



City of Colleyville Planning and Zoning Commission Agenda

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

Monday, November 14, 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 GROVES
PLEDGE OF ALLEGIANCE**

1. APPROVAL OF MINUTES

- 1a** Planning and Zoning Commission Meeting Minutes - October 10, 2022
Planning and Zoning Commission Worksession Minutes - October 24, 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 TABLED FROM THE OCTOBER 10, 2022 PLANNING AND ZONING COMMISSION MEETING. APPLICANT REQUESTS TO TABLE TO THE JANUARY 9, 2023 PLANNING AND ZONING COMMISSION MEETING
- 2b** 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, TABLED FROM THE OCTOBER 10, 2022 PLANNING AND ZONING COMMISSION MEETING
- 2c** Consideration of a Special Use Permit for an accessory dwelling to exceed the maximum size allowed on Lot 1, Block 1, Kramer Addition - Colleyville, located at 312 White Drive, Case ZC22-037
- 2d** Consideration of an amendment to the existing PUD-C Planned Unit Development - Commercial district ordinance for the Winding Creek Addition, specifically for Lots 2R and 3R, Block 1, located at 6408 and 6500 Colleyville Boulevard, Case ZC22-038

3. CITIZEN COMMENTS

4. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards November 11, 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
www.colleyville.com

Agenda Number 1a	Agenda Date 11/14/2022	Number
Type Approval of Minutes		
Department Planning and Zoning Commission		

Title

Planning and Zoning Commission Meeting Minutes - October 10, 2022
Planning and Zoning Commission Worksession Minutes - October 24, 2022

Explanation

Approval of minutes from the October 10, 2022 Planning and Zoning Commission Meeting and the October 24, 2022 Planning and Zoning Commission Worksession.

Recommendation

Approve

Attachments

1. October 10, 2022 P&Z Minutes
2. October 24, 2022 P&Z Minutes



City of Colleyville Planning and Zoning Commission Minutes

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

Monday, October 10, 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 October 10, 2022, at 6:15 p.m.

Roll Call

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

Absent: Tim Raine

Staff Present: Ben Bryner, Larry Wright, Rob McKeown, Jeremy T. Lewis, Jacquelyn Reyff, and Dakari Hill

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 6:28 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 October 10, 2022, at 7:00 p.m.

Roll Call

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

Absent: Tim Raine

Staff Present: Ben Bryner, Larry Wright, Rob McKeown, Jeremy T. Lewis, Jacquelyn Reyff, and Dakari Hill

1. APPROVAL OF MINUTES

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

Commissioner Richardson made a motion to approve the September 12, 2022 Planning and Zoning Commission Meeting Minutes and the September 26, 2022 Planning and Zoning Worksession Minutes. Commissioner Linn seconded the motion.

The motion was carried by the following vote:

**Aye: 6 – Groves, Williamson, Syed, Linn, Bevill, and Richardson
Nay: 0**

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

Commissioner Syed made a motion to table Case ZC22-034 to the November 14, 2022 Planning and Zoning Commission Meeting. Commissioner Williamson seconded the motion.

The motion was carried by the following vote:

**Aye: 6 – Groves, Williamson, Syed, Linn, Bevill, and Richardson
Nay: 0**

- 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

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Paul Garcia, 5027 Windsor Forest Trail, Keller, TX, came forward and expressed to the Commission that the property is too difficult to develop

as a commercial property.

Mr. Garcia answered questions of the Commission regarding the obstacles of the property being zoned commercial, the current occupancy of the property, and potential plans to remodel the existing home on the property.

Staff answered questions of the Commission regarding residential occupancy on commercially zoned properties.

The public hearing was open at 7:12 p.m.

With no one wishing to speak, the public hearing was closed at 7:12 p.m.

**Commissioner Syed made a motion to approve Case ZC22-035.
Commissioner Williamson seconded the motion.**

The motion was carried by the following vote:

**Aye: 5 – Williamson, Syed, Linn, Bevill, and Richardson
Nay: 1 – Groves**

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

Jacquelyn Reyff presented the item and briefed the Commission.

An associate of the applicant, Will Swinnea, 4060 Bryant Irvin Road, Fort Worth, TX, came forward and answered questions of the Commission regarding addressing the concerns of neighboring residential areas and the proposed driveway placement.

The public hearing was open at 7:20 p.m.

With no one wishing to speak, the public hearing was closed at 7:20 p.m.

**Commissioner Williamson made a motion to approve Case PC22-016.
Commissioner Groves seconded the motion.**

The motion was carried by the following vote:

**Aye: 6 – Groves, Williamson, Syed, Linn, Bevill, and Richardson
Nay: 0**

- 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 Chowing 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.

The applicant, Curtis Young, 8003 Jefferson Circle, Colleyville, TX, came forward and expressed to the Commission that the updated development proposal addressed concerns regarding access to the development, minimum lot size, and drainage.

Mr. Young answered questions of the Commission regarding the potential installation of a residential walking trail and drainage.

Staff answered questions of the Commission regarding acceptable drainage practices.

Mr. Young came forward and answered questions of the Commission regarding tree preservation.

The public hearing was open at 8:02 p.m.

Robert Egan, 2410 Twelve Oaks Drive, Colleyville, TX, came forward and spoke in support of the case. Mr. Egan expressed that development of the area is inevitable and the developer listened to the concerns of residents.

Bo Bottger, 6800 Atlanta Drive, Colleyville, TX, came forward and spoke in opposition to the case. Mrs. Bottger expressed concerns regarding tree preservation, erosion, and overloading Bear Creek with drainage.

Charles Anderson, 2414 Wilkes Drive, Colleyville, TX, came forward and spoke in opposition to the case. Mr. Anderson expressed concerns regarding environment protection, safety, and open space.

Sal & Sharon DeLuca, 2404 Wilkes Drive, Colleyville, TX, came forward and spoke in opposition to the case. Mr. and Mrs. DeLuca expressed concerns regarding the number of proposed lots and the leveling of the development site.

Leisa Waterworth, 6808 Rockbrook Court, Colleyville, TX, came forward and spoke in opposition to the case. Mrs. Waterworth expressed concerns regarding

lack of country feel, lack of green space, and drainage.

Tim Waterworth, 6808 Rockbrook Court, Colleyville, TX, came forward and spoke in opposition to the case. Mr. Waterworth expressed concerns regarding drainage, environmental sustainability, and the development's incompatibility with the Comprehensive Plan.

Shelley Hennessee, 2400 Wilkes Drive, Colleyville, TX, came forward and spoke in opposition to the case. Mrs. Hennessee expressed concerns regarding drainage and safety.

Mike Farrell, 2504 Twelve Oaks Drive, Colleyville, TX, came forward and spoke in opposition to the case. Mr. Farrell expressed concerns regarding tree preservation, drainage, and the number of proposed lots.

Kathy Hadley, 204 Timberline Drive North, Colleyville, TX, came forward and spoke in opposition to the case. Ms. Hadley expressed concern regarding the size of the proposed lots.

Jason Aguirre, 2402 Wilkes Drive, Colleyville, TX, came forward and spoke in opposition to the case. Mr. Aguirre expressed concerns regarding tree preservation and drainage.

Dave Dudziak, 2301 Wilkes Drive, Colleyville, TX, came forward and spoke in support of the case. Mr. Dudziak expressed that a tree preservation study is needed and the property was always intended to be residential.

With no one wishing to speak, the public hearing was closed at 9:00 p.m.

Mr. Young came forward and expressed to the Commission that the proposed development is less dense than surrounding subdivisions, Pool Road is a major thoroughfare that can handle the increased traffic, and there would be no impact on surrounding properties.

Commissioners Bevill, Groves, Williamson, and Richardson made comments regarding tabling the item to allow for additional information.

Commissioner Syed made a comment regarding density issues.

Mr. Young answered questions of the Commission regarding the proposed development being public or private, potentially incorporating restrictive covenants, and tree preservation.

**Commissioner Richardson made a motion to table Case ZC22-036.
Commissioner Linn seconded the motion.**

The motion was carried by the following vote:

Aye: 5 – Groves, Syed, Linn, Bevill, and Richardson

Nay: 1 – Williamson

3. CITIZEN COMMENTS

The public hearing was open at 9:30 p.m.

Kathy Hadley, 204 Timberline Drive North, Colleyville, TX, came forward and expressed to the Commission that new residential development needs to be cognizant of neighboring properties when being constructed.

Bo Bottger, 6800 Atlanta Drive, Colleyville, TX, came forward and expressed to the Commission that they should walk the property on 2417 Wilkes Drive and 6900 Pool Road before making a decision on the case.

With no one wishing to speak, the public hearing was closed at 9:35 p.m.

4. ADJOURNMENT

The meeting adjourned at 9:35 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
Colleyville, Texas 76034
817. 503.1000
www.colleyville.com

Monday, October 24, 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 October 24, 2022, at 6:15 p.m.

Roll Call

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

Absent: Lawrence Williamson

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

Also Present: Attorney, Nicole Corr

2. WORKSESSION AGENDA ITMES

- 2 a** Presentation and discussion of a Special Use Permit for an accessory dwelling to exceed the maximum size allowed on Lot 1, Block 1, Kramer Addition – Colleyville, located at 312 White Drive, Case ZC22-037

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed question of the Commission regarding the size of the dwelling, the classification of an accessory dwelling versus an accessory building, and the change in the fire code.

- 2 b** Presentation and discussion of an amendment to the existing PUD-C Planned Unit Development – Commercial district ordinance for the Winding Creek Addition, specifically for Lots 2R and 3R, Block 1, located at 6408 and 6500 Colleyville Boulevard, Case ZC22-038

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding additional landscaping and a potential drainage easement.

3. ADJOURNMENT

The meeting adjourned at 6:43 p.m.

The minutes were written and prepared by:

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

Dakari Hill
Planner

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



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 2a	Agenda Date 11/14/2022	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 Tabled FROM THE OCTOBER 10, 2022 PLANNING AND ZONING COMMISSION MEETING. APPLICANT REQUESTS TO TABLE TO THE JANUARY 9, 2023 PLANNING AND ZONING COMMISSION MEETING

Explanation

Chardé Perry, the applicant, has submitted a request for a SUP for a massage therapy use on a portion of Lot 18, Village at Colleyville Condos, approximately 0.12 acres, and zoned PUD-C Planned Unit Development-Commercial. The request is to allow for a new business, dé Beauty Spa.

The applicant has not been able to complete the process of getting a license number. Due to this, the applicant is requesting to table until the January 9, 2023 meeting in order to complete the process and acquire the appropriate licensing.

Recommendation

None

Attachments

1. Request to Table

Dakari Hill

From: Jackie Reyff
Sent: Monday, November 7, 2022 2:08 PM
To: Chardé Perry
Cc: Ben Bryner; Dakari Hill
Subject: RE: Case ZC22-034 SUP Massage Therapy

Case ZC22-034 will remain on the table until the January 9, 2023 Planning and Zoning Commission meeting.

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



ATTENTION ALL PUBLIC OFFICIALS: A "Reply to All" of this e-mail could lead to violations of the Texas Open Meeting Act. Please reply only to the sender.

From: Chardé Perry <[REDACTED]>
Sent: Monday, November 7, 2022 2:05 PM
To: Jackie Reyff <JReyff@colleyville.com>
Subject: Re: Case ZC22-034 SUP Massage Therapy

Ok, thanks. I appreciate it. I thought I would have everything ready to go for yall by now but it's been a ride lol.
Thanks again for your help

On Mon, Nov 7, 2022, 2:02 PM Jackie Reyff <JReyff@colleyville.com> wrote:

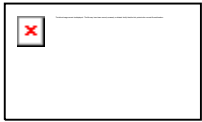
Generally, we try not to keep tabling an item beyond 6 months or so. It's not unreasonable to ask to be tabled to January.

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



ATTENTION ALL PUBLIC OFFICIALS: A "Reply to All" of this e-mail could lead to violations of the Texas Open Meeting Act. Please reply only to the sender.

From: Chardé Perry <[REDACTED]>
Sent: Monday, November 7, 2022 1:59 PM
To: Jackie Reyff <JReyff@colleyville.com>
Subject: Re: Case ZC22-034 SUP Massage Therapy

January. Is it a limite to how long it's on the table? Maybe I started this process too soon.

On Mon, Nov 7, 2022, 1:26 PM Jackie Reyff <JReyff@colleyville.com> wrote:

Ms. Perry,

Ok so there's a couple of options. You may request to continue to table each month or you could table to the January 9, 2023 meeting? Please let me know your preference. 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

ATTENTION ALL PUBLIC OFFICIALS: A "Reply to All" of this e-mail could lead to violations of the Texas Open Meeting Act. Please reply only to the sender.

From: Chardé Perry <[REDACTED]>
Sent: Monday, November 7, 2022 1:16 PM
To: Jackie Reyff <JReyff@colleyville.com>
Cc: Ben Bryner <BBryner@colleyville.com>; Dakari Hill <DHill@colleyville.com>
Subject: Re: Case ZC22-034 SUP Massage Therapy

Thanks for the email. I need to stay on the table. I've had some push backs in the process of getting my license number. I'll stay on the table. I don't predict I'll be ready in December either, but hope is always alive lol.

On Mon, Nov 7, 2022, 10:20 AM Jackie Reyff <JReyff@colleyville.com> wrote:

| Morning Ms. Perry,

We're preparing for the next Planning and Zoning Commission meeting on November 14th and are inquiring about your status? Are you wanting to move forward with Case ZC22-034 or do you wish for it to remain on the table for the meeting on December 12th? Please let me know either by email or phone call at your earliest convenience. 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

ATTENTION ALL PUBLIC OFFICIALS: A "Reply to All" of this e-mail could lead to violations of the Texas Open Meeting Act. Please reply only to the sender.



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 11/14/2022	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, TABLED FROM THE OCTOBER 10, 2022 PLANNING AND ZONING COMMISSION MEETING

Explanation

TABLED FROM THE OCTOBER 10, 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.

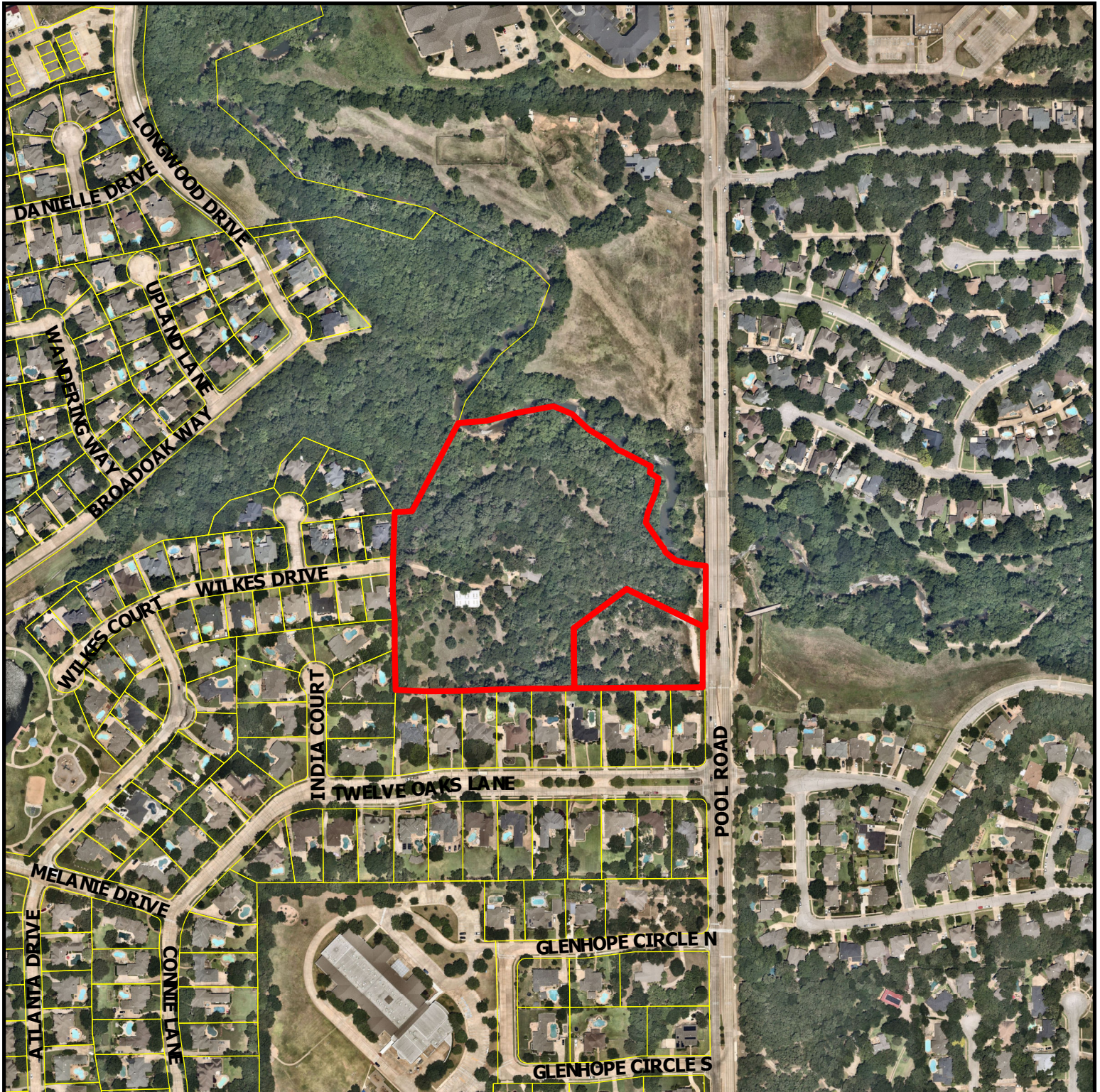
Recommendation

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. Urban Forestry Plan
9. Notification Map
10. Notification Letter
11. Notification List
12. Letters of Opposition
13. Letter of Support
14. Draft Ordinance

Aerial Map

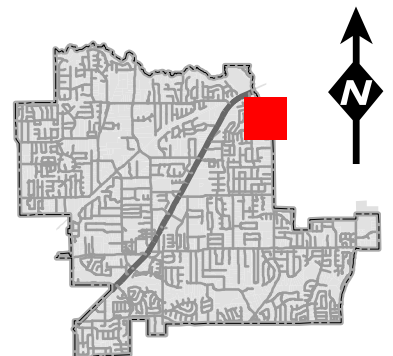


ZC22-036
2417 Wilkes Drive

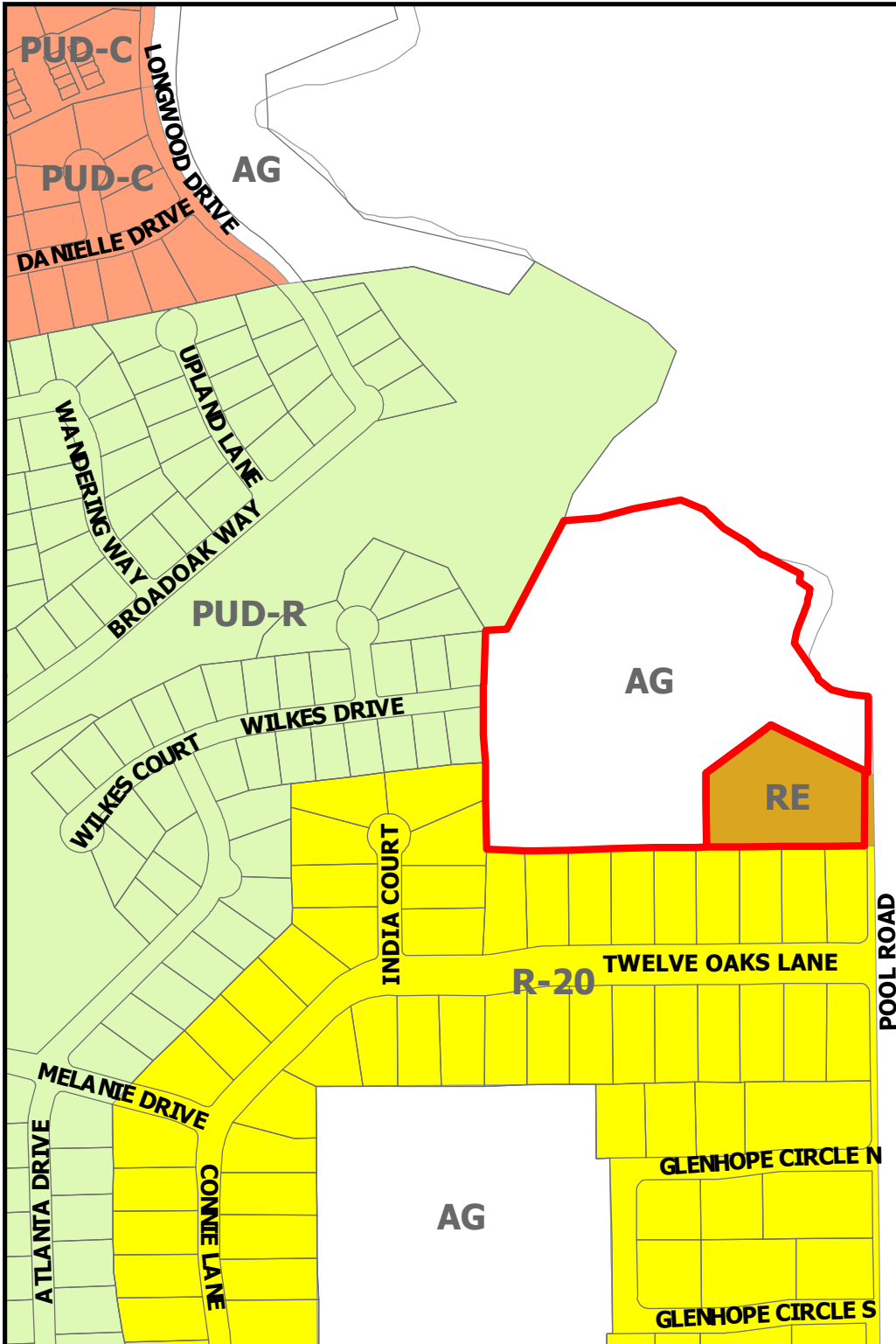
DISCLAIMER:
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances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



Subject Property



Zoning Map



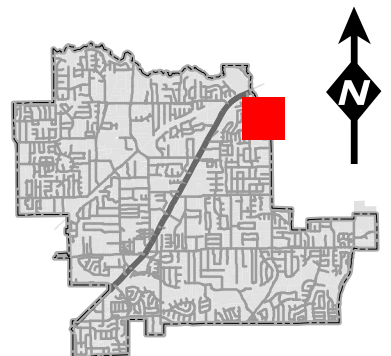
ZC22-036
2417 Wilkes Drive

DISCLAIMER:

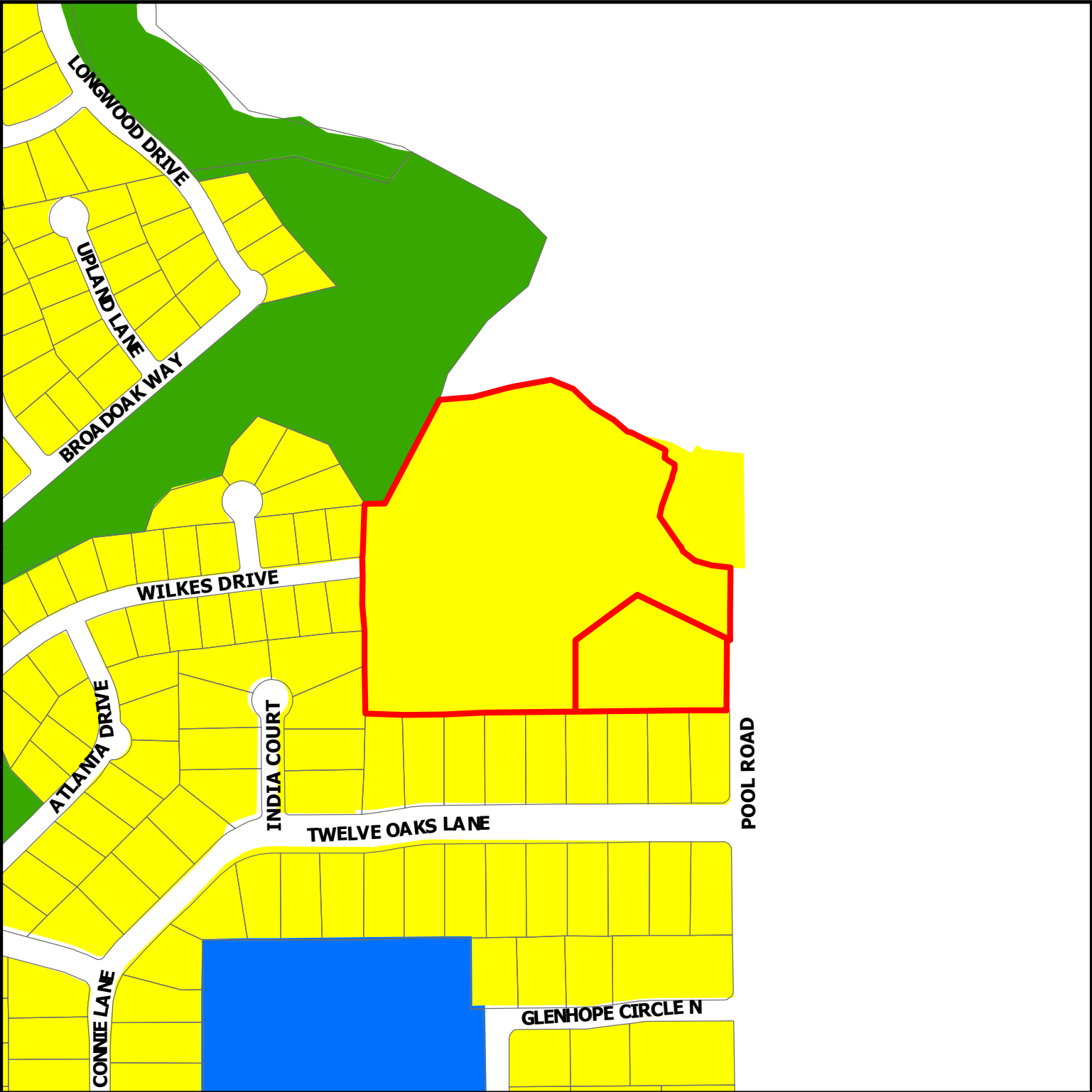
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



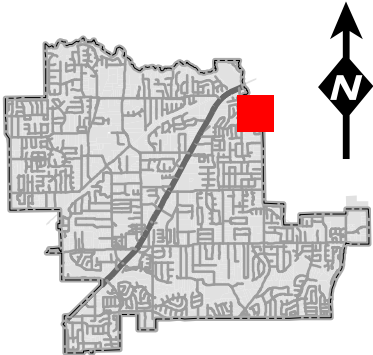
Future Land Use Map



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.

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.

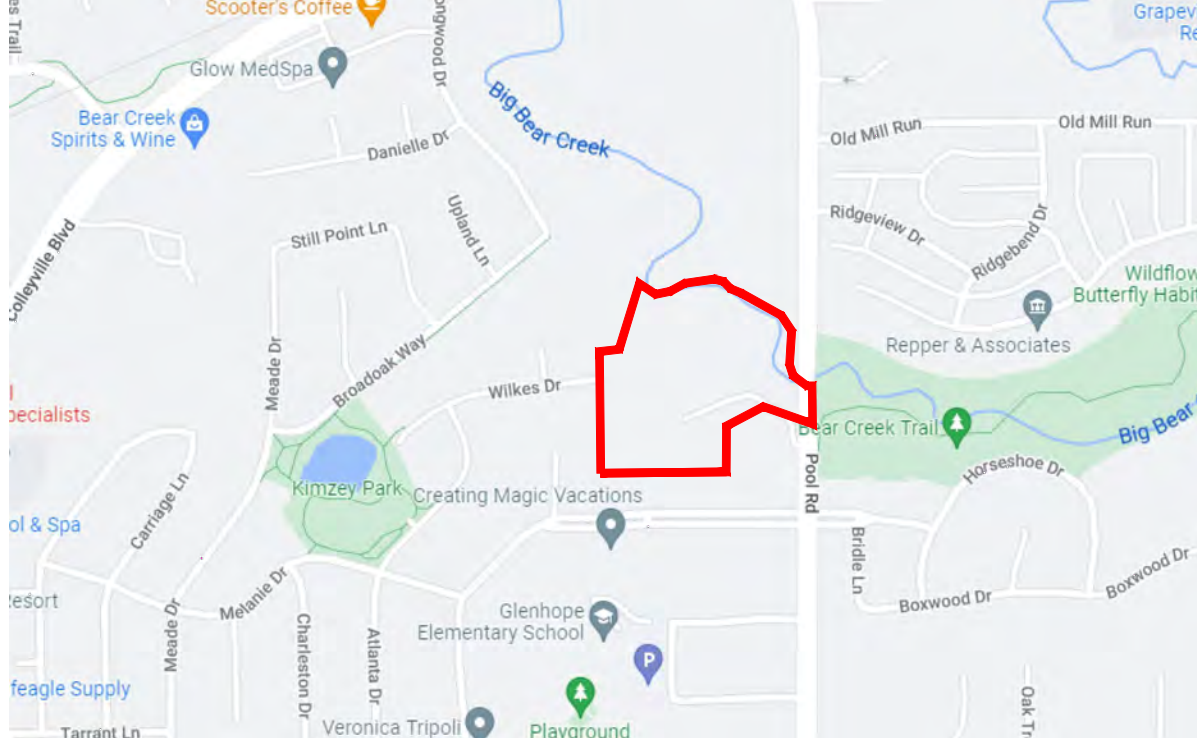
Site Data Summary Chart

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

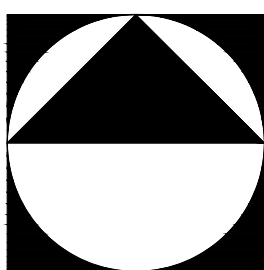
Planner:

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'

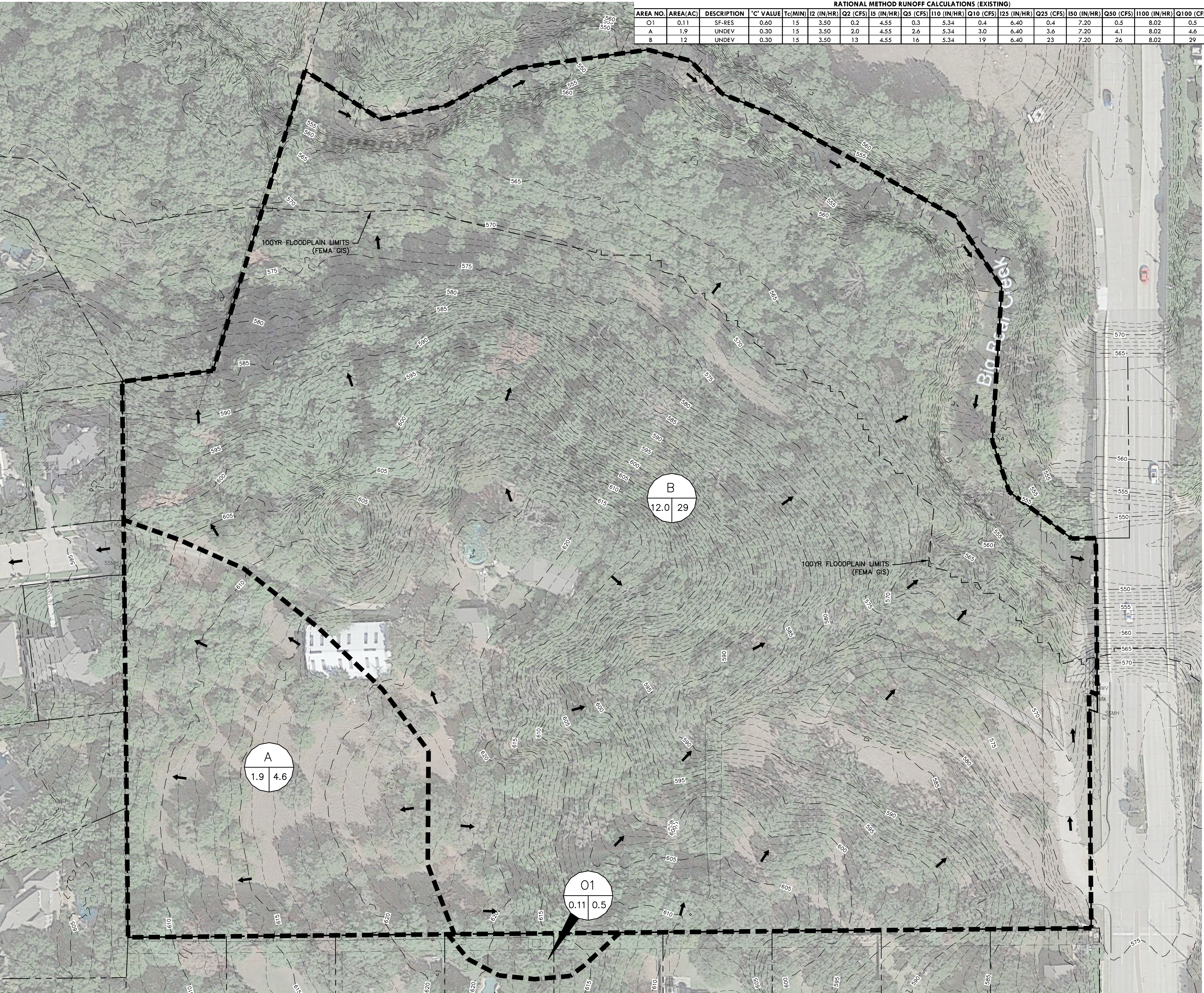
Development Plan

The Bluffs at Colleyville

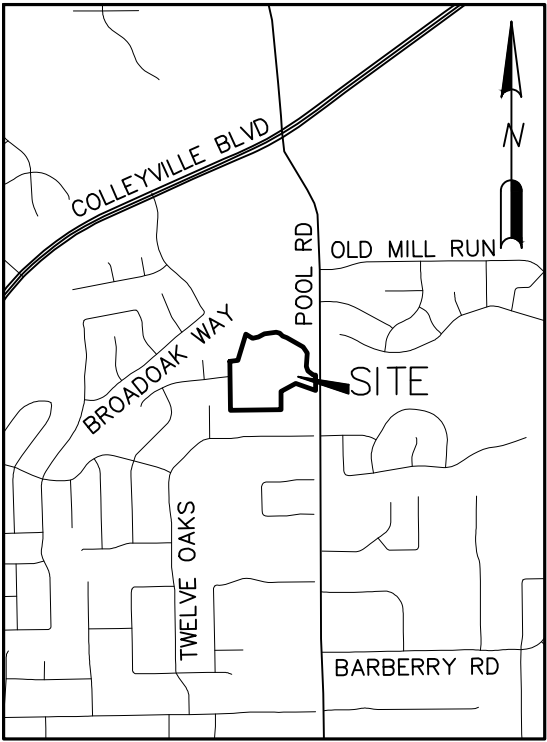
Zoning Exhibit for Zoning Change Request From AG to PUD-R

Colleyville, Tarrant County, Texas

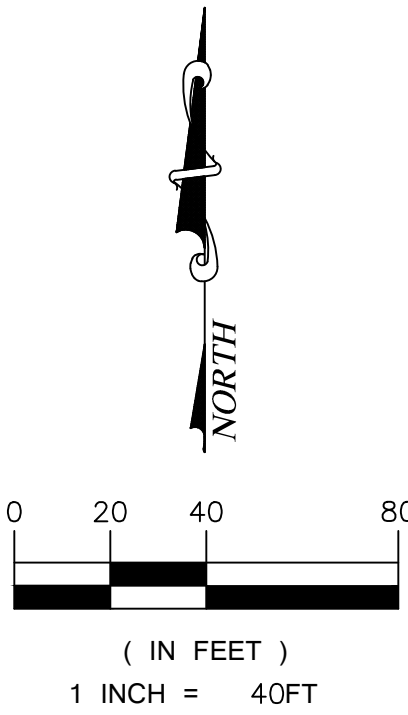




RATIONAL METHOD RUNOFF CALCULATIONS (EXISTING)																	
AREA NO.	AREA (AC)	DESCRIPTION	'C' VALUE	Tc (MIN)	I2 (IN/HR)	Q2 (CFS)	I5 (IN/HR)	Q5 (CFS)	I10 (IN/HR)	Q10 (CFS)	I25 (IN/HR)	Q25 (CFS)	I50 (IN/HR)	Q50 (CFS)	I100 (IN/HR)	Q100 (CFS)	
01	0.11	SF-RES	0.60	15	3.50	0.2	4.55	0.3	5.34	0.4	6.40	0.4	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 92006
SUITE 100
COLLEYVILLE, TX 76032
PHONE (817) 233-2727
FAX (817) 233-2727
ENGINEERING REGISTRATION NUMBER F-23239
PREPARED FOR: CLIENT NAME
CITY TEXAS XXXX
STATE TEXAS XXXX
COUNTY XXXX XXX-XXX-XXXX

EXISTING DRAINAGE PLAN
THE BLUFFS AT COLLEYVILLE
COLLEYVILLE, TEXAS

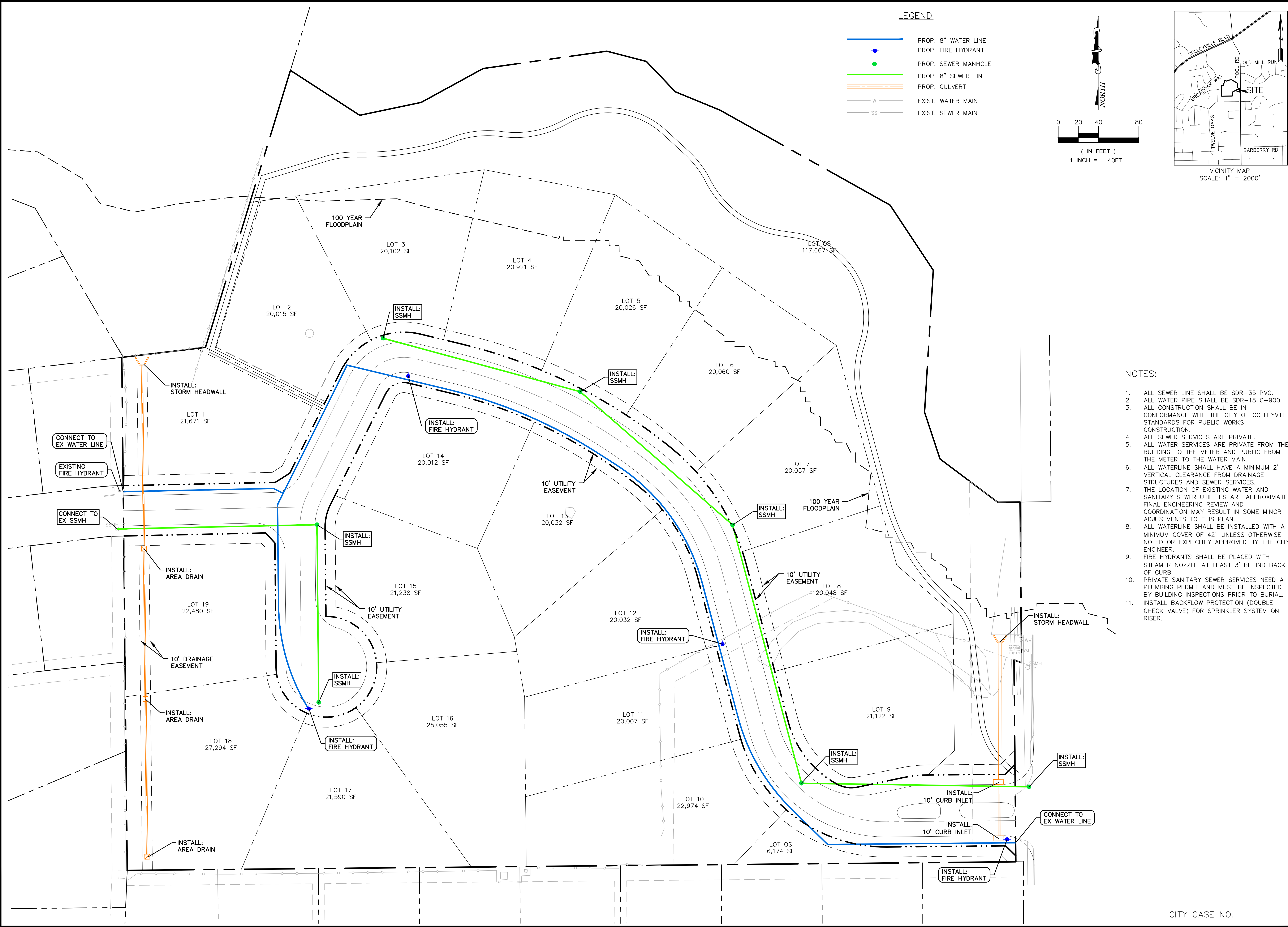
BENCHMARKS:
COLLEYVILLE BM-29
2" BRASS DISC IN CL
INLET IN N. ROW OF
TWELVE OAKS 128' W
OF POOL ROAD & 25.4'
N OF MEDIAN BOC
ELEV = 583.70'
COLLEYVILLE BM-92
2" BRASS DISC IN N
END OF INLET 16.4' W
OF CL OF BROAD OAK ST.
55' S OF CL OF
LONGWOOD ST & 41' SE
OF A FIRE HYDRANT
ELEV = 577.13'

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. ----



REDINGER GROUP, LLC

PO BOX 9204
COLLEYVILLE, TX 76035
PHONE (817) 933-2277
FAX (817) 933-2278
ENGINEERING REGISTRATION NUMBER F-2329

CLAYTON T. REDINGER

Engineer
P.E. No. 97487
Date 8/30/2022

PREPARED FOR:

CLIENT NAME
PROJECT NAME
CITY TEXAS XXXX
XXX XXX-XXXX

NO.

REVISION

BY

DATE

PRELIMINARY UTILITY PLAN
THE BLUFFS AT COLLEYVILLE
COLLEYVILLE, TEXAS

REDINGER GROUP PROJECT No. 1013-01 – SITE PLAN FOR THE BLUFFS AT COLLEYVILLE – COLLEYVILLE, TEXAS

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes

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

SHEET
3

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.

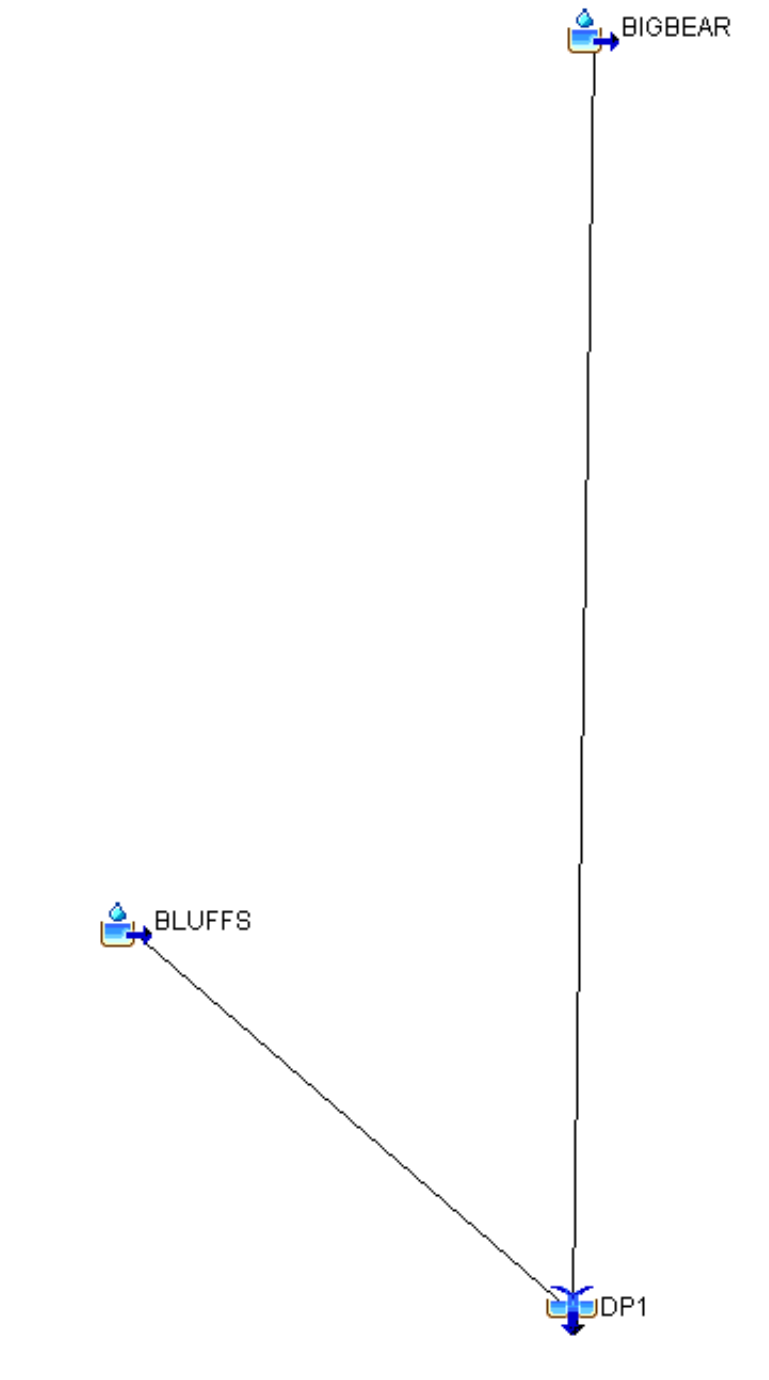
For proposed on-site conditions, Curve Numbers were applied according to the development plan and time of concentrations were calculated according to the applicable criteria and proposed development.

