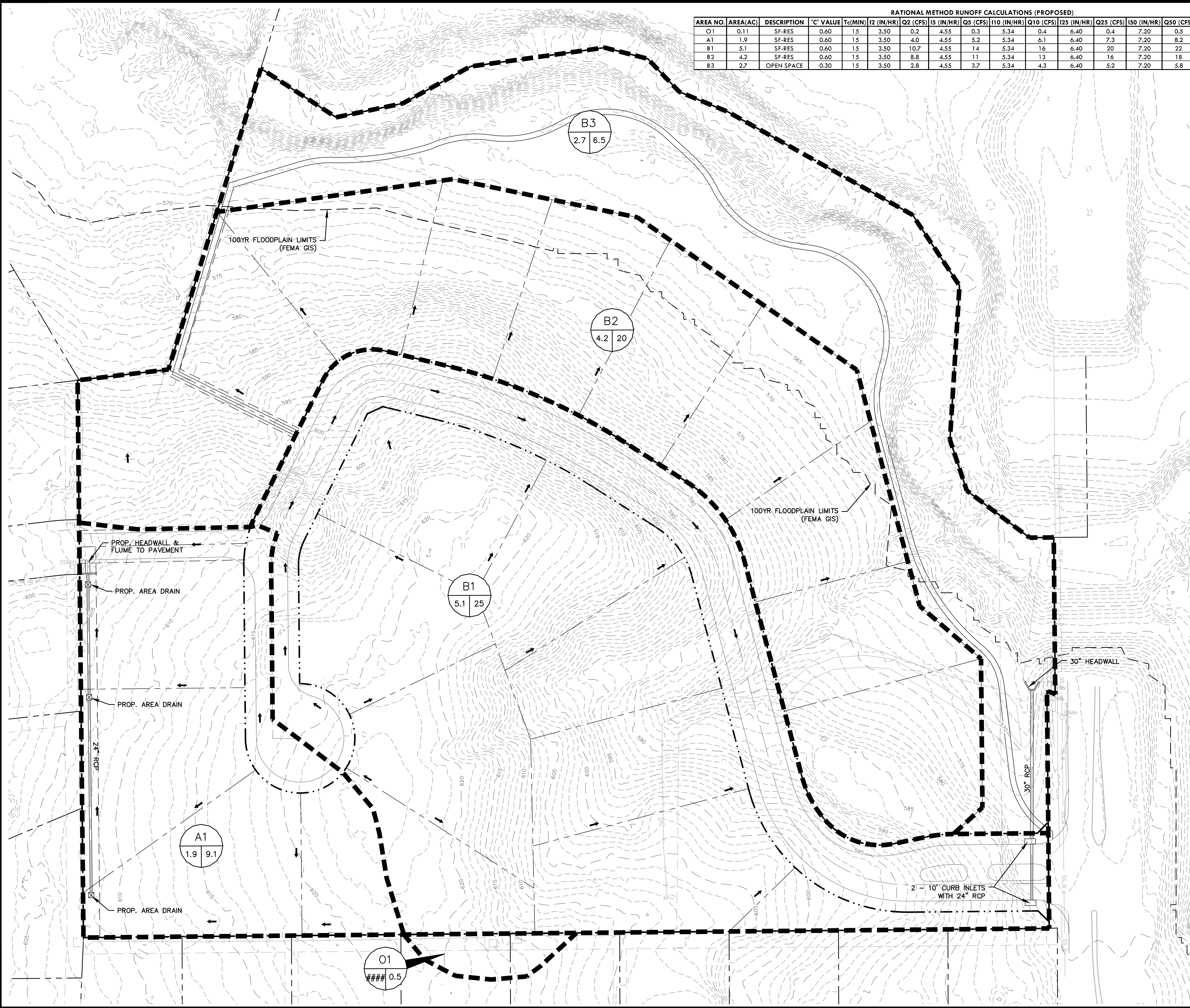
Reviewed By: CTR

Project: 1013-01

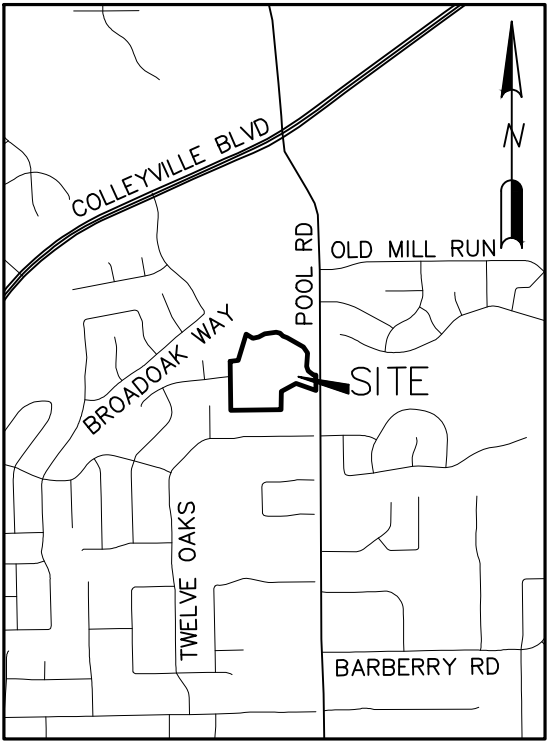
SHEET

1

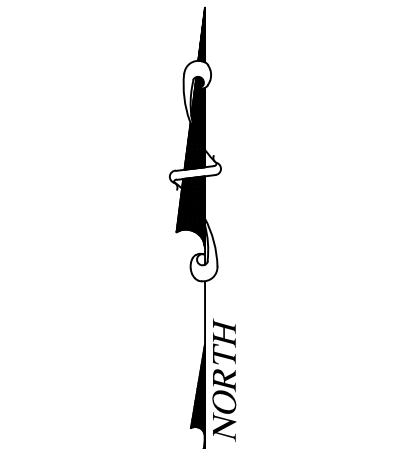
CITY CASE NO. ----



RATIONAL METHOD RUNOFF CALCULATIONS (PROPOSED)																
AREA NO.	AREA(AC)	DESCRIPTION	'C' VALUE	Tc(MIN)	I2 (IN/HR)	Q2 (CFS)	I5 (IN/HR)	Q5 (CFS)	I10 (IN/HR)	Q10 (CFS)	I25 (IN/HR)	Q25 (CFS)	I50 (IN/HR)	Q50 (CFS)	I100 (IN/HR)	Q100 (CFS)
O1	0.11	SF-RES	0.60	15	3.50	0.2	4.55	0.3	5.34	0.4	6.40	0.4	7.20	0.5	8.02	0.5
A1	1.9	SF-RES	0.60	15	3.50	4.0	4.55	5.2	5.34	6.1	6.40	7.3	7.20	8.2	8.02	9.1
B1	5.1	SF-RES	0.60	15	3.50	10.7	4.55	14	5.34	16	6.40	20	7.20	22	8.02	25
B2	4.2	SF-RES	0.60	15	3.50	8.8	4.55	11	5.34	13	6.40	16	7.20	18	8.02	20
B3	2.7	OPEN SPACE	0.30	15	3.50	2.8	4.55	3.7	5.34	4.3	6.40	5.2	7.20	5.8	8.02	6.5



VICINITY MAP
SCALE: 1" = 2000'



LEGEND



DRAINAGE AREA LABEL



FLOW ARROW (POST-PROJECT)



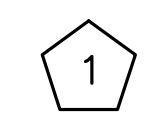
DRAINAGE DIVIDE



EXISTING CONTOUR MINOR



EXISTING CONTOUR MAJOR



DESIGN POINT

- NO GRADING IS ANTICIPATED WITHIN THE REGULATORY FLOODWAY/FLOODPLAIN OF BIG BEAR CREEK WHICH WOULD REQUIRE A CLOMR SUBMITTAL THROUGH FEMA.
- CRITERIA BASED ON CITY OF COLLEYVILLE ENGINEERING DESIGN STANDARDS.
- THE DEVELOPMENT DISCHARGES DIRECTLY TO A FEMA REGULATED FLOOD HAZARD AREA FOR BIG BEAR CREEK WITH THE FOLLOWING CHARACTERISTICS AT THE POINT OF DISCHARGE;
-DRAINAGE AREA ~ 30 SQ. MILES
-TIME OF CONCENTRATION ~ 5 HOURS
-1% PEAK DISCHARGE ~ 18,530 CFS
- THE PROPOSED SITE HAS A TOTAL CONTRIBUTING AREA OF 12 ACRES, WHICH IS APPROXIMATELY 0.06% OF THE OVERALL WATERSHED AT THE POINT OF DISCHARGE. SECTION 2.4 (METHODS FOR DOWNSTREAM EVALUATION) OF THE ISWM TECHNICAL MANUAL RECOGNIZES A RULE OF THUMB FOR ZONE OF INFLUENCE (POINT DOWNSTREAM WHERE THE DISCHARGE FROM A PROPOSED DEVELOPMENT NO LONGER HAS A SIGNIFICANT IMPACT UPON THE RECEIVING STREAM...) AS APPROXIMATELY 10%. THIS SITE REPRESENTS FAR LESS THAN THIS TYPICAL THRESHOLD. FURTHERMORE, THE PROJECT HAS DIRECT ACCESS TO THE MAIN CHANNEL OF THE CREEK. DETENTION AT THIS LOCATION WILL HAVE NO IMPACT ON THE PEAK DISCHARGE OF BEAR CREEK AND ADEQUATE DOWNSTREAM CONDITIONS EXIST FROM THE POINT OF DISCHARGE. IF NECESSARY, DETAILED CALCULATIONS WILL BE PROVIDED WITH THE FINAL DESIGN, BUT DETENTION IS NOT RECOMMENDED FOR THIS SITE.
- BIG BEAR CREEK SPECIAL FLOOD HAZARD AREA OBTAINED THROUGH TARRANT COUNTY GIS, REFERENCED TO NAD83 TEXAS STATE PLAN COORDINATES, NORTH CENTRAL ZONE, US FEET.
- FINAL ENGINEERING REVIEW AND COORDINATION MAY RESULT IN MINOR ADJUSTMENTS TO THIS PLAN

REDINGER GROUP, LLC



PRELIMINARY GRADING & DRAINAGE PLAN
WILKES KNOLL
COLLEYVILLE, TEXAS

BENCHMARKS:

COLLEYVILLE BM-29
2" BRASS DISC IN CL
INLET IN N. ROW OF
TWELVE OAKS 128' W
OF POOL ROAD & 25.4'
N OF MEDIAN BOC
ELEV = 583.70'

COLLEYVILLE BM-92
2" BRASS DISC IN N
END OF INLET 16.4' W
OF CL OF BROADOAK ST.
55' S OF CL OF
LONGWOOD ST & 41' SE
OF A FIRE HYDRANT
ELEV = 577.13'

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes

Engineer: CLAYTON T. REDINGER
P.E. No. 97487 Date: 8/06/2022

Drawn By: DSM
Reviewed By: CTR
Project: 1013-01

SHEET

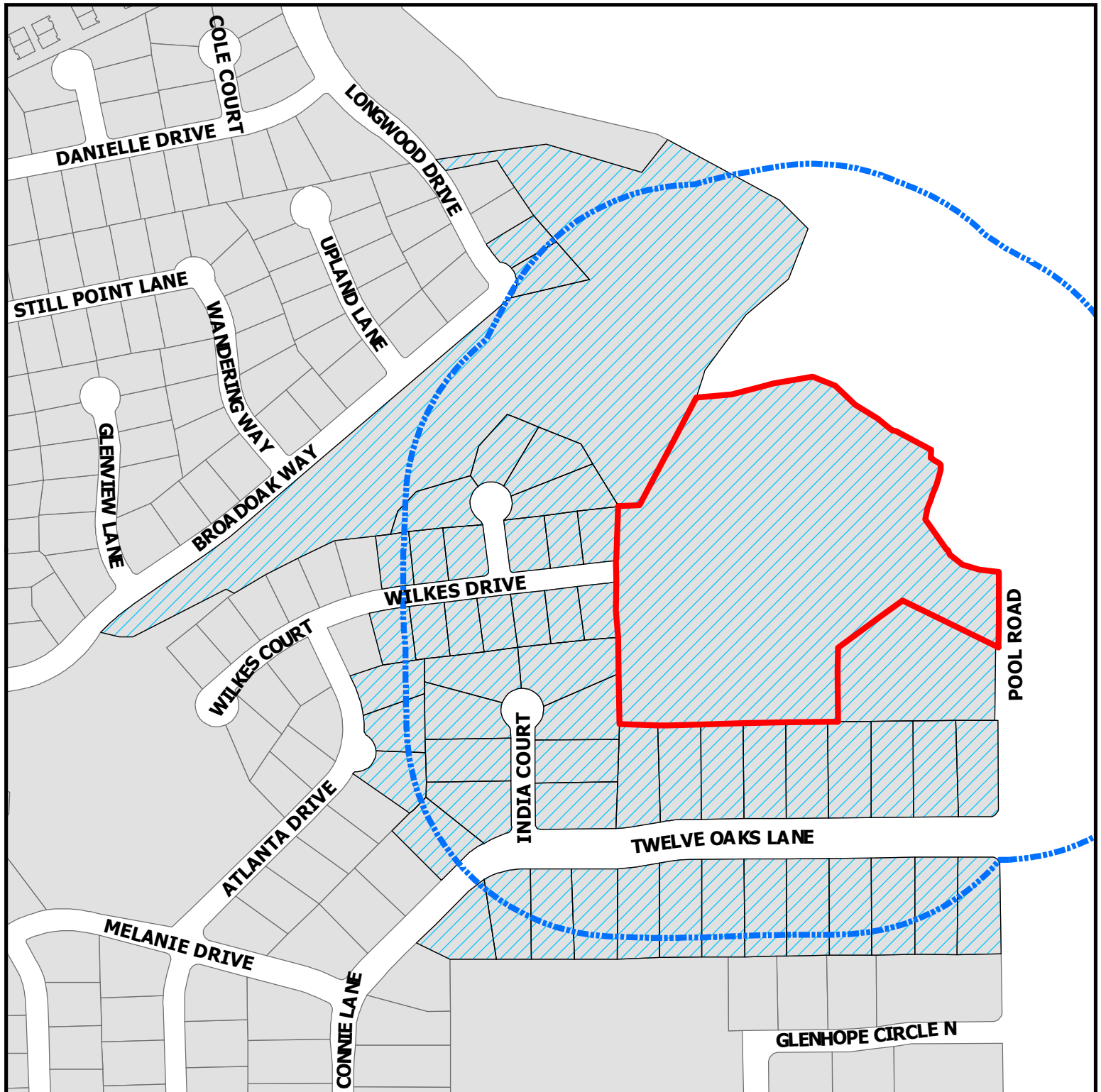
2

REDINGER GROUP PROJECT NO. 1013-01 - SITE PLAN FOR WILKES KNOLL - COLLEYVILLE, TEXAS

CITY CASE NO. ----



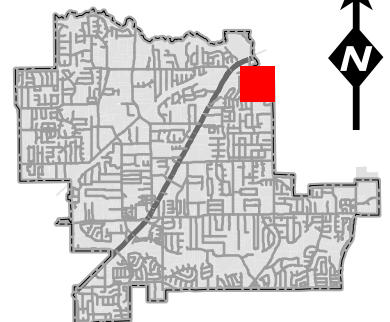
Notification Map



ZC22-029
2417 Wilkes Drive

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
-  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:

Planning and Zoning Commission Meeting: Monday, August 8, 2022 at 7:00 p.m.
City Council Meetings: Tuesday, September 6, 2022 & Tuesday, September 20, 2022 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a zoning change from the AG Agricultural district to the PUD-R Planned Unit Development - Residential district. The request is to rezone the property to allow for a new 18 lot subdivision, Wilkes Knoll. It proposes lot sizes ranging from approximately 15,000 sq.ft. up to 25,000 sq.ft., the average being approximately 19,000 sq. ft.

