



City of Colleyville City Council Agenda

City Hall
100 Main Street
Colleyville, Texas 76034
817.503.1000
www.colleyville.com

Tuesday, November 15, 2022

WORKSESSION 5:30 PM EXECUTIVE CONFERENCE ROOM THIRD FLOOR

CALL TO ORDER

- WS-1** Discussion of Stars & Guitars
- WS-2** Building department software update
- WS-3** Discussion of the November 15, 2022, City Council regular agenda items

1. EXECUTIVE SESSION - In accordance with Texas Government Code, Chapter 551, Subchapter D

Section 551.071 - Legal - Consultation with the city attorney regarding items on the agenda or for matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Code

Section 551.072 - Real Estate - Deliberate the purchase, exchange, lease, or value of real property for City facilities

Section 551.087 – Economic Development - Discuss or deliberate regarding commercial or financial information the City has received from business prospects the City seeks to have locate, stay, or expand in the City and with which the City is conducting economic development negotiations; deliberate the offer of a financial or other incentive to a business prospect

REGULAR MEETING 7:00 P.M. CITY COUNCIL CHAMBERS

INVOCATION: Rabbi Scott Sperling, Congregation Beth Israel

PLEDGE OF ALLEGIANCE: City Attorney Whitt Wyatt

2. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS**Announcements of civic and charitable events****Presentation of calendar events and updates****Announcements of awards and recognition**

Proclamation in recognition of Lieutenant Colonel Jayson Potts, U.S. Air Force - Mayor Bobby Lindamood

3. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-22-4788**4. CONSENT: READING AND PUBLIC HEARING - RESOLUTION R-22-4789**

4a Approval of the minutes of the regular City Council meeting of November 1, 2022

4b Approval of a monetary donation from Ann Maddux, in memory of Athena Logan, to the Colleyville Public Library

4c Approval of an Engagement Letter for Legal Services Agreement with Wyatt Hamilton Findlay, PLLC (WHF), and authorizing the City Manager to execute the agreement

4d Appointing members to the Library Board, Metroport Teen Court Advisory Board, Planning and Zoning Commission, and the Zoning Board of Adjustment/Sign Board of Appeals

5. ITEMS NOT FOR CITY COUNCIL ACTION

5a Monthly Financial Report - October 2022

6. ORDINANCE(S): SECOND READING AND PUBLIC HEARING**6a Ordinance O-22-2226**

Consideration of a Special Use Permit for outdoor display of merchandise on Lot 3A1A, 3A2A, 3B1, and 4A, Block 2, Andy Felps Addition, located at 4201 Colleyville Boulevard, Case ZC22-019

6b Ordinance O-22-2227

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

6c Ordinance O-22-2228

Consideration of the issuance and sale of "City of Colleyville, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2022", authorizing the issuance of such certificates

7. TABLED ORDINANCE(S): READING AND PUBLIC HEARING**7a Ordinance O-22-2211**

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 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01, 2A01B, 2A07A, and 2A07A1, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, Lot 1A, Block 1, Westcoat Estates, and Lots 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6409, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

8. RESOLUTION(S): READING AND PUBLIC HEARING**8a Resolution R-22-4790**

Consideration of variances to the provisions of Section 3.24.G, Schedule of District Regulations of the Land Development Code, specifically for lot width and street side yard setback in the R-20 Single Family Residential district, for Lot 16, Block 8, Oak Crest Hills, located at 405 East Oak Valley Drive, Case VC22-011

8b Resolution R-22-4791

A resolution declaring expectation to reimburse expenditures with proceeds of future debt

9. CITIZEN COMMENTS**10. REPORTS**

Sign Board of Appeals Minutes - September 13, 2022

11. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, NOVEMBER 15, 2022 - READING AND PUBLIC HEARING - RESOLUTION R-22-4792**12. ADJOURNMENT**

I hereby certify this agenda was posted on City Hall bulletin boards *Thursday, November 10, 2022* by 5:00 p.m.

Christine Loven, TRMC
City Secretary

A quorum of any Colleyville board, commission, or committee may be present at this meeting.

Any matter on this agenda may, at the discretion of the governing body, be opened for public comment and discussion.

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



City of Colleyville City Council Agenda Briefing

City Hall
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Agenda Number WS-1

Agenda Date 11/15/2022

Type Worksession

Department Communications and Marketing

Title

Discussion of Stars & Guitars

Explanation

This agenda item provides for a discussion of potential artists to perform at the 2023 Stars & Guitars event.

Attachments

1. Stars & Guitars 2022 Musical Act

City Council Worksession | November 15, 2022

STARS AND GUITARS 2022

MUSICAL ACTS PRESENTATION

PERFORMER SUGGESTIONS

STARS & GUITARS - JUNE 23, 2023

Performer	Genre	Not Available to Perform	\$30K – \$39,999	\$40K - \$69,999	\$70,000+
2019 - John Michael Montgomery	Country	n/a	X		
2020 - no artist	Country	n/a	n/a	n/a	n/a
2021 - Jo Dee Messina	Country	n/a	X		
2022 - Joe Nichols	Country	n/a	X		
Tracy Byrd	Country	X	X		
Diamond Rio	Country			X	
Pat Green	Country				X
Darryl Worley	Country		X		
Craig Morgan	Country			X	
Gary Allan	Country	X			X



Tracy Byrd

American country music artist, Tracy Byrd has over 30 hit singles, including eleven additional Top Ten hits. He has released over ten studio albums including major hits such as *The Keeper of Stars*, *Watermelon Crawl*, *Holdin' Heaven*, and the *Drinkin' Bone*.

Diamond Rio

Founded in 1982, this Grammy-award winning band was originally known as the Grizzly River Boys but changed their name to Diamond Rio in 1991 when they released *Meet in the Middle*. The band has also received four Group of the Year awards from the CMA and two Top Vocal Group awards from the Academy of Country Music. Some of their hits include *One More Day*, *Unbelievable*, and *Beautiful Mess*.





Pat Green

Pat Green, an American Texas Country artist, has recorded a total of seven studio albums and had 15 singles chart on the Billboard Hot Country Songs charts. Some of his hits include *Wave on Wave*, *Carry On*, *Texas on My Mind*, and *Drinkin' Days*.



Darryl Worley

American country music singer and songwriter, Darryl Worley is most known for *Have You Forgotten*, *I Miss My Friend*, and *Awful, Beautiful Life*. He has produced 18 singles on the Billboard Hot Country Songs charts including 3 number ones.





Craig Morgan

American country music artist and Army veteran, Craig Morgan has released three studio albums which include several chart hits such as *That's What I Love About Sunday*, *Almost Home*, *Love Remembers*, and *Redneck Yacht Club*. Morgan has charted 17 times on the Billboard country charts.

Gary Allan

Gary Allan, an American country music singer, made his debut in 1996 with his single *Her Man*. Over the years, Allan's 10 studio and greatest hits albums have produced 26 singles on the Billboard country charts, including the number one hits *Man to Man*, *Tough Little Boys*, *Nothing On but the Radio*, and *Best I Ever Had*.



TOP TICKET EVENTS

Stars & Guitars

Guest Count: 3.5K - 4.5K

Total Cost: \$150K

Artist - \$35K (plus \$5K rider)

S. Lawn Attractions - \$22K

Fencing, tables, etc. - \$55K

Stage/Lighting/Sound - \$30K

Advertising & Misc. - \$3K



Tree Lighting

Guest Count: 2.5K - 3.5K

Total Cost: \$70K

Lights & Décor (Main St, City Hall) - \$22k

S. Lawn Attractions - \$22K

Rentals, Tunnel, etc. - \$18K

Giveaways & Merch - \$5K

Advertising & Misc. - \$3K



Harvest Festival

Guest Count: 2.5K - 3.5K

Total Cost: \$30K

Entertainment, etc. - \$1K

S. Lawn Attractions - \$22K

Rentals, tables, etc. - \$2K

Giveaways & Merch - \$3K

Advertising & Misc. - \$2K





QUESTIONS?



City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
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Agenda Number WS-2

Agenda Date 11/15/2022

Type Worksession

Department Community Development

Title

Building department software update

Explanation

In the summer of 2020, the Community Development staff began the process of replacing the existing permitting software. The City currently uses TrakIt for all permits and inspections which are processed through the Community Development, Fire Marshal's, Public Works, and Code Enforcement offices. The system was implemented about 10 years ago and is no longer actively supported. The system was not designed to be compatible with current hand-held devices and is not providing an adequate level of customer service that both external and internal users expect.

An Ad Hoc committee was established which included participation from eight City departments. An RFP was created and advertised for submittals by November 6, 2020. A total of four vendors submitted a proposal to the City. The committee selected Tyler Technologies (Energov) and presented the options to the City Council for consideration in February of 2021. The City Council approved Tyler Technologies (Energov) on March 2, 2021.

The introductory meetings with Energov were May 12-14, 2021 and held over Zoom. Regular meetings followed for the next year with each permit and inspection process being "built" to assure ease in submittals for both external and internal users. Much of the work in the Community Development department was conducted by Eddie Wilson, previous Building Official, and the Tyler representative, Paul Prunty. The next step in the process was in-house testing which stalled from about April 2022, as Eddie announced his retirement, until Greg Goodrich started as the new Building Official in August. Since then, there has been a renewed emphasis on bringing the training and testing to completion and setting a date to "go live" with the new system. As a point of note, there has been turnover within Tyler Technologies as well. The City is working with our second trainer and our third project coordinator.

For many months the City had been waiting on the Munis upgrade and the cashier upgrade. This has now been completed and is being used by the Finance Department. Staff members are working hard to test the permits for building and planning. Public Works - Engineering reports they are confident in what they have in place. The Fire Marshal's Office has participated and some testing is potentially still needed. Greg has reminded all departments to verify that testing is occurring.

From a software and hardware perspective, the Tyler/EnerGov (EPL) software is installed on City of Colleyville servers and has been for quite some time. Configuration, training, and other updates are on-going between the Community Development team and Tyler technicians. It is expected for those processes to continue throughout part of 2023 due to more City-specific configurations and process testing needing to be performed within the application.

If everything works: the hub, contractor registration, fee calculations, Blue Beam, etc., staff would need about one month to complete testing before the system would be ready to go live. Staff has three to four days of onsite training saved for this purpose. Thus, the anticipated transition to the new software is early 2023.

Attachments

1. Permitting Software Update Presentation

Permitting Software Update

November 15, 2022

Background

- 2020 August – Permitting Software Ad Hoc Committee established, 8 City Departments
- 2020 September 4th – Permitting Software Ad Hoc Committee meets
- 2020 September 16th – Permitting Software Ad Hoc Committee creates wish list
- 2020 September to October – Request for Proposal (RFP) is created and vetted with the Permitting Software Ad Hoc Committee
- 2020 October to November – RFP is advertised
- 2020 November 6th – Submission by 4 Software Vendors to RFP
- 2020 December – Demos of 3 Vendors attended by Permitting Software Ad Hoc Committee
- 2021 January – Additional Demo of 1 Vendor
- 2021 February – Present options for Council consideration of Permitting Software
- 2021 March 2nd – City Council approved the purchase of Tyler Technologies (Energov) permitting software

Tyler/EnerGov Permitting Software



- Approval to enter into a License and Services Agreement with Tyler Technologies Inc. for the EnerGov permitting software project
- CIP budget amount: \$120,000
- TIF Funds: \$180,000
- Project Cost: \$290,091
- Contingency: \$29,091

Tyler Headquarters: Plano, TX

- Nationwide offices:
Texas: Plano (Corporate HQ), Lubbock, College Station
Other locations: Atlanta GA, Denver CO, Renton WA, Yarmouth ME, Phoenix AZ, Detroit MI
- 2019 Revenues: \$1B



Plano, TX Headquarters



Lubbock, TX Office

Permitting Software Costs

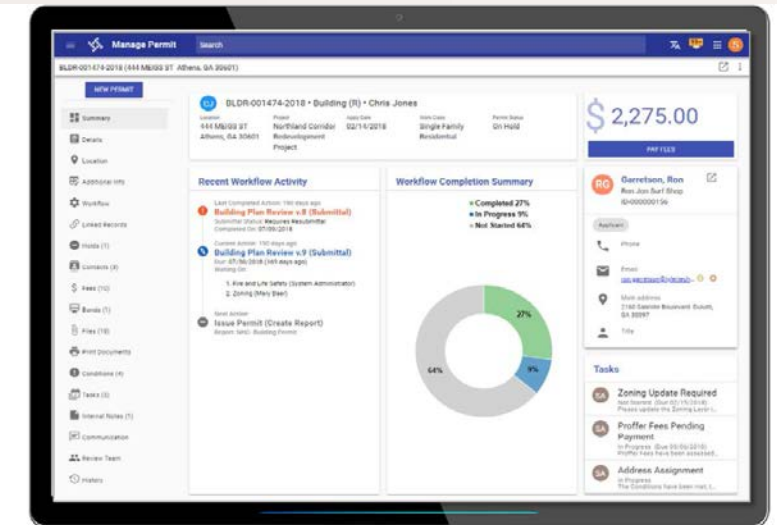
	<i>Tyler (EnerGov)</i>	<i>CityView</i>	<i>NewEdge (CityWorks)</i>	<i>Timmons Group (CityWorks)</i>
Software Cost	\$236,050	\$350,804	\$289,600	\$320,555
Yearly Maintenance & Basic Program Assist- year 1*	\$54,860	\$42,216	\$30,000	\$22,500
Yearly Maintenance & Basic Program Assist- year 2*	\$57,603	\$44,419	\$49,250	\$37,500
Yearly Maintenance & Basic Program Assist- year 3*	\$60,483	\$46,196	\$64,250	\$45,000

*Basic Program Assist is offered through Tyler (EnerGov) and it gives a dedicated faster technical support

Total \$ 290,910 \$ 393,020 \$ 319,600 \$ 343,055

EnerGov User Interface

Clean
Intuitive
Role-Based



Tyler/EnerGov Permitting Software



Simplicity of use

When compared to other systems, there are much fewer drop-down menus necessary for data retrieval and overall less clicking for performance

Embedded reports

Reports are embedded on the screens eliminating the need to enter the reports menu and creating data tables

Public portal

The public access is user-friendly as the system prompts will assist our customers with navigating the site

System functionality

The use of superior graphics and data configuration allows provides streamlined performance for users which saves time and reduces errors

Regional use by other municipalities

There are over a dozen regional cities that have selected Energov in the past decade which indicates the system has been successfully vetted

Integration with Finance

The use of a Tyler Technologies product allows for immediate intergrading for financials which eliminates paper reports and manual calculations performed daily

Regional headquarters in Plano

While proximity is not especially important, there can be advantages to having customer support in-person available that is less than one hour away

Tyler Headquarters: Plano, TX

- Nationwide offices:

Texas: Plano (Corporate HQ), Lubbock, College Station

Other locations: Atlanta GA, Denver CO, Renton WA, Yarmouth ME, Phoenix AZ, Detroit MI

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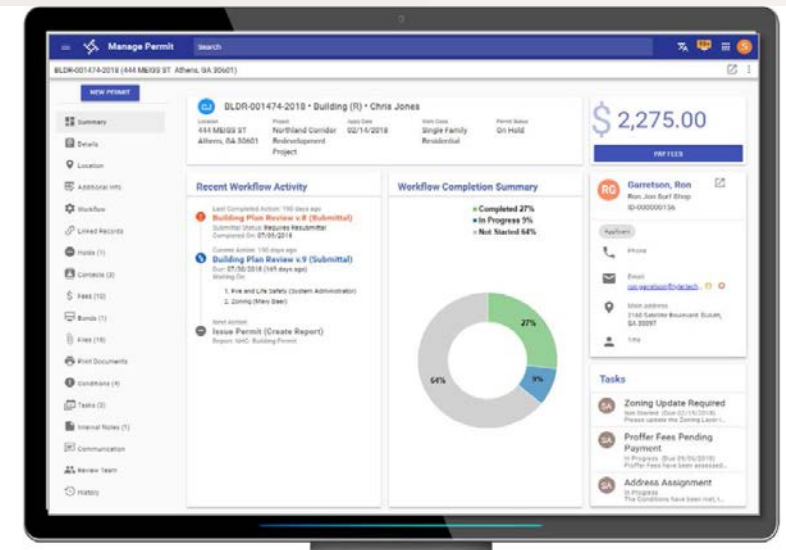
Plano, TX Headquarters



Lubbock, TX Office

EnerGov User Interface

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Intuitive
Role-Based

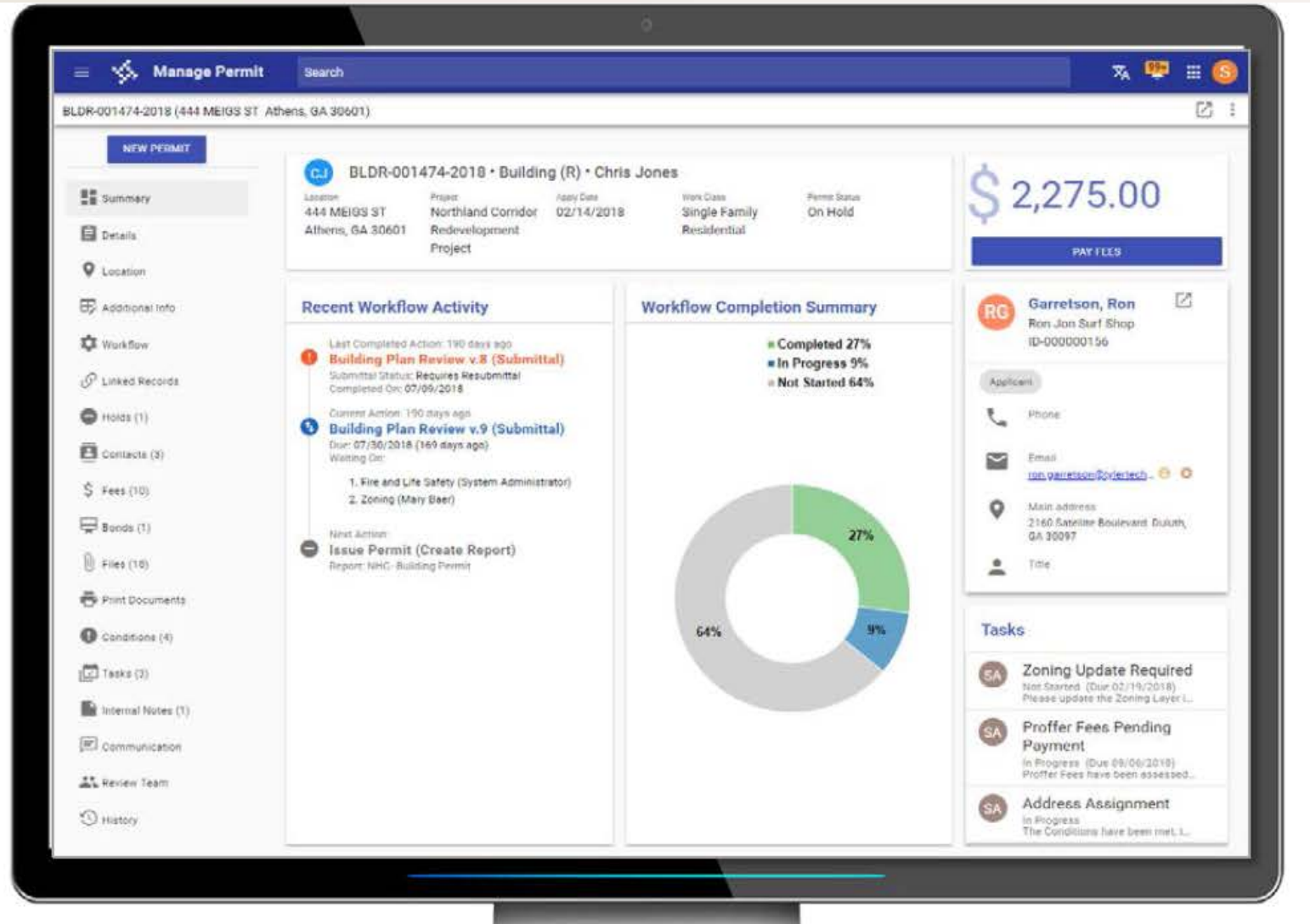


Interface Example



EnerGov User Interface

Clean
Intuitive
Role-Based



Interface Example

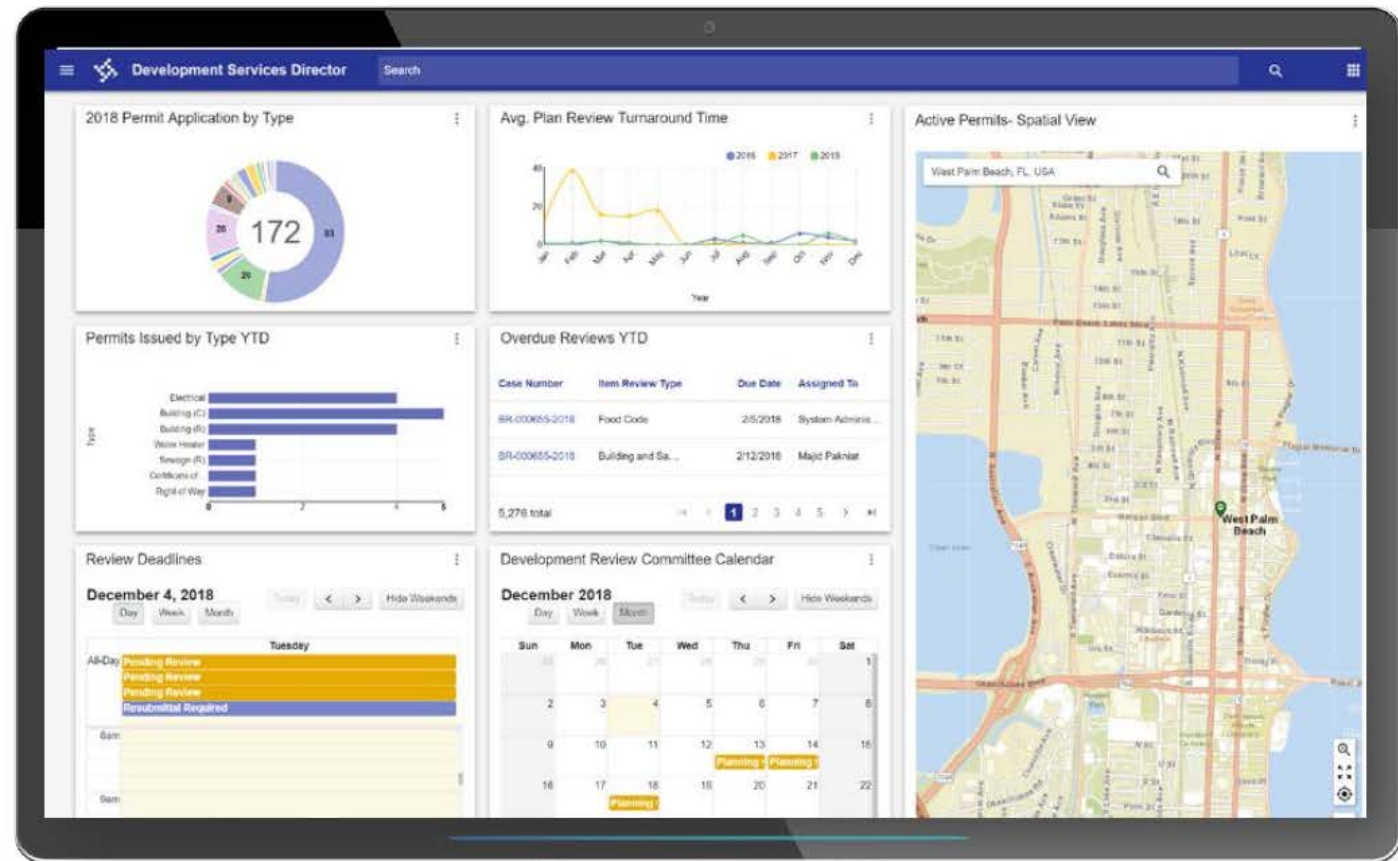


Personalized Reporting & Benchmarking

Enterprise-wide
analytics engine

Configurable
Performance
Dashboards

Enhanced visibility
and **service-level**
monitoring.



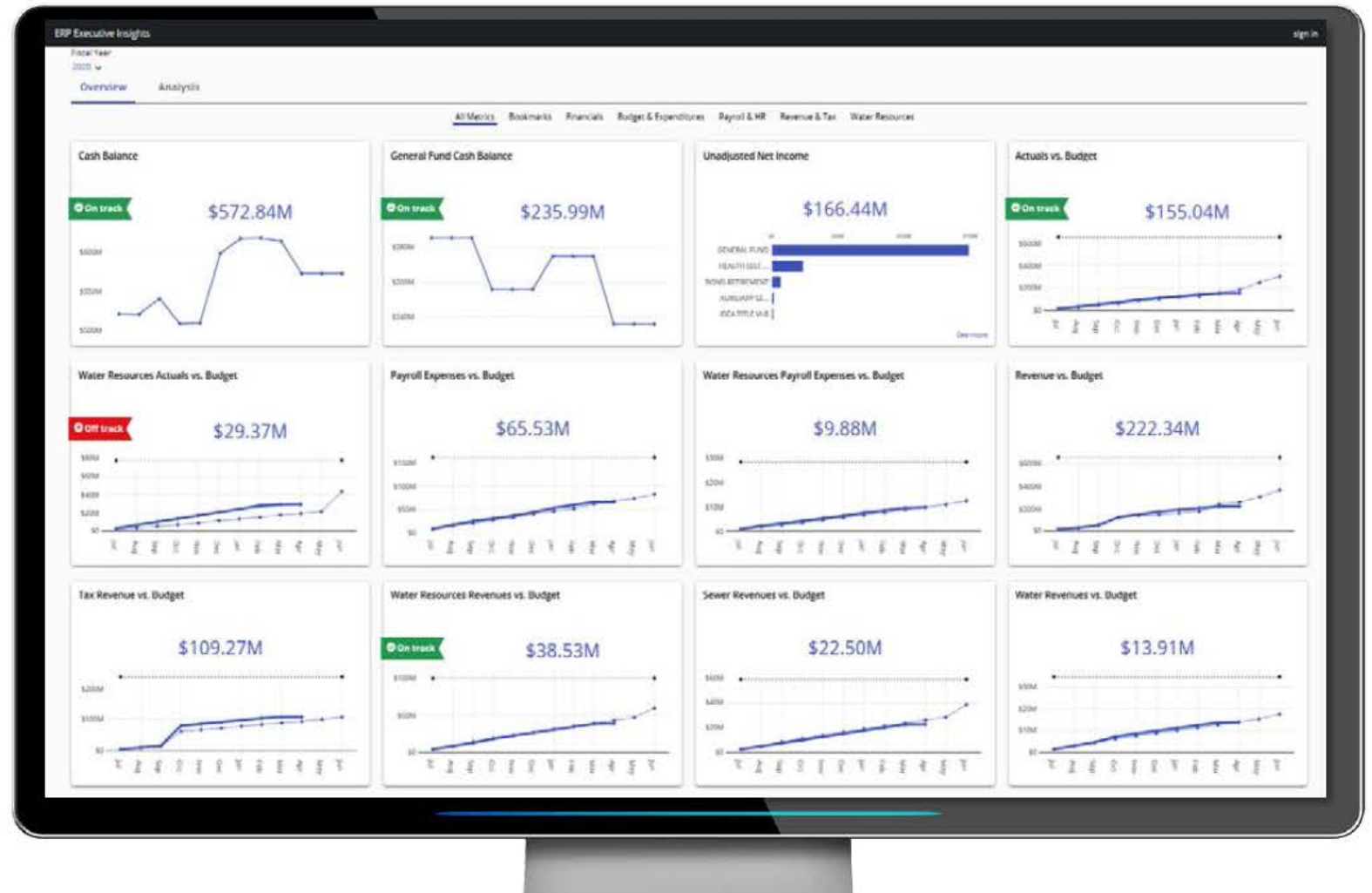
Interface Example



Improved Strategy & Transparency

Executive Insights Management Tools

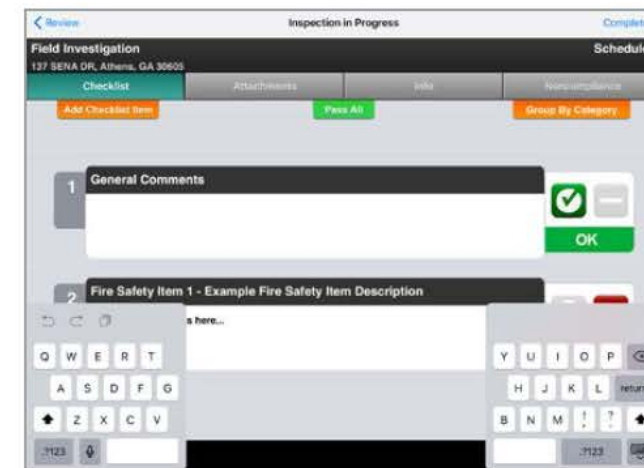
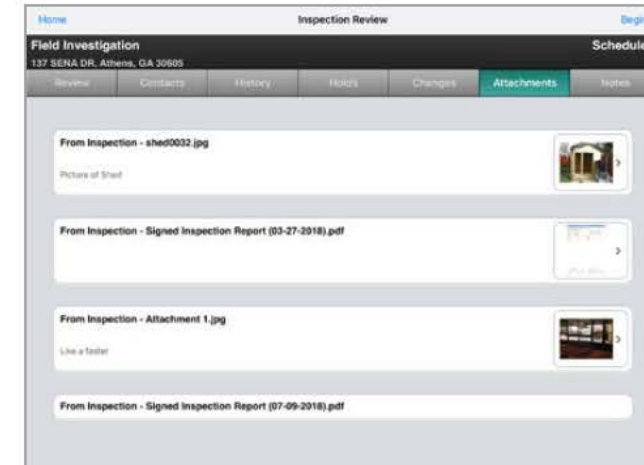
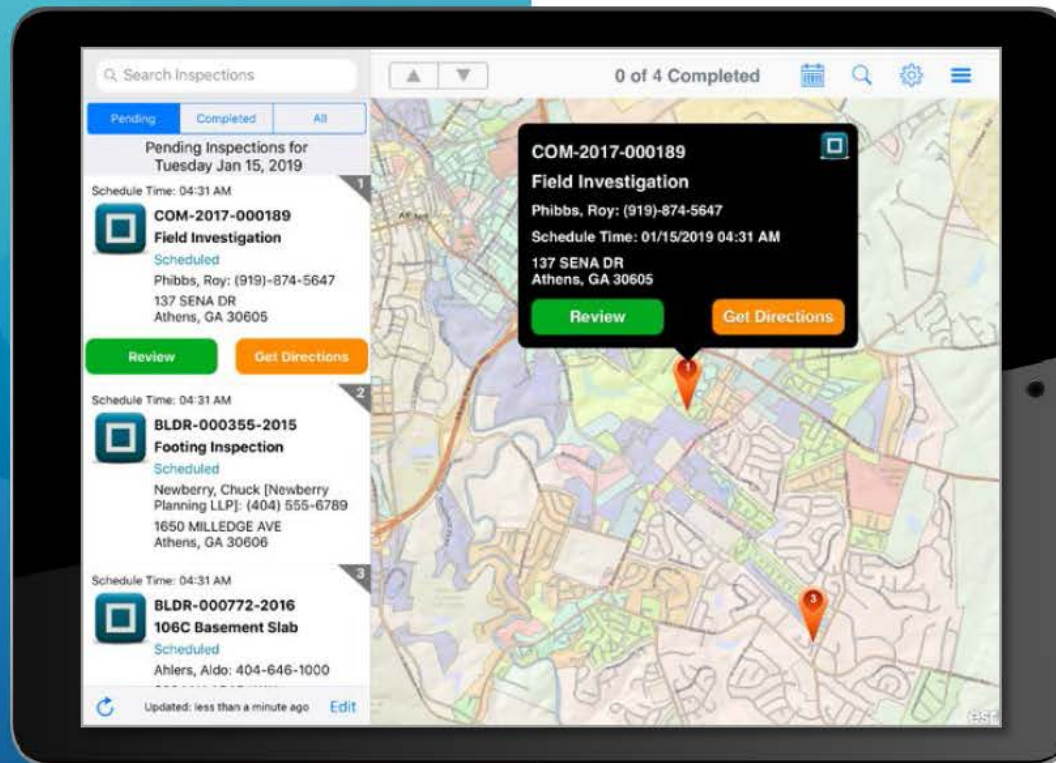
Citizen Connect Transparency Tools



Interface Example - Mobile



Mobile



Citizen Portal Example

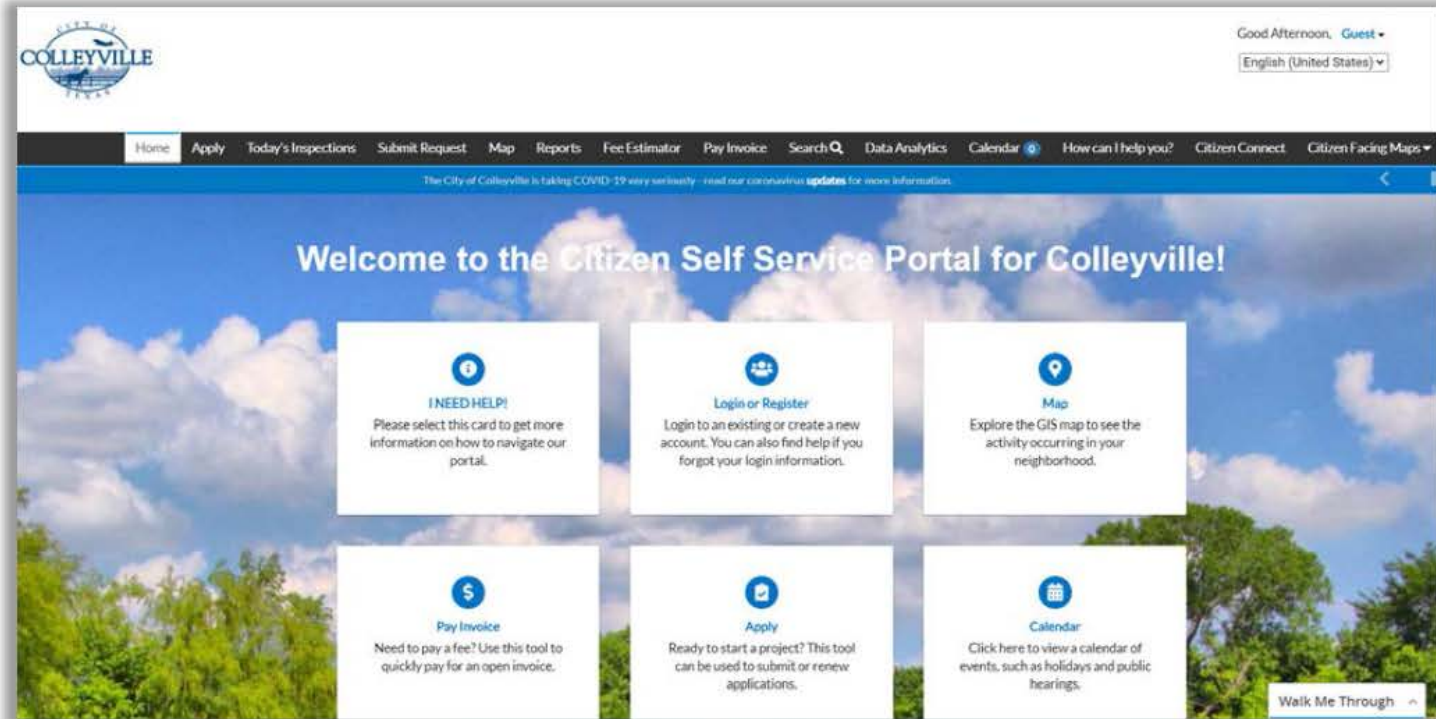


Citizen Engagement

24x7 access for citizens, businesses and contractors

ADA compliant (WCAG 2.0 AA)

Multilingual and **responsive** interface



Current Status



- May 12-14, 2021 – Implementation Kick-Off with Tyler Technologies (Energov)
- June 2021 to April 2022 – Work on “building” the permit and inspection process
 - o Community Development
 - o Building Inspections
 - o Fire Marshal
 - o Public Works – Engineering
 - o Code Enforcement
 - o City Secretary
- Implementation stalled:
 - o Building Official retired (May)
 - o Upgrades to Munis for financing (originally planned for spring 2022, completed in July 2022)
 - o Personnel changes at Tyler Technologies
- New Building Official (Greg Goodrich hired in Aug) has initiated a renewed emphasis on bringing the training and testing to completion and setting a date to “go live” with the new system
- Software is installed. Configuration, training, and other updates are on-going between the Community Development team and Tyler technicians.

Tasks Remaining



- **Testing**

- o Staff members are currently working hard to test the permitting for Building Inspections & Planning divisions, Public Works – Engineering, Fire Marshal's Office, & Code Enforcement
- o Reminder has been sent to all departments to verify that testing is occurring and complete by November 18th
- o Additional meetings with Tyler Technologies are ongoing (November & December)

- **Implementation**

- o Training for staff will be needed. Staff has 3-4 days of onsite training saved for that.
- o Further configuration and updates is anticipated (January)
- o Thus, the anticipated transition to the new software is February 2023.

Questions?



City of Colleyville City Council Agenda Briefing

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Agenda Number WS-3

Agenda Date 11/15/2022

Type Worksession

Department City Secretary

Title

Discussion of the November 15, 2022, City Council regular agenda items



City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
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Agenda Number 1

Agenda Date 11/15/2022

Type Executive Session

Department City Secretary

Title

Section 551.071 - Legal - Consultation with the city attorney regarding items on the agenda or for matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Code

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City of Colleyville City Council Agenda Briefing

City Hall
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Agenda Number 2

Agenda Date 11/15/2022

Type Announcements, Proclamations, and Presentations

Department City Secretary

Title

Proclamation in recognition of Lieutenant Colonel Jayson Potts, U.S. Air Force - Mayor Bobby Lindamood

RESOLUTION R-22-4788

**A RESOLUTION APPROVING COUNCIL ACTION
REGARDING EXECUTIVE SESSION ITEMS AT THE REGULAR
CITY COUNCIL MEETING OF NOVEMBER 15, 2022**

WHEREAS, following discussion in Executive Session, and in full accordance with the requirements of the Open Meetings Act, the City Council determines that the following action is in the best interests of the health, safety and welfare of the public.

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

Sec. 1. THAT

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, ON THIS THE 15TH DAY OF NOVEMBER 2022.

Mayor Bobby Lindamood
Brandi Elder, Place 1
George Dodson, Place 4
Callie Rigney, Place 6

_____	Mayor Pro Tem Kathy Wheat	_____
_____	George Bond, Place 2	_____
_____	Chuck Kelley, Place 5	_____

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

RESOLUTION R-22-4789

APPROVING CITY COUNCIL ACTION UNDER CONSENT ITEMS AT THE REGULAR CITY COUNCIL MEETING OF NOVEMBER 15, 2022

WHEREAS, City Council has taken action on certain items on the agenda under Consent Items.

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

- Sec. 1. THAT the agenda decisions approved by City Council action under Consent Items as follows are hereby adopted:
- a. Approval of the minutes of the regular City Council meeting of November 1, 2022
 - b. Approval of a monetary donation from Ann Maddux, in memory of Athena Logan, to the City of Colleyville Public Library
 - c. Approval of an Engagement Letter for Legal Services Agreement with Wyatt Hamilton Findlay, PLLC (WHF), and authorizing the City Manager to execute the agreement
 - d. Appointing members to the Library Board, Metroport Teen Court Advisory Board, Planning and Zoning Commission, and the Zoning Board of Adjustment/Sign Board of Appeals

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 15TH DAY OF NOVEMBER 2022.

Mayor Bobby Lindamood
Brandi Elder, Place 1
George Dodson, Place 4
Callie Rigney, Place 6

____ Mayor Pro Tem Kathy Wheat
____ George Bond, Place 2
____ Chuck Kelley, Place 5

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor



City of Colleyville City Council Minutes - Draft

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Tuesday, November 1, 2022

Mayor Bobby Lindamood called the Colleyville City Council Worksession to order on Tuesday, November 1, 2022, at 5:30 p.m.

ROLL CALL: Mayor Bobby Lindamood, Mayor Pro Tem Kathy Wheat, and Councilmembers Brandi Elder, George Bond, George Dodson, Chuck Kelley, and Callie Rigney.

ALSO PRESENT: City Manager Jerry Ducay, Assistant City Manager Mark Wood, Assistant City Manager Adrienne Lothery, Community Development Director Ben Bryner, Finance Director Kyle Lester, City Attorney Whitt Wyatt, and City Secretary Christine Loven.

WS-1 Discussion and review of the issuance and sale of Combination Tax and Revenue Certificates of Obligation process and requirements

Finance Director Kyle Lester provided an overview of the Covenant Church property, the cost to purchase the building and land, anticipated renovation costs and projects, the financing, and timeline. Jim Sabonis, Managing Director, Hilltop Securities, the City's Financial Advisor, reviewed the City's AAA credit rating, preliminary cash flows, and the municipal market. Mr. Sabonis then reviewed the schedule of events for issuing Certificates of Obligation. Mr. Sabonis noted the City's credit rating reflects an expectation the City's finances will remain stable.

Director Lester noted the first reading of the ordinance to issue the debt is on this agenda.

WS-2 Discussion of the November 1, 2022, City Council regular agenda items

Mayor Lindamood noted the Greystone Manor item will remain on the table and the City's awaits further information from the developer.

There was brief discussion regarding item 7b, the replat for the Colleyville Animal Clinic.

Mayor Lindamood adjourned the Worksession at 5:52 p.m. and called the Executive Session to order.

1. EXECUTIVE SESSION - In accordance with Texas Government Code, Chapter 551, Subchapter D

Section 551.071 - Legal - Consultation with the city attorney regarding items on the agenda or for matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Code

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There was no action taken and Mayor Lindamood adjourned Executive Session at 6:45 p.m.

Mayor Lindamood called the regular meeting of the City Council to order at 7:00 p.m. and called the roll.

INVOCATION: Pastor Laura Collins, Compass Christian Church

PLEDGE OF ALLEGIANCE: Cub Scout Pack 817, Chris Mathis, Den Leader

2. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-22-4783

This resolution was not needed.

3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS
Announcements of civic and charitable events
Presentation of calendar events and updates
Announcements of awards and recognition

Mayor Lindamood and the Councilmembers made announcements regarding City and community events.

4. CONSENT: READING AND PUBLIC HEARING - RESOLUTION R-22-4784

4a Approval of the minutes of the regular City Council meeting of October 18, 2022

Mayor Lindamood read Resolution R-22-4784 in its entirety.

Mayor Lindamood opened and closed the public hearing as there were no speakers.

Councilmember Kelley made a motion to approve Resolution R-22-4784, seconded by Councilmember Dodson.

The motion to approve passed by the following vote:

Ayes: 7 – Mayor Lindamood, Mayor Pro Tem Wheat, and Councilmembers Elder, Bond, Dodson, Kelley, and Rigney.

5. ORDINANCE(S): FIRST READING AND PUBLIC HEARING**5a Ordinance O-22-2227**

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

Mayor Lindamood read the caption of Ordinance O-22-2227.

Community Development Director Ben Bryner presented the request to rezone from the CPO Professional Office district to the R-20 Single-Family Residential district, which has a single-family home on the property. Director Bryner noted the property previously was rezoned to the Professional Office district in 2017 to convert into a small office use. The current size of the property does comply with all the minimum standards of the R-20 Single Family Residential zoning except for lot area. Director Bryner stated a portion of the lot was purchased by the State of Texas for improvements to Precinct Line Road. He also stated the City's Comprehensive Plan identifies the subject property as Commercial, but the applicant seeks to rezone to R-20 to allow for residential use of the existing home on the property.

Mayor Lindamood, Mayor Pro Tem Wheat, and Councilmember Dodson expressed concern with having a residential property surrounded by commercial development.

Mayor Lindamood asked the applicants, Paul and Lillian Garcia to discuss the reasons for seeking the rezoning. Mr. Garcia explained five years ago they were prepared to meet the commercial regulations, however, COVID stopped the progress, and current supply costs and the state taking frontage along the property, have left them unable to meet the commercial regulations.

Mayor Lindamood opened the public hearing.

Ramona Nichols, 1017 West Murphy, spoke in support of the item and suggested splitting the street with both commercial and residential would be the best use.

Harold Ledbetter, 6700 Pleasant Run Road, spoke in opposition to the item and suggested building a two story office.

There were no others wishing to speak and Mayor Lindamood closed the public hearing.

This was a first reading therefore, no action was taken.

5b Ordinance O-22-2228

Consideration of the issuance and sale of "City of Colleyville, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2022", authorizing the issuance of such certificates

Mayor Lindamood read the caption of Ordinance O-22-2228.

Financial Director Kyle Lester gave a brief recap of the timeline, cost for purchase and renovation of Covenant Church to become a City Recreation Center, and requirements for the bond issuance.

Mayor Lindamood stated the property was appraised at \$10.5 million and the City negotiated a purchase price of \$8.5 million, and anticipates another \$1.5 million will be need to renovate the facility. He also clarified there is not hardwood flooring in the main area.

Jim Sabonis, Managing Director, Hilltop Securities, the City's Financial Advisor, reviewed the City's AAA credit rating, preliminary cash flows, and the municipal market. Mr. Sabonis then reviewed the schedule of events for issuing Certificates of Obligation. Mr. Sabonis noted the City's credit rating reflects an expectation the City's finances will remain stable. Mr. Sabonis also stated the City will be able to pay the bonds off in seven years, if it so desires.

Mayor Lindamood stated there have already been questions regarding Roberts Road and stated the road is slated to be fixed with turn lanes off Glade Road.

Mayor Lindamood opened and closed the public hearing without any speakers.

This was a first reading, therefore, no action was taken.

6. TABLED ORDINANCE(S): READING AND PUBLIC HEARING

6a Ordinance O-22-2211

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 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01, 2A01B, 2A07A, and 2A07A1, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, Lot 1A, Block 1, Westcoat Estates, and Lots 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6409, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

This item remained tabled.

6b Ordinance O-22-2226

Consideration of a Special Use Permit for outdoor display of merchandise on Lot 3A1A, 3A2A, 3B1, and 4A, Block 2, Andy Felps Addition, located at 4201 Colleyville Boulevard, Case ZC22-019

Mayor Pro Tem Wheat made a motion to remove Ordinance O-22-2226 from the table, seconded by Councilmember Dodson.

The motion to remove Ordinance O-22-2226 passed by the following vote:

Ayes: 7 – Mayor Lindamood, Mayor Pro Tem Wheat, and Councilmembers Elder, Bond, Dodson, Kelley, and Rigney.

Mayor Lindamood read the caption of Ordinance O-22-2226.

Community Development Director Ben Bryner presented the request for a Special Use Permit (SUP) to allow for the outdoor display of merchandise to remain on the property located at 4201 Colleyville Boulevard. The property has CC-3 Highway Commercial zoning and is currently developed with a business located in the front building and the remainder of the property is used as another business for the storage of recreational vehicles. The front business Worthington Monuments has headstones and monuments located within the front yard of the property along Colleyville Boulevard. The applicant is requesting the continued use of outdoor display of the headstones and monuments.

Mayor Lindamood noted the City had made an error in granting the zoning and within 25 days had notified Worthington Monuments, but to date, there has been no corrective action. Mayor Lindamood stated he would like to see everyone work together to find a viable solution.

Mayor Pro Tem Wheat agreed with Mayor Lindamood and noted Worthington Monuments is a great business and a good solution is needed.

There was discussion regarding the zoning, the planned original location and arrangement of monuments, when the zoning was applied for and what is currently in place, and the timeline for correction.

Aaron Harris, 6305 Edenborough Court, North Richland Hills, representing the applicant, addressed the City Council and discussed the permits which were issued, the Land Development Code requirements, the difference between an outdoor display area and an outside storage and sales area, and the City's accountability.

There was general discussion of the options which would be acceptable to the City and Worthington Monuments.

Mayor Lindamood opened the public hearing.

Harold Ledbetter, 6700 Pleasant Run Road, stated he was neither speaking in support or opposition, but stated he is very confused regarding what type of business this really is and if its signage or outside display or storage.

Mayor Lindamood closed the public hearing as there were no others wishing to speak.

This was a first reading, therefore, no action was taken.

7. RESOLUTION(S): READING AND PUBLIC HEARING

7a Resolution R-22-4785

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

Mayor Lindamood read Resolution R-22-4785 in its entirety.

Community Development Director Ben Bryner presented this request for a replat to create two lots from one lot and allow for the construction of a new veterinary clinic at 4401 Colleyville Boulevard. Director Bryner stated the proposed are compatible with the CC-2 zoning district and meet the intent of the City's Comprehensive Master Plan. Additionally, common access easements have been provided along the front and rear of the proposed lots.

The applicant was not present and there were no questions.

Mayor Lindamood opened and closed the public hearing without any speaker.

Councilmember Rigney made a motion to approve Resolution R-22-4785, seconded by Councilmember Kelley.

The motion to approve passed by the following vote:

Ayes: 7 – Mayor Lindamood, Mayor Pro Tem Wheat, and Councilmembers Elder, Bond, Dodson, Kelley, and Rigney.

7b Resolution R-22-4786

Consideration of an amendment to Site Plan SP16-005, to allow for an outside patio for a restaurant, for Lot 2, Block A, 170 Players Addition, located at 3855 Glade Road, Case SP22-006

Mayor Lindamood read Resolution R-22-4786 in its entirety.

Community Development Director Ben Bryner presented this item to amend the site plan to allow for an outside patio for a restaurant.

There was discussion of the design and materials of the patio.

Applicant Derick Murway, 829 Sienna, Southlake came forward to answer questions of the City Council. Mr. Murway provided renderings of what the anticipated patio design would be, but noted his request is for the removal of the parking spaces to allow for the patio.

There was further discussion regarding the design of the patio and it was noted the patio materials must be metal and greenery. As the restaurant will have to come before the Council for the SUP for alcohol, further regulation of the patio design will occur at that time.

Mayor Lindamood opened and closed the public hearing without any speakers.

Mayor Lindamood made a motion to approve Resolution R-22-4786, seconded by Councilmember Elder.

The motion to approve passed by the following vote:

Ayes: 7 – Mayor Lindamood, Mayor Pro Tem Wheat, and Councilmembers Elder, Bond, Dodson, Kelley, and Rigney.

8. CITIZEN COMMENTS

There were no speakers.

9. REPORTS

Parks and Recreation Advisory Board Minutes - April 4, 2022

There was no discussion of this item.

10. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, NOVEMBER 1, 2022 - READING AND PUBLIC HEARING - RESOLUTION R-22-4787

This resolution was not needed.

11. ADJOURNMENT

There being no further business before the City Council, Mayor Lindamood adjourned the meeting without objection by the City Council at 9:14 p.m.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 15TH DAY OF NOVEMBER 2022.

Minutes taken and prepared by:

*Christine Loven, TRMC
City Secretary*



City of Colleyville City Council Agenda Briefing

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

Agenda Number 4b

Agenda Date 11/15/2022

Number Resolution R-22-4789

Type Resolution

Department Library

Title

Approval of a monetary donation from Ann Maddux, in memory of Athena Logan, to the Colleyville Public Library

Strategic Plan

1.1 Actively involve and engage stakeholders

Explanation

Reading and Public Hearing

Ann Maddux has offered a monetary donation to the Colleyville Public Library in memory of her daughter, Athena Logan. The value of the monetary donation is \$10,000 per the attached Donation and Transfer of Title form.

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments

1. City of Colleyville Donation and Transfer of Title Form
2. City of Colleyville Citywide Donation Policy

CITY OF COLLEYVILLE

DONATION AND TRANSFER OF TITLE

I/We ANN MADDUX hereby give, assign, transfer, and set over to the City of Colleyville all of my rights, title, and interest in the materials described below:

\$ 10,000.⁰⁰ CHECK # 121 DONATION

Funds _____

Stipulations (if any) NONE

Specifications/Plans/Photos/Annual cost to City: Attached _____ None _____

I have read and understand the Donation Policy of the City of Colleyville, and accept the provisions of that policy.

Signature of Donor(s) Ann Maddux Date 8/9/2022

Date _____

Address of Donor 1804 ARTHUR TR

City Colleyville State TX ZIP 76034

Phone Numbers: Home 817 354 8779 Office _____

Accepted for and on behalf of the City of Colleyville

Received by Mary Rodne Colleyville Public Library
Mayor / City Manager / Department Director Department

- ☐ City Approval Date _____
☐ City Council Approval Date _____
☐ Resolution/Ordinance Number _____



CITY OF COLLEYVILLE CITYWIDE DONATION POLICY

Statement of Purpose

The City of Colleyville encourages donations to the City in support of programs, services, collections and facilities, for the enhancement of Colleyville. The purpose of the Citywide Donation Policy (Policy) is to provide consistent and uniform procedures for a donation to the City and to provide the donor knowledge of the Policy under which the donation is given and accepted. All boards, commissions, committees and City Council shall comply with this Policy. All departments and employees of the City of Colleyville remain subject to the *City of Colleyville Personnel Policy and Procedures Manual* and the Policy.

Exemptions

Donations from the Friends of the Colleyville Public Library, the Colleyville Public Library Foundation, Colleyville Citizen's Fire Academy Alumni Association, Colleyville Citizen's Police Academy Alumni Association, monetary and services-in-kind donations provided to City of Colleyville sponsored events and donations of \$2,500 or less are exempt from the Policy.

Procedures

Individuals, businesses or organizations making a donation to the City shall submit a City of Colleyville Donation and Transfer of Title form to the appropriate department director. Specifications including plans, drawings, photographs, or details pertinent to the donated item, including value of the donation and anticipated annual operating cost, shall be included. All spaces on the form shall be completed or noted if not applicable.

Any stipulations, including location and use of a donation, shall be included on the Donation and Transfer of Title form. If no such stipulation is recorded on the form or as an addendum, the City shall have the right to use the donation as determined by the City, free of encumbrances.

City insurance and accounting valuations necessary to meet standard City procedures are separate and apart from the donation process.

When the Donation and Transfer of Title form has been fully executed by the donor and the City of Colleyville, the donation becomes the property of the City of Colleyville. A copy of the completed Donation and Transfer of Title form shall be given to the donor as a record of the donation.

The Policy shall take precedent and supersede the donation policy of any City of Colleyville entity.

Use of Donations

Items may be accepted on a loan basis with the approval of the city manager.

The City shall expend cash donations on materials, equipment or projects acceptable to the donor, if requested. Donated funds shall be deposited in donation fund accounts when defined, and shall not be intermingled with the General Fund or donation fund accounts of other departments, boards, commissions or committees.

Items donated for exhibit will be subject to a rotation schedule established by the City, to allow opportunities for public view and to protect items on display. Proper preservation and care of donated item(s) shall be defined under stipulations.

Right of Refusal

The City reserves the right to refuse a donation. In a multi-item donation, items may be refused or accepted on an item-by-item basis.

The donor reserves the right to withdraw the donation before formal acceptance by City Council.

Reporting to City Council

Donations of \$1,000 and above shall be reported to the City Council on a quarterly basis.



City of Colleyville City Council Agenda Briefing

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

Agenda Number 4c

Agenda Date 11/15/2022

Number Resolution R-22-4789

Type Resolution

Department City Attorney

Title

Approval of an Engagement Letter for Legal Services Agreement with Wyatt Hamilton Findlay, PLLC (WHF), and authorizing the City Manager to execute the agreement

Strategic Plan

1.1 Actively involve and engage stakeholders

Explanation

Reading and Public Hearing

On October 28, 2022, City Attorney Whitt Wyatt, advised the City the municipal law practice with Wood Banowsky, PLLC, will transition to a new firm, Wyatt Hamilton Findlay, PLLC (WHF) effective December 1, 2022. Approval of the attached Engagement Letter will retain legal services with WHF. The staff at WHF will include Whitt Wyatt, Nicole Corr, and Dan Findlay.

Financial Impact

There is no increase in fees under the agreement and funds have been budgeted in the FY2023 Budget.

Recommendation

Approve

Attachments

1. WHF Engagement Letter

November 8, 2022

Via Email: jducay@colleyville.com

Mr. Jerry Ducay
City of Colleyville, Texas
100 N. Main St.
Colleyville, Texas 76034

RE: Engagement for Legal Services (City Attorney)

Mr. Ducay

Pursuant to our prior email correspondence dated October 28, 2022, we will transition our municipal law practice from the current law firm of Wood Banowsky, PLLC to the new firm of Wyatt Hamilton Findlay, PLLC ("WHF"), effective December 1, 2022. It has been a true pleasure to serve Colleyville over the past several years and we are grateful for the opportunity to continue to serve the City during this transition. Regardless of our new firm name, we will continue to serve the City in conformance with our existing engagement terms, as well as the previously approved fee structure outlined below:

<u>Description of Services</u>	<u>Fee Type</u>	<u>Rate*</u>
General legal services & litigation	Hourly	\$205/hr
Prosecution services	Hourly	\$175/hr
City Council meetings	Flat	\$850/meeting
PZ Commission meetings	Flat	\$500/meeting

**Our attorney rates are identified above, we also charge \$95/hr for paralegals*

We have included a copy of WHF's "Billing, Fee and Client Data Policy", which is consistent with the current policy approved by the City. If these terms are acceptable, please execute in the signature block provided on the following page and return a conformed copy of this letter via email to whitt@whflegal.com with copy to whitt@woodbanowsky.com.

Thank you again for the opportunity to serve this great community!

Best regards,

WYATT HAMILTON FINDLAY, PLLC

By: _____
Whitt Wyatt, Partner

AGREED & ACCEPTED FOR CLIENT

By: _____
Jerry Ducay
City Manager

CLIENT BILLING CONTACT:
(if different)

Name: Adrienne Lothery
Title: Assistant City Manager
Email: alothery@colleyville.com

Date: November 15, 2022

Enclosure

Billing, Fee, and Client Data Policy

Your signature to the attached Engagement Letter constitutes your acceptance of the terms and conditions of the following "Billing, Fee and Client Data Policy".

FEES. Unless otherwise provided in the attached Engagement Letter, our fees will be based primarily on the amount of time we spend, subject to certain adjustments. Each lawyer at WHF has an hourly billing rate, and the rate multiplied by the number of hours spent on an assignment is the initial basis for determining our fees. Various attorneys and paralegals at WHF may be involved in providing legal services to you, as well as attorneys of other firms whom we may elect to enlist to provide specialized legal expertise on an as needed basis. Client will be provided with a monthly itemized invoice for legal services. We charge for the cost of expenses, including copies, outgoing facsimile transmissions, courier service, and reimbursement for mileage at current IRS rates. We may adjust our general schedule of rates on a periodic basis.

FEE ESTIMATES. Our attorneys do their best to estimate fees and expenses for particular matters when asked to do so. However, an estimate is just that, and the fees and expenses required are ultimately a function of many conditions over which we have little or no control.

WORK ASSIGNMENTS. The lawyer with whom you deal primarily may assign responsibility for completing some of your work to other lawyers in our office or at other firms under his or her supervision. The supervising lawyer will continue to be responsible for your entire assignment, however, and will be available to discuss the use of other personnel with you.

RESPONSES TO AUDITOR INQUIRIES. We are frequently asked to provide information to auditing firms regarding legal matters in which we are representing you. It is our practice to respond to those inquiries with the same level of care and professionalism that we use to handle your legal work. The legal fees associated with this work may be billed separately or be included on an invoice with respect to a matter on which we are working.

RESPONSES TO RELATED PROCEEDINGS. You agree to pay, to the extent permitted by law, our fees, costs, and expenses incurred in connection with any inquiry, investigation, claim, action or other proceeding arising from or relating to this engagement or any other engagement we may accept from you (other than in connection with any claim, action, proceeding brought by you against us), including without limitation, compensating us in accordance with our ordinary billing practices for time spent and expenses incurred in, for example, investigating claims, collecting and providing documents and information, or appearing as a witness pursuant to a subpoena or otherwise.

DISBURSEMENTS ON YOUR ACCOUNT. Invoices will normally be rendered monthly for work done in the previous month, covering and identifying services provided, as well as disbursements and other charges. These disbursements and charges include items incurred and paid by us on your behalf, such as filing fees, delivery charges, travel, and special photocopying, if necessary. Use of other service providers such as printers, experts, process servers, court reporters and witness fees will normally be forwarded to you for payment directly from such service provider. We also may include charges for the use of computerized legal research systems.

INVOICES AND STATEMENTS. It is our policy to invoice clients monthly for fees and out-of-pocket expenses. Each lawyer records the time required to perform services and sends out invoices at the beginning of the following month, describing services rendered and expenses incurred for the prior month. You may also receive a monthly "statement" which shows any past due invoices for any fees and expenses that remain unpaid for more than 30 days from the date of the respective invoice.

PAYMENT. Payment is due upon your receipt of our invoice unless special arrangements have been made in advance. Payment should be made in U.S. dollars.

Failure to pay invoices promptly may result in our withdrawal of representation of you, and any invoice balances overdue more than 60 days will begin to accrue interest at an annual rate of eight percent (8%) until paid. Any invoices overdue more than 120 days may be submitted to third party collection services in our sole discretion.

If we determine it is necessary to file an action or proceeding against you to collect any invoiced and unpaid fees and expenses, you will be required to pay for all costs of collection, including without limitation all filing fees, third-party expenses, and attorney's fees incurred for our efforts in collecting such amounts. If we use our own attorneys or legal assistants to pursue such an action or proceeding, the attorney's fees for which you will be responsible to pay shall be calculated on any hourly basis using the applicable hourly rates for the WHF attorneys and legal assistants providing such work.

TERMINATION. Client may terminate the attorney-client relationship at any time and for any reason. Such a termination does not, however, absolve Client of responsibility to pay for fees and costs incurred prior to the receipt of written notice of termination.

To the extent permitted by the applicable rules of professional conduct, we reserve the right to terminate the attorney-client relationship. Similarly, and again to the extent permitted by the applicable rules of professional conduct, Client will remain liable for fees and costs incurred by us prior to our decision to withdraw.

RETAINERS. If we have received a retainer from you, this retainer will be held in the WHF IOLTA trust account. This retainer may be (1) applied to the final invoice, (2) used to pay current invoices, with the amount of the retainer to be replenished, and/or (3) applied to any unpaid invoice, with the amount of the retainer to be replenished.

INFORMATION MANAGEMENT. We routinely use Internet-based applications and media to transmit and store client documents and other information, including without limitation the use of (1) email to transmit client information and (2) remotely located, third party servers accessed via the Internet (i.e., cloud-based document applications and storage services) to store, access and manipulate client information. Such electronic transmissions and storage media are occasionally attacked by computer viruses, destructive electronic programs, or other methods. We believe these infrequent occurrences are part of the ordinary course of business. If you would prefer or require that we not use electronic communication or that we follow special instructions or encrypt e-mail or other communications, you should promptly inform us in writing of your preferences or requirements so that we can determine if we can accommodate your request.

While representing you, we likely will receive or create documents and materials that are directly and substantively related to that representation, such as correspondence, research memoranda, physical evidence, various agreements, transaction documents, and other documents and materials substantively related to the representation (collectively, "*Client Materials*"). We may maintain some or all of those Client Materials solely in electronic form, and you agree that we may do so.

We also may create and maintain our own materials pertaining to this representation, which will belong to and will be retained by us ("*Firm Materials*"). Firm Materials are prepared for our internal use and include, for example, administrative records, conflicts and new business intake materials and reports, time and billing reports, personal and staffing materials, credit, expense, and accounting records, administrative and routine internal documents, form files (even if referred to in the course of this matter) and other materials and internal communications not directly related to the substance of the representation.

After the conclusion of the representation, upon your written request, we will send you the Client Materials at your expense. You must tell us which Client Materials you wish to receive, and you agree to cooperate with us regarding their delivery. We will send such Client Materials after we receive payment of all invoiced and unpaid fees and other charges and expenses, or as otherwise required by law. We reserve the right to retain a copy of the Client Materials. If you ask us to send you paper copies of documents that we maintain solely in electronic form, you agree to pay the costs of converting those documents to paper form or to any different electronic format that you request.

If you do not request the Client Materials when the Specified Matters end, we will keep them for a period of time after the conclusion of the Specified Matters. In so doing, we will follow our own records retention policy, not yours (the "*Retention Period*"). Retaining those or other materials does not constitute the performance of legal services for you and does not create or revive an attorney-client relationship between us.

Our policy is to retain Client Materials for the Retention Period and, thereafter to destroy such retained Client Materials, other than any originally executed client agreements or other operative client documents, if any, which originals we return to the subject client if requested in writing. You agree that we may transmit, store, manipulate, retain and dispose of your Client Materials in the manner outlined in this letter without further notice or consent by you and that any originally executed agreements and instruments of yours in our possession at the end of the Retention Period, if any, may be returned to the contact person at the address listed on the cover letter attached hereto, unless you have provided us written notification of an alternate contact person and/or address.

NOTICE TO CLIENT

Lawyers admitted to practice in Texas are subject to the Texas Lawyers' Creed, a copy of which is available at <https://txbf.org/texas-lawyers-creed/>.

The State Bar of Texas investigates and prosecutes professional misconduct committed by Texas attorneys. Although not every complaint against or dispute with a lawyer involves professional misconduct, the Texas State Bar's office or general counsel will provide you with information about how to file a complaint. Please call 1-800-932-1900 toll-free for more information.



City of Colleyville City Council Agenda Briefing

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

Agenda Number 4d

Agenda Date 11/15/2022

Number Resolution R-22-4789

Type Resolution

Department City Secretary

Title

Appointing members to the Library Board, Metroport Teen Court Advisory Board, Planning and Zoning Commission, and the Zoning Board of Adjustment/Sign Board of Appeals

Strategic Plan

1.1 Actively involve and engage stakeholders

Explanation

Reading and Public Hearing

The following Boards and Commissions have terms expiring November 2022. Staff notified members with expiring terms and advertised the application period. The applications for appointment, and rosters for each are attached.

Library Board Expiring Terms	Library Board Applicants
Gary McPherson, Place 2	Gary McPherson
Molly Skinner, Place 4	Molly Skinner
Joan Roberts, Place 6	Joan Roberts
Joy Lee, Place 7	Joy Lee
Alternate 2, Vacant	

Metroport Teen Court Expiring Terms	Metroport Teen Court Applicants
Cassandra Fogle	Amy Redfearn
Sayeda Syed	Sayeda Syed

P&Z Expiring Terms	P&Z Applicants
David Groves, Place 1	Alphonso, Mark
Larry Williamson, Place 2	David Groves
Sayeda Syed, Place 3	Tony Pistilli
Tim Raine, Place 4	Tim Raine
	Molly Skinner
	Sayeda Syed

ZBA/SBA Expiring Terms	ZBA/SBA Applicants
Richard Vallario, Place 1	Richard Vallario
Dee Kamerman, Place 2	Dee Kamerman
Dan Shadle, Place 3	Dan Shadle
Alternate 2	

This item provides for the appointment of members to each of the Boards and Commissions. All terms are a two-year appointment, expiring November 2024.

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments

1. Rosters - Expiring Terms
2. 2022 Library Board Applications
3. 2022 Metroport Teen Court Applications
4. 2022 Planning and Zoning Applications
5. 2022 ZBA.SBA Applications

LIBRARY BOARD

PLACE 1

Kay Newton

6002 Meadowhill Drive

Colleyville, TX 76034

(817) 421-0139

gksafig@aol.com

TERM: Nov 2021 – Nov 2023

PLACE 2

Gary McPherson

316 Polo Trail

Colleyville, TX 76034

(972) 742-5778

McPherson7@verizon.net

TERM: Nov 2020 – Nov 2022

PLACE 3

Pat Jones

102 Van Buren Court

Colleyville, TX 76034

(817) 994-4880

Patjones102@gmail.com

TERM: Nov 2021 – Nov 2023

PLACE 4

Molly Skinner

309 Chestnut Bend

Colleyville, TX 76034

(214) 536-7219

mollyskinn@aol.com

TERM: Nov 2020 – Nov 2022

PLACE 5

Wanda Cotter

5601 Oak Top Drive

Colleyville, TX 76034

(806) 886-3661

Pleiades1972@gmail.com

TERM: Nov 2021 – Nov 2023

PLACE 6

Joan Roberts

5105 Overhill Drive

(817) 571-5721

jroberts52@gmail.com

TERM: Nov 2020 – Nov 2022

PLACE 7

Joy Fulton Lee

7109 Waldon Court

Colleyville, TX 76034

(817) 907-9293

joyfultonlee@gmail.com

TERM: Nov 2020 – Nov 2022

ALTERNATE 1

Joseph Stout

5505 Janet Lane

Colleyville, TX 76034

(817) 988-9488

josephstout@yahoo.com

TERM: Nov 2021 – Nov 2023

ALTERNATE 2

VACANT

EX-OFFICIO – Library Foundation

Denise Light

4601 Dartmoore Lane

Colleyville, TX 76034

(817) 319-6608

dflight16@yahoo.com

EX-OFFICIO – Friends of the Library

Joan Roberts

5105 Overhill Drive

Colleyville, TX 76034

(817) 571-5721

jroberts52@gmail.com

METROPORT TEEN COURT

Cassandra Fogle

5812 Qualis Path
Colleyville, TX 76034
H: (469) 544-6146
realtorcass@att.net
TERM: Nov 2020 – Nov 2022

Sayed Syed

6705 Sapphire Circle North
Colleyville, TX 76034
H: (817) 3400-5709
C: (817) 913-0474
sbilqees@gmail.com
TERM: Nov 2020 – Nov 2022

Metroport Teen Court Coordinator**Kristin McGrail**

600 State Street, Suite 1000
Southlake, TX 76092
W: (817) 748-8346
kmcgrail@ci.southlake.tx.us

Colleyville City Council Liaison**George Bond****Councilmember**

H: (817) 313-2222
gbond@colleyville.com

PLANNING AND ZONING COMMISSION

PLACE 1

David Groves

5702 Ponderosa Street

Colleyville, TX 76034

(817) 689-9532

David.groves11@gmail.com

TERM: Nov 2020 – Nov 2022

PLACE 2

Lawrence Williamson

709 Thomas Street

Colleyville, TX 76034

(817) 791-4730

Lawrence.S.Williamson@gmail.com

TERM: Nov 2020 – Nov 2022

PLACE 3

Sayed Syed

6705 Sapphire Circle North

Colleyville, TX 76034

(817) 913-0474

sbilqees@gmail.com

TERM: Nov 2020 - Nov 2022

PLACE 4

Tim Raine

3104 Queensbury Way Court

Colleyville, TX 76034

(817) 360-6119

Timraine25@gmail.com

TERM: Nov 2020 - Nov 2022

PLACE 5

Jim Linn

7001 Westcoat Drive

Colleyville, TX 76034

(817) 229-0147

jimlinn@sbcglobal.net

TERM: March 2022 – Nov 2023

PLACE 6

Claudia Bevill

119 Cheek-Sparger Road

Colleyville, TX 76034

H: (817) 849-1360

ckbevill@hotmail.com

TERM: Nov 2021 – Nov 2023

PLACE 7

Scotty Richardson

2005 Reynolds Drive

Colleyville, TX 76034

(817) 676-2120

Labman0001@hotmail.com

TERM: Nov 2021 – Nov 2023

CITY COUNCIL LIAISON

George Dodson

7309 Balmoral Drive

Colleyville, TX 76034

H: (817) 937-3198

gdodson@colleyville.com

CITY COUNCIL LIAISON

Chuck Kelley

705 Hillside Drive

Colleyville, TX 76034

H: (817) 235-7883

ckelley@colleyville.com

ZONING BOARD OF ADJUSTMENT SIGN BOARD OF APPEALS

PLACE 4

Frank Carroll - Chair

1304 Alexandra Court
Colleyville, TX 76034
W: (817) 781-7086
H: (817) 577-3002
frankcarroll1917@gmail.com
TERM: Nov 2021 – Nov 2023

PLACE 1

Richard Vallario

201 Millwood Court
Colleyville, TX 76034
(817) 605-8008
W: (817) 988-4063
ricsharval@aol.com
TERM: Nov 2020 – Nov 2022

PLACE 2

Dee Kamerman

6016 L. D. Lockett Road
Colleyville, TX 76034
(817) 416-2277
deekamerman@hotmail.com
TERM: Nov 2020 – Nov 2022

PLACE 3

Dan Shadle

1208 Hardage Lane
Colleyville, TX 76034
(817) 689-7205
dshadle@ghn-mci.com
TERM: Nov 2020 – Nov 2022

PLACE 5

Mic Deakin

4828 Lakeside Drive
Colleyville, TX 76034
H: (817) 399-9885
W: (714) 348-4074
michaeldeakin@sbcglobal.net
TERM: Nov 2021 – Nov 2023

ALTERNATE 1

Eric Holland

5500 Sycamore Drive
Colleyville, TX 76034
(972) 983-9055
ericholland1974@yahoo.com
TERM: Nov 2022 – Nov 2023

ALTERNATE 2

VACANT

TERM: Nov 2020 – Nov 2022

CITY COUNCIL LIAISON

George Bond

3104 St. Albans Circle
Colleyville, TX 76034
H: (817) 313-2222
gbond@colleyville.com



Application for Appointment

Planning and Zoning Commission and Zoning Board of Adjustment applicants are required to file the Financial Disclosure and Business Conflict of Interest form. [Download the financial disclosure form here.](#) Select Board, Commission, or Committee Applying For Below: (preference 1, 2, 3)

1. Library Board
2. CLICK HERE TO MAKE SELECTION
3. CLICK HERE TO MAKE SELECTION

Name: ☐ Ms. ☒ Mrs. ☐ Mr. Joy F. Lee

Address: 7109 Waldon Ct, Colleyville, TX. 76034

Phone: 817-907-9292 E-mail Address: joyfultonlee@gmail.com

How long have you been a Colleyville resident? 14 years

☒ I understand and consent to the following: 1. attendance and active support is required for each appointee; 2. I am required to comply with the Texas Open Meetings Act training; 3. I must bring my own device to meetings to view packet information; 4. I consent to the City's use and release of all information provided in this application. ☐ Additional materials attached.

1. City service/experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:

I am a current Library Board member and am hoping to renew for another term. I also previously served two terms with the City of Colleyville's Sidewalk Committee.

2. What do you perceive your role will be in serving on a board, commission, or committee?

To help discuss the City of Colleyville's vision for the future of the library.

3. In your opinion, what policies/programs/assets of Colleyville are working well?

I believe the library and parks and recreation programs are some of the best in the area! The library has a wide range of books as well as great programs for all ages. We are so lucky to have our library!

4. What are some issues in Colleyville which may require change?

As we grow in size, we will need to address connectivity - roads and sidewalks.

5. If you could influence the City in just one way, what would that be?

I would love to have paths and sidewalks everywhere throughout the city!

6. Please share your vision for the City of Colleyville.

I love our sweet city and hope that we can maintain the rural feel, but also develop and grow to include a more connected area. I believe the library plays an important part in bringing people together, sharing new ideas, and broadening minds.

All information provided is public pursuant to the Texas Public Information Act.

Please return completed application to: City Secretary, 100 Main Street, Colleyville, TX 76034 Office:
817.503.1130 Fax: 817.503.1139; CSOffice@colleyville.com.

For Office Use

Date Received: 10/11/22

Recorded/Printed:

Acknowledged By: AL



Application for Appointment

Planning and Zoning Commission and Zoning Board of Adjustment applicants are required to file the Financial Disclosure and Business Conflict of Interest form. Download the financial disclosure form here. **Select Board, Commission, or Committee Applying For Below: (preference 1, 2, 3)**

1. CLICK HERE TO MAKE SELECTION
2. CLICK HERE TO MAKE SELECTION
3. CLICK HERE TO MAKE SELECTION

Name: ☐ Ms. ☐ Mrs. ☒ Mr. Gary McPherson

Address: 316 Polo Trail Colleyville TX 76034

Phone: 972-742-5778 E-mail Address: mcpherson7@verizon.net

How long have you been a Colleyville resident? 20 years

☒ I understand and consent to the following: 1. attendance and active support is required for each appointee; 2. I am required to comply with the Texas Open Meetings Act training; 3. I must bring my own device to meetings to view packet information; 4. I consent to the City's use and release of all information provided in this application. ☒ Additional materials attached.

1. **City service/experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:**

Forty years of experience in human resources and strategic planning/executive leadership in aerospace/defense, public education, & library media services. Current President of the Colleyville Library Board,

2. **What do you perceive your role will be in serving on a board, commission, or committee?**

Contribute ideas, analysis, citizen input as required to Library staff and Library board as required. Ensure the City has appropriate resources and citizen involvement to continue to build a strong sense of community and positive relationships among Colleyville neighbors and guests. Ensure all parties are sensitive to the

3. **In your opinion, what policies/programs/assets of Colleyville are working well?**

Colleyville's public safety department, City offices, are well managed and produce outstanding results as measured by surveys and comparisons to other cities in Texas. Economic development has produced consistent revenue to the city despite the pandemic and Colleyville remains financially sound with low debt. City infrastructure and services are getting adequate funding and attention to ensure the community remains an

4. **What are some issues in Colleyville which may require change?**

Stricter code enforcement for properties and businesses that are decaying including financial assistance to those who need it to make improvements. Senior Center, major street corridors, some parks and recreation services need expansion or upgrades.

5. **If you could influence the City in just one way, what would that be?**

Encourage and demonstrate positive behaviors and dialogs that build community pride, ownership, and harmony while respecting our heritage and unique reputation as a desirable city to live in.

6. **Please share your vision for the City of Colleyville.**

Preserve our rural feel despite central location in the busy DFW area, continue to maintain and upgrade city common areas, parks, buildings, etc. Lead the City in being a catalyst and integrator of our schools, neighborhoods, churches, and businesses to help our citizens in need, respecting individual differences, etc.

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Please return completed application to: City Secretary, 100 Main Street, Colleyville, TX 76034 Office: 817.503.1130 Fax: 817.503.1139; CSOffice@colleyville.com.

For Office Use

Date Received: 10/13/22

Recorded/Printed:

Acknowledged By: AL



Application for Appointment

Planning and Zoning Commission and Zoning Board of Adjustment applicants are required to file the Financial Disclosure and Business Conflict of Interest form. [Download the financial disclosure form here.](#) Select Board, Commission, or Committee Applying For Below: (preference 1, 2, 3)

1. LIBRARY BOARD ▼
2. COLLEYVILLE CENTER ADVISORY COMMITTEE ▼
3. CLICK HERE TO MAKE SELECTION

Name: ☐ Ms. ☒ Mrs. ☐ Mr. Molly Skinner

Address: 309 Chestnut Bend Colleyville, TX 76034

Phone: 214 536-7219 E-mail Address: mollyskinn@aol.com

How long have you been a Colleyville resident? 30 years

☒ I understand and consent to the following: 1. attendance and active support is required for each appointee; 2. I am required to comply with the Texas Open Meetings Act training; 3. I must bring my own device to meetings to view packet information; 4. I consent to the City's use and release of all information provided in this application. ☐ Additional materials attached.

1. City service/experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:
8 yrs Library Board (incl. Chair, Vice-Chair), 6 yrs Senior Center Advisory Committee, 6 yrs Colleyville Center Advisory Committee, 23 yrs Metroport Meals on Wheels Colleyville Senior Center luncheon, 26 yrs Colleyville Area National Charity League, The Friends of the Colleyville Public Library

2. What do you perceive your role will be in serving on a board, commission, or committee?

Serving in an advisory role on agenda items, including long range planning, program development, provision of services, and budget review. Being an active participant in the Library's programs and services.

3. In your opinion, what policies / programs / assets of Colleyville are working well?

Library, parks, police, fire services are top notch. Growth has been managed positively, while preserving Colleyville's unique identity. The gift cards to support local businesses was a phenomenal approach to encourage citizens to shop at home.

4. What are some issues in Colleyville which may require change?

Our demographics continue to change, and we need to look at re-allocating resources as the population ages. The renovations to the Senior Center, and purchase of land for a Recreation Center are spot-on responses.

5. If you could influence the City in just one way, what would that be?

To have a balanced, cooperative, positive relationship between leadership and citizens

6. Please share your vision for the City of Colleyville.

To be the zip code of choice — safe, beautiful, economically sound. A unique identity, embracing our rural roots and progressive plans. A city where all residents feel welcomed and valued.

All information provided is public pursuant to the Texas Public Information Act.

Please return completed application to: City Secretary, 100 Main Street, Colleyville, TX 76034 Office: 817.503.1130 Fax: 817.503.1139; CSOffice@colleyville.com.

For Office Use

Date Received: 10/14/22

Recorded/Printed:

Acknowledged By: AL



Application for Appointment

Planning and Zoning Commission and Zoning Board of Adjustment applicants are required to file the Financial Disclosure and Business Conflict of Interest form. [Download the financial disclosure form here.](#) Select Board, Commission, or Committee Applying For Below: (preference 1, 2, 3)

1. PARKS AND RECREATION ADVISORY BOARD
2. METROPORT TEEN COURT ADVISORY BOARD
3. COLLEYVILLE ECONOMIC DEVELOPMENT CORPORATION

▼

▼

▼

Name: ☐ Ms. ☒ Mrs. ☐ Mr. Amy Redfearn

Address: 7300 Chanel Court, Colleyville, TX 76034

Phone: 972-896-3796 E-mail Address: amyredfearn@verizon.net

How long have you been a Colleyville resident? 21 years

☒ I understand and consent to the following: 1. attendance and active support is required for each appointee; 2. I am required to comply with the Texas Open Meetings Act training; 3. I must bring my own device to meetings to view packet information; 4. I consent to the City's use and release of all information provided in this application. ☒ Additional materials attached.

1. City service/experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:

I have had the privilege of serving the City of Colleyville as an Economic Development Committee member (2013), Health & Lifestyle Coordinator (2015) where I secured a \$15,000 grant from Baylor Scott & White, was Chair of the Special Events Committee (2015-17) and most recently Colleyville Center Advisory

2. What do you perceive your role will be in serving on a board, commission, or committee?

To contribute with kindness in a servant leader role. Representing as best I can the desires of this great city, acknowledging the parameters & direction of our city leaders.
I will volunteer, work, and show up at events sponsored by our city.

3. In your opinion, what policies/programs/assets of Colleyville are working well?

I just love the special events our city sponsors. From the Christmas Tree Lighting, to the Ride, White & Susa (stars & Guitars) where I implemented the "reserved tables" at the event.
I worked with Leslie and the Colleyville Center to envision an outdoor auditorium & the newly renovated outdoorspace.

4. What are some issues in Colleyville which may require change?

We have an opportunity to enhance our communication to our citizens about impactful projects (ie. the entrance pillars at the entry of the city). Coming up with different modes of communication that meet the different populations. Some people use social media, some rely on email, or signage indicating a zoning change

5. If you could influence the City in just one way, what would that be?

Kindness produces grace. Grace allows citizens to be open to one another & hear opinions/concerns, thus creating a transparent & unified city. I try and lead by example.
I live, work (Lifetime), and attend church (First Colleyville) in this city. I am very invested in it's success.

6. Please share your vision for the City of Colleyville.

The "gift card" the City sends to shop at a local business is BRILLIANT!!! Keep up the great work!

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Please return completed application to: City Secretary, 100 Main Street, Colleyville, TX 76034 Office: 817.503.1130 Fax: 817.503.1139; CSOffice@colleyville.com.

For Office Use

Date Received: 10/6/2022

Recorded/Printed:

Acknowledged By: AL



Application for Appointment

Planning and Zoning Commission and Zoning Board of Adjustment applicants are required to file the Financial Disclosure and Business Conflict of Interest form. Download the financial disclosure form here. Select Board, Commission, or Committee Applying For Below: (preference 1, 2, 3)

1. PLANNING AND ZONING COMMISSION
2. METROPORT TEEN COURT ADVISORY BOARD
3. COLLEYVILLE ECONOMIC DEVELOPMENT CORPORATION

Name: ☐ Ms. ☒ Mrs. ☐ Mr. Sayeda Bilqees Syed

Address: 6705 Sapphire Circle North, Colleyville, TX 76034

Phone: (817)913-0474 E-mail Address: sbilqees@gmail.com

How long have you been a Colleyville resident? 9 Years

☒ I understand and consent to the following: 1. attendance and active support is required for each appointee; 2. I am required to comply with the Texas Open Meetings Act training; 3. I must bring my own device to meetings to view packet information; 4. I consent to the City's use and release of all information provided in this application. ☒ Additional materials attached.

1. City service/experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:
List Attached.

2. What do you perceive your role will be in serving on a board, commission, or committee?
Honesty, Integrity, Independent decision making

3. In your opinion, what policies/programs/assets of Colleyville are working well?

Keeping property tax lower in the region is one of the biggest success. Some library programs for kids of all ages specially summer reading program. Gift card program.

4. What are some issues in Colleyville which may require change?
There is always room for improvement and make changes accordingly.

5. If you could influence the City in just one way, what would that be?
I could use the best of my education, knowledge and ability to solving issues as a team player or as independent decision maker.

6. Please share your vision for the City of Colleyville.
Small town feel with the amenities of modern world.

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Please return completed application to: City Secretary, 100 Main Street, Colleyville, TX 76034 Office:
817.503.1130 Fax: 817.503.1139; CSOffice@colleyville.com.

For Office Use

Date Received:

Recorded/Printed:

Acknowledged By:

1. City service and experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:

- Worked as Flood Control / SCADA Engineer (City of Dallas, Trinity Watershed Management)
- Member, Tarrant County Appraisal Review Board (January 1, 2019 ~ December 31, 2020).
- Member, Planning & Zoning Commission since October 2019.
- Member, Metroport Teen Court advisory Board since October 2017.
- Member, Architectural Review Commission since February 2018.
- Member, Zoning Board of Adjustment/ Sign Board of Appeals October 2018 ~ October 2019.
- Member, Society of American Engineers (SAE)
- Member, American Society of Mechanical Engineers (ASME)
- PE (Professional Engineer, Pakistan)
- M. S. Mechanical Engineering



Application for Appointment

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1. CLICK HERE TO MAKE SELECTION
2. CLICK HERE TO MAKE SELECTION
3. CLICK HERE TO MAKE SELECTION

Name: ☐ Ms. ☐ Mrs. ☒ Mr. Mark Alphonso

Address: 5104 Old Oak Ln

Phone: 214-929-6446 E-mail Address: mark@montclairdfw.com

How long have you been a Colleyville resident? 6 years

☒ I understand and consent to the following: 1. attendance and active support is required for each appointee; 2. I am required to comply with the Texas Open Meetings Act training; 3. I must bring my own device to meetings to view packet information; 4. I consent to the City's use and release of all information provided in this application. ☒ Additional materials attached.

1. **City service/experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:**

See Attached

2. **What do you perceive your role will be in serving on a board, commission, or committee?**

See Attached

3. **In your opinion, what policies/programs/assets of Colleyville are working well?**

See Attached

4. **What are some issues in Colleyville which may require change?**

See Attached

5. **If you could influence the City in just one way, what would that be?**

See Attached

6. **Please share your vision for the City of Colleyville.**

See Attached

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Please return completed application to: City Secretary, 100 Main Street, Colleyville, TX 76034 Office:
817.503.1130 Fax: 817.503.1139; CSOffice@colleyville.com.

For Office Use

Date Received:

Recorded/Printed:

Acknowledged By:

Application for Planning and Zoning Commission
Mark Alphonso

Response to Question #1

Presently on the Board of the Chamber of Commerce (nominated by Mayor Richard Newton), and 2023 Chairman. 17 years' experience as a commercial construction developer in DFW. In 2019 went through the P&Z and City Counsel process for a project here in Colleyville, the Montclair Event Venue.

Response to Question # 2

I hope to support and protect our cities growth and integrity. I would like to share my knowledge and experience towards a commonsense approach to new business and commerce while upholding our cities successes as affluent residential neighborhoods.

Response to Question # 3

Our cities leadership, management, schools, police and fire departments I believe are second to none. With these assets we will be able to attract and keep a healthy residential outlook for many years to come. Attracting businesses for our residents such as retail & restaurants providing a reciprocal environment where both can thrive.

Response to Question # 4

I was able to experience our cities P&Z firsthand. While we were successful in getting approval for our project, I feel it was much more difficult to accomplish than it should have been. I fear prospective projects good for our city may have been steered away in the past. I hope to be an advocate of a fair balance and reason in our future.

Response to Question # 5

If I could have an influence in Colleyville, it would be to enforce and protect our affluent neighborhoods, to maintain the health and longevity of the city, and to look forward so that we are prepared for what the future will bring.

Response to Question # 6

I envision in most ways what we have here now. Living in a neighborhood where my family is safe. recreation readily accessible such as our well-maintained parks and sports fields. An increase in dining and entertainment locations, so that residents do not have to travel away keeping tax dollars here. Well maintained and quality-built streets, sidewalks, city amenities that tell guests to our city that this is a very nice place, and we are proud!



Application for Appointment

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1. PLANNING AND ZONING COMMISSION
2. CLICK HERE TO MAKE SELECTION
3. CLICK HERE TO MAKE SELECTION

Name: ☐ Ms. ☐ Mrs. ☒ Mr. David S. Groves

Address: 5702 Ponderosa St Colleyville, Texas 76034-6038

Phone: 817 689-9532 E-mail Address: david.groves11@gmail.com

How long have you been a Colleyville resident? 31 Years

☒ I understand and consent to the following: 1. attendance and active support is required for each appointee; 2. I am required to comply with the Texas Open Meetings Act training; 3. I must bring my own device to meetings to view packet information; 4. I consent to the City's use and release of all information provided in this application. ☐ Additional materials attached.

1. **City service/experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:**

I've been a member of the Colleyville Planning and Zoning Commission since November 2020.
Board Member or Officer of previous HOA's in the City of Colleyville.

2. **What do you perceive your role will be in serving on a board, commission, or committee?**

My role as Planning and Zoning Commission member is to make recommendations to the Mayor and Council on proposed zoning changes and development cases within the city.

3. **In your opinion, what policies / programs / assets of Colleyville are working well?**

With years of outstanding leadership, and a supportive staff the City of Colleyville is running very well both fiscally and in terms of attracting high quality development. This makes the city a desired place to live.

4. **What are some issues in Colleyville which may require change?**

As the city becomes "Fully Built Out" finding the right opportunities for development could be challenging. I

5. **If you could influence the City in just one way, what would that be?**

My goal is to make Colleyville even better in the years to come by supporting the Mayor, Council and City Staff in bringing the Master Plan into focus as the city becomes built out.

6. **Please share your vision for the City of Colleyville.**

My vision for Colleyville is a thriving and welcoming city that offers low density housing, safety for it's residents and afford-ability.

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Please return completed application to: City Secretary, 100 Main Street, Colleyville, TX 76034 Office:
817.503.1130 Fax: 817.503.1139; CSOffice@colleyville.com.

For Office Use

Date Received: 10/17/22

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Acknowledged By: AL



Application for Appointment

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1. PLANNING AND ZONING COMMISSION
2. COLLEYVILLE ECONOMIC DEVELOPMENT CORPORATION
3. ADHOC: GENERAL FUND CIP FEE ADVISORY COMMITTEE

Name: ☐ Ms. ☒ Mrs. ☐ Mr. Tony Pistilli

Address: 5912 Chestnut Bend

Phone: 763-228-1867 E-mail Address: tonypistilli@att.net

How long have you been a Colleyville resident? 1/2 year

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1. City service/experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:

Council Member, Metropolitan Council
2003 to 2011

(The Metropolitan Council is a 17-member body that is appointed by the Governor to provide oversight and policy decisions for the 7 county, Minneapolis/St. Paul metropolitan region)

- Represented approximately 168,000 residents in 8 communities, communicate key messages to residents and elected constituencies and maintained positive relationships with local, county and regional officials, state representatives, state senators and the Governor's office
- Developed, reviewed and approved several regional systems budgets totaling in excess of \$600,000,000
- Developed policy relevant to planning for the development of the Twin Cities Metropolitan area and participated in the drafting of the Regional Development Framework
- Member of the Executive Management Team for the Metropolitan Council, Chair of the Community Development and Land Use Advisory Committees and Member of the Management Committee, Metro GIS & Northwest BRT committees

Council Member, City of Brooklyn Park, Minnesota
2001 to 2003

- Developed and established city goals, policies and long-range strategic plans and communicated complex tax, policy and procedural aspects of the city to the public
- Developed, reviewed and approved various municipal budgets totaling over \$60 million
- President – Brooklyn Park Economic Development Authority and Chair - Planning Commission

2. What do you perceive your role will be in serving on a board, commission, or committee?

Be knowledgeable, prepared and participate as requested and required

3. In your opinion, what policies / programs / assets of Colleyville are working well?

Colleyville is a great community. We lived nearby for many years and always admired the community, now we are able to live here!