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

$T_c = 15$ MIN (RESIDENTIAL)

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

FLOW SUMMARY

PEAK DISCHARGE DP-1 (CFS)

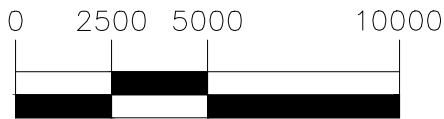
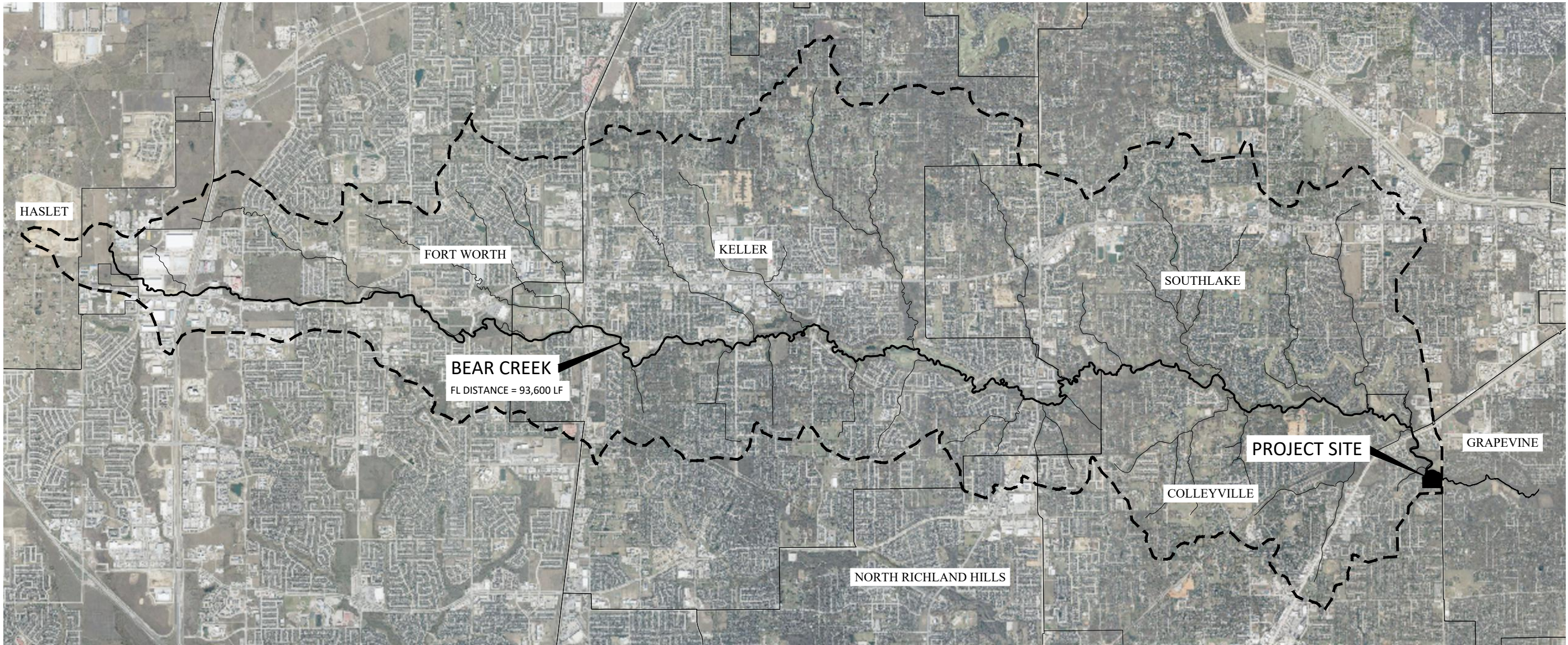
STORM	EXISTING	PROPOSED	DIFF.
2-YR	6,021	6,021	0
5-YR	9,643	9,643	0
10-YR	12,544	12,544	0
25-YR	16,557	16,557	0
50-YR	19,698	19,698	0
100-YR	23,008	23,008	0

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
------------------	--------------------	---------------------	-------------------------	------------------

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 (MI ²)	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 (MI ²)	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 (MI ²)	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 (MI ²)	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 (MI2)	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 (MI2)	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 (MI2)	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 (MI2)	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

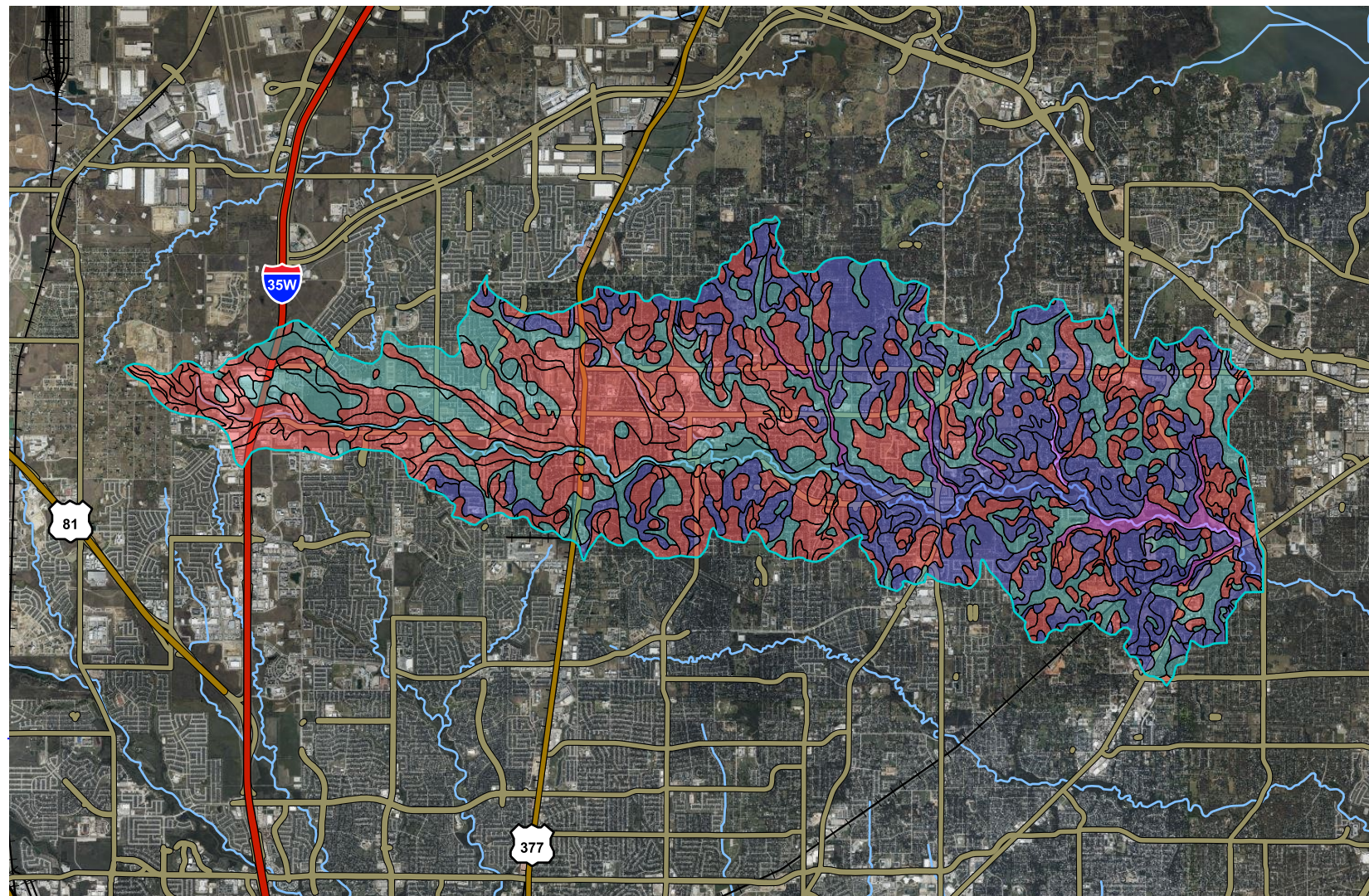
Hydrologic Soil Group—Tarrant County, Texas (BBC WATERSHED)

97° 21' 43" W

97° 6' 12" W

32° 59' 57" N

32° 59' 57" N



32° 51' 28" N

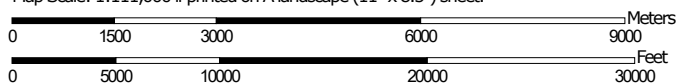
32° 51' 28" N

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%

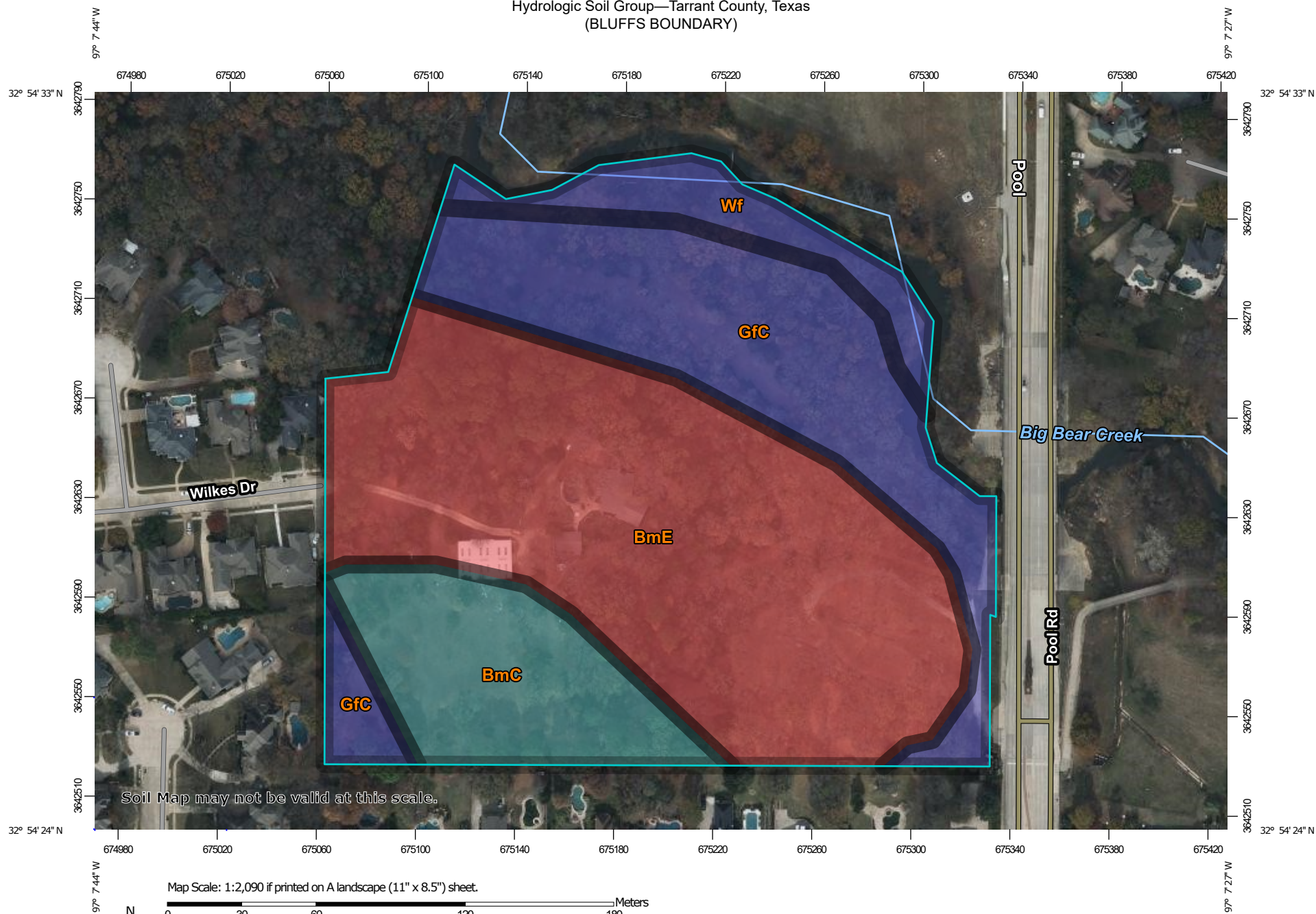
Rating Options

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

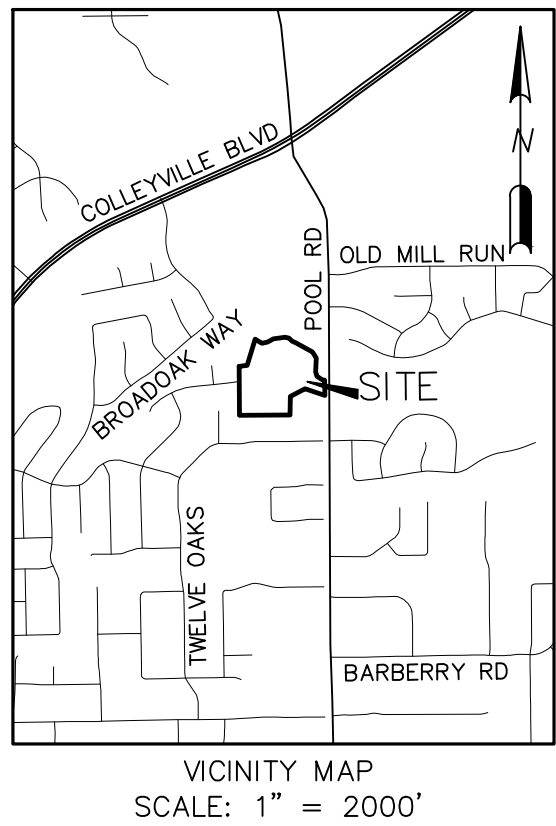
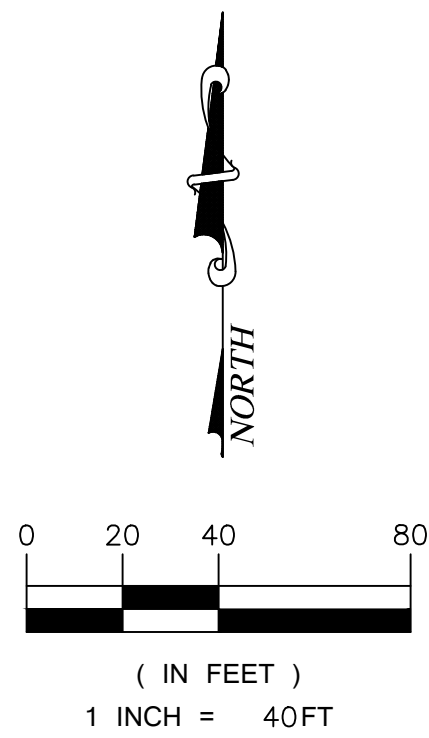
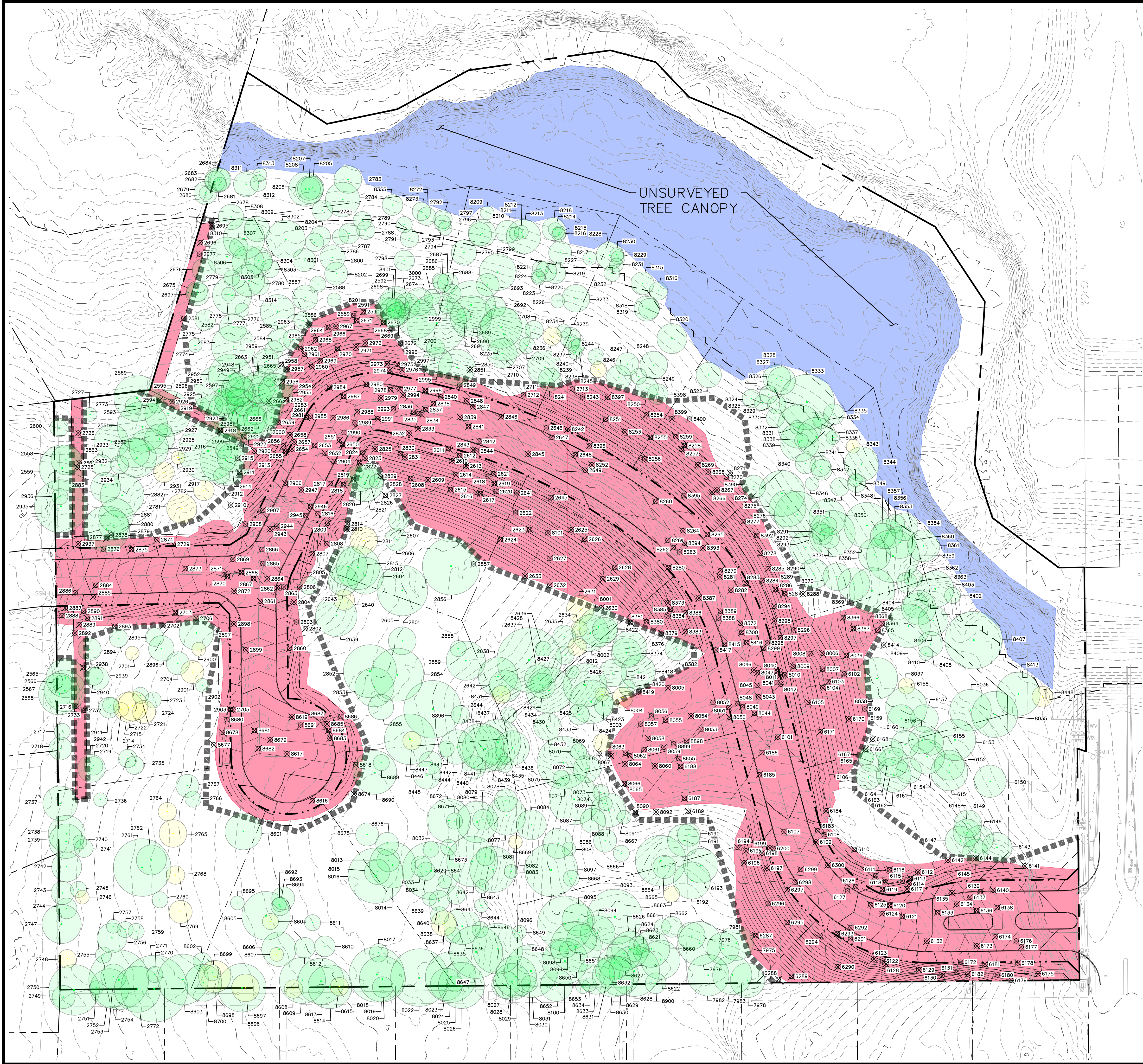
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BmC	Birome fine sandy loam, 1 to 5 percent slopes	C	2.0	14.6%
BmE	Birome-Aubrey-Rayex complex, 5 to 15 percent slopes	D	7.0	50.3%
GfC	Gasil fine sandy loam, 3 to 8 percent slopes	B	3.9	28.0%
Wf	Whitesboro loam, frequently flooded	B	1.0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



LEGEND

- PROTECTED TREE TO REMAIN
- NON PROTECTED TREE TO REMAIN
- ⊗ TREE TO BE REMOVED
- UNSURVEYED CANOPY AREA PER AERIAL PHOTOGRAPHY
- AREA TO BE DISTURBED
- ▬▬▬▬▬ TREE PROTECTION FENCE

Tree Preservation Summary (excludes building envelopes)			
Total Tree Canopy	%	ft ²	Acres
Required Preservation of Tree Canopy	50%	268,732	6.169
Provided Credit for Preservation of Tree Canopy	54%	292,296	6.710
Surplus Preservation of Tree Canopy		23,565	0.541

Site Canopy Summary			
Project/Lot(s) Area	%	ft ²	Acres
Building Envelope Area (primary structures only)		0	
Required Site Canopy (excludes building envelope)	50%	302,713	
Provided Credit for Tree Preservation		292,296	
Additional Tree Planting Required (site canopy ONLY)		10,417	

UNSURVEYED CANOPY AREA: 83,505 SF (1.917 AC)
*THIS AREA HAS NOT BEEN INCLUDED IN THE CHARTS ABOVE

Tree Species Summary													
Common name or species	Tree to Preserve (CP)	Tree to Remove (CR)	Tree to Remove (CR)	DBH to Preserve (DBH)	DBH to Remove (DBH)	DBH to Remove (DBH)	Tree Canopy (ft ²)	Canopy to Preserve (ft ²)	Canopy to Remove (ft ²)	Heritage (ft ²)	Mitigation (ft ²)	Heritage (ft ²)	Mitigation (ft ²)
BROADOAK PEAR	4	3	1	27	20	7	575	421	154	0	0	0	0
CELANO	123	88	35	1,171	825	346	38,933	26,570	12,363	0	0	0	0
CELANO BLM	4	2	2	44	24	20	1,596	911	685	0	0	0	0
ELM	78	49	29	737	488	249	25,341	15,949	9,392	0	0	0	0
HICKORY	3	2	1	66	46	20	4,738	3,481	1,257	0	0	0	0
LIVE OAK	1	0	1	9	0	9	254	0	254	0	0	0	0
ONE	441	258	183	5,612	3,331	2,281	267,099	152,633	114,466	15	0	0	0
PINE	149	93	56	2,398	1,363	1,035	137,749	72,525	65,224	0	0	0	0
PLUM	2	0	2	32	0	32	226	0	226	0	0	0	0
POPLAR	209	23	73	1,602	448	1,154	63,452	33,908	29,544	34	0	0	0
Total	911	528	383	31,478	6,425	5,093	537,463	292,296	245,167	58	0	0	0

All calculations include 0.61m, interpreted as 0.61m, 0.61m, and 0.61m.

*Tree Preservation Summary additionally includes trees in the building envelope.

*Tree Species Summary does not include trees in the building envelope.

OWNER:
UNIQUE FORTUNE, LLC
400 CARROLL AVENUE
SOUTHLAKE, TEXAS 76092
PHONE: (817) 366-8666
CONTACT: MARK GOODWIN

DEVELOPER:
WILLOWTREE DEVELOPMENT, LLC
680 N. CARROLL AVENUE, SUITE 100
SOUTHLAKE, TEXAS 76092
PHONE: (817) 617-9105
CONTACT: TRAVIS FRANKS

SCALED AT 24"x36" PAGE SIZE

REDINGER GROUP, LLC
P.O. BOX 92004
DALLAS, TEXAS 75292
PHONE: (817) 933-2277
FAX: (817) 933-2278
ENGINEERING REGISTRATION NUMBER: 7-2339
PREPARED FOR: WILLOWTREE DEVELOPMENT, LLC
SOUTHLAKE, TEXAS 76092
PHONE: (817) 617-9105

URBAN FORESTRY 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 BROADOAK ST.
55' S OF CL OF
LONGWOOD ST & 41' SE
OF A FIRE HYDRANT
ELEV = 577.13'

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes

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

SHEET
1

Tree #	Common name or species	*DBH (in)	Canopy Area (ft²)	Preservation Status	Heritage Tree	Exclusions Exempt	Tree Mitigation	Penalty / Violation	Comments
2549	PINE	23	1,662	PRES					
2558	OAK	13	531	PRES					
2559	OAK	20	1,257	PRES					
2560	OAK	6	113	REM					
2561	OAK	22	1,521	PRES					
2562	OAK	15	707	PRES					
2563	OAK	9	254	PRES					
2564	OAK	17	908	REM					
2565	OAK	17	908	PRES					
2566	PINE	8	201	PRES					
2567	PINE	18	1,018	PRES					
2568	PINE	18	1,018	PRES					
2569	OAK	20	1,257	PRES					
2581	OAK	8	201	REM					
2582	OAK	12	452	PRES					
2583	CEDAR	19	1,134	PRES					
2584	PINE	8	201	PRES					
2585	ELM	10	314	PRES					
2586	OAK	15	707	PRES					
2587	OAK	11	380	PRES					
2588	PINE	7	154	PRES					
2589	PINE	13	531	REM					
2590	PINE	22	1,521	REM					
2591	OAK	11	380	PRES					
2592	OAK	11	380	PRES					
2593	OAK	7	154	PRES					
2594	OAK	25	1,963	REM	HERITAGE				
2595	OAK	20	1,257	PRES					
2596	PINE	22	1,521	PRES					
2597	PINE	8	201	PRES					
2598	PINE	7	154	PRES					
2599	PINE	22	1,521	PRES					
2600	OAK	8	201	PRES					
2604	OAK	16	804	PRES					
2605	OAK	22	1,521	PRES					
2606	ELM	10	314	PRES					
2607	CEDAR	9	254	PRES					
2608	OAK	19	1,134	REM					
2609	CEDAR	9	254	REM					
2610	OAK	17	908	REM					
2611	OAK	19	1,134	REM					
2612	ELM	6	113	REM					
2613	OAK	14	616	REM					
2614	OAK	17	908	REM					
2615	ELM	16	804	REM					
2616	CEDAR	7	154	REM					
2617	CEDAR	6	113	REM					
2618	OAK	21	1,385	REM					
2619	OAK	16	804	REM					
2620	CEDAR	8	201	REM					
2621	ELM	6	113	REM					
2622	OAK	28	2,463	REM	HERITAGE				
2623	OAK	6	113	REM					
2624	OAK	28	2,463	REM	HERITAGE				
2625	OAK	24	1,810	REM					
2626	ELM	6	113	REM					
2627	OAK	25	1,963	REM	HERITAGE				
2628	OAK	27	2,290	REM	HERITAGE				
2629	OAK	21	1,385	REM					
2630	HACKBERRY	7	154	REM		NON-P			
2631	HACKBERRY	12	452	PRES		NON-P			
2632	BRADFORD PEAR	7	154	REM					
2633	OAK	25	1,963	REM	HERITAGE				
2634	HACKBERRY	7	154	PRES		NON-P			
2635	OAK	10	314	PRES					
2636	OAK	7	154	PRES					
2637	HACKBERRY	28	2,463	PRES					
2638	OAK	17	908	PRES					
2639	HACKBERRY	18	1,018	PRES					
2640	HACKBERRY	9	254	PRES		NON-P			
2641	OAK	22	1,521	REM					
2642	ELM	14	616	PRES					
2643	OAK	13	531	PRES					
2644	OAK	25	1,963	PRES	HERITAGE				
2645	OAK	6	113	REM					
2646	CEDAR	13	531	REM					
2647	OAK	16	804	REM					
2648	OAK	25	1,963	REM	HERITAGE				
2649	OAK	18	1,018	REM					
2650	OAK	6	113	REM					
2651	OAK	9	254	REM					
2652	OAK	6	113	REM					
2653	OAK	6	113	REM					
2654	PINE	6	113	REM					
2655	PINE	25	1,963	REM	HERITAGE				
2656	OAK	7	154	REM					
2657	PINE	11	380	REM					
2658	PINE	22	1,521	REM					
2659	PINE	8	201	REM					
2660	OAK	7	154	PRES					
2661	PINE	15	707	PRES					
2662	PINE	8	201	PRES					
2663	PINE	25	1,963	PRES	HERITAGE				
2664	PINE	24	1,810	REM					
2665	PINE	10	314	PRES					
2666	PINE	8	201	PRES					
2668	OAK	10	314	PRES					
2669	OAK	10	314	PRES					
2670	OAK	14	616	REM					
2671	PINE	9	254	REM					
2672	OAK	16	804	PRES					
2673	OAK	11	380	PRES					
2674	OAK	12	452	PRES					
2675	ELM	9	254	PRES					
2676	PINE	10	314	PRES					
2677	ELM	7	154	REM					
2678	PINE	11	380	PRES					
2679	OAK	10	314	PRES					
2680	OAK	6	113	PRES					
2681	OAK	6	113	PRES					
2682	OAK	9	254	PRES					
2683	OAK	11	380	PRES					
2684	OAK	10	314	PRES					
2685	OAK	7	154	PRES					
2686	OAK	8	201	PRES					
2687	OAK	9	254	PRES					
2688	CEDAR	8	201	PRES					
2689	OAK	21	1,385	PRES					
2690	OAK	18	1,018	PRES					
2691	ELM	6	113	PRES					
2692	ELM	9	254	PRES					
2693	OAK	10	314	PRES					
2695	CEDAR	16	804	REM					

Tree #	Common name or species	*DBH (in)	Canopy Area (ft²)	Preservation Status	Heritage Tree	Exclusions Exempt	Tree Mitigation	Penalty / Violation	Comments
2696	CEDAR	8	201	REM					
2697	ELM	10	314	PRES					
2698	OAK	15	707	PRES					
2699	CEDAR	8	201	PRES					
2700	OAK	17	908	PRES					
2701	HACKBERRY	6	113	PRES		NON-P			
2702	PLUM	6	113	REM					
2703	BOIS D'ARC	8	201	REM		NON-P			
2704	CEDAR	10	314	PRES					
2705	OAK	10	314	REM					
2706	HACKBERRY	6	113	REM		NON-P			
2707	OAK	23	1,662	PRES					
2708	OAK	8	201	PRES					
2709	OAK	7	154	PRES					
2710	OAK	13	531	PRES					
2711	OAK	15	707	PRES					
2712	OAK	7	154	REM					
2713	OAK	19	1,134	REM					
2714	BOIS D'ARC	6	113	PRES		NON-P			
2715	BOIS D'ARC	13	531	PRES		NON-P			
2716	BOIS D'ARC	6	113	REM		NON-P			
2717	OAK	7	154	PRES					
2718	OAK	10	314	PRES					
2719	OAK	8	201	PRES					
2720	OAK	12	452	PRES					
2721	CEDAR	7	154	PRES					
2722	BOIS D'ARC	13	531	PRES		NON-P			
2723	CEDAR	7	154	PRES					
2724	BOIS D'ARC	10	314	PRES		NON-P			
2725	OAK	8	201	REM					
2726	OAK	20	1,257	REM					
2727	OAK	6	113	PRES					
2729	OAK	7	154	REM					
2732	BOIS D'ARC	6	113	REM		NON-P			
2733	BOIS D'ARC	6	113	REM		NON-P			
2734	CEDAR	8	201	PRES					
2735	CEDAR	8	201	PRES					
2736	OAK	6	113	PRES					
2737	OAK	15	707	PRES					
2738	CEDAR	16	804	PRES					
2739	CEDAR	15	707	PRES					
2740	OAK	6	113	PRES					
2741	OAK	8	201	PRES					
2742	CEDAR	13	531	PRES					
2743	OAK	10	314	PRES					
2744	OAK	9	254	PRES					
2745	OAK	7	154	PRES					
2746	HACKBERRY	6	113	PRES		NON-P			
2747	ELM	17	908	PRES					
2748	HACKBERRY	8	201	PRES		NON-P			
2749	ELM	10	314	PRES					
2750	ELM	22	1,521	PRES					
2751	OAK	6	113	PRES					
2752	OAK	17	908	PRES					
2753	PINE	11	380	PRES					
2754	PINE	26	2,124	PRES	HERITAGE				
2755	OAK	7	154	PRES					
2756	OAK	13	531	PRES					
2757	OAK	6	113	PRES					
2758	OAK	7	154	PRES					
2759	OAK	7	154	PRES					
2760	OAK	7	154	PRES					
2761	OAK	25	1,963	PRES	HERITAGE				
2762	OAK	13	531	PRES					
2764	HACKBERRY	8	201	PRES		NON-P			
2765	HACKBERRY	12	452	PRES		NON-P			
2766	OAK	7	154	PRES					
2767	OAK	10	314	PRES					
2768	HACKBERRY	8	201	PRES		NON-P			
2769	HACKBERRY	10	314	PRES		NON-P			
2770	CEDAR	7	154	PRES					
2771	PINE	29	2,642	PRES	HERITAGE				
2772	PINE	10	1,257	PRES					
2773	ELM	7	154	PRES					
2774	PINE	6	113	PRES					
2775	CEDAR	9	254	PRES					

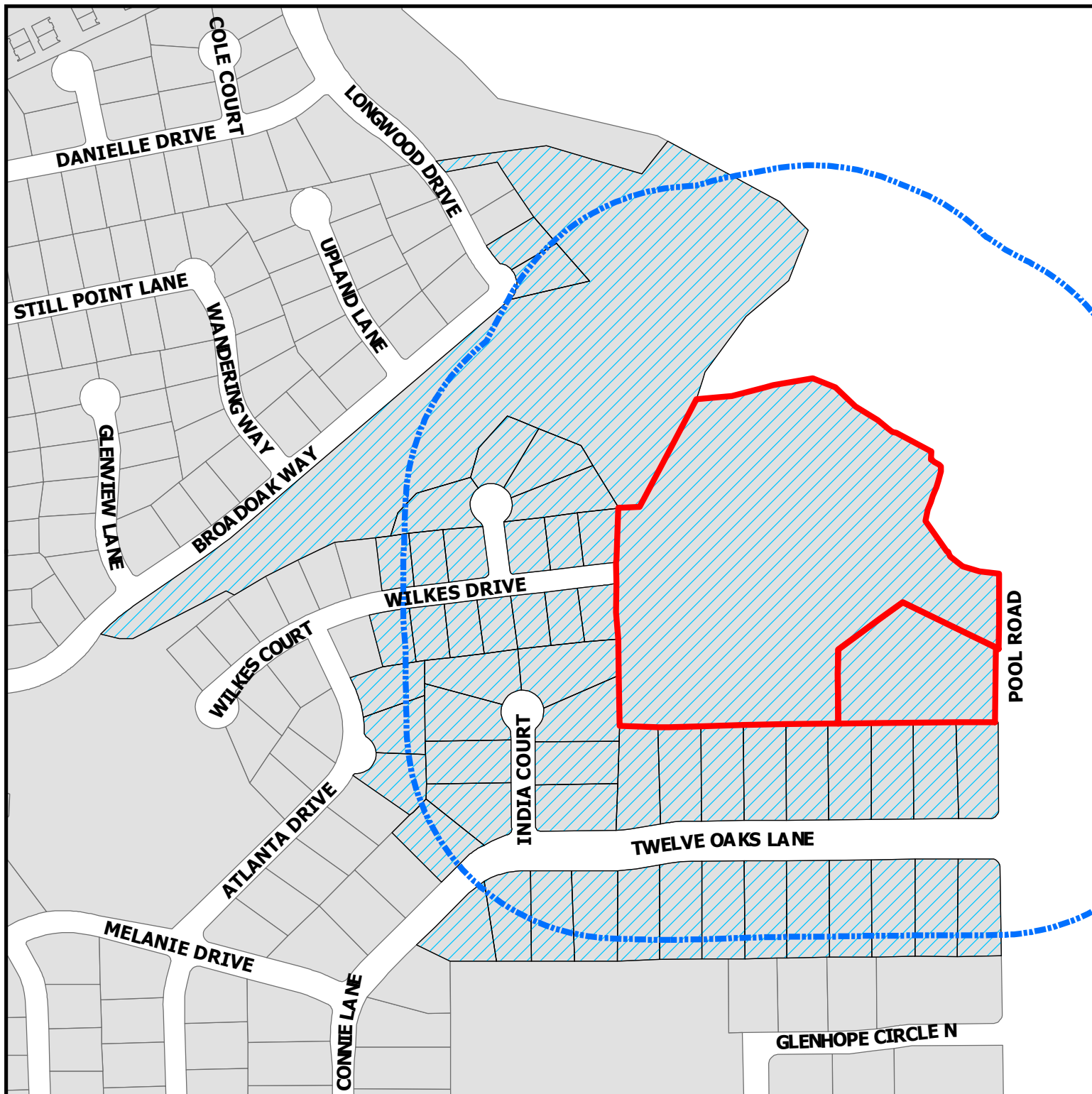
Tree #	Common name or species	*DBH (in)	Canopy Area (ft²)	Preservation Status	Heritage Tree	Exclusions Exempt	Tree Mitigation	Penalty / Violation	Comments
2950	CEDAR	7	154	PRES					
2951	PINE	14	616	PRES					
2952	OAK	19	1,134	PRES					
2953	OAK	6	113	PRES					
2954	PINE	6	1,018	PRES					
2955	PINE	15	707	PRES					
2956	PINE	24	1,810	REM					
2957	OAK	7	154	REM					
2958	PINE	22	1,521	REM					
2959	OAK	11	380	PRES					
2960	OAK	9	254	REM					
2961	PINE	13	531	REM					
2962	PINE	10	314	REM					
2963	PINE	9	254	PRES					
2964	OAK	17	908	REM					
2965	CEDAR	8	201	PRES					
2966	PINE	20	1,257	REM					
2967	PINE	16	804	REM					
2968	PINE	16	804	REM					
2969	CEDAR	11	380	REM					
2970	PINE	21	1,385	REM					
2971	PINE	21	1,385	REM					
2972	PINE	21	1,385	REM					
2973	PINE	17	908	REM					
2974	PINE	16	804	REM					
2975	PINE	14	616	REM					
2976	CEDAR	7	154	REM					
2977	PINE	15	707	REM					
2978	PINE	20	1,257	REM					
2979	CEDAR	6	113	REM					
2980	PINE	24	1,810	REM					
2981	PLUM	6	113	REM					
2982	PINE	27	2,290	REM	HERITAGE				
2983	PINE	7	154	PRES					
2984	ELM	7	154	REM					
2985	OAK	10	314	REM					
2986	OAK	11	380	REM					
2987	ELM	7	154	REM					
2988	PINE	30	2,827	REM	HERITAGE				
2989	PINE	12	452	REM					
2990	OAK	6	113	REM					
2991	PINE	19	1,134	REM					
2993	PINE	24	1,810	REM					
2994	PINE	16	804	REM					
2995	OAK	13	531	PRES					
2996	CEDAR	8	201	PRES					
2997	OAK	26	2,124	PRES	HERITAGE				
2998	OAK	21	1,385	REM					
2999	CEDAR	6	113	PRES					
3000	CEDAR	7	154	PRES					
6101	HACKBERRY	6	113	REM		NON-P			
6102	POST OAK	11	380	REM					
6103	CEDAR ELM	7	154	REM					
6104	POST OAK	12	452	REM					
6105	POST OAK	18	1,018	REM	HERITAGE				
6106	POST OAK	11	380	PRES					
6107	POST OAK	14	616	REM					
6108	POST OAK	16	804	REM	HERITAGE				
6109	POST OAK	9	254	REM					
6110	POST OAK	18	1,018	REM	HERITAGE				
6111	POST OAK	8	201	REM					
6112	POST OAK	16	804	REM	HERITAGE				
6113	POST OAK	8	201	REM					
6114	POST OAK	8	201	REM					
6115	POST OAK	14	616	REM					
6116	POST OAK	13	531	REM					
6117	POST OAK	15	707	REM	HERITAGE				
6118	POST OAK	12	452	REM					
6119	POST OAK	9	254	REM					
6120	POST OAK	11	380	REM					
6121	POST OAK	11	380	REM					
6122	POST OAK	21	1,385	REM	HERITAGE				
6123	POST OAK	12	452	REM					
6124	POST OAK	13	531	REM					
6125	POST OAK	9	254	REM					
6126	POST OAK	12	452	REM					
6127	POST OAK	13	531	REM					
6128	POST OAK	13	531	REM					
6129	CEDAR	13	531	REM					
6130	OAK	10	314	REM					
6131	POST OAK	11	380	REM					
6132	POST OAK	15	707	REM	HERITAGE				
6133	POST OAK	15	707	REM	HERITAGE				
6134	POST OAK	18	1,018	REM	HERITAGE				
6135	POST OAK	10	314	REM					
6136	POST OAK	11	380	REM					
6137	POST OAK	10	314	REM					
6138	POST OAK	15	707	REM	HERITAGE				
6139	POST OAK	12	452	REM					
6140	POST OAK	14	616	REM					
6141	CEDAR ELM	13	531	REM					
6142	POST OAK	15	707	REM	HERITAGE				
6143	POST OAK	13	531	PRES					
6144	POST OAK	12	452	REM					
6145	POST OAK	11	380	PRES					
6146	POST OAK	12	452	PRES					
6147	POST OAK	13	531	PRES					
6148	POST OAK	12	452	PRES					
6149	POST OAK	12	452	PRES					
6150	POST OAK	14	616	PRES					
6151	POST OAK	16	804	PRES	HERITAGE				
6152	CEDAR ELM	13	531	PRES					
6153	POST OAK	18	1,018	PRES	HERITAGE				
6154	POST OAK	15	707	PRES	HERITAGE				
6155	CEDAR ELM	11	380	PRES					
6156	POST OAK	12	452	PRES					
6157	POST OAK	12	452	PRES					
6158	POST OAK	18	1,018	PRES	HERITAGE				
6159	POST OAK	12	452	PRES					
6160	POST OAK	12	452	PRES					
6161	POST OAK	11	380	PRES					
6162	POST OAK	15	707	PRES	HERITAGE				
6163	POST OAK	13	531	PRES					
6164	POST OAK	12	452	PRES					
6165	POST OAK	12	452	PRES					
6166	POST OAK	10	314	REM					
6167	POST OAK	7	154	PRES					
6168	POST OAK	13	531	REM					
6169	ELM	10	314	REM					
6170	OAK	12	452	REM					
6171	POST OAK	12	452	REM					
6172	POST OAK	12	452	REM					
6173	POST OAK	14	616	REM					

Tree #	Common name or species	*DBH (in)	Canopy Area (ft²)	Preservation Status	Heritage Tree	Exclusions Exempt	Tree Mitigation	Penalty / Violation	Comments
6174	POST OAK	14	616	REM					
6175	POST OAK	8	201	REM					
6176	POST OAK	16	804	REM	HERITAGE				
6177	POST OAK	15	707	REM	HERITAGE				
6178	POST OAK	17	908	REM	HERITAGE				
6179	PINE	8	201	REM					
6180	POST OAK	10	314	REM					
6181	POST OAK	11	380	REM					
6182	POST OAK	16	804	REM	HERITAGE				
6183	POST OAK	9	254	REM					
6184	POST OAK	19	1,134	REM	HERITAGE				
6185	POST OAK	18	1,018	REM	HERITAGE				
6186	HACKBERRY	7	154	REM		NON-P			
6187	POST OAK	11	380	REM					
6188	POST OAK	18	1,018	REM	HERITAGE				
6189	POST OAK	14	616	REM					
6190	POST OAK	10	314	PRES					
6191	POST OAK	14	616	PRES					
6192	POST OAK	16	804	PRES	HERITAGE				
6193	POST OAK	15	707	PRES	HERITAGE				
6194	POST OAK	11	380	REM					
6195	POST OAK	10	314	REM					
6196	LIVE OAK	9	254	REM					
6197	POST OAK	12	452	REM					
6198	POST OAK	13	531	REM					
6199	POST OAK	13	531	REM					
6200	POST OAK	9	254	REM					
6287	POST OAK	10	314	REM					
6288	POST OAK	17	908	REM	HERITAGE				
6289	OAK	13	531	REM					
6290	POST OAK	12	452	REM					
6291	POST OAK	14	616	REM					
6292	POST OAK	15	707	REM	HERITAGE				
6293	POST OAK	8	201	REM					
6294	POST OAK	18	1,018	REM	HERITAGE				
6295	POST OAK	14	616	REM					
6296	POST OAK	19	1,134	REM	HERITAGE				
6297	POST OAK	13	531	REM					
6298	POST OAK	15	707	REM	HERITAGE				
6299	OAK	8	201	REM					
6300	OAK	10	314	REM					
7975	POST OAK	15	707	PRES	HERITAGE				
7976	POST OAK	12	452	PRES					
7978	POST OAK	15	707	PRES					
7979	POST OAK	15	1,134	PRES	HERITAGE				
7981	POST OAK	14	616	PRES					
7982	POST OAK	18	1,018	PRES	HERITAGE				
7983	POST OAK	17	908	PRES	HERITAGE				
8001	OAK	17	908	REM					
8002	OAK	16	804	PRES					
8003	HACKBERRY	6	113	PRES		NON-P			
8004	HACKBERRY	9	254	PRES		NON-P			
8005	OAK	16	804	REM					
8006	ELM	9	254	REM					
8007	OAK	13	531	REM					
8008	OAK	16	804	REM					
8009	ELM	6	113	REM					
8010	ELM	8	201	REM					
8011	OAK	11	380	REM					
8012	HACKBERRY	8	201	PRES		NON-P			
8013	CEDAR	10	314	PRES					
8014	OAK	20	1,257	PRES					
8015	CEDAR	11	380	PRES					
8016	OAK	24	1,810	PRES					
8017	CEDAR	8	201	PRES					
8018	PINE	24	1,810	PRES					
8019	PINE	20	1,257	PRES					
8020	OAK	9	254	PRES					
8022	PINE	25	1,963	PRES	HERITAGE				
8023	PINE	14	616	PRES					
8024	PINE	22	1,521	PRES					
8025	PINE	7	154	PRES					

Tree #	Common name or species	*DBH (in)	Canopy Area (ft²)	Preservation Status	Heritage Tree	Exclusions Exempt	Tree Mitigation	Penalty / Violation	Comments
8301	OAK	10	314	PRES					
8302	OAK	17	908	PRES					
8303	PINE	8	201	PRES					
8304	PINE	8	201	PRES					
8305	PINE	12	452	PRES					
8306	PINE	14	616	PRES					
8307	ELM	8	201	PRES					
8308	PINE	18	1,018	PRES					
8309	PINE	11	380	PRES					
8310	PINE	17	908	PRES					
8311	ELM	11	380	PRES					
8312	ELM	7	154	PRES					
8313	ELM	6	113	PRES					
8314	PINE	9	254	PRES					
8315	CEDAR	10	314	PRES					
8316	CEDAR	8	201	PRES					
8318	OAK	11	380	PRES					
8319	OAK	9	254	PRES					
8320	OAK	13	531	PRES					
8322	OAK	11	380	PRES					
8324	CEDAR	8	201	PRES					
8325	OAK	7	154	PRES					
8326	OAK	8	201	PRES					
8327	OAK	12	452	PRES					
8328	OAK	12	452	PRES					
8329	OAK	8	201	PRES					
8330	OAK	8	201	PRES					
8331	OAK	6	113	PRES					
8332	OAK	19	1,134	PRES					
8333	OAK	24	1,810	PRES					
8334	OAK	7	154	PRES					
8335	OAK	9	254	PRES					
8336	ELM	6	113	PRES					
8337	OAK	17	908	PRES					
8338	CEDAR	6	113	PRES					
8339	OAK	17	908	PRES					
8340	OAK	9	254	PRES					
8341	OAK	9	254	PRES					
8342	OAK	9	254	PRES					
8343	HACKBERRY	6	113	PRES		NON-P			
8344	OAK	15	707	PRES					
8346	ELM	6	113	PRES					
8347	OAK	8	201	PRES					
8348	OAK	6	113	PRES					
8349	OAK	8	201	PRES					
8350	OAK	16	804	PRES					
8351	OAK	7	154	PRES					
8352	OAK	20	1,257	PRES					
8353	OAK	8	201	PRES					
8354	OAK	12	452	PRES					
8355	CEDAR	9	254	PRES					
8356	OAK	13	531	PRES					
8357	OAK	11	380	PRES					
8358	OAK	14	616	PRES					
8359	OAK	23	1,662	PRES					
8360	OAK	14	616	PRES					
8361	OAK	14	616	PRES					
8362	ELM	8	201	PRES					
8363	ELM	9	254	PRES					
8364	OAK	10	314	REM					
8365	OAK	9	254	REM					
8366	OAK	14	616	REM					
8367	OAK	15	707	REM					
8368	OAK	20	1,257	PRES					
8369	OAK	14	616	PRES					
8370	OAK	12	452	PRES					
8371	ELM	9	254	PRES					
8372	CEDAR	7	154	REM					
8373	OAK	13	531	REM					
8374	CEDAR	13	531	PRES					
8376	OAK	15	707	PRES					
8379	OAK	11	380	REM					
8380	OAK	13	531	REM					
8381	OAK	17	908	REM					
8382	CEDAR	10	314	PRES					
8383	OAK	16	804	REM					
8384	OAK	8	201	REM					
8385	OAK	10	314	REM					
8386	OAK	11	380	REM					
8387	OAK	14	616	REM					
8388	OAK	12	452	REM					
8389	OAK	11	380	REM					
8390	CEDAR	10	314	PRES					
8392	OAK	6	113	REM					
8393	CEDAR	8	201	REM					
8394	ELM	6	113	REM					
8395	OAK	19	1,134	REM					
8396	CEDAR	6	113	REM					
8397	OAK	6	113	REM					
8398	CEDAR	9	254	PRES					
8399	OAK	7	154	REM					
8400	CEDAR	8	201	REM					
8401	OAK	14	616	PRES					
8402	OAK	7	154	PRES					
8403	OAK	16	804	PRES					
8404	OAK	11	380	PRES					
8405	OAK	15	707	PRES					
8406	ELM	13	621	PRES					
8407	OAK	25	1,963	PRES					
8408	OAK	11	380	PRES					
8409	OAK	19	1,134	PRES					
8410	ELM	6	113	PRES					
8413	OAK	19	1,134	PRES					
8414	OAK	20	1,257	REM					
8415	OAK	13	531	REM					
8416	OAK	7	154	REM					
8417	OAK	7	154	REM					
8418	OAK	15	707	PRES					
8419	ELM	9	254	REM					
8420	ELM	7	154	PRES					
8421	ELM	12	452	PRES					
8422	CEDAR	11	380	PRES					
8423	CEDAR	9	254	PRES					
8424	OAK	19	1,134	PRES					
8425	CEDAR	19	1,134	PRES					
8426	OAK	6	113	PRES					
8427	OAK	8	201	PRES					
8428	OAK	12	452	PRES					
8429	OAK	11	380	PRES					
8430	OAK	20	1,257	PRES					
8431	HACKBERRY	8	201	PRES		NON-P			
8432	OAK	12	452	PRES					
8433	CEDAR	9	254	PRES					

Tree #	Common name or species	*DBH (in)	Canopy Area (ft²)	Preservation Status	Heritage Tree	Exclusions Exempt	Tree Mitigation	Penalty / Violation	Comments
8434	BRADFORD PEAR	7	154	PRES					
8435	OAK	7	154	PRES					
8436	CEDAR	15	707	PRES					
8437	OAK	20	1,257	PRES					
8438	OAK	20	1,257	PRES					
8439	CEDAR	10	314	PRES					
8440	CEDAR	10	314	PRES					
8441	OAK	20	1,257	PRES					
8442	OAK	15	707	PRES					
8443	OAK	7	154	PRES					
8444	CEDAR	10	314	PRES					
8445	CEDAR	12	452	PRES					
8446	OAK	22	1,521	PRES					
8447	HACKBERRY	8	201	PRES		NON-P			
8448	HACKBERRY	9	254	PRES		NON-P			
8601	OAK	16	804	PRES					
8602	ELM	8	201	PRES					
8603	PINE	22	1,521	PRES					
8604	BOIS D'ARC	7	154	PRES		NON-P			
8605	OAK	21	1,385	PRES					
8606	OAK	15	707	PRES					
8607	HACKBERRY	6	113	PRES		NON-P			
8608	HACKBERRY	8	201	PRES		NON-P			
8609	PINE	20	1,257	PRES					
8610	OAK	9	254	PRES					
8611	OAK	7	154	PRES					
8612	CEDAR	9	254	PRES					
8613	PINE	20	1,257	PRES					
8614	PINE	19	1,134	PRES					
8615	HACKBERRY	8	201	PRES		NON-P			
8616	OAK	7	154	PRES					
8617	OAK	11	380	PRES					
8618	OAK	19	1,134	PRES					
8619	OAK	9	254	PRES					
8620	OAK	25	1,963	PRES	HERITAGE				
8621	PINE	6	113	PRES					
8622	OAK	17	908	PRES					
8623	PINE	8	201	PRES					
8624	PINE	6	113	PRES					
8626	PINE	16	804	PRES					
8627	PINE	15	707	PRES					
8628	OAK	22	1,521	PRES					
8629	PINE	17	908	PRES					
8630	PINE	18	1,018	PRES					
8631	PINE	12	452	PRES					
8632	PINE	14	616	PRES					
8633	PINE	16	804	PRES					
8634	OAK	6	113	PRES					
8635	OAK	7	154	PRES					
8636	PINE	16	804	PRES					
8637	HERCULES CLUB	11	380	PRES		NON-P			
8638	OAK	8	201	PRES					
8639	OAK	6	113	PRES					
8640	CEDAR	9	254	PRES					
8641	CEDAR	6	113	PRES					
8642	OAK	22	1,521	PRES					
8643	OAK	6	113	PRES					
8644	CEDAR	6	113	PRES					
8645	CEDAR	8	201	PRES					
8646	OAK	7	154	PRES					
8647	OAK	23	1,662	PRES					
8648	PINE	22	1,521	PRES					
8649	OAK	6	113	PRES					
8650	OAK	22	1,521	PRES					
8651	CEDAR	13	531	PRES					
8652	OAK	14	616	PRES					
8653	OAK	6	113	PRES					
8655	ELM	6	113	REM					
8660	PINE	16	804	PRES					
8661	CEDAR	7	154	PRES					
8662	CEDAR	9	254	PRES					
8663	HERCULES CLUB	7	154	PRES		NON-P			
8664	OAK	22	1,521	PRES					
8665	CEDAR	10	314	PRES					
8666	BRADFORD PEAR	7	154	PRES					
8667	ELM	10	314	PRES					
8668	CEDAR	7	154	PRES					
8669	BOIS D'ARC	6	113	PRES		NON-P			
8671	CEDAR	7	154	PRES					
8672	OAK	19	1,134	PRES					
8673	CEDAR	7	154	PRES					
8674	OAK	16	804	REM					
8675	CEDAR	10	314	PRES					
8676	CEDAR	10	314	PRES					
8677	OAK	7	154	REM					
8678	OAK	8	201	REM					
8679	CEDAR	14	616	REM					
8680	CEDAR	9	254	REM					
8681	OAK	8	201	REM					
8682	OAK	8	201	REM					
8683	OAK	9	254	REM					
8684	OAK	7	154	REM					
8685	OAK	7	154	REM					
8686	OAK	8	201	REM					
8687	OAK	8	201	REM					
8688	CEDAR	7	154	PRES					
8690	OAK	19	1,134	PRES					
8691	OAK	7	154	REM					
8692	OAK	6	113	PRES					
8693	OAK	8	201	PRES					
8694	OAK	10	314	PRES					
8695	OAK	6	113	PRES					
8696	PINE	21	1,385	PRES					
8697	HACKBERRY	12	452	PRES		NON-P			
8698	HACKBERRY	14	616	PRES		NON-P			
8699	OAK	7	154	PRES					
8700	OAK	16	804	PRES					
8896	OAK	8	201	PRES					
8898	OAK	13	531	REM					
8899	ELM	6	113	REM					
8900	OAK	9	254	PRES					

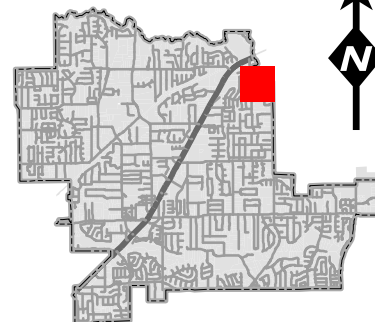
Notification Map



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

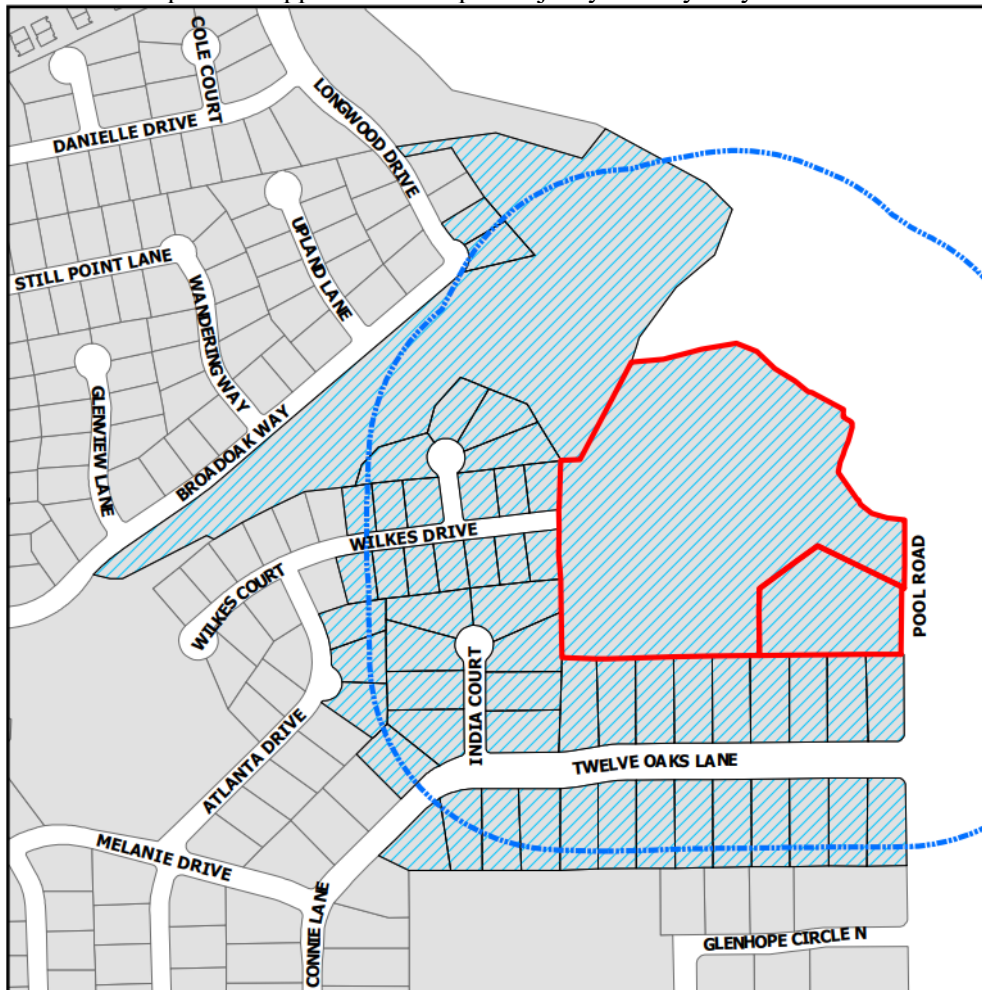
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

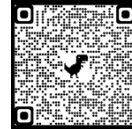
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034

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

Site Data Summary Chart

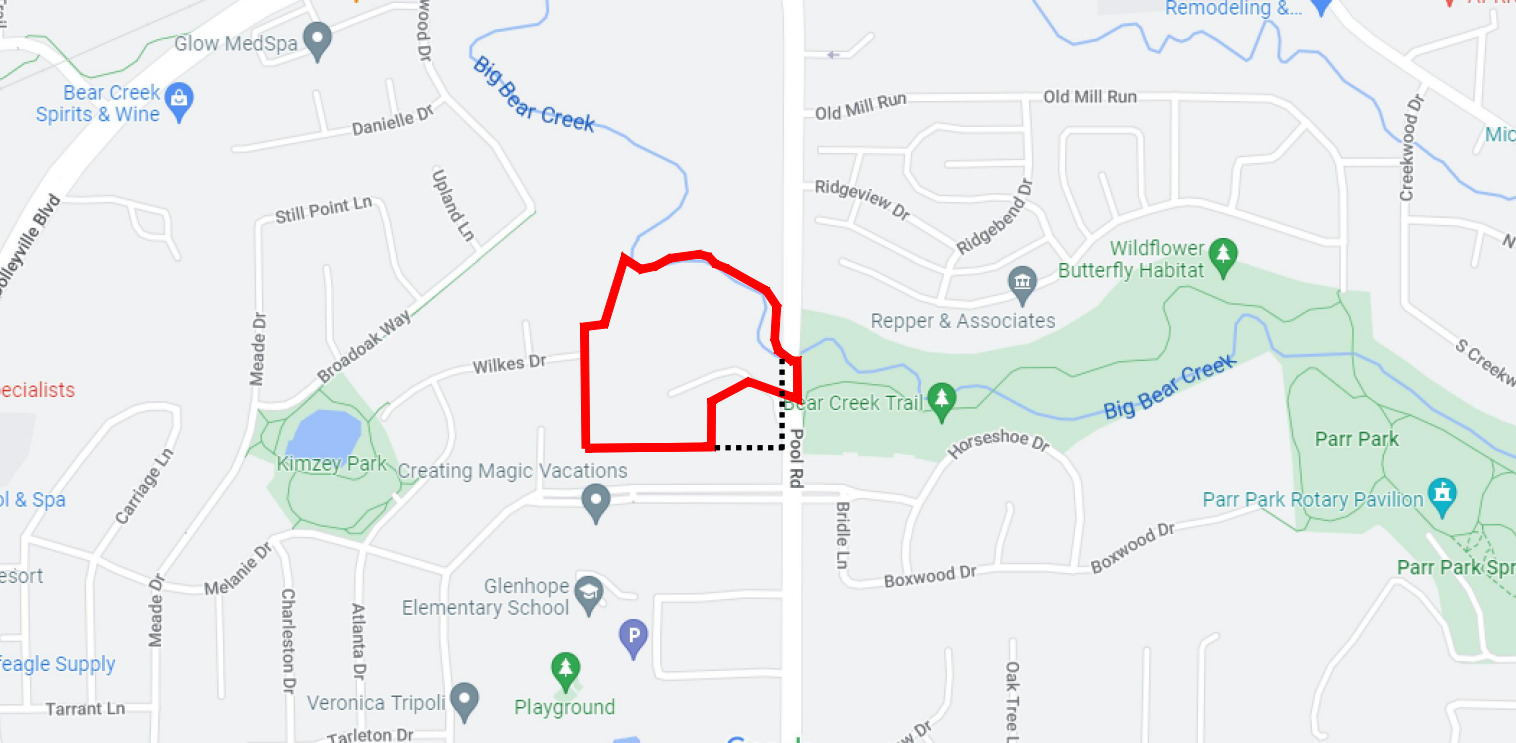
Single Family Residential Lots	21	
Common Areas	4	
Residential Lots	67.67%	9.40 ac
Open Space	20.88%	2.90 ac.
R.O.W.	11.45%	1.59 ac.
Res. Gross Acreage		13.89 ac.
	100.00%	

Site Data	13.89 ac.
Gross Acreage	1.51 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	Should be 17 lots/Code
Minimum Lot Area	15,587 s.f.
Average Lot Area	10,502 s.f.
Common Areas	4

9.4 acres x 43,560 sq ft/acre / 17 lots = Avg lot 24,086 sq ft (0.55 acre lot)
Note: 43560 sq ft / acre



Developer:

WillowTree Development, LL
680 N. Carroll Avenue, Suite
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

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

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 common areas

Colleyville Land Development Code
Chapter 3, Section G 1.8 lots per residential acre
9.4 Acres x 1.8 lots/acre = 16.92 lots, round to 17 lots

Should be 17 lots/Code

15,587 s.f.

