



City of Colleyville Planning and Zoning Commission Agenda

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

Monday, October 10, 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 RICHARDSON
PLEDGE OF ALLEGIANCE**

1. APPROVAL OF MINUTES

- 1a** Planning and Zoning Commission Meeting Minutes - September 12, 2022
Planning and Zoning Commission Worksession Minutes - September 26, 2022

2. PUBLIC HEARING AGENDA ITEMS

- 2a** Consideration of a Special Use Permit for a Massage Therapy use on a portion of Lot 18, Village at Colleyville Condos, located at 97 Village Lane, Suite 270, Case ZC22-034, REQUEST BY THE APPLICANT TO TABLE TO THE NOVEMBER 14, 2022 PLANNING AND ZONING COMMISSION MEETING
- 2b** Consideration of a Zoning Change from CPO Professional Office to R-20 Single Family Residential zoning district for Lot 24, Block 2, Fairway Addition, located at 8308 Precinct Line Road, Case ZC22-035
- 2c** Consideration of a Replat for Lots 1 and 2, Block 1, Colleyville Animal Clinic, being Lot 2R2A, Block 1, Brown Trail Commons West, located at 4401 Colleyville Boulevard, Case PC22-016
- 2d** Consideration of a Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development - Residential zoning district for Tract 1B1, 1C1, 1B2, and 1B3, Abstract 294, Robert Chowning Survey, and Lot 1, Block 1, Cero Addition, located at 2417 Wilkes Drive and 6900 Pool Road, Case ZC22-036

3. CITIZEN COMMENTS

4. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards October 7, 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
100 Main Street
Colleyville, Texas 76034
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Agenda Number 1a	Agenda Date 10/10/2022	Number
Type Approval of Minutes		
Department Planning and Zoning Commission		

Title

Planning and Zoning Commission Meeting Minutes - September 12, 2022
Planning and Zoning Commission Worksession Minutes - September 26, 2022

Explanation

Approval of minutes from the September 12, 2022 Planning and Zoning Commission Meeting and the September 26, 2022 Planning and Zoning Commission Worksession.

Recommendation

Approve

Attachments

1. September 12, 2022 P&Z Minutes
2. September 26, 2022 P&Z Minutes



City of Colleyville Planning and Zoning Commission Minutes

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

Monday, September 12, 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 September 12, 2022, at 6:16 p.m.

Roll Call

Present: Lawrence Williamson, Sayeda Syed, Claudia Bevill, and Scotty Richardson

Absent: David Groves, Tim Raine, and Jim Linn

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

Also Present: 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 6:29 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 September 12, 2022, at 7:00 p.m.

Roll Call

Present: Lawrence Williamson, Sayeda Syed, Claudia Bevill, and Scotty Richardson

Absent: David Groves, Tim Raine, and Jim Linn

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

Also Present: Attorney, Nicole Corr

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

Commissioner Richardson made a motion to approve the August 8, 2022 Planning and Zoning Commission Meeting Minutes, the August 22, 2022 Planning and Zoning Worksession Minutes, and the August 22, 2022 Planning and Zoning Commission Special Meeting Minutes. Commissioner Syed seconded the motion.

The motion was carried by the following vote:

Aye: 4 –Williamson, Syed, Bevill, and Richardson
Nay: 0

2. PUBLIC HEARING AGENDA ITEMS

- 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

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

The motion was carried by the following vote:

Aye: 4 –Williamson, Syed, Bevill, and Richardson
Nay: 0

- 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

Jacquelyn Reyff presented the item and briefed the Commission.

An associate of the applicant, Curtis Young, 8003 Jefferson Circle, Colleyville, TX, came forward and expressed to the Commission that the replat complied

with all zoning requirements.

The public hearing was open at 7:16 p.m.

With no one wishing to speak, the public hearing was closed at 7:16 p.m.

Staff answered questions of the Commission regarding the sufficiency of the easements, surrounding zoning, and size of the proposed lots.

Commissioner Williamson made a motion to approve Case PC22-014. Commissioner Richardson seconded the motion.

The motion was carried by the following vote:

**Aye: 4 –Williamson, Syed, 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 AUGUST 8, 2022 PLANNING AND ZONING COMMISSION MEETING

Commissioner Syed 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: 4 –Williamson, Syed, 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 expressed to the Commission that her landlord was not receptive to the Commission's proposals.

Mrs. Worthington answered questions of the Commission regarding the length of time the monuments have been displayed, alternate business locations, and the business sign on SH26.

Staff answered questions of the Commission regarding certificate of occupancies needing to be in compliance with code and the ability to grandfather a certificate of occupancy.

Attorney, Nicole Corr, answered questions of the Commission regarding the

definition of display in relation to code.

The public hearing was open at 7:49 p.m.

With no one wishing to speak, the public hearing was closed at 7:50 p.m.

**Commissioner Williamson made a motion to approve Case ZC22-019.
The motion failed due to lack of a second.**

**Commissioner Richardson made a motion to deny Case ZC22-019.
Commissioner Bevill seconded the motion.**

The motion was carried by the following vote:

**Aye: 4 –Williamson, Syed, Bevill, and Richardson
Nay: 0**

3. CITIZEN COMMENTS

The public hearing was open at 7:57 p.m.

Sam Hearn, 2409 Wilkes Drive, Colleyville, TX, came forward and expressed to the Commission that Case ZC22-029 should not receive a new case number.

With no one wishing to speak, the public hearing was closed at 7:59 p.m.

4. ADJOURNMENT

The meeting adjourned at 8:00 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 Minutes

City Hall
100 Main Street
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Monday, September 26, 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 September 26, 2022, at 6:15 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, Larry Wright, Robert McKeown, Jacquelyn Reyff, and Dakari Hill

Also Present: Councilman Bond and Attorney, Nicole Corr

2. WORKSESSION AGENDA ITEMS

- 2 a** Presentation and discussion of a Special Use Permit for a Massage Therapy use on a portion of Lot 18, Village at Colleyville Condos, located at 97 Village Lane, Suite 270, Case ZC22-034

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed question of the Commission regarding the applicant being tied to a previous project at the location.

- 2 b** Presentation and discussion of a Zoning Change from CPO Professional Office to R-20 Single Family Residential zoning district for Lot 24, Block 2, Fairway Addition, located at 8308 Precinct Line Road, Case ZC22-035

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the surrounding zoning and future land use of the area.

- 2 c** Presentation and discussion of a Replat for Lots 1 and 2, Block 1,

Colleyville Animal Clinic, being Lot 2R2A, Block 1, Brown Trail Commons West, located at 4401 Colleyville Boulevard, Case PC22-016

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding access onto Colleyville Boulevard and the feasibility of additional lots at the front of the property.

- 2 d** Presentation and discussion of a Zoning Change from AG Agricultural and RE Single Family 'Residential' to PUD-R Planned Unit Development – Residential zoning district for Tract 1B1, 1C1, 1B2, and 1B3, Abstract 294, Robert Chowning Survey, and Lot 1, Block 1, Cero Addition, located at 2417 Wilkes Drive and 6900 Pool Road, Case ZC22-036

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the proposed street being considered a cul-de-sac, the proposed number of lots, and open space being included into the density calculation.

The applicant, Curtis Young, 8003 Jefferson Circle, Colleyville, TX, came forward and presented the item to the Commission. Mr. Young addressed questions of the Commission regarding the proposed number of lots, a pedestrian access gate for the proposed walking trail, and estimated number of trees that would be lost due to the proposal.

3. ADJOURMENT

The meeting adjourned at 7:07 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
100 Main Street
Colleyville, Texas 76034
www.colleyville.com

Agenda Number 2a	Agenda Date 10/10/2022	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration of a Special Use Permit for a Massage Therapy use on a portion of Lot 18, Village at Colleyville Condos, located at 97 Village Lane, Suite 270, Case ZC22-034, REQUEST BY THE APPLICANT TO TABLE TO THE NOVEMBER 14, 2022 PLANNING AND ZONING COMMISSION MEETING

Explanation

REQUEST BY APPLICANT TO TABLE TO THE NOVEMBER 14th PLANNING AND ZONING COMMISSION MEETING.

Charde Perry, of de Beauty Spa, has submitted a request for a Special Use Permit (SUP) to allow for a Massage Therapy use, at 97 Village Lane, Suite 270. Massage Therapy is allowed in the PUD-C Planned Unit Development - Commercial district of The Village with the approval of an SUP.

Existing Conditions/Background: The subject property is zoned PUD-C and is located within the Village at Colleyville on the west side of Pleasant Run Road, near the intersection of Village Lane and Veranda Lane. The subject property is a platted lot and is currently developed with a multi-tenant commercial building. A day spa business currently occupies Suite 270 and they would like to incorporate massage therapy into their other services.

Proposed Special Use Permit:

Request – The applicant is requesting approval of an SUP to allow for a Massage Therapy use at this location.

Ordinance – Land Development Code, Chapter 3, Section 3.24.C Special Land Use Standards:

16. Massage Therapy – Any building, room, place, or establishment with a Massage Therapy use shall comply with the following regulations, unless the City Council in approving a Special Use Permit for a Massage Therapy use has imposed other requirements necessary in the particular case to protect the public interests:

a. Shall be located not less than 300 feet from another Massage Therapy establishment.

b. Approval of an application to locate a Massage Therapy establishment shall be deemed a temporary permit. Said permit shall be in effect as long as the current tenant, at the time the approval was granted, operates within the location and may operate in perpetuity until such time as a new Certificate of Occupancy (C/O) is required. A new C/O is required for a change in the existing occupancy classification or use or occupant or business name or business owner.

Legal-nonconforming Uses or Buildings: Massage therapy businesses legally in existence after the effective adoption date of the applicable amended provisions for massage therapy may operate in perpetuity until such time as a new Certificate of Occupancy (C/O) is required. A new C/O is required for a change in the existing occupancy classification or use or occupant or business name or business owner. Before issuance of a new Certificate of Occupancy, a Special Use Permit must be approved.

Analysis: The applicant is requesting the SUP for this location so the business may also offer massage therapy as a service. The hours of operation will be Monday-Sunday 11 a.m. to 6 p.m. Approval of an SUP at this location for this user should not adversely impact surrounding uses or the character of the neighborhood.

Plat Status: The property is platted as Lot 18, Block 1, Village at Colleyville Condos.

DRC Review: The DRC reviewed the request during their September 19, 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, south, east and west are zoned PUD-C Planned Unit Development – Commercial and are developed as a mixed use of office, retail and residential uses.

Comprehensive Plan: The City's comprehensive plan, Destination Colleyville, identifies the subject property within the Colleyville Boulevard Corridor.

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

Staff Recommendation: Staff recommends approval of the Special Use Permit (SUP) contingent on approval of the Certificate of Occupancy to authorize a Massage Therapy use for "de Beauty Spa" at 97 Village Lane, Suite 270. The proposed business should not adversely affect surrounding properties.

Recommendation

Approve

Attachments

1. Request to Table

Dakari Hill

From: Chardé Perry <[REDACTED]>
Sent: Monday, October 3, 2022 1:07 PM
To: Jackie Reyff
Cc: Ben Bryner; Dakari Hill
Subject: Re: Hours of Operation

I need more time so, I ask to table my case, case # ZC22-034.
Thank you. -Chardé Perry of dé Beauty Spa

On Mon, Oct 3, 2022 at 8:16 AM Jackie Reyff <JReyff@colleyville.com> wrote:

Ms. Perry,

You may email me the request to table Case ZC22-034 to the November 14th Planning and Zoning Commission and December 6th and the 20th City Council. Thank you.

If you have any further questions, I may be reached by phone or email.

Jackie

Jacquelyn Reyff, AICP

Planning Manager



817.503.1056

Integrity ~ Communication ~ Excellence ~ Transparency



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 10/10/2022	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration of a Zoning Change from CPO Professional Office to R-20 Single Family Residential zoning district for Lot 24, Block 2, Fairway Addition, located at 8308 Precinct Line Road, Case ZC22-035

Explanation

Paul and Lillianne Garcia, the applicant, has submitted a request for a zoning change on Lot 24, Block 2, Fair Way Addition, being approximately 0.46 acres, and zoned CPO Professional Office district. The purpose is to rezone from the CPO Professional Commercial district to the R-20 Single-Family Residential district for single-family residential use. There are no new lots proposed.

Existing Conditions/Background: The subject property is located along the east side of Precinct Line Road north of the intersection of Precinct Line Road and McDonwell School Road. The lot is platted and has an existing home.

Proposed Zoning:

Request – The applicant requests to rezone the property from CPO to the R-20 district. The minimum standards for the R-20 zoning district are as follows:

Minimum Lot Size	20,000 square feet	17,920 s.f.
Minimum Lot Width	100 feet	109 ft.
Minimum Lot Depth	125 feet	153 ft.
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 property previously was rezoned to the Professional Office district in 2017. The current size of the property does comply with all the minimum standards of the R-20 Single Family Residential zoning except for lot area. A portion was purchased by the State of Texas for improvements to Precinct Line Road.

Plat Status: The property is platted as Lot 24, Block 2, Fair Way Addition.

DRC Review: The DRC reviewed the request during their February 21, 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, south, and east are zoned R-20 Single Family Residential and are improved with single-family homes and accessory buildings. The properties located to the west are located in the City of North Richland Hills and are developed for commercial uses.

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

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 is neutral on this request.

Recommendation

None

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Survey
5. Survey Plat
6. Site Photos
7. Notification Map
8. Notification Letter
9. Notification List
10. Draft Ordinance

Aerial Map



ZC22-035

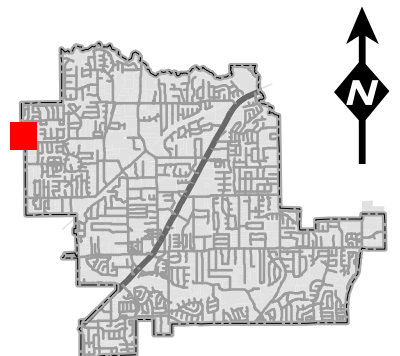
8308 Precinct Line Road

DISCLAIMER:

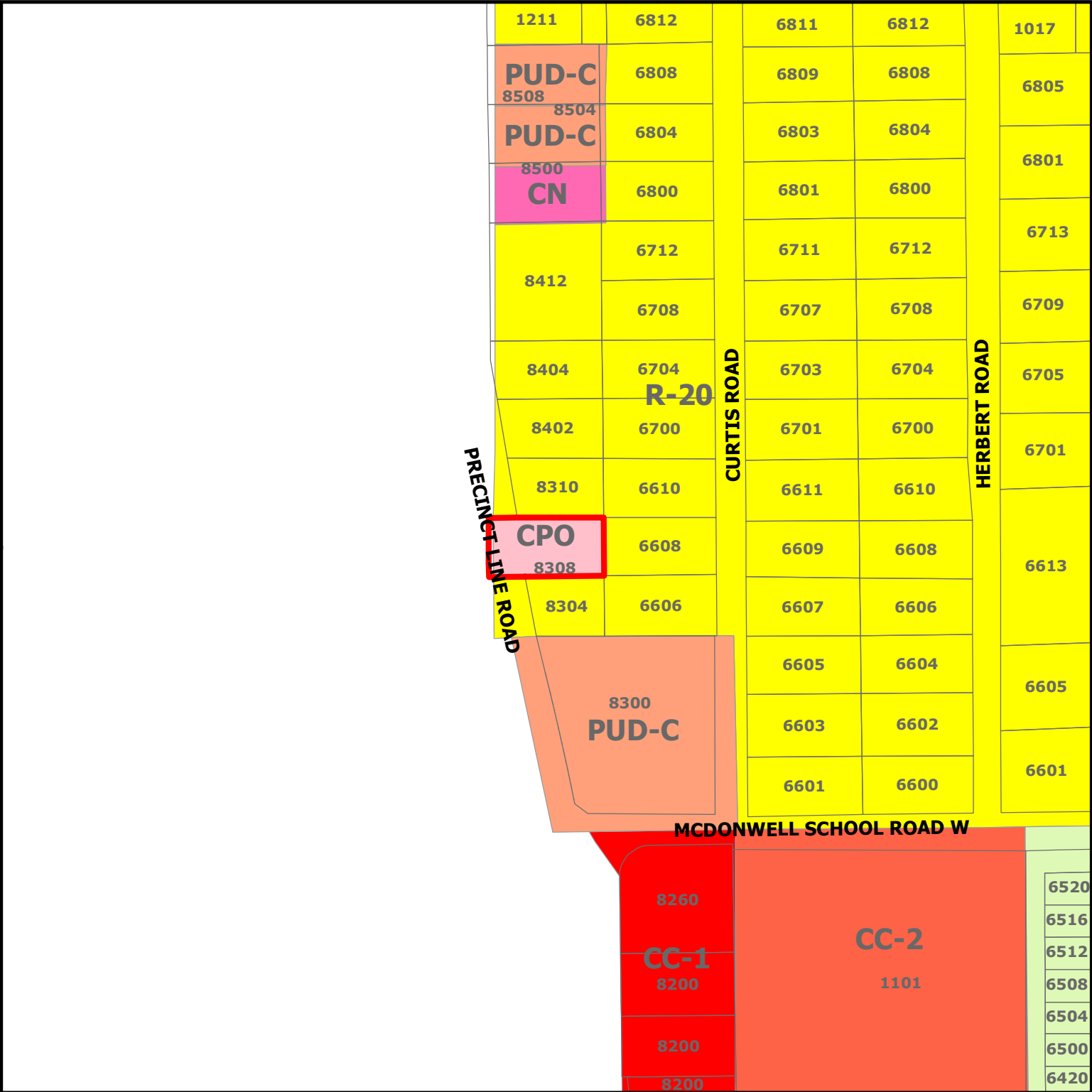
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



Zoning Map

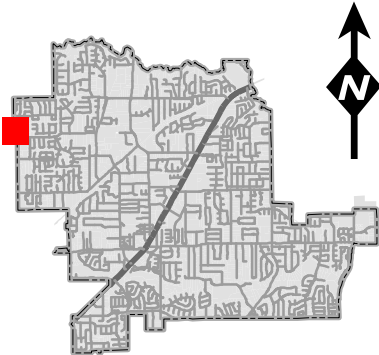


ZC22-035

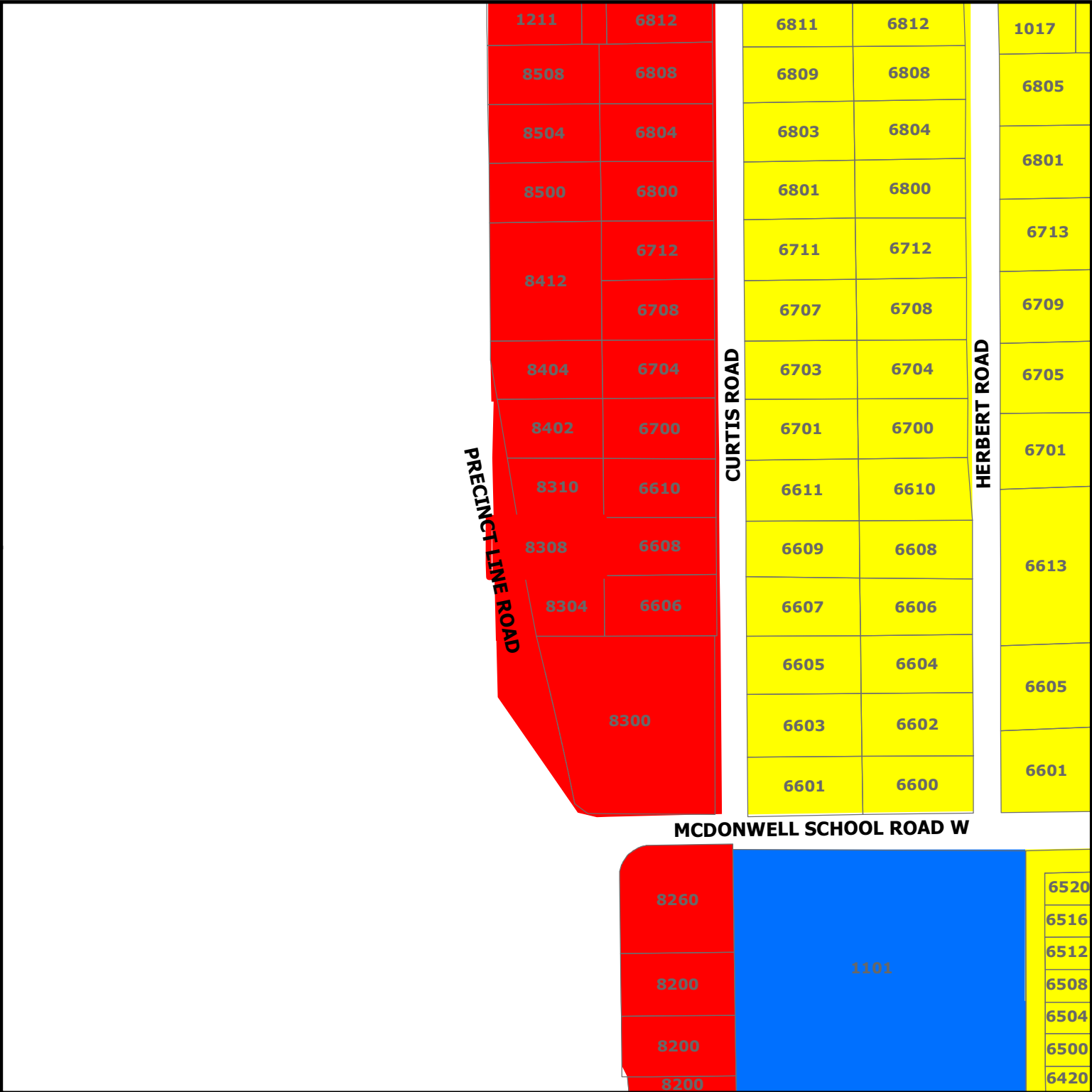
8308 Precinct Line Road

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 Subject Property



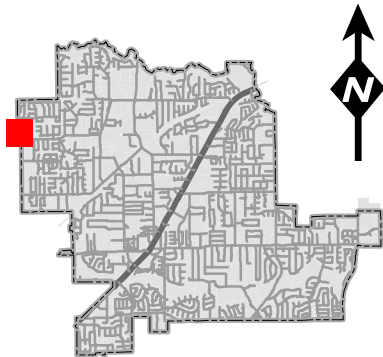
Future Land Use Map



DISCLAIMER:
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ZC22-035 8308 Precinct Line Road

-  Subject Property
-  Residential
-  Commercial
-  Institutional





State of Texas
Vol. 12084, Pg. 1903
O.P.R.T.C.T.

State of Texas
Vol. 12482, Pg. 1826
O.P.R.T.C.T.
(Save and Except
portion of Lot 24)

PRECINCT LINE ROAD
(120' R.O.W.)

State of Texas
Vol. 12088, Pg. 883
O.P.R.T.C.T.

8308 Precinct Line Road

Fair Way Addition No. One
Volume 388-8, Page 121
P.R.T.C.T.

remainder of
Lot 23, Block 2

Lot 6
Block 2

Lot 5
Block 2

Lot 4
Block 2

S 89°34'55" E 176.09'

N 89°33'33" E
201.88'

R= 1849.86'
L= 105.36'

N 13°55'06" W
5.93'

N 89°24'05" W 152.71'

N 89°33'27" E
201.45'

10' DRAIN. &
UTIL. E'SMT.
V. 9166, P. 917

10' UTIL. E'SMT.

109.00'

S 00°14'32" E

C.M. ~ FND.
ALUMINIUM
IN CONCRETE
MONUMENT

325.66'
W/CURVE

FND.
ALUMINIUM
IN CONCRETE
MONUMENT

C.M. ~ FND.
ALUMINIUM
IN CONCRETE
MONUMENT

8308 Precinct
Line Road
Residence

remainder of
Lot 24, Block 2

power pole
(typical)

utility
riser

PROPERTY DESCRIPTION: LOT 24, BLOCK 2, FAIR WAY ADDITION NO. ONE, AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 388-8, PAGE(S) 121, OF THE MAP AND/OR PLAT RECORDS OF TARRANT COUNTY, TEXAS.

SAVE AND EXCEPT THAT 4,754 SQUARE FEET TRACT OF LAND AWARDED TO THE STATE OF TEXAS IN JUDGMENT IN ABSENCE OF OBJECTION UNDER CAUSE NO. 17-162018-95, RECORDED IN VOLUME 12482, PAGE 1826, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS.

ASC No.	1608627	Client:	First American Title
Drawn/Chk	SWIM/DLA	G.F. No.:	2172246-HXF77
Date:	09-01-16		

The undersigned have/has received and reviewed a copy of this survey.

X _____
X _____
Date: _____



601 E. Southlake Blvd., Suite 500
Southlake, Texas 76092
Ph.: 817.481.7710
Fax: 817.481.7699



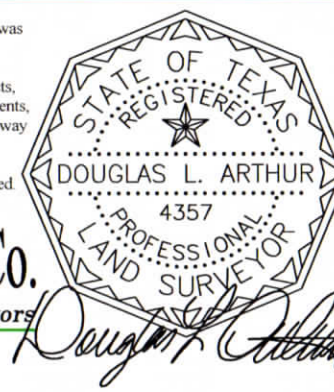
8308 Precinct Line Road
Colleyville, Texas

LEGEND - C.M. = Controlling Monument, I.R.F. = Iron Rod Found, I.P.F. = Iron Pipe Found, F.C.P. = Fence Corner Post, OHE = Overhead Electric, I.R.S. = Iron Rod Set 1/2" diameter with yellow cap stamped "Arthur Surveying Company". All found iron rods are 1/2" diameter unless otherwise noted. — x — (fence / fence post) — OHE — (overhead power)

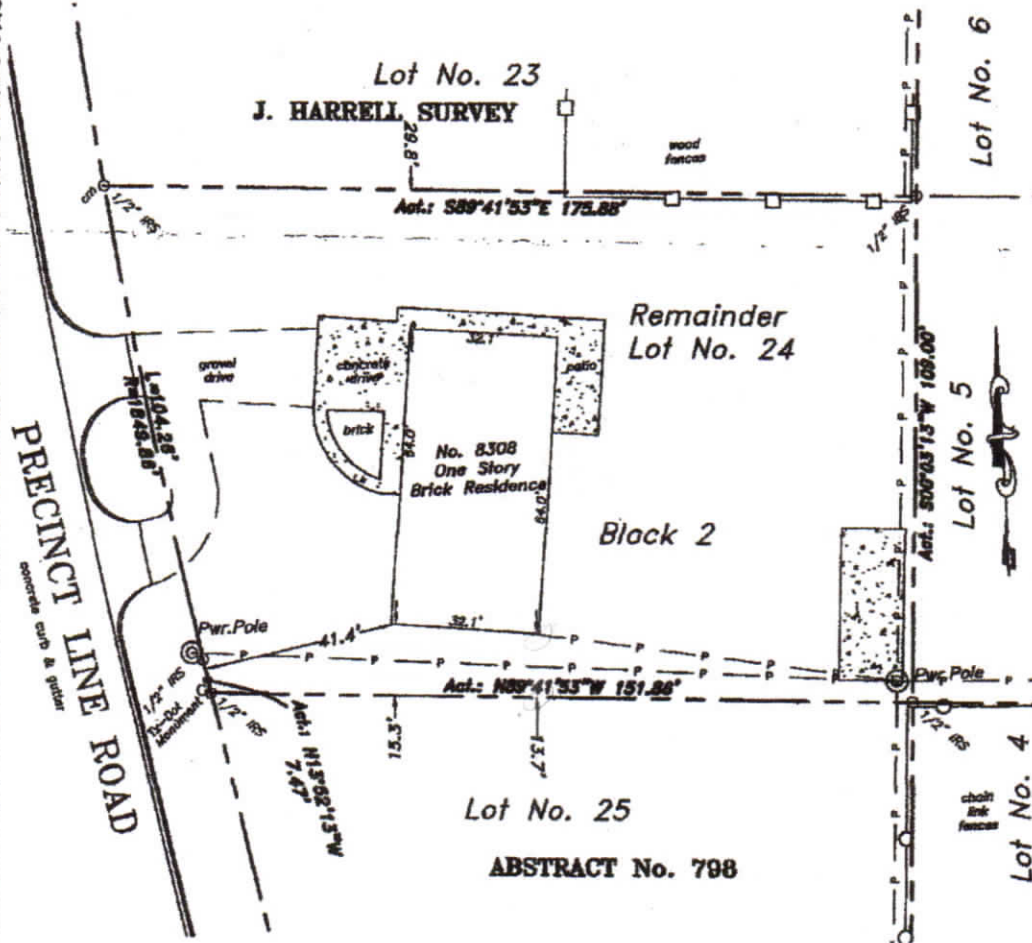
FLOOD NOTE: It is my opinion that the property described hereon is not within the 100-year flood zone area according to the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel No. 480590 0095 K, present effective date of map, September 25, 2009, herein property situated within Zone "X".

SURVEYORS CERTIFICATION:
The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and to the best of my knowledge, there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights of way that I have been advised of except as shown hereon. The bearings shown hereon are based on the above referenced recorded map or plat unless otherwise noted.

Arthur Surveying Co.
Professional Land Surveyors
220 Elm St., # 200 - Lewisville, TX 75057
Ph. 972.221.9439 - TFRN# 10063800
arthursurveying.com Established 1986



SURVEY PLAT



8308 Precinct Line Road, Colleyville, Texas
Being the remainder of Lot 24, Block 2 of the Fair Way Addition No. 1 to the City of Colleyville, Tarrant County, Texas according to the Plat thereof recorded in Volume 326-6, Page 121 of the Plat records of Tarrant County, Texas.

I, J. Scott Cole, Registered Professional Land Surveyor No. 5411, do hereby certify to: Donald Henson & Carla Johnston, that this plat is the result of a survey made by me or under my direction on the ground of the property shown hereon, the lines and dimensions of said property being as indicated by this plat, the size, location and types of buildings and improvements are as shown, set back from the property lines the distances indicated. This original work is protected under copyright laws, Title 17 United States Code Sections 101 and 102. This survey is being provided solely for the use of the recipients named above and no license has been created, expressed or implied, to copy the survey except as is necessary in conjunction with the original transaction, which shall take place within thirty (30) days of the date hereon. Evaluation of Restrictions and Easements of record which may affect this property, if any, has been limited to those provided from Schedule B of the title commitment.

None Provided.
Visible and Apparent Easements, if any, are as shown.
Bearing Source: Plotted East line of old Precinct Line Road.