4. What are some issues in Colleyville which may require change?

Long range planning, orderly development of open lands and balancing growth with maintaining the rural

feel of the community

5. If you could influence the City in just one way, what would that be?

Development standards that preserve the character of the community

6. Please share your vision for the City of Colleyville.

Continue to be a community with a rural feel, while offering all of the amenities of city living. A focus on residents with a spirit of community involvement and transparent government leadership.

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***Please return completed application to: City Secretary, 100 Main Street, Colleyville, TX 76034 Office:
817.503.1130 Fax: 817.503.1139; CSOffice@colleyville.com.***

For Office Use

Date Received: 10/3/22

Recorded/Printed:

Acknowledged By: AL



Application for Appointment

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1. PLANNING AND ZONING
2. CLICK HERE TO MAKE SELECTION
3. CLICK HERE TO MAKE SELECTION

Name: ☐ Ms. ☐ Mrs. ☒ Mr. Tim M. Raine

Address: 3104 Queensbury Way Ct.

Phone: 817-360-6119 E-mail Address: timraine25@gmail.com

How long have you been a Colleyville resident? 15+ years

☒ I understand and consent to the following: 1. attendance and active support is required for each appointee; 2. I am required to comply with the Texas Open Meetings Act training; 3. I must bring my own device to meetings to view packet information; 4. I consent to the City's use and release of all information provided in this application. ☐ Additional materials attached.

1. **City service/experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:**

Currently serving on P&Z...past member of the Water Committee...past SVP of a financial institution with area of emphasis in real estate...past managerial roles with FDIC in real estate...past GCISD Board member and past President...college graduate in business...

2. **What do you perceive your role will be in serving on a board, commission, or committee?**

My role would be to utilize my knowledge and experience to make a positive contribution to the commission in its decision making process based on my experience, insight and the established objectives of the City Council.

3. **In your opinion, what policies / programs / assets of Colleyville are working well?**

I think our city has been maximizing our potential while exercising a high degree of financial prudence for several years. now. It is running very well. Unless some extraordinary opportunity or circumstance arises, I would say the current direction should not change.

4. **What are some issues in Colleyville which may require change?**

Due to the growth of our city, and traffic demands in some areas, I would think road capacity issues are going to have to be dealt with in a very targeted way to maintain and/or enhance the quality of life.

5. **If you could influence the City in just one way, what would that be?**

I would say "keep doing what you're doing".

6. **Please share your vision for the City of Colleyville.**

My vision would be to maintain our low density, maximize our commercial areas, maintain and enhance the quality of life and continue to follow through with the Sidewalk Master Plan incrementally.

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Please return completed application to: City Secretary, 100 Main Street, Colleyville, TX 76034 Office: 817.503.1130 Fax: 817.503.1139; CSOffice@colleyville.com.

For Office Use

Date Received: 10/18/2022

Recorded/Printed:

Acknowledged By: AL



Application for Appointment

Planning and Zoning Commission and Zoning Board of Adjustment applicants are required to file the Financial Disclosure and Business Conflict of Interest form. [Download the financial disclosure form here.](#) Select Board, Commission, or Committee Applying For Below: (preference 1, 2, 3)

1. LIBRARY BOARD ▼
2. COLLEYVILLE CENTER ADVISORY COMMITTEE ▼
3. CLICK HERE TO MAKE SELECTION

Name: ☐ Ms. ☒ Mrs. ☐ Mr. Molly Skinner

Address: 309 Chestnut Bend Colleyville, TX 76034

Phone: 214 536-7219 E-mail Address: mollyskinn@aol.com

How long have you been a Colleyville resident? 30 years

☒ I understand and consent to the following: 1. attendance and active support is required for each appointee; 2. I am required to comply with the Texas Open Meetings Act training; 3. I must bring my own device to meetings to view packet information; 4. I consent to the City's use and release of all information provided in this application. ☐ Additional materials attached.

1. **City service/experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:**
8 yrs Library Board (incl. Chair, Vice-Chair), 6 yrs Senior Center Advisory Committee, 6 yrs Colleyville Center Advisory Committee, 23 yrs Metroport Meals on Wheels Colleyville Senior Center luncheon, 26 yrs Colleyville Area National Charity League, The Friends of the Colleyville Public Library

2. **What do you perceive your role will be in serving on a board, commission, or committee?**

Serving in an advisory role on agenda items, including long range planning, program development, provision of services, and budget review. Being an active participant in the Library's programs and services.

3. **In your opinion, what policies / programs / assets of Colleyville are working well?**

Library, parks, police, fire services are top notch. Growth has been managed positively, while preserving Colleyville's unique identity. The gift cards to support local businesses was a phenomenal approach to encourage citizens to shop at home.

4. **What are some issues in Colleyville which may require change?**

Our demographics continue to change, and we need to look at re-allocating resources as the population ages. The renovations to the Senior Center, and purchase of land for a Recreation Center are spot-on responses.

5. **If you could influence the City in just one way, what would that be?**

To have a balanced, cooperative, positive relationship between leadership and citizens

6. **Please share your vision for the City of Colleyville.**

To be the zip code of choice — safe, beautiful, economically sound. A unique identity, embracing our rural roots and progressive plans. A city where all residents feel welcomed and valued.

All information provided is public pursuant to the Texas Public Information Act.

Please return completed application to: City Secretary, 100 Main Street, Colleyville, TX 76034 Office: 817.503.1130 Fax: 817.503.1139; CSOffice@colleyville.com.

For Office Use

Date Received: 10/14/22

Recorded/Printed:

Acknowledged By: AL



Application for Appointment

Planning and Zoning Commission and Zoning Board of Adjustment applicants are required to file the Financial Disclosure and Business Conflict of Interest form. Download the financial disclosure form here. Select Board, Commission, or Committee Applying For Below: (preference 1, 2, 3)

1. PLANNING AND ZONING COMMISSION
2. METROPORT TEEN COURT ADVISORY BOARD
3. COLLEYVILLE ECONOMIC DEVELOPMENT CORPORATION

Name: ☐ Ms. ☒ Mrs. ☐ Mr. Sayeda Bilqees Syed

Address: 6705 Sapphire Circle North, Colleyville, TX 76034

Phone: (817)913-0474 E-mail Address: sbilqees@gmail.com

How long have you been a Colleyville resident? 9 Years

☒ I understand and consent to the following: 1. attendance and active support is required for each appointee; 2. I am required to comply with the Texas Open Meetings Act training; 3. I must bring my own device to meetings to view packet information; 4. I consent to the City's use and release of all information provided in this application. ☒ Additional materials attached.

1. City service/experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:
List Attached.

2. What do you perceive your role will be in serving on a board, commission, or committee?
Honesty, Integrity, Independent decision making

3. In your opinion, what policies/programs/assets of Colleyville are working well?

Keeping property tax lower in the region is one of the biggest success. Some library programs for kids of all ages specially summer reading program. Gift card program.

4. What are some issues in Colleyville which may require change?
There is always room for improvement and make changes accordingly.

5. If you could influence the City in just one way, what would that be?
I could use the best of my education, knowledge and ability to solving issues as a team player or as independent decision maker.

6. Please share your vision for the City of Colleyville.
Small town feel with the amenities of modern world.

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Please return completed application to: City Secretary, 100 Main Street, Colleyville, TX 76034 Office:
817.503.1130 Fax: 817.503.1139; CSOffice@colleyville.com.

For Office Use

Date Received:

Recorded/Printed:

Acknowledged By:

1. City service and experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:

- Worked as Flood Control / SCADA Engineer (City of Dallas, Trinity Watershed Management)
- Member, Tarrant County Appraisal Review Board (January 1, 2019 ~ December 31, 2020).
- Member, Planning & Zoning Commission since October 2019.
- Member, Metroport Teen Court advisory Board since October 2017.
- Member, Architectural Review Commission since February 2018.
- Member, Zoning Board of Adjustment/ Sign Board of Appeals October 2018 ~ October 2019.
- Member, Society of American Engineers (SAE)
- Member, American Society of Mechanical Engineers (ASME)
- PE (Professional Engineer, Pakistan)
- M. S. Mechanical Engineering



Application for Appointment

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1. SIGN BOARD/ZONING BOARD OF ADJUSTMENT



2. CLICK HERE TO MAKE SELECTION

3. CLICK HERE TO MAKE SELECTION

Name: ☐ Ms. ☐ Mrs. ☒ Mr. Dan Shadle

Address: 1208 Hardage Lane, Colleyville TX 76034

Phone: 817-689-7205 E-mail Address: dshadle@ghn-mci.com

How long have you been a Colleyville resident? 18 years

☒ I understand and consent to the following: 1. attendance and active support is required for each appointee; 2. I am required to comply with the Texas Open Meetings Act training; 3. I must bring my own device to meetings to view packet information; 4. I consent to the City's use and release of all information provided in this application. ☒ Additional materials attached.

1. City service/experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:

Served on the ZBA/ SBA.

Coached in the Colleyville Youth Soccer Association. Coached in the Colleyville Youth Baseball Association. Coached in the Mustand Panther Youth Football Association.

2. What do you perceive your role will be in serving on a board, commission, or committee?

My role is to bring an independent voice to any request/issue that is brought before the board.

3. In your opinion, what policies / programs / assets of Colleyville are working well?

I am fortunate to live in a city that has incredible programs and municipalities for their citizens. I use the biking path/ jogging path on a daily basis. We have had a close experience with the Colleyville Fire Department and the city departments. We had a house fire in April 2021 and were displaced for 8 months. the city did a great job in helping us get back into our house.

4. What are some issues in Colleyville which may require change?

None.

5. If you could influence the City in just one way, what would that be?

I will always extol the benefits of the City of Colleyville to anyone that I can.

6. Please share your vision for the City of Colleyville.

I am pleased with the current path of the City of Colleyville under the leadership of Bobby Lindamood and am excited about the future.

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817.503.1130 Fax: 817.503.1139; CSOffice@colleyville.com.

For Office Use

Date Received:

Recorded/Printed:

Acknowledged By:



Application for Appointment

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1. SIGN BOARD/ZONING BOARD OF ADJUSTMENT



2. CLICK HERE TO MAKE SELECTION

3. CLICK HERE TO MAKE SELECTION

Name: ☐ Ms. ☒ Mrs. ☐ Mr. Dee Kamerman

Address: 6016 LD Lockett Road, Colleyville, TX 76034

Phone: 8174162277 E-mail Address: deekamerman@hotmail.com

How long have you been a Colleyville resident? 21 years

☒ I understand and consent to the following: 1. attendance and active support is required for each appointee; 2. I am required to comply with the Texas Open Meetings Act training; 3. I must bring my own device to meetings to view packet information; 4. I consent to the City's use and release of all information provided in this application. ☐ Additional materials attached.

1. **City service/experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:**

Zoning and Sign Board since 2014, Colleyville Women's Club since 2014, Math educator for 44 years, hired the TSA after 911, worked for the Federal Government, volunteer for Grace, Salvation Army, and Goodfellow Fund.

2. **What do you perceive your role will be in serving on a board, commission, or committee?**

As a member of the community, we need to step up to help serve and be committed to following the guidelines of the city. It is important to stay neutral and study the facts to make the best judgement for the community that they serve. Knowledge is important to continue the vision of the community.

3. **In your opinion, what policies / programs / assets of Colleyville are working well?**

The same feelings and wants for my family, is what I see that is making Colleyville a place families want to move here and has also been shown by the value of the real estate at the present time. Colleyville has not only been growing at a slow, but smooth pace, which is the same pace the growth of businesses. This pace has been one to show thought and reason in every move to make this a great place to live.

4. **What are some issues in Colleyville which may require change?**

Let members of boards and committees work to help the community to be strong, as this will be the cities own Public Relation People. Outside of the city, I hear others think there are political fighting going on. There needs to be a coming together for the good of everyone.

5. **If you could influence the City in just one way, what would that be?**

To continue to serve on committees and boards to help the city face the growth and changes going on at the present time.

I want to be a positive voice for Colleyville.

6. **Please share your vision for the City of Colleyville.**

I moved here from another state where we had space between our homes, a great place to raise our children, lots of parks, and the feel of a small town. We had great schools, lots of community activities and businesses in the city so we didn't have to leave to buy goods and services, and several churches to meet the needs of our diverse citizens.

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For Office Use

Date Received: 10/10/22

Recorded/Printed:

Acknowledged By: AL



Application for Appointment

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1. SIGN BOARD/ZONING BOARD OF ADJUSTMENT
2. CLICK HERE TO MAKE SELECTION
3. CLICK HERE TO MAKE SELECTION

Name: ☐ Ms. ☐ Mrs. ☒ Mr. Richard Vallario

Address: 201 Mill Wood ct, Colleyville, Tx

Phone: 817-988-4063 E-mail Address: ricsharval@aol.com

How long have you been a Colleyville resident? 24 years

☒ I understand and consent to the following: 1. attendance and active support is required for each appointee; 2. I am required to comply with the Texas Open Meetings Act training; 3. I must bring my own device to meetings to view packet information; 4. I consent to the City's use and release of all information provided in this application. ☐ Additional materials attached.

1. City service/experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:

I have been on the Zoning Board of Adjustments and Sign Board for more than 6 years.

2. What do you perceive your role will be in serving on a board, commission, or committee?

To preserve the quality of life in Colleyville, adhere to ordinances and regulations, work for the people.

3. In your opinion, what policies/programs/assets of Colleyville are working well?

Youth programs, Library, schools.

4. What are some issues in Colleyville which may require change?

Parks need maintenance, update sign ordinances.

5. If you could influence the City in just one way, what would that be?

Promote businesses and quality of life.

6. Please share your vision for the City of Colleyville.

Keep our Home Town feel.

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Please return completed application to: City Secretary, 100 Main Street, Colleyville, TX 76034 Office:
817.503.1130 Fax: 817.503.1139; CSOffice@colleyville.com.

For Office Use

Date Received: 10/5/22

Recorded/Printed:

Acknowledged By: AL



City of Colleyville City Council Agenda Briefing

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

Agenda Number 5a

Agenda Date 11/15/2022

Number 5

Type Report

Department Finance

Title

Monthly Financial Report - October 2022

Explanation

General Fund

October represents the first month for FY2023. Through October, revenues and expenses look to be in line with the last fiscal year, with only about \$248,000 revenue intake and close to \$1.5 million in spending. A year-to-date deficit is always anticipated for the first two months of the fiscal year. Spending tends to be fairly consistent from month-to-month due to payroll costs being the bulk of the City's budget. Revenue intake, however, is much more concentrated in the December through March months, as this is the timeframe in which the City receives its property taxes. Staff anticipates another deficit in November, followed by surpluses each month for the remainder of FY23.

Sales tax revenue

The City's final sales tax collection for FY22, representing sales made in September, came in this month and it showed a slight decrease of 1.2% over last September. This represents a significant difference from the overwhelmingly positive monthly increases the City has seen in the past several years, although it was anticipated these increases would come back down at some point. To provide some context, this month's collections makes for only the fourth year-over-year decrease in the past thirty-six months. In fact, since 2020 Colleyville's sales tax has grown a total of 25%, or from \$8.5 million in 2020 to \$10.29 million this year. Similar results have been seen across the state.

Utility Fund

Through the first month of the fiscal year, the Utility Fund has collected 11% of its budgeted revenue and spent 7% of its budgeted expenses, which is very much in line with the previous year. We are seeing a significantly stronger surplus in this month's figures as opposed to October of 2021 by about \$200,000. As the summary above shows, the majority of our surplus is coming from our relationship with the Trinity River Authority. However, as of the date of this report, we have yet to be billed for operations and maintenance costs for October, so this will likely change. In previous years, the City has reached its revenue requirement for the Trinity River Authority and was therefore underbilled during the months of October and November. At this point it isn't clear if this is the case, but staff will continue to monitor communication from

TRA. The City's direct overhead costs, consisting primarily of personnel and maintenance expenses, have been fully covered by the base rates during this period, with a surplus of \$77,851.

The Trinity River Authority is the water/wastewater provider used by Colleyville and several other local cities. Each year, the Authority apportions its operating budget among its customer cities based on projected water usage. After the year concludes, the Authority "trues up" its actual expenditures with its actual revenues. In the event there is a shortfall, the Authority will charge its customer cities an additional amount. If there is a surplus, the Authority issues prorated refunds to each customer city.

Drainage Fund

To date, the Drainage Utility Fund has received 8% of its revenue and spent 5% of its expenditures. This fund's cash flow is in line with the previous year, with a surplus of about \$47,000. The fund paid off its remaining revenue bond in FY21, resulting in annual savings of almost \$130,000 from the past year. Historically, drainage fee revenues tended to average 1.2% higher than the previous fiscal year. However, as the City reaches buildout, these revenues tend to be more stable from year to year. At this point, we're seeing a similar monthly figure as last year, at almost \$85,000. As with our other operating funds, any year-end surplus will be moved for use in the City's Capital Improvement Plan.

Hotel Fund

COVID-related economic disruptions took a toll on any travel-related revenues in the last few years, but the Hotel Occupancy Tax Fund has kept a strong fund balance. Fortunately, travel activities are on the rise and revenue in this fund has been making a comeback since early FY22. Total FY22 Hotel Tax Revenue came in at around \$200,000 and staff expects a significant increase during this year. Last year's ending fund balance came to \$160,000, and the current balance is sitting at almost \$150,000 with no revenue yet collected for FY23. Costs funded here include personnel related directly to advertising the City as well as Colleyville Center costs and some special events.

Debt Service Fund

Being predominately funded through property taxes, the Debt Service fund has yet to receive a substantial portion of its revenue this year. Cash-flow for this fund is very predictable, as most revenues are recognized in December/January and debt service payments occur twice annually, with lease payments also occurring throughout the year. As of October's figures, the fund is running a deficit of about \$168,500 due to a lease payment made in October. It should be noted that our updated property tax forms necessitate a planned spend down of fund balance by \$160,000 this year. The City's current outstanding bonds are on schedule to be paid off in 2027, and the potential new \$10 million issue will be callable in 2030.

Attachments

1. October 2022 MFR
2. October 2022 - Monthly Financial Report Presentation

Monthly Financial Report - October 2022

General Fund

% of year Completed

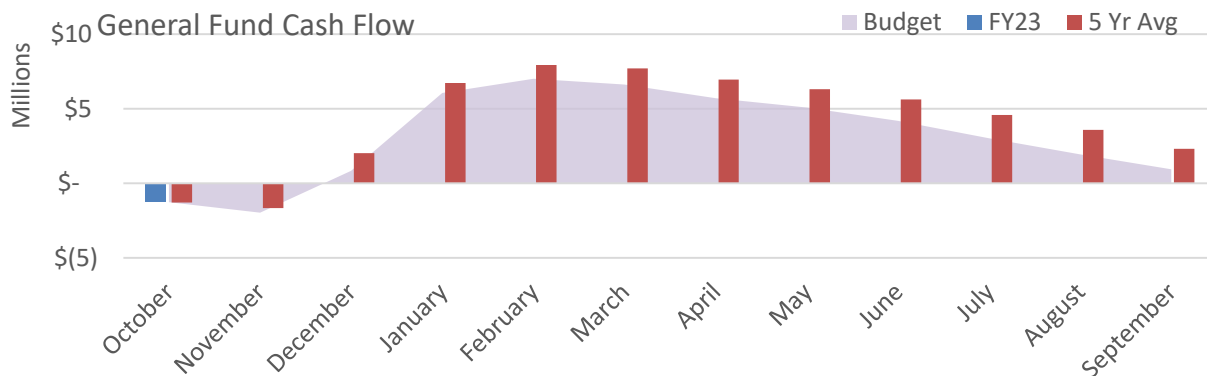
8%

% of Budget Spent

6%

	FY23 Budget	FY23 YTD	% of Budget	FY22 YTD	FY22% of Budget
Revenues	\$ 26,227,785	\$ 247,795	1%	\$ 224,452	1%
Expenditures	\$ 25,297,424	\$ 1,469,738	6%	\$ 1,577,606	6%
	\$ 930,361	\$ (1,221,943)		\$ (1,353,154)	

October represents the first month for fiscal year 2023. Through October, revenues and expenses look to be in line with what we saw last fiscal year, with only about \$248,000 revenue intake and close to \$1.5m in spending. As the chart below shows, a year-to-date deficit is always anticipated for the first two months of the fiscal year. Spending tends to be fairly consistent from month-to-month due to payroll costs being the bulk of the City's budget. Revenue intake, however, is much more concentrated to the December through March months, as this is the timeframe in which the City receives its property taxes. Staff anticipates another deficit in November, followed by surpluses each month for the remainder of FY23.



General Fund Highlights

Revenue (FY23/FY22) * Does not include federal ARPA funds

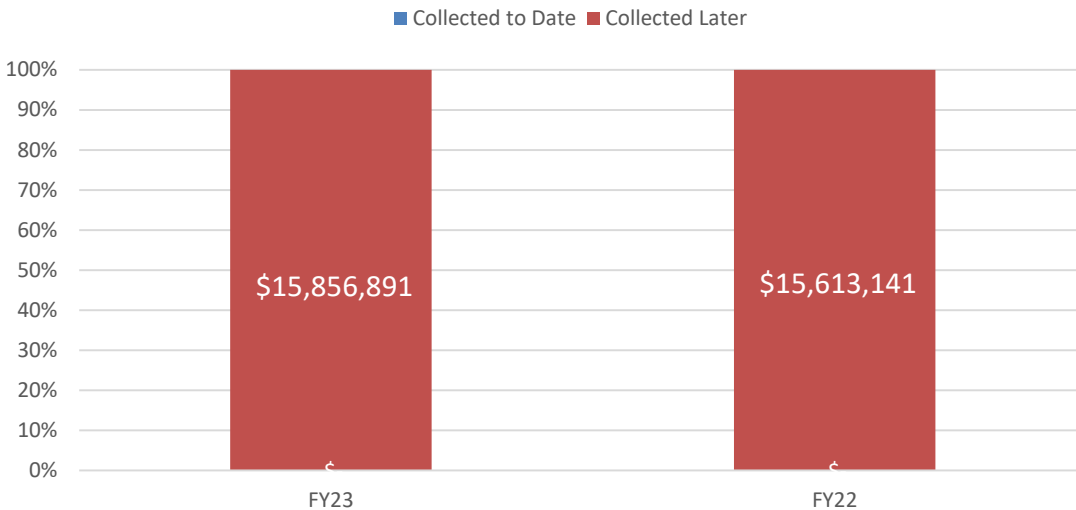
Property Tax	\$00k	Sales Tax	\$0k	Franchise Tax	-\$1k
	➔		➔		⬇️
Licenses	+\$17k	Other Revenue	+\$7k	Total Rev	+\$23k
	⬆️		⬆️		⬆️

Expenditures (FY23/22)

Personnel	-\$82k	Contractual	+\$17k	Supplies	-\$25k
	⬇️		⬆️		⬇️
Capital	-\$17k	Transfers	\$ 0k	Total Exp	-\$108k
	⬇️		⬇️		⬇️

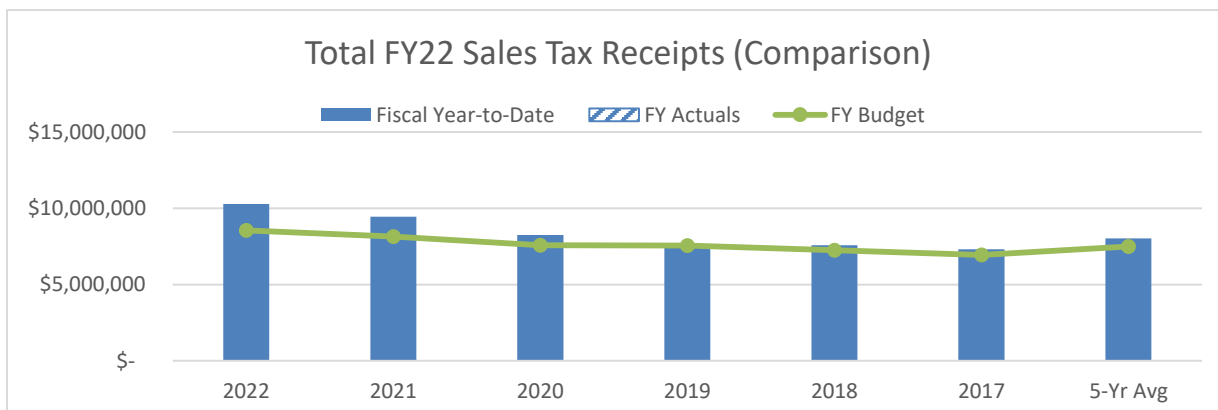
Monthly Financial Report - October 2022

Revenue Highlight: Property Tax



Colleyville anticipates receiving \$15.85m in General Fund property tax this year, which represents about a 1.5% increase from FY22. As with the previous four years, this increase comes from taxes off of new property, as opposed to increased taxes on existing property inside the City. Per Council direction, Colleyville's FY23 budget has been balanced using the no-new-revenue tax rate, which is designed to keep residents' tax bills to Colleyville largely the same from year-to-

Revenue Highlight: Sales Tax



MTD Increase

↓ -1.2%

YTD Increase

↑ 8.9%



The City's final sales tax collection for FY22 (representing sales made in September) came in this month and it showed a slight decrease of 1.2% over last September. This represents a significant difference from the overwhelmingly positive monthly increases the City has seen in the past several years, although it was anticipated that these increases come back down at some point. To provide some context, this month's collections makes for only the fourth year-over-year decrease in the past thirty-six months. In fact, since 2020 Colleyville's sales tax has grown a total of 25%, or from \$8.5m in 2020 to \$10.29m this year. Similar results have been seen across the state.

Monthly Financial Report - October 2022

		% of year Completed		8%	
Water/Sewer Utility Fund		% of Budget Spent		7%	
	FY23 Budget	FY23 YTD	% of Budget	FY22 YTD	FY22% of Budget
Revenues	\$ 19,832,854	\$ 2,109,535	11%	\$ 1,907,598	11%
Expenditures	\$ 19,832,854	\$ 1,362,391	7%	\$ 1,360,595	8%
	\$ -	\$ 747,144		\$ 547,003	

Breakout of City's revenues/expenses from those related to the Trinity River Authority:

*TRA Revenue/Expense Summary				City Revenue/Expense Summary			
FY23 Budget		FY23 YTD		FY23 Budget		FY23 YTD	
Revs	\$ 15,878,131	\$	1,790,325	Revs	\$ 3,954,723	\$	319,210
Exps	\$ 15,428,131	\$	1,121,032	Exps	\$ 3,954,723	\$	241,359
Net	\$ 450,000	\$	669,293	Net	\$ (0)	\$	77,851

Through the first month of the fiscal year, the Utility Fund has collected 11% of its budgeted revenue and spent 7% of its budgeted expenses, which is very much in line with the previous year. We are seeing a significantly stronger surplus in this month's figures as opposed to October of 2021 by about \$200,000. As the summary above shows, the majority of our surplus is coming from our relationship with the Trinity River Authority. However, as of the date of this report we have yet to be billed for operations and maintenance costs for October, so this will likely change. In previous years the City has reached its revenue requirement for the Trinity River Authority and was therefore underbilled during the months of October and November. At this point it isn't clear if this is the case, but staff will keep an eye out for any communication from them. The City's direct overhead costs, consisting primarily of personnel and maintenance expenses, have been fully covered by the base rates during this period. with a surplus of \$77,851.

Annual Trinity River Authority True-Up

The Trinity River Authority is the water/wastewater provider used by Colleyville and several other local cities. Each year, the Authority apportions its operating budget among its customer cities based on projected water usage. After the year concludes, the Authority "trues up" its actual expenditures with its actual revenues. In the event there is a shortfall, the Authority will charge its customer cities an additional amount. If there is a surplus, the Authority issues prorated refunds to each customer city.

Expenditures (FY23/22)		Mostly TRA costs ↓			
Personnel	-\$10k	Contractual	+\$18k	Supplies	-\$6k
					
Capital	\$0k	Transfers	\$0k	Total Exp	+\$2k
					

Colleyville's rate structure enables the City to more easily manage years of varying water consumption from year-to-year. The majority of the City's rate is comprised of a direct pass-through to TRA for water costs. Funding for the City's operational costs come from a fixed monthly charge to customers based on meter size. The goal of this fund is to break-even at the end of the year.



Monthly Financial Report - October 2022

Drainage Utility Fund

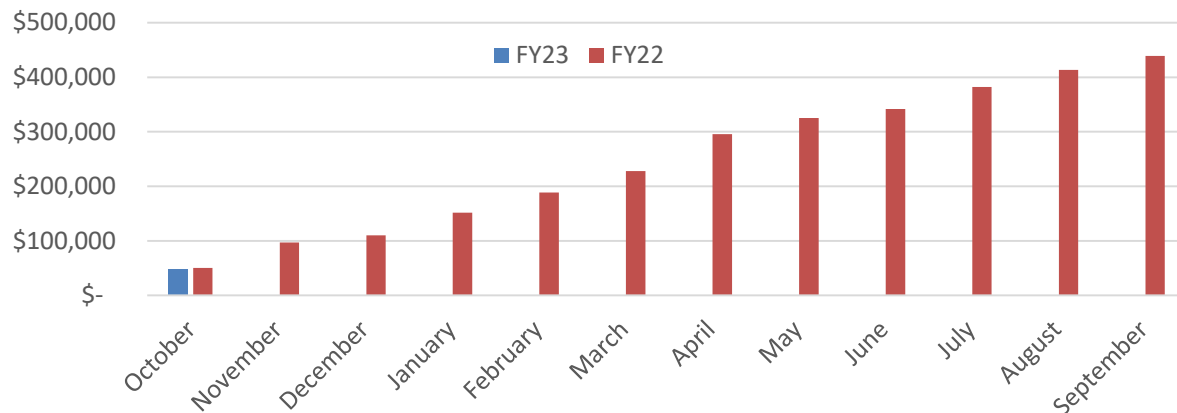
% of year Completed 8%

% of Budget Spent 5%

	FY23 Budget	FY23 YTD	% of Budget	FY22 YTD	FY22% of Budget
Revenues	\$1,045,000	\$ 84,677	8%	\$ 84,948	8%
Expenditures	\$ 721,619	\$ 37,159	5%	\$ 34,860	5%
	\$ 323,381	\$ 47,517		\$ 50,087	

To date, the Drainage Utility Fund has received 8% of its revenue and spent 5% of its expenditures. This fund's cash flow is in line with the previous year, with a surplus of about \$47,000. The fund paid off its remaining revenue bond in FY21, resulting in annual savings of almost \$130,000 from the past year. Historically, drainage fee revenues tended to average at 1.2% higher than the previous fiscal year. However, as the City reaches build out these revenues tend to be more stable from year to year. At this point we're seeing a similar monthly figure as last year, at almost \$85,000. As with our other operating funds, any year-end surplus will be moved for use on the City's capital improvement plan.

FY23 vs. FY22 Cash Flow



Drainage Fund Operation Highlights

Revenue - Drainage Fees

FY23/FY22 -0.1%

FY23/5-Yr Avg 1.0%

Expenditures (FY23/22)

Personnel	+ \$0k
Supplies	+ \$4k
Debt Service	\$0k

Note: this fund's debt service is has been retired as of fiscal year 2021.

Contractual	-\$2k
Capital/Xfers	\$0k
Total Exp.	+ \$2k

Monthly Financial Report - October 2022

Hotel Tax Fund

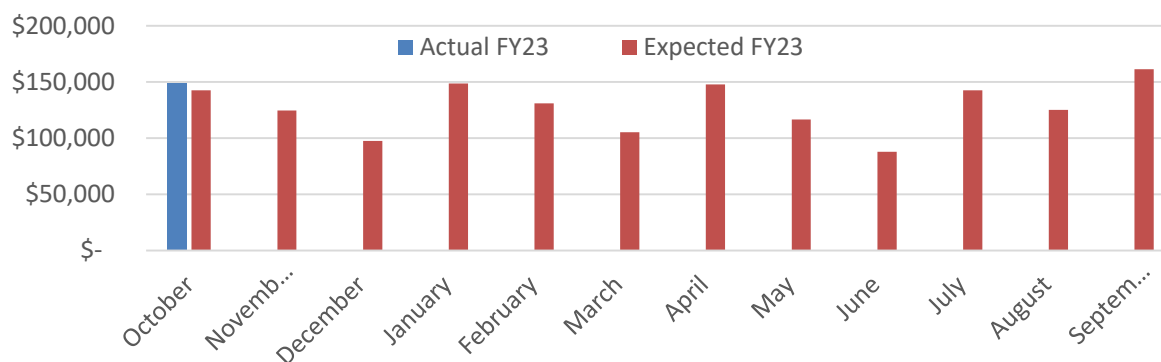
% of year Completed 8%

% of Budget Spent 4%

	FY23 Budget	FY23 YTD	% of Budget	FY22 YTD	FY22% of Budget
Revenues	\$ 275,000	\$ -	0%	\$ 1	0%
Expenditures*	\$ 273,569	\$ 10,801	4%	\$ 13,842	6%
	\$ 1,431	\$ (10,801)		\$ (13,841)	

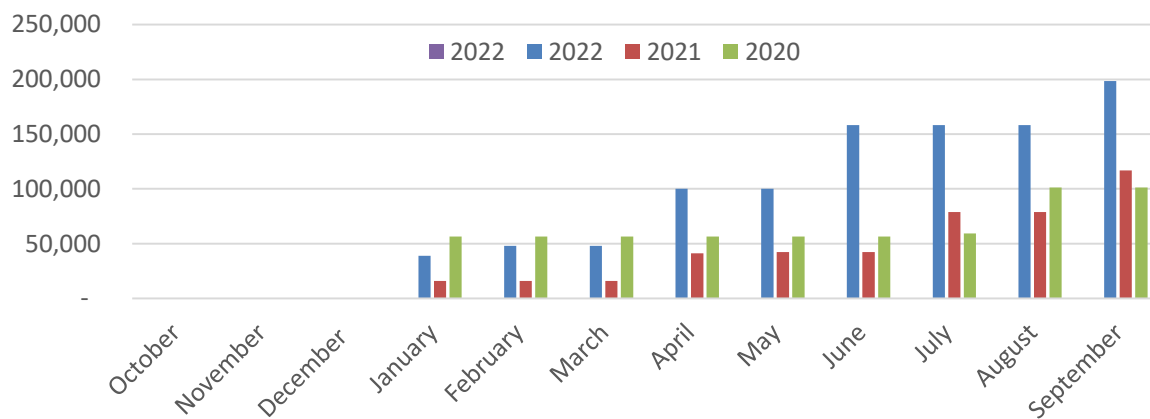
COVID-related economic disruptions obviously took a toll on any travel-related revenues in the last few years, but the Hotel Occupancy Tax Fund has kept a strong fund balance. Fortunately, travel activities are on the rise and revenue in this fund has been making a comeback since early FY22. Total FY22 hotel tax revenue came it at around \$200,000 and staff expects a significant increase during this year. Last year's ending fund balance came to \$160,000, and the current balance is sitting at almost 150,000 with no revenue yet collected for FY23. Costs funded out of here include personnel related directly to advertising the city as well as Colleyville Center costs and some special events.

Expected Fund Balance vs. Actual Fund Balance (by month)



Hotel Tax Performance

FY22 Revenue vs. History

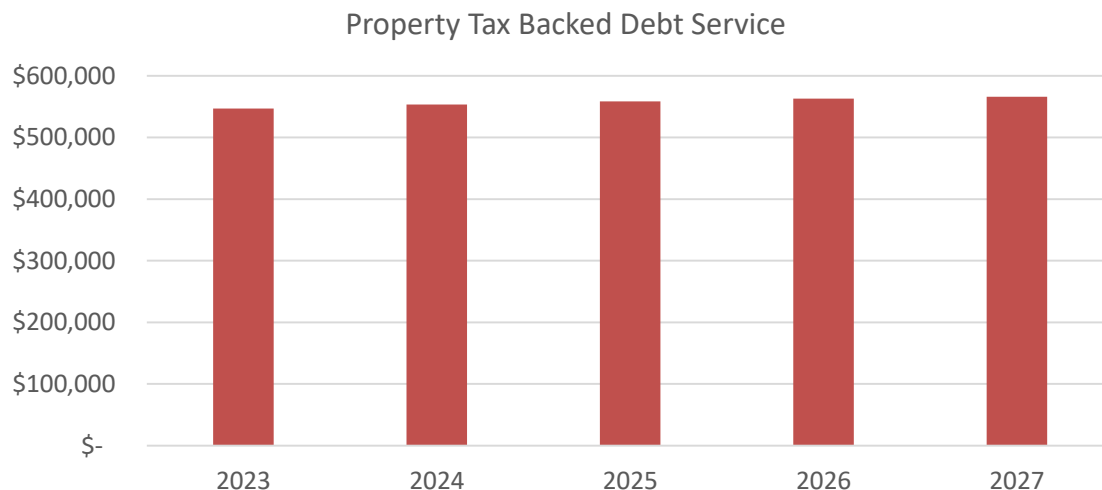


Monthly Financial Report - October 2022

Debt Service Fund % of year Completed 8%
 % of Budget Spent 22%

	FY23 Budget	FY23 YTD	% of Budget	FY22 YTD	FY22% of Budget
Revenues	\$ 608,660	\$ -	0%	\$ 28	0%
Expenditures*	\$ 769,010	\$ 168,485	22%	\$ 168,485	20%
	\$ (160,350)	\$ (168,485)		\$ (168,457)	

Being predominately funded through property taxes, the Debt Service fund has yet to receive a substantial portion of its revenue this year. Cash-flow for this fund is very predictable, as most revenues are recognized in December/January and debt service payments occur twice annually, with lease payments also occurring throughout the year. As of October's figures, the fund is running a deficit of about \$168,500 due to a least payment made in October. It should be noted that our updated property tax forms necessitate a planned spend down of fund balance by \$160,000 this year. The City's current outstanding bonds are on schedule to be paid off in 2027, and the potential new \$10m issue will be callable in 2030.



For any questions or comments regarding this report, please contact:

Kyle Lester
 Finance Director
 City of Colleyville, TX
klester@colleyville.com
 817-503-1014



Agenda Item - Items not for council action

Monthly Financial Report October 2022

City Council Meeting
November 15, 2022

Year End Summary FY22 (Prelim)



General Fund

	FY22 Budget	FY22 Prelim	Surplus
Revenues	\$ 25,659,689	\$ 27,162,548	\$ 1,502,859
Expenditures	\$ 25,130,144	\$ 24,557,820	\$ 572,324
Net	\$ 529,545	\$ 2,604,728	
ARPA Funds		\$ 2,604,397	
Total Transfer		\$ 5,209,125	

Utility Fund

	FY22 Budget	FY22 Prelim	Surplus
Revenues	\$ 17,638,172	\$ 19,568,682	\$ 1,930,510
Expenditures	\$ 17,638,172	\$ 17,574,995	\$ 63,177
Net	\$ -	\$ 1,993,687	
TRA True Up	\$ 450,000	\$ 995,679	
Total Transfer	\$ 450,000	\$ 2,989,366	

Drainage Fund

	FY22 Budget	FY22 Prelim	Surplus
Revenues	\$ 1,030,868	\$ 1,040,133	\$ 9,265
Expenditures	\$ 694,205	\$ 583,880	\$ 110,325
Net	\$ 336,663	\$ 456,252	

	TRA-related Surplus	City Operating Surplus
Revenues	\$ 16,888,619	\$ 3,675,743
Expenditures	\$ 14,230,775	\$ 3,344,221
Total	\$ 2,657,844	\$ 331,522

Total Capital Transfers = \$8,654,744

General Fund

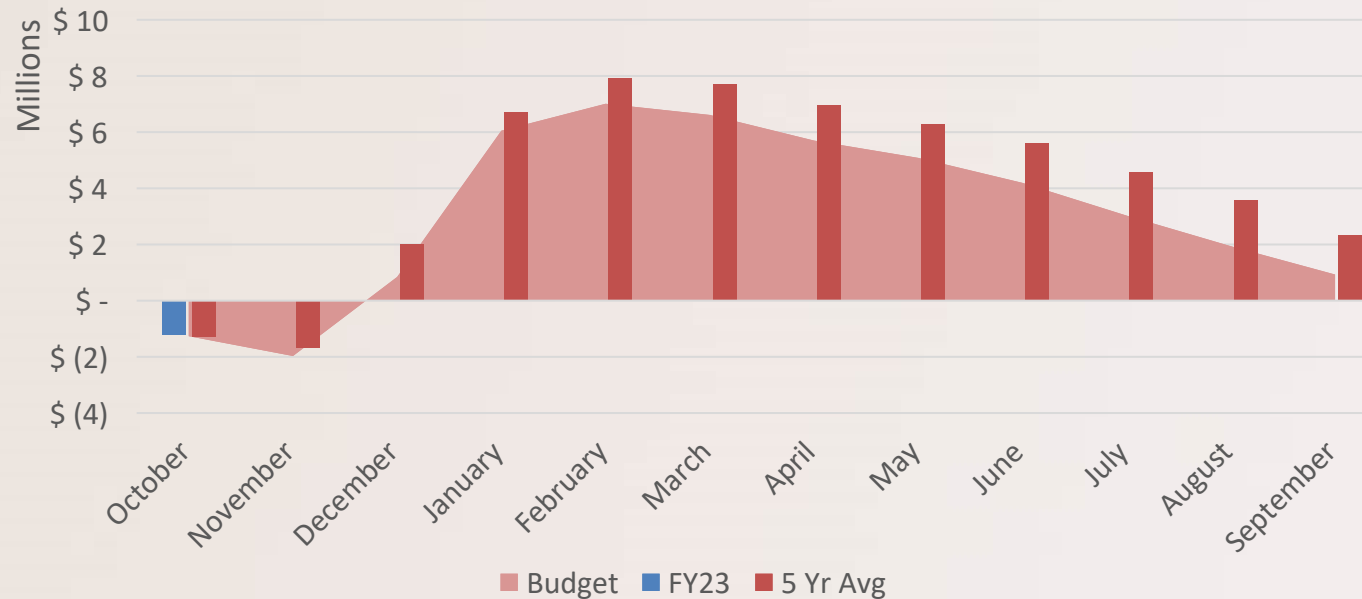


General Fund

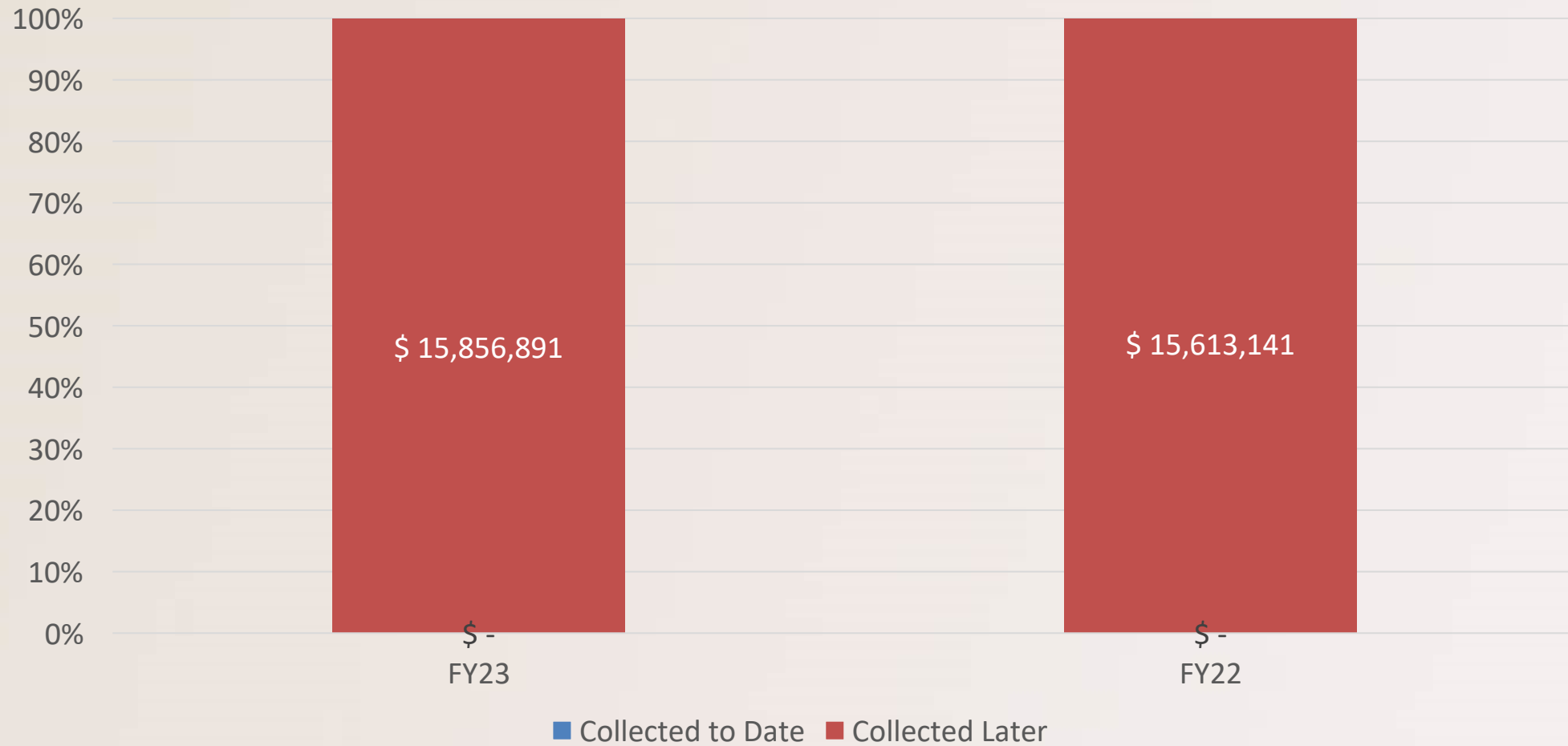
	FY23 Budget		FY23 YTD		% of Budget	FY22 YTD		FY22 % of Budget
Revenues	\$	26,227,785	\$	247,795	1%	\$	224,452	1%
Expenditures	\$	25,297,424	\$	1,469,738	6%	\$	1,577,606	6%
	\$	930,361	\$	(1,221,943)		\$	(1,353,154)	

*8.3% of the year is completed

General Fund Cash Flow



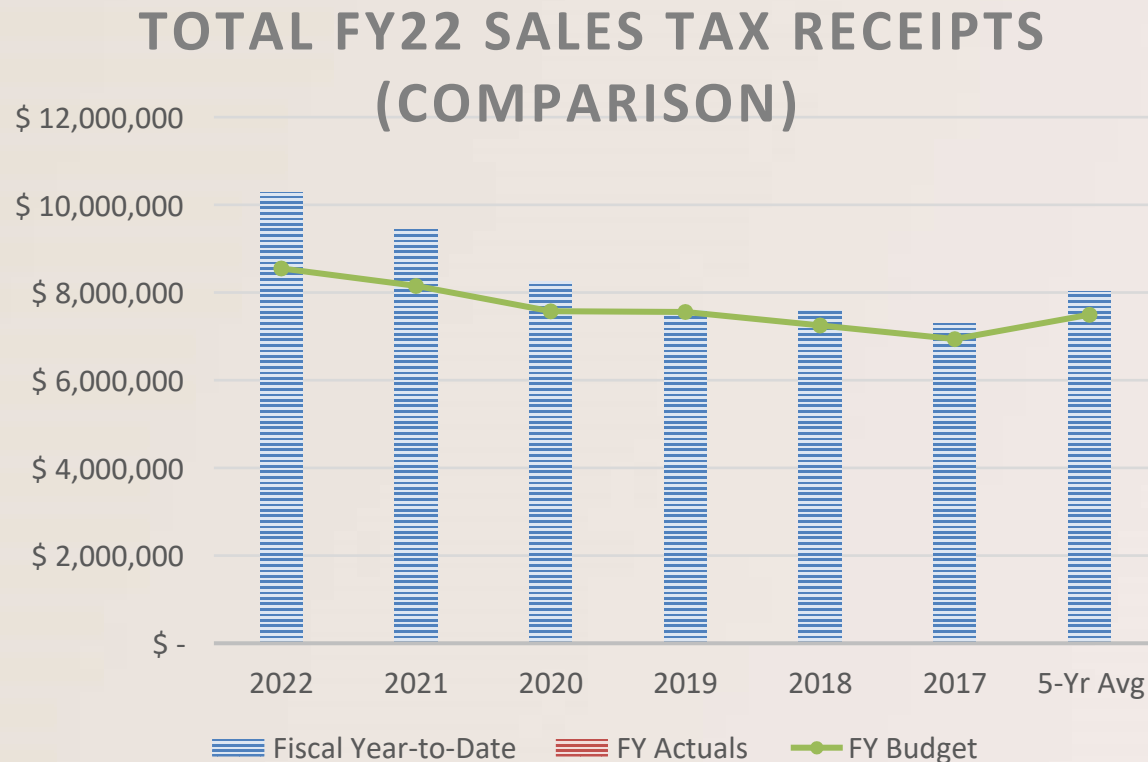
Property Tax Highlight



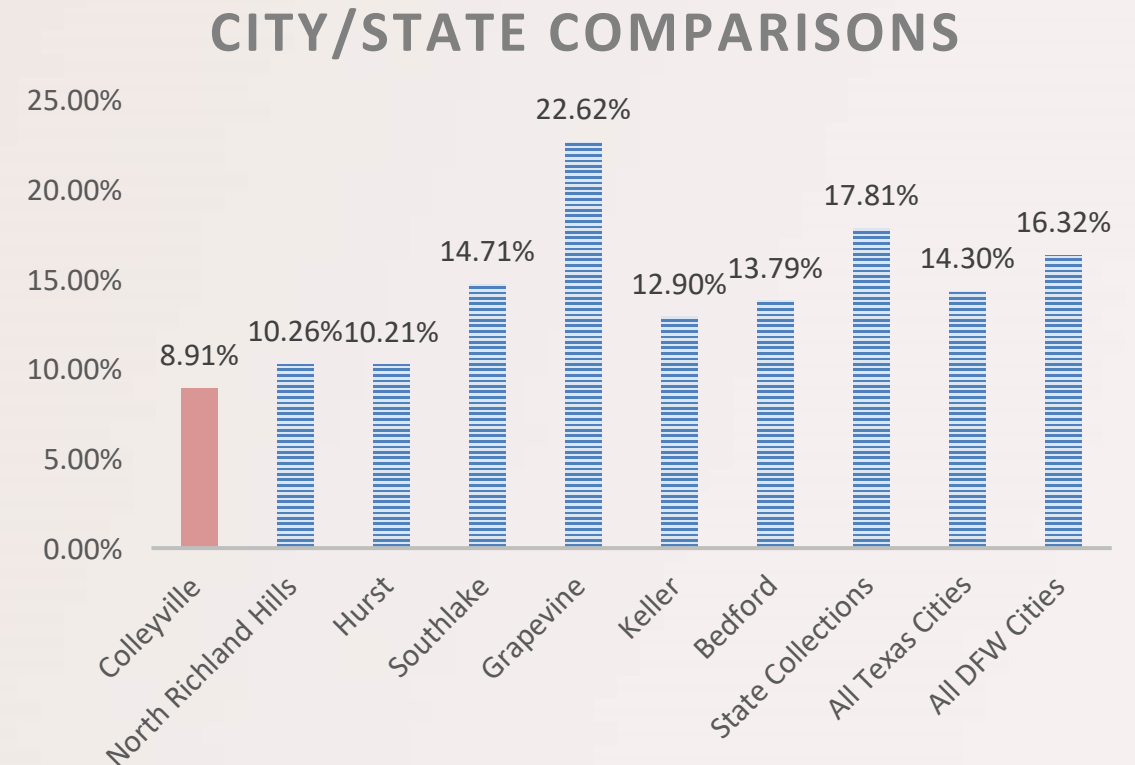
Sales Tax Highlight



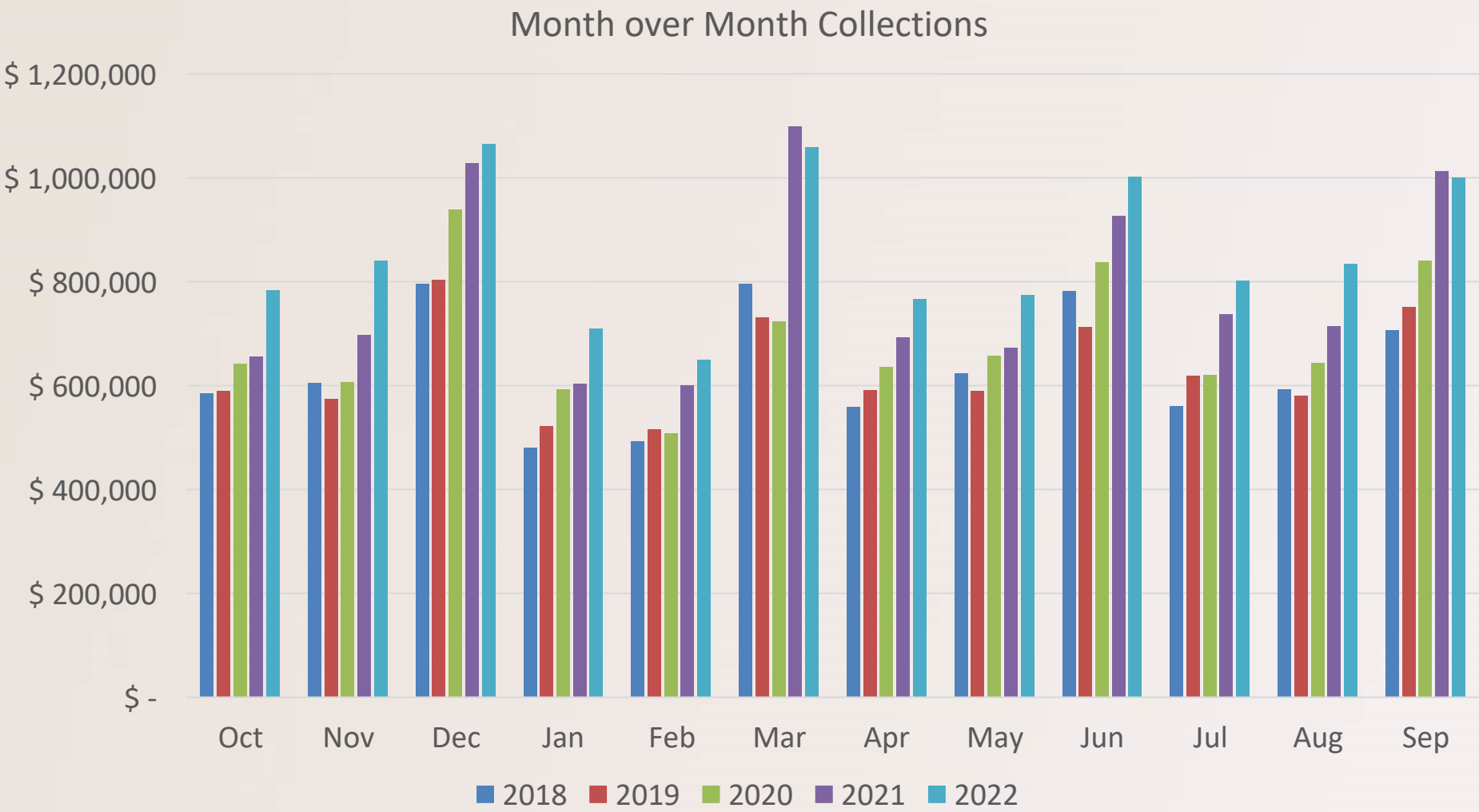
FY21 YTD Receipts compared to Previous Years



City/State Comparisons



Sales Tax Highlight



Utility Fund



Utility Fund					
	FY23 Budget	FY23 YTD	% of Budget	FY22 YTD	FY22 % of Budget
Revenues	\$ 19,832,854	\$ 2,109,535	11%	\$ 1,907,598	11%
Expenditures	\$ 19,832,854	\$ 1,362,391	7%	\$ 1,360,595	8%
	\$ -	\$ 747,144		\$ 547,003	

*8.3% of the year is completed

TRA Revs/Exps		
	FY23 Budget	FY23 YTD
Revenues	\$ 14,359,032	\$ 1,602,898
Expenditures	\$ 13,909,032	\$ 1,148,901
	\$ 450,000	\$ 453,997

City Revs/Exps		
	FY23 Budget	FY23 YTD
Revenues	\$ 3,729,144	\$ 304,688
Expenditures	\$ 3,729,144	\$ 211,694
	\$ -	\$ 92,994

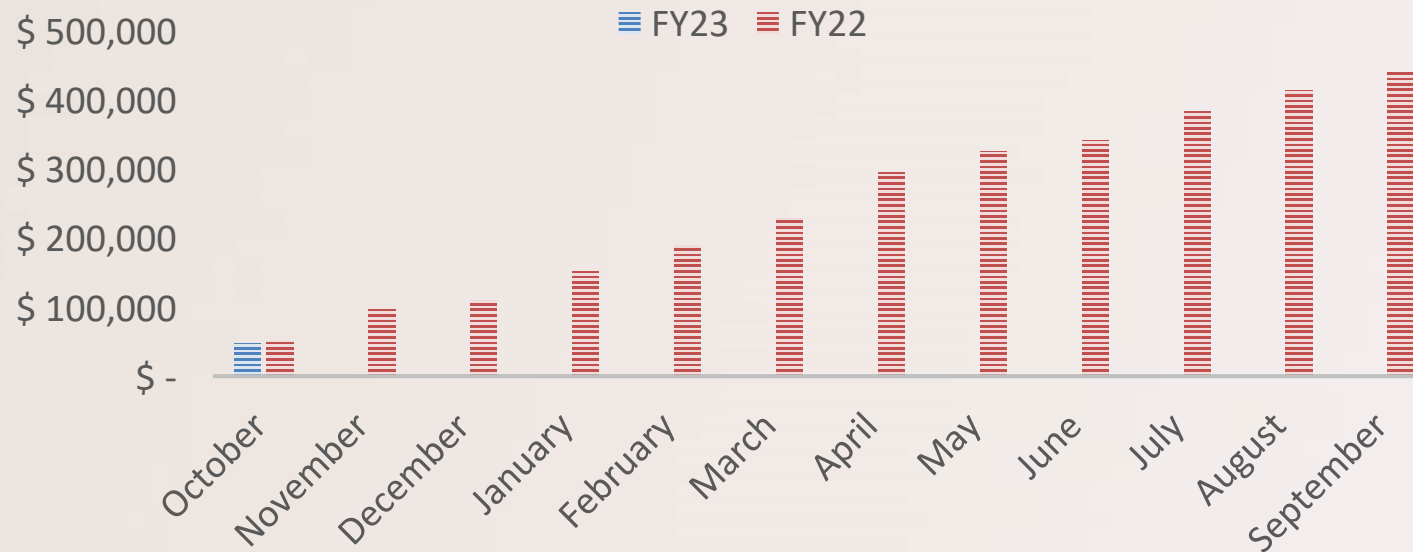
Drainage Fund



Drainage Fund					
	FY23 Budget	FY23 YTD	% of Budget	FY22 YTD	FY22 % of Budget
Revenues	\$ 1,045,000	\$ 84,677	8%	\$ 84,948	8%
Expenditures	\$ 721,619	\$ 37,159	5%	\$ 34,860	5%
	\$ 323,381	\$ 47,517		\$ 50,087	

*8.3% of the year is completed

FY23 VS. FY22 CASH FLOW



Hotel Fund

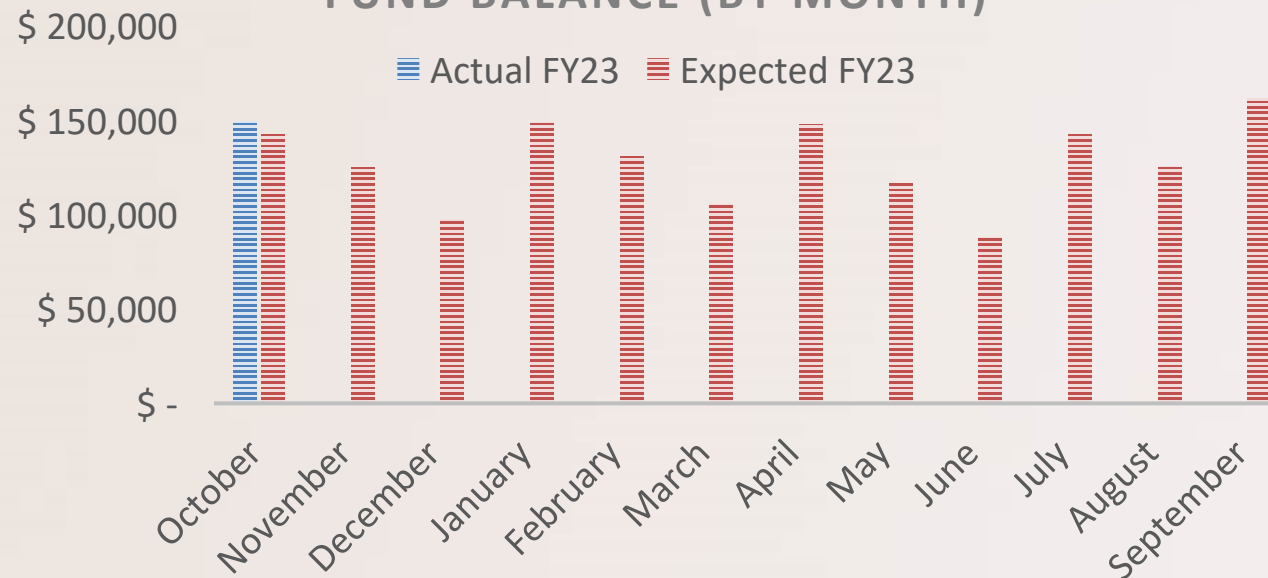


Hotel Fund

	FY23 Budget		FY23 YTD		% of Budget	FY22 YTD
Revenues	\$	275,000	\$	-	0%	\$ 1
Expenditures	\$	273,569	\$	10,801	4%	\$ 13,842
	\$	1,431	\$	(10,801)		\$ (13,841)

*8.3% of the year is completed

EXPECTED FUND BALANCE VS. ACTUAL FUND BALANCE (BY MONTH)

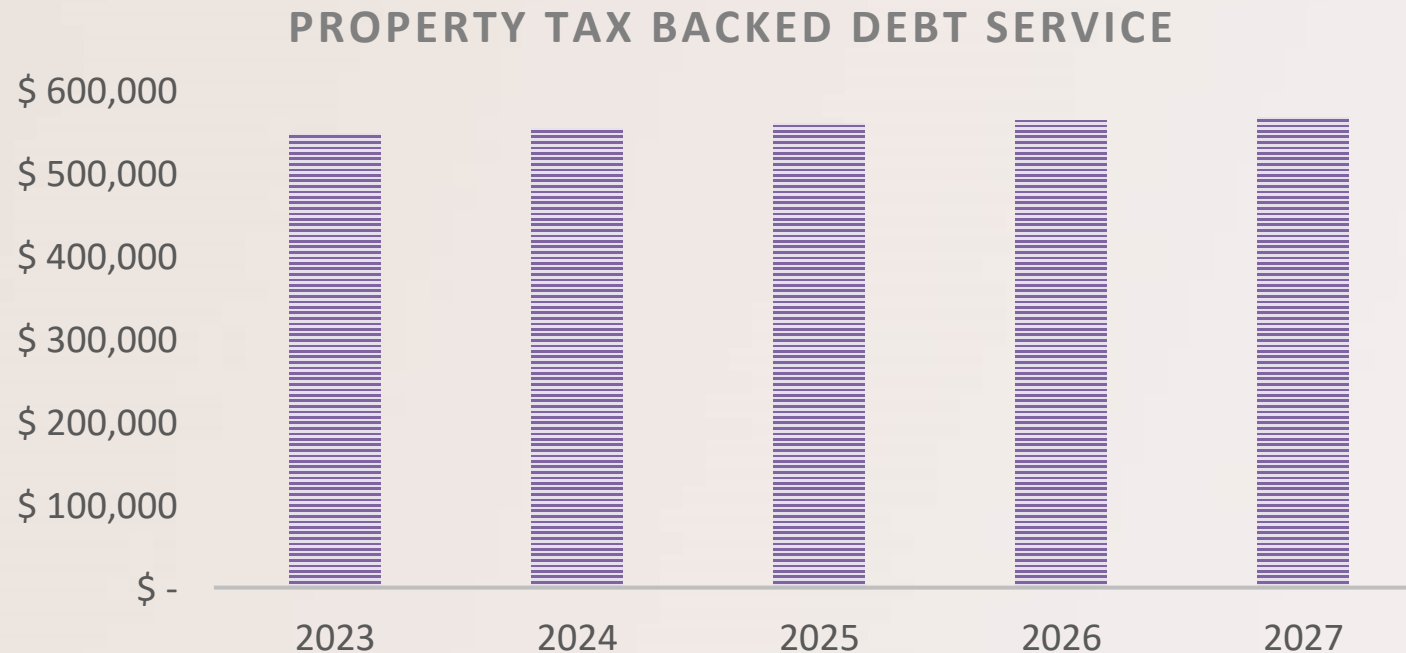


Debt Service Fund



Debt Service Fund						
	FY23 Budget		FY23 YTD		% of Budget	
Revenues	\$	608,660	\$	-	0%	
Expenditures	\$	769,010	\$	168,485	22%	
	\$	(160,350)	\$	(168,485)		

*8.3% of the year
is completed





City of Colleyville City Council Agenda Briefing

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

Agenda Number 6a

Agenda Date 11/15/2022

Number Ordinance O-22-2226

Type Ordinance

Department Community Development

Title

Consideration of a Special Use Permit for outdoor display of merchandise on Lot 3A1A, 3A2A, 3B1, and 4A, Block 2, Andy Felps Addition, located at 4201 Colleyville Boulevard, Case ZC22-019

Strategic Plan

4.2 Encourage compatible commercial growth

Explanation

Second Reading and Public Hearing

A representative for the applicant was present and answered questions from the Council. The Council expressed concerns on the location and number of monuments. A revised ordinance, based on the discussion, which provides two options, is attached.

First Reading and Public Hearing

The Planning and Zoning Commission recommended denial at their September 12, 2022 meeting by a vote of 4-0. When the Planning and Zoning Commission makes a recommendation of denial, a favorable vote of three-fourths (3/4) of all members of the City Council is required for approval of the request.

Ryan Worthington, the applicant, has submitted a request for a Special Use Permit (SUP) to allow for the outdoor display of merchandise to remain on the property located at 4201 Colleyville Boulevard.

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

Proposed Special Use Permit: *Request* – The applicant is requesting approval of an SUP to allow for the outdoor display of merchandise use at this location.

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

Development Regulations:

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

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

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

Analysis: Worthington Monuments has headstones and monuments located within the front yard of the property along Colleyville Boulevard. The applicant is requesting the ability to have a permanent outdoor display of headstones and monuments.

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

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

Drainage: NA

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

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

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

well as any Homeowners Associations within 500 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code.

Staff Recommendation: Staff recommends denial of the Special Use Permit (SUP) request due to it not meeting the technical requirements of the Land Development Code.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended denial of the request at their September 12, 2022 meeting by a vote of 4-0.

Financial Impact

There is no financial impact to the City.

Recommendation

Denial

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Aerial View 1
6. Aerial View 2
7. Outdoor Display Exhibit
8. Notification Map
9. Notification Letter
10. Notification List
11. Ordinance O-22-2226

Aerial Map



ZC22-019

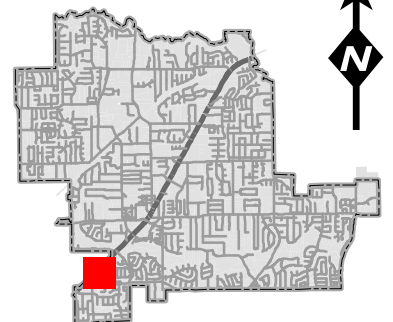
4201 Colleyville Boulevard

DISCLAIMER:

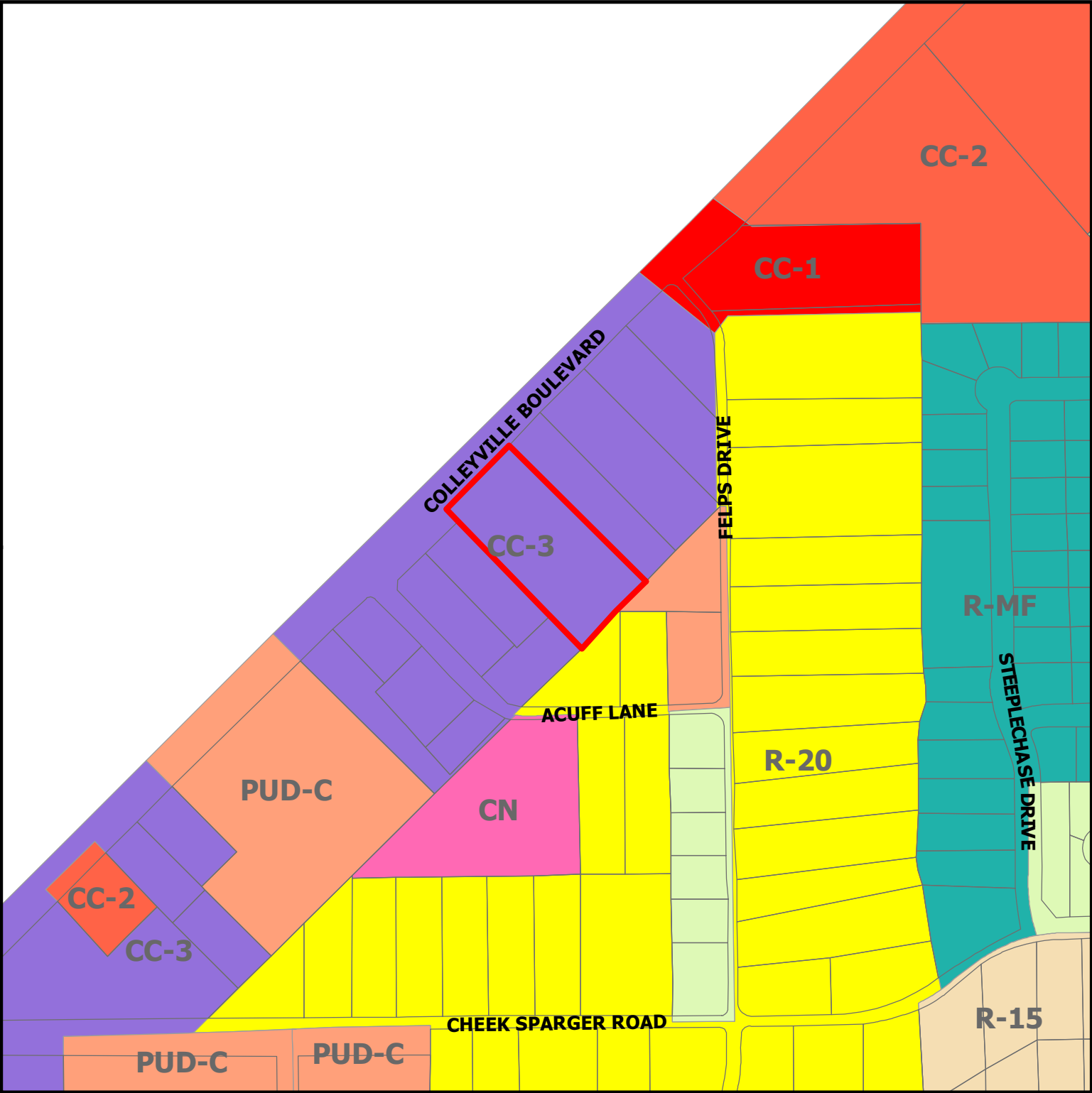
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



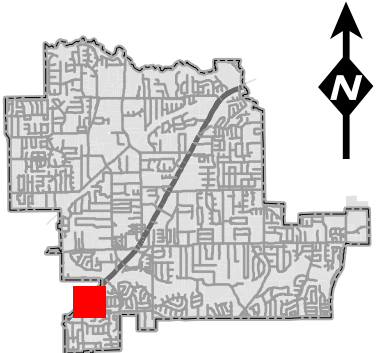
Zoning Map



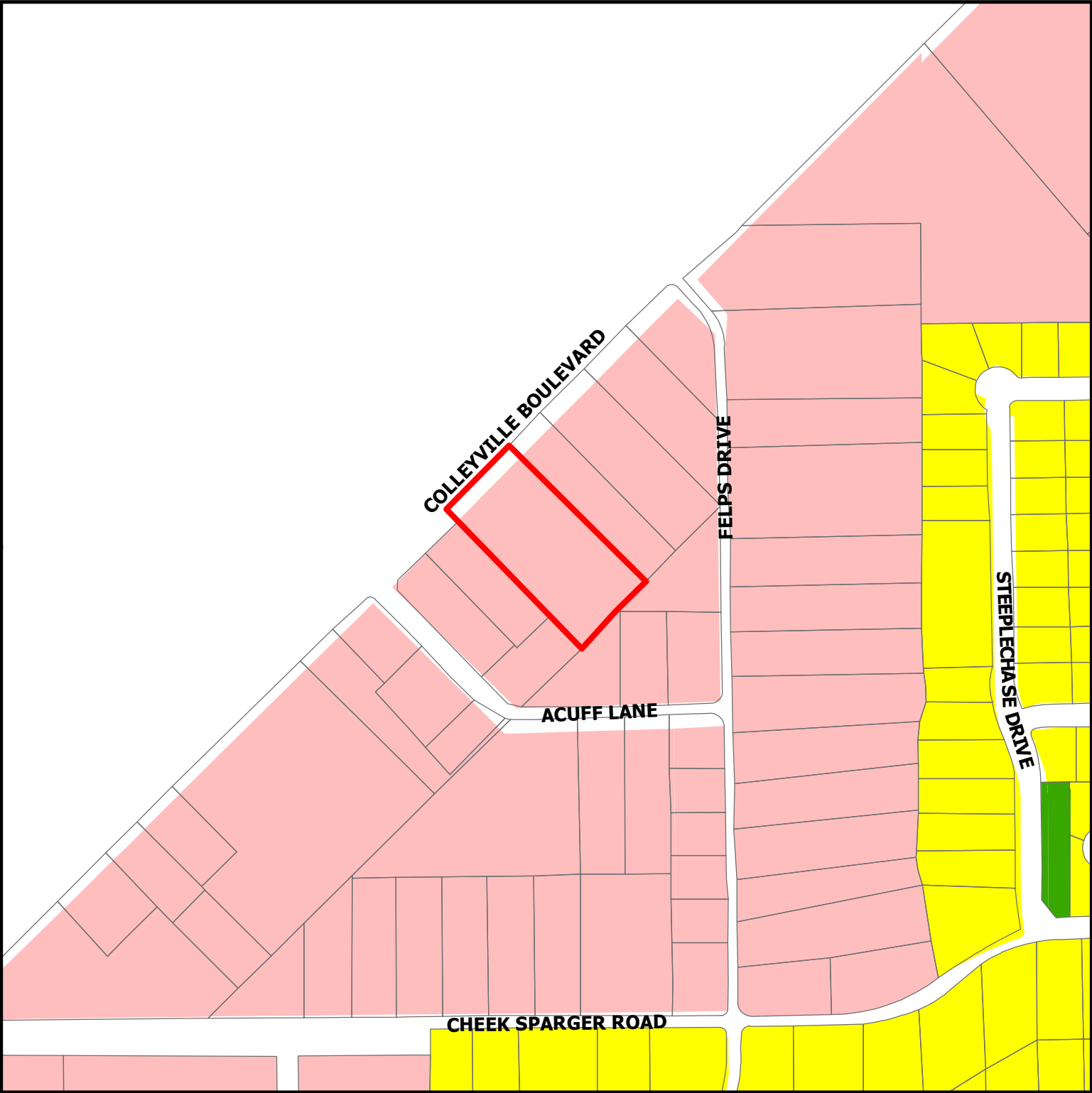
ZC22-019
4201 Colleyville Boulevard

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 Subject Property



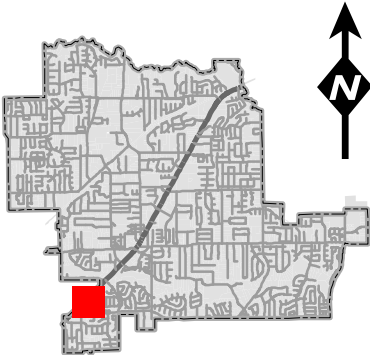
Future Land Use Map



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ZC22-019
4201 Colleyville Boulevard

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



Statement of Planning Objectives
4201 Colleyville Blvd

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

4201 Colleyville Blvd.





Colleyville Blvd

4201

4201



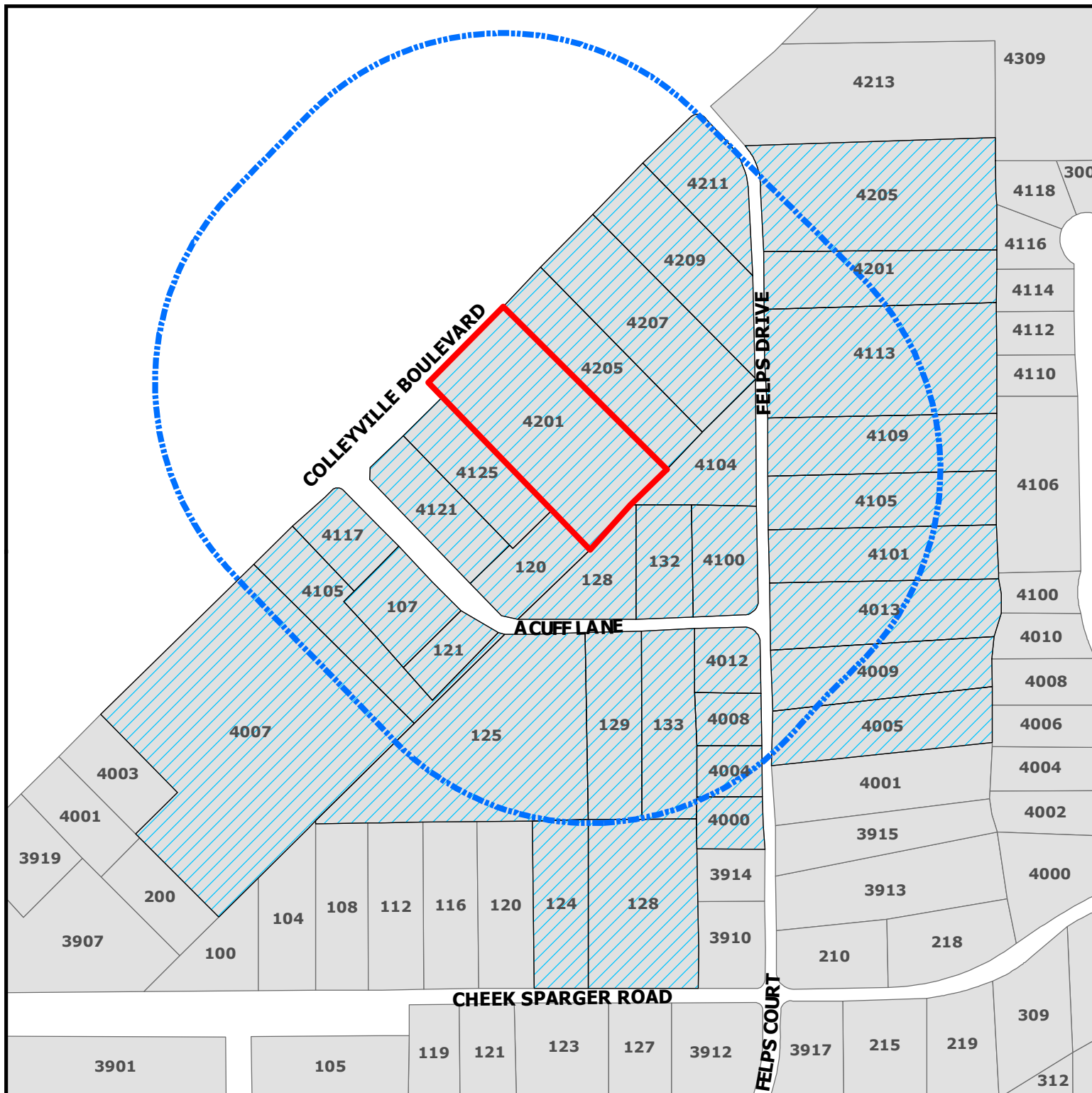
Worthington Monuments



IMG_2739.jpg
38K

 Scan0190.pdf
497K

Notification Map

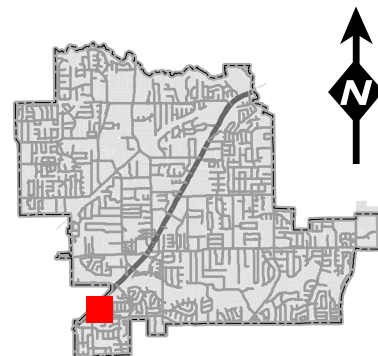


ZC22-019
4201 Colleyville Boulevard

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





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

The City of Colleyville has scheduled public hearings concerning the below referenced request on the following dates and location:

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

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

Zoning Case: ZC22-019

Applicant: Ryan Worthington

Owner: Jimmy Callahan

Location: 4201 Colleyville Boulevard

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

Present Zoning: CC-3 Highway Commercial

This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request. Denial of the proposal by the Commission is final, unless the applicant submits a written notice of appeal within 10 days from the date of action by the Commission. If appealed, the request will be placed on the next available City Council agenda as listed above. Rezoning requests, zoning amendments and conditions recommended by the Commission for approval by the City Council may be more restrictive than those described in this notice.

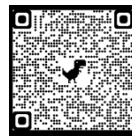
All interested persons are encouraged to attend the public hearing and express their opinions on the zoning change request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address below:

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

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

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

- Top Row:** 4213 (4.21), 4309 (4.31), 4211 (4.21), 4209 (4.21), 4207 (4.21), 4205 (4.21), 4201 (4.21), 4104 (4.10), 4100 (4.10), 4012 (4.01), 4008 (4.00), 4004 (4.00), 4000 (4.00), 3914 (3.91), 3910 (3.91), 3917 (3.91), 215 (2.15), 219 (2.19), 309 (3.09), 312 (3.12).
- Second Row:** 4205 (4.21), 4201 (4.21), 4113 (4.11), 4109 (4.10), 4105 (4.10), 4101 (4.10), 4013 (4.01), 4009 (4.00), 4005 (4.00), 4001 (4.00), 3915 (3.91), 3913 (3.91), 210 (2.10), 218 (2.18), 307 (3.07), 310 (3.10).
- Third Row:** 4116 (4.11), 4114 (4.11), 4112 (4.11), 4110 (4.11), 4106 (4.10), 4100 (4.10), 4010 (4.01), 4008 (4.00), 4006 (4.00), 4004 (4.00), 4002 (4.00), 4000 (4.00).
- Fourth Row:** 4117 (4.11), 4105 (4.10), 107 (1.07), 121 (1.21), 125 (1.25), 129 (1.29), 133 (1.33), 4012 (4.01), 4008 (4.00), 4004 (4.00), 4000 (4.00), 3914 (3.91), 3910 (3.91), 3917 (3.91), 215 (2.15), 219 (2.19), 309 (3.09), 312 (3.12).
- Fifth Row:** 4125 (4.12), 4121 (4.12), 120 (1.20), 128 (1.28), 132 (1.32), 4100 (4.10), 4012 (4.01), 4008 (4.00), 4004 (4.00), 4000 (4.00), 3914 (3.91), 3910 (3.91), 3917 (3.91), 215 (2.15), 219 (2.19), 309 (3.09), 312 (3.12).
- Sixth Row:** 4201 (4.21), 4125 (4.12), 4121 (4.12), 120 (1.20), 128 (1.28), 132 (1.32), 4100 (4.10), 4012 (4.01), 4008 (4.00), 4004 (4.00), 4000 (4.00), 3914 (3.91), 3910 (3.91), 3917 (3.91), 215 (2.15), 219 (2.19), 309 (3.09), 312 (3.12).
- Seventh Row:** 4201 (4.21), 4125 (4.12), 4121 (4.12), 120 (1.20), 128 (1.28), 132 (1.32), 4100 (4.10), 4012 (4.01), 4008 (4.00), 4004 (4.00), 4000 (4.00), 3914 (3.91), 3910 (3.91), 3917 (3.91), 215 (2.15), 219 (2.19), 309 (3.09), 312 (3.12).
- Eighth Row:** 4201 (4.21), 4125 (4.12), 4121 (4.12), 120 (1.20), 128 (1.28), 132 (1.32), 4100 (4.10), 4012 (4.01), 4008 (4.00), 4004 (4.00), 4000 (4.00), 3914 (3.91), 3910 (3.91), 3917 (3.91), 215 (2.15), 219 (2.19), 309 (3.09), 312 (3.12).
- Ninth Row:** 4201 (4.21), 4125 (4.12), 4121 (4.12), 120 (1.20), 128 (1.28), 132 (1.32), 4100 (4.10), 4012 (4.01), 4008 (4.00), 4004 (4.00), 4000 (4.00), 3914 (3.91), 3910 (3.91), 3917 (3.91), 215 (2.15), 219 (2.19), 309 (3.09), 312 (3.12).
- Tenth Row:** 4201 (4.21), 4125 (4.12), 4121 (4.12), 120 (1.20), 128 (1.28), 132 (1.32), 4100 (4.10), 4012 (4.01), 4008 (4.00), 4004 (4.00), 4000 (4.00), 3914 (3.91), 3910 (3.91), 3917 (3.91), 215 (2.15), 219 (2.19), 309 (3.09), 312 (3.12).
- Eleventh Row:** 4201 (4.21), 4125 (4.12), 4121 (4.12), 120 (1.20), 128 (1.28), 132 (1.32), 4100 (4.10), 4012 (4.01), 4008 (4.00), 4004 (4.00), 4000 (4.00), 3914 (3.91), 3910 (3.91), 3917 (3.91), 215 (2.15), 219 (2.19), 309 (3.09), 312 (3.12).
- Twelfth Row:** 4201 (4.21), 4125 (4.12), 4121 (4.12), 120 (1.20), 128 (1.28), 132 (1.32), 4100 (4.10), 4012 (4.01), 4008 (4.00), 4004 (4.00), 4000 (4.00), 3914 (3.91), 3910 (3.91), 3917 (3.91), 215 (2.15), 219 (2.19), 309 (3.09), 312 (3.12).
- Thirteenth Row:** 4201 (4.21), 4125 (4.12), 4121 (4.12), 120 (1.20), 128 (1.28), 132 (1.32), 4100 (4.10), 4012 (4.01), 4008 (4.00), 4004 (4.00), 4000 (4.00), 3914 (3.91), 3910 (3.91), 3917 (3.91), 215 (2.15), 219 (2.19), 309 (3.09), 312 (3.12).
- Fourteenth Row:** 4201 (4.21), 4125 (4.12), 4121 (4.12), 120 (1.20), 128 (1.28), 132 (1.32), 4100 (4.10), 4012 (4.01), 4008 (4.00), 4004 (4.00), 4000 (4.00), 3914 (3.91), 3910 (3.91), 3917 (3.91), 215 (2.15), 219 (2.19), 309 (3.09), 312 (3.12).
- Fifteenth Row:** 4201 (4.21), 4125 (4.12), 4121 (4.12), 120 (1.20), 128 (1.28), 132 (1.32), 4100 (4.10), 4012 (4.01), 4008 (4.00), 4004 (4.00), 4000 (4.00), 3914 (3.91), 3910 (3.91), 3917 (3.91), 215 (2.15), 219 (2.19), 309 (3.09), 312 (3.12).
- Sixteenth Row:** 4201 (4.21), 4125 (4.12), 4121 (4.12), 120 (1.20), 128 (1.28), 132 (1.32), 4100 (4.10), 4012 (4.01), 4008 (4.00), 4004 (4.00), 4000 (4.00), 3914 (3.91), 3910 (3.91), 3917 (3.91), 215 (2.15), 219 (2.19), 309 (3.09), 312 (3.12).
- Seventeenth Row:** 4201 (4.21), 4125 (4.12), 4121 (4.12), 120 (1.20), 128 (1.28), 132 (1.32), 4100 (4.10), 4012 (4.01), 4008 (4.00), 4004 (4.00), 4000 (4.00), 3914 (3.91), 3910 (3.91), 3917 (3.91), 215 (2.15), 219 (2.19), 309 (3.09), 312 (3.12).
- Eighteenth Row:** 4201 (4.21), 4125 (4.12), 4121 (4.12), 120 (1.20), 128 (1.28), 132 (1.32), 4100 (4.10), 4012 (4.01), 4008 (4.00), 4004 (4.00), 4000 (4.00), 3914 (3.91), 3910 (3.91), 3917 (3.91), 215 (2.15), 219 (2.19), 309 (3.09), 312 (3.12).
- Nineteenth Row:** 4201 (4.21), 4125 (4.12), 4121 (4.12), 120 (1.20), 128 (1.28), 132 (1.32), 4100 (4.10), 4012 (4.01), 4008 (4.00), 4004 (4.00), 4000 (4.00), 3914 (3.91), 3910 (3.91), 3917 (3.91), 215 (2.15), 219 (2.19), 309 (3.09), 312 (3.12).
- Twentieth Row:** 4201 (4.21), 4125 (4.12), 4121 (4.12), 120 (1.20), 128 (1.28), 132 (1.32), 4100 (4.10), 4012 (4.01), 4008 (4.00), 4004 (4.00), 4000 (4.00), 3914 (



Jacquelyn Reyer

Jacquelyn Reyff
Planning Manager
jreyff@colleyville.com

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

ORDINANCE O-22-2226

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 1.74 ACRES, BEING LOT 3A1A, 3A2A, 3B1, AND 4A, BLOCK 2, ANDY FELPS ADDITION, LOCATED AT 4201 COLLEYVILLE BOULEVARD, BY AUTHORIZING A SPECIAL USE PERMIT FOR OUTDOOR DISPLAY OF MERCHANDISE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit for Outdoor Display of Merchandise for the business known as Worthington Monuments, Case No. ZC22-019; and

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

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

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

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

- Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit for Outdoor Display of Merchandise on 1.74 acres, being Lot 3A1A, 3A2A, 3B1, and 4A, Block 2, Andy Felps Addition, located At 4201 Colleyville Boulevard, for the business known as Worthington Monuments, as depicted on the attached as Exhibit "A".

Sec. 2. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.

Sec. 3. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. The Special Use Permit shall be limited to a single outside display of merchandise in an area no greater than 400 sq. ft. in size (20' by 20'); setback no less than 30' from the SH26 right of way; screened on three sides by landscaped shrubbery no less than 30" in height; located entirely behind the front wall (as a line across the property) of the business; and in conformance with one of the two options depicted in Exhibit "B".
- b. The name of the business authorized for the outside display by this Special Use Permit shall be called "Worthington Monuments".
- c. The Special Use Permit shall automatically expire upon the abandonment of the business, change in use, a change in ownership, or upon the expiration or termination of the Certificate of Occupancy.
- d. All requirements of the Land Development Code shall be met, except where amended herein.

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

Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this

ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

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

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 1st day of November 2022.

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

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 15TH DAY OF NOVEMBER 2022.