Zoning Case: ZC22-029

Applicant: Curtis Young

Owner: Mark Goodwin

Location: 2417 Wilkes Drive

Property Description: Tract 1B1, 1C1, 1B2, and 1B3, Abstract 294, Robert Chowning Survey

Present Zoning: AG Agricultural

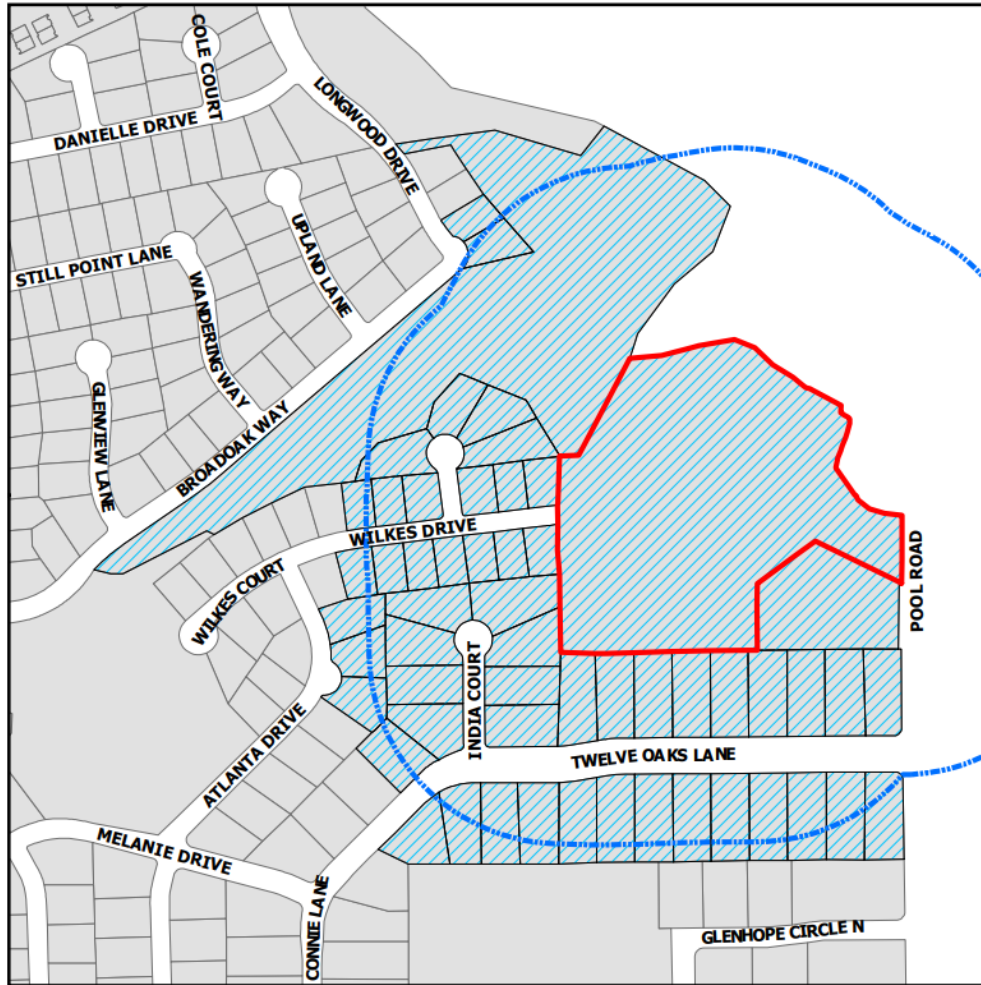
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a 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 below:

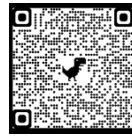
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034

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.

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
Planning Manager
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
ABSHIRE, RICHARD	2606 TWELVE OAKS LN	COLLEYVILLE, TX
ACTKINSON, K TRS	2500 TWELVE OAKS LN	COLLEYVILLE, TX
AGUIRRE, JASON	2402 WILKES DR	COLLEYVILLE, TX
ALVARADO, ALEX	2407 TWELVE OAKS LN	COLLEYVILLE, TX
ANDERSON, CHARLES	2414 WILKES DR	COLLEYVILLE, TX
ANDERSON, STEVE W	6800 INDIA CT	COLLEYVILLE, TX
BLAXTON, MATHEW	6903 LONGWOOD DR	COLLEYVILLE, TX
BRADY, MICHAEL	2406 TWELVE OAKS LN	COLLEYVILLE, TX
BURKE, MICHELLE E	2406 WILKES DR	COLLEYVILLE, TX
CAMPBELL, CYNTHIA KAY	2410 WILKES DR	COLLEYVILLE, TX
CARROLL, ANTHONY L	2605 TWELVE OAKS LN	COLLEYVILLE, TX
CHAWNER, JOHN	2601 TWELVE OAKS LN	COLLEYVILLE, TX
COSAND, JEFFREY W	2604 TWELVE OAKS LN	COLLEYVILLE, TX
COWGILL, JARED	2600 TWELVE OAKS LN	COLLEYVILLE, TX
DAULERIO FAMILY REVOCABLE TRUS	2603 TWELVE OAKS LN	COLLEYVILLE, TX
DELAGARZA, JAMES E	15227 DEL GADO DR	SHERMAN OAKS, CA
DELUCA, SALVATORE	2404 WILKES DR	COLLEYVILLE, TX
DRIES ERIK	2503 TWELVE OAKS LN	COLLEYVILLE, TX
EGAN, ROBERT ELLIOTT	2410 TWELVE OAKS LN	COLLEYVILLE, TX
FARRELL, MICHAEL T	2504 TWELVE OAKS LN	COLLEYVILLE, TX
GASKA, ANDREW PETER	6801 INDIA CT	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX
HEMINGER, VICTORIA	6804 ROCKBROOK CT	COLLEYVILLE, TX
HOWARD, KENNETH C	2509 TWELVE OAKS LN	COLLEYVILLE, TX
JOHANNESSEN, CAROL J	2507 TWELVE OAKS LN	COLLEYVILLE, TX
JORDAN, HENRY	2505 TWELVE OAKS LN	COLLEYVILLE, TX
KIRKPATRICK, D A	2403 WILKES DR	COLLEYVILLE, TX
KRALL, GREG	6801 ATLANTA DR	COLLEYVILLE, TX
LAVAS, TIMOTHY J	2405 WILKES DR	COLLEYVILLE, TX
LOSEY, HERBERT E	2417 WILKES DR	COLLEYVILLE, TX
MARTINEZ, STEFANIE	2508 TWELVE OAKS LN	COLLEYVILLE, TX
MCKENNEY, ROSS S	2607 TWELVE OAKS LN	COLLEYVILLE, TX
MILLER, ROBERT	2407 WILKES DR	COLLEYVILLE, TX
MOORE, ERIC M	6805 ATLANTA DR	COLLEYVILLE, TX
NEAL, RONALD	2501 TWELVE OAKS LN	COLLEYVILLE, TX
NORRIS, MICHAEL	2602 TWELVE OAKS LN	COLLEYVILLE, TX
ORLER, JOHN J	2408 TWELVE OAKS LN	COLLEYVILLE, TX
PADILLA, MARCO A	6901 LONGWOOD DR	COLLEYVILLE, TX
PORTER, WILLIAM G	2506 TWELVE OAKS LN	COLLEYVILLE, TX
REED, CLAY P	6806 ROCKBROOK CT	COLLEYVILLE, TX
RICHARD, RANDALL M	6709 INDIA CT	COLLEYVILLE, TX
ROBERTSON, BARRY E	2415 WILKES DR	COLLEYVILLE, TX
ROBINSON, DANIEL	6802 INDIA CT	COLLEYVILLE, TX
ROSS DOWNS ESTATES	4113 GATEWAY DR STE 100	COLLEYVILLE, TX
SCHAEFER, JOHN W	6803 ATLANTA DR	COLLEYVILLE, TX
SCHWAB, JOHN	6802 ROCKBROOK CT	COLLEYVILLE, TX
STEWART, BRIAN	2502 TWELVE OAKS LN	COLLEYVILLE, TX
TAYLOR, STACEY	6900 POOL RD	COLLEYVILLE, TX
THOMPSON, TERESEA	2409 TWELVE OAKS LN	COLLEYVILLE, TX
TICHACEK, PAUL V	2403 TWELVE OAKS LN	COLLEYVILLE, TX
TRIMBLE, DENNIS	6803 INDIA CT	COLLEYVILLE, TX
VANZANT, JEFFERY	2412 WILKES DR	COLLEYVILLE, TX
WASSON, STEVEN W	2413 WILKES DR	COLLEYVILLE, TX
WATERWORTH FAMILY REVOCABLE TR	6808 ROCKBROOK CT	COLLEYVILLE, TX

WEIR, RICKY G
WILSON, DAVID C
YOUNG, CURTIS
ZEBIAN, ROBERT G

2405 TWELVE OAKS LN
2409 WILKES DR
1130 N CARROLL AVE STE 200
6708 INDIA CT

COLLEYVILLE, TX
COLLEYVILLE, TX
SOUTHLAKE, TX
COLLEYVILLE, TX

From: [Ben Bryner](#)
To: [Jackie Reyff](#); [Dakari Hill](#)
Subject: FW: WillowTree Development Application
Date: Tuesday, July 26, 2022 8:08:09 AM

-----Original Message-----

From: Nicole Naja <[REDACTED]>

Sent: Monday, July 25, 2022 8:01 PM

To: Bobby Lindamood <BLindamood@colleyville.com>; Kathy Wheat <KWheat@colleyville.com>; Brandi Elder <BElder@colleyville.com>; George Bond <GBond@colleyville.com>; George Dodson <GDodson@colleyville.com>; Chuck Kelley <CKelley@colleyville.com>; Callie Rigney <CRigney@colleyville.com>; Jerry Duca <JDuca@colleyville.com>; Ben Bryner <BBryner@colleyville.com>
Subject: WillowTree Development Application

City of Colleyville and City Council,

On behalf of my husband and I, please consider NOT rezoning the 12 acres of land located at 2417 Wilkes Drive, Colleyville, TX from agricultural use to residential use. There is a nearby piece of land already being developed into residential housing. Those are the only 2 areas along that side of Pool Rd between Ira E Woods and Hall Johnson Road that were green spaces. This last piece of land has grass, trees and horses that are charming. I brag to all my friends across the country that we see horses and cows when driving our usual routes within a mile from our home. That is one of the best things in our city and that make it special. The trees and green spaces are why people want to live in Colleyville. Taking these away make it like any generic suburb that is nothing other than buildings, homes and concrete. There is less and less space to breathe in and see nature.

Nicole and Khaled Naja
5606 Poplar Ct. W.
Colleyville, TX 76034

July 24, 2022

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

Zoning Case: ZC22-029

To the Planning and Zoning Commission:

I do not approve of the rezoning of the development located at 2417 Wilkes Dr.,
Colleyville, TX 76034.

Property Owner Name: *Elizabeth & Sam Hearn*

Address: *2409 Wilkes Dr., Colleyville, TX 76034*

Colleyville, TX 76034

Date: *July 26, 2022*

Property Owner Signature:

A handwritten signature in dark ink, appearing to read "Elizabeth Hearn", written over a horizontal line.

cc: City of Colleyville Planning Manager
Jacquelyn Reyff
Email: jreyff@colleyville.com
Ben Bryner
Email: bbryner@colleyville.com

July 28, 2022

Community Development Department

City Of Colleyville

100 Main Street

Colleyville TX, 76034

Zoning Case ZC22-029 – Wilkes Dr. 2417, Colleyville TX 76034

To the planning and Zoning Commission:

I do NOT approve of the rezoning of the development located at 2417 Wilkes Dr. Colleyville TX 76034.

Eric Moore

A handwritten signature in blue ink, consisting of a large loop on the left and a series of smaller loops and curves extending to the right.

6805 Atlanta Dr

Colleyville TX, 76034

817-406-6082

7-28-22

Dakari Hill

From: Ben Bryner
Sent: Thursday, July 28, 2022 1:03 PM
To: Jackie Reyff; Dakari Hill
Subject: FW: New housing development off Pool Road

FYI...

From: John Quinn Jr. <[REDACTED]>
Sent: Thursday, July 28, 2022 12:46 PM
To: Ben Bryner <BBryner@colleyville.com>
Subject: New housing development off Pool Road

Hello Mr. Bryner,

I was made aware of the plans of a new housing development to be started off Pool road just north of the Ross Downs subdivision.

There is a plan to not build a separate entrance to this development and use Ross Downs main entry to access this development . This is unacceptable and it becomes obvious it is to increase the profit margin of the developer.

The traffic is already dangerous on Pool road as well as the entry to Ross Downs especially with the large amount of cars associated with school traffic for Glen Hope elementary school. We already have blockages on Pool road and on Twelve Oaks which is the main entry to Ross Downs. There are many children that walk to and from school from the neighborhood .

Introducing more traffic from the addition of 18 homes using this entry is unacceptable in the name of more profit to the developer.

Thank you for your attention to this matter,

John Quinn
2301 Tarleton Dr.
Colleyville, Tx 76034
817 683 5809

July 24, 2022

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

Zoning Case: ZC22-029

To the Planning and Zoning Commission:

I do not approve of the rezoning of the development located at 2417 Wilkes Dr.,
Colleyville, TX 76034.

Property Owner Name: JASON AGUIRRE

Address: 2402 WILKES DRIVE

Colleyville, TX 76034

Date: 24 JULY 2022^④

Property Owner Signature:

A handwritten signature in dark ink, appearing to be 'JA', with a large, sweeping flourish extending from the end of the signature.

cc: Ms. Christine Loven
City of Colleyville Secretary
Phone: 817.503.1133
Email: cloven@colleyville.com

July 24, 2022

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

Zoning Case: ZC22-029

To the Planning and Zoning Commission:

I do not approve of the rezoning of the development located at 2417 Wilkes Dr.,
Colleyville, TX 76034.

Property Owner Name: *Jeremy and Kara Rae Boswell*

Address: *2306 Wilkes Dr., Colleyville TX 76034*

Colleyville, TX 76034

Date: *7/24/2022*

Property Owner Signature:



cc: Ms. Christine Loven
City of Colleyville Secretary
Phone: 817.503.1133
Email: cloven@colleyville.com

July 24, 2022

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

Zoning Case: ZC22-029

To the Planning and Zoning Commission:

I do not approve of the rezoning of the development located at 2417 Wilkes Dr.,
Colleyville, TX 76034.

Property Owner Name:

Salvatore and Sharon DeLuca

Address:

2404 Wilkes Drive

Colleyville, TX 76034

Date: *07/24/2022*

Property Owner Signature:

Salvatore J. DeLuca

cc: Ms. Christine Loven

City of Colleyville Secretary

Phone: 817.503.1133

Email: cloven@colleyville.com

July 24, 2022

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

Zoning Case: ZC22-029

To the Planning and Zoning Commission:

I do not approve of the rezoning of the development located at 2417 Wilkes Dr.,
Colleyville, TX 76034.

Property Owner Name: Mike Farrell

Address: 2504 Twelve Oaks

Colleyville, TX 76034

Date: 7/24/22

Property Owner Signature: Mike Farrell

cc: Ms. Christine Loven
City of Colleyville Secretary
Phone: 817.503.1133
Email: cloven@colleyville.com

July 24, 2022

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

Zoning Case: ZC22-029

To the Planning and Zoning Commission:

I do not approve of the rezoning of the development located at 2417 Wilkes Dr.,
Colleyville, TX 76034.

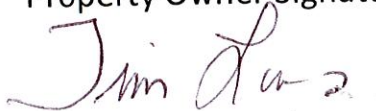
Property Owner Name: Tim Lavas

Address: 2405 Wilkes Dr.

Colleyville, TX 76034

Date: 7/24/22

Property Owner Signature:



cc: Ms. Christine Loven

City of Colleyville Secretary

Phone: 817.503.1133

Email: cloven@colleyville.com

July 24, 2022

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

Zoning Case: ZC22-029

To the Planning and Zoning Commission:

I do not approve of the rezoning of the development located at 2417 Wilkes Dr.,
Colleyville, TX 76034.

Property Owner Name: *Robert + Michelle Miller*

Address:

2407 Wilkes Dr.
Colleyville, TX 76034

Date: *7/24/22*

Property Owner Signature:

Michelle Miller

cc: Ms. Christine Loven

City of Colleyville Secretary

Phone: 817.503.1133

Email: cloven@colleyville.com

July 24, 2022

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

Zoning Case: ZC22-029

To the Planning and Zoning Commission:

I do not approve of the rezoning of the development located at 2417 Wilkes Dr.,
Colleyville, TX 76034.

Property Owner Name: *Filippo Ricchiarone*
Address: *2400 Wilkes Dr*

Colleyville, TX 76034

Date: *7/24/2022*

Property Owner Signature:

A handwritten signature in dark ink, appearing to read 'F. Ricchiarone', written over the 'Property Owner Signature:' label.

cc: Ms. Christine Loven
City of Colleyville Secretary
Phone: 817.503.1133
Email: cloven@colleyville.com

July 24, 2022

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

Zoning Case: ZC22-029

To the Planning and Zoning Commission:

I do not approve of the rezoning of the development located at 2417 Wilkes Dr.,
Colleyville, TX 76034.

Property Owner Name: Rob Willitsy

Address: 2308 Wilkes Dr

Colleyville, TX 76034

Date: 7/24/22

Property Owner Signature:



cc: Ms. Christine Loven
City of Colleyville Secretary
Phone: 817.503.1133
Email: cloven@colleyville.com

July 24, 2022

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

Zoning Case: ZC22-029

To the Planning and Zoning Commission:

I do not approve of the rezoning of the development located at 2417 Wilkes Dr.,
Colleyville, TX 76034.

Property Owner Name: *WILLIAM PORTER*

Address: *2506 TWELVE OAKS LANE*

Colleyville, TX 76034

Date: *7/25/22*

Property Owner Signature: *[Signature]*

cc: Ms. Christine Loven
City of Colleyville Secretary
Phone: 817.503.1133
Email: cloven@colleyville.com

July 24, 2022

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

Zoning Case: ZC22-029

To the Planning and Zoning Commission:

I do not approve of the rezoning of the development located at 2417 Wilkes Dr.,
Colleyville, TX 76034.

Property Owner Name:

Steve Watson

Address:

2413 Wilkes Drive

Colleyville, TX 76034

Date:

7/25/22

Property Owner Signature:

Steve Watson

cc: Ms. Christine Loven
City of Colleyville Secretary
Phone: 817.503.1133
Email: cloven@colleyville.com

July 24, 2022

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

Zoning Case: ZC22-029

To the Planning and Zoning Commission:

I do not approve of the rezoning of the development located at 2417 Wilkes Dr.,
Colleyville, TX 76034.

Property Owner Name:

Address: *6808 Rockbrook Court*

Colleyville, TX 76034

Date: *7/26/22*

Property Owner Signature: *Leona S. Waterworth*

cc: City of Colleyville Planning Manager
Jacquelyn Reyff
Email: jreyff@colleyville.com
Ben Bryner
Email: bbryner@colleyville.com

July 24, 2022

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

Zoning Case: ZC22-029

To the Planning and Zoning Commission:

I do not approve of the rezoning of the development located at 2417 Wilkes Dr.,
Colleyville, TX 76034.