SANDS SURVEYING CORPORATION
1110 South Airport Circle, Ste. 130
Euless, TX 76040
ph: (817) 355-5253 / (817) 355-4984
fax: (817) 355-4967 / (817) 510-0432

SCALE: 1"=30'
DATE: 05/06/2008
REVISED: 07/15, 2008
W.D.: 080506
DRAWN BY: JSC
CHECKED BY: JSC

[Signature]
J. Scott Cole
R.P.L.S. No. 5411

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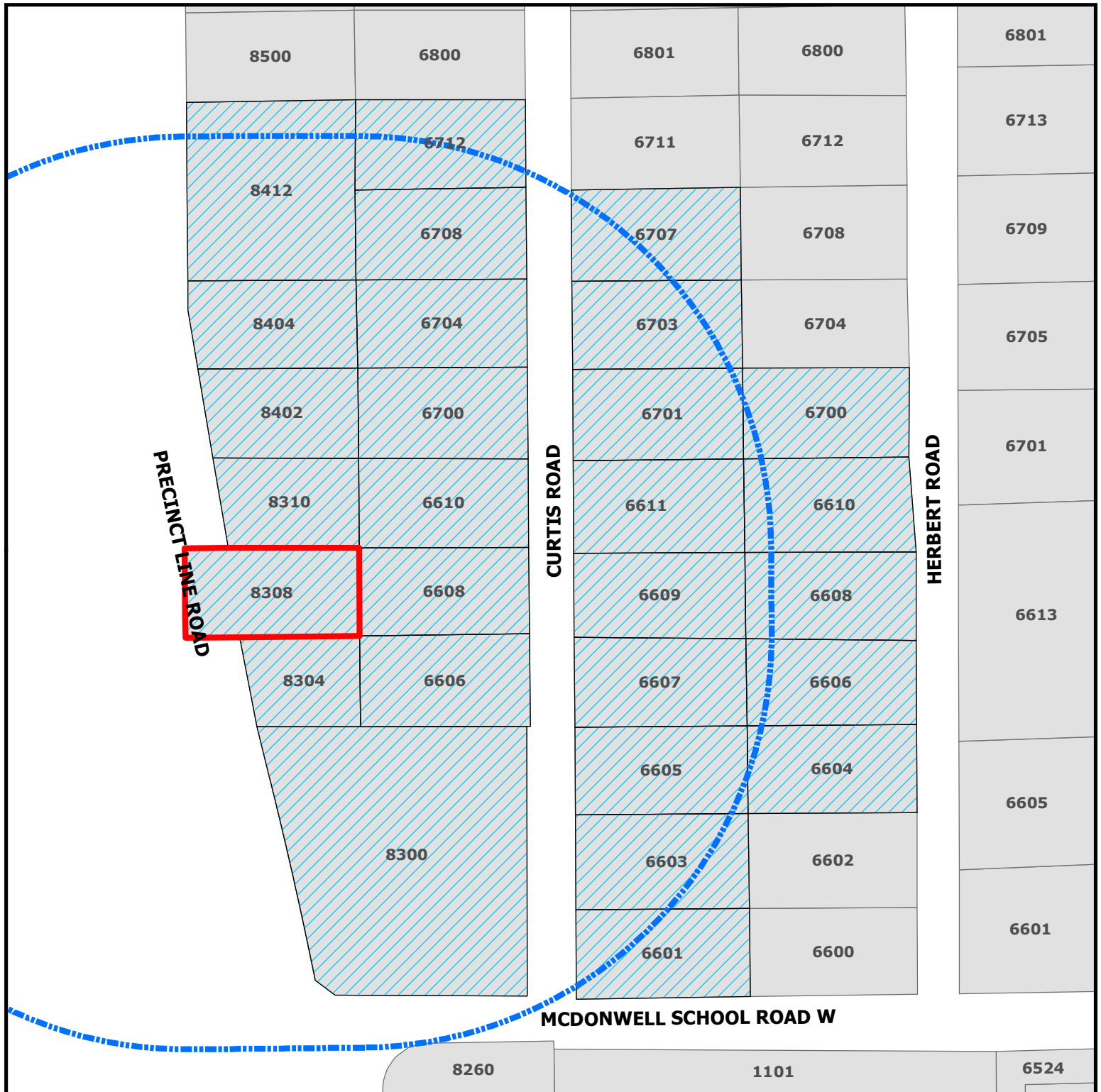








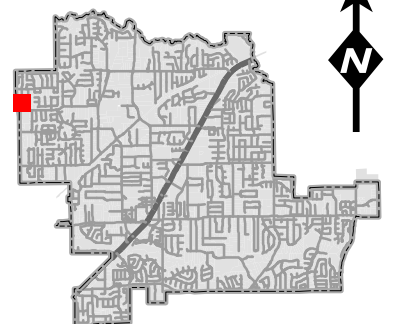
Notification Map



ZC22-035 8308 Precinct Line Road

DISCLAIMER:
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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, October 10, 2022 at 7:00 p.m.
City Council Meetings: Tuesday, November 1, 2022 & Tuesday, November 15, 2022 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a zoning change from the CPO Professional Office district to the R-20 Single Family Residential district. The request is to rezone the property to allow for a zoning district more consistent with adjacent properties.

Zoning Case: ZC22-035

Applicant: Paul Garcia

Owner: Paul Garcia

Location: 8308 Precinct Line Road

Property Description: Lot 24, Block 2, Fairway Addition

Present Zoning: CPO Professional Office

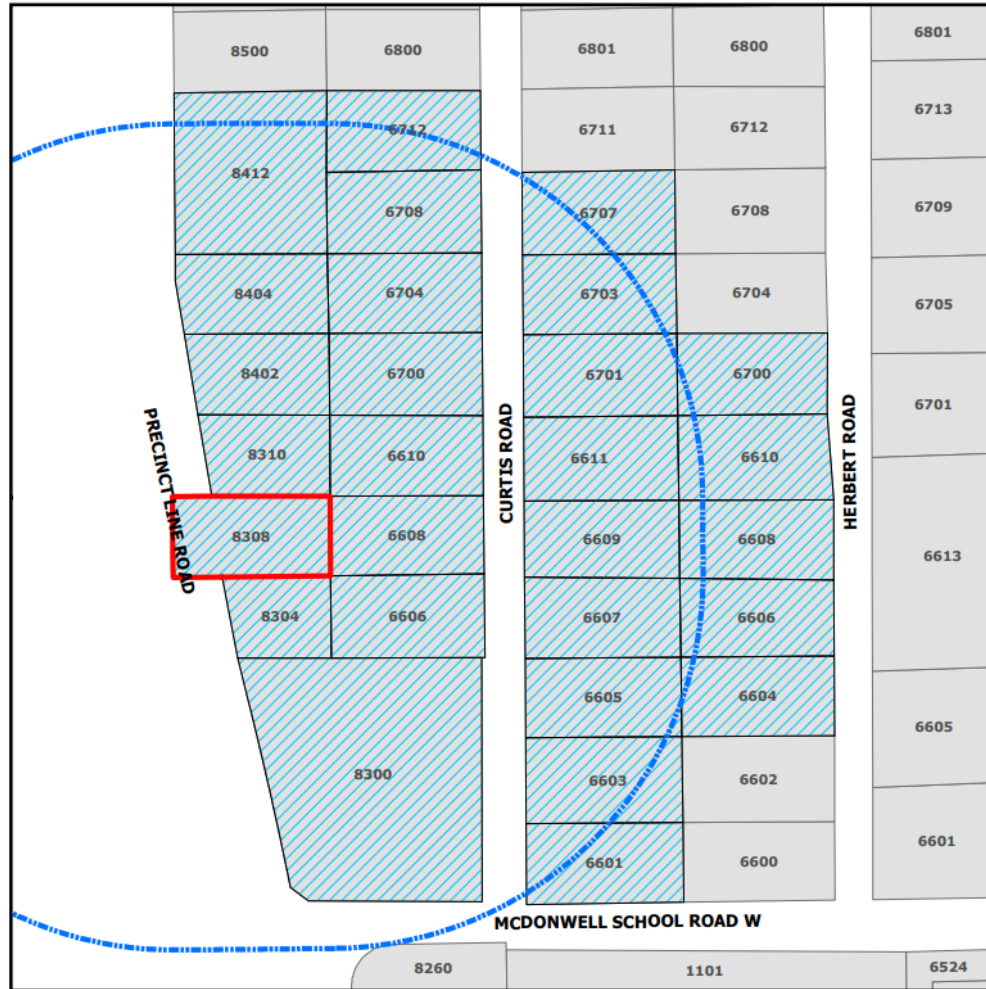
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

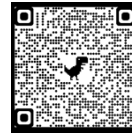
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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

Jacquelyn Reyff
Planning Manager
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
ARNOLD, CRYSTAL	6610 CURTIS RD	COLLEYVILLE, TX
BARNHOUSE, ROBERT	6704 CURTIS RD	COLLEYVILLE, TX
BARTOSH, WILLIAM	1205 WHITE CHAPEL BLVD	SOUTHLAKE, TX
BERNSTEIN, JONATHAN	204 MANOR PL	SOUTHLAKE, TX
BLISS, DEBORAH J	6607 CURTIS RD	COLLEYVILLE, TX
BOLES, ALYSHA	6611 CURTIS RD	COLLEYVILLE, TX
BOLLING, CECIL	6712 CURTIS RD	COLLEYVILLE, TX
BOYD, WILLIAM S	6708 CURTIS RD	COLLEYVILLE, TX
BRILEY, ANTHONY	6601 CURTIS RD	COLLEYVILLE, TX
COLE, DAVID	6701 CURTIS RD	COLLEYVILLE, TX
COX, FRANKLIN L	6608 CURTIS RD	COLLEYVILLE, TX
DIZON, MARIO S	5280 AREZZO DR	SAN JOSE, CA
DURDEN, TODD	PO BOX 553	KELLER, TX
ECHEVARRIA SOLO 401K TRUST	PO BOX 80289	KELLER, TX
GARCIA, PAUL	1527 WINDSOR FOREST TR	KELLER, TX
HALLIYUR, DHARANESHA	13337 BIGELOW LN	FRISCO, TX
HARRELL, EDWARD L	8310 PRECINCT LINE RD	COLLEYVILLE, TX
INGALLS, SEAN	6700 HERBERT RD	COLLEYVILLE, TX
KELLER ISD	350 KELLER PKWY	KELLER, TX
LAPRADE, MARK	6605 CURTIS RD	COLLEYVILLE, TX
LASATER, CALVIN RAY	6703 CURTIS RD	COLLEYVILLE, TX
MASHUSHIRE, DAVID	6604 HERBERT RD	COLLEYVILLE, TX
NUTTALL, MARK	6606 HERBERT RD	COLLEYVILLE, TX
PALISADE CUSTOM HOMES LP	732 LONESOME DOVE TR	HURST, TX
PHILLIPS, MARK DANIEL	6609 CURTIS RD	COLLEYVILLE, TX
RIGGS, RICKEY P	6707 CURTIS RD	COLLEYVILLE, TX
TRIPURANAENI, VIKRAM	6608 HERBERT RD	COLLEYVILLE, TX
VILLAS OF COLLEYVILLE	9001 AIRPORT FWY STE 450	NORTH RICHLAND HILLS, TX
WAI, ROBERT	6115 WALLER LN	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 0.46 ACRES BEING, LOT 24, BLOCK 2, FAIRWAY ADDITION, LOCATED AT 8308 PRECINCT LINE ROAD, FROM THE CPO PROFESSIONAL OFFICE COMMERCIAL TO THE R-20 SINGLE-FAMILY RESIDENTIAL 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 of the property from CPO Professional Office to R-20 Single Family Residential district for Case No. ZC22-035; 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 change in the zoning from CPO Professional Office to R-20 Single-Family Residential district on 0.46 acres, being Lot 24, Block 2, Fairway Addition, located at 8308 Precinct Line Road as depicted on the attached as Exhibit "A".

- Sec. 2. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 3. THAT the above described tract of land shall be subject to the following conditions:
1. As depicted in the attached Exhibit "A" and Exhibit "B".
 2. The size of the lot is recognized at approximately 17,920 square feet.
- 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 1st day of November 2022.

The second reading and public hearing being conducted on the 15th day of November 2022.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____
ABSTENTIONS ON THIS THE 15th DAY OF NOVEMBER 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

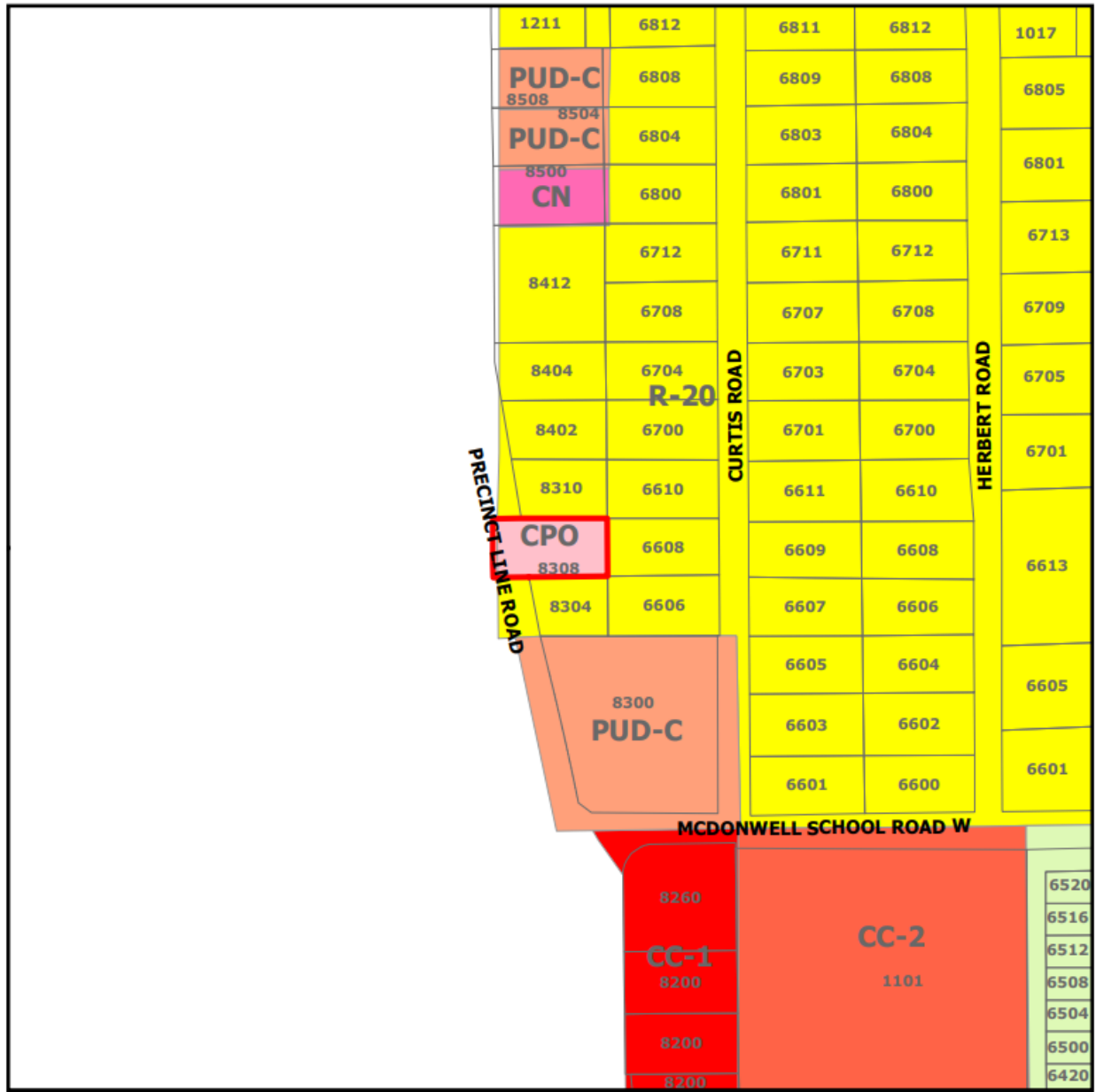
Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

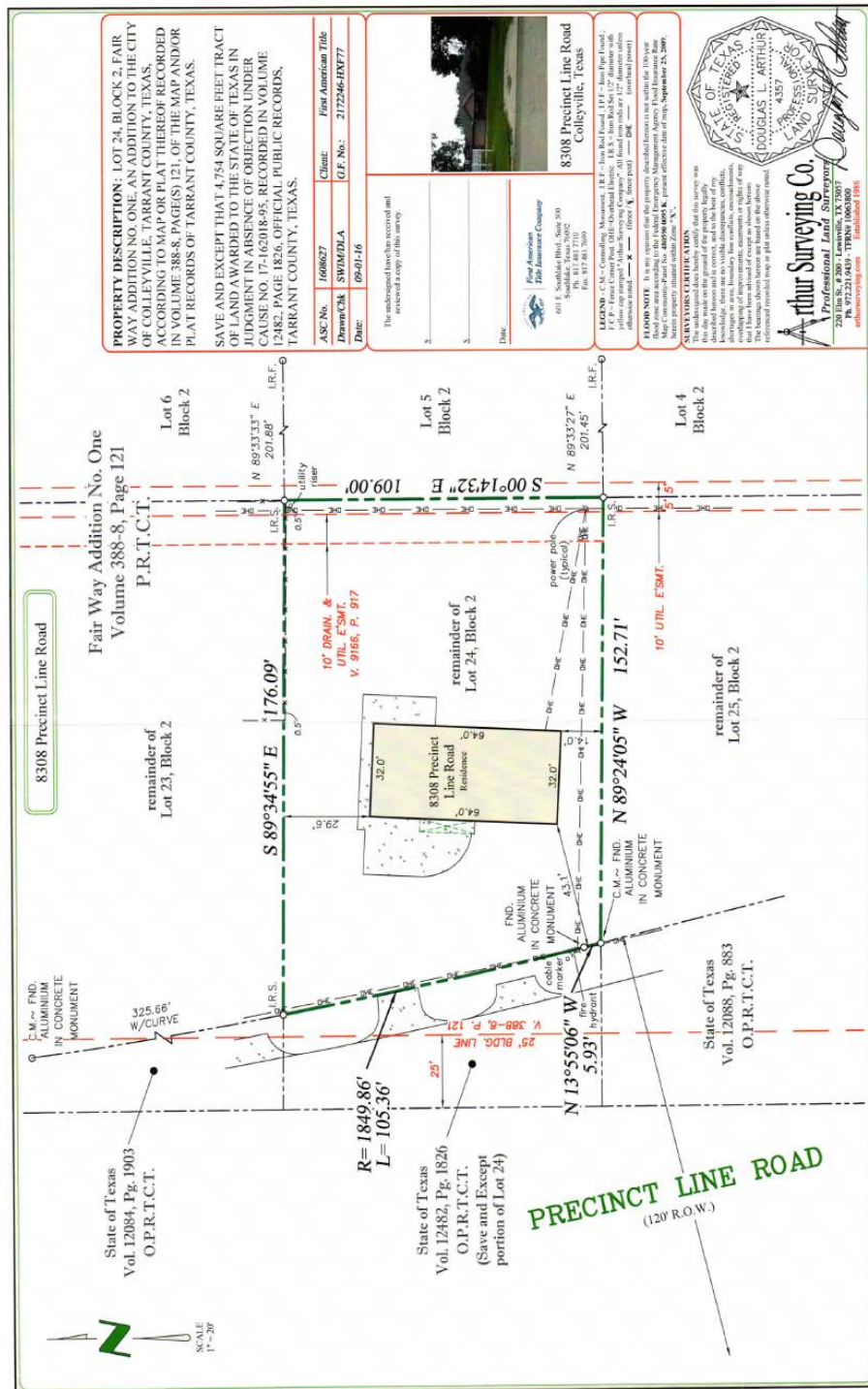
APPROVED AS TO FORM:

Whit Wyatt
City Attorney

Exhibit "A"- Zoning Map



Lot Size is 17,920 s.f.





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 10/10/2022	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration of a Replat for Lots 1 and 2, Block 1, Colleyville Animal Clinic, being Lot 2R2A, Block 1, Brown Trail Commons West, located at 4401 Colleyville Boulevard, Case PC22-016

Explanation

Tim V. Wallace, the applicant, has submitted a request for a Replat for Lots 1 & 2, Block 1, Colleyville Animal Clinic; being approximately 5.749 acres; and zoned CC-2 Shopping Center Commercial district. The purpose is to create two lots from one lot and allow for the construction of a new veterinary clinic.

Existing Conditions/Background: The subject property, 4401 Colleyville Boulevard, resides on the east side of Colleyville Boulevard south of the intersection of Colleyville Boulevard and Brown Trail Road. The subject property has CC-2 Shopping Center zoning and is currently undeveloped.

Proposed Zoning:

Request – The applicant requests to replat the property and maintain the CC-2 zoning district. The minimum standards for the CC-2 zoning district are as follows:

Minimum Lot Size	20,000 sf.	43,656 SF
Minimum Lot Width	150 feet	±150 feet
Minimum Lot Depth	120 feet	±290 feet
Front Building Line	40 feet	
Side Building Line	15 feet	
Rear Building Line	10 feet	
Max. Lot Coverage	60%	
Max. Impervious Coverage	80%	

Surrounding Development: The properties to the north and east are zoned CC-2 Shopping Center and are improved with retail and commercial uses. The property to the southeast is zoned PUD-R Planned Unit Development – Residential and is improved with single-family residences. The property to the south/southwest is zoned CC-2 and developed with a church.

Analysis: The proposed Lots 1 & 2 are compatible with the CC-2 zoning district and

meet the intent of the City's Comprehensive Master Plan.

Plat Status: The property is identified as Lot 2R2A, Block 2, Brown Trail Commons West

DRC Review: The DRC met on September 19th and offered the following comments to the applicant:

1. Extend the cross access easement to the limit of Lot 2. Also, add common access easement along the rear property line of Lot 2 along the existing drive lane.
2. Add a 7.5' easement along the side lot line with Lot 1.
3. Add the lot area for Lot 1 and Lot 2 as square feet on the drawing.
4. Remove the city limit labels for Colleyville and Hurst.
5. Add Planning and Zoning Commission and City Council signature blocks.

The applicant provided an updated plat exhibit on September 30, 2022.

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. Site Photos
6. Notification Map

7. Notification Letter
8. Notification List
9. Letter of Opposition
10. Draft Resolution

Aerial Map



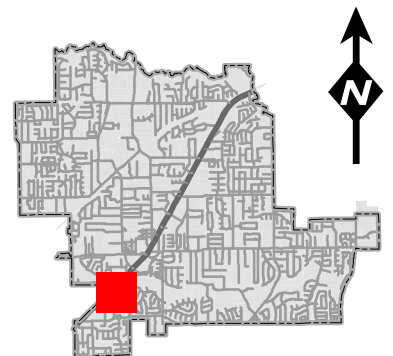
PC22-016

4401 Colleyville Boulevard

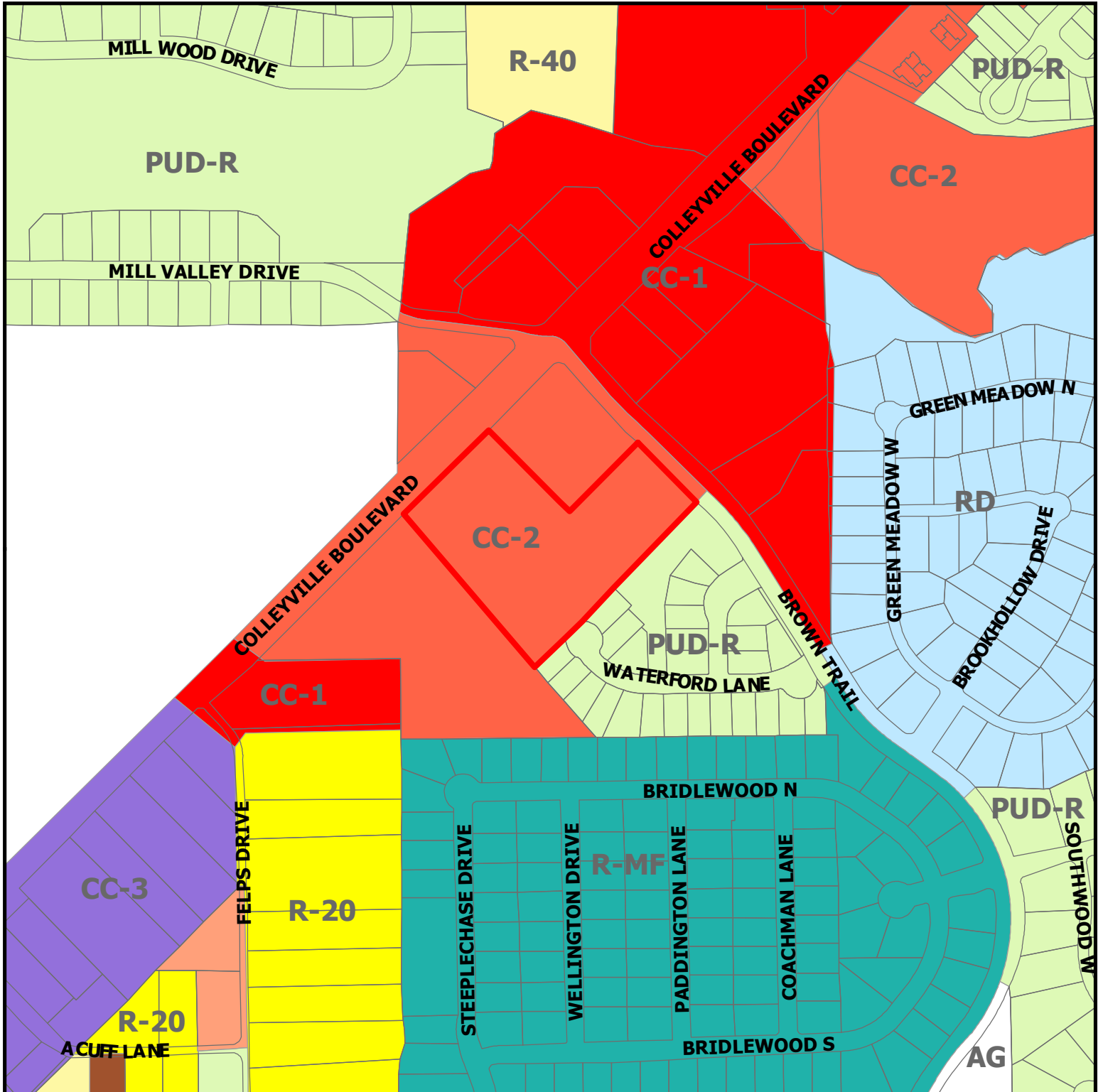
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Subject Property



Zoning Map



PC22-016

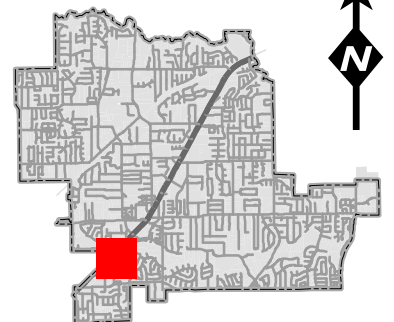
4401 Colleyville Boulevard

DISCLAIMER:

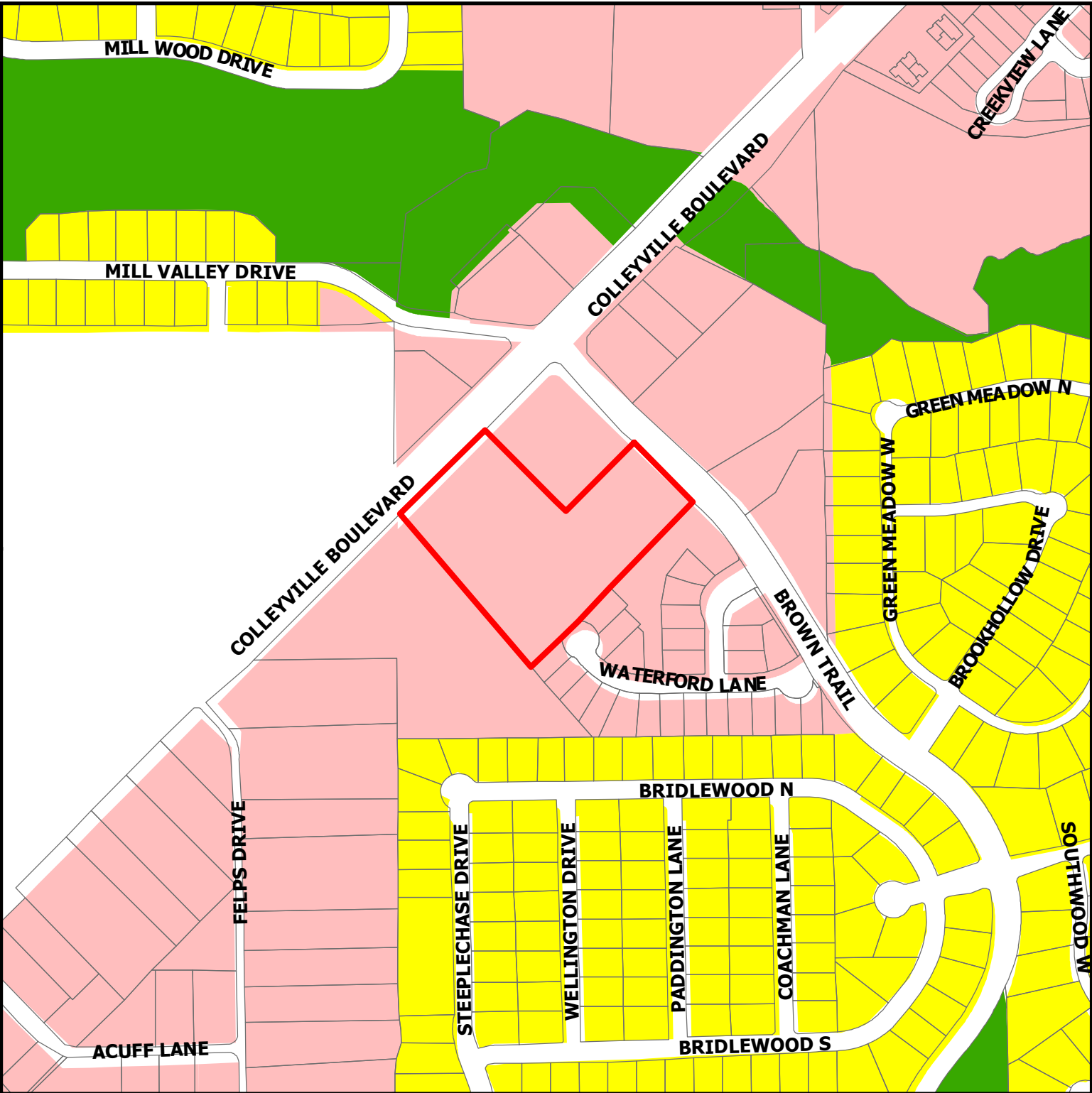
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Subject Property



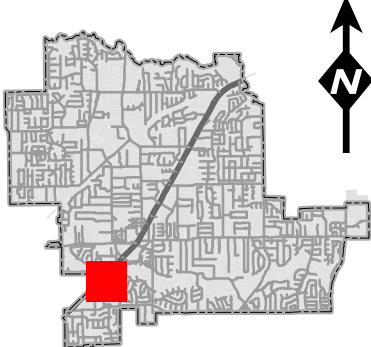
Future Land Use Map



PC22-016

4401 Colleyville Boulevard

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



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NOTES

1. Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202, based on observations made on December 29, 2020 with a combined scale factor of 1.00012.
2. Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Map No. 48439C0430K, Community-Panel No. 480596 0430 K, Map Revised Date: September 25, 2009. All of the subject property is shown to be located in Zone "X" on said map. The location of the said floodzones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:
- Zone "X" - Other Areas: Areas determined to be outside 0.2% annual chance floodplain.
3. Selling a portion of this addition by metes and bounds is a violation of the city subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building permits.
4. Drainage Easement restriction: No construction of filing 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.
5. Utility Easement: any public utility, including the city of Colleyville, shall have the right to move and keep moved all or part of any building, fences, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and any public utility, including the city of Colleyville, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity of any time of procuring the permission of anyone.
6. The purpose of the plat is to replat Lot 2R2 into two new lots.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

I, Dustin C. Pustejovsky, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my direction and supervision on July 2, 2020 and that all corners are shown hereon.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
RELEASED 9/28/22
Dustin C. Pustejovsky
Registered Professional Land Surveyor
No. 6690

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Dustin C. Pustejovsky, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said Dustin C. Pustejovsky and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____th day of _____, 2022.

Notary Public in and for the State of Texas
My Commission Expires: _____

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

NOW, AND THEREFORE, know all men by these presents that, Dr. Judd Johnston, DVM does hereby adopt this plat as COLLEYVILLE ANIMAL CLINIC, an addition to the City of Colleyville, Tarrant County, Texas and does hereby dedicate to the public use forever the rights-of-way and easements as shown hereon.

Executed this the ____th day of _____, 2022.

By: Dr. Judd Johnston, DVM
Name: Dr. Judd Johnston, DVM
Title: Owner

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Dave Harrison, 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, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____th day of _____, 2022.