10,502 s.f.

4

9.4 acres x 43,560 sq ft/acre / 17 lots = Avg lot 24,086 sq ft (0.55 acre lot)

Note: 43560 sq ft / acre

15,587 s.f.

10,502 s.f.

4

9.4 acres x 43,560 sq ft/acre / 17 lots = Avg lot 24,086 sq ft (0.55 acre lot)

Note: 43560 sq ft / acre

15,587 s.f.

10,502 s.f.

4

9.4 acres x 43,560 sq ft/acre / 17 lots = Avg lot 24,086 sq ft (0.55 acre lot)

Note: 43560 sq ft / acre

15,587 s.f.

10,502 s.f.

4

9.4 acres x 43,560 sq ft/acre / 17 lots = Avg lot 24,086 sq ft (0.55 acre lot)

Note: 43560 sq ft / acre

15,587 s.f.

10,502 s.f.

4

9.4 acres x 43,560 sq ft/acre / 17 lots = Avg lot 24,086 sq ft (0.55 acre lot)

Note: 43560 sq ft / acre

15,587 s.f.

10,502 s.f.

4

9.4 acres x 43,560 sq ft/acre / 17 lots = Avg lot 24,086 sq ft (0.55 acre lot)

Note: 43560 sq ft / acre

15,587 s.f.

10,502 s.f.

4

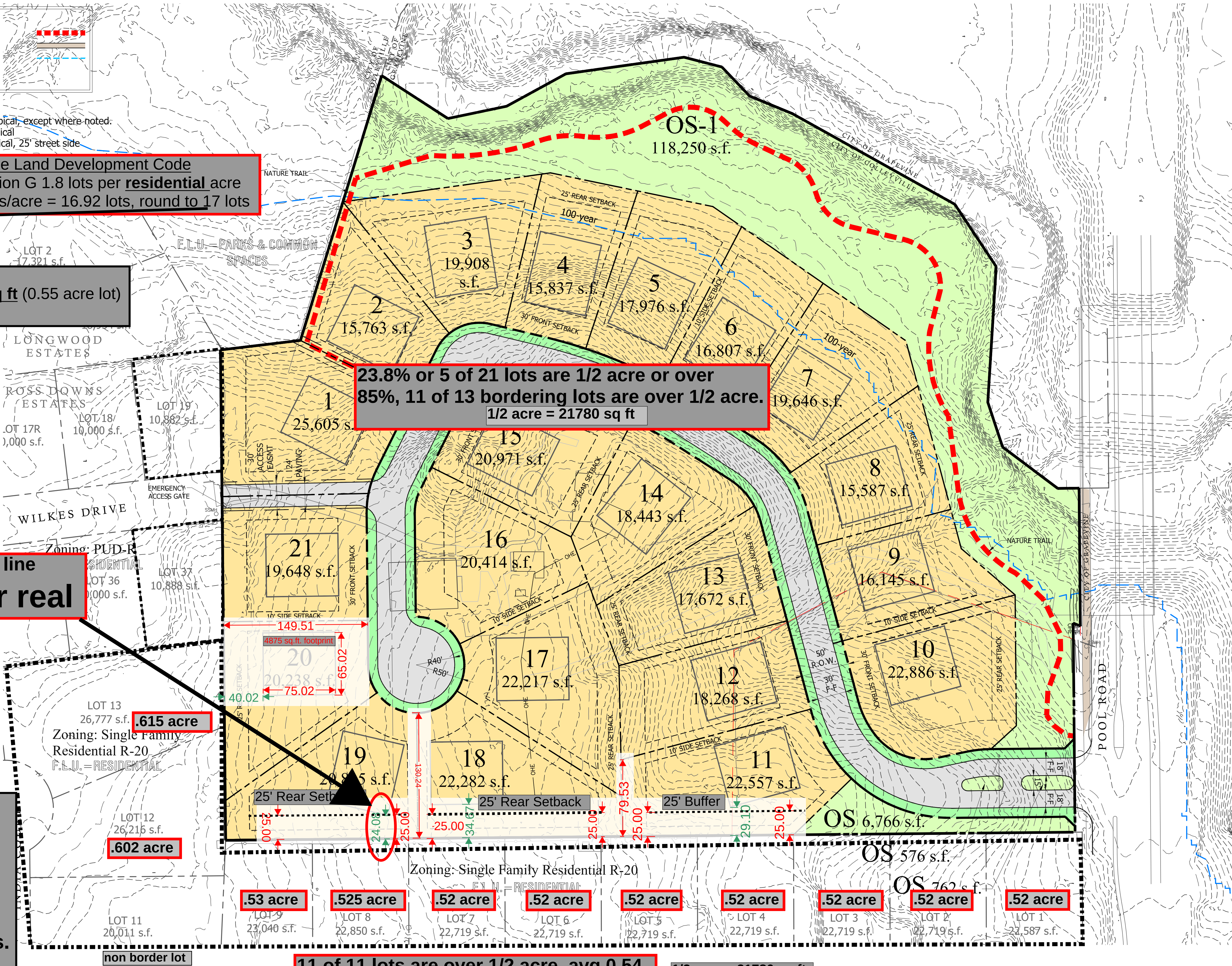
9.4 acres x 43,560 sq ft/acre / 17 lots = Avg lot 24,086 sq ft (0.55 acre lot)

Note: 43560 sq ft / acre

15,587 s.f.

10,502 s.f.

4



11 of 11 lots are over 1/2 acre, avg 0.54
1/2 acre = 21780 sq ft
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.

Willes Knoll

Colleyville, Tarrant County, Texas



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

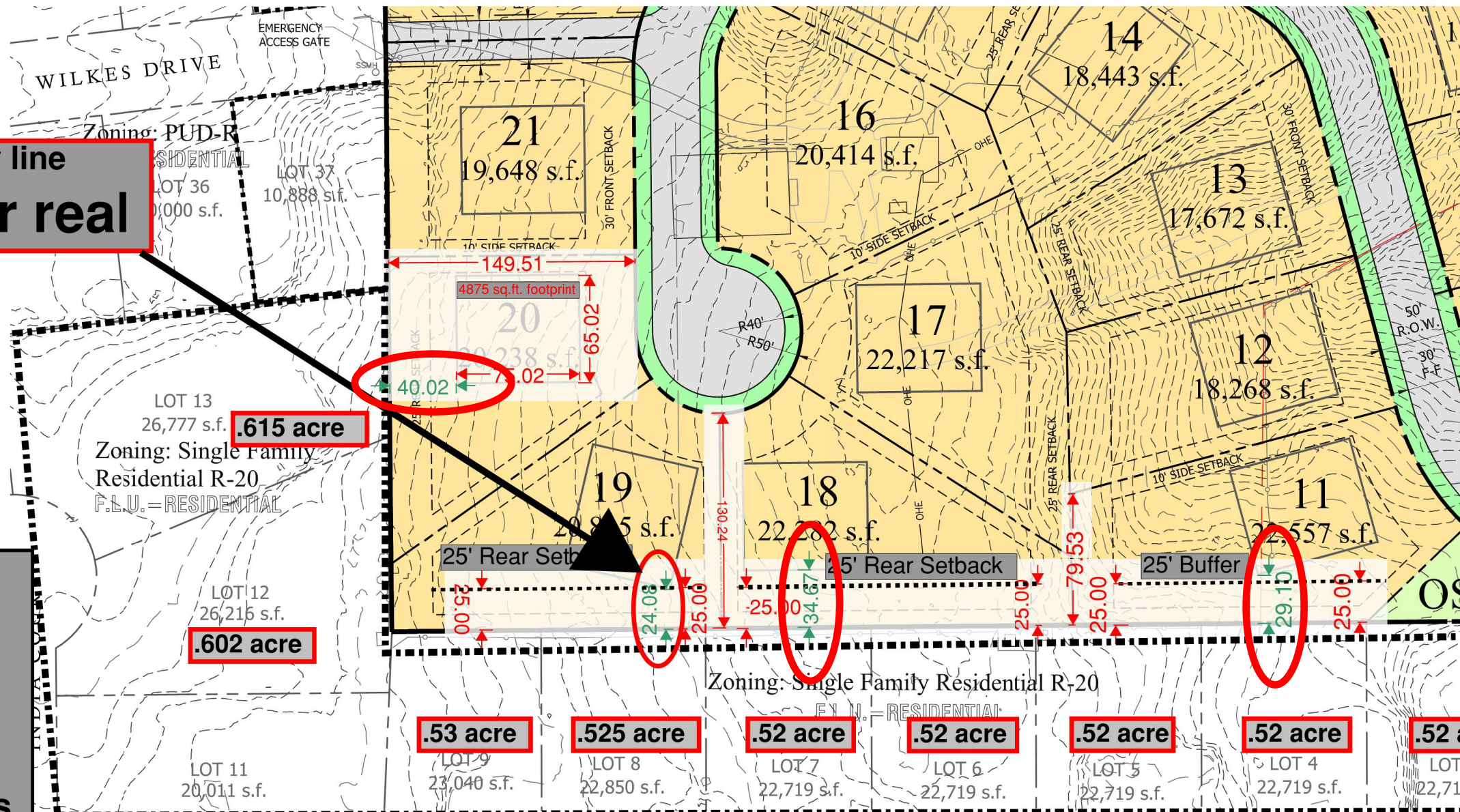
Redinger Group, LLC
P.O. Box 93206
Southlake, Texas 76092
817-253-5727
Attn: Clayton Redinger, P.E.

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



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



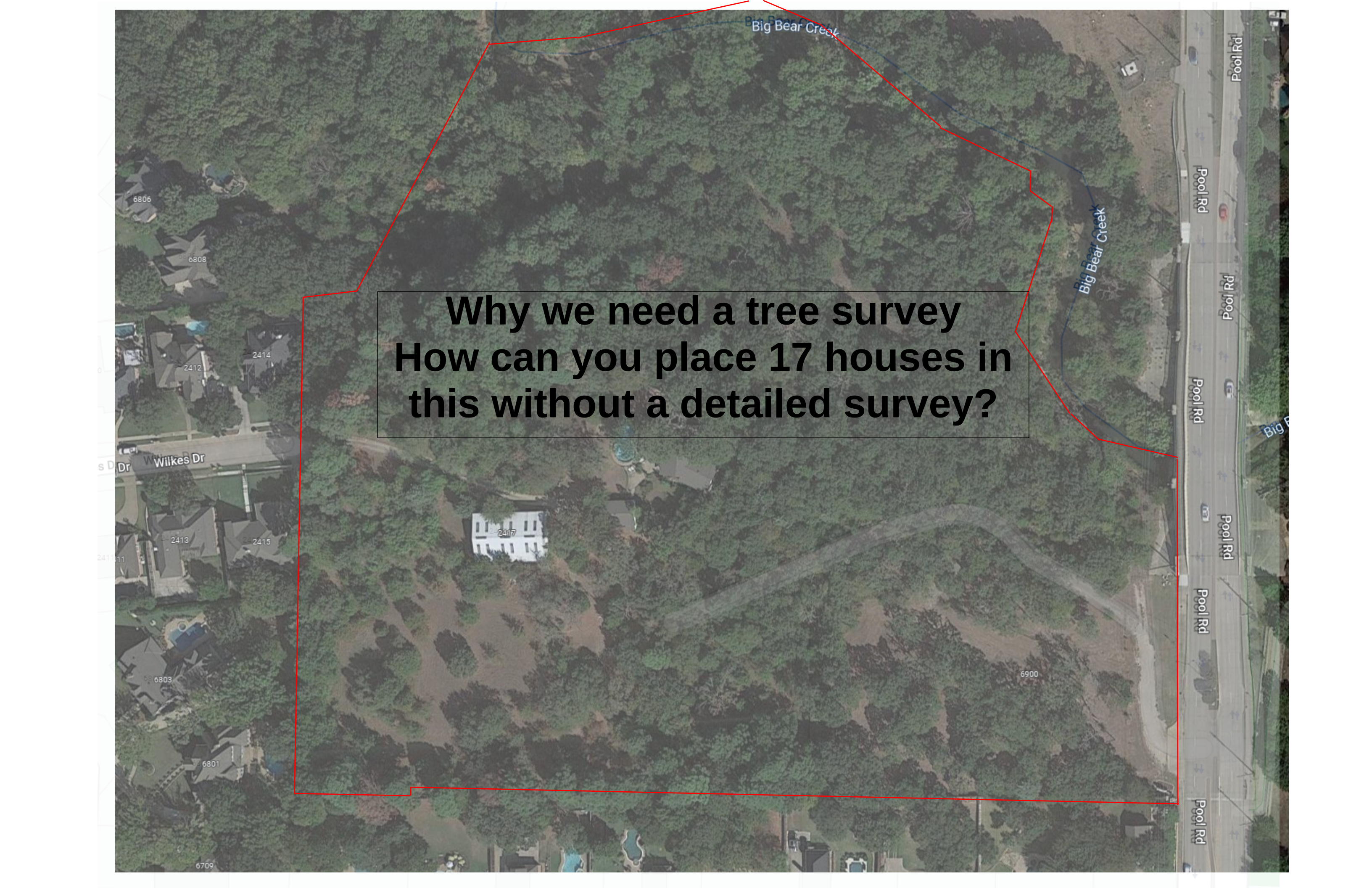
11 of 11 lots are over 1/2 acre, avg 0.54

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.

Sept Plan

An aerial photograph of a residential area with a large, irregularly shaped plot of land outlined in red. The plot is mostly covered in dense green trees and vegetation. A single white house is visible within the plot, near the center. To the left of the plot, there are several other houses with their addresses visible: 6806, 6808, 2412, 2414, 2413, 2415, 6803, 6801, and 6709. A road labeled 'Wilkes Dr' runs horizontally across the middle left. To the right of the plot, a road labeled 'Pool Rd' runs vertically. A blue line representing a creek, labeled 'Big Bear Creek', flows from the top right towards the bottom right. The text 'Why we need a tree survey' and 'How can you place 17 houses in this without a detailed survey?' is overlaid in a black box in the center of the plot.

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	100.00%	13.89 ac.

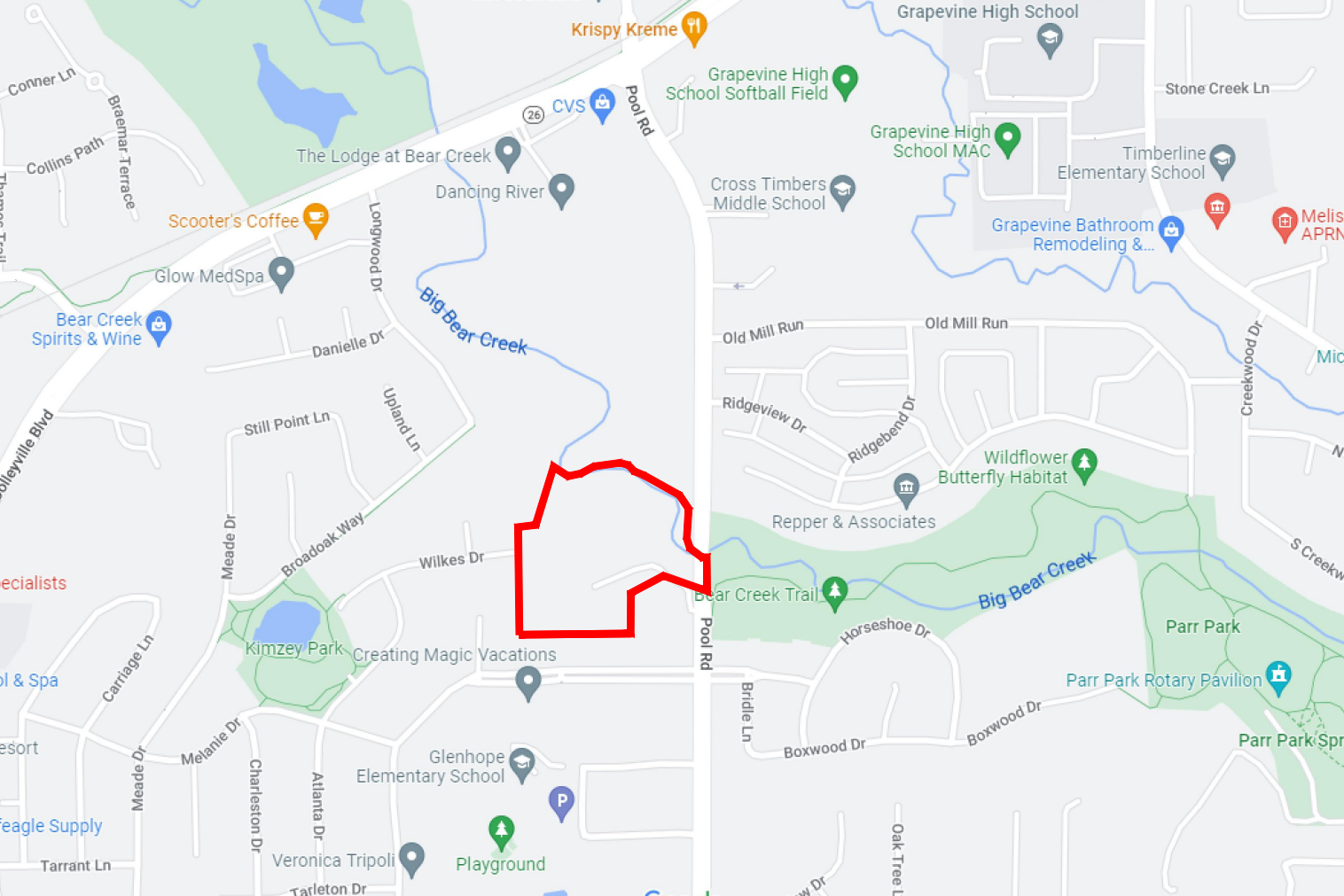
Site Data

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.

Owner:

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

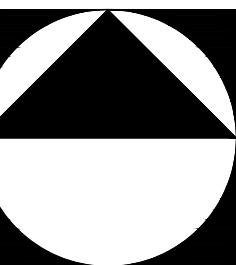
Applicant:

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

Planner:

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

02 SEP 22



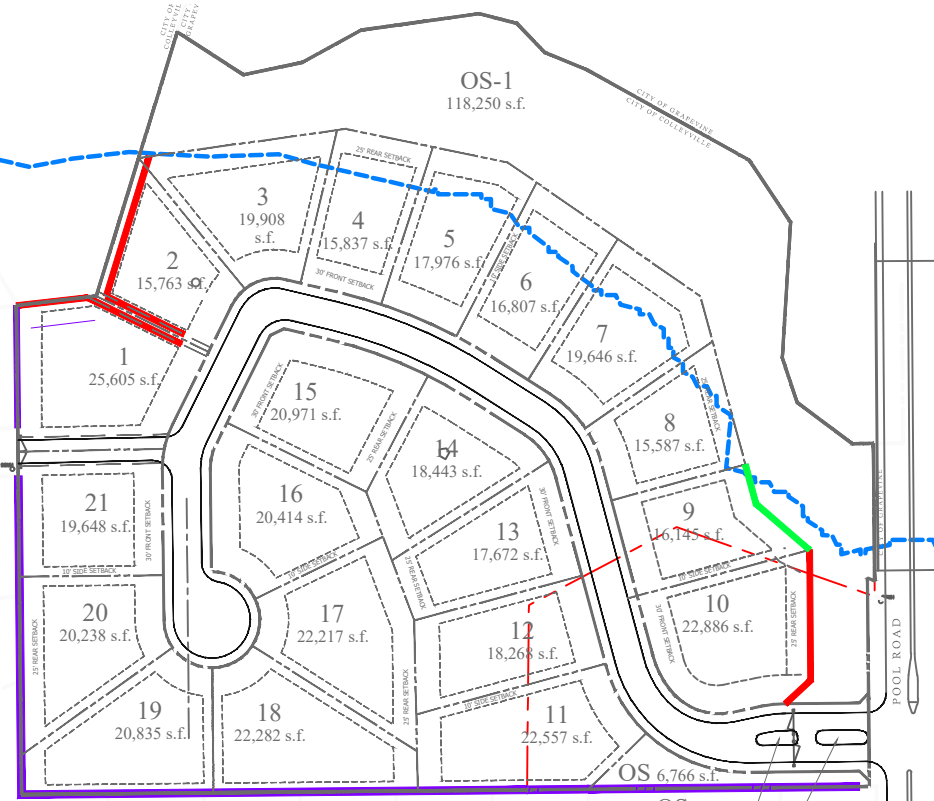
1" = 50'
0 50' 100' 200'

Legend

Nature Trail
5' Sidewalk
Flood Plain

Notes:

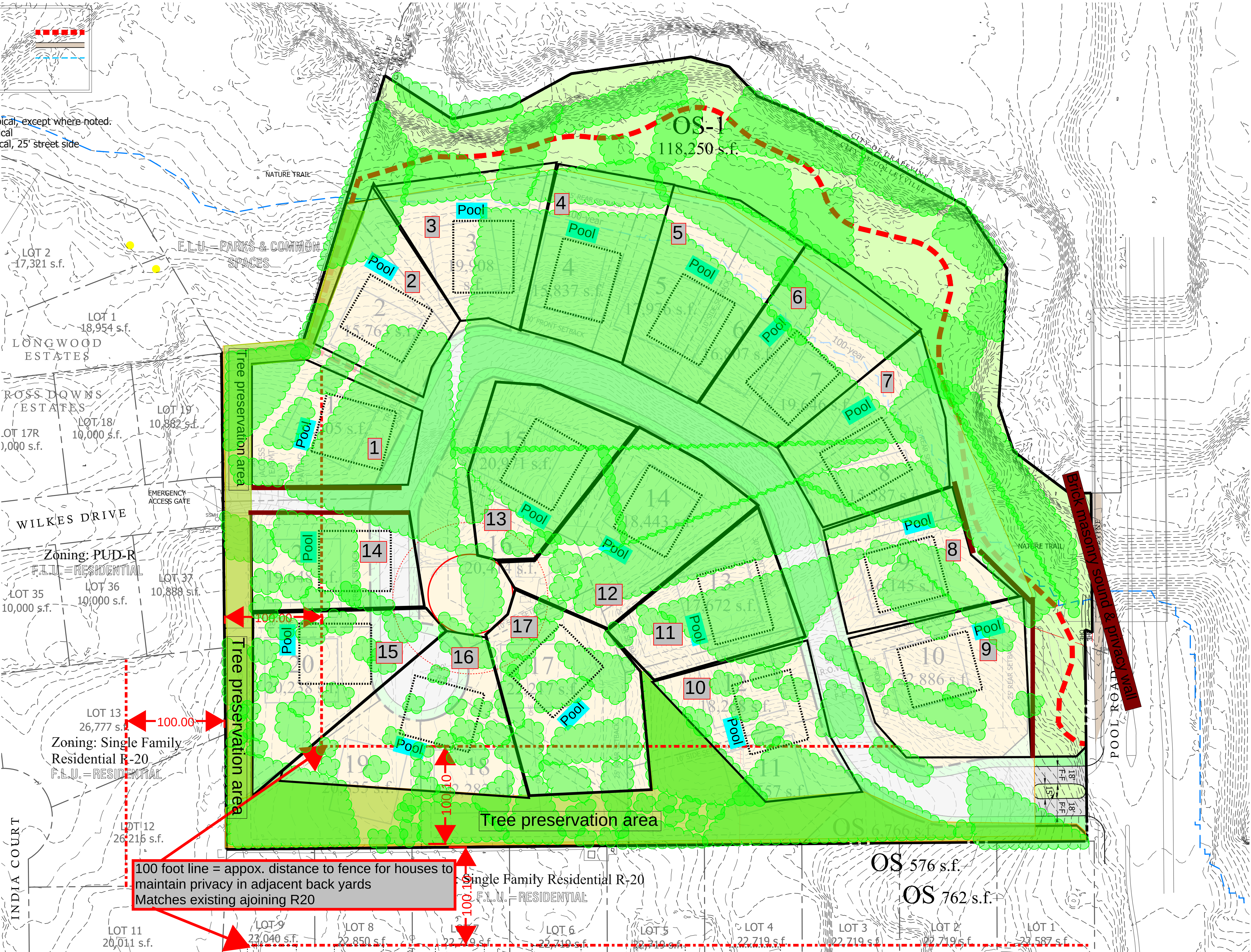
- Front Setbacks are 30' Typical, except where noted.
- Rear Setbacks are 25' Typical
- Side Setbacks are 10' Typical, 25' street side setback on corner lot



FENCE DIAGRAM

Fence Legend

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

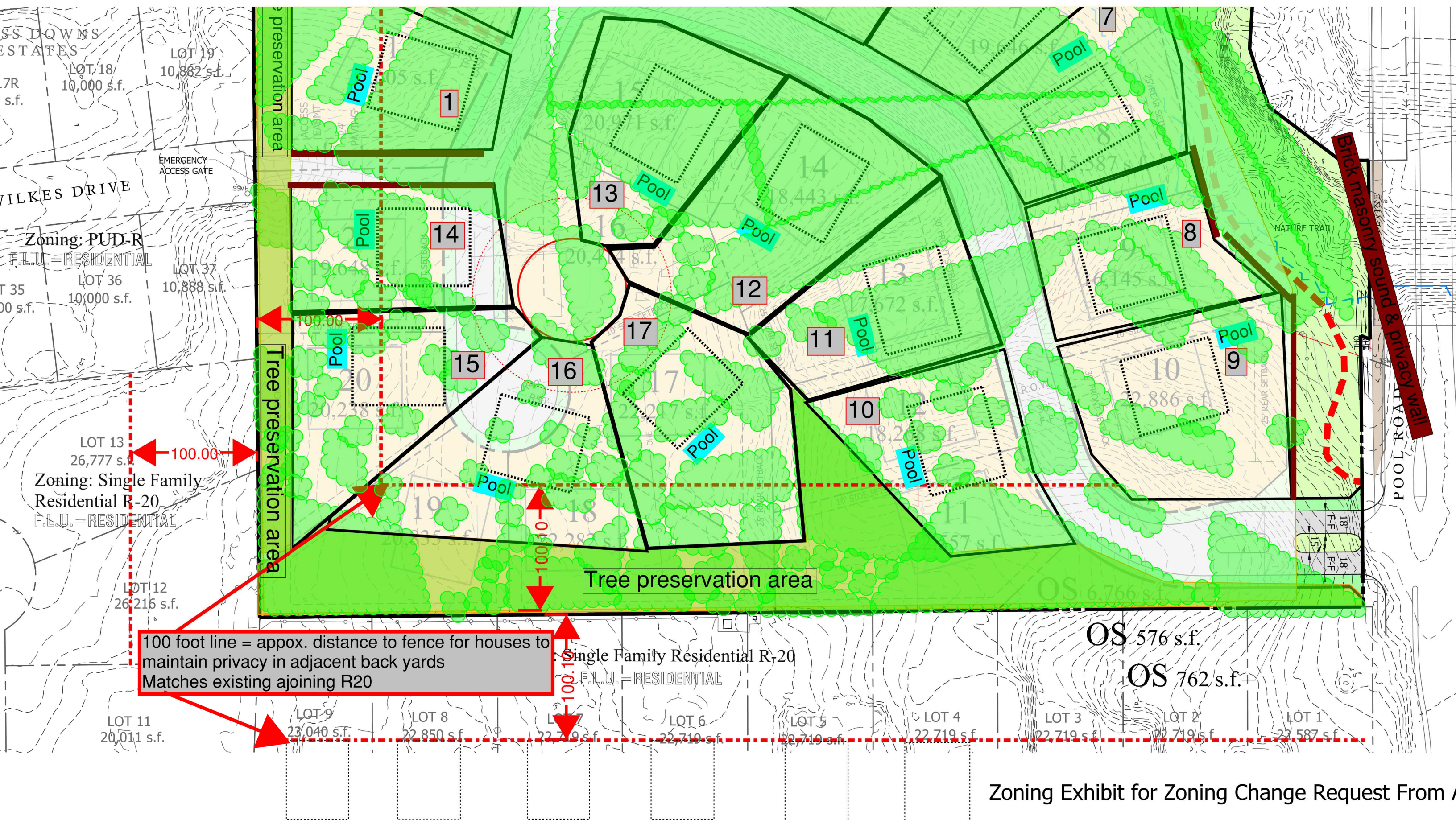


100 foot line = appox. distance to fence for houses to maintain privacy in adjacent back yards
Matches existing adjoining R20

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

Wilkes Knoll

Colleyville, Tarrant County, Texas



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

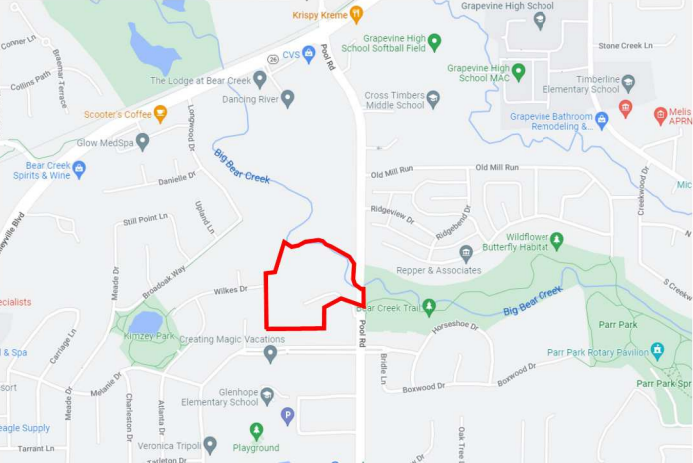
Single Family Residential R-20
F.L.U. = RESIDENTIAL

Site Data Summary Chart

Single Family Residential Lots		21
Common Areas		4
Residential Lots	67.67%	9.40 ac.
Open Space	20.88%	2.90 ac.
R.O.W.	11.45%	1.59 ac.
Res. Gross Acreage		13.89 ac.
	100.00%	
Site Data		13.89 ac.
Gross Acreage		1.51 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	21
Minimum Lot Area	15,587 s.f.
Average Lot Area	19,502 s.f.
Common Areas	4



LOCATION MAP

Developer:

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

Engineer:

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

Owner:

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

Applicant:

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

Planner:



SAGE

SAGE GROUP, INC.

Master Planning
Urban Design
Architecture
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

Wilkes Knoll

Colleyville, Tarrant County, Texas

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

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	100.00%	13.89 ac.

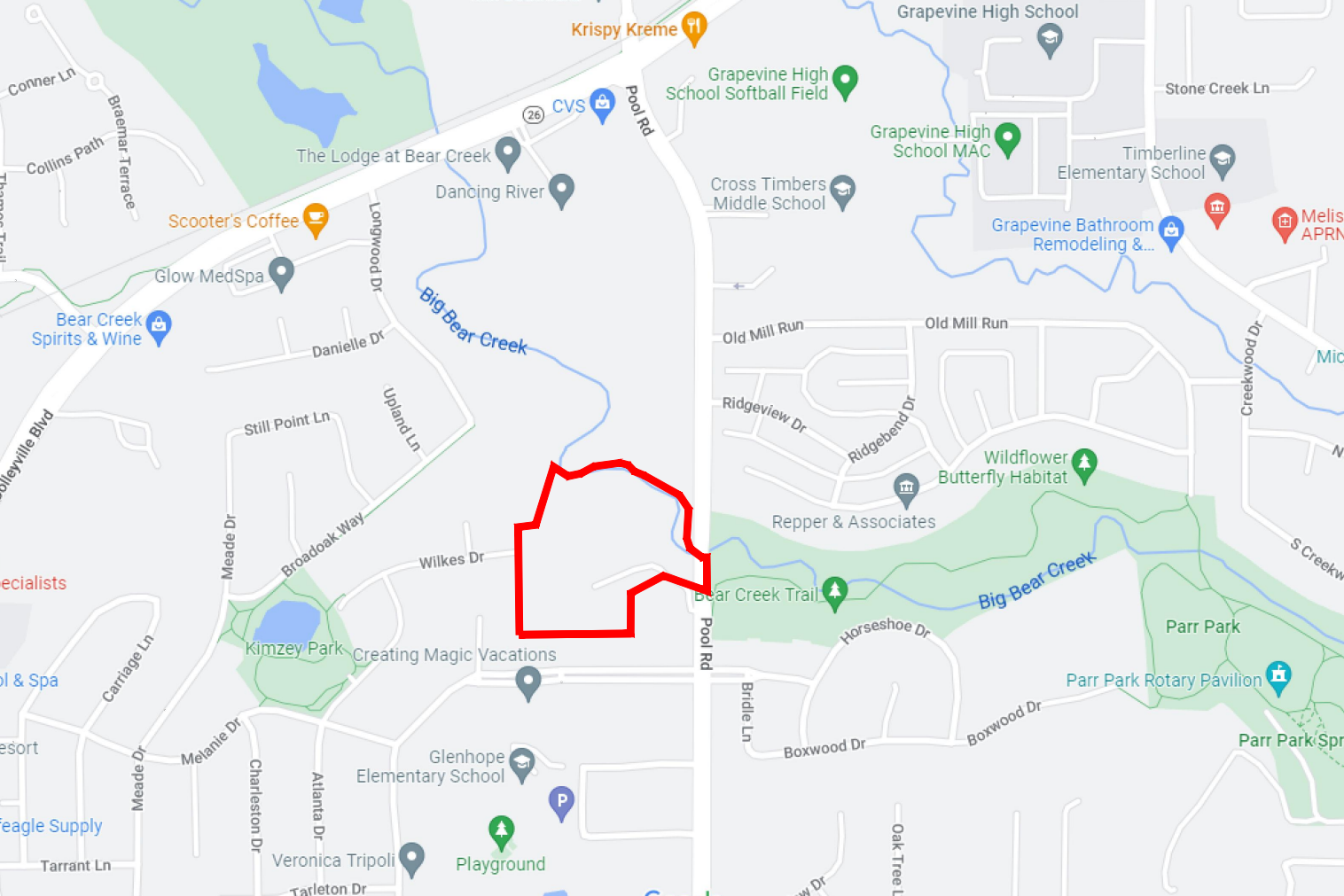
Site Data

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.

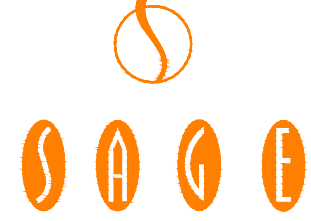
Owner:

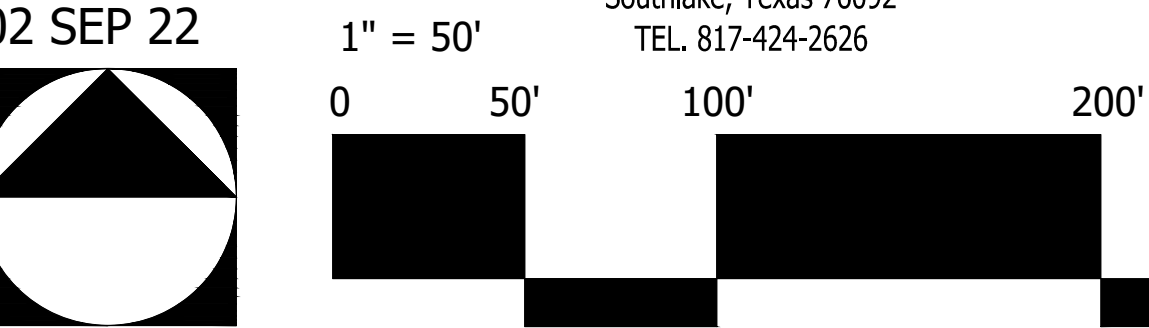
Unique Fortune, LLC
400 Carroll Avenue
Southlake, TX 76092
Tel: 817-366-8666
Contact: Mark Goodwin

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



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%

Brick masonry sound & privacy wall

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

Concept Plan

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**

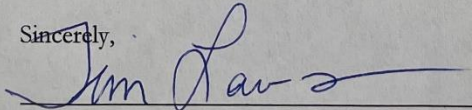
Dear Madam or Sir:

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:

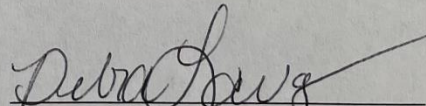
1. Significant increase in traffic and safety concerns
 - a. Increased traffic is a nuisance and reduces enjoyment of property.
 - b. Young children playing and walking to school are at risk with an increase in traffic;
 - c. Increased traffic on Pool Road impacts Cross Timbers Middle School and Glenhope 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

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:

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,

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**

Dear Madam or Sir:

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

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

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

Sincerely,

Signature



Signature

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**

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,

 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**

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,

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**

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,

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

Dear Madam or Sir:

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

Significant Increase in Traffic and Safety Concerns

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

Increased Traffic on a Narrow Street

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

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

Safety Concerns

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

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

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

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

Drainage and Flood Plain Concerns

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

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

Loss of Greenspace Concerns

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

Colleyville Comprehensive Plan Concerns

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

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

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

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

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

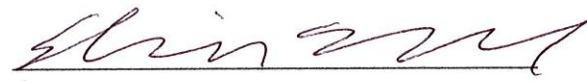
The planned greenspaces for Wilkes Knoll do not meet Colleyville's greenspace requirement for new neighborhoods.

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

Conclusion

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

Sincerely,


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;
 - 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,

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**

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,

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
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,

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

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

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,
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 '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

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 '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, 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 'Mae' or similar, written in a cursive style.

Signature

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

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

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 'C. J. ...' with a stylized flourish.

Signature

A handwritten signature in black ink, appearing to be a single vertical stroke with a hook.

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

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

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

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, 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

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, 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,
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, consisting of a stylized 'J' followed by a series of loops and a horizontal line extending to the right.

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, 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 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,
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

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

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 '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,
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

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

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, 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, 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, consisting of a stylized 'M' followed by a horizontal line and a small flourish.

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,
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

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,
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, 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

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 '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,
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, 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,
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

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

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 '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

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

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.
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,


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:

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

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
 - 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 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:

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

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;
 - 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

J. Bar

Signature

J. Bar

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:

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

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:

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

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
 - 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 the letters 'BE' with a stylized flourish underneath.

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:

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

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:

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

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**

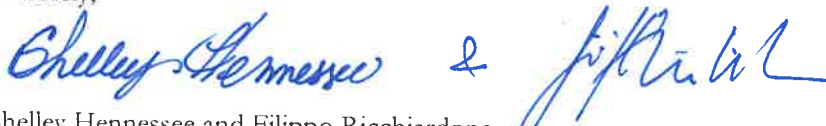
Dear Mr. Bryner:

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

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,

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

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 'Bryant', written over a horizontal line.

Signature

A handwritten signature in black ink, appearing to be 'Bryant', written over a horizontal line.

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

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

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

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



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;
 - 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



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

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 blue ink, featuring a large loop at the top and a series of smaller loops and strokes below.

Signature

A handwritten signature in blue ink, featuring a large loop at the top and a series of smaller loops and strokes below.

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

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



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

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



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

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



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

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



Signature

Banyan

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:

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



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:

I am writing to express my opposition to the request to rezone the 12-acre lot and newly acquired adjacent property 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,

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**

Dear Madam or Sir:

I am writing to express my opposition to the request to rezone the 12-acre lot and newly acquired adjacent property 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,

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

Dear Madam or Sir:

I am writing to express my opposition to the request to rezone the 12-acre lot and newly acquired adjacent property 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,

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**

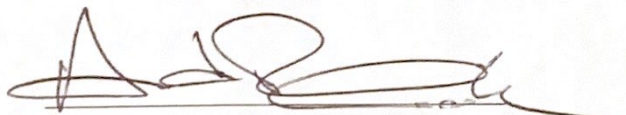
Dear Madam or Sir:

I am writing to express my opposition to the request to rezone the 12-acre lot and newly acquired adjacent property 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,


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

Dear Madam or Sir:

I am writing to express my opposition to the request to rezone the 12-acre lot and newly acquired adjacent property 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 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,

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**

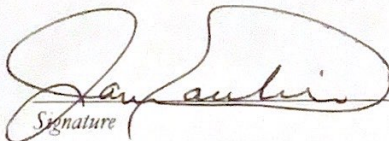
Dear Madam or Sir:

I am writing to express my opposition to the request to rezone the 12-acre lot and newly acquired adjacent property 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,


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**

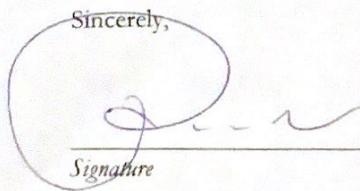
Dear Madam or Sir:

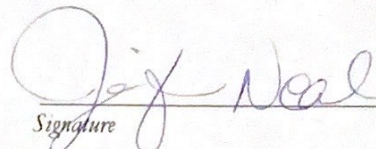
I am writing to express my opposition to the request to rezone the 12-acre lot and newly acquired adjacent property located at 2417 Wilkes Drive, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

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,


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

Dear Madam or Sir:

I am writing to express my opposition to the request to rezone the 12-acre lot and newly acquired adjacent property 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,



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
PUD-R, Previously Known as Case ZC22-029

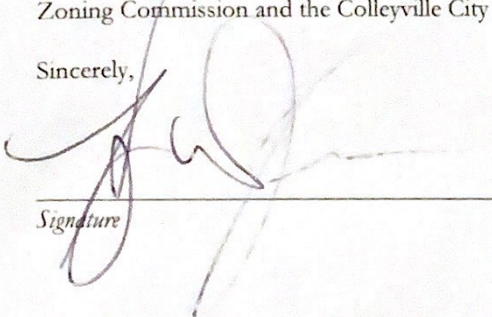
Dear Madam or Sir:

I am writing to express my opposition to the request to rezone the 12-acre lot and newly acquired adjacent property 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,


Signature

Signature

Jared & Angie Coussil (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

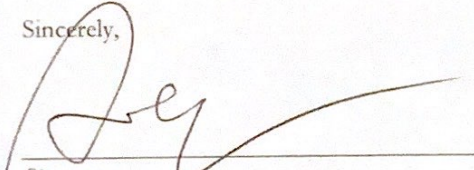
Dear Madam or Sir:

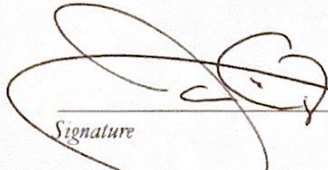
I am writing to express my opposition to the request to rezone the 12-acre lot and newly acquired adjacent property located at 2417 Wilkes Drive, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

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,


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

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



Signature

[Handwritten signature]

Clay P. Reed & Valarie Reed (Name)
6806 Rockbrook Ct. (Street Address)
Colleyville, TX 76034 (City, State, Zip)

10-09-2022 (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 and newly acquired adjacent property 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,

Clay P. Reed
Signature

Valarie L. Reed
Signature



Monday, November 7, 2022

(Name) Alan Green
(Date) Monday, November 7, 2022
Email alan@alangreencpa.com
Address 6513 Colleyville Blvd Ste 400
Colleyville, TX 76034

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

Re: Letter of Opposition – Destruction of Cross Timbers Forest 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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

Signature

A handwritten signature in black ink, consisting of a series of connected loops and a final horizontal stroke.

Signature

A handwritten signature in black ink, featuring a prominent peak followed by a series of connected loops and a final horizontal stroke.



Monday, November 7, 2022

(Name) Amy Collum
(Date) Tuesday, February 6, 1968
Email amycollum@gmail.com
Address 6400 Meade
76034

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

Re: Letter of Opposition – Destruction of Cross Timbers Forest 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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

Signature

A handwritten signature in black ink, appearing to read "Pam Kelly". The signature is fluid and cursive, with the first name "Pam" and last name "Kelly" clearly distinguishable.

Signature

A handwritten signature in black ink, appearing to read "Amy Kelly". The signature is fluid and cursive, with the first name "Amy" and last name "Kelly" clearly distinguishable.



Sunday, November 6, 2022

(Name) Ben brittain
(Date) Wednesday, July 7, 1999
Email benbritt1999@gmail.com
Address 2600 Pool Rd
76051

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

Re: Letter of Opposition – Destruction of Cross Timbers Forest 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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

Signature

A handwritten signature in black ink, consisting of a stylized 'J' followed by a horizontal line and a small upward stroke.

Signature

A handwritten signature in black ink, consisting of a stylized 'J' followed by a horizontal line and a small upward stroke.



Saturday, November 5, 2022

(Name) Clint Jaynes
(Date) Saturday, November 5, 2022
Email clint.jaynes@yahoo.com
Address 201 Compton Ct.
Colleyville, TX 76034

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

Re: Letter of Opposition – Destruction of Cross Timbers Forest 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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

Signature

A handwritten signature in black ink, appearing to read "Clint Jones". The signature is fluid and cursive, with the first name "Clint" being more legible than the last name "Jones".



Sunday, November 6, 2022

(Name) Colby Prendergast
(Date) Friday, April 19, 2002
Address 6800 Milton Dr
76034

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

Re: Letter of Opposition – Destruction of Cross Timbers Forest 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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require

clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

Signature

Colby
Pender
Jas. H.



Monday, November 7, 2022

(Name) Diana Weiler
(Date) Monday, November 7, 2022
Address 2011
76034

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

Re: Letter of Opposition – Destruction of Cross Timbers Forest 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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

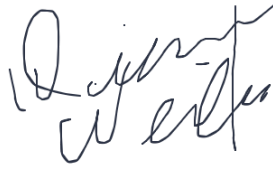
1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require

clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

Signature

A handwritten signature in black ink, appearing to read "D. J. [unclear]".

(Name) Jax Fisher

(Date) Friday, November 4, 2022

Address 1313 Chatsworth Ct E
Colleyville, Texas, 76034

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

Re: Letter of Opposition – Destruction of Cross Timbers Forest 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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require

clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

Signature

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke.

Signature

A handwritten signature in black ink, featuring a large loop and a long horizontal stroke.



Sunday, November 6, 2022

(Name) Jeffrey Lambeth
(Date) Monday, November 7, 2022
Email lambeth.jeffrey@gmail.com
Address 3200 Bridle Ln
Grapevine

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

Re: Letter of Opposition – Destruction of Cross Timbers Forest 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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

Signature

A handwritten signature in black ink, appearing to be 'RZ' with a horizontal line extending from the 'Z' and a small vertical stroke below it.



Monday, November 7, 2022

(Name) Jennifer Shahan
(Date) Monday, November 7, 2022
Email jennshahan@gmail.com
Address 2505 Highland Dr.
Colleyville, TX 76034

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

Re: Letter of Opposition – Destruction of Cross Timbers Forest 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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

Signature

A handwritten signature in black ink, appearing to read "Jennifer Shara". The signature is written in a cursive, flowing style.



Monday, November 7, 2022

(Name) Jennifer Burton
(Date) Monday, November 7, 2022
Email jjburton2014@gmail.com
Address 3604 Shady Brook Dr
Bedford

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

Re: Letter of Opposition – Destruction of Cross Timbers Forest 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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

Signature

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

Signature

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



Sunday, November 6, 2022

(Name) Kara Rae Boswell
(Date) Sunday, November 6, 2022
Email boswell4@mac.com
Address 2306 Wilkes Drive
76034

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

Re: Letter of Opposition – Destruction of Cross Timbers Forest 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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

Signature

A handwritten signature in black ink, appearing to read "Rae Powell". The signature is written in a cursive, flowing style.



Monday, November 7, 2022

(Name) Keith Nelson
(Date) Monday, November 7, 2022
Email keith@ondafamilylaw.com
Address 5004 Auburndale Ave
Colleyville

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

Re: Letter of Opposition – Destruction of Cross Timbers Forest 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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

Signature

A handwritten signature in black ink, appearing to read "K. Nelson". The signature is fluid and cursive, with the first letter "K" being particularly large and stylized.



Monday, November 7, 2022

(Name) Lisa Flamm
(Date) Monday, November 7, 2022
Email lisaflamm@verizon.net
Address 6805 Carriage Lane
Colleyville, Texas 76034

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

Re: Letter of Opposition – Destruction of Cross Timbers Forest 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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

Signature

A handwritten signature in black ink that reads "Lisa Hamm". The signature is written in a cursive style with a large, stylized "L" and "H".

Signature

A handwritten signature in black ink that reads "Lisa Hamm". The signature is written in a cursive style with a large, stylized "L" and "H".



Monday, November 7, 2022

(Name) LISA MILLS
(Date) Wednesday, December 1, 1965
Email Immills@me.com
Address 4801 Stafford Drive
Colleyville, TX 76034

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

Re: Letter of Opposition – Destruction of Cross Timbers Forest 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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

Signature

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

Signature

A handwritten signature in black ink, appearing to be 'John' or similar, written in a cursive style with a vertical line at the end.



Monday, November 7, 2022

(Name) Michele Sirotnak
(Date) Monday, November 7, 2022
Email michele.sirotnak@gmail.com
Address 6405 Kenshire Ct
Colleyville, TX 76034

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

Re: Letter of Opposition – Destruction of Cross Timbers Forest 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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

Signature

A handwritten signature in black ink, appearing to read "M. Swartz", written in a cursive style.



Sunday, November 6, 2022

(Name) Paul Carrocci
(Date) Sunday, November 6, 2022
Address 6613 Glenhope Circle North
Colleyville Texas 76034

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

Re: Letter of Opposition – Destruction of Cross Timbers Forest 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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require

clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

Signature

A handwritten signature in black ink, appearing to read "K. R. V. C.", is positioned to the right of the "Signature" label.



Monday, November 7, 2022

(Name) Pam O'Quinn
(Date) Monday, November 7, 2022
Email pgoquinn@gmail.com
Address 5905 Yorkshire Drive
Colleyville, Texas 76934

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

Re: Letter of Opposition – Destruction of Cross Timbers Forest 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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are "protected" species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A "protected" tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are "protected."
 - d. 48 trees on the property are "heritage" trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city's establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are "heritage" trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville's Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city's country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville's Land Development Code.
4. Denying the developer's request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

Signature

A handwritten signature in black ink that reads "Pam O'Neil". The signature is written in a cursive, flowing style.



Sunday, November 6, 2022

(Name) Sharon Kazi
(Date) Sunday, November 6, 2022
Email kazisharon@yahoo.com
Address 2308 still point ln
Colleyville tx 76034

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

Re: Letter of Opposition – Destruction of Cross Timbers Forest 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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

Signature

A handwritten signature in blue ink, appearing to be a stylized 'J' followed by a wavy line.

Signature

A handwritten signature in blue ink, appearing to be a stylized 'J' followed by a wavy line and a small dot.



Monday, November 7, 2022

(Name) Jeannie Cammack
(Date) Saturday, November 2, 1957
Email Jashw7@verizon.net
Address 6507 Meade Drive
Colleyville, Texas 76034

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

Re: Letter of Opposition – Destruction of Cross Timbers Forest 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:

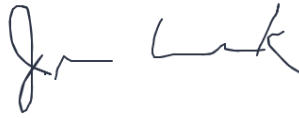
I am writing to express my opposition to the request to rezone the 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

Signature

A handwritten signature in black ink, appearing to read "John C. Link". The signature is written in a cursive, flowing style.

Signature

A handwritten signature in black ink, appearing to read "John C. Link". The signature is written in a cursive, flowing style.