Property Owner Name:

Address:

Cyndi Kay Campbell
2410 Wilkes Drive
Colleyville, TX 76034

Date:

July 31st 2022

Property Owner Signature:

Cyndi Kay Campbell

cc: City of Colleyville Planning Manager

Jacquelyn Reyff

Email: jreyff@colleyville.com

Ben Bryner

Email: bbryner@colleyville.com

July 24, 2022

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

Zoning Case: ZC22-029

To the Planning and Zoning Commission:

I do not approve of the rezoning of the development located at 2417 Wilkes Dr.,
Colleyville, TX 76034.

Property Owner Name: J.M. VAUZANT

Address: 2412 WILKES DRIVE

Colleyville, TX 76034

Date: 8/5/22

Property Owner Signature: 

cc: City of Colleyville Planning Manager
Jacquelyn Reyff
Email: jreyff@colleyville.com
Ben Bryner
Email: bbryner@colleyville.com

July 24, 2022

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

Zoning Case: ZC22-029

To the Planning and Zoning Commission:

I do not approve of the rezoning of the development located at 2417 Wilkes Dr.,
Colleyville, TX 76034.

Property Owner Name:

Address:

Nancy K. Kirkpatrick
2403 Wilkes Dr.

Colleyville, TX 76034

Date:

Property Owner Signature:

Nancy K. Kirkpatrick

cc: Ms. Christine Loven

City of Colleyville Secretary

Phone: 817.503.1133

Email: cloven@colleyville.com

From: [Bo Bottger](#)
To: [Jackie Reyff](#)
Subject: Rezoning of Wilkes property
Date: Friday, August 5, 2022 4:09:30 PM

My name is Carolyn Bottger. My husband Robert and I are completely against rezoning the area from agricultural to residential.

Why do we have to put concrete on what seems to be every square inch of land in Colleyville? Why can't the area at the end of Wilkes be turned into a park where the trees and wildlife can be preserved.

Enough development already!!

Regards,
Carolyn and Rob Bottger

Dakari Hill

From: CHARLES C ANDERSON <[REDACTED]>
Sent: Sunday, August 7, 2022 6:08 PM
To: Dakari Hill; Colleyville
Subject: Protest of Wilkes Knoll development zoning change

Importance: High

City Council and Planning and Zoning,

As a 20+ year resident of Colleyville at 2414 Wilkes Drive, my property adjoins the proposed “Wilkes Knoll” development. Lot #1 specifically, based on current plans submitted.

I am vehemently opposed to this development. Neighbors I’ve spoken with agree.

My concerns:

- I bought my property in 2001 specifically because the acreage adjoining the eastern property border was zoned agriculture. The original home owner I purchased from, a life long realtor, an expert, chose to build it next to property zoned agriculture..... for a reason.
- **SAFETY:** this neighborhood and street weren’t planned to accommodate additional density of 18 houses, their families and their many vehicles. I have 2 daughters, in addition to the other children residing on the street; additional traffic = additional potential safety issues.

Traffic Study - has one been done? If not, one needs to be done and presented.

- **ENVIRONMENTAL:** creating a massive amount of NON PERMEABLE SURFACE with run off adding to potential pollution in Big Bear Creek, just a few feet away. No mitigation efforts can completely control and prevent all run off into that body of water.
- **Colleyville home inventory** currently - what is it?

If there are any Colleyville homes for sale, we don't need 18 more.

- **City Resources, essential services** will be negatively affected by 18 additional houses/families/visitors.
- **Easements:** how many are needed, where, and for what purpose?
- **Green space:** the residents of Colleyville would benefit from more green space, not less. This property has 150 - 200 year old oak trees. A developer planting a few 4”- 6” caliper size trees in their place would be short changing Colleyville’s citizens who appreciate the original flora and fauna, that is alarmingly becoming a rarity.....in our town.

Conservation funding option; Federal, State, local or private that could purchase the property to preserve as a nature refuge. Located next to Big Bear Creek, it is a habitat for a large variety of birds and mammals and flora. Over the years, on the proposed development property, I have witnessed foxes, coyotes, snakes, owls, hawks, egrets and most recently a mother bobcat raising three cubs (see photo attached). Additionally, a mountain lion has been seen here in the past 12 months by Joan Losey.

This conservation option needs to be studied and strongly considered before changing the current agriculture zoning.

- **Whats the advantage** (aside from the obvious of more tax dollars - a questionable need, given the creative multi disbursements of our tax dollars back to residents in the form of City of Colleyville gift cards) ?

I do not believe this dense, 18 unit development is a net benefit for the citizens of Colleyville.

- **Why** does the Council and Board feel there is a NEED to change zoning from its current agricultural status to accommodate 18 houses?

Based on the reasons sited, there is **no valid reason to change the zoning from its current agricultural status.**

I understand the property owner wants to make money, but it should not be at the expense of the City of Colleyville and it's citizens.

Respectfully,
Charles C. Anderson


cell: 817-235-9607



From: [Karen Actkinson](#)
To: [Ben Bryner](#); [Jackie Reyff](#)
Subject: Opposed rezoning of the development located at 2417 Wilkes Dr., Colleyville, Texas, 7634
Date: Monday, August 8, 2022 2:51:21 PM

Aug 8th ,2022
2:50 pm

Colleyville community development department
City Of Colleyville
100 Main St. 76034

Zoning case ZC22-029

To the planning and zoning commission: I do not approve of the rezoning of the development located at 2417 Wilkes Dr. in Colleyville TX 76034. I live directly behind that particular property. My address is 2500 Twelve Oaks Ln., Colleyville 76034

I request to count and become part of the public record. Please let me know that you received this email. Thank you,

Karen Actkinson

--

~Karen Actkinson

Robert & Rita Zebian
6708 India Court
Colleyville TX 76034
08/29/2022

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034

**Re: Letter of Opposition
Zoning Case ZC22-029, Request to Rezone 2417 Wilkes Drive From AG to
PUD-R**

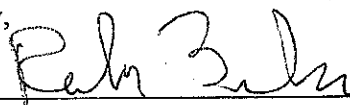
Dear Madam or Sir:

We are writing to express our opposition to the request to rezone the 12-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

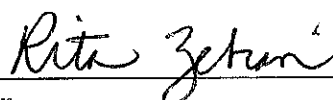
1. Significant increase in traffic and safety concerns, due to the only entrance being via Twelve Oaks Drive in Ross Downs
 - a. Increased resident and delivery traffic on a narrow street is a nuisance and reduces enjoyment of property;
 - b. Young children playing and walking to school are at risk with an increase in traffic;
2. Drainage and flood plain concerns
 - a. Building within a 100-year flood plain that includes Big Bear Creek endangers residents and exposes them to flooding and drainage problems.
3. Loss of greenspace concerns
 - a. Removal of mature oak trees and greenspace detracts from the City of Colleyville.
4. Colleyville Comprehensive Plan concerns
 - a. The proposed Wilkes Knoll neighborhood negatively impacts Ross Downs Estates;
 - b. Lot sizes do not meet the minimum 20,000 square foot requirement;
 - c. Very little greenspace planned for the Wilkes Knoll neighborhood.

We oppose the rezoning of 2417 Wilkes Drive from AG to PUD-R. The project detracts from the neighborhood of Ross Downs Estates, adding significant traffic and danger for homeowners and young children. Building within a 100-year flood plain that backs up to Big Bear Creek raises serious concerns about drainage and flooding for residents in the area. Removing the mature trees and disturbing wildlife negatively impacts the city, especially when there is no financial necessity for Colleyville. The proposed neighborhood fails to meet the new neighborhood criteria defined in the Comprehensive Plan: only a third of the lots will meet the 20,000 square foot lot minimum, and greenspaces are virtually nonexistent within the Concept Plan. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,



Signature



Signature

Robert E Egan
2410 Twelve Oaks Lane
Colleyville, TX 76034
817-357-7504

August 29, 2022

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034

**Re: Letter of Opposition
Zoning Case ZC22-029, Request to Rezone 2417 Wilkes Drive From AG to
PUD-R**

Dear Madam or Sir:

I am writing to express my opposition to the request to rezone the 12-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

Significant Increase in Traffic and Safety Concerns

WillowTree Development, LLC ("the Developer"), the Developer requesting rezoning, plans to build 18 homes on the 12-acre lot located at 2417 Wilkes Drive. Under the current development plan, the Developer plans for the *only* access to the new neighborhood, Wilkes Knoll, to be through the Ross Downs Estates subdivision.

Increased Traffic on a Narrow Street

Traffic will enter the Ross Downs Estates subdivision from Pool Road, travel down Twelve Oaks Lane, turn right on Melanie Drive and drive by Kimzey Park, turn right on Atlanta Drive, and, finally, turn right onto Wilkes Drive. Traffic would then proceed down Wilkes Drive toward the new entrance to Wilkes Knoll. Currently, Wilkes Drive is a dead-end street. The only traffic travelling down Wilkes Drive is that of homeowners on Wilkes Drive and the related maintenance and delivery vehicles in route to the Wilkes Drive homes. Adding 18 homes at the end of the street will result in a large number of cars driving down a narrow street that was never designed to accommodate more traffic than what already exists.

Baseball and T-ball teams regularly use Kimzey Park's baseball field for practice. During practices, parents park along Melanie Drive, making it tricky to drive down the street to get home to Wilkes Drive. 18 additional homes, with all the associated work trucks and delivery trucks will make these times of the day incredibly difficult and dangerous for kids, parents, and homeowners.

Safety Concerns

There are many elementary-age children who live on Wilkes Drive, and throughout Ross Downs Estates, and an increase in traffic down the street will be dangerous for young children who play outside, ride their bikes down the street, walk up the street to Kimzey Park, and walk to Glenhope Elementary in the morning and afternoon.

We purchased our home on Wilkes Drive in 2011 because we liked that it was a dead-end street and there would be limited traffic to pass by our house. Now, the Developer plans to make Wilkes Drive quite busy, impacting our children's safety and our enjoyment of our home. We have two children, ages eight and ten, and I oppose the rezoning because I fear for their safety with such an increase in traffic on our street.

Increased Traffic on Pool Road, Impacting Glenhope Elementary and Nearby Neighborhoods

Because the only access to the proposed Wilkes Knoll neighborhood will require entrance through Ross Downs Estates, it will also impact traffic on Pool Road, particularly during morning drop off and afternoon pick up at Glenhope Elementary, located next door to Ross Downs Estates. During these school pick up and drop off hours, long lines of cars are backed up, both down Pool Road and Twelve Oaks Lane, waiting to drive to Glenhope Elementary. The buses do not pick up children in Ross Downs Estates or any of the neighboring subdivisions. Therefore, all of the children either walk to school or are driven to school. Adding the Wilkes Knoll subdivision will only worsen the traffic jams getting in and out of the area.

Drainage and Flood Plain Concerns

The Developer plans to build homes within a 100-year flood plain that includes Big Bear Creek. Adding homes and concrete to this 12-acre greenspace will impact water run off during heavy rains, and I am concerned it will cause flooding for Wilkes Drive and its residents.

A culvert runs below my driveway, and the drainage creek runs behind many homes on Wilkes Drive, including mine. I am concerned that the Wilkes Knoll development will impact the water run-off and drainage located just behind my house and cause flooding.

Loss of Greenspace Concerns

One of the very best features of Colleyville is its rural feel, with plenty of trees, wildlife, and farms. There are hundreds, if not more, of mature trees located on the proposed development lot, including native post oaks that make up our eastern cross timbers region. Building 18 homes on this land will necessarily require the removal of a large majority of these trees, impacting the wildlife living there and eliminating important greenspace that helps to define Colleyville.

Colleyville Comprehensive Plan Concerns

Rezoning this land does not align with Colleyville's Comprehensive Plan ("Comprehensive Plan"). The city's Comprehensive Plan establishes principles to maintain and build upon, including, preservation of neighborhoods. Allowing this project to proceed does not preserve the Ross Downs neighborhood. There is no positive impact to the homeowners. In Chapter 6 of the Comprehensive

Plan, it states that the city's single most important goal for neighborhood planning in Northeast Colleyville is to retain the quality of existing neighborhoods.

The proposed development will detract from Ross Downs Estates, particularly for the homeowners who are adjacent to the 12-acre lot or are living on Wilkes Drive.

The Comprehensive Plan also states that any residential project *shall* have a minimum lot size of 20,000 square feet. However, in the proposed Wilkes Knoll plan, only 6 of the 18 lots will meet the 20,000 square foot minimum. The Wilkes Knoll project should not be approved if it cannot meet this minimum lot size requirement.

The Comprehensive Plan states that new neighborhoods should be designed with plenty of greenspace to be used as a focal point for gatherings. The Wilkes Knoll Concept Plan designates two open spaces within the neighborhood. Open Space 1 is only 13,807 square feet, a tiny corner in front of three houses situated on an island and surrounded by the neighborhood road. This can hardly be described as a greenspace. Open Space 2 is a long, narrow portion of the land that runs behind houses 3 to 9 in the Developer's Concept Plan. It is within the flood plain, and it will only be accessible by walking down a trail easement between houses 1 and 2.

The planned greenspaces for Wilkes Knoll do not meet Colleyville's greenspace requirement for new neighborhoods.

Colleyville does not need the additional property taxes the proposed homes would provide.

Conclusion

I oppose the rezoning of 2417 Wilkes Drive from AG to PUD-R. The project detracts from the neighborhood of Ross Downs Estates, adding significant traffic and danger for homeowners and young children. Building within a 100-year flood plain that backs up to Big Bear Creek raises serious concerns about drainage and flooding for residents in the area. Removing the mature trees and disturbing wildlife negatively impacts the city, especially when there is no financial necessity for Colleyville. The proposed neighborhood fails to meet the new neighborhood criteria defined in the Comprehensive Plan: only a third of the lots will meet the 20,000 square foot lot minimum, and greenspaces are virtually nonexistent within the Concept Plan. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert E. Eg". The signature is written in a cursive, flowing style.

Sandra Barry Robertson (Name)
2415 Wilkes Dr (Street Address)
Colleyville, TX 76034 (City, State, Zip)

8-28-2022 (Date)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034

**Re: Letter of Opposition
Zoning Case ZC22-029, Request to Rezone 2417 Wilkes Drive From AG to
PUD-R**

Dear Madam or Sir:

I am writing to express my opposition to the request to rezone the 12-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Significant increase in traffic and safety concerns
 - a. Increased traffic on a narrow street is a nuisance and reduces enjoyment of property;
 - b. Young children playing and walking to school are at risk with an increase in traffic;
 - c. Increased traffic on Pool Road impacts Glenhope Elementary and nearby neighborhoods.
2. Drainage and flood plain concerns
 - a. Building within a 100-year flood plain that includes Big Bear Creek endangers residents and exposes them to flooding and drainage problems.
3. Loss of greenspace concerns
 - a. Removal of mature oak trees and greenspace detracts from the City of Colleyville.
4. Colleyville Comprehensive Plan concerns
 - a. The proposed Wilkes Knoll neighborhood negatively impacts Ross Downs Estates;
 - b. Lot sizes do not meet the minimum 20,000 square foot requirement;
 - c. Very little greenspace planned for the Wilkes Knoll neighborhood.

I oppose the rezoning of 2417 Wilkes Drive from AG to PUD-R. The project detracts from the neighborhood of Ross Downs Estates, adding significant traffic and danger for homeowners and young children. Building within a 100-year flood plain that backs up to Big Bear Creek raises serious concerns about drainage and flooding for residents in the area. Removing the mature trees and disturbing wildlife negatively impacts the city, especially when there is no financial necessity for Colleyville. The proposed neighborhood fails to meet the new neighborhood criteria defined in the Comprehensive Plan: only a third of the lots will meet the 20,000 square foot lot minimum, and greenspaces are virtually nonexistent within the Concept Plan. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

Sandra E. Robertson
Signature

Sandra E. Robertson
Signature

Schaefer (Name)

6803 ATLANTA Dr (Street Address)

Colleyville TX 76034 (City, State, Zip)

8-30-22

Date

Mail your letter to the address
below or, scan it and email it
to bbryner@colleyville.com

Planning and Zoning Committee
City of Colleyville
100 Main St.
Colleyville, TX 76034

**Re: Letter of Opposition
Zoning Case ZC22-029, Request to Rezone 2417 Wilkes Drive From AG to
PUD-R**

Dear Madam or Sir:

I am writing to express my opposition to the request to rezone the nearly 12-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Significant increase in traffic and safety concerns
 - a. Increased traffic on a narrow street is a nuisance and reduces enjoyment of property;
 - b. Young children playing and walking to school are at risk with an increase in traffic;
 - c. Increased traffic on Pool Road impacts Glenhope Elementary and nearby neighborhoods.
2. Drainage and flood plain concerns
 - a. Building within a 100-year flood plain that includes Big Bear Creek endangers residents and exposes them to flooding and drainage problems.
3. Loss of greenspace concerns
 - a. Removal of mature oak trees and greenspace detracts from the City of Colleyville.
 - b. Loss of wildlife from horned owls, blue herons, swamp rabbits, bobcats, coyotes, and numerous species of birds
4. Colleyville Comprehensive Plan concerns
 - a. The proposed Wilkes Knoll neighborhood negatively impacts Ross Downs Estates;
 - b. Lot sizes do not meet the minimum 20,000 square foot requirement;
 - c. Very little greenspace planned for the Wilkes Knoll neighborhood.