Notary Public in and for the State of Texas
My Commission Expires: _____

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
Atleast: City Secretary

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
Atleast: Secretary, Planning and Zoning Commission

THIS PLAT RECORDED IN DOCUMENT NUMBER _____ DATE _____

OWNER:
DR. JUDD C. JOHNSTON, DVM
82 GRAPEVINE HIGHWAY
HURST, TEXAS 76054
CONTACT: DR. JUDD C JOHNSTON

SURVEYOR & ENGINEER:
PACHECO KOCH, A WESTWOOD COMPANY
4060 BRYANT IRVIN ROAD
FORT WORTH, TX 76109
817-412-7155
CONTACT: DUSTIN C. PUSTEJOVSKY

TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008001

LOTS 1 & 2, BLOCK 1
COLLEYVILLE ANIMAL CLINIC

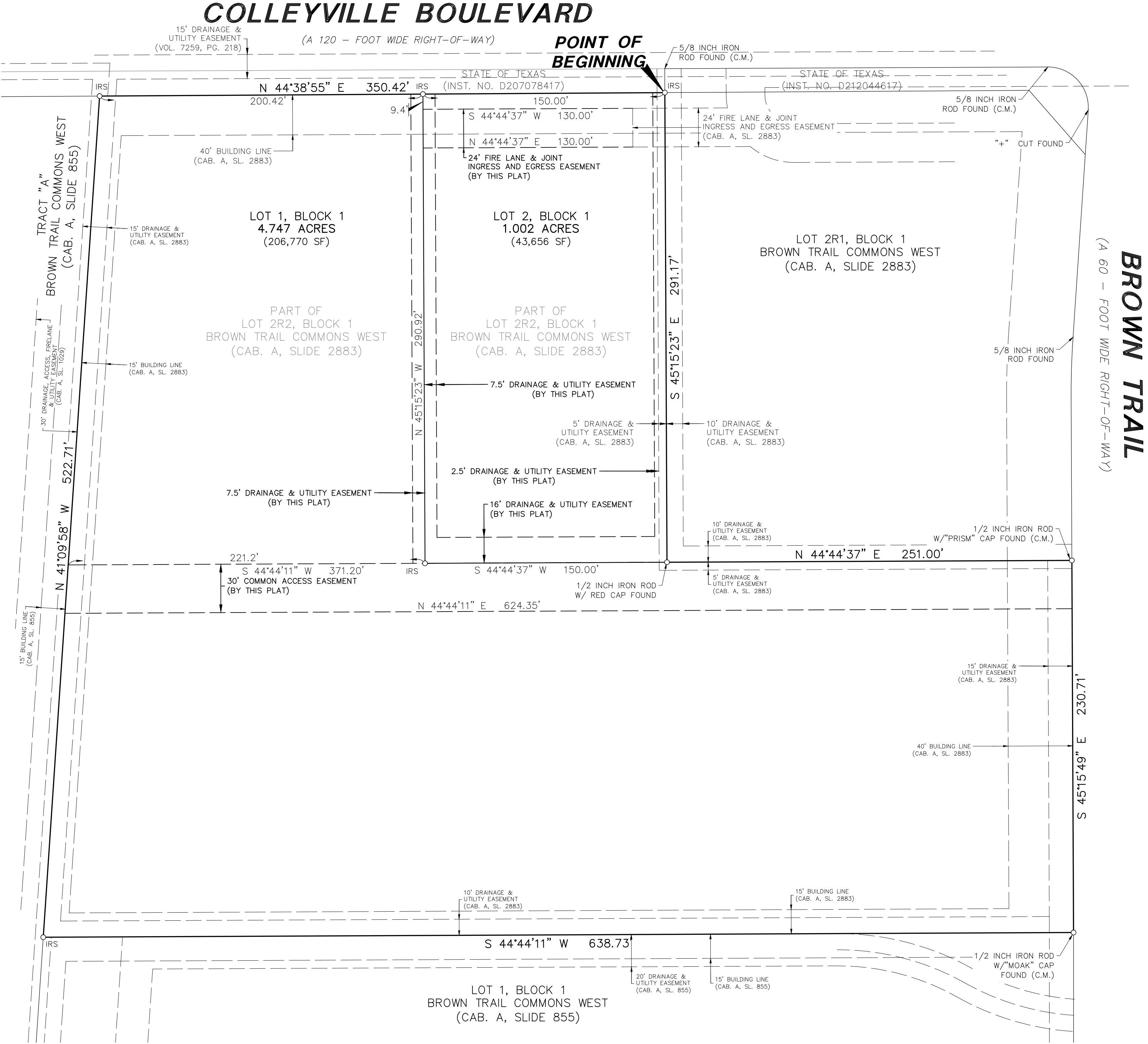
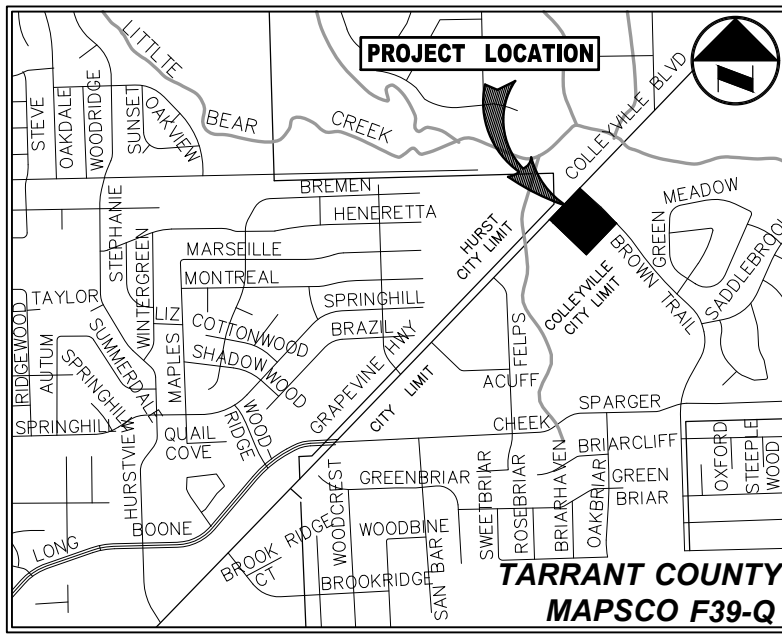
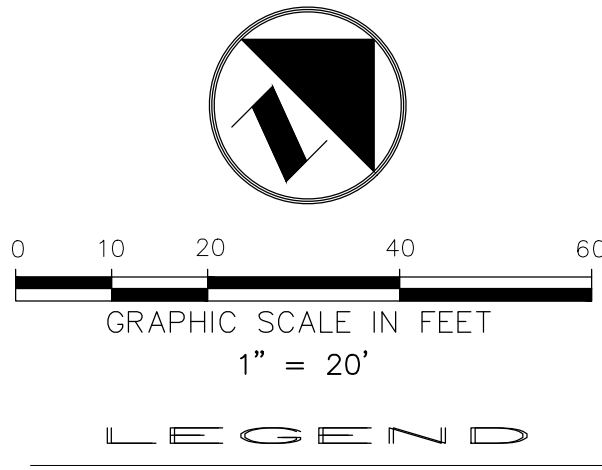
REPLAT
LOTS 1 & 2, BLOCK 1
COLLEYVILLE ANIMAL
CLINIC

BEING A REPLAT OF BROWN TRAIL COMMONS WEST
LOCATED IN THE CITY OF COLLEYVILLE
AND BEING OUT OF THE
BBB & C RR CO SURVEY, ABSTRACT NO. 228,
TARRANT COUNTY, TEXAS



4060 BRYANT IRVIN ROAD
FORT WORTH, TX 76109
817.412.7155

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
MMJ	DCP	1"=20'	SEPT. 2022	4828-20.660



AREA TABLE		
LOT	SF	ACRES
LOT 1, BLOCK 1	206,770	4.747
LOT 2, BLOCK 1	43,656	1.002

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, First Assembly of God Church Inc. is the owner of a 5,749 acre (250,426 square foot) tract of land situated in the BBB & RR CO Survey, Abstract No. 288, Tarrant County, Texas; said tract being all of Lot 2R2, Block 1, Brown Trail Commons West recorded in Cabinet A, Slide 2883 in the Plat Records of Tarrant County, Texas; same also being all of that certain tract of land described in Special Warranty Deed to First Assembly of God Church, Inc. recorded in File Number D205126557 in the Official Public Records of Tarrant County, Texas, said 5.74 acre tract being more particularly described as follows (Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202):

BEGINNING, at a 1/2 inch iron rod with "Pacheco Koch" cap set for the most northerly northeast corner of said Lot 2R2 and being the northwest corner of Lot 2R1, Brown Trail Commons West recorded in Cabinet A, Slide 2883 of the Plat Records of Tarrant County, Texas, said point being on the southeast line of State Highway 26 (a 120-foot wide right-of-way, aka Colleyville Boulevard and Grapevine Highway);

THENCE, South 45 degrees, 15 minutes, 23 seconds East, departing the southeast line of said State Highway 26, and with the most northerly northeast line of Lot 2R2 a distance of 251.00 feet to a 1/2 inch iron rod with a red cap found for the south corner of said Lot 2R1 and the most southerly north corner of said Lot 2R2;

THENCE, North 44 degrees, 44 minutes, 37 seconds East, along the most southerly northeast line of said Lot 2R2 and the southeast line of said Lot 2R1 a distance of 251.00 feet to a 1/2 inch iron rod with "Prism" cap found for the most westerly north corner of said Lot 2R2 and the east corner of said Lot 2R1; said point being in the southwest right-of-way line of Brown Trail (a 60-foot wide right-of-way);

THENCE, South 45 degrees, 15 minutes, 49 seconds East, along the said southwest line of Brown Trail and the northeast line of said Lot 2R2 a distance of 230.71 feet to a 1/2 inch iron rod with "MOAK" cap found for the southeast corner of Lot 2R2 and the northeast corner of Lot 1, Block 1, Brown Trail Commons West, recorded in Cabinet A, Slide 855 the Plat Records of Tarrant County, Texas;

THENCE, South 44 degrees, 44 minutes, 11 seconds West, departing the said southwest line of Brown Trail and along the south line of said Lot 2R2, and the north line of said Lot 1, Block 1 a distance of 638.73 feet to a 1/2 inch iron rod with "Pacheco Koch" cap set for corner, same being the west corner of Lot 1, Block 1 and being on the northeasterly line of said Tract "A", Brown Trail Commons West;

THENCE, North 41 degrees, 09 minutes, 58 seconds West, along the east line of said Tract "A" and the west line of said Lot 2R2 a distance of 522.71 feet to a 1/2 inch iron rod with "Pacheco Koch" cap set for the northwest corner of said Lot 2R2 and the northeast corner of said Tract "A", said point being in the southeast line of said State Highway 26;

THENCE, North 44 degrees, 38 minutes, 55 seconds East, along the north line of said Lot 2R2 and the southeast line of State Highway 26 a distance of 350.42 feet to the POINT OF BEGINNING;

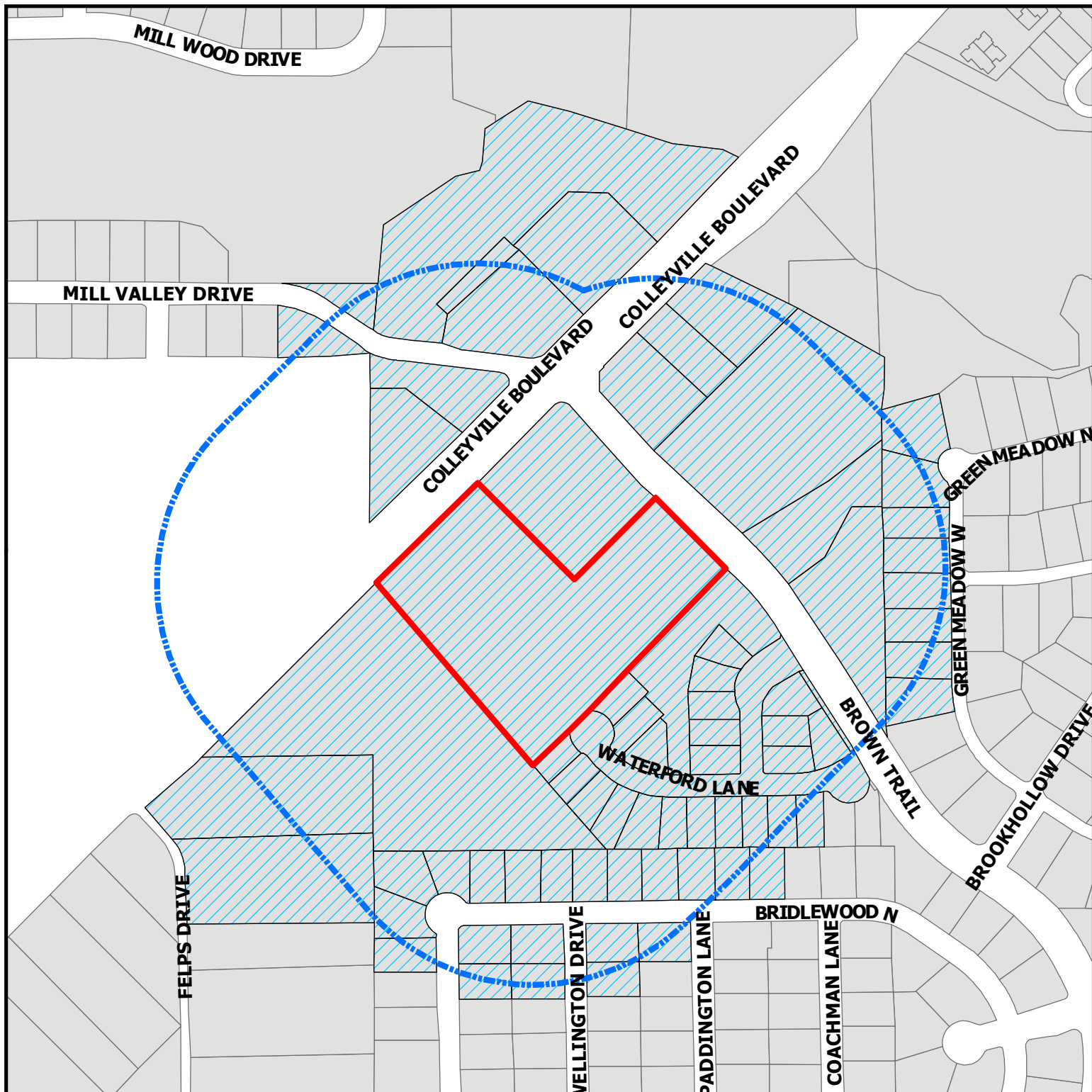
CONTAINING: 250,426 square feet or 5,749 acres of land, more or less.

REPLAT- LOTS 1 & 2, BLOCK 1 COLLEYVILLE ANIMAL CLINIC





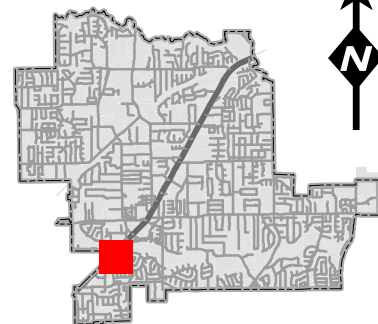
Notification Map



PC22-016
4401 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, October 10, 2022 at 7:00 p.m.

City Council Meeting: Tuesday, November 1, 2022 at 7:00 p.m.

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

Request: Consideration of a Replat for Lots 1 and 2, Block 1, Colleyville Animal Clinic, being Lot 2R2A, Block 1, Brown Trail Commons West. The purpose is to replat the property into 2 lots in order to allow for the construction of a new veterinarian clinic. The new lots will comply with all CC-2 dimensional standards.

Zoning Case: PC22-016

Applicant: Tim V. Wallace

Owner: Judd C. Johnston

Location: 4401 Colleyville Boulevard

Property Description: Lot 2R2A, Block 1, Brown Trail Commons West

Present Zoning: CC-2 Shopping Center District

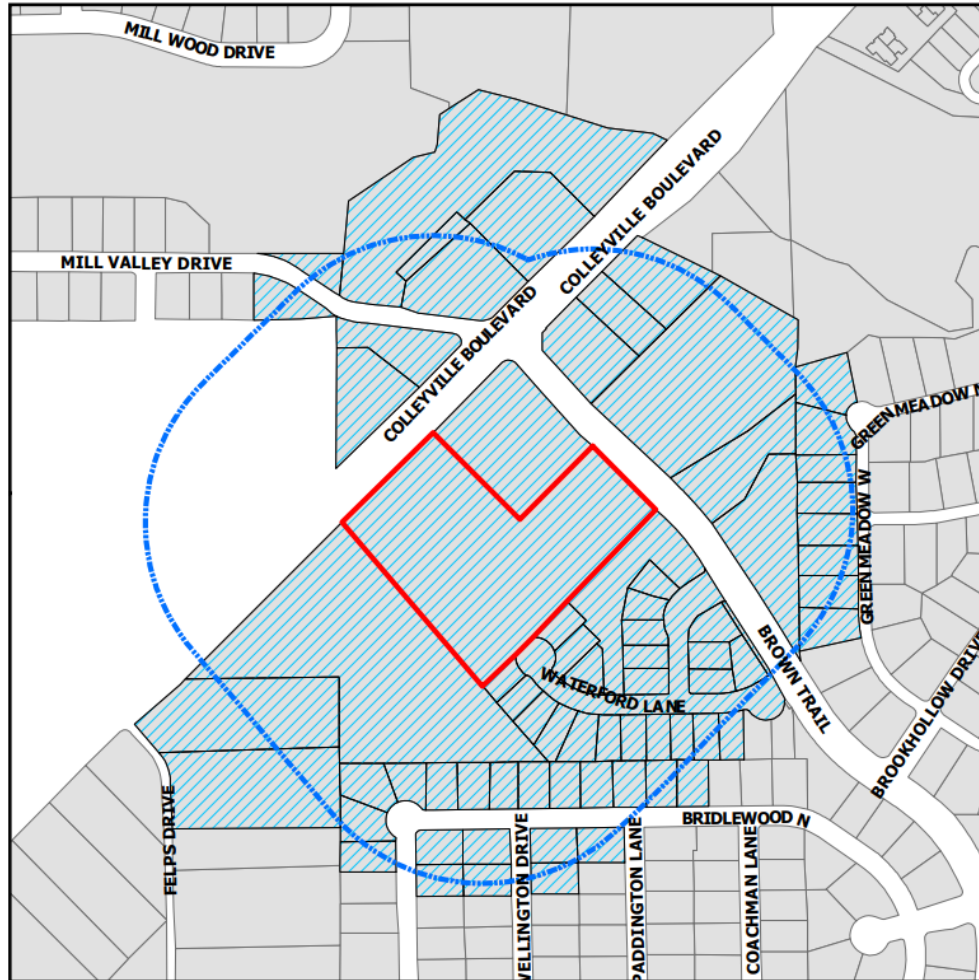
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

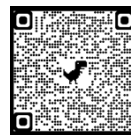
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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
3M INVESTMENT GROUP LLC	500 BRIDLEWOOD DR N	COLLEYVILLE, TX
AAIRYA REALITY LLC	2140 E SOUTHLAKE BLVD	SOUTHLAKE, TX
ANTONISSE, HENDRIK	4301 TIFFANY PARK LN	COLLEYVILLE, TX
ASHQEEN, MUHAMMAD	4312 TIFFANY PARK LN	COLLEYVILLE, TX
BALLARD, JASON	312 BRIDLEWOOD N	COLLEYVILLE, TX
BAUMANN, DIRK	413 WATERFORD LN	COLLEYVILLE, TX
BENCHMARK AMERICAN HOMES LLC	9001 GLENDARA DR	NORTH RICHLAND HILLS, TX
BRANSFORD PARKLAND TRUST	5400 BRANSFORD RD	COLLEYVILLE, TX
BRIDLEWOOD ESTATES	4110 COACHMAN	COLLEYVILLE, TX
BURRI, ALFRED	4316 TIFFANY PARK LN	COLLEYVILLE, TX
BUYS-MICHELA, CAROLE	401 WATERFORD LN	COLLEYVILLE, TX
CAMBRIDGE PLACE - COLLEYVILLE	821 CREEKVIEW LN	COLLEYVILLE, TX
CATIPON, CELSO	4400 GREEN MEADOW ST W	COLLEYVILLE, TX
CHERNOFF, ALAN SCOTT	400 WATERFORD LN	COLLEYVILLE, TX
DUFF, JOEL B	408 BRIDLEWOOD N	COLLEYVILLE, TX
ELISA KLEIN EXEMPT MARITAL TR	301 COMMERCE ST STE 2400	FORT WORTH, TX
ELLIS, EVA F	404 BRIDLEWOOD N	COLLEYVILLE, TX
ESCAMILLA, ERNESTO	4305 TIFFANY PARK LN	COLLEYVILLE, TX
ERENCE, JULIE	412 BRIDLEWOOD	COLLEYVILLE, TX
FIRST ASSEMBLY OF GOD CH INC	PO BOX 98	COLLEYVILLE, TX
FOERTSCH, ROBERT J	4300 TIFFANY PARK LN	COLLEYVILLE, TX
FOSTER, JON K	4308 GREEN MEADOW ST W	COLLEYVILLE, TX
GAUNTT, TURNER	409 WATERFORD LN	COLLEYVILLE, TX
GERABAGI, SAFAR	4308 TIFFANY PARK LN	COLLEYVILLE, TX
GHORMLEY, JAMES G	502 GREEN MEADOW ST N	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX
HANSEN SCOTT CAPITAL LLC	4200 BRIAR RIDGE DR	COLLEYVILLE, TX
HENARY, ATEF H	500 BRIDLEWOOD N	COLLEYVILLE, TX
HOELSCHER, KEVIN	4116 STEEPLECHASE DR	COLLEYVILLE, TX
IMTIAZI, VASIF	405 WATERFORD LN	COLLEYVILLE, TX
JOHNSON, GEORGE	4304 TIFFANY PARK LN	COLLEYVILLE, TX
JOHNSON, JOHNNY W	408 WATERFORD LN	COLLEYVILLE, TX
JOHNSON, RANDAL D	215 MILL VALLEY DR	COLLEYVILLE, TX
KANDIMALLA, RAM	416 BRIDLEWOOD N	COLLEYVILLE, TX
KLEISER, SUSAN	425 WATERFORD LN	COLLEYVILLE, TX
KNIGHT, STEVEN	4205 FELPS DR	COLLEYVILLE, TX
LEBAILLIF, LAURENT J	429 WATERFORD LN	COLLEYVILLE, TX
LIM LEE INC	4409 COLLEYVILLR RD	COLLEYVILLE, TX
M L US HOLDINGS LTD & C HEPFER	PO BOX 9167	SPRINGFIELD, MO
MCGARRY, TRACY	4310 GREEN MEADOW W	COLLEYVILLE, TX
MERKLE, CHARLES	4114 PADDINGTON LN	COLLEYVILLE, TX
MICHAEL & KAREN PHELPS RLT	304 BRIDLEWOOD	COLLEYVILLE, TX
MILL CREEK ADDN-COLLEYVILLE	213 MILL CROSSING W	COLLEYVILLE, TX
MILLS, JESSICA	516 WATERFORD LN	COLLEYVILLE, TX
MINGENBACK, MATTHEW	4113 WLLINGTON DR	COLLEYVILLE, TX
MYERS, BRIAN	421 WATERFORD LN	COLLEYVILLE, TX
PAACASI LLC	4408 COLLEYVILLE BLVD	COLLEYVILLE, TX
PERRY, JOHN	4113 STEEPLECHASE DR	COLLEYVILLE, TX
PRINS, CATHY	4309 TIFFANY PARK LN	COLLEYVILLE, TX
PUCKETT, TERRY	4114 STEEPLECHASE DR	COLLEYVILLE, TX
RASMUSSEN, RICK	404 WATERFORD LN	COLLEYVILLE, TX
REID, JAMES R	4115 STEEPLECHASE DR	COLLEYVILLE, TX
RETAIL BUILDINGS INC	3000 NE 63RD ST	OKLAHOMA CITY, OK
SADDLEBROOK ADDITION	PO BOX 382	COLLEYVILLE, TX

SANTOSA, TERESA
SCHRIMSHER, FREDERICK
SCHWEITZER, JON W
SHAIKH, SAJID
SMITH, JAROD
SPRANG, CHRIS I
SUMMERS, LISA G
TABONE, FRANK G
TAYLOR, MARK
THE BRUCE & DALIA WISHARD TR
TIFFANY PARK
TIFFANY PARK HA INC
TOWNE, JEFFREY
UVL INVESTMENTS LLC
VALTMAN LIVING TRUST
WALLACE, TIM V
WHITE, JEANNE
WIEGMANN, PAULA L
WOLFE, KEVIN
YOAKUM, MARK

4115 WELLINGTON DR
500 GREEN MEADOW ST N
4216 GREEN MEADOW ST W
4112 WELLINGTON DR
4312 GREEN MEADOW ST W
400 BRIDLEWOOD N
4114 WELLINGTON DR
501 WATERFORD LN
505 WATERFORD LN
437 CARRILLO ST
1264 HARWOOD RD
400 COUNTRY PL
300 BRIDLEWOOD N
4704 BILL SOMMONS RD
509 WATERFORD LN
4060 BRYANT IRVIN RD
4306 GREEN MEADOW ST W
4118 STEEPLECHASE DR
PO BOX 915
308 BRIDLEWOOD N

COLLEYVILLE, TX
COLLEYVILLE, TX
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COLLEYVILLE, TX
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COLLEYVILLE, TX
COLLEYVILLE, TX
COLLEYVILLE, TX
SANTA ROSA, CA
BEDFORD, TX
COLLEYVILLE, TX
COLLEYVILLE, TX
COLLEYVILLE, TX
COLLEYVILLE, TX
FORT WORTH, TX
COLLEYVILLE, TX
COLLEYVILLE, TX
COLLEYVILLE, TX
COLLEYVILLE, TX

Teresa Santosa
4115 Wellington Drive
Colleyville, TX 76034
September 28, 2022

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

RE: Zoning Case # PC22-016 – **Written Protest**

Dear Community Development Department,

I am writing this letter to express my strong opposition to allowing a Zoning Change Request for a Veterinarian Clinic construction and indoor boarding services at the current Zoning CC-2 Shopping Center District Lot 2R2A, Block 1, Brown Trail Commons West.

My primary concerns are the animal waste hazard, noise and increased traffic on the road from the proposed veterinary clinic and indoor boarding services, which would be within 200 feet from my property line. This new proposed new facility will cause inherent and non-inherent adverse effects in the use, peaceful enjoyment, and economic value of my neighborhood.

In summary, the current zoning should remain as it is. Please do not allow the Zoning Change Request for a Veterinarian Clinic construction in the Lot 2R2A, Block 1, Brown Trail Commons West.

Sincerely yours,

A handwritten signature in dark ink, appearing to read "Teresa Santosa", written in a cursive style.

Teresa Santosa

RESOLUTION R-22-XXXX

**A RESOLUTION APPROVING A REPLAT FOR LOTS 1 AND 2, BLOCK 1,
COLLEYVILLE ANIMAL CLINIC**

WHEREAS, the Planning and Zoning Commission recommended approval of the Replat for Lots 1 and 2, Block 1, Colleyville Animal Clinic, on October 10, 2022.

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

Sec. 1. THAT the Replat for Lots 1 and 2, Block 1, Colleyville Animal Clinic on approximately 5.749 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 1st DAY OF NOVEMBER 2022.

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

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

[illegible]



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 2d	Agenda Date 10/10/2022	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration of a Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development - Residential zoning district for Tract 1B1, 1C1, 1B2, and 1B3, Abstract 294, Robert Chowning Survey, and Lot 1, Block 1, Cero Addition, located at 2417 Wilkes Drive and 6900 Pool Road, Case ZC22-036

Explanation

TABLED FROM THE SEPTEMBER 12, 2022 PLANNING AND ZONING COMMISSION MEETING.

Curtis Young, the applicant, has submitted a request to rezone the 13.89 acres property located at 2417 Wiles Drive and 6900 Pool Road from AG Agricultural and RE Single Family 'Estate' Residential zoning to a PUD-R Planned Unit Development-Residential district. The purpose is to rezone in order to allow for the development of a new 19 lot single-family residential subdivision.

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

Proposed Zoning Change:

Request – The request is to rezone from the AG Agricultural and RE Single Family 'Estate' Residential to the PUD-R Planned Unit Development - Residential district. The request is to construct a new 19 lot detached single-family subdivision to be known as The Bluffs at Colleyville.

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 19 lots. There is a proposed street connection along Pool Road serving as the entrance and exit to the subdivision. The lots range from 20,015

s.f. to 27,294 s.f.. The average lot size is 21,354 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 20.66%. "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."

Plat Status: The subject property is unplatted as Tracts 1B1, 1C1, 1B2, and 1B3, Abstract 294, Robert Chowning Survey and a platted lot being Lot 1, Block 1, Cerro Addition.

DRC Review: This request was reviewed during the September 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. For Lots 18 and 19 label the south setback as 25 feet. Staff considers these as 'rear'.
2. Staff strongly encourages a 25' setback along the South line for Lot 11 as well. Staff strongly encourages adding a 25-foot landscape setback along the lots backing existing homes.
3. Please submit a new Statement of Planning Objectives.

The applicant updated their exhibits as requested by Staff and were received on October 3, 2022.

Engineering Comments

1. Land Development Code Chapter 14, Section 14-170 Drainage and Storm Sewer Improvements, Sub-Section B-1 states the following: "No matter which method is used to calculate runoff, a developer or builder of residential property greater than one (1) acre in size, or any property that was platted as a part of an overall tract which was greater than one (1) acre in size (including churches and schools), shall develop the property so that the rate of runoff created by the development as it leaves the property does not exceed the rate of runoff that is currently occurring in the existing conditions. A developer or builder of commercial property greater than one-half (1/2) acre must follow the above guidelines." We concur with the Fire Marshal's comments in regards to the 50' ROW and the fire emergency exit gates that will have to be accepted with public improvements.

Fire Marshal Comments

If the City Council elects to approve the plan as submitted as a private subdivision, any gate is considered a Public Improvement and is required to be installed and accepted with the Public Improvements. The gate would be required to meet the requirements of the Land Development Code in Chapter 14. The subdivision is required to meet the requirements of Chapter 10 of the Land development Code. Any Gate will be required to be addressed and an HOA Lot.

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 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.