Payson Anderson (Name)

11/8/22

(Date)

1113 Trinidad Drive (Street Address)

Fort Worth, TX 76140 (City, State, Zip)

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

**Re: Letter of Opposition – Destruction of Cross Timbers Forest
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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,


Signature

Signature

JOHN BEARER (Name)

11/8/22 (Date)

4717 LAKEWOOD (Street Address)

Colleyville TX (City, State, Zip)
76034

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

**Re: Letter of Opposition – Destruction of Cross Timbers Forest
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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

John Bearer
Signature

Signature

Ronse Bellucci (Name)
2509 Highland Park Ct (Street Address)
Colleyville TX 76034 (City, State, Zip)

Nov. 8, 2022 (Date)

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

**Re: Letter of Opposition – Destruction of Cross Timbers Forest
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:

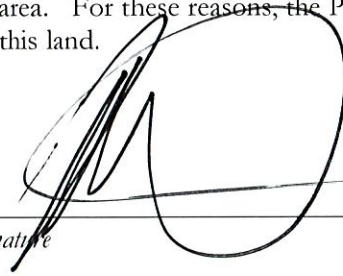
I am writing to express my opposition to the request to rezone the 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are "protected" species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A "protected" tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are "protected."
 - d. 48 trees on the property are "heritage" trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city's establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are "heritage" trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville's Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city's country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville's Land Development Code.
4. Denying the developer's request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

Signature



Signature

MARIA BROCK (Name)

Nov 8, 2022 (Date)

5505 OAK HILLS DR (Street Address)

Colleyville TX (City, State, Zip)

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

**Re: Letter of Opposition – Destruction of Cross Timbers Forest
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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

Maria Brock

Signature

Signature

Jennifer Brockman (Name)

11.8.2022 (Date)

404 Oak Crest Hill Dr. (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 – Destruction of Cross Timbers Forest
Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to
PUD-R, Previously Known as Case ZC22-029**

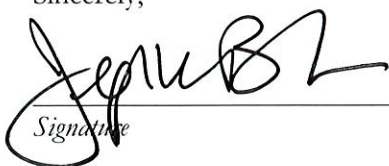
Dear Madam or Sir:

I am writing to express my opposition to the request to rezone the 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,


Signature

Signature

John Brunk (Name)
6507 Atlanta Dr (Street Address)
Colleyville Tx 76034 (City, State, Zip)

Nov 6, 2022 (Date)

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

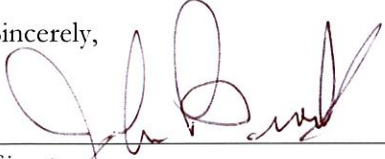
**Re: Letter of Opposition – Destruction of Cross Timbers Forest
Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to
PUD-R, Previously Known as Case ZC22-029**

Dear Madam or Sir:

I am writing to express my opposition to the request to rezone the 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,


Signature

Signature

Mark Cook (Name)

11-6-22 (Date)

6710 Carriage 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 – Destruction of Cross Timbers Forest
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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,


Signature

Mark Cook
Signature

DEAN FITTZ (Name)

11-8-2022 (Date)

6101 LANSFORD 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 – Destruction of Cross Timbers Forest
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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,


Signature

Signature

Mike Gable (Name)

Nov 8, 2022 (Date)

813 Central Dr (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 – Destruction of Cross Timbers Forest
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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,



Signature

Signature

Patricia
~~Metana~~ Gable (Name)

Nov 8, 2022 (Date)

6412 Kingston Dr (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 – Destruction of Cross Timbers Forest
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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,


Signature

Signature

Wendy O'Connell (Name)
105 Scarlet Ct. (Street Address)
Colleyville TX 76034 (City, State, Zip)

11/8/2022 (Date)

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

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

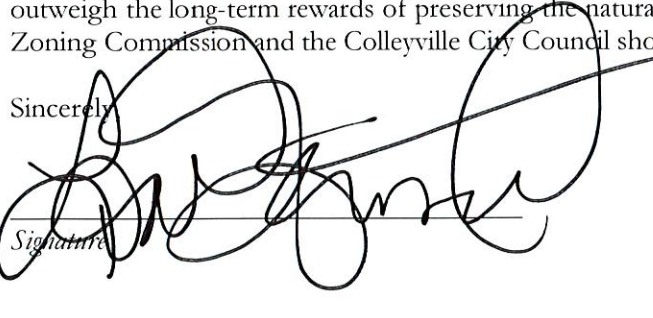
Dear Madam or Sir:

I am writing to express my opposition to the request to rezone the 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are "protected" species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A "protected" tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are "protected."
 - d. 48 trees on the property are "heritage" trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city's establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are "heritage" trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville's Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city's country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville's Land Development Code.
4. Denying the developer's request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote ~~no~~ to rezoning of this land.

Sincerely,


Signature

Signature

STEPHEN HAMMICK (Name)
6710 Atlanta Drive (Street Address)
Colleyville, TX (City, State, Zip)
76034

Nov 6 2022 (Date)

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

**Re: Letter of Opposition – Destruction of Cross Timbers Forest
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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are "protected" species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A "protected" tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are "protected."
 - d. 48 trees on the property are "heritage" trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city's establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are "heritage" trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville's Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city's country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville's Land Development Code.
4. Denying the developer's request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,


Signature

Signature

Mandy Harrison (Name)
3913 Allendale Ct. (Street Address)
Colleyville, TX 76034 (City, State, Zip)

11.8.22 (Date)

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

**Re: Letter of Opposition – Destruction of Cross Timbers Forest
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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

Mandy Harrison
Signature

Signature

Bonnie &
Mike Hasselke (Name)
6610 Charleston Dr (Street Address)
Colleyville, TX 76034 (City, State, Zip)

11/6/22 (Date)

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

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

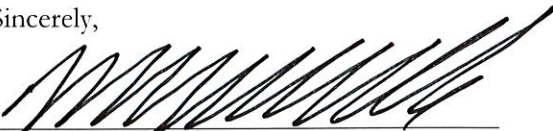
Dear Madam or Sir:

I am writing to express my opposition to the request to rezone the 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are "protected" species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A "protected" tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are "protected."
 - d. 48 trees on the property are "heritage" trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city's establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are "heritage" trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville's Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city's country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville's Land Development Code.
4. Denying the developer's request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,


Signature

Bonnie Hasselke
Signature

Kim Hawthorne (Name)

11-6-22

(Date)

6902 Meade Dr (Street Address)

Colleyville TX (City, State, Zip)

76034

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

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

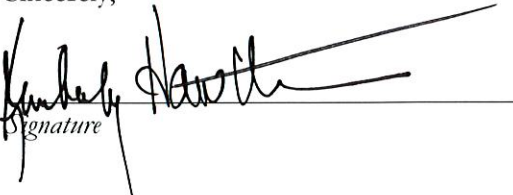
Dear Madam or Sir:

I am writing to express my opposition to the request to rezone the 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,


Signature


Signature

Quentin Holmes (Name)
6600 Charleston dr (Street Address)
Colleyville, TX 76034 (City, State, Zip)

11-6-2022

(Date)

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

**Re: Letter of Opposition – Destruction of Cross Timbers Forest
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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,


Signature

Signature

Brett Huckins (Name)

11/6/22 (Date)

2013 Toront 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 – Destruction of Cross Timbers Forest
Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to
PUD-R, Previously Known as Case ZC22-029**

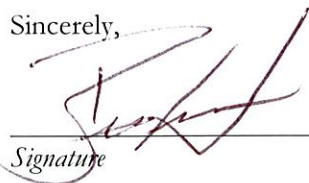
Dear Madam or Sir:

I am writing to express my opposition to the request to rezone the 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are "protected" species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A "protected" tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are "protected."
 - d. 48 trees on the property are "heritage" trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city's establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are "heritage" trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville's Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city's country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville's Land Development Code.
4. Denying the developer's request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,


Signature

Signature

Wade Kelley (Name)
2304 Still Point Ln. (Street Address)
Colleyville, TX 76034 (City, State, Zip)

11-6-22 (Date)

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

**Re: Letter of Opposition – Destruction of Cross Timbers Forest
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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

Wade Kelley
Signature

Signature

Carolyn Honkie (Name)

11-6-22 (Date)

6703 Carriage (Street Address)

Colleyville TX (City, State, Zip)
76034

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

**Re: Letter of Opposition – Destruction of Cross Timbers Forest
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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are "protected" species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A "protected" tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are "protected."
 - d. 48 trees on the property are "heritage" trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city's establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are "heritage" trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville's Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city's country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville's Land Development Code.
4. Denying the developer's request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

Carolyn Honkie
Signature

Signature

Bruce Leonard (Name)
4145 Woodland Ct (Street Address)
Grapewine, TX 75061 (City, State, Zip)

11/6/22 (Date)

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

**Re: Letter of Opposition – Destruction of Cross Timbers Forest
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:

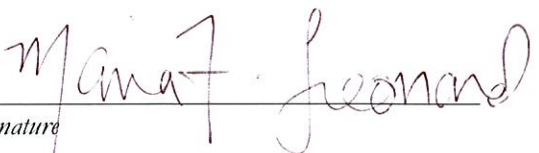
I am writing to express my opposition to the request to rezone the 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,


Signature


Signature

Ryan Lynch

(Name)

11-8-22

(Date)

304 Timberline Dr.

(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 – Destruction of Cross Timbers Forest
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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,



Signature

Signature

Teresa Martin (Name)

11/06/2022 (Date)

6908 Meade Dr (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 – Destruction of Cross Timbers Forest
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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,


Signature

Signature

Kevin McKissick (Name)

11/6/2022 (Date)

6911 Wandering Way (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 – Destruction of Cross Timbers Forest
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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,


Signature

Signature

OLLIE MEYERS (Name)

NOVEMBER 8, 2012 (Date)

2908 Hickory Hill 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 – Destruction of Cross Timbers Forest
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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,


Signature

Signature

Tim Neuman (Name)
6906 Wandering Way (Street Address)
Colleyville, Tx 76034 (City, State, Zip)

11-6-22 (Date)

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

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

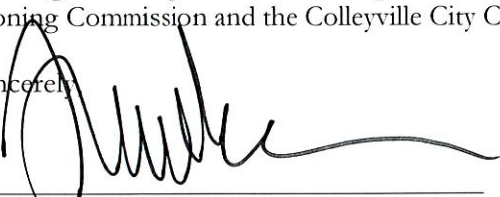
Dear Madam or Sir:

I am writing to express my opposition to the request to rezone the 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,



Signature

11/6/22

Signature

Gabeon Johnson (Name)
6802 Kennedy (Street Address)
Colleyville (City, State, Zip)

11-6-22 (Date)

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

**Re: Letter of Opposition – Destruction of Cross Timbers Forest
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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,



Signature



Signature

Abdul Rasheed (Name)

Nov. 6, 2022 (Date)

6604 Atlanta Dr (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 – Destruction of Cross Timbers Forest
Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to
PUD-R, Previously Known as Case ZC22-029**

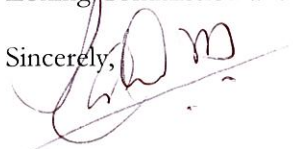
Dear Madam or Sir:

I am writing to express my opposition to the request to rezone the 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,



Signature

Signature

Dallas Setser (Name)

11-8-22 (Date)

5406 Sycamore 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 – Destruction of Cross Timbers Forest
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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. 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 Sims

(Name)

8 Nov 22

(Date)

604 Green Meadows Dr

(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 – Destruction of Cross Timbers Forest
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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,


Signature


Signature

Joel Stanley (Name)

11/8/20 (Date)

1609 Douglas Ave (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 – Destruction of Cross Timbers Forest
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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,


Signature

Signature

Sharon Stufflebarger (Name)
2200 Highland Meadows (Street Address)
Colleyville TX 76034 (City, State, Zip)

11/06/2022 (Date)

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

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

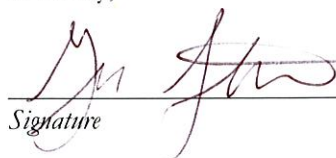
Dear Madam or Sir:

I am writing to express my opposition to the request to rezone the 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,


Signature

Signature

Sean Teator

(Name)

11/8/22

(Date)

101 Valleyview Dr.

(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 – Destruction of Cross Timbers Forest
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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,



Signature

Signature

Cynthia Valenti (Name)
1609 Cheek Sparger Rd (Street Address)
Colleyville, TX 76034 (City, State, Zip)

11/8/22 (Date)

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

**Re: Letter of Opposition – Destruction of Cross Timbers Forest
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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

C Valenti

Signature

Signature

Regina Warner (Name)
704 Field Street (Street Address)
Colleyville, TX 76034 (City, State, Zip)

11-8-22 (Date)

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

**Re: Letter of Opposition – Destruction of Cross Timbers Forest
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:

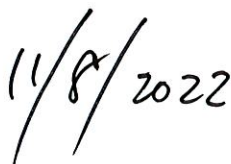
I am writing to express my opposition to the request to rezone the 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,


Signature



Signature

PANLA WELCH (Name)
414 OAK CREST HILLY DR (Street Address)
COLLEYVILLE, TX 76034 (City, State, Zip)

11-8-22 (Date)

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

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

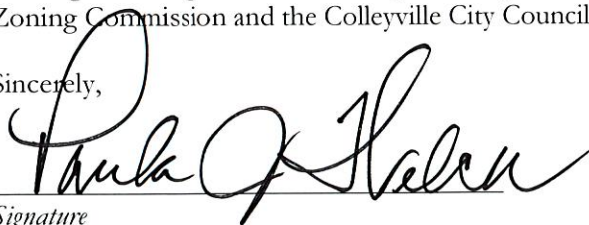
Dear Madam or Sir:

I am writing to express my opposition to the request to rezone the 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,


Signature

Signature

Judy Williams (Name)
2305 Still Point Ln. (Street Address)
Colleyville Tx. (City, State, Zip)
76034

11-6-22 (Date)

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

**Re: Letter of Opposition – Destruction of Cross Timbers Forest
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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

Judy Williams
Signature

Signature

Xin Yan (Name)
6508 Connie Ln. (Street Address)
Colleyville (City, State, Zip)

11/06/2022 (Date)

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

**Re: Letter of Opposition – Destruction of Cross Timbers Forest
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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

Xin Yan
Signature

Signature



Monday, November 7, 2022

(Name) Abby Sandy
(Date) Monday, November 7, 2022
Email abbysandy413@gmail.com
Address 3023 Creekview Drive
Grapevine, TX 76051

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

Re: Letter of Opposition – Destruction of Cross Timbers Forest 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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

Signature

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

Signature

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



Monday, November 7, 2022

(Name) Bridget Moore
(Date) Monday, November 7, 2022
Email bridgetmoore844@gmail.com
Address 4500 Shadycreek Lane
Colleyville, TX, 76034

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

Re: Letter of Opposition – Destruction of Cross Timbers Forest 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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

Signature

Handwritten signature in black ink, appearing to read "BM Coe".

Signature

Handwritten signature in black ink, appearing to read "S Bulger".



Monday, November 7, 2022

(Name) Brenda Anthony
(Date) Monday, November 7, 2022
Email dbanthonys@yahoo.com
Address 2503 Heather Glenn Ct
Colleyville, TX 76034

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

Re: Letter of Opposition – Destruction of Cross Timbers Forest 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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

Signature



Signature

|



Monday, November 7, 2022

(Name) Cody Conover
(Date) Monday, November 7, 2022
Email conover.cody@gmail.com
Address 404 Vintage Ct
76034

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

Re: Letter of Opposition – Destruction of Cross Timbers Forest 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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

Signature

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

Signature

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



Monday, November 7, 2022

(Name) Damita Jo Sangermano
(Date) Monday, November 7, 2022
Email damitajos@yahoo.com
Address 3043 Creekview Drive
Grapevine, TX. 76051

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

Re: Letter of Opposition – Destruction of Cross Timbers Forest 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:

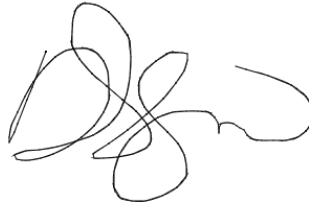
I am writing to express my opposition to the request to rezone the 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

Signature

A handwritten signature in black ink, consisting of several loops and a trailing flourish.



Monday, November 7, 2022

(Name) Debbie Roach
(Date) Monday, November 7, 2022
Email debbieroach15@gmail.com
Address 6505 Meade Dr.
Colleyville

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

Re: Letter of Opposition – Destruction of Cross Timbers Forest 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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

Signature

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

Signature

A handwritten signature in black ink, appearing to be 'S. J.', written in a cursive style with a long horizontal line extending to the right.



Monday, November 7, 2022

(Name) Diane cauwels
(Date) Monday, November 7, 2022
Address 3035 Creekview Dr
Grapevine, Tx 76051

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

Re: Letter of Opposition – Destruction of Cross Timbers Forest 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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require

clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

Signature

Diane Canale



Monday, November 7, 2022

(Name) Eric Weiler
(Date) Monday, November 7, 2022
Email eric@railwater.com
Address 2011 Frances Dr
Colleyville TX 76034

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

Re: Letter of Opposition – Destruction of Cross Timbers Forest 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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

Signature



Signature





Monday, November 7, 2022

(Name) Heidi Farinella
(Date) Monday, November 7, 2022
Email ligirl72@msn.com
Address 6602 Beddo Ct.
Colleyville, TX 76034

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

Re: Letter of Opposition – Destruction of Cross Timbers Forest 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:

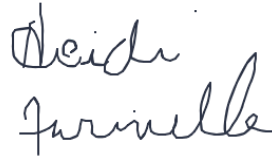
I am writing to express my opposition to the request to rezone the 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

Signature

A handwritten signature in cursive script, reading "Heidi Furinelle". The signature is written in dark ink on a white background.



Monday, November 7, 2022

(Name) Jon Griffin
(Date) Monday, November 7, 2022
Email jgriffin257@gmail.com
Address 3057 Creekview Dr
76051

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

Re: Letter of Opposition – Destruction of Cross Timbers Forest 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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

Signature

A handwritten signature in black ink, appearing to read "Jon Gulbin". The signature is written in a cursive, flowing style with a large initial "J" and "G".

Signature

A handwritten signature in black ink, appearing to read "Jon Gulbin". The signature is written in a cursive, flowing style with a large initial "J" and "G".



Monday, November 7, 2022

(Name) Nancy Duncan
(Date) Thursday, September 20, 1956
Email iprymm1678@gmail.com
Address 2868 Placid Circle
Grapevine, TX 76051

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

Re: Letter of Opposition – Destruction of Cross Timbers Forest 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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

Signature

A handwritten signature in black ink, appearing to read "Nancy D. Dineen". The signature is fluid and cursive, with the first name "Nancy" being more prominent.

Signature

A second handwritten signature in black ink, also appearing to read "Nancy D. Dineen". This signature is slightly more stylized than the one above, with a more pronounced "D" in the middle name.



Monday, November 7, 2022

(Name) Shari Moore
(Date) Monday, November 7, 2022
Email samoore1209@verizon.net
Address 3059 Creekview Dr
Grapevine, TX. 76051

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

Re: Letter of Opposition – Destruction of Cross Timbers Forest 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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

Signature

A handwritten signature in black ink, appearing to read "Jani Worn". The signature is written in a cursive, flowing style.

William Thompson (Name)

October 4, 2022 (Date)

2409 Twine 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:

I am writing to express my opposition to the request to rezone the 12-acre lot and newly acquired adjacent property 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,

William Thompson
Signature

Signature



Tuesday, November 8, 2022

(Name) Matthew Martin
(Date) Tuesday, November 8, 2022
Email msusoc21@yahoo.com
Address 6503 emerald dr
Colleyville, TX 76034

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

Re: Letter of Opposition – Destruction of Cross Timbers Forest 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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

Signature

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

Signature

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



Tuesday, November 8, 2022

(Name) heidi gerhardt
(Date) Tuesday, November 8, 2022
Email heidi.gerhardt@yahoo.com
Address 3609 Briarbrook Court
76034

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

Re: Letter of Opposition – Destruction of Cross Timbers Forest 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:

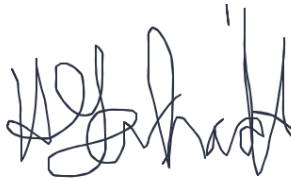
I am writing to express my opposition to the request to rezone the 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

Signature

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

Signature

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



Tuesday, November 8, 2022

(Name) STEPHEN YOUNG
(Date) Tuesday, November 8, 2022
Email stevedanayoung@att.net
Address 2706 RED OAK CT W
COLLEYVILLE

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

Re: Letter of Opposition – Destruction of Cross Timbers Forest 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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

Signature

A handwritten signature in black ink, appearing to read "Stephen R. Young". The signature is written in a cursive, flowing style.



Tuesday, November 8, 2022

(Name) Amy N Adams
(Date) Tuesday, November 8, 2022
Email amadel@aol.com
Address 5409 Rustic Trail
Colleyville, TX 76034

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

Re: Letter of Opposition – Destruction of Cross Timbers Forest 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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

Signature

A handwritten signature in black ink, appearing to read "Amy N. Adams". The signature is fluid and cursive, with a long horizontal stroke at the end.

Letter of Opposition_ZC22-036

(Name) Katherine Anthony

(Date) Wednesday, November 9, 2022

Address 6781 Camino Rio
Irving, TX, 75039

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, consisting of several fluid, overlapping strokes.

Signature

A handwritten signature in black ink, similar in style to the one above, with fluid, overlapping strokes.

Letter of Opposition_ZC22-036

(Name) Angelina & Hung Nguyen

(Date) Wednesday, November 9, 2022

Address 2501 Heather Glenn Ct
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 a stylized 'A' followed by a series of loops and a long horizontal stroke.

Signature

A handwritten signature in black ink, appearing to be a stylized 'A' followed by a series of loops and a long horizontal stroke.

Letter of Opposition_ZC22-036

(Name) Jody Hassemer

(Date) Wednesday, November 9, 2022

Address 4500 Stafford 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, consisting of a stylized 'J' followed by a series of loops and a final horizontal stroke.

Letter of Opposition_ZC22-036

(Name) Andrew Stevens

(Date) Wednesday, November 9, 2022

Address 1809 Arthur 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

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 'Andrew', written in a cursive style.

Signature

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

Emily Atkins (Name)

11-8-22 (Date)

5416 Rustic Trl. (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 – Destruction of Cross Timbers Forest
Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to
PUD-R, Previously Known as Case ZC22-029**

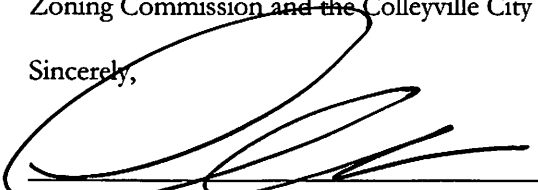
Dear Madam or Sir:

I am writing to express my opposition to the request to rezone the 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,


Signature

Signature

Kaye Burke (Name)

11/8/22 (Date)

4305 Martin Pkwy (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 – Destruction of Cross Timbers Forest
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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

Kaye Burke
Signature

Signature

Tricia Carrasco (Name)
5066 Blackjack Oak Dr (Street Address)
Colleyville TX 76034 (City, State, Zip)

08 Nov. 2022 (Date)

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

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

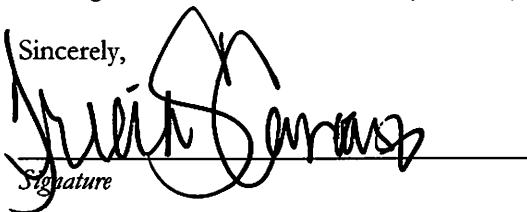
Dear Madam or Sir:

I am writing to express my opposition to the request to rezone the 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,


Signature

Signature

B, I) Curson (Name)

11-8-22 (Date)

2703 Cottonwood (Street Address)

Colleyville TX (City, State, Zip)

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

**Re: Letter of Opposition – Destruction of Cross Timbers Forest
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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

Will H Curson
Signature

Signature

Ali Chereck (Name)
4906 Everham Ct (Street Address)
Colleyville, TX 76034 (City, State, Zip)

11.8.22 (Date)

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

**Re: Letter of Opposition – Destruction of Cross Timbers Forest
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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

Ali Chereck

Signature

Signature

GERRONT GONZALEZ (Name)

8 Nov 2022 (Date)

204 M. J. Wood Dr. (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 – Destruction of Cross Timbers Forest
Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to
PUD-R, Previously Known as Case ZC22-029**

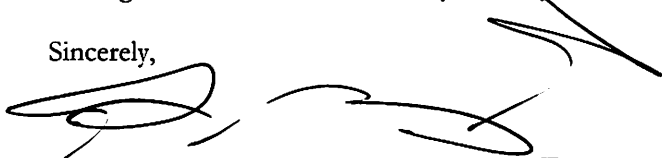
Dear Madam or Sir:

I am writing to express my opposition to the request to rezone the 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,



Signature

Signature

James P. George (Name)
5908 Quincey Hill (Street Address)
Colleyville TX (City, State, Zip)

11/8/22 (Date)

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

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

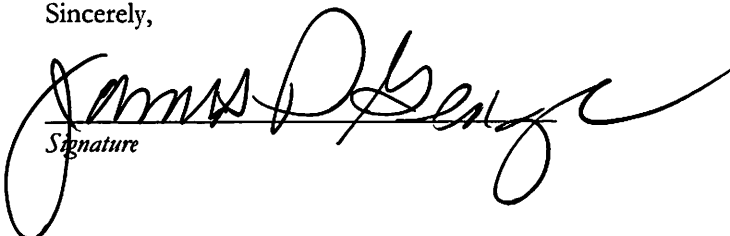
Dear Madam or Sir:

I am writing to express my opposition to the request to rezone the 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,


Signature

Signature

Eric Hauke (Name)

11/8/2022 (Date)

4609 Westbury Dr. (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 – Destruction of Cross Timbers Forest
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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are "protected" species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A "protected" tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are "protected."
 - d. 48 trees on the property are "heritage" trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city's establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are "heritage" trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville's Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city's country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville's Land Development Code.
4. Denying the developer's request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,


Signature

Signature

Donna Hawkins

(Name)

11/8/22

(Date)

7201 Walden 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 – Destruction of Cross Timbers Forest
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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

Donna Hawkins

Signature

Signature

Kari Heppenstall (Name)

11/8/2022 (Date)

5701 Morbair 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 – Destruction of Cross Timbers Forest
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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are "protected" species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A "protected" tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are "protected."
 - d. 48 trees on the property are "heritage" trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city's establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are "heritage" trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville's Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city's country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville's Land Development Code.
4. Denying the developer's request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

Kari Heppenstall
Signature

Signature

RONA HOUSSEPIAN (Name)

11/08/22 (Date)

1609 Aqueduct Dr (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 – Destruction of Cross Timbers Forest
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:

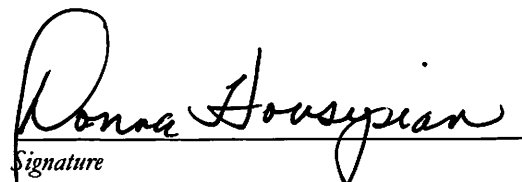
I am writing to express my opposition to the request to rezone the 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,


Signature


Signature

Jenni E Johnson (Name)

11-8-22 (Date)

203 Colden Ct (Street Address)

CV 76034 (City, State, Zip)

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

**Re: Letter of Opposition – Destruction of Cross Timbers Forest
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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

Jenni E Johnson
Signature

Signature

Robert Kepp (Name)

Nov - 8, 2022 (Date)

4705 Magnuson Park 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 – Destruction of Cross Timbers Forest
Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to
PUD-R, Previously Known as Case ZC22-029**

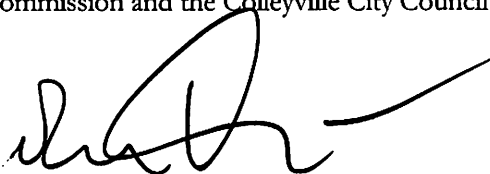
Dear Madam or Sir:

I am writing to express my opposition to the request to rezone the 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,



Signature

Signature

Wendy Long (Name)
4905 W. Jim Mitchell Trail (Street Address)
Colleyville TX 76034 (City, State, Zip)

11/8/2022 (Date)

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

**Re: Letter of Opposition – Destruction of Cross Timbers Forest
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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

Wendy Long
Signature

Signature

Carmen Mask (Name)

Nov 8, 2022 (Date)

4111 Paddington 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 – Destruction of Cross Timbers Forest
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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

Carmen Mask
Signature

Carmen Mask
Signature

Kristin McLaughlin (Name)
5002 Summerbrook Dr. (Street Address)
Colleyville, TX 76034 (City, State, Zip)

11/8/22 (Date)

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

**Re: Letter of Opposition – Destruction of Cross Timbers Forest
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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

Kristin McLaughlin
Signature

Signature

EMMA PRATT (Name)

11/8/22 (Date)

5104 BLANSFORD RD (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 – Destruction of Cross Timbers Forest
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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,



Signature

Signature

Rebecca Robert (Name)
4428 Lafite Lane (Street Address)
Colleyville TX 76034 (City, State, Zip)

11/8/2022 (Date)

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

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

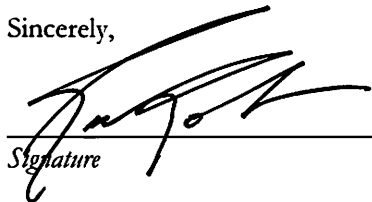
Dear Madam or Sir:

I am writing to express my opposition to the request to rezone the 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,


Signature

Signature

Stephanie Rothman (Name)
2203 Cottage Oak Ln (Street Address)
Colleyville TX 76034 (City, State, Zip)

11/8/22 (Date)

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

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

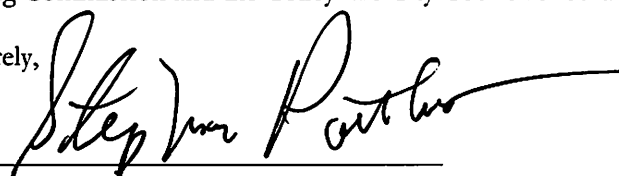
Dear Madam or Sir:

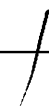
I am writing to express my opposition to the request to rezone the 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,


Signature


Signature

Stephanie Shankle (Name)
4804 Black Ct (Street Address)
Colleyville TX 76034 (City, State, Zip)

_____ (Date)

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

**Re: Letter of Opposition – Destruction of Cross Timbers Forest
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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,


Signature

Signature

Alison Stubbe (Name)

11/8/22 (Date)

2810 Highgrave 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 – Destruction of Cross Timbers Forest
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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

Alison Stubbe
Signature

Signature

June Talbot (Name)

11/8/22 (Date)

504 Colleyville tw (Street Address)

Colleyville 76034 (City, State, Zip)

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

**Re: Letter of Opposition – Destruction of Cross Timbers Forest
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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,



Signature

Signature

Jeremy Tallo (Name)

11/08/22 (Date)

7401 Overland Tr (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 – Destruction of Cross Timbers Forest
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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,


Signature

Signature

Andrea Walker (Name)
516 Field St (Street Address)
Colleyville, TX 76034 (City, State, Zip)

11 / 81 22 (Date)

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

**Re: Letter of Opposition – Destruction of Cross Timbers Forest
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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

Andrea Walker
Signature

Andrea Walker
Signature

Dana Asprement (Name)
5404 Crabapple Dr (Street Address)
Fort Worth TX 76137 (City, State, Zip)

11/8/22 (Date)

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

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

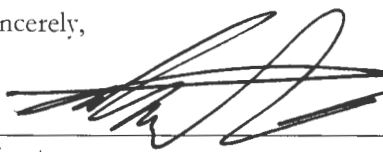
Dear Madam or Sir:

I am writing to express my opposition to the request to rezone the 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

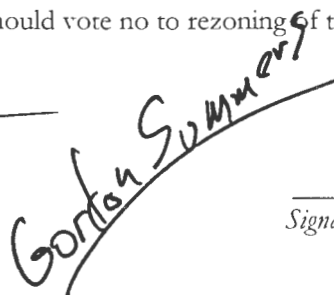
1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,



Signature



Signature

Eric Bonhard

(Name)

11/18/22

(Date)

5807 Highland Hills

(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 – Destruction of Cross Timbers Forest
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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,



Signature

Signature

Melissa Charters (Name)
218 Cheek SARGER (Street Address)
Colleyville 76034 (City, State, Zip)

8 Nov 2022 (Date)

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

**Re: Letter of Opposition – Destruction of Cross Timbers Forest
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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

Melissa Charters
Signature

8 Nov 2022
Signature

J. Carter
Ben Duarte (Name)

11-2-22 (Date)

609 Pills. de RD (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 – Destruction of Cross Timbers Forest
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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,


Signature


Signature

GREG GLATZ (Name)

11-8-22 (Date)

121 MILL CROSSING E (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 – Destruction of Cross Timbers Forest
Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to
PUD-R, Previously Known as Case ZC22-029**

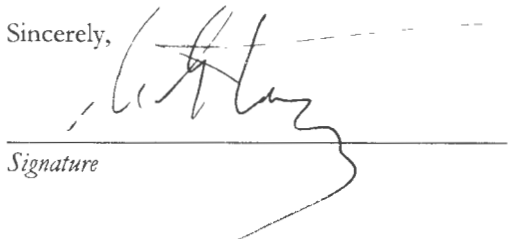
Dear Madam or Sir:

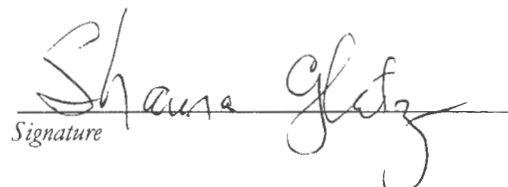
I am writing to express my opposition to the request to rezone the 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are "protected" species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A "protected" tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are "protected."
 - d. 48 trees on the property are "heritage" trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city's establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are "heritage" trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville's Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city's country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville's Land Development Code.
4. Denying the developer's request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,


Signature


Signature

Valerie Graves (Name)

11/8/22 (Date)

3304 St Albans Cir (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 – Destruction of Cross Timbers Forest
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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

Valerie Graves
Signature

Signature

Lori Guitford (Name)
6513 Ponderosa (Street Address)
Colleyville Tx 76034 (City, State, Zip)

11/8/22 (Date)

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

**Re: Letter of Opposition – Destruction of Cross Timbers Forest
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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are "protected" species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A "protected" tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are "protected."
 - d. 48 trees on the property are "heritage" trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city's establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are "heritage" trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville's Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city's country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville's Land Development Code.
4. Denying the developer's request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,


Signature

Signature

Nancy Jacobi (Name)
6301 Ponderosa (Street Address)
Colleyville, TX (City, State, Zip)

11-8-22 (Date)

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

**Re: Letter of Opposition – Destruction of Cross Timbers Forest
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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,


Signature

Signature

Anthony Larson (Name)
2221 Danielle Dr (Street Address)
Colleyville TX 76034 (City, State, Zip)

11/8/22 (Date)

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

**Re: Letter of Opposition – Destruction of Cross Timbers Forest
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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

Signature



Signature

Frank Larson (Name)
4101 Greenway Ct (Street Address)
Colleyville TX 76034 (City, State, Zip)

11/8/2022 (Date)

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

**Re: Letter of Opposition – Destruction of Cross Timbers Forest
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:

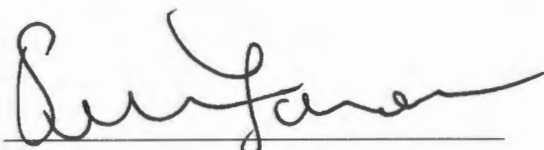
I am writing to express my opposition to the request to rezone the 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are "protected" species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A "protected" tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are "protected."
 - d. 48 trees on the property are "heritage" trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city's establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are "heritage" trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville's Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city's country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville's Land Development Code.
4. Denying the developer's request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,


Signature


Signature

JULIE LORD (Name)
704 SUELEN CR. (Street Address)
COLLEYVILLE TX 76034 (City, State, Zip)

11-8 (Date) 22

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

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

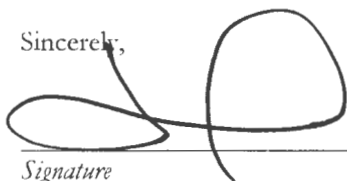
Dear Madam or Sir:

I am writing to express my opposition to the request to rezone the 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,



Signature

Signature

Debbie Lykins (Name)
5609 Pleasant Run Rd (Street Address)
Colleyville TX 76034 (City, State, Zip)

Nov 8, 2022 (Date)

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

**Re: Letter of Opposition – Destruction of Cross Timbers Forest
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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

Debbie Lykins
Signature

Signature

Franklin M. Bryner (Name)

Nov 8 2022 (Date)

Hay Riverwalk 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 – Destruction of Cross Timbers Forest
Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to
PUD-R, Previously Known as Case ZC22-029**

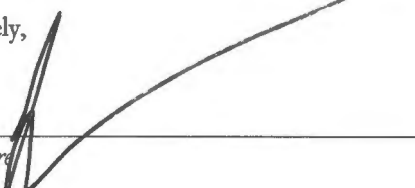
Dear Madam or Sir:

I am writing to express my opposition to the request to rezone the 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are "protected" species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A "protected" tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are "protected."
 - d. 48 trees on the property are "heritage" trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city's establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are "heritage" trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville's Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city's country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville's Land Development Code.
4. Denying the developer's request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,


Signature

Signature

Teresa Martin (Name)
Uleke Beddo Ct. (Street Address)
Colleyville, TX 76034 (City, State, Zip)

11/8/22 (Date)

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

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

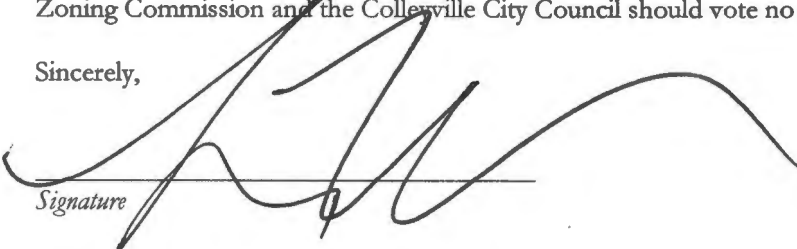
Dear Madam or Sir:

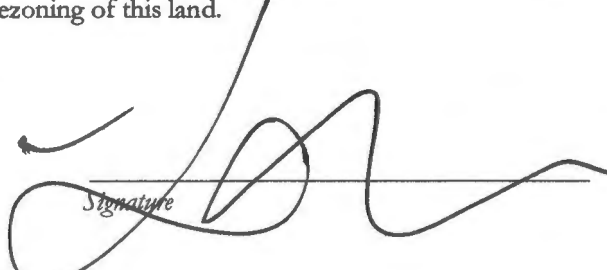
I am writing to express my opposition to the request to rezone the 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are "protected" species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A "protected" tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are "protected."
 - d. 48 trees on the property are "heritage" trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city's establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are "heritage" trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville's Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city's country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville's Land Development Code.
4. Denying the developer's request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,


Signature


Signature

Hannah McGree (Name)

Nov 8 2022 (Date)

2800 Sherwood 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 – Destruction of Cross Timbers Forest
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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are "protected" species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A "protected" tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are "protected."
 - d. 48 trees on the property are "heritage" trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city's establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are "heritage" trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville's Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city's country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville's Land Development Code.
4. Denying the developer's request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

Hannah McGree
Signature

Signature

Wesley McKnight (Name)

Nov 8th 2022 (Date)

3911 Tanglewood Dr (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 – Destruction of Cross Timbers Forest
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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

W. McKnight
Signature

C. T. McKnight
Signature

Scott Rawlin

(Name)

11/8/2022

(Date)

2508 Highland Park

(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 – Destruction of Cross Timbers Forest
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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,



Signature

Signature

Brandy Reed (Name)
3907 Ashley Ct. (Street Address)
Colleyville TX 76034 (City, State, Zip)

11/8/22 (Date)

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

**Re: Letter of Opposition – Destruction of Cross Timbers Forest
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 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are "protected" species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A "protected" tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are "protected."
 - d. 48 trees on the property are "heritage" trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city's establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are "heritage" trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville's Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city's country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville's Land Development Code.
4. Denying the developer's request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

Brandy Reed
Signature

Signature

Jon Simpson (Name)

Nov 8 2022 (Date)

3041 Oak Valley Dr. (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 – Destruction of Cross Timbers Forest
Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to
PUD-R, Previously Known as Case ZC22-029**

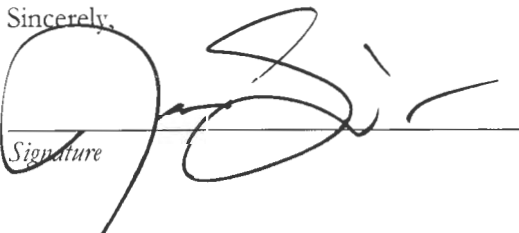
Dear Madam or Sir:

I am writing to express my opposition to the request to rezone the 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are “protected” species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A “protected” tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are “protected.”
 - d. 48 trees on the property are “heritage” trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city’s establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are “heritage” trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville’s Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city’s country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville’s Land Development Code.
4. Denying the developer’s request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,


Signature

Signature

BRADFORD JAY SUNEY JR
5129 ROBERTS RD
Colleyville (City, State, Zip)
76034

8 Nov 2022 (Date)

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

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

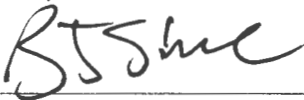
Dear Madam or Sir:

I am writing to express my opposition to the request to rezone the 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are "protected" species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A "protected" tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are "protected."
 - d. 48 trees on the property are "heritage" trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city's establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are "heritage" trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville's Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city's country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville's Land Development Code.
4. Denying the developer's request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,



Signature

Signature

PAUL SKOTAK (Name)
3321 DUSTWATER (Street Address)
HURST, TX 76054 (City, State, Zip)

11-8-2022 (Date)

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

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

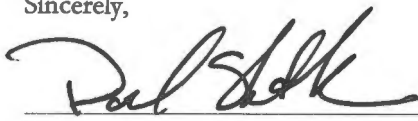
Dear Madam or Sir:

I am writing to express my opposition to the request to rezone the 13.89-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 and 6900 Pool Road, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Loss of native cross timbers forest land detracts from the City of Colleyville.
 - a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
 - b. 910 of these trees are "protected" species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
 - c. A "protected" tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet. 93% of the trees on the property are "protected."
 - d. 48 trees on the property are "heritage" trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city's establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are "heritage" trees.
 - e. Development of this property to build 19 homes, as the developer has proposed, will result in a loss of a majority of these trees.
2. Development of this property to build a new subdivision of homes is not in keeping with Colleyville's Comprehensive Plan to preserve tree canopy that residents value.
 - a. Citizens of our area enjoy the city's country charm, exemplified by its mature trees.
 - b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.
3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville's Land Development Code.
4. Denying the developer's request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require clear-cutting of nearly 1,000 trees. The tax benefits for the city do not outweigh the long-term rewards of preserving the natural resources that define our area. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,


Signature

Signature

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 ORDINANCE O-09-1736 CONDITIONS; 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 Council approved Ordinance O-09-1736 on November 4, 2009 to grant a rezoning request from the PUD - C Planned Unit Development Commercial district to the PUD-C Planned Unit Development – Commercial district on 8.8 acres located at 6408 & 6500 Colleyville Boulevard, under Cases O-00-1211 and O-08-1675; and

WHEREAS, the applicant has requested an amendment to Ordinance O-09-1736 to amend Exhibit “C” as referenced in Section 2.f. to allow for a new commercial office building; 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 changing the zoning on 6408 & 6500 Colleyville Boulevard Planned Unit Development-Commercial Zoning District, as depicted in the attached Exhibit “B”.

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:

•**General**

The following amendments to Ordinance O-09-1736 are hereby authorized:

- Exhibit "C" as referenced in Section 2.a. of Ordinance O-09-1736 is hereby amended to allow for a new office building attached as Exhibit "B" in this ordinance.
- The following conditions shall be included:
 - One office building instead of two;
 - A reduction in the street landscape area from 6,732 SF to 5,984 as shown on the site plan attached as Exhibit "C" in this ordinance; and
 - A reduction in the required 20' landscape area along Colleyville Boulevard to be variable from 9.5' up to 20';
 - maximum building height of 37' (35' maximum) attached as Exhibit "C" in this ordinance.

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 6th day of December 2022.

The second reading and public hearing being conducted on the 20th day of December 2022.

PASSED AND APPROVED BY A VOTE OF _____AYES, _____NAYS, AND _____ABSTENTIONS ON THIS THE 20th DAY OF DECEMBER 2022.

Mayor Richard Newton	_____ Mayor Pro Tem Kathy Wheat	_____
Place 1, Brandi Elder	_____ Place 5, Chuck Kelley	_____
Place 2, George Bond	_____ Place 6, Callie Rigney	_____
Place 4, George Dodson	_____	

ATTEST:

CITY OF COLLEYVILLE

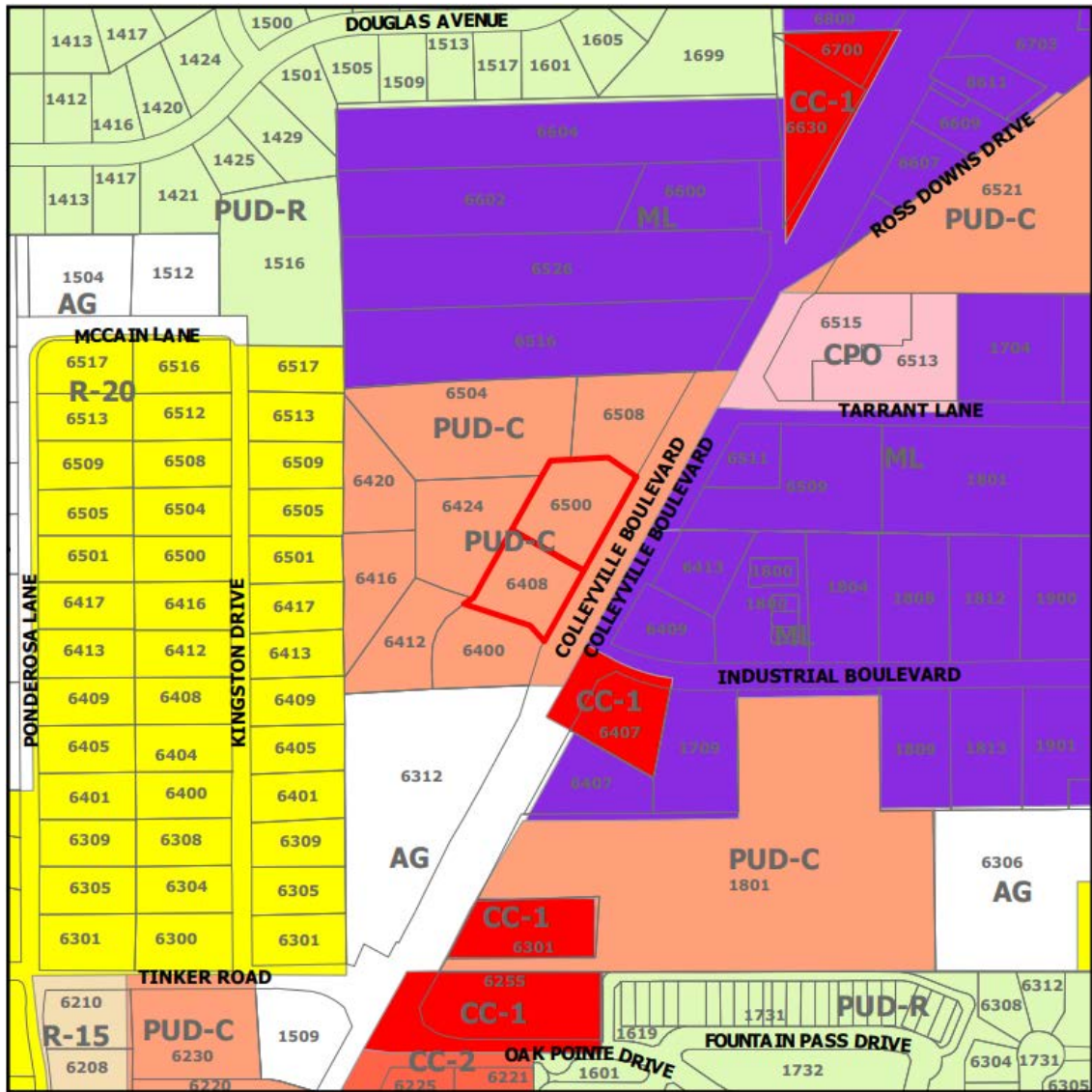
Christine Loven, TRMC
Assistant City Secretary

Bobby Lindamood
Mayor

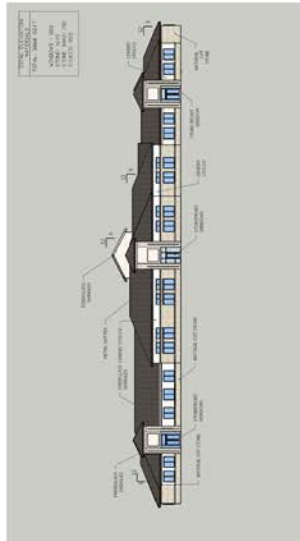
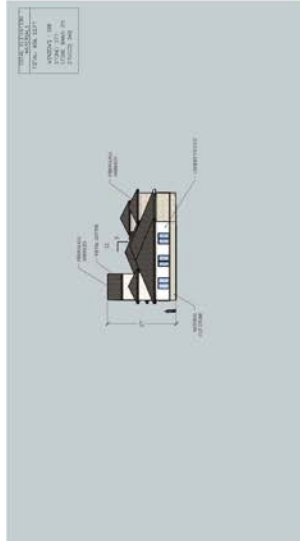
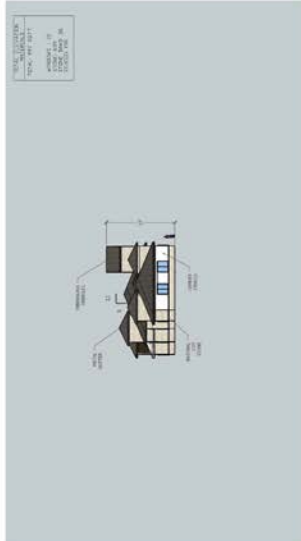
APPROVED AS TO FORM:

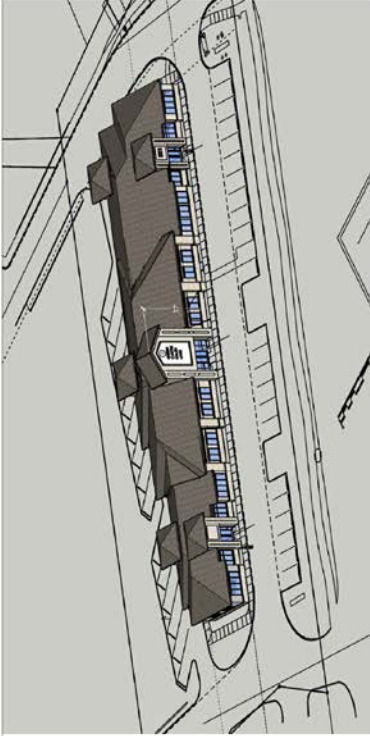
Whitt L. Wyatt
City Attorney

Exhibit "A"- Zoning Map

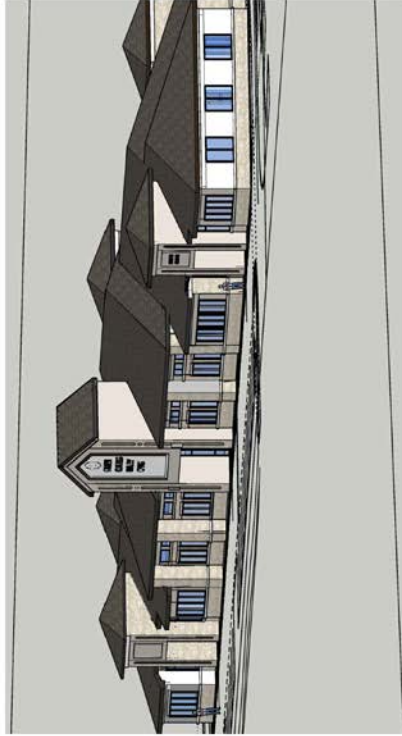


[illegible]





BIRDS EYE VIEW



PERSPECTIVE



TERRY R. CUNNINGHAM
ARCHITECTS
ARCHITECTS
10000 N. DALLAS STREET, SUITE 1000
DALLAS, TEXAS 75243
PHONE: 214.343.1111
WWW.TERRYR.CUNNINGHAM.COM



GREEN CURTIS DALEY CPA
OFFICES
6408 & 6500 COLLEYVILLE BLVD.
COLLEYVILLE, TEXAS 76034

SHEET DATE
10/17/2022

SHEET FOR
ZONING CASE
REVIEW

SHEET TITLE
PERSPECTIVE
AND BIRDS EYE
VIEWS

SHEET
A2.1

[illegible]



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 11/14/2022	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration of a Special Use Permit for an accessory dwelling to exceed the maximum size allowed on Lot 1, Block 1, Kramer Addition - Colleyville, located at 312 White Drive, Case ZC22-037

Explanation

Ron Groeneveld, the applicant, has submitted a request for a Special Use Permit (SUP) for an accessory dwelling to exceed the maximum size allowed on Lot 1, Block 1, of the Kramer Addition-Colleyville, being approximately 8.475 acres, and zoned AG Agricultural district. The purpose is to allow for a detached primary suite which is classified as an accessory dwelling.

Existing Conditions/Background: The subject property is located along the east side of White Drive and north of the intersection with LD Lockett Road. The property is currently zoned AG Agricultural district. There is an existing 11,615 s.f. home and a barn on the property.