Mayor Bobby Lindamood
Brandi Elder, Place 1
George Dodson, Place 4
Callie Rigney, Place 6

____ Mayor Pro Tem Kathy Wheat
____ George Bond, Place 2
____ Chuck Kelley, Place 5

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map

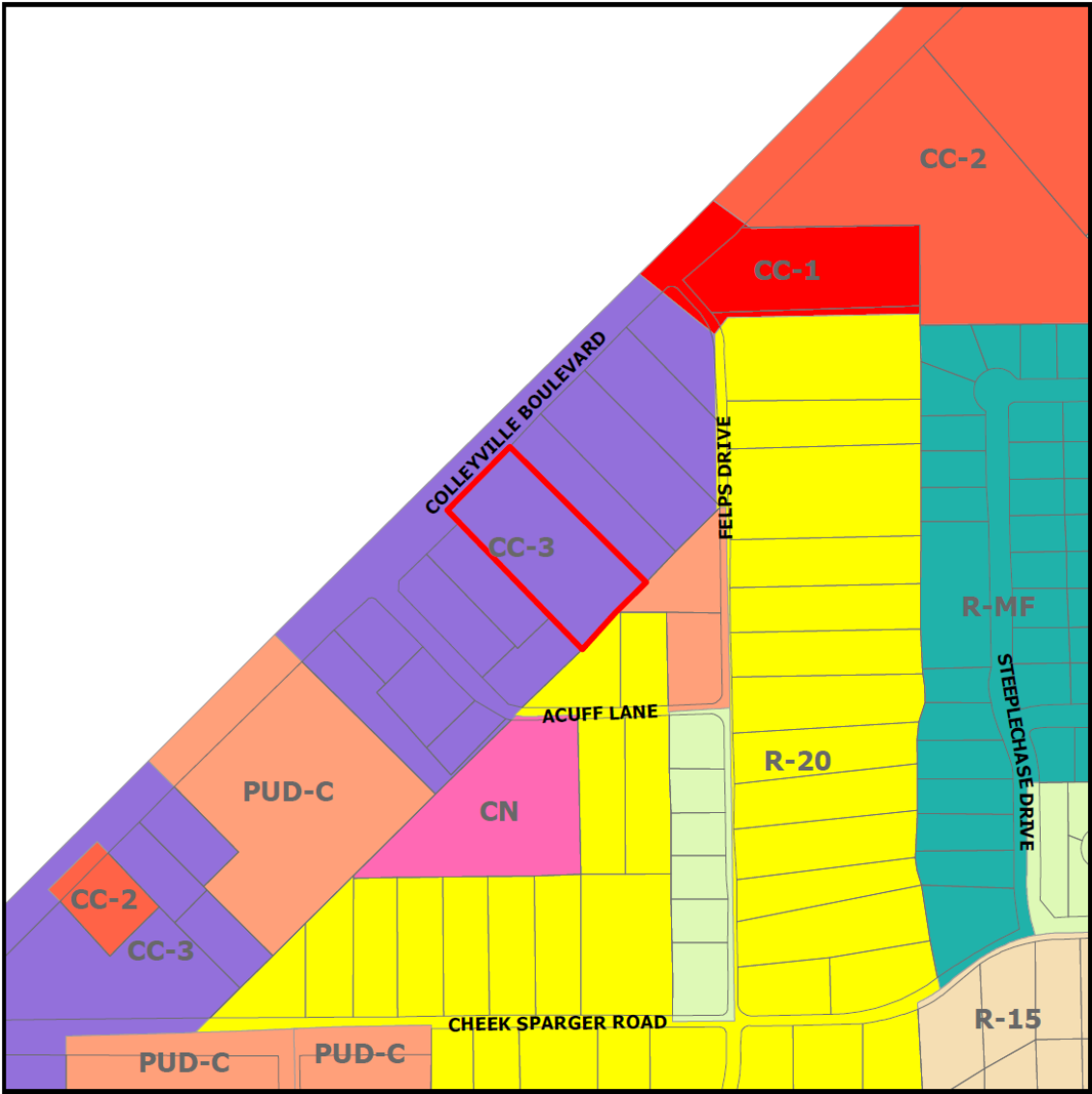


Exhibit "B" – Outside Display Area





City of Colleyville City Council Agenda Briefing

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

Agenda Number 6b

Agenda Date 11/15/2022

Number Ordinance O-22-2227

Type Ordinance

Department Community Development

Title

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

Strategic Plan

4.2 Encourage compatible commercial growth

Explanation

Second Reading and Public Hearing

The applicants were present at the first reading and answered questions from the Council. The Council expressed hesitation in rezoning the property back to residential as it is planned for commercial use per the Future Land Use Map.

First Reading and Public Hearing

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

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

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

Minimum Lot Size	20,000 square feet	17,920 s.f.
Minimum Lot Width	100 feet	109 ft.
Minimum Lot Depth	125 feet	153 ft.
Front Building Line	30 feet	
Side Building Line	10 feet	
Rear Building Line	25 feet	

Max. Lot Coverage	30%
Max. Impervious Coverage	60%

Analysis: The property previously was rezoned to the Professional Office district in 2017. The current size of the property does comply with all the minimum standards of the R-20 Single Family Residential zoning except for lot area. A portion was purchased by the State of Texas for improvements to Precinct Line Road.

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

DRC Review: The DRC reviewed the request during their February 21, 2022 meeting and determined the application was complete and may be scheduled for the next available Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The properties to the north, south, and east, are zoned R-20 Single Family Residential and are improved with single family homes and accessory buildings. The properties located to the west are located in the City of North Richland Hills and are developed for commercial uses.

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

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

Staff Recommendation: Staff is neutral on this request.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the request at their October 10, 2022 meeting by a vote of 5-1.

Financial Impact

There is no financial impact to the City.

Recommendation

None

Attachments

1. Aerial Map
2. Zoning Map

3. Future Land Use Map
4. Survey
5. Survey Plat
6. Site Photos
7. Notification Map
8. Notification Letter
9. Notification List
10. Ordinance O-22-2227

Aerial Map



ZC22-035

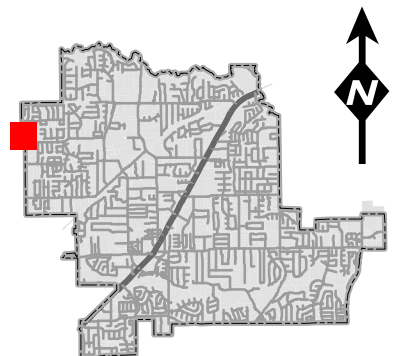
8308 Precinct Line Road

DISCLAIMER:

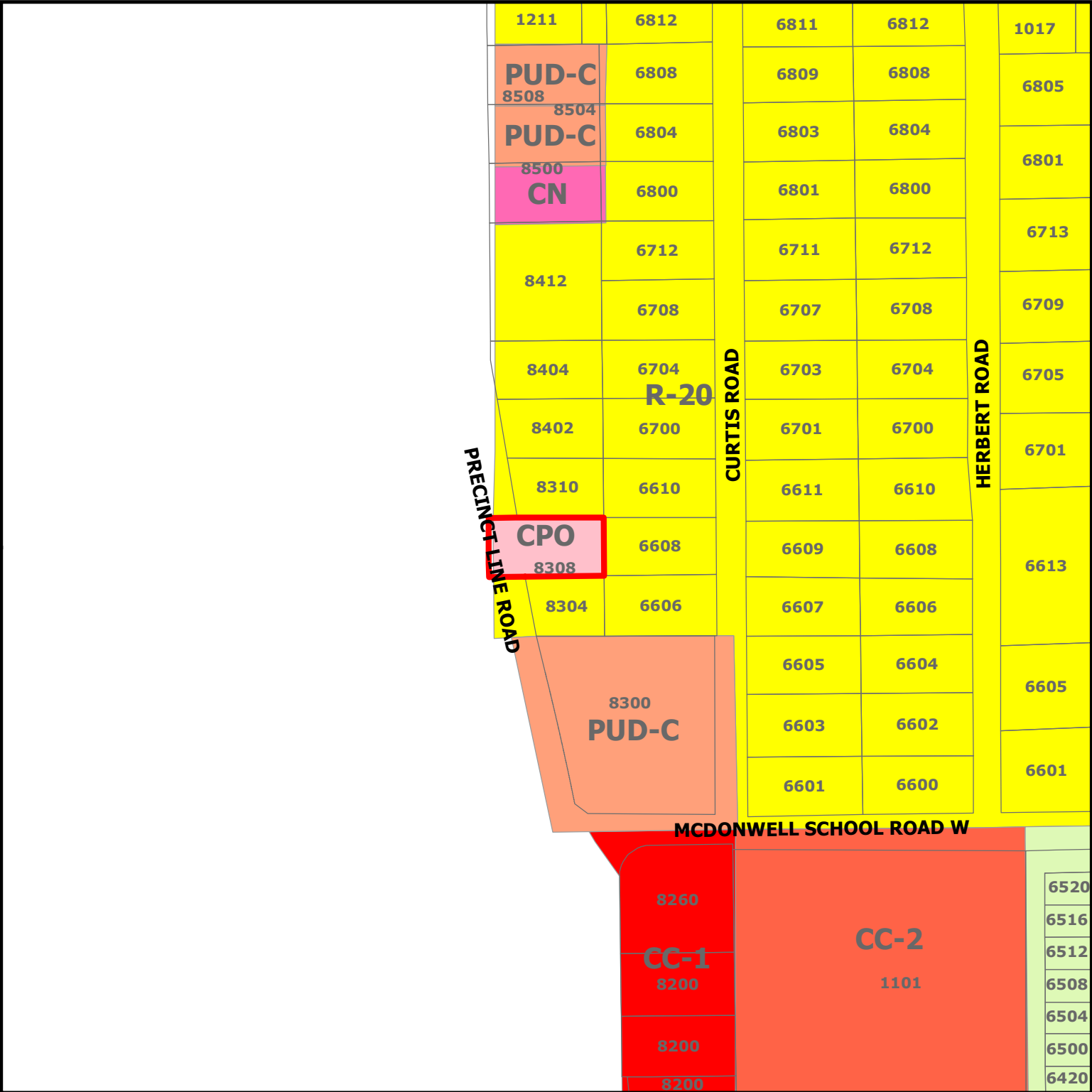
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



Zoning Map

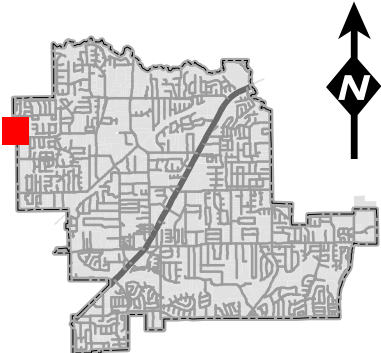


ZC22-035

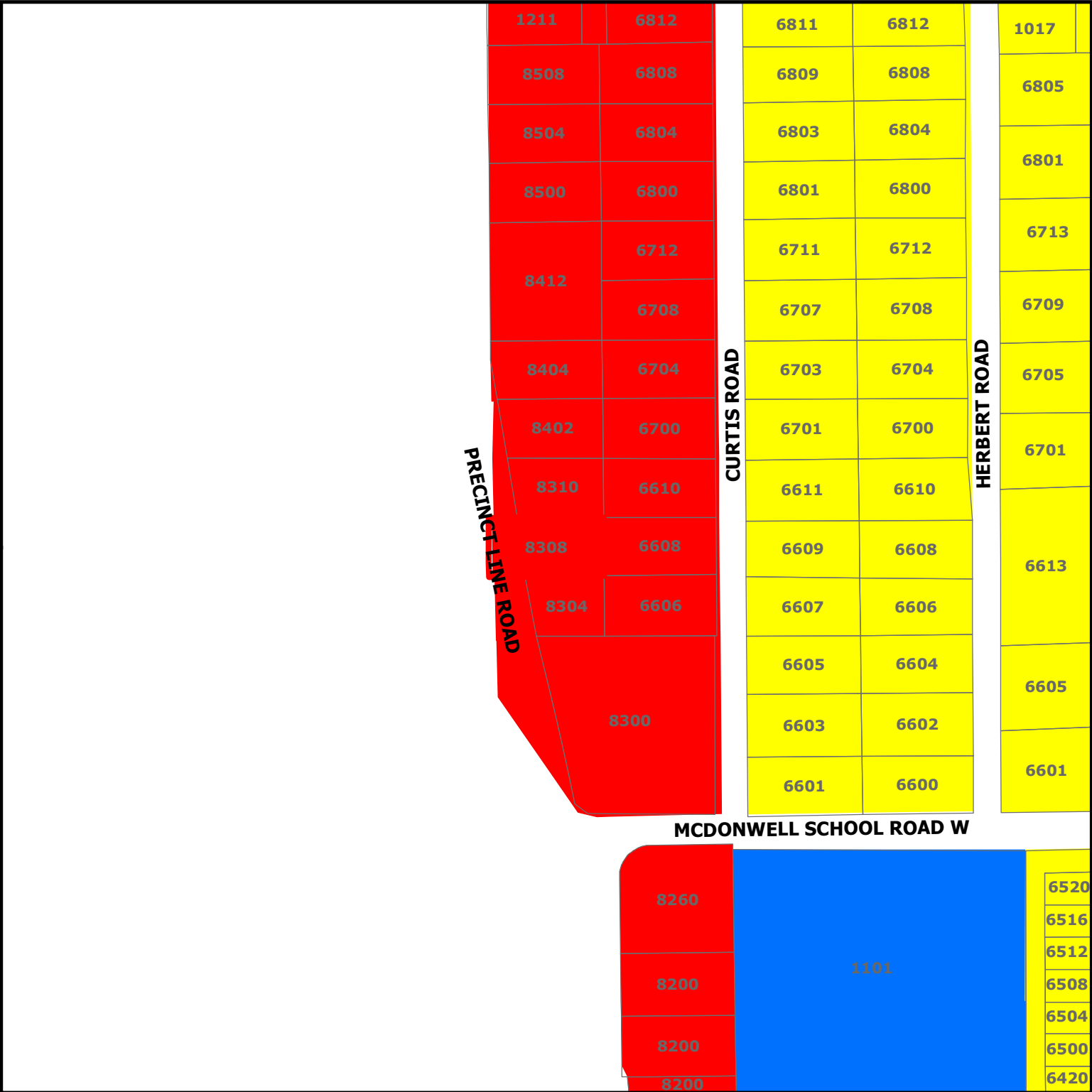
8308 Precinct Line Road

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 Subject Property



Future Land Use Map



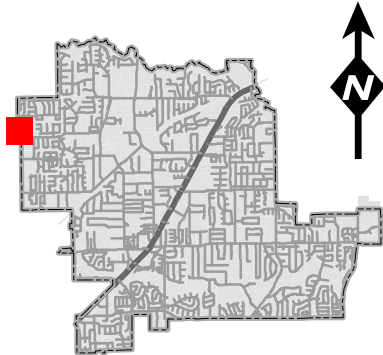
ZC22-035

8308 Precinct Line Road



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-  Subject Property
-  Residential
-  Commercial
-  Institutional





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

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

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

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

8308 Precinct Line Road

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

remainder of
Lot 23, Block 2

Lot 6
Block 2

Lot 5
Block 2

Lot 4
Block 2

remainder of
Lot 25, Block 2

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

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

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

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

X

X

Date:



First American
Title Insurance Company

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



8308 Precinct Line Road
Colleyville, Texas

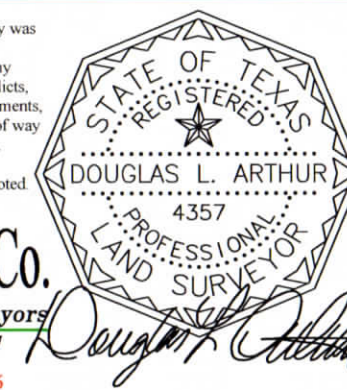
LEGEND - C.M. = Controlling Monument, I.R.F. = Iron Rod Found, I.P.F. = Iron Pipe Found, F.C.P. = Fence Corner Post, O.H.E. = Overhead Electric, I.R.S. = Iron Rod Set 1/2" diameter with yellow cap stamped "Arthur Surveying Company". All found iron rods are 1/2" diameter unless otherwise noted. — X —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

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

SURVEYORS CERTIFICATION:

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

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



SURVEY PLAT

The survey plat depicts a residential area with several lots and a road. At the top is Lot No. 23, labeled 'J. HARRELL SURVEY'. Below it is the 'Remainder Lot No. 24' which contains 'Block 2' and 'No. 8308 One Story Brick Residence'. To the left of Block 2 is 'Precinct Line Road' with a note 'concrete curb & gutter'. Below Block 2 is Lot No. 25, labeled 'ABSTRACT No. 798'. To the right of Block 2 are Lot No. 5 and Lot No. 6. The plat shows various boundaries with bearings and distances, such as 'Act: S89°41'33"E 175.85'' and 'Act: N89°41'33"W 151.86''. It also indicates features like 'wood fences', 'gravel drive', 'concrete drive', 'brick patio', 'Pwr. Pole', and 'chain link fence'. A north arrow points towards the upper right.

Lot No. 23
J. HARRELL SURVEY
wood fences
Act: S89°41'33"E 175.85'
1 1/2" RS
Remainder Lot No. 24
Block 2
No. 8308 One Story Brick Residence
patio
concrete drive
brick
gravel drive
Precinct Line Road
concrete curb & gutter
Pwr. Pole
1 1/2" RS
15'-0" Measurement
Act: N15°02'13"W 7.47'
15.3'
13.7'
Act: N89°41'33"W 151.86'
Lot No. 25
ABSTRACT No. 798
Chain Link Fence
Lot No. 5
Act: S06°03'13"W 105.00'
1 1/2" RS
Lot No. 6

8308 Precinct Line Road, Colleyville, Texas
Being the remainder of Lot 24, Block 2 of the Fair Way Addition No. 1 to the City of Colleyville, Tarrant County, Texas according to the Plat thereof recorded in Volume 305-8, Page 121 of the Plat records of Tarrant County, Texas.

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

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

SCALE: 1"=30'
DATE: 05/08/2008
REVISED: 07/15, 2008
W.C.: 002535
DRAWN BY: JSC
CHECKED BY: JSC

J. Scott Cole
R.P.L.S. No. 5411

COPYRIGHT © 2008 SANDS Surveying Corporation. All Rights Reserved.

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

None Provided.

Visible and Apparent Easements, if any, are as shown.

Source: Plotted East line of said Project Line Road.



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

SCALE: 1"=30'
DATE: 05/08/2008
REVISED: 07/15, 2008
W.C.: 005336
DRAWN BY: JSC
CHECKED BY: JSC

2009
[Signature]
Short Call
P.L.S. No. 5411

COPYRIGHT © 2008 SAMS Surveying Corporation. All Rights Reserved

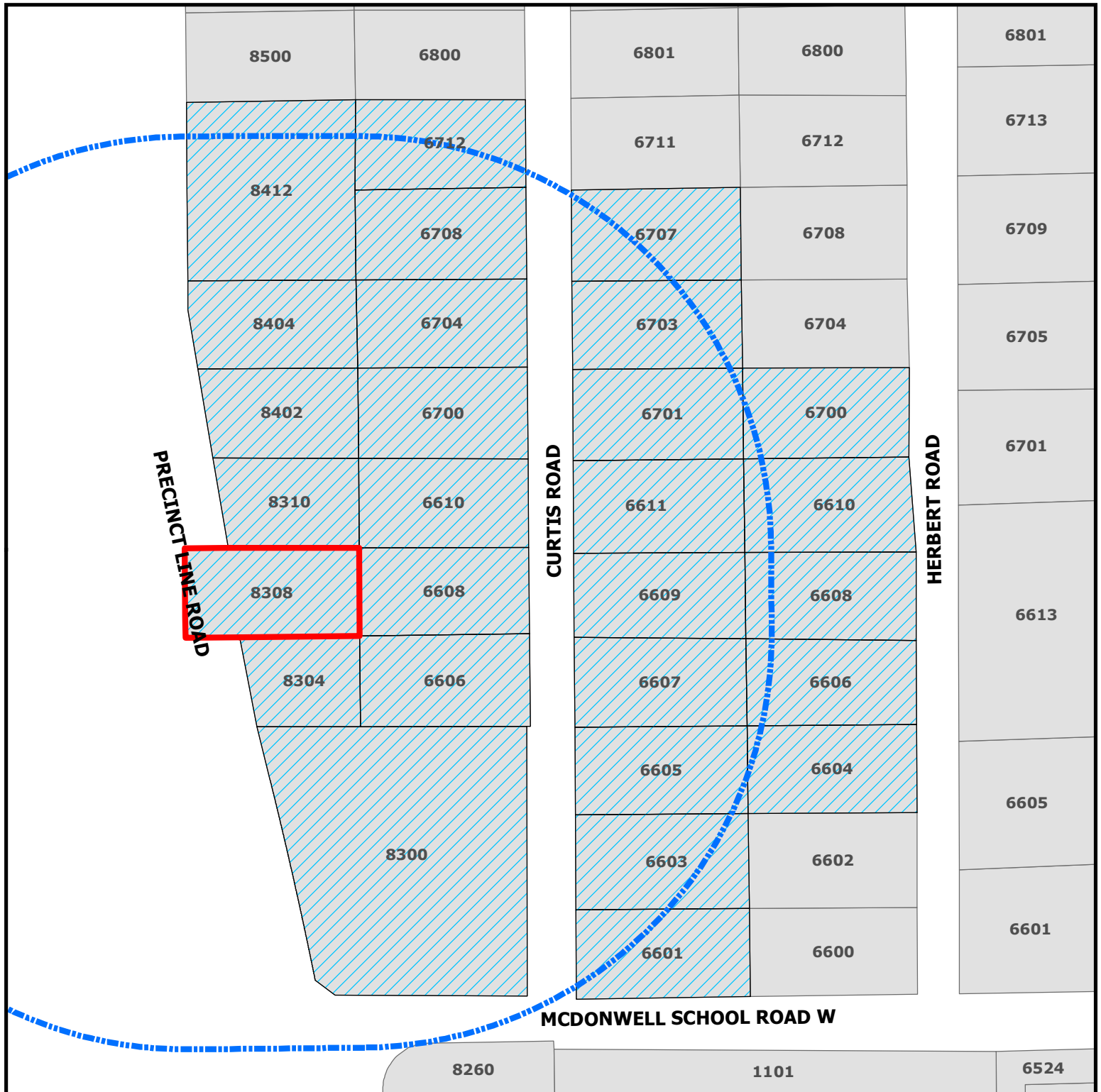








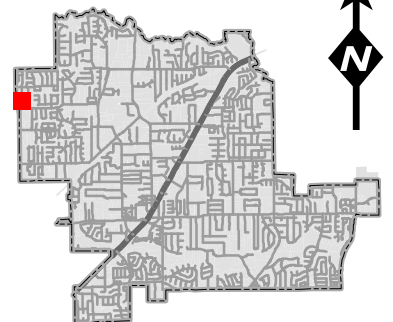
Notification Map



ZC22-035 8308 Precinct Line Road

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





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

The City of Colleyville has scheduled public hearings concerning the below referenced request on the following dates and location:

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

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

Zoning Case: ZC22-035

Applicant: Paul Garcia

Owner: Paul Garcia

Location: 8308 Precinct Line Road

Property Description: Lot 24, Block 2, Fairway Addition

Present Zoning: CPO Professional Office

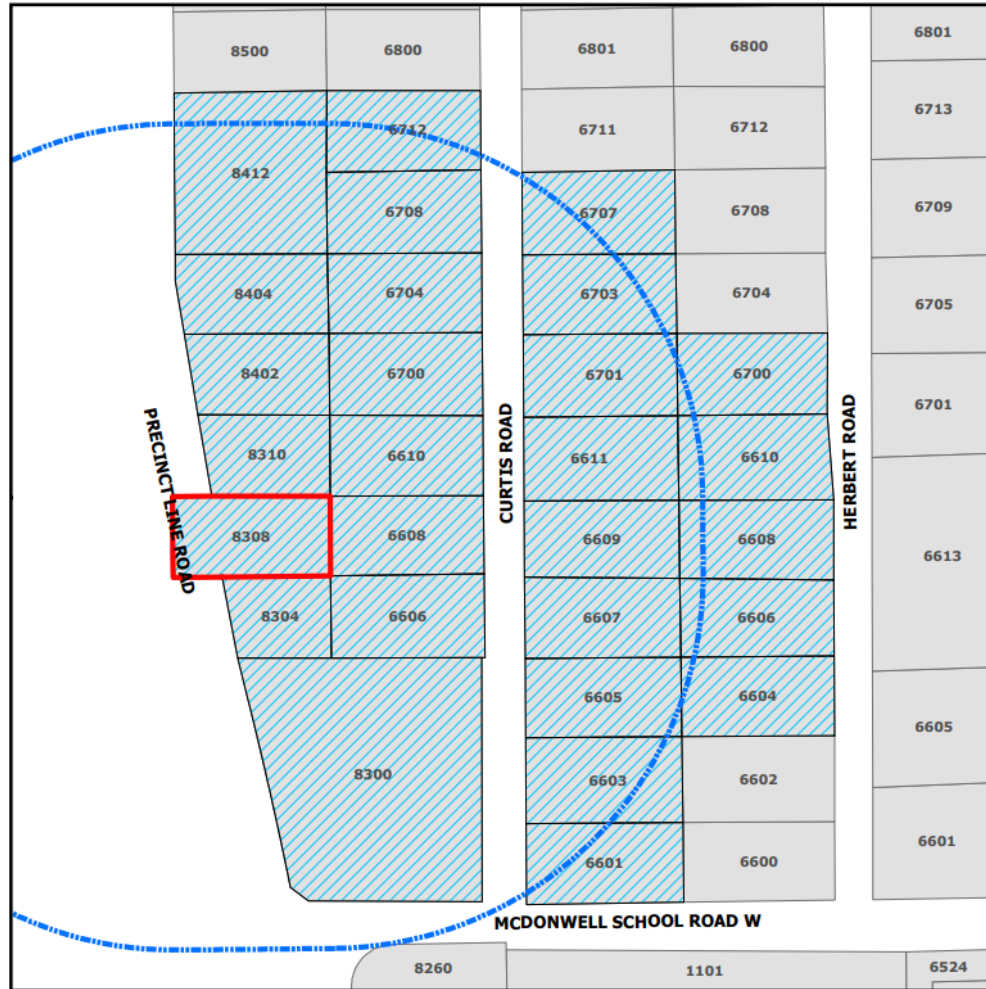
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request. Denial of the proposal by the Commission is final, unless the applicant submits a written notice of appeal within 10 days from the date of action by the Commission. If appealed, the request will be placed on the next available City Council agenda as listed above. Rezoning requests, zoning amendments and conditions recommended by the Commission for approval by the City Council may be more restrictive than those described in this notice.

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

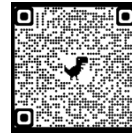
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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

NOTICE OF PUBLIC HEARING



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



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

Jacquelyn Reyff

Jacquelyn Reyff
Planning Manager
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
ARNOLD, CRYSTAL	6610 CURTIS RD	COLLEYVILLE, TX
BARNHOUSE, ROBERT	6704 CURTIS RD	COLLEYVILLE, TX
BARTOSH, WILLIAM	1205 WHITE CHAPEL BLVD	SOUTHLAKE, TX
BERNSTEIN, JONATHAN	204 MANOR PL	SOUTHLAKE, TX
BLISS, DEBORAH J	6607 CURTIS RD	COLLEYVILLE, TX
BOLES, ALYSHA	6611 CURTIS RD	COLLEYVILLE, TX
BOLLING, CECIL	6712 CURTIS RD	COLLEYVILLE, TX
BOYD, WILLIAM S	6708 CURTIS RD	COLLEYVILLE, TX
BRILEY, ANTHONY	6601 CURTIS RD	COLLEYVILLE, TX
COLE, DAVID	6701 CURTIS RD	COLLEYVILLE, TX
COX, FRANKLIN L	6608 CURTIS RD	COLLEYVILLE, TX
DIZON, MARIO S	5280 AREZZO DR	SAN JOSE, CA
DURDEN, TODD	PO BOX 553	KELLER, TX
ECHEVARRIA SOLO 401K TRUST	PO BOX 80289	KELLER, TX
GARCIA, PAUL	1527 WINDSOR FOREST TR	KELLER, TX
HALLIYUR, DHARANESHA	13337 BIGELOW LN	FRISCO, TX
HARRELL, EDWARD L	8310 PRECINCT LINE RD	COLLEYVILLE, TX
INGALLS, SEAN	6700 HERBERT RD	COLLEYVILLE, TX
KELLER ISD	350 KELLER PKWY	KELLER, TX
LAPRADE, MARK	6605 CURTIS RD	COLLEYVILLE, TX
LASATER, CALVIN RAY	6703 CURTIS RD	COLLEYVILLE, TX
MASHUSHIRE, DAVID	6604 HERBERT RD	COLLEYVILLE, TX
NUTTALL, MARK	6606 HERBERT RD	COLLEYVILLE, TX
PALISADE CUSTOM HOMES LP	732 LONESOME DOVE TR	HURST, TX
PHILLIPS, MARK DANIEL	6609 CURTIS RD	COLLEYVILLE, TX
RIGGS, RICKEY P	6707 CURTIS RD	COLLEYVILLE, TX
TRIPURANAENI, VIKRAM	6608 HERBERT RD	COLLEYVILLE, TX
VILLAS OF COLLEYVILLE	9001 AIRPORT FWY STE 450	NORTH RICHLAND HILLS, TX
WAI, ROBERT	6115 WALLER LN	COLLEYVILLE, TX

ORDINANCE O-22-2227

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 0.46 ACRES BEING, LOT 24, BLOCK 2, FAIR WAY ADDITION, LOCATED AT 8308 PRECINCT LINE ROAD, FROM THE CPO PROFESSIONAL OFFICE COMMERCIAL TO THE R-20 SINGLE FAMILY RESIDENTIAL DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a rezoning of the property from CPO Professional Office Commercial to R-20 Single Family Residential district for Case No. ZC22-035; and

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

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

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

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

- Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a change in the zoning from CPO Professional Office Commercial to R-20 Single Family Residential district on 0.46 acres, being Lot 24, Block 2, Fairway Addition, located at 8308 Precinct Line Road as depicted on the attached as Exhibit "A".

- Sec. 2. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 3. THAT the above described tract of land shall be subject to the following conditions:
1. As depicted in the attached Exhibit "A" and Exhibit "B".
 2. The size of the lot is recognized at approximately 17,920 square feet.
- Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 6. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.
- Sec. 7. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 1st day of November 2022.

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

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, ON THIS THE 15TH DAY OF NOVEMBER 2022.

Mayor Bobby Lindamood
Brandi Elder, Place 1
George Dodson, Place 4
Callie Rigney, Place 6

_____	Mayor Pro Tem Kathy Wheat	_____
_____	George Bond, Place 2	_____
_____	Chuck Kelley, Place 5	_____

ATTEST:

CITY OF COLLEYVILLE

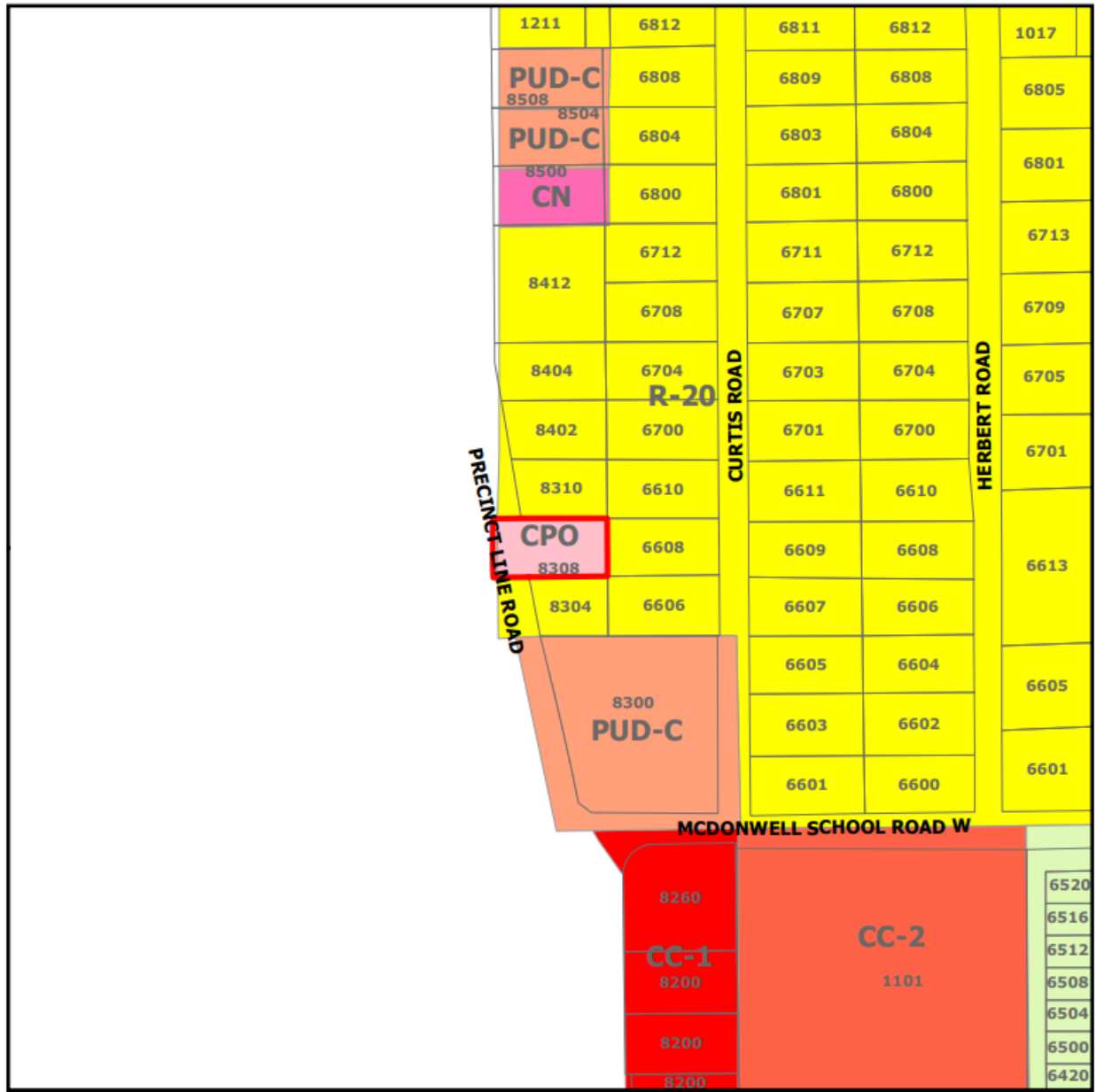
Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

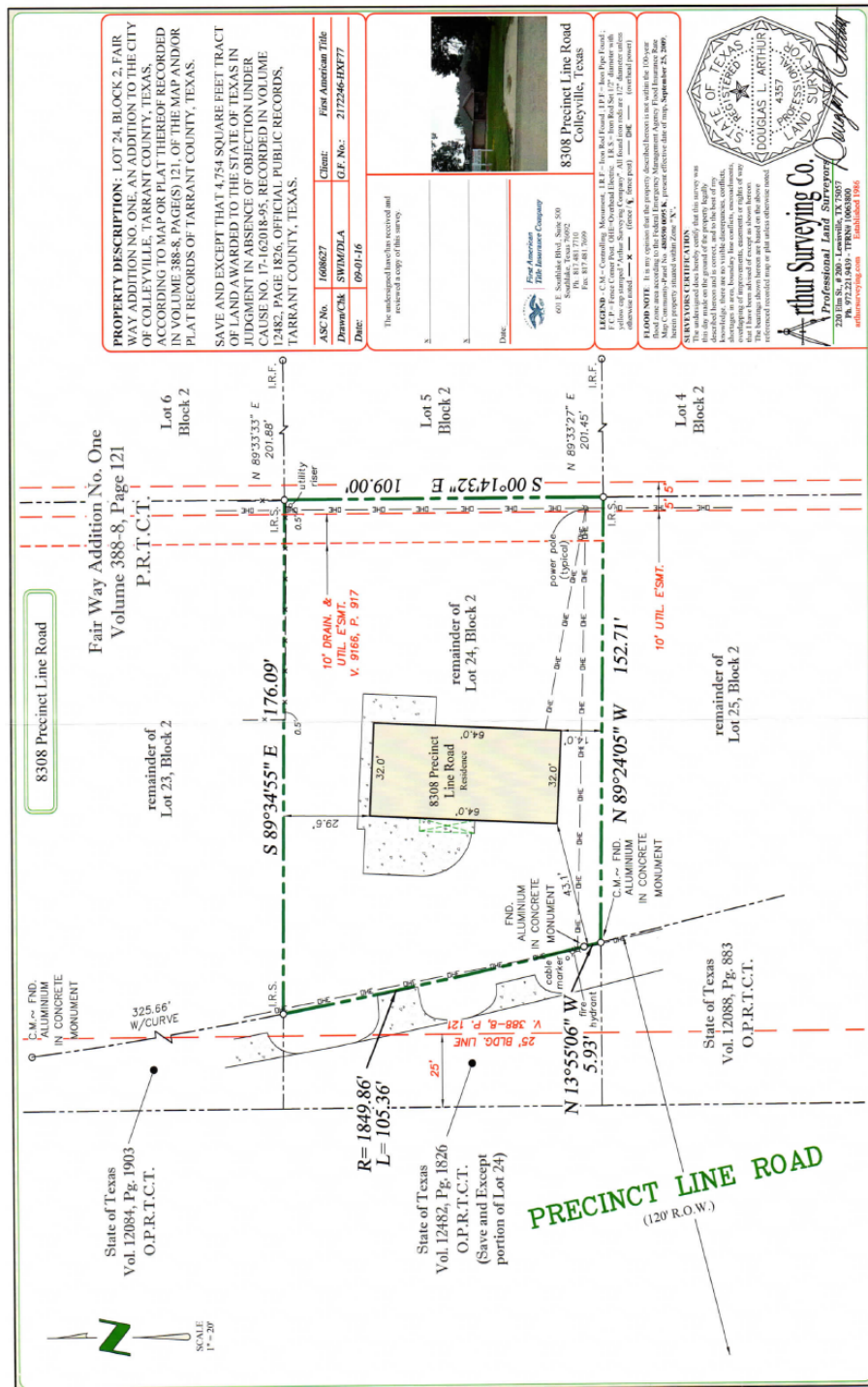
APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A"- Zoning Map



Lot Size is 17,920 s.f.





City of Colleyville City Council Agenda Briefing

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

Agenda Number 6c

Agenda Date 11/15/2022

Number Ordinance O-22-2228

Type Ordinance

Department City Manager

Title

Consideration of the issuance and sale of "City of Colleyville, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2022", authorizing the issuance of such certificates

Strategic Plan

- 1.1 Actively involve and engage stakeholders
- 1.4 Communicate thoroughly and strategically
- 3.4 Thoroughly plan for future capital investments and associated costs
- 5.3 Provide attractive facilities for leisure and recreation

Explanation

Second Reading and Public Hearing

There were no speakers regarding this item at the November 1, 2022 meeting. Jim Sabonis, the City's Financial Advisor will be present to review the final issuance and sale of the bonds.

First Reading and Public Hearing

In September of 2022, the City Council authorized the purchase of the Colleyville campus of Covenant Church with the intention of renovating the property for a recreation center. The full cost of the property purchase is \$8.5 million, with an additional \$1.5 million estimated for renovations, bringing the total to \$10 million. While the City has the ability to pay cash up front, the City has taken the conservative approach of maintaining healthy cash reserves and utilizing municipal bonds to finance the project in a process similar to taking out a residential mortgage. This involves borrowing the money used to purchase the property and complete renovations and paying it back over a 20-year period with interest. Additionally, the debt will be structured to enable the City to pay off the entirety of these bonds after seven years if desired.

Per state law, a notice of intent to issue debt was advertised in the *Fort Worth Star Telegram* on September 25 and October 2 of this year, which initiated a 45-day notification period. This period will conclude on November 9, and this ordinance will have its second reading and approval on November 15.

Financial Impact

The bonds will provide for the purchase and renovation of the property.

Recommendation

Approve

Attachments

1. Recreation Center Project Financing Presentation
2. Legal - Notice of Intention
3. Affidavit of Publication
4. Notice of Intent Resolution
5. Ordinance O-22-2228

Certificates of Obligation Debt Issuance

Recreation Center Financing

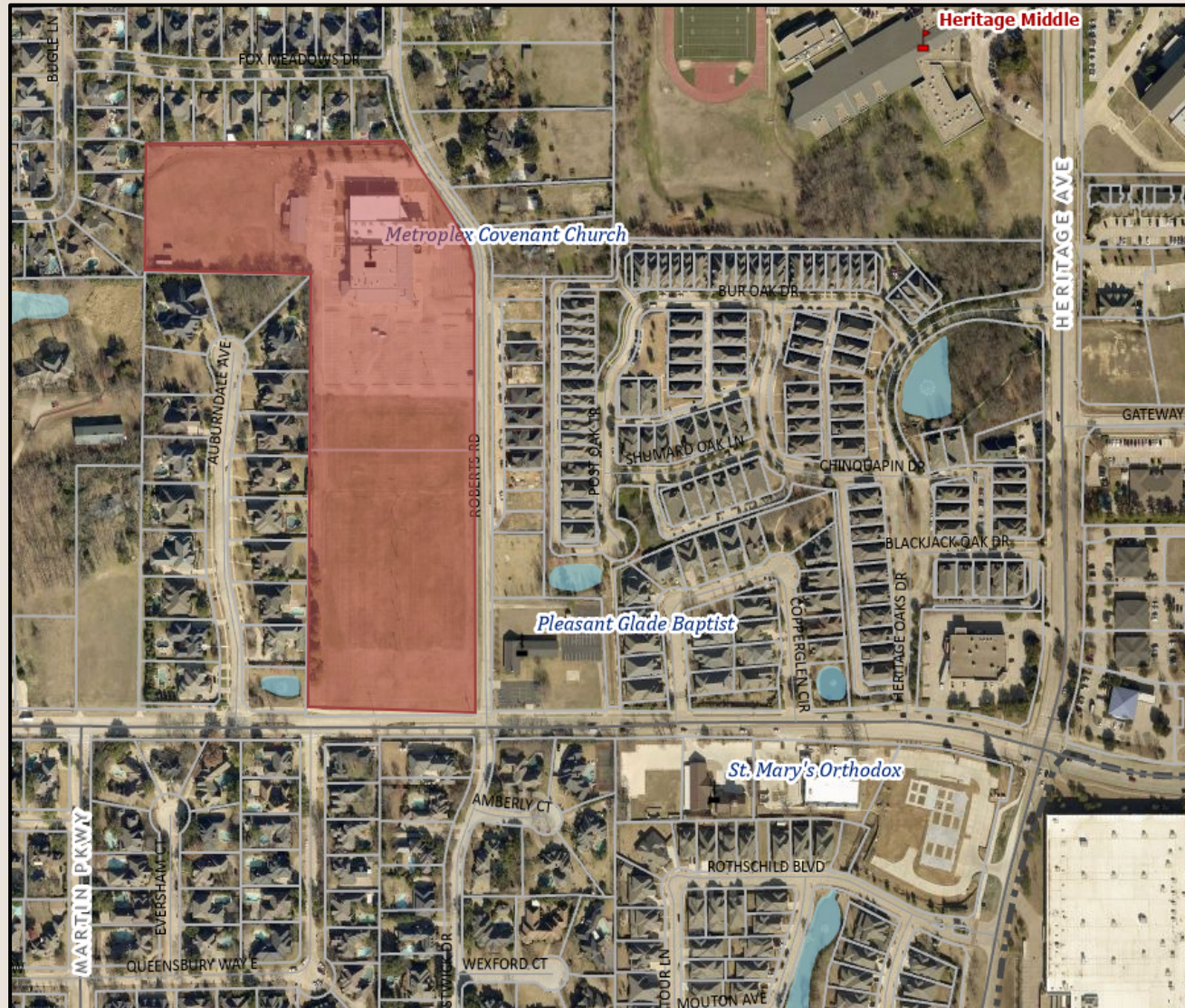
City Council Meeting
November 15, 2022

Background



- Colleyville has long had the desire for a City-owned recreation center
- Typically the scope of recreation centers (land + construction + equipment) go well into the tens of millions of dollars
- The opportunity arose to purchase Covenant Church property + building, a facility which provides all necessary space and infrastructure for a fraction of the cost to construct new.
 - Purchase price: \$8.5m
 - Renovations: \$1.5m
 - Remove carpet/walls, refinish the hardwood floors
 - Add volleyball sleeve/holes, add basketball goals
 - Add hardwood basketball flooring, goals, volleyball sleeves/holes, and paint pickleball and volleyball lines
 - Remove field lights, add safety fence along Glade

Covenant Church Property



Financing Highlights– Rec Center



- Principle = \$10.065m
 - Land purchase: \$8.5m
 - Renovations: \$1.5m
 - Issuance costs: \$200k (only \$65k paid by bond principle)
- Amortized over 20 years, callable after 7
- Anticipated 4.6% interest rate (could change – market in flux, will lock in on the morning of 11/15)
- TIF will contribute
- Anticipated annual cost to average homeowner = \$20.00

Timeline– Rec Center



- Voted to proceed on 9/6/2022
- Approved resolution for notice of intent to issue debt 9/20
- 45 day notification period
- Public notification published 9/25 and 10/02
- Public hearings for ordinance issuing debt: 11/1 & 11/15
- When approved, City will be authorized to issue bonds
- Anticipate closing on property by December

NOTICE OF INTENTION TO ISSUE CITY OF COLLEYVILLE, TEXAS
CERTIFICATES OF OBLIGATION

TAKE NOTICE the City Council of the City of Colleyville, Texas, shall convene at 7:00 o'clock p.m. on November 15, 2022, at its regular meeting place in the Colleyville City Hall, 100 Main Street, Texas, and, during such meeting, the City Council will consider the passage of an ordinance authorizing the issuance of certificates of obligation, in one or more series, in a principal amount not to exceed \$10,300,000 for the purpose of paying contractual obligations to be incurred for (i) constructing, improving, renovating, and equipping park and recreation facilities, including the acquisition of land therefor, and (ii) professional services rendered in connection thereof; and such certificates are to be payable from ad valorem taxes and a limited pledge of the net revenues of the City's waterworks and sewer system. In accordance with Texas Local Government Code Section 271.049, (i) the current principal amount of all of the City's outstanding public securities secured by and payable from ad valorem taxes is \$2,914,922; (ii) the current combined principal and interest required to pay all of the City's outstanding public securities secured by and payable from ad valorem taxes on time and in full is \$3,068,965; (iii) the estimated combined principal and interest required to pay the certificates of obligation to be authorized on time and in full is \$18,348,547; (iv) the maximum interest rate for the certificates may not exceed the maximum legal interest rate; and (v) the maximum maturity date of the certificates to be authorized is February 15, 2047. The certificates are to be issued, and this notice is given, under and pursuant to the provisions of Texas Local Government Code, Subchapter C of Chapter 271.

City Secretary
City of Colleyville, Texas



Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee

The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald

el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi

Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
30748	322789	Print Legal Ad - IPL0091306		\$213.72	1	55 L

Attention: Araceli Botello

CITY OF COLLEYVILLE
ATTN: ACCOUNTS PAYABLE
100 MAIN ST
COLLEYVILLE, TX 76034

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City Secretary
City of Colleyville, Texas
IPL0091306
Sep 25, Oct 2 2022

THE STATE OF TEXAS COUNTY OF TARRANT

Before me, a Notary Public in and for said County and State, this day personally appeared Amanda Grisham, Bid and Legal Coordinator for the Star-Telegram, published by the Star-Telegram, Inc. at Fort Worth, in Tarrant County, Texas; and who, after being duly sworn, did depose and say that the attached clipping of an advertisement was published in the above named paper on the listed dates:

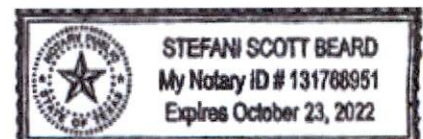
No. of Insertions: 2

Beginning Issue of: 09/25/2022

Ending Issue of: 10/02/2022

Sworn to and subscribed before me this 3rd day of
October in the year of 2022

Notary Public in and for the state of Texas, residing in
Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!



Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee

The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald

el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi

Sun News - Myrtle Beach
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100 MAIN ST
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City of Colleyville, Texas
IPL0091306
Sep 25, Oct 2 2022

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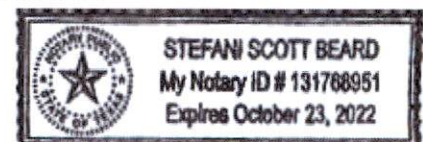
No. of Insertions: 2

Beginning Issue of: 09/25/2022

Ending Issue of: 10/02/2022

Sworn to and subscribed before me this 3rd day of
October in the year of 2022

Notary Public in and for the state of Texas, residing in
Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!



Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
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City of Colleyville, Texas
IPL0091306
Sep 25, Oct 2 2022

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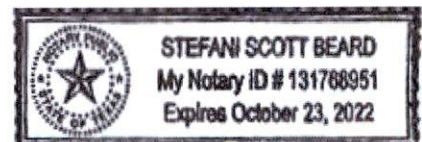
Ending Issue of: 10/02/2022

Amanda Grisham

Sworn to and subscribed before me this 3rd day of
October in the year of 2022

Stefani Beard

Notary Public in and for the state of Texas, residing in
Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

CERTIFICATE OF CITY SECRETARY

3

100

33 34

32

3

I, the undersigned, City Secretary of the City of Colleyville, Texas, DO HEREBY CERTIFY as follows:

1. On the 20th day of September, 2022, a regular meeting of the City Council (the "Council") of the City of Colleyville, Texas (the "City") was held at a meeting place within the City; the duly constituted members of the Council being as follows:

)

MAYOR

)

MAYOR PRO TEM

)

)

)

COUNCIL MEMBERS

)

)

and all of said council members were present at said meeting. Among other business considered at said meeting, the attached resolution entitled:

"RESOLUTION R-22-4770

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLLEYVILLE, TEXAS, APPROVING AND AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION; AND ESTABLISHING AN EFFECTIVE DATE.”

was introduced and submitted to the Council for passage and adoption. After presentation and due consideration of the resolution and, upon a motion made and seconded, the resolution was duly passed and adopted by the Council to be effective immediately by the following vote:

7 voted "For"

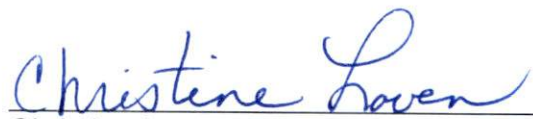
0 voted "Against"

0 abstained

all as shown in the official minutes of the Council for the meeting held on the aforesaid date.

2. The attached resolution is a true and correct copy of the original on file in the official records of the City; the duly qualified and acting members of the Council of said City on the date of the aforesaid meeting are those persons shown above and, according to the records of my office, advance notice of the time, place and purpose of the meeting was given to each member of the Council; and that said meeting, and the deliberation of the aforesaid public business, was open to the public and written notice of said meeting, including the subject of the above entitled resolution, was posted and given in advance thereof in compliance with the provisions of Texas Government Code, Chapter 551, as amended.

IN WITNESS WHEREOF, I have hereunto signed my name officially and affixed the seal of said City, this the 22nd day of September, 2022.



Christine Loven, TRMC
City Secretary, City of Colleyville, Texas

(City Seal)

RESOLUTION R-22-4770

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLLEYVILLE, TEXAS, APPROVING AND AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Colleyville, Texas (the "City"), has determined that certificates of obligation (the "Certificates") should be issued under and pursuant to the provisions of Subchapter C of Chapter 271, Texas Local Government Code, as amended, for the purpose of paying contractual obligations to be incurred for (i) constructing, improving, renovating, and equipping park and recreation facilities, including the acquisition of land therefor, and (ii) professional services rendered in connection thereof; and

WHEREAS, prior to the issuance of such Certificates, the City Council is required to publish notice of its intention to issue the same in a newspaper of general circulation in the City, said notice stating (i) the time and place the Council tentatively proposes to pass the ordinance authorizing the issuance of the Certificates, (ii) the maximum amount proposed to be issued, (iii) the purposes for which the Certificates are to be issued and (iv) the manner in which the Council proposes to pay the Certificates.

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

Sec.1 THAT the City Secretary is hereby authorized and directed to cause notice to be published of the Council's intention to issue certificates of obligation, in one or more series, in a principal amount not to exceed \$10,300,000 for the purpose of paying contractual obligations to be incurred for (i) constructing, improving, renovating, and equipping park and recreation facilities, including the acquisition of land therefor, and (ii) professional services rendered in connection thereof; such Certificates to be payable from ad valorem taxes and a limited pledge of the net revenues of the City's waterworks and sewer system. The notice hereby approved and authorized to be published shall read substantially in the form and content of Exhibit "A" hereto attached and incorporated herein by reference as a part of this resolution for all purposes.

- Sec. 2. THAT the City Secretary shall cause the aforesaid notice to be (i) published in a newspaper of general circulation in the City, once a week for two consecutive weeks, the date of the first publication to be at least forty-six (46) days prior to the date stated therein for the passage of the ordinance authorizing the issuance of the Certificates and (ii) posted continuously on the City's website for at least forty-five (45) days before the date stated therein for the passage of the ordinance authorizing the issuance of the Certificates.
- Sec. 3. THAT it is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Texas Government Code, Chapter 551, as amended.
- Sec 4. THAT this Resolution shall be in force and effect from and after its passage and approval on the date shown below.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF 7 AYES, 0 NAYS, ON THIS THE 20TH DAY OF SEPTEMBER 2022.

Mayor Bobby Lindamood
Brandi Elder, Place 1
George Dodson, Place 4
Callie Rigney, Place 6

Aye
Aye
Aye
Aye

Mayor Pro Tem Kathy Wheat
George Bond, Place 2
Chuck Kelley, Place 5

Aye
Aye
Aye

ATTEST:



Christine Loven, TRMC
City Secretary

CITY OF COLLEYVILLE



Bobby Lindamood
Mayor

ORDINANCE O-22-2228

AN ORDINANCE AUTHORIZING THE ISSUANCE OF "CITY OF COLLEYVILLE, TEXAS, COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2022"; PROVIDING FOR THE PAYMENT OF SAID CERTIFICATES OF OBLIGATION BY THE LEVY OF AN AD VALOREM TAX UPON ALL TAXABLE PROPERTY WITHIN THE CITY AND A LIMITED PLEDGE OF THE CITY'S COMBINED WATER AND SEWER SYSTEMS; SPECIFYING THE TERMS AND CONDITIONS OF SUCH CERTIFICATES OF OBLIGATION; RESOLVING OTHER MATTERS INCIDENT AND RELATING TO THE ISSUANCE, PAYMENT, SECURITY, SALE, AND DELIVERY OF SAID CERTIFICATES OF OBLIGATION, INCLUDING THE APPROVAL AND EXECUTION OF A PAYING AGENT/REGISTRAR AGREEMENT AND THE APPROVAL AND DISTRIBUTION OF AN OFFICIAL STATEMENT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, notice of the City Council's intention to issue certificates of obligation in the maximum principal amount of \$10,300,000 for the purpose of paying contractual obligations to be incurred for (i) constructing, improving, renovating, and equipping park and recreation facilities, including the acquisition of land therefor, and (ii) professional services rendered in connection thereof, has been (a) duly published in the *Fort Worth Star-Telegram*, a newspaper of general circulation in the City of Colleyville, Texas on September 25, 2022, and October 5, 2022, the date the first publication of such notice being not less than forty-six (46) days prior to the tentative date stated therein for the passage of the ordinance authorizing the issuance of such certificates and (b) duly published continuously on the City's website for at least forty-five (45) days before the tentative date stated therein for the passage of the ordinance authorizing the issuance of such certificates; and

WHEREAS, no petition protesting the issuance of the certificates of obligation described in the aforesaid notice, signed by at least 5% of the qualified electors of the City, has been presented to or filed with the City Secretary on or prior to the date of the passage of this Ordinance; and

WHEREAS, the City Council hereby finds and determines that \$_____ principal amount of the certificates of obligation described in such notice should be authorized at this time; now, therefore,

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

Sec.1 Authorization - Designation - Principal Amount - Purpose.
 Certificates of obligation of the City shall be and are hereby authorized to be issued in the aggregate principal amount of \$_____ to be designated and bear the title "CITY OF COLLEYVILLE, TEXAS, COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2022" (hereinafter referred to as the "Certificates"), for the purpose of paying contractual obligations to be incurred for (i) constructing, improving, renovating, and equipping park and recreation facilities, including the acquisition of land therefor, and (ii) professional services rendered in connection thereof, all in accordance with the authority conferred by and in conformity with the Constitution and laws of the State of Texas, including Texas Local Government Code, Subchapter C of Chapter 271, as amended.

Sec. 2 Fully Registered Obligations - Certificate Date - Authorized Denominations - Stated Maturities - Interest Rates. The Certificates are issuable in fully registered form only, shall be dated November 15, 2022 (the "Certificate Date"), and shall be in denominations of \$5,000 or any integral multiple thereof (within a Stated Maturity), and the Certificates shall become due and payable on February 15 in each of the years and in principal amounts (the "Stated Maturities") and bear interest at the per annum rate(s) in accordance with the following schedule:

<u>Year of Stated Maturity</u>	<u>Principal Amount (\$)</u>	<u>Interest Rate (%)</u>
2024		
2024		
2025		
2026		
2027		
2028		
2029		
2030		
2031		
2032		

2033
2034
2035
2036
2037
2038
2039
2040
2041
2042
2043
2044
2045
2046
2047

The Certificates shall bear interest on the unpaid principal amount thereof from the Certificate Date at the per annum rates shown above (calculated on the basis of a 360-day year of twelve 30-day months) and shall be payable on February 15 and August 15 in each year until maturity or prior redemption, commencing August 15, 2023.

Sec. 3 Terms of Payment - Paying Agent/Registrar. The principal of, premium, if any, and the interest on the Certificates, due by reason of maturity, redemption or otherwise, shall be payable only to the registered owners or holders of the Certificates (the "Holders") appearing on the registration and transfer books maintained by the Paying Agent/Registrar. Such payments shall be payable, without exchange or collection charges, to the Holder in any coin or currency of the United States of America which at the time of payment is legal tender for the payment of public and private debts.

The selection and appointment of The Bank of New York Mellon Trust Company, N.A., Dallas, Texas, to serve as the initial Paying Agent/Registrar for the Certificates is hereby approved and the City agrees and covenants to cause to be kept and maintained by the Paying Agent/Registrar books and records relating to the registration, payment and transfer of the Certificates (the "Security Register"), all as provided herein, in accordance with the terms and provisions of a "Paying Agent/Registrar Agreement" substantially in the form attached hereto as **Exhibit**

A and such reasonable rules and regulations as the Paying Agent/Registrar and City may prescribe; and the Finance Director or other authorized representative of the City is authorized to execute and deliver such Agreement in connection with the delivery of the Certificates. The City covenants to maintain and provide a Paying Agent/Registrar at all times until the Certificates are paid and discharged; and, any successor Paying Agent/Registrar shall be a commercial bank, trust company, financial institution, or other entity duly qualified and legally authorized to act as and perform the duties and services of Paying Agent/Registrar. Upon any change in the Paying Agent/Registrar for the Certificates, the City agrees to promptly cause a written notice of the change to be sent to each registered owner of the Certificates by United States mail, first-class postage prepaid; and such notice shall also give the address of the new Paying Agent/Registrar.

Principal of and premium, if any, on the Certificates, shall be payable at the Stated Maturities or on a date of earlier redemption thereof only upon presentation and surrender of the Certificates to the Paying Agent/Registrar at its designated offices initially in East Syracuse, New York, or, with respect to a successor Paying Agent/Registrar, at the designated offices of such successor (the "Designated Payment/Transfer Office"). The Paying Agent/Registrar shall pay interest on the Certificates only to the Holders whose names appear in the Security Register at the close of business on the Record Date (the last business day of the month next preceding the interest payment date) and shall pay either by: (1) check sent by United States Mail, first class postage prepaid, to the address of the registered owner recorded in the Security Register or (2) by such other method, acceptable to the Paying Agent/Registrar, requested by the Holder at the Holder's risk and expense. If the date for the payment of the principal of or interest on the Certificates shall be a Saturday, Sunday, a legal holiday, or a day when banking institutions in the city where the Designated Payment/Transfer Office of the Paying Agent/Registrar is located are authorized by law or executive order to close, then the date for such payment shall be the next succeeding day which is not such a Saturday, Sunday, legal holiday, or day when banking institutions in the city where the Designated Payment/Transfer Office of the Paying Agent/Registrar is located are authorized to close, and payment

on such date shall have the same force and effect as if made on the original date payment was due.

In the event of a non-payment of interest on a scheduled payment date, and for thirty (30) days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Paying Agent/Registrar, if and when funds for the payment of such interest have been received from the City. Notice of the Special Record Date and of the scheduled payment date of the past due interest (which shall be fifteen (15) days after the Special Record Date) shall be sent at least five (5) business days prior to the Special Record Date by United States Mail, first class postage prepaid, to the address of each Holder appearing on the books of the Paying Agent/Registrar at the close of business on the last business day next preceding the date of mailing of such notice.

Sec. 4 Redemption.

- A. Optional Redemption. The Certificates maturing on and after February 15, 20__ shall be subject to redemption prior to maturity, at the option of the City on February 15, 20__, or any date thereafter, in whole or in part in principal amounts of \$5,000 or any integral multiple thereof (and if in part by lot by the Paying Agent/Registrar) at the redemption price of par, together with interest accrued to the redemption date.
- B. Exercise of Redemption Option. Not less than forty-five (45) days prior to an optional redemption date for the Certificates (unless a shorter notification period shall be satisfactory to the Paying Agent/Registrar), the City shall notify the Paying Agent/Registrar of: (1) the decision to redeem Certificates, (2) the principal amount of each Stated Maturity to be redeemed, and (3) the date of redemption.
- C. Selection of Certificates for Redemption. If less than all Outstanding Certificates of the same Stated Maturity are to be redeemed on a redemption date, the Paying Agent/Registrar shall treat such Certificates as representing the number of Certificates Outstanding, which is obtained by dividing the principal amount of such Certificates by \$5,000, and shall select by lot the Certificates to be redeemed within such Stated Maturity.

- D. Notice of Redemption. Not less than thirty (30) days prior to a redemption date for the Certificates, a notice of redemption shall be sent by United States Mail, first class postage prepaid, in the name of the City and at the City's expense, to each Holder of a Certificate to be redeemed in whole or in part at the address of the Holder appearing on the Security Register at the close of business on the last business day next preceding the date of mailing such notice, and any notice of redemption so mailed shall be conclusively presumed to have been duly given irrespective of whether received by the Holder.

All notices of redemption shall: (1) specify the date of redemption for the Certificates, (2) identify the Certificates to be redeemed and, in the case of a portion of the principal amount to be redeemed, the principal amount thereof to be redeemed, (3) state the redemption price, (4) state that the Certificates, or the portion of the principal amount thereof to be redeemed, shall become due and payable on the redemption date specified, and the interest thereon, or on the portion of the principal amount thereof to be redeemed, shall cease to accrue from and after the redemption date, and (5) specify that payment of the redemption price for the Certificates, or the principal amount thereof to be redeemed, shall be made at the Designated Payment/Transfer Office of the Paying Agent/Registrar only upon presentation and surrender thereof by the Holder. If a Certificate is subject by its terms to prior redemption and has been called for redemption and notice of redemption thereof has been duly given as hereinabove provided, such Certificate (or the principal amount thereof to be redeemed) shall become due and payable and interest thereon shall cease to accrue from and after the specified redemption date; provided moneys sufficient for the payment of such Certificate (or of the principal amount thereof to be redeemed) at the then applicable redemption price are held for the purpose of such payment by the Paying Agent/Registrar.

- E. Conditional Notice of Redemption. With respect to any optional redemption of the Certificates, unless moneys sufficient to pay the principal of and premium, if any, and interest on the Certificates to be redeemed shall have been received by the Paying Agent/Registrar prior to the giving of

such notice of redemption, such notice may state that said redemption is conditional upon the receipt of such moneys by the Paying Agent/Registrar on or prior to the date fixed for such redemption, or upon the satisfaction of any prerequisites set forth in such notice of redemption; and, if sufficient moneys are not received, such notice shall be of no force and effect, the City shall not redeem such Certificates and the Paying Agent/Registrar shall give notice, in the manner in which the notice of redemption was given, to the effect that the Certificates have not been redeemed.

Sec. 5 Registration - Transfer - Exchange of Certificates - Predecessor Certificates. A Security Register relating to the registration, payment, and transfer or exchange of the Certificates shall at all times be kept and maintained by the City at the Designated Payment/Transfer Office of the Paying Agent/Registrar and at a place within the State of Texas, and the Paying Agent/Registrar shall obtain, record, and maintain in the Security Register the name and address of each registered owner of the Certificates issued under and pursuant to the provisions of this Ordinance. Any Certificate may, in accordance with its terms and the terms hereof, be transferred or exchanged for Certificates of other authorized denominations upon the Security Register by the Holder, in person or by his duly authorized agent, upon surrender of such Certificate to the Designated Payment/Transfer Office of the Paying Agent/Registrar for cancellation, accompanied by a written instrument of transfer or request for exchange duly executed by the Holder or by his duly authorized agent, in form satisfactory to the Paying Agent/Registrar.

Upon the surrender for transfer of any Certificate (other than the Initial Certificate(s) authorized in Section 8 hereof) at the Designated Payment/Transfer Office of the Paying Agent/Registrar, the Paying Agent/Registrar shall register and deliver, in the name of the designated transferee or transferees, one or more new Certificates, executed on behalf of, and furnished by, the City, of authorized denominations and having the same Stated Maturity and of a like aggregate principal amount as the Certificate or Certificates surrendered for transfer.

At the option of the Holder, Certificates (other than the Initial Certificate(s) authorized in Section 8 hereof) may be exchanged for other Certificates of authorized denominations and having the same Stated Maturity, bearing the same rate of interest, and of like aggregate principal amount as the Certificates surrendered for exchange upon the surrender of the Certificates to be exchanged at the Designated Payment/Transfer Office of the Paying Agent/Registrar. Whenever any Certificates are so surrendered for exchange, the Paying Agent/Registrar shall register and deliver new Certificates, executed on behalf of, and furnished by the City, to the Holder requesting the exchange.

All Certificates issued upon any transfer or exchange of Certificates shall be delivered at the Designated Payment/Transfer Office of the Paying Agent/Registrar, or sent by United States mail, first class postage prepaid, to the Holder and, upon the delivery thereof, the same shall be valid obligations of the City, evidencing the same obligation to pay, and entitled to the same benefits under this Ordinance, as the Certificates surrendered in such transfer or exchange.

All transfers or exchanges of Certificates pursuant to this Section shall be made without expense or service charge to the Holder, except as otherwise herein provided, and except that the Paying Agent/Registrar shall require payment by the Holder requesting such transfer or exchange of any tax or other governmental charges required to be paid with respect to such transfer or exchange.

Certificates canceled by reason of an exchange or transfer under this Section are hereby defined to be "Predecessor Certificates," evidencing all or a portion, as the case may be, of the same obligation to pay evidenced by the new Certificate or Certificates registered and delivered in the exchange or transfer. Additionally, the term "Predecessor Certificates" shall include any Certificate registered and delivered pursuant to Section 24 hereof in lieu of a mutilated, lost, destroyed, or stolen Certificate which shall be deemed to evidence the same obligation as the mutilated, lost, destroyed, or stolen Certificate.

Neither the City nor the Paying Agent/Registrar shall be required to issue or transfer to an assignee of a Holder any Certificate called for redemption, in whole or in part, within forty-five (45)

days of the date fixed for the redemption of such Certificate; provided, however, such limitation on transferability shall not be applicable to an exchange by the Holder of the unredeemed balance of a Certificate called for redemption in part.

Sec. 6 Book-Entry-Only Transfers and Transactions. Notwithstanding the provisions contained in Sections 3, 4 and 5 relating to the payment, and transfer/exchange of the Certificates, the City hereby approves and authorizes the use of "Book-Entry-Only" securities clearance, settlement and transfer system provided by The Depository Trust Company ("DTC"), a limited purpose trust company organized under the laws of the State of New York, in accordance with the operational arrangements referenced in the Blanket Issuer Letter of Representations by and between the City and DTC (the "Depository Agreement").

Pursuant to the Depository Agreement and the rules of DTC, the Certificates shall be deposited with DTC who shall hold said Certificates for its participants (the "DTC Participants"). While the Certificates are held by DTC under the Depository Agreement, the Holder of the Certificates on the Security Register for all purposes, including payment and notices, shall be Cede & Co., as nominee of DTC, notwithstanding the ownership of each actual purchaser or owner of each Certificate (the "Beneficial Owners") being recorded in the records of DTC and DTC Participants.

In the event DTC determines to discontinue serving as securities depository for the Certificates or otherwise ceases to provide book-entry clearance and settlement of securities transactions in general or the City determines that DTC is incapable of properly discharging its duties as securities depository for the Certificates, the City covenants and agrees with the Holders of the Certificates to cause Certificates to be printed in definitive form and issued and delivered to DTC Participants and Beneficial Owners, as the case may be. Thereafter, the Certificates in definitive form shall be assigned, transferred and exchanged on the Security Register maintained by the Paying Agent/Registrar and payment of such Certificates shall be made in accordance with the provisions of Sections 3, 4 and 5 hereof.

Sec. 7 Execution - Registration. The Certificates shall be executed on behalf of the City by the Mayor under its seal reproduced or

impressed thereon and countersigned by the City Secretary. The signatures of said officers and the seal of the City on the Certificates may be manual or facsimile. Certificates bearing the manual or facsimile signatures of said individuals who are or were the proper officers of the City on the Certificate Date shall be deemed to be duly executed on behalf of the City, notwithstanding that such individuals or any of them shall cease to hold such offices prior to the delivery of the Certificates to the initial purchaser(s), and with respect to Certificates delivered in subsequent exchanges and transfers, all as authorized and provided in Texas Government Code, Chapter 1201, as amended.

No Certificate shall be entitled to any right or benefit under this Ordinance, or be valid or obligatory for any purpose, unless there appears on such Certificate either a certificate of registration substantially as set forth in the form of the Initial Certificate(s) provided in Section 9B, manually executed by the Comptroller of Public Accounts of the State of Texas or his duly authorized agent, or a certificate of registration substantially as set forth in the form of the definitive Certificates provided in Section 9C, manually executed by an authorized officer, employee, or representative of the Paying Agent/Registrar, and either such certificate duly signed upon any Certificate shall be conclusive evidence, and the only evidence, that such Certificate has been duly certified, registered, and delivered.

Sec. 8 Initial Certificate(s). The Certificates herein authorized shall be initially issued either as (i) a single fully registered certificate in the total principal amount of this series with principal installments to become due and payable as provided in Section 2 and numbered T-1 or, alternatively, (ii) as one certificate for each year of maturity in the applicable principal amount and denomination and to be numbered consecutively from T-1 and upward (hereinafter called the "Initial Certificate(s)") and, in either case, the Initial Certificate(s) shall be registered in the name of the initial purchaser(s) or the designee thereof. The Initial Certificate(s) shall be the Certificate(s) submitted to the Office of the Attorney General of the State of Texas for approval, certified and registered by the Office of the Comptroller of Public Accounts of the State of Texas and delivered to the initial purchaser(s). Any time after the delivery of the Initial Certificate(s), the Paying Agent/Registrar, pursuant to written

instructions from the initial purchaser(s), or the designee thereof, shall cancel the Initial Certificate(s) delivered hereunder and exchange therefor definitive Certificates of authorized denominations, Stated Maturities, principal amounts and bearing applicable interest rates for transfer and delivery to the Holders named at the addresses identified therefor; all pursuant to and in accordance with such written instructions from the initial purchaser(s), or the designee thereof, and such other information and documentation as the Paying Agent/Registrar may reasonably require.

Sec. 9 Forms.

- A. Forms Generally. The Certificates, the Registration Certificate of the Comptroller of Public Accounts of the State of Texas, the Certificate of Registration of the Paying Agent/Registrar, and the form of Assignment to be printed on the Certificates, shall be substantially in the forms set forth in this Section with such appropriate insertions, omissions, substitutions, and other variations as are permitted or required by this Ordinance and may have such letters, numbers, or other marks of identification (including identifying numbers and letters of the Committee on Uniform Securities Identification Procedures of the American Bankers Association) and such legends and endorsements (including insurance legends in the event the Certificates, or any maturities thereof, are purchased with insurance and any reproduction of an opinion of counsel) thereon as may, consistently herewith, be established by the City or be determined by the officers executing such Certificates as evidenced by their execution thereof. Any portion of the text of any Certificate may be set forth on the reverse thereof, with an appropriate reference to such a portion on the face of the Certificate.

The definitive Certificates shall be printed, lithographed, engraved or produced in any other similar manner, all as determined by the officers executing such Certificates as evidenced by their execution thereof, but the Initial Certificate(s) submitted to the Attorney General of Texas may be typewritten or photocopied or otherwise reproduced.

The City may provide (i) for issuance of one fully registered Certificate for the Stated Maturity in the aggregate principal

amount of such Stated Maturity and (ii) for registration of such Certificate in the name of a securities depository, or the nominee thereof. While any Certificate is registered in the name of a securities depository or its nominee, references herein and in the Certificates to the holder or owner of such Certificate shall mean the securities depository or its nominee and shall not mean any other person.

B. Form of Single Initial Certificate.

REGISTERED
NO. T-1

REGISTERED
\$ _____

UNITED STATES OF AMERICA
STATE OF TEXAS
CITY OF COLLEYVILLE, TEXAS
COMBINATION TAX AND REVENUE
CERTIFICATE OF OBLIGATION
SERIES 2022

Certificate Date: November 15, 2022

Registered Owner: _____

Principal Amount: _____

The City of Colleyville (hereinafter referred to as the "City"), a body corporate and municipal corporation in the County of Tarrant, State of Texas, for value received, acknowledges itself indebted to and hereby promises to pay to the Registered Owner named above, or the registered assigns thereof, the Principal Amount hereinabove stated, on February 15 in each of the years and in principal installments in accordance with the following schedule:

<u>YEAR</u>	<u>PRINCIPAL INSTALLMENTS (\$)</u>	<u>INTEREST RATE (%)</u>
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(Information to be inserted from Section 2 hereof)

(or so much thereof as shall not have been paid upon prior redemption) and to pay interest on the unpaid Principal Amount hereof from the Certificate Date at the per annum rates of interest specified above computed on the basis of a 360-day year of twelve 30-day months; such interest being payable on February 15 and August 15 of each year until maturity or prior redemption,

commencing August 15, 2023. Principal installments of this Certificate are payable on the Stated Maturity dates or on a redemption date to the registered owner hereof by The Bank of New York Mellon Trust Company N.A., Dallas, Texas (the "Paying Agent/Registrar"), upon its presentation and surrender at its designated offices, initially in East Syracuse, New York, or, with respect to a successor paying agent/registrar, at the designated office of such successor (the "Designated Payment/Transfer Office"). Interest shall be payable to the registered owner of this Certificate whose name appears on the "Security Register" maintained by the Paying Agent/Registrar at the close of business on the "Record Date," which is the last business day of the month next preceding the interest payment date hereof and interest shall be paid by the Paying Agent/Registrar by check sent by United States mail, first class postage prepaid, to the address of the registered owner recorded in the Security Register or by such other method, acceptable to the Paying Agent/Registrar, requested by and at the risk and expense of the registered owner. All payments of principal of, premium, if any, and interest on this Certificate shall be in any coin or currency of the United States of America which at the time of payment is legal tender for the payment of public and private debts. If the date for the payment of the principal of or interest on the Certificates shall be a Saturday, Sunday, a legal holiday, or a day when banking institutions in the city where the Designated Payment/Transfer Office of the Paying Agent/Registrar is located are authorized by law or executive order to close, then the date for such payment shall be the next succeeding day which is not such a Saturday, Sunday, legal holiday, or day when banking institutions are authorized to close, and payment on such date shall have the same force and effect as if made on the original date payment was due.

This Certificate is issued in the aggregate principal amount of \$_____ for the purpose of paying contractual obligations to be incurred for (i) constructing, improving, renovating, and equipping park and recreation facilities, including the acquisition of land therefor, and (ii) professional services rendered in connection thereof, pursuant to authority conferred by and in conformity with the Constitution and laws of the State of Texas, particularly Texas Local Government Code, Subchapter C of Chapter 271, as amended, and pursuant to an ordinance adopted by the governing body of the City (hereinafter referred to as the "Ordinance").

The Certificates maturing on and after February 15, 20__ shall be subject to redemption prior to maturity, at the option of the City on February 15, 20__, or any date thereafter, in whole or in part in principal amounts of \$5,000 or any integral multiple thereof (and if in part by lot by the Paying Agent/Registrar) at the redemption price of par, together with interest accrued to the redemption date.

At least thirty (30) days prior to a redemption date, the City shall cause a written notice of such redemption to be sent by United States Mail, first class postage prepaid, to the registered owners of each Certificate to be redeemed at the address shown on the Security Register and subject to the terms and provisions relating thereto contained in the Ordinance. If a Certificate (or any portion of its principal sum) shall have been duly called for redemption and notice of such redemption duly given, then upon the redemption date such Certificate (or the portion of its principal sum to be redeemed) shall become due and payable, and, if moneys for the payment of the redemption price and the interest accrued on the principal amount to be redeemed to the date of redemption are held for the purpose of such payment by the Paying Agent/Registrar, interest shall cease to accrue and be payable from and after the redemption date on the principal amount redeemed.

In the event a portion of the principal amount of a Certificate is to be redeemed and the registered owner is someone other than Cede & Co., payment of the redemption price of such principal amount shall be made to the registered owner only upon presentation and surrender of such Certificate to the Designated Payment/Transfer Office of the Paying Agent/Registrar, and a new Certificate or Certificates of like maturity and interest rate in any authorized denominations provided by the Ordinance for the then unredeemed balance of the principal sum thereof will be issued to the registered owner, without charge. If a Certificate is selected for redemption, in whole or in part, the City and the Paying Agent/Registrar shall not be required to transfer such Certificate to an assignee of the registered owner within forty-five (45) days of the redemption date; provided, however, such limitation on transferability shall not be applicable to an exchange by the registered owner of the unredeemed balance of a Certificate redeemed in part.

With respect to any optional redemption of the Certificates, unless moneys sufficient to pay the principal of and premium, if any, and interest on the Certificates to be redeemed shall have been received by the Paying Agent/Registrar prior to the giving of such notice of redemption, such notice may state that said redemption is conditional upon the receipt of such moneys by the Paying Agent/Registrar on or prior to the date fixed for such redemption, or upon the satisfaction of any prerequisites set forth in such notice of redemption; and, if sufficient moneys are not received, such notice shall be of no force and effect, the City shall not redeem such Certificates and the Paying Agent/Registrar shall give notice, in the manner in which the notice of redemption was given, to the effect that the Certificates have not been redeemed.

This Certificate is payable from the proceeds of an ad valorem tax levied, within the limitations prescribed by law, upon all taxable property in the City and is additionally payable from and secured by a lien on and limited pledge of the Net Revenues of the City's combined water and sewer systems (the "System"), as provided in the Ordinance. In the Ordinance, the City reserves and retains the right to issue Additional Certificates equally and ratably secured with the Certificates by a parity lien on and pledge of the Net Revenues.

Reference is hereby made to the Ordinance, a copy of which is on file at the principal offices of the Paying Agent/Registrar, and to all of the provisions of which the registered owner by the acceptance hereof hereby assents, for definitions of terms; the description of and the nature and extent of the tax levied for the payment of the Certificate; the properties constituting the System; the Net Revenues pledged to the payment of the principal of and interest on this Certificate; the nature, extent, and manner of enforcement of the pledge; the terms and conditions relating to the transfer or exchange of this Certificate; the conditions upon which the Ordinance may be amended or supplemented with or without the consent of the registered owners; the rights, duties, and obligations of the City and the Paying Agent/Registrar; the terms and provisions upon which the tax levy and the liens, pledges, charges, and covenants made therein may be discharged at or prior to the maturity of this Certificate, and this Certificate deemed to be no longer Outstanding; and for the other terms and provisions thereof. Capitalized terms used herein have the meanings assigned in the Ordinance.

This Certificate, subject to certain limitations contained in the Ordinance, may be transferred on the Security Register only upon its presentation and surrender at the principal offices of the Paying Agent/Registrar, with the Assignment hereon duly endorsed by, or accompanied by a written instrument of transfer in form satisfactory to the Paying Agent/Registrar duly executed by the registered owner hereof, or his duly authorized agent. When a transfer on the Security Register occurs, one or more new fully registered Certificates of the same Stated Maturity, of authorized denominations, bearing the same rate of interest, and of the same aggregate principal amount will be issued by the Paying Agent/Registrar to the designated transferee or transferees.

The City and the Paying Agent/Registrar, and any agent of either, may treat the registered owner hereof whose name appears on the Security Register (i) on the Record Date as the owner entitled to the payment of the interest hereon, (ii) on the date of surrender of this Certificate as the owner entitled to the payment of the principal hereof at its Stated Maturity, and (iii)

on any other date as the owner for all other purposes, and neither the City nor the Paying Agent/Registrar, or any agent of either, shall be affected by notice to the contrary. In the event of a nonpayment of interest on a scheduled payment date, and for thirty (30) days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Paying Agent/Registrar, if and when funds for the payment of such interest have been received from the City. Notice of the Special Record Date and of the scheduled payment date of the past due interest (which shall be 15 days after the Special Record Date) shall be sent at least five (5) business days prior to the Special Record Date by United States mail, first class postage prepaid, to the address of each registered owner appearing on the Security Register at the close of business on the last business day next preceding the date of mailing of such notice.

It is hereby certified, recited, represented, and covenanted that the City is a duly organized and legally existing municipal corporation under and by virtue of the Constitution and laws of the State of Texas; that the issuance of the Certificates is duly authorized by law; that all acts, conditions, and things required to exist and be done precedent to and in the issuance of the Certificates to render the same lawful and valid obligations of the City have been properly done, have happened, and have been performed in regular and due time, form, and manner as required by the Constitution and laws of the State of Texas, and the Ordinance; that the Certificates do not exceed any constitutional or statutory limitation; and that due provision has been made for the payment of the principal of and interest on the Certificates by the levy of a tax and a limited pledge of and lien on the Net Revenues of the System as stated above. In case any provision in this Certificate or any application thereof shall be invalid, illegal, or unenforceable, the validity, legality, and enforceability of the remaining provisions and applications shall not in any way be affected or impaired thereby. The terms and provisions of this Certificate and the Ordinance shall be construed in accordance with and shall be governed by the laws of the State of Texas.

IN WITNESS WHEREOF, the City Council of the City has caused this Certificate to be duly executed under the official seal of the City as of the Certificate Date.

CITY OF COLLEYVILLE, TEXAS

Mayor

COUNTERSIGNED:

City Secretary

(City Seal)

C. Form of Registration Certificate of Comptroller of Public Accounts to Appear on Initial Certificate(s) Only.

REGISTRATION CERTIFICATE OF
THE COMPTROLLER OF PUBLIC ACCOUNTS

OFFICE OF THE COMPTROLLER	§	
	§	
OF PUBLIC ACCOUNTS	§	REGISTER NO. _____
	§	
THE STATE OF TEXAS	§	

I HEREBY CERTIFY that this Certificate has been examined, certified as to validity, approved by the Attorney General of the State of Texas, and duly registered by the Comptroller of Public Accounts of the State of Texas.

WITNESS my signature and seal of office this
_____.

Comptroller of Public Accounts
of the State of Texas

D. Form of Registration Certificate of Paying Agent/Registrar to Appear on Definitive Certificates Only.

REGISTRATION CERTIFICATE OF PAYING AGENT/REGISTRAR

This Certificate has been duly issued and registered under the provisions of the within mentioned Ordinance; the certificate or certificates of the above entitled and designated series originally delivered having been approved by the Attorney General of the State of Texas and registered by the Comptroller of Public Accounts, as shown by the records of the Paying Agent/Registrar.

The office of the Paying Agent/Registrar in East Syracuse, New York, is the Designated Payment/Transfer Office for this Certificate.

The Bank of New York Mellon Trust
Company, N.A.
Dallas, Texas, as Paying
Agent/Registrar

Registered this date:

By: _____

Authorized Signature

E. Form of Assignment.

ASSIGNMENT

FOR VALUE RECEIVED the undersigned hereby sells, assigns, and transfers unto (Print or typewrite name, address, and zip code of transferee:)

(Social Security or other identifying number: _____)

)
the within Certificate and all rights thereunder, and hereby irrevocably constitutes _____ and _____ appoints _____ attorney to transfer the within Certificate on the books kept for registration thereof, with full power of substitution in the premises.

DATED: _____

Signature guaranteed:

NOTICE: The signature on this assignment must correspond with the name of the registered owner as it appears on the face of the within Certificate in every particular.

F. Form of Definitive Certificates.REGISTERED
NO. _____REGISTERED
\$_____

UNITED STATES OF AMERICA
STATE OF TEXAS
CITY OF COLLEYVILLE, TEXAS
COMBINATION TAX AND REVENUE
CERTIFICATE OF OBLIGATION
SERIES 2022

Certificate Date:	Interest Rate:	Stated Maturity:	CUSIP NO.
November 15, 2022	_____ %	February 15, 20__	_____

Registered Owner:

Principal Amount:

DOLLARS

The City of Colleyville (hereinafter referred to as the "City"), a body corporate and municipal corporation in the County of Tarrant, State of Texas, for value received, acknowledges itself indebted to and hereby promises to pay to the Registered Owner named above, or the registered assigns thereof, on the Stated Maturity date specified above, the Principal Amount stated above (or so much thereof as shall not have been paid upon prior redemption) and to pay interest on the unpaid Principal Amount stated above from the interest payment date next preceding the "Registration Date" of this Certificate appearing below (unless this Certificate bears a "Registration Date" as of an interest payment date, in which case it shall bear interest from such date, or unless the "Registration Date" of this Certificate is prior to the initial interest payment date in which case it shall bear interest from the Certificate Date) at the per annum rate of interest specified above computed on the basis of a 360-day year of twelve 30-day months; such interest being payable on

August 15 and February 15 in each year until maturity or prior redemption, commencing August 15, 2023. Principal of this Certificate shall be payable at its Stated Maturity or on a redemption date to the Registered Owner hereof upon presentation and surrender at the designated offices of the Paying Agent/Registrar executing the registration certificate appearing hereon, initially in East Syracuse, New York, or, with respect to a successor Paying Agent/Registrar, at the designated offices of such successor (the "Designated Payment/Transfer Office"). Interest shall be payable to the registered owner of this Certificate (or of one or more Predecessor Certificates, as defined in the Ordinance hereinafter referenced) whose name appears on the "Security Register" maintained by the Paying Agent/Registrar at the close of business on the "Record Date," which is the last business day of the month next preceding the interest payment date and interest shall be paid by the Paying Agent/Registrar by check sent by United States mail, first class postage prepaid, to the address of the registered owner, recorded in the Security Register or by such other method acceptable to the Paying Agent/Registrar, requested by, and at the risk and expense of, the registered owner. All payments of principal of, premium, if any, and interest on this Certificate shall be in any coin or currency of the United States of America which at the time of payment is legal tender for the payment of public and private debts. If the date for the payment of the principal of or interest on the Certificates shall be a Saturday, Sunday, a legal holiday, or a day when banking institutions in the city where the Designated Payment/Transfer Office of the Paying Agent/Registrar is located are authorized by law or executive order to close, then the date for such payment shall be the next succeeding day which is not such a Saturday, Sunday, legal holiday, or day when banking institutions in the city where the Designated Payment/Transfer Office of the Paying Agent/Registrar is located are authorized to close, and payment on such date shall have the same force and effect as if made on the original date payment was due.

This Certificate is one of the series specified in its title issued in the aggregate principal amount of \$_____ (herein referred to as the "Certificates") for the purpose of paying contractual obligations to be incurred for (i) constructing, improving, renovating, and equipping park and recreation facilities, including the acquisition of land therefor, and (ii) professional services rendered in connection thereof, pursuant to authority conferred by and in conformity with the Constitution and laws of the State of Texas, particularly Texas Local Government Code, Subchapter C of Chapter 271, as amended, and pursuant to an ordinance adopted by the governing body of the City (hereinafter referred to as the "Ordinance").

The Certificates maturing on and after February 15, 20__ shall be subject to redemption prior to maturity, at the option of the City on February 15, 20__, or any date thereafter, in whole or in part in principal amounts of \$5,000 or any integral multiple thereof (and if in part by lot by the Paying Agent/Registrar) at the redemption price of par, together with interest accrued to the redemption date.

At least thirty (30) days prior to a redemption date, the City shall cause a written notice of such redemption to be sent by United States Mail, first-class postage prepaid, to the registered owners of each Certificate to be redeemed at the address shown on the Security Register and subject to the terms and provisions relating thereto contained in the Ordinance. If a Certificate (or any portion of its principal sum) shall have been duly called for redemption and notice of such redemption duly given, then upon the redemption date such Certificate (or the portion of its principal sum to be redeemed) shall become due and payable, and, if moneys for the payment of the redemption price and the interest accrued on the principal amount to be redeemed to the date of redemption are held for the purpose of such payment by the Paying Agent/Registrar, interest shall cease to accrue and be payable from and after the redemption date on the principal amount redeemed.

In the event a portion of the principal amount of a Certificate is to be redeemed and the registered owner is someone other than Cede & Co., payment of the redemption price of such principal amount shall be made to the registered owner only upon presentation and surrender of such Certificate to the Designated Payment/Transfer Office of the Paying Agent/Registrar, and a new Certificate or Certificates of like maturity and interest rate in any authorized denominations provided by the Ordinance for the then unredeemed balance of the principal sum thereof will be issued to the registered owner, without charge. If a Certificate is selected for redemption, in whole or in part, the City and the Paying Agent/Registrar shall not be required to transfer such Certificate to an assignee of the registered owner within forty-five (45) days of the redemption date; provided, however, such limitation on transferability shall not be applicable to an exchange by the registered owner of the unredeemed balance of a Certificate redeemed in part.

With respect to any optional redemption of the Certificates, unless moneys sufficient to pay the principal of and premium, if any, and interest on the Certificates to be redeemed shall have been received by the Paying Agent/Registrar prior to the giving of such notice of redemption, such notice may state that said redemption is conditional upon the receipt of such moneys by the Paying Agent/Registrar on or prior to the date fixed for such redemption, or upon the satisfaction of any prerequisites set forth in such

notice of redemption; and, if sufficient moneys are not received, such notice shall be of no force and effect, the City shall not redeem such Certificates and the Paying Agent/Registrar shall give notice, in the manner in which the notice of redemption was given, to the effect that the Certificates have not been redeemed.

The Certificates are payable from the proceeds of an ad valorem tax levied, within the limitations prescribed by law, upon all taxable property in the City and are additionally payable from and secured by a lien on and limited pledge of the Net Revenues of the City's combined water and sewer systems (the "System"), as provided in the Ordinance. In the Ordinance, the City reserves and retains the right to issue Additional Certificates equally and ratably secured with the Certificates by a parity lien on and pledge of the Net Revenues.

Reference is hereby made to the Ordinance, a copy of which is on file at the principal offices of the Paying Agent/Registrar, and to all of the provisions of which the registered owner by the acceptance hereof hereby assents, for definitions of terms; the description of and the nature and extent of the tax levied for the payment of the Certificates; the properties constituting the System; the Net Revenues pledged to the payment of the principal of and interest on the Certificates; the nature, extent, and manner of enforcement of the pledge; the terms and conditions relating to the transfer or exchange of this Certificate; the conditions upon which the Ordinance may be amended or supplemented with or without the consent of the registered owners; the rights, duties, and obligations of the City and the Paying Agent/Registrar; the terms and provisions upon which the tax levy and the liens, pledges, charges, and covenants made therein may be discharged at or prior to the maturity of this Certificate, and this Certificate deemed to be no longer Outstanding; and, for the other terms and provisions thereof. Capitalized terms used herein have the meanings assigned in the Ordinance.

This Certificate, subject to certain limitations contained in the Ordinance, may be transferred on the Security Register only upon its presentation and surrender at the principal offices of the Paying Agent/Registrar, with the Assignment hereon duly endorsed by, or accompanied by a written instrument of transfer in form satisfactory to the Paying Agent/Registrar duly executed by, the registered owner hereof, or his duly authorized agent. When a transfer on the Security Register occurs, one or more new fully registered Certificates of the same Stated Maturity, of authorized denominations, bearing the same rate of interest, and of the same aggregate principal amount will be issued by the Paying Agent/Registrar to the designated transferee or transferees.

The City and the Paying Agent/Registrar, and any agent of either, may treat the registered owner hereof whose name appears on the Security Register (i) on the Record Date as the owner entitled to the payment of the interest hereon, (ii) on the date of surrender of this Certificate as the owner entitled to the payment of the principal hereof at its Stated Maturity, and (iii) on any other date as the owner for all other purposes, and neither the City nor the Paying Agent/Registrar, or any agent of either, shall be affected by notice to the contrary. In the event of a non payment of interest on a scheduled payment date, and for thirty (30) days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Paying Agent/Registrar, if and when funds for the payment of such interest have been received from the City. Notice of the Special Record Date and of the scheduled payment date of the past due interest (which shall be fifteen (15) days after the Special Record Date) shall be sent at least five (5) business days prior to the Special Record Date by United States mail, first class postage prepaid, to the address of each registered owner appearing on the Security Register at the close of business on the last business day next preceding the date of mailing of such notice.

It is hereby certified, recited, represented, and covenanted that the City is a duly organized and legally existing municipal corporation under and by virtue of the Constitution and laws of the State of Texas; that the issuance of the Certificates is duly authorized by law; that all acts, conditions, and things required to exist and be done precedent to and in the issuance of the Certificates to render the same lawful and valid obligations of the City have been properly done, have happened, and have been performed in regular and due time, form, and manner as required by the Constitution and laws of the State of Texas, and the Ordinance; that the Certificates do not exceed any constitutional or statutory limitation; and that due provision has been made for the payment of the principal of and interest on the Certificates by the levy of a tax and a limited pledge of and lien on the Net Revenues of the System as stated above. In case any provision in this Certificate or any application thereof shall be invalid, illegal, or unenforceable, the validity, legality, and enforceability of the remaining provisions and applications shall not in any way be affected or impaired thereby. The terms and provisions of this Certificate and the Ordinance shall be construed in accordance with and shall be governed by the laws of the State of Texas.