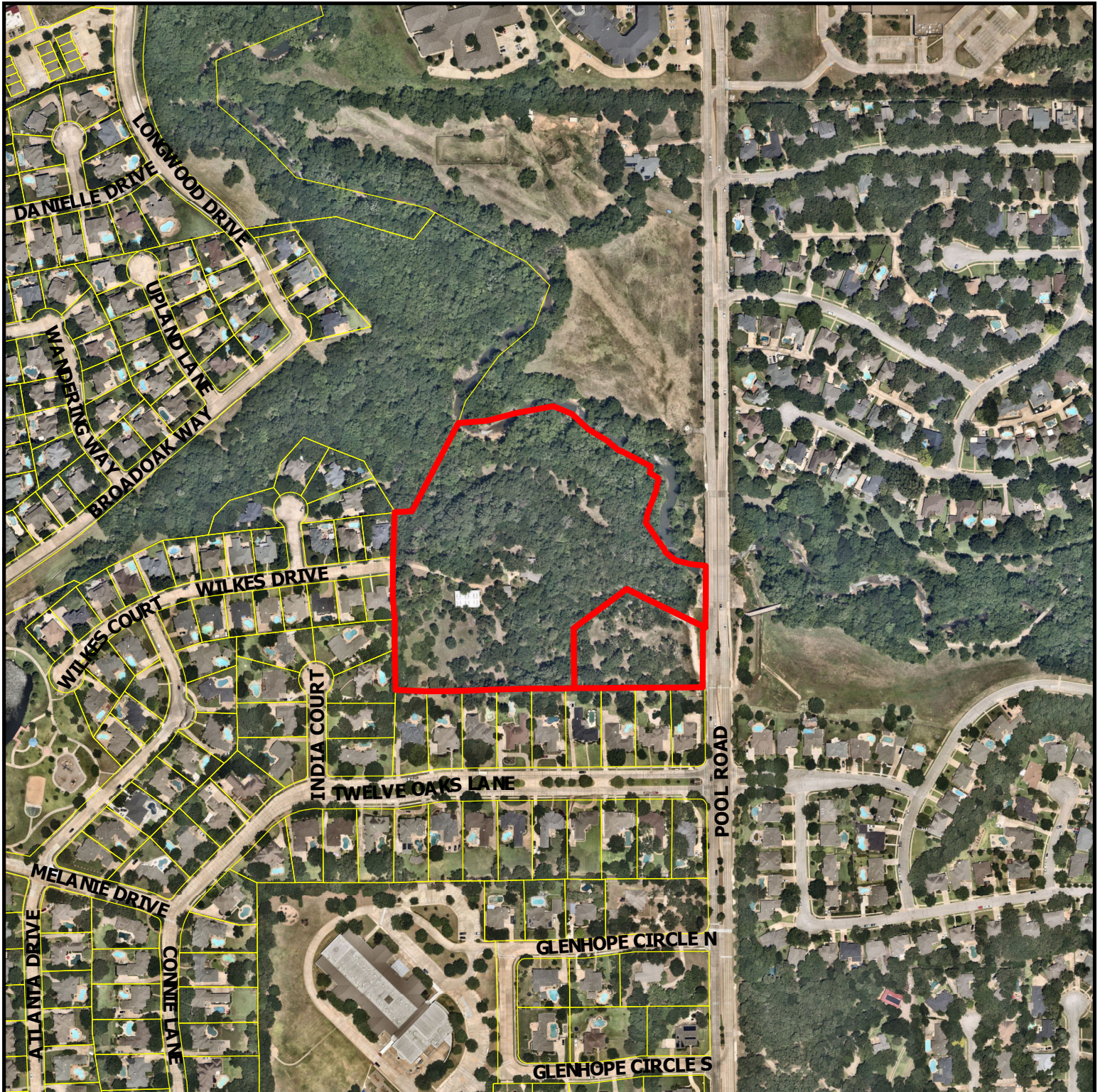
Recommendation

None

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Development Plan
6. Drainage Plan
7. Detention Assessment Report
8. Notification Map
9. Notification Letter
10. Notification List
11. Letters of Opposition
12. Letter of Support
13. Draft Ordinance

Aerial Map

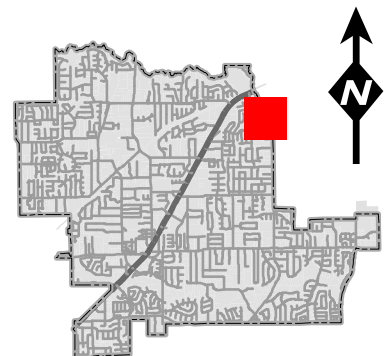


ZC22-036
2417 Wilkes Drive

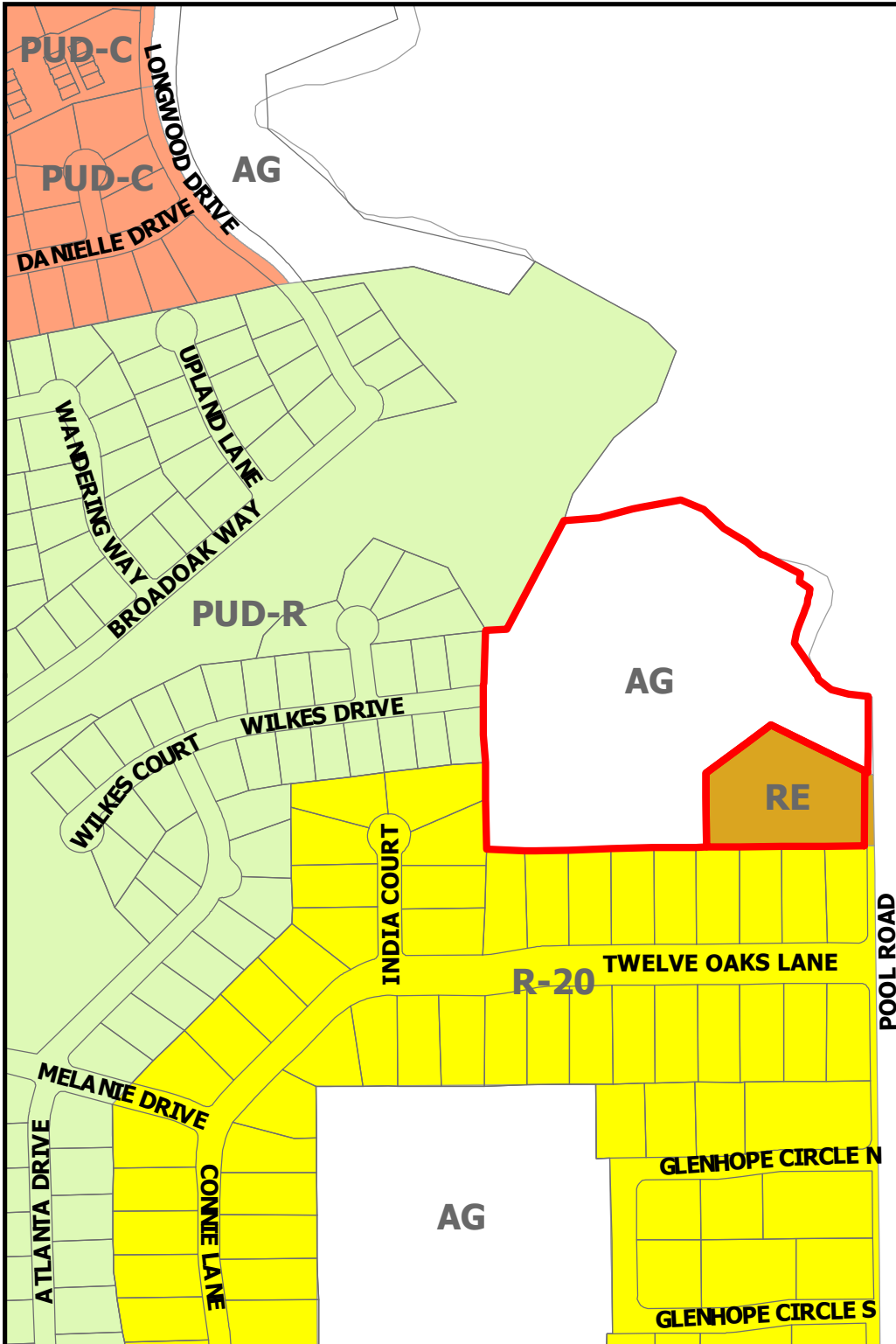
DISCLAIMER:
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Subject Property



Zoning Map



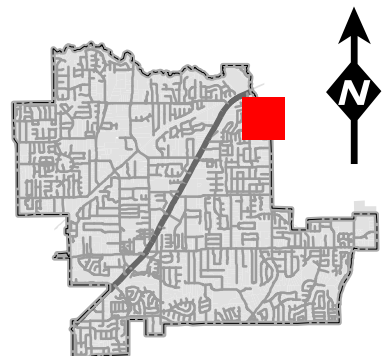
ZC22-036
2417 Wilkes Drive

DISCLAIMER:

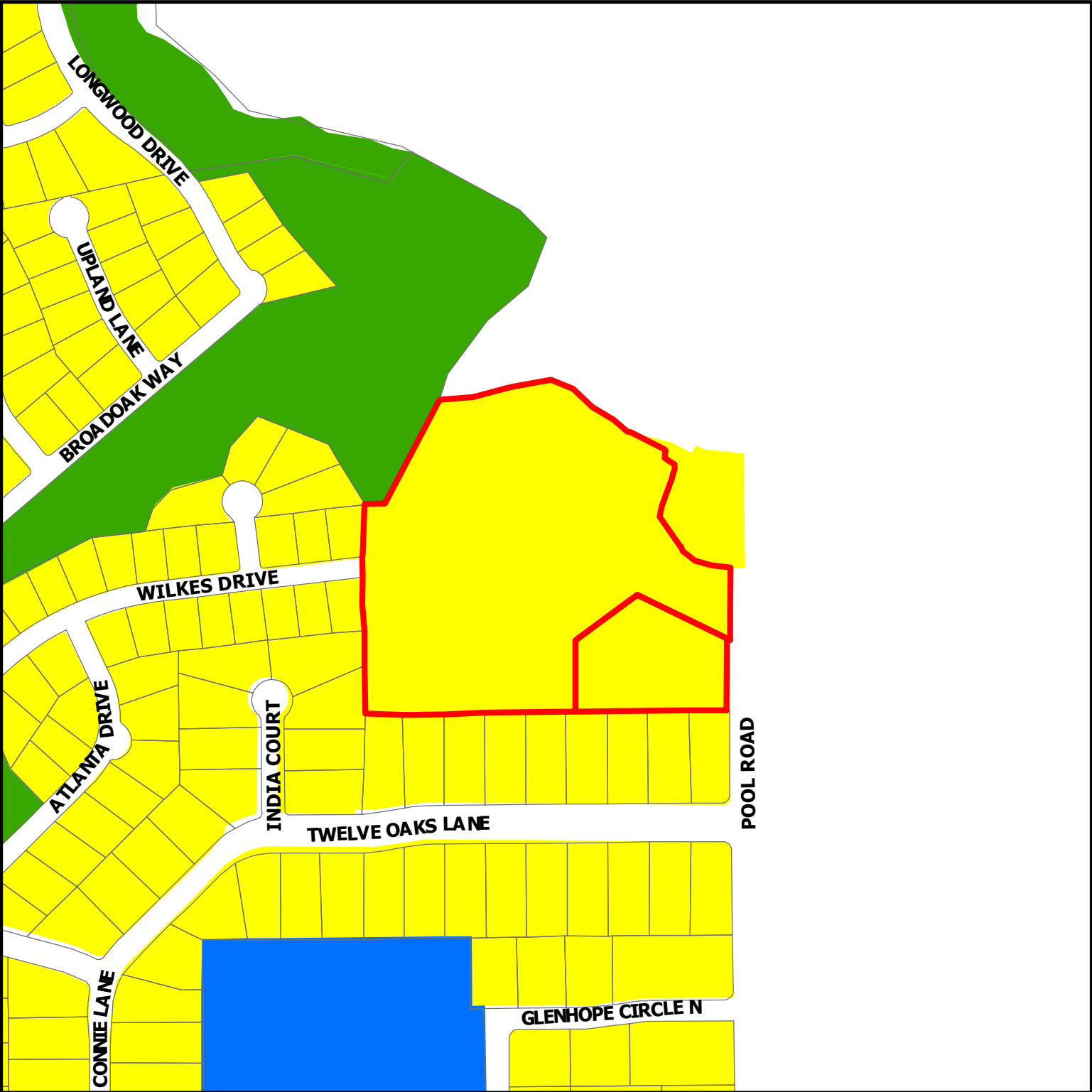
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Subject Property



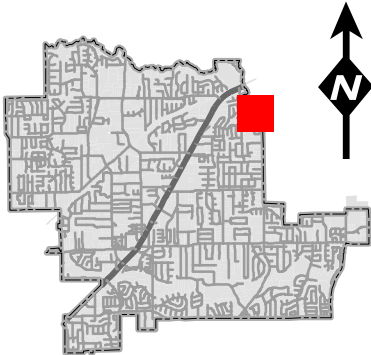
Future Land Use Map



DISCLAIMER:
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ZC22-036
2417 Wilkes Drive

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



The Bluffs at Colleyville

Colleyville, Texas

Zoning Narrative –30 SEPT 2022

WillowTree Development, LLC, Developer

Sage Group, Inc., Land Planner

Statement of Planning Objectives

The Bluffs at Colleyville 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 approximately 14 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 currently 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 half-acre lots; all lots will meet the minimum of 20,000 sf. We have designed the project to be compatible and in harmony with our adjacent neighbors, comply with the requirements of the PUD-R Ordinance, and to be consistent with the city’s Comprehensive Plan. Overall density is 1.37 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 currently only has one point of street access, determined when Ross Downs was approved and developed. Wilkes Drive currently dead-ends into the property on the west side. After discussions with the neighbors along Wilkes Dr. and elsewhere in Ross Downs- and hearing their concerns of having additional traffic along those streets, an additional property was acquired which will allow access directly from Pool Road. Because of this, we can implement an “emergency only” access at Wilkes Drive, thereby putting no additional traffic on Wilkes Drive and other Ross Downs streets.

The residences planned for The Bluffs at Colleyville 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.

The Bluffs at Colleyville 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, allowing pedestrian connections to other neighborhoods, schools and other facilities 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

The Bluffs at Colleyville 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

The Bluffs at Colleyville will have a total of nineteen (19) homes, each with an estimated average value upon completion of \$2,000,000, resulting in an overall tax base of over \$42,000,000. At the current tax rate of 2.2221%, the total taxes generated from the development are projected to be \$845,000, with over \$117,000 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:	20,000 s.f. (Average about 21,354 s.f.)
Minimum Lot Width:	Eighty feet (80') measured at the building setback line, except pie-shaped cul-de-sac lots, 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 25'.
Street Standards:	The streets within The Bluffs at Colleyville 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 The Bluffs at Colleyville 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 widows 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 The Bluffs at Colleyville 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 The Bluffs at Colleyville 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 Pool Road.

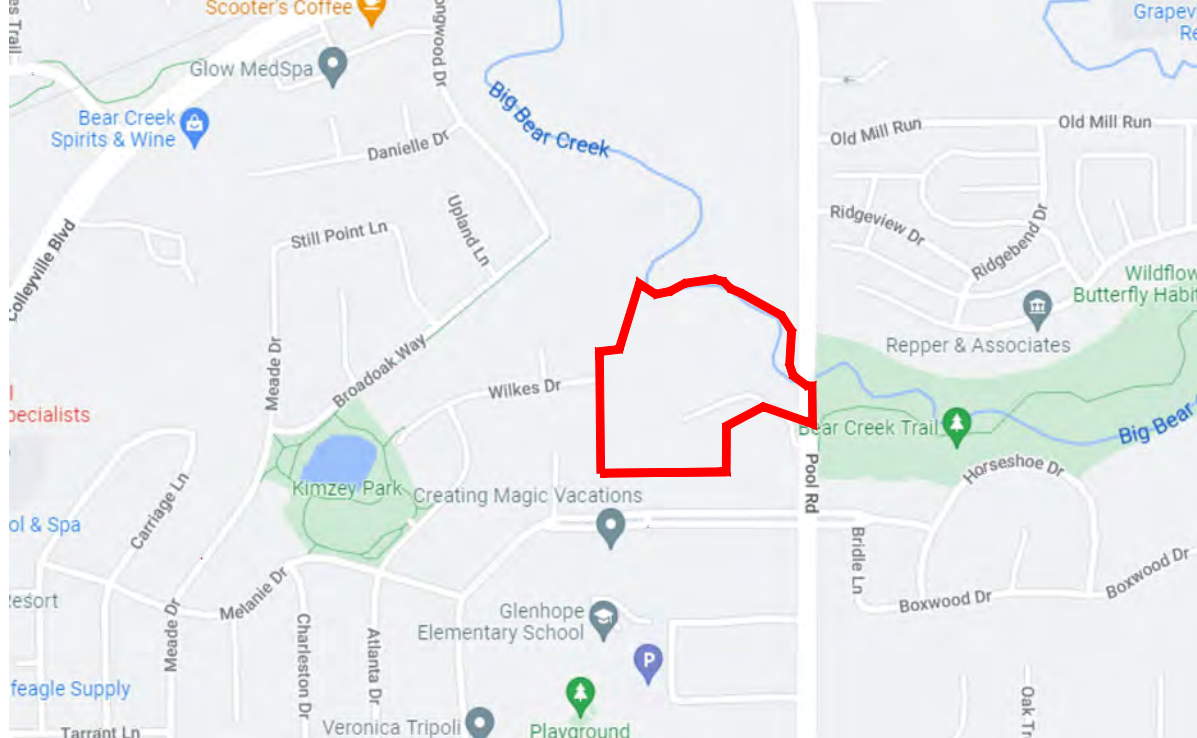
Site Data Summary Chart

Single Family Residential Lots	19	
Common Areas	4	
Residential Lots	66.89%	9.29 ac.
Open Space	20.66%	2.87 ac.
R.O.W.	12.45%	1.73 ac.
Res. Gross Acreage		13.89 ac.
	100.00%	
Site Data		13.89 ac.
Gross Acreage		1.37 lots/AC
Gross Density (lots / acre)		

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

Lot Summary

Residential Lots	19
Minimum Lot Area	20,015 s.f.
Average Lot Area	21,354 s.f.
Common Areas	4



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
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

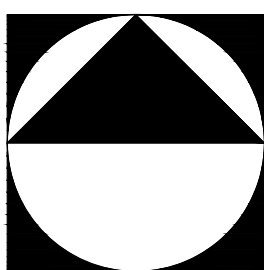
Planner:

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

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

30 SEP 22



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

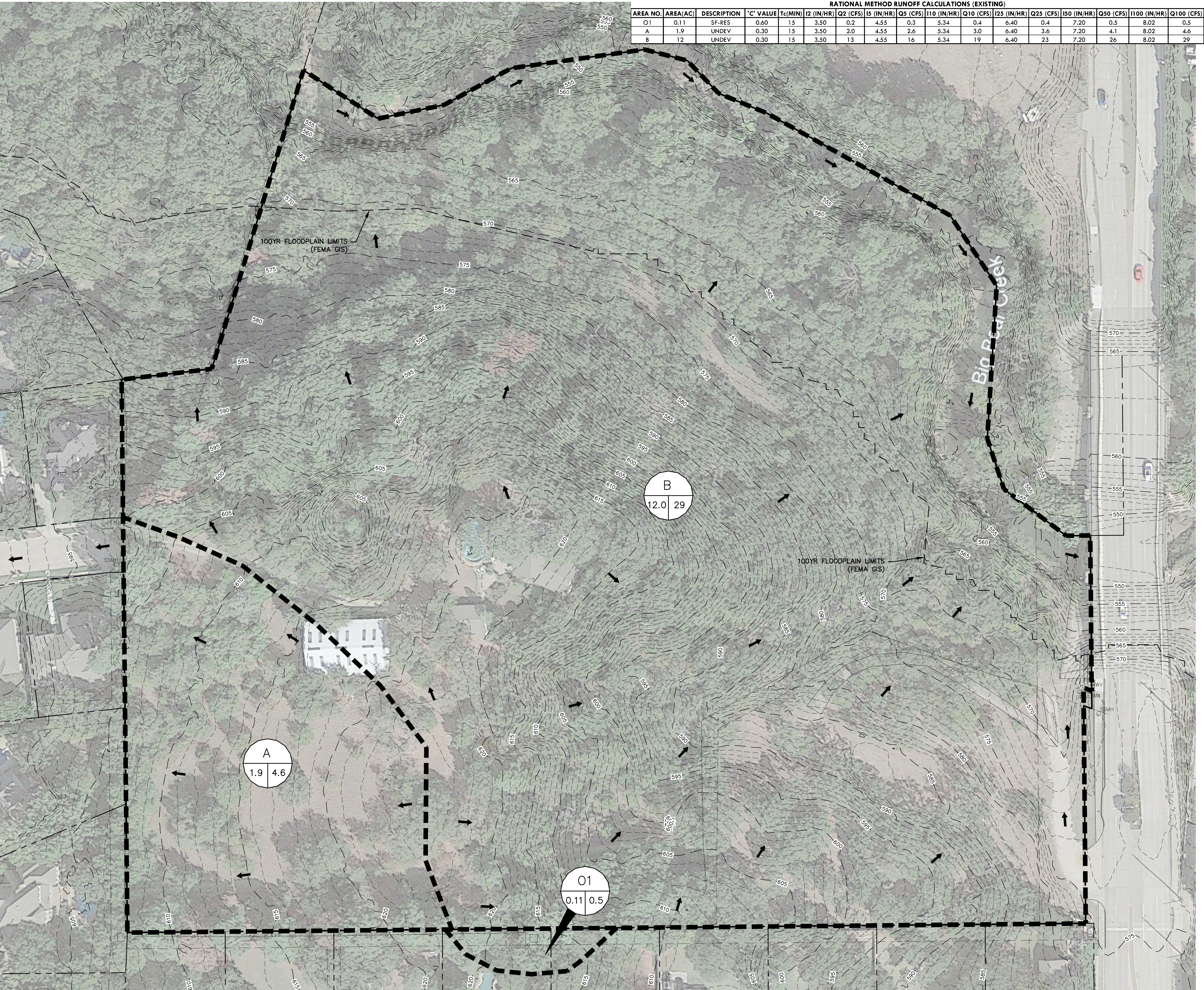
Development Plan

The Bluffs at Colleyville

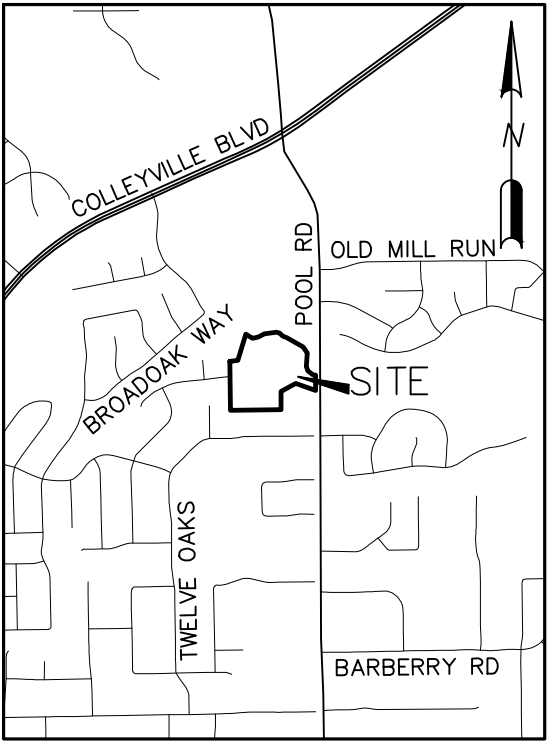
Zoning Exhibit for Zoning Change Request From AG to PUD-R

Colleyville, Tarrant County, Texas

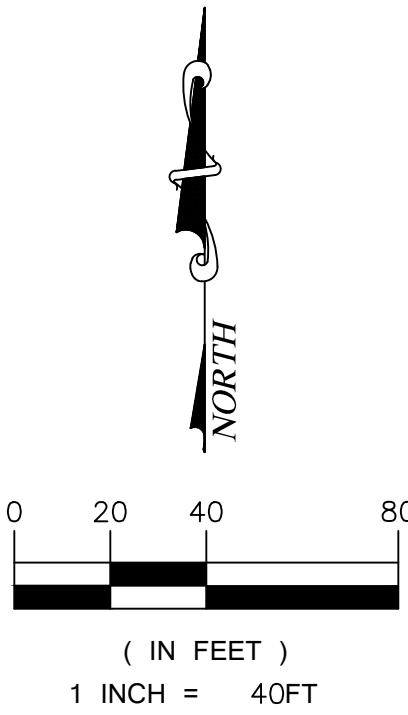




RATIONAL METHOD RUNOFF CALCULATIONS (EXISTING)																	
AREA NO.	AREA (AC)	DESCRIPTION	'C' VALUE	Tc (MIN)	I2 (IN/HR)	Q2 (CFS)	I5 (IN/HR)	Q5 (CFS)	I10 (IN/HR)	Q10 (CFS)	I25 (IN/HR)	Q25 (CFS)	I50 (IN/HR)	Q50 (CFS)	I100 (IN/HR)	Q100 (CFS)	
01	0.11	SF-RES	0.60	15	3.50	0.2	4.55	0.3	5.34	0.4	6.40	0.4	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

1. CRITERIA BASED ON CITY OF COLLEYVILLE ENGINEERING DESIGN STANDARDS.
2. 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
SCOTTSDALE, AZ 85263
PHONE (877) 233-2727
FAX (877) 233-2727
ENGINEERING REGISTRATION NUMBER F-23239
PREPARED FOR:
CLIENT NAME
PROJECT NAME
CITY TEXAS XXXX
STATE TEXAS XXXX

EXISTING DRAINAGE PLAN
THE BLUFFS AT COLLEYVILLE
COLLEYVILLE, TEXAS

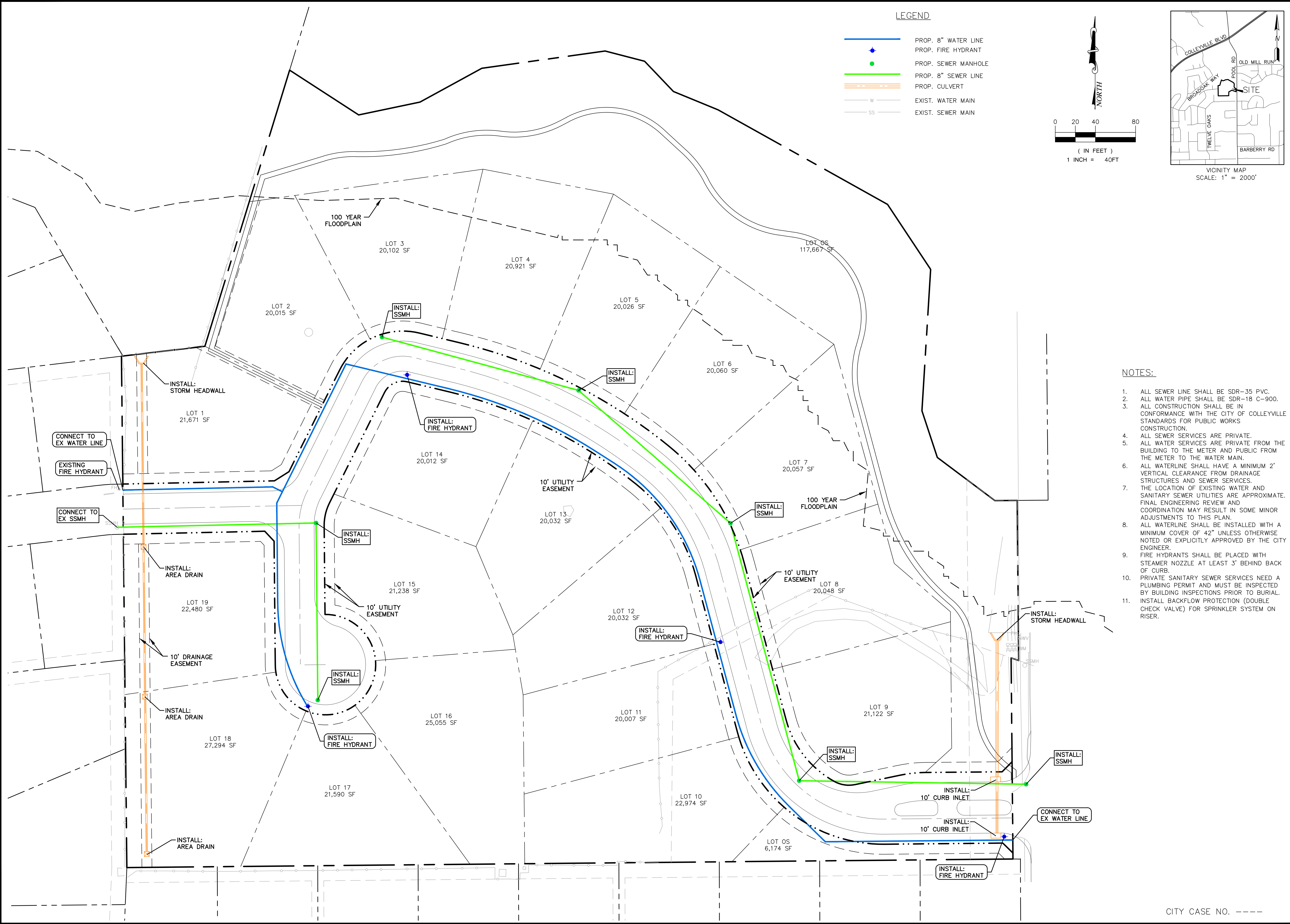
BENCHMARKS:
COLLEYVILLE BM-29
2" BRASS DISC IN CL
INLET IN N. ROW OF
TWELVE OAKS 128' W
OF POOL ROAD & 25.4'
N OF MEDIAN BOC
ELEV = 583.70'
COLLEYVILLE BM-92
2" BRASS DISC IN N
END OF INLET 16.4' W
OF CL OF BROAD OAK ST.
55' S OF CL OF
LONGWOOD ST & 41' SE
OF A FIRE HYDRANT
ELEV = 577.13'

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes
Engineer: CLAYTON T. REDINGER
P.E. No. 97487 Date: 9/30/2022

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

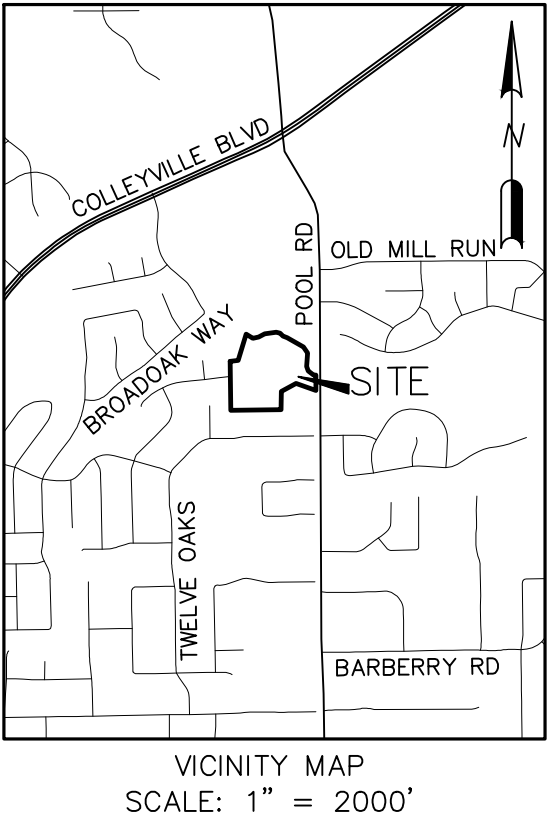
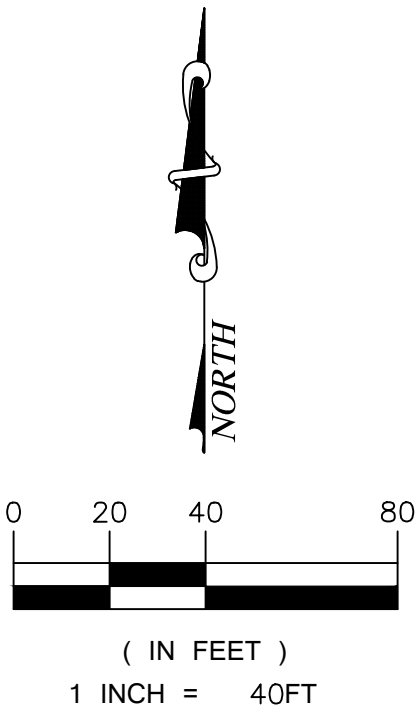
SHEET
1

CITY CASE NO. ----



LEGEND

- PROP. 8" WATER LINE
- PROP. FIRE HYDRANT
- PROP. SEWER MANHOLE
- PROP. 8" SEWER LINE
- PROP. CULVERT
- W
- SS
- EXIST. WATER MAIN
- EXIST. SEWER MAIN



NOTES:

- ALL SEWER LINE SHALL BE SDR-35 PVC.
- ALL WATER PIPE SHALL BE SDR-18 C-900.
- ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE CITY OF COLLEYVILLE STANDARDS FOR PUBLIC WORKS CONSTRUCTION.
- ALL SEWER SERVICES ARE PRIVATE.
- ALL WATER SERVICES ARE PRIVATE FROM THE BUILDING TO THE METER AND PUBLIC FROM THE METER TO THE WATER MAIN.
- ALL WATERLINE SHALL HAVE A MINIMUM 2' VERTICAL CLEARANCE FROM DRAINAGE STRUCTURES AND SEWER SERVICES.
- THE LOCATION OF EXISTING WATER AND SANITARY SEWER UTILITIES ARE APPROXIMATE. FINAL ENGINEERING REVIEW AND COORDINATION MAY RESULT IN SOME MINOR ADJUSTMENTS TO THIS PLAN.
- ALL WATERLINE SHALL BE INSTALLED WITH A MINIMUM COVER OF 42" UNLESS OTHERWISE NOTED OR EXPLICITLY APPROVED BY THE CITY ENGINEER.
- FIRE HYDRANTS SHALL BE PLACED WITH STEAMER NOZZLE AT LEAST 3' BEHIND BACK OF CURB.
- PRIVATE SANITARY SEWER SERVICES NEED A PLUMBING PERMIT AND MUST BE INSPECTED BY BUILDING INSPECTIONS PRIOR TO BURIAL.
- INSTALL BACKFLOW PROTECTION (DOUBLE CHECK VALVE) FOR SPRINKLER SYSTEM ON RISER.