SUP Request:

Request – The applicant is requesting approval of an SUP to allow for an 8,150 s.f. accessory dwelling. Ordinance – Section 3.27 Accessory Buildings and Residential Carport Regulations of the Land Development Code establishes the maximum size and number of accessory buildings to be permitted by staff on a residential lot:

2. Maximum Size and Number of Buildings:

a. The maximum number of accessory buildings allowed per lot shall be three (3) buildings. In addition, the combined square footage of all accessory buildings shall not exceed four percent (4%) of the aggregate area of the lot. **Exemption:** Lots containing a minimum of 80,000 square feet shall be exempt from the requirement for the maximum number of accessory buildings.

b. Accessory dwellings allowed by the Land Development Code shall be limited in size to be no more than the most restrictive of the following:

1. Fifty percent (50%) of the primary structure;
2. The maximum allowed square footage for accessory buildings on the lot; or

3. No more than twelve hundred (1,200) square feet

The applicant is requesting to allow for the use of a new 8,150 s.f. accessory dwelling which will be used as a primary suite. The total lot area is 8.475 acres. The structure will be built on the west side of the garage of similar materials to the home and also includes a 377 s.f. covered porch. The existing home is 11,615 s.f. and was built in 2000 prior to the requirement for fire suppression. The preference by the applicant was to attach the primary suite, but the home would have to be retrofitted for fire suppression and the design of the interior walls of the home would be compromised.

Analysis: Accessory dwellings are permitted by right in the AG district. However, accessory dwellings are limited in size to 1,200 s.f. Any request for an accessory dwelling to exceed the maximum size in the AG zoning district shall only be authorized after approval of a Special Use Permit by the City Council.

Plat Status: The property is platted as Lot 1, Block 1 of the Kramer Addition-Colleyville.

DRC Review: The DRC met on October 24th and determined the request may be scheduled for the upcoming Planning and Zoning Commission meeting.

Drainage: The post-development drainage shows an increase in drainage flow leaving the property to the east.

The plans show pre-development drainage areas as A1 and A2, while the post-development drainage areas are A1, A2, and A3. Engineering will need the drainage areas to be consistent between pre- and post- development calculations or provide further justification and show no increase in drainage leaving the property.

Surrounding Development: The property to the north is zoned AG Agricultural and is unimproved. The properties located to the south are zoned RE Single Family Residential 'Estate' district and R-40 Single Family district and are improved with single-family homes. Property to the east is zoned R-40 Single-Family Residential and improved with a single-family use. The property to the west is zoned R-40 Single Family Residential and improved with a single family home and accessory building.

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.

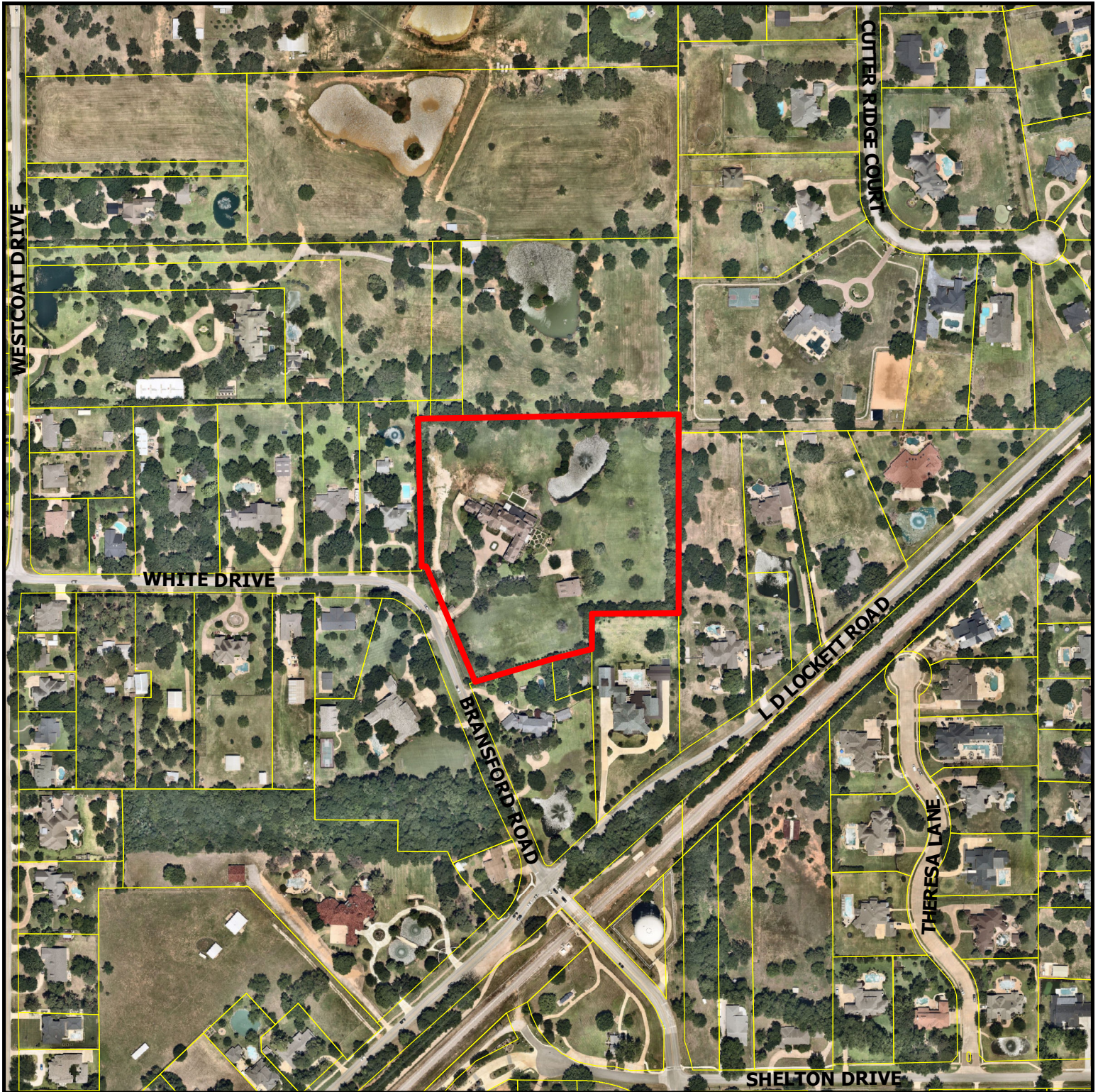
Recommendation

None

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Survey
6. Floor Plan
7. Elevations
8. Drainage Plan
9. Notification Map
10. Notification Letter
11. Notification List
12. Draft Ordinance

Aerial Map

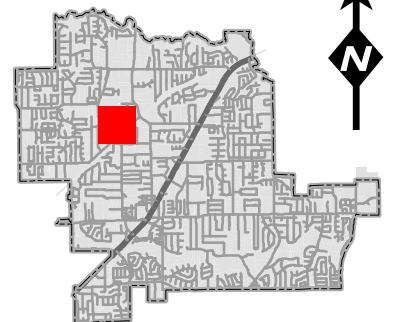


ZC22-037
312 White Drive

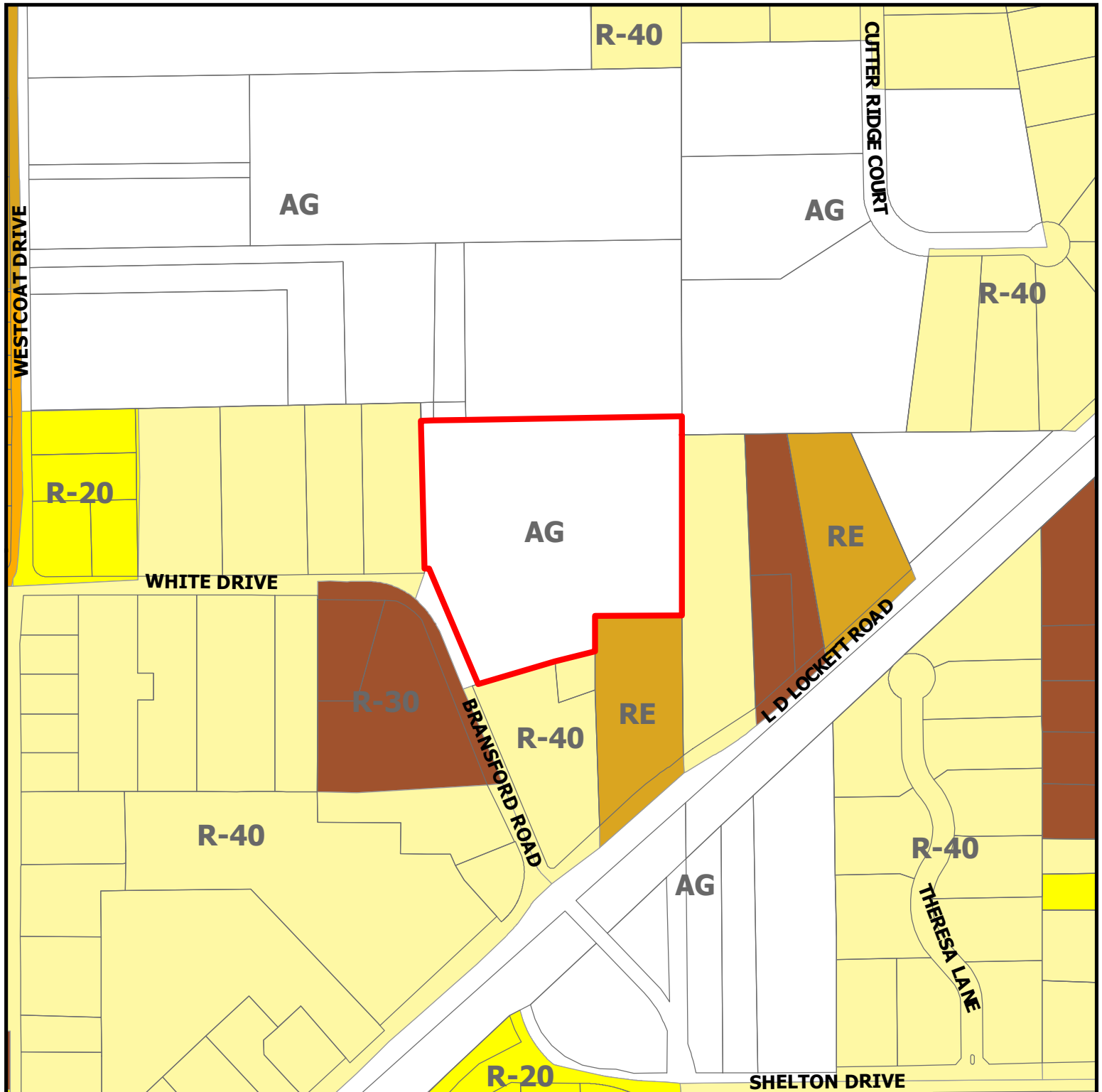
DISCLAIMER:
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances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



Subject Property



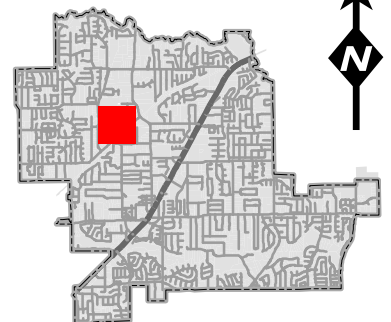
Zoning Map



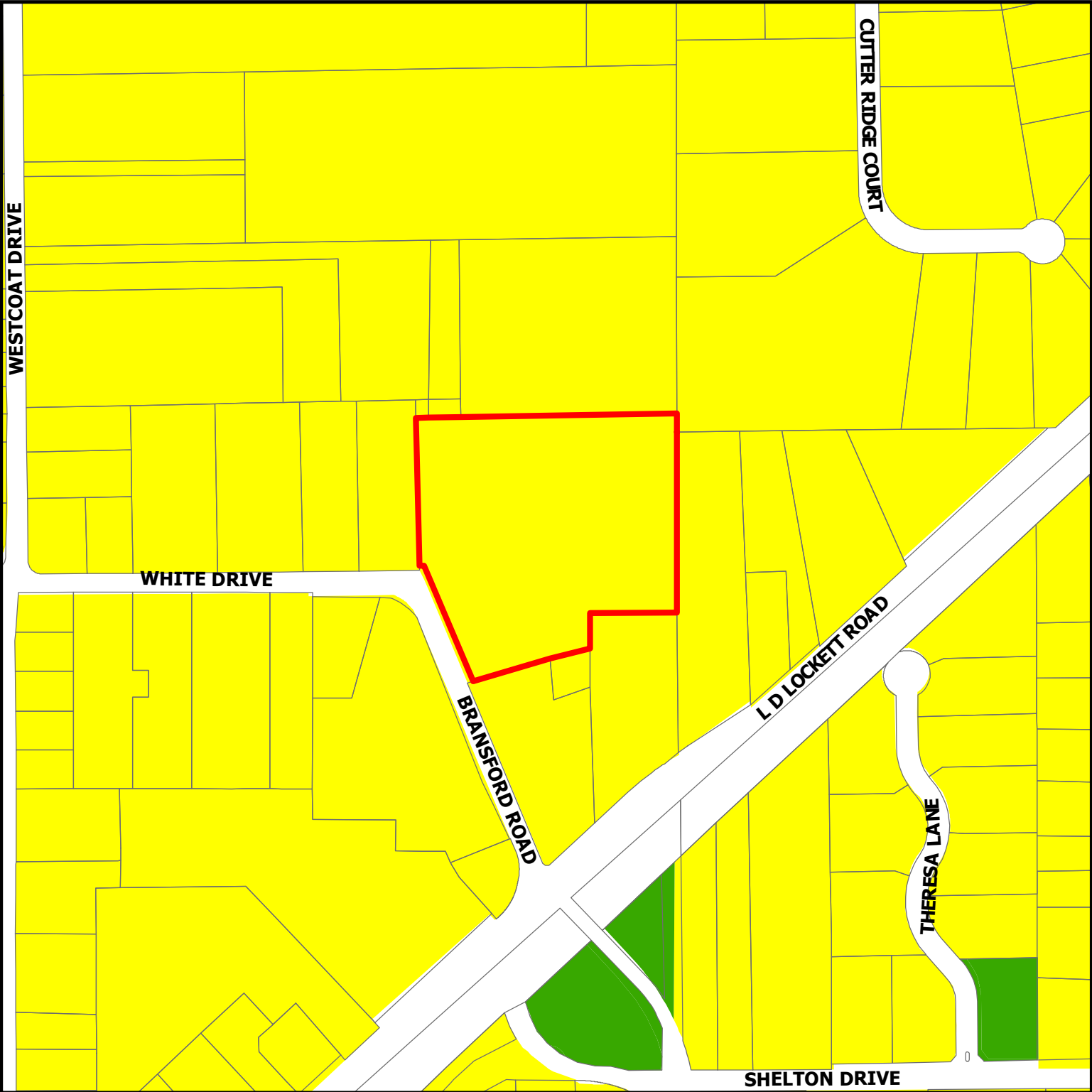
ZC22-037
312 White Drive

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



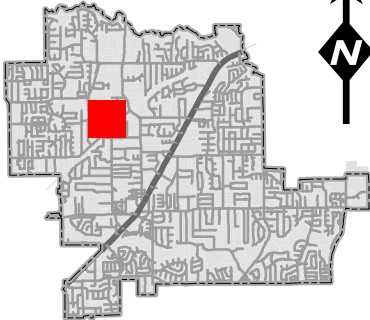
Future Land Use Map



ZC22-037
312 White 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
-  Residential
-  Open Space; Parks



Statement of Planning Objectives

October 5, 2022

312 White Dr. Colleyville

The owners of the aforementioned property want to build a first-floor master suite for their exclusive use. The proposed improvements will be consistent with architectural details of the existing home and life safety, zoning and use requirements of the City of Colleyville. Owners are respectfully requesting city consideration and approval of an SUP for new structure on their property. The size of the lot is 8.475 acres in total and currently has a 11,615 sqft home and small barn on the property.

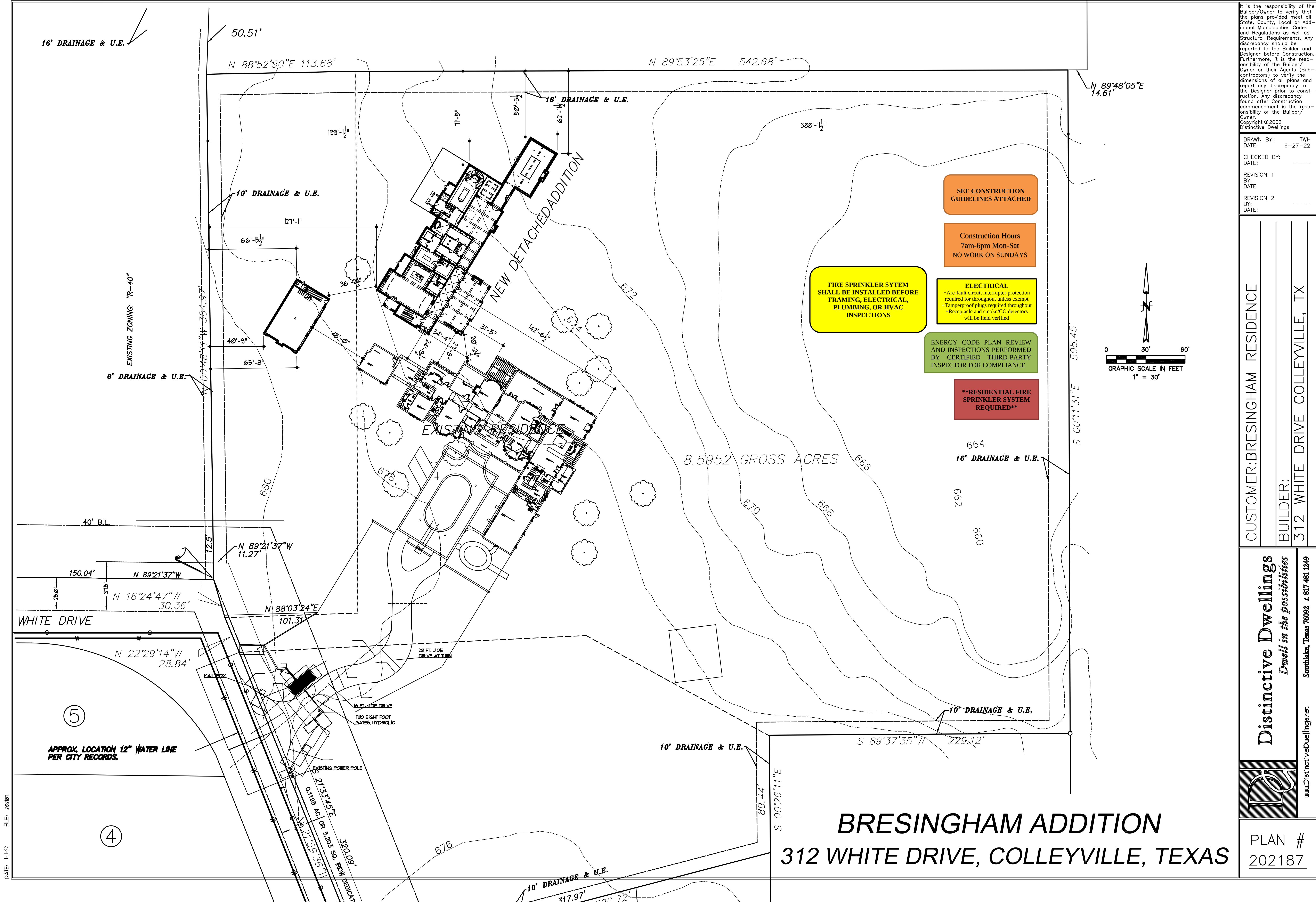
The request for a Special Use Permit for an Accessory Structure is before you as a solution to an issue identified when the initial room addition plans were submitted to the City in late 2020. After initial review the city commented that a fire suppression system will be required for the new structure, which was anticipated and budgeted. Upon further discussion with the Fire Department, it was discovered that the existing home would also require a complete retrofit of a fire suppression system since the new structure was attaching to the existing home. Since the owners had just completed an extensive interior refurbishment with new finishes and furnishings, a whole home fire suppression system was not practical. A solution was discussed with the Fire Department and City that utilizes physical distance between the existing home and new structure to mitigate the need for fire suppression in the existing home. The distance between the two structures requires a 20 feet or greater separation. The plan submitted to the city for consideration is representative of the separation between structures to meet this requirement. To reiterate, it was the original intent of the owner to attach the new master suite to the existing home, however after discovering that in so doing the existing home would require an invasive fire suppression retrofit, the owners opted to decouple the master suite from the existing residence. We respectfully seek your consideration and approval of the SUP for the new master suite.

Sincerely,

Ronald Groeneveld

Ronald Groeneveld

Greenfield Homes



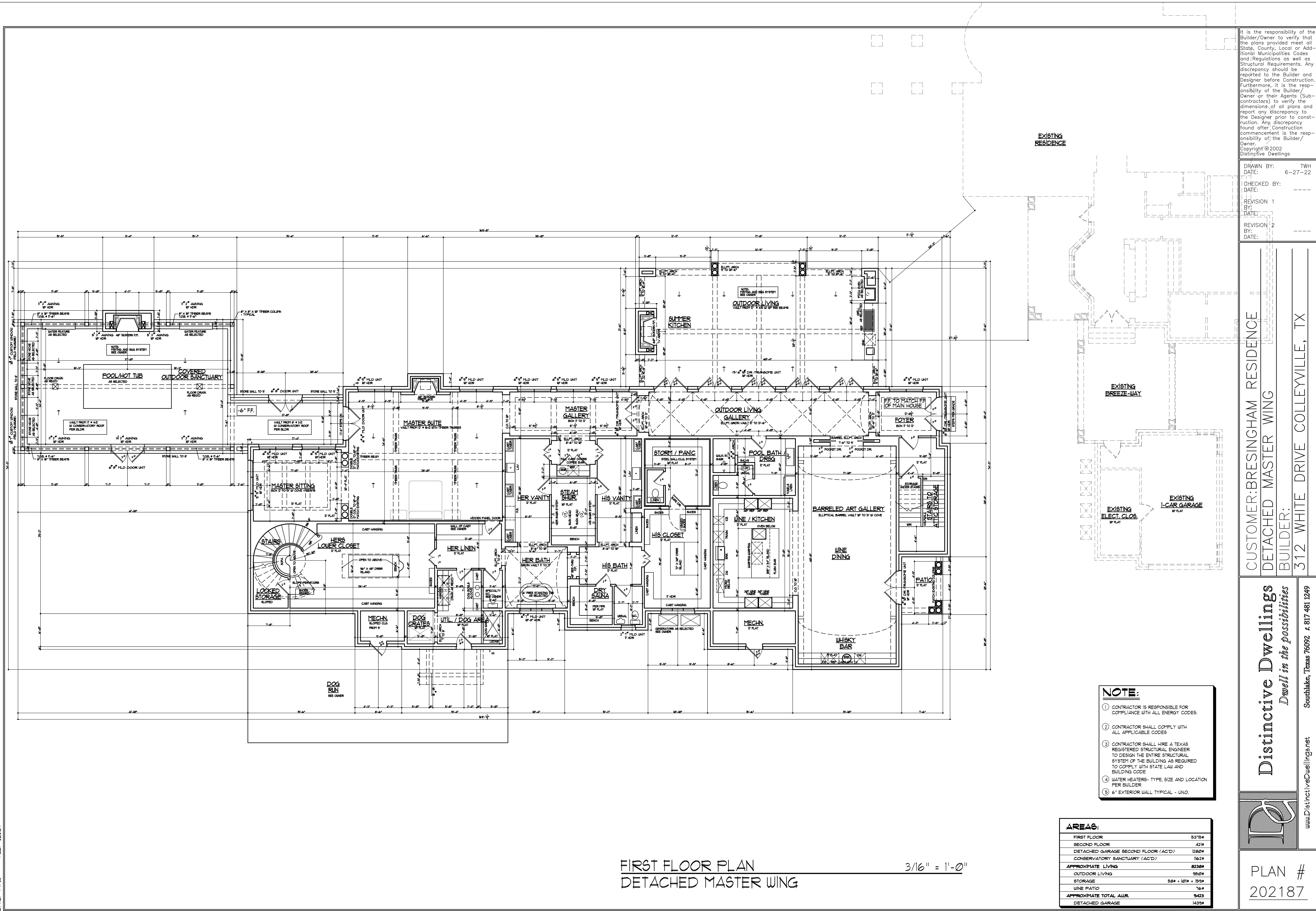
It is the responsibility of the Builder/Owner to verify that the plans provided meet all State, County, Local or Additional Municipalities Codes and Regulations as well as Structural Requirements. Any discrepancy should be reported to the Builder/Owner or their Agents (Sub-contractors) to verify the dimensions of all plans and report any discrepancy to the Designer prior to construction. Any discrepancy found after Construction commencement is the responsibility of the Builder/Owner.
Copyright © 2002 Distinctive Dwellings

DRAWN BY: TWH
DATE: 6-27-22
CHECKED BY: ---
DATE: ---
REVISION 1
BY: ---
DATE: ---
REVISION 2
BY: ---
DATE: ---

CUSTOMER: BRESINGHAM RESIDENCE
BUILDER: 312 WHITE DRIVE COLLEYVILLE, TX

Distinctive Dwellings
Dwell in the possibilities
www.DistinctiveDwellings.net
Southlake, Texas 76092 • 817 481 1249

PLAN #
202187



It is the responsibility of the Builder/Owner to verify that the plans provided meet all State, County, Local or Additional Municipalities Codes and Regulations as well as Structural Requirements. Any discrepancy should be reported to the Builder and Designer before Construction. Furthermore, it is the responsibility of the Builder/Owner or their Agents (Sub-contractors) to verify the dimensions of all plans and report any discrepancy to the Designer prior to construction. Any discrepancy found after Construction commencement is the responsibility of the Builder/Owner.

Copyright © 2002
Distinctive Dwellings

DRAWN BY: TWH
DATE: 6-27-22

CHECKED BY: _____
DATE: _____

REVISION 1
BY: _____
DATE: _____

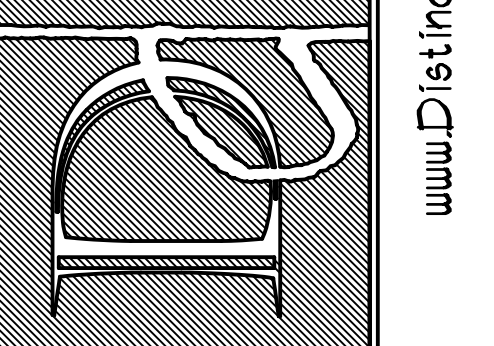
REVISION 2
BY: _____
DATE: _____

CUSTOMER: BRESINGHAM RESIDENCE
DETACHED MASTER WING
BUILDER: 312 WHITE DRIVE COLLEYVILLE, TX

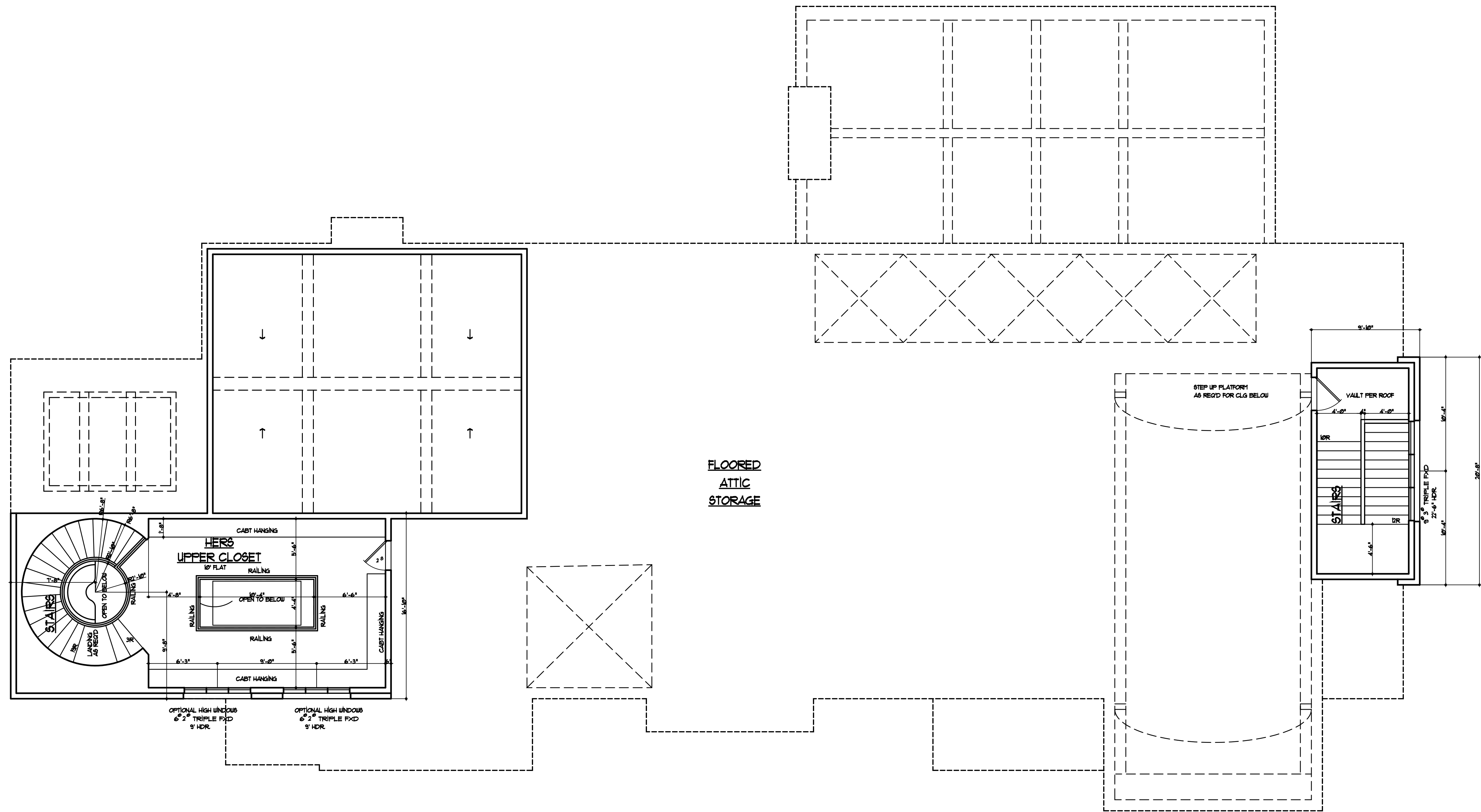
Distinctive Dwellings
Dwell in the possibilities

Southlake, Texas 76092 • 817 481 1249

www.DistinctiveDwellings.net



PLAN #
202187



SECOND FLOOR PLAN
DETACHED MASTER WING

3/16" = 1'-0"

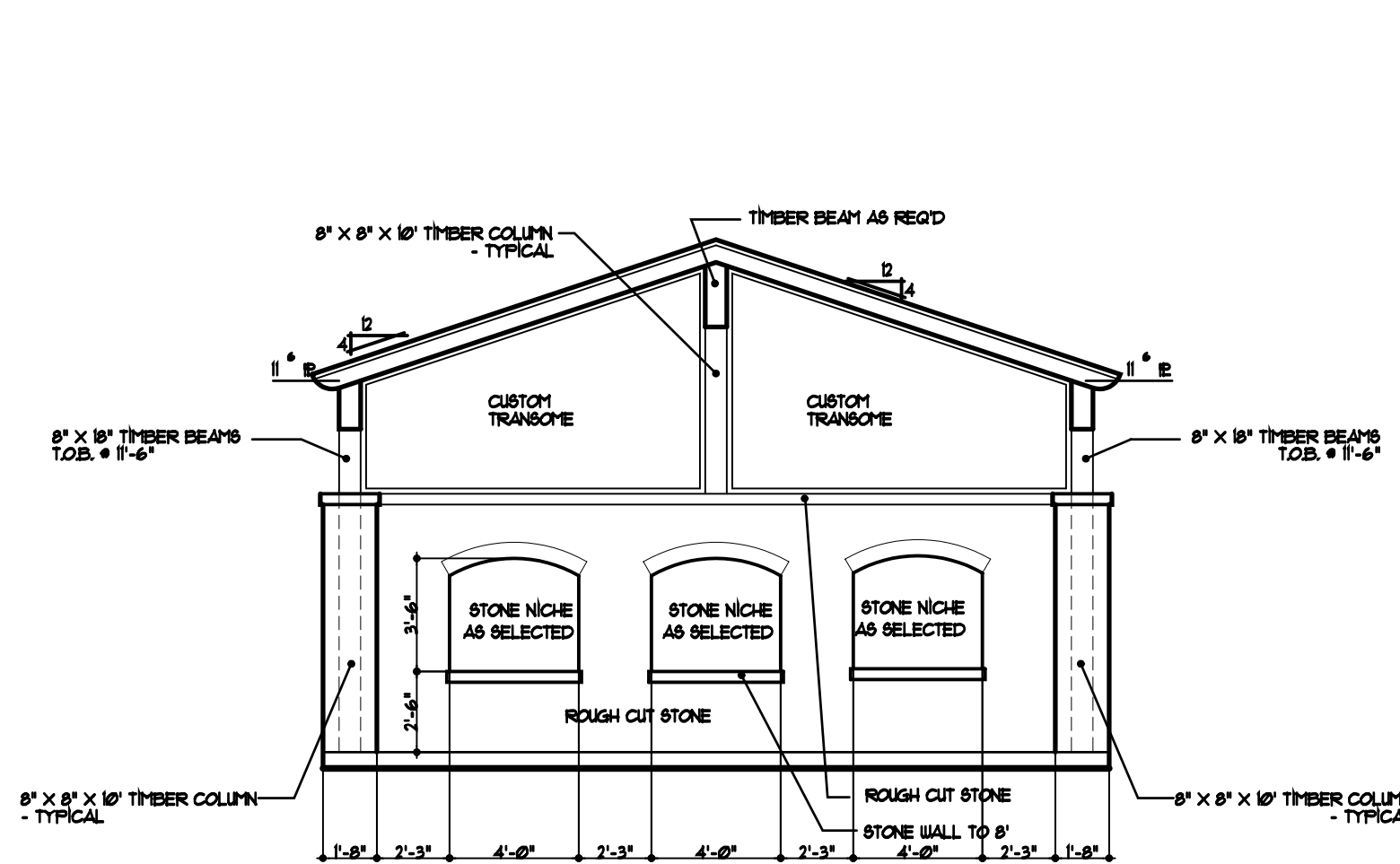
It is the responsibility of the Builder/Owner to verify that the plans provided meet all State, County, Local or Additional Municipalities Codes and Regulations as well as Structural Requirements. Any discrepancy should be reported to the Builder and Designer before Construction. Furthermore, it is the responsibility of the Builder/Owner or their Agents (Sub-contractors) to verify the dimensions of all plans and report any discrepancy to the Designer prior to construction. Any discrepancy found after Construction commencement is the responsibility of the Builder/Owner.
Copyright ©2002 Distinctive Dwellings

DRAWN BY: TWH
DATE: 6-27-22
CHECKED BY: _____
DATE: _____
REVISION 1
BY: _____
DATE: _____
REVISION 2
BY: _____
DATE: _____

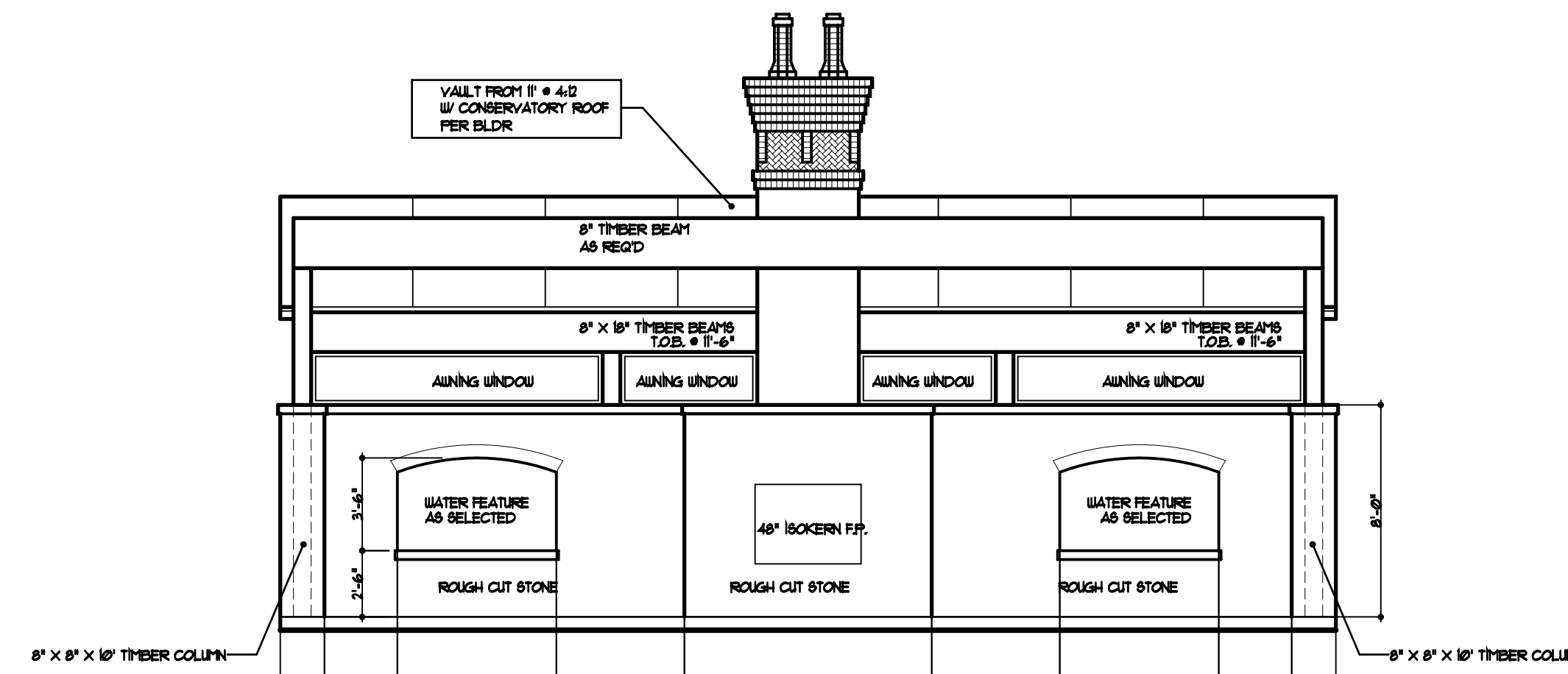
CUSTOMER: BRESINGHAM RESIDENCE
DETACHED MASTER WING
BUILDER: 312 WHITE DRIVE COLLEYVILLE, TX

Distinctive Dwellings
Dwell in the possibilities
www.DistinctiveDwellings.net
Southlake, Texas 76092 • 817 481 1249

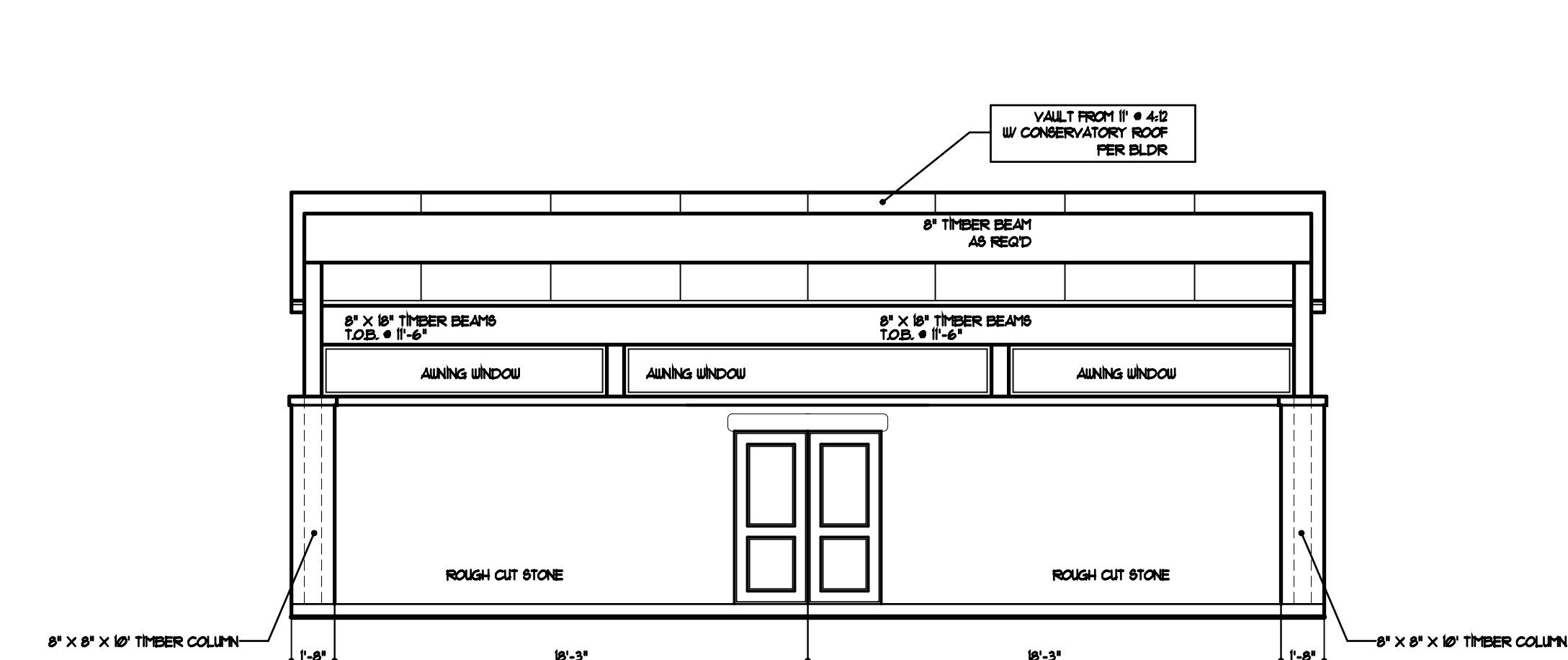
PLAN #
202187



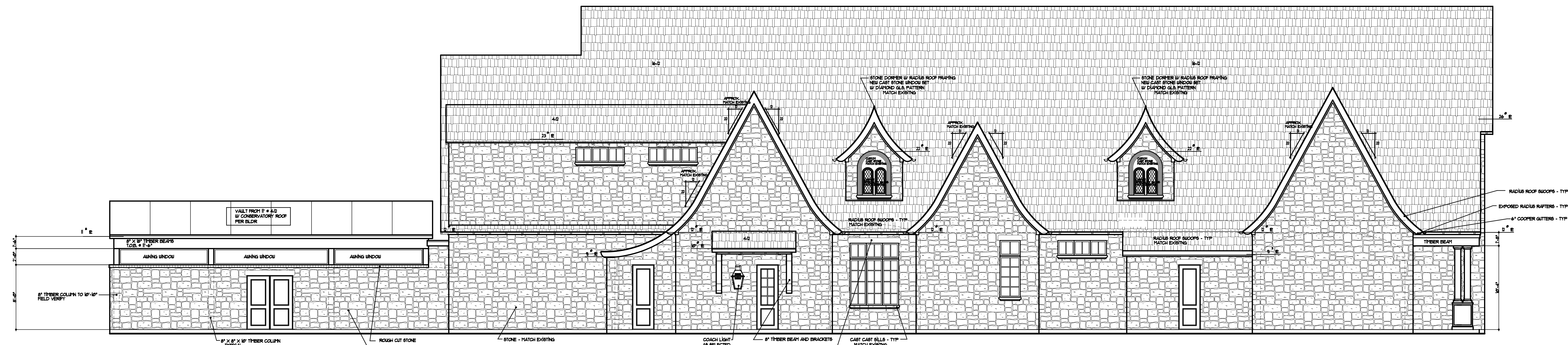
EAST ELEVATION 3/16" = 1'-0"
OUTDOOR SANCTUARY



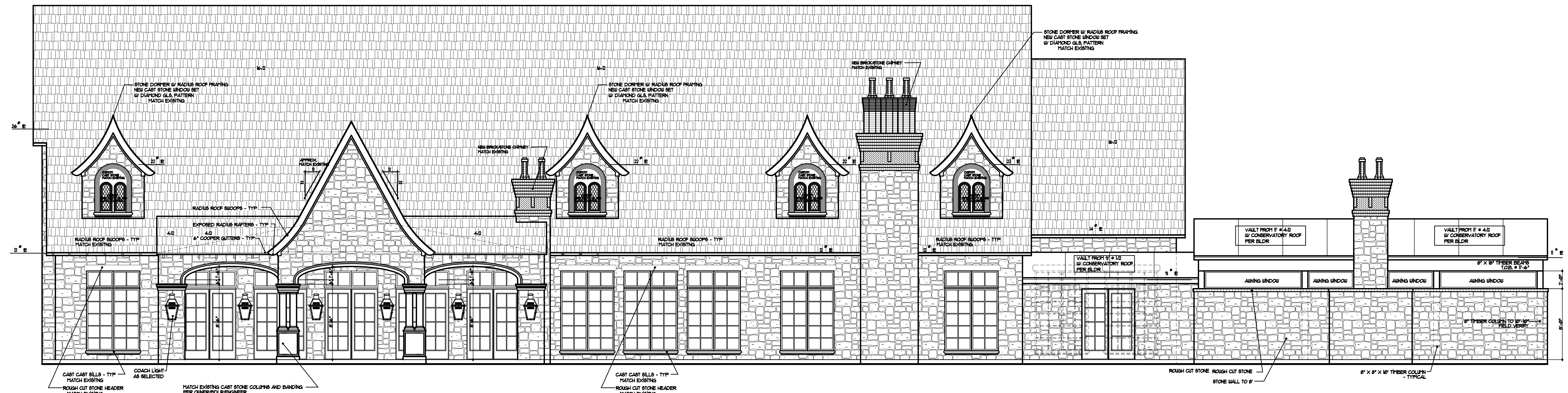
SOUTH ELEVATION 3/16" = 1'-0"
OUTDOOR SANCTUARY



NORTH ELEVATION 3/16" = 1'-0"
OUTDOOR SANCTUARY



NORTH ELEVATION 3/16" = 1'-0"



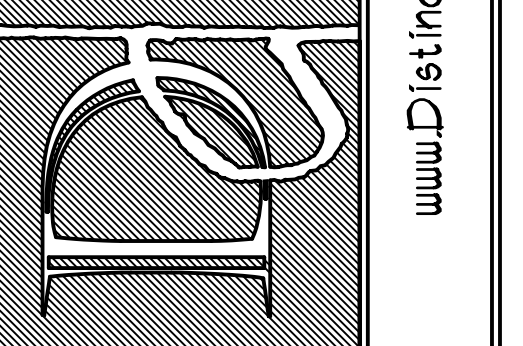
SOUTH ELEVATION 3/16" = 1'-0"
POOL SIDE

It is the responsibility of the Builder/Owner to verify that the plans provided meet all State, County, Local or Additional Municipalities Codes and Regulations as well as Structural Requirements. Any discrepancy should be reported to the Builder and Designer before Construction. Furthermore, it is the responsibility of the Builder/Owner or their Agents (Sub-contractors) to verify the dimensions of all plans and report any discrepancy to the Designer prior to construction. Any discrepancy found after Construction commencement is the responsibility of the Builder/Owner.
Copyright ©2002 Distinctive Dwellings

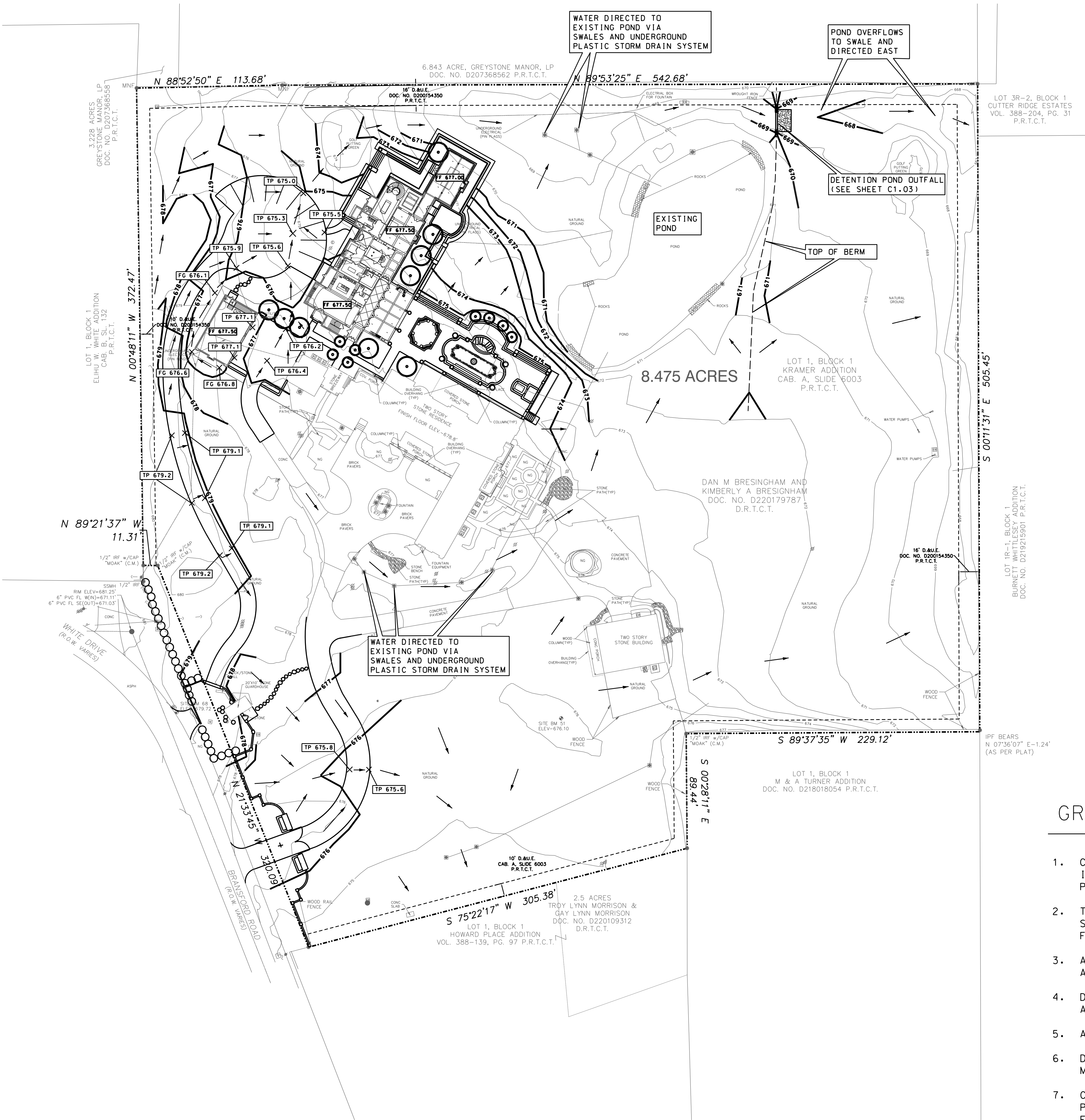
DRAWN BY: TWH
DATE: 6-27-22
CHECKED BY: -----
DATE: -----
REVISION 1
BY: -----
DATE: -----
REVISION 2
BY: -----
DATE: -----

CUSTOMER: BRESINGHAM RESIDENCE
DETACHED MASTER WING
BUILDER: 312 WHITE DRIVE COLLEYVILLE, TX

Distinctive Dwellings
Dwell in the possibilities
Southlake, Texas 76092 • 817 481 1249
www.DistinctiveDwellings.net

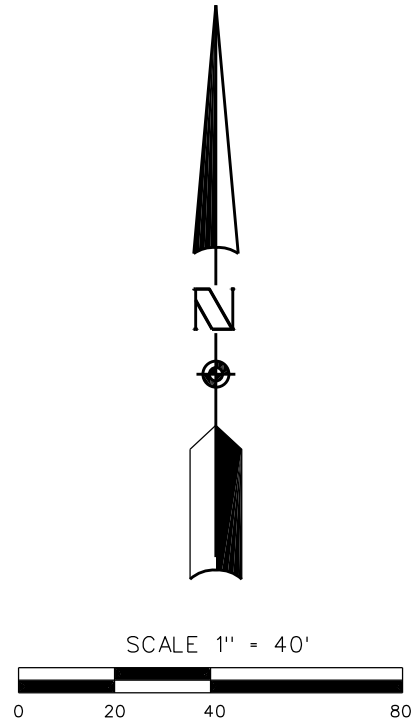


PLAN #
202187



LEGEND

- EXISTING ELEVATION CONTOUR
- PROPOSED ELEVATION CONTOUR
- FLOW DIRECTION
- EXISTING GRADE ELEVATION
- FINISHED GRADE ELEVATION
- TOP OF PAVEMENT ELEVATION
- FLOW LINE ELEVATION
- TOP OF CURB ELEVATION
- GUTTER ELEVATION



!!!IMPORTANT!!!
CONTOURS REPRESENT FINISHED GRADES. ALL PAVING SHALL BE EXCAVATED TO SUBGRADE PER TYPICAL PAVING SECTIONS (SEE DETAILS).

!!! CRITICAL !!!
LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND ARE BASED ON PUBLIC RECORDS. THE CONTRACTOR IS COMPLETELY RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES, BOTH HORIZONTALLY AND VERTICALLY, BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION.

!! FINAL GRADING NOTE !!
FINISHED GRADES SHOWN HEREON REPRESENT TOP OF PAVING, TOP OF SOD AND/OR LANDSCAPING, UNLESS NOTED OTHERWISE.
UNDER NO CIRCUMSTANCES SHALL SOD OR LANDSCAPING BE PLACED ABOVE THE BRICK LEDGE. FINAL GRADE SHALL ENSURE POSITIVE FLOW AWAY FROM THE BUILDING AND OTHER STRUCTURES.