I oppose the rezoning of 2417 Wilkes Drive from AG to PUD-R. The project detracts from the neighborhood of Ross Downs Estates, adding significant traffic and danger for homeowners and young children. Building within a 100-year flood plain that backs up to Big Bear Creek raises serious concerns about drainage and flooding for residents in the area. Removing the mature trees and disturbing wildlife negatively impacts the city, especially when there is no financial necessity for Colleyville. The proposed neighborhood fails to meet the new neighborhood criteria defined in the Comprehensive Plan: only a third of the lots will meet the 20,000 square foot lot minimum, and greenspaces are virtually nonexistent within the Concept Plan. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

John W. Schaefer
Signature

Judith L. Schaefer
Signature

Jennifer & Kenneth Wallace (Name)

6606 Connie Lane (Street Address)

Colleyville, TX 76034 (City, State, Zip)

8/30/2022

Date

Mail your letter to the address
below or, scan it and email it
to bbryner@colleyville.com

Planning and Zoning Committee
City of Colleyville
100 Main St.
Colleyville, TX 76034

**Re: Letter of Opposition
Zoning Case ZC22-029, Request to Rezone 2417 Wilkes Drive From AG to
PUD-R**

Dear Madam or Sir:

I am writing to express my opposition to the request to rezone the nearly 12-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Significant increase in traffic and safety concerns
 - a. Increased traffic on a narrow street is a nuisance and reduces enjoyment of property;
 - b. Young children playing and walking to school are at risk with an increase in traffic;
 - c. Increased traffic on Pool Road impacts Glenhope Elementary and nearby neighborhoods.
2. Drainage and flood plain concerns
 - a. Building within a 100-year flood plain that includes Big Bear Creek endangers residents and exposes them to flooding and drainage problems.
3. Loss of greenspace concerns
 - a. Removal of mature oak trees and greenspace detracts from the City of Colleyville.
 - b. Loss of wildlife from horned owls, blue herons, swamp rabbits, bobcats, coyotes, and numerous species of birds
4. Colleyville Comprehensive Plan concerns
 - a. The proposed Wilkes Knoll neighborhood negatively impacts Ross Downs Estates;
 - b. Lot sizes do not meet the minimum 20,000 square foot requirement;
 - c. Very little greenspace planned for the Wilkes Knoll neighborhood.

I oppose the rezoning of 2417 Wilkes Drive from AG to PUD-R. The project detracts from the neighborhood of Ross Downs Estates, adding significant traffic and danger for homeowners and young children. Building within a 100-year flood plain that backs up to Big Bear Creek raises serious concerns about drainage and flooding for residents in the area. Removing the mature trees and disturbing wildlife negatively impacts the city, especially when there is no financial necessity for Colleyville. The proposed neighborhood fails to meet the new neighborhood criteria defined in the Comprehensive Plan: only a third of the lots will meet the 20,000 square foot lot minimum, and greenspaces are virtually nonexistent within the Concept Plan. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

Jennifer M. Wallace
Signature

Kenneth Wallace
Signature

MICHAEL T. MUHM
6607 CONNIE LANE
COLLEYVILLE, TEXAS 76034

August 31, 2022

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034

**Re: Letter of Opposition
Zoning Case ZC22-029, Request to Rezone 2417 Wilkes Drive
From AG to PUD-R**

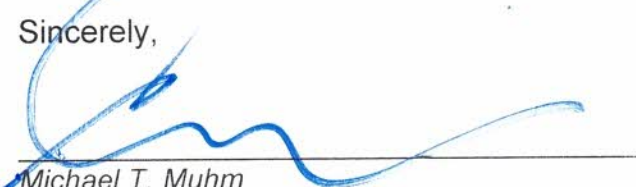
Dear Madam or Sir:

We, Michael & Peggy Muhm, are writing to register our **OPPOSITION** to the rezoning request to the 12-acre parcel located at 2417 Wilkes Drive, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. **Significant increase in traffic and safety concerns**
 - a. Increased traffic on a narrow street is a nuisance and reduces enjoyment of property;
 - b. There is only one way in – one way out, as proposed, which will **SIGNIFICANTLY, ADVERSELY** impact traffic, road deterioration for likely 3-5 year during development and construction.
2. **Loss of greenspace concerns**
 - a. Removal of mature trees & greenspace detracts from the City of Colleyville. Colleyville is/was a member of "Tree City USA".
3. **Colleyville Comprehensive Plan concerns**
 - a. The proposed Wilkes Knoll neighborhood **NEGATIVELY** impacts Ross Downs Estates residential community;
 - b. Lot sizes do not meet the 20,000 square foot requirement;
 - c. Very little greenspace planned for the Wilkes Knoll neighborhood.

For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote **NO** on the request to rezoning of this land.

Sincerely,



Michael T. Muhm



Peggy L. Muhm

Angela Repass (Name)
2307 Still Point Lane (Street Address)
Colleyville, TX 76034 (City, State, Zip)

Sept 3, 2022 (Date)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034

**Re: Letter of Opposition
Zoning Case ZC22-029, Request to Rezone 2417 Wilkes Drive From AG to
PUD-R**

Dear Madam or Sir:

I am writing to express my opposition to the request to rezone the 12-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Significant increase in traffic and safety concerns
 - a. Increased traffic on a narrow street is a nuisance and reduces enjoyment of property;
 - b. Young children playing and walking to school are at risk with an increase in traffic;
 - c. Increased traffic on Pool Road impacts Glenhope Elementary and nearby neighborhoods.
2. Drainage and flood plain concerns
 - a. Building within a 100-year flood plain that includes Big Bear Creek endangers residents and exposes them to flooding and drainage problems.
3. Loss of greenspace concerns
 - a. Removal of mature oak trees and greenspace detracts from the City of Colleyville.
4. Colleyville Comprehensive Plan concerns
 - a. The proposed Wilkes Knoll neighborhood negatively impacts Ross Downs Estates;
 - b. Lot sizes do not meet the minimum 20,000 square foot requirement;
 - c. Very little greenspace planned for the Wilkes Knoll neighborhood.

I oppose the rezoning of 2417 Wilkes Drive from AG to PUD-R. The project detracts from the neighborhood of Ross Downs Estates, adding significant traffic and danger for homeowners and young children. Building within a 100-year flood plain that backs up to Big Bear Creek raises serious concerns about drainage and flooding for residents in the area. Removing the mature trees and disturbing wildlife negatively impacts the city, especially when there is no financial necessity for Colleyville. The proposed neighborhood fails to meet the new neighborhood criteria defined in the Comprehensive Plan: only a third of the lots will meet the 20,000 square foot lot minimum, and greenspaces are virtually nonexistent within the Concept Plan. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

Angela Repass
Signature

[Signature]
Signature

Chris & Kendra Carr (Name)

6900 Upland Ln (Street Address)

Colleyville, TX 76034 (City, State, Zip)

7/1/2022 (Date)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034

**Re: Letter of Opposition
Zoning Case ZC22-029, Request to Rezone 2417 Wilkes Drive From AG to
PUD-R**

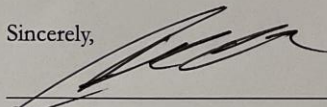
Dear Madam or Sir:

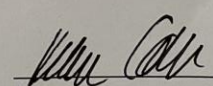
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I oppose the rezoning of 2417 Wilkes Drive from AG to PUD-R. The project detracts from the neighborhood of Ross Downs Estates, adding significant traffic and danger for homeowners and young children. Building within a 100-year flood plain that backs up to Big Bear Creek raises serious concerns about drainage and flooding for residents in the area. Removing the mature trees and disturbing wildlife negatively impacts the city, especially when there is no financial necessity for Colleyville. The proposed neighborhood fails to meet the new neighborhood criteria defined in the Comprehensive Plan: only a third of the lots will meet the 20,000 square foot lot minimum, and greenspaces are virtually nonexistent within the Concept Plan. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,


Signature


Signature

Chris + Gagandeep Hibbard (Name)
6401 Meade Dr (Street Address)
Colleyville, TX 76034 (City, State, Zip)

September 03, 2022 (Date)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034

**Re: Letter of Opposition
Zoning Case ZC22-029, Request to Rezone 2417 Wilkes Drive From AG to
PUD-R**

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Sincerely,

Chris Hibbard
Signature Chris Hibbard

Gagandeep Hibbard
Signature Gagandeep Hibbard

John & Lynn Poole (Name)
6912 M Trade Dr (Street Address)
Colleyville Tx 76034 (City, State, Zip)

9-4-22 (Date)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034

Re: **Letter of Opposition**
Zoning Case ZC22-029, Request to Rezone 2417 Wilkes Drive From AG to
PUD-R

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Sincerely,

John Poole
Signature

Lynn Poole
Signature

Nambi + Bobby Tillman (Name)

6402 Maude Dr (Home Address)

Colleyville, TX 76034 (City, State, Zip)

9/4/22 (Date)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034

Re: Letter of Opposition
Zoning Case ZC22-029, Request to Rezone 2417 Wilkes Drive From AG to
PUD-R

Dear Members of the:

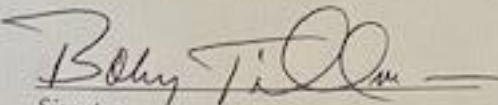
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Sincerely,


Signature


Signature

Bailey Blankenship + Michael Ghalibaf
(Name)

1702 Meade Dr
(Street Address)

Colleyville, TX 76034
(City, State, Zip)

9/4/22
(Date)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034

Re: Letter of Opposition
Zoning Case ZC22-029, Request to Rezone 2417 Wilkes Drive From AG to
PUD-R

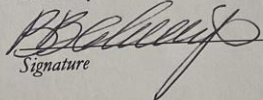
Dear Madam or Sir:

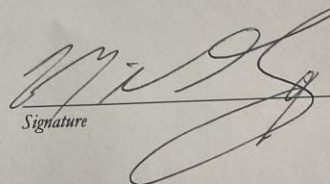
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Sincerely,


Signature


Signature

PAMELA J STEWART (Name)

6707 CARRIAGE LN (Street Address)

COLLEYVILLE TX 76034 (City, State, Zip)

09-04-2022 (Date)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034

Re: Letter of Opposition
Zoning Case ZC22-029, Request to Rezone 2417 Wilkes Drive From AG to
PUD-R

Dear Madam or Sir:

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Sincerely,

Pamela J Stewart
Signature

Signature

Pari Kaviani (Name)
6801 Kennedy Dr. (Street Address)
Colleyville TX 76034 (City, State, Zip)

9-4-22 (Date)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034

Re: **Letter of Opposition**
Zoning Case ZC22-029, Request to Rezone 2417 Wilkes Drive From AG to PUD-R

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Sincerely,

Pari Kaviani
Signature

Pari Kaviani
Signature

Steve & Lisa Flamm (Name)
4805 Carriage Ln (Street Address)
Colleyville, TX 76034 (City, State, Zip)

Sept. 5, 2022 (Date)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034

**Re: Letter of Opposition
Zoning Case ZC22-029, Request to Rezone 2417 Wilkes Drive From AG to
PUD-R**

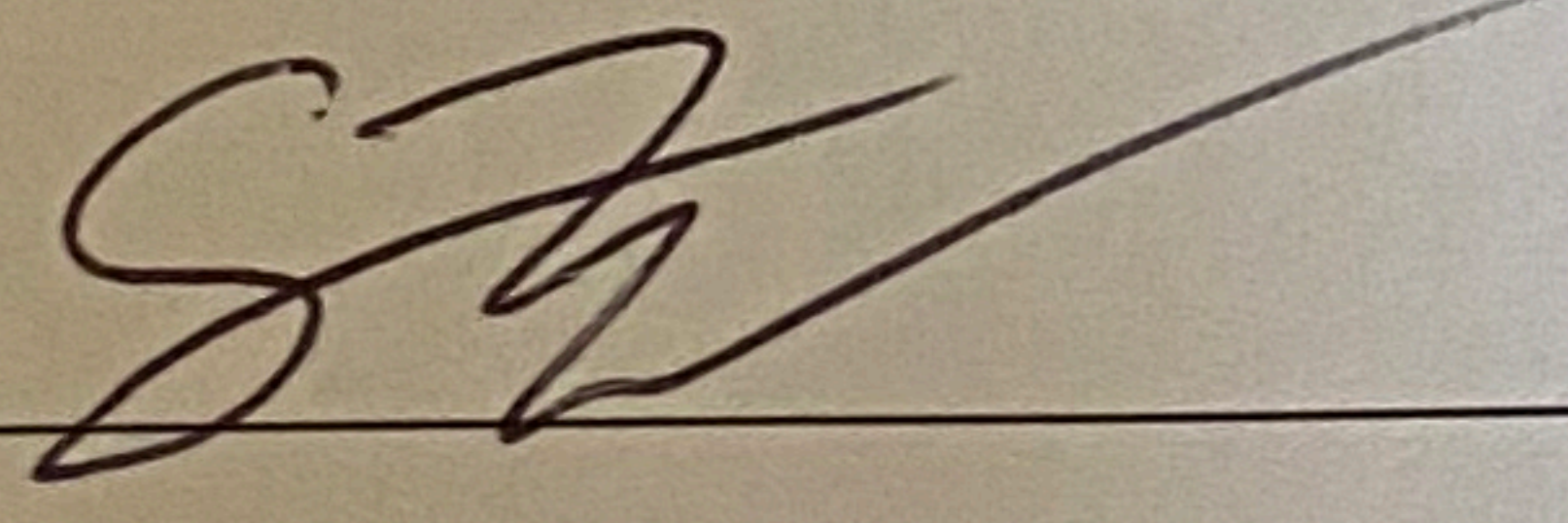
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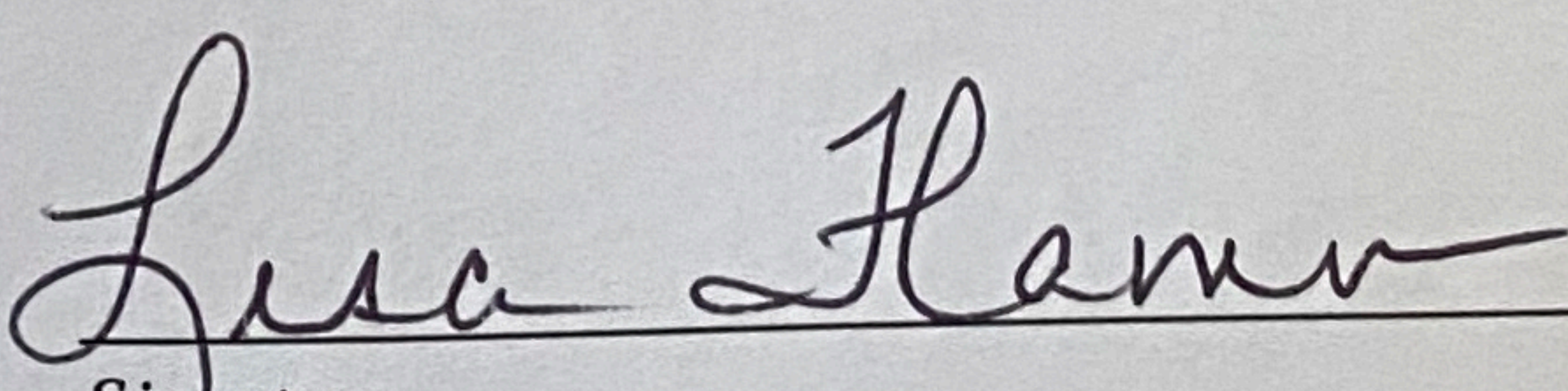
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Sincerely,


Signature


Signature

Dean & Donna Jones (Name)
6610 Carriage Drive (Street Address)
Colleyville, TX 76034 (City, State, Zip)

9-5-2022 (Date)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034

Re: **Letter of Opposition**
Zoning Case ZC22-029, Request to Rezone 2417 Wilkes Drive From AG to
PUD-R

Dear Madam or Sir:

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Sincerely,

Donna Jones
Signature

Dean E. Jones
Signature

Erik + Dena Dries (Name)

2503 Twelve Oaks Lane (Street Address)

Colleyville, TX 76034 (City, State, Zip)

9/04/22 (Date)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034

**Re: Letter of Opposition
Zoning Case ZC22-029, Request to Rezone 2417 Wilkes Drive From AG to
PUD-R**

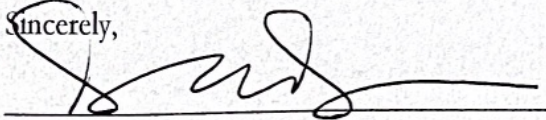
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Sincerely,


Signature


Signature

MARK & Krysti COOK (Name)

6710 Carriage Ln (Street Address)

Colleyville, TX 76034 (City, State, Zip)

9-5-2022 (Date)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034

**Re: Letter of Opposition
Zoning Case ZC22-029, Request to Rezone 2417 Wilkes Drive From AG to
PUD-R**

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Sincerely,

Krysti Cook
Signature

[Signature]
Signature

Dylan & Jessica Harig (Name)

6503 Meade Dr. (Street Address)

Colleyville, TX 76034 (City, State, Zip)

9.5.22 (Date)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034

**Re: Letter of Opposition
Zoning Case ZC22-029, Request to Rezone 2417 Wilkes Drive From AG to
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I oppose the rezoning of 2417 Wilkes Drive from AG to PUD-R. The project detracts from the neighborhood of Ross Downs Estates, adding significant traffic and danger for homeowners and young children. Building within a 100-year flood plain that backs up to Big Bear Creek raises serious concerns about drainage and flooding for residents in the area. Removing the mature trees and disturbing wildlife negatively impacts the city, especially when there is no financial necessity for Colleyville. The proposed neighborhood fails to meet the new neighborhood criteria defined in the Comprehensive Plan: only a third of the lots will meet the 20,000 square foot lot minimum, and greenspaces are virtually nonexistent within the Concept Plan. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

Signature

Signature

Craig & Tracy Booth (Name)
8613 Carriage Drive (Street Address)
Colleyville, TX 76034 (City, State, Zip)