PRELIMINARY UTILITY PLAN
THE BLUFFS AT COLLEYVILLE
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
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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: 8/30/2022

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

SHEET
3

CITY CASE NO. ----

HYDROLOGIC DETENTION ASSESSMENT REPORT

FOR

Bluffs of Colleyville

IN THE

City of Colleyville, Texas

Prepared for:
Unique Fortunes, LLC
400 N. Carroll Ave.
Southlake, Texas 76092



10/04/2022

DETENTION ASSESSMENT REPORT
Bluffs of Colleyville
City of Colleyville, Texas

GENERAL DISCUSSION

Rainfall in North Texas is often associated with intense thunderstorms resulting from frontal weather changes. Due to the nature of these intense storms and flooding that may occur as a result, measures must be taken as land is developed to ensure that flooding does not cause loss of life or significant property damage.

In north Texas, weather conditions lead to shorter, intense rainfalls. In fact, the rainfall intensities and volumes are unusually high in this area, comparable to Gulf Coast regions. As a result, dry creek beds can become raging torrents during typical storm events. In most cases, these conditions existed prior to development. Statistical models are used to simulate rainfall events affecting watersheds in hydrology studies.

Land development typically affects runoff from drainage basins in two ways. First, development typically renders land surfaces less permeable due to construction of pavement and buildings. Less rainwater enters the ground and flows into creeks and drainage ways. Second, due to more impervious surfaces and other man-made improvements, it takes less time for runoff to enter natural drainageways. This change is often reflected in shorter "lag times" or "times of concentrations" in hydrology models.

A drainage study may include consideration of storm water detention for any given development project. Storm water detention is a method to attenuate peak flow rates from a project site. In case of a possible downstream impact of an increase in peak flows from development, assessment of a watershed and conditions affecting overall impacts of development are often recommended to ensure there are no adverse impacts resulting from land development.

Some mitigating measures may include stormwater detention which involves construction of a basin to temporarily store storm water while a specially designed outfall meters discharge to specified runoff rates. The design of a basin includes sizing a basin to contain a specific volume of storm water sufficient to allow the basin's discharge to release at a specified rate. Locally, this threshold is usually either the flow rate of the watershed in an undeveloped state or that of a single-family residential development. Calculation of the basin size and outlet structure can be accomplished by a number of different methodologies.

It has been observed that detention basins can provide protection of downstream property in certain circumstances where there is an immediate downstream concern. Additionally, it has also been observed that, due to a number of hydrologic factors, the effect of detention diminishes the further downstream any given project one may study. This is generally due to the fact that the volume of runoff is increased with development regardless of the rate of runoff.

It has been shown by detailed hydrologic modeling that detention on a site may increase flows in receiving waters of relatively large watersheds. The problem is that the local site detention is holding storm water back and combining its discharge peak with that of the peak of the flood wave of the main receiving water body. Whereas the free discharge of the local site would place its peak well ahead of the main flood peak.

This "coincident peak" is a predictable result of detailed analysis. Near the top of a watershed, detention is shown to provide reduced flows from the site and in the receiving water body. But at

some point, the further downstream in a watershed one goes, the effect of site detention can increase flows in the receiving water body. Although, detailed hydrologic calculations may be needed to confirm the result. However, in North Texas, if a site is less than roughly 10 percent of the overall watershed at the discharge point, the effect of detention is often to increase the peak flow in the watershed. This study makes no assumptions about this "10% Rule". Detailed study has been completed to ensure the proper recommendation for this site and surrounding watershed conditions.

Some local jurisdictions are revising or clarifying their detention policies to consider the possibility and often not require detention at all in certain circumstances. To state it simply, site detention can, in certain instances, increase peak runoff from a watershed.

BLUFFS OF COLLEYVILLE

This report has been prepared to assess the impact of peak discharges as a result of development of Bluffs of Colleyville in Colleyville. The site has a total area of 13.9 acres and is positioned at the downstream end of a 19,163 acre watershed. Exhibit 'A' attached is a graphic representation of the Bear Creek watershed. It is important to note that at this point of analysis, Bear Creek receives runoff from seven different cities reaching as far west as Haslett, west of Interstate 35W and encompasses an area of approximately 30 square miles.

With Bluffs of Colleyville at about 0.07% of the overall watershed, regional policy recognizes that detention on this site will almost certainly not be needed. However, this study has been prepared to investigate the need for detention.

Bluffs of Colleyville will develop about 10.6 acres of the overall tract and the remaining 3.3 acres will remain undeveloped as it currently lies within the existing floodplain. Bear Creek runs over and adjacent to the existing property to an existing bridge under Pool Rd.

METHODOLOGY

Computer modeling was utilized to develop this assessment. Rainfall losses were based on the Curve Number method of the Soil Conservation Service (SCS) and hydrographs generated using a Type II distribution of rainfall. The 50% (2-year), 20% (5-year), 10% (10-year), 4% (25-year), 2% (50-year) and 1% (100-year) design storm events were evaluated.

Rainfall amounts were taken from the North Central Texas Council of Governments integrated Storm Water Manual (iSWM).

The time of concentration for the local watershed was assumed to be 15-minutes and is normally associated with the residential development. The time of concentration for Bear Creek was simulated by assuming a 45-minute time of concentration at the upper extreme end of the watershed and an average velocity of six feet per second within the main channel throughout the watershed. This is not intended be an exact modeling of the Bear Creek, but only an approximation of the time of peak discharge for Bear Creek at the project location.

The methodology included detailed determination of hydrologic soil conditions (A, B, C, or D per SCS) and land uses based on existing available zoning and land use maps, the Tarrant County Soil Survey by the Soil Conservation Service (USDA), site observations and known development plans.

The computer program HEC-HMS (Hydrologic Modeling System) published by the Hydrologic Engineering Center in Davis, California is a public domain, industry standard software used for

modeling watersheds of various sizes and is appropriate for use in this study. Promulgated by the U.S. Army Corps of Engineers, this software is approved for use by FEMA for studies submitted for review by the Agency.

Two models were developed to represent each condition under consideration. Current conditions and proposed conditions without detention were assessed. Schematics of each condition are included in following sections of this report.

All model conditions for off-site sub-basins were developed as described above. These conditions were developed representing current conditions. The overall watershed was assumed to be two-thirds urbanized and one-third open space which is in line with known urbanized condition studies of Bear Creek. Additionally, the urbanized conditions are assumed to be approximately 63% residential and 37% commercial. These approximations are made only to assign a reasonable curve number to the overall watershed, and the sensitivity of these assumptions to the overall conclusion is very small.

Off-site areas have been modeled the same for both existing and proposed conditions.

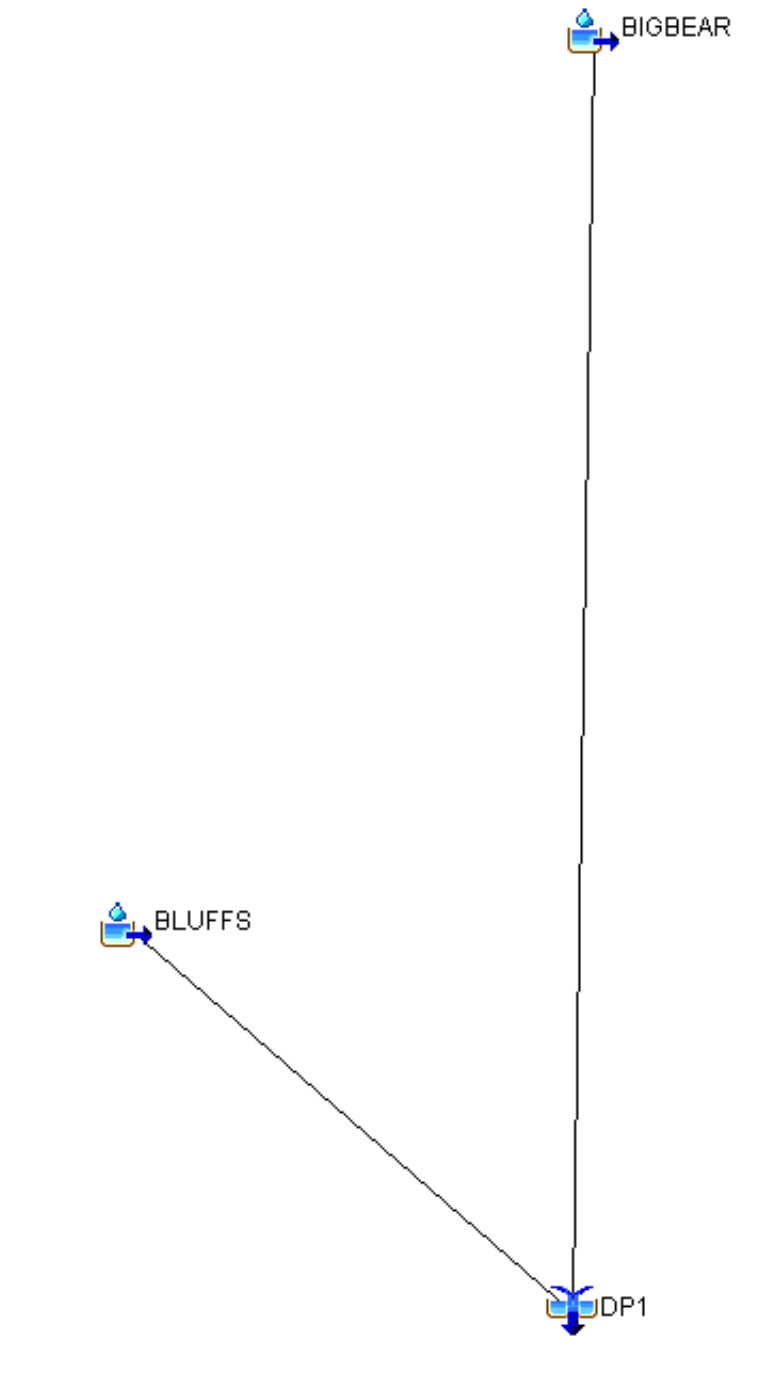
For proposed on-site conditions, Curve Numbers were applied according to the development plan and time of concentrations were calculated according to the applicable criteria and proposed development.

SITE CONDITIONS

The project site has been used for two single family residences in relatively recent past, but for the purposes of this analysis, it is assumed to be fully undeveloped. The property is wooded with significant tree cover. The site is proposed for develop 10.6 of the 13.9 acre site with single family residences with lots exceeding 20,000 sf.

Runoff from the site will combine with floodwaters from Bear Creek at the immediate downstream end of the site.

BASIN MODELS (CURRENT & PROPOSED)



CURVE NUMBER SUMMARY

SOIL SUMMARY BEAR CREEK

RATING	ACRES IN AOI	PERCENT OF AOI
A	412	2.2%
B	5614	29.3%
C	5119	26.7%
D	8018	41.8%
Total:	19163	100%

LAND USE BEAR CREEK % AREA

OPEN SPACE	33%
URBANIZED-COMMERCIAL	25%
URBANIZED-RESIDENTIAL	42%

SOIL SUMMARY BLUFFS

RATING	ACRES IN AOI	PERCENT OF AOI
A	0.0	0.0%
B	4.9	35.3%
C	2.0	14.4%
D	7.0	50.4%
Total:	13.9	100%

WEIGHTED CURVE NUMBER

Drainage Area	Open Space (Fair Condition)				Urban Commercial				Urban Residential (38%)				Weighted CN
	A	B	C	D	A	B	C	D	A	B	C	D	
CN	49	69	79	84	89	92	94	95	61	75	83	87	CN
BEAR CREEK	0.7%	9.7%	8.8%	13.8%	0.5%	7.3%	6.7%	10.5%	0.9%	12.3%	11.2%	17.6%	83
BLUFFS EX	0.0%	35.1%	14.6%	50.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	78
BLUFFS PROP	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	35.1%	14.6%	50.3%	82

TIME OF CONCENTRATION/LAG TIME

BEAR CREEK

MAIN CHANNEL LENGTH = 93,600 FT

AVERAGE VELOCITY = 6.0 FPS

UPPER WATERSHED $T_c = 45$ MIN

OVERALL $T_c = 45 \text{ MIN} + (93,600 \text{ FT} / 6.0 \text{ FPS}) / 60 = 305 \text{ MIN}$

LAG TIME = $0.6 * 305 \text{ MIN} = 183 \text{ MIN}$

BLUFFS

$T_c = 15 \text{ MIN}$ (RESIDENTIAL)

LAG TIME = $0.6 * 15 \text{ MIN} = 9 \text{ MIN}$

FLOW SUMMARY

PEAK DISCHARGE DP-1 (CFS)

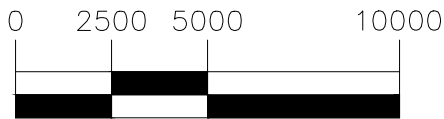
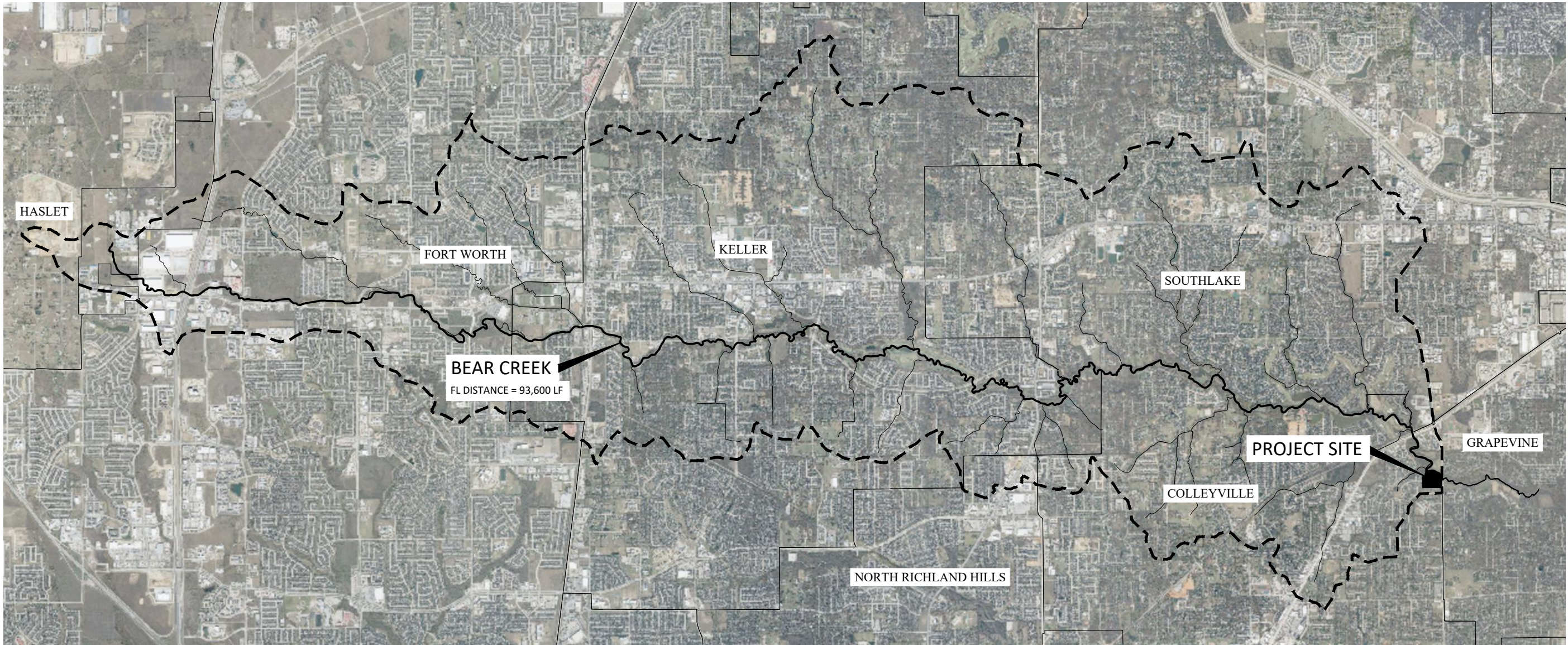
STORM	EXISTING	PROPOSED	DIFF.
2-YR	6,021	6,021	0
5-YR	9,643	9,643	0
10-YR	12,544	12,544	0
25-YR	16,557	16,557	0
50-YR	19,698	19,698	0
100-YR	23,008	23,008	0

CONCLUSIONS AND RECOMMENDATIONS

Based on the results of this analysis, the development of site has no effect on the rate of flow immediately downstream of the development. Therefore, detention is not recommended nor required by existing standards.

An electronic copy of the HEC-HMS (v.4.9) model will be provided for convenience of review by the City to confirm the information provided in this report.

The work product is confidential and remains the property of Redinger Group, LLC.. Of course, this report remains public record once submitted but the electronic files remain privileged.



(IN FEET)
1 INCH = 5000 FT

**PRELIMINARY
FOR REVIEW ONLY**

Not for Construction or Permit Purposes

Engineer CLAYTON T. REDINGER
P.E. No. 97497 Date 10/05/2022

THE BLUFFS @ COLLEYVILLE
EXHIBIT A
COLLEYVILLE, TEXAS

 **REDINGER GROUP, LLC**
P.O. BOX 93206
SOUTH LAKE, TEXAS 76092
PHONE: (817) 253-5727
ENGINEERING FIRM REGISTRATION
NUMBER F-23328

DRAWN BY: CTR	SCALE: 1"=5000'	DATE: 10/05/2022	PROJECT NO.: 1013-01	SHEET: 1 OF 1
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HMS RESULTS

2-YR (50%)

Project: BLUFFS Simulation Run: CURRENT002				
Start of Run: 01Jan2022, 00:00		Basin Model: CURRENT		
End of Run: 02Jan2022, 00:00		Meteorologic Model: TARRANT002		
Compute Time:30Sep2022, 16:36:45		Control Specifications:Control 1		
Show Elements:	All Elements ▾	Volume Units:	☒ IN ☐ ACRE-FT	Sorting: Hydrologic ▾
Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
BIGBEAR	30.2600	6019.9	01Jan2022, 15:12	1.72
BLUFFS	0.0217	33.1	01Jan2022, 12:02	1.95
DP1	30.2817	6021.1	01Jan2022, 15:12	1.72

Project: BLUFFS Simulation Run: PROP002				
Start of Run: 01Jan2022, 00:00		Basin Model: PROP		
End of Run: 02Jan2022, 00:00		Meteorologic Model: TARRANT002		
Compute Time:30Sep2022, 16:36:47		Control Specifications:Control 1		
Show Elements:	All Elements ▾	Volume Units:	☒ IN ☐ ACRE-FT	Sorting: Hydrologic ▾
Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
BIGBEAR	30.2600	6019.9	01Jan2022, 15:12	1.72
BLUFFS	0.0217	36.8	01Jan2022, 12:02	2.16
DP1	30.2817	6021.2	01Jan2022, 15:12	1.72

5-YR (20%)

Project: BLUFFS Simulation Run: CURRENT005				
Start of Run: 01Jan2022, 00:00		Basin Model: CURRENT		
End of Run: 02Jan2022, 00:00		Meteorologic Model: TARRANT005		
Compute Time:30Sep2022, 16:36:45		Control Specifications:Control 1		
Show Elements:	All Elements ▾	Volume Units:	☒ IN ☐ ACRE-FT	Sorting: Hydrologic ▾
Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
BIGBEAR	30.2600	9641.2	01Jan2022, 15:10	2.75
BLUFFS	0.0217	51.0	01Jan2022, 12:02	2.99
DP1	30.2817	9642.9	01Jan2022, 15:10	2.75

Project: BLUFFS Simulation Run: PROP005				
Start of Run: 01Jan2022, 00:00		Basin Model: PROP		
End of Run: 02Jan2022, 00:00		Meteorologic Model: TARRANT005		
Compute Time:30Sep2022, 16:36:47		Control Specifications:Control 1		
Show Elements:	All Elements ▾	Volume Units:	☒ IN ☐ ACRE-FT	Sorting: Hydrologic ▾
Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
BIGBEAR	30.2600	9641.2	01Jan2022, 15:10	2.75
BLUFFS	0.0217	55.5	01Jan2022, 12:02	3.26
DP1	30.2817	9642.9	01Jan2022, 15:10	2.75

10-YR (10%)

Project: BLUFFS Simulation Run: CURRENT010				
Start of Run: 01Jan2022, 00:00		Basin Model: CURRENT		
End of Run: 02Jan2022, 00:00		Meteorologic Model: TARRANT010		
Compute Time: 30Sep2022, 16:36:45		Control Specifications: Control 1		
Show Elements:	All Elements	Volume Units:	☒ IN ☐ ACRE-FT	Sorting: Hydrologic
Hydrologic Element	Drainage Area (MI ²)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
BIGBEAR	30.2600	12542.0	01Jan2022, 15:08	3.58
BLUFFS	0.0217	65.4	01Jan2022, 12:02	3.84
DP1	30.2817	12544.1	01Jan2022, 15:08	3.58

Project: BLUFFS Simulation Run: PROP010				
Start of Run: 01Jan2022, 00:00		Basin Model: PROP		
End of Run: 02Jan2022, 00:00		Meteorologic Model: TARRANT010		
Compute Time: 30Sep2022, 16:36:48		Control Specifications: Control 1		
Show Elements:	All Elements	Volume Units:	☒ IN ☐ ACRE-FT	Sorting: Hydrologic
Hydrologic Element	Drainage Area (MI ²)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
BIGBEAR	30.2600	12542.0	01Jan2022, 15:08	3.58
BLUFFS	0.0217	70.4	01Jan2022, 12:02	4.15
DP1	30.2817	12544.2	01Jan2022, 15:08	3.58

25-YR (4%)

Project: BLUFFS Simulation Run: CURRENT025				
Start of Run: 01Jan2022, 00:00		Basin Model: CURRENT		
End of Run: 02Jan2022, 00:00		Meteorologic Model: TARRANT025		
Compute Time: 30Sep2022, 16:36:46		Control Specifications: Control 1		
Show Elements:	All Elements	Volume Units:	☒ IN ☐ ACRE-FT	Sorting: Hydrologic
Hydrologic Element	Drainage Area (MI ²)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
BIGBEAR	30.2600	16554.1	01Jan2022, 15:07	4.74
BLUFFS	0.0217	85.6	01Jan2022, 12:02	5.04
DP1	30.2817	16556.8	01Jan2022, 15:07	4.74

Project: BLUFFS Simulation Run: PROP025				
Start of Run: 01Jan2022, 00:00		Basin Model: PROP		
End of Run: 02Jan2022, 00:00		Meteorologic Model: TARRANT025		
Compute Time: 30Sep2022, 16:36:48		Control Specifications: Control 1		
Show Elements:	All Elements	Volume Units:	☒ IN ☐ ACRE-FT	Sorting: Hydrologic
Hydrologic Element	Drainage Area (MI ²)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
BIGBEAR	30.2600	16554.1	01Jan2022, 15:07	4.74
BLUFFS	0.0217	90.9	01Jan2022, 12:02	5.38
DP1	30.2817	16556.9	01Jan2022, 15:07	4.74

50-YR (2%)

Project: BLUFFS Simulation Run: CURRENT050				
Start of Run: 01Jan2022, 00:00		Basin Model: CURRENT		
End of Run: 02Jan2022, 00:00		Meteorologic Model: TARRANT050		
Compute Time:30Sep2022, 16:36:46		Control Specifications:Control 1		
Show Elements:	All Elements	Volume Units:	☒ IN ☐ ACRE-FT	Sorting: Hydrologic
Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
BIGBEAR	30.2600	19695.1	01Jan2022, 15:06	5.66
BLUFFS	0.0217	101.4	01Jan2022, 12:02	5.99
DP1	30.2817	19698.3	01Jan2022, 15:06	5.66

Project: BLUFFS Simulation Run: PROP050				
Start of Run: 01Jan2022, 00:00		Basin Model: PROP		
End of Run: 02Jan2022, 00:00		Meteorologic Model: TARRANT050		
Compute Time:30Sep2022, 16:36:48		Control Specifications:Control 1		
Show Elements:	All Elements	Volume Units:	☒ IN ☐ ACRE-FT	Sorting: Hydrologic
Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
BIGBEAR	30.2600	19695.1	01Jan2022, 15:06	5.66
BLUFFS	0.0217	106.9	01Jan2022, 12:02	6.35
DP1	30.2817	19698.3	01Jan2022, 15:06	5.66

100-YR (1%)

Project: BLUFFS Simulation Run: CURRENT100				
Start of Run: 01Jan2022, 00:00		Basin Model: CURRENT		
End of Run: 02Jan2022, 00:00		Meteorologic Model: TARRANT100		
Compute Time:30Sep2022, 16:36:47		Control Specifications:Control 1		
Show Elements:	All Elements	Volume Units:	☒ IN ☐ ACRE-FT	Sorting: Hydrologic
Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
BIGBEAR	30.2600	23004.3	01Jan2022, 15:05	6.64
BLUFFS	0.0217	118.2	01Jan2022, 12:02	7.00
DP1	30.2817	23008.0	01Jan2022, 15:05	6.64

Project: BLUFFS Simulation Run: PROP100				
Start of Run: 01Jan2022, 00:00		Basin Model: PROP		
End of Run: 02Jan2022, 00:00		Meteorologic Model: TARRANT100		
Compute Time:30Sep2022, 16:36:49		Control Specifications:Control 1		
Show Elements:	All Elements	Volume Units:	☒ IN ☐ ACRE-FT	Sorting: Hydrologic
Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
BIGBEAR	30.2600	23004.3	01Jan2022, 15:05	6.64
BLUFFS	0.0217	123.7	01Jan2022, 12:02	7.38
DP1	30.2817	23008.1	01Jan2022, 15:05	6.64

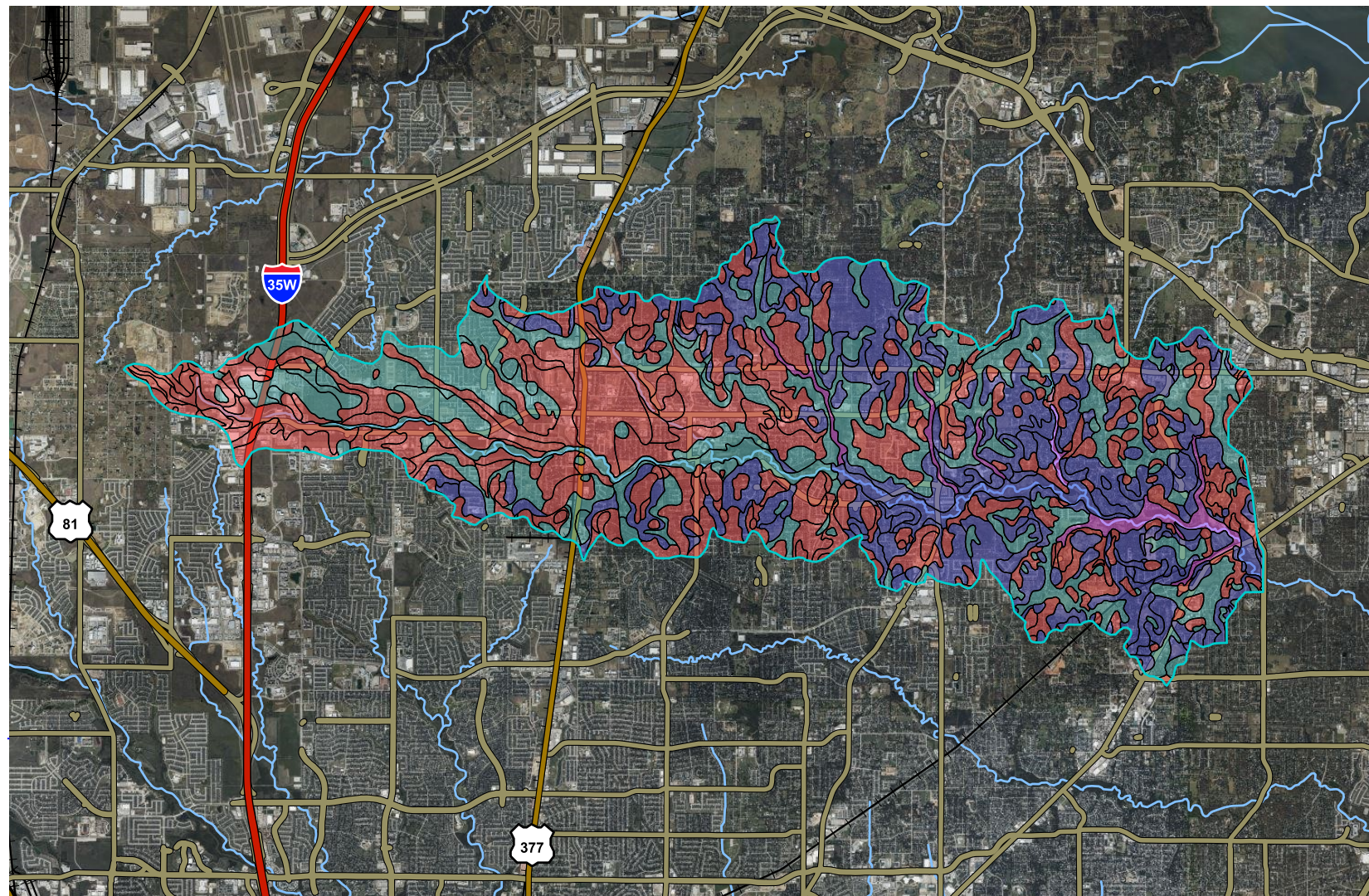
Hydrologic Soil Group—Tarrant County, Texas
(BBC WATERSHED)

97° 21' 43" W

97° 6' 12" W

32° 59' 57" N

32° 59' 57" N



32° 51' 28" N

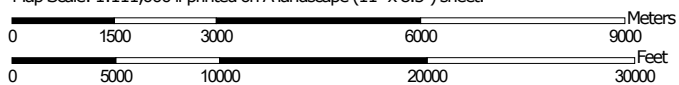
32° 51' 28" N

97° 21' 43" W

97° 6' 12" W



Map Scale: 1:111,000 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

9/30/2022
Page 1 of 5

Hydrologic Soil Group—Tarrant County, Texas (BBC WATERSHED)