GRADING NOTES:

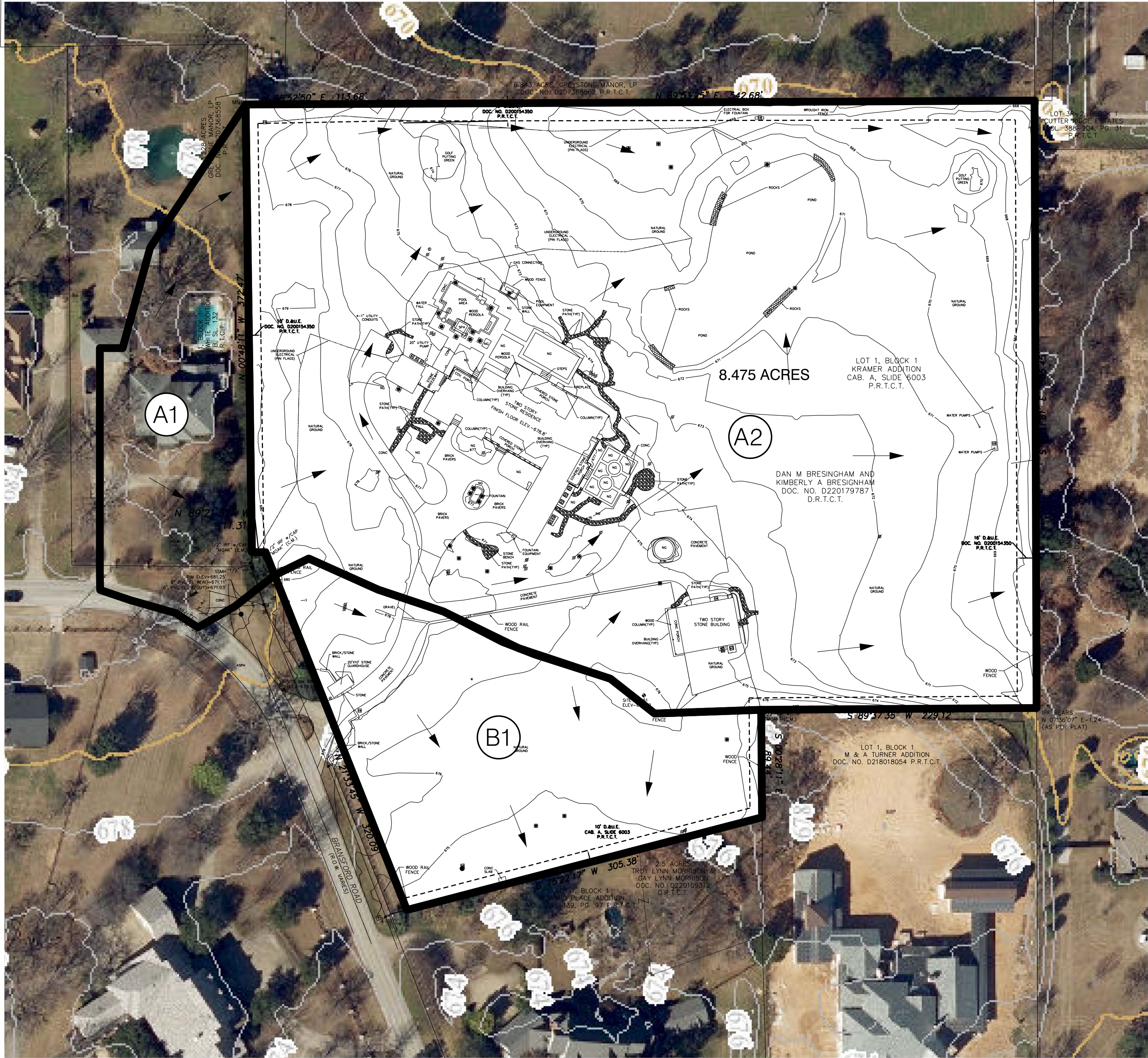
- CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES THAT MAY CONFLICT WITH PROPOSED LAYOUT.
- THE TOP FOUR (4") INCHES OF TOP SOIL SHALL BE REMOVED FROM SITE AND STOCKPILED FOR LANDSCAPE USE. ALL CUT OR FILL SLOPES TO BE 4H:1V OR FLATTER UNLESS OTHERWISE NOTED.
- ALL SLOPES ARE TO BE RE-VEGETATED AS SOON AS POSSIBLE WITH PLANTING APPROPRIATE TO THE SITE.
- DRAINAGE DESIGN IS TO EMPHASIZE REDUCTION OF EROSION AND RUNOFF AND MINIMAL DISRUPTION TO ADJACENT PROPERTY.
- ALL EXCAVATION AND FILL PROCEDURES SHALL BE PER GEOTECHNICAL REPORT.
- DRAINAGE SHALL NOT BE DIRECTED TOWARD THE BUILDING PAD. PROVIDE A MINIMUM OF 1.0% SLOPE AROUND BUILDING PAD.
- CONTRACTOR SHALL PROVIDE SUFFICIENT MEASURES (SILT FENCE, ETC.) TO PREVENT EROSION OR THE TRANSPORT OF SEDIMENT DOWNSTREAM (SEE EROSION CONTROL PLAN).



10-26-22

NO.	REVISION	DATE	BY	DATE	JOB	999-334	DATE	10-26-22	DESIGNED	K.M.H.	DRAWN	K.M.H.	CHECKED	K.M.H.	TEXAS REGISTERED ENGINEERING FIRM NUMBER P-2260

SHEET



LEGEND

EXISTING ELEVATION CONTOUR

FLOW DIRECTION

DRAINAGE AREA DIVIDE

SCALE 1" = 60'

0 30 60 120

DRAINAGE AREA COMPUTATIONS

BASIS:

- Q = CIA (Rational Method)
- Q = Storm discharge (cubic feet per second)
- C = runoff coefficient, based on land use
- I = average rainfall intensity (or time of concentration (inches per hour) (per ISWM))
- A = area contributing runoff (acres)

RUNOFF COEFFICIENT:

- C = 0.30 Undeveloped Sites
- C = 0.44 Residential Estates (1 Acre Lots - From ISWM)
- C = 0.60 Single Family Residential
- C = 0.90 Paved Areas/Roof Tops

STORM FREQUENCY:

- 5 Years - Enclosed Pipe System
- 100 Years - Combined Enclosed Pipe System - Street - R.O.W.

TIME OF CONCENTRATION:

Combination of inlet time and time of flow in the drain being the time for water to flow over the surface of the ground to the storm drain inlet (onsite - offsite, if applicable)

MINIMUM INLET TIME OF CONCENTRATION:

- Parks and Open Areas 15 minutes
- Residential, Single Family 15 minutes
- Industrial, Business 10 minutes

I, Keith Hamilton, a Professional Engineer, registered and licensed in the State of Texas, have prepared this drainage study and/or plan in compliance with the latest published requirements and criteria of the City of Colleyville, and have verified that the topographic information used in this study and/or plan is in compliance with said requirements and is otherwise suitable for developing this workable plan of drainage which can be implemented through proper subsequent detailed construction planning.

Signed this _____ day of _____, 2022
_____, P.E.



10-26-22

PRE-DEVELOPED SITE DRAINAGE DATA												
MARK	AREA (ACRE)	C	Tc (MIN.)	I ₂ (IN/HR)	I ₃ (IN/HR)	I ₄ (IN/HR)	I ₅ (IN/HR)	I ₁₀ (IN/HR)	I ₆₀ (IN/HR)	Q ₂ (CFS)	Q ₆₀ (CFS)	COMMENTS
A1	0.92	0.44	15	3.90	4.86	5.53	6.46	7.20	7.98	2.0	3.2	TO A2
A2	7.02	0.37 ¹	15	3.90	4.86	5.53	6.46	7.20	7.98	12.6	20.7	TO EAST
A1+A2	7.94	0.38 ²	15	3.90	4.86	5.53	6.46	7.20	7.98	14.7	24.1	TOTAL TO EAST
B1	1.45	0.32 ³	15	3.90	4.86	5.53	6.46	7.20	7.98	2.3	3.7	TO SOUTH

- 1) WEIGHTED RUNOFF COEFFICIENT = $[(0.80(0.90)+6.22(0.30))/7.02] = 0.37$
2) WEIGHTED RUNOFF COEFFICIENT = $[(0.92(0.44)+7.02(0.37))/7.94] = 0.38$
3) WEIGHTED RUNOFF COEFFICIENT = $[(0.06(0.90)+1.39(0.30))/1.45] = 0.32$

HAMILTON DUFFY, PC
CONSULTING
CIVIL & ENVIRONMENTAL ENGINEERS - PLANNERS - CONSTRUCTION MANAGERS
8241 MID-CITIES BLVD. - NORTH RICHLAND HILLS, TEXAS 76182
PHONE (817) 268-0408 WWW.HAMILTONDUFFY.COM

312 WHITE DRIVE

LOT 1, BLOCK 1 - KRAMER ADDITION
CITY OF COLLEYVILLE, TEXAS

PRE-DEVELOPED DRAINAGE AREA MAP

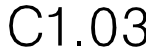


10-26-22

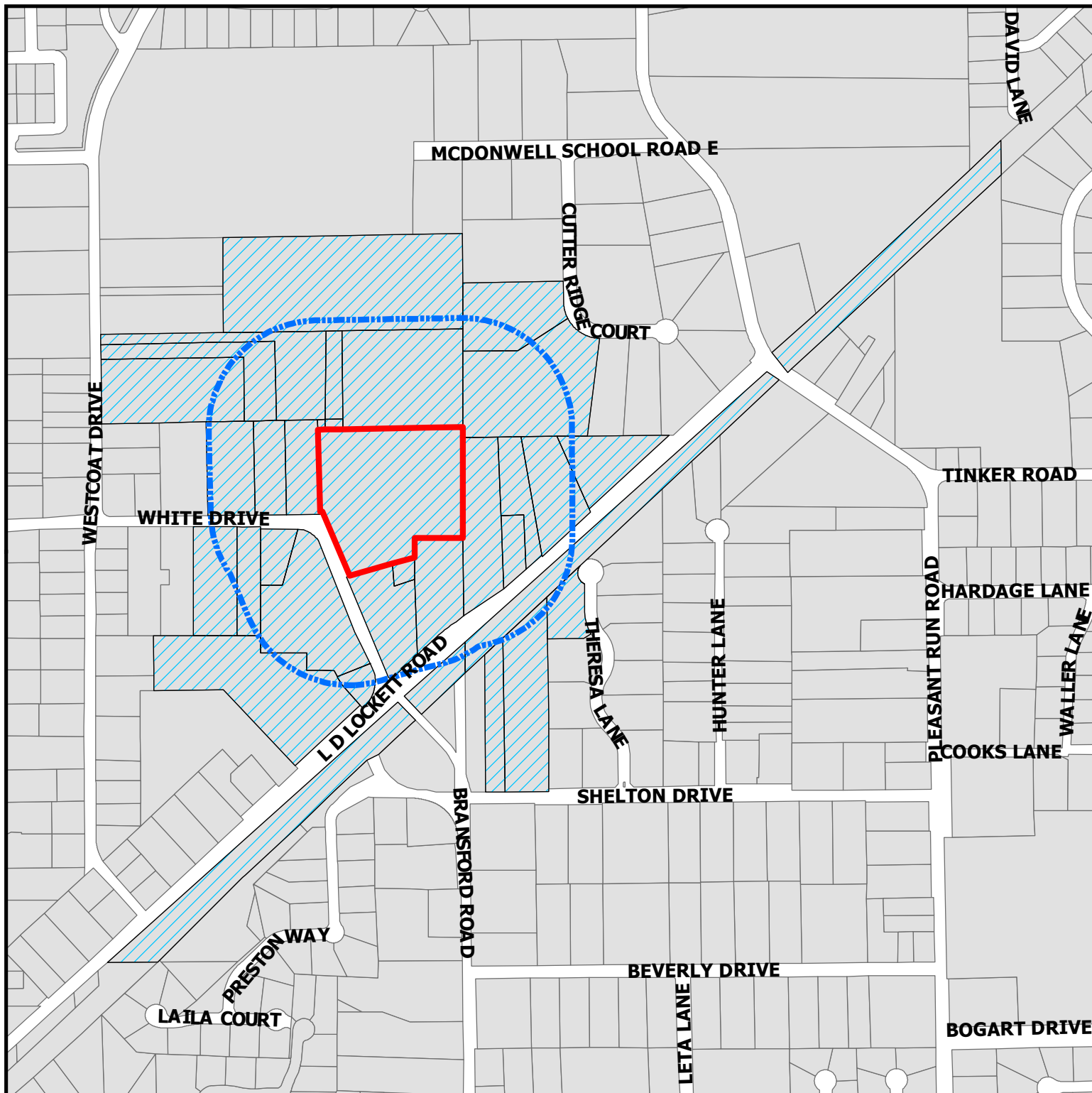
NO.	REVISION	BY	DATE	JOB	999-334
				DATE	10-26-22
				DESIGNED	K.M.H.
				DRAWN	K.M.H.
				CHECKED	K.M.H.
				TEXAS REGISTERED ENGINEERING FIRM NUMBER F-2260	

SHEET

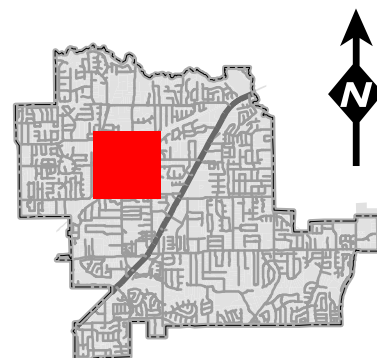
C1.02



Notification Map



ZC22-037
312 White 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, November 14, 2022 at 7:00 p.m.

**City Council Meetings: Tuesday, December 6, 2022 & Tuesday, December 20, 2022 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas**

Request: Consideration of a Special Use Permit for an accessory dwelling to exceed the maximum size allowed. The purpose is to allow for the addition of a detached master suite.

Zoning Case: ZC22-037

Applicant: Ron Groeneveld

Owner: Daniel Bresingham

Location: 312 White Drive

Property Description: Lot 1, Block 1, Kramer Addition-Colleyville

Present Zoning: AG Agricultural

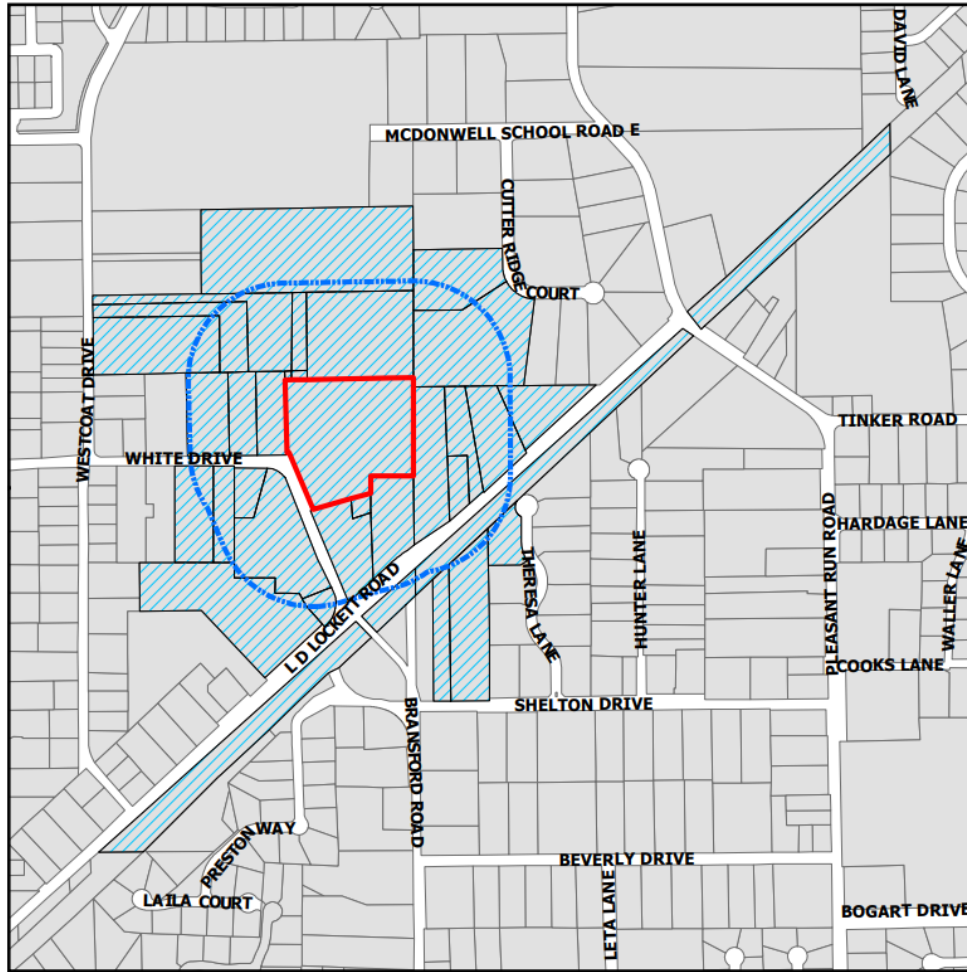
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request. Denial of the proposal by the Commission is final, unless the applicant submits a written notice of appeal within 10 days from the date of action by the Commission. If appealed, the request will be placed on the next available City Council agenda as listed above. Rezoning requests, zoning amendments and conditions recommended by the Commission for approval by the City Council may be more restrictive than those described in this notice.

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

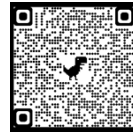
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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

NOTICE OF PUBLIC HEARING



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



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

Jacquelyn Reyff

Jacquelyn Reyff
Planning Manager
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
77 LEGACY LLC	6214 LD LOCKETT RD	COLLEYVILLE, TX
ALIANNE ESTATES	6201 THERESA LN	COLLEYVILLE, TX
ASWAD, FRANK	6214 THERESA LN	COLLEYVILLE, TX
BARGY, TODD M	6304 LD LOCKETT RD	COLLEYVILLE, TX
BATESON FAMILY TRUST	209 WHITE DR	COLLEYVILLE, TX
BROWN, WHITNEY C	308 WHITE DR	COLLEYVILLE, TX
CUTTER RIDGE ESTATES ADDITION	6404 CUTTER RIDGE CT	COLLEYVILLE, TX
DODSON, EDWARD GINO	213 WHITE DR	COLLEYVILLE, TX
DOODY, KEVIN	401 W LD LOCKETT RD	COLLEYVILLE, TX
GARRISON, JULIANNA	6401 WESTCOAT DR	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX
GREYSTONE MANOR LP	6401 WESTCOAT DR	COLLEYVILLE, TX
GROENEVELD, ROE	1003 SOUTHLAKE HILLS D	SOUTHLAKE, TX
JEDRUSIAK, NAOMI	305 WHITE DR	COLLEYVILLE, TX
JRT OF DANIEL BRESINGHAM & KIM	312 WHITE DR	COLLEYVILLE, TX
LABRECQUE, JIMMY	6214 LD LOCKETT RD	COLLEYVILLE, TX
MELENDEZ, HENRY	6208 LD LOCKETT RD	COLLEYVILLE, TX
MORGAN, PAIGE	208 WHITE DR	COLLEYVILLE, TX
MORRISON, TROY	6113 BRANSFORD RD	COLLEYVILLE, TX
PEKURNEY, BROOKE	204 WHITE DR	COLLEYVILLE, TX
REGIONAL RAIL ROW CO	PO BOX 660163	DALLAS, TX
STEWART, GLENN	6408 CUTTER RIDGE CT	COLLEYVILLE, TX
TURNER FAMILY IRREVOCABLE TR	6204 LD LOCKETT RD	COLLEYVILLE, TX
VANSELOUS, HEATHER	6412 CUTTER RIDGE CT	COLLEYVILLE, TX
YARRISH, JAMES	6216 LD LOCKETT RD	COLLEYVILLE, TX
YU, CHI CHOI	6100 BRANSFORD RD	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 8.48 ACRES, BEING LOT 1, BLOCK 1, OF THE KRAMER ADDITION-COLLEYVILLE, LOCATED AT 312 WHITE DRIVE, BY AUTHORIZING A SPECIAL USE PERMIT FOR AN ACCESSORY DWELLING TO EXCEED THE MAXIMUM SIZE ALLOWED; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit for an accessory dwelling to exceed the maximum size allowed under Case No. ZC22-037; 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 authorizing a Special Use Permit for an accessory dwelling to exceed the maximum size allowed on 8.48 acres, being Lot 1, Block

1, of the Kramer Addition-Colleyville, located at 312 White Drive, as depicted on the attached as Exhibit "A".

Sec. 3. 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. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

a. The Special Use Permit shall apply to the new accessory dwelling of 8,150 s.f.

b. The accessory dwelling shall be generally consistent with the site plan and building plans as depicted on the attached Exhibit "B".

c. The accessory dwelling shall be generally consistent with the building elevations and floor plan as depicted on the attached Exhibit "C".

d. All requirements of the Land Development Code shall be met, except where amended herein.

Sec. 5. 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. 6. 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. 7. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 6th day of December 2022.

The second reading and public hearing being conducted on the 20th day of December 2022.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 20TH DAY OF DECEMBER 2022.

Mayor Richard Newton	_____ Mayor Pro Tem Kathy Wheat	_____
Place 1, Brandi Elder	_____ Place 5, Chuck Kelley	_____
Place 2, George Bond	_____ Place 6, Callie Rigney	_____
Place 4, George Dodson	_____	_____

ATTEST:

CITY OF COLLEYVILLE

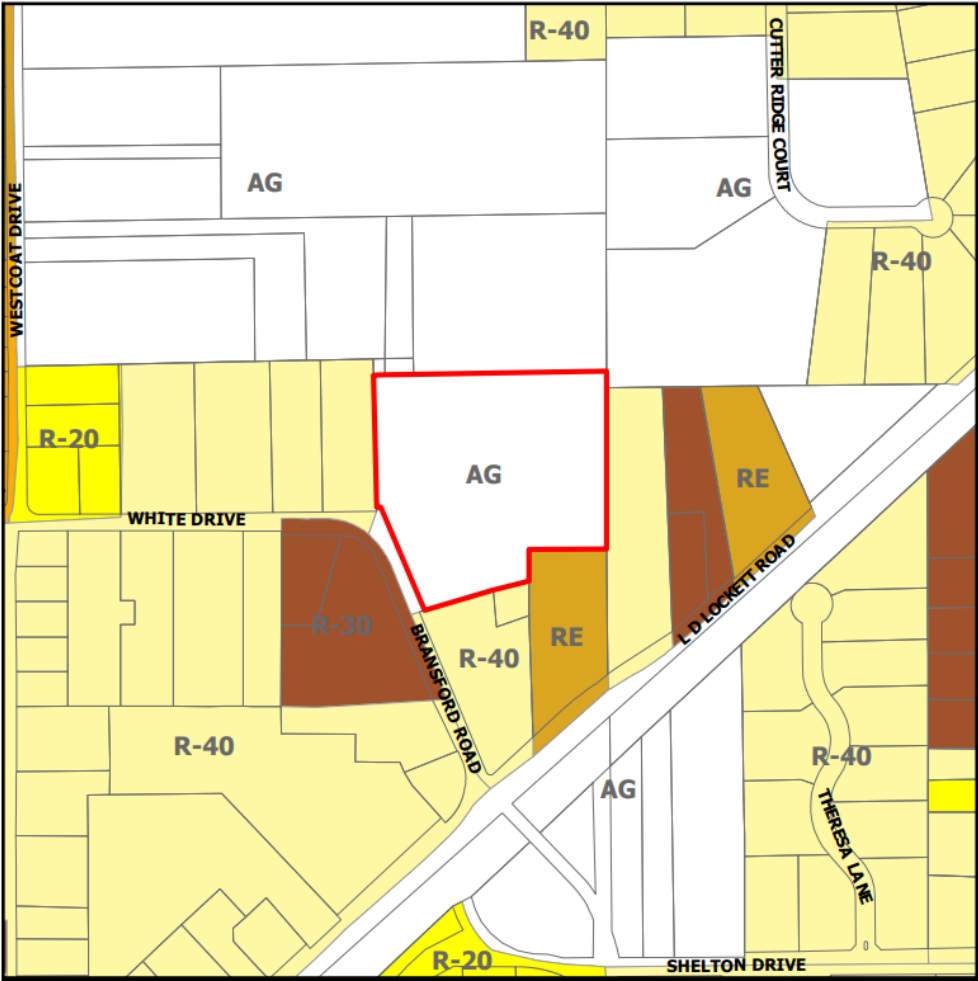
Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit “A” - Location and Zoning Map



BRESINGHAM ADDITION

312 WHITE DRIVE, COLLEYVILLE, TEXAS

CUSTOMER: BRESINGHAM RESIDENCE

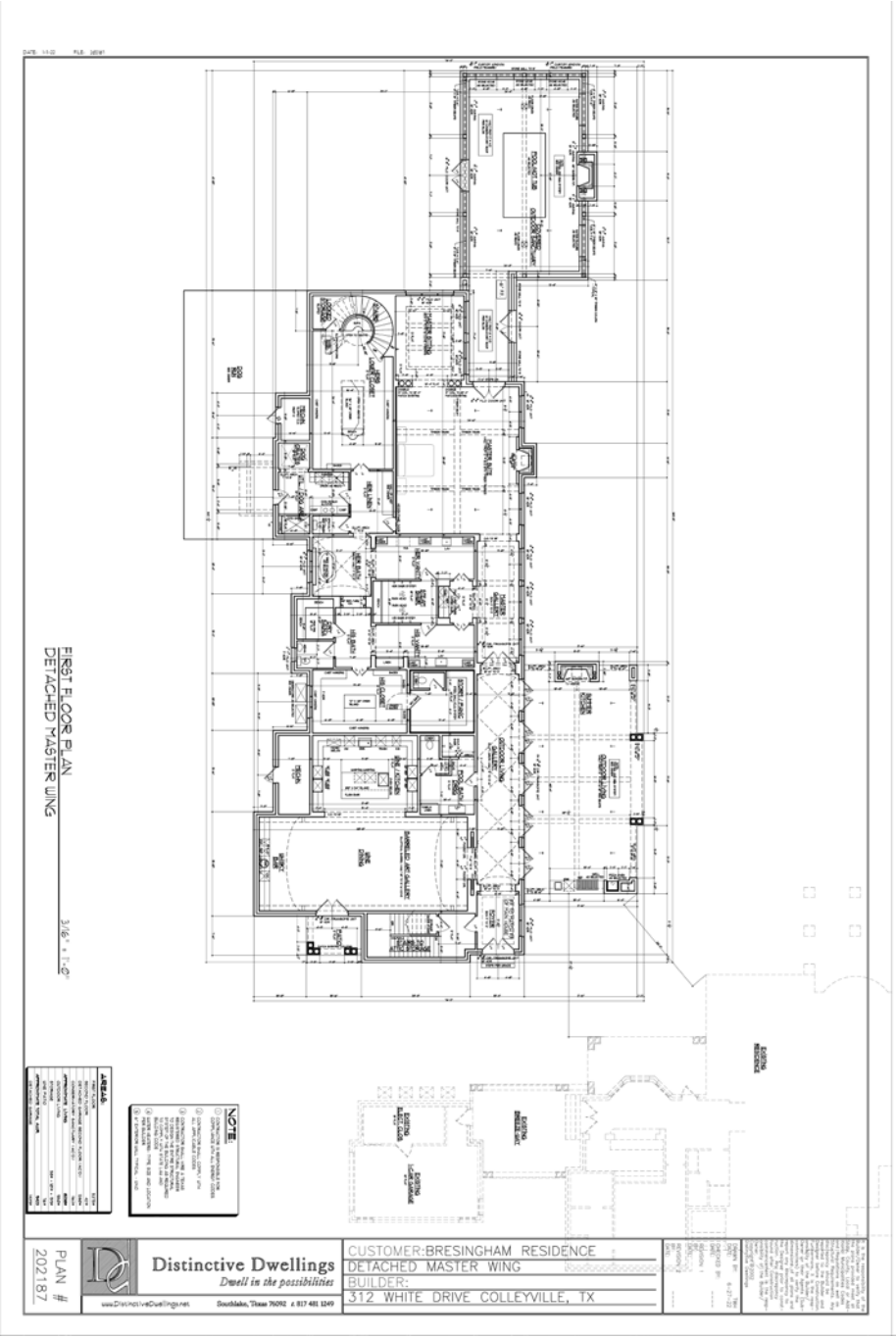
BUILDER:
312 WHITE DRIVE, COLLEYVILLE, TX

PLAN #
202187

Distinctive Dwellings
Dwell in the possibilities

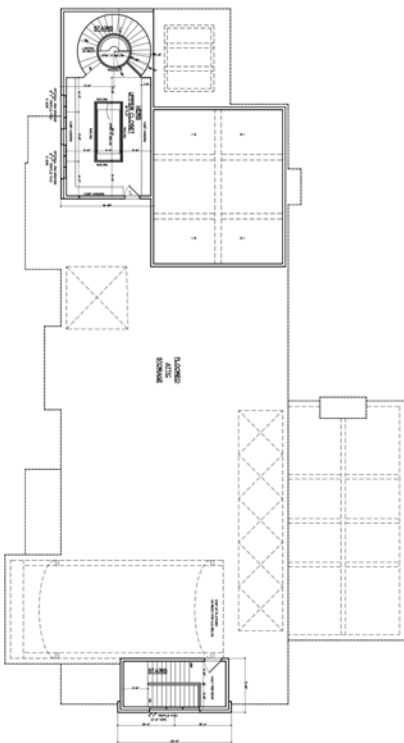
www.DistinctiveDwellings.net
Southlake, Texas 76090 & 937-483-1289

Exhibit "C" – Elevations & Floor Plan



SECOND FLOOR PLAN
DETACHED MASTER WING

3/8" = 1'-0"



PLAN #
202187



Distinctive Dwellings

Dwell in the possibilities

www.DistinctiveDwellings.net

Scottsdale, Texas 76090 • 817.481.1249

CUSTOMER: BRESINGHAM RESIDENCE

DETACHED MASTER WING

BUILDER:

312 WHITE DRIVE COLLEYVILLE, TX

REVISION 1

REVISION 2

REVISION 3

REVISION 4

REVISION 5

REVISION 6

REVISION 7

REVISION 8

REVISION 9

REVISION 10



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 11/14/2022	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration of an amendment to the existing PUD-C Planned Unit Development - Commercial district ordinance for the Winding Creek Addition, specifically for Lots 2R and 3R, Block 1, located at 6408 and 6500 Colleyville Boulevard, Case ZC22-038

Explanation

Ken Green, the applicant, has submitted a request for an amendment to the existing PUD-C Planned Unit Development – Commercial ordinance for the Winding Creek development, being approximately 8.8 acres. The purpose is to amend the PUD-C's ordinance in order to allow for a new 12,382 s.f. commercial office building, a reduction in the street landscape area, and a reduction in the required 20 foot landscape area along Colleyville Boulevard.

Existing Conditions/Background: The subject property consists of two open lots for construction of a new office building. This property was part of a larger office/retail development which was approved by the City Council in November of 2009.

Proposed Amendment:

Request – The applicant requests to change the PUD Ordinance to allow for a new 12,382 s.f. office building in place of the two planned buildings.

Analysis - The requested PUD-C amendments are for one new office building. The previous ordinance was approved in 2009 and the site plan had two office buildings. The applicant desires for the 12,382 s.f. office building to have a taller element feature measuring 37 feet, which is taller than the allowed 35 feet. Additionally, there is a request to reduce the street landscape area from 6,732 s.f. to 5,984 s.f. and a reduction in the required 20 foot landscape area along Colleyville Boulevard. To change the approved site plan of the PUD-C ordinance from two office buildings to one office building requires an amendment to Ordinance O-09-1736.

Plat Status: The properties are platted as Lot 2R, Block 1, and Lot 3R, Block 1 of the Winding Creek Addition-Colleyville.

DRC Review: The DRC reviewed the request during their October 24, 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 west have PUD-C Planned Unit Development - Commercial zoning and have developed as commercial and office buildings. The properties to the east have ML Light Manufacturing zoning and are improved with office buildings, self-storage buildings, and unimproved land.

Comprehensive Plan: The City's comprehensive plan, Destination Colleyville, identifies the subject property for commercial development and is located in the Colleyville Boulevard Corridor. The proposed change to the PUD-C ordinance does not conflict with any portion of the comprehensive plan.

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 this request.

Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Plan
6. Elevations
7. Topographic Survey
8. Drainage & Utility Plan
9. Urban Forestry & Landscape Plan
10. Site Lighting Plan
11. Notification Map
12. Notification Letter
13. Notification List
14. Draft Ordinance

Aerial Map



ZC22-038

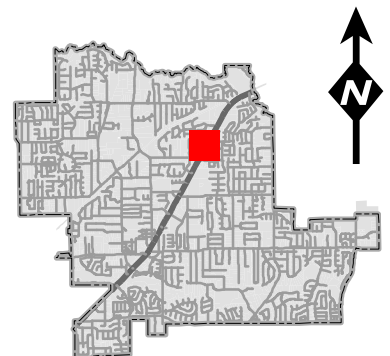
6408 & 6500 Colleyville Boulevard

DISCLAIMER:

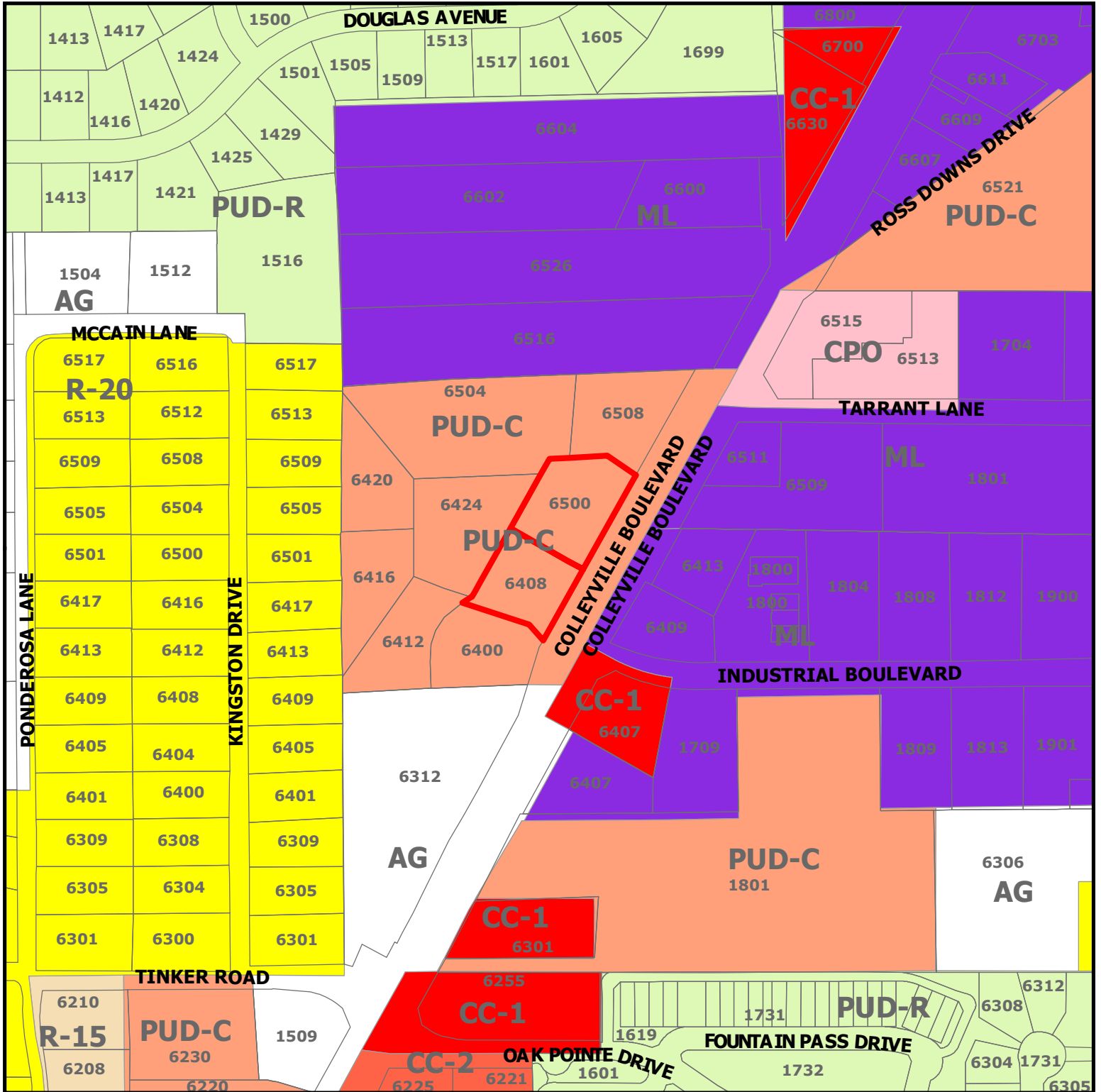
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



Zoning Map

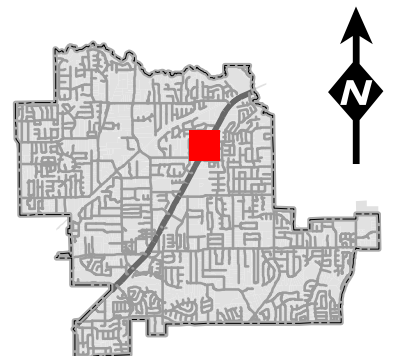


ZC22-038

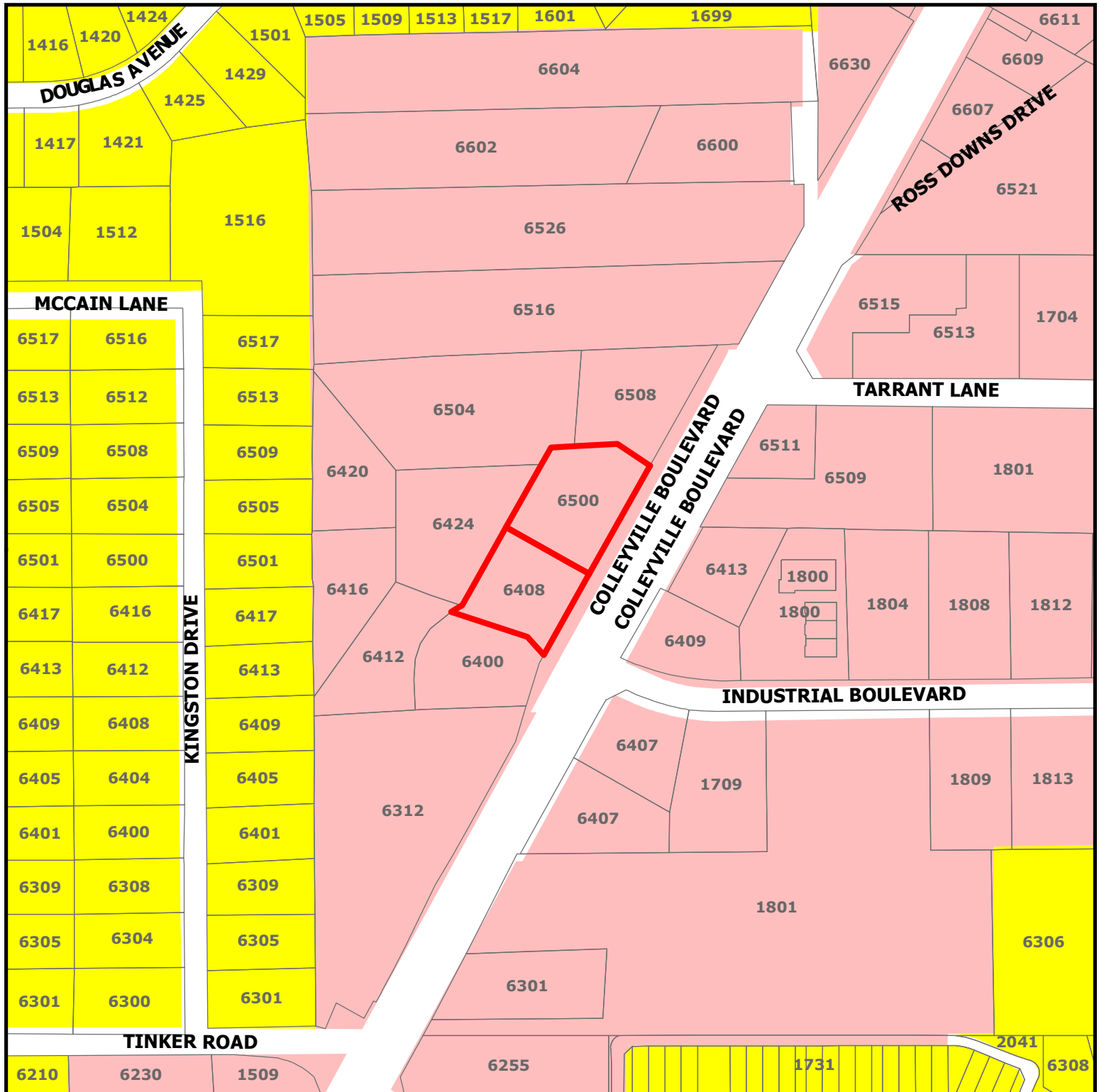
6408 & 6500 Colleyville Boulevard

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

 Subject Property



Future Land Use Map

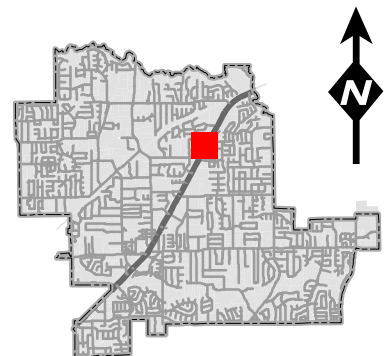


ZC22-038

6408 & 6500 Colleyville Boulevard

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
- Residential
- Colleyville Blvd Corridor



Supporting Documents for PUDs, and Commercial Zoning District Application

October 17, 2022 Statement of Planning Objectives:

Ken Green CPA, PLLC has been serving the Colleyville community for over 40 years. In 2019, Hannah Curtis and Alex Daley joined Ken as partners in the firm and in 2022 they established Green Curtis Daley CPA's PLLC. The firm has experienced tremendous growth, both in clients served and new employees hired over the last few years and expects this growth to continue for many years to come. As such, the firm has outgrown the current office space it occupies located at 6508 Colleyville Blvd Ste 300 and needs a larger space to move its offices.

GCD Landholdings, LLC was created to purchase the lots in question at 6408-6500 Colleyville Blvd with the intention of constructing a new office building for Green Curtis Daley CPA's, PLLC to occupy and expand into over the years as it continues to grow.

The PUD currently calls for two separate buildings to be constructed on the lots individually. However, we feel a single building spanning across the length of the property will bring a stronger presence to the boulevard and more efficiently use the limited buildable space available given the current setback lines along Colleyville Blvd and the creek bed running along the rear of the property.

We would like to build a Class A professional office building containing approximately 12,000 square feet. Green Curtis Daley CPA's, PLLC would initially occupy 6,000-sf and lease out the remaining 6,000-sf to other businesses. This will leave plenty of space available for the firm to expand into as it continues to grow over the years. The building design will bring a strong presence to the boulevard and aligns with the City of Colleyville's vision to enhance and beautify the main thoroughfare of the city.

To maximize both the size of the building and the available parking spaces, our design includes parking along the front of the building and in the rear. By putting parking behind the building, we can utilize space that would otherwise be lost to the setback line imposed by the creek. The rear parking would be utilized by employees of the firm, leaving more spaces open in the front of the building for clients and customers to use. This would allow for a much cleaner vision from Colleyville Blvd. and would allow for more landscaping to enhance the look of the vision.

In 1999 Ken donated the land for the original Colleyville Chamber of Commerce building and developed and built the buildings at 6620 and 6630 Colleyville Blvd. The previous owner had used those lots to store firewood.

In 2010 Ken built the professional building at 6508 Colleyville Blvd. which was previously a vacant lot.

In 2015 Ken developed and built the professional buildings located at 6513 and 6515 Colleyville Blvd. They were previously vacant lots.

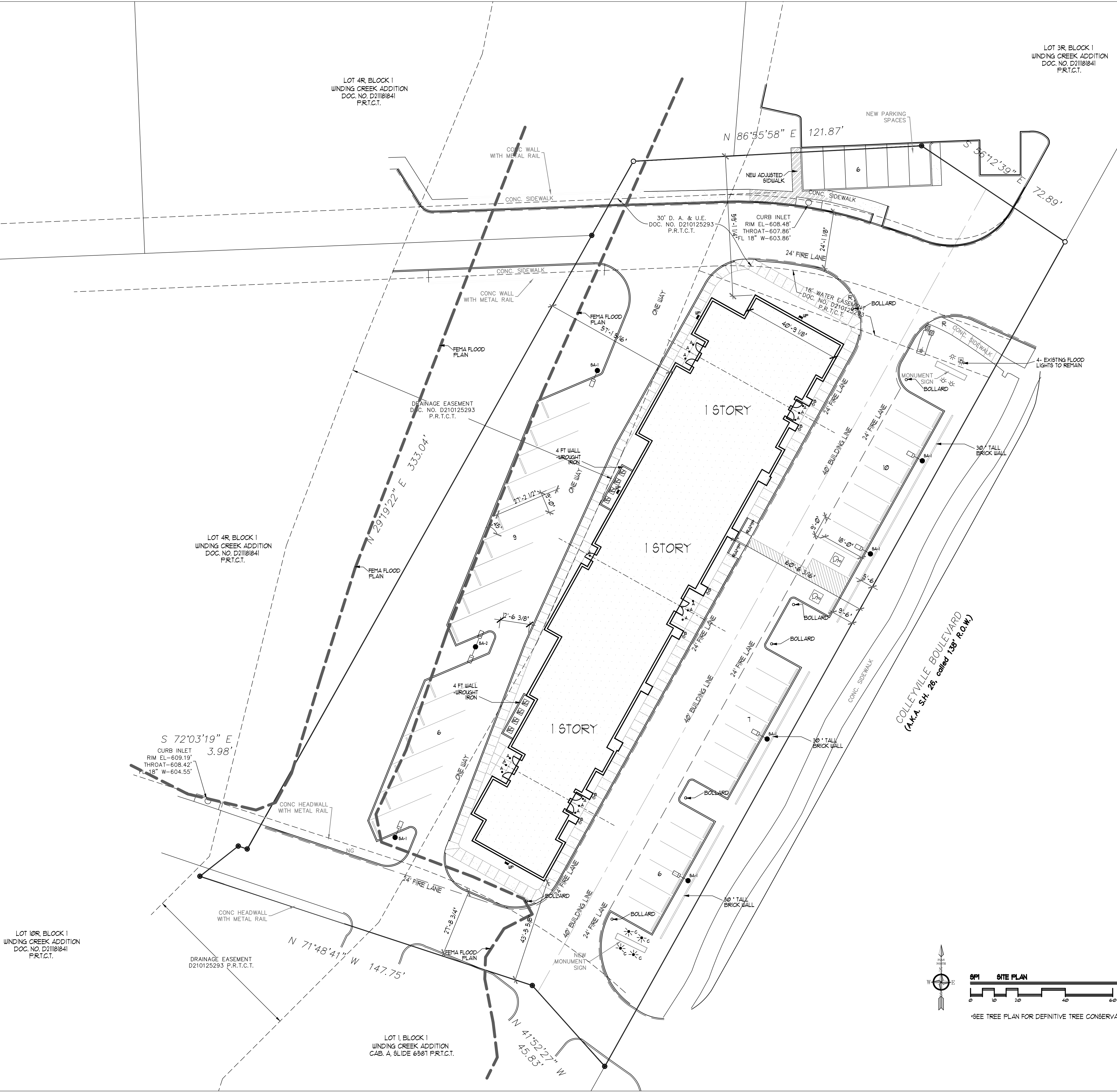
In total Ken has added 31,600 square feet of class A professional office buildings all located in the 6500 and 6600 blocks of Colleyville Blvd. which have an approximate Tarrant Appraisal District value of \$7,000,000.00. The new building will add approximately another \$4,000,000.00 to the Colleyville City tax roles.

Ken lives and works in Colleyville and is dedicated to the success of the City of Colleyville and the beautification of Colleyville Blvd.

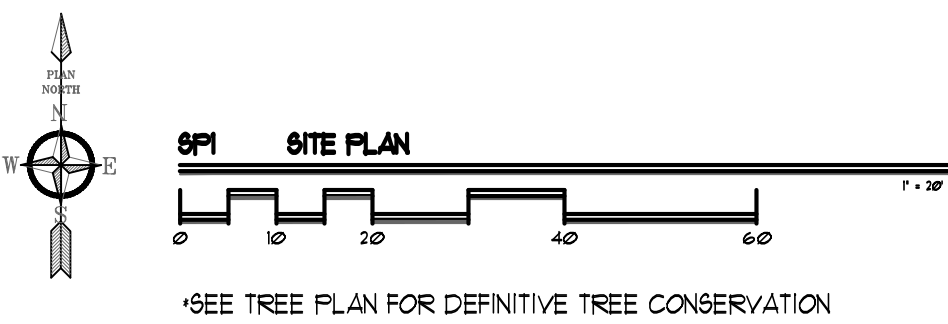
Development Schedule:

Our estimate is as follows:

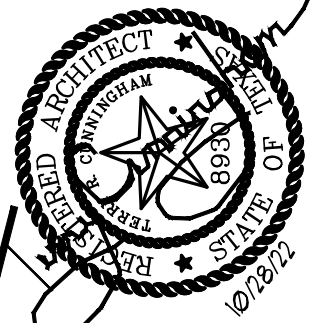
- PD approval 60-90 days
- Site plan package approval 60 days
- Building Permit plan preparation 60 days
- Permit plan approval 30-45 days
- Construction of site and building 275-325 days.



SITE DATA SUMMARY CHART LOT		
LEGAL DESCRIPTION	LOT 2R & 3R BLOCK 1- WINDING CREEK ADDITION	
CURRENT LAND USE	EMPTY LAND	
CURRENT ZONING	PD- ORDINANCE - 0-09-1136	
AREA OF SITE	61232 SQ. FT.	(1.543 ACRES)
BUILDINGS		
NEW BUILDING GROSS FOOTPRINT	11,955 SF	17.8 % OF SITE
NEW BUILDING GROSS FOOTPRINT (w/ PORCHES)	12,392 SF	18.4 % OF SITE
MAXIMUM BUILDING HEIGHT	31 FEET	
PAVING & LANDSCAPE		
NEW VEHICULAR ACCESS AREA	24,594 SF	
NEW VEHICULAR PARKING AREA	8,339 SF	
NEW WALKWAY PAVED AREA	4,651 SF	
TOTAL NEW PAVED AREA	37,584 SF	55.9 % OF SITE
TOTAL NEW IMPERVIOUS AREA	49,539 SF	73.1 % OF SITE
TOTAL NEW LANDSCAPE AREA	17,693 SF	26.3 % OF SITE
PARKING		
REQUIRED PARKING SPACES PRO. OFFICE	11,955 SF	1 SPACE/ 300 SF** = 40
TOTAL REQUIRED PARKING SPACES PROVIDED		40 42 + 2 HC 44 TOTAL
OTHER COMMENTS: NOTE 1. ALL SF NOTATIONS ARE APPROXIMATE NOTE 2. CONTRACTORS SHALL VERIFY ALL PAVING QUANTITIES FOR BIDDING PURPOSES.		