9-5-22 (Date)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034

**Re: Letter of Opposition
Zoning Case ZC22-029, Request to Rezone 2417 Wilkes Drive From AG to
PUD-R**

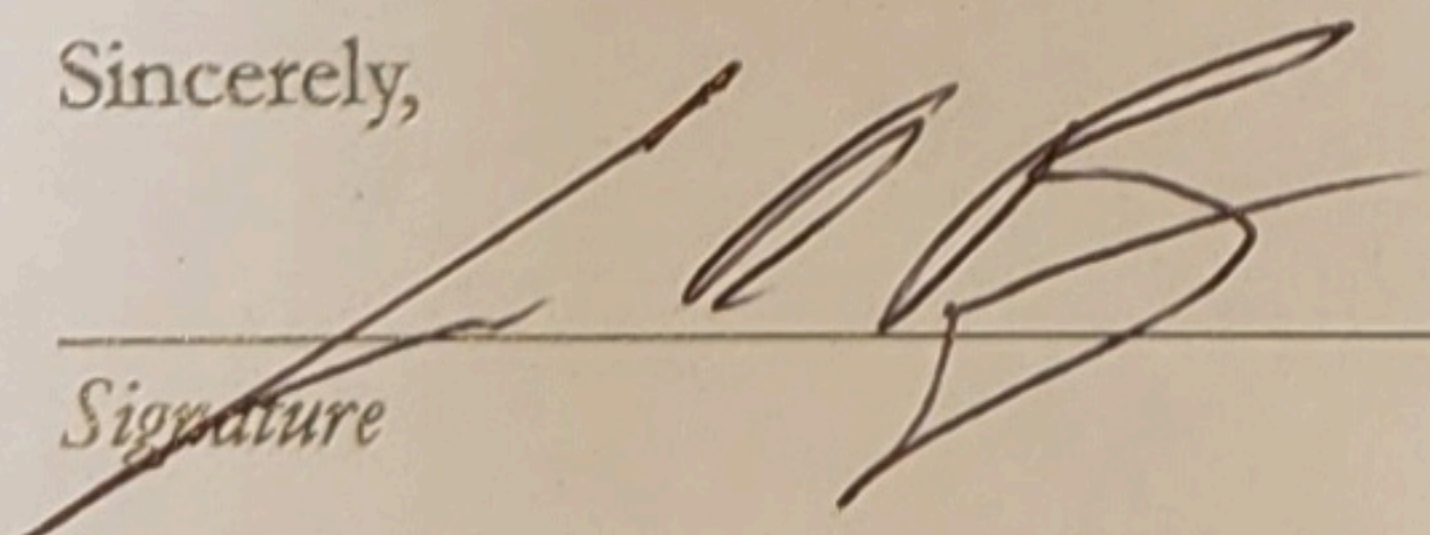
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 - a. Increased traffic on a narrow street is a nuisance and reduces enjoyment of property;
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Sincerely,


Signature

Tracy A. Booth
Signature

Ahmed Hossain (Name)
6805 Kennedy Dr. (Street Address)
Colleyville, TX 76034 (City, State, Zip)

9/5/2022 (Date)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034

Re: Letter of Opposition
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Sincerely,

Signature

Signature

Wendy & Brian Stewart (Name)
2502 Twelve Oaks Ln. (Street Address)
Colleyville, TX 76034 (City, State, Zip)

9/5/2022 (Date)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034

**Re: Letter of Opposition
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Sincerely,

Wendy Stewart
Signature

Brian Stewart
Signature

Donald & Tracy Dunn (Name)
6915 Meade Dr (Street Address)
Colleyville TX 76034 (City, State, Zip)

9-5-22 (Date)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034

**Re: Letter of Opposition
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Sincerely,

Signature

Signature

Ralph Parsons III &
Victoria Ortiz-Parsons
2304 Wilkes Ct
Colleyville, TX 76034

September 5, 2022

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034

**Re: Letter of Opposition
Zoning Case ZC22-029, Request to Rezone 2417 Wilkes Drive From AG to
PUD-R**

Dear Madam or Sir:

I am writing to express my opposition to the request to rezone the 12-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

Significant Increase in Traffic and Safety Concerns

WillowTree Development, LLC ("the Developer"), the Developer requesting rezoning, plans to build 18 homes on the 12-acre lot located at 2417 Wilkes Drive. Under the current development plan, the Developer plans for the *only* access to the new neighborhood, Wilkes Knoll, to be through the Ross Downs Estates subdivision.

Increased Traffic on a Narrow Street

Traffic will enter the Ross Downs Estates subdivision from Pool Road, travel down Twelve Oaks Lane, turn right on Melanie Drive and drive by Kimzey Park, turn right on Atlanta Drive, and, finally, turn right onto Wilkes Drive. Traffic would then proceed down Wilkes Drive toward the new entrance to Wilkes Knoll. Currently, Wilkes Drive is a dead-end street. The only traffic travelling down Wilkes Drive is that of homeowners on Wilkes Drive and the related maintenance and delivery vehicles in route to the Wilkes Drive homes. Adding 18 homes at the end of the street will result in a large number of cars driving down a narrow street that was never designed to accommodate more traffic than what already exists.

Baseball and T-ball teams regularly use Kimzey Park's baseball field for practice. During practices, parents park along Melanie Drive, making it tricky to drive down the street to get home to Wilkes Drive. 18 additional homes, with all the associated work trucks and delivery trucks will make these times of the day incredibly difficult and dangerous for kids, parents, and homeowners.

Safety Concerns

There are many elementary-age children who live on Wilkes Drive, and throughout Ross Downs Estates, and an increase in traffic down the street will be dangerous for young children who play outside, ride their bikes down the street, walk up the street to Kimzey Park, and walk to Glenhope Elementary in the morning and afternoon.

We purchased our home on Wilkes Drive in 2011 because we liked that it was a dead-end street and there would be limited traffic to pass by our house. Now, the Developer plans to make Wilkes Drive quite busy, impacting our children's safety and our enjoyment of our home. We have two children, ages eight and ten, and I oppose the rezoning because I fear for their safety with such an increase in traffic on our street.

Increased Traffic on Pool Road, Impacting Glenhope Elementary and Nearby Neighborhoods

Because the only access to the proposed Wilkes Knoll neighborhood will require entrance through Ross Downs Estates, it will also impact traffic on Pool Road, particularly during morning drop off and afternoon pick up at Glenhope Elementary, located next door to Ross Downs Estates. During these school pick up and drop off hours, long lines of cars are backed up, both down Pool Road and Twelve Oaks Lane, waiting to drive to Glenhope Elementary. The buses do not pick up children in Ross Downs Estates or any of the neighboring subdivisions. Therefore, all of the children either walk to school or are driven to school. Adding the Wilkes Knoll subdivision will only worsen the traffic jams getting in and out of the area.

Drainage and Flood Plain Concerns

The Developer plans to build homes within a 100-year flood plain that includes Big Bear Creek. Adding homes and concrete to this 12-acre greenspace will impact water run off during heavy rains, and I am concerned it will cause flooding for Wilkes Drive and its residents.

A culvert runs below my driveway, and the drainage creek runs behind many homes on Wilkes Drive, including mine. I am concerned that the Wilkes Knoll development will impact the water run-off and drainage located just behind my house and cause flooding.

Loss of Greenspace Concerns

One of the very best features of Colleyville is its rural feel, with plenty of trees, wildlife, and farms. There are hundreds, if not more, of mature trees located on the proposed development lot, including native post oaks that make up our eastern cross timbers region. Building 18 homes on this land will necessarily require the removal of a large majority of these trees, impacting the wildlife living there and eliminating important greenspace that helps to define Colleyville.

Colleyville Comprehensive Plan Concerns

Rezoning this land does not align with Colleyville's Comprehensive Plan ("Comprehensive Plan"). The city's Comprehensive Plan establishes principles to maintain and build upon, including, preservation of neighborhoods. Allowing this project to proceed does not preserve the Ross Downs neighborhood. There is no positive impact to the homeowners. In Chapter 6 of the Comprehensive

Plan, it states that the city's single most important goal for neighborhood planning in Northeast Colleyville is to retain the quality of existing neighborhoods.

The proposed development will detract from Ross Downs Estates, particularly for the homeowners who are adjacent to the 12-acre lot or are living on Wilkes Drive.

The Comprehensive Plan also states that any residential project *shall* have a minimum lot size of 20,000 square feet. However, in the proposed Wilkes Knoll plan, only 6 of the 18 lots will meet the 20,000 square foot minimum. The Wilkes Knoll project should not be approved if it cannot meet this minimum lot size requirement.

The Comprehensive Plan states that new neighborhoods should be designed with plenty of greenspace to be used as a focal point for gatherings. The Wilkes Knoll Concept Plan designates two open spaces within the neighborhood. Open Space 1 is only 13,807 square feet, a tiny corner in front of three houses situated on an island and surrounded by the neighborhood road. This can hardly be described as a greenspace. Open Space 2 is a long, narrow portion of the land that runs behind houses 3 to 9 in the Developer's Concept Plan. It is within the flood plain, and it will only be accessible by walking down a trail easement between houses 1 and 2.

The planned greenspaces for Wilkes Knoll do not meet Colleyville's greenspace requirement for new neighborhoods.

Colleyville does not need the additional property taxes the proposed homes would provide.

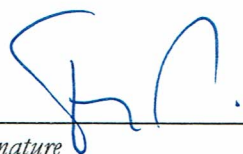
Conclusion

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Sincerely,



Signature



Signature

Andrew & Stephanie Gaska
6801 India Court (Street Address)
Colleyville, TX 76034 (City, State, Zip)

9/4/2022 (Date)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034

**Re: Letter of Opposition
Zoning Case ZC22-029, Request to Rezone 2417 Wilkes Drive From AG to
PUD-R**

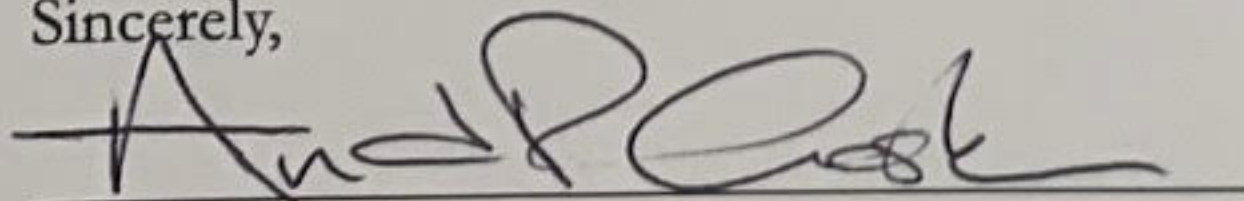
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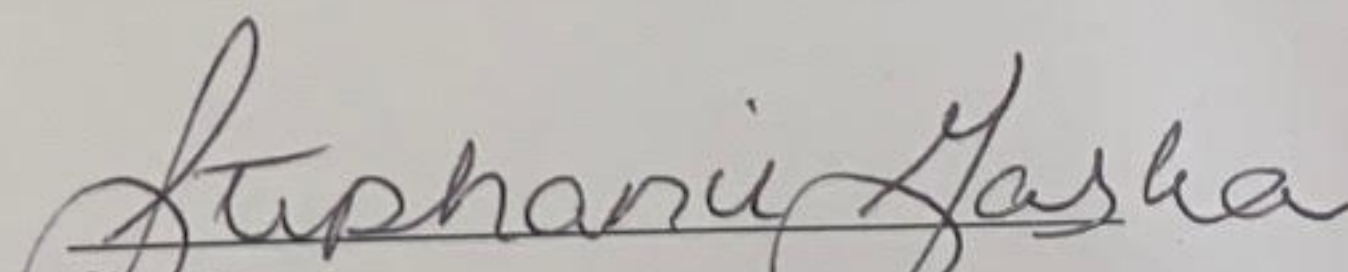
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Sincerely,


Signature


Signature

Alex and Robin Alvarado (Name)
2407 Twelve Oaks Ln. (Street Address)
Colleyville TX 76034 (City, State, Zip)

9/5/22 (Date)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034

Re: **Letter of Opposition**
Zoning Case ZC22-029, Request to Rezone 2417 Wilkes Drive From AG to PUD-R

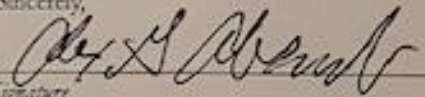
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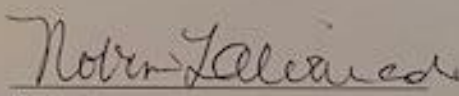
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Sincerely,


Signature


Signature

MARK DUMAS, TRUSTEE (Name)

2406 WILKES DR (Street Address)

COLLEYVILLE, TX 76034 (City, State, Zip)

9/5/22 (Date)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034

**Re: Letter of Opposition
Zoning Case ZC22-029, Request to Rezone 2417 Wilkes Drive From AG to
PUD-R**

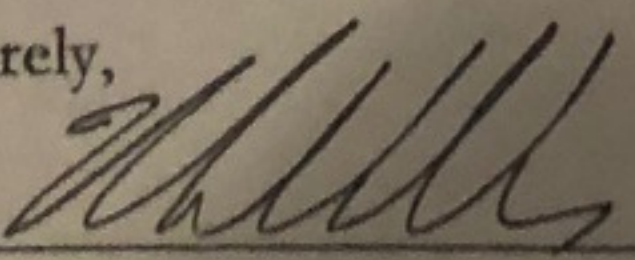
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Sincerely,

 TRUSTEE
Signature

Signature

Susan Coolbaugh (Name)
6708 Cabbage (Street Address)
Colleyville, TX (City, State, Zip)

9-5-2022 (Date)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034

**Re: Letter of Opposition
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Sincerely,

Susan Coolbaugh
Signature

Signature

Juan Coolbaugh (Name)
108 Cabbage (Street Address)
Colleyville, TX (City, State, Zip)

9-5-2022 (Date)

Community Development
Colleyville
11 St.
Colleyville, TX 76034

Re: **Letter of Opposition**
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3. The area is at risk with an increase in traffic; neighboring neighborhoods.

The Crails (Name)
2305 Wilkes Ct. (Street Address)
Colleyville, Tx 76034 (City, State, Zip)

5 Sept 2022 (Date)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034

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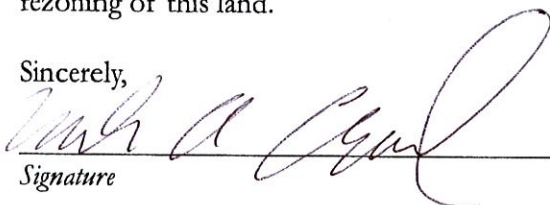
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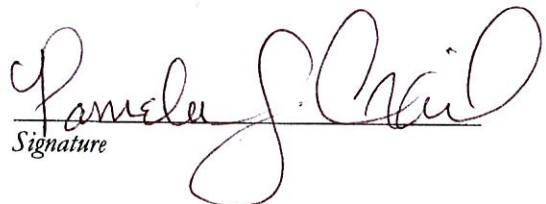
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Sincerely,


Signature


Signature

Robert + Judy Jones (Name)
6608 Atlanta Dr (Street Address)
Colleyville Tx 76034 (City, State, Zip)

9-5-22 (Date)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034

**Re: Letter of Opposition
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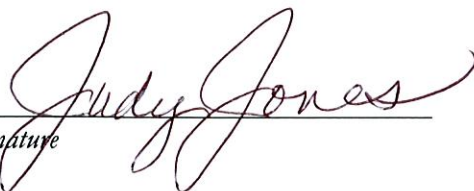
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Sincerely,


Signature


Signature

Patricia + Brian Smith (Name)
6902 Glenview Lane (Street Address)
Colleyville, TX 76034 (City, State, Zip)

9-6-22 (Date)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034

**Re: Letter of Opposition
Zoning Case ZC22-029, Request to Rezone 2417 Wilkes Drive From AG to
PUD-R**

Dear Madam or Sir:

I am writing to express my opposition to the request to rezone the 12-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

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Sincerely,

Brian R. Smith
Signature
Brian R. Smith

Patricia B. Smith
Signature
Patricia B. Smith

Gerald + Lynda Harris (Name)

6710 Meade Drive (Street Address)

Colleyville TX 76034 (City, State, Zip)

Sept 6, 2023 (Date)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034

Re: Letter of Opposition
Zoning Case ZC22-029, Request to Rezone 2417 Wilkes Drive From AG to
PUD-R

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Sincerely,

Lynda Harris
Signature

Gerald Harris
Signature

JOAN Y. DENNIS HILLEREN (Name)
6608 CHARLESTON DR (Street Address)
Colleyville, Tx 76034 (City, State, Zip)

9-6-22 (Date)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034

**Re: Letter of Opposition
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PUD-R**

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Sincerely,

Joan Hilleren
Signature

Dennis B Hilleren
Signature

SHAWN & DEBBIE ROACH (Name)

6505 NEADE DR (Street Address)

COLLEYVILLE TX 76034 (City, State, Zip)

9/4/22 (Date)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034

Re: Letter of Opposition
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Sincerely,

SLR RL
Signature

Debbie Roach
Signature

Dominick Farinella (Name)

6602 Beddo Ct (Street Address)

Colleyville, TX 76034 (City, State, Zip)

9/6/22 (Date)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034

**Re: Letter of Opposition
Zoning Case ZC22-029, Request to Rezone 2417 Wilkes Drive From AG to
PUD-R**

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Sincerely,

Dominick Farinella
Signature

Signature

Dakari Hill

From: Ben Bryner
Sent: Tuesday, September 6, 2022 11:55 AM
To: Jackie Reyff; Dakari Hill
Subject: FW: Opposition to Wilkes Knoll Development