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Tarrant County, Texas

Survey Area Data: Version 19, Sep 10, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 18, 2020—Mar 31, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AgC	Aledo gravelly clay loam, 1 to 8 percent slopes	D	55.0	0.3%
BfB	Bastil fine sandy loam, 0 to 3 percent slopes	B	406.4	2.1%
BmC	Birome fine sandy loam, 1 to 5 percent slopes	C	454.2	2.4%
BmE	Birome-Aubrey-Rayex complex, 5 to 15 percent slopes	D	736.9	3.8%
BoB	Bolar clay loam, 1 to 3 percent slopes	C	14.7	0.1%
BuA	Burleson clay, 0 to 1 percent slopes	D	121.1	0.6%
BuE	Birome-Aubrey-Urban land complex, 5 to 15 percent slopes	D	167.3	0.9%
CrB	Crosstell fine sandy loam, 1 to 3 percent slopes	D	1,056.7	5.5%
CrD	Crosstell fine sandy loam, 3 to 8 percent slopes	D	1,825.1	9.5%
CuC	Crosstell-Urban land complex, 1 to 5 percent slopes	D	101.0	0.5%
Ff	Frio clay loam, 0 to 1 percent slopes, frequently flooded	C	335.8	1.8%
GfB	Gasil fine sandy loam, 1 to 3 percent slopes	B	1,731.2	9.0%
GfC	Gasil fine sandy loam, 3 to 8 percent slopes	B	1,225.3	6.4%
GgC	Gasil sandy clay loam, graded, 1 to 5 percent slopes	B	43.6	0.2%
GuC	Gasil-Urban land complex, 1 to 8 percent slopes	B	143.2	0.7%
KoC	Konsil fine sandy loam, 1 to 5 percent slopes	B	80.1	0.4%
LdB	Lindale clay loam, 1 to 3 percent slopes	C	363.8	1.9%
LeB	Leson clay, 1 to 3 percent slopes	D	466.5	2.4%

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
LnB	Lindale-Urban land complex, 1 to 3 percent slopes	C	14.3	0.1%
LoB	Lott silty clay, 1 to 3 percent slopes	C	16.2	0.1%
MaA	Mabank fine sandy loam, 0 to 1 percent slopes	D	73.7	0.4%
MeE	Medlin clay, 5 to 15 percent slopes	D	30.8	0.2%
MgB	Mingo clay loam, 1 to 3 percent slopes	D	186.5	1.0%
NaB	Navo clay loam, 1 to 3 percent slopes	D	393.9	2.1%
NauB	Navo-Urban land complex, 1 to 3 percent slopes	D	99.9	0.5%
PIT	Pits, quarries, 0 to 45 percent slopes	D	6.9	0.0%
PoB	Ponder clay loam, 1 to 3 percent slopes	C	1,280.6	6.7%
Ps	Pulexas fine sandy loam, frequently flooded	A	412.1	2.2%
PuB	Ponder-Urban land complex, 0 to 3 percent slopes	C	71.2	0.4%
PvB	Purves clay, 1 to 3 percent slopes	D	214.4	1.1%
RaA	Rader fine sandy loam, 0 to 3 percent slopes	C	2,477.7	12.9%
RuA	Rader-Urban land complex, 0 to 3 percent slopes	C	90.6	0.5%
SaB	Sanger clay, 1 to 3 percent slopes	D	399.1	2.1%
SaC	Sanger clay, 3 to 5 percent slopes	D	48.3	0.3%
SbB	San Saba clay, 0 to 2 percent slopes	D	195.4	1.0%
ScA	Slidell clay, 0 to 1 percent slopes	D	52.0	0.3%
ScB	Slidell clay, 1 to 3 percent slopes	D	314.3	1.6%
SfC	Silawa fine sandy loam, 3 to 8 percent slopes	B	332.4	1.7%
SnC	Sanger-Urban land complex, 1 to 5 percent slopes	D	425.8	2.2%

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
SpB	Speck clay loam, 0 to 3 percent slopes	D	40.5	0.2%
SsC	Silstid-Urban land complex, 1 to 5 percent slopes	B	101.8	0.5%
SsD	Silstid loamy fine sand, 1 to 5 percent slopes	B	1,154.5	6.0%
W	Water	D	35.9	0.2%
Wf	Whitesboro loam, frequently flooded	B	395.7	2.1%
WsA	Wilson clay loam, 0 to 2 percent slopes	D	924.4	4.8%
WuA	Wilson-Urban land complex, 0 to 2 percent slopes	D	46.5	0.2%
Totals for Area of Interest			19,163.3	100.0%

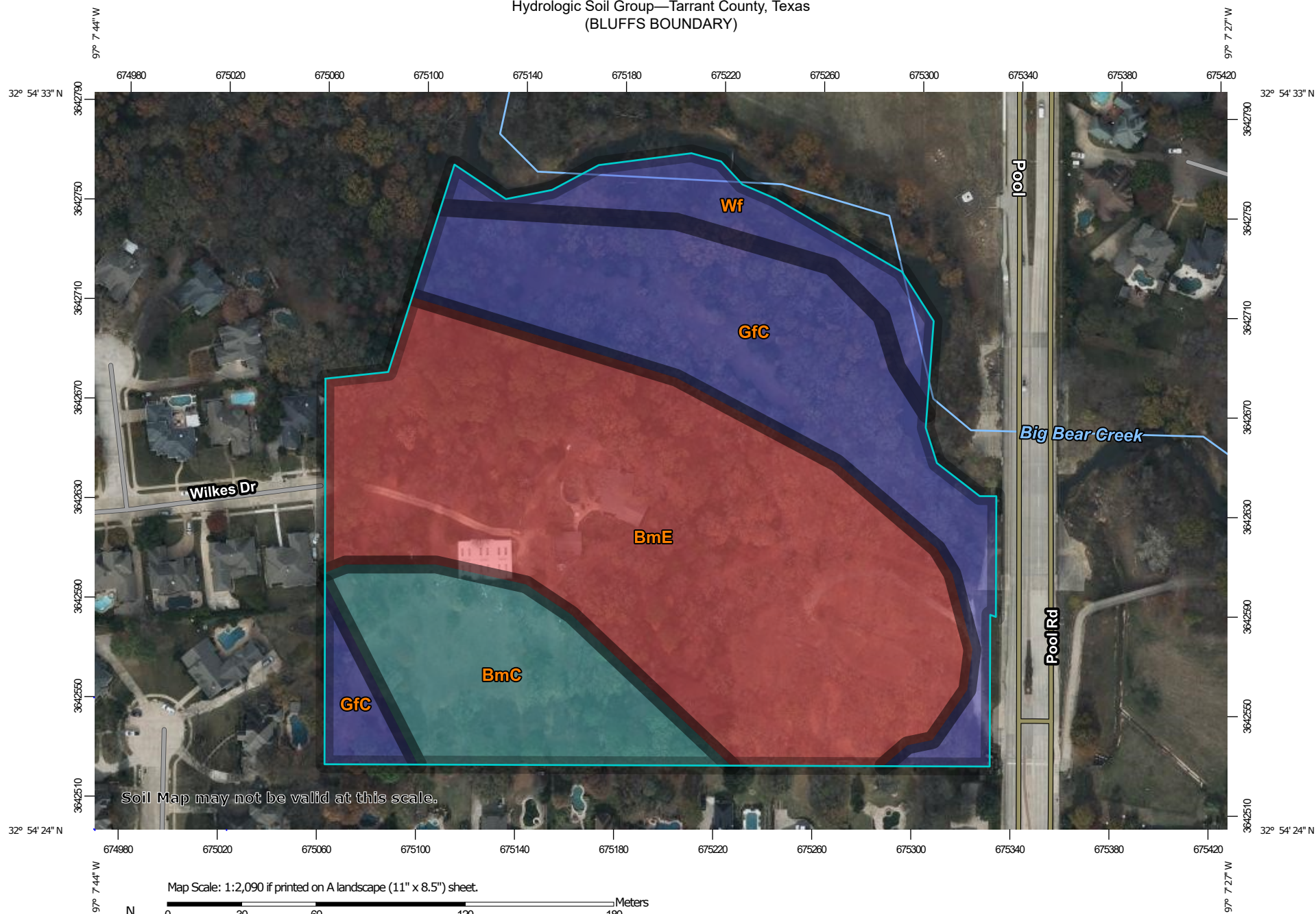
Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Hydrologic Soil Group—Tarrant County, Texas (BLUFFS BOUNDARY)



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Tarrant County, Texas
 Survey Area Data: Version 19, Sep 10, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Nov 11, 2020—Dec 10, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BmC	Birome fine sandy loam, 1 to 5 percent slopes	C	2.0	14.6%
BmE	Birome-Aubrey-Rayex complex, 5 to 15 percent slopes	D	7.0	50.3%
GfC	Gasil fine sandy loam, 3 to 8 percent slopes	B	3.9	28.0%
Wf	Whitesboro loam, frequently flooded	B	1.0	7.2%
Totals for Area of Interest			13.9	100.0%

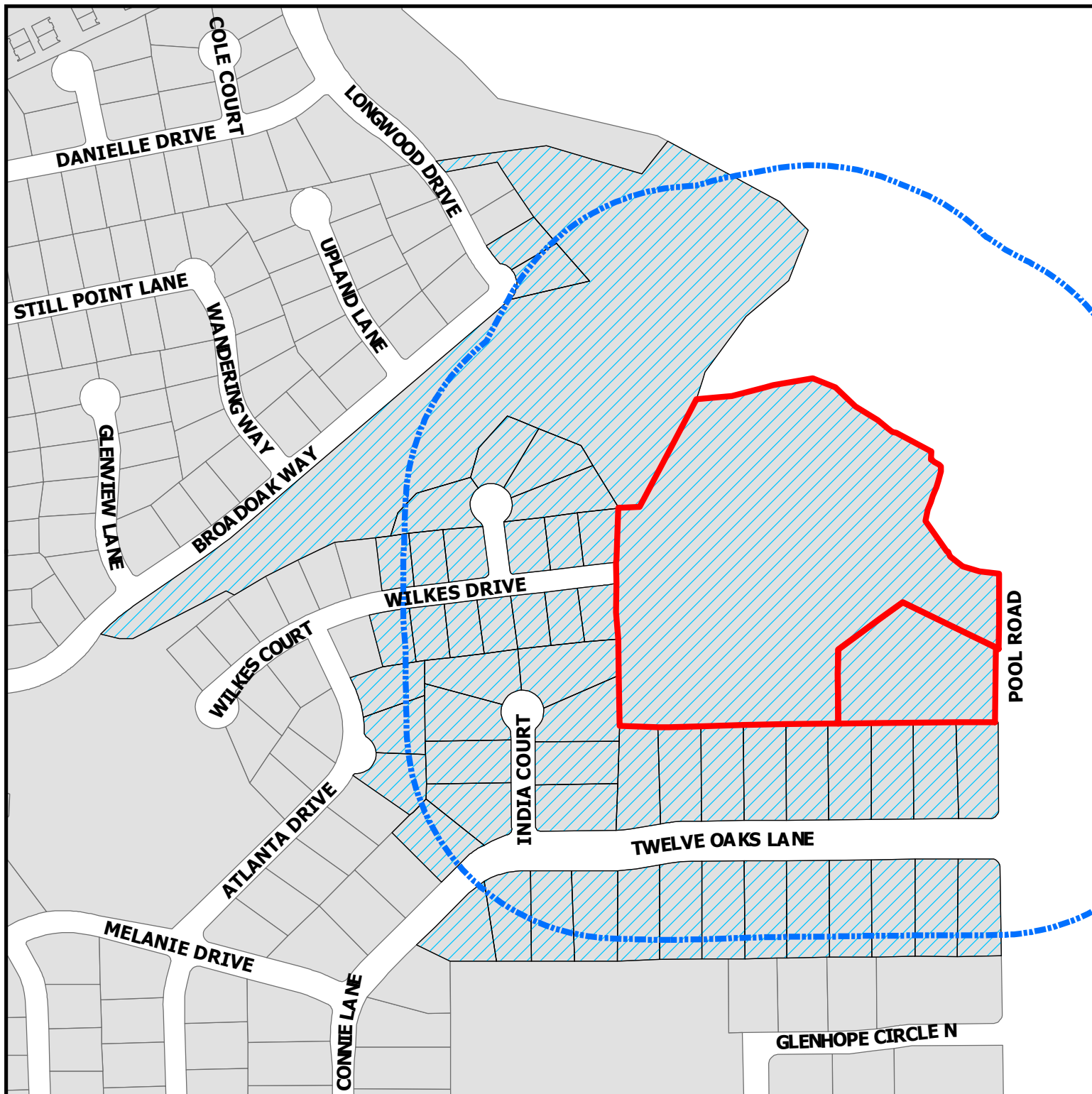
Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

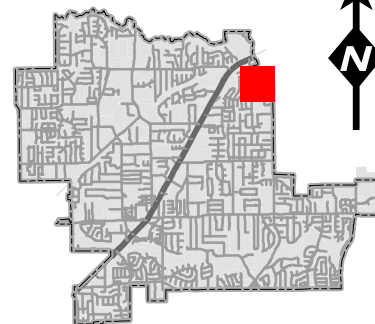
Notification Map



ZC22-036
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, October 10, 2022 at 7:00 p.m.
City Council Meetings: Tuesday, November 1, 2022 & Tuesday, November 15, 2022 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a zoning change from the AG Agricultural and RE Single Family 'Estate' Residential district to the PUD-R Planned Unit Development - Residential district. The request is to rezone the property to allow for a new 21 lot subdivision, Wilkes Knoll. It proposes lot sizes ranging from approximately 15,500 sq.ft. up to 25,500 sq.ft., the average being approximately 19,500 sq. ft.

Zoning Case: ZC22-036

Applicant: Curtis Young

Owner: Mark Goodwin

Location: 2417 Wilkes Drive & 6900 Pool Road

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

Present Zoning: AG Agricultural and RE Single Family 'Estate' Residential

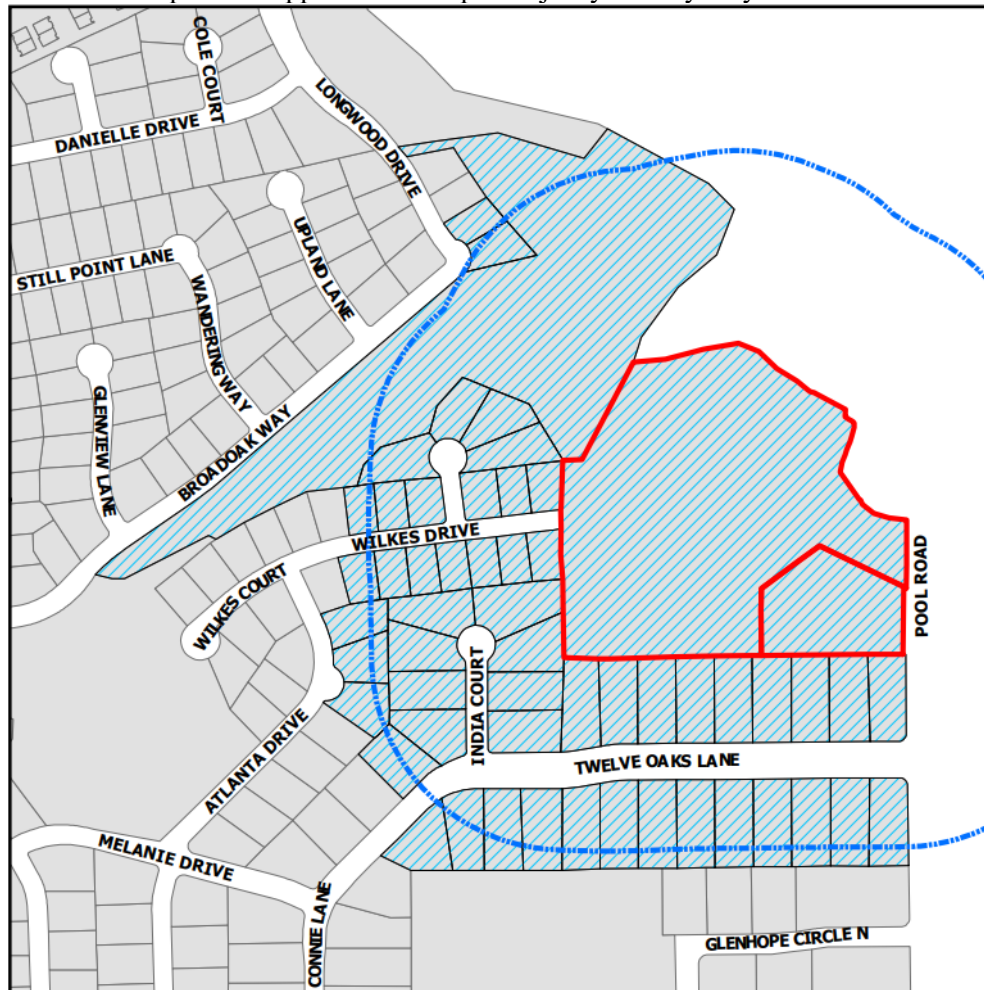
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

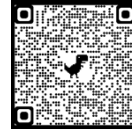
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034

NOTICE OF PUBLIC HEARING

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



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
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
COOK, PAUL	2411 WILKES DR	COLLEYVILLE, TX
COSAND, JEFFREY W	2604 TWELVE OAKS LN	COLLEYVILLE, TX
COWGILL, JARED	2600 TWELVE OAKS LN	COLLEYVILLE, TX
DAULERIO FAMILY REVOC TRUST	2603 TWELVE OAKS LN	COLLEYVILLE, TX
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
HEARN, ELIZABETH	2409 WILKES DR	COLLEYVILLE, TX
HEMINGER, VICTORIA	6804 ROCKBROOK CT	COLLEYVILLE, TX
HOWARD FAMILY REVOC LIVING TRUST	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
LAVAS, TIMOTHY J	2405 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
MOHAWK LIVING TRUST	6800 INDIA CT	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
ROBERT & RITA MARIE ZEBIAN REVOC TRUST	6708 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
STEWART, BRIAN	2502 TWELVE OAKS LN	COLLEYVILLE, TX
STONE, BRYCE	6802 ROCKBROOK CT	COLLEYVILLE, TX
TAYLOR, STACEY	4501 SHADYCREEK LN	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
UNIQUE FORTUNE LLC	400 N CARROLL AVE	SOUTHLAKE, TX
VANZANT, JEFFERY	2412 WILKES DR	COLLEYVILLE, TX
WARD, SALLY	6801 ATLANTA DR	COLLEYVILLE, TX

WASSON, STEVEN W
WATERWORTH FAMILY REVOC TRUST
WEIR, RICKY G
YOUNG, CURTIS

2413 WILKES DR
6808 ROCKBROOK CT
2405 TWELVE OAKS LN
1130 N CARROLL AVE STE 200

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

Wilkes Knoll w added lot/Pool Rd Access

Design phase

1. Plan Doesn't meet Colleyville Code – Chapter 3 Sect. G - 1.8 lots/acre requirement.

The 13 lots that adjoin Wilkes Knoll paid a premium to have open land behind and not look into the kitchens of our back neighbors. 11 or 85% of those lots range from 26,777 to 22,587 sq ft, all over a half acre, and average 23,435 sq ft and are R20 designated. Only 2 are the 10,885 Sq ft average and in the PUD area. This differs greatly in the tone of the developer's statement that weighing to 10,000 sq ft lots as the larger factor. They are not when it comes to adjoining properties. Only 5 of 21 of the proposed lots is over a half an acre.

The recent plan changes have made the houses on South bordering lots, 11, 18, & 19 ridiculously close to existing R20 lots.

The rear of the houses where on August proposal 115' from the rear property line and now a mere 24'. Even more ludicrous is the 10' "Side line" setback on lots 18 & 19, these are clearly rear lot lines.

Wilkes Knoll sits higher than Ross Downs, it will have views into once private back yards. Add these to deed restrictions:

- 30 foot rear/border setback and no detached garages or outbuildings
- Restrict housing facing existing housing to not have 2nd story balconies to look in backyards.
- Many of the existing houses that border Wilkes Knoll are single story. Require single story or have any second story rear facing windows set 6 foot high for light but privacy.
- Add 8 foot or as needed fence to maintain privacy.

Chapter 3 of the Colleyville Land Development code set the PUD requirement on page 24-28 of the chapter. There in section G is a requirement for 1.8 lots per residential acres. It excludes parks and roads. Per the new exhibit for the zoning change was 7.86 acres now 9.4 acres nets 16.92 lots. 17 lots will support larger lots to match the 85% adjoining better. A proposed plan with 17 lots, lots that allow privacy, accompanies this letter

2. Plan submittal doesn't meet Colleyville Code – Chap 3 Sect I. 6(e) - tree clusters on plans or
3. Chap 5 Sect 7.5E1 (...." prioritize preservation of trees.") & Sect 7.5E2 or
4. Chap 5 Sect 12A & 2 Tree Survey w all new buildings.

There is a great number of trees on Wilkes Knoll. A tree survey is required for the development proposal to planning committee. It would show the great number of large trees along the edges and interior of the property that need to be preserved per Chapter 5 of the Colleyville Land Development code. The lots and housing sites should be planned around the preservation of the trees to meet this code requirement. The recent plan changes have put houses on South bordering lots, 11, 18, & 19 on top of most of the trees. No attention to tree preservation was given to protecting many 12-20" diameter trees that are 100-150 year + trees. It's part of and a requirement of the code and "Colleyville's identity as Tree City USA", Chapter 5 sec 5.1.

I have shown a tree preservation area on the south border of the proposed 17 lot layout plan. This shouldn't have a trail. It should be maintained as the sanctuary it is today for wildlife and the trees.

Add perimeter drainage to rear of lots 18 & 19 to join drain at 21. Grade of land requires it. It washes out bordering yards on Twelve Oaks Lane today.

Construction Phase

There are a great number of snakes on the property that will be disturbed and look to escape construction. **Starting immediately there needs to be a snake catching plan put in place.** The new owner noted seeing 30+ snakes on a recent visit. The adjoining properties need to be protected by a snake fence 36" tall buried 4" made from ¼" mesh (baby snakes get through ½")

Tree protection should be done per Chapter 5 requirements

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.

Gross Acreage	1.51 lots/Acre
Gross Density (lots / acre)	

Lot Summary

Residential Lots	Should be 17 lots/Code	21
Minimum Lot Area		15,587 s.f.
Average Lot Area		19,502 s.f.
Common Areas		4

Residential Lots	Should be 17 lots/Code	21
Minimum Lot Area		15,587 s.f.
Average Lot Area		19,502 s.f.
Common Areas		4

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

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

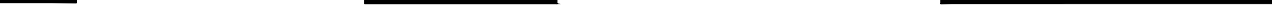
Unique Fortune, LLC
400 Carroll Avenue
Southlake, TX 76092
Tel: 817-366-8666

This would allow for saving trees on lots 11, 18, 19, 20, 21 & 1

Compliance with Chapter 5 Code

Compliance with Chapter 3 Code with 17 lots.

Better match the existing development and respect the privacy of our back yards.



Nature Trail
5' Sidewalk
Flood Plain

- 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

Chapter 3, Section G 1.8 lots per residential acre
 0.4 Acres x 1.8 lots/acre = 16.92 lots, round to 17 lots

23.8% or 5 of 21 lots are 1/2 acre or over
85%, 11 of 13 bordering lots are over 1/2 acre.
 1/2 acre = 21780 sq ft

Holy Cow is this for real

[illegible]

11 of 11 lots are over 1/2 acre, avg 0.54

1/2 acre = 21780 sq ft

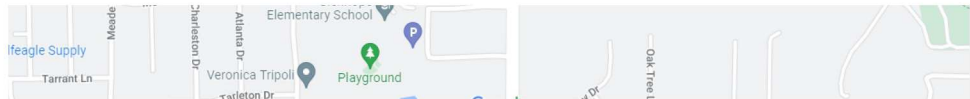
11 Lots @ 257,784 sq ft
or 23,435 sq ft avg,
(0.538 acre lot)
43560 sq ft / acre

85%, 11 of the 13 lots are R20.
100%, 11 of the 11 bordering R20 lots are over 1/2 acre.
85%, 11 of 13 lots bordering are over 1/2 acre.

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

Wilkes Knoll

Colleyville, Tarrant County, Texas



LOCATION MAP

Developer:

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

Engineer:

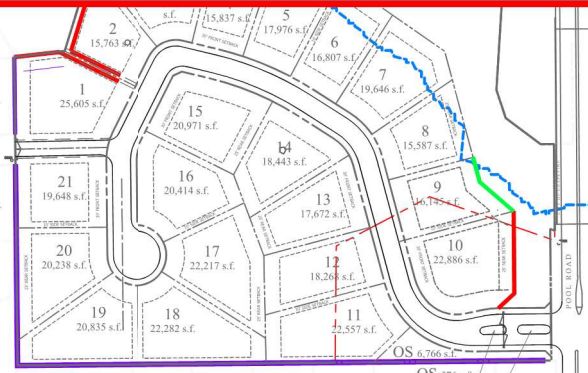
Redinger Group, LLC
P.O. Box 93206
Southlake, Texas 76092
817-253-5727
Attn: Clayton Redinger, P.E.

Owner:

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

House 24 feet from rear property line

Holy Cow is this for real

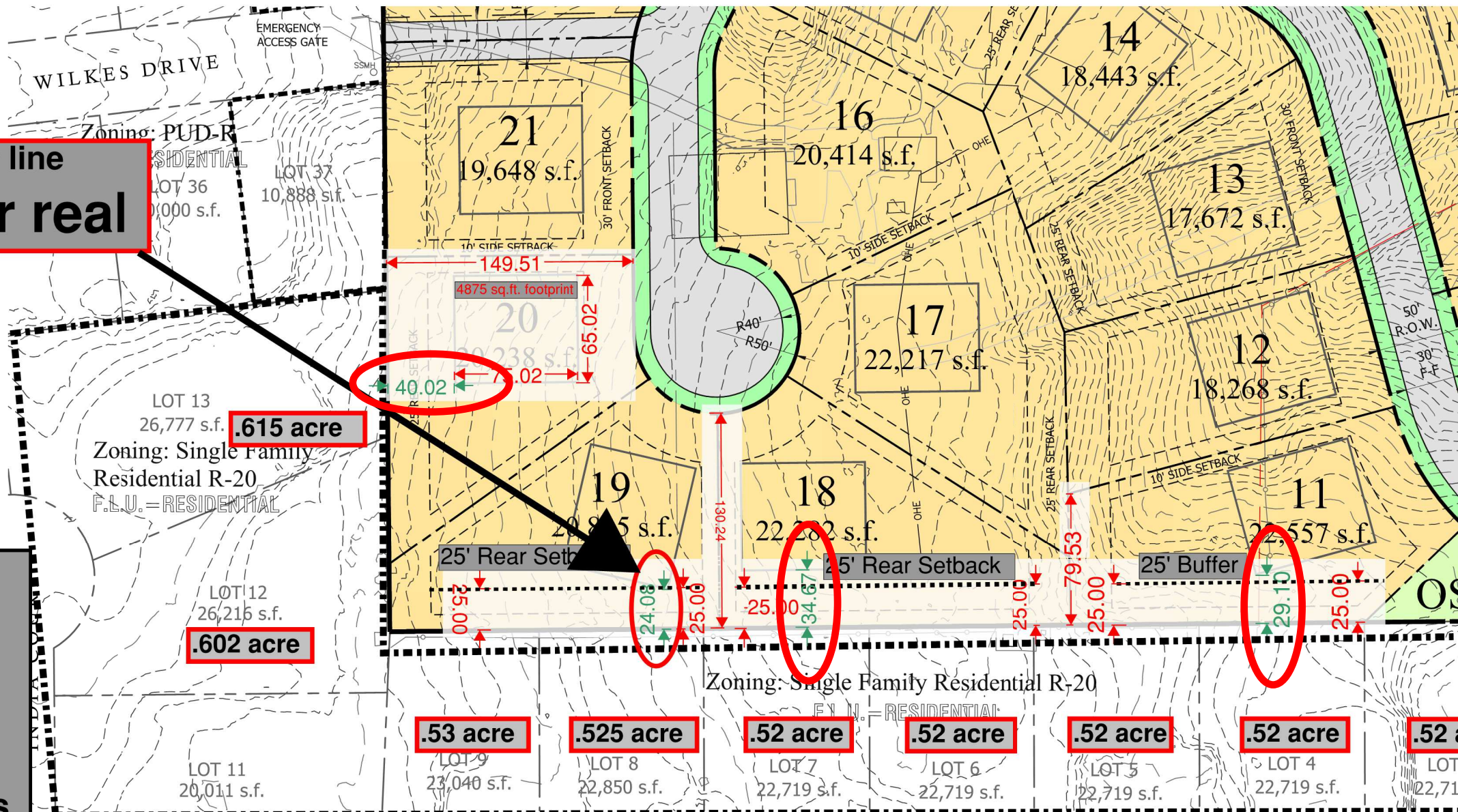


FENCE DIAGRAM

The existing "R20" homes have 225' deep lots with average 110 foot from house to rear lot line. Prior proposal was closer to that.

1. This would allow for saving trees on lots 11, 12, 18, 19, 20, 21 & 1
2. Compliance with Chapter 5 Code
3. Compliance with Chapter 3 Code with 17 lots.
4. Better match the existing development and respect the privacy of our back yards.

@ 24' they would be looking in our backyards



non border lot

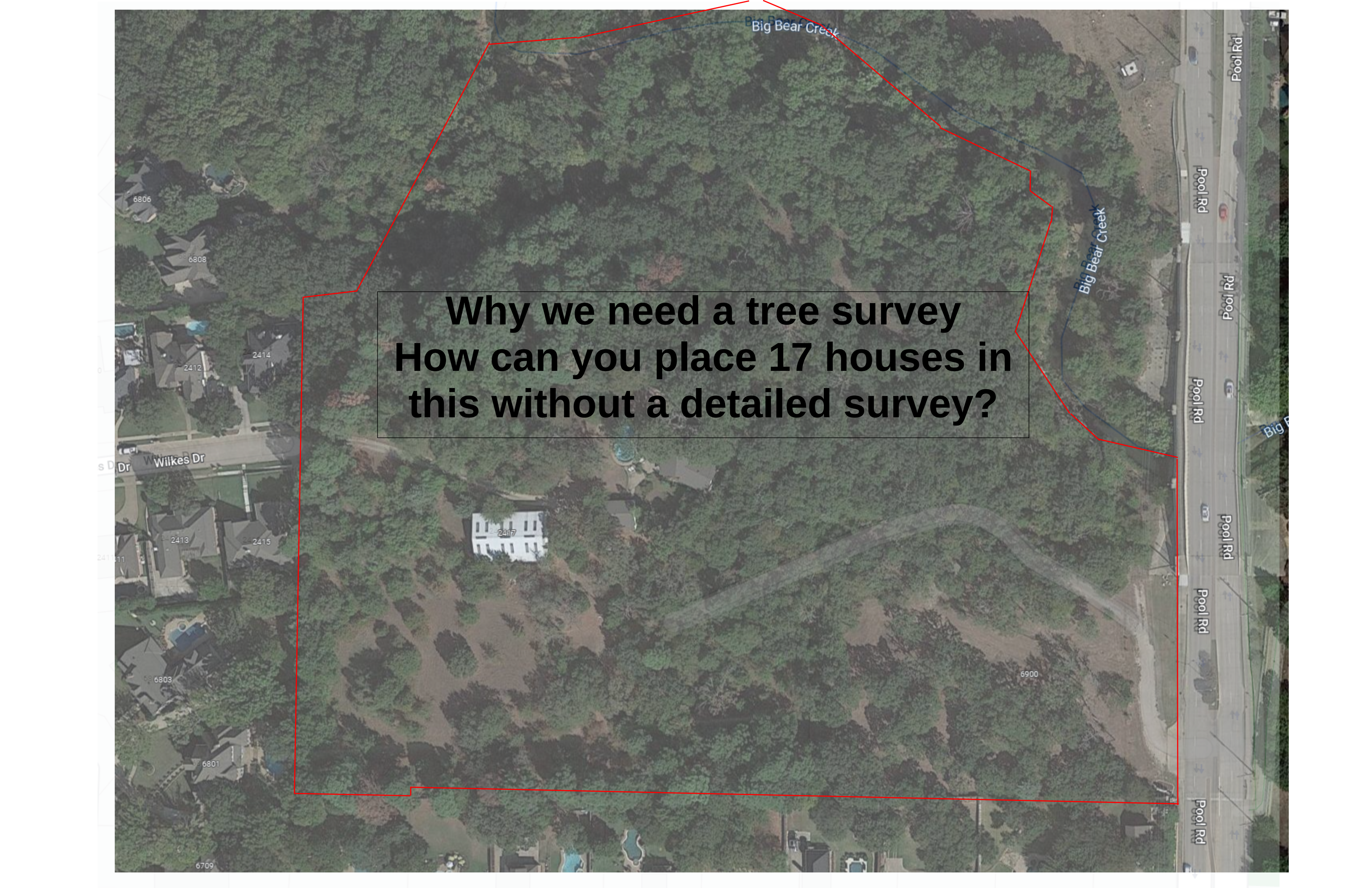
11 of 11 lots are over 1/2 acre, avg 0.54

1/2 acre = 21780 sq ft

cept Plan

11 Lots @ 257,784 sq ft
or 23,435 sq ft avg,
(0.538 acre lot)
43560 sq ft / acre

85%, 11 of the 13 lots are R20.
100%, 11 of the 11 bordering R20 lots are over 1/2 acre.
85%, 11 of 13 lots bordering are over 1/2 acre.