NOTE:
ZONING EXHIBIT FOR ZONING CHANGE
REQUEST FROM CURRENT PD TO AMENDED PD



TERRY R. CUNNINGHAM
ARCHITECTS
WWW.TRCARCHITECTS.COM
3004 S. COOPER ST. SUITE 100 - ARLINGTON, TEXAS 76015 - (817) 667-0044
© COPYRIGHT 2022 TERRY R. CUNNINGHAM

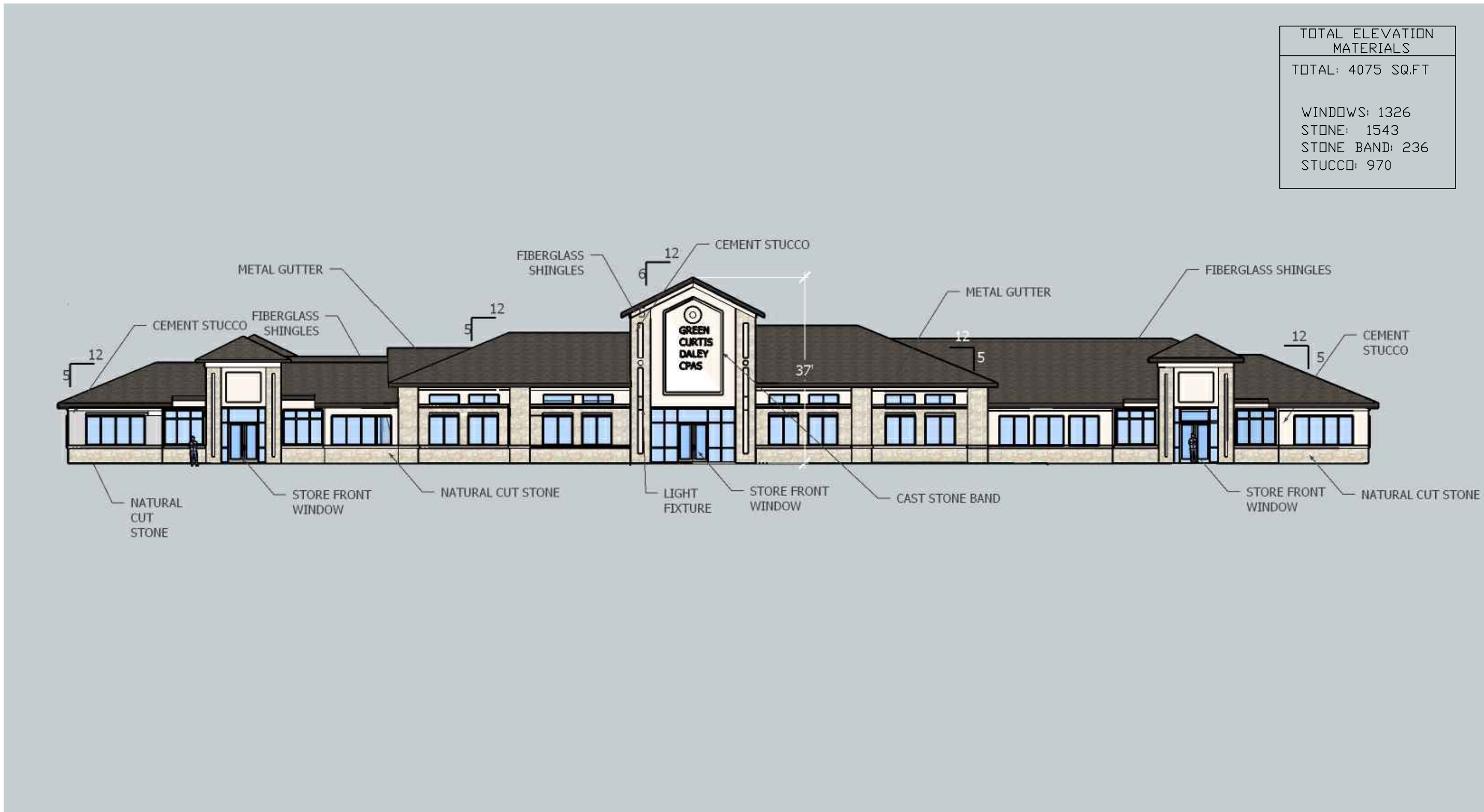
GREEN CURTIS DALEY CPA
OFFICES
6408 & 6500 COLLEYVILLE BLVD.
COLLEYVILLE, TEXAS 76034

ISSUE DATE:
10/28/2022

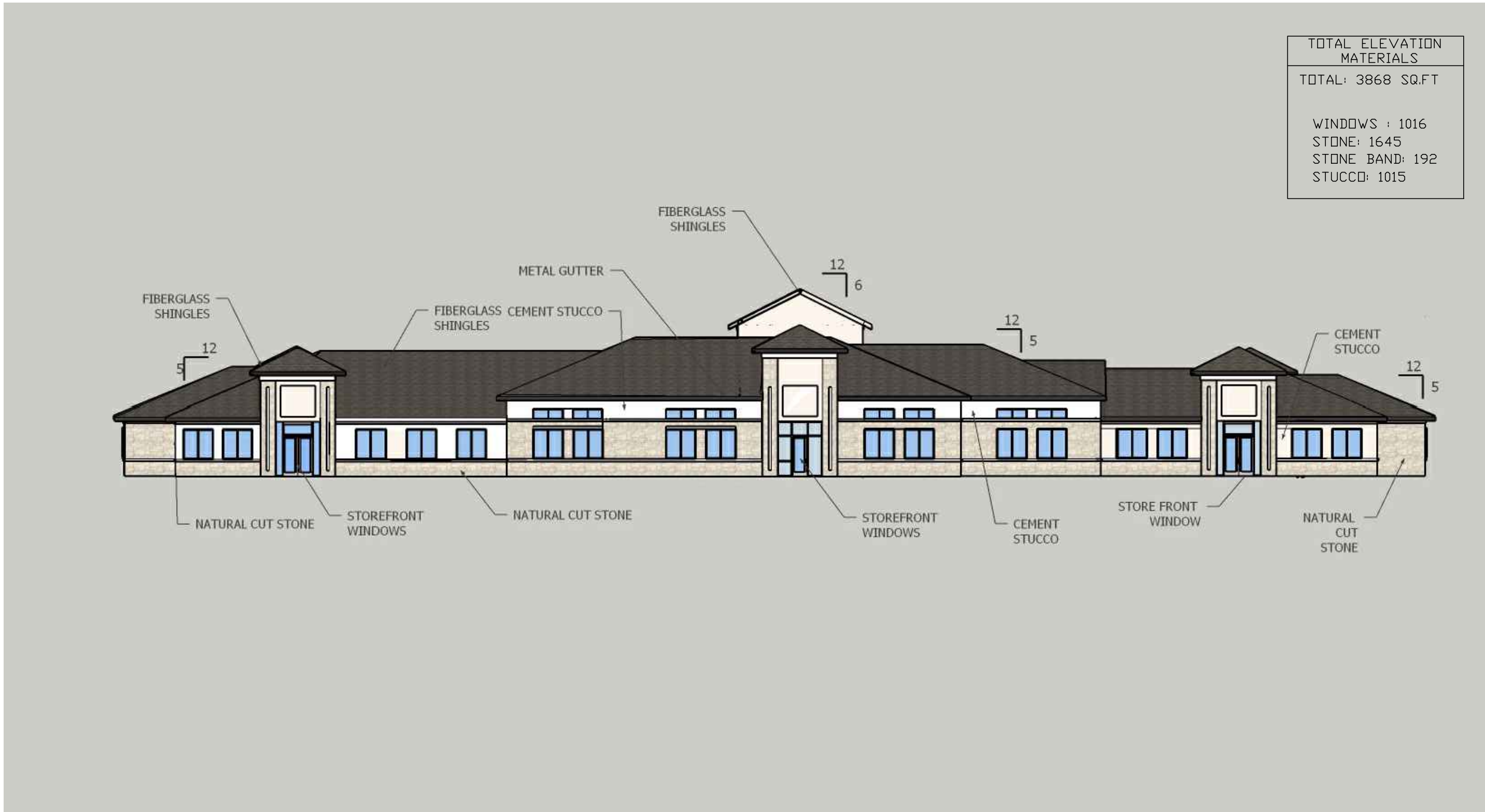
ISSUE FOR:
ZONING CASE
REVIEW

SHEET TITLE:
SITE PLAN

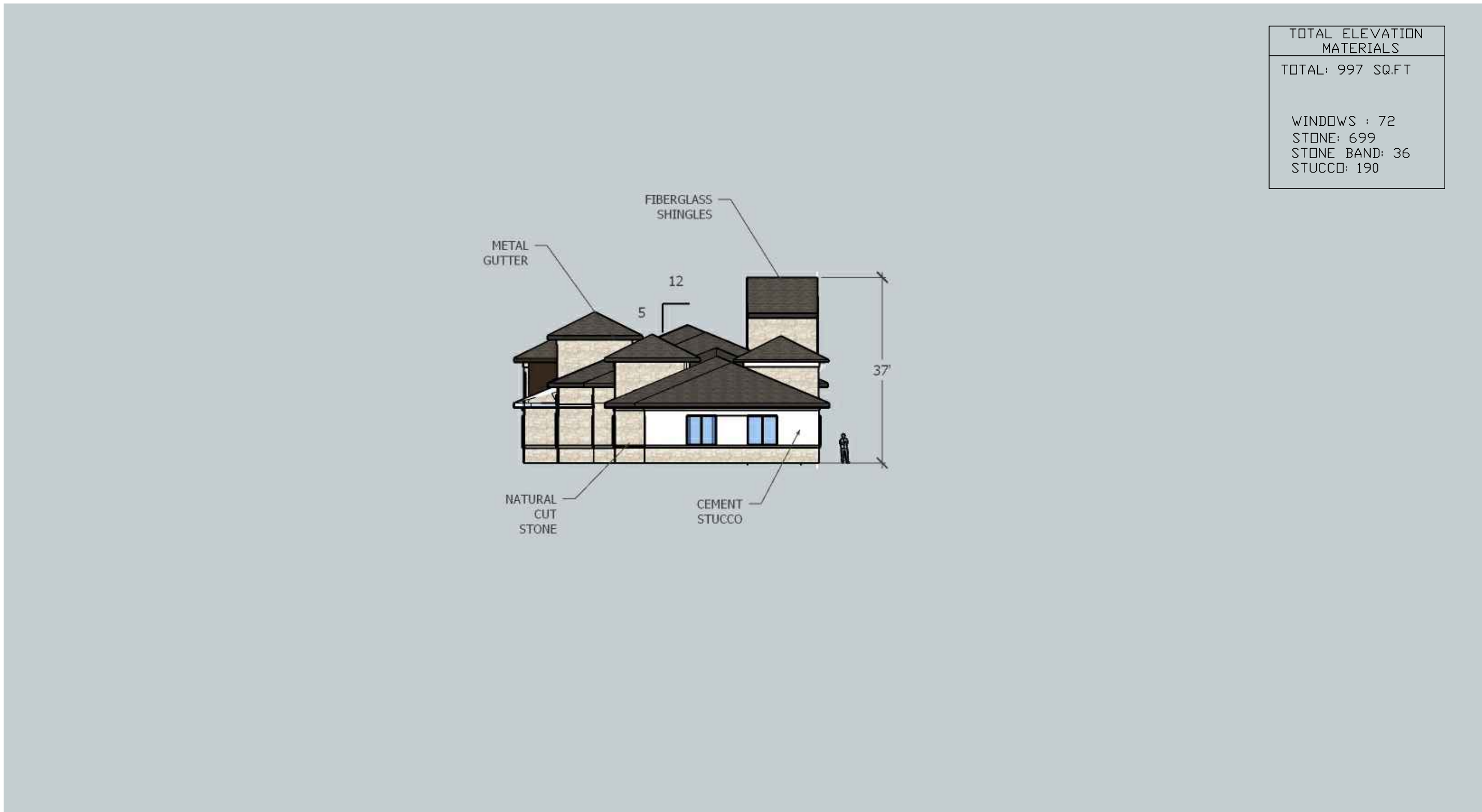
SHEET:
SP1



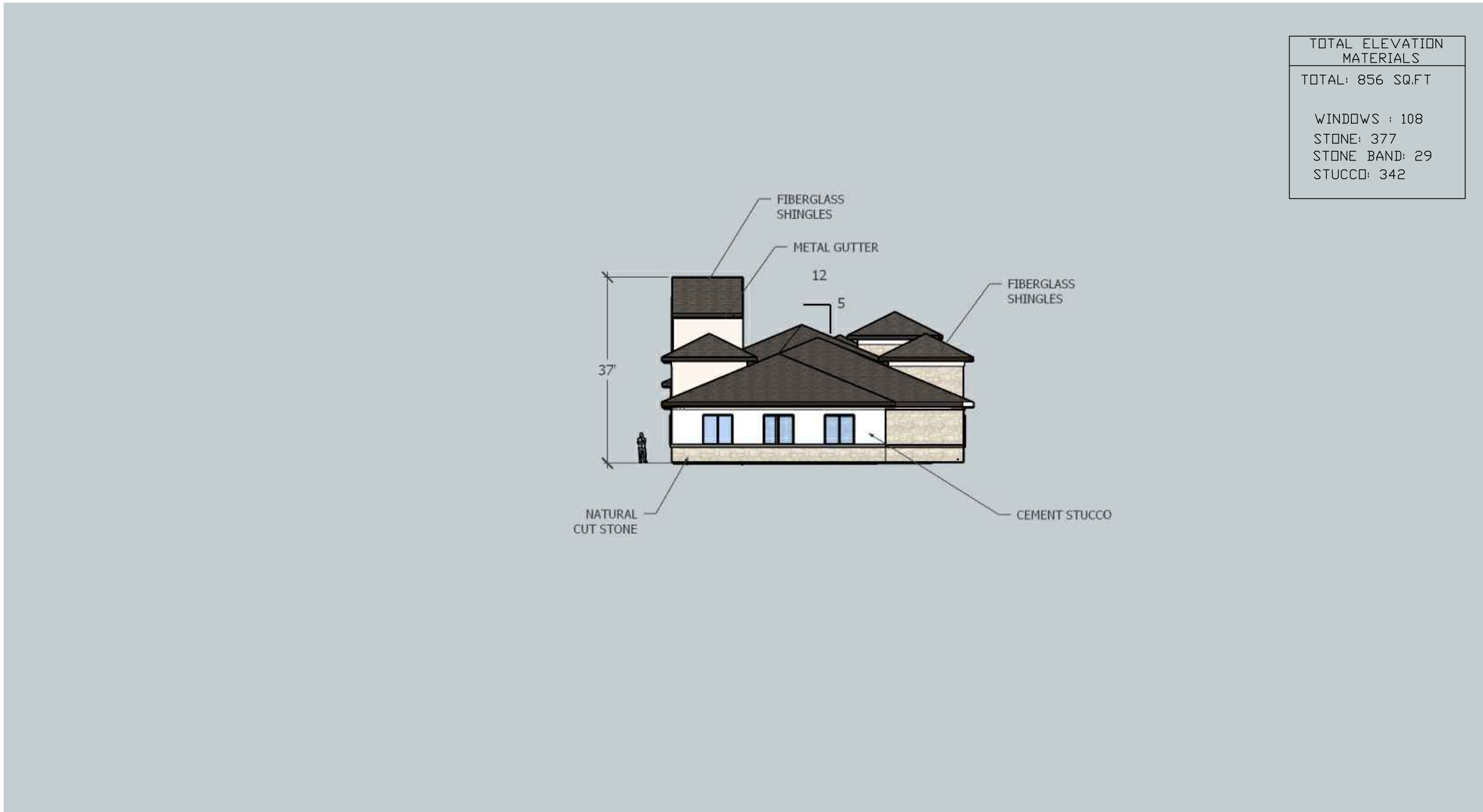
EAST ELEVATION



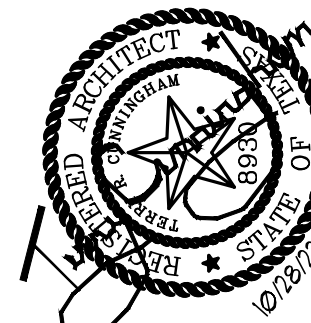
WEST ELEVATION



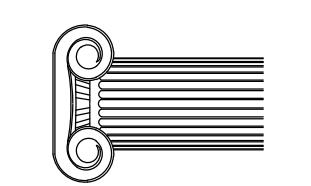
SOUTH ELEVATION



NORTH ELEVATION



TERRY R. CUNNINGHAM
ARCHITECTS
WWW.TRCARCHITECTS.COM
3004 S. COOPER ST. SUITE 100 - ARLINGTON, TEXAS 76015 - (817) 667-0044
© COPYRIGHT 2022 TERRY R. CUNNINGHAM



GREEN CURTIS DALEY CPA
OFFICES
6408 & 6500 COLLEYVILLE BLVD.
COLLEYVILLE, TEXAS 76034

ISSUE DATE:
10/28/2022

ISSUE FOR:
ZONING CASE
REVIEW

SHEET TITLE:
BUILDING
ELEVATION

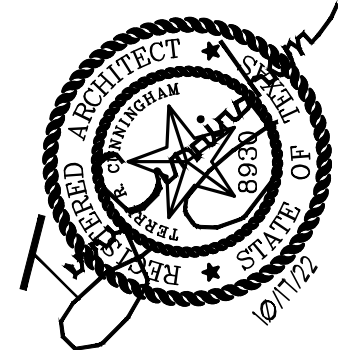
SHEET:
A2.0



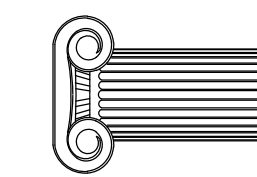
BIRDS EYE VIEW



PERSPECTIVE



TERRY R. CUNNINGHAM
ARCHITECTS
WWW.TRCARCHITECTS.COM
3004 S. COOPER ST. SUITE 100 - ARLINGTON, TEXAS 76015 - (817) 667-0044
© COPYRIGHT 2022 TERRY R. CUNNINGHAM



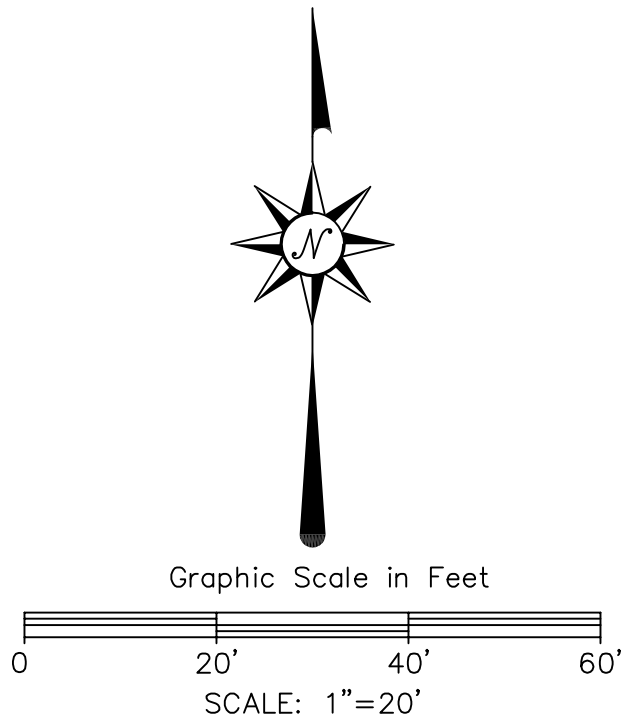
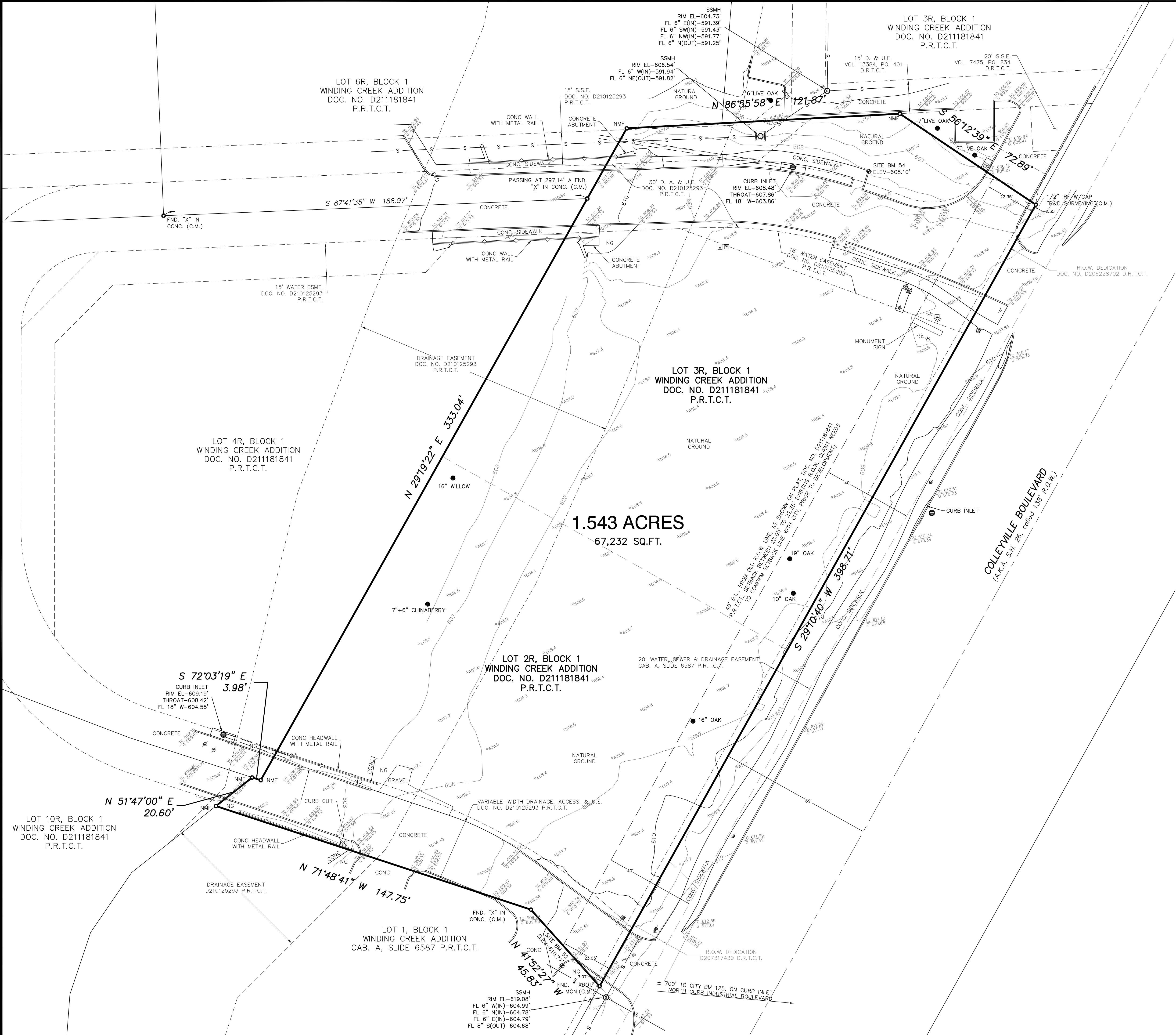
**GREEN CURTIS DALEY CPA
OFFICES
6408 & 6500 COLLEYVILLE BLVD.
COLLEYVILLE, TEXAS 76034**

ISSUE DATE:
10/17/2022

ISSUE FOR:
**ZONING CASE
REVIEW**

SHEET TITLE:
**PERSPECTIVE
BIRDS EYE
VIEWS**

SHEET:
A2.1



BENCHMARKS

PRIMARY BENCHMARK: CITY OF COLLEYVILLE NO. 125 - 2" BRASS DISC IN CENTERLINE INLET IN FRONT OF 1804 INDUSTRIAL BLVD IN THE NORTH RIGHT-OF-WAY AND 620' EAST OF THE CENTERLINE OF HIGHWAY 26. IT IS ALSO 49.4' NORTHWEST OF A FIRE HYDRANT IN THE SOUTH RIGHT-OF-WAY.
ELEVATION = 612.66'

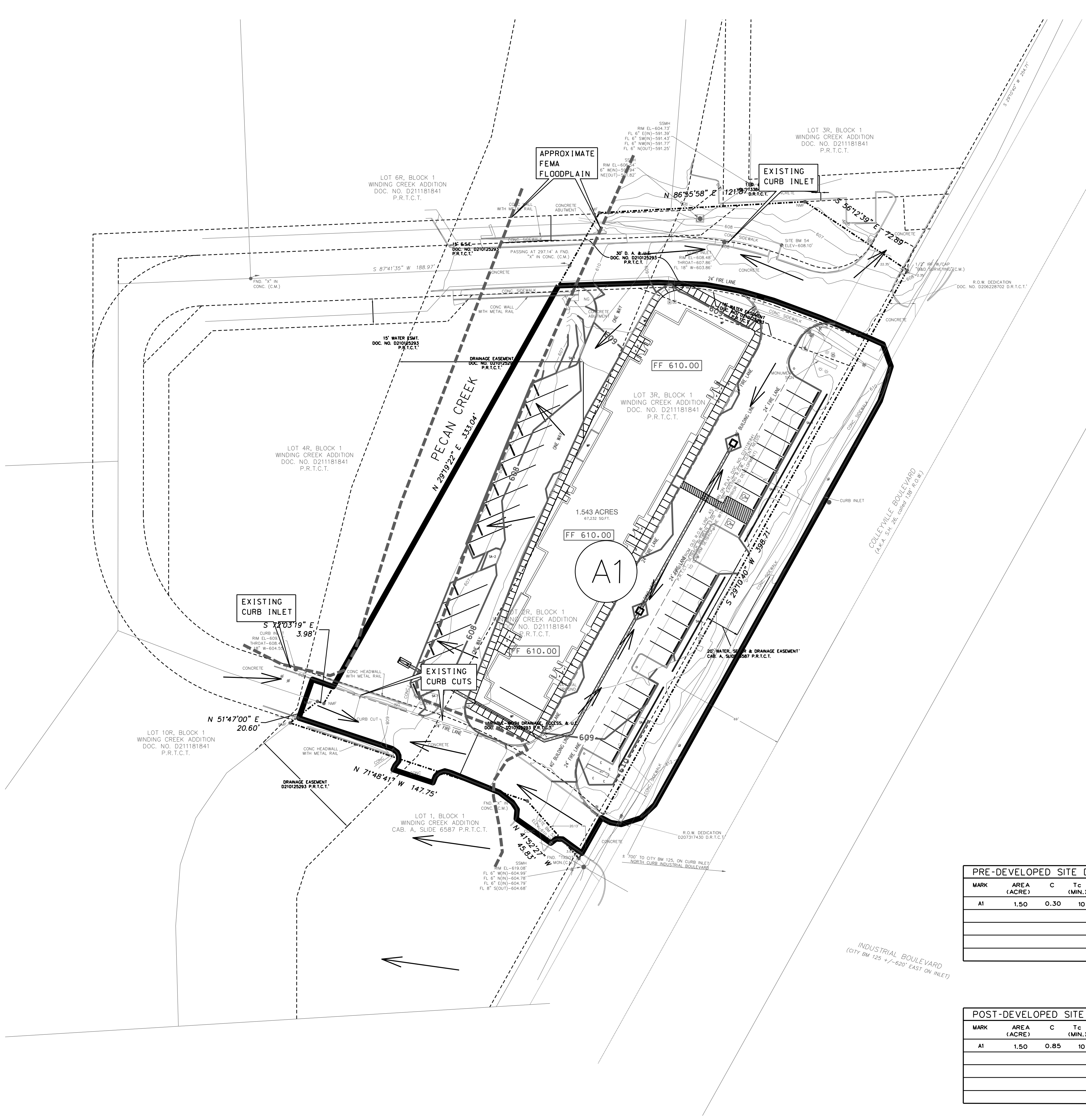
PROJECT BENCHMARK 52: 'X' CUT SET ON THE TOP OF CURB ON A DRIVEWAY LOCATED ON THE WEST RIGHT-OF-WAY LINE OF HIGHWAY 26, ±25 FEET WEST OF A SANITARY SEWER MANHOLE.
ELEVATION = 610.77'

PROJECT BENCHMARK 54: 'X' CUT SET ON THE TOP OF CURB, ALONG A CONCRETE SIDEWALK, ON THE NORTH SIDE OF A DRIVEWAY ON THE WEST RIGHT-OF-WAY LINE OF HIGHWAY 26, ±35' EAST OF A STORM DRAIN MANHOLE IN A CURB INLET ALONG THE NORTH LINE OF SAID DRIVEWAY.
ELEVATION = 608.10'

- NOTES**
1. This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor only showing easement and building setback lines per the Amended Plat of Winding Creek Addition, recorded in Document Number D211181841 P.R.T.C.T. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.
 2. All bearings shown hereon are based on the Amended Plat of Winding Creek Addition, recorded in Document Number D211181841 P.R.T.C.T.
 3. The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.
 4. According to the Flood Insurance Rate Map No. 48439C0095K, published by the Federal Emergency Management Agency, dated: September 25, 2009, the west portion of the surveyed property shown hereon lies within the special flood hazard area shaded "X", defined as areas between the limits of the 100-year flood and the 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one (1) square mile; or areas protected by levees from the base flood. Further, local permitting agencies may require actual topographic support data for final determination of flood limits, regarding construction permits.
 5. Tree types shown hereon are to the best knowledge of the surveyor. Tree types have not been confirmed with a Licensed Landscape Architect and/or Arborist.

LEGEND		ABBREVIATIONS	
●	BOUNDARY CORNER	P.R.T.C.T.	PLAT RECORDS OF TARRANT COUNTY, TEXAS
⊕	SITE BENCHMARK	D.R.T.C.T.	DEED RECORDS OF TARRANT COUNTY, TEXAS
⊙	STORM DRAIN MANHOLE	CAB.	CABINET
⊕	FIRE HYDRANT	P.G.	PAGE
⊕	WATER VALVE	VOL.	VOLUME
⊕	WATER METER	DOC. NO.	DOCUMENT NUMBER
⊕	POWER POLE WITH LIGHT	C.M.	CONTROLLING MONUMENT
⊕	AREA LIGHT	IRF	IRON ROD FOUND
⊕	GAS LINE MARKER	NMF	NO MONUMENT FOUND
⊕	SANITARY SEWER MANHOLE	R.O.W.	RIGHT-OF-WAY
⊕	MAIL BOX	B.L.	BUILDING LINE
⊕	SIGN	U.E.	UTILITY EASEMENT
		S.S.E.	SANITARY SEWER EASEMENT
		D. & U.E.	DRAINAGE AND UTILITY EASEMENT
		D. A. & U.E.	DRAINAGE ACCESS AND UTILITY EASEMENT

DATE	REVISION NOTES
SPRY SURVEYORS 8241 Mid-Cities Blvd., Suite 102 • North Richland Hills, TX 76182 Firm Reg. No. 10112000 • PH: 817.776.4049 • spry@sprysurveyors.com • www.sprysurveyors.com	
TOPOGRAPHIC SURVEY 1.543 ACRES 6408 & 6500 COLLEYVILLE BOULEVARD LOTS 2R & 3R, BLOCK 1, WINDING CREEK ADDITION IN THE A.J. LOTT SURVEY, A-963 CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS	
ORIGINAL ISSUE DATE: 08/03/2022	SCALE: 1"=20' PROJECT NO.: 034-284-20



LEGEND

EXISTING ELEVATION CONTOUR

PROPOSED ELEVATION CONTOUR

FLOW DIRECTION

DRAINAGE DIVIDE

- DRAINAGE NOTES:
- ALL DRAINAGE DESIGN TO BE IN ACCORDANCE WITH CITY OF COLLEYVILLE STANDARDS.
 - REFERENCE WINDING CREEK OFFICE PARK DRAINAGE PLANS BY HOMEYER ENGINEERING, INC. DATED 1-11-19

DRAINAGE AREA COMPUTATIONS

BASIS:

- Q = CIA (Rational Method)
- Q = Storm discharge (cubic feet per second)
- C = runoff coefficient, based on land use
- I = average rainfall intensity for time of concentration (inches per hour) (per ISWM)
- A = area contributing runoff (acres)

RUNOFF COEFFICIENT:

- C = 0.30 Parks and Open Areas
- C = 0.40 Developed Park Sites
- C = 0.70 Office/Neighborhood Commercial
- C = 0.85 Commercial/Industrial

STORM FREQUENCY:

5 Years - Enclosed Pipe System

100 Years - Combined Enclosed Pipe System • Street • R.O.W.

TIME OF CONCENTRATION:

Combination of inlet time and time of flow in the drain being the time for water to flow over the surface of the ground to the storm drain inlet (onsite • offsite, if applicable)

MINIMUM INLET TIME OF CONCENTRATION:

Parks, Open Areas, Single Family	15 minutes
Multi-Family, Commercial, Schools, Business	10 minutes

I, Keith Hamilton, a Professional Engineer, registered and licensed in the State of Texas, have prepared this drainage study and/or plan in compliance with the latest published requirements and criteria of the City of Colleyville, and have verified that the topographic information used in this study and/or plan is in compliance with said requirements and is otherwise suitable for developing this workable plan of drainage which can be implemented through proper subsequent detailed construction planning.

Signed this _____ day of _____, 2022.

_____, P.E.

PRELIMINARY
FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR DESIGN REVIEW AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THEY WERE PREPARED BY, OR UNDER SUPERVISION OF:

KEITH M. HAMILTON 87384 \$DATE\$

PE NO. DATE

PRE-DEVELOPED SITE DRAINAGE DATA										COMMENTS
MARK	AREA A (ACRE)	C	Tc (MIN.)	I _s (IN/HR)	I ₁₀ (IN/HR)	I ₁₀₀ (IN/HR)	Q _s (CFS)	Q ₁₀ (CFS)	Q ₁₀₀ (CFS)	
A1	1.50	0.30	10	5.74	6.51	9.24	2.6	2.9	4.2	TO PECAN CREEK
										REFERENCE WINDING CREEK OFFICE PARK PLANS

POST-DEVELOPED SITE DRAINAGE DATA										COMMENTS
MARK	AREA A (ACRE)	C	Tc (MIN.)	I _s (IN/HR)	I ₁₀ (IN/HR)	I ₁₀₀ (IN/HR)	Q _s (CFS)	Q ₁₀ (CFS)	Q ₁₀₀ (CFS)	
A1	1.50	0.85	10	5.74	6.51	9.24	7.3	8.3	11.8	TO PECAN CREEK
										REFERENCE WINDING CREEK OFFICE PARK PLANS

HAMILTON
DUFFY, PC
CONSULTING

CIVIL & ENVIRONMENTAL ENGINEERS - PLANNERS - CONSTRUCTION MANAGERS

8241 MID-CITIES BLVD. #200 • NORTH RICHLAND HILLS, TEXAS 76182

PHONE (817) 265-9408

www.hamiltonduffy.com

PROPOSED OFFICE DEVELOPMENT

LOTS 2R AND 3R, BLOCK 1
WINDING CREEK ADDITION
CITY OF COLLEYVILLE, TEXAS

DRAINAGE AREA MAP

PRELIMINARY
FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR DESIGN REVIEW AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THEY WERE PREPARED BY, OR UNDER SUPERVISION OF:

KEITH M. HAMILTON 87384 \$DATE\$

PE NO. DATE

NO.	REVISION	DATE	BY	DATE	JOB	DATE	DESIGNED	DRAWN	CHECKED	TEXAS FIRM REG. NO.
					028-113	7-26-22	K.M.H.	K.M.H.	K.M.H.	F-5260

LOT 6R, BLOCK 1
WINDING CREEK ADDITION
DOC. NO. D211181841
P.R.T.C.T.

—

FF 610.00

!!! CRITICAL !!!

LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE
BASED ON PUBLIC RECORDS. THE CONTRACTOR
IS COMPLETELY RESPONSIBLE FOR LOCATING ALL EXISTING
UTILITIES, BOTH HORIZONTALLY AND VERTICALLY, BEFORE
THE COMMENCEMENT OF ANY CONSTRUCTION.

FF = FINISHED FLOOR
TP = TOP PAVEMENT
TI = TOP INLET
TG = TOP GRATE INLET
TC = TOP CURB
GT = GUTTER
FG = FINISHED GRADE
TW = TOP WALL
BW = BOTTOM WALL
FL = FLOW LINE
➡ FLOW DIRECTION

AREAS DISTURBED BY CONSTRUCTION WILL BE FULLY SODDED WITH NATIVE BERMUDA GRASS OR HYDROMULCHED AS DIRECTED BY ENGINEER.

ALL CONCRETE INTERFACES AND CHANGES IN CONCRETE THICKNESS WILL HAVE AN EXPANSION JOINT FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS PROVIDED.

ALL SIDEWALKS SHALL CONFORM TO A.D.A. REQUIREMENTS.

ALL SIDEWALKS SHALL BE BACKFILLED TO FINISHED GRADE
SO AS NOT TO IMPEDE DRAINAGE.

ALL EXISTING/NEW CONCRETE INTERFACES SHALL BE PROVIDED WITH DOWELED EXPANSION JOINT CONSISTING OF PRE-MOLDED EXPANSION JOINT MATERIAL AND SEALANT.

MATCH ALL WATER METERS, SANITARY SEWER
CLEANOUTS, ETC. WITH FINISHED GRADE

PRIMARY BENCHMARK: CITY OF COLLEVEILLE NO. 125 - 2" BRASS DISC IN CENTURINE INLET IN FRONT OF 1804 INDUSTRIAL BLVD IN THE NORTH RIGHT-OF-WAY AND 620' EAST OF THE CENTURINE OF HIGHWAY 26. IT IS ALSO 49.4' NORTHWEST OF A FIRE HYDRANT IN THE SOUTH RIGHT-OF-WAY.
ELEVATION = 612.65'

PROJECT BENCHMARK 52: 'X' CUT SET ON THE TOP OF CURB ON A DRIVEWAY LOCATED ON THE WEST RIGHT-OF-WAY LINE OF HIGHWAY 26, ±25 FEET WEST OF A SANITARY SEWER MANHOLE.
ELEVATION = 610.77'

PROJECT BENCHMARK 54: 'X' CUT SET ON THE TOP OF CURB, ALONG A CONCRETE SIDEWALK, ON THE NORTH SIDE OF A DRIVEWAY ON THE WEST RIGHT-OF-WAY LINE OF HIGHWAY 26, ±35' WEST OF A STORM DRAIN MANHOLE IN A CURB INLET ALONG THE NORTH LINE OF SAID DRIVEWAY.
ELEVATION = 608.10'

1. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, CLEARING AND REMOVAL OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES THAT MAY CONFLICT WITH PROPOSED LAYOUT.
2. THE TOP FOUR (4") INCHES OF TOP SOIL SHALL BE REMOVED FROM SITE AND STOCKPILED FOR LANDSCAPE USE. ALL CUT OR FILL SLOPES TO BE 3H:1V OR FLATTER UNLESS OTHERWISE NOTED.
3. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO THE ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO, TRENCH BACKFILL, SIDE SLOPES, FENCES, IRRIGATION SYSTEMS, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS, ROADWAYS, ETC.
4. ALL FILL AND STABILIZATION PROCEDURES SHALL BE PER GEOTECHNICAL REPORT. AT MINIMUM, SELECT FILL SHALL BE PLACED IN 6" LIFTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY. FIELD DENSITY TESTS SHALL BE PERFORMED BY GEOTECHNICAL ENGINEER OR HIS REPRESENTATIVE. ALL COSTS FOR TESTING SHALL BE BORNE BY THE CONTRACTOR.
5. DRAINAGE SHALL NOT BE DIRECTED TOWARD THE BUILDING PAD. PROVIDE A MINIMUM OF 1% SLOPE AROUND BUILDING PAD.
6. SEE PAVING PLAN FOR CONCRETE SPECIFICATIONS AND LAYOUT.
7. CONTRACTOR SHALL FURNISH ALL CONSTRUCTION STAKING.
8. ALL PARKING LOT PAVING SHALL BE REINFORCED PER PAVING PLAN.
9. ANY PUBLIC SIDEWALKS SHALL BE CONSTRUCTED PER CITY STANDARDS.
10. CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL T.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.

FINISHED GRADES SHOWN HEREON REPRESENT
TOP OF PAVING, TOP OF SOD AND/OR LANDSCAPING.
UNLESS NOTED OTHERWISE.

UNDER NO CIRCUMSTANCES SHALL SOD OR LANDSCAPING BE PLACED ABOVE THE BRICK LEDGE. FINAL GRADE SHALL ENSURE POSITIVE FLOW AWAY FROM THE BUILDING AND OTHER STRUCTURES.

ALL SIDEWALKS, AND PAVED AREAS, REQUIRING ADA ACCESS SHALL BE CONSTRUCTED WITH 5% (MAX.) SLOPE AND 2.0% (MAX.) CROSS SLOPE IN ORDER TO ENSURE A.D.A. ACCESS TO ALL ENTRANCES. IF ANY GRADES AND/OR CONTOURS SHOWN ON THIS PLAN CONFLICT WITH THESE PARAMETERS, THE CONTRACTOR SHALL REPORT SUCH DISCREPANCIES (IN WRITING) FOR RECONCILIATION BEFORE CONSTRUCTION COMMENCES.

ROUGH GRADING SHALL BE WITHIN 0.1 FT + OR - OF FINISHED GRADES SHOWN. UNDER PAVEMENT AND/OR BUILDING FINISHED FLOORS. FINISHED GRADES SHALL BE CONSTRUCTED TO THE TOP OF SUBGRADE. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ADA ACCESSIBILITY TO ALL DOORWAYS, ETC. IF ANY GRADES AS SHOWN ON THE PLANS CONFLICT WITH TAS/ADA ACCESSIBILITY GUIDELINES, THE DISCREPANCIES SHALL BE REPORTED IMMEDIATELY, IN WRITING, TO THE ENGINEER FOR RECONCILIATION.

CIVIL & ENVIRONMENTAL ENGINEERS - PLANNERS - CONSTRUCTION MANAGERS
8241 MID-CITIES BLVD. #200 - NORTH RICHLAND HILLS, TEXAS 76182
PHONE (817) 268-0408 www.hamiltonduff.com

LOTS 2R AND 3R, BLOCK 1
WINDING CREEK ADDITION
CITY OF COLLEYVILLE, TEXAS

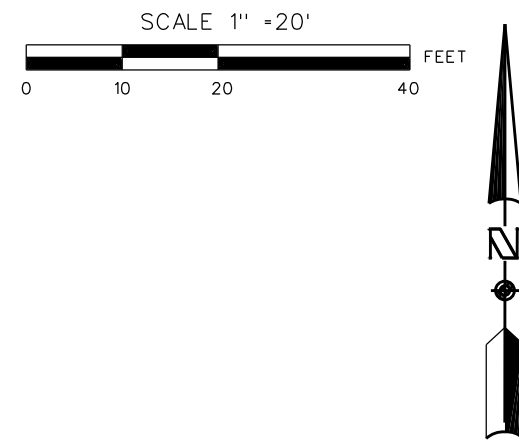
GRADING PLAN

THESE DOCUMENTS ARE FOR DESIGN REVIEW
AND NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES. THEY WERE
PREPARED BY, OR UNDER SUPERVISION OF:

KEITH M. HAMILTON 87384

NO.	REVISION	BY	DATE	JOB
				028-113
				7-26-22
				DESIGNED
				K. M. H.
				DRAWN
				K. M. H.
				CHECKED
				K. M. H.
				TEXAS FIRM REC.
				NO. F-5260

C1.20



**HB HAMILTON
DUFFY, PC**
CONSULTING
CIVIL & ENVIRONMENTAL ENGINEERS - PLANNERS - CONSTRUCTION MANAGERS
8241 MID-CITIES BLVD. #260 - NORTH
RICHLAND HILLS, TEXAS 76182
PHONE (817) 258-9488
info@hmdltduffco.com

PROPOSED OFFICE DEVELOPMENT

LOTS 2R AND 3R, BLOCK 1
WINDING CREEK ADDITION
CITY OF COLLEYVILLE, TEXAS

UTILITY PLAN

GENERAL NOTES FOR WATER IMPROVEMENTS

1. ALL WATER LINES SHALL BE PVC PIPE CONFORMING TO AWWA STANDARD C900 DR-18 OR POLYETHYLENE (PE) PRESSURE PIPE AWWA C-906 DR 9 (200 PSI) PIPE. COLOR CODED BLUE OUTSIDE FOR WATER LINE. WITH NSF SEAL, PRESSURE TESTED AND DISINFECTED IN ACCORDANCE WITH THE NCTCOG STD. SPECS. WATER MAINS TO HAVE A MINIMUM OF 48" COVER TO TOP OF PIPE AS MEASURED FROM THE TOP OF PIPE TO THE EXISTING GROUND OR PROPOSED FINISHED GRADE, WHICHEVER IS GREATER. SERVICE LINE CONNECTORS SHALL BE COMPRESSION-TYPE WITH STAINLESS STEEL TUBE LINERS.
2. ALL WATER METERS SHALL BE INSTALLED BY CITY PERSONNEL.
3. ALL WATER LINES TO BE ENCASED IN SAND, UNLESS SPECIFIED OTHERWISE AND DETAILED. BACKFILL SHALL BE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR DENSITY.
4. ALL SERVICES TO METER TO BE 1" DIAMETER, TYPE K COPPER AS SPECIFIED IN ASTM B88 UNLESS NOTED OTHERWISE.
5. UTILITY CONTRACTOR TO FURNISH AND INSTALL WATER METER BOXES AFTER THE PAVING CONTRACTOR HAS BEEN COMPLETED.
6. ALL FIRE HYDRANT ASSEMBLIES TO BE EQUIPPED WITH A 6" GATE VALVE AND BOX. ALL VALVES AND FIRE HYDRANTS TO BE PER CITY SPECIFICATIONS.
7. ANY WATER VALVES LOCATED WITHIN PAVEMENT AREAS SHALL BE ADJUSTED TO FINAL GRADE BY THE PAVING CONTRACTOR.
8. ALL PROPOSED WATER LINES ARE TO BE LOCATED AS SHOWN ON THE PLANS.
9. WATER LINES WILL BE INSTALLED AS SHOWN ON THE PLANS. HOWEVER, FIELD ADJUSTMENTS APPROVED BY THE INSPECTOR OR ENGINEER MAY BE MADE TO LESSEN DAMAGE TO THE ROAD PAVEMENT OR WHEN OTHER UTILITY LOCATIONS, TREES, OR STRUCTURES WARRANT SUCH AN ADJUSTMENT.
10. ALL WATER LINES AND APPURTENANCES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THESE PLANS, THE RULES, REGULATIONS, POLICIES AND PROCEDURES OF THE CITY OF COLLEYVILLE AND SUBMITTED TO CONSTRUCTION MANAGER FOR APPROVAL.
11. ALL PVC PIPE AND APPURTENANCES (FITTINGS, VALVES, NIPPLES, ETC.) 3" DIA. AND SMALLER SHALL BE CONSTRUCTED AS SHOWN.

GENERAL NOTES FOR SANITARY SEWER

1. ALL PROPOSED SANITARY SEWER PIPE SHALL BE PVC SDR-35.
2. WHEN A PROPOSED SEWER LINE CROSSES AN EXISTING WATER LINE, THE CONTRACTOR SHALL INSTALL ONE 20 FOOT JOINT OF DR-18 (C-900) ON THE SEWER LINE, CENTERED ON THE WATER LINE, USING SDR-26 TO C-900 ADAPTORS. NO SPECIAL PAY WILL BE PERMITTED FOR THIS ITEM.
3. ALL PROPOSED SEWER LINES ARE TO BE LOCATED AS SHOWN ON THE PLANS. ALL LINES LOCATED WITHIN AREAS OF PAVEMENT SHALL HAVE THE TOP 8" OF BACKFILL REPLACED WITH CRUSHED STONE INCLUDING SERVICES.
4. ALL SEWER LINES SHALL BE INSTALLED PER CITY OF COLLEYVILLE STANDARDS.
5. ALL WATER MAIN CLEARANCE FOR PARALLEL SANITARY SEWER MAIN SHALL BE A MINIMUM SEPARATION OF 3 FEET VERTICAL AND 9 FEET HORIZONTAL. PROPER SEPARATION OF UTILITIES MUST BE MAINTAINED PER TCEO REGULATIONS.

PRELIMINARY
FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR DESIGN REVIEW
AND NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES. THEY WERE
PREPARED BY, OR UNDER SUPERVISION OF:

KEITH M. HAMILTON 87384

NO.	REVISION	BY	DATE	JOB
				028-113
				DATE
				7-26-22
				DESIGNED
				K. M. H.
				DRAWN
				K. M. H.
				CHECKED
				K. M. H.
				TEXAS FIRM REG.
				NO. F-5260

SHEET

C1.30

ARCHITECTS
3604 S. COOPER ST. SUITE 100 — ARLINGTON, TEXAS 76015 — (882) 667-0044
WWW.TRCARCHITECTS.COM
© COPYRIGHT 2021 TERRY R. CUNNINGHAM

SUE DATE:
0/10/2022

SHEET TITLE:
**URBAN
FORESTRY
PLAN**

L1.1

1. EXISTING TREE TO BE SAVED

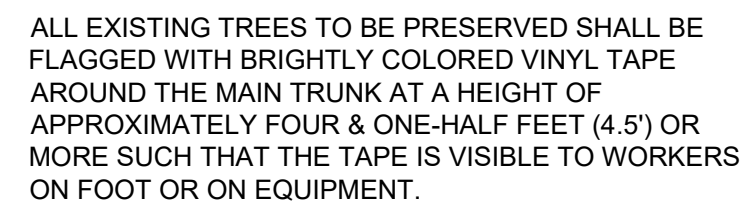
2. EXISTING TREE TO BE REMOVED

3. PROPOSED CANOPY TREE
4" CALIPER MINIMUM AT TIME OF INSTALLATION

4. PROPOSED CANOPY TREE
3" CALIPER MINIMUM AT TIME OF INSTALLATION

1. ALL EXISTING TREES RECOGNIZED AS PROTECTED OR TO BE SAVED SHALL HAVE BRIGHTLY COLORED FLAGGING WRAPPED AROUND THE TRUNK APPROXIMATELY AT THE DIAMETER BREAST HEIGHT (4.5' HEIGHT) PRIOR TO BEGINNING WORK.
2. NO TREE SHALL BE REMOVED PRIOR TO ISSUANCE OF A TREE REMOVAL PERMIT UNLESS AUTHORIZED OR PERMITTED BY THE CITY OF COLLEEVILLE.
3. THE GENERAL CONTRACTOR SHALL FAMILIARIZE HIM OR HERSELF WITH THE CITY OF COLLEEVILLE ORDINANCE CHAPTER FIVE (5) URBAN FORESTRY PRIOR TO BEGINNING WORK.

1. REQUIRED PRESERVATION OF PROTECTED TREE CANOPY	2,020 SF
EXISTING PROTECTED TREE CANOPY x 50%	4,040 SF x 50% = 2,020 SF
PROVIDED PRESERVATION OF PROTECTED TREE CANOPY	3,132 SF
2. REQUIRED SITE TREE CANOPY COVERAGE	25,558 SF
LOT SF - BUILD AREA ENVELOPE SF x 50%	67,232 SF - 16,117 = 51,115 x 50% = 25,557.50 SF
PROVIDED SITE TREE CANOPY COVERAGE	25,132 SF
	PRESERVED CANOPY SF = 3,132 SF
	PROPOSED CANOPY SF = 22,000 SF
3. REQUIRED ADDITIONAL MITIGATION PER 2018 APPROVED URBAN FORESTRY PLAN	68 INCHES
PROVIDED ADDITIONAL MITIGATION	68 INCHES
	PROPOSED 8 CANOPY TREES x 4" CAL = 32 INCHES
	PROPOSED 11 CANOPY TREES x 3" CAL = 33 INCHES



NOTE: REFERENCE SECTION 5.9 OF THE CITY OF COLLEYVILLE URBAN FORESTRY ORDINANCE FOR ADDITIONAL TREE PROTECTION STANDARDS.

1. EXISTING TREES TO REMAIN SHALL BE PRESERVED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND TREE DRILIPE (CANOPY).
2. IF ANY PART OF THE ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION AND/OR CONSTRUCTION ACTIVITY, NOTIFY THE GENERAL CONTRACTOR IMMEDIATELY. IF A MAJOR ROOT OR GROUP OF ROOTS ARE ENCOUNTERED DURING EXCAVATION, A CERTIFIED ARBORIST SHALL BE CONSULTED / SECURED FOR RECOMMENDATIONS CONCERNING PRUNING AND/OR BRIDGING THE ROOTS, ETC.
3. GRADE S / ELEVATIONS UNDER EXISTING TREES SHALL REMAIN UNDISTURBED. DO NOT PLACE FILL MATERIAL UNDER THE DRILIPE FOR ANY LENGTH OF TIME. MAKE SURE THE CHANGES IN ADJACENT GRADES HAVE PROVISIONS TO CARRY MOISTURE AWAY FROM THE TREE.
4. NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OF WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE TREE DRILIPE.
5. TOXIC SOLUTIONS OR OTHER LIQUID CHEMICALS SHALL NOT BE DEPOSITED NEAR OR WITHIN THE LIMITS F A TREE DRILIPE. THIS WOULD INCLUDE, BUT BE LIMITED TO: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
6. NO SIGNS, WIRES, OR OTHER ATTACHMENTS, OTHER THAN THOSE FOR A PROTECTIVE NATURE SHALL BE ATTACHED TO ANY TREE.
7. NO VEHICULAR AND/OR CONSTRUCTION EQUIPMENT, TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE TREE DRILIPE. NO VEHICLE AND/OR CONSTRUCTION EQUIPMENT SHOULD BE CLEANED NEAR A TREE.
8. BORING OF UTILITIES MAY BE PERMITTED UNDER A PRESERVED TREE IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE AT A MINIMUM DEPTH OF THIRTY-SIX INCHES (36").
9. THE UTILITY-IRIGATION CONTRACTORS SHALL EXERCISE CAUTION WHEN TRENCING AROUND EXISTING REES.
10. HAND DIG ALL TRENCHES WITHIN THE TREE DRILIPE.
11. ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR-FOOT (4') APPROXIMATE HEIGHT. THE PROTECTIVE FENCING WILL BE LOCATED AS INDICATED ON THE LANDSCAPE PLAN(S).