From: Donna Loftus <[REDACTED]>
Sent: Tuesday, September 6, 2022 11:52 AM
To: Ben Bryner <BBryner@colleyville.com>
Subject: Opposition to Wilkes Knoll Development

Please see the attached letter opposing the above development and the zoning changes being applied for. I have also mailed the original to Community Development. Thanks! Donna Loftus

--

Donna M. Loftus
[REDACTED]

Jamie & Bryan Saalfeld (Name)

2311 Still Point Lane (Street Address)

Colleyville, Tx 76034 (City, State, Zip)

9/4/22 (Date)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034

Re: Letter of Opposition
Zoning Case ZC22-029, Request to Rezone 2417 Wilkes Drive From AG to
PUD-R

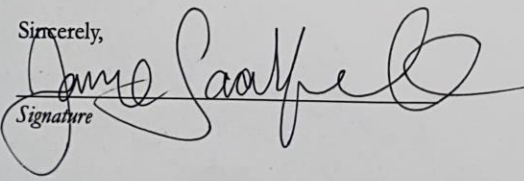
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Sincerely,


Signature


Signature

Tuesday, September 6, 2022

Matthew and Dawn Bransky
6604 Baker Ct.
Colleyville, TX 76034

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034

**Re: Letter of Opposition
Zoning Case ZC22-029, Request to Rezone 2417 Wilkes Drive from AG to
PUD-R**

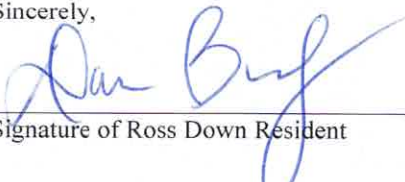
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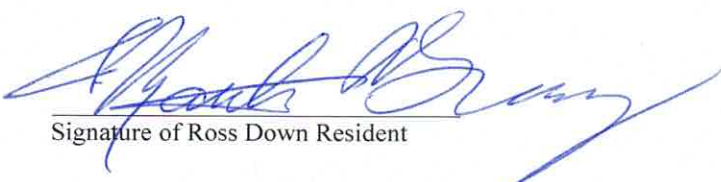
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- 4) Colleyville Comprehensive Plan concerns
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Sincerely,



Signature of Ross Down Resident



Signature of Ross Down Resident

KEVIN LATHOUDERS & SAKURA ^{NORTSUNE} ~~ADAMS~~ (Name)

6508 ATLANTA DR (Street Address)

COLLEYVILLE, TX 76034 (City, State, Zip)

5 - SEPT - 22 (Date)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034

**Re: Letter of Opposition
Zoning Case ZC22-029, Request to Rezone 2417 Wilkes Drive From AG to
PUD-R**

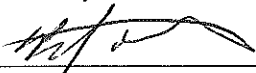
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Sincerely,



Signature



Signature

Paul + Janna Vallhonst (Name)

6510 Connie Ln (Street Address)

Colleyville, TX 76034 (City, State, Zip)

9/5/2022 (Date)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034

**Re: Letter of Opposition
Zoning Case ZC22-029, Request to Rezone 2417 Wilkes Drive From AG to
PUD-R**

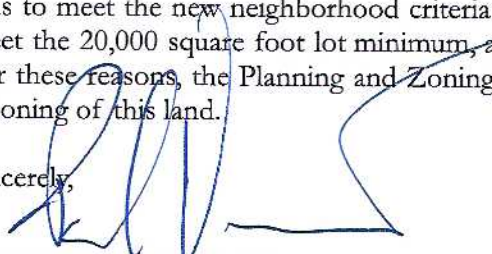
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Sincerely,


Signature


Signature

Alan & Jean Cammack (Name)
6507 Meade Drive (Street Address)
Colleyville, Texas 76034 (City, State, Zip)

9-5-2022 (Date)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034

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Sincerely,

Alan Cammack
Signature

Alan Cammack
Signature

Jill Luna (Name)
6409 Wallace Ln (Street Address)
Colleyville, TX (City, State, Zip)

9/6/22 (Date)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034

Re: Letter of Opposition
Zoning Case ZC22-029, Request to Rezone 2417 Wilkes Drive From AG to
PUD-R

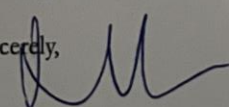
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Sincerely,



Signature

9/6/22

Signature

Robert & Allena Rozman (Name)

6604 Connie Lane (Street Address)

Colleyville, TX 76034 (City, State, Zip)

Sept 6, 2022 (Date)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034

**Re: Letter of Opposition
Zoning Case ZC22-029, Request to Rezone 2417 Wilkes Drive From AG to
PUD-R**

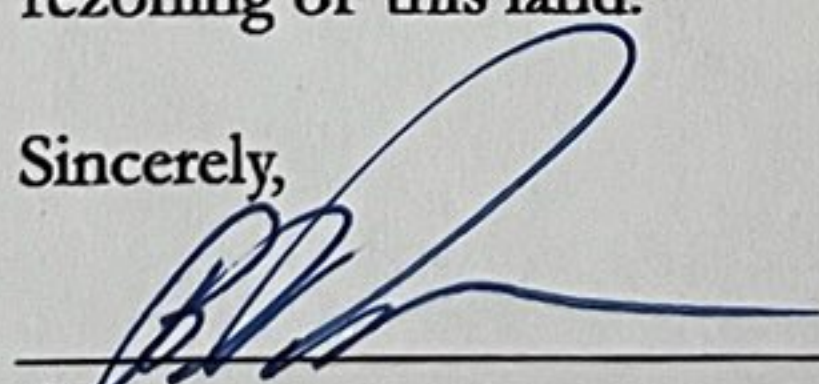
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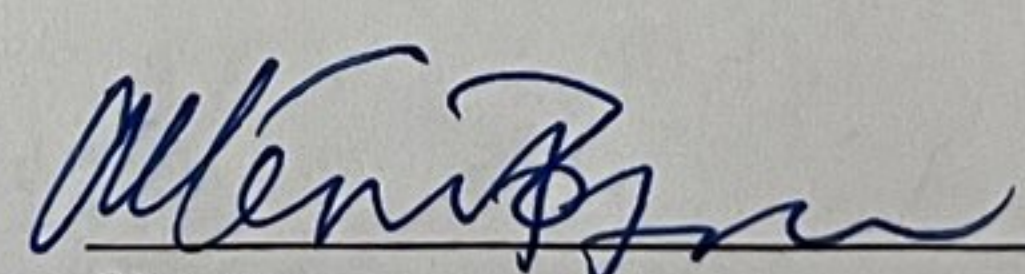
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Sincerely,


Signature


Signature

Bill + Jennifer Hagen (Name)

2005 Tarrant Ln (Street Address)

Colleyville TX 76034 (City, State, Zip)

9-4-2022 (Date)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034

Re: Letter of Opposition
Zoning Case ZC22-029, Request to Rezone 2417 Wilkes Drive From AG to
PUD-R

Dear Madam or Sir:

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1. Significant increase in traffic and safety concerns
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 - c. Increased traffic on Pool Road impacts Glenhope Elementary and nearby neighborhoods.
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Sincerely,

Jennifer Hagen
Signature

William Hagen
Signature

Tom + Joyce Fisher (Name)
6605 Carriage Dr (Street Address)
Colleyville, TX 76034 (City, State, Zip)

9/6/22 (Date)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034

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Sincerely,

Thomas J. Fisher
Signature

Joyce A. Fisher
Signature
6605 Carriage Dr.
Colleyville, TX 76034

Carol Maglio + Richard Limbacher (Name)

6602 Charleston Dr. (Street Address)

Colleyville, Tx 76034 (City, State, Zip)

9/5/2022 (Date)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034

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Sincerely,

Carol Maglio
Signature

Richard Limbacher
Signature

Karl + Gregg Amers (Name)
6614 McMakin Ct. (Street Address)
Colleyville TX (City, State, Zip)

Sept. 6/2022 (Date)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034

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Sincerely,

K Amers
Signature

Bryant Powers
Signature

Dustin and Vanessa Tuley (Name)

6601 Charleston Drive (Street Address)

Colleyville, TX, 76034 (City, State, Zip)

Sept 6, 2022 (Date)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034

**Re: Letter of Opposition
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PUD-R**

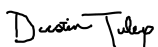
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Sincerely,



Signature



Signature

Ryan: Samantha Kinnebrew (Name)

6505 Connie Lane (Street Address)

Colleyville, TX 76034 (City, State, Zip)

9/6/22 (Date)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034

**Re: Letter of Opposition
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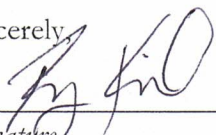
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Sincerely,



Signature



Signature

Genna + Clay Tucker (Name)
Well Carriage Dr (Street Address)
Colleyville, TX 76034 (City, State, Zip)

9-6-22 (Date)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034

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Sincerely,

Genna A. Tucker
Signature

[Signature]
Signature

Jason & Heather Lehman (Name)
2303 Tarleton Dr. (Street Address)
Colleyville, TX 76034 (City, State, Zip)

9/6/22 (Date)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034

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Sincerely,

Heather Lehman
Signature

[Signature]
Signature

MARY LANE Albritten (Name)
2404 Twelve Oaks LN (Street Address)
Colleyville, TX (City, State, Zip) 76034 8-6-22 (Date)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034

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Sincerely,

Mary Lane Albritten
Signature

Signature

Shawn & Cara McDaniel (Name)

6510 Atlanta Drive (Street Address)

Colleyville, TX 76034 (City, State, Zip)

Sept. 6, 2022 (Date)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034

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Sincerely,

Shawn McDaniel
Signature

Cara McDaniel
Signature

Michelle & Ben Osborne (Name)
6901 Meade Drive (Street Address)
Colleyville TX 76034 (City, State, Zip)

9/6/22 (Date)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034

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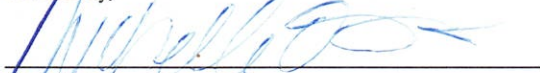
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Sincerely,


Signature


Signature

Dakari Hill

From: Ben Bryner
Sent: Wednesday, September 7, 2022 8:03 AM
To: Jackie Reyff; Dakari Hill
Subject: FW: Wilkes Knoll comments

From: Mansir, Shelby (TR Product) <[REDACTED]>
Sent: Tuesday, September 6, 2022 9:38 PM
To: Ben Bryner <BBryner@colleyville.com>
Cc: Sam Mansir <[REDACTED]>
Subject: Wilkes Knoll comments

Hi Ben,

I'm a Colleyville resident in Ross Downs and while I am not directly in the path of the proposed Wilkes Knoll subdivision, I still want to write and share my opinion in advance of the P&Z meeting.

I am not opposed to Wilkes Knoll as a general idea, but I think one entrance on Wilkes Dr seems awkward. The project seems like it would make more sense to find a way to bring the main traffic pattern directly from Pool Rd. If the Pool Rd landowner won't sell, then a new plan (or waiting) seems like a better long-term plan for that property. Forcing the current idea seems like a short-term goal for financial gain only. I'd like to think that Colleyville is much more like thoughtful in our City's planning and zoning.

Lastly, Kimzey Park is very close to Atlanta Dr (which would be part of the cut-through to Wilkes Knoll). Countless kids play there daily and enjoy the park...I am worried about speeding traffic on such a small road and right by the play equipment. It would be an accident waiting to happen.

Please consider your existing residents as you make this decision.

Thanks for your attention and time on this matter.

Sincerely,
Shelby & Sam Mansir
6411 Wallace Ln, Colleyville

This e-mail is for the sole use of the intended recipient and contains information that may be privileged and/or confidential. If you are not an intended recipient, please notify the sender by return e-mail and delete this e-mail and any attachments. Certain required legal entity disclosures can be accessed on our website:

<https://www.thomsonreuters.com/en/resources/disclosures.html>

JAY & CAROLYN GURLEY (Name)

2014 FRANCES DR. (Street Address)

COLLEYVILLE, TX 76034 (City, State, Zip)

9/6/2022 (Date)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034

**Re: Letter of Opposition
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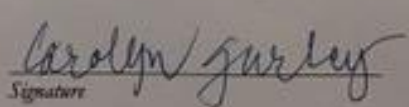
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Sincerely,


Signature


Signature

Robert Martin (Name)

6908 Meade Dr (Street Address)

Colleyville, TX 76034 (City, State, Zip)

7/7/2022 (Date)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034

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Sincerely,

Robert Martin
Signature

Signature

Judy & Jim Quirk (Name)
6604 Beddo Ct (Street Address)
Colleyville, TX 76034 (City, State, Zip)

9/7/22 (Date)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034

Re: **Letter of Opposition**
Zoning Case ZC22-029, Request to Rezone 2417 Wilkes Drive From AG to
PUD-R

Dear Madam or Sir:

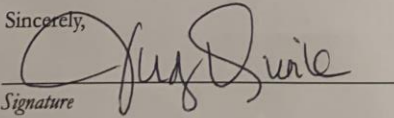
I am writing to express my opposition to the request to rezone the 12-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Significant increase in traffic and safety concerns
 - a. Increased traffic on a narrow street is a nuisance and reduces enjoyment of property;
 - b. Young children playing and walking to school are at risk with an increase in traffic;
 - c. Increased traffic on Pool Road impacts Glenhope Elementary and nearby neighborhoods.
2. Drainage and flood plain concerns
 - a. Building within a 100-year flood plain that includes Big Bear Creek endangers residents and exposes them to flooding and drainage problems.
3. Loss of greenspace concerns
 - a. Removal of mature oak trees and greenspace detracts from the City of Colleyville.
4. Colleyville Comprehensive Plan concerns
 - a. The proposed Wilkes Knoll neighborhood negatively impacts Ross Downs Estates;
 - b. Lot sizes do not meet the minimum 20,000 square foot requirement;
 - c. Very little greenspace planned for the Wilkes Knoll neighborhood.

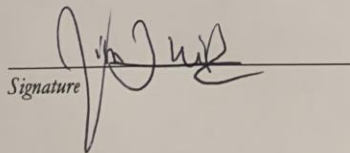
I oppose the rezoning of 2417 Wilkes Drive from AG to PUD-R. The project detracts from the neighborhood of Ross Downs Estates, adding significant traffic and danger for homeowners and young children. Building within a 100-year flood plain that backs up to Big Bear Creek raises serious concerns about drainage and flooding for residents in the area. Removing the mature trees and disturbing wildlife negatively impacts the city, especially when there is no financial necessity for Colleyville. The proposed neighborhood fails to meet the new neighborhood criteria defined in the Comprehensive Plan: only a third of the lots will meet the 20,000 square foot lot minimum, and greenspaces are virtually nonexistent within the Concept Plan. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

Signature



Signature



Kecia and Devin Dougherty
6609 Maude Road
Colleyville, TX 76010

9/5/2022

Community Development
City of Colleyville
PO Box 10
Colleyville, TX 76010

Re: Letter of Opposition
Zoning Case 2022-028, Request to Rezone 2417 Wilbur Drive from M1-M
PUD-B

Dear Members of the

I am writing to express my opposition to the request to rezone the 11-acre lot located at 2417 Wilbur Drive, Colleyville, Texas 76010 from agricultural to residential for the following reasons:

1. Significant increase in traffic and safety concerns:
 - a. Increased traffic on a narrow street is a nuisance and reduces enjoyment of property.
 - b. Young children playing and walking to school are at risk with an increase in traffic.
 - c. Increased traffic on Ford Road impacts Glenridge Elementary and nearby neighborhoods.
2. Drainage and flood plain concerns
 - a. Building within a 100-year flood plain that includes Big Bear Creek endangers residents and impacts them re flooding and drainage problems.
3. Loss of green space concerns
 - a. Removing of mature oak trees and green space detracts from the City of Colleyville.
4. Colleyville Comprehensive Plan concerns
 - a. The proposed Wilbur Road neighborhood negatively impacts Bear Drives Homes.
 - b. Lot line does not meet the minimum 10,000 square foot requirements.
 - c. Very little green space planned for the Wilbur Road neighborhood.

I oppose the rezoning of 2417 Wilbur Drive from M1-M to PUD-B. The project detracts from the neighborhood of Bear Drives Homes, adding significant traffic and danger for homeowners and young children. Building within a 100-year flood plain that backs up to Big Bear Creek causes serious concerns about drainage and flooding for residents in the area. Removing the mature trees and demolishing wildlife negatively impacts the city, especially where there is no financial recovery for Colleyville. The proposed neighborhood fails to meet the new neighborhood criteria defined in the Comprehensive Plan - only a third of the lot will meet the 10,000 square foot requirements, and green space is virtually nonexistent within the Concept Plan. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote not to approve the rezoning.

Kecia Dougherty

Devin Dougherty

Alyx Vu
6602 Meade Drive
Colleyville, TX 76034

September 7, 2022

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034

RE: Letter of Opposition
Zoning Case ZC22-029, Request to Rezone 2417 Wilkes Drive From AG to PUD-R

Dear Madam or Sir:

I am writing in opposition to the request to rezone the 12-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 from agricultural to residential.

The many reasons to not rezone this lot from agricultural to residential are numerous and have been expressed by other community members well. They include the traffic and safety concerns, the drainage and flood plain concerns, loss of greenspace and the Colleyville Comprehensive Plan concern. I wholeheartedly agree with all of those concerns.

I am particularly dismayed by the proposal to have the only entrance and access of the proposed development through the Ross Downs Estates neighborhood. Our community treasures the walkability of the neighborhood and ability for children to walk, bike, and play safely at Kimsey Park. The proposed development and requested rezoning would endanger this treasure and make traffic flow that much more unbearable. There is already a problem with traffic volumes and speeding of vehicles cutting through the neighborhood. The proposed rezoning will exacerbate this issue and erode the quiet, friendly atmosphere that we treasure about Colleyville.