IN WITNESS WHEREOF, the City Council of the City has caused this Certificate to be duly executed under the official seal of the City as of the Certificate Date.

CITY OF COLLEYVILLE, TEXAS

Mayor

COUNTERSIGNED:

City Secretary

(City Seal)

- Sec. 10 Definitions. For purposes of this Ordinance and for clarity with respect to the issuance of the Certificates herein authorized, and the levy of taxes and appropriation of Net Revenues therefor, the following definitions are provided:
- A. The term "Additional Certificates" shall mean combination tax and revenue certificates of obligation hereafter issued under and pursuant to the provisions of Subchapter C of Chapter 271 of the Texas Local Government Code, as amended, or any similar law hereafter enacted, and payable from ad valorem taxes and additionally payable from and secured by a lien on and pledge of the Net Revenues as provided in Section 13 hereof.
 - B. The term "Certificates" shall mean the "City of Colleyville, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2022" authorized by this Ordinance.
 - C. The term "Certificate Account" shall mean the special account created and established under the provisions of Section 11 of this Ordinance.
 - D. The term "Collection Date" shall mean, when reference is being made to the levy and collection of annual ad valorem taxes, the date the annual ad valorem taxes levied each year by the City become delinquent.

- E. The term "Fiscal Year" shall mean the twelve month operating period ending on September 30th of each year unless otherwise designated by the City.
- F. The term "Government Securities" shall mean (i) direct noncallable obligations of the United States of America, including obligations the principal of and interest on which are unconditionally guaranteed by the United States of America, (ii) noncallable obligations of an agency or instrumentality of the United States, including obligations unconditionally guaranteed or insured by the agency or instrumentality and, on the date of their acquisition or purchase by the City, are rated as to investment quality by a nationally recognized investment rating firm not less than AAA or its equivalent, (iii) noncallable obligations of a state or an agency or a county, municipality, or other political subdivision of a state that have been refunded and that, on the date of their acquisition or purchase by the City, are rated as to investment quality by a nationally recognized investment rating firm not less than AAA or its equivalent and (iv) any other then authorized securities or obligations that may be used to defease obligations such as the Certificates under the then applicable laws of the State of Texas.
- G. The term "Maintenance and Operating Expenses" shall mean all current expenses of operating and maintaining the System, including all salaries, labor, materials, repairs, and extensions necessary to render efficient service; provided, however, that only such repairs and extensions, as in the judgment of the City Council, reasonably and fairly exercised, are necessary to maintain the operations and render adequate service to the City and the inhabitants thereof, or such as might be necessary to meet some physical accident or condition which would otherwise impair obligations payable from Net Revenues shall be deducted in determining "Net Revenues." Depreciation charges shall not be considered as Maintenance and Operating Expenses. Maintenance and Operating Expenses shall include payments under contracts for the purchase of water supply, treatment sewage, or other materials, goods, services, or facilities for the System to the extent authorized by law and the provisions of such contracts.

- H. The term "Net Revenues" shall mean all income, revenues and receipts of every nature derived from and received by virtue of the operation of the System (including interest income and earnings received from the investment of moneys in the special funds or accounts created by this ordinance or ordinances authorizing the issuance of additional bonds), after deducting and paying, and making provision for the payment of, current expenses of maintenance and operation thereof, including all salaries, labor, materials, repairs and extensions necessary to render efficient service; provided, however, that only such expenses for repairs and extensions as in the judgment of the City Council, reasonably and fairly exercised, are necessary to keep the System in operation and render adequate service to the City and the inhabitants thereof, or such as might be necessary to meet some physical accident or condition which would otherwise impair any obligations payable from Net Revenues of the System shall be deducted in determining "Net Revenues." Contractual payments for the purchase of water or the treatment of sewage shall be maintenance and operating expenses of the System to the extent provided in the contract incurred therefor and as may be authorized by statute. Depreciation shall never be considered as an expense of operation and maintenance.
- I. The term "Outstanding" when used in this Ordinance with respect to Certificates means, as of the date of determination, all Certificates theretofore issued and delivered under this Ordinance, except:
- (1) those Certificates theretofore canceled by the Paying Agent/Registrar or delivered to the Paying Agent/Registrar for cancellation;
 - (2) those Certificates for which payment has been duly provided by the City in accordance with the provisions of Section 26 hereof by the irrevocable deposit with the Paying Agent/Registrar, or an authorized escrow agent, of money or Government Securities, or both, in the amount necessary to fully pay the principal of, premium, if any, and interest thereon to maturity; and

(3) those Certificates that have been mutilated, destroyed, lost, or stolen and for which (i) replacement Certificates have been registered and delivered in lieu thereof or (ii) have been paid, all as provided in Section 24 hereof.

J. The term "Prior Lien Obligations" shall mean all bonds or other obligations now outstanding and hereafter issued that are payable from and secured by a lien on and pledge of all or any part of the Net Revenues of the System which by the terms of this Ordinance and the ordinances authorizing their issuance have a prior right and claim on the Net Revenues of the System to the claim and right securing the payment of the Certificates.

K. The term "System" shall mean all properties, facilities, and plants currently owned, operated, and maintained by the City for the supply, treatment, and transmission of treated potable water and the collection, treatment, and disposal of water-carried wastes, together with all future extensions, improvements replacements, and additions thereto; provided, however, that notwithstanding the foregoing, and to the extent now or hereafter authorized or permitted by law.

Sec. 11 Certificate Account. For the purpose of paying the interest on and to provide a sinking fund for the payment and retirement of the Certificates, there shall be and is hereby created a special fund or account to be designated "SPECIAL 2022 COMBINATION TAX AND REVENUE CERTIFICATE OF OBLIGATION ACCOUNT"(the "Certificate Account"), which fund or account shall be maintained on the records of the City and deposited in a special fund maintained at an official depository of the City's funds, and moneys deposited in said fund or account shall be used for no other purpose. The Mayor, Mayor Pro Tem, City Manager, Director of Finance/CFO and City Secretary, any one or more of said officials of the City, are hereby authorized and directed to make withdrawals from said fund or account sufficient to pay the principal of and interest on the Certificates as the same become due and payable, and, shall cause to be transferred to the Paying Agent/Registrar from moneys on deposit in the Certificate Account (on or prior to a principal and/or interest payment date) an amount sufficient to pay the

amount of principal and/or interest falling due on the Certificates.

Pending the transfer of funds to the Paying Agent/Registrar, money in the Certificate Account may, at the option of the City, invested in investments authorized by the Public Funds Investment Act, Texas Government Code, Chapter 2256, as amended, and the City's investment policy; provided that all such deposits and investments shall be made in such a manner that the money required to be expended from said Account will be available at the proper time or times. All interest and income derived from deposits and investments in the Certificate Account shall be credited to, and any losses debited to, such account. All investments in the Certificate Account shall be sold promptly when necessary to prevent any default in connection with the Certificates.

Sec. 12 Tax Levy. To provide for the payment of the "Debt Service Requirements" on the Certificates being (i) the interest on said Certificates and (ii) a sinking fund for their redemption at maturity or a sinking fund of 2% (whichever amount shall be the greater), there shall be and there is hereby levied, within the limitations prescribed by law, for the current year and each succeeding year thereafter while said Certificates or any interest thereon shall remain Outstanding, a sufficient tax on each one hundred dollars' valuation of taxable property in said City, adequate to pay such Debt Service Requirements, full allowance being made for delinquencies and costs of collection; said tax shall be assessed and collected each year and applied to the payment of the Debt Service Requirements, and the same shall not be diverted to any other purpose. The taxes so levied and collected shall be paid into the Certificate Account. The City Council hereby declares its purpose and intent to provide and levy a tax legally and fully sufficient to pay the said Debt Service Requirements, it having been determined that the existing and available taxing authority of the City for such purpose is adequate to permit a legally sufficient tax in consideration of all other outstanding indebtedness.

The amount of taxes to be provided annually for the payment of the principal of and interest on the Certificates shall be determined and accomplished in the following manner:

Prior to the date the City Council establishes the annual tax rate and passes an ordinance levying ad valorem taxes each year, the City Council shall determine:

The amount on deposit in the Certificate Account after (a) deducting therefrom the total amount of Debt Service Requirements to become due on Certificates prior to the Collection Date for the ad valorem taxes to be levied and (b) adding thereto the amount of the Net Revenues of the System appropriated and allocated to pay such Debt Service Requirements prior to the Collection Date for the ad valorem taxes to be levied.

The amount of Net Revenues and any other lawfully available revenues which are appropriated and to be set aside during such fiscal year for the payment of the Debt Service Requirements on the Certificates between the Collection Date for the taxes then to be levied and the Collection Date for the taxes to be levied during the next succeeding fiscal year.

The amount of Debt Service Requirements to become due and payable on the Certificates between the Collection Date for the taxes then to be levied and the Collection Date for the taxes to be levied during the next succeeding calendar year.

The amount of taxes to be levied annually each year to pay the Debt Service Requirements on the Certificates shall be the amount established in paragraph (3) above less the sum total of the amounts established in paragraphs (1) and (2), after taking into consideration delinquencies and costs of collecting such annual taxes.

The City has sufficient current funds available and such funds are hereby appropriated to make the payments to become due on the Certificates on August 15, 2023 and the Mayor, City Manager, Director of Finance/CFO, or City Secretary individually or jointly, are hereby authorized and directed to transfer and deposit in the Interest and Sinking Fund such amount of current funds which will be sufficient to pay the amounts to become due on the Certificates on August 15, 2023.

Sec. 13

Pledge of Revenues. The City hereby covenants and agrees that, subject to the prior lien on and pledge of the Net Revenues to

the payment and security of the Prior Lien Obligations, the Net Revenues (within the limitation of a total amount of \$1,000) are hereby irrevocably pledged to the payment of the principal of and interest on the Certificates and the pledge of Net Revenues herein made for the payment of the Certificates, shall constitute a lien on the Net Revenues until such time as the City shall pay all of such \$1,000, after which time the pledge shall cease, all in accordance with the terms and provisions hereof and be valid and binding and fully perfected from and after the date of adoption of this Ordinance without physical delivery or transfer or transfer of control of the Net Revenues, the filing of this Ordinance or any other act; all as provided in Texas Government Code, Chapter 1208, as amended ("Chapter 1208").

Chapter 1208 applies to the issuance of the Certificates and the pledge of the Net Revenues of the System granted by the City under this Section 13, and such pledge is therefore valid, effective and perfected. If Texas law is amended at any time while the Certificates are Outstanding such that the pledge of the Net Revenues of the System granted by the City under this Section 13 is to be subject to the filing requirements of Texas Business and Commerce Code, Chapter 9, as amended, then in order to preserve to the registered owners of the Certificates the perfection of the security interest in said pledge, the City agrees to take such measures as it determines are reasonable and necessary under Texas law to comply with the applicable provisions of Texas Business and Commerce Code, Chapter 9, as amended, and enable a filing to perfect the security interest in said pledge to occur.

Sec. 14 System Fund. The City hereby covenants and agrees that all revenues derived from the operation of the System shall be kept separate and apart from all other funds, accounts, and moneys of the City, and shall be deposited as collected into the "City of Colleyville, Texas, System Fund" (hereinafter called the "System Fund"). All moneys deposited in the System Fund shall be pledged and appropriated to the extent required for the following purposes and in the order of priority shown, to wit:

First: To the payment of the reasonable and proper Maintenance and Operating Expenses of the System.

Second: To the payment of all amounts required to be deposited in the special funds created and established or to be created and established for the payment, security and benefit of Prior Lien Obligations in accordance with the terms and provisions of the ordinances authorizing the issuance of Prior Lien Obligations.

Third: To the payment of the limited amounts required to be deposited in the special funds and accounts created and established for the payment of the Certificates.

Any Net Revenues remaining in the System Fund after satisfying the foregoing payments, or making adequate and sufficient provision for the payment thereof, may be appropriated and used for any other City purpose now or hereafter permitted by law.

- Sec. 15 Deposits to Certificate Account. The City agrees to cause to be deposited in the Certificate Account prior to a principal and interest payment date for the Certificates from the limited pledge of the Net Revenues in the System Fund, after the deduction of all payments required to be made to the special Funds or accounts created for the payment and security of the Prior Lien Obligations, or from ad valorem taxes or other lawfully available funds, as applicable, any amounts budgeted to be paid from the Certificate Account in such Fiscal Year.
- Sec. 16 Security of Funds. All moneys on deposit in the Funds for which this Ordinance makes provision (except any portion thereof as may be at any time properly invested) shall be secured in the manner and to the fullest extent required by the laws of Texas for the security of public funds, and moneys on deposit in such Funds shall be used only for the purposes permitted by this Ordinance.
- Sec. 17 Remedies in Event of Default. In addition to all the rights and remedies provided by the laws of the State of Texas, the City covenants and agrees particularly that in the event the City (a) defaults in the payments to be made to the Certificate Account, or (b) defaults in the observance or performance of any other of the covenants, conditions, or obligations set forth in this Ordinance, any Holder shall be entitled to a writ of mandamus issued by a court of proper jurisdiction compelling and requiring the governing body of the City and other officers of the City to

observe and perform any covenant, condition, or obligation prescribed in this Ordinance.

No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power, or shall be construed to be a waiver of any such default or acquiescence therein, and every such right and power may be exercised from time to time and as often as may be deemed expedient. The specific remedies herein provided shall be cumulative of all other existing remedies and the specification of such remedies shall not be deemed to be exclusive.

Sec. 18 Special Covenants. The City hereby covenants as follows:

- A. That it has the lawful power to pledge the Net Revenues supporting this issue of Certificates and has lawfully exercised said powers under the Constitution and laws of the State of Texas, including said power existing under Texas Local Government Code, Subchapter C of Chapter 271, as amended, and Texas Government Code, Chapter 1502, as amended.
- B. That other than for the payment of any outstanding Prior Lien Obligations, the Net Revenues are not pledged to the payment of any debt or obligation of the City or of the System.
- C. That, as long as any Certificates or any interest thereon remain Outstanding, and the pledge of the Net Revenues has not been fully satisfied, the City will not sell, lease, or encumber the System or any substantial part thereof, provided that this covenant shall not be construed to prohibit the sale of such machinery, or other properties or equipment which has become obsolete or otherwise unsuited to the efficient operation of the System.
- D. The City recognizes that the purchasers and owners of the Certificates will have accepted them on, and paid a price which reflects, the understanding that interest thereon is excludable from federal income taxation under laws in force at the time the Certificates shall have been delivered. In this connection the City covenants to take no action or fail to take any action, which action or failure to act may render the

interest on any of such Certificates subject to federal income taxation, particularly pursuant to Section 103 of the Internal Revenue Code of 1986, as amended (the "Code"), nor shall the City take any action or fail to take any action, which action or failure to act, would have the effect of causing the income derived by the City from the System to become subject to federal income taxation in the hands of the City, whether or not provision shall have been made for the payment of such Certificates.

Sec. 19 Issuance of Prior Lien Obligations and Additional Certificates.
The City hereby expressly reserves the right to hereafter issue Prior Lien Obligations and Additional Certificates without limitation as to principal amount but subject to any terms, conditions or restrictions applicable thereto under law or otherwise.

Additional Prior Lien Obligations and Additional Certificates, if issued, may be payable, in whole or in part, from Net Revenues (without impairment of the obligation of contract with the holders of Certificates) upon such terms and conditions as the City Council may determine. Additional Certificates, if issued and payable, in whole or in part, from Net Revenues, shall not in any event be construed as payable from the limited pledge of the Net Revenues required by this Ordinance to be budgeted and appropriated for the payment of the Certificates and interest thereon.

That it is the intention of this governing body and accordingly hereby recognized and stipulated that the provisions, agreements and covenants contained herein bearing upon the management and operations of the System, and the administering and application of revenues derived from the operation thereof, shall to the extent possible be harmonized with like provisions, agreements and covenants contained in the ordinances authorizing the issuance of the Prior Lien Obligations, and to the extent of any irreconcilable conflict between the provisions contained herein and in the ordinances authorizing the issuance of the Prior Lien Obligations, the provisions, agreements and covenants contained therein shall prevail to the extent of such conflict and be applicable to this Ordinance but in all respects subject to the priority of rights and benefits, if any, conferred thereby to the holders of the Prior Lien Obligations.

- Sec. 20 Sale of Certificates. Pursuant to a public sale for the Certificates, the bid submitted by _____ (herein referred to as the "Purchaser") is declared to be the best bid received producing the lowest true interest cost rate to the City; such bid is hereby accepted and incorporated herein by reference as a part of this Ordinance for all purposes and the sale of the Certificates to the Purchaser at the price of par, plus a cash premium of \$_____, is hereby approved and confirmed. Delivery of the Certificates to the Purchaser shall occur as soon as possible upon payment being made therefor in accordance with the terms of sale. The terms of sale are hereby declared to be in the best interest of the City.
- Sec. 21 Official Statement. The use of the Preliminary Official Statement in connection with the public offering and sale of the Certificates is hereby ratified, confirmed and approved in all respects. The final Official Statement reflecting the terms of sale (together with such changes approved by the Mayor, City Manager, Director of Finance/CFO, or City Secretary, any one or more of said officials), shall be and is hereby in all respects approved and the Purchaser is hereby authorized to use and distribute said final Official Statement, dated November 15, 2022, in the offering, sale and delivery of the Certificates to the public. The Mayor and City Secretary are further authorized and directed to manually execute and deliver for and on behalf of the City copies of said Official Statement in final form as may be required by the Purchaser, and such Official Statement in the final form and content manually executed by said officials shall be deemed to be approved by the City Council and constitute the Official Statement authorized for distribution and use by the Purchaser.
- Sec. 22 Notices to Owners - Waiver. Wherever this Ordinance provides for notice to Holders of any event, such notice shall be sufficiently given (unless otherwise herein expressly provided) if in writing and sent by United States mail, first class postage prepaid, to the address of each Holder appearing on the Security Register at the close of business on the business day next preceding the mailing of such notice.
- In any case where notice to Holders is given by mail, neither the failure to mail such notice to any particular Holders, nor any defect in any notice so mailed, shall affect the sufficiency of such notice with respect to all other Certificates. Where this

Ordinance provides for notice in any manner, such notice may be waived in writing by the Holder entitled to receive such notice, either before or after the event with respect to which such notice is given; and, such waiver shall be the equivalent of such notice. Waivers of notice by Holders shall be filed with the Paying Agent/Registrar, but such filing shall not be a condition precedent to the validity of any action taken in reliance upon such waiver.

Sec. 23 Cancellation. All Certificates surrendered for payment, transfer, exchange, or replacement, if surrendered to the Paying Agent/Registrar, shall be promptly canceled by it; and, if surrendered to the City, shall be delivered to the Paying Agent/Registrar and, if not already canceled, shall be promptly canceled by the Paying Agent/Registrar. The City may at any time deliver to the Paying Agent/Registrar for cancellation any Certificates previously certified or registered and delivered which the City may have acquired in any manner whatsoever, and all Certificates so delivered shall be promptly canceled by the Paying Agent/Registrar. All canceled Certificates held by the Paying Agent/Registrar shall be returned to the City.

Sec. 24 Mutilated, Destroyed, Lost, and Stolen Certificates. If (a) any mutilated Certificate is surrendered to the Paying Agent/Registrar, or the City and the Paying Agent/Registrar receive evidence to their satisfaction of the destruction, loss, or theft of any Certificate, and (b) there is delivered to the City and the Paying Agent/Registrar such security or indemnity as may be required to save each of them harmless, then, in the absence of notice to the City or the Paying Agent/Registrar that such Certificate has been acquired by a bona fide purchaser, the City shall execute and, upon its request, the Paying Agent/Registrar shall register and deliver, in exchange for or in lieu of any such mutilated, destroyed, lost, or stolen Certificate, a new Certificate of the same Stated Maturity and of like tenor and principal amount, bearing a number not contemporaneously outstanding.

In case any such mutilated, destroyed, lost, or stolen Certificate has become or is about to become due and payable, the City in its discretion may, instead of issuing a new Certificate, pay such Certificate.

Upon the issuance of any new Certificate under this Section, the City may require payment by the Holder of a sum sufficient to cover any tax or other governmental charge imposed in relation thereto and any other expenses (including the fees and expenses of the Paying Agent/Registrar) connected therewith.

Every new Certificate issued pursuant to this Section in lieu of any mutilated, destroyed, lost, or stolen Certificate shall constitute a replacement of the prior obligation of the City, whether or not the mutilated, destroyed, lost, or stolen Certificate shall be at any time enforceable by anyone, and shall be entitled to all the benefits of this Ordinance equally and ratably with all other Outstanding Certificates.

The provisions of this Section are exclusive and shall preclude (to the extent lawful) all other rights and remedies with respect to the replacement and payment of mutilated, destroyed, lost, or stolen Certificates.

Sec. 25 Covenants to Maintain Tax-Exempt Status of Interest on the Certificates.

A. Definitions. When used in this Section, the following terms shall have the following meanings:

"*Closing Date*" means the date on which the Certificates are first authenticated and delivered to the initial purchasers against payment therefor.

"*Code*" means the Internal Revenue Code of 1986, as amended by all legislation, if any, effective on or before the Closing Date.

"*Computation Date*" has the meaning set forth in Section 1.148-1(b) of the Regulations.

"*Gross Proceeds*" means any proceeds as defined in Section 1.148-1(b) of the Regulations, and any replacement proceeds as defined in Section 1.148-1(c) of the Regulations, of the Certificates.

"*Investment*" has the meaning set forth in Section 1.148-1(b) of the Regulations.

"Nonpurpose Investment" means any investment property, as defined in Section 148(b) of the Code, in which Gross Proceeds of the Certificates are invested and which is not acquired to carry out the governmental purposes of the Certificates.

"Rebate Amount" has the meaning set forth in Section 1.148-1(b) of the Regulations.

"Regulations" means any proposed, temporary, or final Income Tax Regulations issued pursuant to Sections 103 and 141 through 150 of the Code, and 103 of the Internal Revenue Code of 1954, which are applicable to the Certificates. Any reference to any specific Regulation shall also mean, as appropriate, any proposed, temporary or final Income Tax Regulation designed to supplement, amend or replace the specific Regulation referenced.

"Yield" of

- (1) any Investment has the meaning set forth in Section 1.148-5 of the Regulations; and
- (2) the Certificates has the meaning set forth in Section 1.148-4 of the Regulations.

B. Not to Cause Interest to Become Taxable. The City shall not use, permit the use of, or omit to use Gross Proceeds or any other amounts (or any property the acquisition, construction or improvement of which is to be financed directly or indirectly with Gross Proceeds) in a manner which if made or omitted, respectively, would cause the interest on any Certificate to become includable in the gross income, as defined in Section 61 of the Code, of the owner thereof for federal income tax purposes. Without limiting the generality of the foregoing, unless and until the City receives a written opinion of counsel nationally recognized in the field of municipal bond law to the effect that failure to comply with such covenant will not adversely affect the exemption from federal income tax of the interest on any Certificate, the City shall comply with each of the specific covenants in this Section.

C. No Private Use or Private Payments. Except as permitted by Section 141 of the Code and the Regulations and rulings thereunder, the City shall at all times prior to the last Stated Maturity of Certificates:

(1) exclusively own, operate and possess all property the acquisition, construction or improvement of which is to be financed or refinanced directly or indirectly with Gross Proceeds of the Certificates, and not use or permit the use of such Gross Proceeds (including all contractual arrangements with terms different than those applicable to the general public) or any property acquired, constructed or improved with such Gross Proceeds in any activity carried on by any person or entity (including the United States or any agency, department and instrumentality thereof) other than a state or local government, unless such use is solely as a member of the general public; and

(2) not directly or indirectly impose or accept any charge or other payment by any person or entity who is treated as using Gross Proceeds of the Certificates or any property the acquisition, construction or improvement of which is to be financed or refinanced directly or indirectly with such Gross Proceeds, other than taxes of general application within the City or interest earned on investments acquired with such Gross Proceeds pending application for their intended purposes.

D. No Private Loan. Except to the extent permitted by Section 141 of the Code and the Regulations and rulings thereunder, the City shall not use Gross Proceeds of the Certificates to make or finance loans to any person or entity other than a state or local government. For purposes of the foregoing covenant, such Gross Proceeds are considered to be "loaned" to a person or entity if: (1) property acquired, constructed or improved with such Gross Proceeds is sold or leased to such person or entity in a transaction which creates a debt for federal income tax purposes; (2) capacity in or service from such property is committed to such person or entity under a take or pay, output or similar contract or arrangement; or (3) indirect benefits, or burdens and benefits of ownership, of such Gross Proceeds or any property acquired, constructed or

improved with such Gross Proceeds are otherwise transferred in a transaction which is the economic equivalent of a loan.

- E. Not to Invest at Higher Yield. Except to the extent permitted by Section 148 of the Code and the Regulations and rulings thereunder, the City shall not at any time prior to the final Stated Maturity of the Certificates directly or indirectly invest Gross Proceeds in any Investment (or use Gross Proceeds to replace money so invested), if as a result of such investment the Yield from the Closing Date of all Investments acquired with Gross Proceeds (or with money replaced thereby), whether then held or previously disposed of, exceeds the Yield of the Certificates.
- F. Not Federally Guaranteed. Except to the extent permitted by Section 149(b) of the Code and the Regulations and rulings thereunder, the City shall not take or omit to take any action which would cause the Certificates to be federally guaranteed within the meaning of Section 149(b) of the Code and the Regulations and rulings thereunder.
- G. Information Report. The City shall timely file the information required by Section 149(e) of the Code with the Secretary of the Treasury on Form 8038-G or such other form and in such place as the Secretary may prescribe.
- H. Rebate of Arbitrage Profits. Except to the extent otherwise provided in Section 148(f) of the Code and the Regulations and rulings thereunder:

(1) The City shall account for all Gross Proceeds (including all receipts, expenditures and investments thereof) on its books of account separately and apart from all other funds (and receipts, expenditures and investments thereof) and shall retain all records of accounting for at least six years after the day on which the last outstanding Certificate is discharged. However, to the extent permitted by law, the City may commingle Gross Proceeds of the Certificates with other money of the City, provided that the City separately accounts for each receipt and expenditure of Gross Proceeds and the obligations acquired therewith.

(2) Not less frequently than each Computation Date, the City shall calculate the Rebate Amount in accordance with rules set forth in Section 148(f) of the Code and the Regulations and rulings thereunder. The City shall maintain such calculations with its official transcript of proceedings relating to the issuance of the Certificates until six years after the final Computation Date.

(3) As additional consideration for the purchase of the Certificates by the Purchaser and the loan of the money represented thereby and in order to induce such purchase by measures designed to insure the excludability of the interest thereon from the gross income of the owners thereof for federal income tax purposes, the City shall pay to the United States out of the Certificate Account or its general fund, as permitted by applicable Texas statute, regulation or opinion of the Attorney General of the State of Texas, the amount that when added to the future value of previous rebate payments made for the Certificates equals (i) in the case of a Final Computation Date as defined in Section 1.148-3(e)(2) of the Regulations, one hundred percent (100%) of the Rebate Amount on such date; and (ii) in the case of any other Computation Date, ninety percent (90%) of the Rebate Amount on such date. In all cases, the rebate payments shall be made at the times, in the installments, to the place and in the manner as is or may be required by Section 148(f) of the Code and the Regulations and rulings thereunder, and shall be accompanied by Form 8038-T or such other forms and information as is or may be required by Section 148(f) of the Code and the Regulations and rulings thereunder.

(4) The City shall exercise reasonable diligence to assure that no errors are made in the calculations and payments required by paragraphs (2) and (3), and if an error is made, to discover and promptly correct such error within a reasonable amount of time thereafter (and in all events within one hundred eighty (180) days after discovery of the error), including payment to the United States of any additional Rebate Amount owed to it, interest thereon, and any penalty imposed under Section 1.148-3(h) of the Regulations.

- I. Not to Divert Arbitrage Profits. Except to the extent permitted by Section 148 of the Code and the Regulations and rulings

thereunder, the City shall not, at any time prior to the earlier of the Stated Maturity or final payment of the Certificates, enter into any transaction that reduces the amount required to be paid to the United States pursuant to subsection (h) of this Section because such transaction results in a smaller profit or a larger loss than would have resulted if the transaction had been at arm's length and had the Yield of the Certificates not been relevant to either party.

- J. Elections. The City hereby directs and authorizes the Mayor, Mayor Pro Tem, City Manager and Director of Finance/CFO, either or any combination of them, to make elections permitted or required pursuant to the provisions of the Code or the Regulations, as they deem necessary or appropriate in connection with the Certificates, in the Certificate as to Tax Exemption or similar or other appropriate certificate, form or document.

Sec. 26 Satisfaction of Obligations of City. If the City shall pay or cause to be paid, or there shall otherwise be paid to the Holders, the principal of, premium, if any, and interest on the Certificates, at the times and in the manner stipulated in this Ordinance, then the pledge of taxes levied and the lien on and pledge of the Net Revenues under this Ordinance and all covenants, agreements, and other obligations of the City to the Holders shall thereupon cease, terminate, and be discharged and satisfied.

Certificates or any principal amount(s) thereof shall be deemed to have been paid within the meaning and with the effect expressed above in this Section when (i) money sufficient to pay in full such Certificates or the principal amount(s) thereof at maturity or on a redemption date therefor, together with all interest due thereon, shall have been irrevocably deposited with and held in trust by the Paying Agent/Registrar, or an authorized escrow agent, or (ii) Government Securities shall have been irrevocably deposited in trust with the Paying Agent/Registrar, or an authorized escrow agent, which Government Securities have been certified by an independent accounting or consulting firm to mature as to principal and interest in such amounts and at such times as will insure the availability, without reinvestment, of sufficient money, together with any moneys deposited therewith, if any, to pay when due the principal of and interest on such Certificates, or the principal amount(s) thereof,

on and prior to the Stated Maturity or (if notice of redemption has been duly given or waived or if irrevocable arrangements therefor acceptable to the Paying Agent/Registrar have been made) the redemption date thereof. The City covenants that no deposit of moneys or Government Securities will be made under this Section and no use will be made of any such deposit which would cause the Certificates to be treated as "arbitrage bonds" within the meaning of Section 148 of the Internal Revenue Code of 1986, as amended, or regulations adopted pursuant thereto.

Any moneys so deposited with the Paying Agent/Registrar, or an authorized escrow agent, and all income from Government Securities held in trust by the Paying Agent/Registrar, or an authorized escrow agent, pursuant to this Section which is not required for the payment of the Certificates, or any principal amount(s) thereof, or interest thereon with respect to which such moneys have been so deposited shall be remitted to the City or deposited as directed by the City. Furthermore, any money held by the Paying Agent/Registrar for the payment of the principal of and interest on the Certificates and remaining unclaimed for a period of three (3) years after the Stated Maturity, or applicable redemption date, of the Certificates such moneys were deposited and are held in trust to pay shall upon the request of the City be remitted to the City against a written receipt therefor. Notwithstanding the above and foregoing, any remittance of funds from the Paying Agent/Registrar to the City shall be subject to any applicable unclaimed property laws of the State of Texas.

- Sec. 27 Proceeds of Sale. The proceeds of sale of the Certificates, excluding the amounts to pay costs of issuance and the accrued interest being deposited in the Certificate Account, shall be deposited in a construction fund maintained at the City's depository bank. Pending expenditure for authorized projects and purposes, such proceeds of sale may be invested in authorized investments in accordance with the provisions of Texas Government Code, Chapter 2256, as amended, including guaranteed investment contracts permitted by Texas Government Code, Section 2256.015 et seq., and the City's investment policies and guidelines, and any investment earnings realized may be expended for such authorized projects and purposes or deposited in the Certificate Account as shall be determined by the City Council. Accrued interest, if any, and all surplus proceeds of sale of the Certificates, including investment earnings, remaining after completion of all authorized projects or purposes shall be deposited to the credit of the Certificate Account.
- Sec. 28 Ordinance a Contract - Amendments. The provisions of this Ordinance shall constitute a contract with the Holders; and, the City shall not amend or repeal any of the provisions of this Ordinance so long as any Certificate remains Outstanding except as permitted in this Section and Section 29 hereof. The City, may, without the consent of or notice to any Holders, from time to time and at any time, amend this Ordinance in any manner not detrimental to the interests of the Holders, including the curing of any ambiguity, inconsistency, or formal defect or omission herein. In addition, with the written consent of the registered owner or owners holding a majority in aggregate principal amount of the Certificates then Outstanding affected thereby, the City may amend, add to, or rescind any of the provisions of this Ordinance; provided that, without the consent of all registered owners of Outstanding Certificates, no such amendment, addition or rescission shall: (1) extend the time or times of payment of the principal of, premium, if any, and interest on the Certificates, reduce the principal amount thereof, the redemption price therefor, or the rate of interest thereon, or in any other way modify the terms of payment of the principal of, premium, if any, or interest on the Certificates; (2) give any preference to any Certificate over any other Certificate; or, (3) reduce the aggregate principal amount of Certificates required for consent to any such amendment, addition or rescission.

Sec. 29 Continuing Disclosure Undertaking.

- A. Definitions. As used in this Section, the following terms have the meanings ascribed to such terms below:

"Financial Obligation" means a (a) debt obligation; (b) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (c) guarantee of a debt obligation or any such derivative instrument; provided that "financial obligation" shall not include municipal securities (as defined in the Securities Exchange Act of 1934, as amended) as to which a final official statement (as defined in the Rule) has been provided to the MSRB consistent with the Rule.

"MSRB" means the Municipal Securities Rulemaking Board.

"Rule" means SEC Rule 15c2-12, as amended from time to time.

"SEC" means the United States Securities and Exchange Commission.

B. Annual Reports.

The City shall provide annually to the MSRB (1) within six months after the end of each fiscal year, ending in and after 2022, financial information and operating data with respect to the City of the general type included in Tables numbered 1 through 6 and 8 through 14 and in Appendix B of the Official Statement and the audited financial statements within twelve months, and (2) if audited financial statements are not available by the required time, the City will provide unaudited financial statements within such 12-month period, and audited financial statements for the applicable fiscal year, when and if such audited statements become available. Any financial statements so provided shall be prepared in accordance with the accounting principles described in Appendix B to the Official Statement or such other accounting principles as the City may be required to employ from time to time pursuant to state law or regulation, and audited, if the City commissions an audit of such statements and the audit is completed within the period during which they must be provided.

If the City changes its fiscal year, it will notify the MSRB of the change (and of the date of the new fiscal year end) prior to the next date by which the City otherwise would be required to provide financial information and operating data pursuant to this Section.

The financial information and operating data to be provided pursuant to this Section may be set forth in full in one or more documents or may be included by specific reference to any document available to the public on the MSRB's Internet Web site or filed with the SEC.

C. Notice of Certain Events.

The City shall provide notice of any of the following events with respect to the Certificates to the MSRB in a timely manner and not more than 10 business days after occurrence of the event:

- (1) Principal and interest payment delinquencies;
- (2) Non-payment related defaults, if material;
- (3) Unscheduled draws on debt service reserves reflecting financial difficulties;
- (4) Unscheduled draws on credit enhancements reflecting financial difficulties;
- (5) Substitution of credit or liquidity providers, or their failure to perform;
- (6) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB), or other material notices or determinations with respect to the tax status of the Certificates, or other material events affecting the tax status of the Certificates;
- (7) Modifications to rights of holders of the Certificates, if material;
- (8) Certificate calls, if material, and tender offers;

(9) Defeasances;

(10) Release, substitution, or sale of property securing repayment of the Certificates, if material;

(11) Rating changes;

(12) Bankruptcy, insolvency, receivership, or similar event of the City, which shall occur as described below;

(13) The consummation of a merger, consolidation, or acquisition involving the City or the sale of all or substantially all of its assets, other than in the ordinary course of business, the entry into of a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;

(14) Appointment of a successor or additional trustee or the change of name of a trustee, if material;

(15) Incurrence of a Financial Obligation of the City, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the City, any of which affect security holders, if material; and

(16) Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the City, any of which reflect financial difficulties.

For these purposes, (a) any event described in item 12 of the immediately preceding paragraph is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent, or similar officer for the City in a proceeding under the United States Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the City, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a

plan of reorganization, arrangement, or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the City and (b) the City intends the words used in the immediately preceding items 15 and 16 in this Section to have the same meanings as when they are used in the Rule, as evidenced by SEC Release No. 34-83885, dated August 20, 2018.

The City shall notify the MSRB, in a timely manner, of any failure by the City to provide financial information or operating data in accordance with subsection (b) of this Section by the time required by such Section.

D. Filings with the MSRB.

All financial information, operating data, financial statements, notices and other documents provided to the MSRB in accordance with this Section shall be provided in an electronic format prescribed by the MSRB and shall be accompanied by identifying information as prescribed by the MSRB.

E. Limitations, Disclaimers, and Amendments.

The City shall be obligated to observe and perform the covenants specified in this Section for so long as, but only for so long as, the City remains an “obligated person” with respect to the Certificates within the meaning of the Rule, except that the City in any event will give the notice required by subsection (c) of this Section of any Certificate calls and defeasance that cause the City to be no longer such an “obligated person.”

The provisions of this Section are for the sole benefit of the Holders and beneficial owners of the Certificates, and nothing in this Section, express or implied, shall give any benefit or any legal or equitable right, remedy, or claim hereunder to any other person. The City undertakes to provide only the financial information, operating data, financial statements, and notices which it has expressly agreed to provide pursuant to this Section and does not hereby undertake to provide any other information that may be relevant or material to a complete presentation of the City’s financial results, condition, or prospects or hereby undertake to update any information provided in accordance with this Section or otherwise, except as expressly provided

herein. The City does not make any representation or warranty concerning such information or its usefulness to a decision to invest in or sell Certificates at any future date.

UNDER NO CIRCUMSTANCES SHALL THE CITY BE LIABLE TO THE HOLDER OR BENEFICIAL OWNER OF ANY CERTIFICATE OR ANY OTHER PERSON, IN CONTRACT OR TORT, FOR DAMAGES RESULTING IN WHOLE OR IN PART FROM ANY BREACH BY THE CITY, WHETHER NEGLIGENT OR WITHOUT FAULT ON ITS PART, OF ANY COVENANT SPECIFIED IN THIS SECTION, BUT EVERY RIGHT AND REMEDY OF ANY SUCH PERSON, IN CONTRACT OR TORT, FOR OR ON ACCOUNT OF ANY SUCH BREACH SHALL BE LIMITED TO AN ACTION FOR MANDAMUS OR SPECIFIC PERFORMANCE.

No default by the City in observing or performing its obligations under this Section shall constitute a breach of or default under this Ordinance for purposes of any other provision of this Ordinance.

Nothing in this Section is intended or shall act to disclaim, waive, or otherwise limit the duties of the City under federal and state securities laws.

Notwithstanding anything herein to the contrary, the provisions of this Section may be amended by the City from time to time to adapt to changed circumstances resulting from a change in legal requirements, a change in law, or a change in the identity, nature, status, or type of operations of the City, but only if (1) the provisions of this Section, as so amended, would have permitted an underwriter to purchase or sell Certificates in the primary offering of the Certificates in compliance with the Rule, taking into account any amendments or interpretations of the Rule to the date of such amendment, as well as such changed circumstances, and (2) either (a) the Holders of a majority in aggregate principal amount (or any greater amount required by any other provision of this Ordinance that authorizes such an amendment) of the Outstanding Certificates consent to such amendment or (b) a Person that is unaffiliated with the City (such as nationally recognized bond counsel) determines that such amendment will not materially impair the interests of the Holders and beneficial owners of the Certificates. The provisions of this Section may also be amended from time to time or

repealed by the City if the SEC amends or repeals the applicable provisions of the Rule or a court of final jurisdiction determines that such provisions are invalid, but only if and to the extent that reservation of the City's right to do so would not prevent underwriters of the initial public offering of the Certificates from lawfully purchasing or selling Certificates in such offering. If the City so amends the provisions of this Section, it shall include with any amended financial information or operating data next provided pursuant to subsection (b) of this Section an explanation, in narrative form, of the reasons for the amendment and of the impact of any change in the type of financial information or operating data so provided.

Sec. 30 Control and Custody of Certificates. The Mayor of the City shall be and is hereby authorized to take and have charge of all necessary orders and records pending investigation by the Attorney General of the State of Texas, including the printing and supply of definitive Certificates, and shall take and have charge and control of the Initial Certificate(s) pending the approval thereof by the Attorney General, the registration thereof by the Comptroller of Public Accounts, and the delivery thereof to the Purchaser.

Sec. 31 Further Procedures. Any one or more of the Mayor, Mayor Pro Tem, City Manager, Director of Finance/CFO and City Secretary are hereby expressly authorized, empowered and directed from time to time and at any time to do and perform all such acts and things and to execute, acknowledge and deliver in the name and on behalf of the City all agreements, instruments, certificates or other documents, whether mentioned herein or not, as may be necessary or desirable in order to carry out the terms and provisions of this Ordinance and the issuance of the Certificates. In addition, prior to the initial delivery of the Certificates, the City Manager, Mayor, Finance Director or Bond Counsel to the City are each hereby authorized and directed to approve any changes or corrections to this Ordinance or to any of the documents authorized and approved by this Ordinance: (i) in order to cure any ambiguity, formal defect or omission in the Ordinance or such other document; or (ii) as requested by the Attorney General of the State of Texas or his representative to obtain the approval of the Certificates by the Attorney General and if such officer or counsel determines that such changes are consistent with the intent and purpose of the Ordinance, which

determination shall be final. In the event that any officer of the City whose signature shall appear on any document shall cease to be such officer before the delivery of such document, such signature nevertheless shall be valid and sufficient for all purposes the same as if such officer had remained in office until such delivery.

- Sec. 32 Bond Counsel's Opinion. The Purchaser's obligation to accept delivery of the Certificates is subject to being furnished a final opinion of Norton Rose Fulbright US LLP, Attorneys, Dallas, Texas, approving such Certificates as to their validity, said opinion to be dated and delivered as of the date of delivery and payment for such Certificates. A true and correct reproduction of said opinion is hereby authorized to be printed on the definitive Certificates or an executed counterpart thereof shall accompany the global Certificates deposited with DTC. The City Council confirms the continuation of the engagement of Norton Rose Fulbright US LLP as the City's bond counsel.
- Sec. 33 CUSIP Numbers. CUSIP numbers may be printed or typed on the definitive Certificates. It is expressly provided, however, that the presence or absence of CUSIP numbers on the definitive Certificates shall be of no significance or effect as regards the legality thereof and neither the City nor the attorneys approving said Certificates as to legality are to be held responsible for CUSIP numbers incorrectly printed or typed on the definitive Certificates.
- Sec. 34 Benefits of Ordinance. Nothing in this Ordinance, expressed or implied, is intended or shall be construed to confer upon any person other than the City, the Paying Agent/Registrar, and the Holders, any right, remedy, or claim, legal or equitable, under or by reason of this Ordinance. This Ordinance in its entirety is intended to be and is for the sole and exclusive benefit of the City, the Paying Agent/Registrar, and the Holders.
- Sec. 35 Inconsistent Provisions. Except as provided in Section 19 hereof, all ordinances, orders, or resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict and the provisions of this Ordinance shall be and remain controlling as to the matters contained herein.

- Sec. 36 Construction of Terms. If appropriate in the context of this Ordinance, words of the singular number shall be considered to include the plural, words of the plural number shall be considered to include the singular, and words of the masculine, feminine or neuter gender shall be considered to include the other genders.
- Sec. 37 Incorporation of Findings and Determinations. The findings and determinations of the City Council contained in the preamble hereof are hereby incorporated by reference and made a part of this Ordinance for all purposes as if the same were restated in full in this Section.
- Sec. 38 Governing Law. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.
- Sec. 39 Effect of Headings. The Section headings herein are for convenience of reference only and shall not affect the construction hereof.
- Sec. 40 Severability. If any provision of this Ordinance or the application thereof to any circumstance shall be held to be invalid, the remainder of this Ordinance or the application thereof to other circumstances shall nevertheless be valid, and this governing body hereby declares that this Ordinance would have been enacted without such invalid provision.
- Sec. 41 Public Meeting. It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Chapter 551 of the Texas Government Code, as amended.
- Sec. 42 Effective Date. This Ordinance shall take effect and be in force from immediately from and after its second reading and passage and it is so ordained.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 1st day of November 2022.

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

APPROVED BY A VOTE OF _____ AYES, _____ NAYS, ON THIS THE 15th DAY OF NOVEMBER 2022.

Mayor Bobby Lindamood	_____	Mayor Pro Tem Kathy Wheat	_____
Brandi Elder, Place 1	_____	George Bond, Place 2	_____
George Dodson, Place 4	_____	Chuck Kelley, Place 5	_____
Callie Rigney, Place 6	_____		

ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC	Bobby Lindamood
City Secretary	Mayor

APPROVED AS TO FORM:

Whitt L. Wyatt
City Attorney

EXHIBIT A

PAYING AGENT/REGISTRAR AGREEMENT



City of Colleyville City Council Agenda Briefing

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

Agenda Number 7a

Agenda Date 11/15/2022

Number Ordinance O-22-2211

Type Ordinance

Department Community Development

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 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01, 2A01B, 2A07A, and 2A07A1, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, Lot 1A, Block 1, Westcoat Estates, and Lots 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6409, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

Second Reading and Public Hearing

UPDATE: A special City Council meeting was held on Monday, September 19, 2022 to discuss this item. The applicant made a presentation highlighting several changes made to the proposed project. A public hearing was also held with several residents speaking about the proposed project. The developer indicated his desire to respond to the issues raised at this meeting and a subsequent meeting with City staff. However, that effort was not ready for presentation at the October 3, 2022 or October 18, 2022 council meetings. Therefore, the item remained on the table and placed on the November 1, 2022 agenda. The applicant has submitted the revised/updated plans which are included in the attachments. In order to evaluate the changes adequately, the item stayed on the table and was scheduled for the November 15, 2022 meeting. On November 10, 2022, staff received an alternate plan requested by the City Council (Development Plan ALT) and an additional alternative (Development Plan 30k & 40k Lots provided by the developer. The alternate plans are attached as "Alternate Plan-Additional Alternative - 11.10.2022". Staff updated those who requested to receive notifications regarding this item.

First Reading and Public Hearing

No change of zoning where exists a protest against such change, signed by the owners of twenty (20) percent or more of either the area of lots or land included in such proposed change, or lots or land immediately adjoining same and extending two hundred (200) feet therefrom, filed with the City Secretary, shall be passed except by

a favorable vote of three-fourths (3/4) of all members of the City Council. The opposition was originally calculated at approximately 25 percent. However, with the modification to the zoning boundary, and one adjacent property owner changing their opposition to support, the opposition is now calculated at approximately 18 percent. This removes the requirement for a super-majority vote.

The applicant was present at the first reading and answered questions regarding the project. Many citizens were present and spoke in favor and in opposition to the project. Topics of concern included drainage, traffic and connectivity, lack of open space, and density. The City Council indicated that the item will be tabled to allow for the applicant to adjust the project and to provide time to conduct a special meeting(s) to focus exclusively on this item. The special meeting will be open to the public and will include a public hearing.

First Reading and Public Hearing

Kosse Maykus, the applicant, has submitted a request to rezone the 59.47 acre property located at 6401, 6405, 6409, 6417, 6501, 6507, and 6605 Westcoat Drive from AG Agricultural and RE Single-Family 'Estate' Residential district to a PUD-R Planned Unit Development-Residential district. The purpose is to rezone in order to allow for the development of a new 56 lot single family residential subdivision.

Existing Conditions/Background: The subject property is a combination of platted and unplatted lots.

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 56 lot detached single family subdivision to be known as Greystone Manor.

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 which will be of special benefit to the property owners or to the community.

Analysis – Per proposed the PUD, this project is requesting to create a new 56 detached single family subdivision. The applicant is proposing private, gated streets which is required to be approved by the City Council. There are two proposed street connections along Westcoat Drive serving as the entrances and exits to the subdivision. The lots range from R-20 in size up to R-40. The average lot size is 38,000 s.f. The minimum home size will be 4,500 s.f. Along the northern border, a 15' landscape easement with four inch shade trees on each lot is proposed to serve as a buffer. Adjacent to the eastern border of the subdivision will be a 30' landscaping

easement along with the planting of four inch shade trees.

Plat Status: The subject property is a combination of unplatted and platted lots as Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01, 2A01B, 2A07A, and 2A07A1, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, Lot 1A, Block 1, Westcoat Estates, And Lots 1A2, 1B, And 1C, Block 1, Hilley Addition.

DRC Review: This request was reviewed during the May 23, 2022 DRC meeting and determined the application may be scheduled for the next available Planning and Zoning Commission meeting. The DRC provided a number of comments, which included information related to the open space, net density per acre, providing a preliminary drainage plan using accurate C-factors, and providing more dimensions regarding the proposed streets and cul-de-sacs.

Drainage: A Preliminary Drainage Plan has been provided and it is using incorrect C-factors of 0.35 pre-developed (existing) and 0.45 post-developed (proposed). The guidelines set in Chapter 14 of the Colleyville Land Development Code indicate the C-factors for pre-developed (existing) to be 0.30 and post-developed to be 0.60.

Surrounding Development: Property to the north is zoned PUD-R Planned Unit Development-Residential and has developed with single family homes. Property to the south has R-20 Single Family Residential, R-40 Single Family Residential, and AG Agricultural zoning and has developed with single family homes. The property to the east has RE Single Family 'Estate' Residential, R-40 Single Family Residential, and AG Agricultural zoning and has been developed with single family homes. The property to the west has R-10 Single Family Residential, RE Single Family 'Estate' Residential, and PUD-R Planned Unit Development-Residential and has been developed with single family homes.

Comprehensive Plan: The City's Comprehensive Plan, *Destination Colleyville*, designates the subject property and most of the property near this location along Westcoat 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 preserve high-quality, established neighborhoods with an emphasis on large lots and natural settings with a "country feel". As open space areas are encouraged to be provided, staff strongly encourage maintaining the density of the larger area.

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.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the request at their June 13, 2022 meeting by a vote of 5-0.

Financial Impact

There is no financial impact to the City.

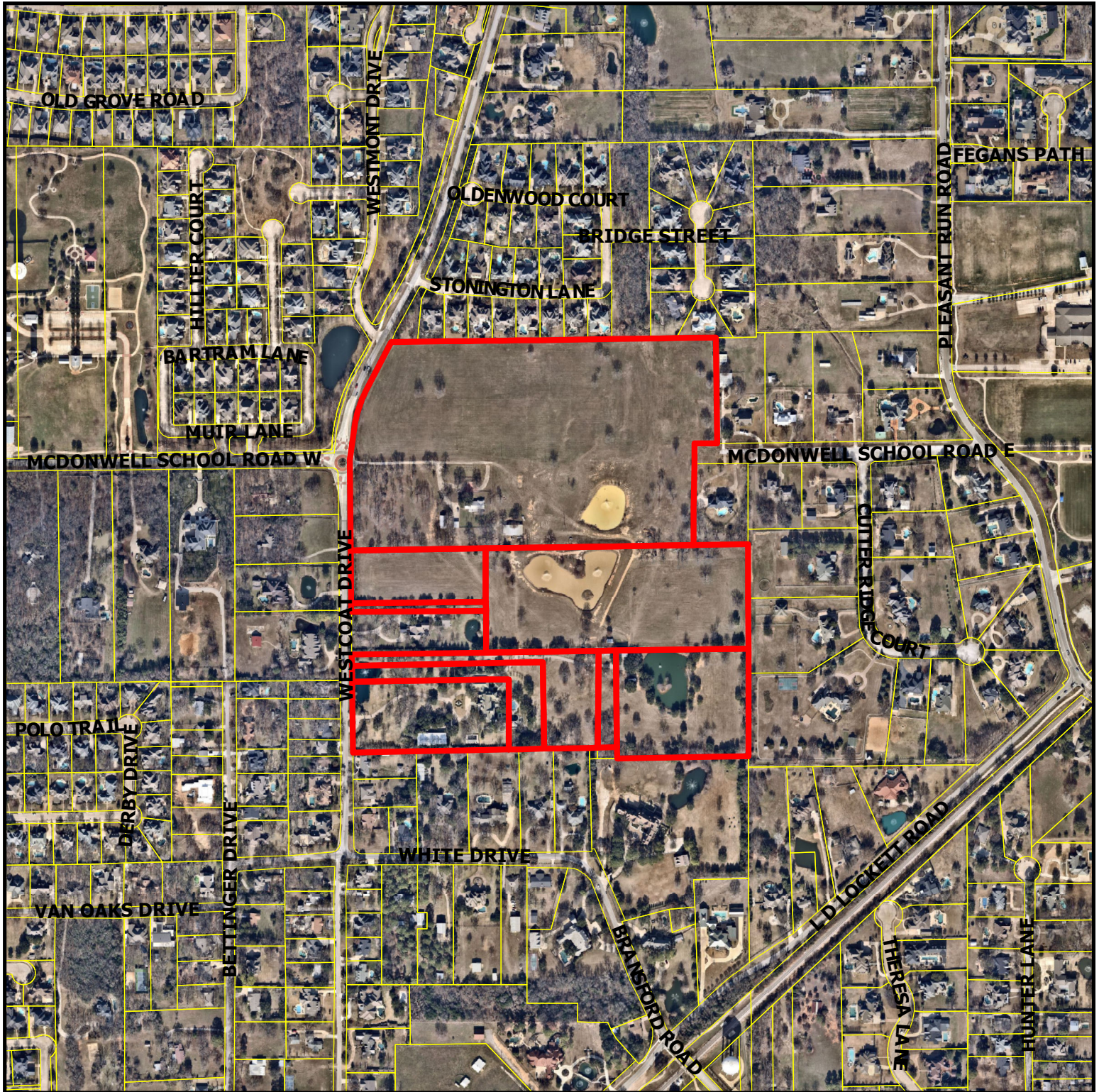
Recommendation

None

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Alternate Plan-Additional Alternative - 11.10.2022
5. Greystone Manor - Revised 10.20.2022
6. Density Summary
7. Greystone Manor - Revised 09.18.2022
8. Original Statement of Planning Objectives
9. Original Development Plan
10. Notification Map
11. Notification Letter
12. Notification List
13. Letters from Surrounding Property Owners
14. Opposition Map
15. Opposition Report
16. Ordinance O-22-2211

Aerial Map



ZC22-020

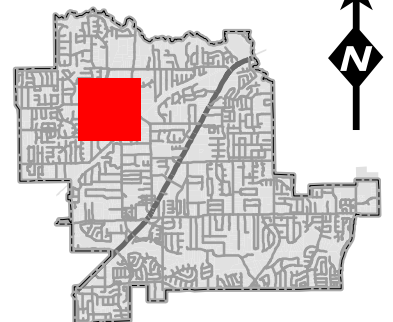
6605 Westcoat Drive

DISCLAIMER:

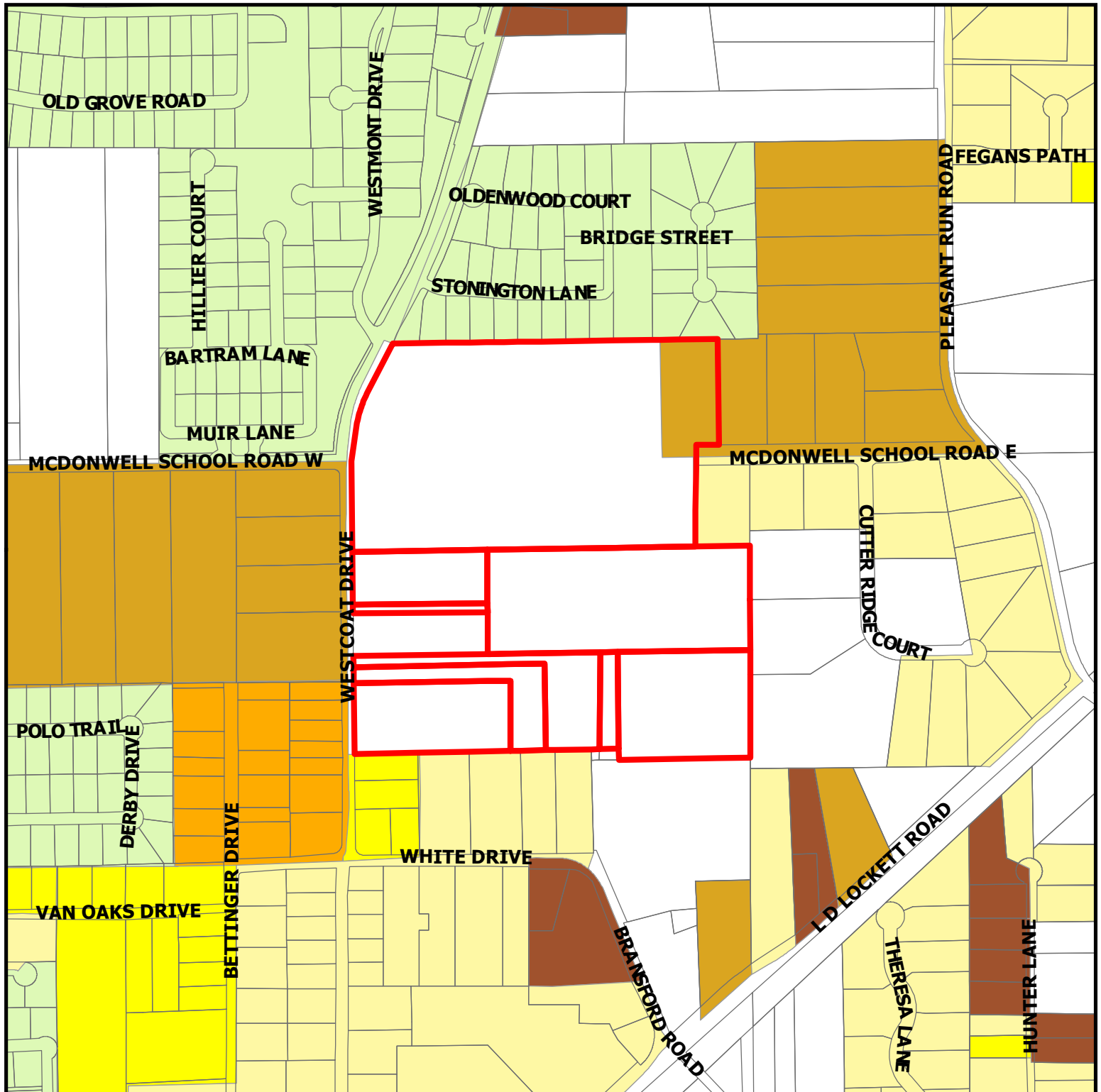
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Subject Property



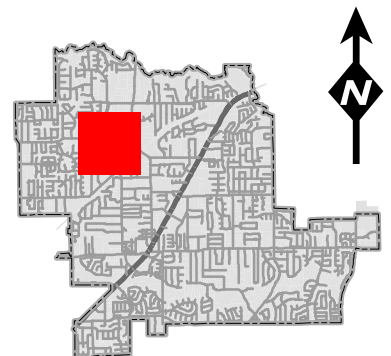
Zoning Map



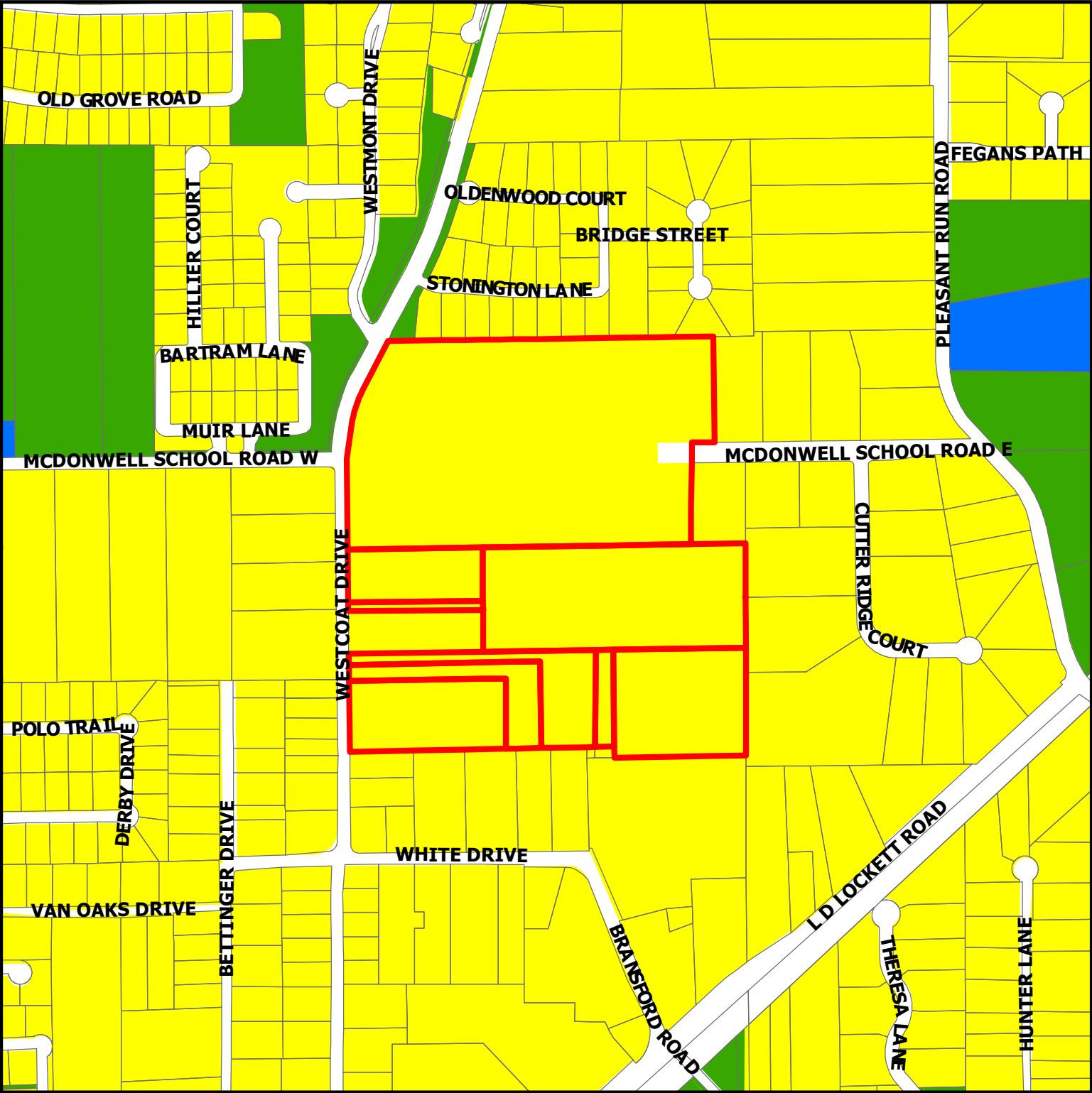
ZC22-020
6605 Westcoat Drive

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 Subject Property



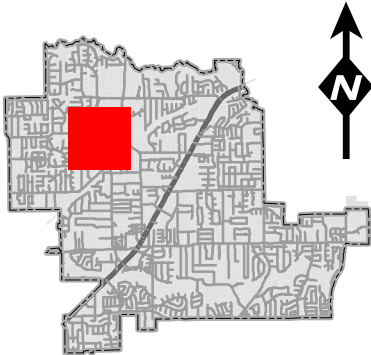
Future Land Use Map



DISCLAIMER:
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ZC22-020
6605 Westcoat Drive

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



Legend

85' x 85' Building Pad

Common Open Space/HOA

Lot - 20k

23 Lots

Lot - 30k

7 Lots

Lot - 40k

19 Lots

Site Data Summary Chart

Single Family Residential Lots	49	
Common Open Space / HOA	12	
Residential Lots	66.33%	33.06 ac.
Common Open Space / HOA	20.57%	10.25 ac.
R.O.W.	13.10%	6.53 ac.
Res. Gross Acreage	100.00%	49.84 ac.

Site Data

Gross Acreage	49.84 ac.
Gross Density (lots / acre)	0.98 lots/acre

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

Lot Summary

Residential Lots	49
Minimum Building Lot Area	20,174 s.f.
Average Building Lot Area	31,259 s.f.
Common Areas	12

Owner:
Julianna Garrison
6401 Westcoat Drive
Colleyville, TX 76034
Phone: 214-502-5606

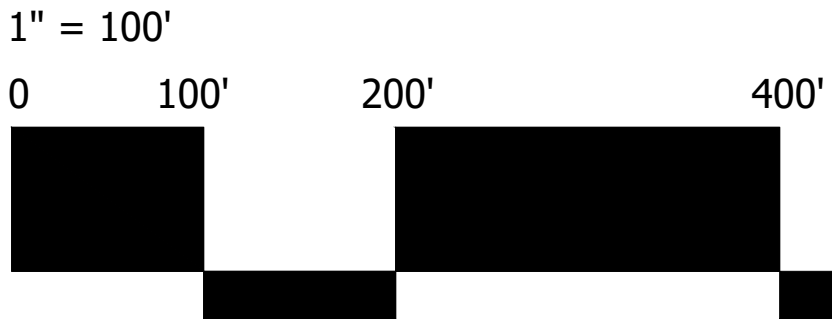
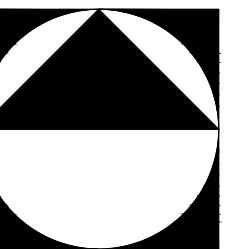
Applicant:
Hat Creek Development
PO Box 92747
Southlake, TX 76092
817-329-3854
Contact: Kosse Maykus



Planner: SAGE GROUP, INC.

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

10 NOV 22



Development Plan - ALT

Legend

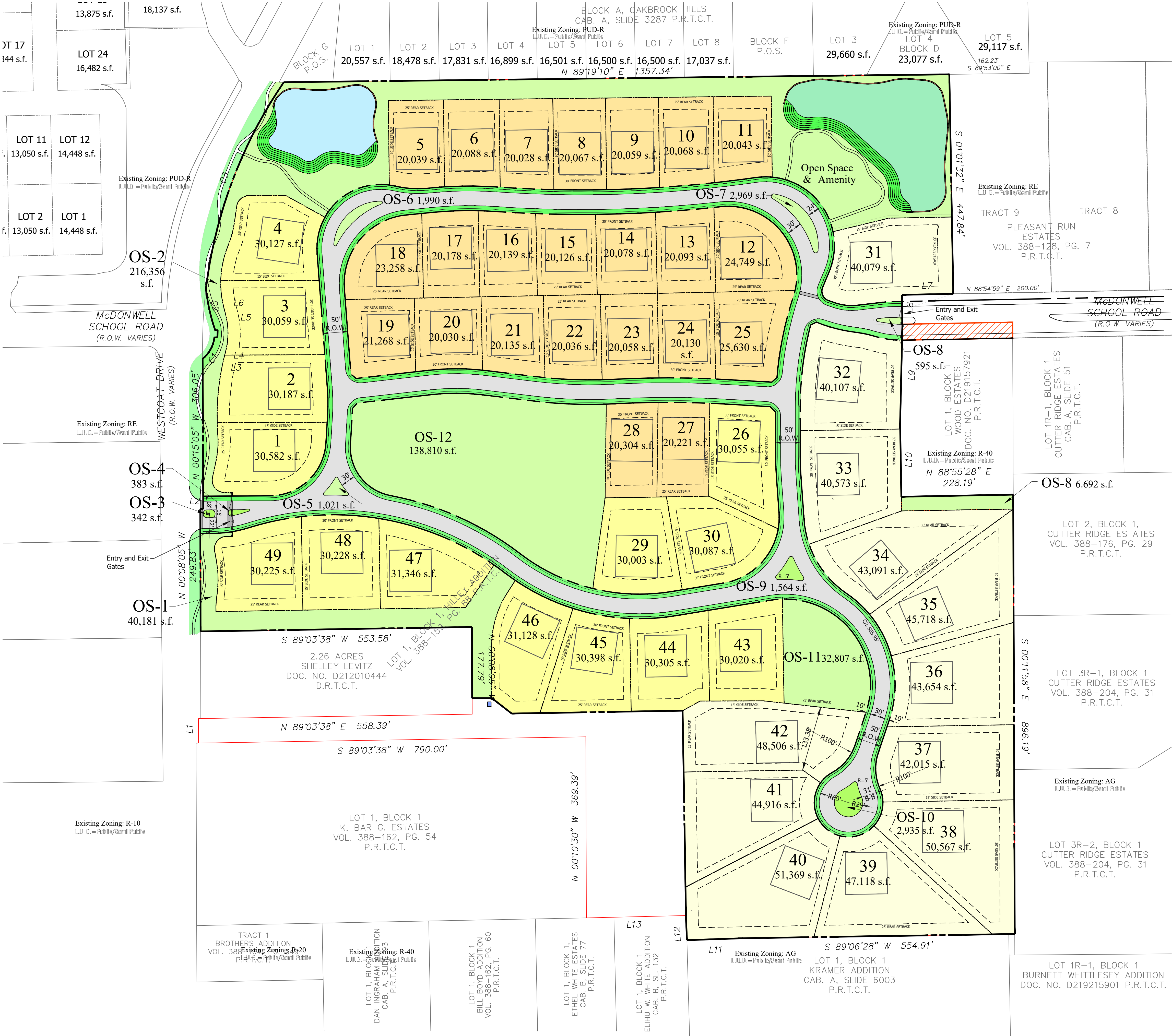
6' Decorative Metal Fence with Masonry Columns 40' o.c.

6' Decorative Metal Fence

6' Stone Wall

Notes:

- Front Setbacks are 30'
- Rear Setbacks are 25'
- Side Setbacks are 10' and 15'
- There will be no outside storage onsite
- Open space lots & landscape easements will be maintained by the Homeowners Association (HOA).



Greystone Manor

Colleyville, Tarrant County, Texas

Legend

85' x 85' Building Pad

Common Open Space/HOA

Lot - 20k

23 Lots

Lot - 30k

7 Lots

Lot - 40k

19 Lots

Site Data Summary Chart

Single Family Residential Lots		49
Common Open Space / HOA		8
Residential Lots	79.55%	39.65 ac.
Common Open Space / HOA	8.23%	4.10 ac.
R.O.W.	12.22%	6.09 ac.
Res. Gross Acreage	100.00%	49.84 ac.

Site Data

Gross Acreage	49.84 ac.
Gross Density (lots / acre)	0.98 lots/acre

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

Lot Summary

Residential Lots	49
Minimum Building Lot Area	30,061 s.f.
Average Building Lot Area	35,248 s.f.
Common Areas	8

Owner:
Julianna Garrison
6401 Westcoat Drive
Colleyville, TX 76034
Phone: 214-502-5606

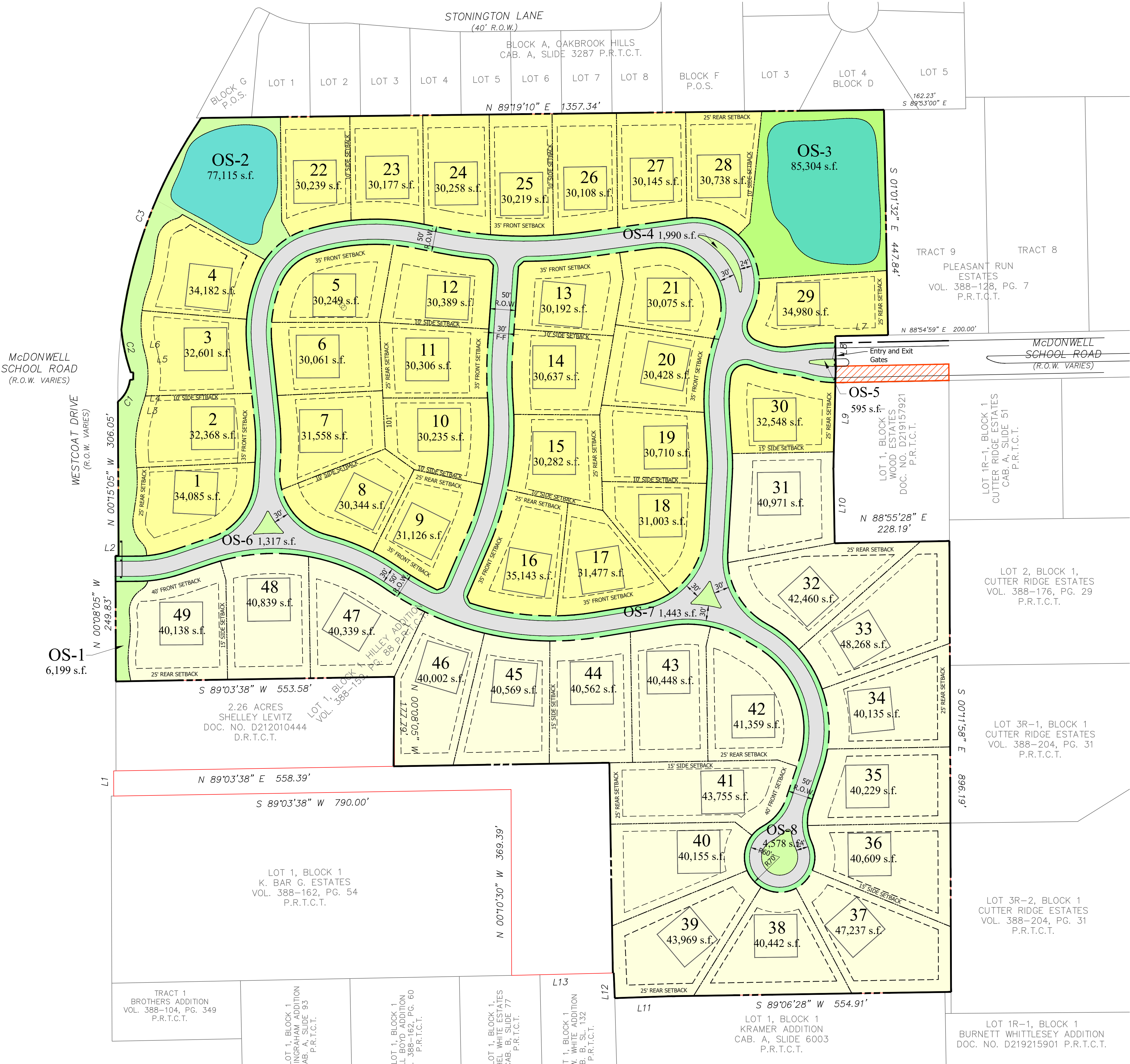
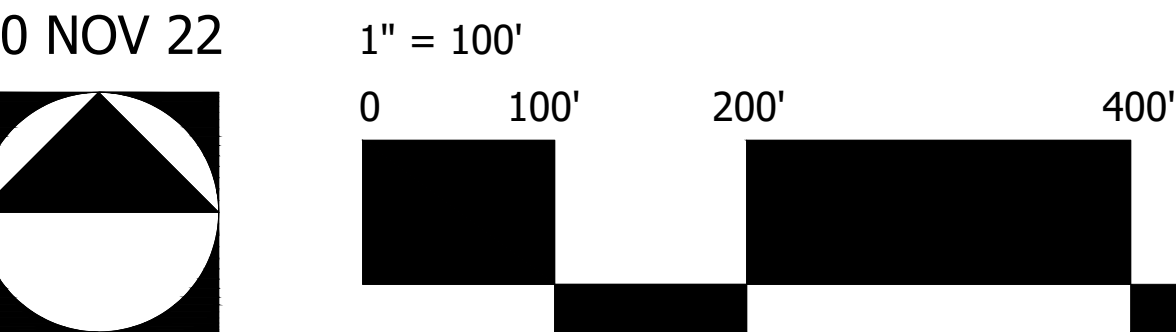
Applicant:
Hat Creek Development
PO Box 92747
Southlake, TX 76092
817-329-3854
Contact: Kosse Maykus



Planner: SAGE GROUP, INC.



- Notes:
- Front Setbacks are 30'
 - Rear Setbacks are 25'
 - Side Setbacks are 10' and 15'
 - There will be no outside storage onsite
 - Open space lots & landscape easements will be maintained by the Homeowners Association (HOA).



Greystone Manor

Colleyville, Texas

Zoning Narrative –21 OCT 2022

Hat Creek Development, Developer

Sage Group, Inc., Land Planner

Statement of Planning Objectives

Greystone Manor is a proposed residential neighborhood to be developed by Hat Creek Development, under the PUD-R Residential District regulations for residential development in the City of Colleyville. The approximately 50 acre property is located on the east side of Westcoat Drive, just east of the new roundabout at the corner of Westcoat and McDonwell School Rd.

Adjacencies: The property is west of the acre+ lot Cutter Ridge neighborhood, south of the adjacent Oakbrook Hills neighborhood (a PUD-R of 16,500+ sf lots) and across Westcoat from “Westmont,” (a PUD-R of 13,000-20,000+ sf lots)- north of McDonwell School Road, and multi acre lots south of McDonwell School Road. To the south of the property are also multi-acre lots.

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 are currently two occupied single-family homes on the consolidated properties under this ownership. The main estate, to be contained within a newly defined lot, has been removed from the zoning proposal, but will need to be a part of the plat, for the creation of the new lot; the remaining structures will be removed.

The proposed plan responds to, and in many ways reflects the neighborhoods and properties we are adjacent to. Where we are adjacent to the PUD-R’s to the north and northwest- composed primarily of 1/3 acre lots- we are proposing larger lots of 20,000 sf and up, and then transitioning, internally, to 30,000 sf lots, and then to 40,000 sf lots along the entire eastern and southern boundaries. In summary, we have designed the project to be compatible and in harmony with our adjacent neighbors and to be consistent with the city’s Future Land Use Plan. Overall density is 0.98 lots per acre.

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

Access: To the east, the ROW of the existing McDonwell School Road extends to the edge of this property. In the past, McDonwell was shown on the Thoroughfare Plan as extending through this property to connect to where it currently intersects with Westcoat. Several years ago, the city removed this extension from the T-Plan, because of the sensitivity of nearby residents to through traffic. We intend to honor this decision, and there will be no through traffic with the proposed gated, private streets, but we will have gated entries from Westcoat, and, on the east, to McDonwell. We are proposing a main entry access point along Westcoat Drive- several hundred feet south of the fairly new

roundabout built by the city at the Westcoat/ McDonwell School intersection. We feel that a more subdued project entry away from the hustle and bustle of the- at times- heavily trafficked roundabout will be more conducive to the high quality, luxury home atmosphere we are hoping to create in Greystone Manor. In addition, we are proposing a bermed, heavily landscaped buffer along the Westcoat frontage. Internally, we are proposing a network of gently undulating streets, meant to invoke a peaceful, calming streetscape, highlighted by landscaped medians at each intersection, and inside the cul-de-sac turnaround at the SE corner.

The residences planned for Greystone Manor will be very upscale, with selling prices estimated to start at around \$2.5 million. Each home will be required to be architecturally authentic, and go through a rigorous design review process.

Greystone Manor will be proposed as a gated community with private streets. We propose to build the normal Colleyville street section of 31' (back of curb to back of curb), in a 50' R.O.W., throughout the project, except for the divided entry roads, which will be 19' wide b/b, on either side of a median. The Westcoat gated entry will be the main resident, guest and delivery entry. The eastern gated entry will be for residents only.

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, unless there are already existing trees there that are saved. We have worked with our closest neighboring homes, to the north, to provide a landscape buffer between the existing homes and the future home sites within Greystone Manor. We have included a detail of that buffer in our submittal.

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, and there will be two ponds constructed along the northern boundary- in a landscaped setting, each of which will double as a storm detention facility, to the extent it is necessary. The open space lots containing those ponds will also have usable open space, and the ponds will be fully maintained and landscaped to provide a visual amenity for the adjacent residents and the entire neighborhood. Total open space is over 21% of the site; made up of HOA maintained Common Open Space (16.36% of the property), and the remainder of an additional "Private Open Space Easements" in the rear yards of the 40,000 sf+ lots, buffering the eastern and southern boundaries. This "Private Open Space Easement" will be deed restricted to always being open space, enforceable by the HOA. This is a remarkably large amount considering the size of the lots and no flood plain.

In addition to the open space areas and associated trail connections reserved for the northern buffer and pond areas, there will be a large, central open space and tree preservation set-aside near the main entry. We envision this as a passive park, with trails along the perimeter. To encourage pedestrian activity in the neighborhood, sidewalks will also be built along the front of each lot.

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

Greystone Manor will most likely 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

Greystone Manor will have a total of forty-nine (49) homes, each with an estimated average value upon completion of \$3,000,000, resulting in an overall tax base of over \$147,000,000. At the current tax rate of 2.2221%, the total taxes generated from the development are projected to be \$3,265,000, with over \$450,000 generated directly for the City at buildout.

Development Standards

Permitted Land Use:	Single Family Residential Detached
Minimum House Size:	4,500 square feet.
Minimum Lot Area:	20,174 s.f. (Average about 31,669 s.f.)
Minimum Lot Width:	One Hundred feet (100') measured at the building setback line, except pie-shaped cul-de-sac lots 38-42, in which case the minimum shall be 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:	Less than 30,000 sf lots: Ten feet (10') Greater than 30,000 sf lots: Fifteen feet (15')
Street-facing Side Yard:	Side yard setbacks on the street side of a corner lot, fronting on another street, shall be 20', except for "key" lots which shall match the front setback of adjacent lots, as shown on the Development Plan.
Street Standards:	The streets within Greystone Manor are proposed to be private streets with restricted access (gated). All undivided sections will be built to the standard street section of 31' b/b paving, in a 50' Private Street ROW. The divided entry shall have a minimum width of 18', on each side.
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. 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 Greystone Manor Architectural Review Committee, and will comply with a set of Design Guidelines which will be developed 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 or standing seam metal are examples. Each elevation should add interest to the entire streetscape.

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

Fencing: Wood fencing between lots is not permitted. 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 Greystone Manor 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), Thirty Two, one half feet (32.5') (each side of divided entry road)
Travel Lane Width:	Thirty-one feet (31'), back of curb to back of curb (undivided) Nineteen feet (19'), back of curb to back of curb (divided)
Turning Radii:	Fifteen feet (15')
Open Space Standards:	All Common Open Space 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 Greystone Manor 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 gated entries.

Colleville. Tarrant County. Texas



THE ENTRY

GREYSTONE MANOR



GREYSTONE MANOR

THE ENTRY

SAGE GROUP, INC.

Master Planning
Architecture
Landscape Architecture

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





Landscape Master Plan

Greystone Manor

Colleyville, Tarrant County, Texas



Planner: SAGE GROUP, INC.

10/11/2020
 Planning
 Urban Design
 Architecture
 Landscape Architecture
 11300 West 10th Street, Suite 200
 Fort Worth, Texas 76132
 817-694-2626

20 OCT 22

1" = 100'

0 100' 200' 400'

400'

200'

100'

0

100'

200'

400'



Planner: SAGE GROUP, INC.

11300 S. Highway 103
Burton, TX 76002
817-424-2626

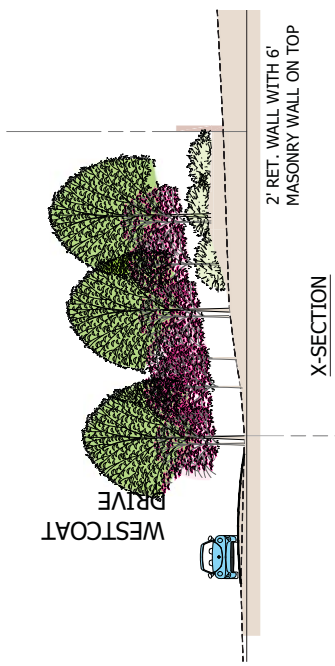
19 OCT 22

1" = 20'

0 20' 40' 80'



Frontage X-Section



Greystone Manor

Colleyville, Tarrant County, Texas



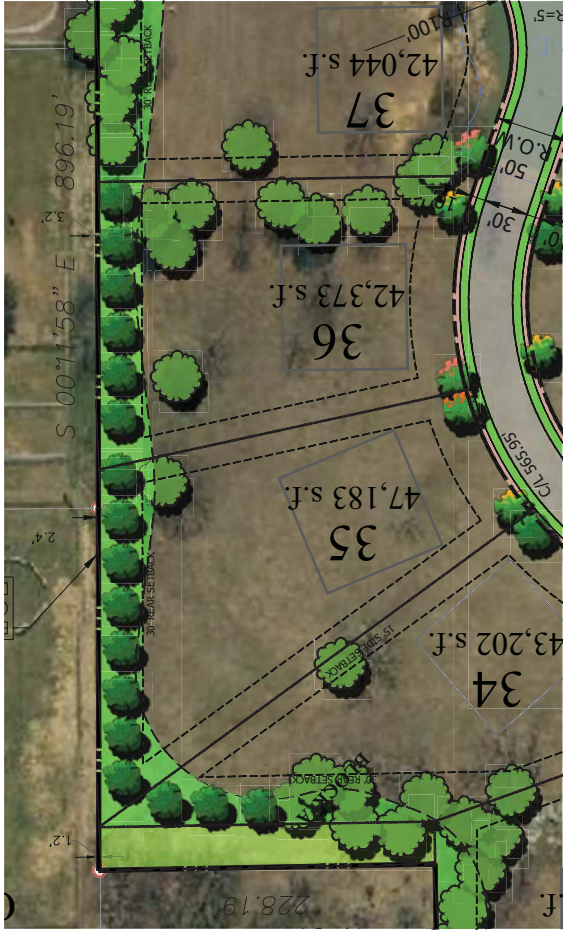
Lots 31, 32 & 33

Eastern Boundary Lots 31, 32 & 33 Landscape Specifications

SHADE TREES			
SYMBOL	PLANT NAME	QUANTITY	SIZE
	Canopy Tree to be selected from Approved Plant List	10	4" CAL. / 16-18 HT. / 12-14 SPREAD
	Canopy Tree to be selected from Approved Plant List	9	4" CAL. / 16-18 HT. / 12-14 SPREAD

CONDITION / REMARKS
single trunk clear to 6'; b & b; matching growth
single trunk clear to 6'; b & b; matching growth

PRIVATE OPEN SPACE EASEMENT
4" CAL. SHADE TREES ON LOTS 31, 32 AND 33 - CANOPY TREES WITHIN REAR BUILDING SETBACK



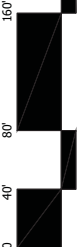
Lots 35 & 36

Eastern Boundary Lots 35, & 36 Landscape Specifications

SHADE TREES			
SYMBOL	PLANT NAME	QUANTITY	SIZE
	Canopy Tree to be selected from Approved Plant List	15	4" CAL. / 16-18 HT. / 12-14 SPREAD

CONDITION / REMARKS
single trunk clear to 6'; b & b; matching growth

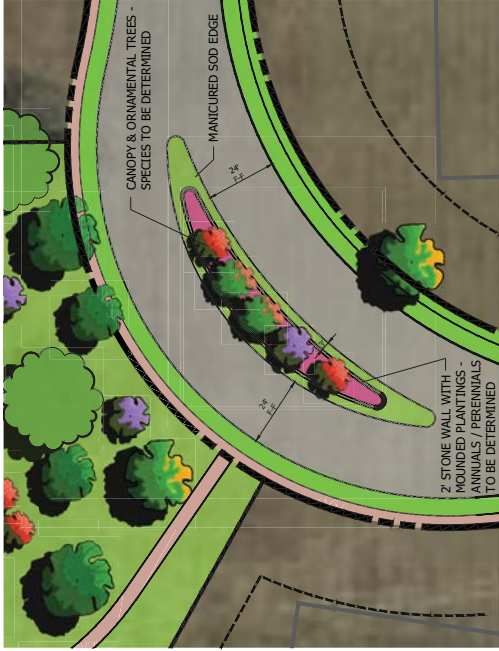
PRIVATE OPEN SPACE EASEMENT
4" CAL. SHADE TREES ON LOTS 35 & 36 - CANOPY TREES WITHIN REAR BUILDING SETBACK



Private Open Space Easement Plantings - EAST

Greystone Manor

Colleyville, Tarrant County, Texas



CORNER CURVE ISLAND DETAIL (TYP)



CUL-DE-SAC ISLAND DETAIL (TYP)



INTERSECTION STREET ISLAND DETAIL (TYP)



Planner: SAGE GROUP, INC.

Urban Design
Architecture
Landscape Architecture
11300 Rockledge Drive, Suite 200
Dallas, Texas 75244
817-424-2626

20 OCT 22

1" = 20'



Island Details

Greystone Manor

Colleyville, Tarrant County, Texas



Planner: SAGE GROUP, INC.

- Urban Design
- Architecture
- Landscape Architecture
- 11300 Highway 190, Suite 200
- Southlake, Texas 76092
- 817-424-2626

20 OCT 22

1" = 30'



Pond Details

Greystone Manor

Colleyville, Tarrant County, Texas



POND AMENITY AREA

GREYSTONE MANOR

Previous Plan

Total Acreage = 59.47 acres (gross)
Total R.O.W. = 6.59 acres
Net Acreage = 52.88 acres (gross acreage – R.O.W. area)
Total Open Space = 3.02 acres (5.1%)
Total Number of Lots = 56 Lots

Gross Density = 56 lots / 59.47 acres = 0.94 du/ac
Net Density (less ROW) = 56 lots / 52.88 acres = 1.06 du/ac
Density (less ROW & Open Space) = 56 lots / 49.86 acres = 1.12 du/ac

*Lot 56 = 9.61 acres

Gross Density = 55 lots / 49.86 acres = 1.10 du/ac
Net Density (less ROW) = 55 lots / 43.27 acres = 1.27 du/ac
Density (less ROW & Open Space) = 55 lots / 40.25 acres = 1.37 du/ac

*Destination Colleyville Masterplan calls for a maximum net density 1.8 dwelling units/acre

*Northwest Colleyville – Neighborhood Area 6 has a net density of 1.3 dwelling units/acre

Revised Plan

Total Acreage = 49.84 acres (gross)
Total R.O.W. = 7.66 acres
Net Acreage = 42.18 acres (gross acreage – R.O.W. area)
Total Open Space = 6.59 acres (13.23%)
Total Number of Lots = 49 Lots

Gross Density = 49 lots / 49.84 acres = 0.98 du/ac
Net Density (less ROW) = 49 lots / 42.18 acres = 1.16 du/ac
Density (less ROW & Open Space) = 49 lots / 35.59 acres = 1.38 du/ac

*Destination Colleyville Masterplan calls for a maximum net density 1.8 dwelling units/acre

*Northwest Colleyville – Neighborhood Area 6 has a net density of 1.3 dwelling units/acre

Greystone Manor

Colleyville, Texas

Zoning Narrative –19 SEPT 2022

Hat Creek Development, Developer

Sage Group, Inc., Land Planner

Statement of Planning Objectives

Greystone Manor is a proposed residential neighborhood to be developed by Hat Creek Development, under the PUD-R Residential District regulations for residential development in the City of Colleyville. The approximately 50 acre property is located on the east side of Westcoat Drive, just east of the new roundabout at the corner of Westcoat and McDonwell School Rd.

Adjacencies: The property is west of the acre+ lot Cutter Ridge neighborhood, south of the adjacent Oakbrook Hills neighborhood (a PUD-R of 16,500+ sf lots) and across Westcoat from “Westmont,” (a PUD-R of 13,000-20,000+ sf lots)- north of McDonwell School Road, and multi acre lots south of McDonwell School Road. To the south of the property are also multi-acre lots.

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 are currently two occupied single-family homes on the consolidated properties under this ownership. The main estate, to be contained within a newly defined lot, has been removed from the zoning proposal, but will need to be a part of the plat, for the creation of the new lot; the remaining structures will be removed.

The proposed plan responds to, and in many ways reflects the neighborhoods and properties we are adjacent to. Where we are adjacent to the PUD-R’s to the north and northwest- composed primarily of 1/3 acre lots- we are proposing larger lots of 20,000 sf and up, and then transitioning, internally, to 30,000 sf lots, and then to 40,000 sf lots along the entire eastern and southern boundaries. In summary, we have designed the project to be compatible and in harmony with our adjacent neighbors and to be consistent with the city’s Future Land Use Plan. Overall density is 0.98 lots per acre.

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

Access: To the east, the ROW of the existing McDonwell School Road extends to the edge of this property. In the past, McDonwell was shown on the Thoroughfare Plan as extending through this property to connect to where it currently intersects with Westcoat. Several years ago, the city removed this extension from the T-Plan, because of the sensitivity of nearby residents to through traffic. We intend to honor this decision, and there will be no through traffic with the proposed gated, private streets, but we will have gated entries from Westcoat, and, on the east, to McDonwell. We are proposing a main entry access point along Westcoat Drive- several hundred feet south of the fairly new

roundabout built by the city at the Westcoat/ McDonwell School intersection. We feel that a more subdued project entry away from the hustle and bustle of the- at times- heavily trafficked roundabout will be more conducive to the high quality, luxury home atmosphere we are hoping to create in Greystone Manor. In addition, we are proposing a bermed, heavily landscaped buffer along the Westcoat frontage. Internally, we are proposing a network of gently undulating streets, meant to invoke a peaceful, calming streetscape, highlighted by landscaped medians at each intersection, and inside the cul-de-sac turnaround at the SE corner.