An aerial photograph of a residential area with a large, irregularly shaped wooded lot outlined in red. The lot is situated between a residential street on the left and a multi-lane road on the right. A creek flows along the right side of the lot. A text box is overlaid on the wooded area.

**Why we need a tree survey
How can you place 17 houses in
this without a detailed survey?**

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.

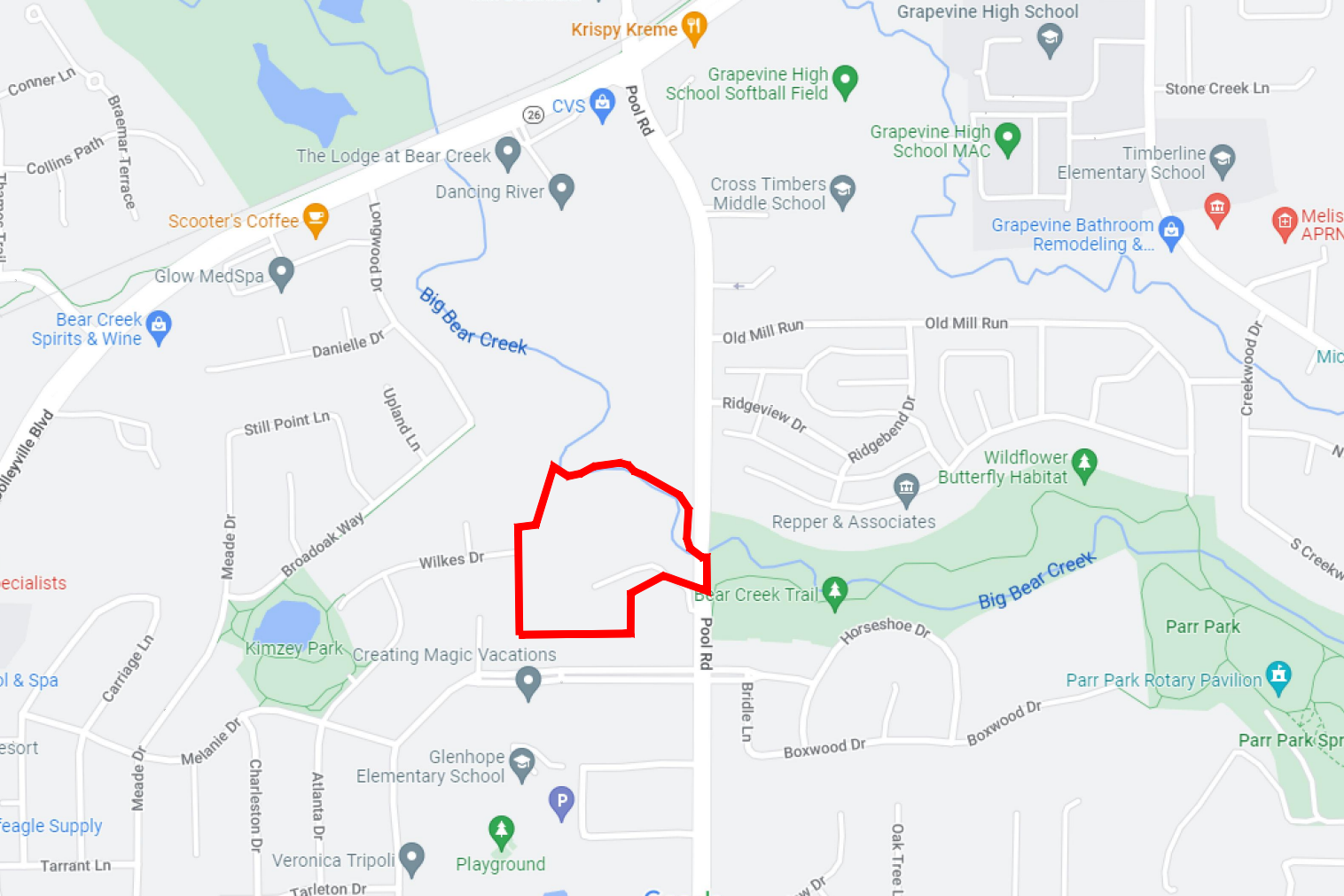
Site Data

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.

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

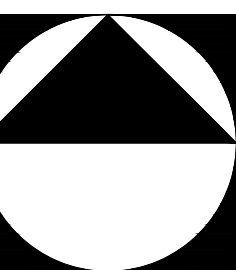
Applicant:

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



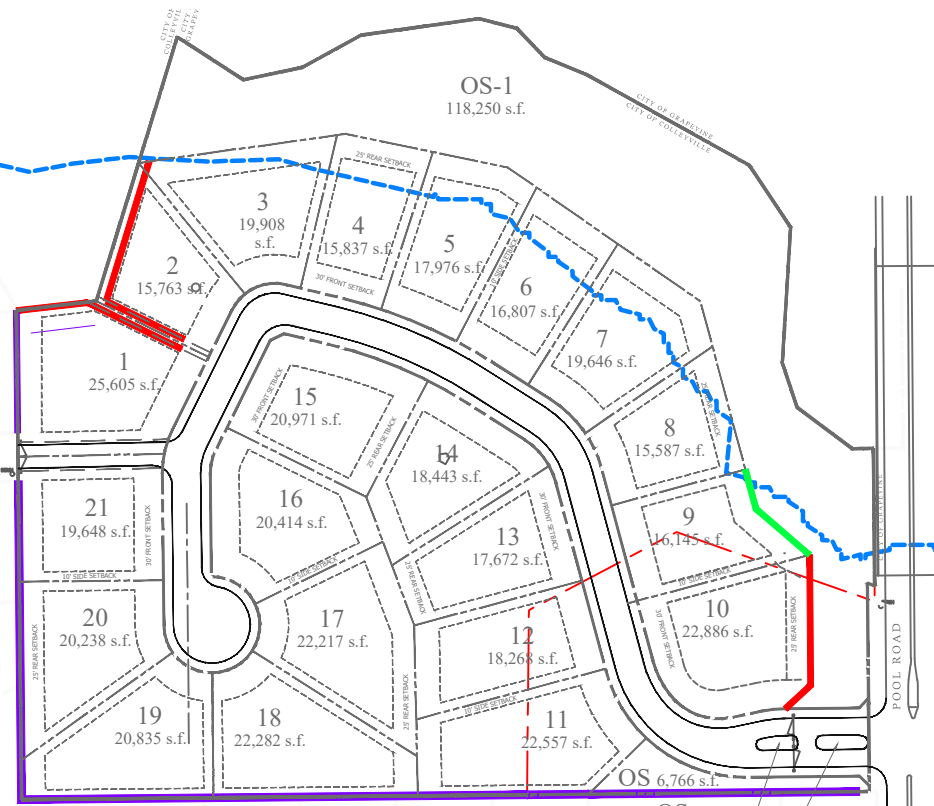
1" = 50'
0 50' 100' 200'

Legend

Nature Trail
5' Sidewalk
Flood Plain

Notes:

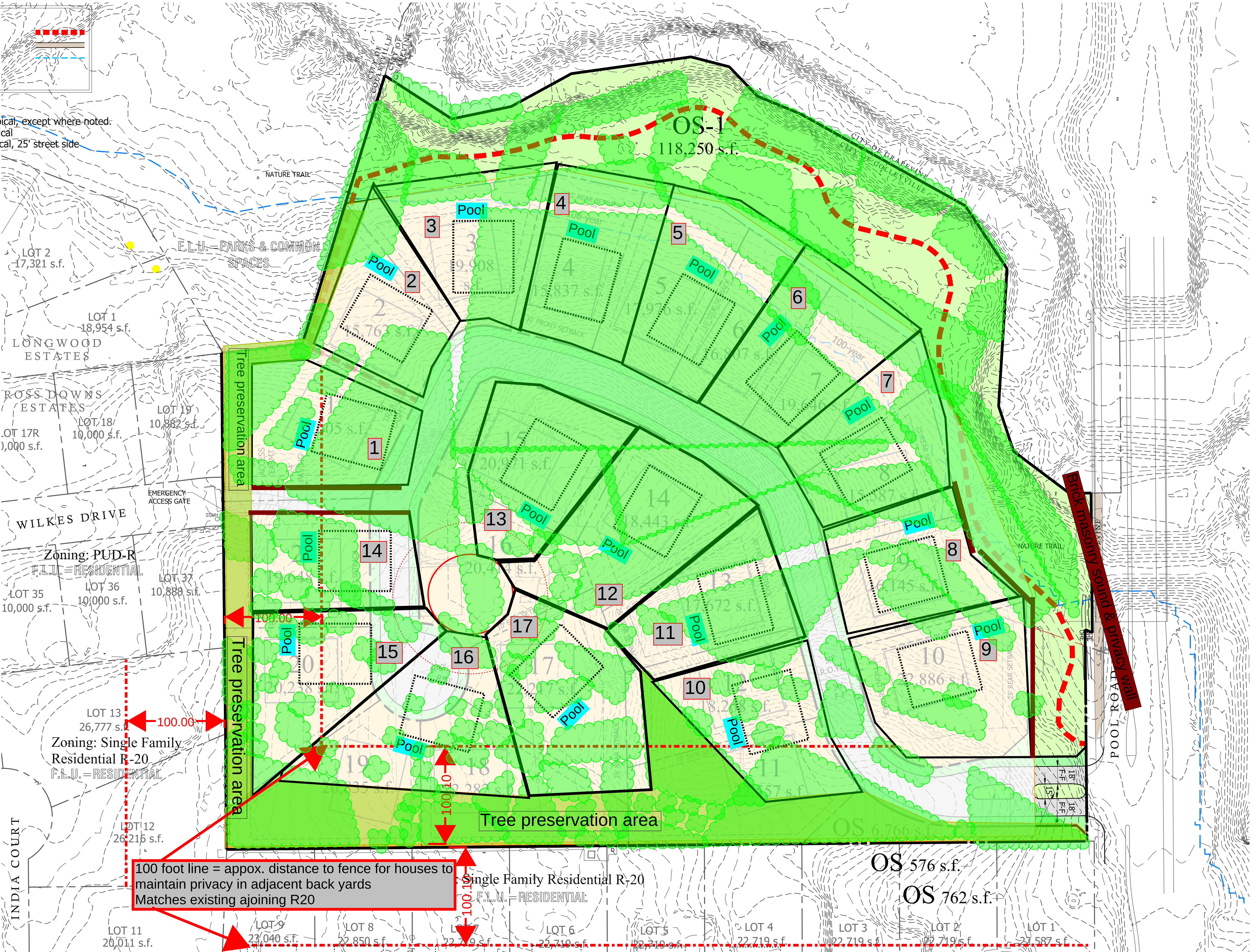
- Front Setbacks are 30' Typical, except where noted.
- Rear Setbacks are 25' Typical
- Side Setbacks are 10' Typical, 25' street side setback on corner lot



FENCE DIAGRAM

Fence Legend

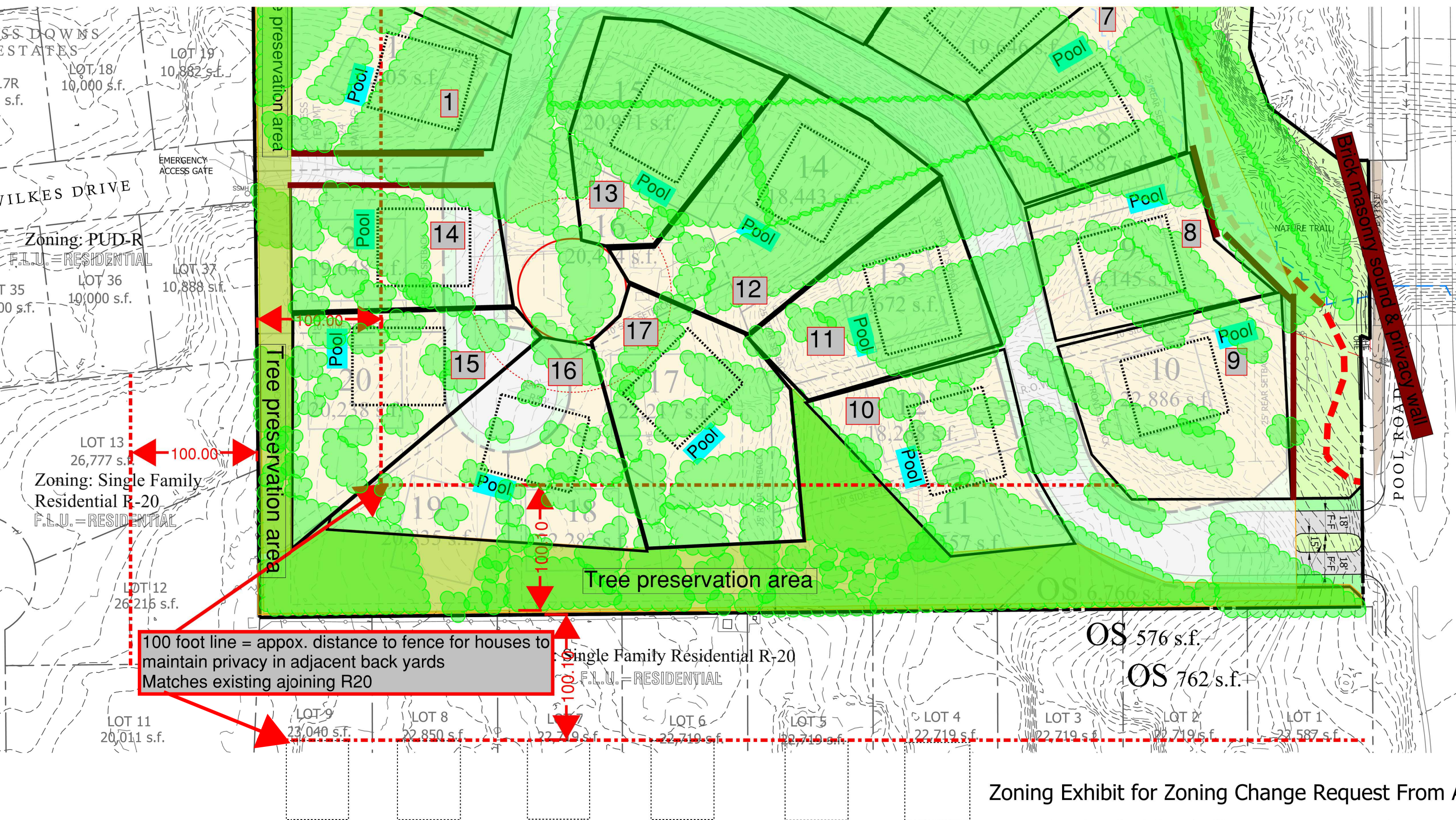
6' Wood Fence	
5' Ornamental Iron Fence	
6' Masory Wall	



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

Wilkes Knoll

Colleyville, Tarrant County, Texas

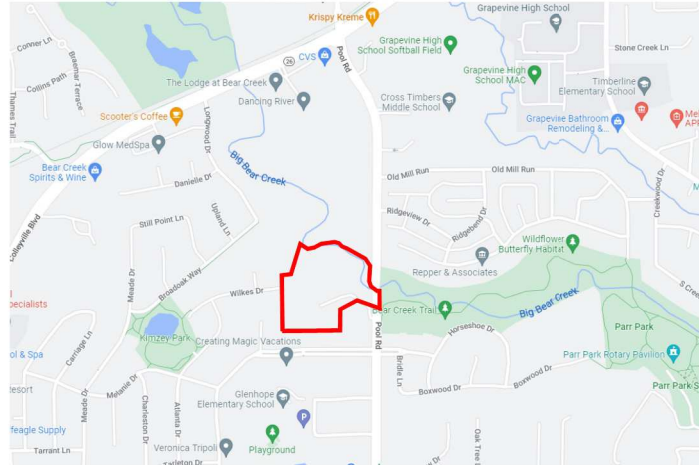


Zoning Exhibit for Zoning Change Request From /

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	100.00%	

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

$$1'' = 50'$$


1" = 50' TEL. 817-424-2626
0 50' 100' 200'

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8.1 acres	human
1.33 acres	non-human
9.43 acres	= 68%

44,264.34 sq ft	South area
9,068.24 sq ft	South West area
4,398.22 sq ft	North West area
57730.0 sq ft = 1.33 acres = 9.5%	

6' Wood Fence

5' Ornamental Iron Fence

6' Masory Wall

Wilkes Knoll

Colleyville, Tarrant County, Texas

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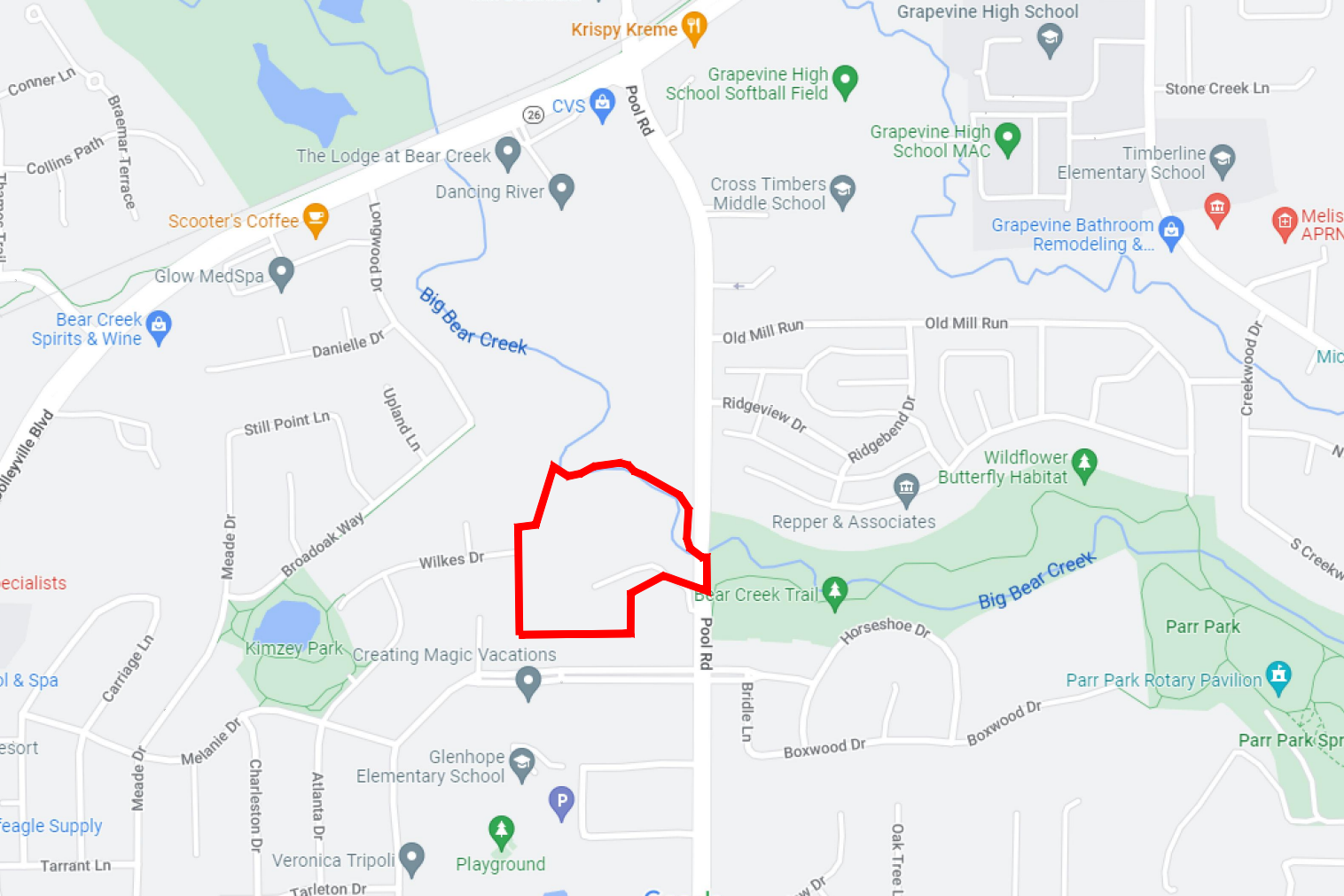
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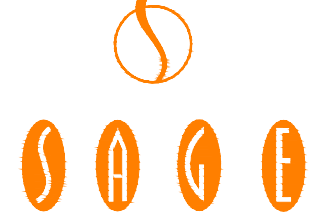
Owner:

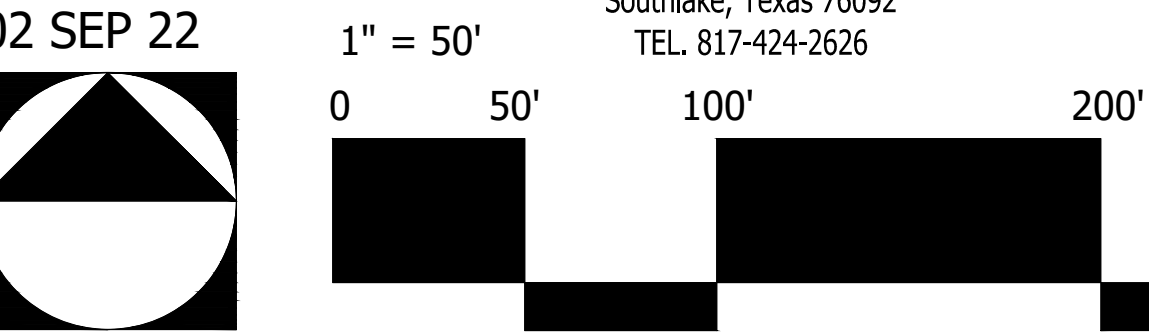
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400 Carroll Avenue
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Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
TEL: 817-424-2626



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

Total residential area

8.1 acres human
1.33 acres non-human
9.43 acres = 68%

Tree & Nature preserve & Animal residential area

44,264.34 sq ft South area
9,068.24 sq ft South West area
4,398.22 sq ft North West area
57730.0 sq ft = 1.33 acres = 9.5%

FENCE DIAGRAM

Fence Legend

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

100 foot line = appox. distance to fence for houses to maintain privacy in adjacent back yards
Matches existing adjoining R20

Open Space

108,041.5 sq ft Trail
3585.06 sq ft Trail entry
6766 sq ft Colleyville sign @ entry
576 sq ft 2nd Entry Island
762 sq ft 1st Entry Island
119,730.56 sq ft = 2.75 acres = 20%

Concept Plan

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

Wilkes Knoll

Colleyville, Tarrant County, Texas

____ Tim and Debbie Lavas _____ (Name)

____ 2405 Wilkes Dr. _____ (Street Address)

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

____ 9/14/2022 _____ (Date)

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

**Re: Letter of Opposition
Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to
PUD-R**

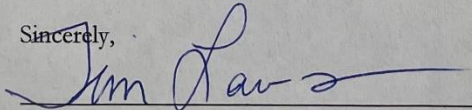
Dear Madam or Sir:

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:

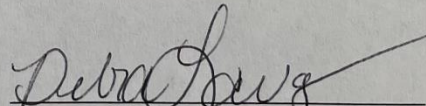
1. Significant increase in traffic and safety concerns
 - a. Increased traffic is a nuisance and reduces enjoyment of property.
 - b. Young children playing and walking to school are at risk with an increase in traffic;
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2. Drainage and flood plain concerns
 - a. Building within a 100-year flood plain that includes Big Bear Creek endangers residents and exposes them to flooding and drainage problems.
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

Michael & Stefanie Bashore (Name)

2006 Reynolds Dr. (Street Address)

Colleyville, TX 76034 (City, State, Zip)

9/3/2022 (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:

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Sincerely,

Michael Bashore
Signature

Stefanie Bashore
Signature

Leon Cotten (Name)
6703 Kennedy Drive (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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Sincerely,

Signature



Signature

Lloyd CARTER LEWIS (Name)

2302 BROADOAK (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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Sincerely,

 9/06/2022
Signature

 9/7/2022
Signature

Swift and Gail Lindley (Name)
2002 Kyle 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,

Gail Lindley
Signature

[Signature]
Signature

Ross & Sharon McKenney (Name)

2607 Twelve Oaks Lane (Street Address)

Colleyville Texas 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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Sincerely,

Ross McKenney
Signature

Sharon K McKenney
Signature

David Nickel (Name)
2005 Kyle Ct. (Street Address)
Colleyville, TX 76034 (City, State, Zip)
9/9/2022 (Date)

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

**Re: Letter of Opposition
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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.

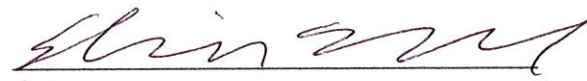
The planned greenspaces for Wilkes Knoll do not meet Colleyville's greenspace requirement for new neighborhoods.

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,


Signature

Signature

Chris and Jan Rup (Name)
2101 Reynolds 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**

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;
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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,

Jan Rup
Signature

Chris M. Rup
Signature

Ayman Soliman & Lucy Tadrous (Name)

6607 Kennedy 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**

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Sincerely,

Ayman Soliman
Signature

Lucy Tadrous
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
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Sincerely,

Pamela J Stewart
Signature

Signature

09_13_22_Letter of Opposition_ZC22-036

(Name) David and Cheryl Alexander

(Date) Thursday, September 15, 2022

Address 2009 kyle ct
Colleyville, TX 76034

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com

Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R,
Previously Known as Case ZC22-029

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Sincerely,

Signature

Handwritten signature

Signature

Handwritten signature

09_13_22_Letter of Opposition_ZC22-036

(Name) Andy Kiefer
(Date) Friday, September 16, 2022
Address 6601 Kennedy Dr
Colleyville, TX 76035

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com

Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R,
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Sincerely,

Signature

A handwritten signature in black ink, appearing to be 'dnpk' with a stylized flourish at the end.

Signature

A handwritten signature in black ink, appearing to be 'Karen R' with a stylized flourish at the end.

09_13_22_Letter of Opposition_ZC22-036

(Name) Vicci & Richard Bartman

(Date) Thursday, September 15, 2022

Address 6401 Wallace Lane
76034

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com

Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R, Previously Known as Case ZC22-029

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Sincerely,

Signature

A handwritten signature in black ink, appearing to be 'V. G.' with a long horizontal stroke extending to the right.

Signature

A handwritten signature in black ink, appearing to be 'R. B. T.' with a long horizontal stroke extending to the right.

09_13_22_Letter of Opposition_ZC22-036

(Name) Brian Howard

(Date) Wednesday, September 14, 2022

Address 5802 Meadowhill Drive
76034

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com

Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R,
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Sincerely,

Signature

A handwritten signature in black ink, appearing to be 'Mae' or 'Mae' with a stylized flourish.

Signature

A handwritten signature in black ink, appearing to be 'Mae' or 'Mae' with a stylized flourish.

09_13_22_Letter of Opposition_ZC22-036

(Name) Carol Johannessen
(Date) Friday, September 16, 2022
Address 2507 Twelve Oaks Ln
Colleyville, Tx. 76034

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com

Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R, Previously Known as Case ZC22-029

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Sincerely,

Signature

[Handwritten signature]

Signature

[Handwritten signature]

09_13_22_Letter of Opposition_ZC22-036

(Name) Cyndi Kay Campbell

(Date) Thursday, September 15, 2022

Address 2410 Wilkes Drive
Colleyville Texas, 76034

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com

Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R,
Previously Known as Case ZC22-029

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Sincerely,

Signature

Gyaki King
Campbell

Signature

Cyndi King
Campbell

09_13_22_Letter of Opposition_ZC22-036

(Name) Dena Dries

(Date) Wednesday, September 14, 2022

Address 2503 Twelve Oaks Lane
Colleyville

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com

Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R, Previously Known as Case ZC22-029

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Sincerely,

Signature

A handwritten signature in black ink, consisting of stylized, overlapping loops and a long horizontal stroke extending to the right.

09_13_22_Letter of Opposition_ZC22-036

(Name) Eric Moore

(Date) Thursday, September 15, 2022

Address 6805 Atlanta Dr
Colleyville TX 76034

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com

Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R, Previously Known as Case ZC22-029

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Sincerely,

Signature

A handwritten signature in black ink, consisting of a stylized 'J' followed by a series of loops and a final 'O'.

09_13_22_Letter of Opposition_ZC22-036

(Name) Jason Aguirre

(Date) Tuesday, September 13, 2022

Address 2402 Wilkes Drive
Colleyville, TX 76034

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com

Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R,
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Sincerely,

Signature

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09_13_22_Letter of Opposition_ZC22-036

(Name) Jenny Thomas

(Date) Sunday, March 4, 1984

Address 2504 Highland Drive
Colleyville, TX 76034

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com

Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R,
Previously Known as Case ZC22-029

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 is a nuisance and reduces the enjoyment of property;
 - B. Young children walking and biking to school are at risk with an increase in traffic;
 - C. Increased traffic on Pool Road impacts Glenhope Elementary, Cross Timbers Middle School, Grapevine High School, 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 green space 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 is 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 in the area. 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 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 9 of the 21 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 rezone this land.

Sincerely,

Signature

A handwritten signature in black ink, appearing to be 'M. G.' or similar, written in a cursive style.

Signature

A handwritten signature in black ink, appearing to be 'M. G.' or similar, written in a cursive style.

09_13_22_Letter of Opposition_ZC22-036

(Name) Jessica Harig

(Date) Thursday, September 15, 2022

Address 6503 Meade Drive
Colleyville, Tx, 76034

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com

Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R,
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Sincerely,

Signature

A handwritten signature in black ink, appearing to be a stylized 'Q' followed by a flourish.

Signature

A handwritten signature in black ink, appearing to be a stylized 'Q' followed by a flourish.

09_13_22_Letter of Opposition_ZC22-036

(Name) karen actkinson
(Date) Wednesday, September 14, 2022
Address 2500 Twelve Oaks Ln
76034

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com

Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R,
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Sincerely,

Signature

Kan Hoon

09_13_22_Letter of Opposition_ZC22-036

(Name) Kristen Crawford

(Date) Thursday, September 15, 2022

Address 2406 Highland Meadow Dr
Colleyville, TX 76034

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com

Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R, Previously Known as Case ZC22-029

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Sincerely,

Signature

A handwritten signature in black ink, appearing to be 'Hend' or similar, written in a cursive style.

Signature

A handwritten signature in black ink, appearing to be 'Hend' or similar, written in a cursive style.