Please vote no to rezone this land.

Sincerely,

A handwritten signature in black ink, appearing to be 'Alyx Vu', with a stylized, flowing script.

Alyx Vu, homeowner

Anna eSabi Avramescu (Name)

6601 Beddo Ct (Street Address)

Colleyville TX (City, State, Zip)
76034

09/06/22 (Date)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034

**Re: Letter of Opposition
Zoning Case ZC22-029, Request to Rezone 2417 Wilkes Drive From AG to
PUD-R**

Dear Madam or Sir:

I am writing to express my opposition to the request to rezone the 12-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Significant increase in traffic and safety concerns
 - a. Increased traffic on a narrow street is a nuisance and reduces enjoyment of property;
 - b. Young children playing and walking to school are at risk with an increase in traffic;
 - c. Increased traffic on Pool Road impacts Glenhope Elementary and nearby neighborhoods.
2. Drainage and flood plain concerns
 - a. Building within a 100-year flood plain that includes Big Bear Creek endangers residents and exposes them to flooding and drainage problems.
3. Loss of greenspace concerns
 - a. Removal of mature oak trees and greenspace detracts from the City of Colleyville.
4. Colleyville Comprehensive Plan concerns
 - a. The proposed Wilkes Knoll neighborhood negatively impacts Ross Downs Estates;
 - b. Lot sizes do not meet the minimum 20,000 square foot requirement;
 - c. Very little greenspace planned for the Wilkes Knoll neighborhood.

I oppose the rezoning of 2417 Wilkes Drive from AG to PUD-R. The project detracts from the neighborhood of Ross Downs Estates, adding significant traffic and danger for homeowners and young children. Building within a 100-year flood plain that backs up to Big Bear Creek raises serious concerns about drainage and flooding for residents in the area. Removing the mature trees and disturbing wildlife negatively impacts the city, especially when there is no financial necessity for Colleyville. The proposed neighborhood fails to meet the new neighborhood criteria defined in the Comprehensive Plan: only a third of the lots will meet the 20,000 square foot lot minimum, and greenspaces are virtually nonexistent within the Concept Plan. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

Anna eSabi Avramescu
Signature

[Signature]
Signature

Iris D. Larson (Name)

6508 Beddo Ct (Street Address)

Colleyville 76034 (City, State, Zip)

____ (Date)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034

**Re: Letter of Opposition
Zoning Case ZC22-029, Request to Rezone 2417 Wilkes Drive From AG to
PUD-R**

Dear Madam or Sir:

I am writing to express my opposition to the request to rezone the 12-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

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 - a. The proposed Wilkes Knoll neighborhood negatively impacts Ross Downs Estates;
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 - c. Very little greenspace planned for the Wilkes Knoll neighborhood.

I oppose the rezoning of 2417 Wilkes Drive from AG to PUD-R. The project detracts from the neighborhood of Ross Downs Estates, adding significant traffic and danger for homeowners and young children. Building within a 100-year flood plain that backs up to Big Bear Creek raises serious concerns about drainage and flooding for residents in the area. Removing the mature trees and disturbing wildlife negatively impacts the city, especially when there is no financial necessity for Colleyville. The proposed neighborhood fails to meet the new neighborhood criteria defined in the Comprehensive Plan: only a third of the lots will meet the 20,000 square foot lot minimum, and greenspaces are virtually nonexistent within the Concept Plan. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

Iris D. Larson
Signature

9-4-22 Signature

Jennifer & Ron Neal (Name)
2501 Twelve Oaks (Street Address)
Colleyville, TX 76034 (City, State, Zip)

9-7-2022 (Date)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034

Re: **Letter of Opposition**
Zoning Case ZC22-029, Request to Rezone 2417 Wilkes Drive From AG to PUD-R

Dear Madam or Sir:

I am writing to express my opposition to the request to rezone the 12-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

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 - a. The proposed Wilkes Knoll neighborhood negatively impacts Ross Downs Estates;
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I oppose the rezoning of 2417 Wilkes Drive from AG to PUD-R. The project detracts from the neighborhood of Ross Downs Estates, adding significant traffic and danger for homeowners and young children. Building within a 100-year flood plain that backs up to Big Bear Creek raises serious concerns about drainage and flooding for residents in the area. Removing the mature trees and disturbing wildlife negatively impacts the city, especially when there is no financial necessity for Colleyville. The proposed neighborhood fails to meet the new neighborhood criteria defined in the Comprehensive Plan: only a third of the lots will meet the 20,000 square foot lot minimum, and greenspaces are virtually nonexistent within the Concept Plan. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

Jennifer Neal
Signature

R
Signature

MARINO & EUGENIA REBOLLEDO (Name)

6814 KENNEDY DR (Street Address)

Colleyville, TX 76034 (City, State, Zip)

SEP 5, 2020 (Date)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034

**Re: Letter of Opposition
Zoning Case ZC22-029, Request to Rezone 2417 Wilkes Drive From AG to
PUD-R**

Dear Madam or Sir:

I am writing to express my opposition to the request to rezone the 12-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

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 - a. The proposed Wilkes Knoll neighborhood negatively impacts Ross Downs Estates;
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 - c. Very little greenspace planned for the Wilkes Knoll neighborhood.

I oppose the rezoning of 2417 Wilkes Drive from AG to PUD-R. The project detracts from the neighborhood of Ross Downs Estates, adding significant traffic and danger for homeowners and young children. Building within a 100-year flood plain that backs up to Big Bear Creek raises serious concerns about drainage and flooding for residents in the area. Removing the mature trees and disturbing wildlife negatively impacts the city, especially when there is no financial necessity for Colleyville. The proposed neighborhood fails to meet the new neighborhood criteria defined in the Comprehensive Plan: only a third of the lots will meet the 20,000 square foot lot minimum, and greenspaces are virtually nonexistent within the Concept Plan. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,


Signature


Signature

Russell Anderson (Name)

4607 Mill Creek Dr. (Street Address)

Colleyville, TX 76034 (City, State, Zip)

____ (Date)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034

**Re: Letter of Opposition
Zoning Case ZC22-029, Request to Rezone 2417 Wilkes Drive From AG to
PUD-R**

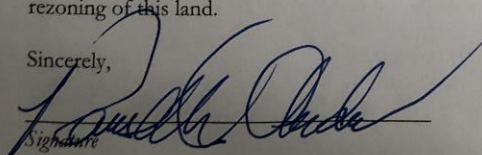
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I oppose the rezoning of 2417 Wilkes Drive from AG to PUD-R. The project detracts from the neighborhood of Ross Downs Estates, adding significant traffic and danger for homeowners and young children. Building within a 100-year flood plain that backs up to Big Bear Creek raises serious concerns about drainage and flooding for residents in the area. Removing the mature trees and disturbing wildlife negatively impacts the city, especially when there is no financial necessity for Colleyville. The proposed neighborhood fails to meet the new neighborhood criteria defined in the Comprehensive Plan: only a third of the lots will meet the 20,000 square foot lot minimum, and greenspaces are virtually nonexistent within the Concept Plan. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,


Signature

Signature

Elizabeth Miller (Name)
6404 Salbot Dr (Street Address)
Colleyville, TX (City, State, Zip)
76034

Aug. 31, 2023 (Date)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034

**Re: Letter of Opposition
Zoning Case ZC22-029, Request to Rezone 2417 Wilkes Drive From AG to
PUD-R**

Dear Madam or Sir:

I am writing to express my opposition to the request to rezone the 12-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

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Sincerely,

Elizabeth Miller
Signature

Signature

Lauren Seaton (Name)

1904 Longwood Dr (Street Address)

Colleyville, TX 76034 (City, State, Zip)

9/7/22 (Date)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034

**Re: Letter of Opposition
Zoning Case ZC22-029, Request to Rezone 2417 Wilkes Drive From AG to
PUD-R**

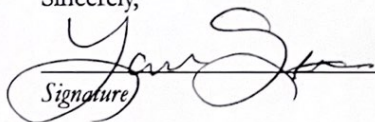
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4. Colleyville Comprehensive Plan concerns
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I oppose the rezoning of 2417 Wilkes Drive from AG to PUD-R. The project detracts from the neighborhood of Ross Downs Estates, adding significant traffic and danger for homeowners and young children. Building within a 100-year flood plain that backs up to Big Bear Creek raises serious concerns about drainage and flooding for residents in the area. Removing the mature trees and disturbing wildlife negatively impacts the city, especially when there is no financial necessity for Colleyville. The proposed neighborhood fails to meet the new neighborhood criteria defined in the Comprehensive Plan: only a third of the lots will meet the 20,000 square foot lot minimum, and greenspaces are virtually nonexistent within the Concept Plan. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,


Signature

Signature

Jerome Obinabo (Name)
6904 Meade drive (Street Address)
Colleyville, TX 76034 (City, State, Zip)

9/7/2022 (Date)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034

**Re: Letter of Opposition
Zoning Case ZC22-029, Request to Rezone 2417 Wilkes Drive From AG to
PUD-R**

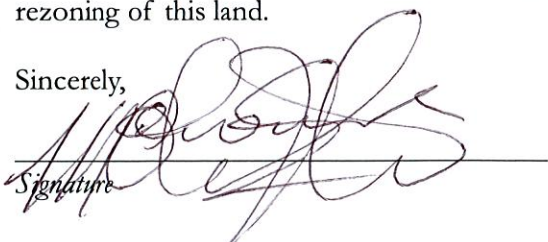
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I oppose the rezoning of 2417 Wilkes Drive from AG to PUD-R. The project detracts from the neighborhood of Ross Downs Estates, adding significant traffic and danger for homeowners and young children. Building within a 100-year flood plain that backs up to Big Bear Creek raises serious concerns about drainage and flooding for residents in the area. Removing the mature trees and disturbing wildlife negatively impacts the city, especially when there is no financial necessity for Colleyville. The proposed neighborhood fails to meet the new neighborhood criteria defined in the Comprehensive Plan: only a third of the lots will meet the 20,000 square foot lot minimum, and greenspaces are virtually nonexistent within the Concept Plan. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,


Signature

Signature

Sally i Jeff Ward _____ (Name)

6801 Atlanta DR. _____ (Street Address)

Colleyville, TX 76034 _____ (City, State, Zip)

8-29-22

Date

Mail your letter to the address
below or, scan it and email it
to bbryner@colleyville.com

Planning and Zoning Committee
City of Colleyville
100 Main St.
Colleyville, TX 76034

**Re: Letter of Opposition
Zoning Case ZC22-029, Request to Rezone 2417 Wilkes Drive From AG to
PUD-R**

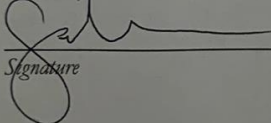
Dear Madam or Sir:

I am writing to express my opposition to the request to rezone the nearly 12-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

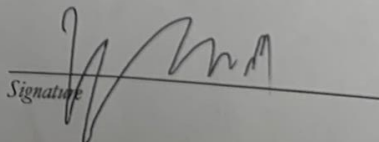
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 - b. Loss of wildlife from horned owls, blue herons, swamp rabbits, bobcats, coyotes, and numerous species of birds
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I oppose the rezoning of 2417 Wilkes Drive from AG to PUD-R. The project detracts from the neighborhood of Ross Downs Estates, adding significant traffic and danger for homeowners and young children. Building within a 100-year flood plain that backs up to Big Bear Creek raises serious concerns about drainage and flooding for residents in the area. Removing the mature trees and disturbing wildlife negatively impacts the city, especially when there is no financial necessity for Colleyville. The proposed neighborhood fails to meet the new neighborhood criteria defined in the Comprehensive Plan: only a third of the lots will meet the 20,000 square foot lot minimum, and greenspaces are virtually nonexistent within the Concept Plan. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,



Signature



Signature

Nancy & Rod Mullins (Name)
2402 Twelve Oaks Ln (Street Address)
Colleyville, Tx 76034 (City, State, Zip)

8-30-21

Date

Mail your letter to the address
below or, scan it and email it
to bbryner@colleyville.com

Planning and Zoning Committee
City of Colleyville
100 Main St.
Colleyville, TX 76034

**Re: Letter of Opposition
Zoning Case ZC22-029, Request to Rezone 2417 Wilkes Drive From AG to
PUD-R**

Dear Madam or Sir:

I am writing to express my opposition to the request to rezone the nearly 12-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

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I oppose the rezoning of 2417 Wilkes Drive from AG to PUD-R. The project detracts from the neighborhood of Ross Downs Estates, adding significant traffic and danger for homeowners and young children. Building within a 100-year flood plain that backs up to Big Bear Creek raises serious concerns about drainage and flooding for residents in the area. Removing the mature trees and disturbing wildlife negatively impacts the city, especially when there is no financial necessity for Colleyville. The proposed neighborhood fails to meet the new neighborhood criteria defined in the Comprehensive Plan: only a third of the lots will meet the 20,000 square foot lot minimum, and greenspaces are virtually nonexistent within the Concept Plan. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

R. Mullins
Signature

N. Mullins
Signature

Gerald & Christie Walker (Name)

6708 Atlanta Drive (Street Address)

Colleyville, TX 76034 (City, State, Zip)

8/30/2022

Date

Mail your letter to the address
below or, scan it and email it
to bbryner@colleyville.com

Planning and Zoning Committee
City of Colleyville
100 Main St.
Colleyville, TX 76034

**Re: Letter of Opposition
Zoning Case ZC22-029, Request to Rezone 2417 Wilkes Drive From AG to
PUD-R**

Dear Madam or Sir:

I am writing to express my opposition to the request to rezone the nearly 12-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Significant increase in traffic and safety concerns
 - a. Increased traffic on a narrow street is a nuisance and reduces enjoyment of property;
 - b. Young children playing and walking to school are at risk with an increase in traffic;
 - c. Increased traffic on Pool Road impacts Glenhope Elementary and nearby neighborhoods.
2. Drainage and flood plain concerns
 - a. Building within a 100-year flood plain that includes Big Bear Creek endangers residents and exposes them to flooding and drainage problems.
3. Loss of greenspace concerns
 - a. Removal of mature oak trees and greenspace detracts from the City of Colleyville.
 - b. Loss of wildlife from horned owls, blue herons, swamp rabbits, bobcats, coyotes, and numerous species of birds
4. Colleyville Comprehensive Plan concerns
 - a. The proposed Wilkes Knoll neighborhood negatively impacts Ross Downs Estates;
 - b. Lot sizes do not meet the minimum 20,000 square foot requirement;
 - c. Very little greenspace planned for the Wilkes Knoll neighborhood.

I oppose the rezoning of 2417 Wilkes Drive from AG to PUD-R. The project detracts from the neighborhood of Ross Downs Estates, adding significant traffic and danger for homeowners and young children. Building within a 100-year flood plain that backs up to Big Bear Creek raises serious concerns about drainage and flooding for residents in the area. Removing the mature trees and disturbing wildlife negatively impacts the city, especially when there is no financial necessity for Colleyville. The proposed neighborhood fails to meet the new neighborhood criteria defined in the Comprehensive Plan: only a third of the lots will meet the 20,000 square foot lot minimum, and greenspaces are virtually nonexistent within the Concept Plan. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

Gerald Walker
Signature

Christie C Walker
Signature

Dennis and Karen Trimble
6803 India Ct
Colleyville, TX 76034

9/7/2022

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034

**Re: Letter of Opposition
Zoning Case ZC22-029, Request to Rezone 2417 Wilkes Drive From AG to
PUD-R**

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2. Drainage and flood plain concerns
 - a. Building within a 100-year flood plain that includes Big Bear Creek endangers residents and exposes them to flooding and drainage problems. We have experienced significant drainage issues in the past (flooded driveway from below), which we partially remedied with an expensive French drain and sump pump system. The drainage arrows on the proposed project seem to be pointing directly at our property.
3. Colleyville Comprehensive Plan concerns
 - a. The proposed Wilkes Knoll neighborhood negatively impacts Ross Downs Estates;
 - b. Lot sizes do not meet the minimum 20,000 square foot requirement;
Lot 14 of the Wilkes Proposal, given its polygon shape) is about 50% behind my lot (lot 13 of Ross Downs Estates), which means that the portion of the lot that borders my property (where the house will likely be built) is only about 10,000 sq. ft.
 - c. Very little greenspace planned for the Wilkes Knoll neighborhood.