The residences planned for Greystone Manor will be very upscale, with selling prices estimated to start at around \$2.5 million. Each home will be required to be architecturally authentic, and go through a rigorous design review process.

Greystone Manor will be proposed as a gated community with private streets. We propose to build the normal Colleyville street section of 31' (back of curb to back of curb), in a 50' R.O.W., throughout the project, except for the main divided entry road. The Westcoat gated entry will be the main resident, guest and delivery entry. The eastern entry will be for residents only.

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, unless there are already existing trees there that are saved. We have worked with our closest neighboring homes, to the north, to provide a landscape buffer between the existing homes and the future home sites within Greystone Manor. We have included a detail of that buffer in our submittal.

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, and there will be two ponds constructed along the northern boundary- in a landscaped setting, each of which will double as a storm detention facility, to the extent it is necessary. The open space lots containing those ponds will also have usable open space, and the ponds will be fully maintained and landscaped to provide a visual amenity for the adjacent residents and the entire neighborhood. Total open space is over 13% of the site; a remarkably large amount considering the size of the lots and no flood plain.

In addition to the open space areas and associated trail connections reserved for the northern buffer and pond areas, there will be a large, central open space and tree preservation set-aside near the main entry. We envision this as a passive park, with trails along the perimeter. To encourage pedestrian activity in the neighborhood, sidewalks will also be built along the front of each lot.

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

Greystone Manor will most likely 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

Greystone Manor will have a total of forty-nine (49) homes, each with an estimated average value upon completion of \$3,000,000, resulting in an overall tax base of over \$147,000,000. At the current tax rate of 2.2221%, the total taxes generated from the development are projected to be \$3,265,000, with over \$450,000 generated directly for the City at buildout.

Development Standards

Permitted Land Use:	Single Family Residential Detached
Minimum House Size:	4,500 square feet.
Minimum Lot Area:	20,174 s.f. (Average about 31,669 s.f.)
Minimum Lot Width:	One Hundred feet (100') measured at the building setback line, except pie-shaped cul-de-sac lots 38-42, in which case the minimum shall be 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:	Less than 30,000 sf lots: Ten feet (10') Greater than 30,000 sf lots: Fifteen feet (15')
Street-facing Side Yard:	Side yard setbacks on the street side of a corner lot, fronting on another street, shall be 20', except for "key" lots which shall match the front setback of adjacent lots, as shown on the Development Plan.
Street Standards:	The streets within Greystone Manor are proposed to be private streets with restricted access (gated). All undivided sections will be built to the standard street section of 31' b/b paving, in a 50' Private Street ROW. The divided entry shall have a minimum width of 18', on each side.
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. 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 Greystone Manor Architectural Review Committee, and will comply with a set of Design Guidelines which will be developed 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 or standing seam metal are examples. Each elevation should add interest to the entire streetscape.

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

Fencing: Wood fencing between lots is not permitted. 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 Greystone Manor 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), Thirty Two, one half feet (32.5') (each side of divided entry road)
Travel Lane Width:	Thirty-one feet (31'), back of curb to back of curb (undivided) Nineteen feet (19'), back of curb to back of curb (divided)
Turning Radii:	Fifteen feet (15')
Open Space Standards:	All Common Open Space 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 Greystone Manor 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 gated entries.

Legend

85' x 85' Building Pad

Lot - 20k23 Lots

Lot - 30k7 Lots

Lot - 40k19 Lots

Site Data Summary Chart

Single Family Residential Lots		49
Common Areas		11
Residential Lots	71.41%	35.59 ac.
Open Space	13.23%	6.59 ac.
R.O.W.	15.36%	7.66 ac.
Res. Gross Acreage	100.00%	49.84 ac.

Site Data

Gross Acreage	49.84 ac.
Gross Density (lots / acre)	0.98 lots/acre

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

Lot Summary

Residential Lots	49
Minimum Building Lot Area	20,174 s.f.
Average Building Lot Area	31,643 s.f.
Common Areas	11

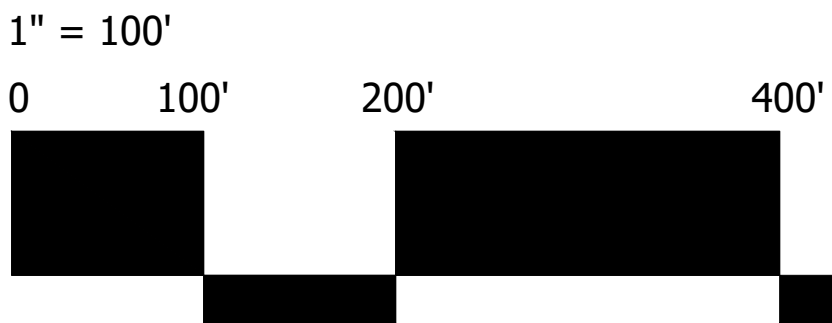
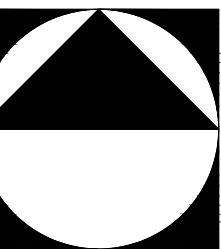
Owner:
Julianna Garrison
6401 Westcoat Drive
Colleyville, TX 76034
Phone: 214-502-5606

Applicant:
Hat Creek Development
PO Box 92747
Southlake, TX 76092
817-329-3854
Contact: Kosse Maykus

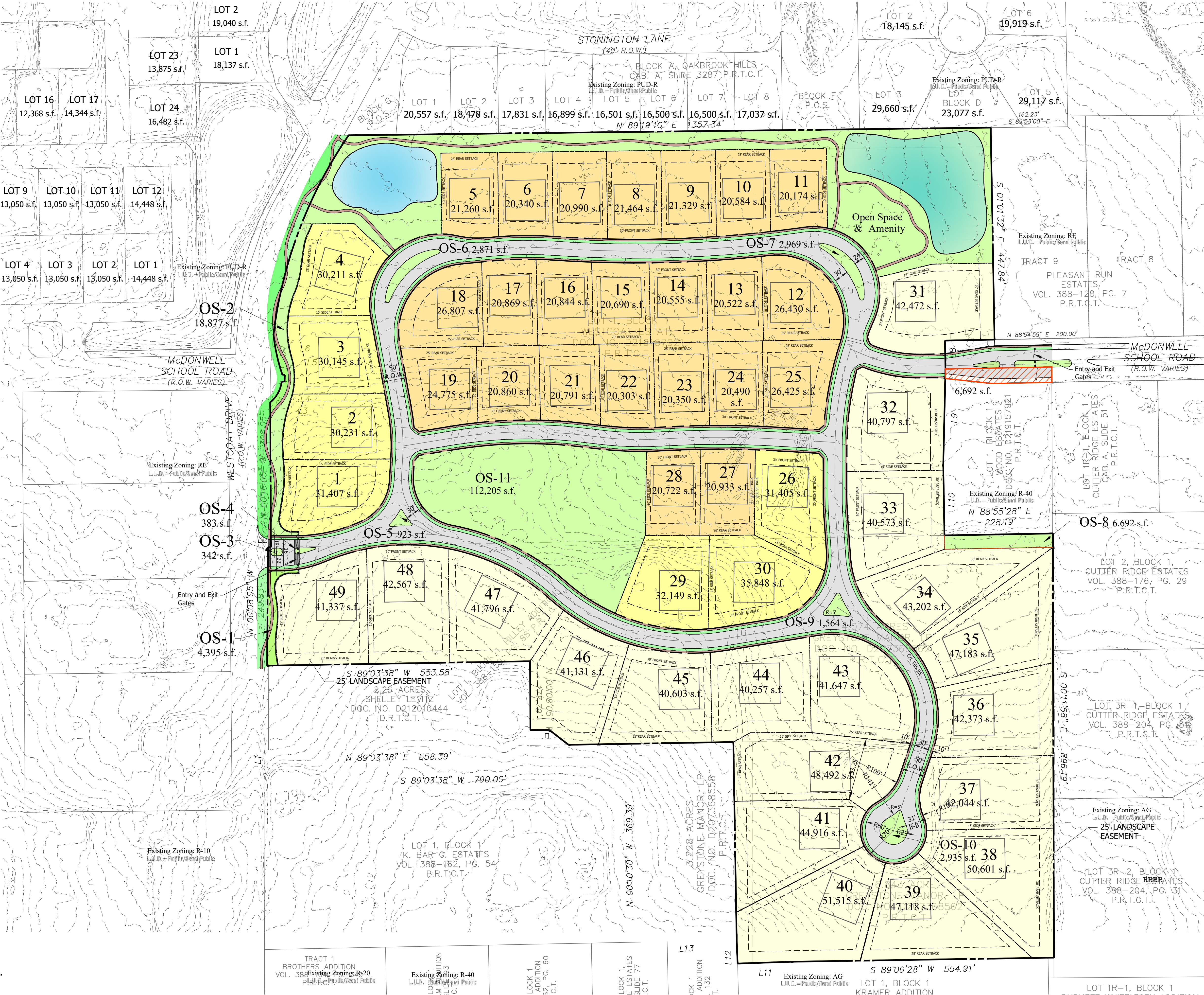


Planner: SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
817-424-2626

14 SEP 22



Development Plan



Wall / Fence Diagram

Legend

6' Ornamental Iron Fence

6' Masonry Wall

Notes:
-Front Setbacks are 30'
-Rear Setbacks are 25'
-Side Setbacks are 10' and 15'
-There will be no outside storage onsite
-Open space lots & landscape easements will be maintained by the Homeowners Association (HOA).

Greystone Manor

Colleyville, Tarrant County, Texas



Hat Creek
DEVELOPMENT

Planner: SAGE GROUP, INC.

Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
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14 SEP 22

1" = 100'

0 100' 200' 400'

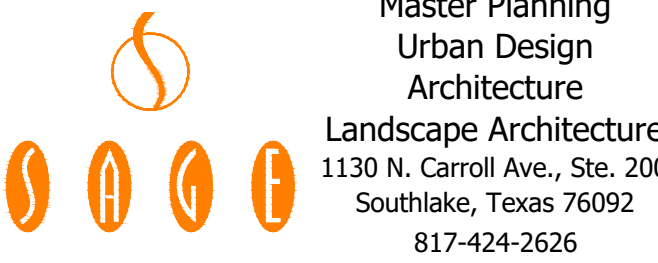
Landscape Master Plan

Greystone Manor

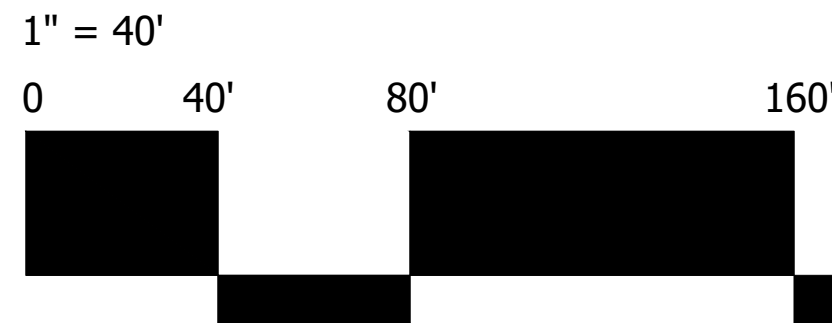
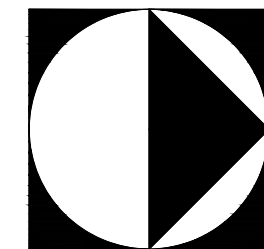
Colleyville, Tarrant County, Texas



Planner: SAGE GROUP, INC.



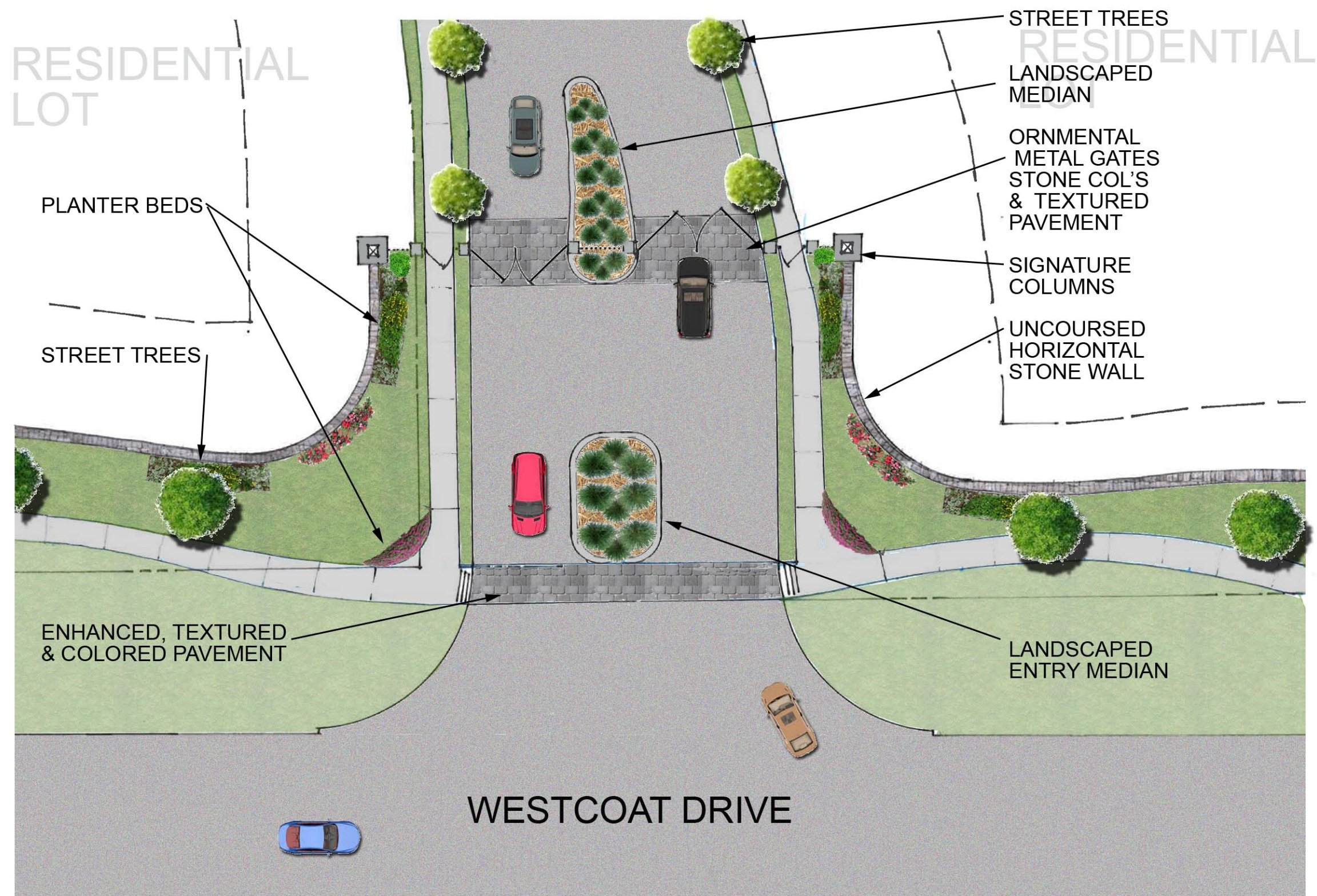
14 SEP 22



Frontage Landscape Screening & Plantings

Greystone Manor

Colleyville, Tarrant County, Texas



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

THE ENTRY

**GREYSTONE
MANOR**



THE ENTRY

GREYSTONE MANOR



SAGE GROUP, INC.

Master Planning
Urban Design
Architecture
Landscape Architecture

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



ENTRY COLUMN

**GREYSTONE
MANOR**



Eastern Boundary Lots 35, 36 & 37
Landscape Specifications

SHADE TREES				
PLANT NAME	QUANTITY	SIZE	CONDITION / REMARKS	
Live Oak <i>Quercus virginiana</i>	13	4" CAL. / 16'-18' HT. / 12'-14' SPREAD	single trunk clear to 6'; b & b; matching growth, 30' O.C.	
Cedar Elm <i>Ulmus crassifolia</i>	6	4" CAL. / 16'-18' HT. / 12'-14' SPREAD	single trunk clear to 6'; b & b; matching growth, 30' O.C.	

LANDSCAPE EASEMENT - 30'
4" CAL. SHADE TREES ON LOTS 35, 36 AND 37 - LIVE OAKS
WITHIN REAR BUILDING SETBACK - 30' O.C.

Eastern Boundary Lots 39, 40 & 41
Landscape Specifications

SHADE TREES				
SYMBOL	PLANT NAME	QUANTITY	SIZE	CONDITION / REMARKS
	Live Oak <i>Quercus virginiana</i>	15	4" CAL. / 16'-18' HT. / 12'-14' SPREAD	single trunk clear to 6'; b & b; matching growth, 30' O.C.

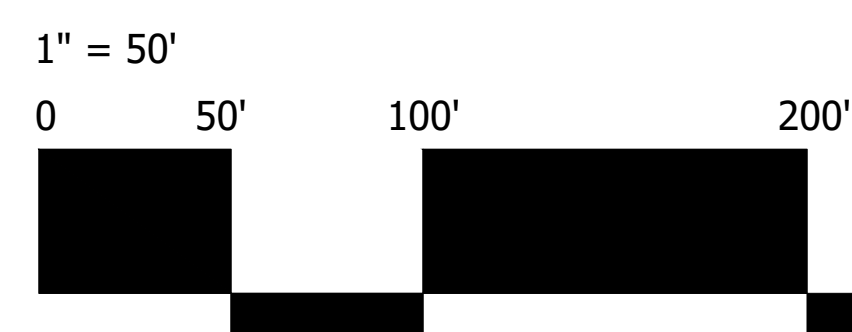
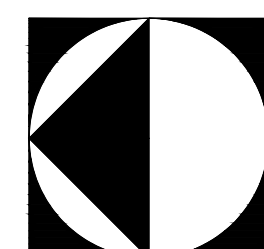
LANDSCAPE EASEMENT - 30'
4" CAL. SHADE TREES ON LOTS 39, 40 AND 41 - LIVE OAKS
WITHIN REAR BUILDING SETBACK - 30' O.C.



Planner: SAGE GROUP, INC.



14 SEP 22



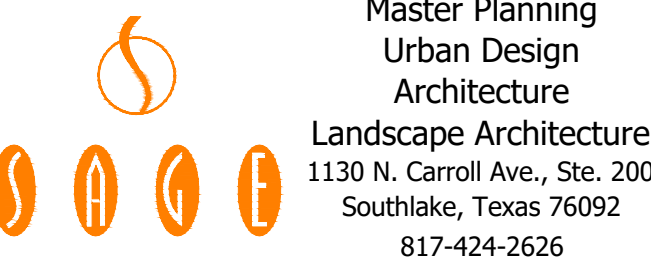
Landscape Easement Plantings - EAST

Greystone Manor

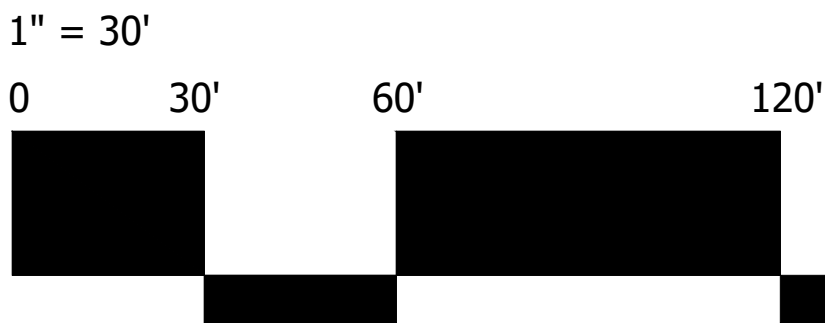
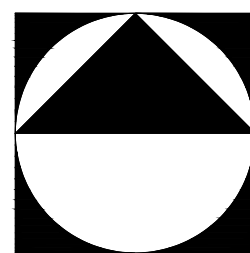
Colleyville, Tarrant County, Texas



Planner: SAGE GROUP, INC.



14 SEP 22



40' LANDSCAPE EASEMENT

4 SHADE TREES ON EACH LOT - WITHIN THE LANDSCAPE EASEMENT - SPECIES TO BE DETERMINED TO MATCH EXISTING TREES

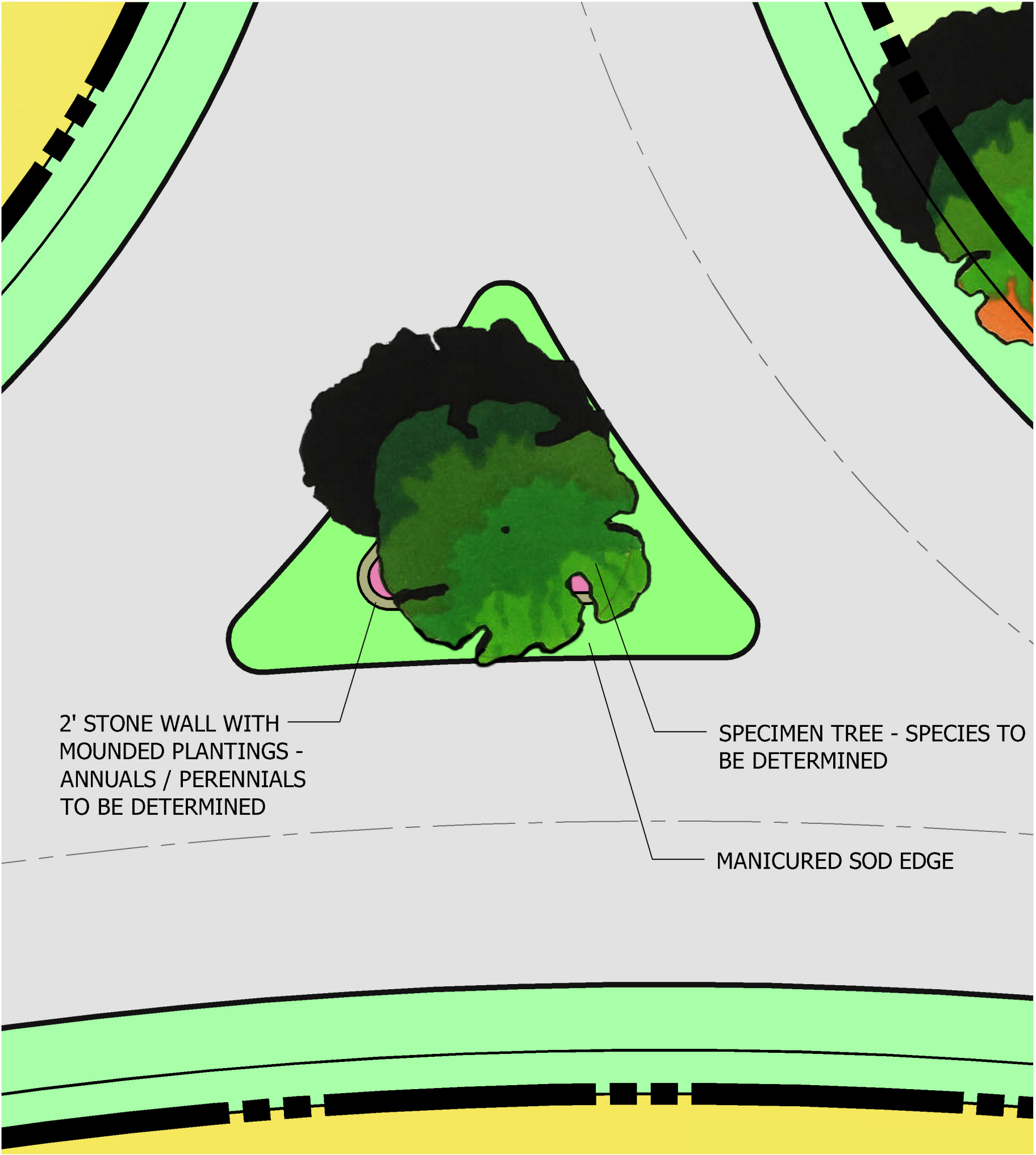
CONTIGUOUS HEDGE OF HOLLIES OR SPECIES TBD WITH NEIGHBOR REPRESENTATIVES.

Northern Boundary Landscape Easement - Landscape Specifications

SHADE TREES				
SYMBOL	PLANT NAME	QUANTITY	SIZE	CONDITION / REMARKS
	TBD TBD	28	4" CAL. / 16'-18' HT. / 12'-14' SPREAD	single trunk clear to 6'; b & b; matching growth
SHRUBS				
SYMBOL	PLANT NAME	QUANTITY	SIZE	CONDITION / REMARKS
	TBD TBD	164	15 GAL. / 4'-6' HT. / 3'-4' SPREAD	straight growth; matching growth; full and vigorous

Greystone Manor

Colleyville, Tarrant County, Texas



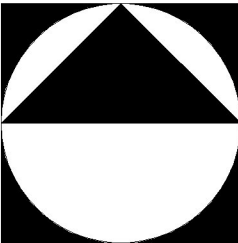
2' STONE WALL WITH
MOUNDED PLANTINGS -
ANNUALS / PERENNIALS
TO BE DETERMINED

SPECIMEN TREE - SPECIES TO
BE DETERMINED

MANICURED SOD EDGE

STREET ISLAND ENLARGEMENT (TYP.)

14 SEP 22



1" = 10'

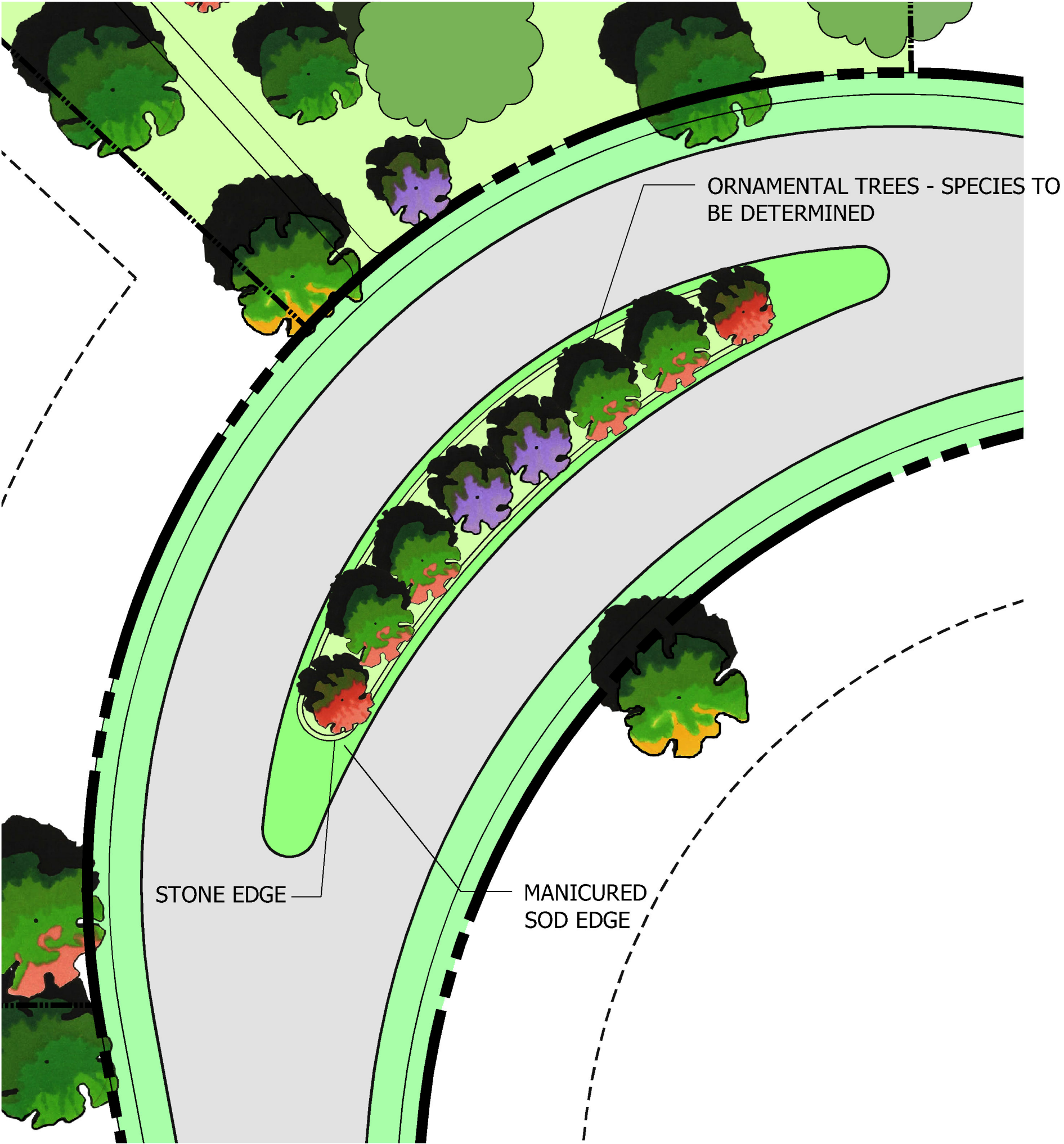
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10'

20'

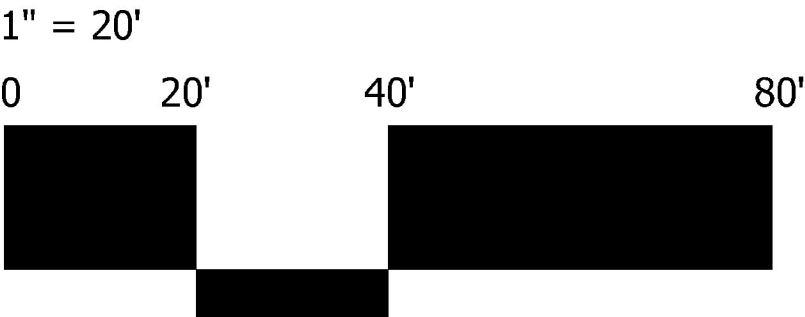
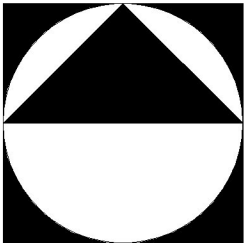
40'





KNUCKLE ISLAND ENLARGEMENT (TYP)

14 SEP 22



Greystone Manor

Colleyville, Texas

Zoning Narrative –25 APR 2022

Hat Creek Development, Developer

Sage Group, Inc., Land Planner

Statement of Planning Objectives

Greystone Manor is a proposed residential neighborhood to be developed by Hat Creek Development, under the PUD-R Residential District regulations for residential development in the City of Colleyville. The 59.47 acre property is located on the east side of Westcoat Drive, just east of the new roundabout at the corner of Westcoat and McDonwell School Rd.

Adjacencies: The property is west of the acre+ lot Cutter Ridge neighborhood, south of the adjacent Oakbrook Hills neighborhood (a PUD-R of 16,500+ sf lots) and across Westcoat from “Westmont,” (a PUD-R of 13,000-20,000+ sf lots)- north of McDonwell School Road, and multi acre lots south of McDonwell School Road. To the south of the property are also multi-acre lots.

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 are currently two occupied single-family homes on the consolidated properties that make up this proposal. The main home will be worked into the plan; the remaining structures will be removed.

The proposed plan responds to, and in many ways reflects the neighborhoods and properties we are adjacent to. Where we are adjacent to the PUD-R’s to the north and northwest- composed primarily of 1/3 acre lots- we are proposing larger lots of 20,000 sf and up, and then transitioning, internally, to 30,000 sf lots, and then to 40,000 sf lots along the entire eastern and southern boundaries. The main home will be on a 9.6 acre lot, also along the southern boundary of the property. In summary, we have designed the project to be compatible and in harmony with our adjacent neighbors and to be consistent with the city’s Future Land Use Plan. Overall density is 0.94 lots per acre.

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

Access: To the east, the ROW of the existing McDonwell School Road extends to the edge of this property. In the past, McDonwell was shown on the Thoroughfare Plan as extending through this property to connect to where it currently intersects with Westcoat. Several years ago, the city removed this extension from the T-Plan, because of the sensitivity of nearby residents to through traffic. We intend to honor this decision, and- after speaking with some of those who would be affected- in fact are not even proposing a connection, on the east, to McDonwell. Fortunately, Westcoat Drive borders the property along the entire western edge, and we are proposing two entry access points

there- each several hundred feet to the north and the south of the fairly new roundabout built by the city at the Westcoat/ McDonwell School intersection. We feel that more subdued project entries away from the hustle and bustle of the- at times- heavily trafficked roundabout will be more conducive to the high quality, luxury home atmosphere we are hoping to create in Greystone Manor. In addition, we are proposing a bermed, heavily landscaped buffer along the Westcoat frontage. Internally, we are proposing a network of gently undulating streets, meant to invoke a peaceful, calming streetscape, highlighted by landscaped medians at each intersection, and inside the cul-de-sac turnaround at the SE corner.

The residences planned for Greystone Manor will be very upscale, with selling prices estimated to start at around \$2.5 million. Each home will be required to be architecturally authentic, and go through a rigorous design review process.

Greystone Manor will be proposed as a gated community with private streets. We propose to build the normal Colleyville street section of 31' (back of curb to back of curb), in a 50' R.O.W., throughout the project, except for the main divided entry road. The southern, gated entry will be the main resident, guest and delivery entry. The northern entry will be for residents only, and- early on- for construction traffic.

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, unless there are already existing trees there that are saved. We have worked with our closest neighboring homes, to the north, to provide a landscape buffer between the existing homes and the future home sites within Greystone Manor. We have included a detail of that buffer in our submittal.

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, and there will be two ponds constructed along the northern boundary- in a landscaped setting, each of which will double as a storm detention facility, to the extent it is necessary.

To encourage pedestrian activity in the neighborhood, sidewalks will be built along the front of each lot.

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

Greystone Manor will most likely 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

Greystone Manor will have a total of fifty-six (56) homes (55 new homes), each with an estimated average value upon completion of \$3,000,000, resulting in an overall tax base of over \$170,000,000. At the current tax rate of 2.2221%, the total taxes generated from the development are projected to be \$3,775,700, with over \$520,000 generated directly for the City at buildout.

Development Standards

Permitted Land Use:	Single Family Residential Detached
Minimum House Size:	4,500 square feet.
Minimum Lot Area:	20,086 s.f. (Average about 38,781 s.f.)
Minimum Lot Width:	One Hundred feet (100') measured at the building setback line, except pie-shaped cul-de-sac lots 43-46, in which case the minimum shall be 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 be 20', except for "key" lots which shall match the front setback of adjacent lots, as shown on the Development Plan.
Street Standards:	The streets within Greystone Manor are proposed to be private streets with restricted access (gated). All undivided sections will be built to the standard street section of 31' b/b paving, in a 50' Private Street ROW. The divided entry shall have a minimum width of 18', on each side.
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 over CMU block) 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 Greystone Manor Architectural Review Committee, and will comply with a set of Design Guidelines which will be developed 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 or standing seam metal are examples. Each elevation should add interest to the entire streetscape.

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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 Greystone Manor 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), Thirty Two, one half feet (32.5') (each side of divided entry road)
Travel Lane Width:	Thirty-one feet (31'), back of curb to back of curb (undivided) Nineteen feet (19'), back of curb to back of curb (divided)
Turning Radii:	Fifteen feet (15')
Open Space Standards:	All Common Open Space 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 Greystone Manor 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 gated entries from Westcoat Drive.

Legend

80' x 80' Building Pad

Lot - 20k 25 Lots

Lot - 30k 9 lots

Lot - 40k 22 lots

Site Data Summary Chart

Single Family Residential Lots		56
Common Areas		12
Residential Lots	83.87%	49.856 ac.
Open Space	5.08%	3.02 ac.
R.O.W.	11.05%	6.59 ac.
Res. Gross Acreage	100.00%	59.47 ac.

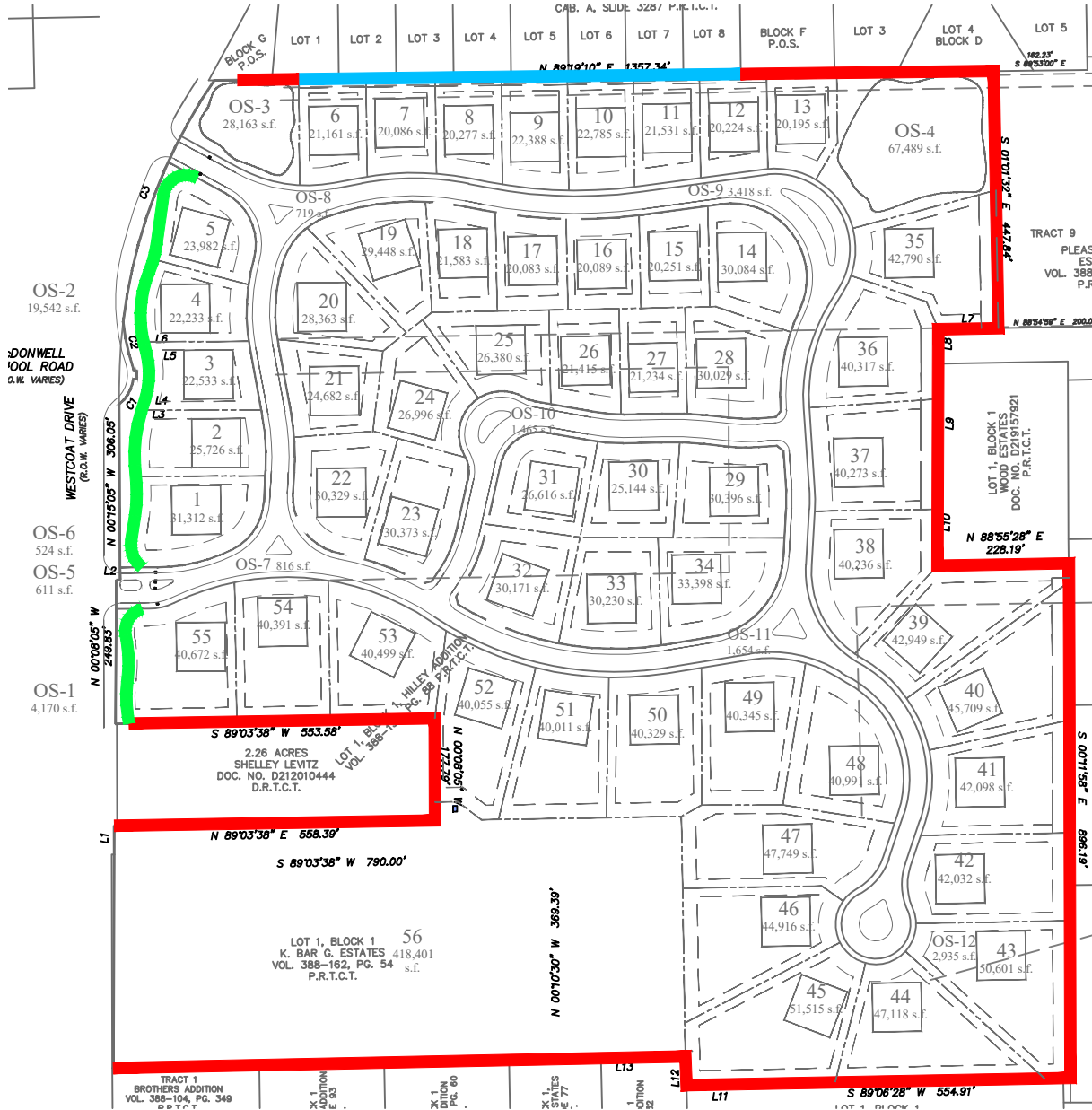
Site Data

Gross Acreage	59.47 ac.
Gross Density (lots / acre)	0.94

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

Lot Summary

Residential Lots	55
Minimum Building Lot Area	20,086 s.f.
Average Building Lot Area	38,781 s.f.
Common Areas	12



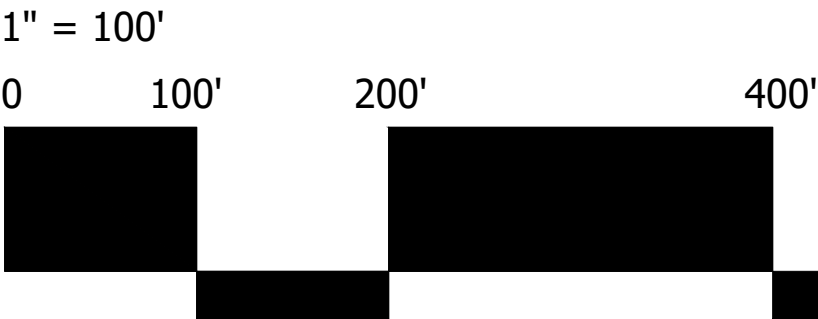
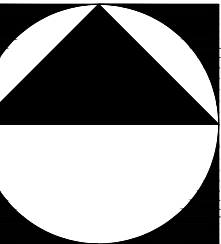
Owner:
Julianna Garrison
6401 Westcoat Drive
Colleyville, TX 76034
Phone: 214-502-5606

Applicant:
Hat Creek Development
PO Box 92747
Southlake, TX 76092
817-329-3854
Contact: Kosse Maykus



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

3 JUN 22



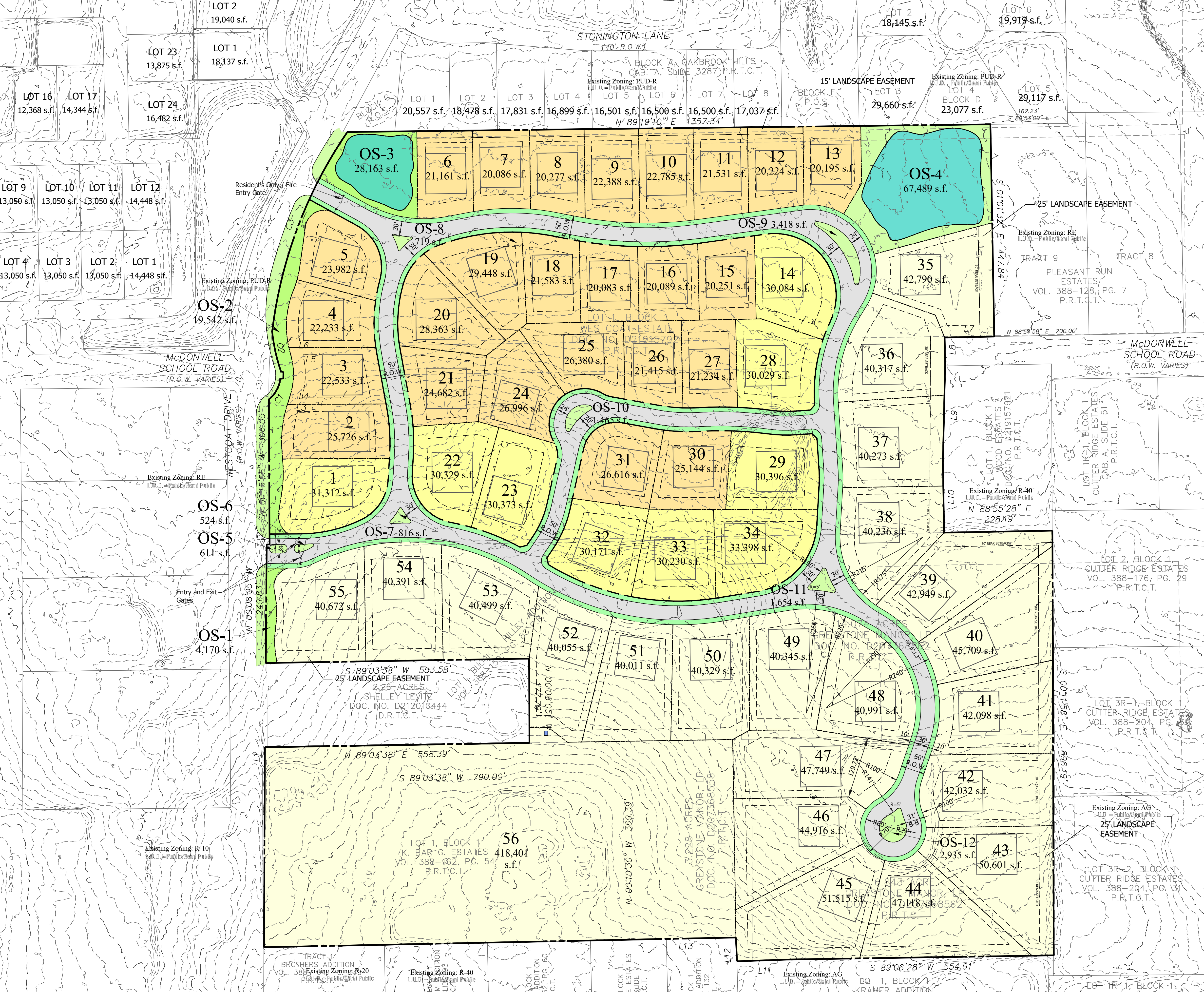
Legend

8' wood Fence with Cap

6' Ornamental Iron Fence

6' Masonry Wall

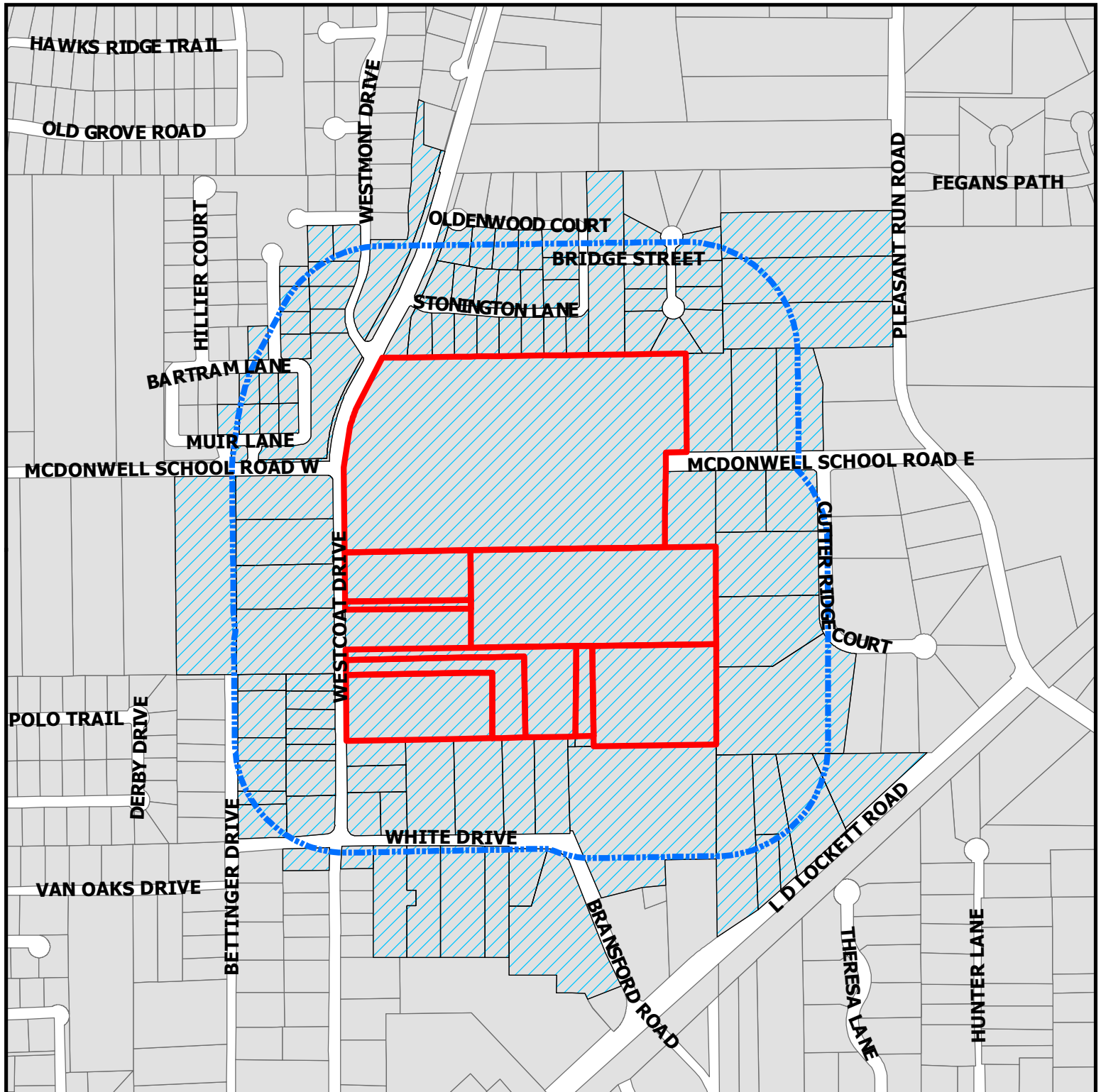
Notes:
-Front Setbacks are 30'
-Rear Setbacks are 25'
-Side Setbacks are 10', corner side setbacks are 15'
-There will be no outside storage onsite
-Open space lots & landscape easements will be maintained by the Homeowners Association (HOA).



Greystone Manor

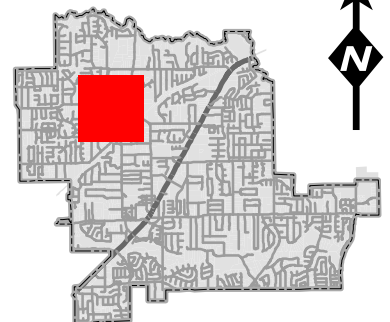
Colleyville, Tarrant County, Texas

Notification Map



ZC22-020
6605 Westcoat Drive

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



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.



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

The City of Colleyville has scheduled public hearings concerning the below referenced request on the following dates and location:

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

Request: Consideration of a zoning change from the AG Agricultural and RE Single Family 'Estate' Residential districts to the PUD-R Planned Unit Development - Residential district. The request is to rezone the property to allow for a new 56 lot private and gated subdivision, Greystone Manor. It proposes lot sizes ranging from approximately 20,000 sq.ft. up to 50,000 sq.ft., the average being approximately 38,800 sq. ft.

Zoning Case: ZC22-020

Applicant: Kosse Maykus

Owner: Julianna Garrison

Location: 6401, 6405, 6409, 6417, 6501, 6507, and 6605 Westcoat Drive

Property Description: Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01, 2A01B, 2A07A, and 2A07A1, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, Lot 1A, Block 1, Wescoat Estates, and Lots 1A2, 1B, and 1C, Block 1, Hilley Addition

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

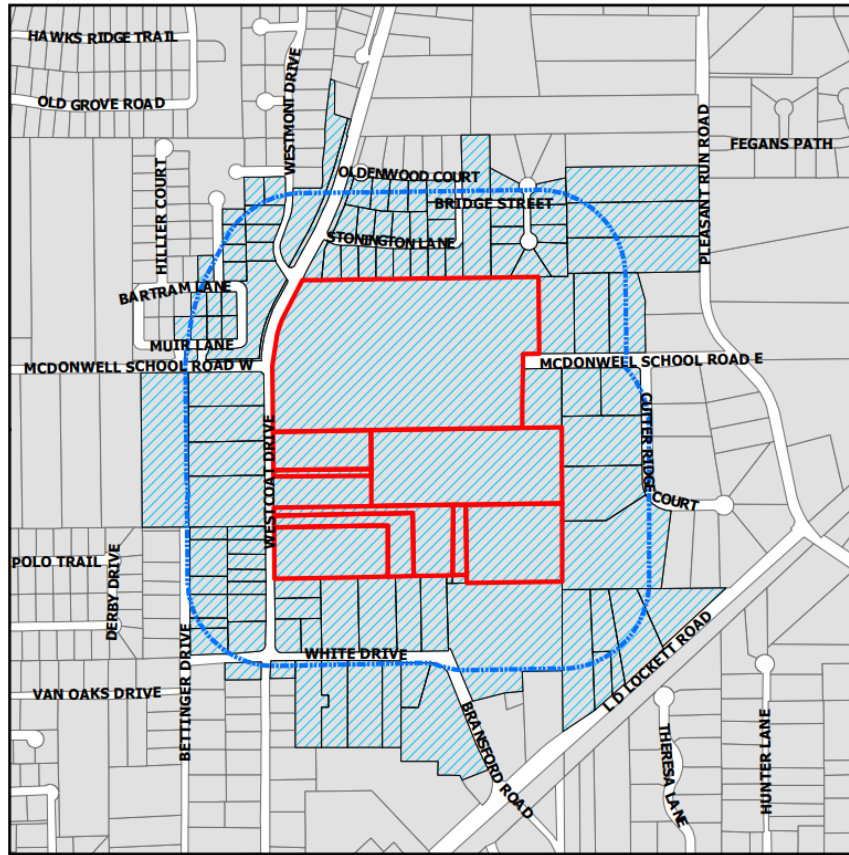
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

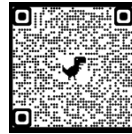
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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

Jacquelyn Reyff
Planning Manager
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
77 LEGACY LLC	6214 LD LOCKETT RD	COLLEYVILLE, TX
A BETTER PLACE LLC	3008 CANTON ST	DALLAS, TX
ALBERTINI, RAE	114 BARTRAM LN	COLLEYVILLE, TX
ALIANNE ESTATES	6201 THERESA LN	COLLEYVILLE, TX
BAILEY, COLLEEN	111 W MCDONWELL SCHOOL RD	COLLEYVILLE, TX
BAJEMA, BRYAN	6303 BETTINGER DR	COLLEYVILLE, TX
BARFIELD, MARK	113 BARTRAM LN	COLLEYVILLE, TX
BARGY, TODD M	6304 LD LOCKETT RD	COLLEYVILLE, TX
BATESON FAMILY TRUST	209 WHITE DR	COLLEYVILLE, TX
BEALMEAR, ALLEN D	300 STONINGTON LN	COLLEYVILLE, TX
BLOCKER, DOROTHY J	6313 BETTINGER DR	COLLEYVILLE, TX
BOLTON, JOHNNY L	6713 VINES CT	COLLEYVILLE, TX
BRASWELL FAMILY TRUST	6512 WESTCOAT DR	COLLEYVILLE, TX
BROWN, WHITNEY C	308 WHITE DR	COLLEYVILLE, TX
BRUMMETT, CLAUDIA M	6800 FALLBROOK CT	COLLEYVILLE, TX
BRUNDAGE, JEFFREY	6508 WESTCOAT DR	COLLEYVILLE, TX
CALHOON, CHRISTOPHER	6308 WESTCOAT DR	COLLEYVILLE, TX
CAMPBELL, TOM	501 MCDONWELL SCHOOL RD E	COLLEYVILLE, TX
CEPAK, BENNETT	6301 BETTINGER DR	COLLEYVILLE, TX
CHILD, QUINN	6701 VINES CT	COLLEYVILLE, TX
COBB, CHRISTOPHER	305 STONINGTON LN	COLLEYVILLE, TX
COOK, STANLEY D	6500 CUTTER RIDGE CT	COLLEYVILLE, TX
CORBETT, CHRISTOPHER	200 WHITE DR	COLLEYVILLE, TX
CUTTER RIDGE ESTATES ADDITION	6404 CUTTER RIDGE CT	COLLEYVILLE, TX
DAVID AND JENNIFER SCOTT FAMIL	6704 PLEASANT RUN RD	COLLEYVILLE, TX
DODSON, EDWARD GINO	213 WHITE DR	COLLEYVILLE, TX
DOODY, KEVIN J	401 W LD LOCKETT RD	COLLEYVILLE, TX
DUPUY, VICTOR	6807 FALLBROOK CT	COLLEYVILLE, TX
FICK, GARY	504 MCDONWELL SCHOOL RD	COLLEYVILLE, TX
FITZGERALD, B J	201 WHITE DR	COLLEYVILLE, TX
FITZGERALD, MARILYN S	205 WHITE DR	COLLEYVILLE, TX
FITZHUGH, BRYAN	6708 WESTMONT DR	COLLEYVILLE, TX
FONSECA, LUIS M	305 OLDENWOOD CT	COLLEYVILLE, TX
GAGE, FREDDIE	313 STONINGTON LN	COLLEYVILLE, TX
GALLATIN, FRED A S	121 BARTRAM LN	COLLEYVILLE, TX
GARRISON, JULIANNA	6401 WESTCOAT DR	COLLEYVILLE, TX
GRANTLAND, GARY M	201 FREMONT CT	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX
GREYSTONE MANOR LP	6401 WESTCOAT DR	COLLEYVILLE, TX
GRIDIRON REALTY LLC	1450 POST PADDOCK ST N	GRAND PRAIRIE, TX
HALLEN, PAUL R	7100 DAVID LN	COLLEYVILLE, TX
HANCE, KEATH E	6504 CUTTER RIDGE CT	COLLEYVILLE, TX
HANNO, GREGORY	213 STONINGTON LN	COLLEYVILLE, TX
HARRIS, MICKEY A	109 W MCDONWELL SCHOOL RD	COLLEYVILLE, TX
HEATH, H DARRYL	6200 BRANSFORD RD	COLLEYVILLE, TX
HELDOORN, DEBBEE D	205 STONINGTON LN	COLLEYVILLE, TX
HELLMAN, DONALD	201 E GLADE APT RD 7208	GRAPEVINE, TX
HOAG, RICK	6309 BETTINGER DR	COLLEYVILLE, TX
HONGOLA, MICHAEL	6704 WESTMONT DR	COLLEYVILLE, TX
HUGHES, THOMAS	411 MCDONWELL SCHOOL RD	COLLEYVILLE, TX
HUSAIN, MUSTAFA	6811 FALLBROOK CT	COLLEYVILLE, TX
HUTCHINSON, JOHN T	6816 FALLBROOK CT	COLLEYVILLE, TX
HYDE, R W	202 WHITE DR	COLLEYVILLE, TX
IRWIN, WAYNE ALLEN	301 OLDENWOOD CT	COLLEYVILLE, TX

JEDRUSIAK, NAOMI	305 WHITE DR	COLLEYVILLE, TX
JOHANN, MELISSA	6316 WESTCOAT DR	COLLEYVILLE, TX
JOINT REVOCABLE TRUST OF DANIE	312 WHITE DR	COLLEYVILLE, TX
JOLISSAINT, STEPHEN	6705 VINES CT	COLLEYVILLE, TX
JOSEPH AND NANCY KORKMAS REVOC	108 MUIR LN	COLLEYVILLE, TX
KAMPINE, JOHN	304 STONINGTON LN	COLLEYVILLE, TX
KOETHER, PAUL O	6808 MYSTIC WOODS LN	COLLEYVILLE, TX
LABRECQUE, JIMMY	6214 LD LOCKETT RD	COLLEYVILLE, TX
LAFORNARA, LEWIS	6305 BETTINGER DR	COLLEYVILLE, TX
LANGHAM, KEVIN	6405 BETTINGER DR	COLLEYVILLE, TX
LARSEN, MATTHEW L	6808 FALLBROOK CT	COLLEYVILLE, TX
LEDBETTER, HAROLD C	6700 PLEASANT RUN RD	COLLEYVILLE, TX
LEVITZ, SHELLEY	6403 WESTCOAT DR	COLLEYVILLE, TX
LUKE, FRANK	116 MUIR LN	COLLEYVILLE, TX
MARKLE, CHAD	301 STONINGTON LN	COLLEYVILLE, TX
MARLING, TIMOTHY	308 STONINGTON LN	COLLEYVILLE, TX
MCDONALD, RICHARD L	212 STONINGTON LN	COLLEYVILLE, TX
MCKIBBEN, BENJAMIN	205 OLDENWOOD CT	COLLEYVILLE, TX
MCNAMARA, SHANNON L	309 OLDENWOOD CT	COLLEYVILLE, TX
MELENDEZ, HENRY	6208 L D LOCKETT RD	COLLEYVILLE, TX
MERCER, CHIP	6504 WESTCOAT DR	COLLEYVILLE, TX
MILLER, KENEISHA	6812 FALLBROOK CT	COLLEYVILLE, TX
MORGAN, PAIGE	208 WHITE DR	COLLEYVILLE, TX
MOTKIN, IGOR	209 STONINGTON LN	COLLEYVILLE, TX
OAKBROOK HILLS ADDITION	204 STONINGTON LN	COLLEYVILLE, TX
OAKBROOK HILLS MAINT ASSN INC	4004 GATEWAY DR STE 110	COLLEYVILLE, TX
OLD GROVE ADDITION	PO BOX 1481	COLLEYVILLE, TX
PEKURNEY, BROOKE	204 WHITE DR	COLLEYVILLE, TX
REICH, GEORGE E	204 STONINGTON LN	COLLEYVILLE, TX
REMINGTON PARK ADDITION	5751 KROGER DR	KELLER, TX
REMLEY, VALERIE	6803 FALLBROOK CT	COLLEYVILLE, TX
REPP, ED	6303 WESTCOAT DR	COLLEYVILLE, TX
REPP, JENNIFER	6313 WESTCOAT DR	COLLEYVILLE, TX
RHODES, JAMES	6213 WESTCOAT DR	COLLEYVILLE, TX
RIVERA, PAUL	6712 WESTMONT DR	COLLEYVILLE, TX
ROBERTS, CORY	6314 WESTCOAT DR	COLLEYVILLE, TX
ROSHAMI, MEHNAZ	205 FREMONT CT	COLLEYVILLE, TX
ROYBAL, ROBERT E	PO BOX 893	COLLEYVILLE, TX
SCHARFFENBERGER, STUART	112 MUIR LN	COLLEYVILLE, TX
SMITH, RICHARD S	6709 VINES CT	COLLEYVILLE, TX
STEWART, GLENN	6408 CUTTER RIDGE CT	COLLEYVILLE, TX
THE NORTON FAMILY TRUST	6304 WESTCOAT DR	COLLEYVILLE, TX
THOMPSON, ANN	117 BARTRAM LN	COLLEYVILLE, TX
VANSELOUS, HEATHER	6412 CUTTER RIDGE CT	COLLEYVILLE, TX
WALTON, KIMBERLY A	6320 WESTCOAT DR	COLLEYVILLE, TX
WARDEN, MALINDA HARBIN	508 MCDONWELL SCHOOL RD	COLLEYVILLE, TX
WASHBURN, GARY D	6815 FALLBROOK CT	COLLEYVILLE, TX
WEST, JOHN	208 STONINGTON LN	COLLEYVILLE, TX
WESTMONT ADDITION	5751 KROGER DR	KELLER, TX
WESTMONT MAINTENANCE ASSOC INC	PO BOX 935	KELLER, TX
WILBANKS, CODY	120 MUIR LN	COLLEYVILLE, TX
WILFRED J CAMERON REVOCABLE TR	309 STONINGTON LN	COLLEYVILLE, TX
WORKMAN, DAVID J	201 STONINGTON LN	COLLEYVILLE, TX
YARRISH, JAMES	6216 L D LOCKETT RD	COLLEYVILLE, TX

Greystone Manor

Letters received from surrounding property owners:

- Letters of Interest
- Letters of Opposition:
 - o Bailey
 - o Bajema
 - o Bealmear (2 separate letters)
 - o Bradford
 - o Braswell
 - o Brundage (2 separate letters)
 - o Calhoon
 - o Cameron
 - o Cobb
 - o Dupuy (2 separate letters)
 - o Fonseca
 - o Formal Protest Letters (2 groups)
 - o Gabriel
 - o Haithcock
 - o Hanno (4 separate letters)
 - o Hardeman
 - o Heenan
 - o Hellman
 - o Hutchinson
 - o Hyde
 - o Irwin
 - o Johann
 - o Johnson
 - o Jordan
 - o Klein
 - o Konecny
 - o Larsen
 - o Lewis
 - o Light
 - o Markle
 - o Marling
 - o Mercer
 - o Mercer
 - o Miller (2 separate letters)
 - o Motkin
 - o Neff
 - o O'Regan
 - o Paulo
 - o Paz-Baker
 - o Petition (3 separate petitions)
 - ~~o Remley~~
 - o Repp
 - o Scott
 - o Sinclair
 - o Valek
 - o Walton
 - o Washburn
 - o Wells
 - o West
 - o Wilbanks
 - o Wilson
- Letters of Support:
 - o Anand
 - o Beneski
 - o Cantarella
 - o Capps
 - o Chandler
 - o Colby
 - o Cook
 - o Fick
 - o Follis
 - o Grant
 - o Hampton
 - o Heldoorn
 - o Hughes (2 separate letters)
 - o Panno (2 separate letters)
 - o Panno (2 separate letters)
 - o Petition (5 separate petitions)
 - o Remley
 - o Short
 - o Story
 - o Strittmatter
 - o Webb
 - o Williams
 - o Yelverton

Ben Bryner

Subject: RE: Concerned Citizen; New Development near CSA soccer fields

From: [douglas bell](#) < >

Sent: Saturday, July 23, 2022 1:53 PM

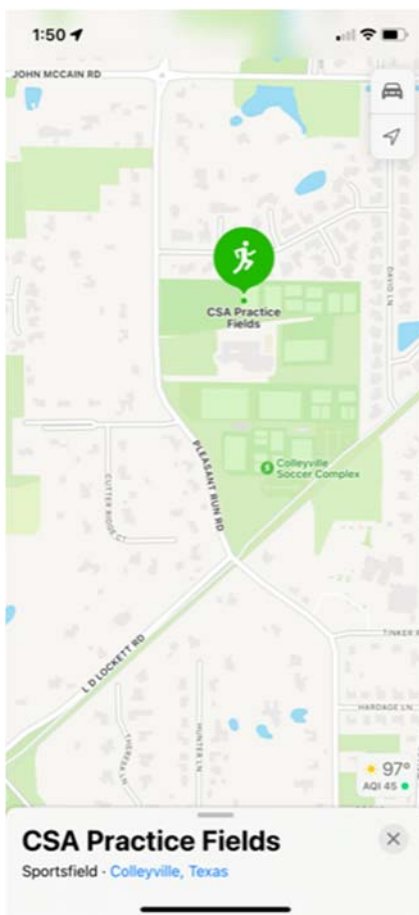
To: [President colleyville soccer](#); Bobby Lindamood <BLindamood@colleyville.com>; Jerry Ducay <JDucay@colleyville.com>

Subject: Concerned Citizen; New Development near CSA soccer fields

Wanted to share with you the concerns I am hearing and share from many parents about the new neighborhood planned near the CSA soccer fields and the safety of the children playing soccer there.

I hope the planning and approving committees will factor in the need to keep the kids safe and route the traffic from that neighborhood out the west side of the development and not east right at the soccer fields.

Pic of the area below.



Doug Bell

COMMENTS SUBMITTED PRIOR TO PUBLIC HEARING
BY RESIDENTS AFFECTED BY
ZONING CASE ZC22-020

The undersigned landowners (signatures attached in Exhibit A hereto) located within the 200 foot notification area demarked in the Notice of Public Hearing (attached as Exhibit B hereto) hereby submit the attached comments regarding the proposed zoning change request described in the Notice. We request that these comments be made a part of the public record. These comments do not constitute a protest of the zoning request at this time. The undersigned landowners are in discussions with the developer regarding these points, and reserve the right to file a formal protest prior to the July 5 and/or July 19 meetings of the City Council referenced in the Notice of Public Hearing if the attached concerns are not satisfactorily addressed in development plans prior to these City Council meetings.

Points of objection or concern raised by the undersigned landowners include, but may not be limited to, the points outlined below. These comments will be provided to the Community Development Department of the City of Colleyville prior to the Planning and Zoning Commission Meeting on Monday, June 13, 2022 at 7 PM.

- The development plan should provide for at least a 30 foot buffer with landscaping primarily consisting of trees, between the residences on Stonington Lane and the proposed development. The current plan provides for only a 15 foot buffer of undetermined type in some areas.
- The proposed fencing on the Stonington Lane side of the development should be uniformly masonry or iron. The plans appear to call for wooden fencing for part of this segment.
- Plans for drainage should ensure that the proposed development does not drain into the Oakbrook Hills subdivision.
- Landowners need to be certain that the proposed access to the development north of the Westcoat/McDonwell School roundabout will be for emergency/fire access only, as the current plan suggests. Having this access available for day-to-day use would cause significant problems for both developments in exiting onto an already congested Westcoat Dr.
- The smallest proposed lots back up to Stonington, resulting in 8 lots backing up to Stonington. One or two lots should be taken from the Stonington side and reallocated to other sides of the proposed development, so as to more equitably equalize lot sizes backing up to the various existing developments.
- Landowners need to be certain that, in connection with the proposed zoning change, the City of Colleyville will require the proposed development to implement every element put forward in the development plan (i.e., the developer will not have the flexibility to alter any of the above items, or other elements of the current development plan, without obtaining a further zoning change).

Attached as Exhibit C are the developer's most recent responses to the above issues. Our understanding is that the development plan will soon be amended to reflect these responses.

Please contact Wilf Cameron at 904-377-1287 and/or wilf.cameron@gmail.com, or Matt Larsen at 214-725-9166 and/or matt.larsen@bakerbotts.com with any questions regarding these comments.

EXHIBIT A

SIGNATURES OF IMPACTED LANDOWNERS

Name Kencisha Miller
Address 6812 Fairbrook Ct.
Signature 
Date 6/10/22

Name _____
Address _____
Signature _____
Date _____

Name _____
Address _____
Signature _____
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EXHIBIT B
NOTICE OF PUBLIC HEARING



NOTICE OF PUBLIC HEARING

LARSEN, MATTHEW L
6808 FALLBROOK CT
COLLEYVILLE, TX 76034

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Request: Consideration of a zoning change from the AG Agricultural and RE Single Family 'Estate' Residential districts to the PUD-R Planned Unit Development - Residential district. The request is to rezone the property to allow for a new 56 lot private and gated subdivision, Greystone Manor. It proposes lot sizes ranging from approximately 20,000 sq. ft. up to 50,000 sq. ft., the average being approximately 38,800 sq. ft.

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Applicant: Kosse Maykus

Owner: Julianna Garrison

Location: 6401, 6405, 6409, 6417, 6501, 6507, and 6605 Westcoat Drive

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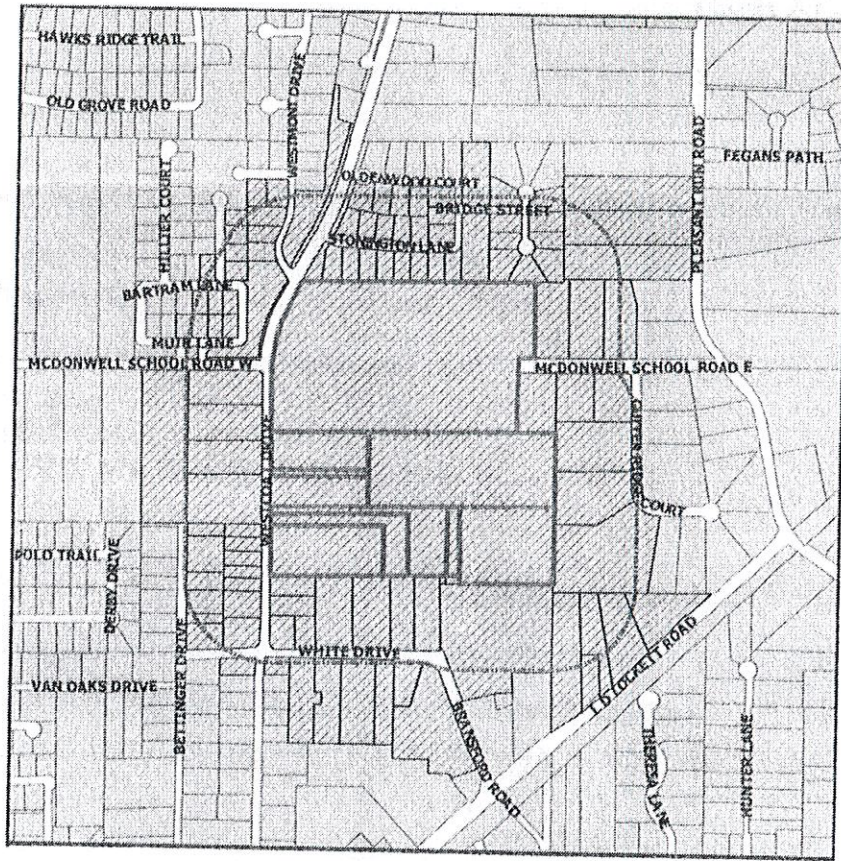
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All interested persons are encouraged to attend the public hearing and express their opinions on the zoning change request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments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

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

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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.

Jacqueline Reyer

Jacquelyn Reyff
Planning Manager
jreyff@colleyville.com

9th - Tens
Nelson

EXHIBIT C

DEVELOPER RESPONSES TO LANDOWNER ISSUES

Oakbrook Hills- Questions and Concerns:

In an effort to address the questions and concerns residents of Oakbrook Hills have about the development of Greystone Manor, and document our responses and commitments, we have put together this summary, issue by issue. Several of these were first discussed when we all met 8 weeks ago. We took your input seriously and incorporated all of the Oakbrook concerns into our submission. We are also willing to address more recent comments.

- 1) **ENTRY LOCATION:** Oakbrook Hills requested that we move the primary Greystone Manor entry further from the Oakbrook entry, ideally south of the roundabout:

RESPONSE: We agreed with your suggestion to not have our primary access near your neighborhood and north of the traffic circle, so we moved it south of the traffic circle. However, the neighborhood is required to have 2 points of access- in case of emergency. We will agree, if allowed by the city, to make the northern entry for emergency access only, which should alleviate your concerns.

- 2) **GREENBELT/ LANDSCAPE BUFFER:** The proposed Landscape Easement of 15' is less than you had hoped for.

RESPONSE: The proposal we submitted to the city calls for a 15' landscape easement that included an 8' tall opaque wood fence (where a new lot would back to an existing lot), and a 6' Iron Fence (where there is open space on one side or the other), and Live Oak trees, at a rate of 4 per lot, planted with home construction. This is consistent with what we discussed 8 weeks ago. However, in recent discussions, we have been informed that the adjacent neighbors would prefer a consistent Iron Fence along the entire boundary, and we are good with that and will commit to install it at one time with the development. Since an Iron fence is not opaque, we will also commit our builders to planting a screening hedge between the trees, with an evergreen material such as Burford Hollies. We will also agree to increase the landscape easement to 30'.

A "Landscape Easement" is defined as, in addition to containing normal landscape and garden elements, such as those mentioned above and stepping stones, benches, etc., would be an area prohibited from including any vertical structures- such as a gazebo or pool house, concrete paving, pools and related elements such as pool slides.

There was some mention of creating a separately owned "greenbelt behind the Oakbrook neighbors and our homes to your south," but we believe that could be problematic. It's an area that will be impossible to deny access to or from the public. Our belief is a landscape buffer is more effective and manageable than a greenbelt.

- 3) **DRAINAGE:** The Oakbrook Hills neighbors along the south side of Stonington reported to us that they are having issues with drainage collecting along their rear property line and were concerned that new development might make the situation worse.

RESPONSE: On the contrary, we believe we can- as a part of the new development, improve and/or fix the situation completely. Currently, the Greystone Manor property generally drains to the north, toward Oakbrook Hills, with nothing to stop it. In addition, the rear yards of the Oakbrook Hills lots drains back toward the boundary. Both of these situations are what is causing the problem. We will fix it, and have

a multifaceted plan to address it, including catching the majority of what now drains across our property toward your lots in the streets paralleling our northern boundary. As well, we are installing surface inlets on each of the lots adjacent to you to accept anything coming from your lots draining onto us, and what comes off the rear of our lots. That drainage will then be piped to the 2 large detention areas we are building. We are willing to make our drainage engineer available to walk you through the solution and would be happy to have him coordinate his plans with any 3rd party engineer you would like to analyze our drainage plan for you.

- 4) **LOT SIZE/DENSITY:** Do the lot sizes and density meet the requirements of the Comprehensive Land Use Plan of Colleyville.

RESPONSE: Yes, our plan meets all of the requirements of the Colleyville Plan. We desire to be compatible and complementary with neighboring subdivisions, and have designed our plan to do so. Our "half-acre" lots on average are 25% larger than the adjacent Oakbrook Hills lots, and are larger than all of the existing neighborhoods along Westcoat Dr. and McDonwell School Road, including Westmont, Whittier Heights, Old Grove, Remington Park and Clairmont. In addition, we transition across the plan to include 30,000 and 40,000 sf lots, bringing our overall density down to less than one lot per acre. We don't believe the city would desire to impose lot sizes that are out of place in a neighborhood.

- 5) **PUD-R ZONING?** Why is Greystone manor requesting PUD-R zoning, instead of straight zoning?

RESPONSE: PUD-R zoning was originally implemented to allow for developments with lots smaller than 20,000 sf, in return for added amenities such as open space. Oakbrook Hills, Westmont, Whittier Heights, Old Grove and Remington Park all have PUD-R zoning, because they contain lots smaller than 20,000 sf. We are not proposing any lots smaller than 20,000 sf, and could have applied for straight R-20, R-30 & R-40 zoning. However, a PUD-R submittal contains many advantages to the city, and adjacent neighbors- mainly that it fixes the plan and other promised elements (such as the landscape buffer) as a part of the official zoning ordinance, thereby allowing the city to make sure we do everything we promise. Colleyville has a history of making sure they enforce everything contained in the PUD-R ordinance, including the master plan, and all landscaped areas and easements. There is no way we can go back on anything we promise in the zoning.

In addition, we intend to impose a comprehensive set of Deed Restrictions and Design Guidelines onto the property, which will regulate the use, design and activity on all lots. These regulations will regulate and prohibit objectional issues we have learned from our many years of doing this, including lighting spillover, noisy Pickleball courts, short-term rentals, etc. All will be able to be enforced in perpetuity by the mandatory Homeowners Association. We also invite our Oakbrook neighbors to attend or watch via the city's meeting live video (available at Colleyville.com), our public meetings, starting with the P&Z meeting Monday night. We will be giving a presentation on the comprehensive Design Standards and Guidelines which will be guiding all development in Greystone Manor. There will also be two City Council meetings after the P&Z, where you will be able to give input.

We hope we have addressed your comments and concerns, in full, and would very much like to represent to the city that we have talked, negotiated, and come to an agreement. Please let me know if you have any additional thoughts.

Ben Bryner

Subject: RE: Proposed development site

From: Colleen Bailey < >
Sent: Saturday, July 30, 2022 6:04:21 AM
To: Callie Rigney <crigney@colleyville.com>
Subject: Proposed development site

Dear Callie Rigney,
I AM THE HOME OWNER AT 111 West MCDONWELL SCHOOL ROAD, COLLEYVILLE, TX
76934.

I STRONGLY PROTEST THE NEW DEVELOPMENT THAT IS TRYING TO PASS THRU CITY
COUNCIL FOR MCDONWELL/WESTCOAT AREA.

I will be at every meeting, if need be, to protest in person and speak on why it simply will not work to keep this
area the way Colleyville was meant to be.

Thank you for listening!

Colleen Bailey

Ben Bryner

Subject: RE: New Housing development planned on Westcoat Dr

From: Bryan Bajema <>

Sent: Tuesday, July 19, 2022 8:42 AM

To: Jerry Ducay <JDucay@colleyville.com>; Bobby Lindamood <BLindamood@colleyville.com>

Subject: New Housing development planned on Westcoat Dr

Hi,

I want to express my concern about and opposition to the large development being proposed on Westcoat drive. Given the amount of traffic on Westcoat today, it is my belief that the additional hundreds of cars and service vehicles which would be on the road daily would be much more than can safely be handled. I'd like to see an objective analysis of how the traffic could be mitigated, including reducing the number of houses, exploring access to both Westcoat and Pleasant Run/Mcdonwell School East.

We moved to Colleyville because of its semirural feel. Adding this many houses on a small street changes the character of the neighborhood by adding more traffic noise and congestion.

I hope to attend the meeting tonight to express my opinion there.

--

Bryan Bajema

6303 Bettinger, Colleyville, TX 76034

Ben Bryner

Subject: RE: GREYSTONE MANOR - Main Entrance

From: Christina >

Sent: Tuesday, September 27, 2022 10:21 AM

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

Subject: GREYSTONE MANOR - Main Entrance

Good Morning!

On September 19th, I spoke at the special City Council meeting suggesting the East entrance (on Mr Maykus' recently revised plans) become the main entrance to Greystone Manor, while making the entrance on Westcoat (south of the roundabout) the emergency only entrance due to the proximity to the fire station on West McDonwell. Mr Maykus responded to my comment about an East entrance, something to the effect of, he doesn't see that happening. On June 16th, Mr Maykus met with Oakbrook Hills residents and I asked him about an East entrance. His reply was, it is NOT going to happen. But three months later, it DID happen and there is now a proposed East entrance. My question is why can't this East entrance become the main entrance to alleviate traffic on Westcoat, which in turn, will also make a more attractive and desirable entrance to Greystone Manor?

Last Thursday I drove through Cutter Ridge at approximately 4:30pm and again the following Friday morning at 7:45am. Both times are prime traffic times. Both times, Pleasant Run had only a few cars on it, East McDonwell had no cars, and it was very quiet with no activity in Cutter Ridge. Cutter Ridge is an extremely nice neighborhood, very upscale but with a sophisticated country ambience about it. It is loaded with charm and this sophistication and charm is largely due to the larger lot sizes and the tranquility of the neighborhood. This is what Colleyville should be like! One of the Cutter Ridge residents said at a past City Council meeting that nobody living in Greystone Manor will want to drive by the houses in Cutter Ridge to enter Greystone Manor (because they do not have an HOA). I completely disagree! The houses and the neighborhood are very well-kept and most houses are priced higher than the houses in Oakbrook Hills. When you turn onto East McDonwell from Pleasant Run, you instantly feel serene and have a sense of calm. The wide street is extremely attractive and if I were to buy a \$2.5mm+ house in Greystone Manor, I would have no problem entering via East McDonwell. In fact, I would prefer it over entering from the stressful hustle and bustle of Westcoat. In the September 19th meeting, Mr Maykus said he wants you to feel like you are entering an "old manor" when entering Greystone Manor. Unfortunately, you will not get that "old manor" feeling entering from Westcoat. The "old manor" feel of the gated main entrance to Greystone Manor will blend perfectly with the already tranquil feeling of the Cutter Ridge area. You will feel like you are truly entering an "old manor" luxurious neighborhood if the entrance is on the East side. Mayor Lindamood mentioned in the September 19th meeting that the City needs to and will make improvements to East McDonwell. **Together, Mr Maykus and the City of Colleyville could make a magical entrance to Greystone Manor if the main entrance is on East McDonwell.** As I said on September 19th, in my opinion, one of the joys of living in a luxurious gated community is driving through the gated main entrance while enjoying the immaculate landscaping, etc. That joy will not be accomplished if residents enter via Westcoat because they will be stressed about the traffic (and their safety) on Westcoat.

Although East McDonwell and Westcoat are within a few minutes drive of one another, I always feel my tension increases as I head from Pleasant Run/East McDonwell over to Westcoat because the traffic is steadily increasing as I travel West. From an aesthetic standpoint alone, the image of what Mr Maykus desires for his main entrance of

Greystone Manor will only be achieved within the peaceful countryside ambience of the Cutter Ridge neighborhood versus the hectic “big city” hustle and bustle feel of Westcoat

Lastly, I have previously spoken and write in terms of “I,” but I am confident believing that I am speaking/writing for a large majority of the residents of (this area) of Colleyville. I have knocked on many doors and have spoken to many residents (to help achieve our Super Majority) and everyone I have spoken to (with the exception of two friends of Mrs Garrison and one resident who was “undecided”) is concerned about traffic issues on Westcoat and wants the main entrance on East McDonwell out to Pleasant Run. It is extremely frustrating to me that I know these residents want the same results I (many of us) want, but it is next to impossible to get these residents to write or send an email to each of you, get them to attend City Council meetings, or speak their opinions at the meetings. In summary, I am not the only person wanting an East main entrance and large lot sizes for Greystone Manor.

I want to thank each of you for taking the time to read my email, for allowing residents to speak at City Council meetings, and graciously ask that you consider making the East entrance of Greystone Manor the Main entrance, with the emergency only entrance on Westcoat. Additionally, I hope that each of you enforce the 20% open space requirement and honor the “small town ambience” (quoted from Colleyville’s website) we all desire.

Respectfully submitted,

Christina Bealmear
300 Stonington Lane

June 8, 2022

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

RE: Zoning Case ZC22-020
6401, 6405, 6409, 6417, 6501, 6507 and 6605 Westcoat Drive, Colleyville

We would like to express our opinions on the zoning change request on the referenced property. We understand there is a request to rezone the referenced property to allow for 56 new houses. 56 houses at 2.5 cars per house equals 140 cars traveling in and out of an area (Westcoat and McDonwell School Road) that is already overwhelmed with traffic! The roundabout at Westcoat and McDonwell School Road CANNOT handle any additional traffic, nor can Westcoat! We expressed our concern and attended a meeting prior to the construction of the roundabout and our concerns then are now a grim reality. Any time we leave our addition (Oakbrook Hills) we are faced with having to wait for numerous cars to drive by and many times it is nearly impossible to get out of our addition onto Westcoat. We initially thought the traffic congestion would only be at peak times in the morning and early evening but we have sadly experienced that it can be all hours of the day and night. At times we have thought about getting out of our car at Stonington and Westcoat, hitting the pedestrian crosswalk button in hopes cars will stop, so we can get out of our addition. But even with the crosswalk flashing, very seldom do cars stop! People do not obey laws! On Tuesday and Thursday mornings when I return from workout, I have a terrible time even entering the south entry of the roundabout. Last Tuesday I had to wait on Westcoat for 23 cars traveling from McDonwell before I could even enter the roundabout and that was at 6:10AM! I finally (at risk) entered the roundabout and when I turned on my signal to turn onto Stonington into our addition, the driver of the car behind me almost hit me when I slowed down and then swerved into the other lane so he wouldn't have to wait for me to turn. WHAT will happen with 140 more cars traveling this area?

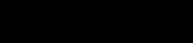
We think 56 new houses in this area is a bit overzealous and feel the zoning should remain as is! Plus, instead of ending at the McDonald School Road and Westcoat roundabout, why can't McDonald School Road be continued through to Pleasant Run to help alleviate the already overly congested traffic on Westcoat? If the 56 new houses are approved, why does the entry and exit have to be from and onto Westcoat? The entry and exit should be via Pleasant Run.

We appreciate your time in reading our concerns and respectfully hope you take them into consideration when considering a zoning change from AG Agricultural and RE Single Family 'Estate' Residential to the PUD-R Planned Unit Development - Residential.

Quoted from Colleyville.com: Colleyville, Texas is a unique community in the heart of the D/FW Metroplex. Residents say they move here for its **rural feel** and the proximity to modern luxuries including a variety of shops, restaurants and service. Colleyville started as a community of neighborhoods and **continues that quiet, friendly, and charming atmosphere** as a municipality, despite being just minutes away from D/FW Airport.

We, along with many other residents, moved to Colleyville for that “rural feel” and “quiet, friendly and charming atmosphere.” If this zoning request is approved, we will continue to lose that atmosphere. We have already been suffering watching cars zoom by (our once nice and quiet neighborhood) since the McDonwell/Westcoat roundabout was constructed and the addition of 56 new houses immediately south of us is going to have an extremely negative effect on our quality of life and probably the value of our house.

Respectfully submitted,

 
Allen and Christina Bealmear
300 Stonington Lane, Colleyville


Ben Bryner

To: Jerry Duca
Subject: RE: Oakbrook Hills/Maykus Development

From: Sophie Bradford <>

Sent: Wednesday, June 29, 2022 3:10 PM

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

Subject: Oakbrook Hills/Maykus Development

Good afternoon,

I am a Colleyville homeowner in the Oakbrook Hills neighborhood. Recently, you were made aware of Oakbrook Hills residents' concerns over the potential development of the land that backs up to our neighborhood. I share the same concerns that many have probably already addressed, but wanted to be sure you heard from us as well.

As it stands right now, Westcoat is already experiencing a lot of traffic congestion. I can not imagine how Westcoat could serve another neighborhood at this point. Westcoat currently serves as the entry for 2 neighborhoods, Oakbrook Hills and Westmont. Leaving the neighborhood by car is difficult if turning right (going with traffic) and turning left is just down right dangerous (against traffic). People ignore the speed limit and this makes it difficult to come and go, especially during peak hours. We have two small children (age 7 and 10) who attend Colleyville Elementary School. Their school bus stop is at Westcoat and Stonington, across the street from the neighborhood. Our children must cross this busy street each morning to catch the bus. They should be old enough to walk to the stop on their own, but a parent has to take them due to the heavy traffic in the mornings. We have a very hard time crossing, despite the fact that there is a crosswalk with a lit sign. Albeit, the sign's lights are hard to see during the day. Most people just do not want to stop. I have had to hold my hand up to motion for cars to let us cross. This is a big concern and I am also getting in touch with GCISD Transportation about these concerns. It is my understanding that the bus can not enter our neighborhood since there is no outlet. That said, adding an additional neighborhood to Westcoat would only exacerbate the problem.

I hope you will consider other suggestions that have been made, such as relocating the entry/exit to Pleasant Run vs Westcoat. If nothing else, please consider making that an alternate entry/exit. We purchased our home in 2020, during the creation of the roundabouts at John McCain and McDonwell. While the roundabouts likely helped traffic congestion some, the amount of traffic seems to have increased and continues to serve all of the surrounding neighborhoods from Colleyville and Keller, and as mentioned previously makes it difficult to get in and out of Oakbrook Hills. I hope you will consider the existing Homeowners and our needs as you review the Maykus proposal.

Thanks for your consideration and thanks for serving our City.

Sincerely,

Sophie & Carter Bradford

312 Oldenwood Ct, Colleyville, Texas 76034

Ben Bryner

Subject:

RE: Greystone Manor

Dear Colleyville City Council:

My wife and I bought our present lot (~2 acres) in Blackberry Farms Addition in about 1978 and moved into our then newly completed house in 1987. Previous to that we had lived in Chelsey Park, Colleyville, for about 3-1/2 years. We had built and moved to the house on Westcoat Drive because we liked the large residential lots, low volume of vehicular traffic and country atmosphere.

Over the years we've seen surrounding properties being divided and subdivided into ever smaller parcels and very nice houses being crammed onto those parcels. The property under the proposal east of Westcoat is relatively large and is surrounded by some tightly built neighborhoods. With the present proposal construction of some 50 to 60 homes crammed into the surrounded farm land I can envision sewer lines, water and gas lines, several miles of roads, curbs and side- walks, electric and internet lines and fireplugs causing additional environmental hazzards and that is beside the likely addition of, say, two or more motor vehicles per household (totaling some 100 to 150 cars pouring onto already crowded roadways twice per day). This doesn't include the additionally required law enforcement and fire & rescue services.

Colleyville was once known for its spacious neighborhoods and moderate volume of vehicular traffic. Now we're getting ever tighter neighborhoods and bumper to bumper traffic even given the multiple roundabouts and traffic control lights. McDownwell School road and Westcoat Drive have become non-stop raceways since the roundabouts have been built so that vehicles do not have to stop but roar around the circles. Too many vehicles now ignore speed limits and crosswalk warning lights on these roads. I know because I regularly jog through these areas 3 or 4 times per week in the mornings.

Adding 100+ more vehicles to the trafic on these roads is going to increase the danger... and it's not an exaggeration. The bottom line for me and my family is that we are not in favor of the present proposal and believe that half as many houses built on lots of size 1/2 to 1 acre minimum and with much more green space would be much more in line with what has been the tradition in Colleyville for many years.

By the way, I am an engineer by education and practice with part of that practical experience being as an Officer and Company Commander of a US Army Corps of Engineers Construction Company on the ground during the Vietnam war. I understand civil infrastructure and I oppose projects that impose on space and freedom of our fellow citizens. Texas is a state with ample space to be shared and enjoyed by its deserving citizens.