09_13_22_Letter of Opposition_ZC22-036

(Name) Marc Hearn
(Date) Thursday, April 17, 1958
Address 6008 Colts Neck Dr
Colleyville

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com

Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R,
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Sincerely,

Signature

Marc Heun

09_13_22_Letter of Opposition_ZC22-036

(Name) Mary Dinh
(Date) Thursday, September 15, 2022
Address 6705 Meade Dr
Colleyville

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com

Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R, Previously Known as Case ZC22-029

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Sincerely,

Signature

A handwritten signature in black ink, consisting of a stylized 'J' followed by a series of loops and a final horizontal stroke.

09_13_22_Letter of Opposition_ZC22-036

(Name) Melissa Cross

(Date) Thursday, September 15, 2022

Address 2309 Woodmoor Ln
Colleyville TX 76034

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com

Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R,
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Sincerely,

Signature

A handwritten signature in black ink, consisting of a stylized 'M' followed by a horizontal line.

09_13_22_Letter of Opposition_ZC22-036

(Name) Rob and Michelle Miller

(Date) Tuesday, September 13, 2022

Address 2407 Wilkes Drive
Colleyville, Texas 76034

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com

Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R,
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Sincerely,

Signature

Michelle Miller

Signature

SM

09_13_22_Letter of Opposition_ZC22-036

(Name) Samantha Kinnebrew
(Date) Thursday, September 15, 2022
Address 6505 Connie Lane
76034

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com

Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R,
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Sincerely,

Signature

A handwritten signature in black ink, consisting of a stylized 'S' followed by a horizontal line.

Signature

A handwritten signature in black ink, consisting of a single vertical line.

09_13_22_Letter of Opposition_ZC22-036

(Name) Sam & Elizabeth Hearn
(Date) Tuesday, September 13, 2022
Address 2409 Wilkes Drive
Colleyville, TX 76034

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com

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Sincerely,

Signature

A handwritten signature in black ink, appearing to be 'S. H.' followed by a long horizontal stroke.

Signature

A handwritten signature in black ink, appearing to be 'E. H. H.' followed by a long horizontal stroke.

09_13_22_Letter of Opposition_ZC22-036

(Name) Stephanie Stark

(Date) Thursday, September 15, 2022

Address 6608 Glenhope Cir N
Colleyville, TX 76034

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com

Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R,
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Sincerely,

Signature

A handwritten signature in black ink, featuring a stylized 'S' and 'M'.

Signature

A handwritten signature in black ink, featuring a stylized 'S' and 'M'.

09_13_22_Letter of Opposition_ZC22-036

(Name) Steven and Jacqueline Wasson

(Date) Wednesday, September 14, 2022

Address 2413 Wilkes Dr
Colleyville

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com

Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R,
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Sincerely,

Signature

Jeanette Wan

Signature

J Wan

09_13_22_Letter of Opposition_ZC22-036

(Name) Robert & Rita Zebian

(Date) Thursday, September 15, 2022

Address 6708 India Ct
Colleyville

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com

Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R, Previously Known as Case ZC22-029

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Sincerely,

Signature

A handwritten signature in black ink, appearing to be 'Robyn'.

Signature

A handwritten signature in black ink, appearing to be 'Robyn'.

09_13_22_Letter of Opposition_ZC22-036

(Name) William Porter

(Date) Wednesday, September 14, 2022

Address 2506 Twelve Oaks Ln
Colleyville

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com

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 - B. Young children walking and biking to school are at risk with an increase in traffic;
 - C. Increased traffic on Pool Road impacts Glenhope Elementary, Cross Timbers Middle School, Grapevine High School, 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 green space 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 is 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 in the area. 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 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 9 of the 21 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 rezone this land.

Sincerely,

Signature

W.G. Porter

09_13_22_Letter of Opposition_ZC22-036

(Name) Alex Alvarado

(Date) Wednesday, September 14, 2022

Address 2407 Twelve Oaks Lane
Colleyville, TX 76034

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com

Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R,
Previously Known as Case ZC22-029

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 is a nuisance and reduces the enjoyment of property;
 - B. Young children walking and biking to school are at risk with an increase in traffic;
 - C. Increased traffic on Pool Road impacts Glenhope Elementary, Cross Timbers Middle School, Grapevine High School, 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 green space 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 is 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 in the area. 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 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 9 of the 21 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 rezone this land.

Sincerely,

Signature

A handwritten signature in black ink, appearing to read 'Aslam' with a stylized flourish at the end.

Andrea Keyes (Name)
16906 Longwood Dr (Street Address)
Colleyville TX (City, State, Zip)

9/18/22 (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,

Andrea Keyes
Signature

9/18/22
Signature

Letter of Opposition_ZC22-036

Community Development

City of Colleyville

100 Main St.

Colleyville, TX 76034

bbryner@colleyville.com

Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R, Previously Known as Case ZC22-029

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

1. Increased traffic is a nuisance and reduces the enjoyment of property;
2. Young children walking and biking to school are at risk with an increase in traffic;
3. Increased traffic on Pool Road impacts Glenhope Elementary, Cross Timbers Middle School, Grapevine High School, and nearby neighborhoods.

2. Drainage and flood plain concerns

1. 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

1. Removal of mature oak trees and green space detracts from the City of Colleyville.

4. Colleyville Comprehensive Plan concerns

1. The proposed Wilkes Knoll neighborhood negatively impacts Ross Downs Estates;
2. Lot sizes do not meet the minimum 20,000 square foot requirement;
3. Very little greenspace is 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 in the area. 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 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 9 of the 21 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 rezone this land.

Sincerely,

Leisa Waterworth

*Waterworth family
6808 Rockbrook Ct.
Colleyville, TX 76034*

Schaefer (Name)
6803 Atlanta Dr (Street Address)
Colleyville, Tx, 76034 (City, State, Zip)

9-24-2022 (Date)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com

**Re: Letter of Opposition
Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to
PUD-R, Previously Known as Case ZC22-029**

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 is a nuisance and reduces enjoyment of property;
 - b. Young children walking and biking to school are at risk with an increase in traffic;
 - c. Increased traffic on Pool Road impacts Glenhope Elementary, Cross Timbers Middle School, Grapevine High School, and nearby neighborhoods.
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 - 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 in the area. 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 9 of the 21 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

09_13_22_Letter of Opposition_ZC22-036

(Name) Don and Tracy Dunn

(Date) Saturday, September 17, 2022

Address 6915 Meade Drive
Collwyville TX 76034

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com

Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R,
Previously Known as Case ZC22-029

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. Building within a 100-year flood plain that includes Big Bear Creek endangers residents and exposes them to flooding and drainage problems.
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 - A. Removal of mature oak trees and green space 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 is 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 in the area. 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 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 9 of the 21 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 rezone this land.

Sincerely,

Signature

Don Jones

Signature

J. Jones

09_13_22_Letter of Opposition_ZC22-036

(Name) David Hays

(Date) Wednesday, September 21, 2022

Address 6208 connie Ln
Colleyville

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com

Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R,
Previously Known as Case ZC22-029

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
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 - A. Building within a 100-year flood plain that includes Big Bear Creek endangers residents and exposes them to flooding and drainage problems.
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 - A. Removal of mature oak trees and green space 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 is 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 in the area. 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 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 9 of the 21 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 rezone this land.

Sincerely,

Signature

A stylized handwritten signature consisting of a large, sweeping 'L' shape followed by a horizontal line and a vertical stroke.

Signature

A handwritten signature that appears to read 'Mick' followed by a stylized 'H' or 't' with a vertical line through it.

09_13_22_Letter of Opposition_ZC22-036

(Name) Alison Roberts

(Date) Sunday, September 18, 2022

Address 2302 Woodmoor In
Colleyville, tx, 76034

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com

Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R,
Previously Known as Case ZC22-029

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. Increased traffic is a nuisance and reduces the enjoyment of property;
 - B. Young children walking and biking to school are at risk with an increase in traffic;
 - C. Increased traffic on Pool Road impacts Glenhope Elementary, Cross Timbers Middle School, Grapevine High School, and nearby neighborhoods.
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 - A. Building within a 100-year flood plain that includes Big Bear Creek endangers residents and exposes them to flooding and drainage problems.
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 - A. Removal of mature oak trees and green space detracts from the City of Colleyville.
4. Colleyville Comprehensive Plan concerns
 - A. The proposed Wilkes Knoll neighborhood negatively impacts Ross Downs Estates;
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 - C. Very little greenspace is 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 in the area. 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 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 9 of the 21 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 rezone this land.

Sincerely,

Signature

Alison Rose

Signature

Alison Rose

09_13_22_Letter of Opposition_ZC22-036

(Name) Jennifer Bohannon

(Date) Tuesday, September 20, 2022

Address 6605 Atlanta Drive
76034

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com

Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R, Previously Known as Case ZC22-029

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 is a nuisance and reduces the enjoyment of property;
 - B. Young children walking and biking to school are at risk with an increase in traffic;
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 - 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 green space 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 is 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 in the area. 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 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 9 of the 21 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 rezone this land.

Sincerely,

Signature

J. B. L.

Signature

J. B. L.

09_13_22_Letter of Opposition_ZC22-036

(Name) Dori and Tim Freeman

(Date) Tuesday, September 20, 2022

Address 6706 Carriage Lane
Colleyville, TX 76034

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com

Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R,
Previously Known as Case ZC22-029

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. 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 green space 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 is 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 in the area. 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 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 9 of the 21 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 rezone this land.

Sincerely,

Signature

Alpha

Signature

Tim

09_13_22_Letter of Opposition_ZC22-036

(Name) Anne-Marie Apaliski

(Date) Saturday, September 17, 2022

Address 2003 Reynolds Drive, Colleyville TX
Colleyville

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com

Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R,
Previously Known as Case ZC22-029

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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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 green space 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 is 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 in the area. 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 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 9 of the 21 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 rezone this land.

Sincerely,

Signature

Amrutha Kulkarni

09_13_22_Letter of Opposition_ZC22-036

(Name) Brian Edwards

(Date) Thursday, September 22, 2022

Address 2401 Twelve Oaks Ln.
Colleyville, TX 76034

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com

Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R,
Previously Known as Case ZC22-029

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
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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 in the area. 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 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 9 of the 21 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 rezone this land.

Sincerely,

Signature

A handwritten signature in black ink, consisting of stylized, overlapping letters that appear to be 'BE' or similar.

09_13_22_Letter of Opposition_ZC22-036

(Name) Pedro Montemayor

(Date) Tuesday, September 20, 2022

Address 6609 Kennedy Drive
Colleyville, TX, 76034

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com

Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R,
Previously Known as Case ZC22-029

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,

Signature

Carl

Signature

Curf

09_13_22_Letter of Opposition_ZC22-036

(Name) Colleen Scanland
(Date) Monday, September 19, 2022
Address 2008 Frances Dr
Colleyville Tx 76034

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com

Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R, Previously Known as Case ZC22-029

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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 - B. Lot sizes do not meet the minimum 20,000 square foot requirement;
 - C. Very little greenspace is 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 in the area. 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 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 9 of the 21 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 rezone this land.

Sincerely,

Signature

Colin Seal

Signature

/

Shelley Hennessee
Filippo Ricchiardone
2400 Wilkes Dr.
Colleyville, TX 76034

September 26, 2022

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com

**Re: Letter of Opposition
Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to
PUD-R, Previously Known as Case ZC22-029**

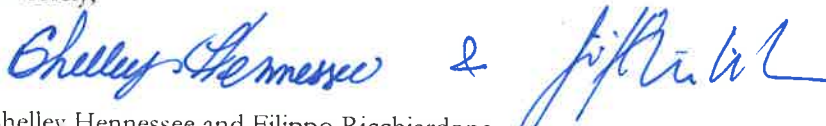
Dear Mr. Bryner:

I am writing to express my opposition to the request to rezone the 13.89-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 is a nuisance and reduces enjoyment of property;
 - b. Young children walking and biking to school are at risk with an increase in traffic;
 - c. Increased traffic on Pool Road impacts Glenhope Elementary, Cross Timbers Middle School, Grapevine High School, 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 in the area. 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 9 of the 21 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,


Shelley Hennessee and Filippo Ricchiardone

David & Nancy Kirkpatrick
2403 Wilkes Dr. (Street Address)

Colleyville, TX 76034 (City, State, Zip)

10/01/2022 10-1-22 (Date)

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

**Re: Letter of Opposition
Zoning Case ZC22-036, 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 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 Cross Timbers Middle School and 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

09_13_22_Letter of Opposition_ZC22-036

(Name) Salvatore and Sharon DeLuca

(Date) Wednesday, September 28, 2022

Address 2404 Wilkes Drive

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com

Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R, Previously Known as Case ZC22-029

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Sincerely,

Salvatore J De Luca

Sharon De Luca

09_13_22_Letter of Opposition_ZC22-036

(Name) Bryce & Ashley Stone

(Date) Monday, September 26, 2022

Address 6802 Rockbrook Ct
Colleyville

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com

Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R, Previously Known as Case ZC22-029

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 - A. The proposed Wilkes Knoll neighborhood negatively impacts Ross Downs Estates;
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Sincerely,

Signature

A handwritten signature in black ink, appearing to be 'Bryce', written in a cursive style.

Signature

A handwritten signature in black ink, appearing to be 'Alex', written in a cursive style.

09_13_22_Letter of Opposition_ZC22-036

(Name) Brian Stewart

(Date) Tuesday, September 27, 2022

Address 2502 Twelve Oaks Lane
Colleyville, TX 76034

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com

Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R, Previously Known as Case ZC22-029

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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 in the area. 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 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 9 of the 21 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 rezone this land.

Sincerely,

Signature

BS

Signature

WS

Friday, September 30, 2022

09_13_22_Letter of Opposition_ZC22-036

(Name) Charles C. Anderson
(Date) Friday, September 30, 2022
Address 2414 Wilkes Dr.
76034

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com

Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R, Previously Known as Case ZC22-029

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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;
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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 in the area. 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 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 9 of the 21 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 rezone this land.

Sincerely,

Signature



Dakari Hill

From: Ben Bryner
Sent: Wednesday, October 5, 2022 11:50 AM
To: Jackie Reyff; Dakari Hill
Subject: FW: Wilkes Knoll opposition

From: CHARLES C ANDERSON <[REDACTED]>
Sent: Wednesday, October 5, 2022 11:38 AM
To: Ben Bryner <BBryner@colleyville.com>
Subject: Wilkes Knoll opposition

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, including Pool Rd weren’t planned for additional density of 21 houses, their families and their many vehicles. I have 2 daughters, in addition to many other children residing in the neighborhood; additional traffic = additional potential safety issues. [1]
[SEP]

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.

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

- **Colleyville home inventory** currently per [Realtor.com](https://www.realtor.com); well over 100 houses are currently on the market. We don't need 21 more!
- **City Resources**, essential services will be negatively affected by 21 additional homes/families/visitors.
- **Easements**: if zoning *is changed*, lot #1 needs to be a landscape easement = green space.
- **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 benefit from the original flora and fauna, nature, that is becoming rarer and rarer.....in our town.

SUGGESTION: 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, I have witnessed on the proposed development property, foxes, coyotes, raccoons, armadillos, possums, snakes, owls, hawks, egrets and most recently a mother bobcat raising three cubs. Additionally, a mountain lion has been seen here in the past 12 months by original property development owner Joan Losey.

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

CONSIDER:

- **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)
- **Why** does the Council and Board feel there is a **NEED** to change zoning from its current agricultural status and accommodate 21 houses?

I do not believe this dense, 21 unit development is a net benefit for the citizens of Colleyville.

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. I am hopeful that the Council and P & Z are not just a "rubber stamp" for the developer, but rather carefully and legitimately evaluates the concerns raised in this letter as well as those expressed by others in the neighborhood.

Respectfully,

Charles C. Anderson

[REDACTED]

cell: 817-235-9607

09_13_22_Letter of Opposition_ZC22-036

(Name) GUY WILLINGHAM
(Date) Monday, April 4, 1955
Address 6808 Kennedy Dr
Colleyville

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com

Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R, Previously Known as Case ZC22-029

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 is a nuisance and reduces the enjoyment of property;
 - B. Young children walking and biking to school are at risk with an increase in traffic;
 - C. Increased traffic on Pool Road impacts Glenhope Elementary, Cross Timbers Middle School, Grapevine High School, 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 green space detracts from the City of Colleyville.
4. Colleyville Comprehensive Plan concerns
 - A. The proposed Wilkes Knoll neighborhood negatively impacts Ross Downs Estates;
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Sincerely,

Signature



09_13_22_Letter of Opposition_ZC22-036

(Name) Julia keeley

(Date) Monday, September 26, 2022

Address 6610 Meade drive, colleyville tx 76034
76034

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com

Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R,
Previously Known as Case ZC22-029

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Sincerely,

Signature

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Signature

A handwritten signature in blue ink, featuring a large loop at the top and a horizontal line across the middle.

09_13_22_Letter of Opposition_ZC22-036

(Name) June & Michael Vanzant
(Date) Friday, September 30, 2022
Address 2412 Wilkes Drive
Colleyville, TX 76034

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com

Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R, Previously Known as Case ZC22-029

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Sincerely,

Signature



Signature

A handwritten signature in black ink, consisting of stylized, overlapping loops and lines.

09_13_22_Letter of Opposition_ZC22-036

(Name)

Ramiz Kaiser

(Date)

Tuesday, September 27, 2022

Address

6609 Carriage Dr
Colleyville TX 76034

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com

Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R, Previously Known as Case ZC22-029

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Sincerely,

Signature



Signature

A handwritten signature in black ink, appearing to be 'Randy', with a vertical line extending upwards from the right side of the name.

09_13_22_Letter of Opposition_ZC22-036

(Name) Rob Williky
(Date) Wednesday, September 28, 2022
Address 2308 Wilkes Dr
Colleyville

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com

Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R, Previously Known as Case ZC22-029

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Sincerely,

Signature



09_13_22_Letter of Opposition_ZC22-036

(Name) Sandra Robertson
(Date) Friday, September 30, 2022
Address 2415 Wilkes Drive
76034

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com

Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R, Previously Known as Case ZC22-029

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 - 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 green space 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 is 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 in the area. 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 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 9 of the 21 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 rezone this land.

Sincerely,

Signature



Signature

Banyo K

09_13_22_Letter of Opposition_ZC22-036

(Name)

Dan Robinson

(Date)

Sunday, October 2, 2022

Address

6802 India Court
Colleyville, TX 76034

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com

Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R, Previously Known as Case ZC22-029

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. Increased traffic is a nuisance and reduces the enjoyment of property;
 - B. Young children walking and biking to school are at risk with an increase in traffic;
 - C. Increased traffic on Pool Road impacts Glenhope Elementary, Cross Timbers Middle School, Grapevine High School, and nearby neighborhoods.
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Sincerely,

Signature



Victoria L. Heminger (Name)
1804 Pool Street (Street Address)
Colleyville TX 76034 (City, State, Zip)

Oct 2, 2022 (Date)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com

Re: **Letter of Opposition**
Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to
PUD-R, Previously Known as Case ZC22-029

Dear Madam or Sir:

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Sincerely,

Victoria L. Heminger
Signature

Signature

Dale and Sue Abshire (Name)

10-03-2022 (Date)

2606 Twelve Oaks Ln. (Street Address)

Colleyville, Tx 76034 (City, State, Zip)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com

**Re: Letter of Opposition
Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to
PUD-R, Previously Known as Case ZC22-029**

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Sincerely,

Dale and Sue Abshire
Signature

Sue Abshire
Signature

Randall + Angele Richard
(Name)

10/3/22 (Date)

6709 India Ct.
(Street Address)

Colleyville TX 76034
(City, State, Zip)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com

Re: Letter of Opposition
Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to
PUD-R, Previously Known as Case ZC22-029

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Sincerely,

Randall Richard
Signature

Angele Richard
Signature

ANDREW GASKA (Name)

10/3/2022 (Date)

6801 INDIA CT (Street Address)
COLLEYVILLE TX 76034 (City, State, Zip)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com

**Re: Letter of Opposition
Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to
PUD-R, Previously Known as Case ZC22-029**

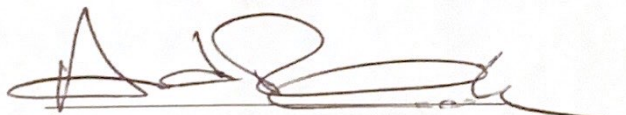
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Sincerely,


Signature

Signature

Karen? Dennis Trimble (Name)

10-3-22 (Date)

6803 India Ct (Street Address)

Colleyville, TX 76034 (City, State, Zip)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com

Re: Letter of Opposition
Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to
PUD-R, Previously Known as Case ZC22-029

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Sincerely,

Karen H. Trimble
Signature

Dennis B. Trimble
Signature

Jane Daulerio (Name)

10/3/22 (Date)

2603 Twelve Oaks Ln (Street Address)

Colleyville, TX 76034 (City, State, Zip)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com

**Re: Letter of Opposition
Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to
PUD-R, Previously Known as Case ZC22-029**

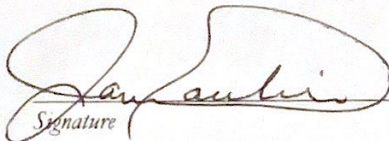
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Sincerely,


Signature

Signature

Don + Jenifer Neal (Name)

10/3/22 (Date)

2501 Twelve Oaks Ln (Street Address)

Colleyville, TX 76034 (City, State, Zip)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com

Re: Letter of Opposition
Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to
PUD-R, Previously Known as Case ZC22-029

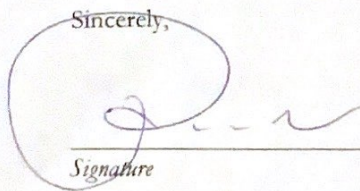
Dear Madam or Sir:

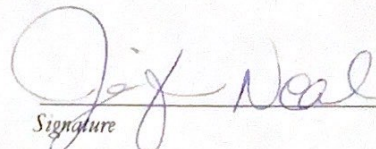
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Sincerely,


Signature


Signature

PAUL TICHACEK (Name)
2403 120th Ln (Street Address)
Colley 76034 (City, State, Zip)

10/3/22 (Date)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com

Re: Letter of Opposition
Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to
PUD-R, Previously Known as Case ZC22-029

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Sincerely,


Signature

Signature

Henry Jordan (Name)
2305 Wilkes Oaks Ln. (Street Address)
Colleyville, TX 76034 (City, State, Zip)

10/3/22 (Date)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com

Re: Letter of Opposition
Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to
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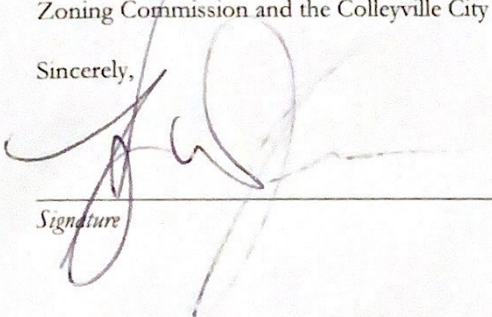
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Sincerely,


Signature

Signature

Jared & Angie Coussell (Name)
2600 Twelve Oaks Ln (Street Address)
Colleyville TX 76034 (City, State, Zip)

10/3/22 (Date)

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com

**Re: Letter of Opposition
Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to
PUD-R, Previously Known as Case ZC22-029**

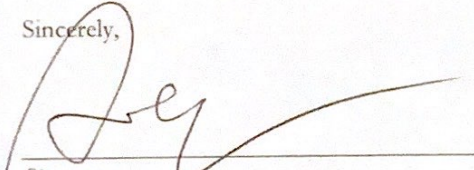
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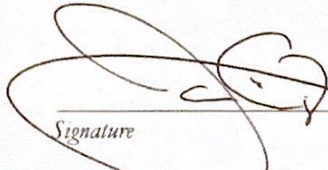
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Sincerely,


Signature


Signature

09_13_22_Letter of Opposition_ZC22-036

(Name) Paul Cook
(Date) Tuesday, October 4, 2022
Address 2411 Wilkes Dr
76034

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com

Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R, Previously Known as Case ZC22-029

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Sincerely,

Signature



Signature

A handwritten signature in black ink, appearing to be 'S. J. K.' or similar, written in a cursive style.

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com
Re: Letter of Approval

Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive from AG to PUD-R, Previously Known as Case ZC22-029

Dear Madam or Sir:

I am writing to express that I have reconsidered my opposition to the request to rezone the 12-acre lot and newly acquired adjacent property, and now **have no opposition** to the proposed development located at 2417 Wilkes Drive, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

After meeting with the developer and their engineers, I believe they have addressed the bulk of my concerns.

1. They are offering a twenty-five-foot tree preservation buffer for all lots adjoining Twelve Oaks Lane, and will include this in the CC&R.
2. They are completing a tree survey and intend to save as many trees as possible.
3. Traffic in and out of "The Bluffs at Colleyville" will be onto Pool Road and have limited impact on the residents of Ross Downs.
4. The developer and their engineers are willing to work with any Ross Downs resident that could be impacted based on grade changes to come to an acceptable compromise.
5. When Ross Downs was developed, existing wildlife was pushed onto the proposed property and further down to Bear Creek and toward Parr Park in Grapevine. To object to this development because of the wildlife push would be hypocritical.

As a resident living in the "blue zone" I have no objection to the proposed zoning change.

Sincerely,



Robert Egan
2410 Twelve Oaks Lane

ORDINANCE O-22-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 13.89 ACRES BEING TRACT 1B1, 1C1, 1B2, AND 1B3, ABSTRACT 294, ROBERT CHOWNING SURVEY, AND LOT 1, BLOCK 1, CERO ADDITION, LOCATED AT 2417 WILKES DRIVE AND 6900 POOL ROAD FROM THE AG AGRICULTURAL DISTRICT AND RE SINGLE FAMILY 'ESTATE' RESIDENTIAL 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. ZC22-036; 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 13.89 acres, being Tract 1B1, 1C1, 1B2, and 1B3, Abstract 294, Robert Chowning Survey, and Lot 1, Block 1, Cero Addition, located at 2417 Wilkes Drive and 6900 Pool Road

from the AG Agricultural district and RE Single Family 'Estate' 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 20,015 s.f.
- b. Minimum Lot Width Eighty feet (80') measured at the building setback line, except pie-shaped cul-de-sac lots, 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 20.66% 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 The Bluffs at Colleyville 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 1st day of November 2022.

The second reading and public hearing being conducted on the 15th day of November 2022.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF COLLEYVILLE, TEXAS, ON THIS THE 15TH DAY OF NOVEMBER 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

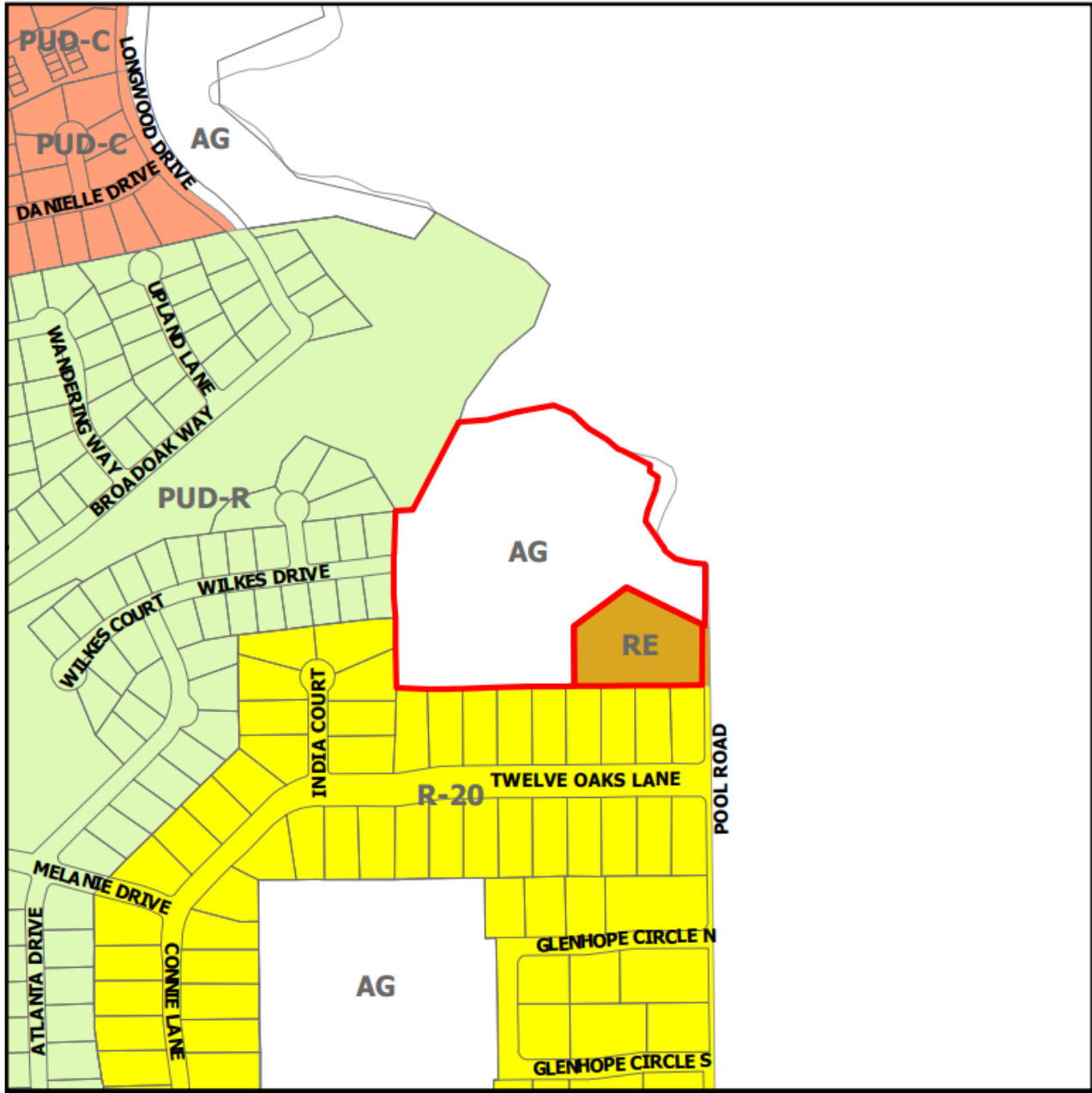


Exhibit “B” – Statement of Planning Objectives

The Bluffs at Colleyville

Colleyville, Texas

Zoning Narrative –30 SEPT 2022

WillowTree Development, LLC, Developer

Sage Group, Inc., Land Planner

Statement of Planning Objectives

The Bluffs at Colleyville 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 approximately 14 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 currently 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 half-acre lots; all lots will meet the minimum of 20,000 sf. We have designed the project to be compatible and in harmony with our adjacent neighbors, comply with the requirements of the PUD-R Ordinance, and to be consistent with the city’s Comprehensive Plan. Overall density is 1.37 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 currently only has one point of street access, determined when Ross Downs was approved and developed. Wilkes Drive currently dead-ends into the property on the west side. After discussions with the neighbors along Wilkes Dr. and elsewhere in Ross Downs- and hearing their concerns of having additional traffic along those streets, an additional property was acquired which will allow access directly from Pool Road. Because of this, we can implement an “emergency only” access at Wilkes Drive, thereby putting no additional traffic on Wilkes Drive and other Ross Downs streets.

The residences planned for The Bluffs at Colleyville 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.

The Bluffs at Colleyville 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, allowing pedestrian connections to other neighborhoods, schools and other facilities 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

The Bluffs at Colleyville 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

The Bluffs at Colleyville will have a total of nineteen (19) homes, each with an estimated average value upon completion of \$2,000,000, resulting in an overall tax base of over \$42,000,000. At the current tax rate of 2.2221%, the total taxes generated from the development are projected to be \$845,000, with over \$117,000 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:	20,000 s.f. (Average about 21,354 s.f.)
Minimum Lot Width:	Eighty feet (80') measured at the building setback line, except pie-shaped cul-de-sac lots, 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 25'.
Street Standards:	The streets within The Bluffs at Colleyville 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 The Bluffs at Colleyville 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 The Bluffs at Colleyville 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 The Bluffs at Colleyville 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.
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Signage:	A monument sign identifying the subdivision shall be built at the entry from Pool Road.
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