NO.	COMMON NAME	CALIPER INCH	PROTECTION	CONDITION	STATUS	CANOPY DIA.	CANOPY AREA	SPECIAL DESIGNATION	CANOPY AREA PRESERVED	CANOPY INCHES PRESERVED	MITIGATION REQUIRED
1	CHINABERRY	10 MT (7.13)	NOT PROTECTED	DEAD	TBR	0	0		0 SF	0"	NO
2	WILLOW	18	PROTECTED	GOOD	TBS	36'	1,018 SF	HERITAGE	1,018 SF	36"	NO
1798	OAK	23	PROTECTED	GOOD	TBS	46'	1,662 SF	HERITAGE	1,662 SF	46"	NO
1796	OAK	12	PROTECTED	GOOD	TBS	24'	452 SF		452 SF	24"	NO
1793	OAK	17	PROTECTED	POOR	TBR	34'	908 SF	HERITAGE	0 SF	0"	YES

TBS = TO BE SAVED
TBR = TO BE REMOVED

TOTAL CANOPY AREA 4,040 SF

CANOPY AREA 3,132 SF

CANOPY INCHES 106"
PRESERVED

PREPARED BY:



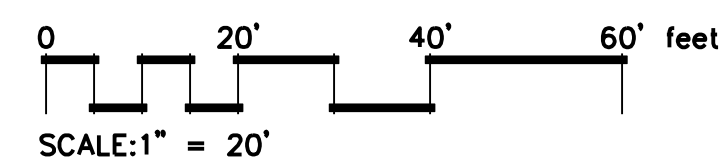
moderngreen inc.
LANDSCAPE ARCHITECTURE • CONSTRUCTION • MANAGEMENT

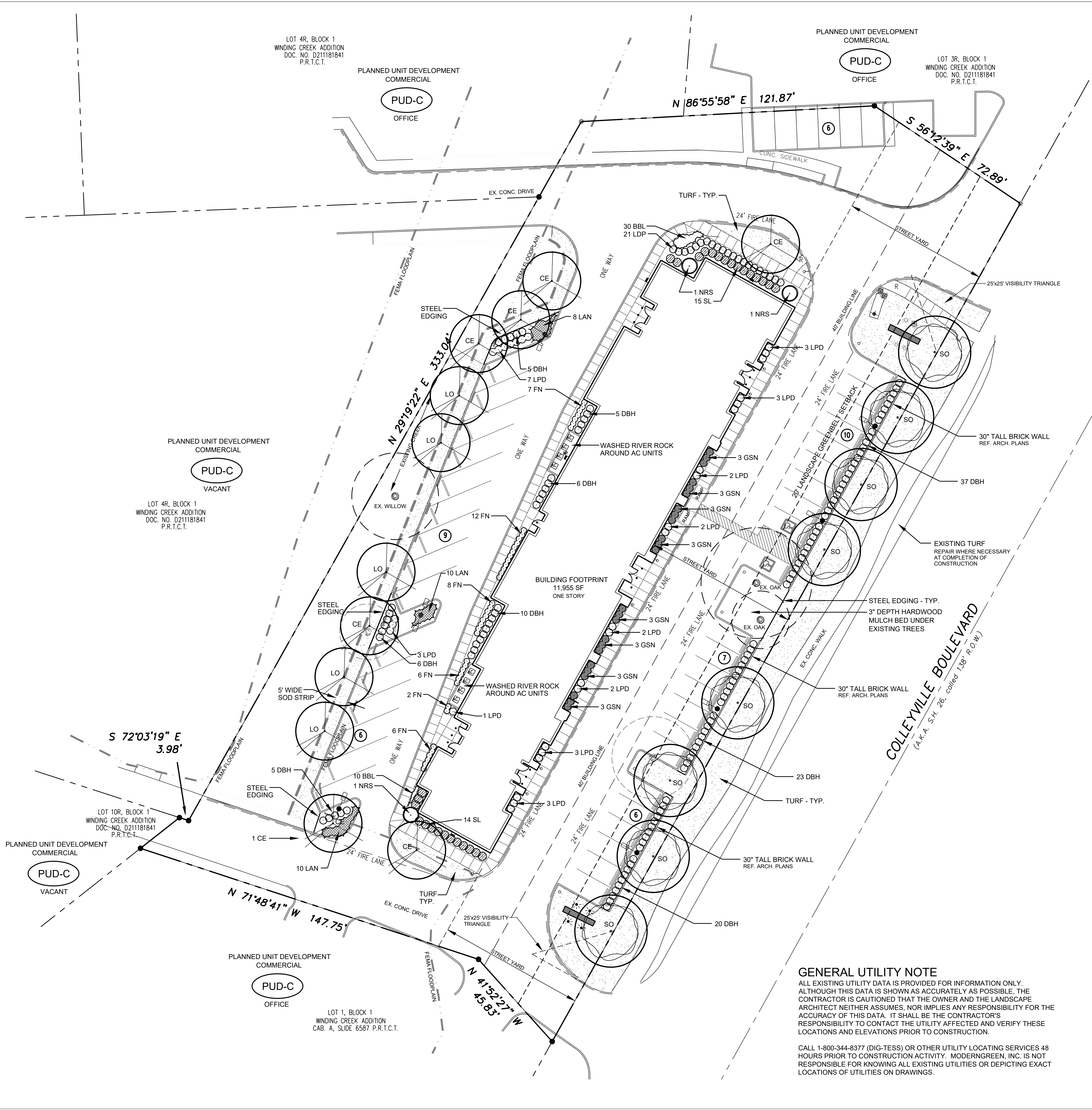
P.O. Box 2607 | Arlington, TX 76004 | 817.451.4200
www.moderngreen.net | Firm Reg. No. BR2496

Contact: Joe@moderngreen.net

ALL EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH THIS DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT THE OWNER AND THE LANDSCAPE ARCHITECT NEITHER ASSUMES, NOR IMPLIES ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY AFFECTED AND VERIFY THESE LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.

CALL 1-800-344-8377 (DIG-TESS) OR OTHER UTILITY LOCATING SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. MODERNGREEN, INC. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS OF UTILITIES ON DRAWINGS.





LEGEND

- REQUIRED STREET FRONTAGE TREE
4" CALIPER MINIMUM AT TIME OF INSTALLATION
- ADDITIONAL MITIGATION TREE
3" CALIPER MINIMUM AT TIME OF INSTALLATION
- EXISTING TREE TO SAVED
- EXISTING TREE TO BE REMOVED
REF SHEET L1.1
- TYPICAL SHRUB
- TURF - SOLID SOD

LANDSCAPE TABLE

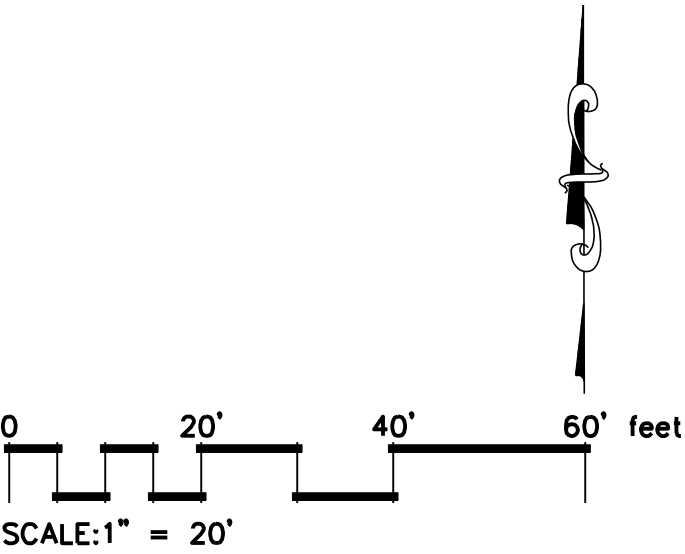
1. REQUIRED LANDSCAPE AREA 20% OF TOTAL LAND AREA	13,446.4 SF 67,232 SF x 20% = 13,446.4 SF
PROVIDED LANDSCAPE AREA	17,693 SF
2. REQUIRED STREET YARD LANDSCAPE AREA 50% OF REQUIRED LANDSCAPE AREA LESS PUBLIC STREET ROW CREDIT	4,337 SF 13,446.4 SF x 50% = 6,723.2 SF 4,772 SF / 2 = - 2,386 SF
PROVIDED STREET YARD LANDSCAPE AREA	5,984 SF
3. REQUIRED GREENBELT SETBACK ALONG COLLEYVILLE BLVD	20'
PROVIDED GREENBELT SETBACK	VARIABLE -- 9.5' to 20'
4. REQUIRED STREET FRONTAGE SHRUBS 1 SHRUB / 5 LF OF STREET FRONTAGE PROVIDED STREET FRONTAGE SHRUBS 18" HT MIN or 5 GAL AT TIME OF INSTALLATION	80 SHRUBS 398.71' / 5 = 79.7 SHRUBS 80 SHRUBS
5. REQUIRED STREET FRONTAGE TREES 1 TREE / 40 LF OF STREET FRONTAGE PROVIDED STREET FRONTAGE TREES 3" CALIPER MIN.	10 TREES 398.71' / 40' = 9.96 TREES 10 TREES 8 PROPOSED TREES 2 EXISTING TREES
6. REQUIRED PARKING LOT ISLANDS 140 SF OF ISLAND PER 18 PARKING SPACES PROVIDED PARKING LOT ISLANDS	342.22 SF 44 PS / 18 PS x 140 SF = 342.22 SF 1,323 SF

GENERAL NOTES

- NO PLANT MATERIAL SHALL BE PLANTED UNTIL A LANDSCAPE IRRIGATION SYSTEM HAS BEEN INSTALLED AND IS OPERATING WITH 100% COVERAGE OF THE PROPOSED LANDSCAPE AREAS.
- THE SITE WILL BE IRRIGATED WITH A BELOW GROUND AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE SENSOR AND RAIN GAUGE THAT IS CAPABLE OF PROVIDING THE PROPER AMOUNT OF WATER FOR THE PARTICULAR TYPE OF PLANT MATERIAL USED. THE FREEZE SENSOR SHALL BE SET AT 38". THE IRRIGATION SYSTEM SHALL MEET ALL APPLICABLE REQUIREMENTS AND REGULATIONS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) AND THOSE OF THE CITY OF COLLEYVILLE.
- ALL LANDSCAPING LOCATED WITHIN THE VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY TRIANGLE REQUIREMENTS AS PER THE CITY OF COLLEYVILLE.
- DEVELOPER / PROPERTY OWNER IS RESPONSIBLE TO PROVIDE ELECTRICAL SERVICE FOR IRRIGATION SYSTEM, WHICH INCLUDES A HARDWIRE OF 110 VOLTS AT MINIMUM FOR THE IRRIGATION CONTROLLER.
- THE PROPERTY OWNER IS RESPONSIBLE FOR REGULAR WEEDING, MOWING, FERTILIZING, PRUNING, WATERING AND OTHER MAINTENANCE OF ALL PLANTINGS. THE LANDSCAPE MUST BE MAINTAINED IN A HEALTHY GROWING CONDITION AT ALL TIMES.
- ALL LANDSCAPING MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE FOLLOWING MINIMUM STANDARDS SHALL BE REQUIRED:
 - ALL LANDSCAPING SHALL BE PERMANENTLY MAINTAINED AND SHALL HAVE AN UNDERGROUND IRRIGATION SYSTEM INSTALLED BY A LICENSED IRRIGATOR AND MUST MEET ALL APPLICABLE REQUIREMENTS OF THE CITY OF COLLEYVILLE;
 - IRRIGATION SYSTEMS MAY BE BURIED ON PUBLIC STREET RIGHTS-OF-WAY. THE CITY OF COLLEYVILLE OR ANY FRANCHISED UTILITY WILL NOT BE RESPONSIBLE FOR DAMAGE TO ANY LANDSCAPING MATERIAL OR EQUIPMENT WHILE PERFORMING REPAIRS OF MAINTENANCE TO ITS SYSTEM. HOWEVER, LANDSCAPED RIGHTS-OF-WAY SHALL BE IRRIGATED;
 - LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT A PART OF THE LANDSCAPING;
 - ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEARS;
 - PLANT MATERIAL WHICH DIE SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE WITHIN A SIX (6) MONTH PERIOD; AND
 - THE MAINTENANCE REQUIREMENT CONTAINED IN THIS SECTION SHALL BE APPLICABLE REGARDLESS OF THE TENANT OCCUPANCY STATUS OF ANY BUILDINGS ON THE PROPERTY.

TREE REMOVAL NOTES

- ALL EXISTING TREES RECOGNIZED AS PROTECTED OR TO BE SAVED SHALL HAVE BRIGHTLY COLORED FLAGGING WRAPPED AROUND THE TRUNK APPROXIMATELY AT THE DIAMETER BREAST HEIGHT (4.5' HEIGHT) PRIOR TO BEGINNING WORK.
- NO PROTECTED TREES SHALL BE REMOVED PRIOR TO ISSUANCE OF A TREE REMOVAL PERMIT UNLESS AUTHORIZED OR PERMITTED BY THE CITY OF COLLEYVILLE.
- THE GENERAL CONTRACTOR SHALL FAMILIARIZE HIM OR HERSELF WITH THE CITY OF COLLEYVILLE ORDINANCE CHAPTER FIVE (5) URBAN FORESTRY PRIOR TO BEGINNING WORK.
- REFERENCE SHEET L1.1 FOR TREES TO BE PRESERVED AND/OR REMOVED.



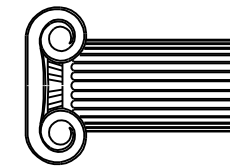
PREPARED BY:
moderngreen INC
LANDSCAPE ARCHITECTURE • CONSTRUCTION • MANAGEMENT

P.O. Box 2607 | Arlington, TX 76004 | 817.451.4200
www.moderngreen.net | Firm Reg. No. BR2496

Contact: Joe@moderngreen.net

THIS DOCUMENT IS RELEASED FOR THE PURPOSES OF REVIEW UNDER THE AUTHORITY OF JOE C. SARABIA, RLA NO. 1820 ON 11.01.2022 AND IS NOT FOR REGULATORY APPROVAL, PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

TERRY R. CUNNINGHAM
ARCHITECTS
3604 S. COOPER ST. SUITE 100 - ARLINGTON, TEXAS 76015 - (862) 667-0044
© COPYRIGHT 2021 TERRY R. CUNNINGHAM



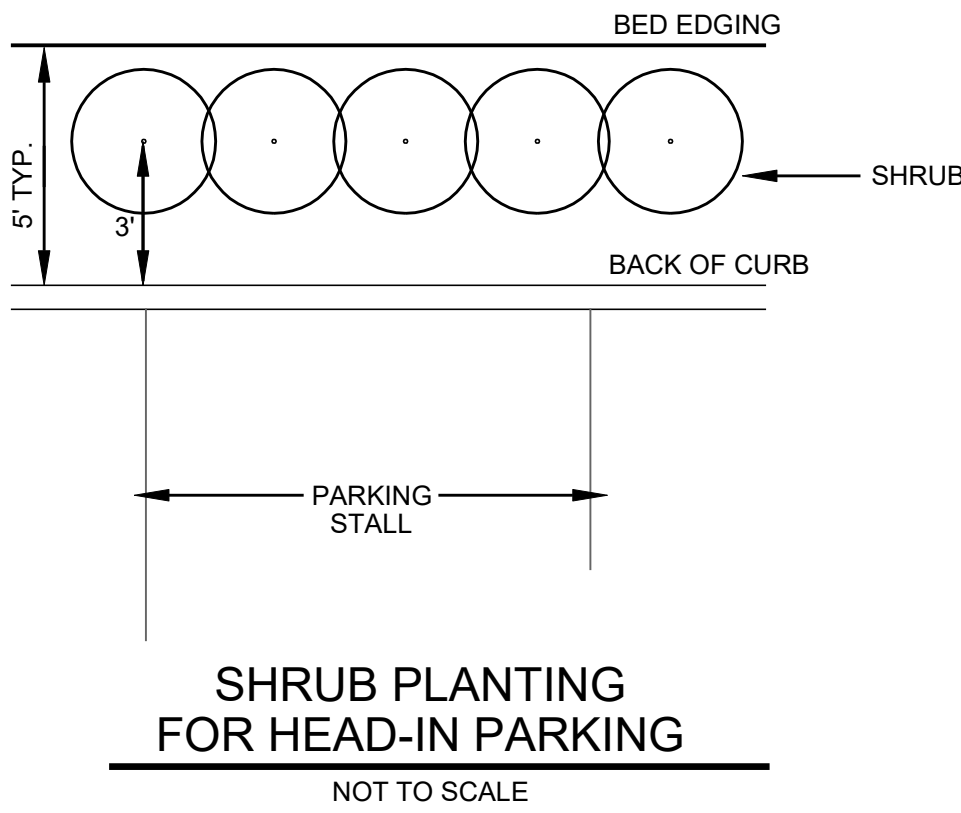
GREEN CURTIS DALEY CPA OFFICES
6408 & 6500 COLLEYVILLE BVD.
COLLEYVILLE, TEXAS 76034

ISSUE DATE:
10/10/2022

ISSUE FOR:
ZONING CASE
REVIEW

SHEET TITLE:
LANDSCAPE
PLAN

SHEET:
L1.2



PLANT SCHEDULE

QTY	COMMON NAME	SYMBOL	BOTANIC NAME	SIZE @ INSTALLATION	SPACING / NOTES
8	SHUMARD OAK	SO	Quercus shumardii	4" Cal.; 13' Ht. Min.; 5' Spread Min.	AS SHOWN
7	CEDAR ELM	CE	Ulmis crassifolia	3" Cal.; 11' Ht. Min.; 4' Spread Min.	AS SHOWN
5	LIVE OAK	LO	Quercus virginiana	3" Cal.; 11' Ht. Min.; 4' Spread Min.	AS SHOWN
3	NELLIE R. STEVENS HOLLY	NRS	Ilex x Nellie R. Stevens	6' Ht. Min.	AS SHOWN
117	DWF. BURFORD HOLLY	DBH	Ilex cornuta 'Burfordii Nana'	18" Ht. Min. or 5 Gal.	30" o.c.
51	LOROPETALUM 'PURPLE DAYDREAM'	LPD	Loropetalum chinense 'PPI' PP25471	3 Gal.	30" o.c.
24	GULF STREAM NANDINA	GSN	Nandina domestica 'Gulf Stream'	3 Gal.	30" o.c.
29	SUNSHINE LIGUSTRUM	SL	Ligustrum sinense 'Sunshine'	3 Gal.	36" o.c.
39	FLIRT NANDINA	FN	Nandina domestica 'Murasaki'	3 Gal.	18"-24" o.c.
40	BIG BLUE LIRIOPE	BBL	Liriope muscari 'Big Blue'	1 Gal.	12"-15" o.c.
28	LANTANA, YELLOW	LAN	Lantana x 'New Gold'	1 Gal.	18"-24" o.c.
8,678 SF	BERMUDA GRASS		Cynodon spp. 'Tifway 419'	Solid Sod	Solid Sod

LANDSCAPE NOTES

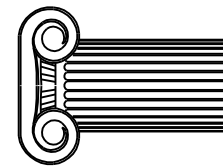
- CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS NECESSARY TO COMPLETE THE WORK SHOWN ON THE LANDSCAPE PLANS.
- REMOVE ALL FOREIGN MATERIALS, WEEDS AND UNDESIRABLE PLANTS AND THEIR ROOTS FROM PROPOSED PLANTING AREAS PRIOR TO LANDSCAPE IMPROVEMENTS.
- ALL PROPOSED LANDSCAPE AREAS NOT SHOWN AS SHRUBS OR GROUNDCOVER TO BE TURF UNLESS OTHERWISE SPECIFIED.
- TREES SHALL BE HANDLED BY ROOT BALLS ONLY. DO NOT DAMAGE BALL, TRUNK, OR LOOSEN TRUNK FROM BALL. TREE TRUNKS ARE TO BE PLANTED STRAIGHT AND MAY BE REQUIRED BY THE OWNER AND/OR LANDSCAPE ARCHITECT TO BE STAKED.
- ALL TREES REQUIRED TO BE STAKED AND GUYED SHALL CONTINUE TO BE SO THROUGH THE WARRANTY PERIOD AT WHICH TIME THE OWNER AND/OR LANDSCAPE ARCHITECT SHALL DETERMINE IF REMOVAL IS APPROPRIATE.
- ALL TREES LOCATIONS SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
- AT NO TIME WILL ANY PLANT MATERIAL BE ALLOWED TO SETTLE BEYOND TOP OF ROOT BALL OR POTTED SOIL LINE. SHOULD PLANT MATERIAL SETTLE, THE PLANT(S) WILL BE REPLANTED AT THE PROPER HEIGHT AND/OR REPLACED IF NECESSARY AT THE CONTRACTOR'S COST.
- ALL PROPOSED BED AREAS SHALL BE TILLED TO A DEPTH OF 6", ADDING A 3" MIN. LAYER OF ORGANIC COMPOST DURING THE PROCESS. THE LEVEL OF THE BED AREAS SHOULD BE LEFT 3" ABOVE THE PROPOSED FINISHED GRADE TO ALLOW FOR COMPACTION AND SETTLEMENT.
- ORGANIC COMPOST IS TO BE PROVIDED BY LIVING EARTH TECHNOLOGY OR APPROVED SUPPLIER.
- WHERE SPECIFIED ON THE PLANS, BED AREAS SHALL BE SEPARATED FROM TURF AREAS USING SPECIFIED EDGING - COLOR GREEN. ALL ENDS OF EDGING RUNS SHALL HAVE A RADIUS OR 45° ANGLE TO ELIMINATE SHARP EDGES. HAND FILING MAY BE REQUIRED TO ACHIEVE A SMOOTH EDGE.
- TRIM EDGING AT A 45° ANGLE WHEN EDGING INTERSECTS WITH A WALK OR CURB.
- ALL LANDSCAPE BEDS SHALL RECEIVE A 2" TOP DRESS LAYER OF SHREDDED HARDWOOD MULCH AND ALL TREE WELLS SHALL RECEIVE A 3" TOP DRESS LAYER OF SHREDDED HARDWOOD MULCH. ALL MULCH SHALL BE FREE OF LATENT WEED SEEDS AND OTHER PATHOGENS AND MAY NOT CONTAIN ANY OF THE FOLLOWING: MAN-MADE MATERIALS, TRASH, TREATED LUMBER, PALLETS, GRASS AND/OR LEAVES. DO NOT COVER ROOT FLARES OF TREES.
- TURF AREAS SHALL BE CLEAN OF DEBRIS AND RAKED (GRADED) SMOOTH PRIOR TO HYDROMULCH OR SOD INSTALLATION.
- ALL TREES TO BE UNIFORM BY SPECIES WITH STRAIGHT TRUNKS AND MATCHING CHARACTER AND BRANCHING STRUCTURE.
- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS, ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY POND.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
- ALL TURF AREAS SHALL BE FINE GRADED AND IRRIGATION TRENCHES COMPLETELY SETTLED PRIOR TO TURF INSTALLATION.
- ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLOUDS, TICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY GRASS INSTALLATION.
- LANDSCAPE CONTRACTOR SHALL REFERENCE CITY OF COLLEYVILLE URBAN FORESTRY ORDINANCE SECTION 5.10 FOR ADDITIONAL TREE PLANTING STANDARDS. ALL NEW TREES REQUIRED TO BE PLANTED AS PART OF THIS PROJECT SHALL MEET SECTION 5.10 STANDARDS.

SOD INSTALLATION

- REMOVE FOREIGN MATERIALS, WEEDS, AND UNDESIRABLE PLANTS AND THEIR ROOTS.
- FINE GRADE AREA(S) TO ELIMINATE ROUGH, LOW, OR SOFT AREAS, AND TO ENSURE POSITIVE DRAINAGE, ADDING TOPSOIL IF NECESSARY. FINAL GRADE TO BE 1" BELOW FINISH GRADE OF WALKS, DRIVEWAYS, CURBING AND EDGING.
- SOD SELECTION: REFERENCE THE PLANT SCHEDULE AND/OR THE PLANS FOR SELECTION TYPE.
- THE FRESHLY INSTALLED SOD SHALL BE WATERED IMMEDIATELY FOLLOWING INSTALLATION TO INSURE PROPER SOIL AND SOD MOISTURE.
- AFTER A LIGHT WATERING, ROLL THE SOD WITH A ROLLER TO ENSURE GOOD SOD TO SOIL CONTACT. THE ROLLING DEVICE SHALL NOT BE OF SUCH EXCESSIVE WEIGHT AS TO OVERLY COMPACT OR CRUSH THE SOD.
- NO SOD SHALL BE INSTALLED WHEN AIR OR SOIL TEMPERATURES ARE BELOW 32 DEGREES FAHRENHEIT.

THIS DOCUMENT IS RELEASED FOR THE PURPOSES OF REVIEW UNDER THE AUTHORITY OF JOE C. SARABIA, RLA NO. 1820 ON 11.01.2022 AND IS NOT FOR REGULATORY APPROVAL, PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

TERRY R. CUNNINGHAM
ARCHITECTS
WWW.TRCARCHITECTS.COM
3604 S. COOPER ST. SUITE 100 - ARLINGTON, TEXAS 76015 - (862) 667-0044
© COPYRIGHT 2021 TERRY R. CUNNINGHAM



GREEN CURTIS DALEY CPA OFFICES
6408 & 6500 COLLEYVILLE BVD.
COLLEYVILLE, TEXAS 76034

ISSUE DATE:
10/10/2022

ISSUE FOR:
ZONING CASE
REVIEW

SHEET TITLE:
LANDSCAPE
PLAN

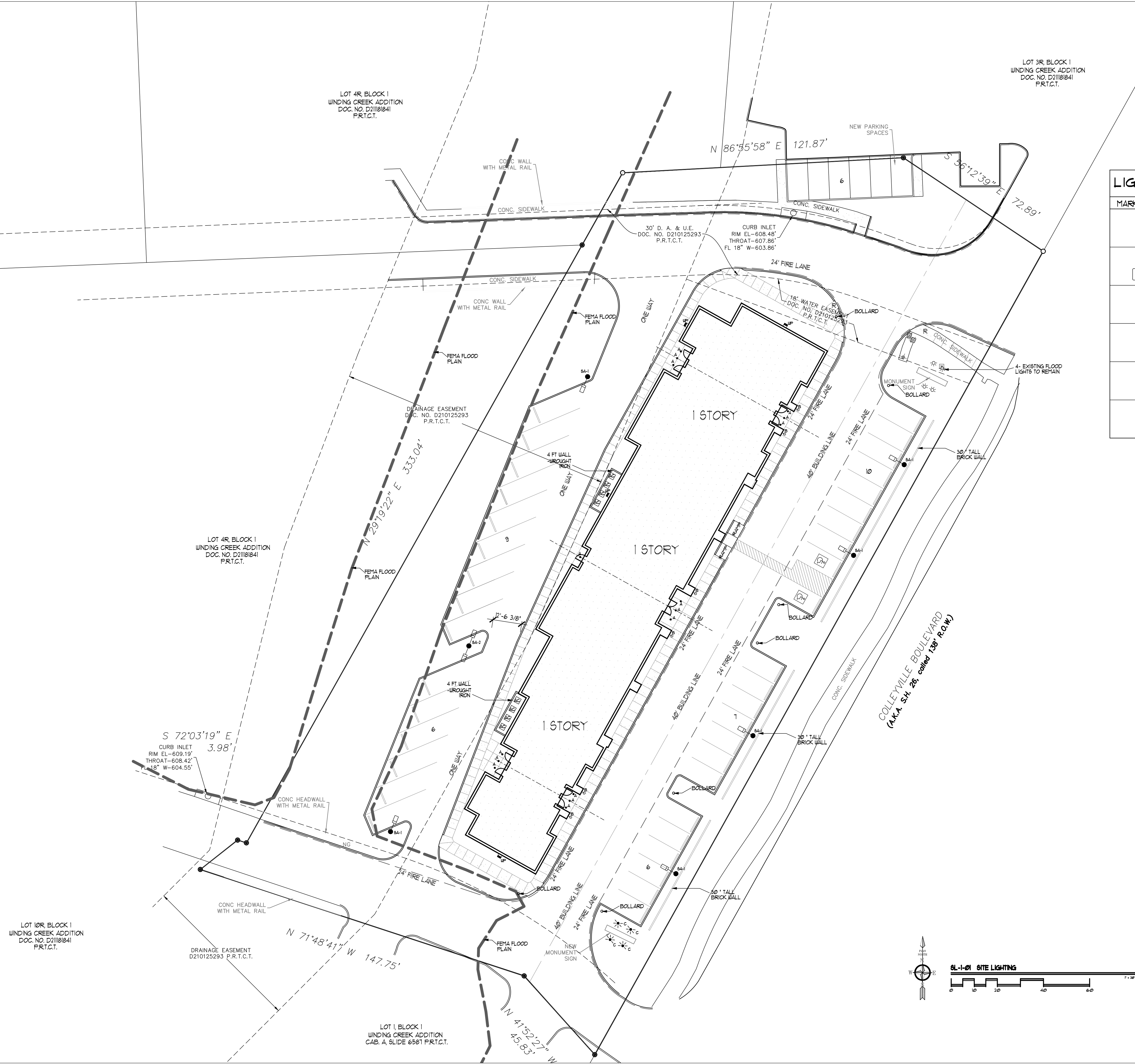
SHEET:

L1.3

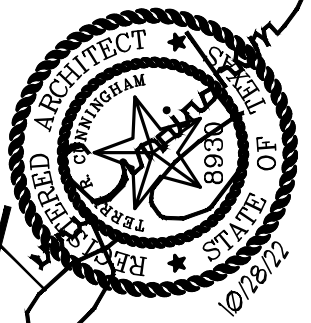


P.O. Box 2607 | Arlington, TX 76004 | 817.451.4200
www.moderngreen.net | Firm Reg. No. BR2496

Contact: Joe@moderngreen.net



LIGHT LEGEND	
MARK	DESCRIPTION
SA-1	LED SINGLE LIGHT POLE - 4000K - 20 FT. TALL
SA-2	LED DOUBLE LIGHT POLE - 4000K - 20 FT. TALL
WP	WALL PACK - WALL MOUNTED LED - FULL CUT OFF 3131 LUMENS - 10 FT. ABOVE GROUND
A	RECESSED LED SOFFIT LIGHT - 1500 LUMENS
B	SURFACE MOUNTED UP/DOWN LED LIGHT SCONCE 10 FT. ABOVE GROUND
C	GROUND MOUNTED LED FLOOR LIGHT - 2000 LUMENS



TERRY R. CUNNINGHAM
ARCHITECTS
WWW.TRCARCHITECTS.COM
3004 S. COOPER ST. SUITE 100 - ARLINGTON, TEXAS 76015 - (817) 667-0044
© COPYRIGHT 2022 TERRY R. CUNNINGHAM

GREEN CURTIS DALEY CPA
OFFICES
6408 & 6500 COLLEYVILLE BLVD.
COLLEYVILLE, TEXAS 76034

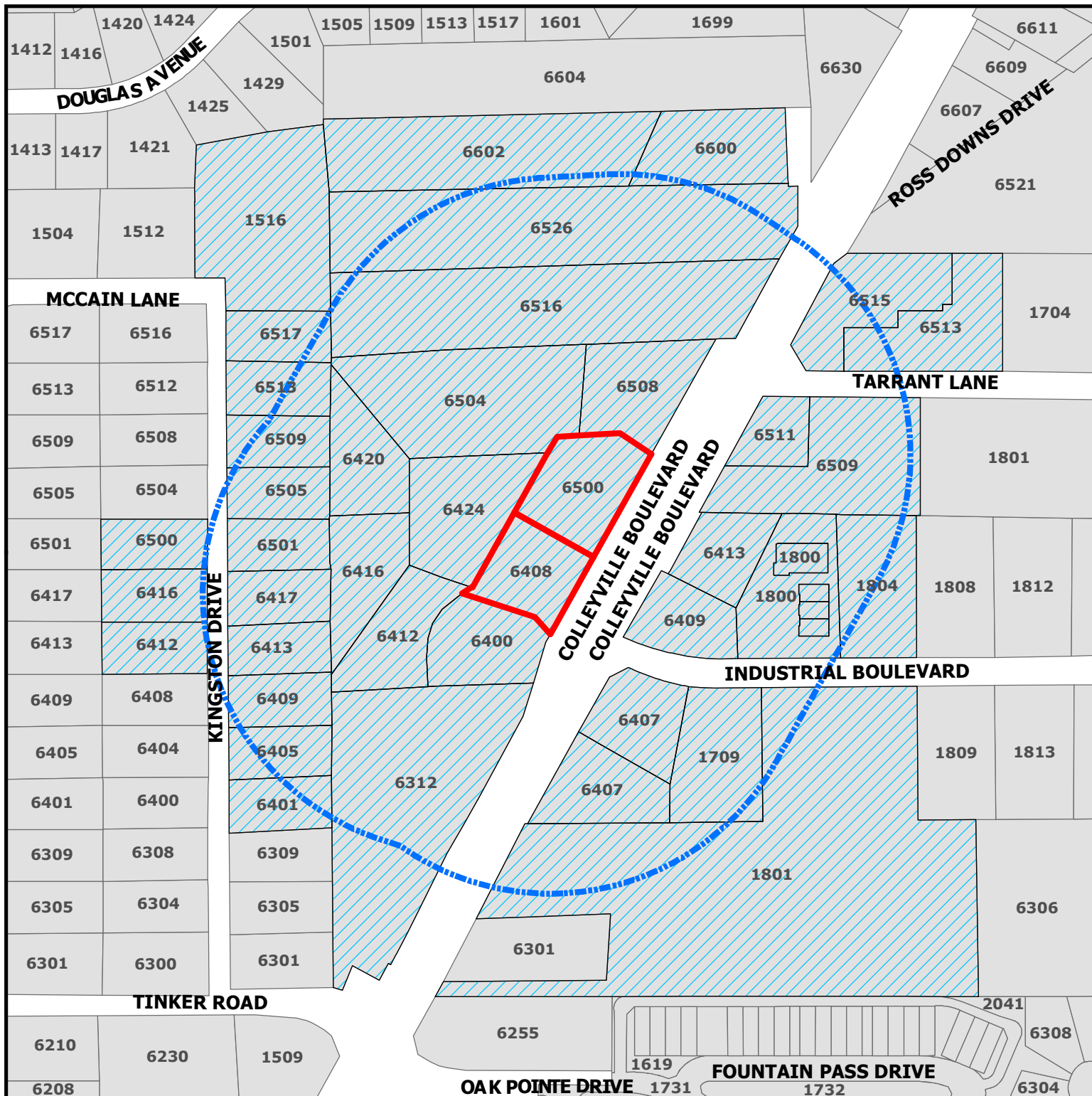
ISSUE DATE:
10/28/2022

ISSUE FOR:
ZONING CASE
REVIEW

SHEET TITLE:
SITE LIGHTING
PLAN

SHEET:
SL1

Notification Map



ZC22-038

6408 & 6500 Colleyville Boulevard

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.



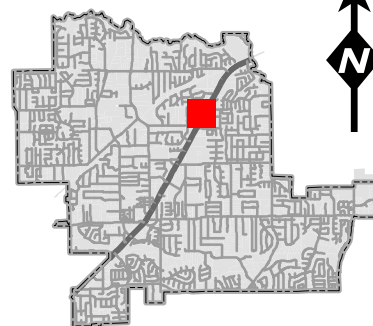
Subject Property



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, November 14, 2022 at 7:00 p.m.

City Council Meetings: Tuesday, December 6, 2022 & Tuesday, December 20, 2022 at 7:00 p.m.

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

Request: Consideration of an amendment to the existing PUD-C Planned Unit Development – Commercial district ordinance for the Winding Creek Addition. The request is to allow for the construction of one new commercial office building.

Zoning Case: ZC22-038

Applicant: Ken Green

Owner: Ken Green

Location: 6408 & 6500 Colleyville Boulevard

Property Description: Lots 2R and 3R, Block 1, Winding Creek Addition-Colleyville

Present Zoning: PUD-C Planned Unit Development – Commercial

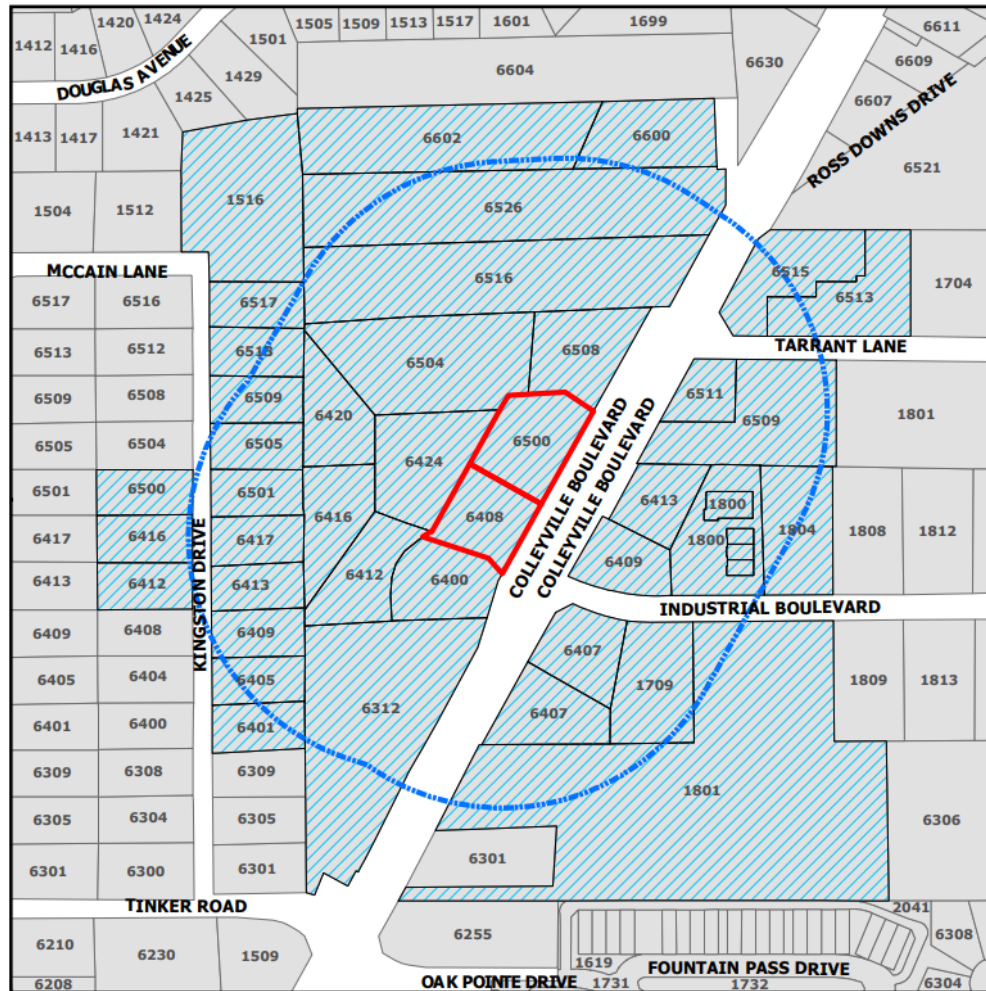
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request. Denial of the proposal by the Commission is final, unless the applicant submits a written notice of appeal within 10 days from the date of action by the Commission. If appealed, the request will be placed on the next available City Council agenda as listed above. Rezoning requests, zoning amendments and conditions recommended by the Commission for approval by the City Council may be more restrictive than those described in this notice.

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

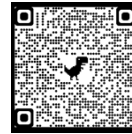
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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
6515 COLLEYVILLE LLC	6508 COLLEYVILLE BLVD	COLLEYVILLE, TX
ADDITIONAL SELF STORAGE LP	2964 LBJ FRWY STE 400	DALLAS, TX
AGARWAL, AKSHAY	6434 MALAGA	IRVING, TX
AMERICA'S STORAGE	4311 OAK LAWN AVE STE 360	DALLAS, TX
ARROYO NORTE LTD	6516 COLLEYVILLE BLVD	COLLEYVILLE, TX
BITTICK, EDWARD D	6405 KINGSTON	COLLEYVILLE, TX
BOWDEN, GERALD W	850 AVENIDA SERENA	MARBLE FALLS, TX
BURK AND GLORIA COLLINS TRUST	500 HWY STE 224	HURST, TX
COMBINED ENTERPRISES INC	1802 INDUSTRIAL BLVD	COLLEYVILLE, TX
CROCKER, RHONDA	6500 KINGSTON	COLLEYVILLE, TX
DIMITROV, LACHEZAR P	6509 KINGSTON	COLLEYVILLE, TX
FENNEMA, SEAN	6513 KINGSTON DR	COLLEYVILLE, TX
FISH, ROBERT	6401 KINGSTON	COLLEYVILLE, TX
GABLE, STEPHAN D	6412 KINGSTON	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX
GREEN, KEN	6508 COLLEYVILLE BLVD STE 300	COLLEYVILLE, TX
HILDRETH, BRADLEY E	6409 KINGSTON	COLLEYVILLE, TX
INGRAM, BEVERLY	212 STRATFORD CT	HURST, TX
JAMZ AVB HOLDINGS LLC	7135 COLLEYVILLE BLVD STE 102	COLLEYVILLE, TX
MCCRARY, MARCUS	305 W LOCKETT RD	COLLEYVILLE, TX
MONTERRA ADDITION	6811 MILTON DR	COLLEYVILLE, TX
NELLAHOUND HOLDINGS LLC	6413 COLLEYVILLE BLVD	COLLEYVILLE, TX
PULLEN, TIMOTHY B	6501 KINGSTON	COLLEYVILLE, TX
REYNOLDS, DOUGLAS	6417 KINGSTON	COLLEYVILLE, TX
SAMIDON HOLDING LLC	6407 COLLEYVILLE BLVD	COLLEYVILLE, TX
SHMAISANI 26 HOLDINGS LLC	3001 BROWN TRL STE 101	BEDFORD, TX
SIMS, REX A	6505 KINGSTON	COLLEYVILLE, TX
SPARKS SOUTHWEST INC	1804 INDUSTRIAL BLVD	COLLEYVILLE, TX
TIERNEY, THOMAS A	1709 INDUSTRIAL BLVD	COLLEYVILLE, TX
TRES ROSAS LTD	6516 COLLEYVILLE BLVD	COLLEYVILLE, TX
VILLAS AT OAK POINTE, THE	2555 SW GRAPEVINE PKWY STE 300	GRAPEVINE, TX
WINDING CREEK VILLAGE LLC	100 DECKER CT STE 197	IRVING, TX
YARD ART P&F LTD	1223 CRESTSIDE DR STE 100	COPPELL, TX

ORDINANCE O-22-XXXX

AMENDING ORDINANCE O-09-1736 CONDITIONS; 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 Council approved Ordinance O-09-1736 on November 4, 2009 to grant a rezoning request from the PUD - C Planned Unit Development Commercial district to the PUD-C Planned Unit Development – Commercial district on 8.8 acres located at 6408 & 6500 Colleyville Boulevard, under Cases O-00-1211 and O-08-1675; and

WHEREAS, the applicant has requested an amendment to Ordinance O-09-1736 to amend Exhibit “C” as referenced in Section 2.f. to allow for a new commercial office building; 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 changing the zoning on 6408 & 6500 Colleyville Boulevard Planned Unit Development-Commercial Zoning District, as depicted in the attached Exhibit “B”.

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:

•**General**

The following amendments to Ordinance O-09-1736 are hereby authorized:

- Exhibit "C" as referenced in Section 2.a. of Ordinance O-09-1736 is hereby amended to allow for a new office building attached as Exhibit "B" in this ordinance.
- The following conditions shall be included:
 - One office building instead of two;
 - A reduction in the street landscape area from 6,732 SF to 5,984 as shown on the site plan attached as Exhibit "C" in this ordinance; and
 - A reduction in the required 20' landscape area along Colleyville Boulevard to be variable from 9.5' up to 20';
 - maximum building height of 37' (35' maximum) attached as Exhibit "C" in this ordinance.

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 6th day of December 2022.

The second reading and public hearing being conducted on the 20th day of December 2022.

PASSED AND APPROVED BY A VOTE OF _____AYES, _____NAYS, AND _____ABSTENTIONS ON THIS THE 20th DAY OF DECEMBER 2022.

Mayor Richard Newton	_____ Mayor Pro Tem Kathy Wheat	_____
Place 1, Brandi Elder	_____ Place 5, Chuck Kelley	_____
Place 2, George Bond	_____ Place 6, Callie Rigney	_____
Place 4, George Dodson	_____	

ATTEST:

CITY OF COLLEYVILLE

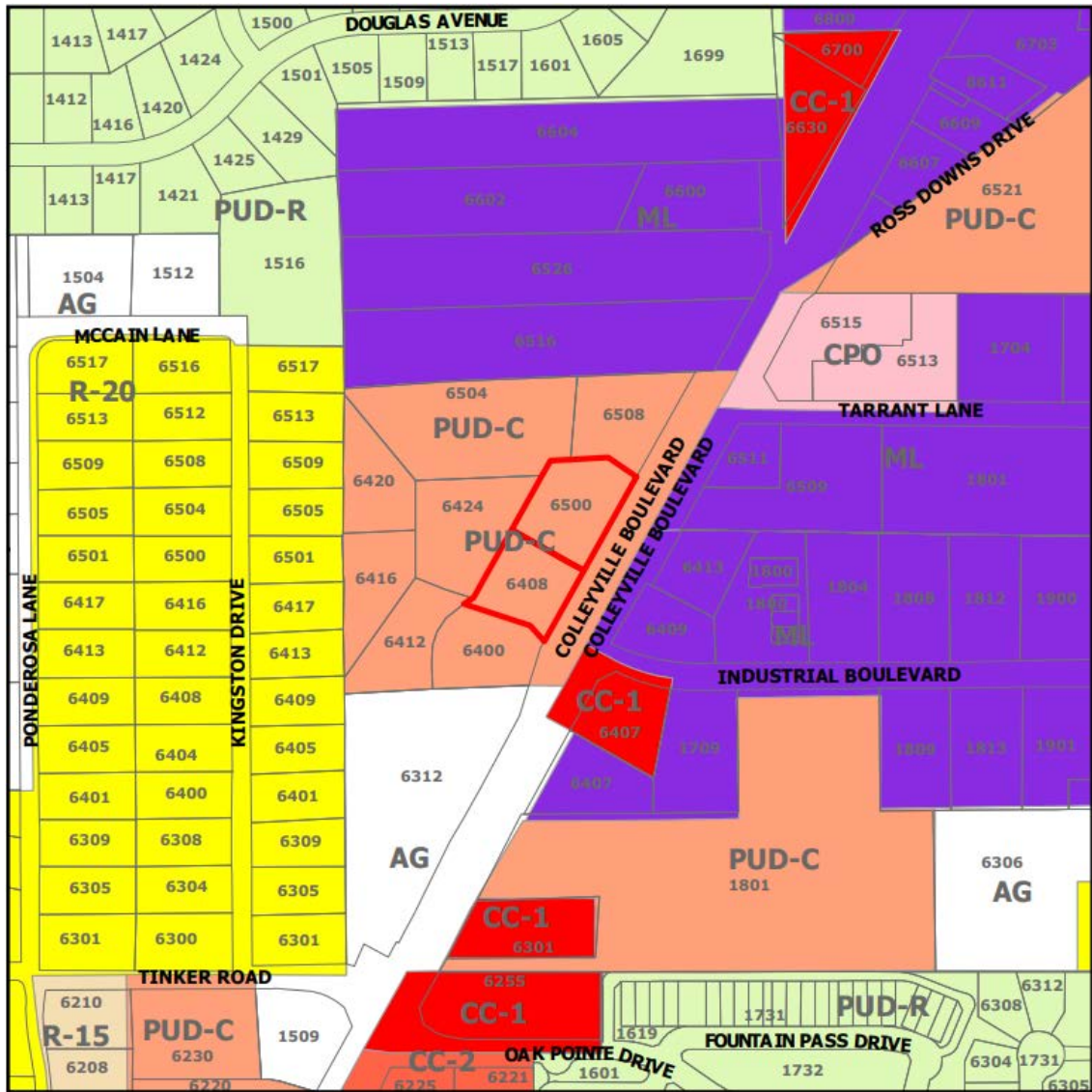
Christine Loven, TRMC
Assistant City Secretary

Bobby Lindamood
Mayor

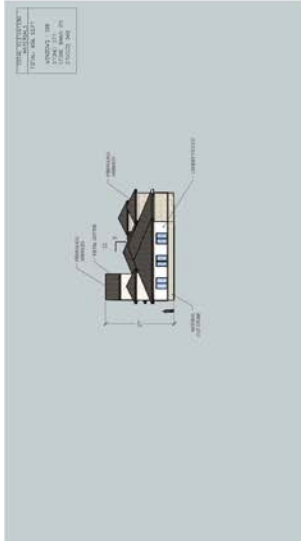
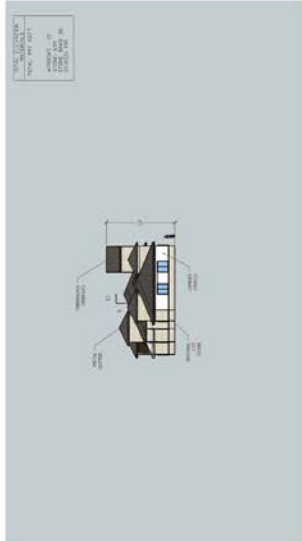
APPROVED AS TO FORM:

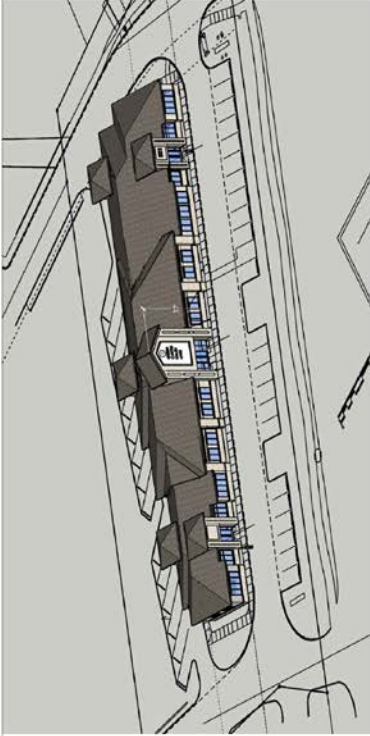
Whitt L. Wyatt
City Attorney

Exhibit "A"- Zoning Map

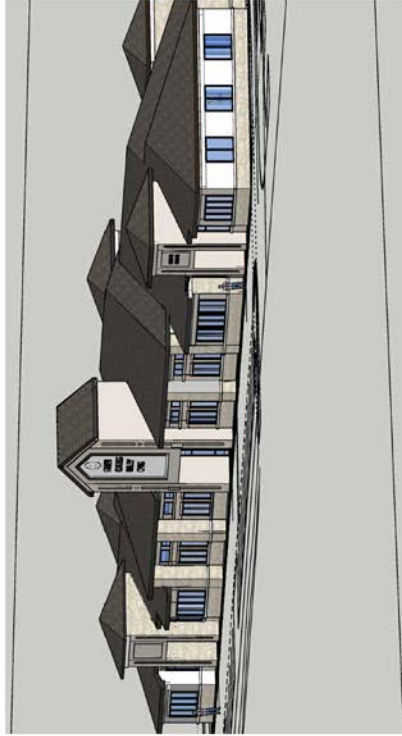


[illegible]





BIRDS EYE VIEW



PERSPECTIVE



TERRY R. CUNNINGHAM
ARCHITECTS
ARCHITECTS
ARCHITECTS



GREEN CURTIS DALEY CPA
OFFICES
6408 & 6500 COLLEYVILLE BLVD.
COLLEYVILLE, TEXAS 76034

SHEET DATE
10/17/2022

SHEET FOR
ZONING CASE
REVIEW

SHEET TITLE
PERSPECTIVE
AND BIRDS EYE
VIEWS

SHEET
A2.1

LANDSCAPE PLAN

GENERAL NOTES:

1. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST IRRIGATION SCHEDULES AND MAINTENANCE REQUIREMENTS.
2. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST IRRIGATION SCHEDULES AND MAINTENANCE REQUIREMENTS.
3. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST IRRIGATION SCHEDULES AND MAINTENANCE REQUIREMENTS.
4. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST IRRIGATION SCHEDULES AND MAINTENANCE REQUIREMENTS.
5. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST IRRIGATION SCHEDULES AND MAINTENANCE REQUIREMENTS.
6. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST IRRIGATION SCHEDULES AND MAINTENANCE REQUIREMENTS.
7. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST IRRIGATION SCHEDULES AND MAINTENANCE REQUIREMENTS.
8. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST IRRIGATION SCHEDULES AND MAINTENANCE REQUIREMENTS.
9. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST IRRIGATION SCHEDULES AND MAINTENANCE REQUIREMENTS.
10. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST IRRIGATION SCHEDULES AND MAINTENANCE REQUIREMENTS.

LANDSCAPE TABLE

PLANTING	QUANTITY	NOTES
1. PLANTING	1	PLANTING
2. PLANTING	2	PLANTING
3. PLANTING	3	PLANTING
4. PLANTING	4	PLANTING
5. PLANTING	5	PLANTING
6. PLANTING	6	PLANTING
7. PLANTING	7	PLANTING
8. PLANTING	8	PLANTING
9. PLANTING	9	PLANTING
10. PLANTING	10	PLANTING

GENERAL UTILITY NOTE

ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST IRRIGATION SCHEDULES AND MAINTENANCE REQUIREMENTS.

LEGEND

- 1. PLANTING
- 2. PLANTING
- 3. PLANTING
- 4. PLANTING
- 5. PLANTING
- 6. PLANTING
- 7. PLANTING
- 8. PLANTING
- 9. PLANTING
- 10. PLANTING

GREEN CURTIS DALEY CPA OFFICES
6408 & 6500 COLLEVILLE RD.
COLLEVILLE, TEXAS 76034

TERRY R. CUNNINGHAM
ARCHITECT
10000 N. FARM ROAD, SUITE 100
DALLAS, TEXAS 75243
PHONE: (214) 343-1111
FAX: (214) 343-1112
WWW.TERRYR.COM

moderNGreen
LANDSCAPE ARCHITECTS
P.O. Box 2000, Austin, TX 78768
PHONE: (512) 476-1111
FAX: (512) 476-1112
WWW.MODERNGREEN.COM

DATE: 10/10/2022
REVISION: 10/10/2022
DESIGNER: J. C. CANN
CHECKER: J. C. CANN
APPROVER: J. C. CANN