Respectfully,

Dan Braswell

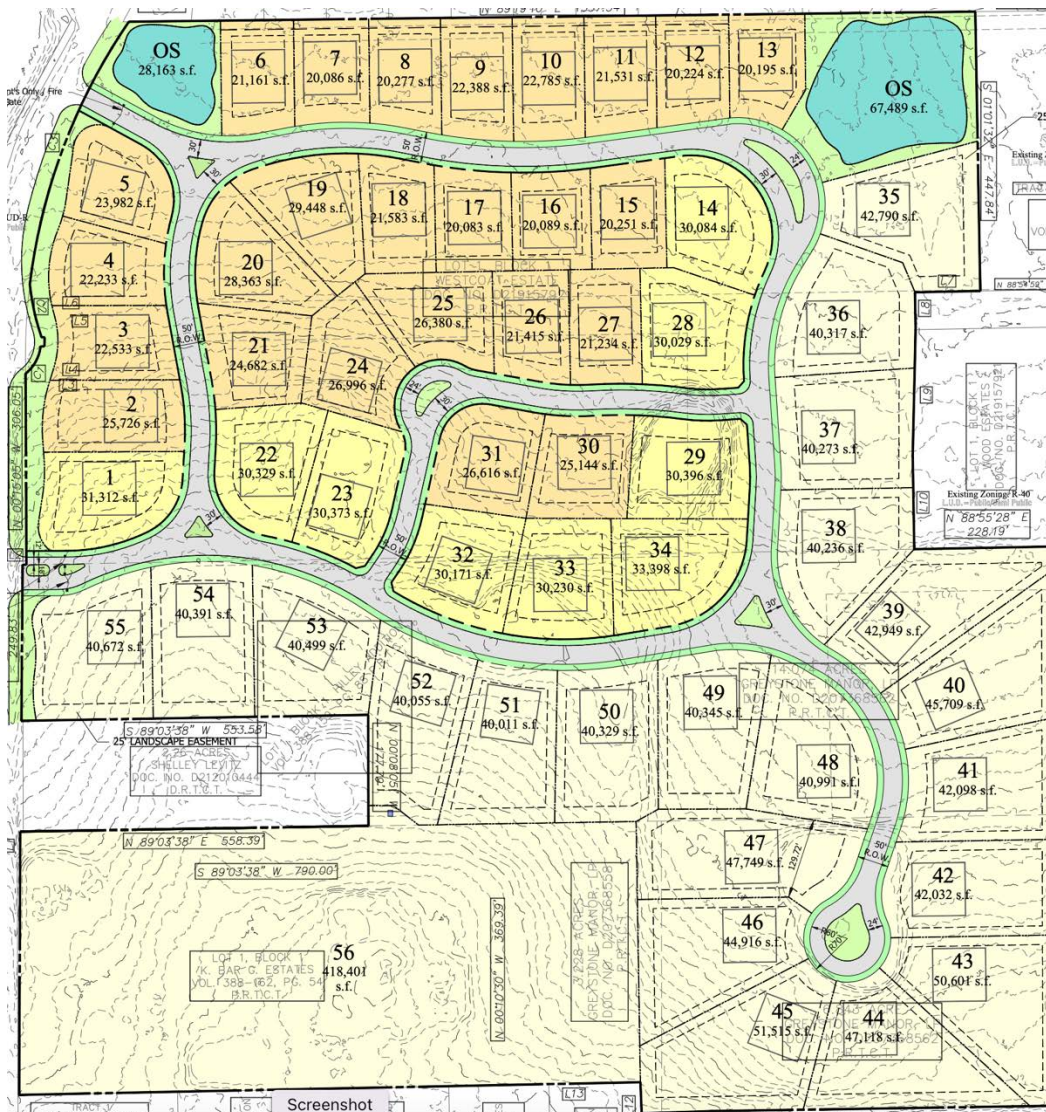
July 17, 2022

Letter in opposition to Greystone Manor Development ZC22-020.

Rural - in, relating to, or characteristic of the countryside rather than the town.

Wikipedia - In general, a rural area or a countryside is a geographic area that is located outside towns and cities. Typical rural areas have a low population density and small settlements.

Does this look rural to you?



A quick Adobe scan of Destination Colleyville produces **76 References to “rural”**. It is clear when reading Destination Colleyville, a “rural” feel is of extremely high importance to the community in general and especially in Northwest Colleyville - Neighborhood Area 6.

A good place to start is the Destination Colleyville webpage summary to begin to understand the key elements of any new development in Northwest Colleyville.

The goal for Colleyville’s homes and neighborhoods is to preserve the high-quality, large lot, natural setting neighborhoods while improving connections and amenities. The plan encourages enhancing neighborhood-level amenities such as pocket parks, and sidewalks and trails. It also requires new residential developments to contribute to the city’s “rural feel.”

When you dig into the 178 pages of the Destination Colleyville document it is impossible to miss the importance placed on large lots, connected communities and a rural feel.

A key strength of Colleyville is the high quality, low density neighborhoods. A goal of the plan is to define strategies to protect and maintain the quality and character of those neighborhoods. It is recognized that there will be tremendous pressure to redevelop them into higher density housing that will not distinguish Colleyville from its neighbors. This plan reinforces and builds on the principles and values that have historically guided decisions in the city, but it also updates policies on new topics since the previous plan’s adoption.

Preservation of neighborhoods from destination Colleyville

The purpose of this plan is to guide the future growth and changes that will occur in Colleyville. Simply put, a comprehensive plan is a document that articulates the key principles and vision for a community, and outlines a set of goals and actions to achieve that desired vision. The plan provides guidance and direction to City staff, elected and appointed officials, residents, property owners, businesses, and developers in the choices and decisions that they make. It is first and foremost a plan driven by the Colleyville community, both current and future.

We ask that you take into consideration the intent of the master planning effort that has guided our community to become one of the best places to live in North Texas and not disregard the will and the intent of our residents when considering the approval of **Greystone Manor ZC22-020**.

Does the Plan

- Improve traffic congestion?
- Preserve Colleyville’s rural atmosphere?
- Preserve high quality, established neighborhoods with an emphasis on large lots and natural settings with a “country feel”?
- Preserve the “country-feel” of roadways?
- Connect neighborhoods and provide high quality amenities?

- Protect the character and integrity of existing neighborhoods by promoting future development that is compatible with the surrounding development patterns and development character?
- Preserve high quality, established neighborhoods with an emphasis on large lots and natural settings with a “country feel”?

Can you answer yes to most if not all the above questions?

This is not about thwarting development or preventing a land owner from monetizing their property. It is about following the proven and successful planning approach the community has embraced. If you can’t answer yes to most or all these questions when considering the current development plan for **Greystone Manor ZC22-020** it cannot be approved.

From Destination Colleyville

Given the high demand for homes in the Colleyville area and as the city approaches build-out, it will be important to thoughtfully design new residential projects with appropriate considerations of lot sizes, transitions and connections to adjacent neighborhoods, trails, open space and tree preservation, and design of open fencing, landscape treatment, and setbacks along rural character roadways.

The Northwest Neighborhood has beautiful established areas with the country character that represents what the Colleyville community wants to preserve.

The neighborhood’s residential net density of 1.3 dwelling units per acre is one of the lowest in the city, with 2,122.4 net residential acres and 2,656 residential lots.

It is critical to emphasize a policy of not allowing higher density residential development as existing neighborhoods redevelop.

In fact, many of the properties in the vicinity of this proposed development are 2 acres (87,120 s.f.) and larger. Greystone Manor’s proposed minimum building lot of 20,086 s.f. and average lot of 31,878.6 s.f. (excluding lot 56 (418,401 s.f.), which is being maintained on the South boundary and an excellent example of the rural, large lot country feel) significantly degrade *the high-quality, large lot, natural setting of the neighborhood.*

We respectfully ask that you do not approve Greystone Manor ZC22-020 in its current form. Please send the developer back to the drawing board to submit a plan that supports Destination Colleyville and the communities strong desire for a “rural” feel. At a minimum the average lot size should be approximately 2 acres with additional open spaces, drainage control ponds, trails, and connectivity to Pleasant Run Road.

Sincerely,
 Jeff and Diane Brundage
 6508 Westcoat Dr.
 Colleyville, TX 76034

Ben Bryner

Subject: RE: Opposing Greystone Manor subdivision

From: Diane Brundage <>

Sent: Wednesday, July 20, 2022 6:25 AM

To: Brandi Elder <BElder@colleyville.com>; Bobby Lindamood <BLindamood@colleyville.com>; Chuck Kelley <CKelley@colleyville.com>; Callie Rigney <CRigney@colleyville.com>; George Bond <GBond@colleyville.com>; George Dodson <GDodson@colleyville.com>; Jerry Ducay <JDucay@colleyville.com>; Kathy Wheat <KWheat@colleyville.com>

Subject: Opposing Greystone Manor subdivision

Dear City Council member:

I attended last night's meeting concerning the development of Greystone Manor subdivision (Garrison property on Westcoat Drive). I live across the street at 6508 Westcoat Drive.

I realize that Ms. Garrison is most likely going to sell this property at some point. I have 3 main reasons why I am opposed to the proposal which was discussed last night.

1. We moved to Colleyville because of the rural feel Colleyville had to offer. We bought our property because of the size of the properties in this part of Colleyville, "Residential Estate". My hope would be that when this property does become a subdivision the lot sizes will be 2 acres or more. That is what the adjacent property sizes are, except to the North where the Oakbrook community is located. The developer failed to mention the properties to the east and west have much larger parcels than he is proposing. I'm sure the folks living on E. McDonwell have larger properties as well since the homeowners were discussing riding horses on and around their property. I think the look and feel of larger estate lots in this part of Colleyville should remain as close to the open and rural feel as they are now. I understand that things change and 50 acre parcels of land are becoming memories of the past, but let's do our best to preserve the "residential estate" feel we currently have.
2. The burden of additional traffic to Westcoat will become a more serious matter than it currently is. I think the best entrance for this subdivision should be on the Pleasant Run side.
3. The need for adequate green space with biking/walking trails and common areas (also the connection through to McDonwell East for biking/walking would be greatly beneficial). This will help with the problems of water drainage which is another big issue. It will also give a more open and rural feel.

Please add my name to the list of property owners who live within 200' of proposed development that I am opposed to the current plan. My mind may change if the developer increases lot sizes to Residential Estate size and comes up with a better plan.

Thank you for taking the time to read my concerns.

Sincerely,

Diane Brundage
6508 Westcoat Drive
Colleyville, TX. 76034

Ben Bryner

Subject: RE: Graystone development

From: Caroline Calhoon < >

Sent: Friday, July 29, 2022 3:02:13 PM

To: crigney@colleyville.com <crigney@colleyville.com>

Subject: Graystone development

My husband Chris Calhoon and I live at 6308 Westcoat Drive and we are opposed to the new Graystone development.

Caroline Calhoon

Ben Bryner

Subject: RE: Oakbrook Hills Feedback regarding potential development with Maykus Homes & Neighborhoods

From: wilfred cameron < >

Sent: Monday, June 27, 2022 3:18 PM

To: Bobby Lindamood <BLindamood@colleyville.com>; Kathy Wheat <KWheat@colleyville.com>; Brandi Elder <BElder@colleyville.com>; George Bond <GBond@colleyville.com>; George Dodson <GDodson@colleyville.com>; Chuck Kelley <CKelley@colleyville.com>; Callie Rigney <CRigney@colleyville.com>; Jerry Ducay <JDucay@colleyville.com>

Cc: wilfred cameron < >; Chad Markle < >; matthew Larsen < >; Tassie Cameron () < >; Igor M. < >

Subject: Oakbrook Hills Feedback regarding potential development with Maykus Homes & Neighborhoods

My wife (Anastasia Cameron) and I (Wilfred Cameron) live at 309 Stonington Lane , a property directly abutting home lots on the proposed Greystone Manor.

Our top of mind issue is one of privacy with our neighbors to be. Kosse Maykus has been working to meet our needs with a proposed 30 foot landscape barrier. He has also agreed to let our neighborhood participate in the landscape design. We have yet to reach a consensus on an optimum approach.

We also resonate with Kelly Miller regarding existing traffic congestion. Ingress/egress from the neighborhood is already a challenge. If there is a way to “share the burden” with other neighborhoods ,it should be fully visited.

Regarding drainage I believe Kosse has done a lot of planning for Greystone Manor with a view to ensure drainage is not an issue for Oakbrook Hills. I would ask that the city validate his plans. In addition drainage from the Greystone Manor northeast settling pond will flow through our neighborhood. I would ask that the city confirm this will nor result in unforeseen problems during heavy rainfall periods.

Respectfully

Wilfred and Anastasia Cameron

Ben Bryner

Subject: RE: Protest to Proposed Greystone Manor Development Plan - Oakbrook Hills - 305 Stonington Lane

From: Chris Cobb <>

Sent: Thursday, July 21, 2022 12:26 PM

To: Jerry Duway <JDucay@colleyville.com>

Cc: Cobb Melanie <>; Cobb Chris <>

Subject: Protest to Proposed Greystone Manor Development Plan - Oakbrook Hills - 305 Stonington Lane

Hi Jerry, we really appreciate all you do to keep Colleyville a wonderful place to live!

As residents of Oakbrook Hills, we wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family "Estate" Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition and Lots 1A, 1A2, 1B, and 1C, Block 1 Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020.

Sincerely,

Chris and Melanie Cobb
305 Stonington Ln, Colleyville, TX 76034

Ben Bryner

Subject: RE: Protest To Proposed Greystone Manor Development Plan

From: Victor Dupuy < >

Sent: Wednesday, July 13, 2022 1:02 PM

To: Jerry Duca <JDuca@colleyville.com>

Cc: Bobby Lindamood <BLindamood@colleyville.com>; Kathy Wheat <KWheat@colleyville.com>; Callie Rigney <CRigney@colleyville.com>; Brandi Elder <BElder@colleyville.com>; George Bond <GBond@colleyville.com>; George Dodson <GDodson@colleyville.com>; Chuck Kelley <CKelley@colleyville.com>;

Subject: Protest To Proposed Greystone Manor Development Plan

Jerry,

Thank you for the productive conversation we had yesterday in our discussion about the proposed Greystone Manor. Your in depth knowledge of the issues and history of Colleyville is a very positive development and reassures us in Oakbrook Hills that care and attention to detail are very important to you and the city leaders on the Council.

We discussed three main areas of Oakbrook Hills concerns which we want addressed:

- Drainage from Greystone Manor and existing drainage issues when heavy downpours occur
 - o Historical flows in and around Oakbrook Hills and from the new development
 - o Flows in the area including how dry creek beds and other conduits significantly affect drainage
 - o Flooding on Westcoat when the rains occur
 - o Proposed retention ponds in Greystone are likely inadequate for the additional flows which will occur
 - o An expert flow analysis is required to ensure adequate and reserve capacity is engineered to accommodate higher drainage levels
- Concerns for Westcoat traffic flows for existing neighborhoods, through traffic and the new development
 - o How many entrances and exits will exist on Westcoat and their placement from Greystone
 - o Feasibility of another limited access entry/exit from Greystone to the east
 - o Increased traffic flows post pandemic from the west during AM rush/school pickups and PM school drop offs/rush - while many work from home, traffic flows have increased - some neighbors have expressed safety concerns especially for children navigating Westcoat for bus pickups/drop offs
 - o At times just exiting Oakbrook Hills is already challenging due to heavy traffic
 - o As discussed, a traffic flow analysis and study must occur which measures current traffic flows and projects future flows based on overall area growth including contiguous towns which use McDonwell, Westcoat and John McCain to move east and west through the area
- General privacy concerns for Oakbrook Hills residents but especially our neighbors on the south side of Stonington and the residents who at the southwest side of Fallbrook Court
 - o In general, lot sizes in Greystone - especially abutting Oakbrook Hills lots
 - o An appropriate buffer including thicker shrubbery such as Skyrocket Junipers and 3-4 inch caliper trees for appropriate level of privacy between both neighborhoods

- You mentioned that it may be a city requirement to have a wall erected between Oakbrook Hills and Greystone Manor which I believe would be suitable to our residents assuming high quality execution of said wall
- o Neighborhood aesthetics - our assumption is these homes will all be executed by custom builders with a mandated minimum square footage requirement and individual/customized features that are not duplicated such as exterior colors/materials, unique rooflines and materials on each house and the like
- o You assure me that the council takes the above seriously and will not permit substandard or inadequate planning as it relates to Colleyville development aesthetics

I've written you and the council before and would like that original note and this one to be placed in the record so we can discuss at the upcoming City Council meeting 7/19. I have attached that note below for reference with the exception of noting drainage does not flow back to the open property from Bridge Street. However, we are concerned about where the wash will flow from the open area in the proposed development. Have also included a subsequent note on the same subject.

Jerry, I really appreciate the time you took with me to discuss my concerns and have communicated your candor and professionalism to other Oakbrook Hills residents who have expressed same. While I couldn't make the meeting Monday, I understand the meeting was generally very positive. Looking forward to meeting you and the rest of the Council next week, thanks.

Vic.

Some internal notes to Oakbrook Hills Board Members which you and I discussed yesterday:

When I was on the board at Mill Creek we were building out extensively and had major drainage issues. The runoff which parallels the eastern edge of our neighborhood begins drainage from somewhere near Cutter Ridge and the properties which are immediately south and east of Oakbrook Hills. From an aerial view, you can make out the trench which runs from McDonwell School Road East and then behind 6 properties on Pleasant Run until it curves behind 6815. That house has had multiple fence replacements from damage over the years when large runoff occurs.

6819, 6824 and 6820 essentially have moats in front of those houses to manage drainage which is more intense when hard rains come. That water continues to drain around 6816 and go through a culvert on Bridge street. ~~It appears to continue behind the houses on the west side of Fallbrook until it washes into the Maykus property.~~ (that water flows to the north as noted above through a subterranean conduit) That water will go somewhere so our concerns are not idle - this comment still applies since water will from Greystone Manor will feed that flow when heavy rains occur.

I'm not an engineer but from my experience with Mill Creek buildout, sizable drainage will be required to manage additional flows from the new development. **An independent expert needs to do a flow analysis to ensure house in current and the new development have proper drainage.**

Original Note to you and the Council:

From: Victor Dupuy < >
Sent: Wednesday, July 6, 2022 3:35:39 PM

To: Bobby Lindamood; Kathy Wheat; Callie Rigney; Jerry Ducay; Brandi Elder; George Bond; George Dodson; Chuck Kelley
Cc: Kelly Miller; LaJaynes Dupuy
Subject: Maykus Westcoat Development

To: Colleyville City Council & City Manager

Re: Maykus Planned Neighborhood near Oakbrook Hills in Northwest Colleyville

From: Victor & LaJaynes Dupuy
6807 Fallbrook Court
Colleyville, TX 76034

I write this as a homeowner with past experience as Chairman of the Architectural Committee of Mill Creek when it built out in the 90's. We were able to develop one of the first quality neighborhoods south of Glade and west of 26. We paid attention to details like lot sizes and quality of chimney and fencing materials facing subdivision streets. We also changed the neighborhood covenants to ensure consistency as Mill Creek matured over the years. The changes also included minimum house square footage which necessitated larger lots to adequately site a new home and that the homes were custom built so designs weren't replicated with similar roof lines, exterior materials, style of house, etc. Due to the existing housing in this area, we expect that any new development will have custom built housing by only custom builders. I submit my suggestions from that level of experience.

We are concerned about the amount of additional traffic that will occur when a new subdivision is initiated immediately south of The Oak Hills neighborhood we've lived in for almost 23 years.

- * Our understanding is the proposed neighborhood will have one entry and exit point. That will dramatically increase traffic on Westcoat which is not built for high volumes of traffic.
- * While the rotaries at Westcoat and McDonnell School Road have helped with traffic flow, they have also increased throughput.
- * This has resulted in challenging exits at various times during the day but especially early mornings and from school dismissals through evening rush from Oakbrook Hills. Another much larger neighborhood than Oakbrook's 38 homes with many more properties will dramatically add to that volume.
- * Neighbors have already expressed concerns for the potential of accidents with children catching morning buses or exiting them in the afternoons.
- * One way to alleviate additional traffic is to have two entries, one on Westcoat and one on McDonnell School Road east of the proposed development. If they are gated, no one could get through the neighborhoods without being a resident. If not, circuitous street design and dead end cul-de-sacs would prevent through traffic, especially if a 30 MPH universal speed limit is established with enough stop signs and other methods like speed bumps.
- * Two entries would be appealing to new residents, especially ones with children attending CES and CMS since they could exit the new development and head east dramatically shortening the drive. Otherwise, far higher traffic will need to flow south on Westcoat, White and Bransford to get to either school instead of Pleasant run.

Another concern is drainage. We already experience heavy drainage when significant rainfall occurs. Little Bear Creek which runs behind my property and drains through Oak Brook Hills has grown substantially since development has occurred in NW Colleyville. It is likely to get significantly higher runoff since it will be adjacent to the new neighborhood and Oakbrook Hills.

- * A city sponsored drainage study should ensure that there are adequate conduits and extra engineered drainage to handle additional flows from streets, sidewalks, concrete driveways, street drainage and the new housing built
- * Improved drainage for Oakbrook Hills since the additional runoff will affect existing structures abutting the new development or in the drainage path of Little Bear Creek
- * Improved drain tile or a 6 foot minimum concrete conduit for Little Bear Creek to keep the dry river bed from the continuing expansion and depth it has reached since we've lived in this neighborhood.
- * Like Oakbrook Hills, we would expect all utilities to be buried for a variety of aesthetic, safety and weather related reasons. These measures also increase volume of water runoff.

When we bought from the developer we specifically didn't choose a lot on the south side of Stonington since those lots back-up to the open property in question. Also some of those lots are smaller than many others in our development. So while it's desirable to us to request acre lot sizes of the properties in the new subdivision it may not be doable even though attractive to Oakbrook Hills. We'd like to discuss but anticipating the Council's position, we also suggest the following:

* A minimum 30 foot buffer plus lot sizes no smaller than 1/2 acre, preferably larger. The buffer should include skyrocket junipers or other thicker evergreen hedge spaced no more than 4 feet apart and large enough so a privacy shield will grow between the properties.

* For other lots depending on configuration, lot sizes should be .6 to at least .75 an acre. Surely if cul-de-sac lots are included, a significant number of those should be at least an acre as is the case in Oakbrook Hills.

* The mix of lots will ensure houses are spaced and will maintain high property values enjoyed by residents of Westmont, Oakbrook Hills and the planned new development.

Looking forward to hearing from you. I know my neighbors are very concerned as we are and know you'll make good decisions as our city continues to build out with quality, custom built homes suitable to our area, thanks.

Victor Dupuy

Ben Bryner

Subject: RE: Maykus Westcoat Development

From: Victor Dupuy <>

Sent: Wednesday, July 6, 2022 3:36 PM

To: Bobby Lindamood <BLindamood@colleyville.com>; Kathy Wheat <KWheat@colleyville.com>; Callie Rigney <CRigney@colleyville.com>; Jerry Ducay <JDucay@colleyville.com>; Brandi Elder <BElder@colleyville.com>; George Bond <GBond@colleyville.com>; George Dodson <GDodson@colleyville.com>; Chuck Kelley <CKelley@colleyville.com>

Cc: Kelly Miller <>; LaJaynes Dupuy <>

Subject: Maykus Westcoat Development

To: Colleyville City Council & City Manager

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From: Victor & LaJaynes Dupuy
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Colleyville, TX 76034

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- The mix of lots will ensure houses are spaced and will maintain high property values enjoyed by residents of Westmont, Oakbrook Hills and the planned new development.

Looking forward to hearing from you. I know my neighbors are very concerned as we are and know you'll make good decisions as our city continues to build out with quality, custom built homes suitable to our area, thanks.

Victor Dupuy

Ben Bryner

Subject: RE: Map - Greystone Manor

From: Fonseca, Amber < >
Sent: Thursday, July 28, 2022 9:21 PM
To: Jerry Ducay <JDucay@colleyville.com>
Subject: Fwd: Map - Greystone Manor

Our opposition was not previously recorded. Will you please let me know you received my email this time.

Thank you,

Amber Fonseca

Begin forwarded message:

From: "Fonseca, Amber" < >
Date: July 21, 2022 at 9:58:00 AM CDT
To: ducay@colleyville.com
Subject: Map - Greystone Manor

Good Morning Jerry,
My husband, Luis Miguel and myself Amber Fonseca, oppose the rezoning of the development of Greystone Manor.
We reside in Oakbrook Hills at:
305 Oldenwood Court
Colleyville, 76034

Please let me know if you have any questions.

Best Regards,

Amber Fonseca
BEPCO, L.P.
201 Main Street, Ste. 3000
Fort Worth, TX 76102

Formal Protest and Objection to Proposed Zoning Change Case ZC22-020

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Westmont, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,


Signature(s)

MOLLY Smith
Name(s)

6709 Vines Ct Colleyville, TX 76034
Address

7/27/22
Date

Formal Protest and Objection to Proposed Zoning Change Case ZC22-020

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

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Sincerely,

Robin Schaefer
Signature(s)

Robin Schaefer
Name(s)

6705 Vines Court
Address

7/27/2022
Date

Formal Protest and Objection to Proposed Zoning Change Case ZC22-020

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

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Sincerely,

Cathy D. Schen
Signature(s)

Cathy D. Schen
Name(s)

6701 Vines Ct, Collegeville
Address

7/27/22
Date

Formal Protest and Objection to Proposed Zoning Change Case ZC22-020

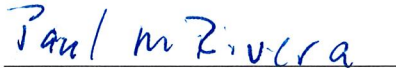
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Sincerely,



Signature(s)



Name(s)



Address



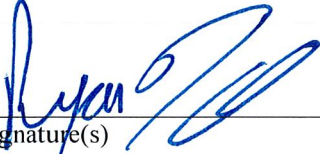
Date

Formal Protest and Objection to Proposed Zoning Change Case ZC22-020

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Sincerely,


Signature(s)

Ryan Towsley
Name(s)

7004 Reverchon Ct Gallowville
Address

7/28/22
Date

Formal Protest and Objection to Proposed Zoning Change Case ZC22-020

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

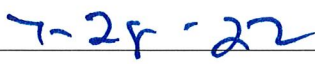
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Sincerely,


Signature(s)


Name(s)


Address


Date

Formal Protest and Objection to Proposed Zoning Change Case ZC22-020

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

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Sincerely,


Signature(s)

CESAR BAZAN
Name(s)

6904 REVERCHON CT.
Address
COLLEYVILLE TX. 76034

Date
7/29/2022

Formal Protest and Objection to Proposed Zoning Change Case ZC22-020

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Westmont, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,



Signature(s)

FARSHAD MAHAMMAD
Name(s)

205 Fremont CT Colleyville TX 76034
Address

7/28/22
Date

Formal Protest and Objection to Proposed Zoning Change Case ZC22-020

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Westmont, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,



Signature(s)

Dennis Wiles

Name(s)

206 Fremont Ct

Address

7-28-22

Date

Formal Protest and Objection to Proposed Zoning Change Case ZC22-020

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

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Sincerely,


Signature(s)

Michael S. Honsale
Name(s)

6704 Westmont Dr
Address

7-28-21
Date

Formal Protest and Objection to Proposed Zoning Change Case ZC22-020

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

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Sincerely,


Signature(s)

John and Sharon Bateson
Name(s)

209 White Dr
Address

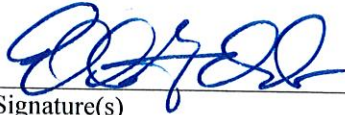
7/30/2022
Date

Formal Protest and Objection to Proposed Zoning Change Case ZC22-020

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Sincerely,



Signature(s)

Edward Dodson

Name(s)

213 White dr Colleyville

Address

7.30.22

Date

Formal Protest and Objection to Proposed Zoning Change Case ZC22-020

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Sincerely,


Signature(s)

Corbett
Name(s)

200 White Dr Colleyville
Address

7/30/22
Date

Ben Bryner

Subject: RE: Greystone Manor

From: [frank gabriel](#) < >

Sent: Wednesday, June 29, 2022 11:08 AM

To: Colleyville <colleyville@colleyville.com>

Subject: Greystone Manor

To: Honorable Mayor and City Council Members:

I am writing regarding the Greystone Manor development. I live in the Westmont subdivision and am very concerned about additional traffic coming in to our area. I would request that you ask the developer to do an exit on the back side of the property to Pleasant Run or somehow figure how to alleviate traffic in this area.

Thank you for your consideration in this matter and thank you for making a city a great place in which to live.

Sincerely,

Frank Gabriel

6703 Hillier CT

Colleyville 76034

Ben Bryner

Subject: RE: Greystone Manor development

----- Forwarded message -----

From: **Jeffrey Haithcock** < >
Date: Tue, Jul 5, 2022 at 10:09 AM
Subject: Greystone Manor development
To: Kathy Wheat < >

Hi Kathy:

I hope this email finds you well. I was reaching out to you about the planned proposal for the Greystone Manor development. I hope that the Colleyville City Council reconsiders the proposal, as having the traffic inflow and outflow towards Pleasant Run Rd. (via McDonwell) would be a much better situation for the residents of Westmont and Oak Hills subdivisions.

During the weekday morning and afternoon commute throughout the academic year, there is very heavy traffic on Westcoat Drive, which will likely be even worse this coming Fall due to the new traffic pattern at Bandit Drive and Davis Blvd. (no left turn onto Bandit from Davis Blvd).

I would be curious to know your thoughts too, and I am curious to know what the likelihood of this planned development being altered due to the concerns of the neighbors in this area.

Thanks for your time, hope that all is well with you and the family.

Thanks Kathy,

Jeff

Ben Bryner

Subject: RE: Protest/Objection to Proposed City of Colleyville Zoning Change Case ZC22-020

From: Greg Hanno < >

Sent: Thursday, July 14, 2022 9:20 AM

To: Bobby Lindamood <BLindamood@colleyville.com>; Kathy Wheat <KWheat@colleyville.com>; Brandi Elder <BElder@colleyville.com>; George Bond <GBond@colleyville.com>; George Dodson <GDodson@colleyville.com>; Chuck Kelley <CKelley@colleyville.com>; Callie Rigney <CRigney@colleyville.com>; Jerry Ducay <JDucay@colleyville.com>

Subject: Protest/Objection to Proposed City of Colleyville Zoning Change Case ZC22-020

Importance: High

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

Previously we provided notification by mail to the City of Colleyville offices of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

With continued discussions and recent meetings, we wish to reaffirm our stance and maintain the protest and objection to the above proposed zoning change as we approach the July 19th City Council meeting to begin review of this zoning change and the accompanying PUD development plans.

The development plan as proposed is inconsistent with other Colleyville neighborhoods in the area and seems counter in some regards to the City of Colleyville Comprehensive Plan, and the City of Colleyville Land Development Code. Please carefully and thoughtfully consider the following items to preserve the integrity and character of Colleyville that all citizens appreciate:

Alignment and consistency with other neighborhoods – The Maykus development as proposed, lacks typical Colleyville neighborhood characteristics such as open space, walking trails, interior features, structures, monuments, unique perimeter treatment, and privacy provisions such as green space barriers between neighboring lots. A walk in Westmont, Whittier Heights, Oakbrook Hills, The Preserve, The Overlook and Oak Alley brings these deficiencies to light and exposes the proposed development plan as less than creative and very inconsistent with typical Colleyville neighborhoods and non-compliant with the City of Colleyville Comprehensive Plan. Also reference attached Oak Alley Master Plan for comparison.

Open Space Requirements – When questioned at the Planning and Zoning Commission meeting, the developer acknowledged the plan proposed would require a variance (and P&Z agreed) to City of Colleyville Open Space requirements. Reference the City of Colleyville Land Development Code, chapter 11, section 11.5B, item 2a. This deficiency and non-compliance must not be allowed and should be corrected.

Density and Lot Size – Neighboring homes have enjoyed the open land for years but realistically expected development at some point. However, the indication was always that any development would be estate lots and home sites. We request consideration be given to preserving the Comprehensive Plan and the Mayor's

vision by requiring minimum lot sizes of 1 acre. This also helps to maintain the open feel of the area and an atmosphere more similar to what exists.

Traffic and Road Development - Current roads in the area are over utilized with neighborhoods egressing to Westcoat Road having difficulty entering traffic flow. Alternatively, the proposed land use plan should give consideration to remove traffic entering onto Westcoat Road and use the East McDonwell School Road to Pleasant Run Road for egress. Westcoat Road is currently overloaded for much of the day. Improvements to the under-used and dysfunctional East McDonwell School Road would be beneficial. Proper traffic studies must be conducted to arrive at a suitable egress plan for the development and to consider reasonable compromises.

Drainage – This is an issue with the current Oakbrook Hills residences backing up to the proposed zoning change property and must be addressed. City Engineering review and input is requested.

Oakbrook Hills Buffer Area - An appropriate and significant buffer is requested to preserve the integrity and neighborhood of the homes in the Oakbrook Hills subdivision that have houses proposed to be constructed directly opposite their backyard. Heavy landscaping and perhaps a more creative way to establish the buffer needs to occur than what is proposed (an easement for landscaping on the new home lot). Reference the included City of Colleyville Land Development Code, chapter 4, section 4.6, item J.

Perimeter Treatments - It is unclear what perimeter treatment and fencing would be installed. Some mention was made of wooden fencing but this is not consistent with other Colleyville neighborhoods with masonry fencing and significant perimeter fencing. There needs to be consistency and proper monuments, entrances, fencing, and signage aligning with the other area neighborhoods.

Your consideration and attention to these matters to preserve the quality of life that Colleyville residents appreciate currently, is appreciated.

Sincerely,

Greg Hanno
Katherine Hanno
213 Stonington Lane
Colleyville, TX 76034

Ben Bryner

Subject: RE: August 2nd City Council Meeting Agenda Item 5c

From: Greg Hanno < >

Sent: Monday, August 1, 2022 7:19 AM

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

Subject: August 2nd City Council Meeting Agenda Item 5c

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney, and City Manager Duca,

Please accept the following input regarding the Colleyville City Council August 2nd meeting agenda item 5c. regarding "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 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01, 2A01B, 2A07A, and 2A07A1, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, Lot 1A, Block 1, Westcoat Estates, and Lots 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6409, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020."

The Council's consideration and diligent and professional approach to items raised by citizens towards this proposed zoning change and development plan at the First Reading at the City Council meeting on July 19th was very much appreciated. Mayor Pro Tem Wheat maintained decorum and successfully navigated a subject that has varying opinions and which had the potential to become contentious. Thank You!

Since the First Reading meeting, community discussion about the zoning change and development continues with various themes and positions being expressed. Some of these include:

- a) Widespread opposition to the development.
- b) Dismay over how the P&Z Commission could promote a plan with unresolved variances and considerable deviations from typical Colleyville development standards.
- c) Traffic is a big topic and it is difficult to understand how any consideration to adding traffic in the Westcoat Road, West McDonnell School Road, and White Drive would be acceptable. These routes are overtaxed now.
- d) Lot density and consistency with Colleyville long range plans.
- e) Inconsistent or lack of features in the proposed development that align with surrounding neighborhoods for monuments, barriers, open/green space, trails and paths, fencing, buffer areas, etc.
- f) Drainage which is a significant problem in the neighboring areas.

For these reasons, and others expressed at the First Reading, we respectfully request the City Council outright reject the proposed zoning change and PUD development.

Alternatively, and if there is confidence that the developer will act in good faith, adhere to City of Colleyville development standards, and consider City Council and Citizen input then it is suggested the matter be tabled to allow for further discussion and modifications to meet City of Colleyville requirements.

Further discussion and modifications would include (but not limited to) the following with suggested guiding principles for the development:

- 1. Alignment and consistency with other neighborhoods and the Colleyville Comprehensive Plan**

Suggested guiding principle – include typical Colleyville neighborhood characteristics such as open space, walking trails, interior features, structures, monuments, unique perimeter treatment, and privacy provisions such as green space barriers between neighboring lots.

2. Density and Lot Size

Suggested guiding principle – Minimum lot size of one acre throughout

3. Open Space Requirements

Suggested guiding principle – No variance (as current) allowed. Adhere to City of Colleyville Open Space requirements.

4. Traffic

Suggested guiding principle – Consider results of traffic study and make fact based decisions. Include serious consideration of East McDonwell School Road for egress and arrive at reasonable compromise.

5. Drainage

Suggested guiding principle – City Engineering review and input must prevail and consider adjacent neighborhoods and needed improvements.

6. Buffer Areas

Suggested guiding principle – an appropriate and significant buffer to preserve the privacy, integrity and neighborhood feel of the homes in the Oakbrook Hills subdivision and other neighborhoods that adjoin the proposed development.

Thank you again for your interest and attention to this matter and for your partnership in preserving the quality of life that Colleyville residents enjoy.

Sincerely,

Greg Hanno
Katherine Hanno
213 Stonington Lane
Colleyville, TX 76034

Gregory & Katherine Hanno
213 Stonington Lane
Colleyville, TX 76034

City of Colleyville
Attn: Mayor Bobby Lindamood
100 Main Street
Colleyville, Texas 76034

Dear Mayor Lindamood,

We wish to express our concerns and protest the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

We respectfully request our elected officials to carefully and thoughtfully consider this proposed zoning change which has the potential to impact Colleyville into the future. Hopefully any decision will be based on the City of Colleyville Comprehensive Plan that outlines the following guidance:

The goal for Colleyville's homes and neighborhoods is to preserve the high-quality, large lot, natural setting neighborhoods while improving connections and amenities. The plan encourages enhancing neighborhood-level amenities such as pocket parks, and sidewalks and trails. It also requires new residential developments to contribute to the city's "rural feel."

The proposed zoning change cited above and the proposed development does not adhere to these guiding principles.

Furthermore, our newly elected Mayor Bobby Lindamood was clear in his vision for Colleyville stating that he plans to "continue to protect the integrity of existing neighborhoods and ensure Colleyville continues to keep our desired larger lots" "I hope to maintain not only the country-style charm but the friendly nature of our highly desired community"

The proposed zoning change cited above is not consistent with Mayor Lindamood's vision for Colleyville.

And the proposed development by Mr. Kosse Maykus is not consistent with other neighborhood developments in the immediate area that include open space, parks, structures, green spaces, buffer areas, and pathways.

While the City Council receives this proposal from the Planning and Zoning Commission, there are a number of issues cited by P&Z Commissioners that need to be considered and addressed which include:

- Variance from City of Colleyville standards for open space acknowledged by Mr. Maykus
- Lack of a traffic study and citizen opposition to the current proposal for all traffic to egress onto Westcoat Road
- Drainage issues proposed to be addressed by Mr. Maykus but which would benefit from city engineering review
- Concerns about the impact on existing Oakbrook Hills neighborhood and the lack of input from these residents

Following is additional detail of items that lead us to oppose and protest the proposed zoning change. We implore Mayor Lindamood and the Colleyville City Council to consider these points and make a sound decision for the long term outlook of Colleyville and its residents.

Lot Size - consideration should be given to preserving the Comprehensive Plan and the Mayor's vision by maintaining the zoning for RE Single Family Estate Residential with minimum lot sizes of 1 acre. This is consistent

with prior owner's preferences, existing neighbors, and helps address the open space concerns expressed by P&Z Commissioners.

Open Space Requirements – The developer acknowledged the plan proposed would require a variance to City of Colleyville Open Space requirements. Why would that be allowed? Reference the included City of Colleyville Land Development Code, chapter 11, section 11.5B, item 2a. Does this apply?

The current plan proposed for the land use is absent parks, green areas, bike and walking paths and other amenities consistent with the Comprehensive Plan and included in neighboring developments. This should be addressed.

Future Road Development – The change proposed and the land use proposed will remove any possibility of connecting East McDonwell School Road and West McDonwell School Road. Current roads in the area are over utilized with neighborhoods egressing to Westcoat Road having difficulty entering traffic flow. The extension of McDonwell School Road will facilitate traffic flow, reduce use of current roads to improve flow, and allow for enhanced fire and police access.

Alternatively, the proposed land use plan should give consideration to remove traffic entering onto Westcoat Road and use the East McDonwell School Road to Pleasant Run Road for egress. Westcoat Road is currently overloaded for much of the day. Proper traffic studies must be conducted.

Drainage – an issue with the current Oakbrook Hills residences backing up to the proposed zoning change and must be addressed. City Engineering review and input is requested.

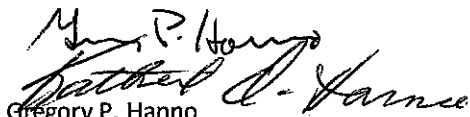
Oakbrook Hills Buffer Area – an appropriate and significant buffer is requested to preserve the integrity and neighborhood of the homes in the Oakbrook Hills subdivision that will have houses constructed directly opposite their backyard. Heavy landscaping and perhaps a more creative way to establish the buffer needs to occur than what is proposed (an easement for landscaping on the new homes lot). Reference the included City of Colleyville Land Development Code, chapter 4, section 4.6, item J. Does this apply?

For example, this new neighborhood (if allowed to be developed) has no walking paths and a consideration is to create the buffer with the Oakbrook Hills neighborhood to include trails with connections to existing walking and bike trails to connect McDonwell Park and the Colleyville Soccer Park enhancing residents walkability and utilization of the park system.

Perimeter Treatments – it is unclear what perimeter treatment and fencing would be installed. Some mention was made of wooden fencing but this is not consistent with other Colleyville neighborhoods with masonry fencing and significant perimeter fencing. There needs to be consistency and proper monuments, entrances, fencing, and signage aligning with the other area neighborhoods.

While the above is not all inclusive, and more items may be identified as this project progresses, it is our hope that careful consideration will be given to these factors and a decision is made consistent with what Colleyville Residents expect and currently enjoy, with what Mayor Lindamood has promised, and that supports the Colleyville Comprehensive Plan.

Your consideration is appreciated,


Gregory P. Hanno
Katherine O. Hanno
encl.

Gregory & Katherine Hanno

213 Stonington Lane
Colleyville, TX 76034

City of Colleyville
100 Main Street
Colleyville, Texas 76034

Attn:
Colleyville Planning and Zoning Commission
Colleyville City Council
Mayor Bobby Lindamood

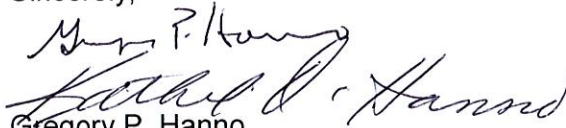
Dear Fellow Colleyville Residents

We respectfully submit the attached important items to be considered when deciding upon the proposed zoning change defined as:

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 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Your thoughtful and deliberate review of the impact of this proposed change on the immediate neighborhoods and the overall direction of Colleyville is very much appreciated.

Sincerely,



Gregory P. Hanno
Katherine O. Hanno

encl.

This document is intended to provide a basis for the City of Colleyville and Residents thoughtful 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 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, **Case ZC22-020**

While there may be consideration on all sides for or against the proposed change, it is expected that any decision will be based on the City of Colleyville Comprehensive Plan that outlines the following guidance:

The goal for Colleyville's homes and neighborhoods is to preserve the high-quality, large lot, natural setting neighborhoods while improving connections and amenities. The plan encourages enhancing neighborhood-level amenities such as pocket parks, and sidewalks and trails. It also requires new residential developments to contribute to the city's "rural feel."

The strategy for regulating the city's growth is to maintain a 1.8 dwelling units per net acre maximum density.

The proposed zoning change cited above does not adhere to these guiding principles.

Furthermore, newly elected Mayor Bobby Lindamond was clear in his vision for Colleyville stating that he plans to "continue to protect the integrity of existing neighborhoods and ensure Colleyville continues to keep our desired larger lots" "I hope to maintain not only the country-style charm but the friendly nature of our highly desired community"

The proposed zoning change cited above is not consistent with Mayor Lindamood's vision for Colleyville.

If the land is permitted to be developed, consideration should be given to preserving the Comprehensive Plan and the Mayor's vision by maintaining the zoning for RE Single Family Estate Residential consistent with most property in the area with minimum lot sizes of 1 acre.

Further items related to this proposed change and its significant impact on Colleyville that we respectfully request the Planning and Zoning Commission to carefully and thoughtfully consider include:

1. The change proposed and the land use proposed will remove any possibility of connecting East McDonwell School Road and West McDonwell School Road. Current roads in the area are over utilized with neighborhoods egressing to Westcoat Road having difficulty entering traffic flow. The extension of McDonwell School Road will facilitate traffic flow, reduce use of current roads to improve flow, and allow for enhanced fire and police access.
2. Alternatively, the proposed land use plan should give consideration to remove traffic entering onto Westcoat Road and use the East McDonwell School Road to Pleasant Run Road for egress. Westcoat Road is currently overloaded for much of the day.

3. Drainage is an issue with the current Oakbrook Hills residences backing up to the proposed zoning change and must be addressed.
4. The current plan proposed for the land use is absent parks, green areas, bike and walking paths and other amenities consistent with the Comprehensive Plan. This should be addressed.
5. If the land use plan is approved, an appropriate and significant buffer is requested to preserve the integrity and neighborhood of the homes in the Oakbrook Hills subdivision that will have houses constructed directly opposite their backyard. Heavy landscaping and perhaps a more creative way to establish the buffer needs to occur.
6. For example, this area (if allowed to be developed) has no walking paths and a consideration is to create the buffer with the Oakbrook Hills neighborhood to include trails with connections to existing walking and bike trails to connect McDonnell Park and the Colleyville Soccer Park enhancing residents walkability and utilization of the park system.
7. In a meeting with the developer, it was not made clear what perimeter treatment and fencing would be installed. Some mention was made of wooden fencing but this is not consistent with other Colleyville neighborhoods with masonry fencing and significant perimeter fencing. There needs to be consistency and proper monuments, entrances, fencing, and signage.

While the above is not all inclusive, and more items may be identified as this project progresses, it is our hope that careful consideration will be given to these factors and a decision is made consistent with what Colleyville Residents expect, the Mayor promises, and that supports the Colleyville Comprehensive Plan.

Thank you for your consideration.

Ben Bryner

Subject: RE: Greystone Manor concerns

From: Tom Hardeman < >

Sent: Saturday, June 25, 2022 12:05 PM

To: Bobby Lindamood; Callie Rigney; Chuck Kelley; George Dodson; Kathy Wheat; George Bond; Brandi Elder

Subject: Greystone Manor concerns

Dear City Council members,

Kosse Maykus has submitted a request for a zoning change for Greystone Manor on approximately 59.40 acres which is currently zoned AG Agricultural district.

The request is to rezone the property from AG agricultural district to PUD-R Planned Unit Development Residential District to allow for a new 56-lot single-family detached subdivision.

As a resident of the Westmont subdivision which is situated West of Westcoat Drive and North of McDonwell School Road I am very concerned about the increased traffic coming into our area especially at rush hour in the morning and evening. I understand that Mr. Maykus has agreed to move the entrance to Greystone Manor south of the roundabout on Westcoat Drive. That would be better than the original proposal which was just south of one on the entrances to our subdivision.

Since I live on Reverchon Court, a single street subdivision in which the exit is very close to the roundabout of Westcoat Dr and John McCain, currently in the mornings I can hardly exit our subdivision now due to backed up traffic. The addition of 56 new homes will make this traffic situation an intolerable mess. Under no circumstances should an addition be added that allows primary entry and exit onto the already overcrowded Westcoat Drive. A better solution would be to develop an exit on the back side of the property and exit onto Pleasant Run.

I would like to be able to have a discussion with all concerned residents, our city council members and Mr. Maykus to see if we can resolve many of the concerns.

Thanks for your consideration in trying to keep the small town country feel to our city.

Tom and KayLane Hardeman

7012 Reverchon Court

Colleyville, TX 76034

Ben Bryner

Subject: RE: IMPORTANT update regarding potential development Fwd: Oakbrook Hills Feedback regarding potential development with Maykus...

From: patty heenan <>

Sent: Tuesday, June 28, 2022 6:38 PM

To: Bobby Lindamood <BLindamood@colleyville.com>; Kathy Wheat <KWheat@colleyville.com>; Brandi Elder <BElder@colleyville.com>; George Bond <GBond@colleyville.com>; George Dodson <GDodson@colleyville.com>; Chuck Kelley <CKelley@colleyville.com>; Callie Rigney <CRigney@colleyville.com>; Jerry Ducay <JDucay@colleyville.com>

Cc: 'Patrick/Terri Heenan' <>

Subject: IMPORTANT update regarding potential development Fwd: Oakbrook Hills Feedback regarding potential development with Maykus...

Dear Sirs / Madams,

Unfortunately we were traveling when the June 16th meeting occurred with Mr. Maykus. After learning of the details from that meeting we are writing to personally express our grave concern with the approach being taken with this proposed new development.

We would like to echo and expand on the statements provided below as this is not something the City of Colleyville should be approving without extreme due diligence, which my assumption is, this is already taking place as we speak.

PROPOSED DEVELOPMENT GATE INGRESS / EGRESS:

We were shocked to learn of the proposed entry for this new development to be directly on Westcoat Drive. This would invite a myriad of problems and make a bad situation worse. I would strongly encourage any of you to visit this area during the a.m. and p.m. commuting time frames – it's ridiculous. It's already extremely unsafe with the increased traffic from McDonwell School Rd with all those vehicles using it as a cut through, mostly to Colleyville Blvd. Especially for the children who have to cross the street to get the bus. Clearly, Pleasant Run would be the most logical entrance / exit for this new development for the reasons outlined below. It is a bit concerning that there were no traffic studies conducted or in process and this had to be initiated by one of the Oakbrook Hills residents.

DRAINAGE:

Again, as stated below this is a major concern and we can speak from direct experience having levied several complaints to the City of Colleyville regarding the run off drainage issues already occurring. This new proposed development will only exacerbate the situation. The maintenance required to continually dredge the run off area located between our house and the cul-de-sac is out of control. The City is responsible for ensuring there is a clear flow run off from the street drains to the engineered run off area. However, this is already not being maintained, so I can only conclude the situation will get substantially worse.

The homeowner's of Oakbrook Hills and the surrounding neighborhoods want to thank you in advance for your commitment to keeping Colleyville safe. We look forward to your assurance that any new development such as this one proposed by Mr. Maykus, will not simply get rubber stamped, but rather will be deeply analyzed to ensure current residents are not gravely, adversely affected. If this proposed development is permitted to proceed as outlined, it will make current situations worse, not better, and that would be a tragedy.

Your leadership and due diligence is much appreciated.

Regards,

Patrick Heenan
Terri Heenan
6824 Fallbrook Court
Colleyville, TX 76034

Ben Bryner

Subject: RE: Graystone

From: Donald Hellman <>

Sent: Friday, July 22, 2022 8:39 AM

To: Jerry Ducay <JDucay@colleyville.com>; Kelly Miller <>

Subject: Graystone

Morning Jerry, I am writing to "Protest" the Graystone Development as presented. I prefer less density, fewer homes and more green space. I feel the West Entrance is reasonable and found the Council Woman's statement that the East Entrance was "Solvable" to be disingenuous and unfair to the Developer. Don Hellman

Ben Bryner

Subject: RE: Concerns Regarding Colleyville Development

From: John Hutchinson < >

Sent: Wednesday, July 6, 2022 6:49 PM

To: Jerry Ducay <JDucay@colleyville.com>

Subject: Concerns Regarding Colleyville Development

July 6, 2022

Dear Mr. Ducay:

We recently moved into our home at 6816 Fallbrook Ct. in the Oakbrook neighborhood here in Colleyville. We are writing to express our view with regard to the proposed development between Pleasant Run and Westcoat, at McDonwell School Road. We have two primary concerns related to the proposed development:

1. **Traffic:** The traffic on Westcoat during the peak morning and evening rush hours is already stressing the recently constructed round-about at Westcoat and John McCain, and limits access onto Westcoat from Stonington Ln. I believe a reasonable modification to the current development plan would be to include another development access to Pleasant Run Rd in order to share the burden of the increased traffic flow.
2. **Density:** The current proposal calls for building lot sizes substantially smaller than those in the immediate vicinity, which would put significantly more pressure on the already stressed traffic infrastructure as previously mentioned, and I fear will also have a negative economic impact on surrounding property values due to the change in the nature of the community character. I believe requiring lot sizes more in line with those in surrounding neighborhoods even if they vary in size (from a half acre to an acre for example) could be a possible solution.

We are supportive of a development plan that takes into consideration the needs of the community so that we can continue to enjoy the character of Colleyville, which is one of the main reasons we relocated to this city.

Thank you for your consideration,

John and Sharon Hutchinson

Ben Bryner

Subject: RE: Opposition to Garrison Development on Westcoat As Is

From: robbin.hyde <>

Sent: Tuesday, July 19, 2022 9:35 AM

To: Jerry Ducay <JDucay@colleyville.com>; Bobby Lindamood <BLindamood@colleyville.com>; Brandi Elder <BElder@colleyville.com>; George Bond <GBond@colleyville.com>; Kathy Wheat <KWheat@colleyville.com>; George Dodson <GDodson@colleyville.com>; Chuck Kelley <CKelley@colleyville.com>; Callie Rigney <CRigney@colleyville.com>

Subject: Opposition to Garrison Development on Westcoat As Is

Name:

Robert & Robbin Hyde
202 White Drive
Colleyville, TX 76034

We oppose the Garrison Development on Westcoat as is currently planned. There needs to be a road from Westcoat to Pleasant Run. This would help with the flow of traffic and in addition, encourage residents to shop and dine in Colleyville.

Thank you.
Robbin Hyde

Ben Bryner

Subject: RE: Feedback regarding potential development with Makus Homes & Neighborhoods

From: Wayne Irwin < >

Sent: Saturday, June 25, 2022 10:38 AM

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

Subject: Feedback regarding potential development with Makus Homes & Neighborhoods

All,

My family lives in the Oakbrook Hills neighborhood just north of the proposed new development - we were one of the first homes built in the subdivision and are one of the few original homeowners in Oakbrook Hills. The reason I think that is important is that we have experienced the change over the years and have a good perspective on the additional impacts this proposed development could bring.

We want to maintain the beauty of this area and the City of Colleyville (City) overall. While we'd hope that the property in question was left in its current state, we understand that development will occur, therefore, we need to ensure what is developed provides the best outcome for the residents of Oakbrook Hill and the surrounding area.

I attended the June 13th, Planning & Zoning meeting where Mr. Maykus outlined the plans for the development and the adjustments he was willing to make to the original plans based on feedback he had received. The key changes that were critical to our support of the proposal were:

- Establishment of a single entrance into the neighborhood SOUTH of the traffic circle at the corner of Westcoat and McDonnell School road. The other entrance, north of the traffic circle would be for emergency use only. This would mimic the set up we have in Oakbrook Hills where there is an emergency-only gate at the west end of Oldenwood Ct.
 - o This is important for a variety of reasons, but the primary reason is traffic congestion. Since the City terminated any plans to have the 2 portions of McDonnell School Road to connect, the main traffic flow coming from our neighboring cities (North Richland Hills, Keller, etc.) flows to John McCain. This flow causes considerable congestion for our neighborhood. While having the entrance south of this traffic circle won't stop people from the new neighborhood to turn right while exiting and continuing to John McCain for access to Colleyville Blvd, it may have a portion of the traffic to turn left to avoid the already congested path.
- Appropriate setback (30') and greenspace along the north side of the proposed neighborhood abutting the south side of Oakbrook Hills. This greenspace would provide a level of privacy for the homes on Stonington Lane with both lower-height shrubs and a type of tree that is more evergreen (Live Oak). This would not only provide privacy but also help maintain the country feel of the area.
- Drainage. There has always been a level of drainage challenges with property due to natural drainage flows. Mr. Maykus committed to including appropriate drainage and catch ponds so that the Oakbrook Hills neighbors are not impacted with additional water heading our way given the additional concrete and less natural use of the land.

To ensure that the developer adheres to the commitments made and agreed upon, we ask that they be codified in the current PUD-R. While Mr. Maykus seems like a trustworthy developer, we also trusted David Bagwell who made a number of commitments to the City and the residents of Oakbrook Hills that

weren't codified and he subsequently modified his plans, negatively impacting the residents of Oakbrook Hills and the City in general.

Thank you for your service to the City and your commitment to keeping Colleyville a special place in the DFW area.

Respectfully,

Wayne & Lori Irwin

301 Oldenwood Ct.

Colleyville, TX 76034

Ben Bryner

Subject: RE: Opposition to Cos Maykus Westcoat Drive development

Begin forwarded message:

From: Melissa Johann <>

Subject: Opposition to Cos Maykus Westcoat Drive development

Date: July 18, 2022 at 3:59:04 PM CDT

To: blindamood@colleyville.com

Cc: belder@colleyville.com, gbond@colleyville.com, kwheat@colleyville.com, gdodson@colleyville.com, ckelley@colleyville.com, crigney@colleyville.com

Please be informed that I am opposed to the proposed development of the Cos Maykus project on Westcoat Drive, Garrison property as proposed.

I am requesting a consideration of an entrance gate on the east side of the property that exits on to Pleasant Run/McDonwell School Road.

Thank you,

Melissa Johann
6316 Westcoat Drive
Colleyville

Ben Bryner

Subject: RE: Feedback on Proposed Greystone Manor Development

From: Jennifer Johnson <>

Sent: Monday, July 11, 2022 6:00 PM

To: Jerry Ducay <JDucay@colleyville.com>

Cc: Kathy Wheat <KWheat@colleyville.com>

Subject: Feedback on Proposed Greystone Manor Development

Thank you for facilitating the meeting today. It was helpful to hear an overview, and have the chance to participate in providing feedback. If you could please pass this email along to all City Council Members for their consideration as they hear detail on the proposal on July 19, we would appreciate it.

Of the four primary areas of concern - Traffic, Drainage, Density and Aesthetics, they all closely impact each other, but my husband, Mark and I are primarily concerned with the volume of traffic this will add to an already extremely busy Westcoat drive. Over the past few years, as we have had many road improvement projects, traffic patterns have increased traffic on Westcoat. Most recently, with the restrictions added on Bandit/Davis, we have noticed the largest increase. Exiting our Westmont subdivision, especially making a left/North turn has become very difficult. A couple of times, to ease my stress, I have turned right, and then used the roundabout to then be able to head North. Adding 55 homes, and 110-150 more cars will make this a solid line of traffic.

Ideally, we would like to see the primary entrance moved to E McDonwell School Rd, where quick access to Pleasant Run, LD Lockett and Tinker can be used to disperse traffic. At a minimum, we would want to see a second entrance/exit on E McDonwell School Rd, to pull some of the traffic of Westcoat. Since this is proposed as a gated community, it would not be used as a cut through, so the only traffic generated on E McDonwell would be from Greystone Manor.

Jennifer and Mark Johnson
203 Colden Ct
Westmont Subdivision

Stan Jordan

6809 Westmont Dr.

Colleyville, Tx

6/26/22

Response to : Zoning case ZC22-020

Dear City Council members,

Kosse Maykus has submitted a request for a zoning change for Greystone Manor on approximately 59.40 acres which is currently zoned AG Agricultural district.

The request is to rezone the property from AG agricultural district to PUD-R Planned Unit Development Residential District to allow for a new 56-lot single-family detached subdivision.

As a resident of the Westmont subdivision which is situated West of Westcoat Drive and North of McDonwell School Road I am very concerned about the increased traffic coming into our area especially at rush hour in the morning and evening. I understand that Mr. Maykus has agreed to move the entrance to Greystone Manor south of the roundabout on Westcoat Drive. That would be better than the original proposal which was just south of one on the entrances to our subdivision. A better solution would be to develop an exit on the back side of the property and exit onto Pleasant Run.

I do not think Mr. Maykus has begun to address the drainage issue in the overall area. Although he mentions Oakbrook and the new lots, nothing

has been discussed as to how he will handle all the additional drainage as it leaves the subdivision. Currently all drainage from the south, west and east drains into a small drainage ditch in Westmont. This drainage is currently beyond it's ability to handle the existing drainage. The water regularly goes out of the ditch and floods the common area that runs behind the houses on Westmont. A detailed engineering study should address this issue. I don't see that here.

I would further like to address the traffic issue. The addition of at least 100 cars on to Westcoat or Mcdonwell road is a bad idea. These roads are nearly impossible during certain times of the day to enter. There have been several accidents or near accidents involving cars speeding through the turnabout and crashing into the back of traffic waiting to turn onto Westmont drive. I can't see how any plan to add that much additional traffic to these roads would be prudent decision. I don't see any reason why some of this could not be addressed by an exit to the east. A road and an easement already exists.

I would like to be able to have a discussion with all concerned residents, our city council members and Mr. Maykus to see if we can resolve many of the concerns.

Thanks for your consideration.

Stan Jordan

Formal Protest and Objection to Proposed Zoning Change Case ZC22-020

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Westmont, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,


Signature(s)

MARIETTA KLEIN, DENNIS WILES
Name(s)

200 FREMONT CT, COLLEYVILLE, TX
Address

7/29/22
Date

Subject: RE: Concerns about Proposed Greystone Manor Development

From: [k konecny](#) < >

Sent: Tuesday, August 2, 2022 10:19 AM

To: Bobby Lindamood <BLindamood@colleyville.com>; Kathy Wheat <KWheat@colleyville.com>; Brandi Elder <BElder@colleyville.com>; George Bond <GBond@colleyville.com>; Chuck Kelley <CKelley@colleyville.com>; Callie Rigney <CRigney@colleyville.com>; Jerry Ducay <JDucay@colleyville.com>; George Dodson <GDodson@colleyville.com>; Christine Loven <cloven@colleyville.com>; Angela Larson <ALarson@colleyville.com>

Cc: Kerry Konecny < >

Subject: Concerns about Proposed Greystone Manor Development

Dear Colleyville City Council and Committee Members:

After attending the hearing in July, we have serious concerns and questions about allowing the Greystone Manor development to proceed as proposed. I hope you will not mind receiving these concerns in outline format; it's easier to organize and, I hope, easier to read.

1. **We have concerns about approach taken by the developer, Mr. Maykus.**
 1. **He did not appear to take the meeting seriously.**
 1. He was sloppily dressed.
 2. His manner was very informal – even casual.
 3. He apparently neglected to fully prepare for the meeting.
 1. He presented very high-level renderings (landscape)
 2. He did not have sufficient traffic or drainage studies.
 3. His primary argument for being allowed to proceed was that he “has done this before” (and so, presumably, should not be questioned).
 2. **He showed disrespect for City Council members** by interrupting, challenging and generally patronizing them.
 3. **Mr. Maykus showed little respect for City of Colleyville**
 1. His proposal assumes he will be granted variances and exceptions
 1. He is in the planning stages now. He should plan according to the city's existing requirements instead of presuming he will get exceptions.
 2. If he assumes the city will grant him variances, can we expect him to uphold Hat Creek's own building codes and standards? Or will he lower the standards for the proposed development in the same way he's expecting the City of Colleyville to lower theirs?
 4. **Mr. Maykus apparently has no stake in the community.**
 1. His only interests are financial—not necessarily a bad thing, but important to keep in perspective
 2. I urge the Council to place the *City's* needs above the financial desires of Mr. Maykus and insist he comply fully, respectfully and without exception—or build elsewhere.
 5. If he demonstrated this lack of respect when presenting his proposal, can we expect Mr. Maykus to proceed with respect for the city and its ordinances if allowed to proceed? In our observation, he has subjected himself to a credibility gap and this is of considerable concern with so much at stake.
2. **We are concerned for the community of Colleyville.**

1. **Traffic is a real issue.**

1. 56 new homes with two drivers = at least 112 cars
 1. assuming each home has at least one additional vehicle per day (teen driver, pool, lawn, or cleaning service, delivery, etc.) adds 56 more cars = **168 vehicles / day.**
 2. If each vehicle comes & goes once a day = total increase of **~340 cars in & out daily.**
 3. 340 cars driving one car length apart is 2 miles long
 1. = **at least two solid miles of traffic added to existing congestion every day**
 2. This significant increase must be managed conscientiously.
2. The proposal would permanently seal off McDonwell School Road, driving this extra traffic to already over-burdened streets (i.e. Westcoat and Bandit).
 1. There is a clear need for McDonwell School Road to connect.
 2. One need only look at a map to see this was the plan at some point; it's a road with one name that stops and starts.
 3. This is the city's only chance to connect that road.
 1. I realize a few families resist connecting McDonwell School Road. I would, too, if I lived there, and I am sorry for them.
 2. But many families are already feeling the effects of increased traffic on Westcoat and Bandit.
 3. If connecting the road is not considered now, Colleyville will be saddled with constricted traffic for decades to come.
 4. The needs, safety and interest of the entire community should be considered, not just those of a few property owners.

2. **An exclusive west entrance to the proposed development is problematic.**

1. A west entrance would funnel all traffic—and business—to Keller/NRH
2. If the Council is truly committed to growing Colleyville businesses, with all due respect, this is an opportunity to “put your money where your mouth is” and require an east entrance that will direct business dollars to Colleyville.

3. **We have concerns with adding more gated communities to Colleyville.**

1. Most existing neighborhoods in Colleyville are not gated and yet are considered safe and desirable.
2. The only benefits of a gated subdivision are to the developers, agents who profit from the sale of these homes, and *possibly* for the future residents.
 1. Current residents bear the burden of increased taxes, traffic, and wear and tear—yet would be shut out of a portion of their own city.
3. Gated communities are, by definition, exclusive.
 1. Why create a new section of Colleyville that most residents of our community would not be allowed to enter?
 2. If this is permitted to go forward, all future developers will propose gated subdivisions, significantly changing the face of Colleyville.
 3. Rather than a city that is chopped up into separate sections, please maintain Colleyville as one community of neighbors.

We understand this land is being sold and will be developed. But this gated, high-density development as presented by Mr. Maykus would dilute the advantages the city has worked so hard to preserve, permanently hinder the flow of

traffic in Colleyville, and funnel business and dollars to neighboring cities. We maintain that Greystone Manor, *as proposed*, would not be an overall benefit to the City of Colleyville, either immediately or by setting a precedent for the future. **We are asking the City Council to insist that any developer of property in Colleyville proceed with the utmost respect and care for our city and its existing residents.**

Sincerely,
Kerry and Sheli Konecny
516 Tumbleweed Trail, Colleyville

Ben Bryner

Subject: RE: Protest for 6808 Fallbrook Ct - Larsen

From: Larsen, Matthew < >

Sent: Thursday, July 28, 2022 11:41 AM

To: Ben Bryner <BBryner@colleyville.com>

Cc: Jerry Duway <JDucay@colleyville.com>

Subject: Protest for 6808 Fallbrook Ct - Larsen

Ben,

Please record our protest of the Graystone Manor development.

Thanks,

Matt and Jennifer Larsen
6808 Fallbrook Ct, Colleyville, TX 76034

Ben Bryner

Subject: RE: Opposition to new development, Greystone Manor

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

From: Tricia Lewis < >

Sent: Thursday, July 21, 2022 10:29 PM

To: Christine Loven <cloven@colleyville.com>

Subject: Opposition to new development, Greystone Manor

Dear Council members,

We have lived in Remmington Park for 18 years and have watched as several neighborhoods have gone up around us. We are very concerned about another 50+ residential development going in right around this same area as traffic is already a huge concern for us. Local roads John McCain, Westcoat, McDonwell School Road, and LD Lockett are already congested and experiencing high volume traffic, often at standstills during rush hour times.

We are also concerned about losing the charm and quaint atmosphere that this section of Colleyville still has. It is a little oasis in the middle the concrete jungle of the metroplex. I would venture to say that a majority of homeowners chose Colleyville because of it's unique landscape and it has been very disappointing to see our city partner with companies that want to come in and chip away our land, one lot at a time, all for the sake of profit. We are losing what differentiates Colleyville from all the other cities around us.

We implore the council to consider these factors when making decisions on this zoning change and allowing another developer in to chop up our lovely city. Adding another densely populated neighborhood will have an adverse effect on our city landscape and put even more strain on our already highly populated road ways.

Thank you for your time and consideration.

Concerned residents,
Clint and Tricia Lewis
307 Polo Trail
Colleyville, TX

Ben Bryner

Subject: RE: Grestone Manor Development Concerns

From: Diana Light < >

Sent: Monday, June 27, 2022 3:32 PM

To: Brandi Elder; George Bond; Bobby Lindamood; Kathy Wheat; George Dodson; Chuck Kelley; Callie Rigney

Cc: Kirk Light

Subject: Grestone Manor Development Concerns

Dear City Council members,

Kosse Maykus has submitted a request for a zoning change for Greystone Manor on approximately 59.40 acres which is currently zoned AG Agricultural district. The request is to rezone the property from AG agricultural district to PUD-R Planned Unit Development Residential District to allow for a new 56-lot single-family detached subdivision.

We are homeowners in the Westmont subdivision which is situated West of Westcoat Drive and North of McDonwell School Road. We are deeply concerned about the increased traffic coming into our area especially at rush hour in the morning and evening. During those heavy traffic times, and often throughout the day, Westcoat carries a large amount of traffic as the path from Colleyville Blvd, through John McCain, down Westcoat to McDonwell School Road is the only legitimate pass through from Colleyville Blvd to Precinct Line Road. This is obviously understood as the more recent roundabouts put in along Westcoat were necessary to help provide a more consistent traffic flow. The problem for our neighborhood is that under the current traffic situation it can be very difficult to enter or exit at any time of the day, and most especially during heavy traffic times in the morning and evening. Our main concern then with the development of Greystone Manner is the intent to add the neighborhood entrance right near the roundabout at Westcoat and McDonwell School Road. We understand that Mr. Maykus has agreed to move the entrance south of the roundabout on Westcoat Drive. That would be better than the original proposal which was just south of one on the entrances to our subdivision, and would result in an effective (but not official) 4 way stop between the two neighborhoods. A better solution would be to develop an exit on the back side of the property and exit onto Pleasant Run. Pleasant Run is not as heavily trafficked as Westcoat, as it is not a pass through street.

We also would like to better understand the landscaping plans for the property that lines up to the Westcoat road. Looking at the plan maps, it would appear that where our entrance into Westmont currently views the gorgeous green space property, we will now see the back sides of the smaller homes in the new subdivision. Would it be possible to consider green space or

landscaping along that line? We are concerned with decreasing our property values as well as the ability to maintain the country feel of our community.

We would like to be able to have a discussion with all concerned residents, our city council members and Mr. Maykus to see if we can resolve many of the concerns. Thanks for your consideration in trying to help keep all residents safe and all property values stable.

Kirk and Diana Light

6905 Westmont Dr



Ben Bryner

Subject: RE: Protest To Proposed Greystone Manor Development Plan - Oakbrook Hills - 301 Stonington Lane

From: chad markle <>

Sent: Wednesday, July 20, 2022 7:27 PM

To: Jerry Ducay <JDucay@colleyville.com>

Cc: Shana Markle <>

Subject: Protest To Proposed Greystone Manor Development Plan - Oakbrook Hills - 301 Stonington Lane

Jerry.

Thank you for your thoughtful and timely responses to our Oakbrook Hills homeowners about the proposed Greystone Manor. Your understanding of Colleyville policy and process and level of patience is an asset to our citizens and our city council members.

We are lodging formal protest with the points of objection or concern. These items were shared by Wilf Cameron on behalf of some members of the Oakbrook Hills homeowner's association at the Colleyville City Council on July 19, 2022

1. The development plan should provide for at least a 30-foot buffer with landscaping primarily consisting of trees, between the residences on Stonington Lane and the proposed development. This buffer should be land managed and cared for by the homeowners association and be part of the open space requirements required by the PUD zoning classification. The current plan provides for only a 15-foot buffer of undetermined type in some areas and does not appear to provide for any open space.
2. The proposed fencing on the Stonington Lane side of the development should be uniformly iron. The plans appear to call for wooden fencing for part of this segment.
3. Plans for drainage should ensure that the proposed development does not increase water flow into the Oakbrook Hills subdivision.
4. Residents of the Westmont development community and Oakbrook Hills Community request a second exit to the new development be placed on McDonwell East as a second access/egress point to the development. The traffic and congestion on Westcoat has become unmanageable and is a safety hazard to people and cars attempting to exit from neighborhoods off of Westcoat. A traffic survey of the McDonwell East and Pleasant Run area is requested to compare the relative traffic burdens of Westcoat and Pleasant Run. We believe the study will show that Westcoat has the heavier burden, and that Pleasant Run would be in a better position to absorb traffic from the new development.
5. Whether or not a secondary exit is made on McDonwell East as requested, landowners need to be certain that the proposed access to the development north of the Westcoat/McDonwell School roundabout will be for emergency/fire access only, as the current plan suggests. Having this access available for day-to-day use would cause significant problems for both developments in exiting onto an already congested Westcoat Dr.
6. The smallest proposed lots back up to Stonington, resulting in 8 lots backing up to Stonington. One or two lots should be taken from the Stonington side and reallocated to other sides of the proposed development, so as to more equitably equalize lot sizes backing up to the various existing developments.
7. Landowners need to be certain that, in connection with the proposed zoning change, the City of Colleyville will require the proposed development to implement every element put forward in the development plan (i.e., the developer will not have the flexibility to alter any of the above items, or other elements of the current development plan, without obtaining a further zoning change). We understand that the current PUD-R zoning proposal requires this, but if the proposed zoning type changes, there must be a similar requirement for the developer to adhere to the plan.

Thank you.

Chad & Shana Markle
301 Stonington Lane

Ben Bryner

Subject: RE: Protest of Greystone Manor Development Plan

From: Timothy Marling <>

Sent: Monday, July 18, 2022 2:56 PM

To: Jerry Ducay <JDucay@colleyville.com>

Cc: Karrie Marling <>

Subject: Protest of Greystone Manor Development Plan

Mr. Ducay,

My wife and I are writing to inform you that we formally wish to protest the current development plan for Greystone Manor.

Timothy & Karrie Marling
308 Stonington Ln, Colleyville, TX 76034

Regards,
Tim & Karrie

Ben Bryner

Subject: RE: rezoning & development - Westcoat Dr

From: Kristy Mercer <>

Sent: Monday, July 18, 2022 3:49 PM

To: Jerry Ducay <JDucay@colleyville.com>; Bobby Lindamood <BLindamood@colleyville.com>; Brandi Elder <BElder@colleyville.com>; George Bond <GBond@colleyville.com>; Kathy Wheat <KWheat@colleyville.com>; George Dodson <GDodson@colleyville.com>; Chuck Kelley <CKelley@colleyville.com>; Callie Rigney <CRigney@colleyville.com>

Subject: rezoning & development - Westcoat Dr

Hello and thank you for your service to our great community. I am writing to express my opposition to the rezoning and development of the property at Westcoat Dr and McDonwell School Road. Since I first moved to this neighborhood as a teenager in 1989, I have witnessed tremendous growth, but with that growth has come headaches. The major problem affecting our family would be the increased traffic on Westcoat Drive. It is unbelievably difficult to get out of our driveway in the mornings and evenings, and with a teenage driver and elderly parents next door, we are often concerned for their safety. Once we are able to leave our house, we can wait for several minutes at the roundabout from all of the cars traveling from Keller and NRH. The backup at John McCain to get to school often stretches back to McDonwell. Our street CANNOT handle the additional traffic a new neighborhood would bring. I long for the Colleyville I knew 30 years ago...please realize that all of the long time Colleyville residents live here for a reason. We don't wish to live in just another DFW suburb.

Kristy Mercer
6504 Westcoat Dr
Colleyville, TX 76034

Ben Bryner

Subject: RE: PUD zoning plan Westcoat Dr development

From: lee mercer <>

Sent: Monday, July 18, 2022 11:56 AM

To: Jerry Ducay <JDucay@colleyville.com>

Cc: Bobby Lindamood <BLindamood@colleyville.com>; Brandi Elder <BElder@colleyville.com>; George Bond <GBond@colleyville.com>; George Dodson <GDodson@colleyville.com>; Kathy Wheat <KWheat@colleyville.com>; Chuck Kelley <CKelley@colleyville.com>; Callie Rigney <CRigney@colleyville.com>

Subject: PUD zoning plan Westcoat Dr development

We reside at 6400 Westcoat Dr. (Colleyville) and oppose the rezoning being discussed for our neighborhood.

We have observed a significant increase in traffic on Westcoat over the past few years. We understand that much of that traffic flow is determined by our location between Hwy 26 and N Tarrant Pkwy and cannot be changed without major traffic flow redesign. However, we feel that adding a residential development into that mix would create substantial congestion from the increased number of delivery and service vehicles.

We also have enjoyed the green space provided by this property.

Thank you for your consideration of our concerns, and thank you for your service to our community.

Sincerely,

Chuck and Cindy Mercer
6400 Westcoat Dr.
Colleyville, TX 76034

Ben Bryner

Subject: RE: In opposition of Maykus Development

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

From: HENRY MILLER III <>

Sent: Sunday, July 17, 2022 11:52 PM

To: Jerry Duca <JDuca@colleyville.com>

Subject: In opposition of Maykus Development

I am writing this email in strong opposition of the new neighborhood development on the Westcoat property by Maykus.

There should be no ingress or egress on Westcoat only pleasant run due to existing traffic patterns and development. There are three routes to Hwy 26 via Tinker, John McCain and Hall Johnson (actually White to Beverly, etc). The ingress/egress would go into a soccer field versus the already heavily trafficked Westcoat. The area neighborhoods (including ours) haven't felt the traffic impact from the Hall Johnson residential development as it is not had any occupancy. Due to intense traffic the residents of Oakbrook have to get out of their vehicles and use the crosswalk blinking lights just to leave our neighborhood mbira Westcoat during traffic hours. Not only hampering adult workers but students as well. Ingress and egress should be on pleasant run ONLY. Ingress and egress on westcoat is completely impractical and will severely impact our daily lives.

Lots should be 1.5 acres each in order to reduce the already burdensome traffic patterns and to maintain all neighborhood's quality of life.

The set backs between the neighborhoods should be greater as well. The most obvious reasons are for privacy and drainage.

Maykus and the seller do not care about the citizens of Colleyville. They seek to make a profit then walk away from the problems they have created. The seller could care less about how well she has had it in Colleyville for so many years. The residents of Colleyville that supported you all in your elections plead with you to maintain the small town atmosphere of our neighborhoods and don't allow this rude and condescending out of town developer negatively impact our well being. I'm ashamed for the seller as she has benefitting from our community for years and now she chooses to turn her back on the families and friends that will remain in the area.

The current Infrastructure will not support the additional traffic. The roundabouts were merely bandaids. The traffic in the area will continue to get worse as the developments are built out.

I would ask the you and all of the city council members to walk in our shoes so to speak and attempt to leave our Oakbrook neighborhood, turn right to the John McCain round about, circle it and then try to enter our neighborhood. Please do this multiple times until 9:00 and see how horrible the traffic already is. Being summer the traffic is even much less as there are no students nor parents trying to get to their kids to school.

Regards

Henry Miller III

6820 Fallbrook Ct

Ben Bryner

Subject: RE: IMPORTANT update regarding potential development Fwd: Oakbrook Hills
Feedback regarding potential development with Maykus...

From: Kelly Miller < >

Subject: Oakbrook Hills Feedback regarding potential development with Maykus...

Date: June 23, 2022 at 3:37:54 PM CDT

To: blindamood@colleyville.com, kwheat@colleyville.com, belder@colleyville.com, gbond@colleyville.com,
gdodson@colleyville.com, ckelley@colleyville.com, crigney@colleyville.com, jducay@colleyville.com

Cc:

Oakbrook Hills Feedback regarding potential development with Maykus Homes & Neighborhoods

At the recent June 13, Planning and Zoning meeting, a number of Oakbrook Hills' neighbors signed a comments document advising the zoning committee of several concerns we were discussing with Mr. Maykus regarding his proposed development.

A group of neighbors met with Mr. Maykus on June 16, to further discuss these concerns. Our understanding is that many residents are dissatisfied with how these discussions are progressing partly due to Mr. Maykus's disrespectful and angry approach toward us at the June 16, meeting whenever the idea of one acre lots and a second entrance were mentioned. His behavior was way out of line, unprofessional and unnecessary.

We would like to request a meeting with Colleyville City Council members to ask questions to best understand the circumstances of the potential development, what's permissible, what are the views of our city council representatives, etc,... under the city council's guidelines and policies, of course, of what is allowed in order to have an informal meeting with our city representatives.

This email is intended to serve as a high level "umbrella" to provide council members with some background information and our overall views as a neighborhood. We anticipate that individual residents will soon be emailing, as well, expressing in more detail their personal views, expectations, and wants regarding the potential neighborhood development.

We are looking at this from a viewpoint of what is the very best for Colleyville now and in the future. Ideally, we want to preserve the larger plots of land/lots and maintain the small town feel that is rare and somewhat unique to Colleyville both of which are main reasons we all love Colleyville and what has also helped make Colleyville so desirable to all of us. We do not want to lose either, especially to a developer who does not seem to have the same values and ideals as we do for Colleyville.

As you all know there are not many pieces of land like this remaining in Colleyville. In the last several years 2 similar pieces of land were developed with the Oak Alley and Oak Leigh neighborhoods and before that under our old city council the high density neighborhood of Overlook, which is connected to Monticello. If we're not careful with development decisions before we know it Colleyville will be a small town with a lot of neighborhood developments with less than one acre lots. There was a time not too long ago when Colleyville approved no less than an acre lot size.

I'd also like to mention that in my opinion one acre lots in a neighborhood are very desirable and very hard to find. That may not be what best benefits Mr. Maykus financially, but if a development is inevitable I think it is what is best for Colleyville and the best way to maintain the larger pieces of land while attempting to continue the small town feel we all enjoy.

This is a very important decision with many factors involved and we want to be as informed and knowledgeable as possible, so we truly appreciate your help as our council members and fellow Colleyville citizens!

As of now the concerns fall collectively into 4 main areas. The key issues and concerns are

1. **Traffic Congestion:** The current proposal is a gated sole ingress/egress off of Westcoat Drive (south of the McDonwell School Road roundabout). The alternative preferred option is to either move the entrance to a gated entrance off of Pleasant Run or at least add a second entrance off of Pleasant Run so that Westcoat doesn't bear the burden of ALL of the new traffic. Traffic is already a major issue for Oakbrook Hills residents with high volume from McDonwell School Road going east via the roundabout toward John McCain in the mornings and the reverse in the evenings. Since Westcoat has two existing communities in close proximity off of Westcoat, Oakbrook Hills and Westmont, we think sharing the traffic pain with our neighbors to the east by having an additional entrance on Pleasant Run just makes sense overall. This will also help avoid the potential need for widening Westcoat in the future. Currently, Westcoat is used as a cut through for so many coming from the North Richland Hills, Keller areas and will most likely only increase in the future. Also, if I'm a resident in the proposed neighborhood being right down the street from our neighborhood schools, CES and CMS, via Pleasant Run would be not only very appealing but much more convenient. The Pleasant Run entrance would only pass by a handful of homes in Cutter Ridge as you enter/exit. Unless you're going to McDonwell School Road the Pleasant Run entrance makes much more sense and has access to a number of avenues to 26, such as, Tinker, Hardage, Hall Johnson, John McCain and even to 114 from Pleasant Run/White's Chapel. Coming around from Westcoat doesn't seem as logical or logistically savvy.
1. **Privacy:** Oakbrook Hills has a significant number of homes, which will directly abut to a new development. The current proposal has 1/2 acre lots abutting to Stonington Lane and Oldenwood by the new development with a 30 ft. buffer included in the 20,000 sf lots. The alternative strongly preferred would be one acre lot minimums with a 30 ft. buffer to ensure privacy. We would want to do this within the current PUD-R zoning in order to ensure that Mr. Maykus is in compliance with all aspects of the development plan presented to residents.
1. **Drainage:** Oakbrook Hills has faced significant drainage issues in the past. To ensure that any Maykus proposal includes a well engineered drainage plan we would ask that the city conduct an engineering study. We want to make certain that his proposed plans do not adversely effect Oakbrook residents downstream from the settling ponds that are in the current plan.
1. **Lot size:** One acre lots only is extremely important for many of the reasons previously mentioned regarding doing our very best to help preserve and maintain what makes Colleyville so great and so special!

Thank you all for your service to Colleyville and your genuine desire to keep Colleyville great!

On behalf of Oakbrook Hills Homeowners
Respectfully,

Kelly Miller
6820 Fallbrook Ct.
Colleyville "The best small town in Texas"

Ben Bryner

Subject: RE: IMPORTANT update regarding potential development Fwd: Oakbrook Hills Feedback regarding potential development with Maykus...

From: Igor Motkin <>

Sent: Friday, June 24, 2022 2:33 PM

To: Bobby Lindamood <BLindamood@colleyville.com>; Kathy Wheat <KWheat@colleyville.com>; Brandi Elder <BElder@colleyville.com>; George Bond <GBond@colleyville.com>; George Dodson <GDodson@colleyville.com>; Chuck Kelley <CKelley@colleyville.com>; Callie Rigney <CRigney@colleyville.com>; Jerry Ducay <JDucay@colleyville.com>

Cc:

Subject: Fwd: IMPORTANT update regarding potential development Fwd: Oakbrook Hills Feedback regarding potential development with Maykus...

Ladies and Gents:

My name is Igor Motkin and my wife's name is Volha Ramanouskaya. We live in Oakbrook Hills Neighborhood at 209 Stonington Ln, Colleyville 76034.

Both my wife and I are completely agree with all issues/concerns expressed by Kelly Miller in her email below.

The only thing I would add is our personal expectations from the City of Colleyville and developers who City of Colleyville considers/allows for zoning developments. Honestly, I don't know much about city procedures, behind the scene work on zoning and developments, etc — this is my first time being involved in something like that (I attended the recent June 13, Planning and Zoning meeting and that was my first experience).

Anyway, my biggest surprise was that at all meetings with Mr. Maykus (both with city and with Oakbrook Hills community) wasn't able to answer a lot of our questions in a direct way. Most of his answers sounded like "*I think this option is the best for everybody*". And when we asked WHY — he would just repeat "*In my opinion this is the best.*" Another surprise to me was his message he repeated several times — it sounded like "*This is done deal — you can protest but it doesn't matter.*"

Mr. Maykus didn't say anything about alternatives he looked at, or what researches/studies were done to prove the option he suggested are the best. It sounded like "*This is best for me and that's it*" and I can't remember he ever said something like "*This is best for you and Colleyville and here is why.*"

Let's use entrance/exit as an example. It's only my guess but I believe what he did within the last months was this:

Mr. Maykus talked to all neighbors on the Pleasant Run side and told them "*You need to support my plan or the entrance will be off of Pleasant Run*" — that's how he collected supporting votes. I have never heard about any open discussions on WHY the entrance/exit should be on our side.

Important: we are not talking about another street that would connect Pleasant Run and Waistcoat to allow a straightforward traffic. Mr. Maykus is developing a gated community which (if set up right) doesn't allow any straightforward traffic to begin with. If there are still concerns about straightforward traffic — there is a simple solution — they can add an Emergency gate in the middle of the community.

This option of splitting traffic 50/50 is fair to everybody. Unfortunately we haven't heard any true explanations/factors/study results that are opposite to this solution.

Also I can't remember city representatives said anything on why Mr. Maykus's plan is the ***Best for Colleyville*** during the recent June 13, Planning and Zoning meeting. They only confirmed that most of the items on his plan are in line with city rules (except for larger open zoning on his land, if I'm not mistaken). But to me '*being in line with rules*' is very different from '*being best*'.

Again, I'm not familiar with such meetings and know nothing about procedures — maybe this is not something that we should expected at all. But I strongly believe that city should have a meeting with us and:

- explain if City is OK with everything proposed by Mr. Maykus and is not going to look at any alternatives and listen to our ideas and concerns, and this is a truly done deal
- explain WHY THIS IS BEST FOR COLLEYVILLE in their opinion

Thank you for your time!

*Sincerely,
Igor Motkin*

Ben Bryner

Subject: RE: Re 7/19 City Council Mtg

From: Brent Neff <>

Date: July 19, 2022 at 10:51:04 AM CDT

To: Brandi Elder <BElder@colleyville.com>

Subject: Re 7/19 City Council Mtg

Reply-To: Brent Neff <>

Dear Council member Elder ,

Thank you for serving the city of Colleyville. As a resident of Colleyville since 1990 and a resident at 204 John McCain for over 25 years I have certainly seen the importance of well managed growth in our exceptional city. Your service is greatly appreciated.

I am writing in hopes that you will see this in time for the 7/19 council meeting and consider my concerns regarding the proposed 50+ lot subdivision adjacent to the Westcoat/McDonwell School Rd round-a-bout. I believe it is described as Case ZC22-020 and is an agenda item for 7/19 meeting.

Changing zoning from Estate and Ag zoning to PUD seems counter to the low density and high value uses that have made Northwest Colleyville in such high demand for more estate type properties. But IF the council chooses to consider a development proposal for the "Graystone Manor" acreage, please consider the following concerns.

It is well known and documented that Westcoat Dr between John McCain and McDonwell School Rd is a major traffic concern. While the round-a-bouts have helped, there are still almost daily backups at all the effected intersections. The proposed subdivision would add considerable traffic from over 50 households directly into the Westcoat trouble spots and effected intersections. It seems an entrance to the subdivision located at the property's eastern boundary at McDonwell School Rd. (at Cutter Ridge) would direct the traffic from the subdivision to Pleasant Run which is a more appropriate thoroughfare allowing the traffic from the 50+ households quicker access to Colleyville and Colleyville schools and would add less stress to already problematic Westcoat. Please consider that following minimum engineering or traffic flow standards for this project would likely result in major impact on already terrible traffic issues.

Not so well known are the drainage and flooding issues in the Westcoat/John McCain areas, The official FEMA maps have been updated recently to confirm that areas along Chapel Creek are in a designated flood hazard area, so the issues are well documented. Chapel Creek runs through Westmont subdivision just west and parallel to Westcoat Dr. The creek is not able to handle current runoff in a heavy rain event and documentation of such can be seen in the updated FEMA map and the hydrology study done for the City of Colleyville by Hallf and Associates engineering. My home at 204 John McCain (and my neighbors home also adjacent to the creek) is now in a designated flood hazard area according to FEMA, largely due to the way Westmont (and Old Grove) subdivision was developed. The retention pond system in Westmont is undersized and poorly placed and allows much more water to move to the creek much more quickly than water did before the Westmont subdivision was built. I lived at 204 John McCain for years before Westmont was developed and flooding was never an issue. My concerns regarding a new development that will discharge even more water more quickly and will multiply the flooding problems and endanger the area and especially my property in particular cannot be overstated. Please consider that following minimum/typical engineering and hydrology standards will likely increase flooding issues along Westcoat, Westmont, John McCain, and Monticello Estates. The size of the retention ponds in the proposed plat and a drainage plan that allows the greater portion of runoff from the new subdivision to be directed to Westcoat/Chapel Creek will likely have similar disastrous effects as the Westmont development had on the area and my property.

Please consider these concerns and share any portion of the above that you wish as discussions are had by the council. Please feel free to contact me as well. Thank you.

Brent Neff
204 John McCain Rd.

Colleyville, TX 76034



Ben Bryner

Subject: RE: Greystone Manor

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

From: Winnie O'Regan < >

Sent: Friday, September 23, 2022 4:16 PM

To: Colleyville <colleyville@colleyville.com>

Subject: Greystone Manor

Good afternoon city council members,

I would like Colleyville to hold firm to the open space requirements that the city has in place for residential projects. We have these guidelines for a reason and there isn't a need to bend the rules for the Greystone Manor project.

Hopefully drainage ditches and sidewalks aren't counted as open space as they once commonly were.

It would also be beneficial if there were multiple entrances and exits so that neither Westcoat nor Pleasant Run take the full brunt of the traffic impact.

Thank you for your service to our community and for considering these opinions.

Regards,

Winnie O'Regan

Ben Bryner

Subject: RE: Greystone Manor Protest

From: Lauren <>

Sent: Thursday, July 21, 2022 10:07 AM

To: Jerry Ducay <JDucay@colleyville.com>

Cc: Damon Paulo ♥ <>

Subject: Greystone Manor Protest

Hello,

My husband, Damon Paulo, and I are protesting the current proposal for Greystone Manor. We live at 6808 Mystic Woods Lane, Colleyville TX 76034.

We are aligned with all of the concerns presented by our fellow neighbors in the Oakbrook Hills neighborhood.

Sincerely,
Lauren Paulo

CITY OF COLLEYVILLE
City Council
100 Main Street
Colleyville, TX 76034

JULY 20, 2022

Lidia Paz-Baker, 6605 Providence Road, Colleyville (Whittier Heights)

CITIZEN COMMENT RE: ORDINANCE O-22-2211 Consideration of a zoning change from AG agricultural and RE Single Family 'Estate' Residential to PUD-R...

I attended the City Council meeting on Tuesday, July 10, 2022, because of my interest in the proposed development in our community, but I must first commend the City Council for your dedication and stamina. The meeting started at 7:30 pm and extended on to Wednesday morning. Unfortunately, my husband, Calvin, and I could not stay to make our comments. "Thank you" for your commitment to keeping the City of Colleyville a safe and enjoyable place to live.

My concern is the impact on the environment. It is my understanding that the developer is proposing to build fifty-six homes. For example, if each new homeowner has an average of two cars that would mean an additional 112 cars could be added to the existing number of cars using Westcoat and McDonwell School Road. My concern goes beyond the increase in traffic. The increase in traffic flow contributes to the nitrogen oxides, carbon monoxide, and other pollutants into our air.

I am not an environmental scientist but given the current change in our weather not only here, but around the world, the environmental impact merits consideration when deciding on new development that will impact the Colleyville community long term. The inclusion of

"common areas" to include shading trees; and walking paths that may or may not connect to existing paths are changes that could be made to the developer's proposal if the project is approved.