I oppose the rezoning of 2417 Wilkes Drive from AG to PUD-R. The project detracts from the neighborhood of Ross Downs Estates, adding significant traffic and danger for homeowners and young children. Building within a 100-year flood plain that backs up to Big Bear Creek raises serious concerns about drainage and flooding for residents in the area. The proposed neighborhood fails to meet the new neighborhood criteria defined in the Comprehensive Plan: only a third of the lots will meet the 20,000 square foot lot minimum, and greenspaces are virtually nonexistent within the Concept Plan. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely

Dennis Trimble

Karen H. Trimble

KENNY MARK WILLIAMSON (Name)
6704 KENNEDY DR (Street Address)
COLLEYVILLE, TX 76034 (City, State, Zip)

9/6/2022 (Date)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034

Re: Letter of Opposition
Zoning Case ZC22-029, Request to Rezone 2417 Wilkes Drive From AG to
PUD-R

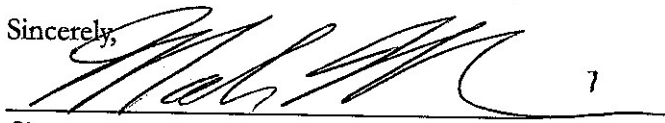
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Sincerely,


Signature

Signature

Charles + Sharon Holmes (Name)
6600 Charleston Dr. (Street Address)
Colleyville, TX 76034 (City, State, Zip)

____ (Date)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034

**Re: Letter of Opposition
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Sincerely,

Charles Holmes, Sr.
Signature

Sharon Holmes
Signature

Robbin + Debra Sternenberg (Name)

2109 Tarleton Ct. (Street Address)

Colleyville, TX 76034 (City, State, Zip)

Sept. 6, 2022 (Date)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034

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Zoning Case ZC22-029, Request to Rezone 2417 Wilkes Drive From AG to
PUD-R**

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Sincerely,

Robbin Sternenberg
Signature

Debra Sternenberg
Signature

Mary Montgomery (Name)
6604 Charleston Dr. (Street Address)
Colleyville, TX 76034 (City, State, Zip)

September 7, 2022 (Date)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034

**Re: Letter of Opposition
Zoning Case ZC22-029, Request to Rezone 2417 Wilkes Drive From AG to
PUD-R**

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Sincerely,


Signature


Signature
Darryl Montgomery (Husband)

Rhonda Espinoza (Name)
6911 Meade Dr. (Street Address)
Colleyville, TX 76034 (City, State, Zip)
9-7-2022 (Date)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034

Re: Letter of Opposition
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PUD-R

Dear Madam or Sir:

I am writing to express my opposition to the request to rezone the 12-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

Significant Increase in Traffic and Safety Concerns

WillowTree Development, LLC ("the Developer"), the Developer requesting rezoning, plans to build 18 homes on the 12-acre lot located at 2417 Wilkes Drive. Under the current development plan, the Developer plans for the *only* access to the new neighborhood, Wilkes Knoll, to be through the Ross Downs Estates subdivision.

Increased Traffic on a Narrow Street

Traffic will enter the Ross Downs Estates subdivision from Pool Road, travel down Twelve Oaks Lane, turn right on Melanie Drive and drive by Kimzey Park, turn right on Atlanta Drive, and, finally, turn right onto Wilkes Drive. Traffic would then proceed down Wilkes Drive toward the new entrance to Wilkes Knoll. Currently, Wilkes Drive is a dead-end street. The only traffic travelling down Wilkes Drive is that of homeowners on Wilkes Drive and the related maintenance and delivery vehicles in route to the Wilkes Drive homes. Adding 18 homes at the end of the street will result in a large number of cars driving down a narrow street that was never designed to accommodate more traffic than what already exists.

Baseball and T-ball teams regularly use Kimzey Park's baseball field for practice. During practices, parents park along Melanie Drive, making it tricky to drive down the street to get home to Wilkes Drive. 18 additional homes, with all the associated work trucks and delivery trucks will make these times of the day incredibly difficult and dangerous for kids, parents, and homeowners.

Patrick Kaiser (Name)
2302 Wilkes Ct (Street Address)
Colleyville, Tx. 76034 (City, State, Zip)

8/7/22 (Date)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034

Re: Letter of Opposition
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Sincerely,

Patrick L. Kaiser
Signature

Signature

Gary and Ginger Fazio (Name)

2204 Broad Oak Way (Street Address)

Colleyville, TX 76034 (City, State, Zip)

9/7/2022 (Date)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034

Re: **Letter of Opposition**
Zoning Case ZC22-029, Request to Rezone 2417 Wilkes Drive From AG to
PUD-R

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Sincerely,

Ginger Fazio
Signature

* We have lived in the Ross Downs neighborhood for 28 years. Many young kiddos run out on Wilkes after a baseball or volleyball from the park, (Kimberly) - also concerned for their safety!

Gary Fazio
Signature

(Signing for my husband,
Gary Fazio, who is in San
Diego on business).

David & Cheryl Alexander (Name)

2009 Kyle Ct (Street Address)

Colleyville, Tx 76034 (City, State, Zip)

9/5/22 (Date)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034

**Re: Letter of Opposition
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Sincerely,


Signature


Signature

ORDINANCE O-22-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 11.94 ACRES TRACT 1B1, 1C1, 1B2, AND 1B3, ABSTRACT 294, ROBERT CHOWNING SURVEY, LOCATED AT 2417 WILKES DRIVE FROM THE AG AGRICULTURAL DISTRICT TO THE PUD-R PLANNED UNIT DEVELOPMENT – RESIDENTIAL ZONING DISTRICT; 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 under Case No. ZC22-029; and

WHEREAS, the City of Colleyville deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to amend the City's zoning ordinance; and

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration to, among other things, the character of the City's zoning districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City; and

WHEREAS, the City Council is of the opinion that the change in zoning provided for herein should be made, in compliance with the City Charter, and state law with reference to changes to zoning classifications under the City's zoning ordinance and zoning map, having given the requisite notices required by law and having held public hearings affording all interested persons and property owners a full and fair opportunity to be heard.

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on 11.94 acres, being Tract 1B1, 1C1, 1B2, and 1B3, Abstract 294, Robert Chowning Survey, located at 2417 Wilkes Drive from the AG Agricultural zoning district to the PUD-R Planned Unit Development – Residential zoning district, as depicted in the attached Exhibit "A" and Exhibit "B."

Sec. 3. THAT the Official Zoning Map of the City of Colleyville be amended to incorporate the zoning change approved herein.

Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. The purpose of this PUD-R is to allow for a single-family residential development of detached dwelling units.
- b. The property is subject to all the regulations contained in the Colleyville Land Development Code, except where amended by this Ordinance.

2. CONCEPTUAL PLAN AND PLATTING

- a. The street layout and arrangement of lots of the subdivision shall be generally consistent with the Conceptual Site Plan, labeled as Exhibit "C", which shall not be considered the preliminary plat. The actual street and lot arrangement may differ from that shown on Exhibit "C" to accommodate topographic, drainage, engineering design limitations or other conditions.
- b. The developer shall submit and receive approval from the City a Preliminary and Final Plat in accordance with the requirements of the Land Development Code prior to development of this PUD-R.

3. PERMITTED USES

- a. Single-family residences, detached; limited to no more than 18 lots as shown on the attached Development Plan.
- b. Common open space areas

4. RESIDENTIAL LOT REQUIREMENTS AND SETBACKS

Single-family detached residential lot requirements and setbacks shall comply with the following R-20 zoning district and subject to the following provisions:

- a. Minimum Lot Size 15,261 s.f. (Average about 19,031)
- b. Minimum Lot Width Eighty feet (80') measured at the building setback line, except pie-shaped cul-de-sac lots 3, 13 & 14, in which case the minimum shall be seventy-five feet (75'), as shown on the Development Plan.
- c. Front Building Line 30 feet back of property line.
- d. Side Building Line 10 feet.
- e. Rear Building Line 25 feet.
- f. Street-facing Side Yard Side yard setbacks on the street side of a corner lot, fronting on another street, shall all be 30'
- g. Minimum House Size 3,500 square feet.

5. Open Space

- a. This development shall provide not less than 21.20% common open space, which shall generally be configured as shown on Exhibit "C". All open space areas shall be landscaped and maintained by the Homeowner's Association.
- b. All amenities within the open space areas shall be maintained by the Homeowner's Association.
- c. All Common Open Space along the internal streets shall be fully landscaped and irrigated with a combination of trees and shrubbery pursuant to an approved landscape plan. The Common Open Space shall be owned, operated and maintained by Wilkes Knoll Homeowners Association which shall have a mandatory membership of all homeowners and shall collect dues in amounts satisfactory to maintain the Common Open Space. The Association shall have fine and lien rights as permitted by law to enforce compliance with the rules of the association.

6. SCREENING

- a. Perimeter fencing and screening shall be in compliance with the Wall/Fence Diagram included and shown on the Development Plan, labeled as Exhibit "C".

- b. Wood fencing will only be permitted between lots. All front elevation fences, from the front of the house to the side property line, shall be open style fencing of decorative metal, and/or masonry. All lots adjacent to a Common Open Space shall be open style fencing of decorative metal, and/or Masonry.
- c. Where lots back to existing residential lots with fences, the existing fence shall be kept, maintained or improved in coordination with each owner, as shown in the diagram on the Development Plan and associated detailed diagrams. Where open space lots border adjacent properties, either the existing fence will be maintained or improved, or a decorative masonry or metal fence will be installed, all in cooperation with the adjacent property owner, according to the detailed plans submitted with zoning

7. ARCHITECTURAL FEATURES

- a. The dominant exterior vertical wall area of each structure, exclusive of doors and windows, shall be masonry (brick, stone, or stucco) or other material solely determined by the Committee. No more than 20% of the exterior vertical wall to be authentic lath and stucco application over wood framing. Dryvit systems or Styrofoam products are not acceptable. The exterior of chimney flues shall be of masonry material acceptable to the Committee. Installation of all types of exterior items and surfaces such as address numbers or external ornamentation, lights, mail chutes, mailboxes, roofing materials and exterior paint or stain, shall be subject to the approval of the Committee as to size, design, materials color, manufacturer and location. Garage Standard – Minimum of a three-car garage with wood-like, architecturally enhanced doors.
- b. Minimum Roof Pitch – Minimum of a 10:12 roof pitch unless architecturally required to vary, based on home style.
- d. Windows – No aluminum windows allowed in the subdivision, only windows of higher quality and every efficiency will be allowed. All windows will be insulated glass with a “low-e” specification.

8. OTHER

- a. Minimum of two (2) three-inch (3”) caliper trees per front yard, unless quality existing trees are present and saved.

Fully landscaped and sprinklered front and rear yard within sixty days of completing a house.

b. Street Design Standards:

- o Right-Of-Way: Fifty feet (50') (Undivided)
- o Travel Lane Width: Thirty-one feet (31'), back of curb to back of curb
- o Turning Radii: Fifteen feet (15')

- Sec. 5. 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. 6. 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. 7. 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. 8. 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. 9. 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.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 3rd day of October 2022.

The second reading and public hearing being conducted on the 18th day of October 2022.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF COLLEYVILLE, TEXAS, ON THIS THE 18TH DAY OF OCTOBER 2022.

Mayor Bobby Lindamood
Place 1, George Bond
Place 3, Brandi Elder
Place 4, George Dodson

____ Mayor Pro Tem Kathy Wheat
____ Place 5, Chuck Kelley
____ Place 6, Callie Rigney

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit “A” – Location and Zoning Map

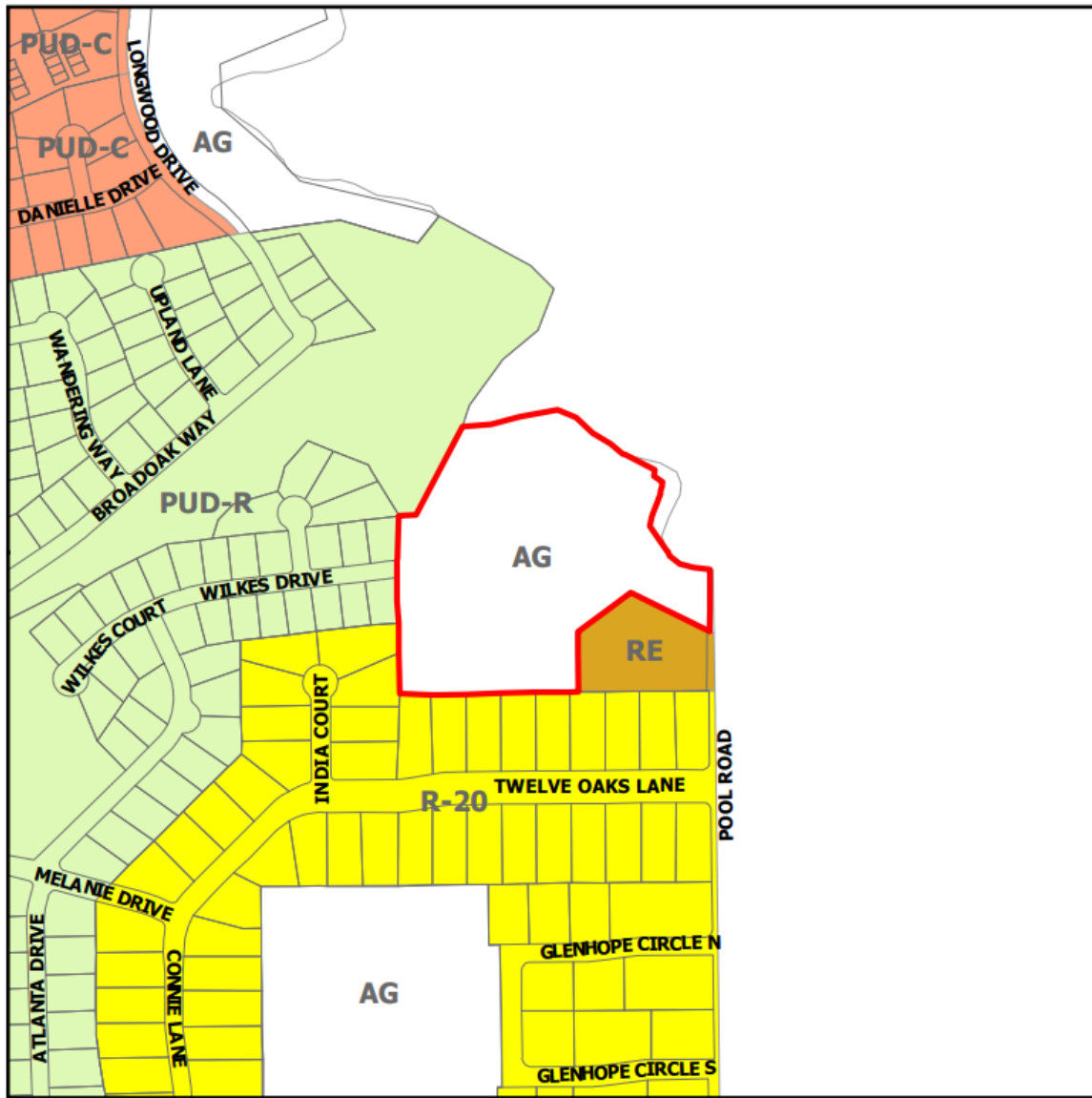


Exhibit “B” – Statement of Planning Objectives

Wilkes Knoll

Colleyville, Texas

Zoning Narrative –11 JULY 2022

WillowTree Development, LLC, Developer

Sage Group, Inc., Land Planner

Statement of Planning Objectives

Wilkes Knoll is a proposed residential neighborhood to be developed by WillowTree Development, LLC, under the PUD-R Residential District regulations for residential development in the City of Colleyville. The 12.01 acre property is located on the west side of Pool Road, just south of Big Bear Creek, which is also the Colleyville/Grapevine city limits.

Adjacencies: The property is adjacent to, and could almost be considered an extension of, the Ross Downs Estates neighborhood- as it is accessed through that neighborhood via Wilkes Drive. The Ross Downs Estates lots to the south (off of Twelve Oaks Lane) are ½ acre lots, but the section of Ross Downs Estates through which this property is accessed (from the west), is comprised of 10,000+ sf lots. To the north and east is Big Bear Creek, and the City of Grapevine.

The property is currently designated AG (Agriculture), so this would be the initial “development” zoning requested. The intent here is to rezone the entire property to PUD-R, unifying the property into one cohesive, master planned residential development of the highest quality. There is currently an occupied single-family home on the property, which will be removed as it is developed.

The proposed plan responds to, and in many ways reflects the neighborhoods and properties we are adjacent to. Where we are adjacent to the larger, ½ acre Ross Downs lots to the south, we are proposing lots of 20,000 sf and up, while the remaining lots (some adjacent to the 10,000 sf lots at our entry) are all at least 15,000 sf, and range up to 20,000 sf. We have designed the project to be compatible and in harmony with our adjacent neighbors and to be consistent with the city’s Comprehensive Plan. Overall density is 1.50 lots per acre.

Quality and compatibility with the adjacent residential, in this portion of Colleyville is essential, and we have designed this proposal with those goals in mind.

Access: The property only has one point of street access, determined when Ross Downs was developed. Wilkes Drive currently dead-ends into the property on the west side. We are proposing to extend Wilkes Drive into the property, and providing a circular turnaround street, accessing the lots.

The residences planned for Wilkes Knoll will be upscale, with selling prices estimated to start at around \$2 million. Each home will be required to go through a design review process, prior to construction, to assure a high level of quality and design.

Wilkes Knoll will be developed with the normal Colleyville public street section of 31' (back of curb to back of curb), in a 50' R.O.W., throughout the project.

There will be a requirement of at least two street trees for every residential lot to be installed by the home builders, adjacent to the street rights of way.

The existing and fully developed storm drainage has been carefully analyzed, and will be designed to meet all city regulations and not adversely affect any neighboring properties. The property generally drains to the north, directly into Big Bear Creek. Therefore, no detention ponds will be necessary.

To encourage pedestrian activity in the neighborhood, sidewalks will be built along the front of each lot. We also propose to provide a (not fully accessible) "nature trail," down into the flood plain area, which will also connect to the city sidewalk along Pool Road.

The scale and orientation of the development has been designed to have an inviting visual flow with the existing neighborhoods and surrounding uses. The design criteria of the homes will create high quality designed homes in keeping with both the immediate neighborhood and Colleyville as a whole.

Development Schedule

Wilkes Knoll will be developed in one phase, with development commencing upon the successful completion of the zoning and platting and the subsequent approval of the final plat and engineering plans. Construction of homes is anticipated to start immediately upon completion of the subdivision's infrastructure.

Economic Development Information

Wilkes will have a total of eighteen (18) homes, each with an estimated average value upon completion of \$2,000,000, resulting in an overall tax base of over \$36,000,000. At the current tax rate of 2.2221%, the total taxes generated from the development are projected to be \$800,000, with over \$110,000 generated directly for the City at buildout.

Wilkes Knoll
Colleyville, Tarrant County, Texas