In addition, do not fight "Mother Nature," especially when she determines the flow of water. If it flows North, it will flow North. The developer knows that specific consideration will need to be given to the North side of the development due to the water flow. This to me is the start of a homeowner issue I would not want to deal with, especially when the developer is no longer available.

Thank you for the opportunity to share my thoughts with the City Council.

Formal Opposition to Rezoning and proposed neighborhood development for Westcoat Property

I formally oppose the rezoning and proposed development for 6401 Westcoat Dr. zoning case, ZC22-020

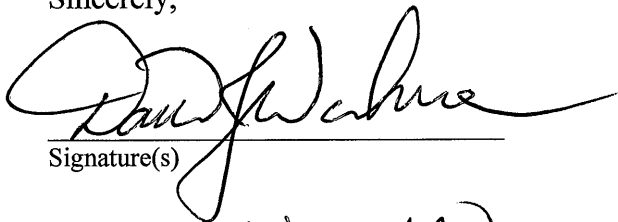
Name	Address	Email	Signature
Kevin Langham	6405 Bettinger Dr	klangham@taurustechinc.com	
Taurus Holding, Inc.	169 W. McDonnell School Rd	klangham@tholdinc.com	
Cody Wilbanks	120 Muir Ln	kukadonhq@gmail.com	

Formal Protest and Objection to Proposed Zoning Change Case ZC22-020

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Oakbrook Hills, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,



Signature(s)

DAVID J. WORKMAN

Name(s)

201 STONINGTON LN

Address

7/22/2022

Date

Formal Protest and Objection to Proposed Zoning Change Case ZC22-020

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Oakbrook Hills, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Diana Reach
Signature(s)

Hunter Reed
Name(s)

202 Oldenwood Court, Colleyville, TX 76034
Address

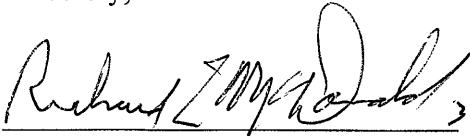
7/21/2022
Date

Formal Protest and Objection to Proposed Zoning Change Case ZC22-020

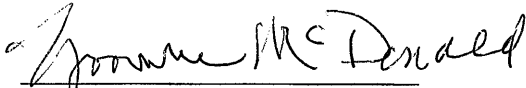
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Sincerely,



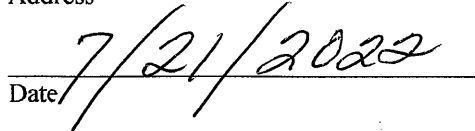
Signature(s)



Name(s)



Address



Date

Formal Protest and Objection to Proposed Zoning Change Case ZC22-020

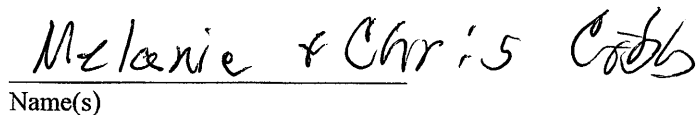
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Sincerely,



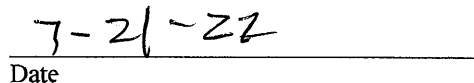
Signature(s)



Name(s)



Address



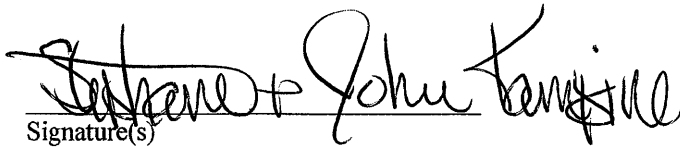
Date

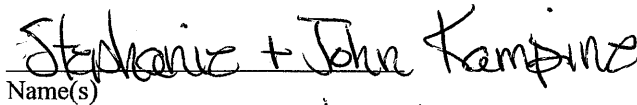
Formal Protest and Objection to Proposed Zoning Change Case ZC22-020

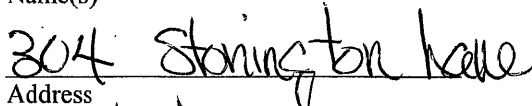
Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

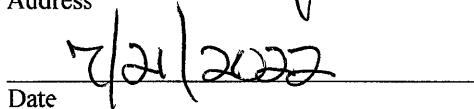
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Sincerely,


Signature(s)


Name(s)


Address


Date

Formal Protest and Objection to Proposed Zoning Change Case ZC22-020

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Oakbrook Hills, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,


Signature(s)

PAUL GAGE
Name(s)

313 STOWINGTON LANE
Address

7/21/2022
Date


Susan Gage

Formal Protest and Objection to Proposed Zoning Change Case ZC22-020

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Oakbrook Hills, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,


Signature(s)

GEORGE REICH
Name(s)

204 STONINGTON
Address

7/22/22
Date

Formal Protest and Objection to Proposed Zoning Change Case ZC22-020

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Oakbrook Hills, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Jeffrey Blomquist
Signature(s)

PATTI Blomquist
Name(s)

6819 FALLBROOK COURT
Address

7/22/2022
Date

Ben Bryner

Subject: RE: Zoning Case ZC22-020

From: Richard Remley <>

Sent: Friday, July 22, 2022 1:13 PM

To: Jerry Duca <JDuca@colleyville.com>

Subject: Re: Zoning Case ZC22-020

Thanks Jerry,

We are located just to the south of Victor Dupuy. Thus, I have confirmed that we are within the 200 foot radius zone of the proposed Greystone Manor development. Please ensure that future updated voting maps include our opposition and that it is counted for purposes of whether any City Counsel vote in favor of the development will require a super majority.

Also, I recognize that the City Counsel does not have unbridled discretion either way on this matter. Could you point me to where the criteria it will follow is described.

Thank you,
Richard Remley

From: [Richard Remley](#) <>

Sent: Tuesday, July 19, 2022 3:21 PM

To: Jerry Duca <JDuca@colleyville.com>

Subject: Zoning Case ZC22-020

Dear Mr. Duca:

My wife Valerie and I reside at 6803 Fallbrook Ct in the Oakbrook Hills HOA in Colleyville, TX. We are in the southeast corner of the Fallbrook cul de sac – one house east from being contiguous with the proposed development that is the subject of Zoning Case ZC22-020. Thus, I am not clear whether we are in the 200-foot zone or just outside it.

Valerie and I support the objections made by others in the Oakbrook Hills HOA, including those related to the need for:

- A thirty-foot buffer with landscaping primarily consisting of trees;
- The proposed fencing being of iron rather than wood;
- Plans for drainage ensuring that the proposed development does not drain into Oakbrook Hills;
- An entrance/exit being south of the Westcoat/W. McDonwell School Rd traffic circle, a second entrance/exit being off E. McDonwell School Rd/Pleasant Run, and any second exit off Westcoat being limited to emergencies.
- Minimum lot size of acre, but should there be smaller lots, they should be distributed equitably throughout the development rather than backing into Stonington; and
- This to be a PUD-R project.

My failure to specifically list an issue raised by others in our HOA should not be construed as my disagreeing with such.

Richard J. Remley, Jr.
6803 Fallbrook Ct.
Colleyville, TX 76034

Ben Bryner

Subject: RE: Greystone Manor

From: Ed Repp <>

Sent: Sunday, July 31, 2022 7:54 PM

To: Bobby Lindamood <BLindamood@colleyville.com>; Brandi Elder <BElder@colleyville.com>; George Bond <GBond@colleyville.com>; Kathy Wheat <KWheat@colleyville.com>; George Dodson <GDodson@colleyville.com>; Chuck Kelley <CKelley@colleyville.com>; Callie Rigney <CRigney@colleyville.com>; Jerry Ducay <JDucay@colleyville.com>

Cc:

Subject: Greystone Manor

Dear All,

My name is Ed Repp.

I along with my wife, Jennifer Trent Repp, reside at 6303 Westcoat Drive and we also own 6313 Westcoat Drive.

I attended the City Council meeting that started on July 19, 2022, around 7:30 pm and ended on July 20, 2022, before 1:00 am. I greatly appreciate the council members', residents', developer, and property owner willingness to meet, discuss, and ultimately identify a compromise to the current Greystone Manor development plan.

My wife and I are opposed to the following components of the current Greystone Manor development plan and have identified proposals to consider:

Entrance location – we propose moving the proposed main entrance from Westcoat to Pleasant Run Road. We are already dealing with a tremendous amount of traffic and emergency vehicles on Westcoat Drive. It is currently challenging to get our kids to their buses for pick up during work commuting hours 7:10 am - 8:30 am and after school between 3:00 pm - 5:30pm. Our bus stop is at Westcoat Drive and White Drive. We have 10+ kids out there in the morning and afternoon and it's very dangerous. The intersection of Westcoat and White has had numerous accidents with the increased traffic from the addition of the roundabouts. Adding an additional 50-100 vehicles of traffic from the new development will make the traffic worse and negatively impact our childrens' safety.

Open space allocation – we propose the development expand from the planned ~5% to at least the minimum required by the city. In addition, please ensure that the open space is usable open green space and not include just any pond or water reservoir.

Number and size of lots – we propose the total number of homes planned for the development is at least 20% less than the current number proposed. We also propose the elimination of any R20 lots. Therefore, having lots no smaller than R30 in the development.

Thank you,

Ed Repp and Jennifer Trent Repp

Dakari Hill

From: Ben Bryner
Sent: Friday, June 10, 2022 9:45 AM
To: Dakari Hill
Subject: FW: Zoning Case ZC22-020

FYI...

From: David Scott <[REDACTED]>
Sent: Friday, June 10, 2022 9:45 AM
To: Ben Bryner <BBryner@colleyville.com>
Subject: Zoning Case ZC22-020

I wish to protest this re-zoning request.
I will attend the P&Z Commission Meeting 06/13/2022 in order to amplify my concerns if needed.

Please reply that you have received my request.

Thank You for your consideration,

David A Scott

Ben Bryner

Subject: RE: Greystone Manor

From: Claudia Brummett <>

Sent: Tuesday, July 19, 2022 5:21 PM

To: Jerry Ducay <JDucay@colleyville.com>

Subject: Greystone Manor

Mr. Ducay,

I live at 6800 Fallbrook Court in Colleyville and would like to protest the proposed development at Greystone Manor. My concerns are the increased traffic on Westcoat Drive (it is already a challenge at times to exit onto Westcoat), drainage and green belt issues.

Thank you,
Sheri Sinclair

Ben Bryner

Subject: RE: Greystone Manor

From: Valek, Kevin M <>

Sent: Tuesday, July 19, 2022 11:53 AM

To: Christine Loven <cloven@colleyville.com>

Cc: Bobby Lindamood <BLindamood@colleyville.com>; Kathy Wheat <KWheat@colleyville.com>; Callie Rigney <CRigney@colleyville.com>; Brandi Elder <BElder@colleyville.com>; George Bond <GBond@colleyville.com>; George Dodson <GDodson@colleyville.com>; Chuck Kelley <CKelley@colleyville.com>

Subject: Greystone Manor

All,

I am writing to disagree with not having an Eastern exit on McDonwell School Rd for the proposed Greystone Manor Development.

I do not live on E McDonwell School Rd or Cutter Ridge nor do I live on Westcoat so I am not directly impacted or biased like those residents directly on either side of Greystone who will see the additional cars every day.

I have been a Colleyville resident for 8 years on Wagonwheel Ct in far NW Colleyville and use the John McCain/Westcoat intersection/roundabout daily so have seen the impact of various changes to the traffic flow over the years like 100's of residents who are like me in that corner of Colleyville.

While the new roundabouts on Westcoat have improved traffic flow, the efforts by the City of Keller and others to reduce traffic on Bandit Trail to John McCain have worked somewhat and I think increased McDonwell School traffic as a way to get from Davis to 26. Not having any eastern exit will only add more traffic to already congested area on Westcoat. Maybe a traffic study is needed.

Besides one of these days Trinity Broadcasting is going to sell more of their land and someone will want to extend Westcoat North into the Overlook development as all that land eventually gets developed. That will make the John McCain/Westcoat intersection a nightmare and we can help alleviate that with an eastern entrance.

I know many years ago the McDonwell School road extension was removed from the City plan. But this would not be an full extension connecting the sides but just an exit and likely a gated exit if a gated community.

Kevin

Kevin M Valek

Tax Partner-in-Charge, Southwest Business Unit

National Asset Management Leader - Tax

KPMG LLP | 2323 Ross Avenue, Suite 1400 | Dallas, Texas 75201

Ben Bryner

Subject: RE: Cos Marykus Westcoat Dr Development

From: kim walton <>

Sent: Monday, July 18, 2022 9:01 PM

To: Jerry Ducay <JDucay@colleyville.com>; Bobby Lindamood <BLindamood@colleyville.com>; Brandi Elder <BElder@colleyville.com>; George Bond <GBond@colleyville.com>; George Dodson <GDodson@colleyville.com>; Chuck Kelley <CKelley@colleyville.com>; Callie Rigney <CRigney@colleyville.com>; kwheat@colleyvill.com

Subject: Cos Marykus Westcoat Dr Development

I am writing this email to all involved as I will be unable to attend the City Council meeting on July 19th due to illness. I am concerned about some aspects of this planned development though and felt that these concerns needed to be considered and addressed.

To begin, the entrance into this area is currently planned for Westcoat Dr. This I am totally opposed to as this road is now absorbing traffic from Colleyville as well as from Keller and North Richland Hills being used as a pass through to Hwy 26. Pleasant Run is a much more viable option given the road does not have direct feeders, as does Westcoat, and in addition is a wider road to handle the increased traffic. If you do not live in this area I strongly urge each of you to travel these roads during the week day rush hour, morning and night, so you know exactly what it is you are voting on. And spend some time discussing this with the Colleyville Police as it wasn't long ago they were in a position of directing traffic and will understand the volume and flow of said traffic.

I am also opposed to the smaller lot sizes. These lots should be, at minimum 1/2 acre (app 22K sq ft), which will give a more open appearance helping to maintain what Colleyville states they want with a "country feel". Smaller lots will just give it a more congested feel and detract from what Colleyville has stated they want. I would also like to see the city arborist fully involved to protect the decades old oak trees located around parts of the property.

There needs to be a complete drainage study done before anything is considered. This general area has had some flooding issues in the past and natural pasture filled in with concrete may well exacerbate this issue. In this regard, leaving an area or two open as a park (2-3 acres) may help offset some of the potential drainage issues while also helping to give it a more country feel.

Thank you for your time
Kim Walton
6320 Westcoat Dr
Colleyville TX 76034
Tel: 214 500 0715

Ben Bryner

Subject: RE: Protest To Proposed Greystone Manor Development Plan - Oakbrook Hills - 6815 Fallbrook Ct.

From: Daniel Washburn <>

Sent: Wednesday, July 20, 2022 7:35 PM

To: Jerry Duca <JDuca@colleyville.com>

Cc: LaDana Washburn <>

Subject: FW: Protest To Proposed Greystone Manor Development Plan - Oakbrook Hills - 6815 Fallbrook Ct.

Jerry.

Thank you for your thoughtful and timely responses to our Oakbrook Hills homeowners about the proposed Greystone Manor. Your understanding of Colleyville policy and process and level of patience is an asset to our citizens and our city council members.

We are lodging formal protest with the points of objection or concern. These items were shared by Wilf Cameron on behalf of some members of the Oakbrook Hills homeowner's association at the Colleyville City Council on July 19, 2022

1. The development plan should provide for at least a 30-foot buffer with landscaping primarily consisting of trees, between the residences on Stonington Lane and the proposed development. This buffer should be land managed and cared for by the homeowners association and be part of the open space requirements required by the PUD zoning classification. The current plan provides for only a 15-foot buffer of undetermined type in some areas and does not appear to provide for any open space.
2. The proposed fencing on the Stonington Lane side of the development should be uniformly iron. The plans appear to call for wooden fencing for part of this segment.
3. Plans for drainage should ensure that the proposed development does not increase water flow into the Oakbrook Hills subdivision. **My home at 6815 Fallbrook already has excess water flow through my backyard when it rains, which I have discussed with the City; however no remediation plans were implemented by the City to fix the drainage problems that accumulate in my backyard.**
4. Residents of the Westmont development community and Oakbrook Hills Community request a second exit to the new development be placed on McDonwell East as a second access/egress point to the development. The traffic and congestion on Westcoat has become unmanageable and is a safety hazard to people and cars attempting to exit from neighborhoods off of Westcoat. A traffic survey of the McDonwell East and Pleasant Run area is requested to compare the relative traffic burdens of Westcoat and Pleasant Run. We believe the study will show that Westcoat has the heavier burden, and that Pleasant Run would be in a better position to absorb traffic from the new development.
5. Whether or not a secondary exit is made on McDonwell East as requested, landowners need to be certain that the proposed access to the development north of the Westcoat/McDonwell School roundabout will be for emergency/fire access only, as the current plan suggests. Having this access available for day-to-day use would cause significant problems for both developments in exiting onto an already congested Westcoat Dr.
6. The smallest proposed lots back up to Stonington, resulting in 8 lots backing up to Stonington. One or two lots should be taken from the Stonington side and reallocated to other sides of the proposed development, so as to more equitably equalize lot sizes backing up to the various existing developments.
7. Landowners need to be certain that, in connection with the proposed zoning change, the City of Colleyville will require the proposed development to implement every element put forward in the development plan (i.e., the developer will not have the flexibility to alter any of the above items, or other elements of the current development plan, without obtaining a further zoning change). We understand that the current PUD-R zoning proposal requires this, but if the proposed zoning type changes, there must be a similar requirement for the developer to adhere to the plan.

Thank you.

Daniel & LaDana Washburn
6815 Fallbrook Ct.

Ben Bryner

Subject: RE: protest Graystone Manor Development - Westcoat Drive Colleyville, Tx.

From: Henry < >

Sent: Wednesday, August 10, 2022 10:57 AM

To: Jerry Duway <JDucay@colleyville.com>

Subject: protest Graystone Manor Development - Westcoat Drive Colleyville, Tx.

**Objection to proposed Greystone Manor Development – Westcoat Drive
ingress/egress:**

- 1. West McDonwell School road dead ends at Westcoat drive and has been at well over maximum capacity for several years.**
- 2. It is nearly impossible for people on McDonwell to get in and out of their driveways now.**
- 3. This proposal will make it necessary to use a helicopter to leave home.**
- 4. East McDonwell has virtually no traffic and would be a logical choice for access to the proposed new development .**
- 5. Pleasant run street would provide ready access to all destinations and is not nearly as congested as west McDonwell.**

Regards and thank you.

Henry C. Wells

Carolyn Sue Wells

**413 West McDonwell School Road
Colleyville, Tx.**

Ben Bryner

Subject: RE: Protest of Greystone Manor development

From: John West < >

Sent: Friday, July 15, 2022 12:24 PM

To: Jerry Duway <JDucay@colleyville.com>

Cc: Kari Lervick < >

Subject: Protest of Greystone Manor development

Mr. Duway,

My wife and I reside at 208 Stonington Ln in the Oakbrook Hills development off Westcoat Rd in Colleyville. I'm writing to protest one aspect of the development plan - the entrance/exit off Westcoat Rd.

Westcoat Rd is full of traffic congestion, especially during morning and evening rush hour. Westcoat and McDonwell West already serve as a pass-through connecting 26 and Precinct Line/North Tarrant, creating significant congestion at the beginning and end of each workday.

We understand that change is inevitable, but we would like to ask the city why McDonwell East could not be used as an entrance/exit into the new private development. Pleasant Run/McDonwell East is a much quieter, less busy road and the prospect of any pass-through traffic to Westcoat would be eliminated, as Greystone Manor is gated.

Our request is that the city examine McDonwell East as a viable entry/exit option for Greystone Manor.

Thank you for your service to Colleyville.

John West and Kari Lervick
208 Stonington Ln
Oakbrook Hills

Ben Bryner

Subject: RE: Subject: Opposition to Kosse Maykus Zoning Change & Residential Development Application, Case No. ZC22-020 ("Application")

From: Cody Wilbanks <>

Sent: Thursday, July 28, 2022 7:10 PM

To: Bobby Lindamood <BLindamood@colleyville.com>; Belder@colldyville.com; George Bond <GBond@colleyville.com>; Kathy Wheat <KWheat@colleyville.com>; George Dodson <GDodson@colleyville.com>; Chuck Kelley <CKelley@colleyville.com>; Callie Rigney <CRigney@colleyville.com>; Jerry Ducay <JDucay@colleyville.com>

Subject: Subject: Opposition to Kosse Maykus Zoning Change & Residential Development Application, Case No. ZC22-020 ("Application")

Subject: Formal Opposition to Kosse Maykkus Zoning Change & Residential Development Application, Case No. ZC22-020 ("Application")

Dear Council Members and City Manager:

My name is Cody Wilbanks. My wife Lynanne and I have lived in Colleyville for over 20 years. We currently reside at 120 Muir Lane, which is within 200 feet of the above-referenced Application. We strongly oppose the approval of the Application as it is currently proposed. Our primary concerns, based solely on the limited information we have today are listed below.

Increased Traffic Congestion & Safety Issues: I don't know if the City has conducted any traffic studies of McDonwell School Rd. and Westcoat Dr. subsequent to completion of the roundabouts constructed at that intersection and at the Westcoat Dr. and John McCain intersection, but the excessive traffic, particularly on McDonwell and Westcoat prior to their construction was one of the driving forces for putting roundabouts in, as supported by prior traffic studies, not to "demonstrate the City's intent to facilitate more development in the immediate area." The roundabouts did nothing to lessen the volume of traffic on McDonwell and Westcoat. If anything, they increased the volume of traffic, because it flows just a bit more smoothly now – but it still carries a very high volume of traffic for a purely residential area. I understand the Council was given a traffic study that shows it already carries almost 75% more traffic than Pleasant Run between Tinker and John McCain. Forcing the properties on McDonwell and Westcoat to absorb new traffic of that many new homes, when a perfectly accessible street already exists on the east side of the proposed development, for entry and exit, would be extremely unfair and inequitable to a large number of Colleyville residents.

My Westmont neighborhood, that faces McDonwell, has only a single entrance/exit – onto McDonwell and less than 100 feet to the roundabout. Several times a day, still, residents wanting to enter or exit Muir Lane and the other homes in this part of Westmont must wait for openings in traffic lines going both ways that at times are close to a quarter mile long – not to

mention delivery, contractor and visitor vehicles that need into the neighborhood. This also presents increased safety issues, because vehicles often times decide to dart across flowing traffic order to get in or out when there's less than safe space to do so. Finally, the roundabout has created a safety problem of vehicles using the roundabout exits as drag strip starting points, to see how loud and fast they can accelerate coming out of the roundabout in both congested and non-congested times. Adding another 40 to 50 homes forced to use this site as their sole entry/exit route will only make this worse.

Drainage Issues: As some of the City Council and Staff are aware, the homes on Muir Lane in Westmont have had serious drainage issues and problems related to a drainage easement between the homes on Muir and those on Bartram Lane for many years, which are finally being addressed after 4 years of constant urgent requests to the HOA Board of Directors. I'm concerned that adding drainage from another large development into the overflow creek for the retention pond at the corner of Muir and Westcoat will adversely impact the available capacity of the retention pond and overflow creek to the detriment of the property owners in Westmont. I also have concerns about the amount of debris that will flow the new development into the Westmont pond and creek, that will require additional expense and ongoing maintenance to avoid even greater drainage problems.

Finally, the Westmont retention pond and the overflow creek behind Westmont Drive Have been designated by the Department of the Army Corps of Engineers as a wetland and riparian mitigation and conservation area with certain legal requirements that must be adhered to, as described in a Notice of Dedicatory Instruments for Westmont Maintenance Association, dated 18 April 2016 ("Conservation Area"). Before any approval of the Application, I believe the applicant should be required to conduct any necessary studies of potential impacts on the Westmont Conversation Area and provide a reasonable, legally binding commitment to maintain compliance with those requirements and be financially responsible for its fair share of the expense of such maintenance going forward. Because their additional run-off added to the Conservation will unquestionably add to the erosion and necessary maintenance of the Conservation Area, which I believe is the responsibility of the Westmont Maintenance Association.

Thanks for your time and attention, and patience, reading through this long email. Please count my opposition as part of that necessary to require a super majority vote of the council to approve the Application, since my home is within 200 feet of the proposed development's boundary.

Sincerely,

Cody Wilbanks

Ben Bryner

Subject: RE: Greystone Manor Protest

From: Corey Wilson <>

Sent: Wednesday, July 20, 2022 8:06 PM

To: Jerry Ducay <JDucay@colleyville.com>

Subject: Greystone Manor Protest

Good evening. Please consider this our formal vote.

We are protesting the current proposal for Greystone Manor

Corey and Laura Wilson
308 Oldenwood Ct
Colleyville, TX 76034

Ben Bryner

Subject: RE: Grey Stone Manor

From: Kapil Anand < >

Sent: Monday, August 1, 2022 6:08 PM

To: Jerry Duca <JDuca@colleyville.com>

Subject: Grey Stone Manor

Good afternoon Mr. Duca.

I am writing this letter of endorsement on behalf of Providential Custom Homes. As a client of Providential, I certainly can attest to not only the workmanship of the product but can also speak to the level of professionalism in which they conduct business. Furthermore, this company is a faith-based enterprise that espouses fairness, transparency and a commitment customer satisfaction! Grey Stone Manor would be blessed to have such a builder working in that space.

In closing, I did a lot of research before deciding to have Providential build our forever home in Colleyville. Truth be told, we were not disappointed in the least, and neither will future patrons of Grey Stone Manor!!

Sincerely,

Kapil Anand MD MBA

Professor of Anesthesiology & Pain Management

General Anesthesia Division Chief

Clements University Hospital

UTSW Medical Center

Ben Bryner

Subject: RE: Greystone Manor

From: Ted Beneski < >

Sent: Thursday, August 4, 2022 9:44 AM

To: Bobby Lindamood <BLindamood@colleyville.com>; Jerry Ducay <JDucay@colleyville.com>; Ben Bryner <BBryner@colleyville.com>; Kathy Wheat <KWheat@colleyville.com>; Adrienne Lothery <alothery@colleyville.com>; Mark Wood <MWood@colleyville.com>; George Dodson <GDodson@colleyville.com>; Callie Rigney <CRigney@colleyville.com>; Brandi Elder <BElder@colleyville.com>; George Bond <GBond@colleyville.com>; Chuck Kelley <CKelley@colleyville.com>

Cc: Jeremy Vanselous < >

Subject: Greystone Manor

Dear Mayor Lindamood and Colleyville City Council,

We on the East side of Greystone Manor are now coming to understand the choices that seem to be on the table regarding lot sizes, green areas and the location of the entrance and exit of this Westmont development. As Chris Cantarella articulately points out below, we are a very large group of homeowners, and while we can be supportive of new real estate development in Colleyville, including this one on Westcoat, we are vehemently and unanimously opposed to an entrance on the east side of the development. Below is a short list of additional reasons why we believe the entrance and exit should be on Westcoat.

1. Greystone Manor was conceived and architecturally designed as a Westcoat development, not a McDonwell School Rd or Pleasant Run development - so it's entrance and exit should be on Westcoat
2. An East entrance would literally go THROUGH our Cutter Ridge neighborhood – This is unheard of and un-precedented of any other development in Colleyville
3. The city invested millions of dollars in 2 brand new rotaries to accommodate traffic on Westcoat - They should be utilized to accommodate the traffic from this development as well.
4. Traffic is by far the lowest south of the Westcoat/McDonwell rotary (especially vs. Pleasant Run and Westcoat north)- so it would make the most sense to place the entrance/exit there and steer the traffic south. Entering and exiting from and to the south of this point would be an attractive option for homeowners everywhere, including Greystone.
5. All of us on the east side would be very happy to accommodate bike and walking traffic to the Pleasant Run Soccer Complex and the community trail, but not cars. We already have a very busy Pleasant Run – It is the main thoroughfare between Colleyville and Southlake, it bears the brunt of Soccer Complex cars, it backs up with cars from the RR crossing, it accommodates traffic from 4 churches/houses of worship, and is deluged by the stream of traffic coming east on L.D. Lockett.

Thank you all for hearing us out on these very important points! We love Colleyville!

Ted & Laurie Beneski: 6405 Cutter Ridge Ct, Colleyville, TX (32 year residents of Colleyville)

Ben Bryner

Subject: RE: Greystone Manor

From: Chris Cantarella < >

Sent: Monday, August 1, 2022 11:12 AM

To: Bobby Lindamood <BLindamood@colleyville.com>

Cc: Jerry Ducay <JDucay@colleyville.com>; Ben Bryner <BBryner@colleyville.com>; Kathy Wheat <KWheat@colleyville.com>; Adrienne Lothery <alothery@colleyville.com>; Mark Wood <MWood@colleyville.com>; George Dodson <GDodson@colleyville.com>; Callie Rigney <CRigney@colleyville.com>; Brandi Elder <BElder@colleyville.com>; George Bond <GBond@colleyville.com>; Chuck Kelley <CKelley@colleyville.com>

Subject: Greystone Manor

Mayor Lindamood,

I am writing to you today on a matter that has become time sensitive and very important to me, my neighbors and many of the travelers and institutional constituents on the East side of McDonwell along Pleasant Run Road. As you are aware from our conversations over the past few months I am in full support of Greystone Manor - with the two gates on Westcoat. While I understand there is a traffic study being done I am very concerned about the specific nature of how this process of community engagement is going - I am strongly urging you to take much more careful action to include all of the East McDonwell and Pleasant Run constituents proactively in this conversation. As I have in the past - I have started to talk with a lot of people in Colleyville about this and especially over here along all of Pleasant Run and I can tell you the mood is not very good from what I gather when I alert the folks to what is transpiring.

After learning about the most recent City Council meeting and what transpired there - especially the construct that seemed to dismiss the majority of concerns of the East side of the project (yet neglected to reveal that institutions and entire neighborhoods on this side had not been communicated with at all by the city) - I have now decided to become much more vocal and proactive in this situation.

Since I have learned about that last meeting I, and my fellow East neighbors, have conversed with a number of the leaders and members of the churches and organizations on the East side of McDonwell. I can tell you that none of these organization leaders I spoke to were happy to hear about the way things are trending. I have not heard one person say they felt good about this process - if they did not know already then they were surprised and a bit upset that I was the one to tell them of what is being planned without their input. They are especially concerned that the City of Colleyville had not reached out to them despite the fact that they all said they would be directly affected by any gates on the East side.

It may be that the signatures that were presented to you initially didn't mean that much for some reason as we don't believe they were tallied properly - apparently it was noted somehow by the Council that there were many more on the West side who opposed the development as far as the West side gates were concerned.. I can assure you that the **East side is awake on this issue and there is a key element here of fairness and due process that my neighbors, all the institutions and organizations, and I on this East side of McDonwell will be expecting from here on out.**

To not communicate well with the East side constituents would be a mistake in my view - I would encourage you, the entire City Council, and your staff to realize that organizations on the East side have HUNDREDS of members who will be driving to and from events on this side of the development every day. They are expecting to be a part of this process now that WE, the neighbors on the East side, have had to be the ones to let them know that until now their voices were not being considered. If there has been outreach to them before the date of this email then I and my neighbors up and down Pleasant Run on the East side would like to know when that communication was, when it was delivered, and why so many of us are unaware of any such outreach.

Note: as you know well Bobby - I am not new to the issues and workings of the City Council and once I see a problem I become quite active in educating the folks. NEITHER I NOR ARE MY NEIGHBORS here on the East side are looking for a fight - and we understand there are compromises in all things like this - however do not mistake our supposed quiet that you believe exists over here to continue.

As far as I'm concerned, personally, our McDonwell East side has been ignored for quite a long time. Our road has been left to a severe lack of maintenance and poor drainage and horrible appearance in the road itself - I suggest that its time we also have a sincere discussion about this issue also when we speak next. ANYTHING that is done over here will need to be done properly and with a strong effort to listen to our voices and concerns.

HOW our voices are heard, or not heard, will be on our minds for a very long time. We are not going to assume yet that the process of the last City Council was intentionally slanted one way or another - but we are watching very closely now and we are planning to be heard as a group. We expect proper due process, proper communication, and proper voice for all Pleasant Run Road constituents who may be affected.

Respectfully,
Chris Cantarella
6600 Pleasant Run Road

Michael & Brenda Capps

6116 Legacy Trail
Colleyville, TX 76034

July 19, 2022

City of Colleyville
Planning and Zoning Commission
100 Main Street
Colleyville, TX 76034

RE: Ordinance 6C July 19, 2022, meeting: O-22-2211 Hat Creek Development, Greystone Manor

My wife and I would encourage the Council to vote in favor of the zoning change and plans presented to you in the meeting schedule on July 19, 2022. As a background, my wife and I had the opportunity to purchase a property in The Legacy subdivision developed by Hat Creek Development back in 2017 and have continually been impressed by the professionalism and solid work performed by the Maykus family. In 2019 I had the opportunity to become the first HOA President with many of the homes in the neighborhood under construction and if we ever had a challenge with one of the builders or a question about the subdivision, I saw firsthand that Mr. Maykus and his staff ensured that the challenge or question were immediately addressed and cleared. When Hat Creek developed Legacy North, I saw that again with their company working with each of neighboring subdivisions making sure their questions and concerns were responded to and with the development bringing continuity to Lavaca Trail.

The builders they select are bringing quality homes to that subdivision which reflects on Hat Creek that they take time to select high quality, professional builders. You can see that Mr. Maykus and his team takes pride and care of their subdivisions long after the streets are in, and the lots have been sold.

Even though we do not live directly beside the proposed subdivision, based on his reputation and the designs presented, I would suggest that this is the best option for that land and the City of Colleyville. We all know that someone will develop the land, the best solution is to have a high quality, high integrity developer such as Hat Creek that has a proven history.

Should you have any questions, please do not hesitate to reach out.

Thank you.

Michael Capps

Michael Capps

September 14, 2022

RE: Zoning Case ZC22-020 – Greystone Manor

Members of the Colleyville City Council,

My name is Doug Chandler and I reside at 6804 Hillier Court in Colleyville.

Reviewing the submitted material for Greystone Manor it contains all the elements of a quality project. I am in favor of the proposed project and urge you to vote to approve.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Doug Chandler', is written above the printed name.

Doug Chandler

Ben Bryner

Subject: RE: Greystone Manor

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

From: Matthew Colby <>

Sent: Sunday, July 31, 2022 12:01 PM

To: Jerry Ducay <JDucay@colleyville.com>

Subject: Greystone Manor

Mr. Ducay,

My name is Matthew Colby, and I am writing you to demonstrate my support for the Greystone Manor residential development in Colleyville.

I am fortunate to live in one of the many great developments of Maykus Homes and Neighborhoods. My wife, Lauren, and I could not be more enthusiastic to hear about the Greystone Manor project. This is highly beneficial to all homeowners in Colleyville. Developers like Maykus, and the reputable builders they partner with, insulate and protect our neighborhoods from the mass-production builders that drive down home values while reducing the beauty of the city.

The Maykus family has a wonderful reputation as builders and developers who put pride of craftsmanship and reputation over maximizing profits. Their projects are extremely additive to the community, and we hope to see them continue to improve and protect the beauty, safety, and attraction of the City of Colleyville and surrounding areas.

Thank you for your time, service, and support. Please reach out with any questions or concerns you feel I can address as a beneficiary of their work.

Best regards,

Matt Colby

Sent from my iPhone

Ben Bryner

Subject: RE: McDonwell School Road

From: Stan Cook <>

Sent: Tuesday, July 19, 2022 6:28 PM

To: dlindamood@colleyville.com; Brandi Elder; Callie Rigney; Chuck Kelley; George Dodson; kwheat@colley.com; George Bond

Subject: McDonwell School Road

Dear City Council Members

We have been residents of Colleyville and Cutter Ridge for over 30 years. We want to voice our serious concerns about the prospect of opening up McDonwell School road from the east.

In our minds, whatever benefits are perceived of this project are far outweighed by the huge downsides. The inevitable massive increase in traffic through our quiet neighborhood will affect the safety and comfort of our families, which includes many young children. Our neighborhood is unique, even for Colleyville, with horses and a bridle path being a major part of our lives. We will be losing a safe entry for our horses and riders into the bridle path. We will also lose a safe walkway to Pleasant Run Soccer Complex and the Cottonbelt Trail.

The residents of Colleyville have chosen to live here because of the wonderful lifestyle this community provides. We implore you as our elected leaders to reject this life-changing proposal.

Respectfully,
Dr. Stan and Barbara Cook

Ben Bryner

To: Jerry Duca
Subject: RE: GREYSTONE MANOR development

From: BJ GF <>
Sent: Sunday, July 17, 2022 2:20 PM
To: Jerry Duca <JDuca@colleyville.com>
Subject: GREYSTONE MANOR development

Mr. Duca,

We live at 504 McDonnell School Rd on the east side of the proposed development. Track 8 on attached plot.

You encouraged us to put our "two cents" worth in, so here it is. You may think it is "four cents" when we are finished.

Before we start, we are in favor of the design of the current proposed development.

There may be an abandoned petroleum pipe line running through the proposed development acreage. It does run through our property (see attached Pleasant Run Estates plot). The pipeline runs from a refinery in Ft. Worth to Saginaw to the tank farm in South Lake. It was the cause of a release(leak) on neighbor's property in 1996. The site(labeled #30980) was handled by Natural Resource Conservation Commission, the predecessor to Texas Commission on Environmental Quality(TECQ). The pipeline was controlled by Easy Serve Corp at the time of the release. The Corp went bankrupt, dissolved, and abandoned the pipeline due to the release. This information was obtained from Jose Cheverez, Railroad Commission of Texas, 512-865-1579, jose.cheverez@rrc.texas.gov. We have made numerous attempts to obtain information in regards to the release and pipeline from TECQ to no avail. Therefore, we do not know if the pipeline was 'flushed' at the time of abandonment as required by law. We have informed the developer about the pipeline and furnished him with a copy of attached plot.

TRAFFIC DENSITY

The community on the south side of McDonnell School Rd East is equestrian which uses part of the Rd shoulder as a riding path connector to the path around the community. Any development of The Rd would be detrimental to this use.

McDonnell School Rd East 'T's into Pleasant Run.

At that intersection is Pleasant Run Park(33 acres). The Park is home to a large number of soccer fields that regularly hosts practices and games of children as young as 3 years old. As a safety concern for these children, any increase in traffic will statistically greatly increase risk of injury from vehicles.

There is also a church with private school across from this T.

Less than a 1/4-mile south is the Cotton Belt Trail and Railroad intersection with Pleasant Run and LD Lockett.

Another 1/4-mile south is Good Shepard Church and school, which is expanding.

Currently, traffic from LD Lockett uses Pleasant Run to reach Tinker or John McCain. These intersections are as busy as intersections on the west side of the development at peak traffic times.

An entry/exit of the development on McDonnell School Rd East, at a minimum, will require:

Acquisition of private property not part of the development.
Revamp/development of McDonnell School Rd East.
Possible relocation of utilities.
Redesign of drainage along Rd.

The city is requiring two entry/exits into the development. On the east side, there is only access for one entry/exit with the above-mentioned possibilities. It would be more cost effective to put both entry/exits on the west side. From the traffic view point, it will be the same affect on either side. Also, any requirement for entry/exit on east side will cause this developer to 'walk away'. This could result in a lower tier developer with the possibility of much lower over all property value and loss of revenue for city and GCISD through taxes.

Any questions or further discussion, contact us via Email or phone.

Gary Fick

Becky Cast

Brad and Renee Follis
5608 Texas Trl
Colleyville, Texas 76034

June 10, 2022

City of Colleyville
Planning and Zoning Commission
100 Main St
Colleyville, Tx 76034

RE: Case ZC22-020 Hat Creek Development, Greystone Manor

I'm writing to the commission in regards to a proposed subdivision near my home. As a 12 year resident of the Reatta subdivision, we have seen many changes in the area and want to make sure things continue in a favorable path.

We have had first-hand experience in dealing with Hat Creek Development and Mr. Maykus when he developed the Herron Pond subdivision. As a homeowner we of course had concerns regarding what would be occurring and who would we be dealing with considering our property backs up to the property line. What I found was that Mr. Maykus and company did an incredible job of communicating and working with us as neighbors. Not only was the experience favorable, but the product and enhancements to the community were extremely positive. I also witnessed this same process in the Legacy and Legacy North areas which are extremely close to us as well.

Based on what I have experienced, and the quality and design of homes and subdivisions the company has completed, I feel this project would be correct choice for the City of Colleyville.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brad Follis', with a stylized, cursive script.

Brad Follis

Subject: RE: FW: 6401 Westcoat Rezoning Case

From: Bryan Grant <>
Date: July 15, 2022 at 12:41:26 CDT
To: Kathy Wheat <KWheat@colleyville.com>
Subject: 6401 Westcoat Rezoning Case

Councilmember Wheat,

I am writing to you in regard to the rezoning case located roughly at 6401 Westcoat Drive, Case ZC22-020 from the Planning and Zoning Commission meeting that occurred on June 13, 2022. I am writing in support of the plan as currently designed and respectfully request you follow the unanimous approval of your planning and zoning commission.

My wife and I moved into 6504 Cutter Ridge Ct a few months ago from another home in Colleyville. We are so new to the home, that we were not on the notification list for this item and instead the previous owner is mentioned in the notification list. When looking for a forever home for our family of four plus one more on the way, we knew we would stay in Colleyville because of the rural feel of the neighborhoods while having the proximity to every amenity one could possibly need. We were drawn to the Cutter Ridge neighborhood because of the large lots, quiet street, and the equestrian neighborhood. My wife was raised with horses and my 4-year-old daughter has lovingly been asking me when we will be getting a horse of our own since the day we moved in.

Our home is at the entrance to the Cutter Ridge neighborhood and our fence borders McDonwell School Rd. Before we made the significant investment of purchasing the home, the first thing we did was look up the master thoroughfare plan to see if McDonwell School Rd was planned to connect to the west in the future, as that traffic increase would drastically change the quality of life that our family would experience. Given that the plan does not show a connection, we decided to move forward with the purchase and family move. We are grateful that the developer is choosing to honor that plan and decision that was made by a previous council to not have a connection of this neighborhood to McDonwell School and is instead including entrances to Westcoat. I am no civil engineer, and in fact am an aggie, so I admittedly am not the smartest in the room no matter what room I am in, but it seems that Westcoat is better suited to handle the traffic increase that would result from this neighborhood given the recently constructed roundabout (which includes a horse statue as a representation of what makes our city unique) and the already existing roundabouts along John McCain.

I ask that no matter what final plan you approve, you please do not have a connection to McDonwell School. Our home features an open fence that my daughters could, and do, easily crawl through and if the traffic was increased along that road next to our home, we wouldn't feel comfortable allowing them to play outside alone like we do now. Also, much to my daughter's delight, we do plan to get a horse in the future and the access to the bridle path that surrounds the Cutter Ridge neighborhood requires us to walk down McDonwell School Rd. That is not a problem today as there are only two homes to our west but would be a major problem if there was a connection made to this proposed

neighborhood. The homes to the east of this development were not designed with that kind of traffic in mind.

Today, you can stand in my yard and take a picture that is an exact replica of the City of Colleyville logo, same fence style, trees and horses exist today. Please don't approve a plan that would go against the logo and what makes Colleyville so great and unique. Thank you for your service to our city and the time and effort you put into your role and decisions.

Regards,

Bryan Grant

6504 Cutter Rudge Court

Ben Bryner

Subject: RE: Greystone Manor Support

From: Trey Hampton < >

Sent: Sunday, July 31, 2022 4:11 PM

To: Jerry Duca <JDuca@colleyville.com>

Subject: Greystone Manor Support

Mr. Duca,

I am a Colleyville resident in Legacy South at 801 Legacy Trail. My wife and I chose to build our house here due to the high quality of the neighborhoods, larger size of the lots and wooded areas with mature trees, which is why I felt compelled to express my support of the potential new development of Greystone Manor.

The larger lot sizes and protection and addition of wooded areas would be consistent with all of the surrounding neighborhoods in Colleyville. This would also help reduce the potential traffic this new neighborhood would add compared to smaller lot sizes with a different development plan.

Keeping traffic at a minimum on McDonwell rd is important to my wife and I because our children attend Liberty Elementary on that road. I understand that this land will be developed in the near future and a larger lot size development is the best option in our opinion for these reasons.

Please let me know if you have any additional thoughts or would like to discuss further.

Thank You,

--

Trey Hampton

Anesthesia Sales Specialist

Ben Bryner

Subject: RE: Garrison property

From: debbee heldoorn < >

Sent: Monday, June 27, 2022 1:39:42 PM

To: Bobby Lindamood

Subject: Garrison property

We support the project that Kosse Maykus is submitting to the city.

Fred and Debbie Heldoorn
205 Stonington Lane
Colleyville Tx 76034

Ben Bryner

Subject: RE: 6401 Westcoat Drive (Case ZC22-020)

From: "Hughes, Thomas" <>

Date: July 15, 2022 at 15:05:32 CDT

To: Bobby Lindamood <BLindamood@colleyville.com>, Kathy Wheat <KWheat@colleyville.com>, Brandi Elder <BElder@colleyville.com>, George Bond <GBond@colleyville.com>, George Dodson <GDodson@colleyville.com>, Chuck Kelley <CKelley@colleyville.com>, Callie Rigney <CRigney@colleyville.com>

Cc: Heidi Hughes <>

Subject: 6401 Westcoat Drive (Case ZC22-020)

Dear Colleyville Council,

I am writing in support of Case ZC22-020 (located at [6401 Westcoat Drive](#)). The Planning and Zoning Committee unanimously approved this case on June 13, 2022; I respectfully request your approval as well.

My wife and I moved to Colleyville in 2010 after our twin daughters were born. We have owned 4 properties in Colleyville, moving our primary residence to 411 McDonwell School Road East in 2019.

We purchased the property from Ms. Garrison, but before closing, we confirmed with city officials there were no plans to ever connect McDonwell School Rd. from the West.

While I would prefer the property be left as is, it's every resident's right to sell her/his property.

I believe Ms. Garrison picked a developer who would not only add value to the property, but also the surrounding homes.

Having lived off of Bandit Trail for nearly a decade, I can empathize with the frustration due to increased traffic flow to & from John McCain, Westcoat Drive, & McDonwell School Road West.

I applaud Colleyville's massive investment in traffic circles, sidewalks, and road widening.

However, any suggestion to relocate the development's ingress or egress to McDonwell School Road East would require demolition, road widening, utility replacement and many other capital improvements that have already been put in place on Westcoat Drive.

McDonwell School Road East is a blacktopped farm road with large Oak trees lined by homes built in the 1980s and no sidewalks.

On a personal note, any renovation to build an entrance or exit would be less than 200 feet from my front door, through a good portion of my front yard.

My wife & I arguably have the most to lose if the entrance is move to the East side.

If the roles were reversed, I would NEVER suggest a developer plow through a fellow resident's front yard to avoid a few extra cars per day while attempting to make a right or left hand turn out of a community.

I support Case ZC22-020 as proposed with ingress and egress on Westcoat Drive.

I appreciate your attention and look forward to the discussion on July 19th.

Thank you for your service to Colleyville.

Sincerely,

Thomas Hughes

411 McDonwell School Road

3908 Allendale Street

Ben Bryner

To: Jerry Ducaj
Subject: RE: Greystone meeting

From: Heidi Hughes < >

Sent: Thursday, July 7, 2022 11:35 PM

To: Jerry Ducaj <JDucaj@colleyville.com>; Bobby Lindamood <BLindamood@colleyville.com>; Kathy Wheat <KWheat@colleyville.com>; Brandi Elder <BElder@colleyville.com>; George Bond <GBond@colleyville.com>; George Dodson <GDodson@colleyville.com>; Chuck Kelley <CKelley@colleyville.com>; Callie Rigney <CRigney@colleyville.com>
Subject: Greystone meeting

Greetings!

My name is Heidi Hughes, and I am writing on behalf of the residents who live on the East side of the newly proposed PUD, Greystone Manor. As I'm sure you are aware, there are twenty households who have signed a letter in support of the development, and we plan to be at the council meeting on July 19th to share our thoughts about why it's critical we get this right.

We are in a unique situation because this development has the potential to adversely affect our households and property values, most specifically, the homes on McDonwell School Rd. E.

Unlike other communities to the north, where the Greystone entrance is currently designed 1100+ feet from their STREET, that same entrance, if put on the East, would be around 200 feet from our FRONT DOOR. It's essential to make that distinction. Further, I believe the developer Mr. Makus, will also tell you how creating the entrance from the East would be a mistake.

I also believe that in a low-density community like Greystone, people on the west side and north of the traffic circle would not even notice a difference in traffic. The number of additional cars simply wouldn't be great enough. Comparatively, the homes on the east would see a substantial change, as the Greystone entry and traffic would literally be out our front windows.

Communities like Westmont and Oakbrook will see their property values go up with Greystone Manor down the street from them. In contrast, if there is an East entry, the property values on McDonwell School Rd. will undoubtedly go down.

We see this PUD as an opportunity to do something wonderful on that land. If we let this pass us by, and a high-end developer like Kosse Maykus walks away, we must prepare ourselves for what comes next. I personally know that Julianna Garrison spends 1M+ a year in taxes and maintenance on empty land. It is not sustainable, or smart for her to continue paying high dollar amounts to provide neighboring homes a great view out their back windows.

We understand that there will be city staff and some council members meeting with our northern neighbors on July 11th to discuss concerns and answer questions from residents. Are households from the east able to attend that meeting or would you prefer to meet with us separately?

We value our community and respect our neighbors. We all want what's best for Colleyville and look forward to sharing our thoughts and concerns with you.

Thank you,
Heidi Hughes
411 McDonwell School Rd. E.

Ben Bryner

Subject: RE: Support for Greystone Manor as presented

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

From: Lisa Panno < >

Sent: Monday, August 1, 2022 4:01 PM

To: Jerry Ducay <JDucay@colleyville.com>

Subject: Support for Greystone Manor as presented

I support Kosse Maykus's proposed layout for Greystone Manor as presented. Kosse is a quality Developer with a following of the finest Homebuilders in Northeast Tarrant County. Colleyville should be proud to have Kosse develop Greystone Manor in Colleyville. Again I support Kosse's proposal for Greystone Manor.

Sincerely,

Lisa Panno

101 Bartram Lane

Colleyville Tx

Ben Bryner

Subject: RE: Support for Greystone Manor

From: Christie Panno < >

Sent: Tuesday, August 2, 2022 6:12 AM

To: Jerry Duca <JDuca@colleyville.com>

Subject: Support for Greystone Manor

Mr. Duca,

I am writing to express my support of Kosse and Eason Maykus' proposed layout for Greystone Manor as presented. The Maykus family has shown themselves to be a quality developer and builder. I have seen their developments attract some of the highest quality custom home builders in the area.

I appreciate that the plan as proposed allows for various lot sizes that provide a gradient between the disparate lot sizes adjacent to the subject tract of land and the potential for different size lots and homes in a single planned development. I believe the City of Colleyville would be lucky to host the next Maykus development and custom homebuilders it will attract.

Sincerely,

Christie Panno
121 Bartram Lane
Colleyville, TX

Ben Bryner

Subject: RE: Greystone Manor Letter of Support

From: Ryan Panno < >

Sent: Monday, August 1, 2022 5:13 PM

To: Jerry Ducay <JDucay@colleyville.com>; Bobby Lindamood <BLindamood@colleyville.com>

Subject: Greystone Manor Letter of Support

Mr. Ducay and Mayor Lindamood,

I am writing to express my support of Kosse and Eason Maykus' proposed layout for Greystone Manor as presented. The Maykus family has been in the area for a long time as a quality developer and builder. Their developments attract some of the highest quality custom home builders in the area.

I prefer to see some concessions made for strict density ordinances to attract quality custom homes that Colleyville families will be proud to own instead of a potential straight zoning proposal likely to be submitted by a larger national home builder. I appreciate that the plan as proposed allows for various lot sizes that provide a gradient between the disparate lot sizes adjacent to the subject tract of land and the potential for different size lots and homes in a single planned development. I believe the City of Colleyville would be lucky to host the next Maykus development and custom homebuilders it will attract.

Sincerely,
Ryan Panno

Ben Bryner

Subject: RE: Greystone Manor Letter of support

From: Gary Panno < >

Sent: Monday, August 1, 2022 3:37 PM

To: Jerry Duca <JDucay@colleyville.com>

Subject: Greystone Manor Letter of support

Jerry,

I totally support the proposed layout/neighborhood for Greystone Manor as presented by Kosse Maykus. Kosse's neighborhoods have superior layouts and attract the finest Home Builders in Northeast Tarrant County. Colleyville should be honored to have Kosse and his team develop Greystone Manor as presented.

Sincerely

Gary Panno

101 Bartram Lane

Colleyville Tx

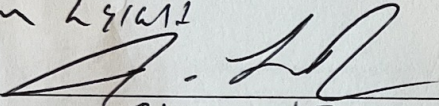
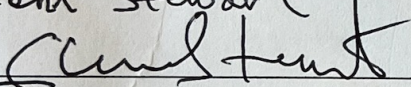
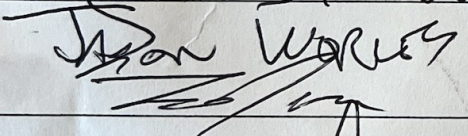
NOTICE OF SUPPORT FOR ZONING AND PUD

Zoning Case: ZC22-020

An application has been filed for consideration of a zoning change to allow for the development of Greystone Manor, a Planned Unit Development within the City of Colleyville.

As nearby property owners affected by the proposed development, the undersigned do hereby **SUPPORT** the request, and ask that the city grant the zoning change and approve the Greystone Manor development IN ITS CURRENT AND ORIGINAL design. We reserve the right to withdraw support if key and substantial design elements change, including points of ingress and egress.

Thank you.

Name / Signature	Address
Jim L. L. L. 	6501 Pleasant Rd Colleyville, TX
Glenn Stewart 	6408 Cutter Ridge Court Colleyville, TX 76034
 Don Worley	6401 CUTTER RIDGE CT. COLLEYVILLE, TX 76034
Ted & Laura Powell	6501 Cutter Ridge Ct 76034
Zac Adkins	6505 Cutter Ridge Ct 76034
Sophia Presley	503 Field St 76034 Colleyville, TX
Drew & Stephanie Byrd	6402 Cutter Ridge Ct, 76034

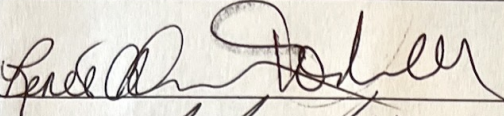
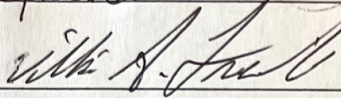
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NOTICE OF SUPPORT FOR ZONING AND PUD CONTINUED

Case: ZC22-020

Name/Signature

Address

	6404 CUTTER Ridge CT, Colleyville 76034
 WILLIAM FREDERICK	6541 CUTTER RIDGE CT. COLLEYVILLE, TX 76034

NOTICE OF SUPPORT FOR ZONING AND PUD

Zoning Case: ZC22-020

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As nearby property owners affected by the proposed development, the undersigned do hereby **SUPPORT** the request, and ask that the city grant the zoning change and approve the Greystone Manor development with the original design of ingress/egress to the **WEST**.

Thank you.

Name / Signature

Address

Jennifer Denne <i>Jennifer Denne</i>	6409 Meade Dr. Colleyville, TX 76034
ROBERT BOFINGER <i>RB</i>	1109 GUADALUPE CT. COLLEYVILLE, TX 76034
Amy Farish <i>Amy Farish</i>	900 Bogart Drive Colleyville, TX 76034
Floyd Godfrey <i>Floyd Godfrey</i>	5908 Pleasant Run Rd Colleyville, TX 76034
<i>unknown</i>	6700 Pleasant Run Rd, Colleyville, TX, 76034
DAVID SCOTT <i>DAVID SCOTT</i>	6704 PLEASANT RUN RD COLLEYVILLE TX 76034
Shirley Abeyta <i>Shirley Abeyta</i>	6908 Pleasant Run Rd. 317 Colleyville, TX 76034 320- 63
TERESA Anderson <i>TERESA Anderson</i>	1601 Heathermore Colleyville, TX 76034

NOTICE OF SUPPORT FOR ZONING AND PUD CONTINUED

Case: ZC22-020

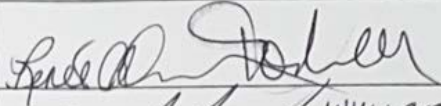
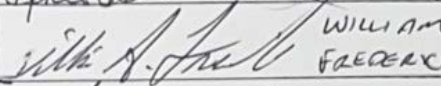
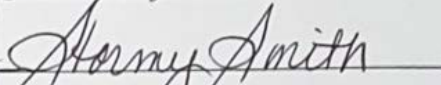
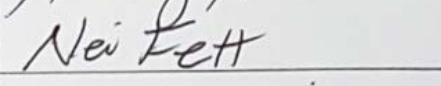
Name/Signature

Address

Gerald Usrey <i>Gerald Usrey</i>	1008 Tinker Rd. Colleyville TX 76034
-------------------------------------	---

NOTICE OF SUPPORT FOR ZONING AND PUD CONTINUED

Case: ZC22-020

Name/Signature	Address	
	6404 CUTTER Ridge CT, Colleyville 76034	
 WILLIAM FREDERICK	6541 CUTTER RIDGE CT. COLLEYVILLE, TX 76034	
7/31/22  Army Smith	4604 Meade Dr 76034	*NO
 Neil Felt	6604 Meade Dr 76034	*NO

NOTICE OF SUPPORT FOR ZONING AND PUD

Zoning Case: ZC22-020

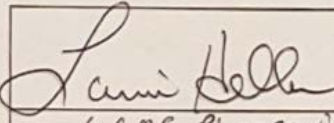
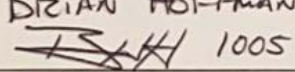
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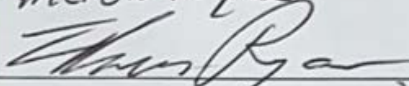
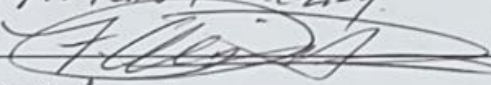
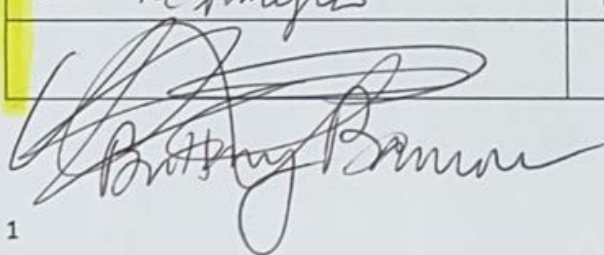
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Thank you.

Name / Signature

Address

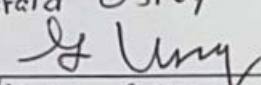
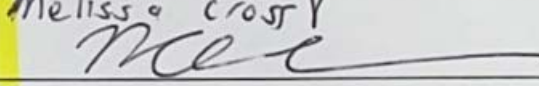
 6909 PLEASANT RIDGE	LHellerMAN@GMAIL.COM
BRIAN HOFFMANN  1005 TINKER RD	B.HOFF@BARRHOFF.COM

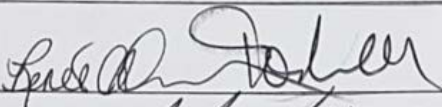
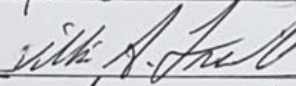
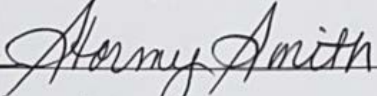
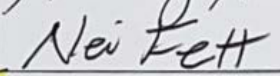
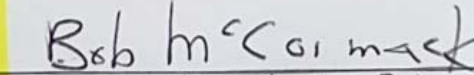
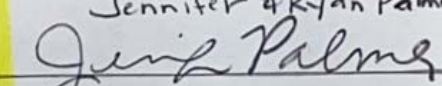
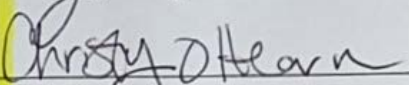
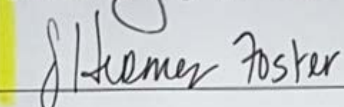
Name / Signature	Address
Theron Ragan 	204 BANDIT TRL. Colleyville TX 76034
CINDY RAGAN Cindy Ragan	204. BANDIT TRL. Colleyville TX 76034
Dave Phillips 	7300 Vanguard Ct. Colleyville, TX. 76034
Anna Phillips Anna Phillips	7300 Vanguard Ct. Colleyville, TX. 76034
F. Alan Pickering 	2208 Overland Tr Colleyville TX 76034
Brooke Smyth	308 Chestnut Bend Colleyville, TX 76034
	5602 Ponderosa St Colleyville, TX 76034

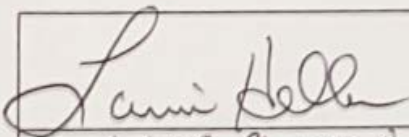
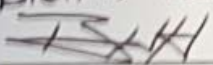
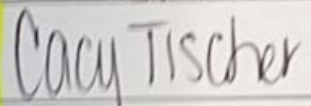
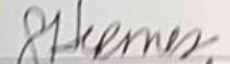
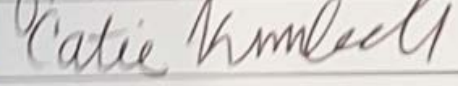
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NOTICE OF SUPPORT FOR ZONING AND PUD CONTINUED

Case: ZC22-020

Name/Signature	Address
Gerald Osrey 	1008 Tinker Rd. Colleyville TX 76034
Melissa Cross 	2309 Woodman Ln Colleyville TX 76034

Name/Signature	Address
	6404 CUTTER Ridge CT, Colleyville 76034
 WILLIAM FREDERICK	6541 CUTTER RIDGE CT. COLLEYVILLE, TX 76034
7/31/22  Army Smith	4604 Meade Dr 76034 *NO
 Neil Felt	6604 Meade Dr 76034 *NO
 Bob McCormack	6809 Pleasant Run
Jennifer & Ryan Palmer	6500 Caldwell Hughes Rd Colleyville, TX 76034
 Julie Palmer	4200 Chestnut Dr Colleyville, TX 76034
 Christy O'Hearn	1109 Vanguard Ct Colleyville, TX 76034
 J. Homer Foster	

Name / Signature	Address
 Lanni Heller 6909 PLEASANT RUN	LHellerMAN@GMAIL.COM
BRIAN HOFFMANN  1005 Tinker Rd	B.HOFF@BARRHOFF.COM
 Cacy Tischer	6813 Pleasant Run Rd.
 Chad Markle	103 Adams Ct, Colleyville
 J. Homer Foster	7109 Vanguard Ct Colleyville, TX 76034
 Katie Hummel	1201 Vanguard CT Colleyville TX

NOTICE OF SUPPORT FOR ZONING AND PUD CONTINUED

Case: ZC22-020

Name/Signature

Address

Michelle Terry <i>Michelle Terry</i>	4302 Chris Mac Way Colleyville Tx 76034
Micaly Terry <i>Micaly Terry</i>	4302 Chris Mac Way Colleyville TX 76034
MICHAEL BURKHAM <i>Michael Burkham</i>	6604 Pleasant Run Rd. Colleyville, TX 76034
Ted Beneski <i>Ted W. Beneski</i>	6405 Cutter Ridge Ct. Colleyville, TX 76034
Laurie Beneski <i>Laurie Beneski</i>	6405 Cutter Ridge Ct. Colleyville, TX 76034
Elizabeth Thompson <i>Elizabeth A. Thompson</i>	3908 Alendale St. Colleyville, TX 76034

NOTICE OF SUPPORT FOR ZONING AND PUD

Zoning Case: ZC22-020

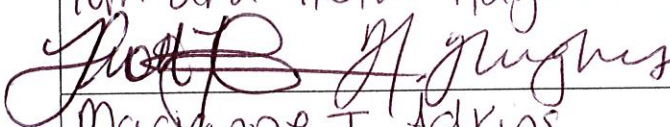
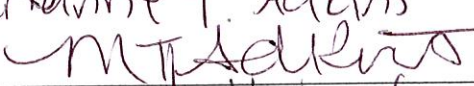
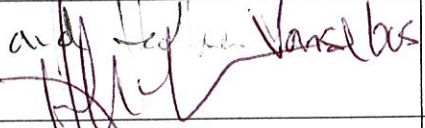
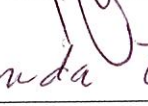
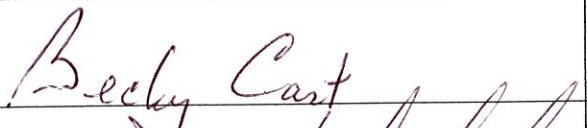
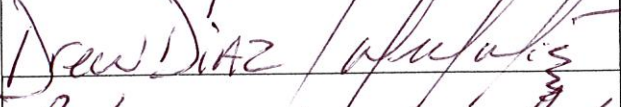
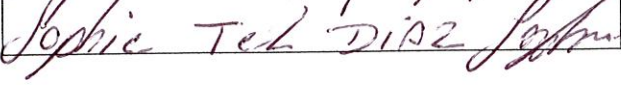
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Thank you.

Name / Signature

Address

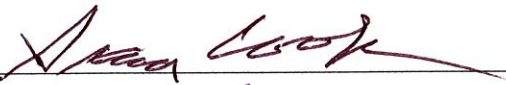
Tom and Heidi Hughes 	411 McDONWELL School Rd. Colleyville
Marianne T. Adkins 	6505 Cutter Ridge Ct
Jeremy and Teri Vaseles 	6412 Cutter Ridge Cr Colleyville, TX
Malinda Warden 	508 McDONWELL School Rd Colleyville
Beeley Cast 	504 McDONWELL School Rd. Colleyville
Drew Diaz / 	6466 Cutter Ridge Ct. Colleyville, TX 76034
Lophie Tel Diaz 	6406 Cutter Ridge Ct.

NOTICE OF SUPPORT FOR ZONING AND PUD CONTINUED

Case: ZC22-020

Name/Signature

Address

	6508 Pleasant Run Collegeville, TX 76034
 CHRIS CANTRELL	6600 PLEASANT RUN CR COLLEGEVILLE, TX 76034
A Better Place, LLC 	4411 McDowell School Road
Barbara Cook	6500 Cutter Ridge Court
 Anna Cook	" " "
Bryan + Lauren Grant	6504 Cutter Ridge Ct
Orly + Eliy Alcantar	6403 Cutter Ridge Ct
John Campbell	501 McDowell School Rd

RICHARD J. REMLEY
6803 FALLBROOK CT.
COLLEYVILLE, TX 76034

September 26, 2022

Mr. Jerry Ducay
City Manager
City of Colleyville
100 Main Street
Colleyville, TX 76034

RE: Greystone Manor
PUD-R Application
Case No. ZC22-020

Dear Mr. Ducay:

I am writing with respect to the proposed Greystone Manor Planned Unit Development ("PUD-R") application, as revised effective September 19, 2022. I believe this is Case No. ZC22-020. Please have this letter distributed to the Mayor and City Council members in anticipation of the October 3, 2022 City Council meeting. Also, please have it added to the record with respect to that meeting.

My wife, Valerie Jo, and I reside at and own 6803 Fallbrook Court, Colleyville, TX 76034. That is at the south end of the Oakbrook Hills subdivision's cul-de-sac. Oakbrook Hills, of course, borders Greystone Manor to the north. Our home is within the 200-foot "super majority" area described in Section 1.18.B.8 of the Colleyville Land Development Code ("LDC").

On July 19 and 22, 2022, I sent you emails registering our protest to the PUD-R application for purposes of LDC 1.18.B.8. Since then, we have had the opportunity to consider Greystone Manor in more depth, particularly the September 19, 2022 revised application. We do not believe the facts and applicable law support our continued opposition to the revised application.

The initial general consensus of Oakbrook Hills objections dealt with:

- Lot sizes, particularly those abutting houses on the south side of Stonington Lane. Intertwined with that was that there should be a buffer on the north Greystone Manor border.
- Drainage.
- Traffic, mediated by a second entrance via East McDonwell School Road.
- Common Open Space.
- PUD-R zoning so that the specifics of the development are incorporated in a City ordinance, making it enforceable by the City.

For us, the revised application satisfactorily addresses these. Thus, Valerie Jo and I are withdrawing our protest and indicating our current support for the September 19, 2022 revised PUD-R application.

Following are the reasons for our support in more detail.

1. Ranking Alternatives. Of course, the “best alternative” for Oakbrook Hills residents is for the Greystone Manor property to remain undeveloped. However, we neither own the property nor pay for its upkeep. Thus, we consider the chances of it remaining undeveloped to be remote and unrealistic. The question is not whether the Greystone Manor will be developed. It will be. Rather the question is when, by whom, and under what circumstances.

The next best choice is the revised PUD-R application (or one substantially similar). We have met with Mr. Maykus. We have driven around a few of his other developments -- of our choosing and by ourselves. We were quite impressed with his work -- as we are with the quality of the proposed Greystone Manor project. Valerie Jo has a background in real estate construction lending. We also believe it is best for Greystone Manor to be developed as a PUD-R so that its specifics are enforceable by the City under LDC Section 3.23.

The next best choice would be Mr. Maykus developing Greystone Manor consistent with his revised PUD-R application, but on the basis of “straight zoning”. In that case, however, the specifics would not be enforceable by the City, a considerable downside.

The worst choice would be for an unknown developer to step in -- with whatever delay and compromises he or she would bring. Also, if Mr. Maykus is unable to receive PUD-R approval, I very much doubt a new developer would even try anything but straight zoning. The odds of an inferior developer with loss of the specifics being enforceable by the City is significant. We also are not willing to ignore the impact of a potential development project indefinitely hanging over Oakbrook Hills. If Greystone Manor is to be developed, we believe sooner and expeditiously is in our best interest.

2. Mix of Lot Sizes. The revised application contains a mixture of twenty-three R-20, seven R-30, and nineteen R-40 lot sizes, resulting in about half of the PUD-R density threshold (.9 units/acre compared to 1.8 units/acre). See LDC Section 3.23.G. LDC Section 3.23.D contemplates that a PUD-R may include lots “grouped into clusters and may have a higher density than a conventional single family project of the same acreage ***.” (Emphasis added.)

R-20, R-30, and R-40 lot sizes reflect not only different price points in the new home market but also different segments of that market. Different potential customers are undoubtedly interested in different lot sizes. The proposed diversity in lot sizes makes perfect sense to us and is certainly contemplated by LDC Section 3.23.D. We believe it is in the best interest of the City to foster meeting those different segments of the market.

We recognize the concern over the now-seven R-20 lots abutting Stonington Lane. Yet, R-20 lots are very common in Colleyville. The abutting Stonington Lane lots are, in fact, R-15 lots. Elsewhere, where Oakbrook Hills residents have back yards facing each other, the respective lots are generally both R-20 lots. Most importantly, however, the revised PUD-R application provides for a 40-foot common open space buffer between Greystone Manor and the Oakbrook Hills homes on the south side of Stonington Lane. We believe that similar mediation was

accepted with respect to Oak Alley.

3. Drainage. Victor Dupuy, Valerie Jo, and I met with Larry Wright, Colleyville's City Engineer. He demonstrated that while part of Oakbrook Hills has significant drainage issues, it is with respect to the other properties to the east, not the Greystone Manor property to the south. He then demonstrated why the proposed Greystone Manor development would meet all legal drainage requirements.
4. Traffic. LDC Section 1.18.B governs amendment to either zoning regulations or the official City Zoning Map. Section 1.18.B.13, entitled Traffic Impact Analysis, provides:

When a proposed development is projected to generate more than 1000 vehicle trips per day, a traffic impact analysis shall be required with the rezoning request. The traffic impact analysis shall be prepared in accordance with the requirements of the Director of Public Services. The purpose of the traffic impact analysis is to determine the need for traffic mitigation measures which may include, but are not limited to, dedication of additional right-of-way, construction of turning lanes, or construction of traffic control facilities. (Emphasis added.)

The City Council requested Mr. Maykus to submit a traffic impact study. I have reviewed the draft version of the resultant August 2022 Traffic Impact Analysis. We assume at least the draft version of this document has been submitted to the City. It was prepared for Mr. Kosse by Jeff Whitacre, P.E., AICP, PTP of the Kimley-Horn engineering firm. ("Draft Kimley-Horn Traffic Impact Study"). It is up to the Council to determine its credibility and whether it meets the requirements of the City Director of Public Services, but we assume both its credibility and satisfaction of those requirements until we hear to the contrary. It appears quite professional to us.

At the request of the City, the Draft Kimley-Horn Traffic Impact Study considered two scenarios. The first is a single Westcoat-only non-emergency entrance. The second is a Westcoat entrance plus an East McDonwell School Road entrance.

In either scenario, the Draft Kimley-Horn Traffic Impact Study estimates that the additional daily vehicle trips would be 519 (barely half that needed to even trigger a traffic impact study obligation under LDC Section 1.18B.13). See Draft Kimley-Horn Traffic Impact Study, Table 2, p. 5.

However, potential traffic impact from a developed Greystone Manor is really with respect to additional traffic over peak hours, not over the entire day. As to additional traffic over peak hours, the Draft Kimley-Horn Traffic Impact Study concluded at p. 14:

The Greystone Manor development in either scenario is anticipated to have little impact on the neighboring intersections, regardless of the driveway alternative implemented. (Emphasis added.)

Of course, it is up to the City to determine the credibility of that conclusion.

As to the impact of peak hour traffic impact of separate entrances on Westcoat and East McDonwell School Road, the Draft Kimley-Horn Traffic Impact Study concludes that it would “provide enhanced circulation and accessibility with the additional access to Pleasant Run Road and decreases the dependency on Westcoat Drive.” (Emphasis added.) Perhaps in response to this, the revised application now includes a second entrance off of East McDonwell School Road (residents only).

An Oakbrook Hills resident obtained three “Speed Summaries” from the Colleyville Police Department. They were conducted around the last Fourth of July. The three locations were:

- 7600 Westcoat (the intersection of Westcoat and John McCain),
- 6400 Westcoat (midway between West McDonwell School Road and White Drive), and
- 6700 Pleasant Run Road (near the Crown of Life Lutheran School and the soccer fields).

While these Speed Summaries do not measure the estimated traffic impact from Greystone Manor and the purpose of the Colleyville Police Department was obviously to just determine the traffic speed distribution, they do include “Total Traffic Counts”. However, those Total Traffic Counts are counted on the basis of an aggregation of non-uniform one-hour samples on seven consecutive days. Nevertheless, they arguably infer that there is more total daily traffic on Westcoat than Pleasant Run and, by further inference, more traffic during peak hours. However, while this arguably has some relevance with respect to traffic mitigation issues (depending upon the magnitude of the estimated Greystone Manor peak hour additional traffic), the issue has been preempted by the revised application including an East McDonwell School Road entrance (residents only).

It has been asserted that an East McDonwell School Road entrance is inappropriate because it is classified as a “local street” while Westcoat is classified as a “major collector” road. However, Stonington Lane is also classified as a local street, but it still serves as the sole conduit to a major collector road for 48 houses (23 if you exclude the Stonington Lane houses). Half of the currently proposed 49 Greystone Manor lots is 24.5. Thus, we do not believe that East McDonwell School Road’s burden in serving as a one of two conduits for a 49-lot development to a major collector road is either unusual or unreasonable.

5. Common Open Space. LDC Section 3.23.A defines the purpose of PUDs as providing

for greater flexibility and discretion in the approval of residential *** projects that are superior to what could be accomplished in other zoning districts through the use of increased open spaces, 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. (Emphasis added.)

Procedurally, PUDs are approved by the Council by ordinances which constitute an amendment to the LDC and the Official Zoning Map. Most importantly, such ordinances include the project’s details, which then become enforceable by the City. See LDC Section 3.23.B.

As referenced above, LDC Section 3.23.D then describes the PUD residential classification ("PUD-R") and emphasizes that the flexibility in exchange for common open space may include groupings of lots resulting in overall higher densities, i.e. smaller lots. It specifically provides:

Planned developments containing primary residential dwelling units, which may be grouped into clusters and may have a higher density than a conventional single family project of the same acreage ***. (Emphasis added.)

Thus, LDC Section 3.23.D clearly anticipates a mixture of lot sizes in a PUD-R even if it results in some smaller lots.

LDC Section 3.23.H.1 then provides that no less than 20% of the gross residential project area "shall" be common open space. "Shall" is defined as mandatory in LDC Section 2.4.5.

Common open space basically must be for general use and owned by either the HOA or the City. It cannot include roads. LDC Section 3.23.H. No more than 25% of it, however, can be open space used for "storm water detention or retention". LDC Section 3.23.H.2.b. Thus, for every acre increase in common open space, 75% of it must essentially come from existing planned residential lots.

The revised application provides that the residential gross acreage is 49.84 acres with only 6.59 of such acres (13.23%) being common open space. Of that 6.54 acres, 4.94 acres is not attributable to storm water detention or retention (75% of 6.54 acres). That clearly does not satisfy the 20% requirement.

Reaching the 20% requirement would require an additional 3.38 acres, of which 2.53 acres could not be from storm water detention or retention (75% of 3.38 acres).¹ That is the equivalent of 5.51 lots of exactly 20,000 square feet.

Thus, the issue for us is whether the City has the discretion and inclination to waive the additional 2.53 acres of common open space not attributable to storm water detention or retention, permitting it to be used for lots.

We believe the City has that discretion and that it would be in the best interest of the City to exercise it.

As to the existence of discretion, LDC Section 1.12 provides:

Any person seeking approval of a development as required by this Land Development Code may request a waiver or a variance from a requirement contained in this Code *** by submitting a request using the procedures described in this Chapter. (Emphasis added.)

With respect to the City Council, the accompanying table to that section refers to LDC Section 1.13. LDC Section 1.13.A then provides:

Where specifically provided in this Land Development Code, the City Council shall have authority to consider requests for a waiver ***. The City Council may approve,

¹ There is no shortage of open space used for storm water detention or retention.

disapprove, or modify such a request provided that such approval or modification will not be detrimental to the public safety, health, or welfare or injurious to other property. The applicant shall provide information to support a claim that there are extraordinary hardships or practical difficulties which may result from strict compliance with the regulations or that the public interest will be better served by an alternative proposal. (Emphasis added.)

CLE Section 3.23.K.c then provides:

Modification of a PUD requirement – City Council may approve a proposal for a Planned Unit Development that includes a provision which modifies any requirement contained in these Planned Unit Development regulations. (Emphasis added.)

At the September 19, 2022 hearing, Mr. Maykus stated that the Council has approved other PUD-R applications with less than 20% common open space. If so, it would be consistent with the discretion described above.

Mr. Maykus has indicated to the Council that he is unwilling to devote additional acreage to common open space in order to meet the 20% requirement, i.e. 2.53 acres from existing lots. We believe he would need to clarify why the 20% requirement would cause the Greystone Manor project “extraordinary hardship or practical difficulty”.

However, LDC Section 1.13.A also refers to the “public interest” as a separate and independent ground for granting a waiver. Mr. Maykus has indicated to the Council that insistence on his meeting the 20% requirement would result in his changing the application to one for straight zoning – where we would lose the City’s ability to enforce the details of the project through an ordinance. Conceivably, he could even abandon the project -- to be replaced by delay and a replacement developer of unknown quality (who quite likely would also pursue only straight zoning). All this where the impact on others (e.g. traffic, drainage, etc.) with respect to 2.53 acres (essentially the equivalent of 5 R-20 in a 49.83 acre proposed development) seems very immaterial.

Thus, clearly in our view, the “public interest will be better served” (in fact far better served) by the Council exercising its discretion to reduce the common open space requirement in this case from 20% to 13.23%. The retention of the City’s right to enforce the details of the project simply far outweighs the impact of a loss of 2.53 acres of common open space in a project of this scale.

Very truly yours,



RICHARD J. REMLEY

Ben Bryner

Subject: RE: Greystone Manor

From: Jody Short <>
Sent: Tuesday, July 19, 2022 4:14 PM
To: Ben Bryner <BBryner@colleyville.com>
Subject: Greystone Manor

Ben,

Hope you are doing well. I wanted to pass along a few thoughts on the proposed Greystone Manor development.

While the current thoroughfare plan does not include the extension of McDonwell School Road from Westcoat to Pleasant Run, providing a connection would benefit many residents in Northwest Colleyville by providing traffic relief to John McCain Road and the White/Shelton route to Pleasant Run.

At the very least, a pedestrian/bike connection should be provided that would allow new residents of Greystone Manor and residents along the McDonwell School Road corridor to access the soccer complex, CES and other uses along Pleasant Run via a more direct routing.

Thank you for your consideration and for passing this along to the city council.

Jody Short
7703 Jefferson

Dakari Hill

From: Ben Bryner
Sent: Monday, June 13, 2022 8:07 AM
To: Dakari Hill
Subject: FW: Greystone Manor

And another...

From: Mallie Story <[REDACTED]>
Sent: Sunday, June 12, 2022 12:53 PM
To: Ben Bryner <BBryner@colleyville.com>; Jackie Reyff <JReyff@colleyville.com>
Subject: Greystone Manor

Hi all,

We are in full support of the Greystone Manor development done by Maykus. My husband and I purchased our first home here in Colleyville in 2018 and appreciate all of the work our city has done to make us continual fall further in love. The previous projects in the community that Maykus' has done have only added value and beauty to our city. We hope to be new residents in the Greystone Manor development.

Mallie and Trevor Story

Ben Bryner

Subject: RE: Greystone

From: Chris Strittmatter < >
Sent: Thursday, July 28, 2022 3:12 AM
To: Jerry Ducay <JDucay@colleyville.com>
Subject: Greystone

Mr. Ducay,

Please see attached letter.

Thank you
Chris Strittmatter

July 27, 2022

Jerry Ducay
City Manager
City of Colleyville

Dear Mr. Ducay

I am writing to you as a 20 plus year resident of Colleyville and more specifically as a resident of the Villas of Colleyville located off McDonwell School Rd.

Please accept this as a letter of full support for the new proposed subdivision on Westcoat, to be known as Greystone Manner and being developed by Maykus Homes and Neighborhoods.

The Maykus team has been known to me for over 20 years and the projects they have completed or have been involved with are well planned and provide great enhancement to the area. Two particular ones, Legacy and Legacy North are just a short walk down Lavaca from my home.

Over the years I have found the Maykus team to be very honest and upfront with information. Their homes and subdivision's are first class and are what a true custom builder/developer provide.

It is my opinion that Greystone Manner will only bring true custom homes to the area and compliment the surrounding subdivisions and homes.

As a citizen of Colleyville and nearby homeowner I welcome this addition of approximately 54 homes and the continued quality growth of our city.

Thank you,

Chris Strittmatter
6213 Cimmaron Trl.

Colleyville

Ben Bryner

Subject: RE: Greystone Manor Support

From: Brian Webb < >

Sent: Tuesday, August 2, 2022 7:37 AM

To: Jerry Ducay <JDucay@colleyville.com>

Subject: Greystone Manor Support

Dear Mr. Ducay:

I live in The Legacy in Colleyville with my family. It is my understanding that Mrs. Garrison is selling her land off of McDonwell School Road, and the property will be developed. If this property is going to be rezoned to residential, there is no better option than Maykus Custom Homes and Neighborhoods to develop that property. They are local, family owned, and have developed similar, spectacular neighborhoods in Colleyville. The Maykuses are honest, hard working, and they care about the community. We have been very happy with The Legacy and The Legacy North. The lots are good sized, the common spaces are nice, and the builders are top notch. We would be very disappointed to see an out of town national developer come in and be granted the rights to that property. The Greystone plans seem to call for 1/2-1 acre lots, which are in line with the current developments in the area. I know Maykuses would develop a great similar neighborhood with as few interruptions to the surrounding communities.

Thank you very much for passing along our support of Maykus as the developer of this property should it be rezoned residential. They will do a great job developing the property.

Sincerely,

Brian Webb
705 Legacy Trail
Colleyville, TX 76034

Ben Bryner

Subject: RE: Supporting Greystone Manor with NO Eastern Access

From: Williams, Tom G (BNSF) <>

Sent: Saturday, July 23, 2022 3:17 PM

To: Bobby Lindamood <BLindamood@colleyville.com>; Jerry Duca <JDuca@colleyville.com>

Cc: sherrylisawilliams

Subject: Supporting Greystone Manor with NO Eastern Access

Mayor Lindamood and City Manager Duca –

My wife Sherry and I recently moved into our new home at 6900 Pleasant Run Rd. We are long-time Colleyville residents, having lived in Remington Park for several years prior to building here on Pleasant Run. We are very familiar with the property that will be developed into Greystone Manor – having driven and even walked back and forth so many times from our Remington Park house to our new homesite. I was just informed today that there is a push to have the access to that property be on the eastern side through to Pleasant Run, which I honestly would not have even thought was feasible given that the primary frontage to that property is on Westcoat.

I am sure many of my neighbors who share the property here along Pleasant Run have already weighed in, but am sending this to share our concern with this eastern access concept. While we are supportive of the development, we certainly would be very concerned if it pushed through to Pleasant Run.

Appreciate your hearing our concern.

Thank you and best regards,
Tom and Sherry Williams

Ben Bryner

Subject: RE: Greystone Manor Letter of Support

From: Bryan Yelverton < >

Sent: Tuesday, July 26, 2022 7:13 AM

To: Jerry Duway <JDucay@colleyville.com>

Subject: Greystone Manor Letter of Support

Mr. Duway -

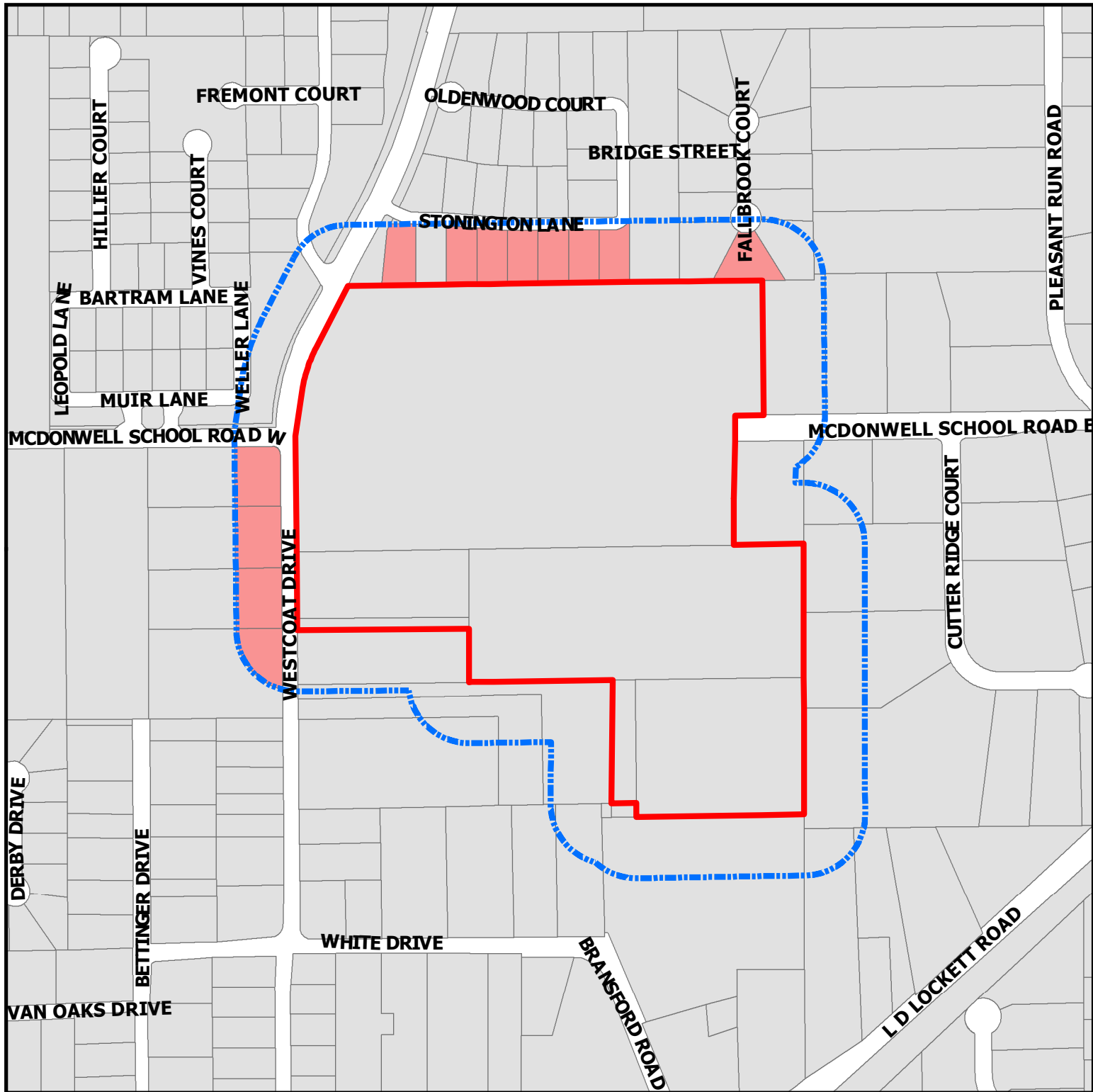
I am writing to to voice my support for the proposed Greystone Manor development. I am a resident at 708 Lyndsey Way, Colleyville Texas 76034 in the original Legacy Development. The property of interest, will undoubtedly, be developed and I would prefer a custom home builder with a proven track record in Colleyville rather than a National Home builder. The quality of homes built needs to be taken into account and, as evidence by The Legacy and The Legacy 2, these are quality built homes that will add value to the city of Colleyville.

Please approve proposed development.

Sincerely,

Bryan C. Yelverton MD, FASE
Partner, Arlington Division
US Anesthesia Partners (USAP)

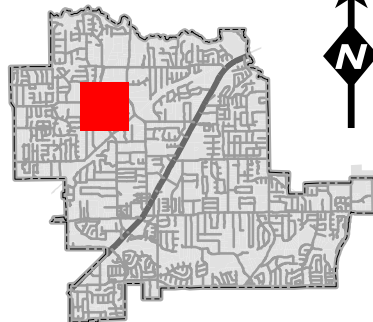
Opposition Map



ZC22-020
6605 Westcoat 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.

-  200ft Buffer
-  Subject Property
-  Opposing



List of Opposing Properties

Situs Address	Owner's Name	Percentage of Area
6512 WESTCOAT DR	BRASWELL FAMILY TRUST	2.07%
6508 WESTCOAT DR	BRUNDAGE, JEFFREY	2.04%
109 MCDONWELL SCHOOL RD W	TAURUS HOLDINGS INC	1.99%
6800 FALLBROOK CT	BRUMMETT, CLAUDIA M EST	1.60%
6504 WESTCOAT DR	MERCER, LEE	1.55%
201 STONINGTON LN	WORKMAN, DAVID J	1.39%
209 STONINGTON LN	MOTKIN, IGOR	1.29%
213 STONINGTON LN	HANNO, GREGORY	1.22%
313 STONINGTON LN	GAGE, FREDDIE	1.20%
301 STONINGTON LN	MARKLE, CHAD	1.19%
305 STONINGTON LN	COBB, CHRISTOPHER	1.18%
309 STONINGTON LN	WILFRED J CAMERON REVOC TRUST	1.17%
Address Count	12	Total Percentage
		17.91%

ORDINANCE O-22-2211

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 59.47 ACRES TRACT 1B, ABSTRACT 1487, O C STURM SURVEY, TRACTS 2A01, 2A01B, 2A07A, AND 2A07A1, ABSTRACT 1748, JAMES E. WEATHERS SURVEY, LOTS 1 AND 1A, BLOCK 1, K BAR G ESTATES ADDITION, LOT 1A, BLOCK 1, WESTCOAT ESTATES, AND LOTS 1A2, 1B, AND 1C, BLOCK 1, HILLEY ADDITION, LOCATED AT 6401, 6405, 6409, 6417, 6501, 6507, AND 6605 WESTCOAT DRIVE FROM THE AG AGRICULTURAL AND RE SINGLE FAMILY 'ESTATE' RESIDENTIAL DISTRICT TO THE PUD-R PLANNED UNIT DEVELOPMENT-RESIDENTIAL ZONING DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a rezoning under Case No. ZC22-020; and

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

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

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

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

Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.

- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on 59.47 acres, being Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01, 2A01B, 2A07A, and 2A07A1, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, Lot 1A, Block 1, Westcoat Estates, and Lots 1A2, 1B, And 1C, Block 1, Hilley Addition, located at 6401, 6405, 6409, 6417, 6501, 6507, and 6605 Westcoat Drive from the AG Agricultural and RE Single Family 'Estate' Residential zoning district to the PUD-R Planned Unit Development–Residential zoning district, as depicted in the attached Exhibit "A" and Exhibit "B".
- Sec. 3. THAT the official zoning map of the City of Colleyville be amended to incorporate the zoning change approved herein.
- Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

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

2. CONCEPTUAL PLAN AND PLATTING

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

3. PERMITTED USES

- a. Single family residences, detached; limited to no more than 49 lots as shown on the attached Development Plan.
- b. Common open space areas.

4. RESIDENTIAL LOT REQUIREMENTS AND SETBACKS

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

- | | |
|----------------------------|--|
| a. Minimum Lot Size | 23 lots of 20,000 s.f. (average about 38,781 s.f.); 7 lots of 30,000 s.f.; and 19 lots of 40,000 s.f. |
| b. Minimum Lot Width | 100 feet, measured at building setback line, except pie-shaped cul-de-sac lots 38-42, in which case the minimum shall be as shown on the Development Plan. |
| c. Front Building Line | 30 feet back of property line. |
| d. Side Building Line | Less than 30,000 sf lots: 10 feet;
Greater than 30,000 sf lots: 15' |
| e. Rear Building Line | 25 feet. |
| f. Street-facing Side Yard | Side yard setbacks on the street side of a corner lot, fronting on another street, shall be 20', except for "key" lots which shall match the front setback of adjacent lots, as shown on the Development Plan. |
| g. Minimum House Size | 4,500 square feet. |

5. Open Space

- a. This development shall provide not less than 16.36% common open space, which shall generally be configured

as shown on Exhibit "C". All open space areas shall be landscaped and maintained by the Homeowner's Association.

- b. All amenities within the open space areas shall be maintained by the Homeowner's Association.

6. SCREENING

- a. Perimeter fencing and screening shall be in compliance with the Wall/Fence Diagram included and shown on the Development Plan, labeled as Exhibit "C".
- b. Wood fencing between lots is not permitted. All front elevation fences, from the front of the house to the side property line, shall be open style fencing of decorative metal, and/or masonry. All lots adjacent to a Common Open Space shall be open style fencing of decorative metal, and/or Masonry.
- c. Where lots back to existing residential lots with fences, the existing fence shall be kept, maintained or improved in coordination with each owner, as shown in the diagram on the Development Plan and associated detailed diagrams. Where open space lots border adjacent properties, either the existing fence will be maintained or improved, or a decorative masonry or metal fence will be installed, all in cooperation with the adjacent property owner, according to the detailed plans submitted with zoning.

7. ARCHITECTURAL FEATURES

- a. The dominant exterior vertical wall area of each structure, exclusive of doors and windows, shall be masonry (brick, stone, or stucco) or other material solely determined by the Committee. 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.

- b. Garage Standard – Minimum of a three-car garage with architecturally enhanced doors.
- c. Minimum Roof Pitch – Minimum of a 10:12 roof pitch unless architecturally required to vary, based on home style.
- d. Windows – No aluminum windows allowed in the subdivision, only windows of higher quality and every efficiency will be allowed. All windows will be insulated glass with a “low-e” specification.

8. OTHER

- a. A minimum of two (2) three-inch (3”) caliper trees shall be planted within the front yard of each lot by the homebuilder upon construction of a new home, unless quality existing trees are present and saved.
- b. Street Design Standards:
 - o Right-Of-Way: Fifty feet (50’) (Undivided)
 - o Travel Lane Width: Thirty-one feet (31’), back of curb to back of curb (undivided); Nineteen feet (19’), back of curb to back of curb (divided)
 - o Turning Radii: Fifteen feet (15’)

Sec. 5. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.

Sec. 6. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.

Sec. 7. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this

ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

Sec. 8. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

Sec. 9. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 19th day of July 2022.

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

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, ON THIS THE 15TH DAY OF NOVEMBER 2022.

Mayor Bobby Lindamood
Brandi Elder, Place 1
George Dodson, Place 4
Callie Rigney, Place 6

_____	Mayor Pro Tem Kathy Wheat	_____
_____	George Bond, Place 2	_____
_____	Chuck Kelley, Place 5	_____

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" – Location and Zoning Map

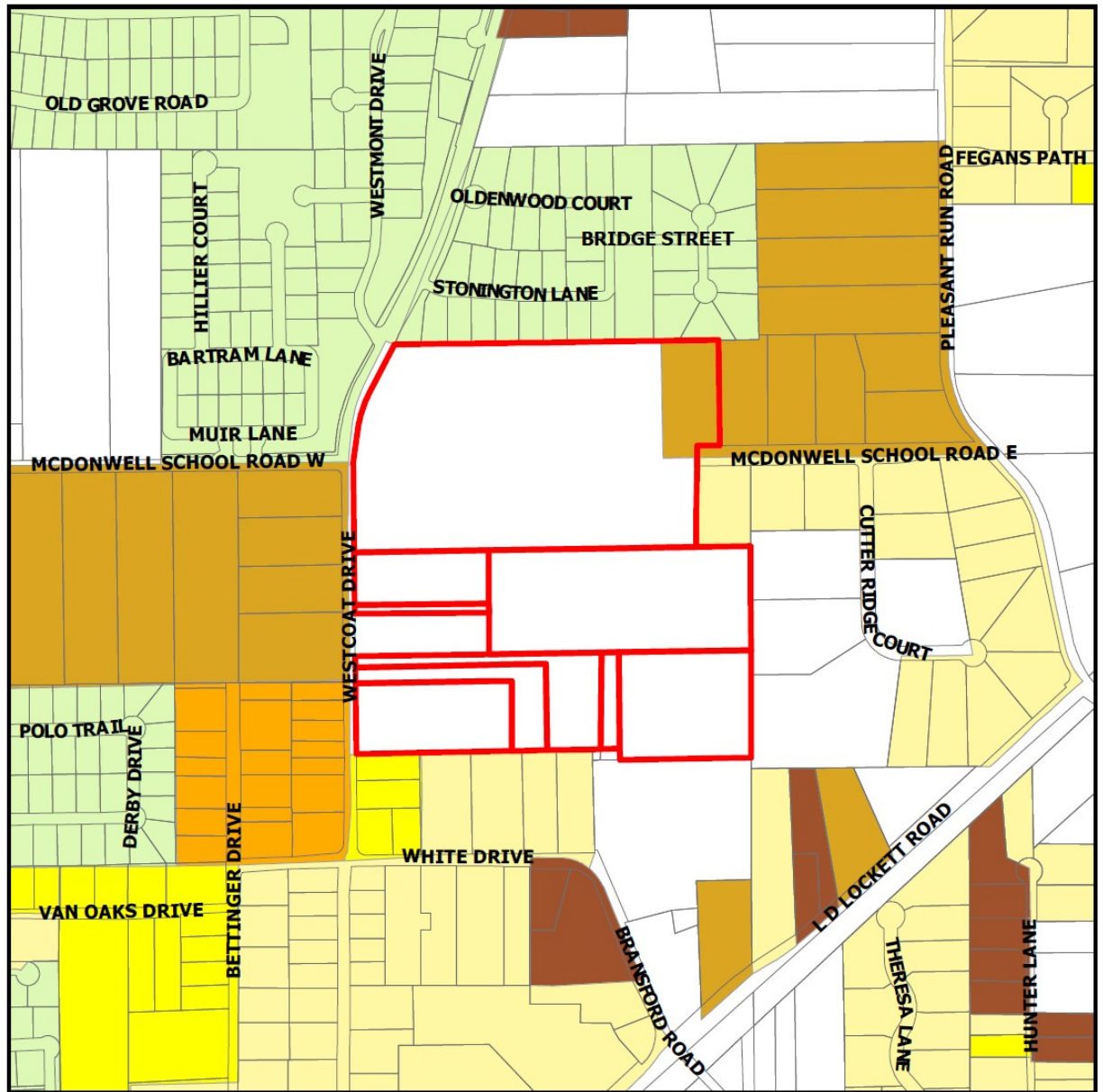


Exhibit “B” – Statement of Planning Objectives

Greystone Manor

Colleyville, Texas

Zoning Narrative –21 OCT 2022

Hat Creek Development, Developer

Sage Group, Inc., Land Planner

Statement of Planning Objectives

Greystone Manor is a proposed residential neighborhood to be developed by Hat Creek Development, under the PUD-R Residential District regulations for residential development in the City of Colleyville. The approximately 50 acre property is located on the east side of Westcoat Drive, just east of the new roundabout at the corner of Westcoat and McDonwell School Rd.

Adjacencies: The property is west of the acre+ lot Cutter Ridge neighborhood, south of the adjacent Oakbrook Hills neighborhood (a PUD-R of 16,500+ sf lots) and across Westcoat from “Westmont,” (a PUD-R of 13,000-20,000+ sf lots)- north of McDonwell School Road, and multi acre lots south of McDonwell School Road. To the south of the property are also multi-acre lots.

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 are currently two occupied single-family homes on the consolidated properties under this ownership. The main estate, to be contained within a newly defined lot, has been removed from the zoning proposal, but will need to be a part of the plat, for the creation of the new lot; the remaining structures will be removed.

The proposed plan responds to, and in many ways reflects the neighborhoods and properties we are adjacent to. Where we are adjacent to the PUD-R’s to the north and northwest- composed primarily of 1/3 acre lots- we are proposing larger lots of 20,000 sf and up, and then transitioning, internally, to 30,000 sf lots, and then to 40,000 sf lots along the entire eastern and southern boundaries. In summary, we have designed the project to be compatible and in harmony with our adjacent neighbors and to be consistent with the city’s Future Land Use Plan. Overall density is 0.98 lots per acre.

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

Access: To the east, the ROW of the existing McDonwell School Road extends to the edge of this property. In the past, McDonwell was shown on the Thoroughfare Plan as extending through this property to connect to where it currently intersects with Westcoat. Several years ago, the city removed this extension from the T-Plan, because of the sensitivity of nearby residents to through traffic. We intend to honor this decision, and there will be no through traffic with the proposed gated, private streets, but we will have gated entries from Westcoat, and, on the east, to McDonwell. We are proposing a main entry access point along Westcoat Drive- several hundred feet south of the fairly new

roundabout built by the city at the Westcoat/ McDonwell School intersection. We feel that a more subdued project entry away from the hustle and bustle of the- at times- heavily trafficked roundabout will be more conducive to the high quality, luxury home atmosphere we are hoping to create in Greystone Manor. In addition, we are proposing a bermed, heavily landscaped buffer along the Westcoat frontage. Internally, we are proposing a network of gently undulating streets, meant to invoke a peaceful, calming streetscape, highlighted by landscaped medians at each intersection, and inside the cul-de-sac turnaround at the SE corner.

The residences planned for Greystone Manor will be very upscale, with selling prices estimated to start at around \$2.5 million. Each home will be required to be architecturally authentic, and go through a rigorous design review process.

Greystone Manor will be proposed as a gated community with private streets. We propose to build the normal Colleyville street section of 31' (back of curb to back of curb), in a 50' R.O.W., throughout the project, except for the divided entry roads, which will be 19' wide b/b, on either side of a median. The Westcoat gated entry will be the main resident, guest and delivery entry. The eastern gated entry will be for residents only.

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, unless there are already existing trees there that are saved. We have worked with our closest neighboring homes, to the north, to provide a landscape buffer between the existing homes and the future home sites within Greystone Manor. We have included a detail of that buffer in our submittal.

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, and there will be two ponds constructed along the northern boundary- in a landscaped setting, each of which will double as a storm detention facility, to the extent it is necessary. The open space lots containing those ponds will also have usable open space, and the ponds will be fully maintained and landscaped to provide a visual amenity for the adjacent residents and the entire neighborhood. Total open space is over 21% of the site; made up of HOA maintained Common Open Space (16.36% of the property), and the remainder of an additional "Private Open Space Easements" in the rear yards of the 40,000 sf+ lots, buffering the eastern and southern boundaries. This "Private Open Space Easement" will be deed restricted to always being open space, enforceable by the HOA. This is a remarkably large amount considering the size of the lots and no flood plain.

In addition to the open space areas and associated trail connections reserved for the northern buffer and pond areas, there will be a large, central open space and tree preservation set-aside near the main entry. We envision this as a passive park, with trails along the perimeter. To encourage pedestrian activity in the neighborhood, sidewalks will also be built along the front of each lot.

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

Greystone Manor will most likely 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

Greystone Manor will have a total of forty-nine (49) homes, each with an estimated average value upon completion of \$3,000,000, resulting in an overall tax base of over \$147,000,000. At the current tax rate of 2.2221%, the total taxes generated from the development are projected to be \$3,265,000, with over \$450,000 generated directly for the City at buildout.

GREYSTONE MANOR
KIRKMAN ADDITION
BURNETT WHITLESEY ADDITION
LOT 17X10, BLOCK 1

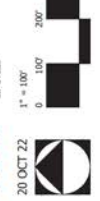
Development Plan





Star Creek
DEVELOPMENT

Planner: SAGE GROUP, INC.
Master Planning
Site Plan
Landscape Architecture
20 OCT 22



Landscape Master Plan

Greystone Manor

Colleyville, Tarrant County, Texas

Exhibit "D" – Landscaping Plans

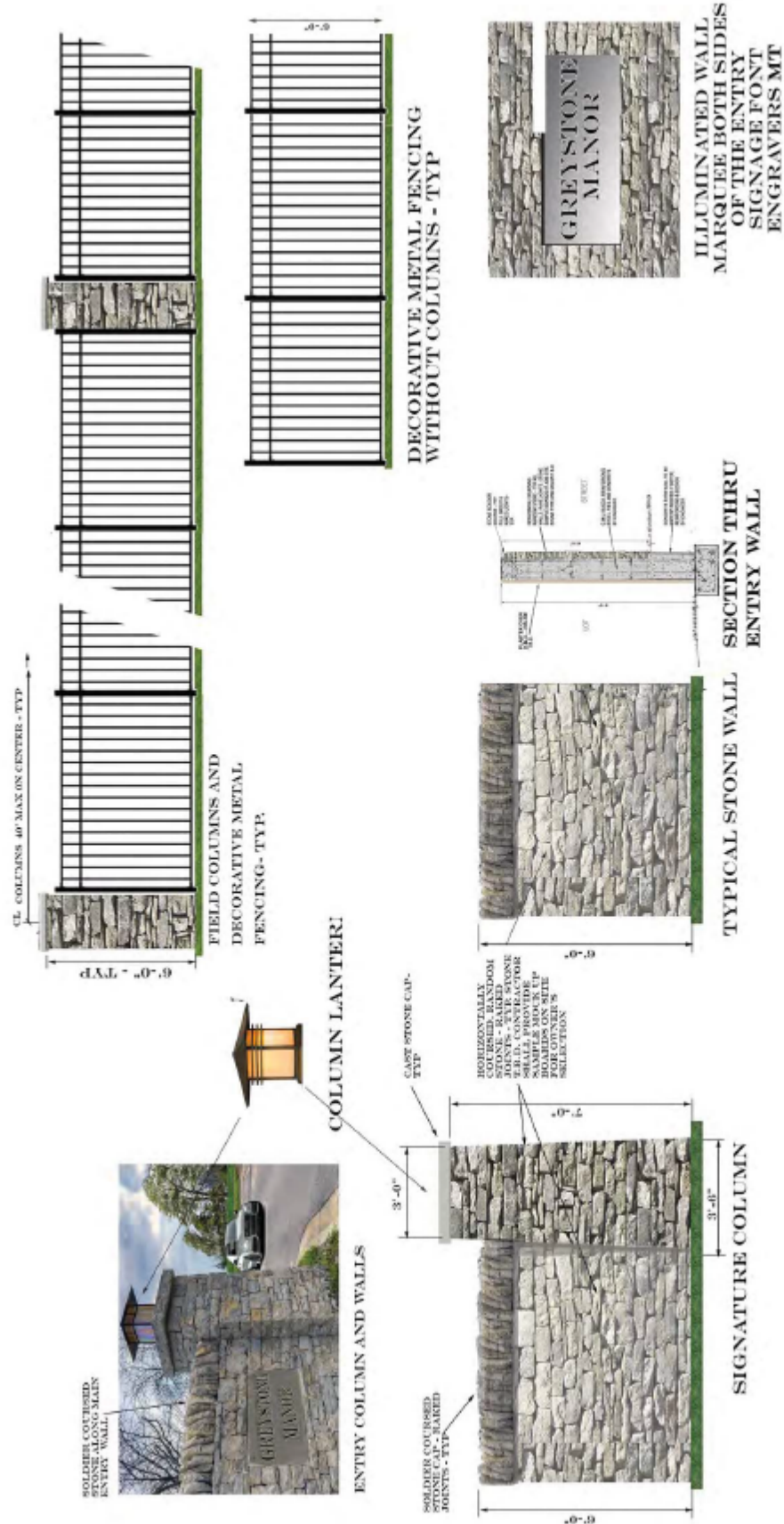




THE ENTRY

GREYSTONE MANOR

 SAGE GROUP, INC.
Master Planning
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
TEL: 817-424-3626



HARDSCAPE

SAGE GROUP, INC.
Product Marketing
Sales Design
800/333-3376
Landscape Architecture
1130 W. Camel Ave., Ste 200
Phoenix, AZ 85015
TEL: 602-424-2424

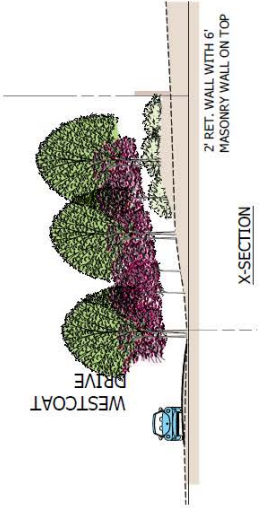
GREYSTONE
MANOR

**ILLUMINATED WALL
MARQUEE BOTH SIDES
OF THE ENTRY
SIGNAGE FONT
ENGRAVERS MT**



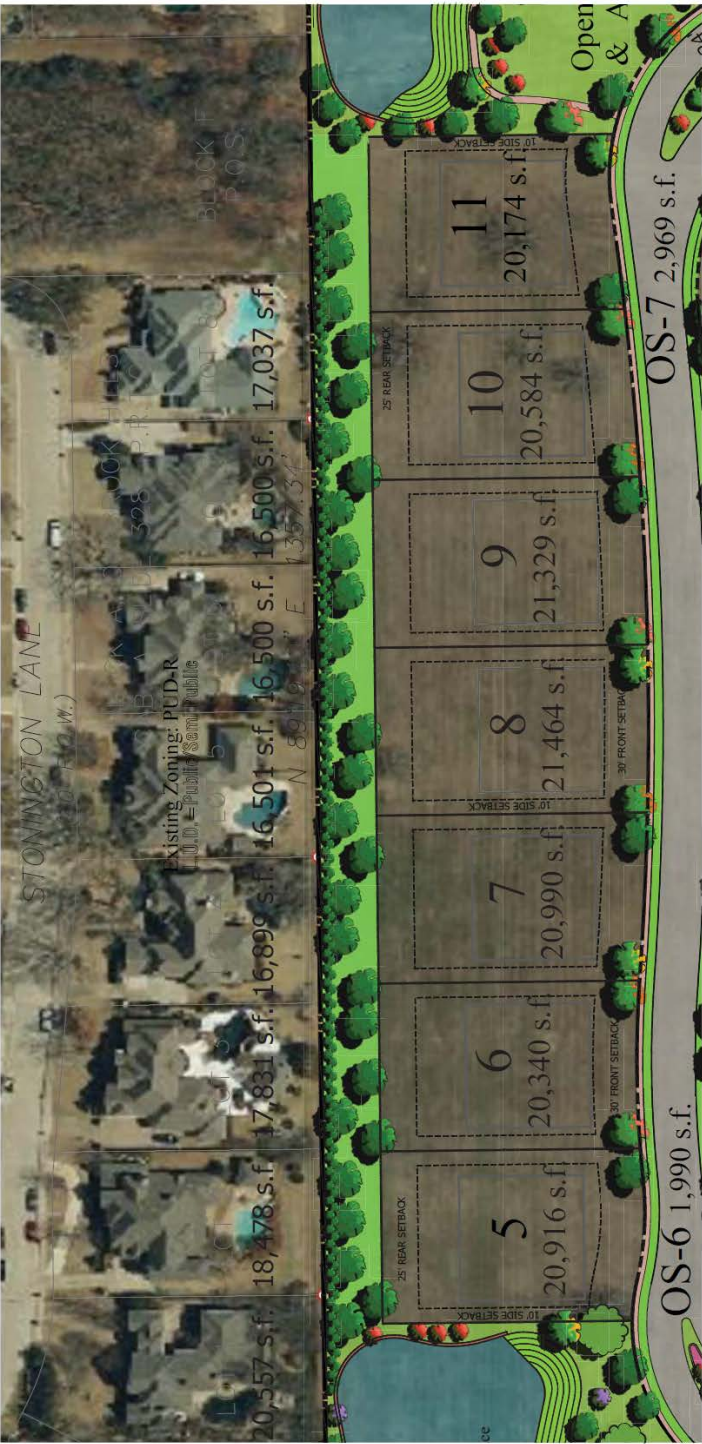
Flat Creek
DEVELOPMENT
Planner: SAGE GROUP, INC.
19 OCT 22
1" = 20'
0 20' 40' 80'

Frontage X-Section



Greystone Manor

Colleyville, Tarrant County, Texas



SHADE TREES

SYMBOL	PLANT NAME	QUANTITY	SIZE	CONDITION / REMARKS
	Shade Tree	25	4" Cal. / 10' Ht. / 12" DBH	single shade tree to 6' in h.o.
	Shade Tree	104	15 gal. / 6' Ht. / 2" DBH	single shade tree to 6' in h.o.

PRIVATE OPEN SPACE EASEMENT
4 - 4" CAL. CANOPY TREES PER LOT WITHIN PRIVATE OPEN SPACE EASEMENT
SCREEN HEDGE ALONG NORTH PROPERTY LINE

Planner: SAGE GROUP, INC.
20 OCT 22
1" = 30'



Lots 31, 32 & 33

Eastern Boundary Lots 31, 32 & 33 Landscape Specifications

SHADE TREES				
SYMBOL	PLANT NAME	QUANTITY	SIZE	CONDITION / REMARKS
	Canopy Tree to be selected from Approved Plant List	10	4" CAL. / 10' DB HT. / 12'-14' SPREAD	single trunk clear to 6'; 5 & 6; matching growth
	Canopy Tree to be selected from Approved Plant List	9	4" CAL. / 10' DB HT. / 12'-14' SPREAD	single trunk clear to 6'; 5 & 6; matching growth

PRIVATE OPEN SPACE EASEMENT
4" CAL. SHADE TREES ON LOTS 31, 32 AND 33 - CANOPY TREES WITHIN REAR BUILDING SETBACK



Lots 35 & 36

Eastern Boundary Lots 35, & 36 Landscape Specifications

SHADE TREES				
SYMBOL	PLANT NAME	QUANTITY	SIZE	CONDITION / REMARKS
	Canopy Tree to be selected from Approved Plant List	15	4" CAL. / 10' DB HT. / 12'-14' SPREAD	single trunk clear to 6'; 5 & 6; matching growth

PRIVATE OPEN SPACE EASEMENT
4" CAL. SHADE TREES ON LOTS 35 & 36 -CANOPY TREES WITHIN REAR BUILDING SETBACK



Pond Details

Greystone Manor

Colleyville, Tarrant County, Texas



POND AMENITY AREA

GREYSTONE MANOR



CORNER CURVE ISLAND DETAIL (TYP)



CUL-DE-SAC ISLAND DETAIL (TYP)



INTERSECTION STREET ISLAND DETAIL (TYP)



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

20 OCT 22



1" = 20'



Island Details

Greystone Manor

Colleyville, Tarrant County, Texas



City of Colleyville City Council Agenda Briefing

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

Agenda Number 8a

Agenda Date 11/15/2022

Number Resolution R-22-4790

Type Resolution

Department Community Development

Title

Consideration of variances to the provisions of Section 3.24.G, Schedule of District Regulations of the Land Development Code, specifically for lot width and street side yard setback in the R-20 Single Family Residential district, for Lot 16, Block 8, Oak Crest Hills, located at 405 East Oak Valley Drive, Case VC22-011

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

Reading and Public Hearing

Osama Hanna, the applicant, has submitted a request for a variance to the provisions of Section 3.24.G, Schedule of District Regulations of the Land Development Code, specifically for the lot width and street side yard setback in the R-20 Single Family Residential district. The request is to allow for the construction of a new single family home.

Existing Conditions/Background: The subject property, 405 East Oak Valley Drive, resides on the southwest corner of East Oak Valley Drive and Bransford Road and has R-20 zoning. It is currently undeveloped.

Requested Variance: The applicant is requesting variances to allow for a decreased lot width and a street side yard setback reduction. The existing R-20 zoning requires a minimum lot width of 100 feet and a street side yard setback of 30 feet.

Ordinance – Chapter 3 – Land Use – Section 3.24.G Schedule of District Regulations

G. Schedule of District Regulations:

Minimum Lot Size	20,000 square feet	27,172 SF
Minimum Lot Width	100 feet	87.5 feet
Minimum Lot Depth	125 feet	±271 feet
Front/Street Side Building Line	30 feet	10 feet
Side Building Line	10 feet	
Rear Building Line	25 feet	
Max. Lot Coverage	30%	
Max. Impervious Coverage	60%	

Plat Status: The property is currently platted as Lot 16, Block 8, of the Oak Crest Hills Subdivision.

DRC Review: The Development Review Committee (DRC) reviewed the request at their October 24, 2022 for the City Council meeting on November 15, 2022.

Drainage: NA

Analysis: The subject property and the surrounding neighborhood has R-20 zoning and the desire is to maintain the zoning. The request is to have variances for the lot width and street side yard setback. The lot width is 87.5 feet due to 12.5 feet dedicated for right-of-way along Bransford Road. Additionally, the plat had a 10 foot street side yard setback, but with the changes from the Land Development Code in 2019 a variance is needed to allow for the encroachment of the proposed home into the current 30-foot street side yard setback requirement.

Should the waiver request be denied, the property would have to conform to the R-20 zoning standards.

Surrounding Development: The properties to the north and west are zoned R-20 Single Family Residential district and are improved with single-family residential homes. The properties to the east are zoned R-10 Single Family Residential district and are improved with single family residential homes. The property to the south is zoned CN Neighborhood Commercial and is improved with an office 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 recommends denial of the requested variances due to technical non-compliance.

Financial Impact

There is no financial impact to the City.

Recommendation

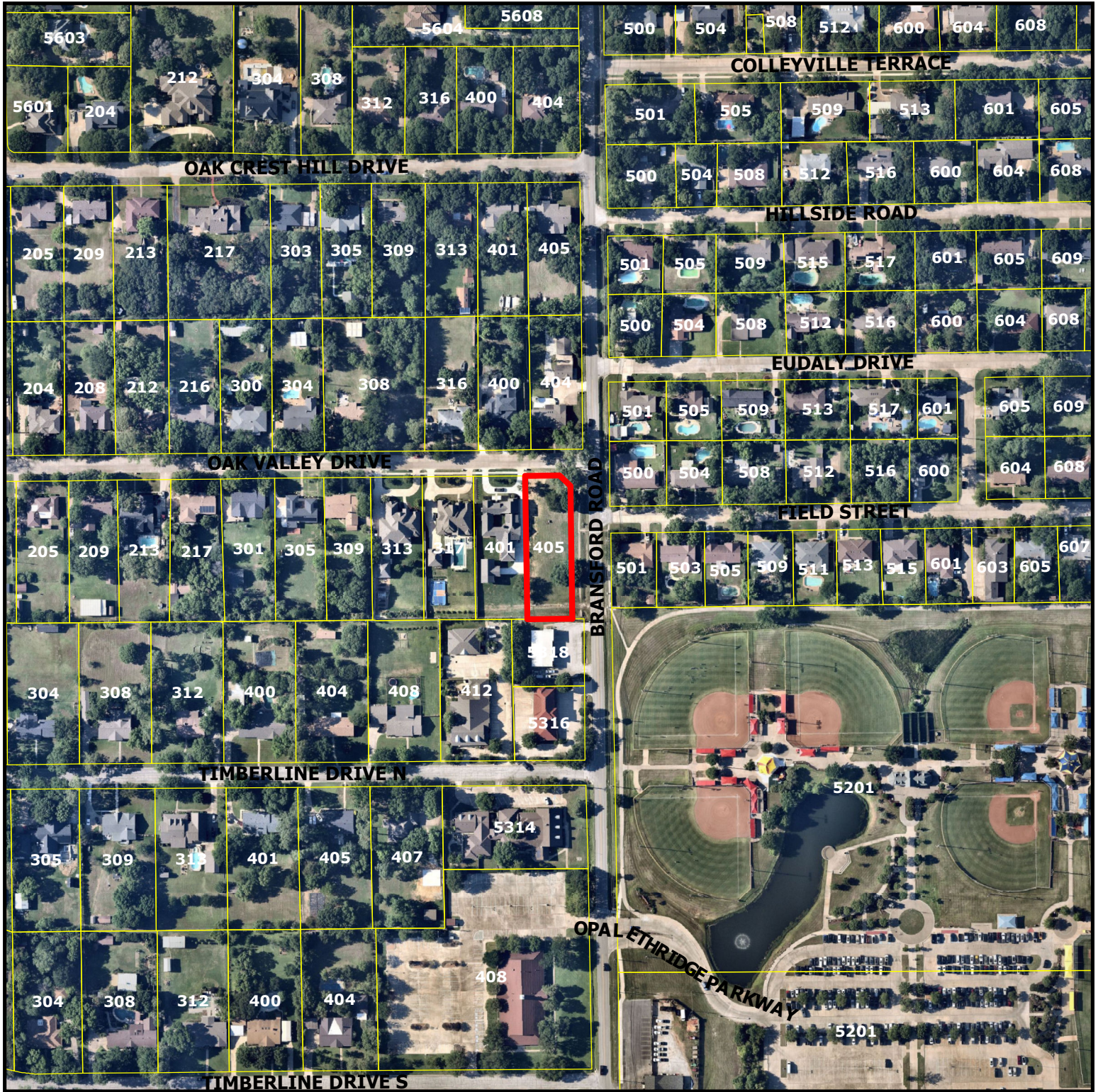
Denial

Attachments

1. Aerial Map
2. Zoning Map

3. Future Land Use Map
4. Survey Plat
5. Floor Plans
6. Elevations
7. Sections
8. Roof Plan
9. Notification Map
10. Notification Letter
11. Notification List
12. Resolution R-22-4790

Aerial Map



VC22-011

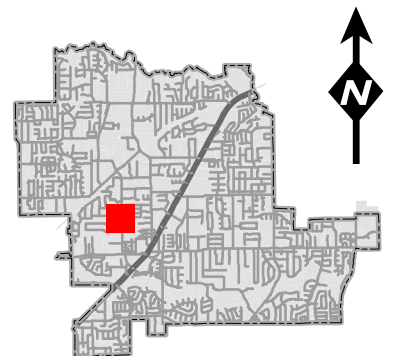
405 East Oak Valley Drive

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



VC22-011

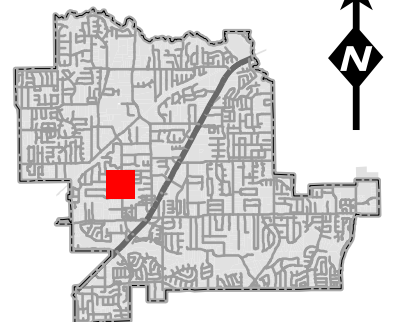
405 East Oak Valley Drive

DISCLAIMER:

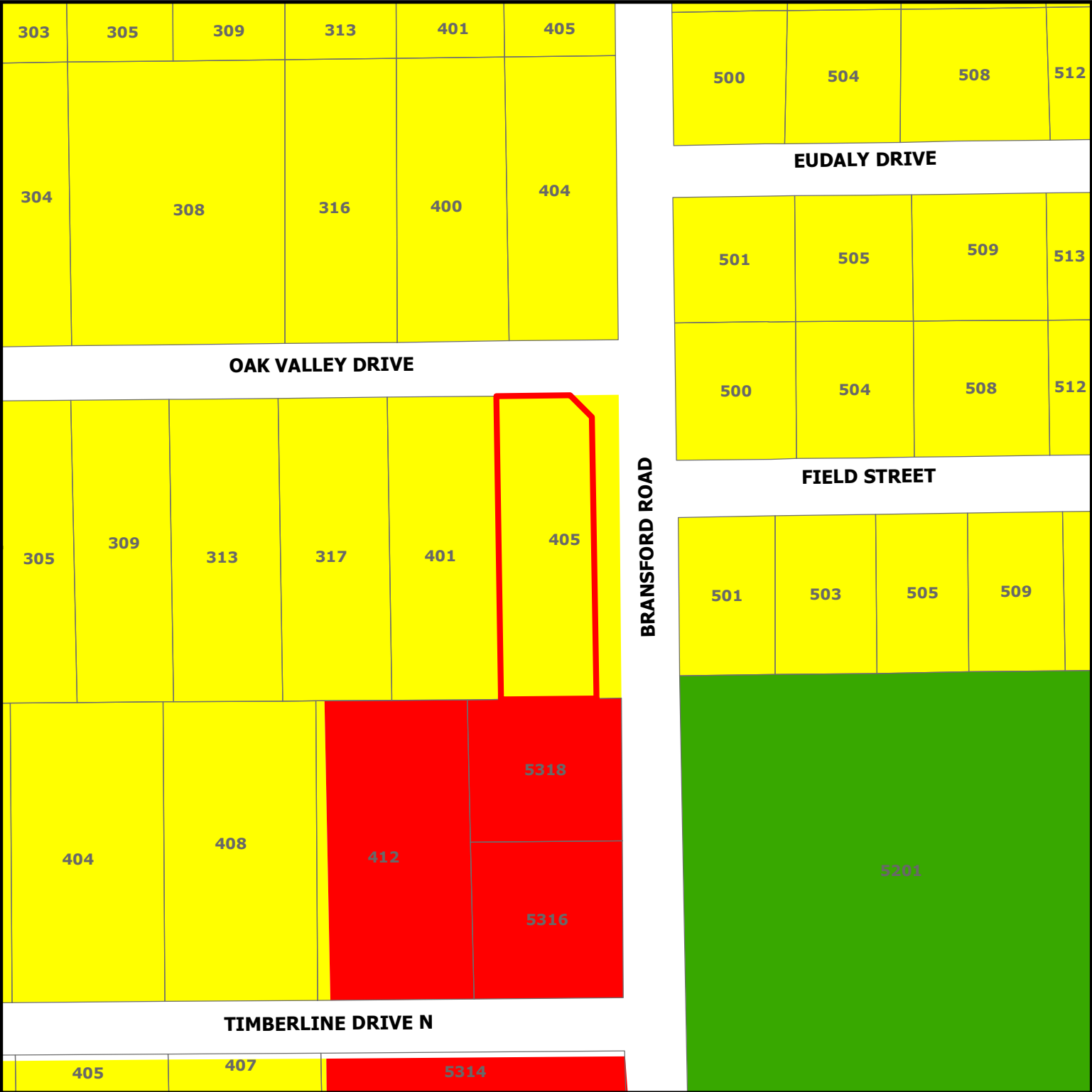
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Subject Property



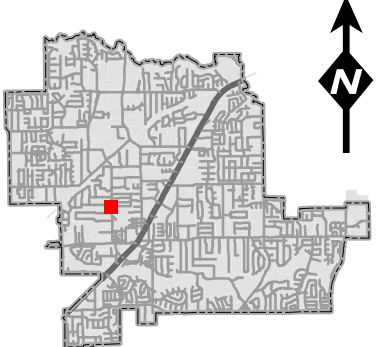
Future Land Use Map



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VC22-011 405 East Oak Valley Drive

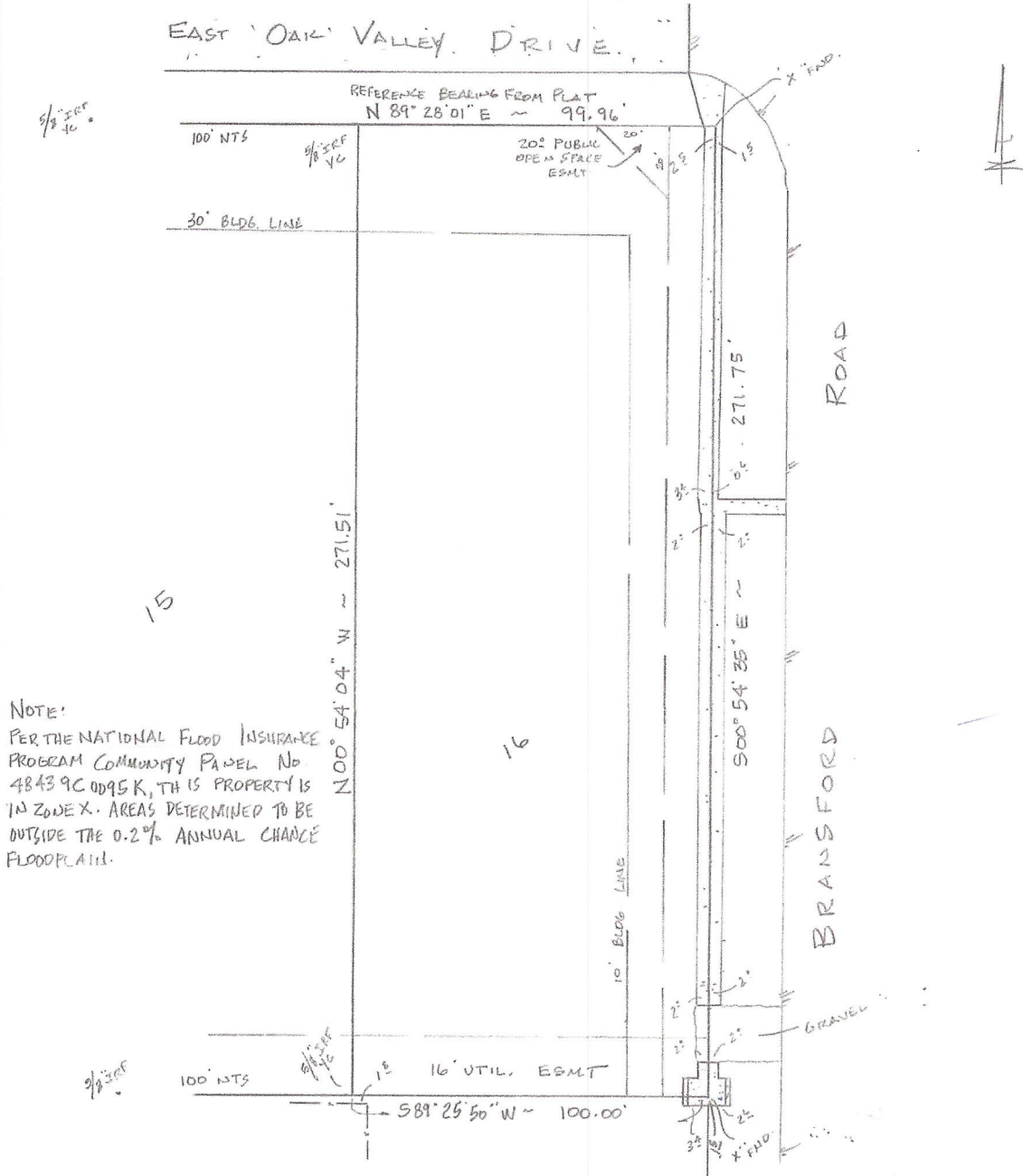
-  Subject Property
-  Residential
-  Commercial
-  Open Space; Parks



SURVEY PLAT

COPYRIGHT DATE 10-17-16

405 EAST OAK VALLEY DRIVE in the City of COLEYVILLE Texas,
and being known as Lot 16 Block No. B of
OAK CREST HILLS an addition to the City of
COLEYVILLE, TARRANT COUNTY, Texas, according to the MAP OR PLAT thereof
recorded in/under Clerk's File No. D21183228 MAP/PLAT records of TARRANT County, Texas.



NOTE:

PER THE NATIONAL FLOOD INSURANCE
PROGRAM COMMUNITY PANEL No.
4843 9C 0095 K, THIS PROPERTY IS
IN ZONE X. AREAS DETERMINED TO BE
OUTSIDE THE 0.2% ANNUAL CHANCE
FLOODPLAIN.



JIMMY W. POGUE, INC.
"Registered Professional Land Surveyors"
FIRM NO. 101219-00

3510 Marvin D. Love Freeway (214) 371-0666 Voice
Dallas, Texas 75224 (214) 371-9900 Fax
Jimmilyn D. Woodard R.P.L.S. No. 5398

G.F. Number: 15506 FW Title Company: ALLIANT
Certified to: NICHOLAS A. MENGELME AND MELISSA J. MENGELME
Job Number: 121956 Date: 10-17-16

I, Jimmilyn D. Woodard, Registered Professional Land Surveyor of the State of Texas, do certify that this Survey Plat is a representation of the property shown hereon as determined by a survey on the ground. The lines and dimensions of said property being as indicated by the plat; the size, location and type of above ground encroachments are as shown. Corner monuments are as shown on survey. EXCEPT AS SHOWN ON SURVEY, THERE ARE NO ABOVE GROUND ENCROACHMENTS OR ABOVE GROUND PROTRUSIONS. This survey makes no judgments as to the ownership of the property, only that the property exist on the ground as shown and surveyed from a description provided to the surveyor. This Survey was performed exclusively for the parties shown hereon and is licensed for a single use. This Survey remains the property of the Jimmy W. Pogue, Inc. Unauthorized reuse is not permitted without the expressed written permission of the President of the company. This survey is an original work protected by United States Copyright Law and International Treaties. All rights reserved to not make illegal copies.

Jimmilyn D. Woodard RPLS #5398
THIS SURVEY VALID WITH EMBOSSED SEAL



LIVING AREA
3894 SQ FT

Garage: 24'7" x 21'2"

Rooms and Dimensions:

- Office: 14'7" x 13'7"
- Laundry: 15'10" x 7'3"
- Entry: 12'10" x 18'10"
- Bar: 7'4" x 7'2"
- Porch: 7'1" x 3'8"
- Bedroom: 13'6" x 16'2"
- Bath: 5'4" x 4'5"
- Dining: 18'1" x 12'7"
- Master Bath: 18'11" x 9'11"
- Master Bdrm: 18'11" x 20'1"
- Powder: 7'4" x 5'4"
- Closet: 9'6" x 7'11"
- Closet: 5'8" x 7'11"
- Family: 23'3" x 33'
- Kitchen: 13'5" x 25'6"
- Nook: 5'8" x 9'11"
- Mud: 9'4" x 6'
- Bath: 9'4" x 6'
- Garage: 24'7" x 21'2"
- Patio: 23'8" x 44'7"

Overall Dimensions:

- Overall Width: 68'-11"
- Overall Depth: 92'-0"

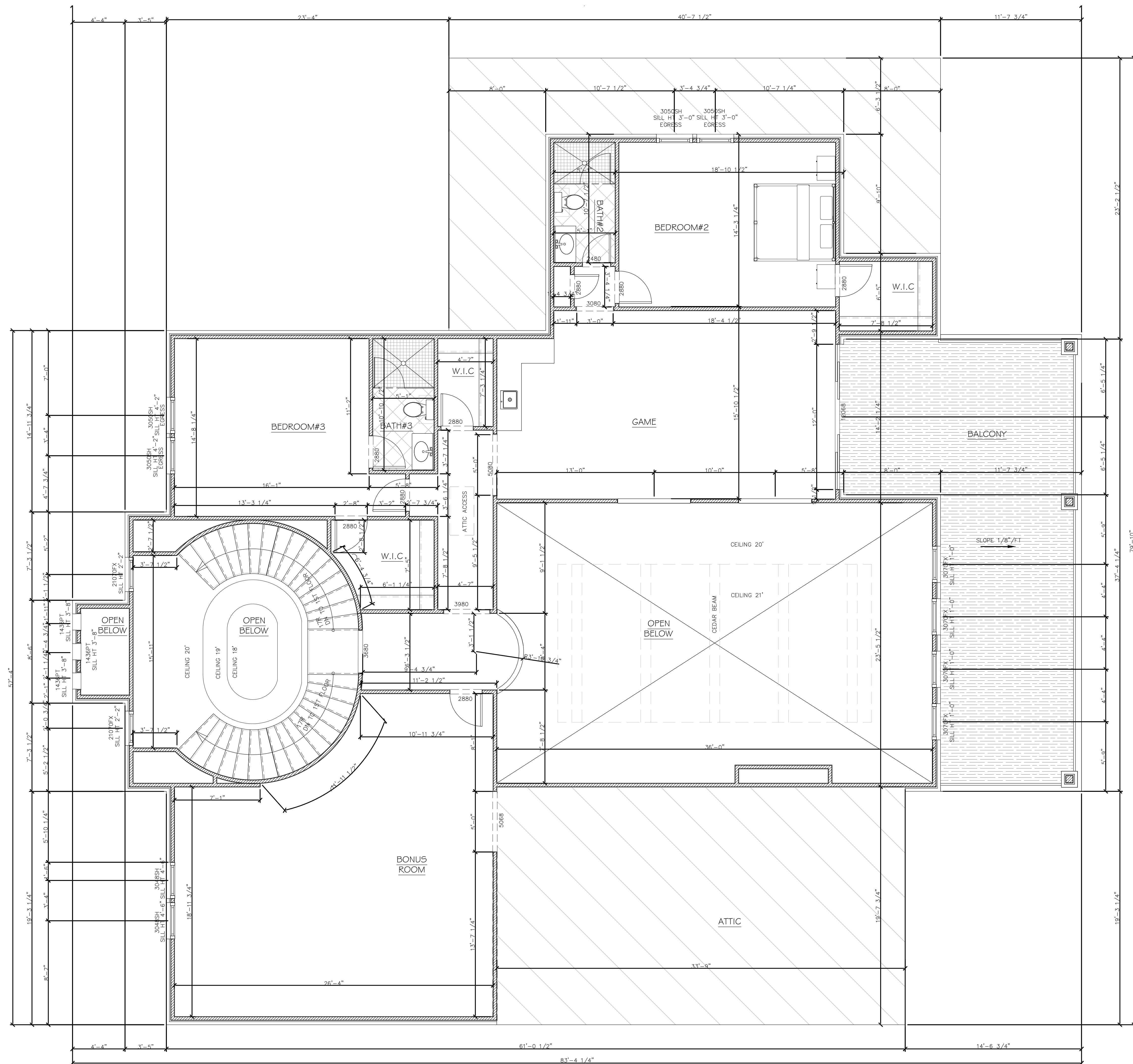
OWNER:	
HANNA'S FAMILY	
DATE:	10/23/2022
SCALE:	1/4" = 1'-0"
SHEET:	A-1

NO.	DESCRIPTION	BY	DATE

PROJECT ADDRESS:
 405 East Oak Valley Dr,
 Colleyville, TX 76034

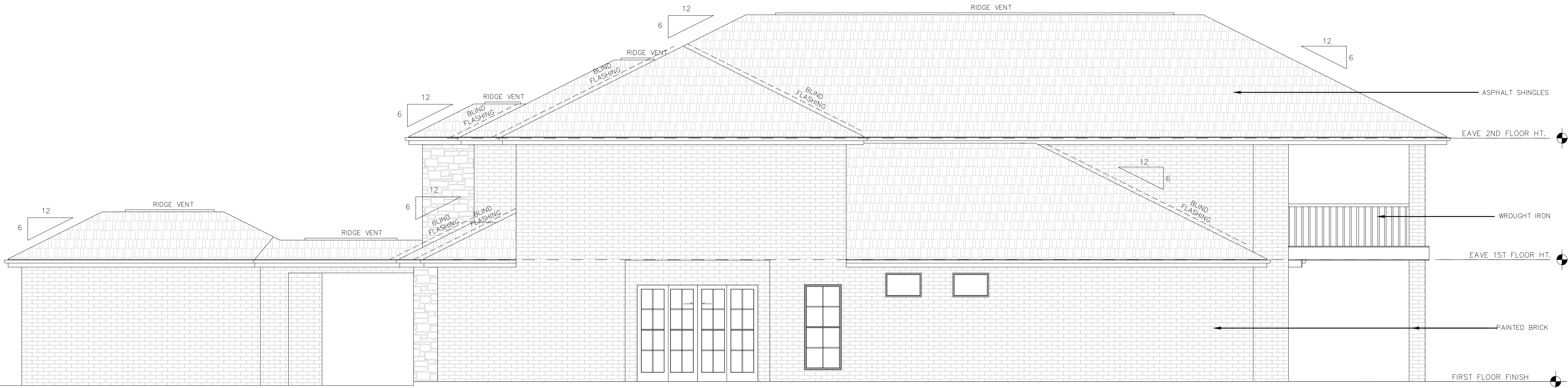
Masterplan Design

Architecture - Development - Planning
 (817) 440-4800
info@masterplan-design.com
www.masterplan-design.com

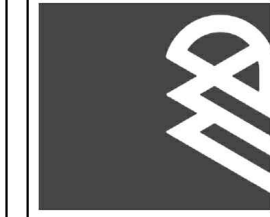




1 FRONT ELEVATION
A-03 SCALE: 1/4"=1'-0"



1 RIGHT ELEVATION
A-01 SCALE: 1/4"=1'-0"



NO.	DESCRIPTION	BY	DATE

PROJECT ADDRESS:
405 EAST OAK VALLEY DR,
COLLEYVILLE, TX 76034

OWNER:
HANNA'S FAMILY
Phone: (817) 501 - 6333
Email: ma.sconstruction@yahoo.com

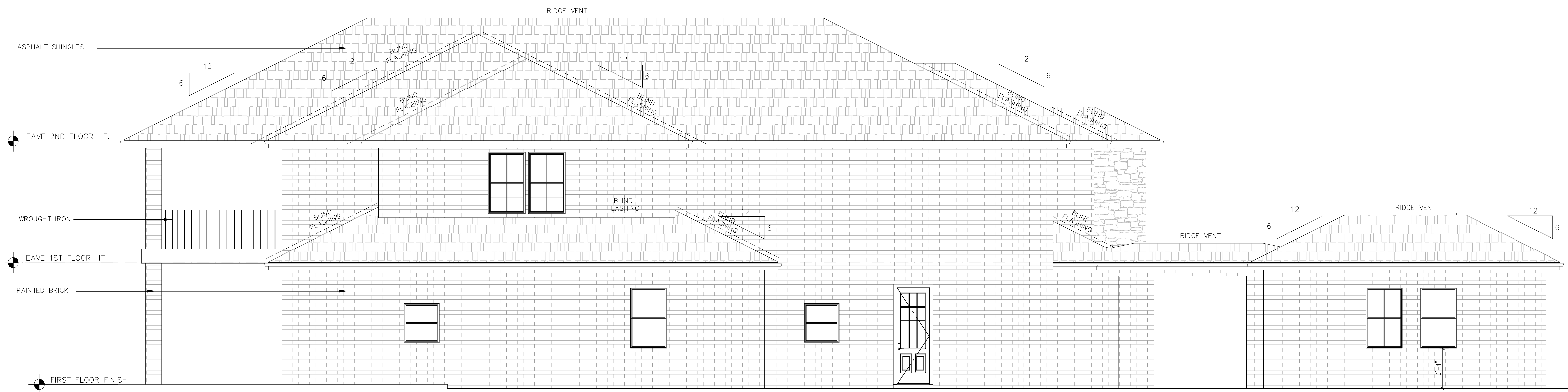
DATE:
01/10/2022

SCALE:
1/4"=1'-0"

SHEET:
A-3



1
A-04
REAR ELEVATION
SCALE: 1/4"=1'-0"



1
A-04
LEFT ELEVATION
SCALE: 1/4"=1'-0"

Masterplan Design
Architecture - Development - Planning
(817) 440-4800
info@masterplan-design.com
www.masterplan-design.com

NO.	DESCRIPTION	BY	DATE

PROJECT ADDRESS:

405 EAST OAK VALLEY DR,
COLLEYVILLE, TX 76034

OWNER:

HANNA'S FAMILY
Phone: (817) 501 - 6333
Email:ma.sconstruction@yahoo.com

DATE:

01/10/2022

SCALE:

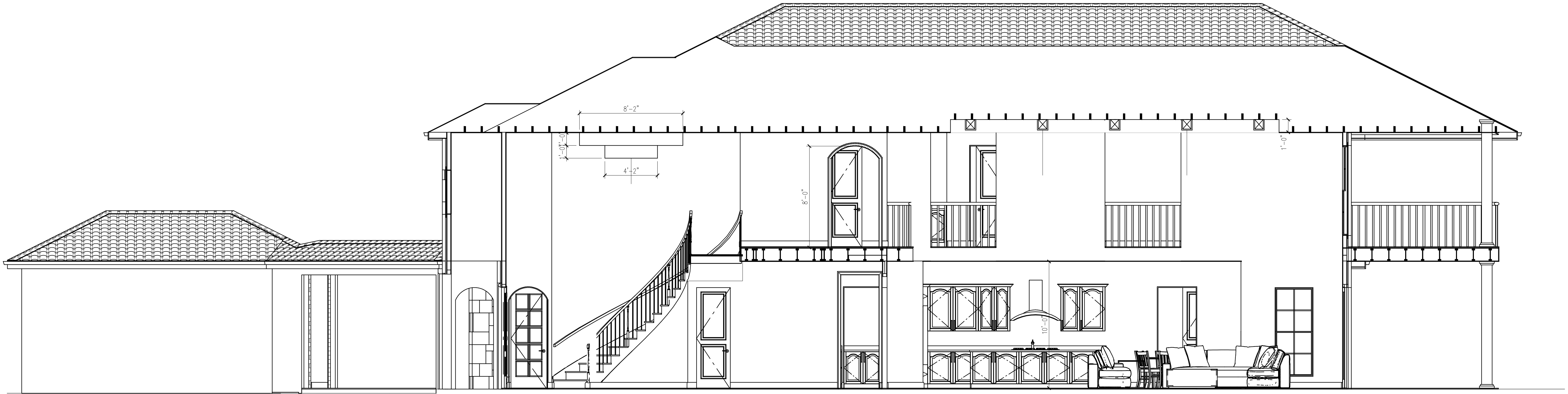
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SHEET:

A-4



1 SECTION
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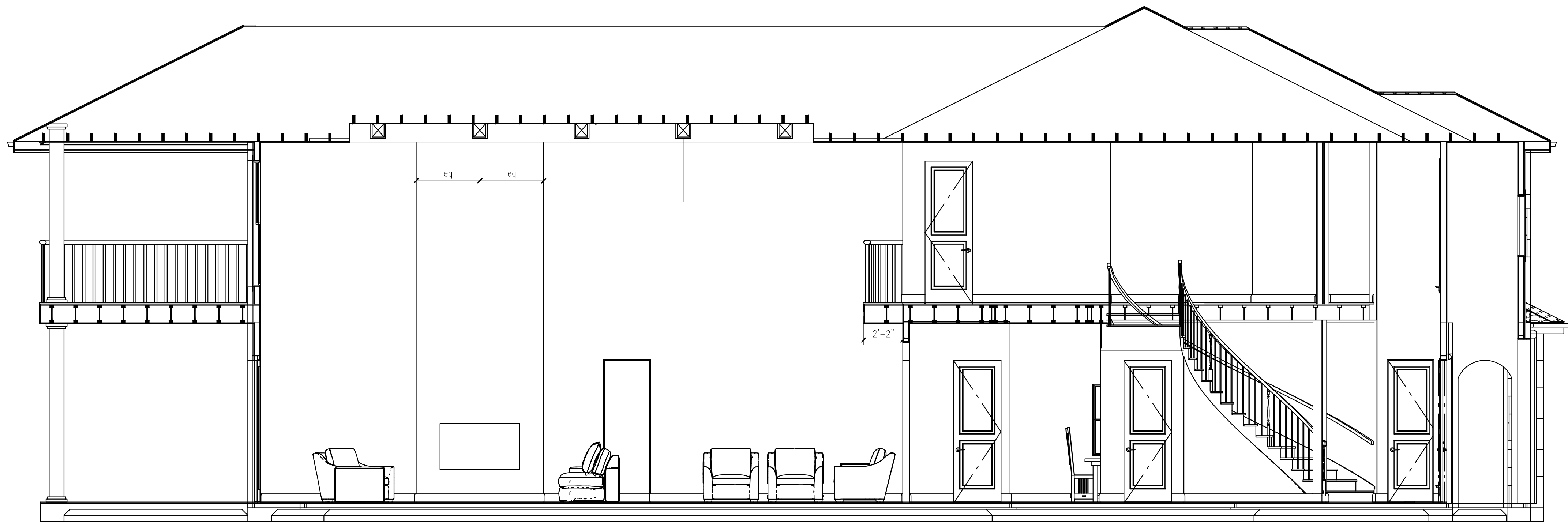


2 SECTION
A-05 SCALE: 1/4"=1'-0"

NO.	DESCRIPTION	BY	DATE



1 SECTION
A-06 SCALE: 1/4"=1'-0"



1 SECTION
A-06 SCALE: 1/4"=1'-0"



NO.	DESCRIPTION	BY	DATE

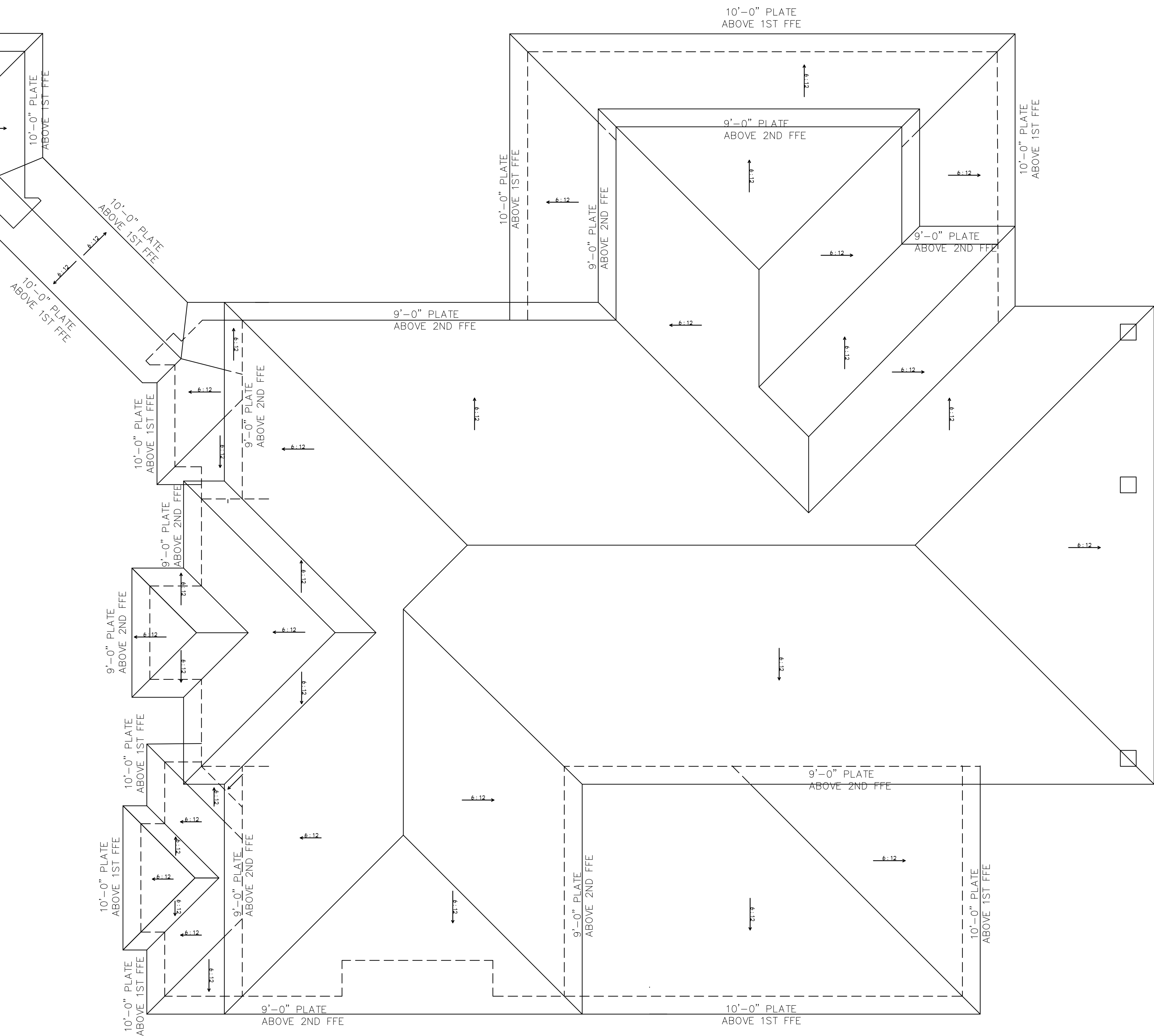
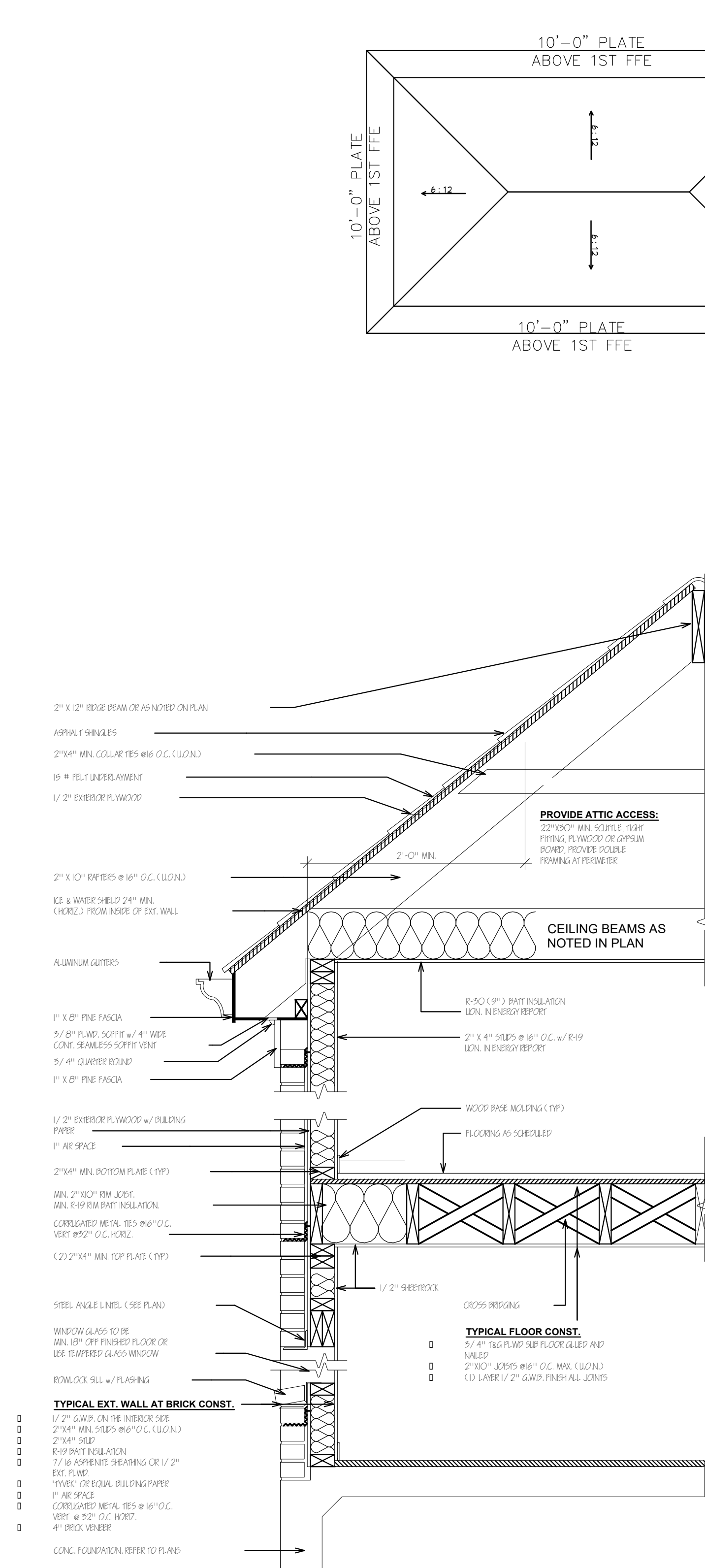
PROJECT ADDRESS:
405 EAST OAK VALLEY DR,
COLLEYVILLE, TX 76034

OWNER:
HANNA'S FAMILY
Phone: (817) 501 - 6333
Email:ma.sconstruction@yahoo.com

DATE:
01/10/2022

SCALE:
1/4"=1'-0"

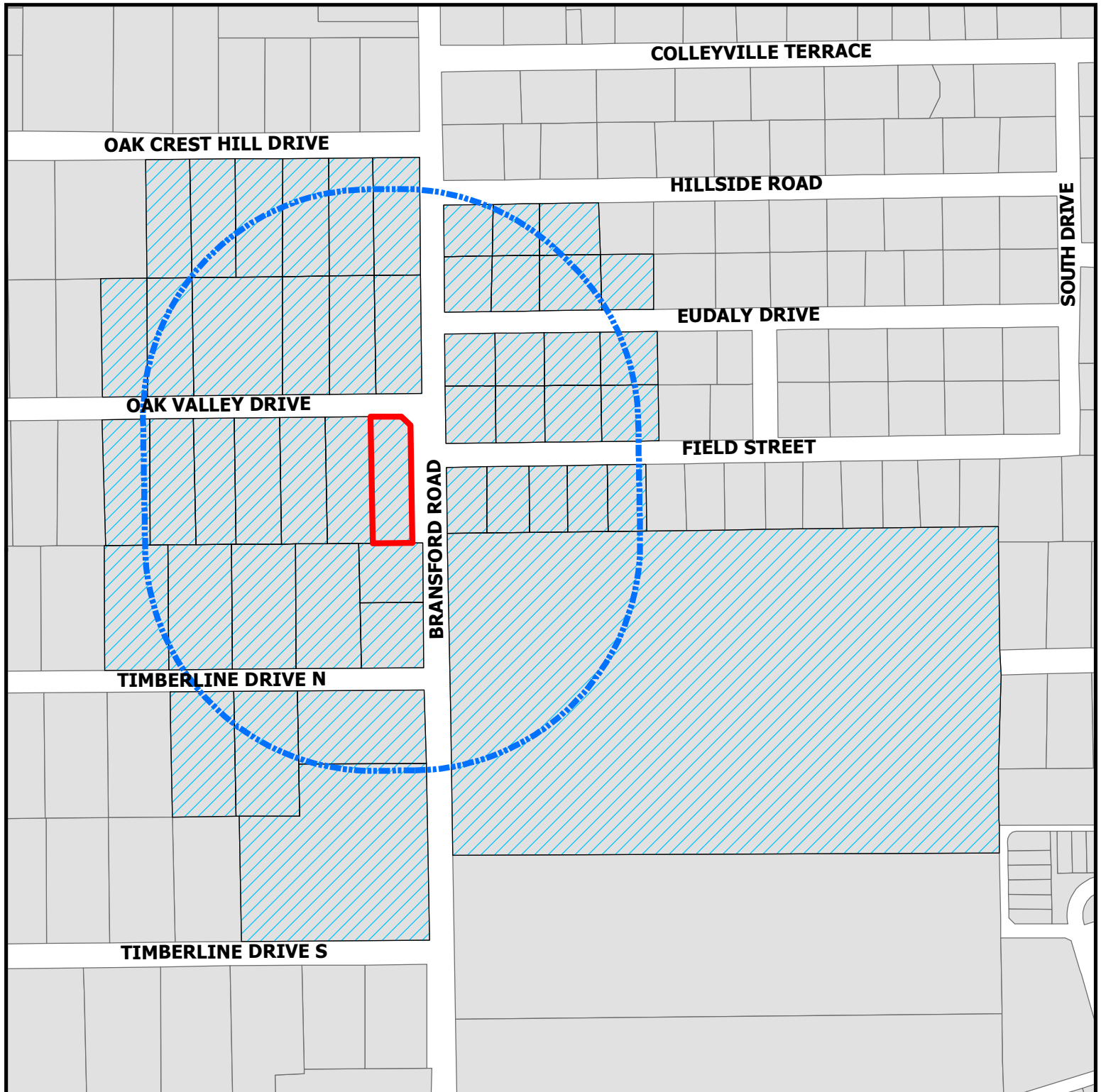
SHEET:
A-6



2 TYPICAL WALL SECTION
A-07 SCALE: 3/4"=1'-0"

1 ROOF PLAN
A-07 SCALE: 3/16"=1'-0"

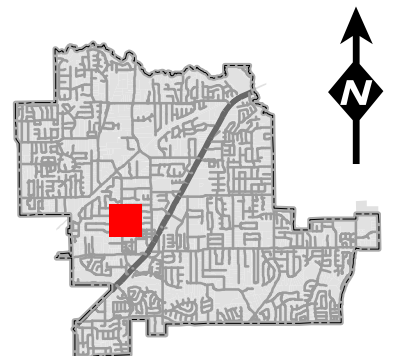
Notification Map



VC22-011
405 East Oak Valley Drive

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





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

The City of Colleyville has scheduled public hearings concerning the below referenced request on the following dates and location:

**City Council Meeting: Tuesday, November 15, 2022 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas**

Request: Request for a variance to the provisions of Section 3.24.G Schedule of District Regulations of the Land Development Code, specifically for the lot width and street side yard setback in the R-20 Single Family Residential district. The request is to allow for the construction of a new single family home.

Zoning Case: VC22-011

Applicant: Osama Hanna

Owner: Osama Hanna

Location: 405 East Oak Valley Drive

Property Description: Lot 16, Block 8, Oak Crest Hills

Present Zoning: R-20 Single Family Residential

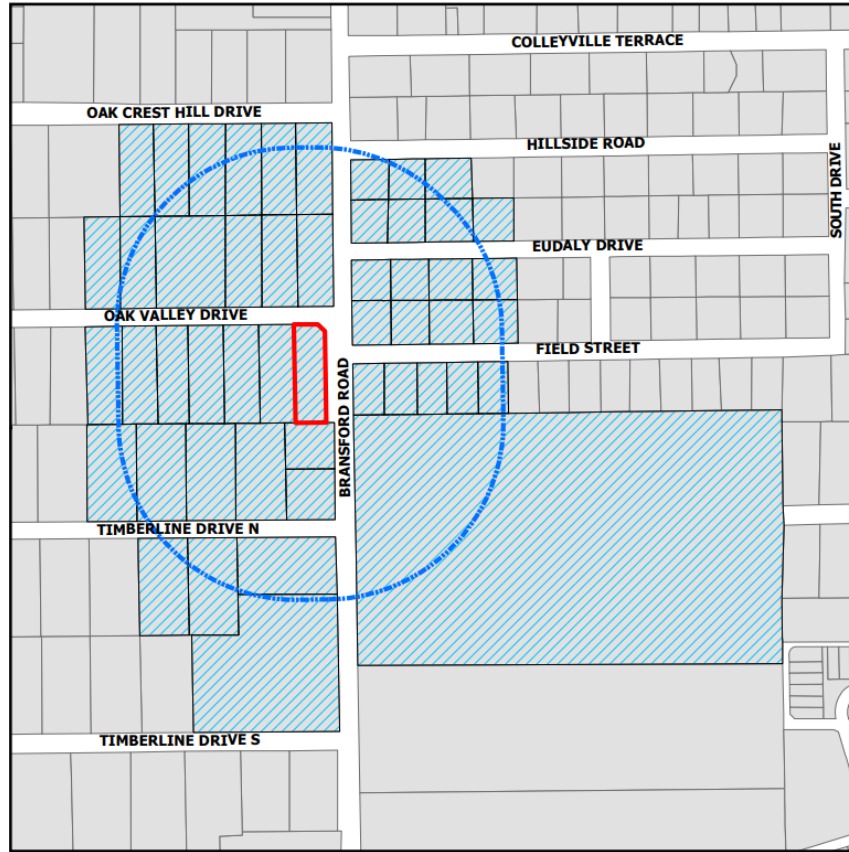
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved City tax roll. Action by the City Council serves as a final action on the request.

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

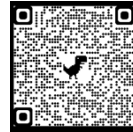
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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.

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
ABBOTT, MARYANN	509 FIELD ST	COLLEYVILLE, TX
ACHA, RODERICK	305 OAK VALLEY DR	COLLEYVILLE, TX
AGAPE HOLDINGS LLC	6700 DAVID LN	COLLEYVILLE, TX
BILLY J & JANICE J MCCLURE LT	200 E DEBBIE LN APT 259	MANSFIELD, TX
BINION, MICHAEL	501 HILLSIDE RD	COLLEYVILLE, TX
BIRDWELL, JEFF	305 OAK CREST HILL DR	COLLEYVILLE, TX
BOW ORE HOLDINGS LLC	108 W NORTHWEST HWY	GRAPEVINE, TX
BURY, PAUL M	501 EUDALY DR	COLLEYVILLE, TX
CARL D MCINTOSH FAMILY TRUST	1001 BURBERRY	WACO, TX
CHURCH OF JESUS CHRIST OF LDS	50 E NORTH TEMPLE RM 22	SALT LAKE CITY, UT
DALTON, JOEL W	512 EUDALY DR	COLLEYVILLE, TX
ELLENWOOD, ERIC	408 TIMBERLINE DR N	COLLEYVILLE, TX
FERNANDEZ, CHARLES	509 EUDALY DR	COLLEYVILLE, TX
FNF PROPERTIES LLC	1313 REGENCY CT	SOUTHLAKE, TX
GAMBILL, MEREDITH	400 OAK VALLEY DR	COLLEYVILLE, TX
GARRIS, WALTER E	2300 POOL RD APT 120	GRAPEVINE, TX
GAUER, FRANCES	309 OAK CREST HILL DR	COLLEYVILLE, TX
GAYLE, CRYSTAL	504 FIELD ST	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX
HANNA, OSAMA G	PO BOX 1603	COLLEYVILLE, TX
HARROD, LARRY D	505 EUDALY DR	COLLEYVILLE, TX
HERRERA, MIGUEL	505 HILLSIDE RD	COLLEYVILLE, TX
HILLSIDE BLUES LTD	608 CLIFF DR	BELTON, TX
HORAK, JO LANELLE	PO BOX 395	COLLEYVILLE, TX
HORST, EVERETT J	400 TIMBERLINE DR N	COLLEYVILLE, TX
KEEFE, CATHERINE	505 FIELD ST	COLLEYVILLE, TX
KIESLING, ROBERT	5316 BRANSFORD RD	COLLEYVILLE, TX
MACKEY, SHAWN T	PO BOX 603	COLLEYVILLE, TX
MARTIN, JERRY WAYNE	316 OAK VALLEY DR	COLLEYVILLE, TX
MCGINNIS, JOEL E	501 FIELD ST	COLLEYVILLE, TX
NORMAN, LESLIE	313 OAK CREST HILL DR	COLLEYVILLE, TX
PRESLEY, CHARLES F	503 FIELD ST	COLLEYVILLE, TX
PRESNALL, ROGER	405 OAK CREST HILL DR	COLLEYVILLE, TX
QUALLS, JERRY L	PO BOX 430	COLLEYVILLE, TX
QUEST IRA INC	6406 CUTTER RIDGE CT	COLLEYVILLE, TX
RANDY IS DANDY LLC	5318 BRANSFORD RD	COLLEYVILLE, TX
ROSE, ANGELA KAREN	512 FIELD ST	COLLEYVILLE, TX
SALMERON, ERIC	511 FIELD ST	COLLEYVILLE, TX
SILVEY, ASHLEY	301 OAK VALLEY DR	COLLEYVILLE, TX
SIMPSON, VANESSA	304 OAK VALLEY DR	COLLEYVILLE, TX
SMARTRUST	401 OAK VALLEY DR	COLLEYVILLE, TX
SOWELL, JANA M ETAL	500 FIELD ST	COLLEYVILLE, TX
STANKIEWICZ, ANDREW	300 OAK VALLEY DR	COLLEYVILLE, TX
TAKACS, GERGELY	317 OAK VALLEY DR	COLLEYVILLE, TX
THOMPSON, DONNA V	401 OAK CREST HILL DR	COLLEYVILLE, TX
TORREZ, ROBERT	405 TIMBERLINE DR N	COLLEYVILLE, TX
VELAZQUEZ, CELIA	407 TIMBERLINE DR N	COLLEYVILLE, TX
WESTERMAN, THOMAS F	308 OAK VALLEY DR	COLLEYVILLE, TX
WINN, DILLARD R	309 OAK VALLEY DR	COLLEYVILLE, TX

RESOLUTION R-22-4790

**A RESOLUTION APPROVING A REQUEST FOR A VARIANCE TO
SECTION 3.24.G, SCHEDULE OF DISTRICT REGULATIONS OF THE
LAND DEVELOPMENT CODE, SPECIFICALLY FOR LOT WIDTH AND
STREET SIDE YARD SETBACK IN THE R-20 SINGLE FAMILY
RESIDENTIAL DISTRICT, FOR LOT 16, BLOCK 8, OAK CREST HILLS
SUBDIVISION, LOCATED AT 405 OAK VALLEY DRIVE**

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

- Sec. 1. THAT the variance to allow for the lot width to be approximately 87.5 feet and the street side yard setback to be 10 feet with the R-20 Single Family Residential zoning district located at 405 Oak Valley Drive (the "Property"), as depicted in Exhibit "A" hereto, is approved; and
- Sec. 2. THAT this Resolution shall become effective immediately upon passage; provided that, the variance for the Property shall become effective immediately upon the conditions stated herein being fully satisfied.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 15TH DAY OF NOVEMBER 2022.

Mayor Bobby Lindamood
Brandi Elder, Place 1
George Dodson, Place 4
Callie Rigney, Place 6

_____	Mayor Pro Tem Kathy Wheat	_____
_____	George Bond, Place 2	_____
_____	Chuck Kelley, Place 5	_____

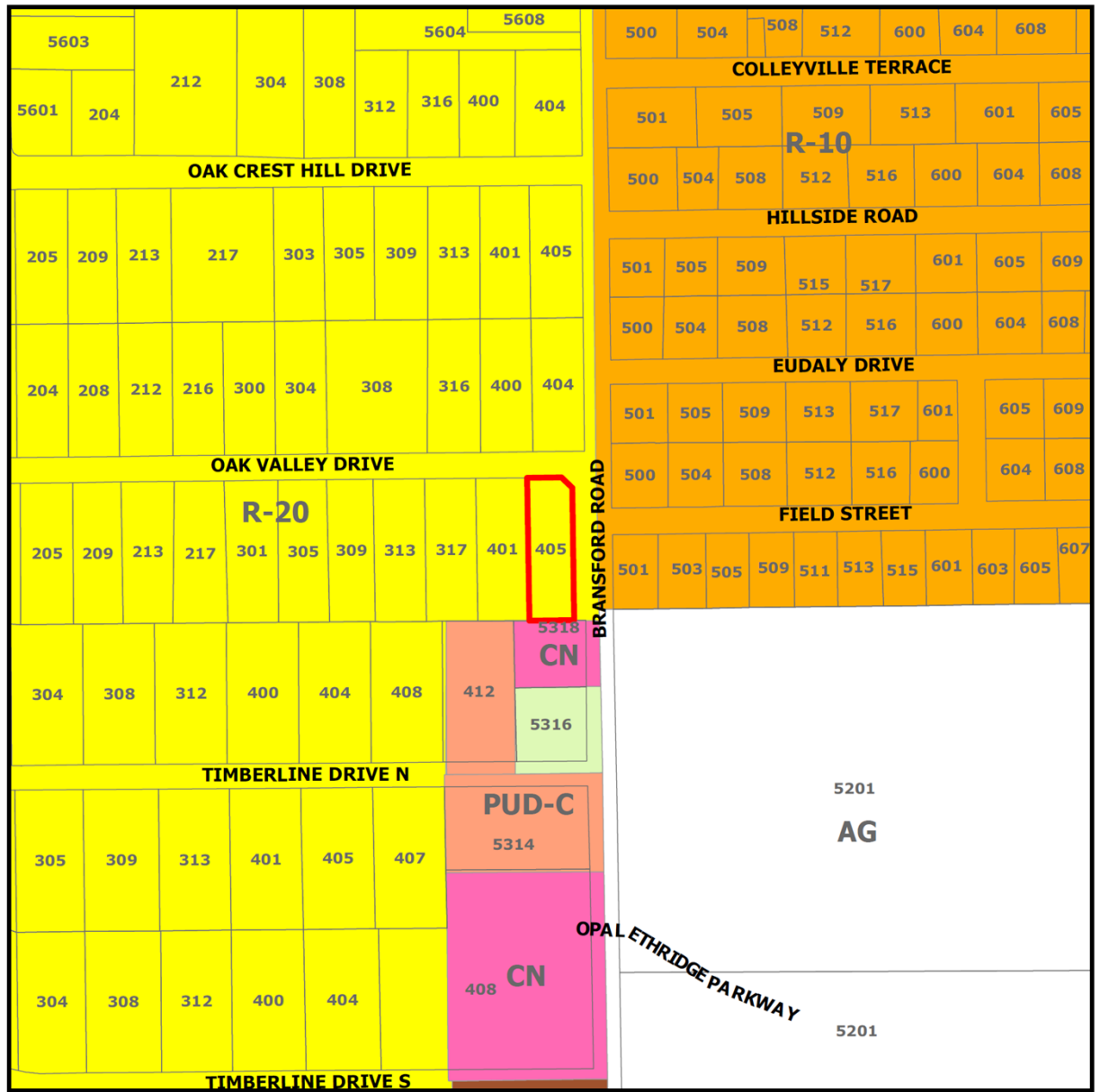
ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

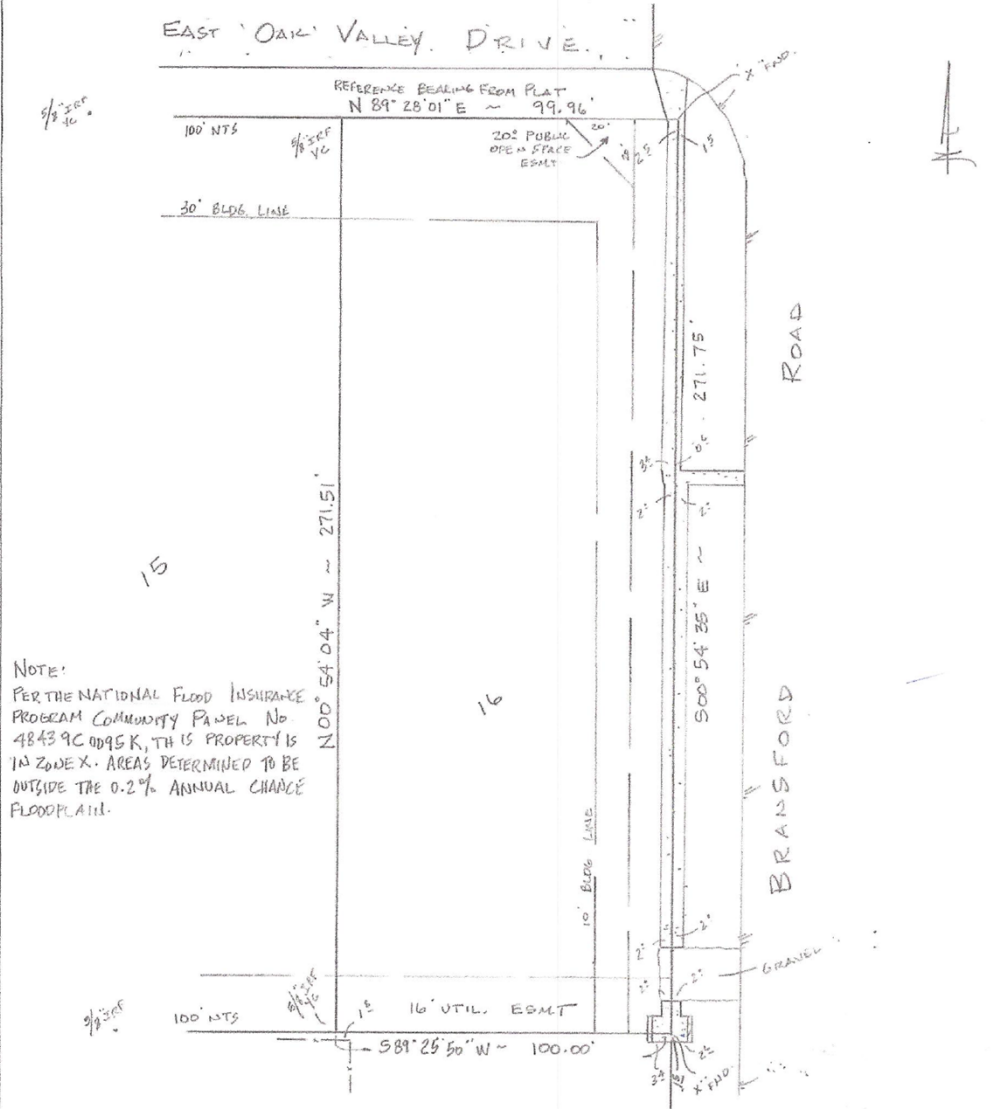
Attachment "A"



Attachment "B"

SURVEY PLAT COPYRIGHT DATE 10-17-16

405 EAST OAK VALLEY DRIVE in the City of COLLEYVILLE, Texas,
and being known as Lot 16 Block No. B OF
OAK CREST HILLS an addition to the City of
COLLEYVILLE, TARRANT COUNTY, Texas, according to the MAP OR PLAT thereof
recorded in under Clerk's File No. DEMB8220 MAP/BAT records of TARRANT County, Texas.



NOTE:
PER THE NATIONAL FLOOD INSURANCE
PROGRAM COMMUNITY PANEL No
4843 9C 0095 K, THIS PROPERTY IS
IN ZONE X. AREAS DETERMINED TO BE
OUTSIDE THE 0.2% ANNUAL CHANCE
FLOODPLAIN.

JIMMY W. POGUE, INC.
"Registered Professional Land Surveyors"
FIRM NO. 10129-00

3518 Marvin B. Love Freeway (214) 371-0666 Voice
Dallas, Texas 75224 (214) 371-9900 Fax
Jimmilyn D. Woodard R.P.L.S. No. 5398

G.F. Number: 15506 FW	Title Company: ALLIANT
Certified to: NICHOLAS A. WIEGERINK AND MELISSA J. McLOUIS LLP.	
Job Number: 12195b	Date: 10-17-16

I, Jimmilyn D. Woodard, Registered Professional Land Surveyor of the State of Texas, do hereby certify that this Survey Plat is a representation of the property shown herein as determined by a survey of the ground. The lines and dimensions of said property being as indicated by the plat, the size, location and type of above ground improvements are as shown. Corner monuments are as shown on survey. EXCEPT AS SHOWN ON SURVEY, THERE ARE NO ABOVE GROUND ENCROACHMENTS OR ABOVE GROUND PROTRUSIONS.

This survey makes no judgments as to the ownership of the property, only that the property exist on the ground as shown and surveyed from a description provided to the surveyor.

This Survey was performed exclusively for the parties shown herein and is licensed for a single use. This Survey remains the property of the Jimmy W. Pogue, Inc. Unauthorized reuse is not permitted without the expressed written permission of the President of company. This survey is an original and is protected by United States Copyright Law and International Treaties. All rights reserved to not have legal copies.

Jimmilyn D. Woodard
Jimmilyn D. Woodard R.P.L.S. #5398
THIS SURVEY VALID WITH EMBOSSED SEAL



City of Colleyville City Council Agenda Briefing

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

Agenda Number 8b

Agenda Date 11/15/2022

Number Resolution R-22-4791

Type Resolution

Department Finance

Title

A resolution declaring expectation to reimburse expenditures with proceeds of future debt

Strategic Plan

1.4 Communicate thoroughly and strategically

Explanation

Reading and Public Hearing

This resolution allows for the proceeds from the City's upcoming debt issuance to be used to reimburse the City for any incurred expenses related to constructing, improving, renovating and equipping the proposed recreation center. In many cases, expenses related to a debt-financed project may occur prior to the City receiving the debt proceeds intended to finance said project. Should Colleyville incur any expenses related to the proposed recreation center purchase and renovation prior to receiving its bond proceeds, those proceeds will be eligible to reimburse the City for said expenses.

Financial Impact

Potential reimbursement of expenses related to the proposed recreation center purchase and renovation prior to receiving bond proceeds,

Recommendation

Approve

Attachments

1. Resolution R-22-4792

RESOLUTION R-22-4791

A RESOLUTION DECLARING EXPECTATION TO REIMBURSE EXPENDITURES WITH PROCEEDS OF FUTURE DEBT

WHEREAS, the City of Colleyville, Texas (the "City"), intends to issue debt for the purpose of paying contractual obligations to be incurred for (i) constructing, improving, renovating, and equipping park and recreation facilities, including the acquisition of land therefor, and (ii) professional services rendered in connection thereof (collectively, the "Project"); and

WHEREAS, the City further intends to make certain capital expenditures with respect to the Project and currently desires and expects to reimburse the capital expenditures with proceeds of such debt; and

WHEREAS, under Treas. Reg. § 1.150-2 (the "Regulation"), to fund such reimbursement with proceeds of tax-exempt obligations, the City must declare its expectation to make such reimbursement; and

WHEREAS, the City desires to preserve its ability to reimburse the capital expenditures with proceeds of tax-exempt obligations.

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

Sec. 1 THAT the City reasonably expects to reimburse capital expenditures with respect to the Project with proceeds of tax-exempt obligations hereafter to be incurred by the City, and this resolution shall constitute a declaration of official intent under the Regulation. The maximum principal amount of obligations expected to be issued for the Project is \$10,245,000.

Sec. 2 THAT this Resolution shall be in force and effect from and after its passage on the date shown below.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, ON THIS THE 15TH DAY OF November 2022.

Mayor Bobby Lindamood
Brandi Elder, Place 1
George Dodson, Place 4
Callie Rigney, Place 6

_____	Mayor Pro Tem Kathy Wheat	_____
_____	George Bond, Place 2	_____
_____	Chuck Kelley, Place 5	_____

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor



City of Colleyville City Council Agenda Briefing

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

Agenda Number 10

Agenda Date 11/15/2022

Type Report

Department City Secretary

Title

Sign Board of Appeals Minutes - September 13, 2022

Attachments

1. Sign Board of Appeals Minutes - September 13, 2022



City of Colleyville Sign Board of Appeals Minutes

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

Tuesday, September 13, 2022

City Council Chambers

Call to Order

The Sign Board of Appeals Meeting of the City of Colleyville was called to order by Chair Carroll on September 13, 2022 at 7:00 p.m.

Roll Call

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

Staff Present: Jacquelyn Reyff and Dakari Hill

Also Present: Councilman George Bond

1. APPROVAL OF MINUTES

- 1a Board Member Shadle made a motion to approve the July 12, 2022 minutes. Board Member Vallario seconded the motion.**

The motion was carried by the following vote:

Aye: 5 – Vallario, Kamerman, Shadle, Carroll, and Deakin
Nay: 0

2. PUBLIC HEARING AGENDA ITEMS

- 2a** Request for a variance to the provisions of Section 7-150, Permanent Freestanding Signs – Sign Classifications and Regulations of the Land Development Code, for Lot 1, Block 7, Thompson Terraces Subdivision, located at 5115 Colleyville Boulevard, Case SC22-005

Jacquelyn Reyff presented the case and briefed the Board.

Staff answered questions of the Board regarding planter boxes being correlated to increased business.

An associate of the applicant, Will Merrifield, 105 Williamsburg Court, Colleyville, TX, came forward and expressed to the Board that the variance was needed to improve the aesthetics of the area.

Mr. Merrifield answered questions of the Board regarding the length of time the planter boxes have been on the property and the reason for needing both the allowed sign and planter boxes.

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

With no one wishing to speak, the public hearing was closed at 7:13 p.m.

Staff answered questions of the Board regarding the initiation of the case.

Board Member Deakin made a motion to approve Case SC22-005. Board Member Kamerman seconded the motion.

The motion was carried by the following vote:

**Aye: 5 – Vallario, Kamerman, Shadle, Carroll, and Deakin
Nay: 0**

3. ADJOURNMENT

The meeting adjourned at 7:15 p.m.

The minutes were written and prepared by:



Dakari Hill
Planner

The meeting minutes were approved on November 8, 2022 by a vote of 5-0.

RESOLUTION R-22-4792

**A RESOLUTION APPROVING CITY COUNCIL ACTION
UNDER BUSINESS AT THE REGULAR CITY COUNCIL MEETING OF
NOVEMBER 15, 2022**

WHEREAS, City Council has taken action on certain items on the agenda under Business.

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

Sec. 1. THAT

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, ON THIS THE 15TH DAY OF NOVEMBER 2022.

Mayor Bobby Lindamood
Brandi Elder, Place 1
George Dodson, Place 4
Callie Rigney, Place 6

_____	Mayor Pro Tem Kathy Wheat	_____
_____	George Bond, Place 2	_____
_____	Chuck Kelley, Place 5	_____

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor