



City of Colleyville City Council Agenda

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

Tuesday, December 6, 2022

**WORKSESSION
5:30 PM
EXECUTIVE CONFERENCE ROOM
THIRD FLOOR**

CALL TO ORDER

- WS-1** Discussion of cross-access between subdivisions
- WS-2** Discussion of setting a date for a special meeting for consideration of a Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development – Residential zoning district for Tract 1B1, 1C1, 1B2, and 1B3, Abstract 294, Robert Chowning Survey, and Lot 1, Block 1, Cero Addition, located at 2417 Wilkes Drive and 6900 Pool Road, Case ZC22-036
- WS-3** Discussion of the December 6, 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: Pastor Martin Richardson, Crown of Life

PLEDGE OF ALLEGIANCE:
Girl Scout Troop 1451
Megan Holladay, Troop Leader

- 2. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-22-4793**
- 3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS**
 - Announcements of civic and charitable events**
 - Presentation of calendar events and updates**
 - Announcements of awards and recognition**
- 4. CONSENT: READING AND PUBLIC HEARING - RESOLUTION R-22-4794**
 - 4a** Approval of the minutes of the regular City Council meeting of November 15, 2022
- 5. ORDINANCE(S): FIRST READING AND PUBLIC HEARING**
 - 5a Ordinance O-22-2229**

Consideration of a Special Use Permit for an accessory dwelling to exceed the maximum size allowed on Lot 1, Block 1, Kramer Addition, located at 312 White Drive, Case ZC22-037
 - 5b Ordinance O-22-2230**

Consideration of an amendment to the existing PUD-C Planned Unit Development - Commercial district ordinance for the Winding Creek Addition, specifically for Lots 2R and 3R, Block 1, located at 6408 and 6500 Colleyville Boulevard, Case ZC22-038
 - 5c Ordinance O-22-2231**

An ordinance amending Sections 3A and 3B of the Water and Sewer Policy and Procedure manual as contained in the Code of Ordinances of the City of Colleyville, Texas, adjusting water and wastewater volumetric rates to pass through changes from the Trinity River Authority
 - 5d Ordinance O-22-2232**

An ordinance amending Chapter 62 of the City of Colleyville Code of Ordinance to provide for making it unlawful to possess a used catalytic converter

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

7. TABLED RESOLUTION(S): READING AND PUBLIC HEARING**7a 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

8. CITIZEN COMMENTS**9. REPORTS**

Planning and Zoning Commission Minutes - October 10, 2022

Planning and Zoning Commission Worksession Minutes - October 24, 2022

10. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, DECEMBER 6, 2022 - READING AND PUBLIC HEARING - RESOLUTION R-22-4795**11. ADJOURNMENT**

I hereby certify this agenda was posted on City Hall bulletin boards *Friday, December 2, 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
100 Main Street
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Agenda Number WS-1

Agenda Date 12/6/2022

Type Worksession

Department City Manager

Title

Discussion of cross-access between subdivisions

Explanation

This item provides for a discussion of cross-access between subdivisions and a staff recommendation to address the issue.

Attachments

1. Cross-Access Between Subdivisions Presentation

Cross-Access Between Subdivisions

Policy Consideration

City Council Worksession
December 6, 2022

Overview



Subdivision Cross-Access Policy Consideration

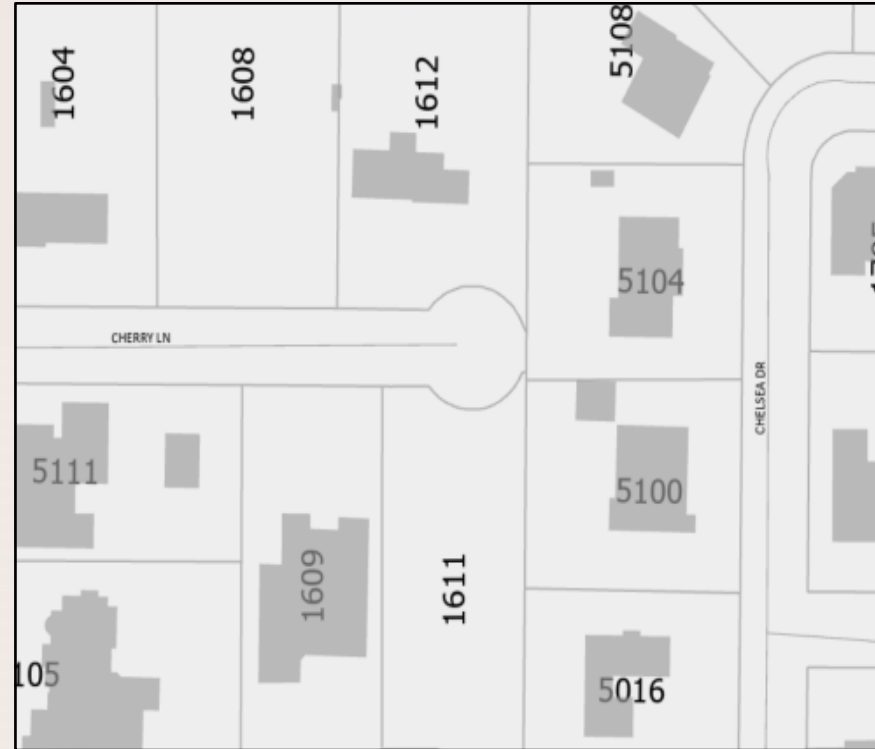
Background:

Staff has received requests in the past to allow rear driveways on residential properties that abut neighboring subdivision streets. These requests have generally been denied due to various factors.

Example: a recent request for a rear driveway was received from a homeowner in Chelsea Park subdivision (Lot 5104 shown to the right), which would connect to Cherry Lane in the Community Home subdivision.

Issue:

The City's LDC does not address (allow or disallow) lots located in one subdivision to connect to an adjacent subdivision.



Recommendation

Considerations

- Impact to traffic on local residential streets from adjacent subdivisions
- Potential conflict between HOA covenants governing the use and maintenance of local subdivision streets and connecting driveways
- Potential impact on future subdivision design by developers who may propose similar *cul de sac* design adjacent to neighboring subdivisions

Recommendation:

Staff recommends adopting a formal policy by Council resolution that would prohibit cross-access between subdivisions.

Staff would codify Council's policy during the next update of the City's subdivision ordinance.

Until such time as Council considers formal action, staff will continue the policy of discouraging cross-access between subdivisions, unless such connection is deemed necessary for public safety.



Questions and Discussion



City of Colleyville City Council Agenda Briefing

City Hall
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Agenda Number WS-2

Agenda Date 12/6/2022

Type Worksession

Department City Manager

Title

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

Explanation

This item provides for a discussion of a special meeting for a first reading and public hearing on the above referenced case.

Attachments



City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
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Agenda Number WS-3

Agenda Date 12/6/2022

Type Worksession

Department City Secretary

Title

Discussion of the December 6, 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 12/6/2022

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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Attachments

RESOLUTION R-22-4793

**A RESOLUTION APPROVING COUNCIL ACTION
REGARDING EXECUTIVE SESSION ITEMS AT THE REGULAR
CITY COUNCIL MEETING OF DECEMBER 6, 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 6TH DAY OF DECEMBER 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-22-4794

**APPROVING CITY COUNCIL ACTION UNDER CONSENT ITEMS AT
THE REGULAR CITY COUNCIL MEETING OF DECEMBER 6, 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 15, 2022

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 6TH DAY OF DECEMBER 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

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Tuesday, November 15, 2022

Mayor Bobby Lindamood called the Colleyville City Council Worksession to order on Tuesday, November 15, 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, and Community Relations Manager Ronni Orr, City Attorney Whitt Wyatt, and City Secretary Christine Loven.

WS-1 Discussion of Stars & Guitars

Community Relations Manager Ronni Orr presented past performers, budgets, attendance, and some possible entertainers for 2023. There was general discussion of each performer, costs, security needs, and dates for Stars & Guitars. City Council directed staff to research four possible candidates for the 2023 event.

WS-2 Building department software update

Community Development Director Ben Bryner provided the history and a timeline for the software upgrade and anticipated dates for training and live use for the public.

There was discussion regarding items left to finish and costs. City Council directed the Building Official to provide an itemized list of items to be completed and a financial update.

WS-3 Discussion of the November 15, 2022, City Council regular agenda items

Mayor Lindamood thanked the Council for getting out to events such as ribbon cuttings, and assisting him. He noted he will be coming forward at a future date with information about a Mayor's Citizen of the Year award and a Heroes Park Committee.

Mayor Lindamood adjourned the Worksession at 6:08 p.m. and called the Executive Session to order.

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

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There was no action taken and Mayor Lindamood adjourned Executive Session at 6:49 p.m.

Mayor Lindamood called the regular meeting of the City Council to order at 7:00 p.m. Mayor Lindamood noted there is a special presentation he will give this evening and noted he has asked Councilmember Dodson, who is also a veteran to provide the Pledge of Allegiance for this meeting. Mayor Lindamood then called the roll.

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

INVOCATION: Rabbi Scott Sperling, Congregation Beth Israel

PLEDGE OF ALLEGIANCE:
Councilmember and U.S. Army Veteran George Dodson

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

Mayor Lindamood presented a proclamation recognizing and honoring Lieutenant Colonel Jayson Potts, U.S. Air Force Officer and Master Navigator, and 136th Operations Support Squadron Commander and Civil Service Air Operations Officer,

136th Airlift Wing, Texas Air National Guard, who, at the age of 50, died on July 12, 2022, leaving a legacy of service to his country, his Colleyville community, and those communities where he lived throughout his career.

Mayor Lindamood presented the proclamation to family and friends: wife Mary, sons Bryson and Braxton, Lt. Colonel Camille LaDrew, and many friends.

Mayor Lindamood and the City Council then provided announcements regarding City and community events.

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

This resolution was not needed.

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

Mayor Lindamood read Resolution R-22-4789 in its entirety.

There were no questions or discussion regarding items 4a, 4b, or 4c.

Mayor Lindamood asked if there was any discussion regarding the following appointments and reappointments.

Library Board: Gary McPherson, Place 2, Molly Skinner, Place 4, Joan Roberts, Place 6, and Joy Lee, Place 7.

Metroport Teen Court Advisory Board: Amy Redfearn and Sayeda Syed.

Planning and Zoning Commission: David Groves, Place 1, Mark Alphonso, Place 2, Sayeda Syed, Place 3, and Tim Raine, Place 4.

Zoning Board of Adjustment/Sign Board of Appeals: Richard Vallario, Place 1, Dee Kamerman, Place 2, and Dan Shadle, Place 3.

City Council was in agreement with the appointments to a two year term, expiring November 2024, as stated above.

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

Councilmember Kelley made a motion to approve Resolution R-22-4789, 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. ITEMS NOT FOR CITY COUNCIL ACTION

5a Monthly Financial Report - October 2022

Finance Director Kyle Lester presented the October financial report noting this is the first month for FY2023. Through October, revenues and expenses are in line with the last fiscal year, with approximately \$248,000 in revenue received 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. Revenue intake 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.

The City's final sales tax collection for FY22, representing sales made in September, 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. 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.

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, and the Drainage Utility Fund has received 8% of its revenue and spent 5% of its expenditures. 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. 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.

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

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.

City Manager Jerry Ducay stated the applicant has worked with the City and a reasonable solution has been reached as shown in the exhibits and stated in the proposed ordinance.

Aaron Harris, applicant representative and Ryan and Matt Worthington, applicants, answered questions of the City Council. Councilmember Dodson asked if the screening requirement were removed from the ordinance, if a maximum of 12 monuments to be on display would be acceptable. Ryan and Matt Worthington agreed 12 monuments would be sufficient.

The Mayor and Council expressed their appreciation to the Worthington's and Mr. Harris for working with the City to resolve the challenges with the property.

Mayor Lindamood opened and closed the public hearing as there was no one wishing to speak. Mayor Lindamood noted the following wished to register their support of the item, but did not wish to speak: Ashley Read, 8511 CR 612, Mansfield, Martin, Diana, and Andrew Read, 202 Oldenwood Court.

Councilmember Rigney made a motion to approve Ordinance O-22-2226, with an amendment to 1. c. to read "no more than twelve (12) items of merchandise (e.g., monuments and/or headstones) shall be permitted to be displayed at a time within the Display Area", seconded by Councilmember Bond.

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.

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

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 provided a recap of the original intent of the applicant five years ago. There was discussion of other options such as a temporary zoning or changing the City's Codes. The City Attorney noted there is not currently a written code to provide for temporary zoning.

Mayor Lindamood, Mayor Pro Tem Wheat, and Councilmember Dodson expressed concern with having a residential property surrounded by commercial development, and Mayor Pro Tem Wheat noted she is not in favor of a temporary solution as she does not want to effect the Code in any way.

The applicants, Paul and Lillian Garcia were not present.

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

Councilmember Dodson made a motion to Deny Without Prejudice Ordinance O-22-2227, seconded by Councilmember Dodson.

The motion to deny without prejudice passed by the following vote:

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

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

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.

Jim Sabonis, Managing Director, Hilltop Securities, the City's Financial Advisor, advised the Council there was a successful bond sale at 10:00 a.m. this morning in the amount of \$10.3 million at an interest rate of 4.041669. Mr. Sabonis also noted the bonds are callable in seven years. Mr. Sabonis thanked the Mayor and City Council and stated the City has been exceptional to work with and has been highly successful with the stewardship of funds.

Mayor Lindamood and the City Council thanked Mr. Sabonis.

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

Mayor Pro Tem Wheat made a motion to approve Ordinance O-22-2228, seconded by Councilmember Rigney.

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.

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

This item remained tabled.

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

Mayor Lindamood read Resolution R-22-4790 in its entirety.

Ben Bryner presented this request for a variance for the lot width and street side yard setback in the R-20 Single Family Residential district, to allow for the construction of a new single family home. Director Bryner noted the lot width is 87.5 feet due to 12.5 feet dedicated for right-of-way along Bransford Road. 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.

There was discussion regarding the lot line, right-of-way, layout of the house on the lot, possible reduction to the house size or location of garages, when the Code changed, and if the applicant was aware of the changes.

Osama Nashed, Senior Associate, ANA Consultants, 500 Thompson Terrace, representing the applicant Osama Hanna, answered questions of the City Council regarding location of the house on the property and design. Mr. Nashed stated the applicant bought the property in 2017 based on the plat, however, the requirements for a 30' setback was changed in 2019.

Mayor Lindamood opened the public hearing.

Micky Mirchandani, 401 Oak Valley Drive, spoke in opposition to this item with concerns for lot grading, the setback of the other homes, and neighborhood aesthetics. Mr. Mirchandani stated he feels confident there is a solution to be found.

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

Mayor Pro Tem Wheat stated she believes there is a compromise which can be achieved. Councilmember Dodson asked for an outline of the house on the plat. Councilmember Kelley stated he is not in favor of the three curb cuts.

Mayor Lindamood asked Mr. Nashed and Mr. Hanna if this item could be tabled to allow them to work with staff and try to achieve a compromise for everyone's benefit. Both Mr. Nashed and Mr. Hanna agreed.

Mayor Lindamood made a motion to table Resolution R-22-4790, seconded by Councilmember Dodson.

The motion to table passed by the following vote:

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

8b Resolution R-22-4791

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

Mayor Lindamood read Resolution R-22-4791 in its entirety.

Finance Director Kyle Lester presented this item, stating 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 a project. Approval would allow incurred expenses related to the proposed recreation center purchase and renovation prior to receiving its bond proceeds, to be reimbursed to the City.

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

Councilmember Kelley made a motion to approve Resolution R-22-4791, 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.

9. CITIZEN COMMENTS

Sayed Syed, 6705 Sapphire Circle North, thanked City Council for reappointing her to the Planning and Zoning Commission and Metroport Teen Court Advisory Board. She also thanked the City for hosting the Harvest Festival and spoke on how much her family enjoyed it. Mrs. Syed stated the lighting in the roundabout in front of Colleyville Middle School needs to be adjusted.

10. REPORTS

Sign Board of Appeals Minutes - September 13, 2022

There was no discussion of this item.

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

This resolution was not needed.

12. ADJOURNMENT

There being no further business before the City Council, Mayor Lindamood adjourned the meeting without objection by the City Council at 9:20 p.m.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 6TH DAY OF DECEMBER 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 5a

Agenda Date 12/6/2022

Number Ordinance O-22-2229

Type Ordinance

Department Community Development

Title

Consideration of a Special Use Permit for an accessory dwelling to exceed the maximum size allowed on Lot 1, Block 1, Kramer Addition, located at 312 White Drive, Case ZC22-037

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

First Reading and Public Hearing

Ron Groeneveld, the applicant, has submitted a request for a Special Use Permit (SUP) for an accessory dwelling to exceed the maximum size allowed on Lot 1, Block 1, of the Kramer Addition, being approximately 8.475 acres, and zoned AG Agricultural district. The purpose is to allow for a detached primary suite which is classified as an accessory dwelling.

Existing Conditions/Background: The subject property is located along the east side of White Drive and north of the intersection with LD Lockett Road. The property is currently zoned AG Agricultural district. There is an existing 11,615 s.f. home and a barn on the property.

SUP Request: Request – The applicant is requesting approval of an SUP to allow for an 8,150 s.f. accessory dwelling. Section 3.27 Accessory Buildings and Residential Carport Regulations of the Land Development Code establishes the maximum size and number of accessory buildings to be permitted by staff on a residential lot:

2. Maximum Size and Number of Buildings:

a. The maximum number of accessory buildings allowed per lot shall be three (3) buildings. In addition, the combined square footage of all accessory buildings shall not exceed four percent (4%) of the aggregate area of the lot. **Exemption:** Lots containing a minimum of 80,000 square feet shall be exempt from the requirement for the maximum number of accessory buildings.

b. Accessory dwellings allowed by the Land Development Code shall be limited in size to be no more than the most restrictive of the following:

1. Fifty percent (50%) of the primary structure;
2. The maximum allowed square footage for accessory buildings on the lot; or
3. No more than twelve hundred (1,200) square feet

The applicant is requesting to allow for the use of a new 8,150 s.f. accessory dwelling which will be used as a primary suite. The total lot area is 8.475 acres. The structure will be built on the west side of the garage of similar materials to the home and also includes a 377 s.f. covered porch. The existing home is 11,615 s.f. and was built in 2000 prior to the requirement for fire suppression. The preference by the applicant was to attach the primary suite, but the home would have to be retrofitted for fire suppression and the design of the interior walls of the home would be compromised.

Analysis: Accessory dwellings are permitted by right in the AG district. However, accessory dwellings are limited in size to 1,200 s.f. Any request for an accessory dwelling to exceed the maximum size in the AG zoning district shall only be authorized after approval of a Special Use Permit by the City Council.

Plat Status: The property is platted as Lot 1, Block 1 of the Kramer Addition.

DRC Review: The DRC met on October 24th and determined the request may be scheduled for the upcoming Planning and Zoning Commission meeting.

Drainage: The post-development drainage shows an increase in drainage flow leaving the property to the east.

The plans show pre-development drainage areas as A1 and A2, while the post-development drainage areas are A1, A2, and A3. Engineering will need the drainage areas to be consistent between pre- and post- development calculations or provide further justification and show no increase in drainage leaving the property.

Surrounding Development: The property to the north is zoned AG Agricultural and is unimproved. The properties located to the south are zoned RE Single Family Residential 'Estate' district and R-40 Single Family district and are improved with single family homes. Property to the east is zoned R-40 Single Family and improved with a single family use. The property to the west is zoned R-40 Single Family and improved with a single family home and accessory building.

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

Staff Recommendation: Staff is neutral on this request.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the request at their November 14, 2022 meeting by a vote of 4-1.

Financial Impact

There is no financial impact to the City.

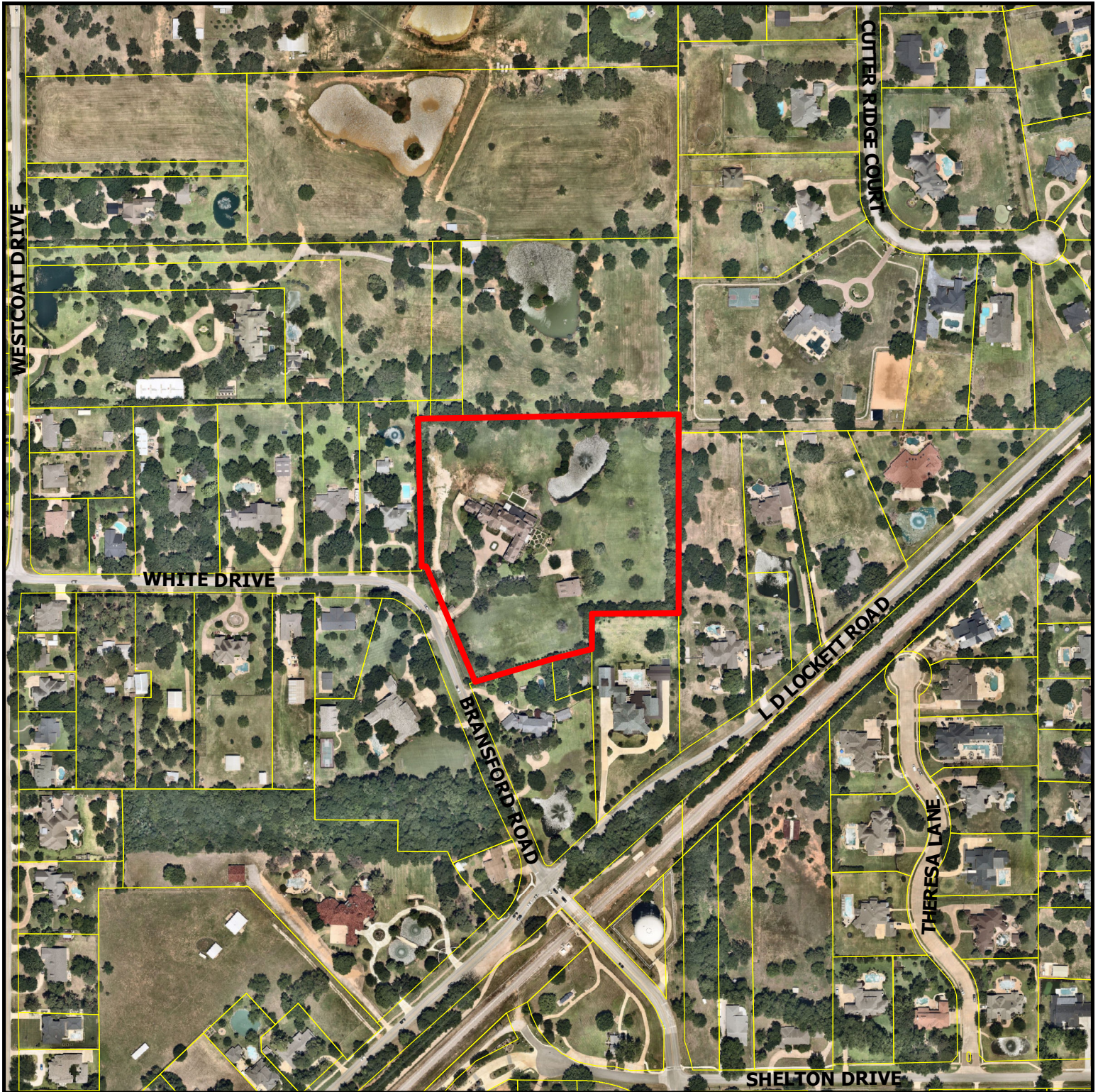
Recommendation

None

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Survey
6. Floor Plan
7. Elevations
8. Drainage Plan
9. Notification Map
10. Notification Letter
11. Notification List
12. Ordinance O-22-2229

Aerial Map

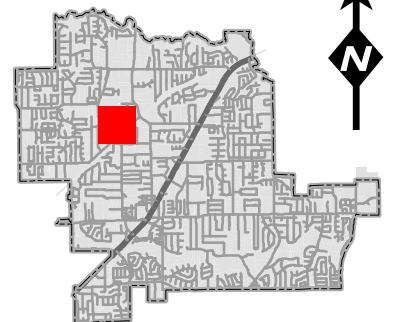


ZC22-037
312 White Drive

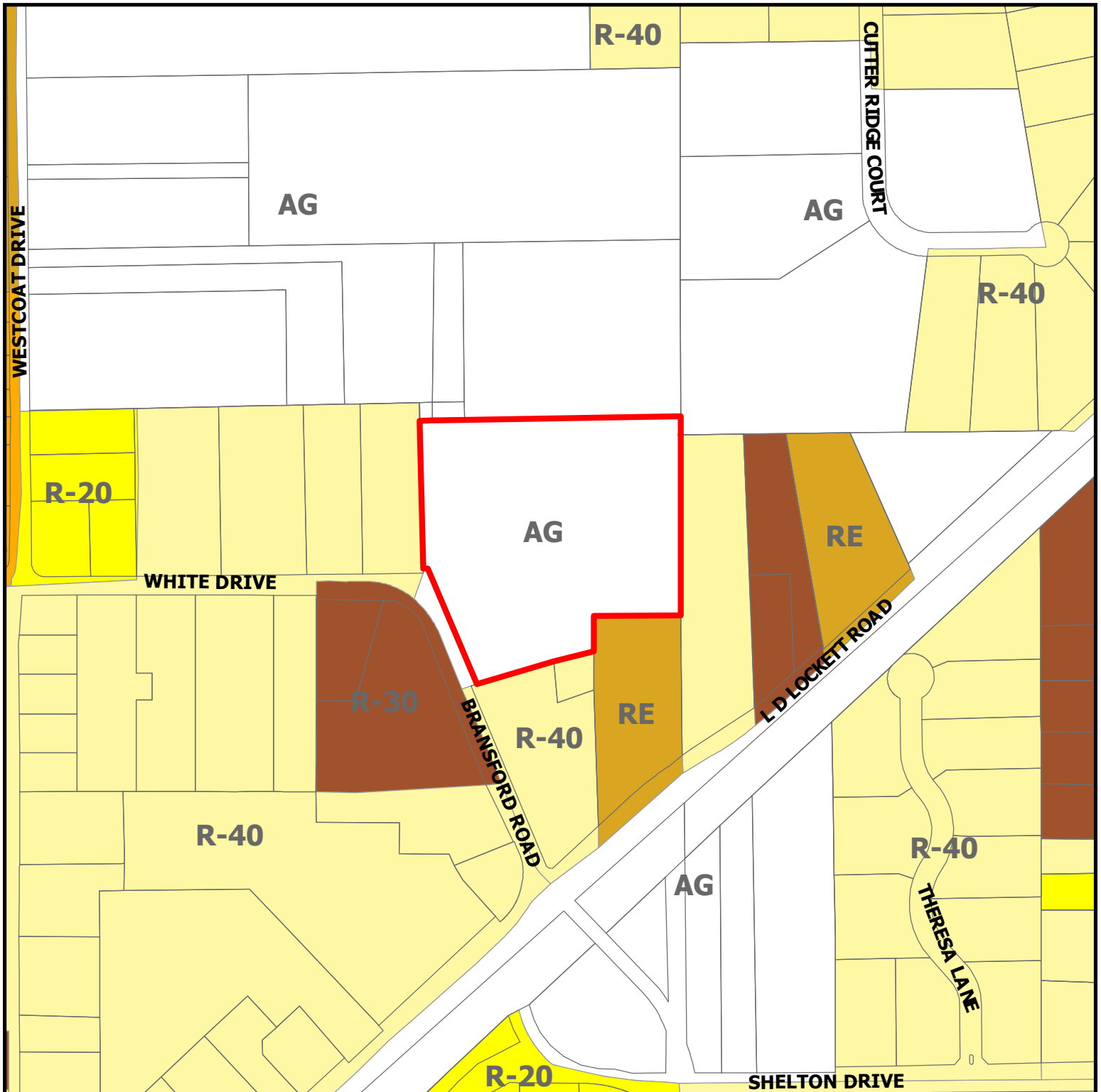
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Subject Property



Zoning Map



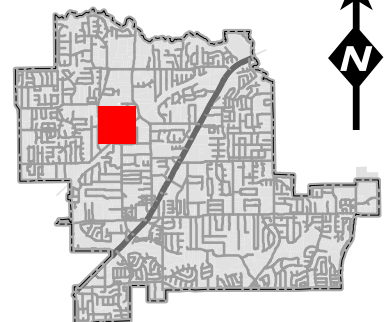
ZC22-037
312 White Drive

DISCLAIMER:

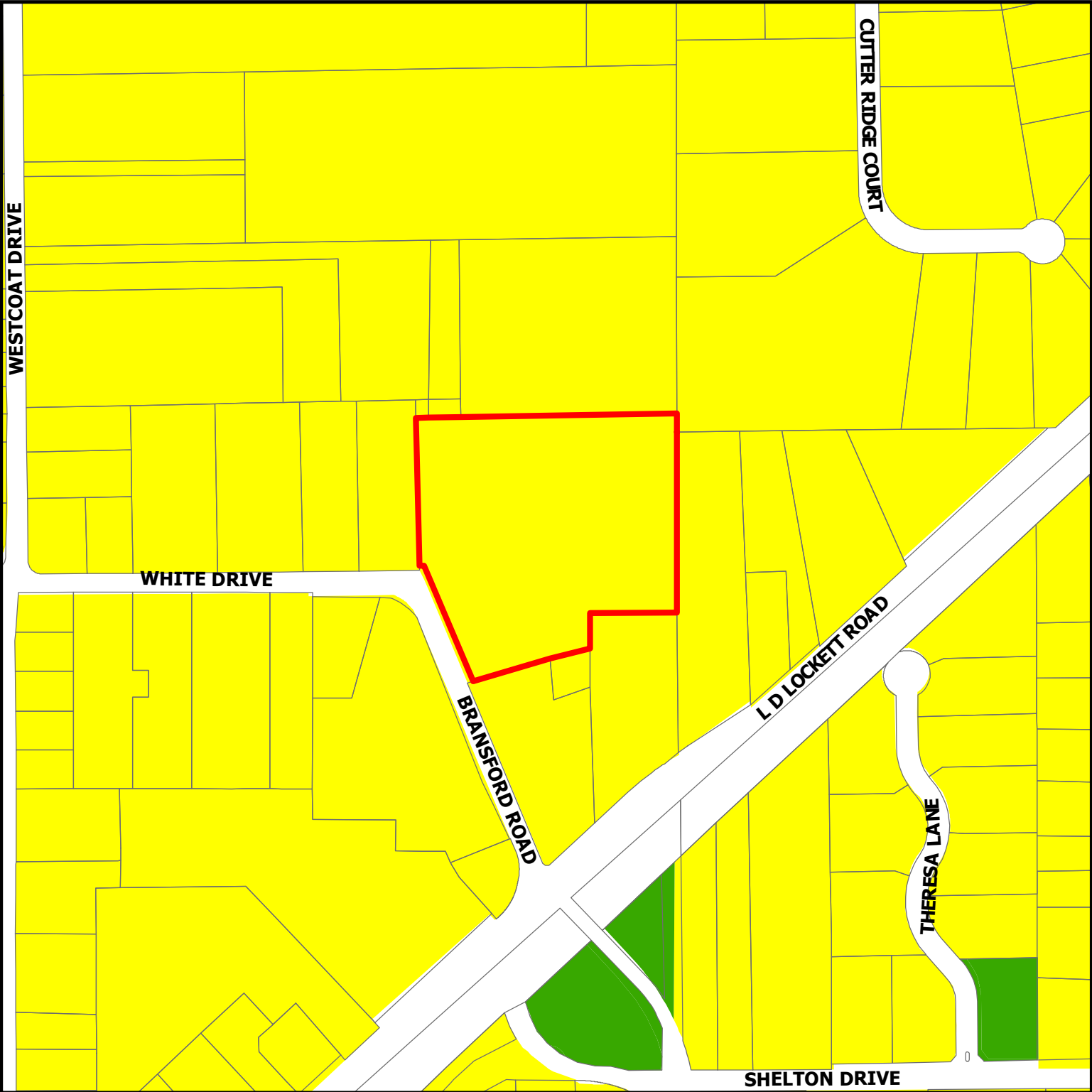
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Subject Property



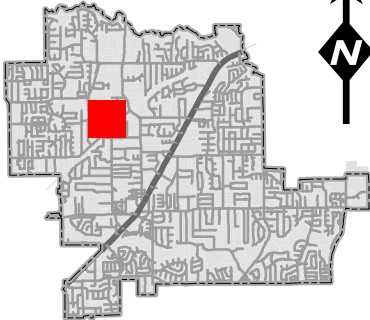
Future Land Use Map



ZC22-037
312 White Drive

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-  Subject Property
-  Residential
-  Open Space; Parks



Statement of Planning Objectives

October 5, 2022

312 White Dr. Colleyville

The owners of the aforementioned property want to build a first-floor master suite for their exclusive use. The proposed improvements will be consistent with architectural details of the existing home and life safety, zoning and use requirements of the City of Colleyville. Owners are respectfully requesting city consideration and approval of an SUP for new structure on their property. The size of the lot is 8.475 acres in total and currently has a 11,615 sqft home and small barn on the property.

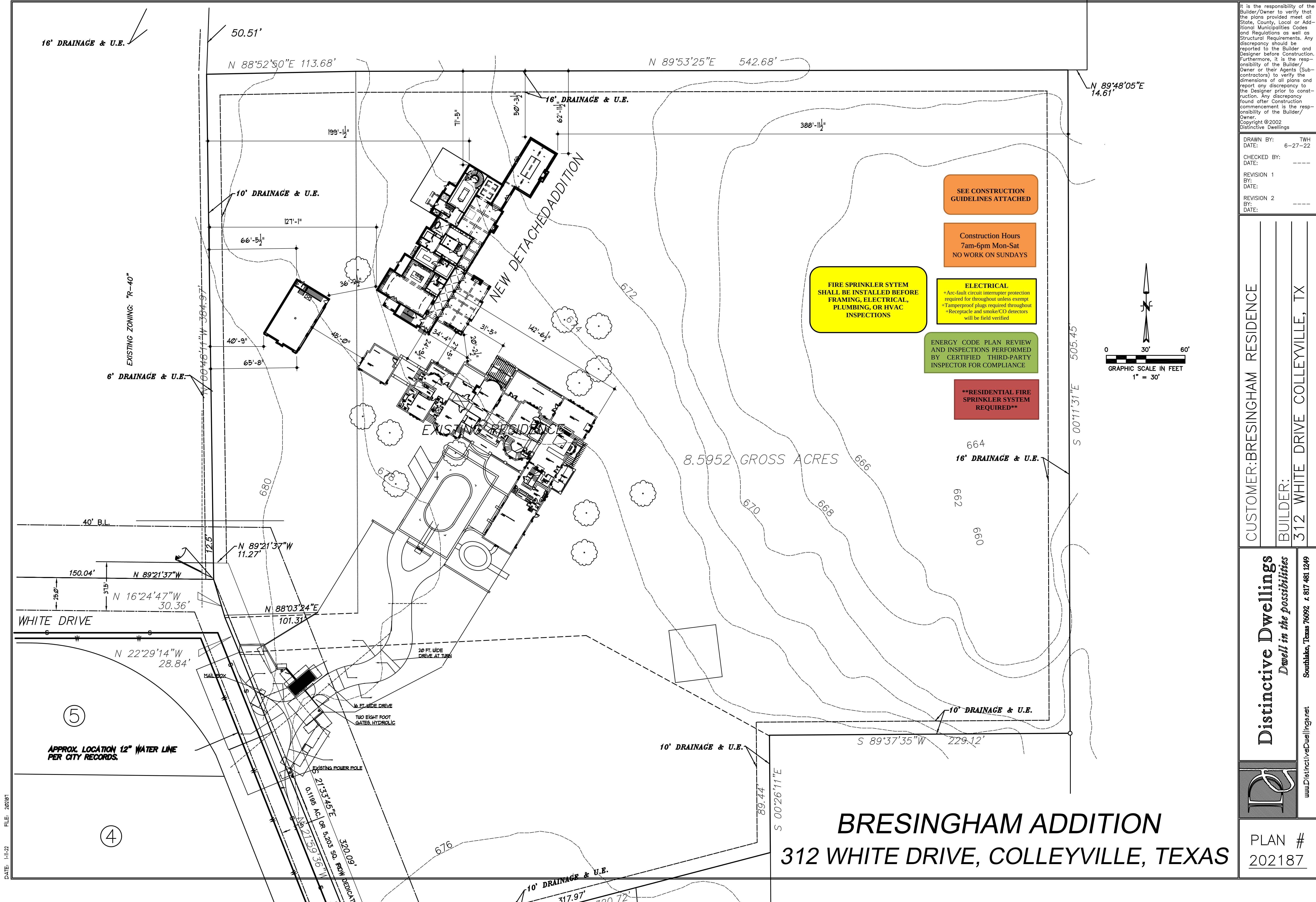
The request for a Special Use Permit for an Accessory Structure is before you as a solution to an issue identified when the initial room addition plans were submitted to the City in late 2020. After initial review the city commented that a fire suppression system will be required for the new structure, which was anticipated and budgeted. Upon further discussion with the Fire Department, it was discovered that the existing home would also require a complete retrofit of a fire suppression system since the new structure was attaching to the existing home. Since the owners had just completed an extensive interior refurbishment with new finishes and furnishings, a whole home fire suppression system was not practical. A solution was discussed with the Fire Department and City that utilizes physical distance between the existing home and new structure to mitigate the need for fire suppression in the existing home. The distance between the two structures requires a 20 feet or greater separation. The plan submitted to the city for consideration is representative of the separation between structures to meet this requirement. To reiterate, it was the original intent of the owner to attach the new master suite to the existing home, however after discovering that in so doing the existing home would require an invasive fire suppression retrofit, the owners opted to decouple the master suite from the existing residence. We respectfully seek your consideration and approval of the SUP for the new master suite.

Sincerely,

Ronald Groeneveld

Ronald Groeneveld

Greenfield Homes

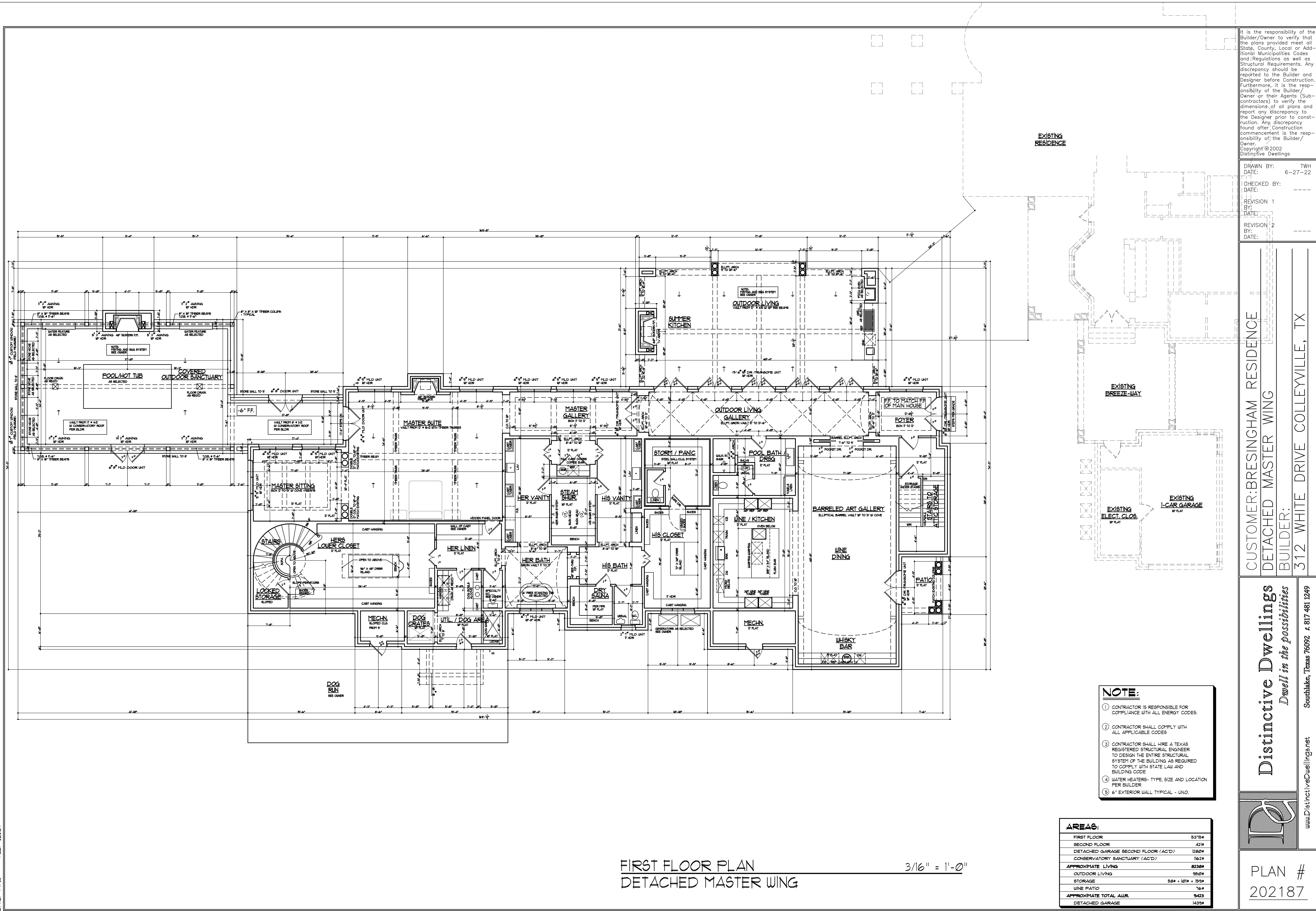


It is the responsibility of the Builder/Owner to verify that the plans provided meet all State, County, Local or Additional Municipalities Codes and Regulations as well as Structural Requirements. Any discrepancy should be reported to the Builder and Designer before Construction. Furthermore, it is the responsibility of the Builder/Owner or their Agents (Sub-contractors) to verify the dimensions of all plans and report any discrepancy to the Designer prior to construction. Any discrepancy found after Construction commencement is the responsibility of the Builder/Owner.
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Distinctive Dwellings

DRAWN BY: TWH
DATE: 6-27-22
CHECKED BY: ---
DATE: ---
REVISION 1
BY: ---
DATE: ---
REVISION 2
BY: ---
DATE: ---

CUSTOMER: BRESINGHAM RESIDENCE
BUILDER:
312 WHITE DRIVE COLLEYVILLE, TX

Distinctive Dwellings
Dwell in the possibilities
www.DistinctiveDwellings.net
Southlake, Texas 76092 • 817 481 1249
PLAN #
202187



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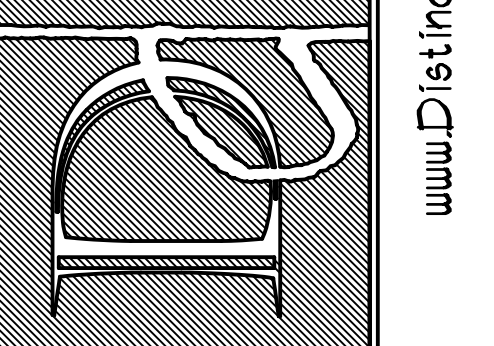
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REVISION 1
BY: _____
DATE: _____

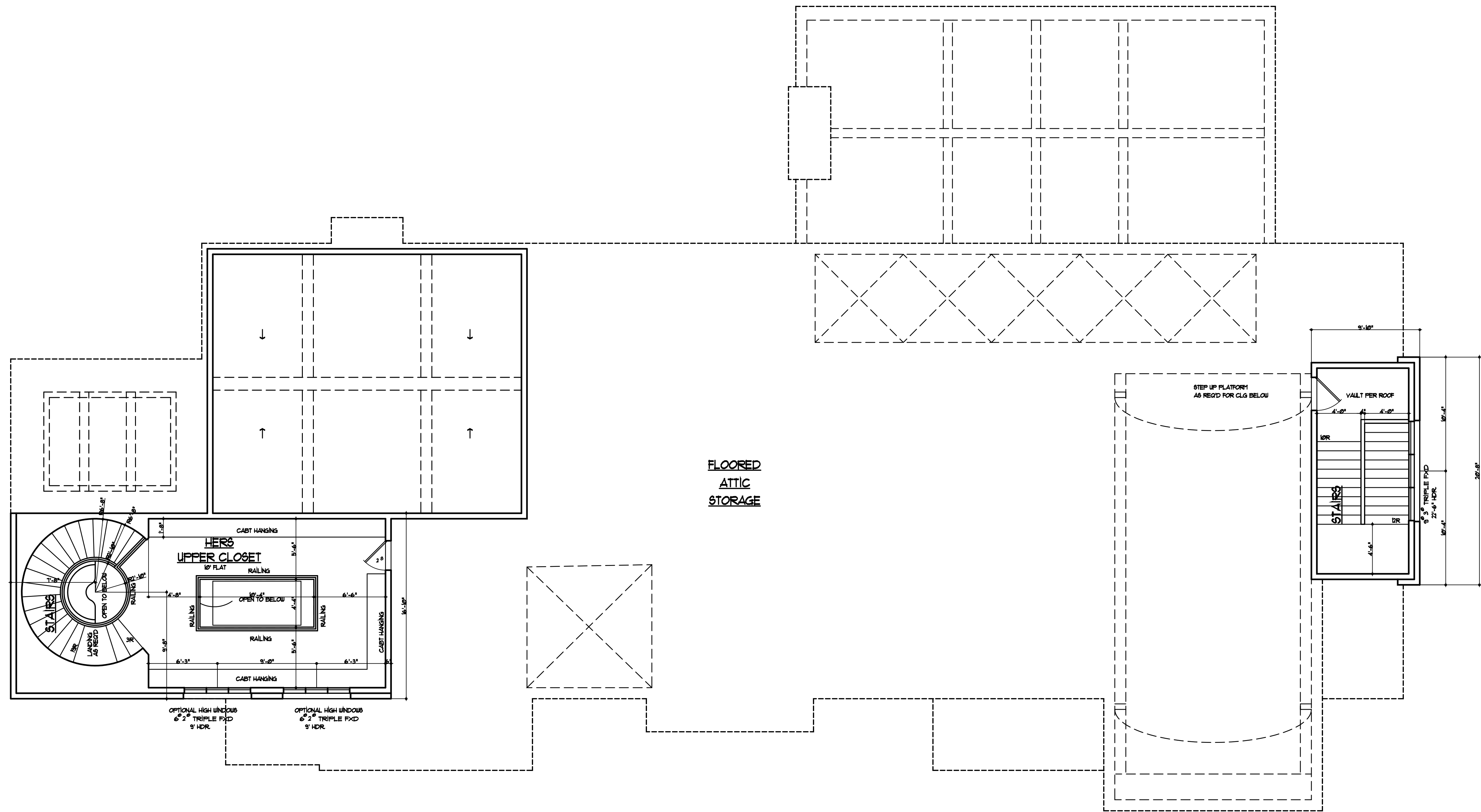
REVISION 2
BY: _____
DATE: _____

CUSTOMER: BRESINGHAM RESIDENCE
DETACHED MASTER WING
BUILDER: 312 WHITE DRIVE COLLEYVILLE, TX

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SECOND FLOOR PLAN
DETACHED MASTER WING

3/16" = 1'-0"

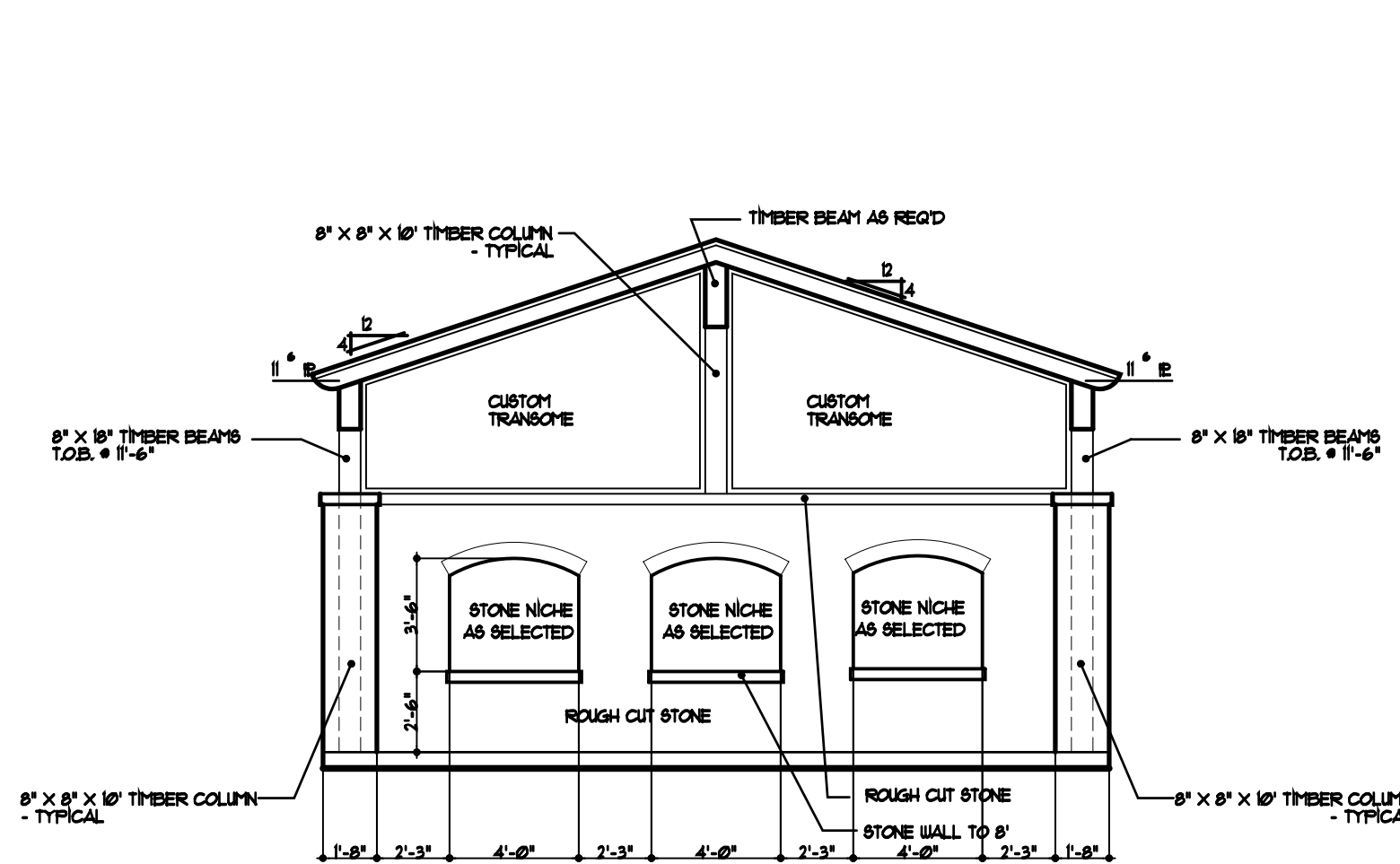
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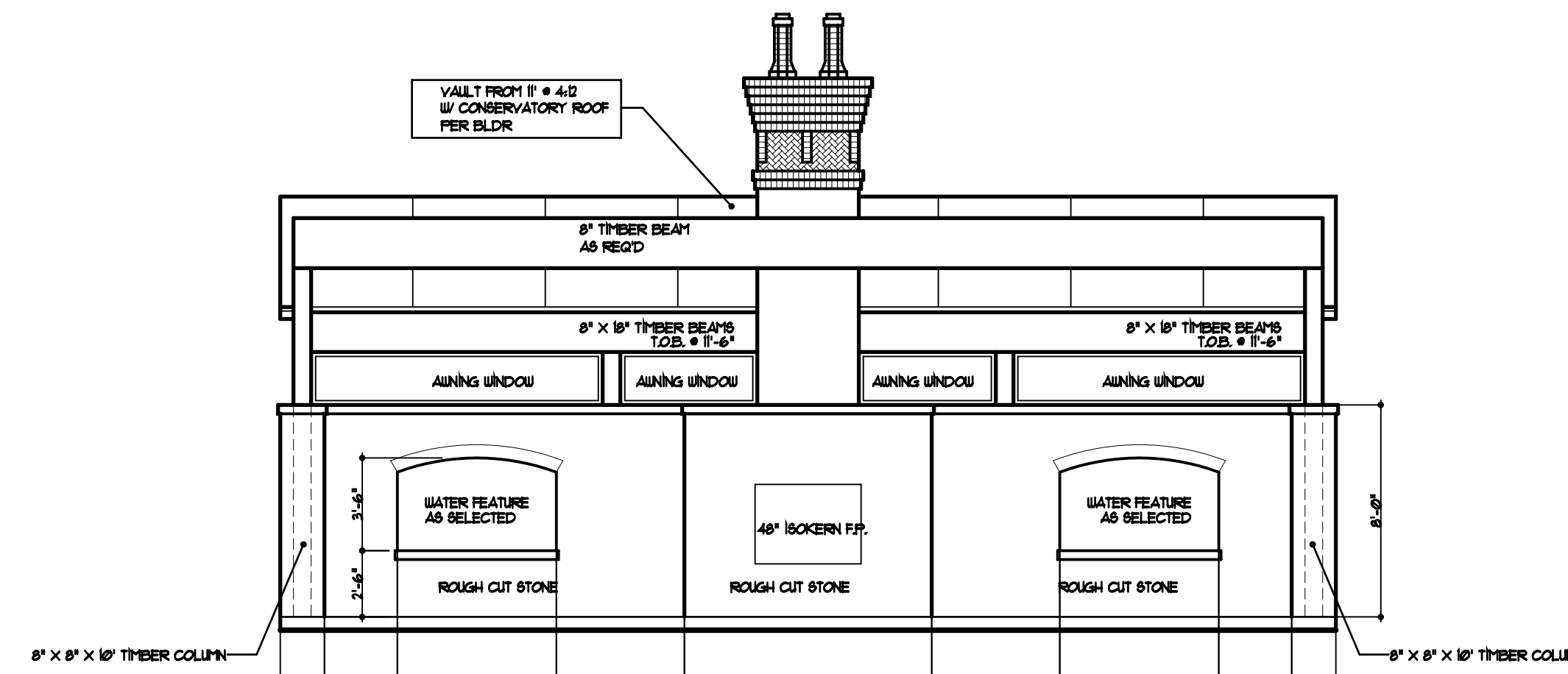
CUSTOMER: BRESINGHAM RESIDENCE
DETACHED MASTER WING
BUILDER: 312 WHITE DRIVE COLLEYVILLE, TX

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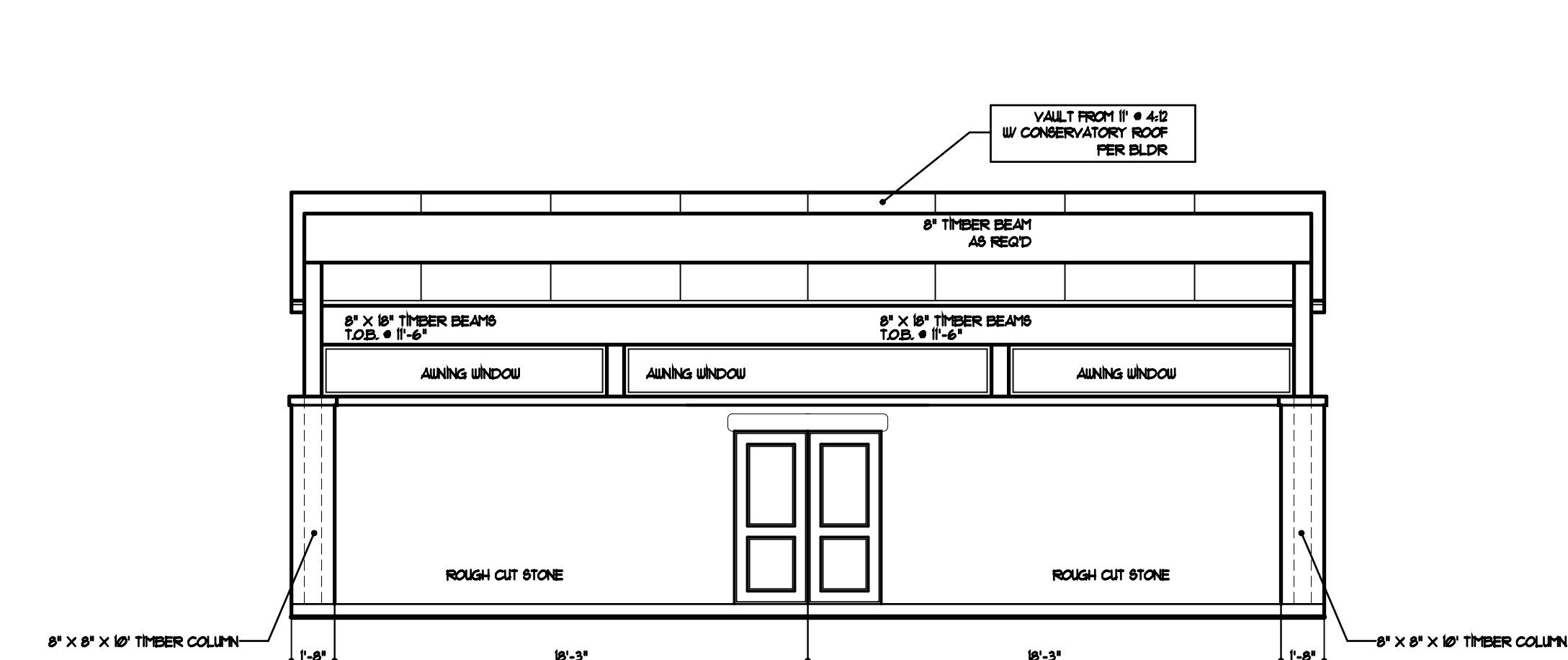
PLAN #
202187



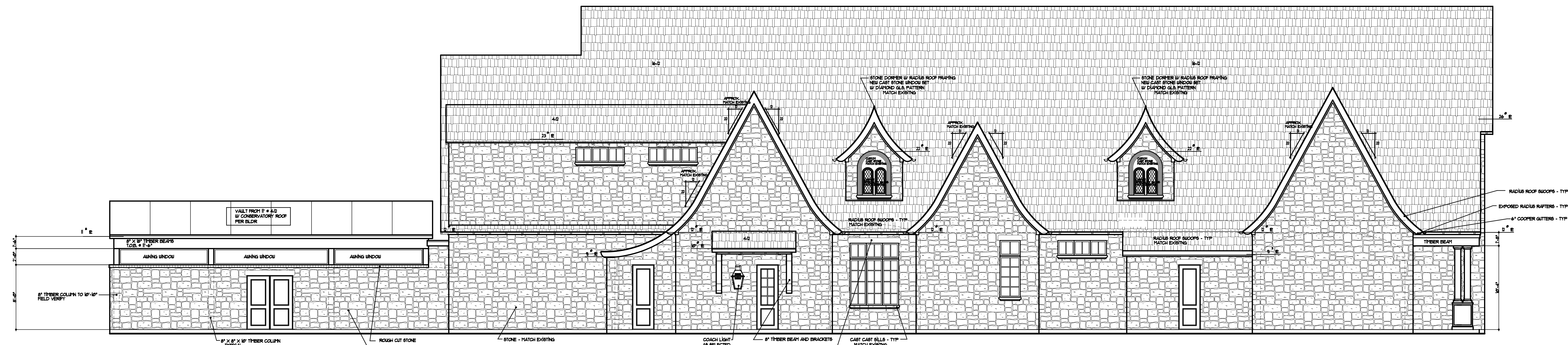
EAST ELEVATION 3/16" = 1'-0"
OUTDOOR SANCTUARY



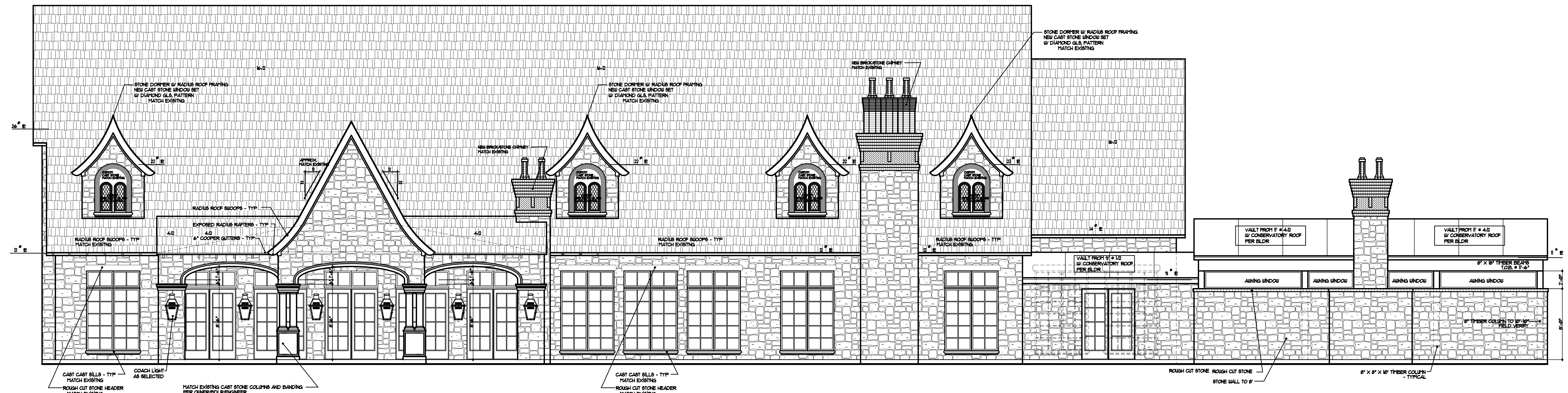
SOUTH ELEVATION 3/16" = 1'-0"
OUTDOOR SANCTUARY



NORTH ELEVATION 3/16" = 1'-0"
OUTDOOR SANCTUARY



NORTH ELEVATION 3/16" = 1'-0"



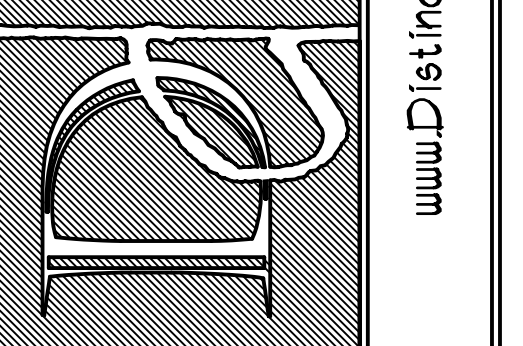
SOUTH ELEVATION 3/16" = 1'-0"
POOL SIDE

It is the responsibility of the Builder/Owner to verify that the plans provided meet all State, County, Local or Additional Municipalities Codes and Regulations as well as Structural Requirements. Any discrepancy should be reported to the Builder and Designer before construction. Furthermore, it is the responsibility of the Builder/Owner or their Agents (Sub-contractors) to verify the dimensions of all plans and report any discrepancy to the Designer prior to construction. Any discrepancy found after construction commencement is the responsibility of the Builder/Owner.
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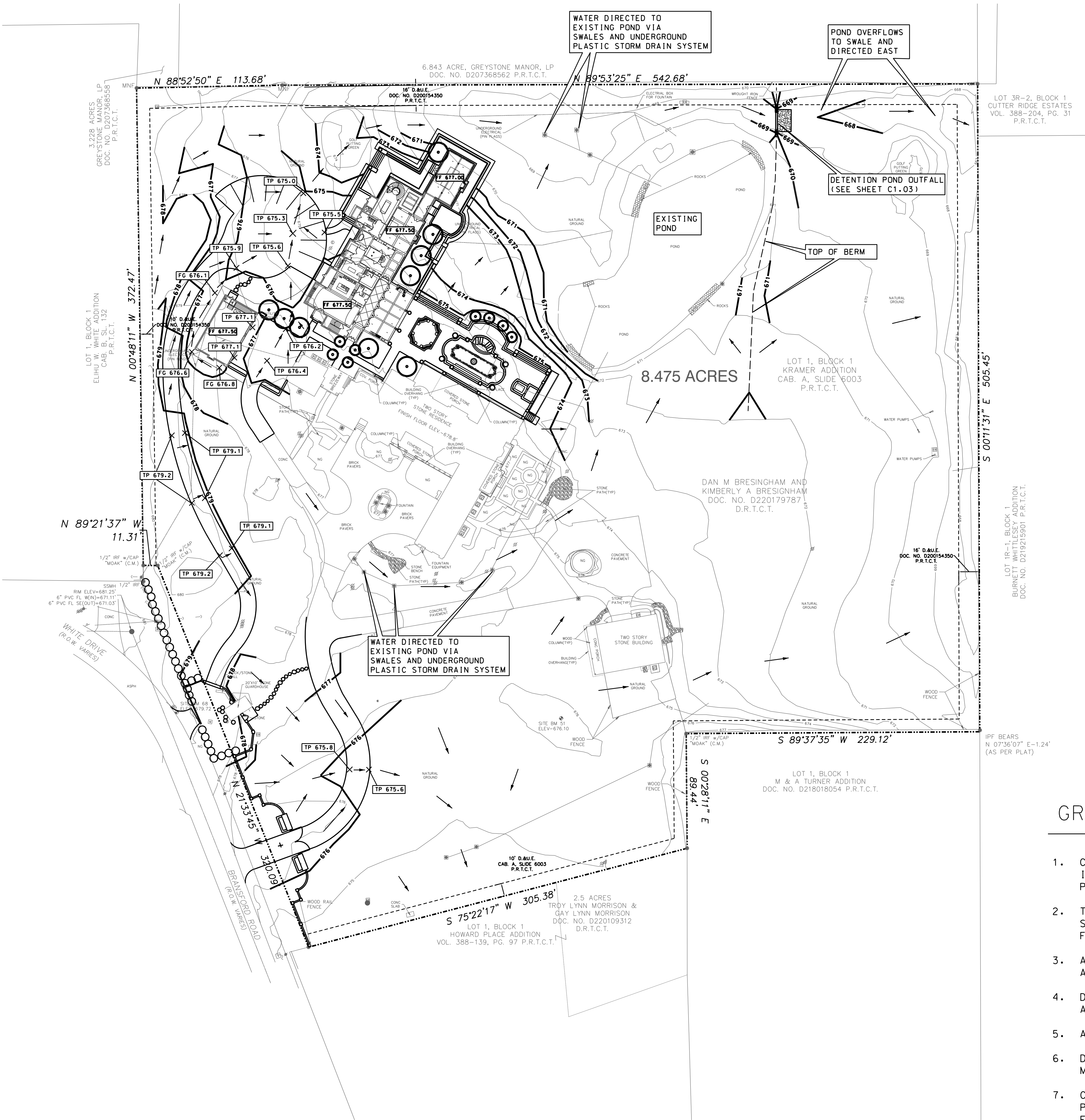
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BY: _____
DATE: _____
REVISION 2
BY: _____
DATE: _____

CUSTOMER: BRESINGHAM RESIDENCE
DETACHED MASTER WING
BUILDER: 312 WHITE DRIVE COLLEYVILLE, TX

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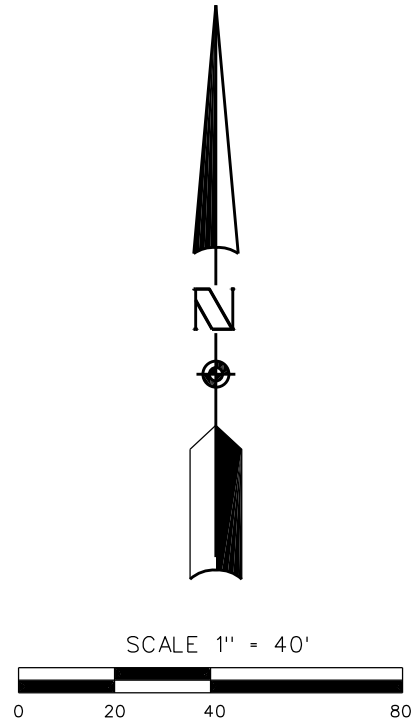


PLAN #
202187



LEGEND

- EXISTING ELEVATION CONTOUR
- PROPOSED ELEVATION CONTOUR
- FLOW DIRECTION
- EG 745.0 EXISTING GRADE ELEVATION
- FG 746.0 FINISHED GRADE ELEVATION
- TP 746.0 TOP OF PAVEMENT ELEVATION
- FL 746.0 FLOW LINE ELEVATION
- TC 746.0 TOP OF CURB ELEVATION
- GT 745.5 GUTTER ELEVATION



!!!IMPORTANT!!!
CONTOURS REPRESENT FINISHED GRADES. ALL PAVING SHALL BE EXCAVATED TO SUBGRADE PER TYPICAL PAVING SECTIONS (SEE DETAILS).

!!! CRITICAL !!!
LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND ARE BASED ON PUBLIC RECORDS. THE CONTRACTOR IS COMPLETELY RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES, BOTH HORIZONTALLY AND VERTICALLY, BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION.

!! FINAL GRADING NOTE !!
FINISHED GRADES SHOWN HEREON REPRESENT TOP OF PAVING, TOP OF SOD AND/OR LANDSCAPING, UNLESS NOTED OTHERWISE.

UNDER NO CIRCUMSTANCES SHALL SOD OR LANDSCAPING BE PLACED ABOVE THE BRICK LEDGE. FINAL GRADE SHALL ENSURE POSITIVE FLOW AWAY FROM THE BUILDING AND OTHER STRUCTURES.

GRADING NOTES:

- CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES THAT MAY CONFLICT WITH PROPOSED LAYOUT.
- THE TOP FOUR (4") INCHES OF TOP SOIL SHALL BE REMOVED FROM SITE AND STOCKPILED FOR LANDSCAPE USE. ALL CUT OR FILL SLOPES TO BE 4H:1V OR FLATTER UNLESS OTHERWISE NOTED.
- ALL SLOPES ARE TO BE RE-VEGETATED AS SOON AS POSSIBLE WITH PLANTING APPROPRIATE TO THE SITE.
- DRAINAGE DESIGN IS TO EMPHASIZE REDUCTION OF EROSION AND RUNOFF AND MINIMAL DISRUPTION TO ADJACENT PROPERTY.
- ALL EXCAVATION AND FILL PROCEDURES SHALL BE PER GEOTECHNICAL REPORT.
- DRAINAGE SHALL NOT BE DIRECTED TOWARD THE BUILDING PAD. PROVIDE A MINIMUM OF 1.0% SLOPE AROUND BUILDING PAD.
- CONTRACTOR SHALL PROVIDE SUFFICIENT MEASURES (SILT FENCE, ETC.) TO PREVENT EROSION OR THE TRANSPORT OF SEDIMENT DOWNSTREAM (SEE EROSION CONTROL PLAN).

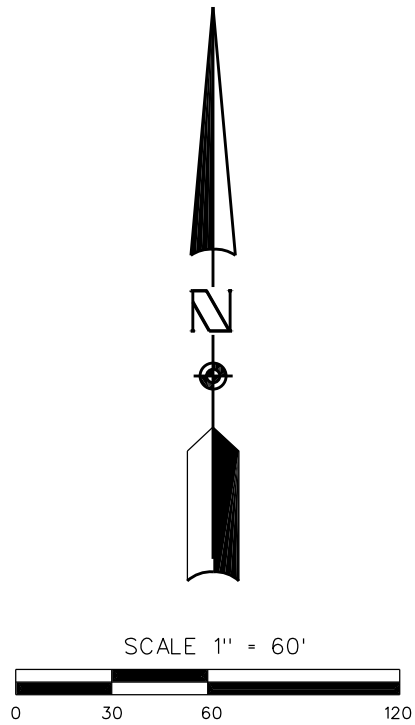
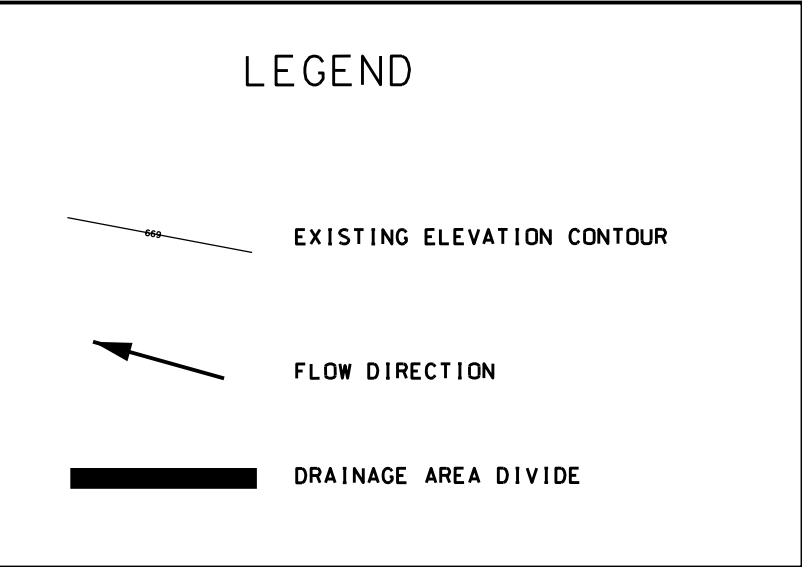
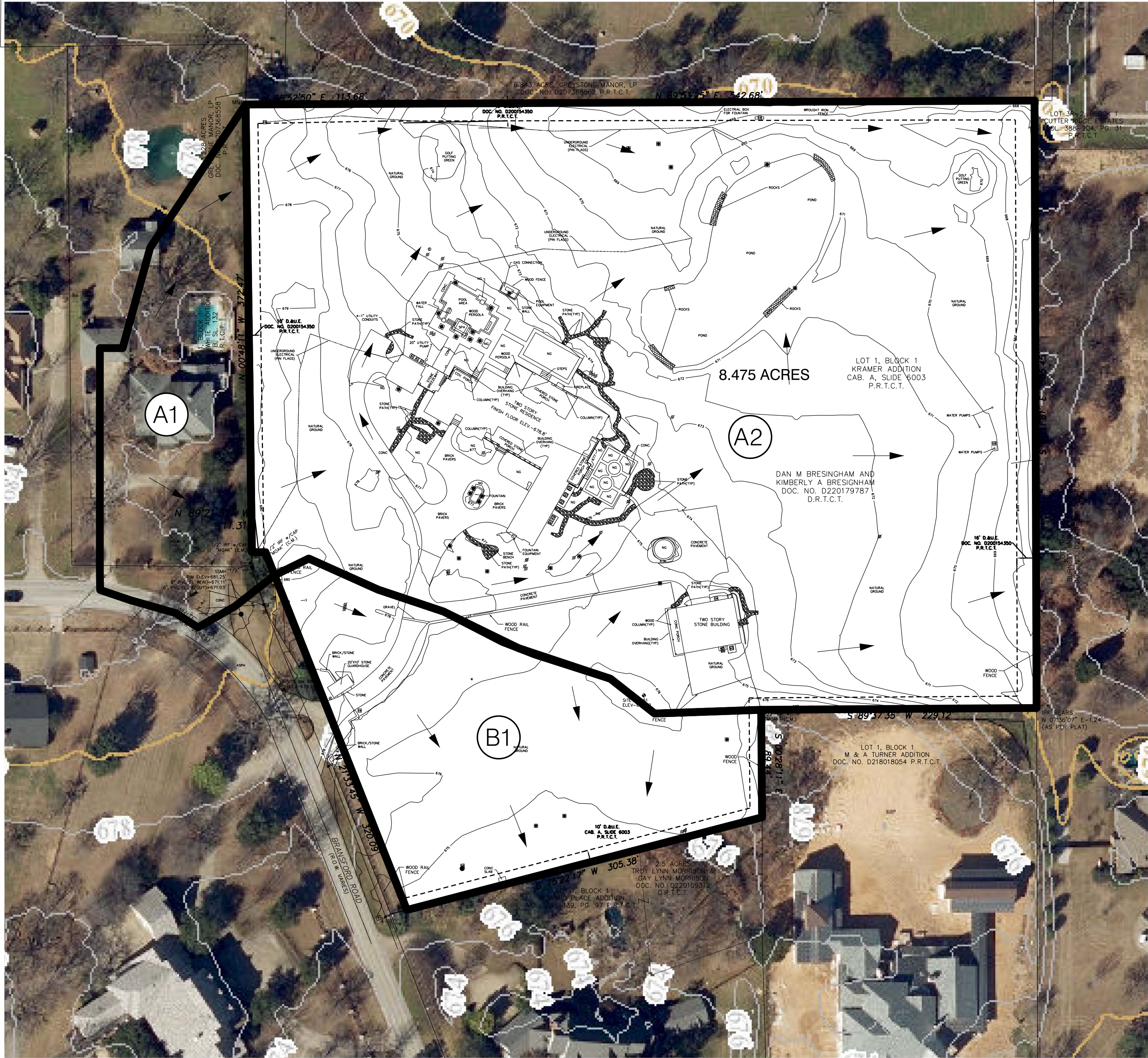
HAMILTON DUFFY, PC
CONSULTING
CIVIL & ENVIRONMENTAL ENGINEERS - PLANNERS - CONSTRUCTION MANAGERS
8241 MID-CITIES BLVD. - NORTH RICHLAND HILLS, TEXAS 76182
PHONE (817) 268-0408 WWW.HAMILTONDUFFY.COM

312 WHITE DRIVE
LOT 1, BLOCK 1 - KRAMER ADDITION
CITY OF COLLEYVILLE, TEXAS
LOT GRADING PLAN

10-26-22

SEAL: KEITH M. HAMILTON, 679384, LICENSED PROFESSIONAL ENGINEER, CIVIL, TEXAS

NO.	REVISION	DATE	BY	DATE	JOB	999-334	10-26-22	DESIGNED	K.M.H.	DRAWN	K.M.H.	CHECKED	K.M.H.	TEXAS REGISTERED ENGINEERING FIRM NUMBER P-2260



DRAINAGE AREA COMPUTATIONS

BASIS:

- Q = C/A (Rational Method)
Q = Storm discharge (cubic feet per second)
C = runoff coefficient, based on land use
I = average rainfall intensity (or time of concentration in inches per hour) (per ISWM)
A = area contributing runoff (acres)

RUNOFF COEFFICIENT:

- C = 0.30 Undeveloped Sites
C = 0.44 Residential Estates (1 Acre Lots - From ISWM)
C = 0.60 Single Family Residential
C = 0.90 Paved Areas/Roof Tops

STORM FREQUENCY:

- 5 Years - Enclosed Pipe System
100 Years - Combined Enclosed Pipe System - Street - R.O.W.

TIME OF CONCENTRATION:

Combination of inlet time and time of flow in the drain being the time for water to flow over the surface of the ground to the storm drain inlet (onsite - offsite, if applicable)

MINIMUM INLET TIME OF CONCENTRATION:

- Parks and Open Areas 15 minutes
Residential, Single Family 15 minutes
Industrial, Business 10 minutes

I, Keith Hamilton, a Professional Engineer, registered and licensed in the State of Texas, have prepared this drainage study and/or plan in compliance with the latest published requirements and criteria of the City of Colleyville, and have verified that the topographic information used in this study and/or plan is in compliance with said requirements and is otherwise suitable for developing this workable plan of drainage which can be implemented through proper subsequent detailed construction planning.

Signed this _____ day of _____, 2022

_____, P.E.



10-26-22

PRE-DEVELOPED SITE DRAINAGE DATA												
MARK	AREA (ACRE)	C	Tc (MIN.)	I ₂ (IN/HR)	I ₃ (IN/HR)	I ₄ (IN/HR)	I ₅ (IN/HR)	I ₁₀ (IN/HR)	I ₂₀ (IN/HR)	Q ₂ (CFS)	Q ₁₀₀ (CFS)	COMMENTS
A1	0.92	0.44	15	3.90	4.86	5.53	6.46	7.20	7.98	2.0	3.2	TO A2
A2	7.02	0.37 ¹	15	3.90	4.86	5.53	6.46	7.20	7.98	12.6	20.7	TO EAST
A1+A2	7.94	0.38 ²	15	3.90	4.86	5.53	6.46	7.20	7.98	14.7	24.1	TOTAL TO EAST
B1	1.45	0.32 ³	15	3.90	4.86	5.53	6.46	7.20	7.98	2.3	3.7	TO SOUTH

- 1) WEIGHTED RUNOFF COEFFICIENT = $[(0.80(0.90)+6.22(0.30))/7.02] = 0.37$
2) WEIGHTED RUNOFF COEFFICIENT = $[(0.92(0.44)+7.02(0.37))/7.94] = 0.38$
3) WEIGHTED RUNOFF COEFFICIENT = $[(0.06(0.90)+1.39(0.30))/1.45] = 0.32$

**HAMILTON
DUFFY, PC**
CONSULTING
CIVIL & ENVIRONMENTAL ENGINEERS - PLANNERS - CONSTRUCTION MANAGERS
8241 MID-CITIES BLVD. - NORTH RICHLAND HILLS, TEXAS 76182
PHONE (817) 268-0408 WWW.HAMILTONDUFFY.COM

312 WHITE DRIVE

LOT 1, BLOCK 1 - KRAMER ADDITION
CITY OF COLLEYVILLE, TEXAS

PRE-DEVELOPED DRAINAGE AREA MAP

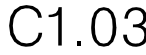


10-26-22

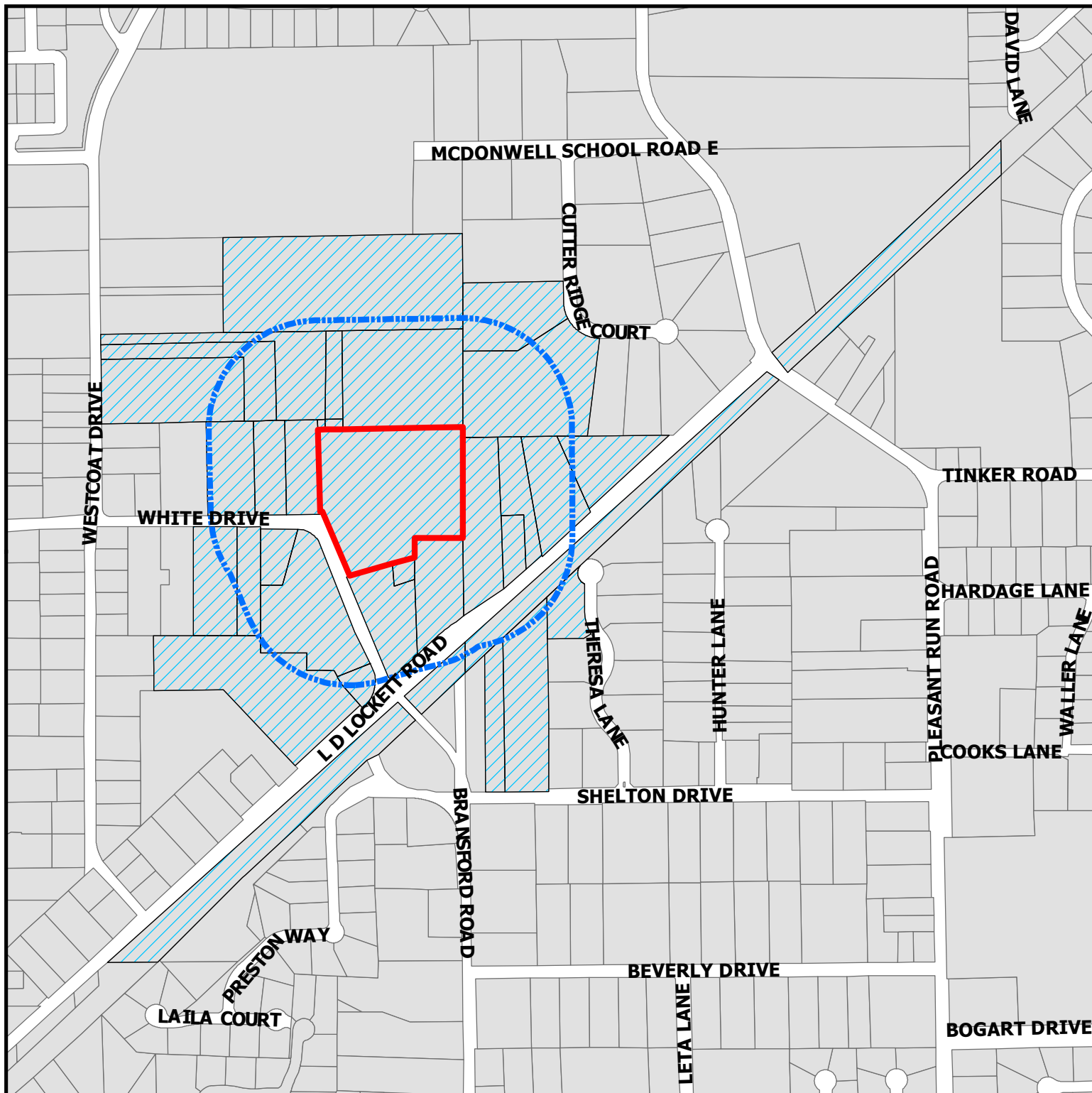
NO.	REVISION	BY	DATE	JOB	999-334
				DATE	10-26-22
				DESIGNED	K.M.H.
				DRAWN	K.M.H.
				CHECKED	K.M.H.
				TEXAS REGISTERED ENGINEERING FIRM NUMBER F-2260	

SHEET

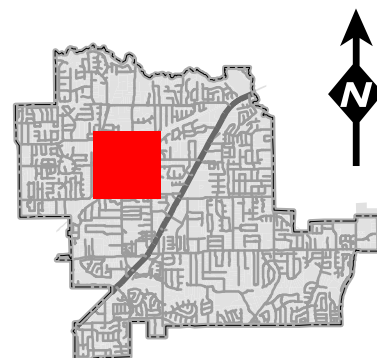
C1.02



Notification Map



ZC22-037
312 White Drive



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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, November 14, 2022 at 7:00 p.m.

**City Council Meetings: Tuesday, December 6, 2022 & Tuesday, December 20, 2022 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas**

Request: Consideration of a Special Use Permit for an accessory dwelling to exceed the maximum size allowed. The purpose is to allow for the addition of a detached master suite.

Zoning Case: ZC22-037

Applicant: Ron Groeneveld

Owner: Daniel Bresingham

Location: 312 White Drive

Property Description: Lot 1, Block 1, Kramer Addition-Colleyville

Present Zoning: AG Agricultural

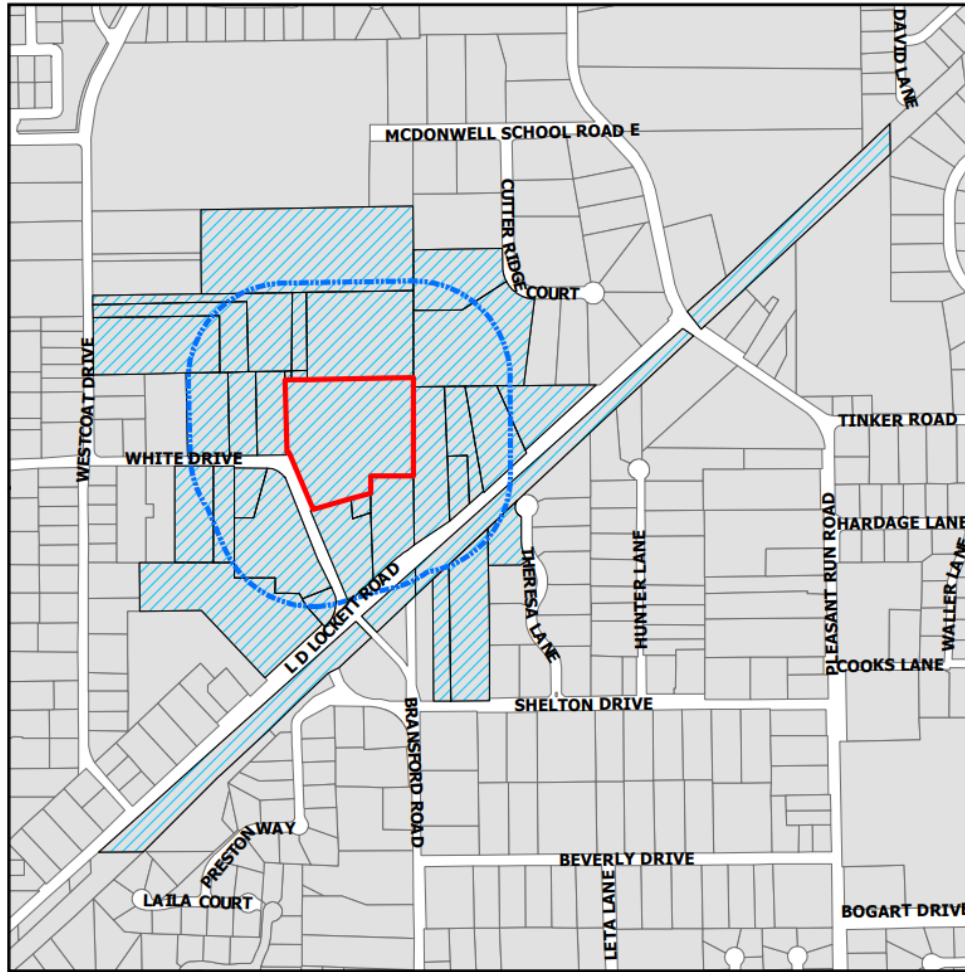
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

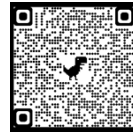
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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

NOTICE OF PUBLIC HEARING



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



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

Jacquelyn Reyff
Planning Manager
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
77 LEGACY LLC	6214 LD LOCKETT RD	COLLEYVILLE, TX
ALIANNE ESTATES	6201 THERESA LN	COLLEYVILLE, TX
ASWAD, FRANK	6214 THERESA LN	COLLEYVILLE, TX
BARGY, TODD M	6304 LD LOCKETT RD	COLLEYVILLE, TX
BATESON FAMILY TRUST	209 WHITE DR	COLLEYVILLE, TX
BROWN, WHITNEY C	308 WHITE DR	COLLEYVILLE, TX
CUTTER RIDGE ESTATES ADDITION	6404 CUTTER RIDGE CT	COLLEYVILLE, TX
DODSON, EDWARD GINO	213 WHITE DR	COLLEYVILLE, TX
DOODY, KEVIN	401 W LD LOCKETT RD	COLLEYVILLE, TX
GARRISON, JULIANNA	6401 WESTCOAT DR	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX
GREYSTONE MANOR LP	6401 WESTCOAT DR	COLLEYVILLE, TX
GROENEVELD, ROE	1003 SOUTHLAKE HILLS D	SOUTHLAKE, TX
JEDRUSIAK, NAOMI	305 WHITE DR	COLLEYVILLE, TX
JRT OF DANIEL BRESINGHAM & KIM	312 WHITE DR	COLLEYVILLE, TX
LABRECQUE, JIMMY	6214 LD LOCKETT RD	COLLEYVILLE, TX
MELENDEZ, HENRY	6208 LD LOCKETT RD	COLLEYVILLE, TX
MORGAN, PAIGE	208 WHITE DR	COLLEYVILLE, TX
MORRISON, TROY	6113 BRANSFORD RD	COLLEYVILLE, TX
PEKURNEY, BROOKE	204 WHITE DR	COLLEYVILLE, TX
REGIONAL RAIL ROW CO	PO BOX 660163	DALLAS, TX
STEWART, GLENN	6408 CUTTER RIDGE CT	COLLEYVILLE, TX
TURNER FAMILY IRREVOCABLE TR	6204 LD LOCKETT RD	COLLEYVILLE, TX
VANSELOUS, HEATHER	6412 CUTTER RIDGE CT	COLLEYVILLE, TX
YARRISH, JAMES	6216 LD LOCKETT RD	COLLEYVILLE, TX
YU, CHI CHOI	6100 BRANSFORD RD	COLLEYVILLE, TX

ORDINANCE O-22-2229

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 8.48 ACRES, BEING LOT 1, BLOCK 1, OF THE KRAMER ADDITION, LOCATED AT 312 WHITE DRIVE, BY AUTHORIZING A SPECIAL USE PERMIT FOR AN ACCESSORY DWELLING TO EXCEED THE MAXIMUM SIZE ALLOWED; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit for an accessory dwelling to exceed the maximum size allowed under Case No. ZC22-037; and

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

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

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

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

Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.

Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit for an accessory dwelling to

exceed the maximum size allowed on 8.48 acres, being Lot 1, Block 1, of the Kramer Addition, located at 312 White Drive, as depicted on the attached as Exhibit "A".

Sec. 3. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.

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

1. GENERAL

a. The Special Use Permit shall apply to the new accessory dwelling of approximately 8,150 s.f.

b. The accessory dwelling shall be generally consistent with the site plan and building plans as depicted on the attached Exhibit "B".

c. The accessory dwelling shall be generally consistent with the building elevations and floor plan as depicted on the attached Exhibit "C".

d. All requirements of the Land Development Code shall be met, except where amended herein.

Sec. 5. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.

Sec. 6. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

- Sec. 7. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.
- Sec. 8. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 6th day of December 2022.

The second reading and public hearing being conducted on the 20th day of December 2022.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, ON THIS THE 20TH DAY OF DECEMBER 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

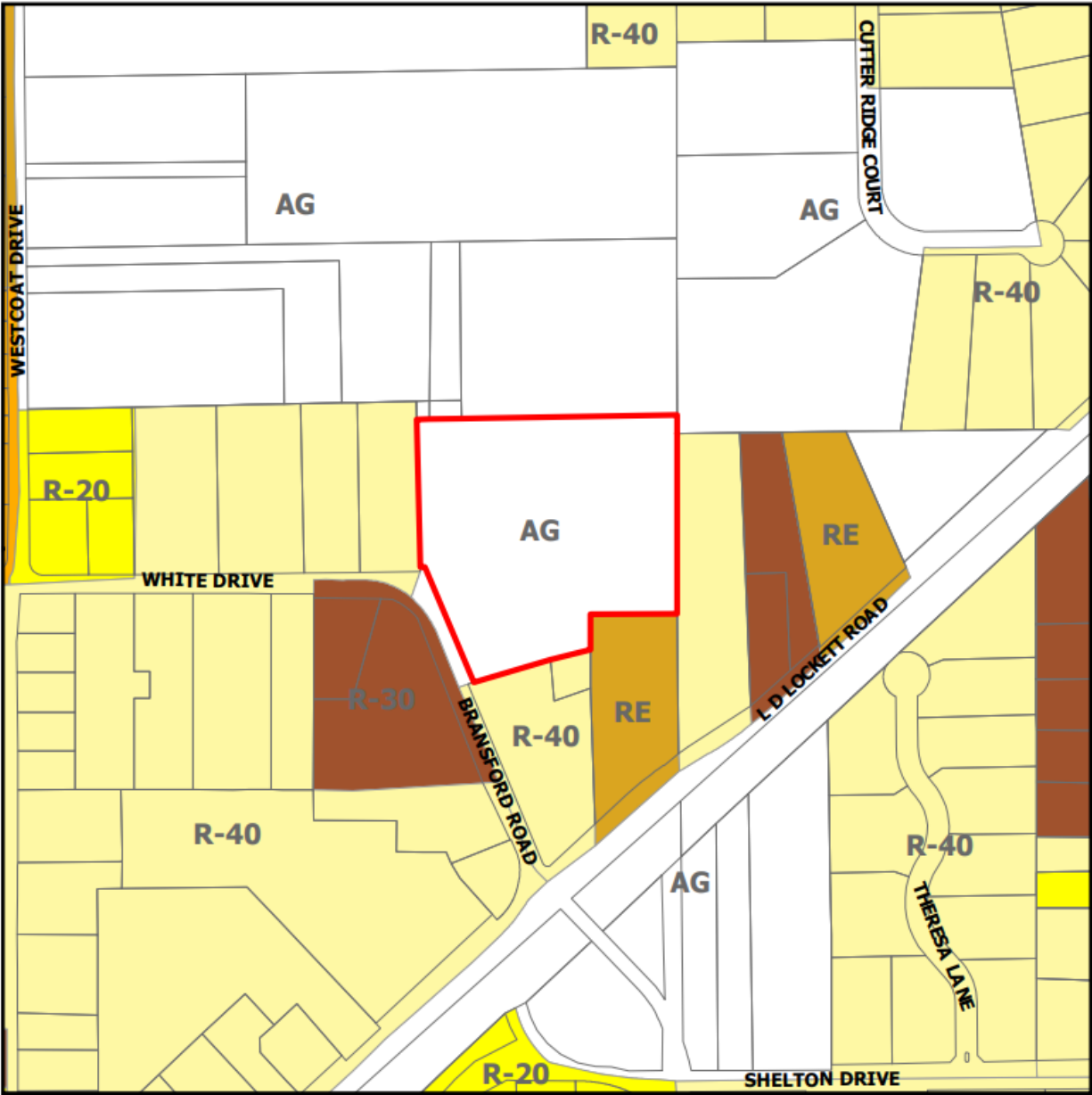
Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map



[illegible]

[illegible]



Distinctive Dwellings
Dwell in the possibilities

CUSTOMER:BRESINGHAM RESIDENCE

DRUM BY: TWH
DATE: 6-27-22

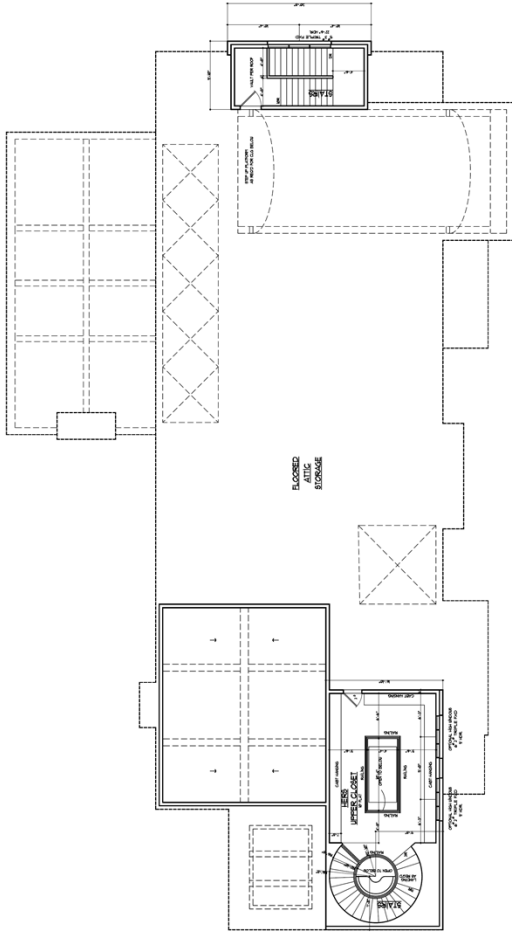
CHECKED BY:
DATE:

REVISION 1
BY:
DATE:

REVISION 2
BY:
DATE:

It is the responsibility of the **Builder/Owner** to verify that the plans provided meet all applicable Code, local, federal, state, and National Building Codes, and Regulations as well as Structural Requirements. Any discrepancy should be reported to the **Builder** and **Designer** before Construction. Furthermore, it is the responsibility of the **Builder/Owner** or their Agents (Sub-contractors) to verify the contract documents at all points and ensure that the **Designer** prior to construction, any discrepancy found after Construction commencement is the responsibility of the **Builder/Owner**.

SECOND FLOOR PLAN

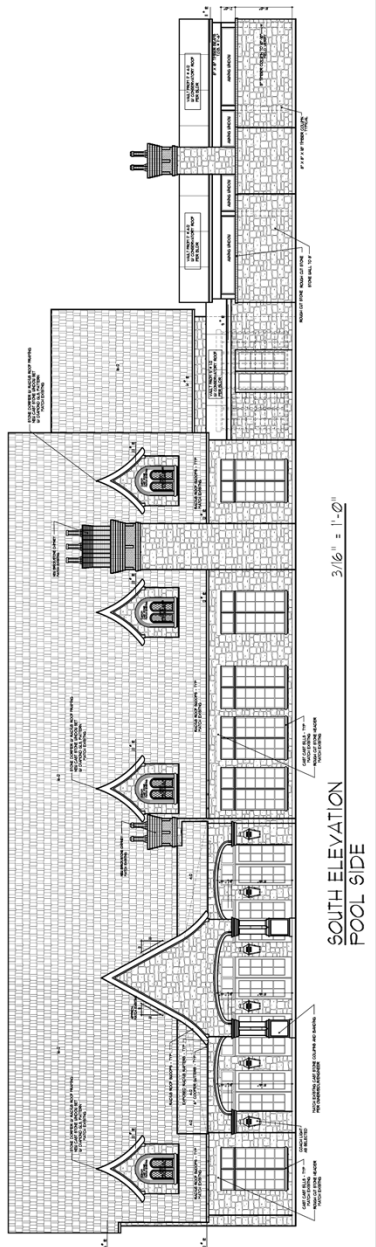
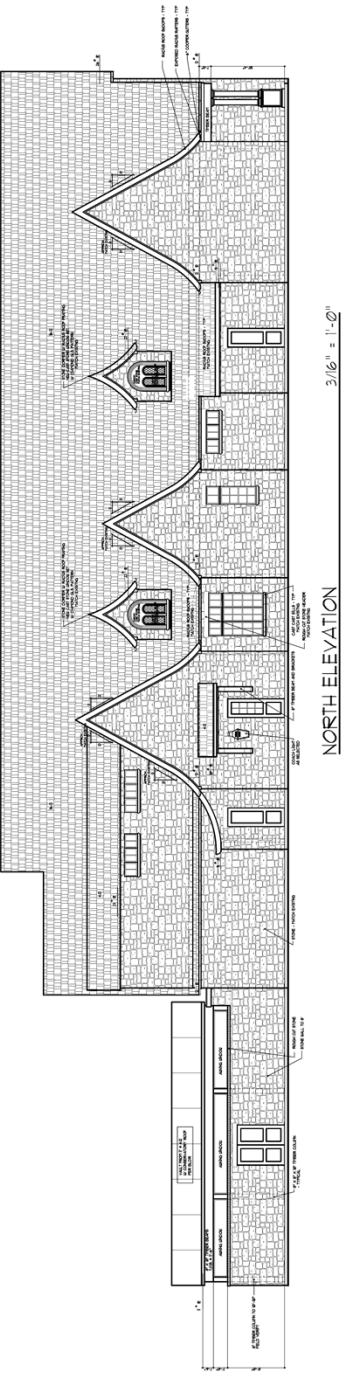
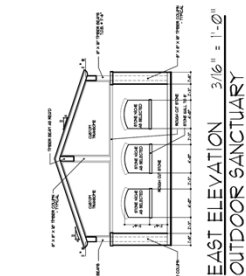
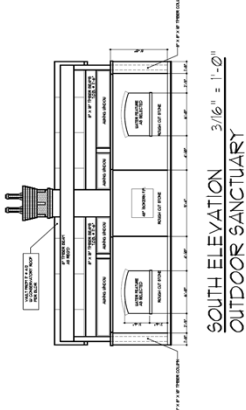
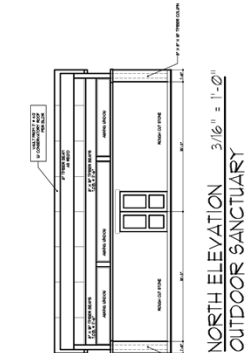


1. The responsibility of the architect is to prepare the drawings in accordance with the provisions of the International Building Code, the International Residential Code, and the applicable local, state and federal codes. Any deviations from these codes shall be noted on the drawings. The architect shall not be responsible for the construction of the building or for the safety of the building. The architect shall not be responsible for the construction of the building or for the safety of the building. The architect shall not be responsible for the construction of the building or for the safety of the building.

OWNER: BRESINGHAM RESIDENCE
ARCHITECT: J. L. BRESINGHAM
DATE: 6-27-22
REVISION 1
REVISION 2
REVISION 3

CUSTOMER: BRESINGHAM RESIDENCE
BUILDER: 312 WHITE DRIVE COLLEYVILLE, TX
DISTINCTIVE DWELLINGS
Dwell in the possibilities
Southlake, Texas 76092 & 817 481 1249

PLAN # 202187
DISTINCTIVE DWELLINGS
Dwell in the possibilities
Southlake, Texas 76092 & 817 481 1249





City of Colleyville City Council Agenda Briefing

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

Agenda Number 5b

Agenda Date 12/6/2022

Number Ordinance O-22-2230

Type Ordinance

Department Community Development

Title

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

Strategic Plan

4.2 Encourage compatible commercial growth

Explanation

First Reading and Public Hearing

Ken Green, the applicant, has submitted a request for an amendment to the existing PUD-C Planned Unit Development – Commercial ordinance for the Winding Creek development, being approximately 8.8 acres. The purpose is to amend the PUD-C's ordinance in order to allow for a new 12,382 s.f. commercial office building, a reduction in the street landscape area, and a reduction in the required 20 foot landscape area along Colleyville Boulevard.

Existing Conditions/Background: The subject property consists of two open lots for construction of two office buildings. This property was part of a larger office/retail development which was approved by the City Council in November of 2009.

Proposed Amendment: *Request* – The applicant requests to change the PUD Ordinance to allow for a new 12,382 s.f. office building in place of the two planned buildings.

Analysis - The requested PUD-C amendments are for construction of one new office building across the two lots. The previous ordinance was approved in 2009 and the site plan had two office buildings. The applicant desires for the 12,382 s.f. office building to have a taller element feature measuring 37 feet, which is taller than the allowed 35 feet. Additionally, there is a request to reduce the street landscape area from 6,732 s.f. to 5,984 s.f. and a reduction in the required 20 foot landscape area along Colleyville Boulevard.

Plat Status: The properties are platted as Lot 2R, Block 1, and Lot 3R, Block 1 of the Winding Creek Addition.

DRC Review: The DRC reviewed the request during their October 24, 2022 meeting and determined the application was complete and may be scheduled for the next available Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The properties to the north, south, and west have PUD-C Planned Unit Development - Commercial zoning and have developed as commercial and office buildings. The properties to the east have ML Light Manufacturing zoning and are improved with office buildings, self-storage buildings, and unimproved land.

Comprehensive Plan: The City's Comprehensive Plan, Destination Colleyville, identifies the subject property for commercial development and is located in the Colleyville Boulevard Corridor. The proposed change to the PUD-C ordinance does not conflict with any portion of the comprehensive plan.

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

Staff Recommendation: Staff recommends approval of this request.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the request with the condition that the height of the building be no more than 35 feet at their November 14, 2022 meeting by a vote of 5-0.

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Plan
6. Elevations
7. Topographic Survey
8. Drainage and Utility Plan

9. Urban Forestry and Landscape Plan
10. Site Lighting Plan
11. Notification Map
12. Notification Letter
13. Notification List
14. Ordinance O-22-2230

Aerial Map



ZC22-038

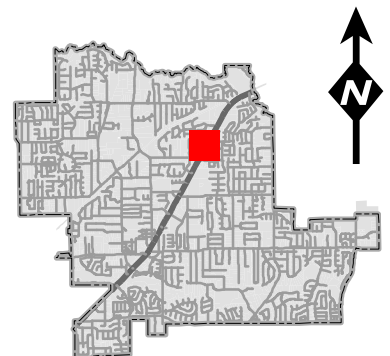
6408 & 6500 Colleyville Boulevard

DISCLAIMER:

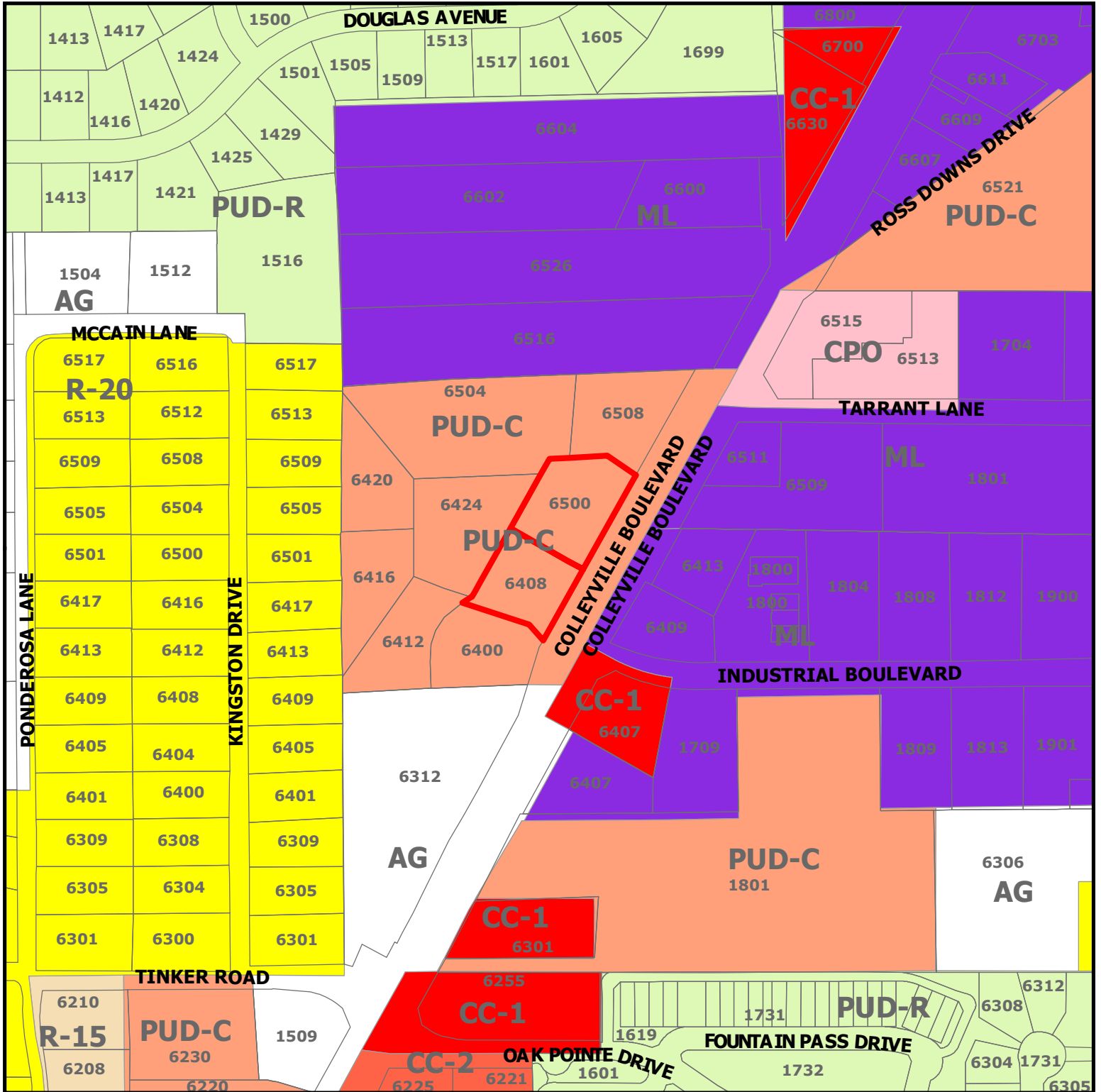
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



Zoning Map

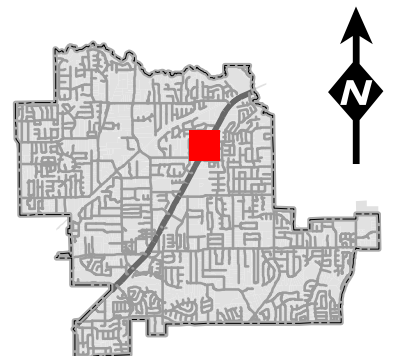


ZC22-038

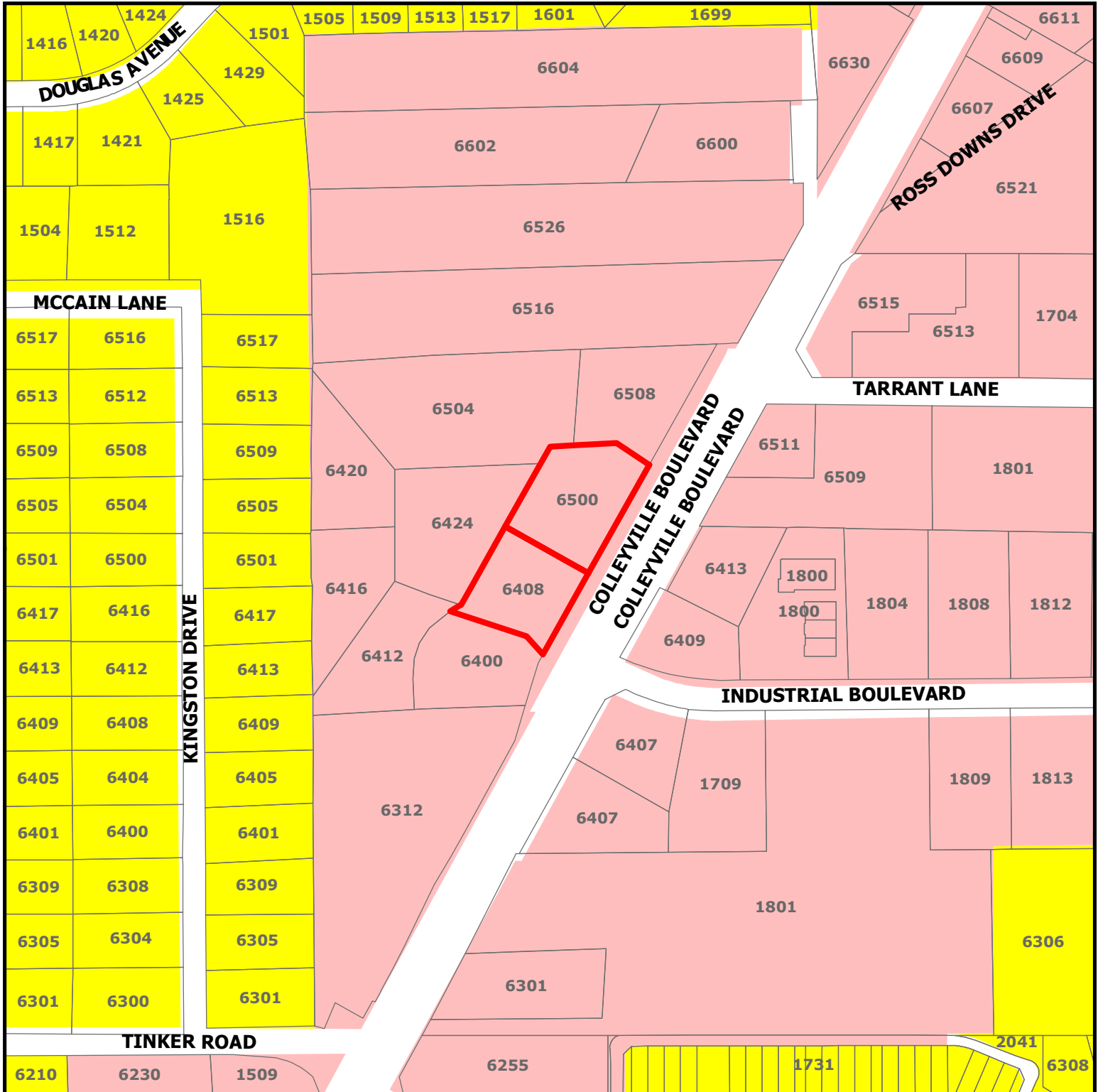
6408 & 500 Colleyville Boulevard

DISCLAIMER:
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 Subject Property



Future Land Use Map



ZC22-038

6408 & 6500 Colleyville Boulevard

DISCLAIMER:

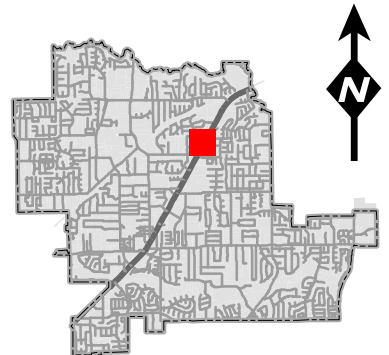
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property

Residential

Colleyville Blvd Corridor



Supporting Documents for PUDs, and Commercial Zoning District Application

October 17, 2022 Statement of Planning Objectives:

Ken Green CPA, PLLC has been serving the Colleyville community for over 40 years. In 2019, Hannah Curtis and Alex Daley joined Ken as partners in the firm and in 2022 they established Green Curtis Daley CPA's PLLC. The firm has experienced tremendous growth, both in clients served and new employees hired over the last few years and expects this growth to continue for many years to come. As such, the firm has outgrown the current office space it occupies located at 6508 Colleyville Blvd Ste 300 and needs a larger space to move its offices.

GCD Landholdings, LLC was created to purchase the lots in question at 6408-6500 Colleyville Blvd with the intention of constructing a new office building for Green Curtis Daley CPA's, PLLC to occupy and expand into over the years as it continues to grow.

The PUD currently calls for two separate buildings to be constructed on the lots individually. However, we feel a single building spanning across the length of the property will bring a stronger presence to the boulevard and more efficiently use the limited buildable space available given the current setback lines along Colleyville Blvd and the creek bed running along the rear of the property.

We would like to build a Class A professional office building containing approximately 12,000 square feet. Green Curtis Daley CPA's, PLLC would initially occupy 6,000-sf and lease out the remaining 6,000-sf to other businesses. This will leave plenty of space available for the firm to expand into as it continues to grow over the years. The building design will bring a strong presence to the boulevard and aligns with the City of Colleyville's vision to enhance and beautify the main thoroughfare of the city.

To maximize both the size of the building and the available parking spaces, our design includes parking along the front of the building and in the rear. By putting parking behind the building, we can utilize space that would otherwise be lost to the setback line imposed by the creek. The rear parking would be utilized by employees of the firm, leaving more spaces open in the front of the building for clients and customers to use. This would allow for a much cleaner vision from Colleyville Blvd. and would allow for more landscaping to enhance the look of the vision.

In 1999 Ken donated the land for the original Colleyville Chamber of Commerce building and developed and built the buildings at 6620 and 6630 Colleyville Blvd. The previous owner had used those lots to store firewood.

In 2010 Ken built the professional building at 6508 Colleyville Blvd. which was previously a vacant lot.

In 2015 Ken developed and built the professional buildings located at 6513 and 6515 Colleyville Blvd. They were previously vacant lots.

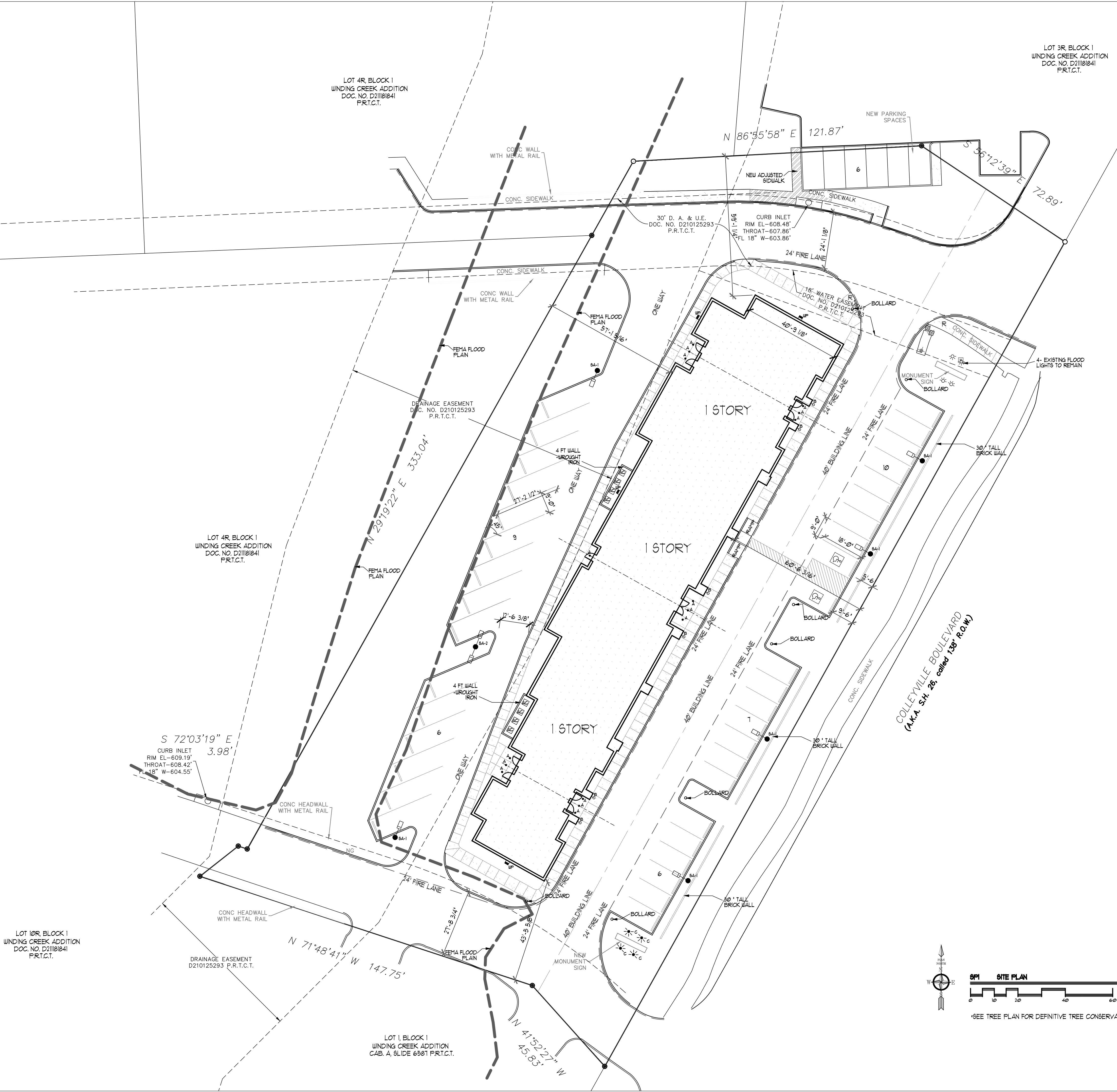
In total Ken has added 31,600 square feet of class A professional office buildings all located in the 6500 and 6600 blocks of Colleyville Blvd. which have an approximate Tarrant Appraisal District value of \$7,000,000.00. The new building will add approximately another \$4,000,000.00 to the Colleyville City tax roles.

Ken lives and works in Colleyville and is dedicated to the success of the City of Colleyville and the beautification of Colleyville Blvd.

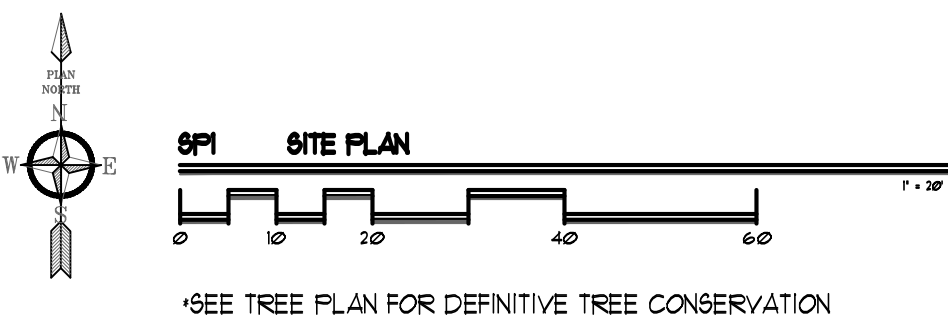
Development Schedule:

Our estimate is as follows:

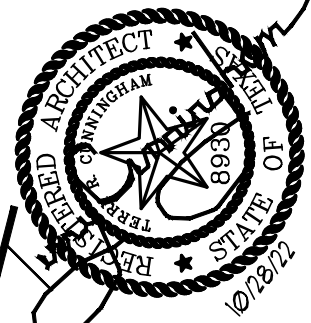
- PD approval 60-90 days
- Site plan package approval 60 days
- Building Permit plan preparation 60 days
- Permit plan approval 30-45 days
- Construction of site and building 275-325 days.



SITE DATA SUMMARY CHART LOT		
LEGAL DESCRIPTION	LOT 2R & 3R BLOCK 1- WINDING CREEK ADDITION	
CURRENT LAND USE	EMPTY LAND	
CURRENT ZONING	PD- ORDINANCE - 0-09-1136	
AREA OF SITE	61232 SQ. FT.	(1.543 ACRES)
BUILDINGS		
NEW BUILDING GROSS FOOTPRINT	11,955 SF	17.8 % OF SITE
NEW BUILDING GROSS FOOTPRINT (w/ PORCHES)	12,392 SF	18.4 % OF SITE
MAXIMUM BUILDING HEIGHT	31 FEET	
PAVING & LANDSCAPE		
NEW VEHICULAR ACCESS AREA	24,594 SF	
NEW VEHICULAR PARKING AREA	8,339 SF	
NEW WALKWAY PAVED AREA	4,651 SF	
TOTAL NEW PAVED AREA	37,584 SF	55.9 % OF SITE
TOTAL NEW IMPERVIOUS AREA	49,539 SF	73.1 % OF SITE
TOTAL NEW LANDSCAPE AREA	17,693 SF	26.3 % OF SITE
PARKING		
REQUIRED PARKING SPACES PRO. OFFICE	11,955 SF	1 SPACE/ 300 SF** = 40
TOTAL REQUIRED PARKING SPACES PROVIDED		40 42 + 2 HC 44 TOTAL
OTHER COMMENTS: NOTE 1. ALL SF NOTATIONS ARE APPROXIMATE NOTE 2. CONTRACTORS SHALL VERIFY ALL PAVING QUANTITIES FOR BIDDING PURPOSES.		



NOTE:
ZONING EXHIBIT FOR ZONING CHANGE
REQUEST FROM CURRENT PD TO AMENDED PD



TERRY R. CUNNINGHAM
ARCHITECTS
WWW.TRCARCHITECTS.COM
3004 S. COOPER ST. SUITE 100 - ARLINGTON, TEXAS 76015 - (817) 667-0044
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GREEN CURTIS DALEY CPA
OFFICES
6408 & 6500 COLLEYVILLE BLVD.
COLLEYVILLE, TEXAS 76034

ISSUE DATE:
10/28/2022

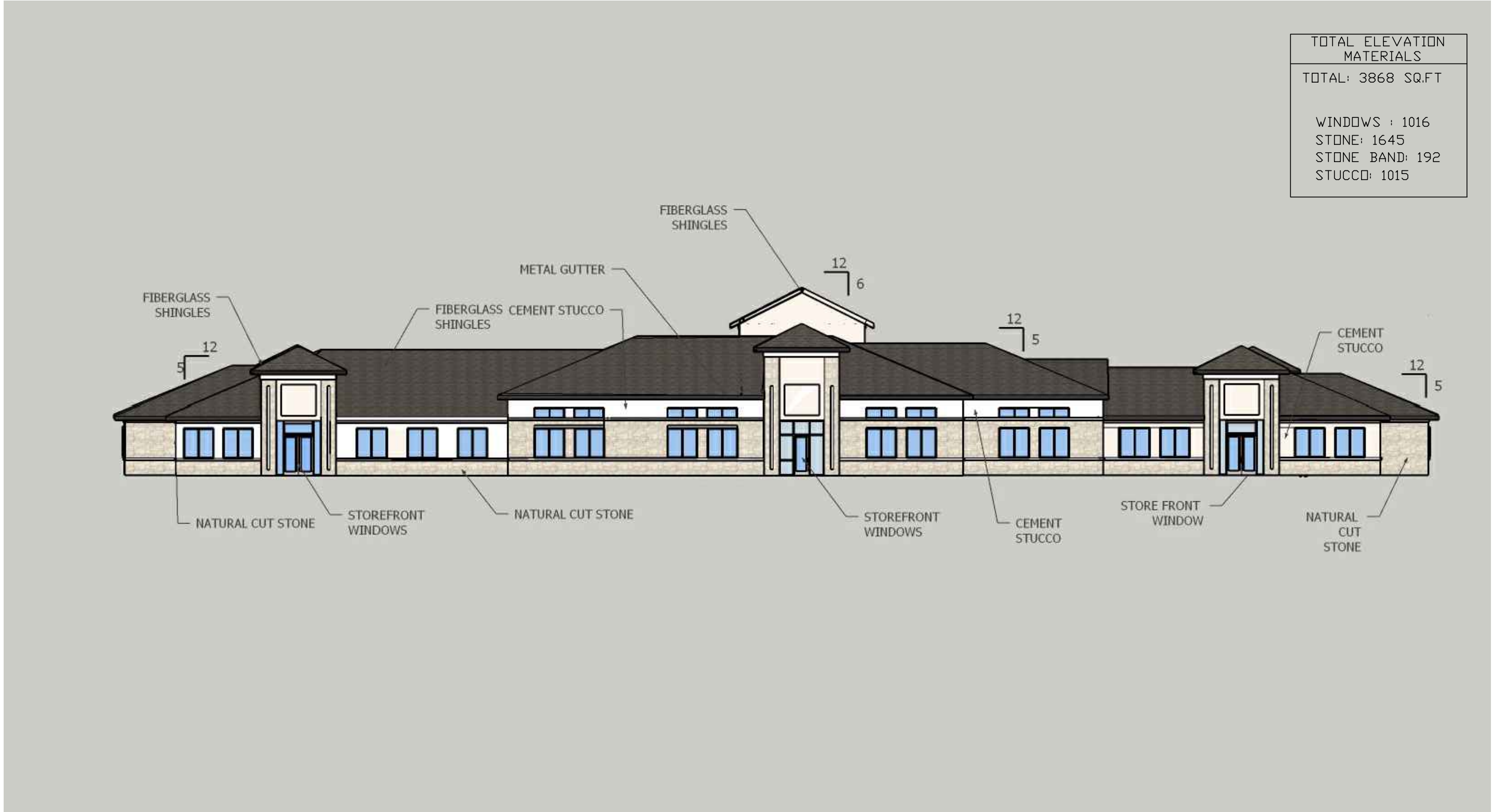
ISSUE FOR:
ZONING CASE
REVIEW

SHEET TITLE:
SITE PLAN

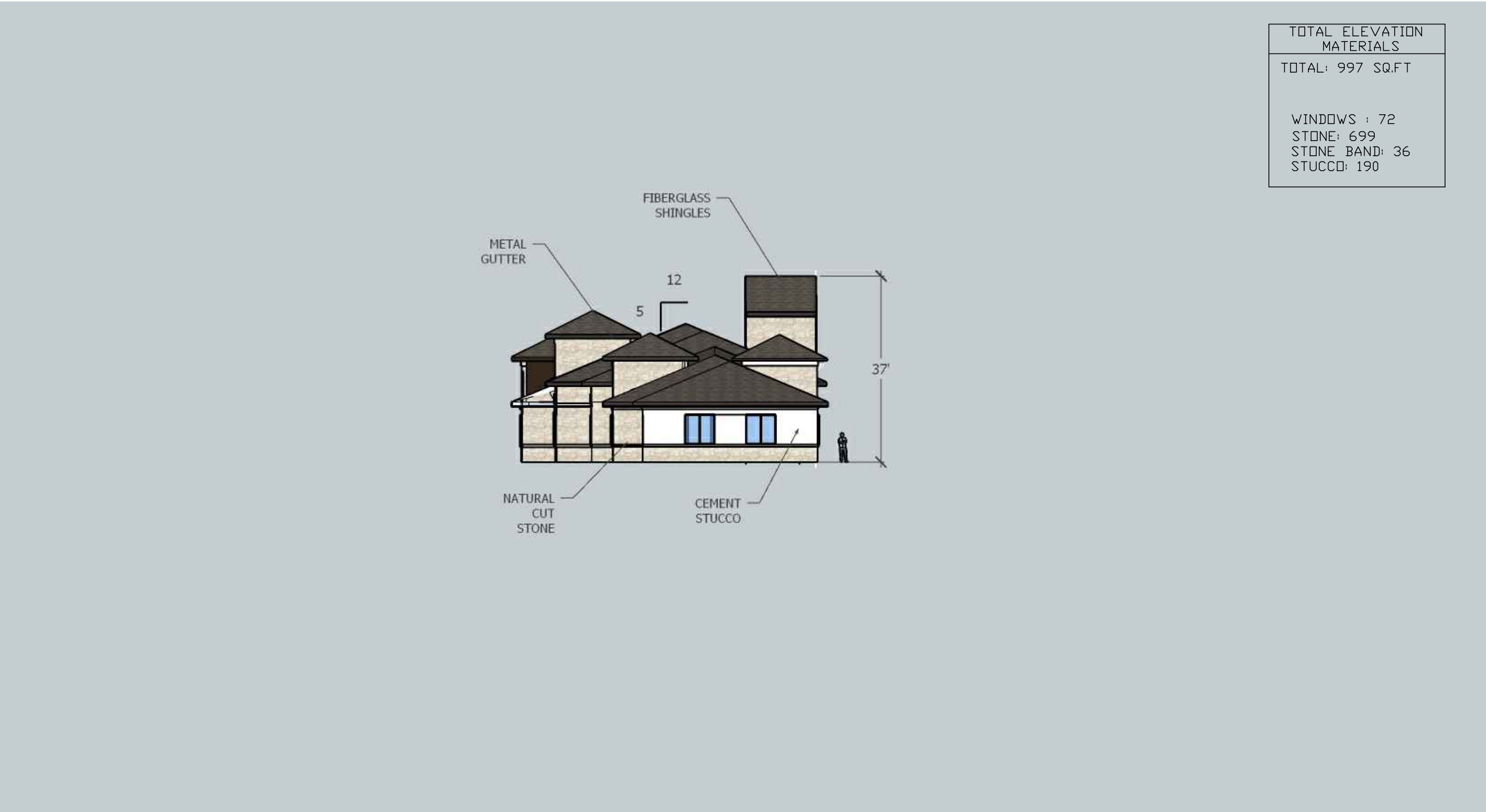
SHEET:
SP1



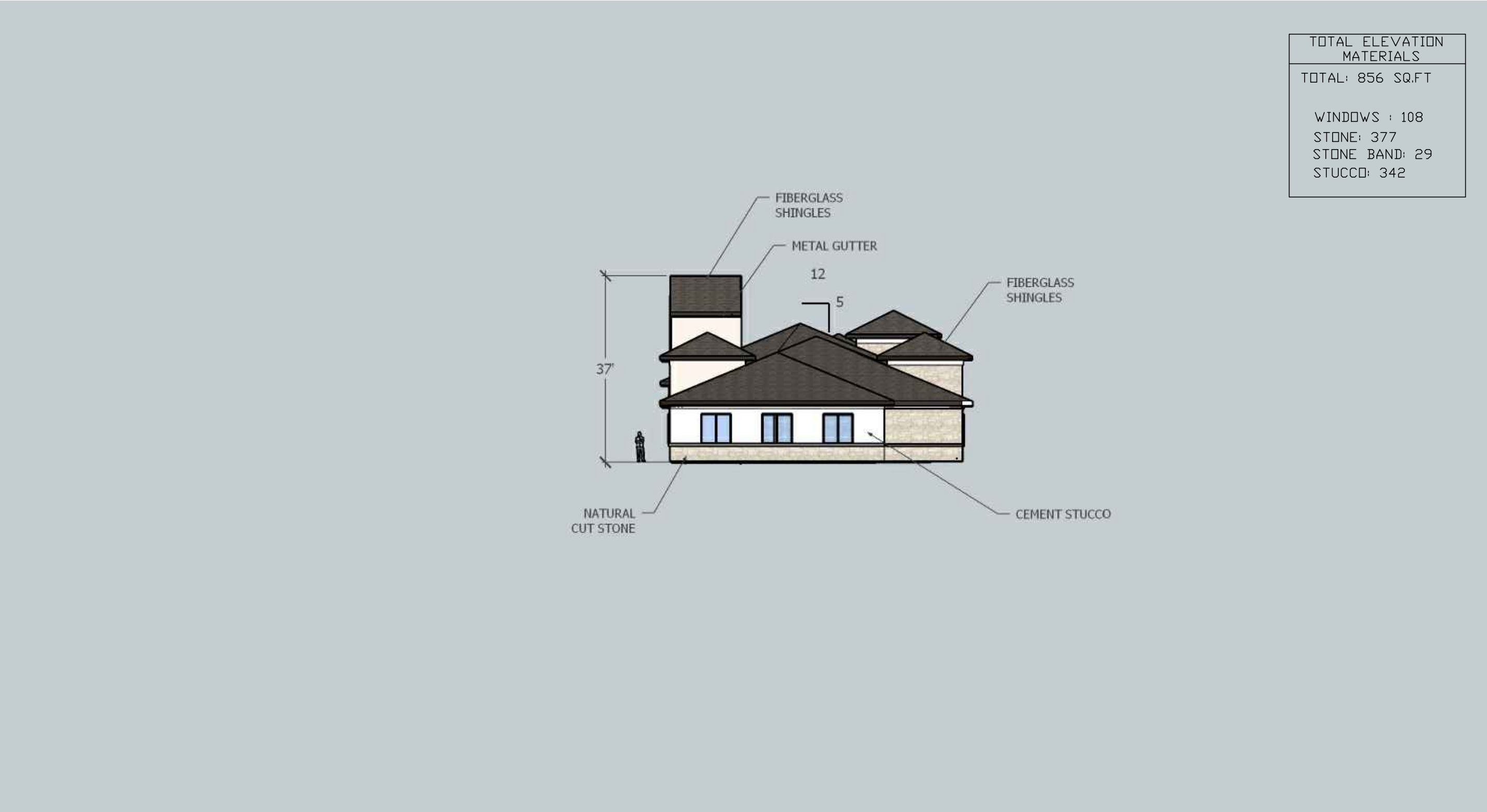
EAST ELEVATION



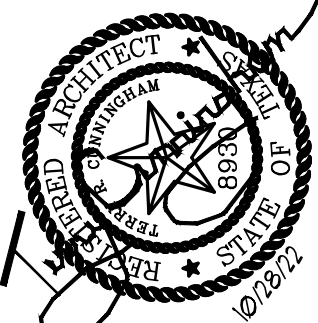
WEST ELEVATION



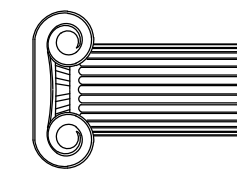
SOUTH ELEVATION



NORTH ELEVATION



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COLLEYVILLE, TEXAS 76034

ISSUE DATE:
10/28/2022

ISSUE FOR:
ZONING CASE
REVIEW

SHEET TITLE:
BUILDING
ELEVATION

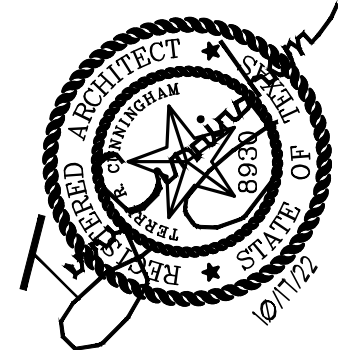
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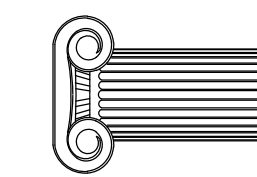
BIRDS EYE VIEW



PERSPECTIVE



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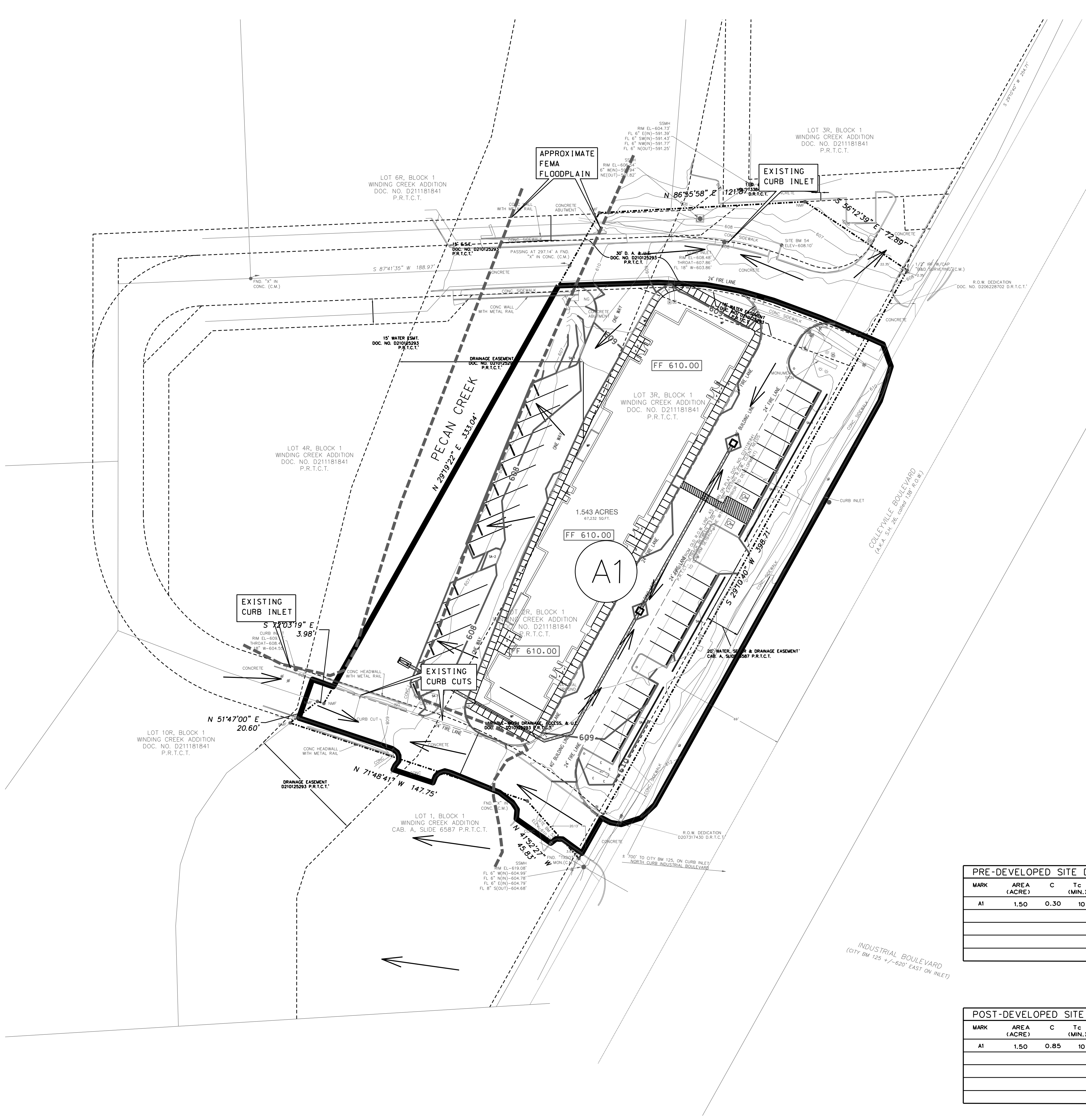
**GREEN CURTIS DALEY CPA
OFFICES
6408 & 6500 COLLEYVILLE BLVD.
COLLEYVILLE, TEXAS 76034**

ISSUE DATE:
10/17/2022

ISSUE FOR:
**ZONING CASE
REVIEW**

SHEET TITLE:
**PERSPECTIVE
BIRDS EYE
VIEWS**

SHEET:
A2.1



LEGEND

610

607

EXISTING ELEVATION CONTOUR

610

607

PROPOSED ELEVATION CONTOUR

FLOW DIRECTION

DRAINAGE DIVIDE

DRAINAGE NOTES:

1.

ALL DRAINAGE DESIGN TO BE IN ACCORDANCE WITH CITY OF COLLEYVILLE STANDARDS.

2.

REFERENCE WINDING CREEK OFFICE PARK DRAINAGE PLANS BY HOMEYER ENGINEERING, INC. DATED 1-11-19

DRAINAGE AREA COMPUTATIONS

BASIS:

Q

=

CIA (Rational Method)

Q

=

Storm discharge (cubic feet per second)

C

=

runoff coefficient, based on land use

I

=

average rainfall intensity for time of concentration (inches per hour) (per ISWM)

A

=

area contributing runoff (acres)

RUNOFF COEFFICIENT:

C

=

0.30

Parks and Open Areas

C

=

0.40

Developed Park Sites

C

=

0.70

Office/Neighborhood Commercial

C

=

0.85

Commercial/Industrial

STORM FREQUENCY:

5 Years

-

Enclosed Pipe System

100 Years

-

Combined Enclosed Pipe System • Street • R.O.W.

TIME OF CONCENTRATION:

Combination of inlet time and time of flow in the drain being the time for water to flow over the surface of the ground to the storm drain inlet (onsite • offsite, if applicable)

MINIMUM INLET TIME OF CONCENTRATION:

Parks, Open Areas, Single Family

15 minutes

Multi-Family, Commercial, Schools, Business

10 minutes

I, Keith Hamilton, a Professional Engineer, registered and licensed in the State of Texas, have prepared this drainage study and/or plan in compliance with the latest published requirements and criteria of the City of Colleyville, and have verified that the topographic information used in this study and/or plan is in compliance with said requirements and is otherwise suitable for developing this workable plan of drainage which can be implemented through proper subsequent detailed construction planning.

Signed this _____ day of _____, 2022.

_____, P.E.

PRELIMINARY
FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR DESIGN REVIEW
AND NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES. THEY WERE
PREPARED BY, OR UNDER SUPERVISION OF:

KEITH M. HAMILTON 87384 \$DATE\$

PE NO. DATE

PRE-DEVELOPED SITE DRAINAGE DATA										
MARK	AREA A (ACRE)	C	Tc (MIN.)	I _s (IN/HR)	I ₁₀ (IN/HR)	I ₁₀₀ (IN/HR)	Q _s (CFS)	Q ₁₀ (CFS)	Q ₁₀₀ (CFS)	COMMENTS
A1	1.50	0.30	10	5.74	6.51	9.24	2.6	2.9	4.2	TO PECAN CREEK
										REFERENCE WINDING CREEK OFFICE PARK PLANS

POST-DEVELOPED SITE DRAINAGE DATA										
MARK	AREA A (ACRE)	C	Tc (MIN.)	I _s (IN/HR)	I ₁₀ (IN/HR)	I ₁₀₀ (IN/HR)	Q _s (CFS)	Q ₁₀ (CFS)	Q ₁₀₀ (CFS)	COMMENTS
A1	1.50	0.85	10	5.74	6.51	9.24	7.3	8.3	11.8	TO PECAN CREEK
										REFERENCE WINDING CREEK OFFICE PARK PLANS

HAMILTON
DUFFY, PC

CONSULTING

CIVIL & ENVIRONMENTAL ENGINEERS - PLANNERS - CONSTRUCTION MANAGERS
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PHONE (817) 265-9408
www.hamiltonduffy.com

PROPOSED OFFICE DEVELOPMENT

LOTS 2R AND 3R, BLOCK 1
WINDING CREEK ADDITION
CITY OF COLLEYVILLE, TEXAS

DRAINAGE AREA MAP

PRELIMINARY
FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR DESIGN REVIEW
AND NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES. THEY WERE
PREPARED BY, OR UNDER SUPERVISION OF:

KEITH M. HAMILTON 87384 \$DATE\$

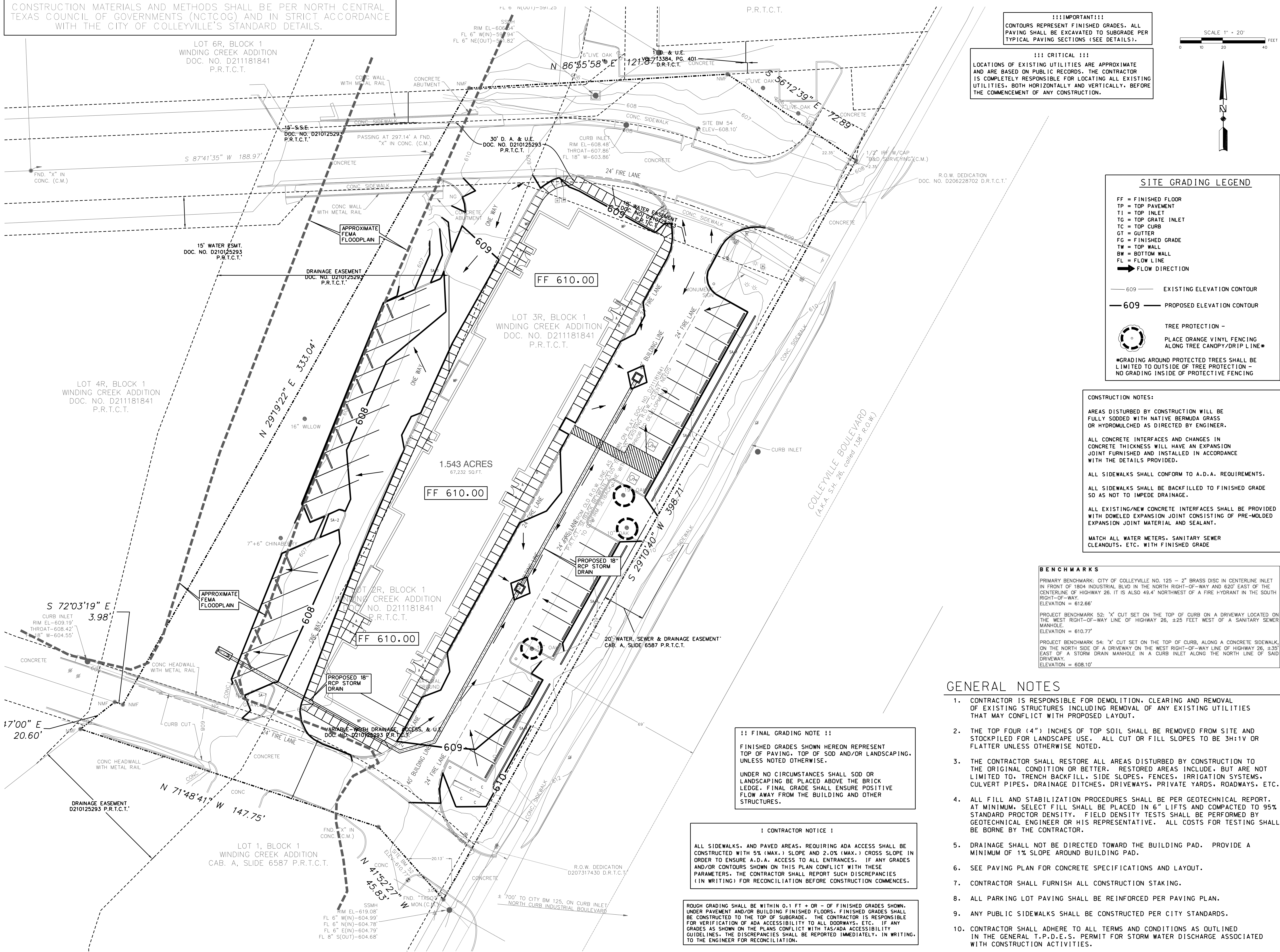
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NO.	REVISION	DATE	BY	JOB	DATE	DESIGNED	DRAWN	CHECKED	TEXAS FIRM REG. NO.
				028-113	7-26-22	K.M.H.	K.M.H.	K.M.H.	F-5260

SHEET

C1.10

CONSTRUCTION MATERIALS AND METHODS SHALL BE PER NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) AND IN STRICT ACCORDANCE WITH THE CITY OF COLLEYVILLE'S STANDARD DETAILS.



!!!IMPORTANT!!!
CONTOURS REPRESENT FINISHED GRADES. ALL PAVING SHALL BE EXCAVATED TO SUBGRADE PER TYPICAL PAVING SECTIONS (SEE DETAILS).

SCALE 1" = 20' FEET



!!! CRITICAL !!!
LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND ARE BASED ON PUBLIC RECORDS. THE CONTRACTOR IS COMPLETELY RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES, BOTH HORIZONTALLY AND VERTICALLY, BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION.

SITE GRADING LEGEND

FF = FINISHED FLOOR
TP = TOP PAVEMENT
TI = TOP INLET
TG = TOP GRATE INLET
TC = TOP CURB
GT = GUTTER
FG = FINISHED GRADE
TW = TOP WALL
BW = BOTTOM WALL
FL = FLOW LINE
→ FLOW DIRECTION

— 609 — EXISTING ELEVATION CONTOUR
— 609 — PROPOSED ELEVATION CONTOUR

TREE PROTECTION -
PLACE ORANGE VINYL FENCING ALONG TREE CANOPY/DRIP LINE*

*GRADING AROUND PROTECTED TREES SHALL BE LIMITED TO OUTSIDE OF TREE PROTECTION. NO GRADING INSIDE OF PROTECTIVE FENCING

CONSTRUCTION NOTES:

AREAS DISTURBED BY CONSTRUCTION WILL BE FULLY SODDED WITH NATIVE BERMUDA GRASS OR HYDROMULCHED AS DIRECTED BY ENGINEER.

ALL CONCRETE INTERFACES AND CHANGES IN CONCRETE THICKNESS WILL HAVE AN EXPANSION JOINT FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS PROVIDED.

ALL SIDEWALKS SHALL CONFORM TO A.D.A. REQUIREMENTS.

ALL SIDEWALKS SHALL BE BACKFILLED TO FINISHED GRADE SO AS NOT TO IMPEDE DRAINAGE.

ALL EXISTING/NEW CONCRETE INTERFACES SHALL BE PROVIDED WITH DOWELED EXPANSION JOINT CONSISTING OF PRE-MOLDED EXPANSION JOINT MATERIAL AND SEALANT.

MATCH ALL WATER METERS, SANITARY SEWER CLEANOUTS, ETC. WITH FINISHED GRADE

BENCHMARKS

PRIMARY BENCHMARK: CITY OF COLLEYVILLE NO. 125 - 2" BRASS DISC IN CENTERLINE INLET IN FRONT OF 1804 INDUSTRIAL BLVD IN THE NORTH RIGHT-OF-WAY AND 620' EAST OF THE CENTERLINE OF HIGHWAY 26. IT IS ALSO 49.4' NORTHWEST OF A FIRE HYDRANT IN THE SOUTH RIGHT-OF-WAY.
ELEVATION = 612.66'

PROJECT BENCHMARK 52: "X" CUT SET ON THE TOP OF CURB ON A DRIVEWAY LOCATED ON THE WEST RIGHT-OF-WAY LINE OF HIGHWAY 26, ±25 FEET WEST OF A SANITARY SEWER MANHOLE.
ELEVATION = 610.77'

PROJECT BENCHMARK 54: "X" CUT SET ON THE TOP OF CURB, ALONG A CONCRETE SIDEWALK, ON THE NORTH SIDE OF A DRIVEWAY ON THE WEST RIGHT-OF-WAY LINE OF HIGHWAY 26, ±35' EAST OF A STORM DRAIN MANHOLE IN A CURB INLET ALONG THE NORTH LINE OF SAID DRIVEWAY.
ELEVATION = 608.10'

GENERAL NOTES

- CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, CLEARING AND REMOVAL OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES THAT MAY CONFLICT WITH PROPOSED LAYOUT.
- THE TOP FOUR (4") INCHES OF TOP SOIL SHALL BE REMOVED FROM SITE AND STOCKPILED FOR LANDSCAPE USE. ALL CUT OR FILL SLOPES TO BE 3H:1V OR FLATTER UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO THE ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO, TRENCH BACKFILL, SIDE SLOPES, FENCES, IRRIGATION SYSTEMS, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS, ROADWAYS, ETC.
- ALL FILL AND STABILIZATION PROCEDURES SHALL BE PER GEOTECHNICAL REPORT. AT MINIMUM, SELECT FILL SHALL BE PLACED IN 6" LIFTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY. FIELD DENSITY TESTS SHALL BE PERFORMED BY GEOTECHNICAL ENGINEER OR HIS REPRESENTATIVE. ALL COSTS FOR TESTING SHALL BE BORNE BY THE CONTRACTOR.
- DRAINAGE SHALL NOT BE DIRECTED TOWARD THE BUILDING PAD. PROVIDE A MINIMUM OF 1% SLOPE AROUND BUILDING PAD.
- SEE PAVING PLAN FOR CONCRETE SPECIFICATIONS AND LAYOUT.
- CONTRACTOR SHALL FURNISH ALL CONSTRUCTION STAKING.
- ALL PARKING LOT PAVING SHALL BE REINFORCED PER PAVING PLAN.
- ANY PUBLIC SIDEWALKS SHALL BE CONSTRUCTED PER CITY STANDARDS.
- CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL T.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.

!! FINAL GRADING NOTE !!

FINISHED GRADES SHOWN HEREON REPRESENT TOP OF PAVING, TOP OF SOD AND/OR LANDSCAPING, UNLESS NOTED OTHERWISE.

UNDER NO CIRCUMSTANCES SHALL SOD OR LANDSCAPING BE PLACED ABOVE THE BRICK LEDGE. FINAL GRADE SHALL ENSURE POSITIVE FLOW AWAY FROM THE BUILDING AND OTHER STRUCTURES.

! CONTRACTOR NOTICE !

ALL SIDEWALKS, AND PAVED AREAS, REQUIRING ADA ACCESS SHALL BE CONSTRUCTED WITH 5% (MAX.) SLOPE AND 2.0% (MAX.) CROSS SLOPE IN ORDER TO ENSURE A.D.A. ACCESS TO ALL ENTRANCES. IF ANY GRADES AND/OR CONTOURS SHOWN ON THIS PLAN CONFLICT WITH THESE PARAMETERS, THE CONTRACTOR SHALL REPORT SUCH DISCREPANCIES (IN WRITING) FOR RECONCILIATION BEFORE CONSTRUCTION COMMENCES.

ROUGH GRADING SHALL BE WITHIN 0.1 FT + OR - OF FINISHED GRADES SHOWN. UNDER PAVEMENT AND/OR BUILDING FINISHED FLOORS, FINISHED GRADES SHALL BE CONSTRUCTED TO THE TOP OF SUBGRADE. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ADA ACCESSIBILITY TO ALL DRIVEWAYS, ETC. IF ANY GRADES AS SHOWN ON THE PLANS CONFLICT WITH TAS/ADA ACCESSIBILITY GUIDELINES, THE DISCREPANCIES SHALL BE REPORTED IMMEDIATELY, IN WRITING, TO THE ENGINEER FOR RECONCILIATION.

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LOTS 2R AND 3R, BLOCK 1
WINDING CREEK ADDITION
CITY OF COLLEYVILLE, TEXAS

GRADING PLAN

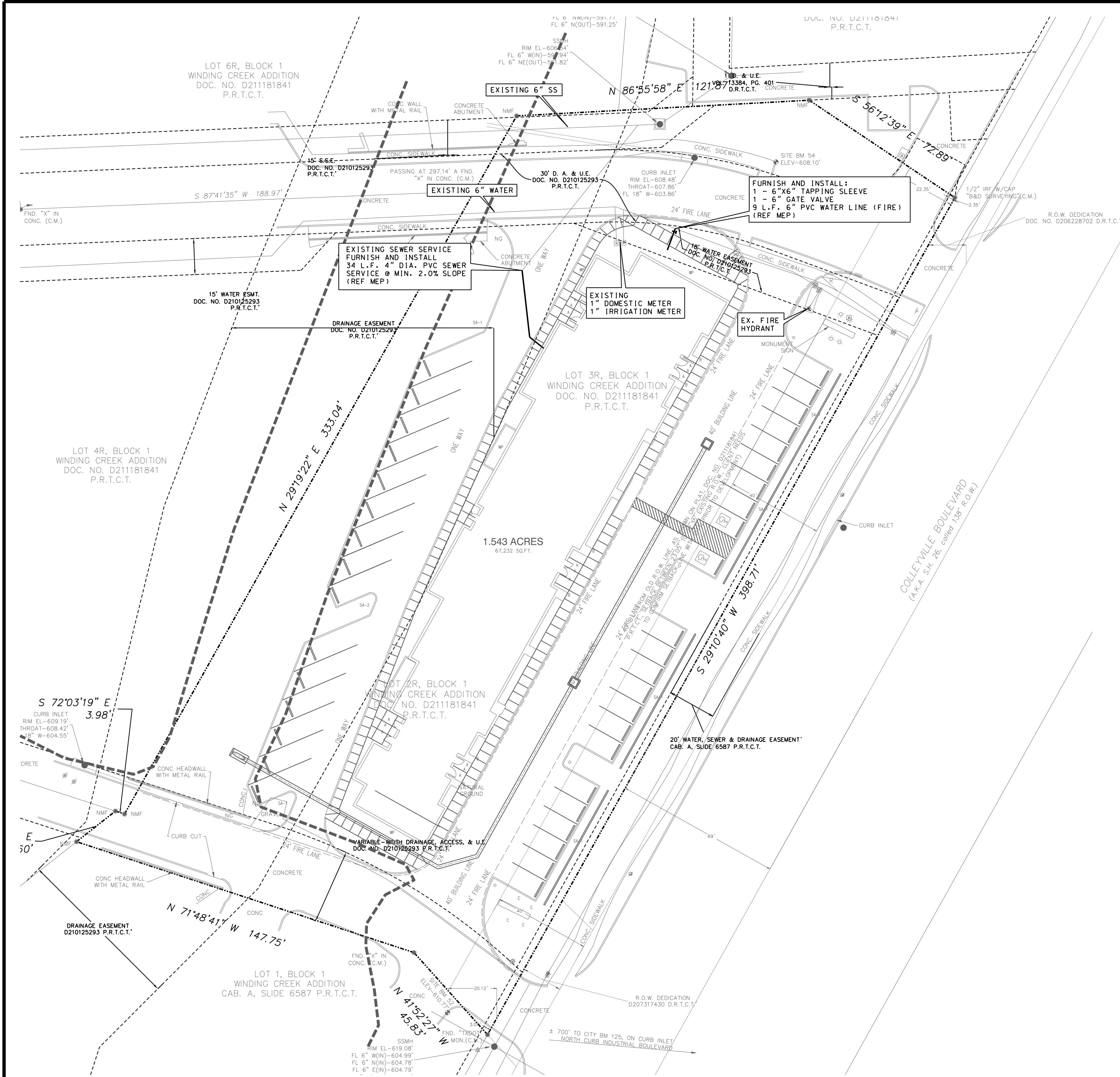
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KEITH M. HAMILTON, P.E. NO. 87384

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SHEET

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GENERAL NOTES FOR WATER IMPROVEMENTS

- ALL WATER LINES SHALL BE PVC PIPE CONFORMING TO AWWA STANDARD C900 DR-18 OR POLYETHYLENE (PE) PRESSURE PIPE AWWA C-906 DR 9 (200 PSI) PIPE COLOR CODED BLUE OUTSIDE FOR WATER LINE. WITH NSF SEAL, PRESSURE TESTED AND DISINFECTED IN ACCORDANCE WITH THE NCTCOG STD. SPECS. WATER MAINS TO HAVE A MINIMUM OF 48" COVER TO TOP OF PIPE AS MEASURED FROM THE TOP OF PIPE TO THE EXISTING GROUND OR PROPOSED FINISHED GRADE, WHICHEVER IS GREATER. SERVICE LINE CONNECTORS SHALL BE COMPRESSION-TYPE WITH STAINLESS STEEL TUBE LINERS.
- ALL WATER METERS SHALL BE INSTALLED BY CITY PERSONNEL.
- ALL WATER LINES TO BE ENCASED IN SAND, UNLESS SPECIFIED OTHERWISE AND DETAILED. BACKFILL SHALL BE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- ALL SERVICES TO METER TO BE 1" DIAMETER, TYPE K COPPER AS SPECIFIED IN ASTM B88 UNLESS NOTED OTHERWISE.
- UTILITY CONTRACTOR TO FURNISH AND INSTALL WATER METER BOXES AFTER THE PAVING CONTRACTOR HAS BEEN COMPLETED.
- ALL FIRE HYDRANT ASSEMBLIES TO BE EQUIPPED WITH A 6" GATE VALVE AND BOX. ALL VALVES AND FIRE HYDRANTS TO BE PER CITY SPECIFICATIONS.
- ANY WATER VALVES LOCATED WITHIN PAVEMENT AREAS SHALL BE ADJUSTED TO FINAL GRADE BY THE PAVING CONTRACTOR.
- ALL PROPOSED WATER LINES ARE TO BE LOCATED AS SHOWN ON THE PLANS.
- WATER LINES WILL BE INSTALLED AS SHOWN ON THE PLANS. HOWEVER, FIELD ADJUSTMENTS APPROVED BY THE INSPECTOR OR ENGINEER MAY BE MADE TO LESSEN DAMAGE TO THE ROAD PAVEMENT OR WHEN OTHER UTILITY LOCATIONS, TREES, OR STRUCTURES WARRANT SUCH AN ADJUSTMENT.
- ALL WATER LINES AND APPURTENANCES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THESE PLANS, THE RULES, REGULATIONS, POLICIES AND PROCEDURES OF THE CITY OF COLLEYVILLE AND SUBMITTED TO CONSTRUCTION MANAGER FOR APPROVAL.
- ALL PVC PIPE AND APPURTENANCES (FITTINGS, VALVES, NIPPLES, ETC.) 3" DIA. AND SMALLER SHALL BE CONSTRUCTED AS SHOWN.

GENERAL NOTES FOR SANITARY SEWER

- ALL PROPOSED SANITARY SEWER PIPE SHALL BE PVC SDR-35.
- WHEN A PROPOSED SEWER LINE CROSSES AN EXISTING WATER LINE, THE CONTRACTOR SHALL INSTALL ONE 20 FOOT JOINT OF DR-18 (C-900) ON THE SEWER LINE, CENTERED ON THE WATER LINE. USING SDR-26 TO C-900 ADAPTORS. NO SPECIAL PAY WILL BE PERMITTED FOR THIS ITEM.
- ALL PROPOSED SEWER LINES ARE TO BE LOCATED AS SHOWN ON THE PLANS. ALL LINES LOCATED WITHIN AREAS OF PAVEMENT SHALL HAVE THE TOP 8" OF BACKFILL REPLACED WITH CRUSHED STONE INCLUDING SERVICES.
- ALL SEWER LINES SHALL BE INSTALLED PER CITY OF COLLEYVILLE STANDARDS.
- ALL WATER MAIN CLEARANCE FOR PARALLEL SANITARY SEWER MAIN SHALL BE A MINIMUM SEPARATION OF 3 FEET VERTICAL AND 9 FEET HORIZONTAL. PROPER SEPARATION OF UTILITIES MUST BE MAINTAINED PER TCEO REGULATIONS.

PROPOSED OFFICE DEVELOPMENT

LOTS 2R AND 3R, BLOCK 1
WINDING CREEK ADDITION
CITY OF COLLEYVILLE, TEXAS

UTILITY PLAN

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SUE DATE:
0/10/2022

SHEET TITLE:
**URBAN
FORESTRY
PLAN**

L1.1

EXISTING TREE TO BE SAVED

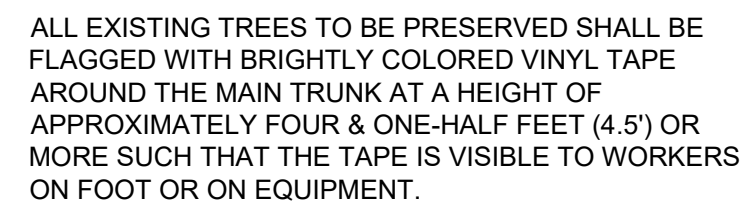
EXISTING TREE TO BE REMOVED

PROPOSED CANOPY TREE
4" CALIPER MINIMUM AT TIME OF INSTALLATION

PROPOSED CANOPY TREE
3" CALIPER MINIMUM AT TIME OF INSTALLATION

1. ALL EXISTING TREES RECOGNIZED AS PROTECTED OR TO BE SAVED SHALL HAVE BRIGHTLY COLORED FLAGGING WRAPPED AROUND THE TRUNK APPROXIMATELY AT THE DIAMETER BREAST HEIGHT (4.5' HEIGHT) PRIOR TO BEGINNING WORK.
2. NO TREE SHALL BE REMOVED PRIOR TO ISSUANCE OF A TREE REMOVAL PERMIT UNLESS AUTHORIZED OR PERMITTED BY THE CITY OF COLLEVILLE.
3. THE GENERAL CONTRACTOR SHALL FAMILIARIZE HIM OR HERSELF WITH THE CITY OF COLLEVILLE ORDINANCE CHAPTER FIVE (5) URBAN FORESTRY PRIOR TO BEGINNING WORK.

1. REQUIRED PRESERVATION OF PROTECTED TREE CANOPY	2,020 SF
EXISTING PROTECTED TREE CANOPY x 50%	4,040 SF x 50% = 2,020 SF
PROVIDED PRESERVATION OF PROTECTED TREE CANOPY	3,132 SF
2. REQUIRED SITE TREE CANOPY COVERAGE	25,558 SF
LOT SF - BUILD AREA ENVELOPE SF x 50%	67,232 SF - 16,117 = 51,115 x 50% = 25,557.50 SF
PROVIDED SITE TREE CANOPY COVERAGE	25,132 SF
	PRESERVED CANOPY SF = 3,132 SF
	PROPOSED CANOPY SF = 22,000 SF
3. REQUIRED ADDITIONAL MITIGATION PER 2018 APPROVED URBAN FORESTRY PLAN	68 INCHES
PROVIDED ADDITIONAL MITIGATION	68 INCHES
	PROPOSED 8 CANOPY TREES x 4" CAL = 32 INCHES
	PROPOSED 11 CANOPY TREES x 3" CAL = 33 INCHES



NOTE: REFERENCE SECTION 5.9 OF THE CITY OF COLLEYVILLE URBAN FORESTRY ORDINANCE FOR ADDITIONAL TREE PROTECTION STANDARDS.

1. EXISTING TREES TO REMAIN SHALL BE PRESERVED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND TREE DRILIPE (CANOPY).
2. IF ANY PART OF THE ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION AND/OR CONSTRUCTION ACTIVITY, NOTIFY THE GENERAL CONTRACTOR IMMEDIATELY. IF A MAJOR ROOT OR GROUP OF ROOTS ARE ENCOUNTERED DURING EXCAVATION, A CERTIFIED ARBORIST SHALL BE CONSULTED / SECURED FOR RECOMMENDATIONS CONCERNING PRUNING AND/OR BRIDGING THE ROOTS, ETC.
3. GRADE 5' / ELEVATIONS UNDER EXISTING TREES SHALL REMAIN UNDISTURBED. DO NOT PLACE FILL MATERIAL UNDER THE DRILIPE FOR ANY LENGTH OF TIME. MAKE SURE THE CHANGES IN ADJACENT GRADES HAVE PROVISIONS TO CARRY MOISTURE AWAY FROM THE TREE.
4. NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OF WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE TREE DRILIPE.
5. TOXIC SOLUTIONS OR OTHER LIQUID CHEMICALS SHALL NOT BE DEPOSITED NEAR OR WITHIN THE LIMITS F A TREE DRILIPE. THIS WOULD INCLUDE, BUT BE LIMITED TO: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
6. NO SIGNS, WIRES, OR OTHER ATTACHMENTS, OTHER THAN THOSE FOR A PROTECTIVE NATURE SHALL BE ATTACHED TO ANY TREE.
7. NO VEHICULAR AND/OR CONSTRUCTION EQUIPMENT, TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE TREE DRILIPE. NO VEHICLE AND/OR CONSTRUCTION EQUIPMENT SHOULD BE CLEANED NEAR A TREE.
8. BORING OF UTILITIES MAY BE PERMITTED UNDER A PRESERVED TREE IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE AT A MINIMUM DEPTH OF THIRTY-SIX INCHES (36").
9. THE UTILITY AND/OR CONSTRUCTION CONTRACTORS SHALL EXERCISE CAUTION WHEN TRENCING AROUND EXISTING REES. HAND DIG ALL TRENCHING WITHIN THE TREE DRILIPE.
10. ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR-FOOT (4') APPROXIMATE HEIGHT. THE PROTECTIVE FENCING WILL BE LOCATED AS INDICATED ON THE LANDSCAPE PLAN(S).

NO.	COMMON NAME	CALIPER INCH	PROTECTION	CONDITION	STATUS	CANOPY DIA.	CANOPY AREA	SPECIAL DESIGNATION	CANOPY AREA PRESERVED	CANOPY INCHES PRESERVED	MITIGATION REQUIRED
1	CHINABERRY	10 MT (7.13)	NOT PROTECTED	DEAD	TBR	0	0		0 SF	0"	NO
2	WILLOW	18	PROTECTED	GOOD	TBS	36'	1,018 SF	HERITAGE	1,018 SF	36"	NO
1798	OAK	23	PROTECTED	GOOD	TBS	46'	1,662 SF	HERITAGE	1,662 SF	46"	NO
1796	OAK	12	PROTECTED	GOOD	TBS	24'	452 SF		452 SF	24"	NO
1793	OAK	17	PROTECTED	POOR	TBR	34'	908 SF	HERITAGE	0 SF	0"	YES

CANOPY INCHES 106"
PRESERVED



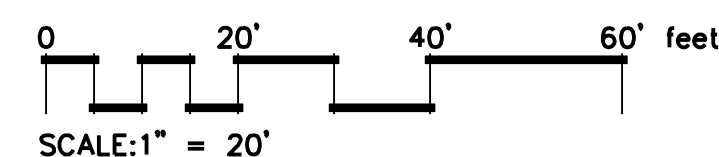
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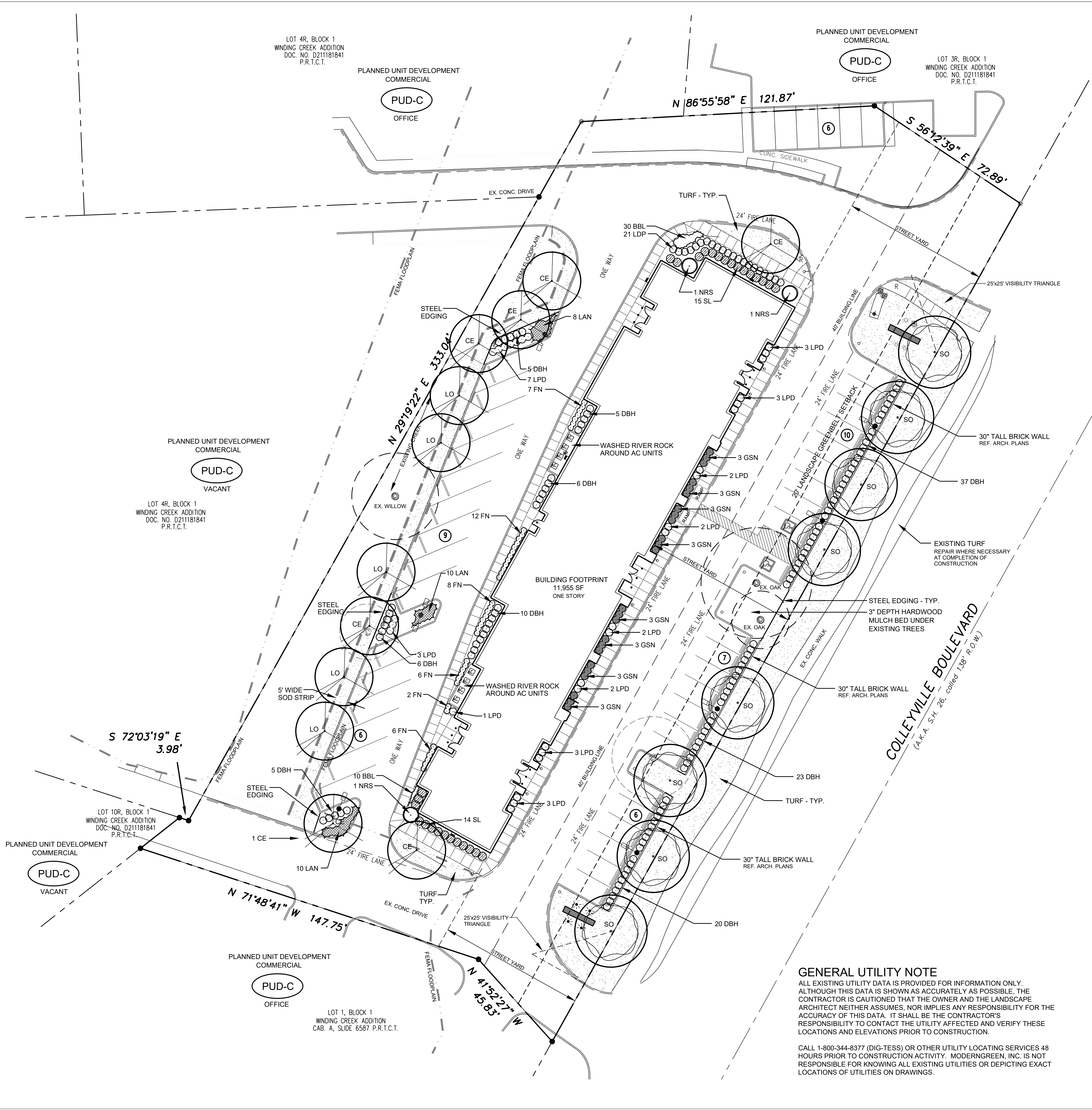
LANDSCAPE ARCHITECTURE • CONSTRUCTION • MANAGEMENT

Contact: Joe@moderngreen.net

ALL EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH THIS DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT THE OWNER AND THE LANDSCAPE ARCHITECT NEITHER ASSUMES, NOR IMPLIES ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY AFFECTED AND VERIFY THESE LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.

CALL 1-800-344-8377 (DIG-TESS) OR OTHER UTILITY LOCATING SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. MODERNGREEN, INC. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS OF UTILITIES ON DRAWINGS.





LEGEND

- REQUIRED STREET FRONTAGE TREE
4" CALIPER MINIMUM AT TIME OF INSTALLATION
- ADDITIONAL MITIGATION TREE
3" CALIPER MINIMUM AT TIME OF INSTALLATION
- EXISTING TREE TO SAVED
- EXISTING TREE TO BE REMOVED
REF SHEET L1.1
- TYPICAL SHRUB
- TURF - SOLID SOD

LANDSCAPE TABLE

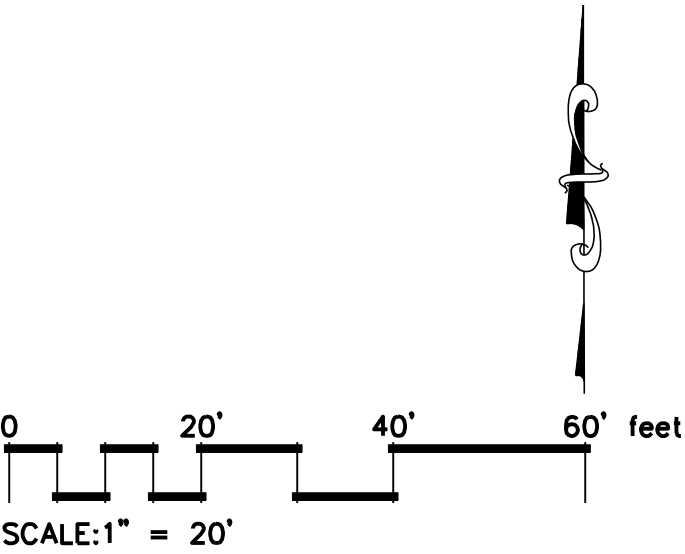
1. REQUIRED LANDSCAPE AREA 20% OF TOTAL LAND AREA	13,446.4 SF 67,232 SF x 20% = 13,446.4 SF
PROVIDED LANDSCAPE AREA	17,693 SF
2. REQUIRED STREET YARD LANDSCAPE AREA 50% OF REQUIRED LANDSCAPE AREA LESS PUBLIC STREET ROW CREDIT	4,337 SF 13,446.4 SF x 50% = 6,723.2 SF 4,772 SF / 2 = - 2,386 SF
PROVIDED STREET YARD LANDSCAPE AREA	5,984 SF
3. REQUIRED GREENBELT SETBACK ALONG COLLEYVILLE BLVD	20'
PROVIDED GREENBELT SETBACK	VARIABLE -- 9.5' to 20'
4. REQUIRED STREET FRONTAGE SHRUBS 1 SHRUB / 5 LF OF STREET FRONTAGE PROVIDED STREET FRONTAGE SHRUBS 18" HT MIN or 5 GAL AT TIME OF INSTALLATION	80 SHRUBS 398.71' / 5 = 79.7 SHRUBS 80 SHRUBS
5. REQUIRED STREET FRONTAGE TREES 1 TREE / 40 LF OF STREET FRONTAGE PROVIDED STREET FRONTAGE TREES 3" CALIPER MIN.	10 TREES 398.71' / 40' = 9.96 TREES 10 TREES 8 PROPOSED TREES 2 EXISTING TREES
6. REQUIRED PARKING LOT ISLANDS 140 SF OF ISLAND PER 18 PARKING SPACES PROVIDED PARKING LOT ISLANDS	342.22 SF 44 PS / 18 PS x 140 SF = 342.22 SF 1,323 SF

GENERAL NOTES

- NO PLANT MATERIAL SHALL BE PLANTED UNTIL A LANDSCAPE IRRIGATION SYSTEM HAS BEEN INSTALLED AND IS OPERATING WITH 100% COVERAGE OF THE PROPOSED LANDSCAPE AREAS.
- THE SITE WILL BE IRRIGATED WITH A BELOW GROUND AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE SENSOR AND RAIN GAUGE THAT IS CAPABLE OF PROVIDING THE PROPER AMOUNT OF WATER FOR THE PARTICULAR TYPE OF PLANT MATERIAL USED. THE FREEZE SENSOR SHALL BE SET AT 38". THE IRRIGATION SYSTEM SHALL MEET ALL APPLICABLE REQUIREMENTS AND REGULATIONS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) AND THOSE OF THE CITY OF COLLEYVILLE.
- ALL LANDSCAPING LOCATED WITHIN THE VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY TRIANGLE REQUIREMENTS AS PER THE CITY OF COLLEYVILLE.
- DEVELOPER / PROPERTY OWNER IS RESPONSIBLE TO PROVIDE ELECTRICAL SERVICE FOR IRRIGATION SYSTEM, WHICH INCLUDES A HARDWIRE OF 110 VOLTS AT MINIMUM FOR THE IRRIGATION CONTROLLER.
- THE PROPERTY OWNER IS RESPONSIBLE FOR REGULAR WEEDING, MOWING, FERTILIZING, PRUNING, WATERING AND OTHER MAINTENANCE OF ALL PLANTINGS. THE LANDSCAPE MUST BE MAINTAINED IN A HEALTHY GROWING CONDITION AT ALL TIMES.
- ALL LANDSCAPING MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE FOLLOWING MINIMUM STANDARDS SHALL BE REQUIRED:
 - ALL LANDSCAPING SHALL BE PERMANENTLY MAINTAINED AND SHALL HAVE AN UNDERGROUND IRRIGATION SYSTEM INSTALLED BY A LICENSED IRRIGATOR AND MUST MEET ALL APPLICABLE REQUIREMENTS OF THE CITY OF COLLEYVILLE;
 - IRRIGATION SYSTEMS MAY BE BURIED ON PUBLIC STREET RIGHTS-OF-WAY. THE CITY OF COLLEYVILLE OR ANY FRANCHISED UTILITY WILL NOT BE RESPONSIBLE FOR DAMAGE TO ANY LANDSCAPING MATERIAL OR EQUIPMENT WHILE PERFORMING REPAIRS OF MAINTENANCE TO ITS SYSTEM. HOWEVER, LANDSCAPED RIGHTS-OF-WAY SHALL BE IRRIGATED;
 - LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT A PART OF THE LANDSCAPING;
 - ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEARS;
 - PLANT MATERIAL WHICH DIE SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE WITHIN A SIX (6) MONTH PERIOD; AND
 - THE MAINTENANCE REQUIREMENT CONTAINED IN THIS SECTION SHALL BE APPLICABLE REGARDLESS OF THE TENANT OCCUPANCY STATUS OF ANY BUILDINGS ON THE PROPERTY.

TREE REMOVAL NOTES

- ALL EXISTING TREES RECOGNIZED AS PROTECTED OR TO BE SAVED SHALL HAVE BRIGHTLY COLORED FLAGGING WRAPPED AROUND THE TRUNK APPROXIMATELY AT THE DIAMETER BREAST HEIGHT (4.5' HEIGHT) PRIOR TO BEGINNING WORK.
- NO PROTECTED TREES SHALL BE REMOVED PRIOR TO ISSUANCE OF A TREE REMOVAL PERMIT UNLESS AUTHORIZED OR PERMITTED BY THE CITY OF COLLEYVILLE.
- THE GENERAL CONTRACTOR SHALL FAMILIARIZE HIM OR HERSELF WITH THE CITY OF COLLEYVILLE ORDINANCE CHAPTER FIVE (5) URBAN FORESTRY PRIOR TO BEGINNING WORK.
- REFERENCE SHEET L1.1 FOR TREES TO BE PRESERVED AND/OR REMOVED.



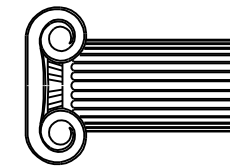
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P.O. Box 2607 | Arlington, TX 76004 | 817.451.4200
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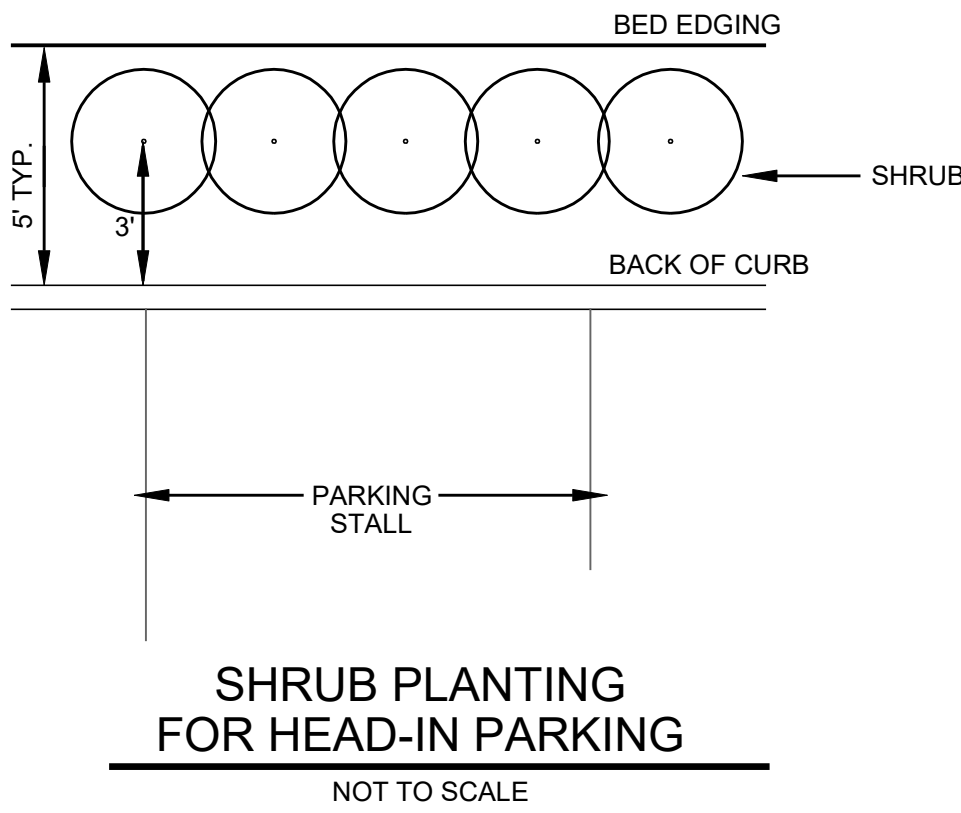
GREEN CURTIS DALEY CPA OFFICES
6408 & 6500 COLLEYVILLE BVD.
COLLEYVILLE, TEXAS 76034

ISSUE DATE:
10/10/2022

ISSUE FOR:
ZONING CASE
REVIEW

SHEET TITLE:
LANDSCAPE
PLAN

SHEET:
L1.2



PLANT SCHEDULE

QTY	COMMON NAME	SYMBOL	BOTANIC NAME	SIZE @ INSTALLATION	SPACING / NOTES
8	SHUMARD OAK	SO	Quercus shumardii	4" Cal.; 13' Ht. Min.; 5' Spread Min.	AS SHOWN
7	CEDAR ELM	CE	Ulmis crassifolia	3" Cal.; 11' Ht. Min.; 4' Spread Min.	AS SHOWN
5	LIVE OAK	LO	Quercus virginiana	3" Cal.; 11' Ht. Min.; 4' Spread Min.	AS SHOWN
3	NELLIE R. STEVENS HOLLY	NRS	Ilex x Nellie R. Stevens	6' Ht. Min.	AS SHOWN
117	DWF. BURFORD HOLLY	DBH	Ilex cornuta 'Burfordii Nana'	18" Ht. Min. or 5 Gal.	30" o.c.
51	LOROPETALUM 'PURPLE DAYDREAM'	LPD	Loropetalum chinense 'PPI' PP25471	3 Gal.	30" o.c.
24	GULF STREAM NANDINA	GSN	Nandina domestica 'Gulf Stream'	3 Gal.	30" o.c.
29	SUNSHINE LIGUSTRUM	SL	Ligustrum sinense 'Sunshine'	3 Gal.	36" o.c.
39	FLIRT NANDINA	FN	Nandina domestica 'Murasaki'	3 Gal.	18"-24" o.c.
40	BIG BLUE LIRIOPE	BBL	Liriope muscari 'Big Blue'	1 Gal.	12"-15" o.c.
28	LANTANA, YELLOW	LAN	Lantana x 'New Gold'	1 Gal.	18"-24" o.c.
8,678 SF	BERMUDA GRASS		Cynodon spp. 'Tifway 419'	Solid Sod	Solid Sod

LANDSCAPE NOTES

- CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS NECESSARY TO COMPLETE THE WORK SHOWN ON THE LANDSCAPE PLANS.
- REMOVE ALL FOREIGN MATERIALS, WEEDS AND UNDESIRABLE PLANTS AND THEIR ROOTS FROM PROPOSED PLANTING AREAS PRIOR TO LANDSCAPE IMPROVEMENTS.
- ALL PROPOSED LANDSCAPE AREAS NOT SHOWN AS SHRUBS OR GROUNDCOVER TO BE TURF UNLESS OTHERWISE SPECIFIED.
- TREES SHALL BE HANDLED BY ROOT BALLS ONLY. DO NOT DAMAGE BALL, TRUNK, OR LOOSEN TRUNK FROM BALL. TREE TRUNKS ARE TO BE PLANTED STRAIGHT AND MAY BE REQUIRED BY THE OWNER AND/OR LANDSCAPE ARCHITECT TO BE STAKED.
- ALL TREES REQUIRED TO BE STAKED AND GUYED SHALL CONTINUE TO BE SO THROUGH THE WARRANTY PERIOD AT WHICH TIME THE OWNER AND/OR LANDSCAPE ARCHITECT SHALL DETERMINE IF REMOVAL IS APPROPRIATE.
- ALL TREES LOCATIONS SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
- AT NO TIME WILL ANY PLANT MATERIAL BE ALLOWED TO SETTLE BEYOND TOP OF ROOT BALL OR POTTED SOIL LINE. SHOULD PLANT MATERIAL SETTLE, THE PLANT(S) WILL BE REPLANTED AT THE PROPER HEIGHT AND/OR REPLACED IF NECESSARY AT THE CONTRACTOR'S COST.
- ALL PROPOSED BED AREAS SHALL BE TILLED TO A DEPTH OF 6", ADDING A 3" MIN. LAYER OF ORGANIC COMPOST DURING THE PROCESS. THE LEVEL OF THE BED AREAS SHOULD BE LEFT 3" ABOVE THE PROPOSED FINISHED GRADE TO ALLOW FOR COMPACTION AND SETTLEMENT.
- ORGANIC COMPOST IS TO BE PROVIDED BY LIVING EARTH TECHNOLOGY OR APPROVED SUPPLIER.
- WHERE SPECIFIED ON THE PLANS, BED AREAS SHALL BE SEPARATED FROM TURF AREAS USING SPECIFIED EDGING - COLOR GREEN. ALL ENDS OF EDGING RUNS SHALL HAVE A RADIUS OR 45° ANGLE TO ELIMINATE SHARP EDGES. HAND FILING MAY BE REQUIRED TO ACHIEVE A SMOOTH EDGE.
- TRIM EDGING AT A 45° ANGLE WHEN EDGING INTERSECTS WITH A WALK OR CURB.
- ALL LANDSCAPE BEDS SHALL RECEIVE A 2" TOP DRESS LAYER OF SHREDDED HARDWOOD MULCH AND ALL TREE WELLS SHALL RECEIVE A 3" TOP DRESS LAYER OF SHREDDED HARDWOOD MULCH. ALL MULCH SHALL BE FREE OF LATENT WEED SEEDS AND OTHER PATHOGENS AND MAY NOT CONTAIN ANY OF THE FOLLOWING: MAN-MADE MATERIALS, TRASH, TREATED LUMBER, PALLETS, GRASS AND/OR LEAVES. DO NOT COVER ROOT FLARES OF TREES.
- TURF AREAS SHALL BE CLEAN OF DEBRIS AND RAKED (GRADED) SMOOTH PRIOR TO HYDROMULCH OR SOD INSTALLATION.
- ALL TREES TO BE UNIFORM BY SPECIES WITH STRAIGHT TRUNKS AND MATCHING CHARACTER AND BRANCHING STRUCTURE.
- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS, ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY POND.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
- ALL TURF AREAS SHALL BE FINE GRADED AND IRRIGATION TRENCHES COMPLETELY SETTLED PRIOR TO TURF INSTALLATION.
- ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLOUDS, TICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY GRASS INSTALLATION.
- LANDSCAPE CONTRACTOR SHALL REFERENCE CITY OF COLLEYVILLE URBAN FORESTRY ORDINANCE SECTION 5.10 FOR ADDITIONAL TREE PLANTING STANDARDS. ALL NEW TREES REQUIRED TO BE PLANTED AS PART OF THIS PROJECT SHALL MEET SECTION 5.10 STANDARDS.

SOD INSTALLATION

- REMOVE FOREIGN MATERIALS, WEEDS, AND UNDESIRABLE PLANTS AND THEIR ROOTS.
- FINE GRADE AREA(S) TO ELIMINATE ROUGH, LOW, OR SOFT AREAS, AND TO ENSURE POSITIVE DRAINAGE, ADDING TOPSOIL IF NECESSARY. FINAL GRADE TO BE 1" BELOW FINISH GRADE OF WALKS, DRIVEWAYS, CURBING AND EDGING.
- SOD SELECTION: REFERENCE THE PLANT SCHEDULE AND/OR THE PLANS FOR SELECTION TYPE.
- THE FRESHLY INSTALLED SOD SHALL BE WATERED IMMEDIATELY FOLLOWING INSTALLATION TO INSURE PROPER SOIL AND SOD MOISTURE.
- AFTER A LIGHT WATERING, ROLL THE SOD WITH A ROLLER TO ENSURE GOOD SOD TO SOIL CONTACT. THE ROLLING DEVICE SHALL NOT BE OF SUCH EXCESSIVE WEIGHT AS TO OVERLY COMPACT OR CRUSH THE SOD.
- NO SOD SHALL BE INSTALLED WHEN AIR OR SOIL TEMPERATURES ARE BELOW 32 DEGREES FAHRENHEIT.

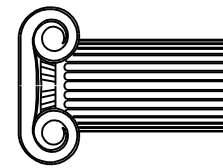


P.O. Box 2607 | Arlington, TX 76004 | 817.451.4200
www.moderngreen.net | Firm Reg. No. BR2496

Contact: Joe@moderngreen.net

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TERRY R. CUNNINGHAM
ARCHITECTS
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6408 & 6500 COLLEYVILLE BVD.
COLLEYVILLE, TEXAS 76034

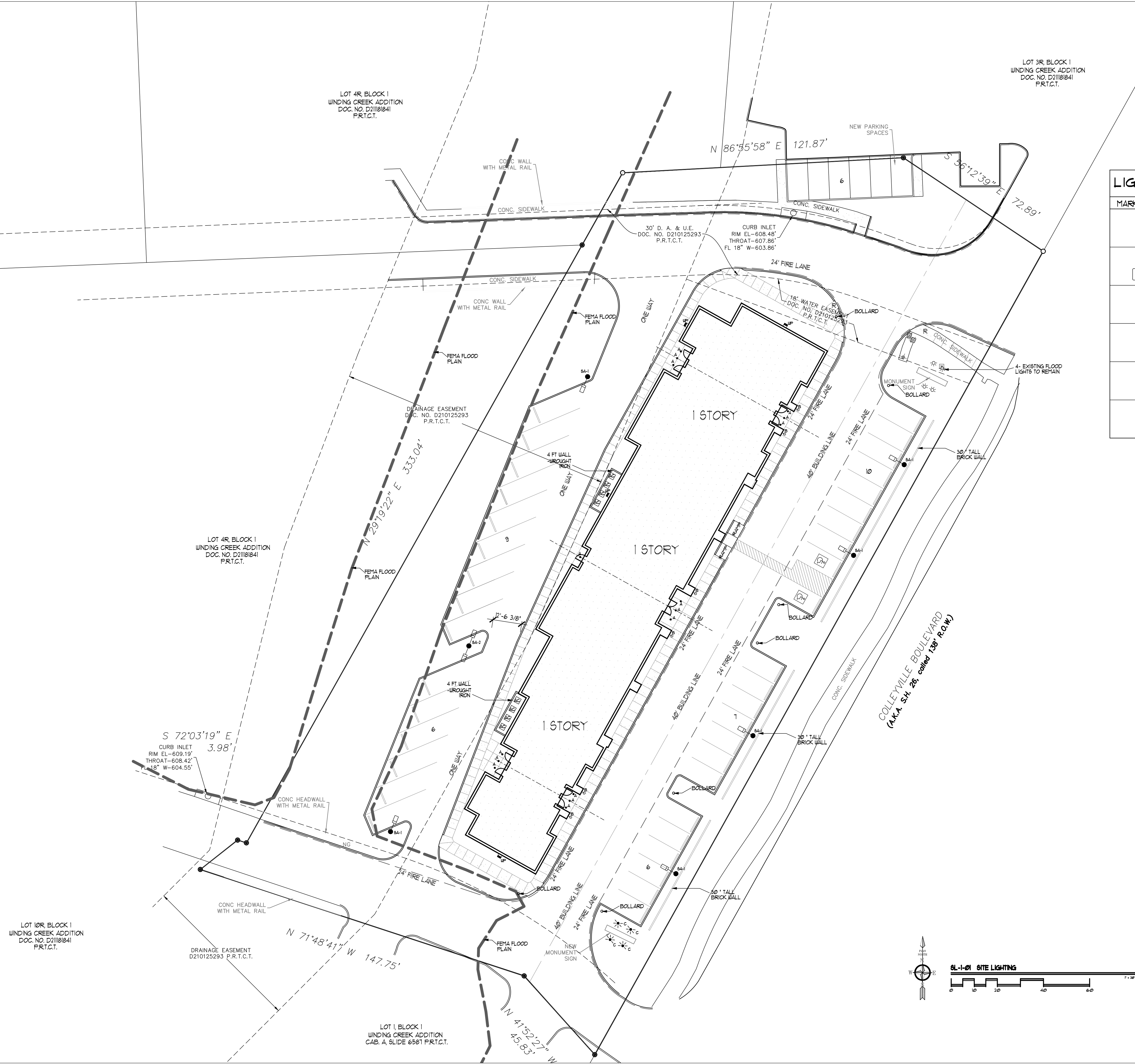
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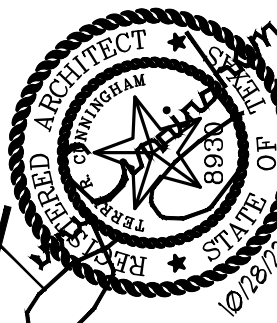
SHEET TITLE:
LANDSCAPE
PLAN

SHEET:

L1.3



LIGHT LEGEND	
MARK	DESCRIPTION
SA-1	LED SINGLE LIGHT POLE - 4000K - 20 FT. TALL
SA-2	LED DOUBLE LIGHT POLE - 4000K - 20 FT. TALL
WP	WALL PACK - WALL MOUNTED LED - FULL CUT OFF 3131 LUMENS - 10 FT. ABOVE GROUND
A	RECESSED LED SOFFIT LIGHT - 1500 LUMENS
B	SURFACE MOUNTED UP/DOWN LED LIGHT SCONCE 10 FT. ABOVE GROUND
C	GROUND MOUNTED LED FLOOR LIGHT - 2000 LUMENS



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ARCHITECTS
WWW.TRCARCHITECTS.COM
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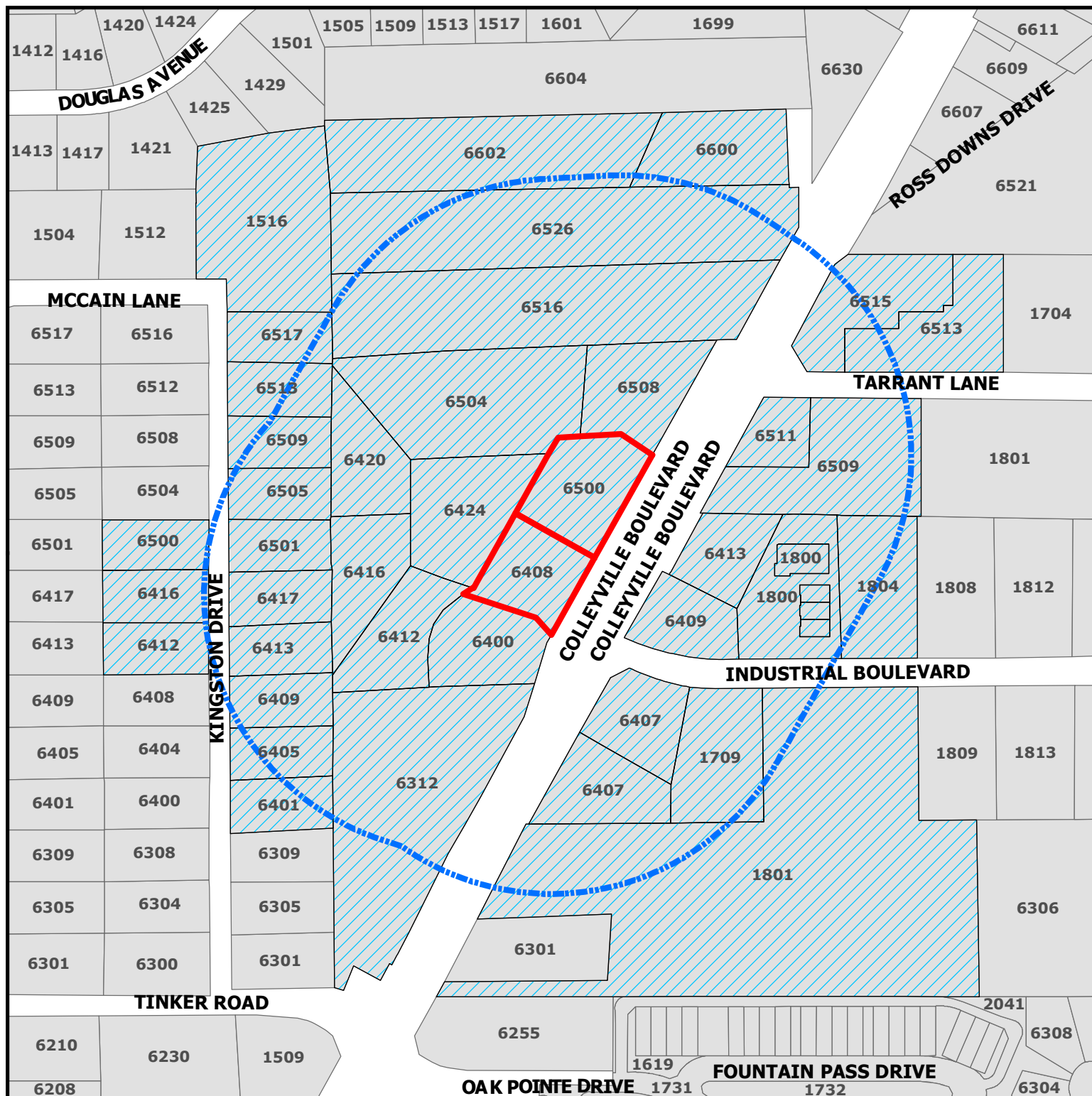
ISSUE DATE:
10/28/2022

ISSUE FOR:
**ZONING CASE
REVIEW**

SHEET TITLE:
**SITE LIGHTING
PLAN**

SHEET:
SL1

Notification Map



ZC22-038

6408 & 6500 Colleyville Boulevard

DISCLAIMER:

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



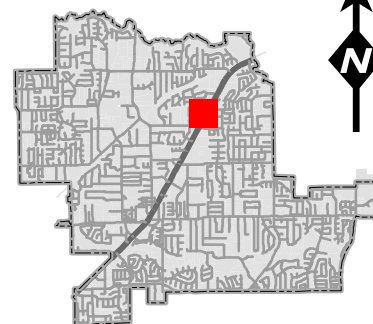
Subject Property



500ft Buffer



Properties within 500ft





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, November 14, 2022 at 7:00 p.m.

**City Council Meetings: Tuesday, December 6, 2022 & Tuesday, December 20, 2022 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas**

Request: Consideration of an amendment to the existing PUD-C Planned Unit Development – Commercial district ordinance for the Winding Creek Addition. The request is to allow for the construction of one new commercial office building.

Zoning Case: ZC22-038

Applicant: Ken Green

Owner: Ken Green

Location: 6408 & 6500 Colleyville Boulevard

Property Description: Lots 2R and 3R, Block 1, Winding Creek Addition-Colleyville

Present Zoning: PUD-C Planned Unit Development – Commercial

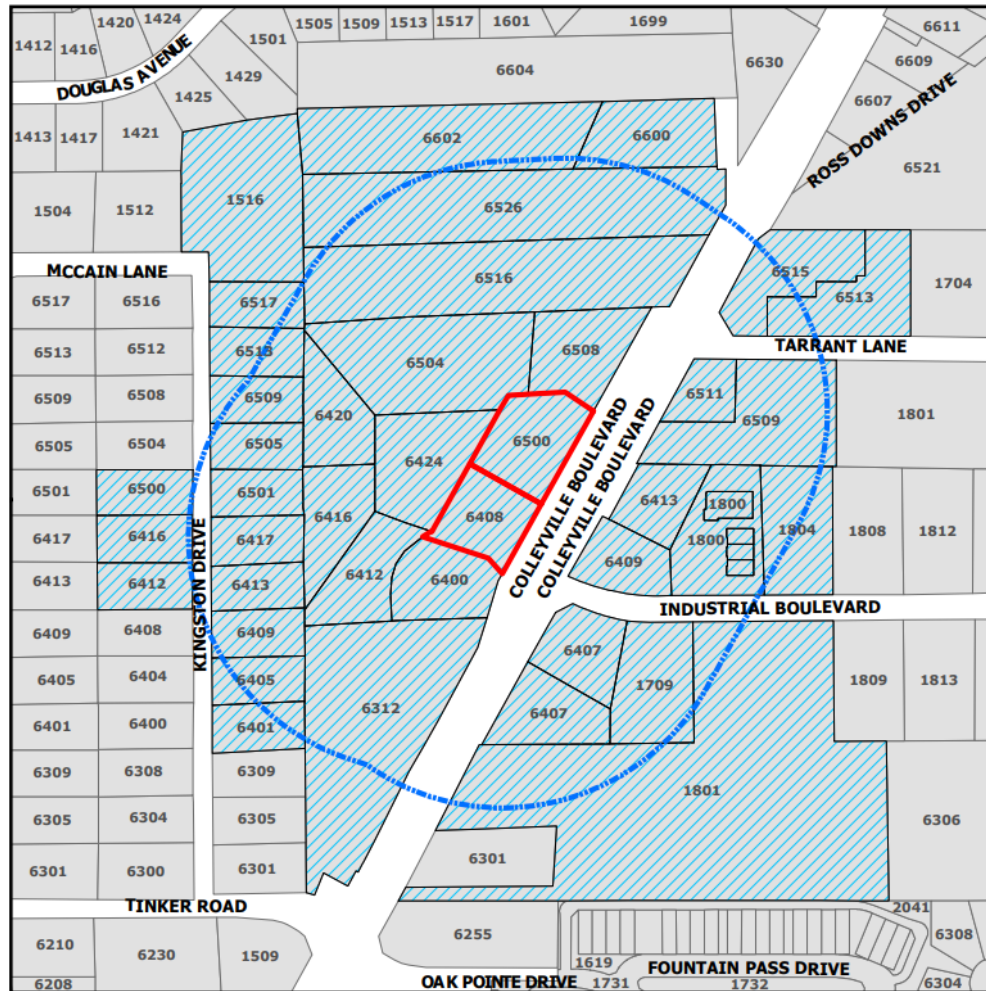
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

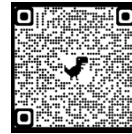
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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

NOTICE OF PUBLIC HEARING



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



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

Jacquelyn Reyff
Planning Manager
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
6515 COLLEYVILLE LLC	6508 COLLEYVILLE BLVD	COLLEYVILLE, TX
ADDITIONAL SELF STORAGE LP	2964 LBJ FRWY STE 400	DALLAS, TX
AGARWAL, AKSHAY	6434 MALAGA	IRVING, TX
AMERICA'S STORAGE	4311 OAK LAWN AVE STE 360	DALLAS, TX
ARROYO NORTE LTD	6516 COLLEYVILLE BLVD	COLLEYVILLE, TX
BITTICK, EDWARD D	6405 KINGSTON	COLLEYVILLE, TX
BOWDEN, GERALD W	850 AVENIDA SERENA	MARBLE FALLS, TX
BURK AND GLORIA COLLINS TRUST	500 HWY STE 224	HURST, TX
COMBINED ENTERPRISES INC	1802 INDUSTRIAL BLVD	COLLEYVILLE, TX
CROCKER, RHONDA	6500 KINGSTON	COLLEYVILLE, TX
DIMITROV, LACHEZAR P	6509 KINGSTON	COLLEYVILLE, TX
FENNEMA, SEAN	6513 KINGSTON DR	COLLEYVILLE, TX
FISH, ROBERT	6401 KINGSTON	COLLEYVILLE, TX
GABLE, STEPHAN D	6412 KINGSTON	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX
GREEN, KEN	6508 COLLEYVILLE BLVD STE 300	COLLEYVILLE, TX
HILDRETH, BRADLEY E	6409 KINGSTON	COLLEYVILLE, TX
INGRAM, BEVERLY	212 STRATFORD CT	HURST, TX
JAMZ AVB HOLDINGS LLC	7135 COLLEYVILLE BLVD STE 102	COLLEYVILLE, TX
MCCRARY, MARCUS	305 W LOCKETT RD	COLLEYVILLE, TX
MONTERRA ADDITION	6811 MILTON DR	COLLEYVILLE, TX
NELLAHOUND HOLDINGS LLC	6413 COLLEYVILLE BLVD	COLLEYVILLE, TX
PULLEN, TIMOTHY B	6501 KINGSTON	COLLEYVILLE, TX
REYNOLDS, DOUGLAS	6417 KINGSTON	COLLEYVILLE, TX
SAMIDON HOLDING LLC	6407 COLLEYVILLE BLVD	COLLEYVILLE, TX
SHMAISANI 26 HOLDINGS LLC	3001 BROWN TRL STE 101	BEDFORD, TX
SIMS, REX A	6505 KINGSTON	COLLEYVILLE, TX
SPARKS SOUTHWEST INC	1804 INDUSTRIAL BLVD	COLLEYVILLE, TX
TIERNEY, THOMAS A	1709 INDUSTRIAL BLVD	COLLEYVILLE, TX
TRES ROSAS LTD	6516 COLLEYVILLE BLVD	COLLEYVILLE, TX
VILLAS AT OAK POINTE, THE	2555 SW GRAPEVINE PKWY STE 300	GRAPEVINE, TX
WINDING CREEK VILLAGE LLC	100 DECKER CT STE 197	IRVING, TX
YARD ART P&F LTD	1223 CRESTSIDE DR STE 100	COPPELL, TX

ORDINANCE O-22-2230

AMENDING ORDINANCE O-09-1736 CONDITIONS; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council approved Ordinance O-09-1736 on November 4, 2009 to grant a rezoning request from the PUD-C Planned Unit Development Commercial district to the PUD-C Planned Unit Development – Commercial district on 8.8 acres located at 6408 and 6500 Colleyville Boulevard, under Cases O-00-1211 and O-08-1675; and

WHEREAS, the applicant has requested an amendment to Ordinance O-09-1736 to amend Exhibit “C” as referenced in Section 2.f. to allow for a new commercial office building; and

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

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

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

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

Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on 6408 and 6500 Colleyville Boulevard Planned Unit Development-Commercial Zoning District, as depicted in the attached Exhibit “B”.

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

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

General

The following amendments to Ordinance O-09-1736 are hereby authorized:

- Exhibit "C" as referenced in Section 2.a. of Ordinance O-09-1736 is hereby amended to allow for a new office building attached as Exhibit "B" in this ordinance.
- The following conditions shall be included:
 - One office building instead of two; and
 - A reduction in the street landscape area from 6,732 SF to 5,984 as shown on the site plan attached as Exhibit "C " in this ordinance; and
 - A reduction in the required 20' landscape area along Colleyville Boulevard to be variable from 9.5' up to 20'.

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

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

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

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 6th day of December 2022.

The second reading and public hearing being conducted on the 20th day of December 2022.

PASSED AND APPROVED BY A VOTE OF __AYES,__NAYS, ON THIS THE 20TH DAY OF DECEMBER 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

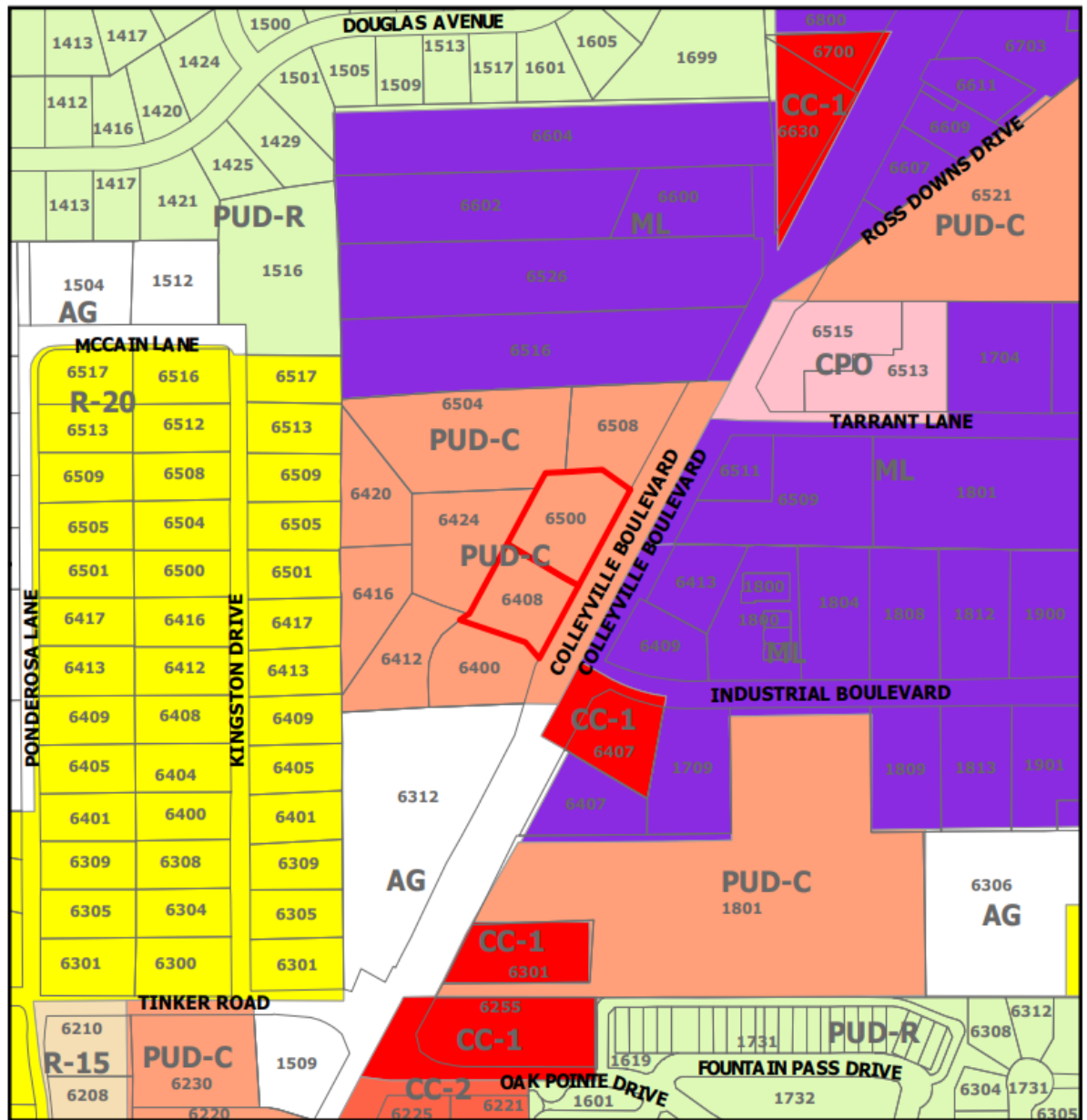
Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt L. Wyatt
City Attorney

Exhibit "A"- Zoning Map



[illegible]

ISSUE DATE: 10/28/2022

INSIDE THIS
ZONING C
REVIEW

SHEET TITLE:
BUILDING
ELEVATION

A2.0

SOUL-ELEVATION

NOTATION

EAST ELEVATION

WEST ELEVATION

[illegible]



City of Colleyville City Council Agenda Briefing

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

Agenda Number 5c

Agenda Date 12/6/2022

Number Ordinance O-22-2231

Type Ordinance

Department Finance

Title

An ordinance amending Sections 3A and 3B of the Water and Sewer Policy and Procedure manual as contained in the Code of Ordinances of the City of Colleyville, Texas, adjusting water and wastewater volumetric rates to pass through changes from the Trinity River Authority

Strategic Plan

2.1 Provide responsive, efficient city services

Explanation

First Reading and Public Hearing

On November 15, 2016, the City Council approved Ordinance O-16-1996, implementing the recommendations of the Water and Wastewater Rate Advisory Committee. This ordinance established a new rate structure in which City operating costs are recovered through base rates and volumetric rates are set to pass through the costs charged by the Trinity River Authority (TRA).

The base and volumetric rates are reviewed and updated on an annual basis. The new base rates are reflected in the bills sent out in October to coincide with the City's fiscal year while the new volumetric rates are reflected in the bills sent out in January to coincide with TRA's rate change.

This agenda item provides for formal consideration and approval to amend Sections 3A and 3B of the Water and Sewer Policy and Procedure manual as contained in the Code of Ordinances of the City of Colleyville, Texas, to reflect the proposed new pass through rates to be in effect starting with the January billing for December's usage as follows:

Water Rates

Staff recommends consideration of increasing the current water volumetric rate from \$4.3430 to \$4.9549. The largest FY23 budgetary increases for the Trinity River Authority are related to debt service, chemicals, and raw water costs.

Wastewater Rates

Staff recommends consideration of increasing the current wastewater volumetric rate from \$3.0663 to \$3.2644. The largest FY23 budgetary increases for the Trinity River

Authority Wastewater Treatment are related to debt service and chemical costs.

Financial Impact

Adoption of this ordinance will provide the revenue to recover the costs from TRA.

Recommendation

Approve

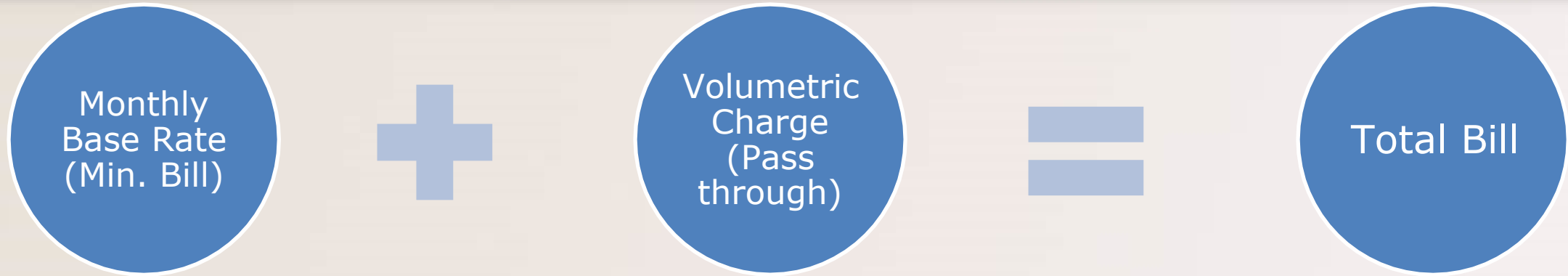
Attachments

1. Volumetric Rates Presentation
2. Ordinance O-22-2231

Volumetric Utility Rates

City Council
December 6, 2022

Rate Breakdown



- Fixed monthly charges calculated based on the amount of revenue necessary to recover the City's operating costs.
 - ✓ Water Base Rate
 - ✓ Wastewater Base Rate
 - ✓ Capital Improvement Plan (CIP) Rate

➤ Effective Date: October 1

- TRA bills Colleyville for water and wastewater treatment.

- ✓ WATER: Based on volume of treated water purchased
- ✓ WASTEWATER: Based on volume of wastewater treated
- ✓ DEBT SERVICE: Based on Colleyville's proportional share of water use within the Tarrant County Water Supply Project and proportional share of wastewater flows for Central Regional Wastewater System

➤ Effective Date: January 1

- Colleyville bills customers:

- ✓ A base rate to recover the operating costs.
- ✓ A volumetric rate based on projected payments to TRA

Water Volumetric Rate Comparison



Current Rate	New Rate	Difference
\$4.3430 / 1,000 Gallons	\$4.9550 / 1,000 Gallons	\$0.6120 / +14.1%

Budgets (include % modifiers)	FY2022	FY2023	Inc.
TRWD Raw Water Costs	\$16,383,644	\$17,294,298	5.6%
O&M Budget	\$12,784,866	\$14,795,737	15.7%
Debt Budget	\$16,184,238	\$20,213,403	24.9%
Total Budget	\$45,352,748	\$52,303,438	15.3%
Colleyville Projected Flow	2,409,015	2,416,300	0.3%
Colleyville Flow as % of Total Flow	23.07%	22.89%	
Colleyville %age of Budget	\$10,462,425	\$11,972,640	14.4%
Rate (CV % of Budget / CV Projected Flow)	\$4.3430	\$4.9549	14.1%

Water Volumetric Rates



Current Rate	New Rate	Difference
\$4.3430 / 1,000 Gallons	\$4.9550 / 1,000 Gallons	\$0.6120 / +14.1%

Volumetric Rate Calculation	Rate per 1,000 Gallons	%age of Rate
TRWD Raw Water Costs	\$1.307	27.6%
Colleyville's Portion of TRA Operating Budget	\$1.020	23.6%
Add: 20% of O&M rate (billed by TRA to ensure liquidity)	\$0.470	10.2%
Subtotal O&M Rate	\$2.793	61.4%
Colleyville's portion of TRA Debt Budget	\$1.476	36.8%
Add: 5% of Debt Service (based on historical experience)	\$0.074	21.8%
Subtotal Debt Rate	\$1.550	38.6%
Total FY23 Volumetric Water Rate	\$4.9549	

WW Volumetric Rate Comparison



Current Rate	New Rate	Difference
\$3.0663/ 1,000 Gallons	\$3.2644/ 1,000 Gallons	\$0.1981/ 6.46%

Budgets (include % modifiers)	FY2022	FY2023	Inc.
O&M Budget	\$56,791,521	\$63,976,458	12.6%
Debt Budget	\$103,553,141	\$107,675,372	3.9%
Total Budget	\$160,344,662	\$171,651,830	7.1%
Colleyville Projected Flow	1,036,965	1,058,500	2.1%
Colleyville Flow as % of Total Flow	1.98%	2.013%	
Colleyville %age of Budget	\$3,179,635	\$3,455,413	8.7%
Rate (CV % of Budget / CV Projected Flow)	\$3.0663	\$3.2644	6.46%

Wastewater Volumetric Rates



Current Rate	New Rate	Difference
\$3.0663/ 1,000 Gallons	\$3.2644/ 1,000 Gallons	\$0.1981/ 6.46%

Volumetric Rate Calculation	Rate per 1,000 Gallons	%age of Rate
Colleyville's Portion of TRA Operating Budget	\$1.193	36.5%
Add: 2% of O&M rate (based on historical experience)	\$0.024	0.7%
Subtotal O&M Rate	\$1.217	37.3%
Colleyville's portion of TRA Debt Budget	\$1.950	59.7%
Add: 5% of Debt Service (based on historical experience)	\$0.098	3.0%
Subtotal Debt Rate	\$2.048	62.7%
Total FY23 Volumetric Wastewater Rate	\$3.2644	

Wastewater Usage Calculation



- Commercial/Industrial customers are metered (actual usage)
- Residential customers are based on average water use for December, January, February (winter averaging)
 - Industry standard practice; effectively factors out irrigation usage
 - If no preceding winter average is available, a volume of 9,000 gallons is used

Water Conservation Tips



- Turn off irrigation system during winter months
- Use garbage disposal sparingly (compost)
- Be aware of water levels in laundry
 - If buying new machine, research models for energy conservation
- Use a pool cover (prevent water loss through evaporation)
- Monitor water bill monthly to discover any leaks

Questions and Discussion



Utility Fund Projections - Rates

FY 2023 Recommendation

Moderate increases to water/wastewater base rates
CIP rate increases to originally projected rate

					+\$0.77 to +\$7.66	+\$0.98	+/- \$0	+\$1.75 to +\$8.65	
Water Meter Size	FY 2022 Water	FY 2022 Wastewater	FY 2022 CIP	FY 2022 Total	Water Meter Size	FY 2023 Water	FY 2023 Wastewater	FY 2023 CIP	FY 2023 Total
1" Meter	\$14.06	\$12.32	\$5.83	\$32.21	1" Meter	\$14.83	\$13.30	\$5.83	\$33.96
1.5" Meter	\$28.12	\$12.32	\$10.79	\$51.23	1.5" Meter	\$29.65	\$13.30	\$10.79	\$53.75
2" Meter	\$45.00	\$12.32	\$16.75	\$74.07	2" Meter	\$47.45	\$13.30	\$16.75	\$77.50
3" Meter	\$84.37	\$12.32	\$30.65	\$127.34	3" Meter	\$88.96	\$13.30	\$30.65	\$132.92
4" Meter	\$140.61	\$12.32	\$50.49	\$203.42	4" Meter	\$148.27	\$13.30	\$50.49	\$212.07

ORDINANCE O-22-2231

AMENDING SECTION 3 – SERVICE CHARGES OF THE WATER AND SEWER POLICY AND PROCEDURE MANUAL OF THE CITY OF COLLEYVILLE, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, water and wastewater base rates are set to recover the City’s annual operating costs for the utility system; and

WHEREAS, the Fiscal Year 2023 Utility Fund operating budget has been proposed and the required base rates to fund said budget have been calculated; and

WHEREAS, the FY23 – FY27 capital improvement plan has been proposed and the required capital improvement rates to fund said plan have been calculated.

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

Sec. 1. THAT Section 3 – Service Charges of the Water and Sewer Policy and Procedure Manual of Colleyville, Texas, which is “Appendix A” of the Colleyville Code be replaced in its entirety to read as follows:

Sec. A. - Water rates.

The following base and volumetric charges shall apply to residential and non-residential water customers. Base charges for out-of-city customers shall be \$4.00 higher than the charge for in-city customers.

Base charge per month for in-city customers:	
Water meters 1 inch or less	\$14.83
Water meters of 1.5 inches	\$29.65
Water meters of 2 inches	\$47.45
Water meters of 3 inches	\$88.96
Water meters of 4 inches	\$148.27
Base charge per month for out-of-city customers:	
Water meters 1 inch or less	\$18.83
Water meters of 1.5 inches	\$33.65

Water meters of 2 inches	\$51.45
Water meters of 3 inches	\$92.96
Water meters of 4 inches	\$152.27
Volumetric charge per 1,000 gallons	\$4.9549

Rates for fire hydrant meters:

The use of fire hydrant meters shall only be allowed within the Colleyville city limits. The use of the fire hydrant meters shall be limited to a period of no more than 90 cumulative calendar days. Under special conditions, a customer may submit a written request to the public works department for use of a fire hydrant meter for a period longer than 90 cumulative calendar days, subject to public works director approval. In considering special condition(s), the public works director shall not consider requests which are necessary to relieve a self-created or personal hardship, failure of performance by a contractor, nor for financial reasons. In considering the customer request, the public works director shall solicit the recommendation of the fire chief and fire marshal in consideration of the request. Further, the public works director shall consider alternative means available to the customer. If special condition(s) are approved by the public works director, in no case shall the meter be used for more than an additional 30 calendar days. The public works director may provide a written ruling within 15 working days of receipt of the customer's written request.

In the event a request for special condition(s) is denied by the public works director, customer shall, within 14 calendar days, make written appeal to the city manager of the public works director's decision. The city manager shall render a written decision within 30 working days of receipt of the customer's appeal. Such decision by the city manager shall be final and not appealable to the City Council.

For purposes of this section, written communication shall be considered communication, which is deposited with the United States Postal Service for delivery.

The user must submit in writing, the location of where the meter will be used and such meter shall be used exclusively at the location on record with the city. For purposes of this section, the use of a meter shall be allowed cumulatively for only one location within an individual subdivision and/or development.

For a period of 90 cumulative calendar days after a meter is returned and read by the city, a user shall not be permitted to check out another meter for use at the same designated location, as defined herein.

The monthly base charge for a fire hydrant meter shall be \$50.00. Water usage for a fire hydrant meter shall be charged at a rate of \$4.17 per 1,000 gallons of water used.

The customer shall be in possession of and responsible for the meter. The customer will be responsible for bringing the meter to the public works service center by the 20th of each month for reading. The customer is required to use a proper fire hydrant wrench for operation of the fire hydrant. The customer shall be responsible for any damage and repair, as reasonably determined by the city, to the fire hydrant or the fire hydrant meter by the use of a temporary water meter.

The customer will be required to provide for any backflow device necessary to meet the current city ordinance for protection of the city's drinking water supply.

The City of Colleyville, Tarrant County, and Texas Department of Transportation (TxDOT) shall be exempt from the provisions of this policy.

Sec. B. - Sewer rates.

This schedule of rates per month or fraction thereof shall be the basis for determining charges to all customers for rendering sanitary sewage service, where the sewage produced by such customer is a normal strength wastewater (170 mg/l BOD and 260 mg/l suspended solids) and where such customer is located within the City of Colleyville. The base charge for non-residential customers shall be \$6.00 higher than the charge for residential customers.

A base charge per month shall be charged as follows:	
Residential customers	\$13.30
Non-residential customers	\$19.30

A monthly sewer volume charge shall also be charged to all customers as set forth hereinafter. The sewer volume charge for residential customers will be based upon the individual customer's average monthly water use during the months of December, January and February. Where no preceding winter

quarter average is available from records, a volume of 9,000 gallons shall be used for this volume charge.

The monthly sewer volume charges to commercial and industrial class customers will be based on total water use each month as measured by appropriate meters, with the provision that if a customer can show to the satisfaction of the public works director that a significant portion of the metered water usage does not enter the sanitary sewers, the customer will be charged for only that volume entering the sewers, as determined by a method approved by the director of public works.

Volumetric rate per 1,000 gallons:	\$3.2644
------------------------------------	----------

Sec. C. – Capital Projects rates.

The following base charges shall apply to residential and non-residential customers to provide funding for utility capital projects necessary to maintain the utility system:

Base charge per month for in-city and out-of-city customers:	
Water meters 1 inch or less	\$5.83
Water meters of 1.5 inches	\$10.78
Water meters of 2 inches	\$16.74
Water meters of 3 inches	\$30.63
Water meters of 4 inches	\$50.46

Sec. D. – Billing; delinquent penalty.

All charges for services furnished or rendered by the City of Colleyville Utility Department are due and payable on the date bill is received. If payment is not received within sixteen days of the billing date a (10%) penalty will be imposed for failure to pay by the due date of the bill.

In the event the meter is not delivered to the city for reading, a penalty fee would be imposed as follows:

\$100.00	1 st missed reading
\$200.00	2 nd missed reading
\$300.00	3 rd missed reading

After the third missed reading, the security deposit will be forfeited and the City of Colleyville will revoke the use of the fire hydrant meter.

Sec. E. – Discontinuance of service, notice; reconnection fee.

1. In the event that any month's charges remain delinquent and unpaid at the time of a subsequent billing's due date, the user or customer shall receive a cut-off notice which will be mailed no later than two working days after the subsequent billing's due date. Services will be disconnected if any arrearages over 30 days are not paid within six working days of the cut-off notice. Where service has been discontinued for failure to pay for service rendered, a charge of \$25.00 shall be made for each meter disconnected before said service shall be restored. In the event the customer requests reconnection at hours other than 8:00 a.m. to 4:30 p.m., said reconnect fee shall be increased to \$75.00.

Sec. 2. THAT the effective date of this ordinance shall be for the bills sent out starting January 1, 2023.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 6th day of December 2022.

The second reading and public hearing being conducted on the 20th day of December 2022.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, ON THIS THE 20TH DAY OF
DECEMBER 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



City of Colleyville City Council Agenda Briefing

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

Agenda Number 5d

Agenda Date 12/6/2022

Number Ordinance O-22-2232

Type Ordinance

Department Police

Title

An ordinance amending Chapter 62 of the City of Colleyville Code of Ordinance to provide for making it unlawful to possess a used catalytic converter

Strategic Plan

1.4 Communicate thoroughly and strategically

Explanation

First Reading and Public Hearing

At the September 6, 2022 City Council Worksession, Police Chief Michael Miller discussed with City Council the rapid rate of increased catalytic converter thefts. The National Insurance Crime Bureau has reported the claims of catalytic converter thefts rose nationally from 3,389 in 2019 to 14,433 in 2021, and continues to rise. Chief Miller noted this is a crime which is currently difficult to charge someone with, as catalytic converters do not have a VIN or serial number associated with them.

The proposed ordinance would allow law enforcement to charge someone in possession of one or more catalytic converters who cannot prove ownership (verifiable receipt, etc.) with a crime, and may be a deterrent as thieves consider the high costs of committing this crime in Colleyville.

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments

1. Catalytic Converter Thefts and Ordinance Presentation
2. Ordinance O-22-2232

Possession of Catalytic Converter Ordinance for Consideration

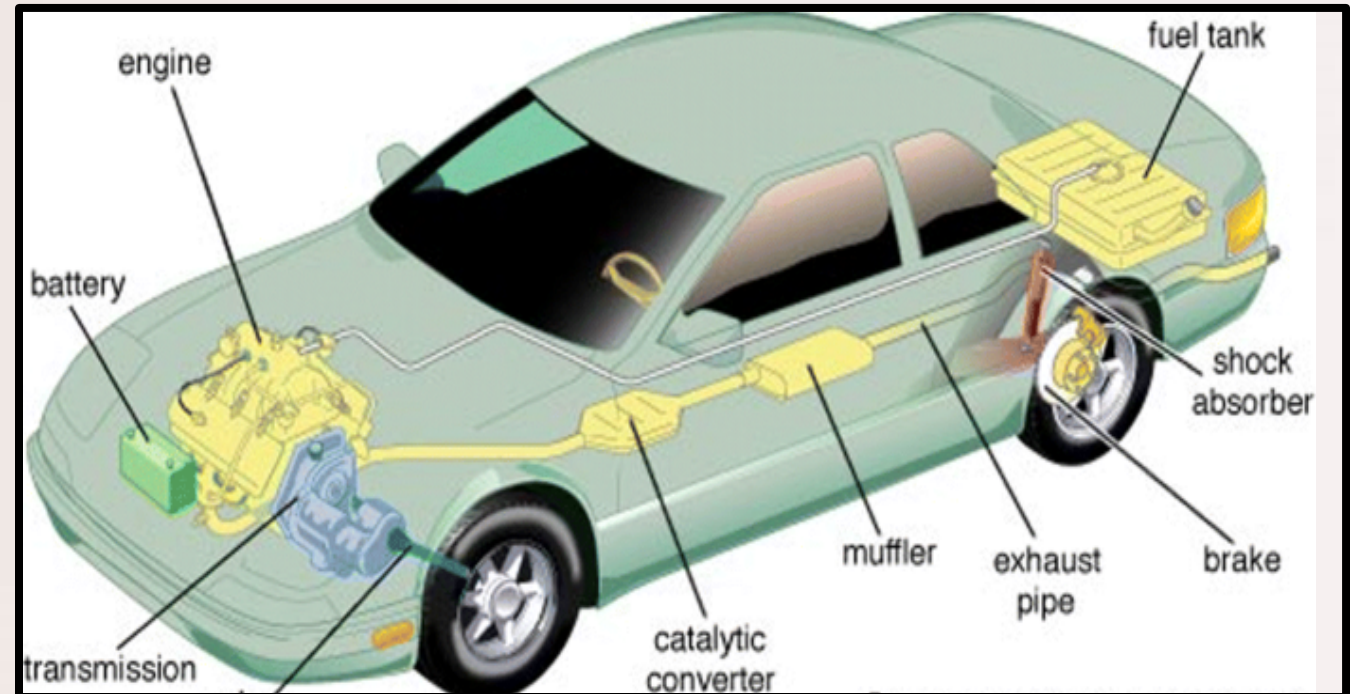
December 6th, 2022

Michael C. Miller

Chief of Police

What is Catalytic Converter Theft?

- Catalytic converters (see top image) are fitted to vehicle exhausts to reduce the amount of dangerous gases emitted. They contain valuable metals.
- Thieves slide underneath the car (or jack it up), cut away the catalytic converter (probably using a Sawzall), & then drive off in their own vehicle.
- It **most frequently occurs in parking lots**, where thieves can find many vehicles.
- They may sell catalytic converters via scrapyards, online, or ship them out of the country.



What Does a Theft Look Like?

- You may see someone underneath a vehicle in a parking lot. Their legs may be hanging out and their vehicle may be parked nearby with a door open to speed their getaway.
- Someone lifting up a vehicle (top image) using a car jack, often in a parking lot. **This is rarely legitimate work!**
- You may hear a **loud drilling or cutting sound** while they are under the vehicle.
- Blink & you'll miss it! They can complete this crime in **under 1 minute!**
- They often **change/obscure their own vehicle's license plate or use a fake paper tag** to avoid detection.



How Big is the Problem in Colleyville?

- Since January 2021, we have taken 36 reports with a total of **45** catalytic converters stolen in Colleyville.
- Catalytic converters do not have Vehicle Identification Numbers (VIN) or serial numbers on them. Therefore they are difficult to determine if they are stolen.
- Watch an actual catalytic converter theft from Stockton, California that is completed in 1 minute:

[Brazen catalytic converter theft caught on camera in Stockton - YouTube](#)

Ordinance for Consideration



- Colleyville, similar to a number of surrounding cities, is proposing an ordinance that would make it illegal to possess a catalytic converter.

Chapter 62 – Offenses and Miscellaneous Provisions

Article IV – Possession of Catalytic Converters

Sec. 62-71 Definitions

The following words, terms and phrases, when used in this Article, shall have the meanings ascribed to them in this section:

Catalytic converter means an exhaust emission control device that reduces toxic gases and pollutants from internal combustion engines that has been removed from a vehicle by cutting or some means other than unbolting it from the vehicle. The term *catalytic converter* includes any material removed from a catalytic converter.

Metal recycling entity has the meaning assigned by Section 1956.001(7) of the Texas Occupations Code, as the same may be amended.

Ordinance for Consideration



Sec. 62-72 Possession of catalytic converter

(a) It shall be unlawful for any person or entity, other than a metal recycling entity, to possess a catalytic converter, as defined in Section 62-71. Each catalytic converter in an individual or entity's possession shall constitute a separate offense.

Sec. 62-73 Affirmative defense:

It is an affirmative defense to the prosecution for an offense under Section 62-72 if the person or entity:

(a) provides (i) the year, make, model and vehicle from which the catalytic converter was removed, (ii) a copy of the certificate of title or other documentation indicating that the person or entity has an ownership interest in such vehicle, and (iii) proof that the catalytic converter was removed from such vehicle; or

(b) person presents proof that the possession of the catalytic converter lawfully passed from the owner of the vehicle from which the converter was removed to the person in possession of the catalytic converter.

Any person or entity who violates any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined in an amount not exceeding Five Hundred Dollars (\$500.00) for each offense.

Potential Value of New Ordinance

- If a Colleyville Police Officer stops a suspect who is in possession of one or more cut catalytic converters, they would be hard pressed to charge them with any crime because catalytic converters typically do not have the VIN or a serial number on them. It's hard to say they came from this vehicle and are possessed illegally.
- Our ordinance would allow Officers to charge someone in possession of one or more catalytic converters who cannot prove ownership (verifiable receipt, etc.).
- This provides Officers with another tool to use in their fight to curb these thefts and passing an ordinance may also be a deterrent as thieves decide the costs are too high to commit crimes here.

Questions and Discussion?

ORDINANCE 22-2232

AN ORDINANCE AMENDING CHAPTER 62 (OFFENSES AND MISCELLANEOUS PROVISIONS) OF THE CITY OF COLLEYVILLE CODE OF ORDINANCES BY ADDING ARTICLE IV (POSSESSION OF CATALYTIC CONVERTERS); MAKING IT UNLAWFUL TO POSSESS A USED CATALYTIC CONVERTER; PROVIDING FOR AN AFFIRMATIVE DEFENSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY CLAUSE AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council finds that catalytic converter thefts are on the rise across the nation, including the State of Texas; and

WHEREAS, the National Insurance Crime Bureau has reported that the claims of catalytic converter thefts rose nationally from 3,389 in 2019 to 14,433 in 2021; and

WHEREAS, since January 2021, the Colleyville Police Department has taken over 36 reports with a total of 45 catalytic converters stolen from vehicles; and

WHEREAS, the existence of catalytic converters on essentially all motor vehicles makes these devices attractive targets for criminal activity due to a number of factors, including, but not limited to, (1) the ability of individuals to access and remove these devices from motor vehicles in a matter of seconds using common tools such as metal saws; (2) the ability of individuals to profit from recycling these devices at scrap metal yards where high market prices incentivize such conduct; and (3) the inability of local law enforcement to effectively prosecute these crimes under existing state and federal legislation; and

WHEREAS, on September 1, 2021, Texas H.B. 4110 was enacted to address this issue; however, the bill only addresses those trying to sell or purchase catalytic converters; and

WHEREAS, the City Council of the City of Colleyville, Texas, finds that it is in the best interest of the safety and welfare of the citizens of the City of Colleyville to adopt local regulations to provide law enforcement the ability to criminally enforce unlawful possession of catalytic converters by amending Chapter 62 of the Code of Ordinances, as set forth herein.

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

Sec. 1. THAT Chapter 62, Offenses and Miscellaneous Provisions, is hereby amended by adding a new Article IV, entitled "Possession of Catalytic Converters", and adding Sections 62-71 to 62-79 to read as follows:

"Chapter 62 – OFFENSES AND MISCELLANEOUS PROVISIONS

...

ARTICLE IV. – POSSESSION OF CATALYTIC CONVERTERS

Sec. 62-71. – Definitions

The following words, terms and phrases, when used in this Article, shall have the meanings ascribed to them in this section:

Catalytic converter means an exhaust emission control device that reduces toxic gases and pollutants from internal combustion engines that has been removed from a vehicle by cutting or some means other than unbolting it from the vehicle. The term *catalytic converter* includes any material removed from a catalytic converter.

Metal recycling entity has the meaning assigned by Section 1956.001(7) of the Texas Occupations Code, as the same may be amended.

Sec. 62-72. – Possession of catalytic converter

It shall be unlawful for any person or entity, other than a metal recycling entity, to possess a catalytic converter, as defined in Section 62-71. Each catalytic converter in an individual or entity's possession shall constitute a separate offense.

Sec. 62-73. – Affirmative defense

It is an affirmative defense to the prosecution for an offense under Section 62-72 if the person or entity:

- (a) provides (i) the year, make, model and vehicle identification number for the vehicle from which the catalytic converter was removed, (ii) a copy of the certificate of title or other documentation indicating that the person or entity has an ownership interest in such vehicle, and (iii) proof that the catalytic converter was removed from such vehicle; or
- (b) person presents proof that the possession of the catalytic converter lawfully passed from the owner of the vehicle from which the catalytic converter was removed to the person in possession of the catalytic converter.

Secs. 62-74 – 62-79 Reserved”

- Sec. 3. THAT all provisions of the Code of Ordinances of the City of Colleyville, Texas, in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions not in conflict with the provisions of this ordinance shall remain in full force and effect.
- Sec. 4. 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. 5. Any person or entity who violates any provision of this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction, shall be fined in an amount not exceeding five hundred dollars (\$500.00). A violation of any provision of this Ordinance shall constitute a separate violation for each calendar day in which it occurs. The penal provisions imposed under this Ordinance shall not preclude Colleyville from filing suit to enjoin the violation. Colleyville retains all legal rights and remedies available to it pursuant to local, state, and federal law.
- Sec. 6. THAT this Ordinance shall become effective from and after its passage and approval and after publication as may be required by law or by the City Charter or Ordinance.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 6th day of December 2022.

The second reading and public hearing being conducted on the 20th day of December 2022.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS ON THIS THE 20TH DAY OF December 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



City of Colleyville City Council Agenda Briefing

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

Agenda Number 6a

Agenda Date 12/6/2022

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 and 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.

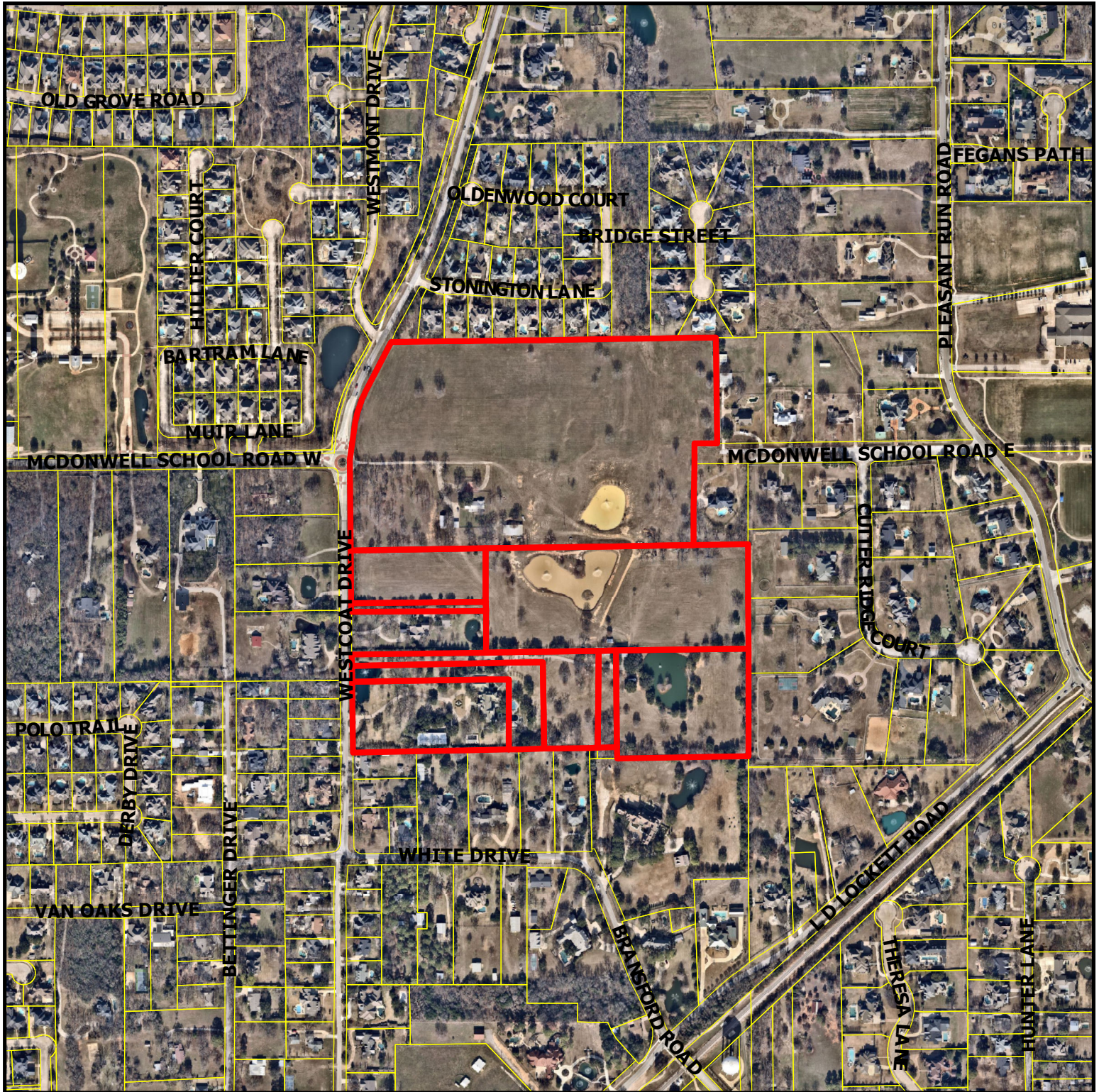
Recommendation

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

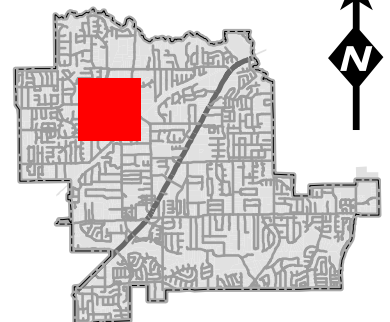
6605 Westcoat Drive

DISCLAIMER:

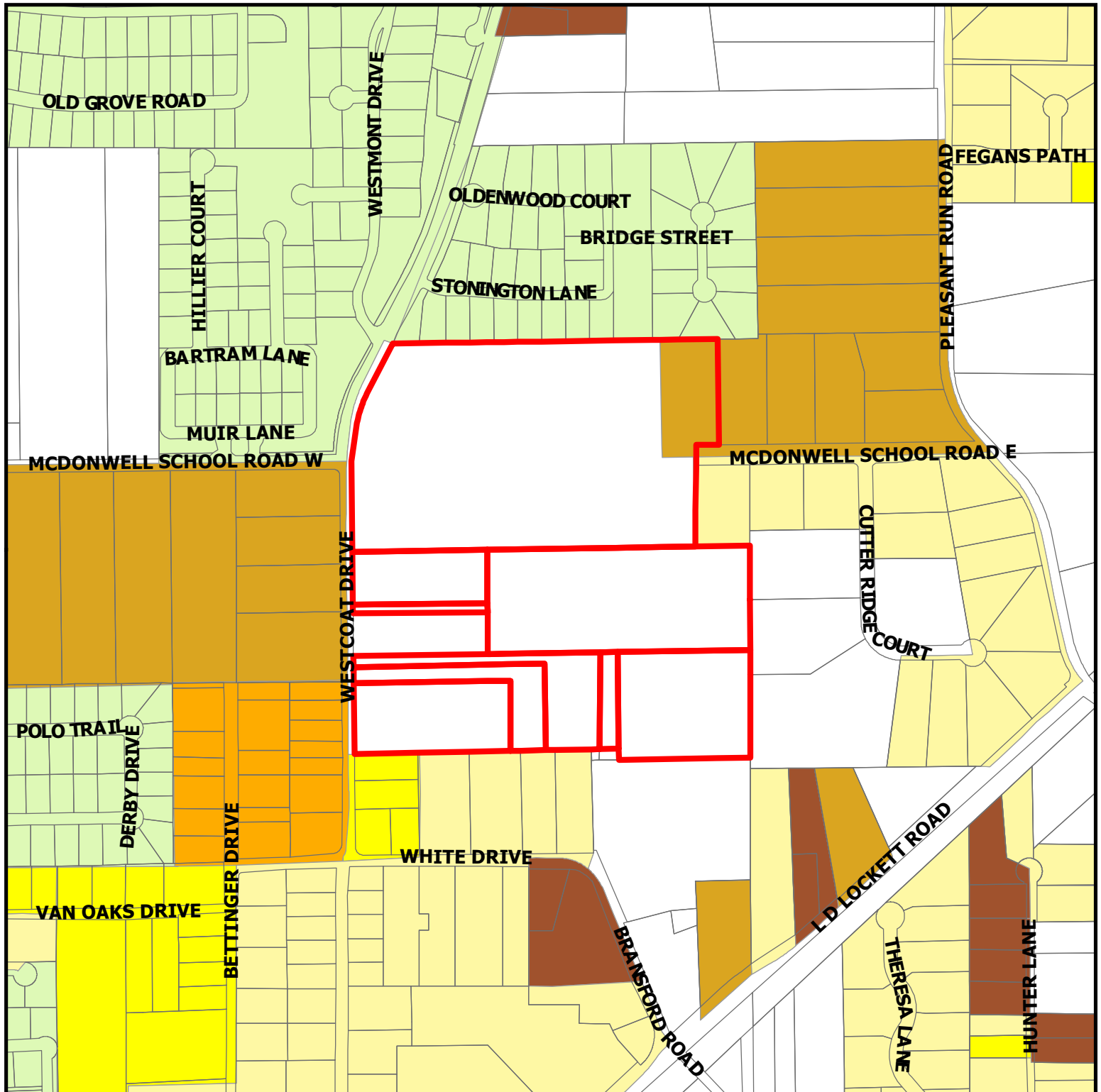
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Subject Property



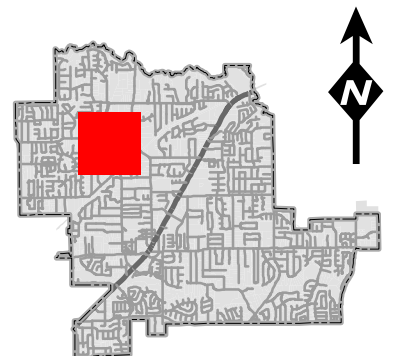
Zoning Map



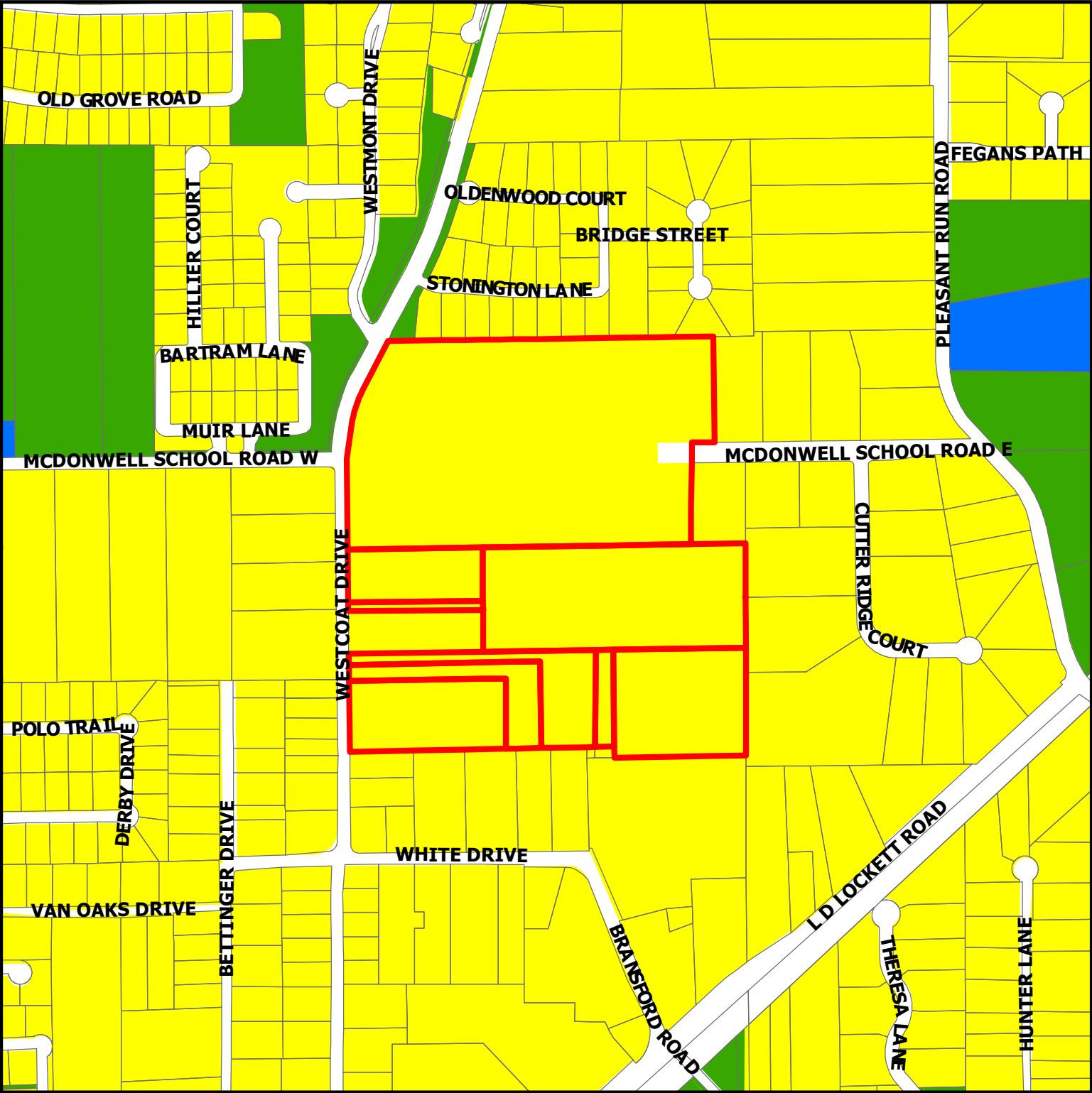
ZC22-020
6605 Westcoat Drive

DISCLAIMER:
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 Subject Property



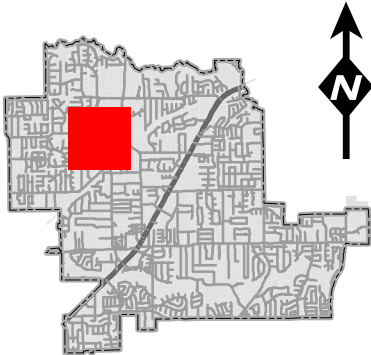
Future Land Use Map



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

ZC22-020
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

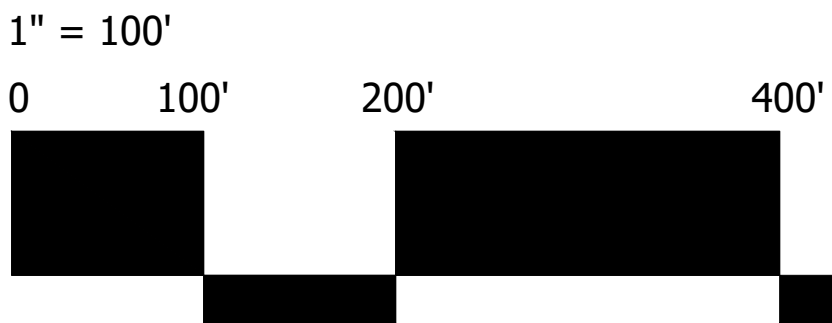
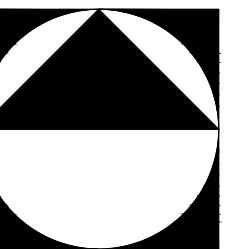
Applicant:
Hat Creek Development
PO Box 92747
Southlake, TX 76092
817-329-3854
Contact: Kosse Maykus



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



Legend

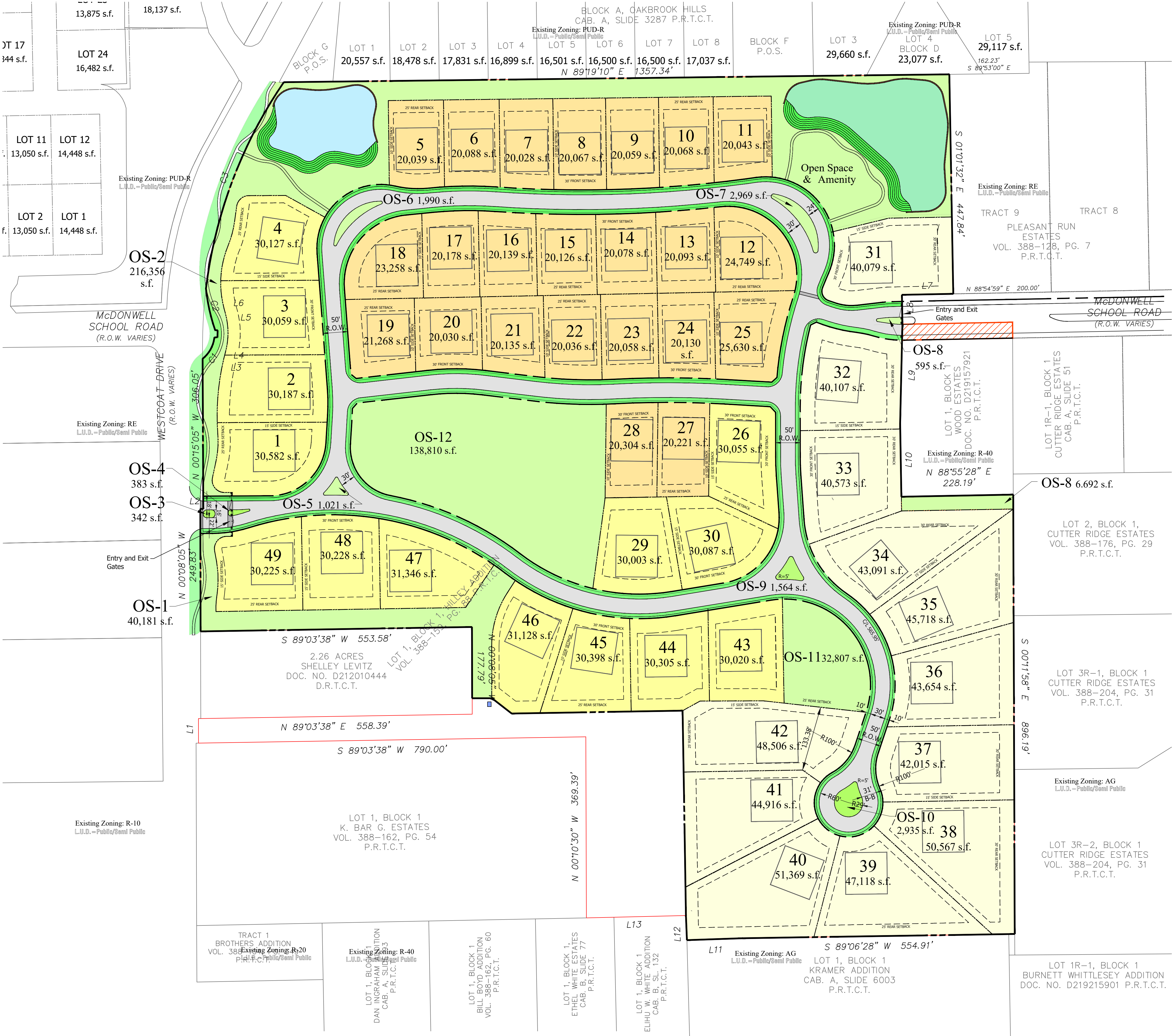
6' Decorative Metal Fence with Masonry Columns 40' o.c.

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).



Development Plan - ALT

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.

Master Planning

Urban Design

Architecture

Landscape Architecture

1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
817-424-2626

- 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).

10 NOV 22

1" = 100'

0

100'

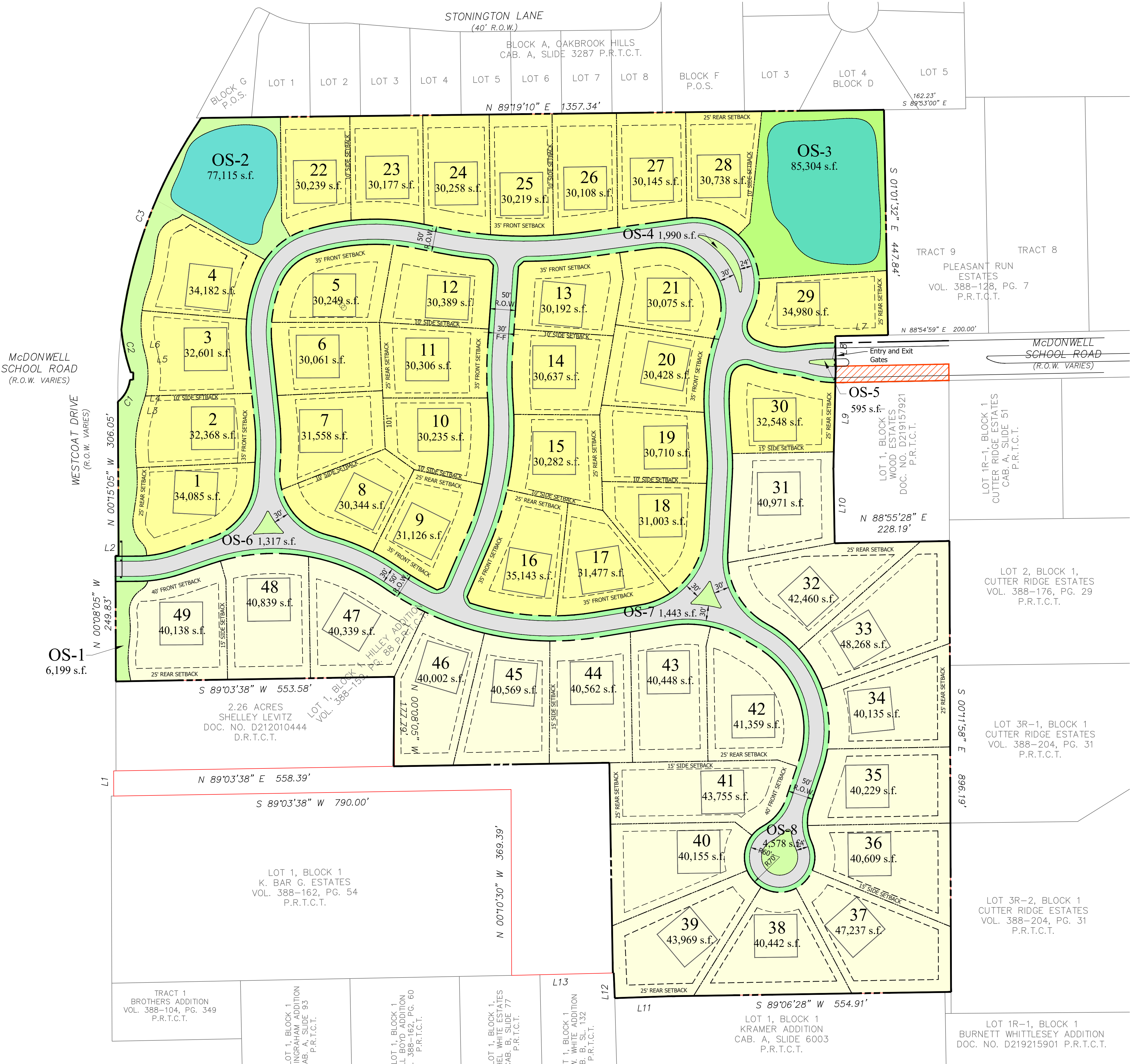
200'

400'

Development Plan - 30k & 40k Lots

Greystone Manor

Colleyville, Tarrant County, Texas



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.





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.

10/15/2020
 Planning
 Urban Design
 Architecture
 Landscape Architecture
 11300 West 20th Street, Suite 200
 Fort Worth, Texas 76102
 817-694-2626

20 OCT 22

1" = 100'

0 100' 200' 400'

400'

200'

100'

0

400'



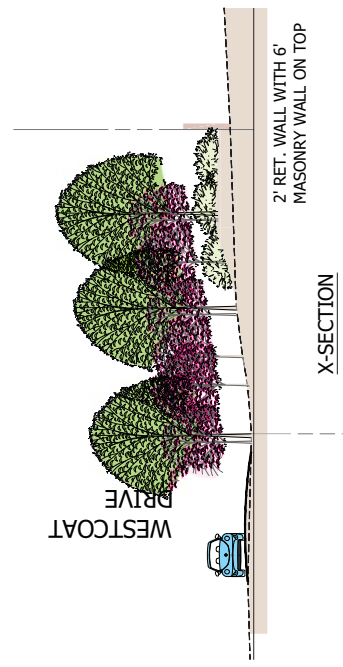
Planner: SAGE GROUP, INC.
 1115 S. W. 11th St.
 Suite 100
 Fort Worth, Texas 76102
 817-424-2626

19 OCT 22

1" = 20'

0 20' 40' 80'

Frontage X-Section



Greystone Manor

Colleyville, Tarrant County, Texas



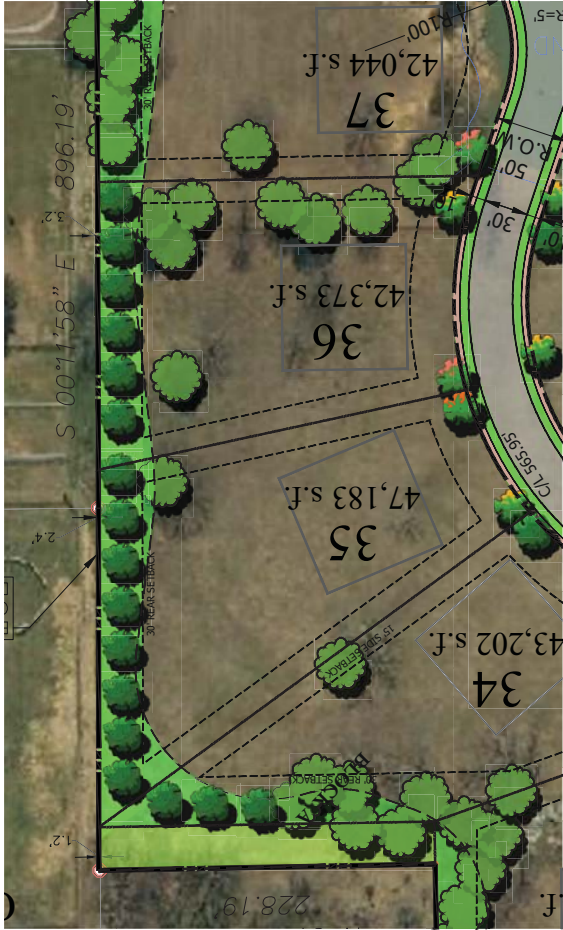
Lots 31, 32 & 33

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

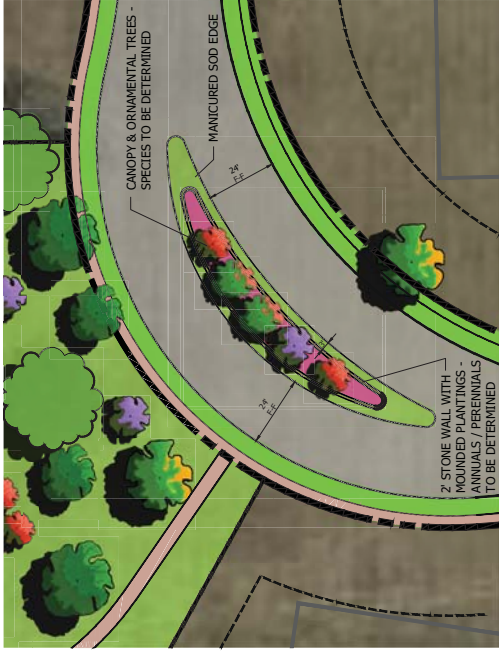
PRIVATE OPEN SPACE EASEMENT
4" CAL. SHADE TREES ON LOTS 35 & 36 - CANOPY TREES WITHIN REAR BUILDING SETBACK



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 Ave., Suite 200
Burrhead, Texas 76002
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'

0 30' 60' 120'

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

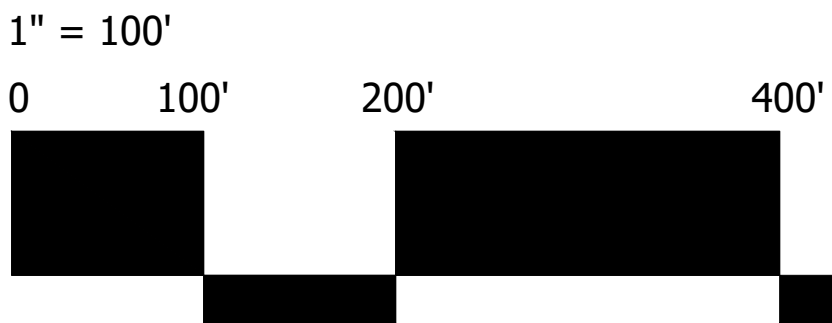
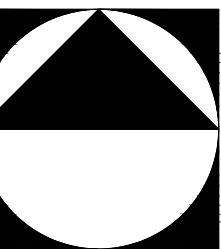
Owner:
Julianna Garrison
6401 Westcoat Drive
Colleyville, TX 76034
Phone: 214-502-5606

Applicant:
Hat Creek Development
PO Box 92747
Southlake, TX 76092
817-329-3854
Contact: Kosse Maykus

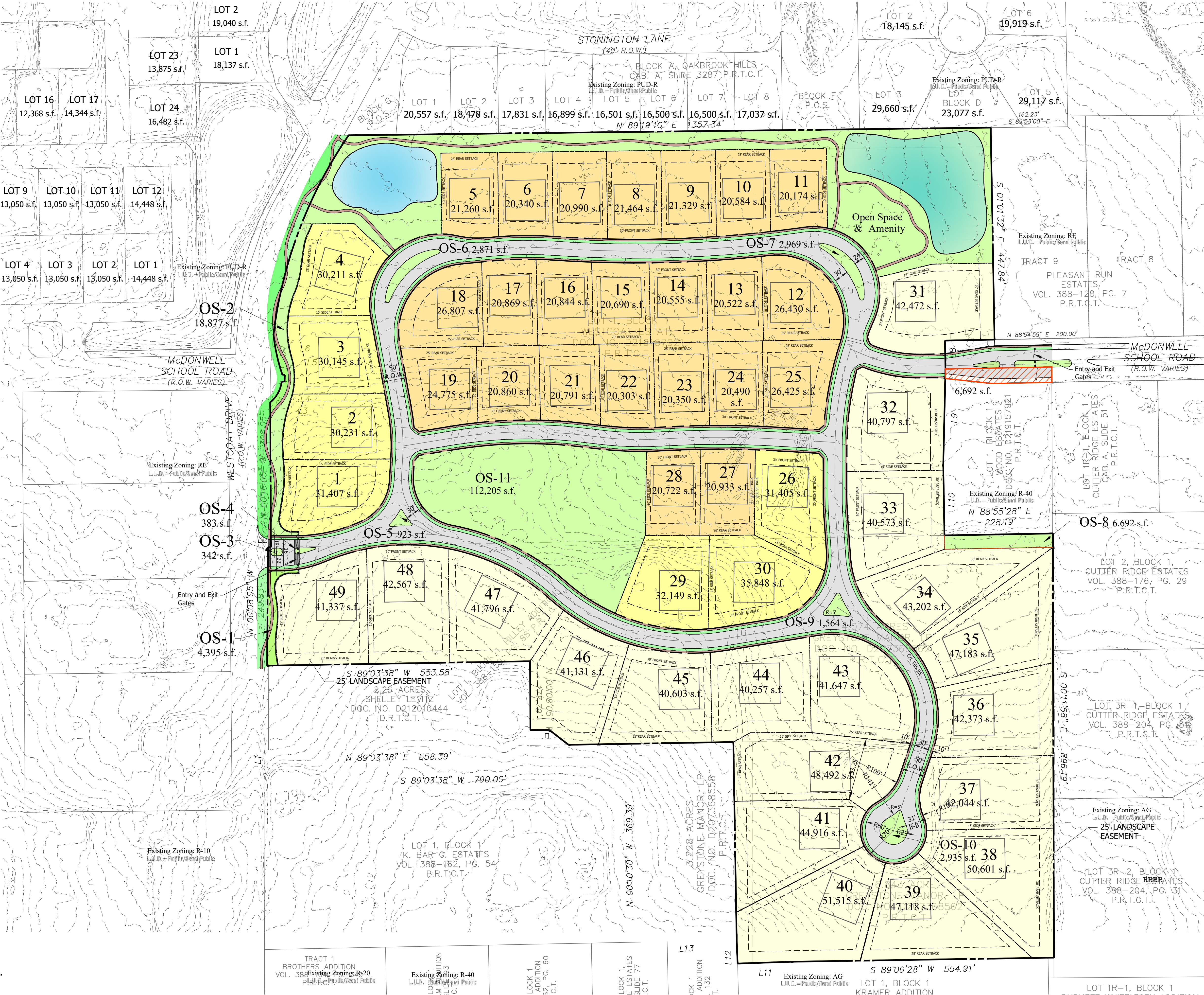


Planner: SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
817-424-2626

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).

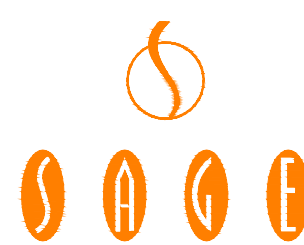
Greystone Manor

Colleyville, Tarrant County, Texas



Hat Creek
DEVELOPMENT

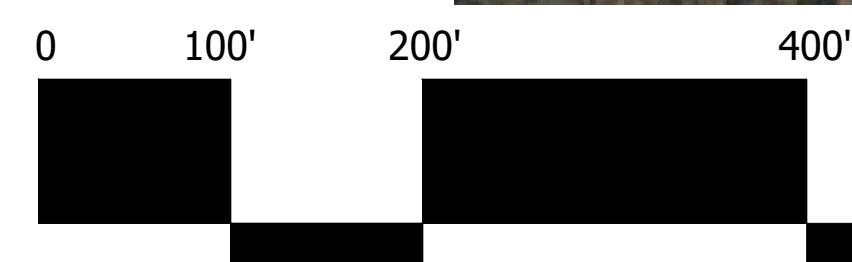
Planner: SAGE GROUP, INC.



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Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
817-424-2626

14 SEP 22

1" = 100'



Landscape Master Plan

Greystone Manor

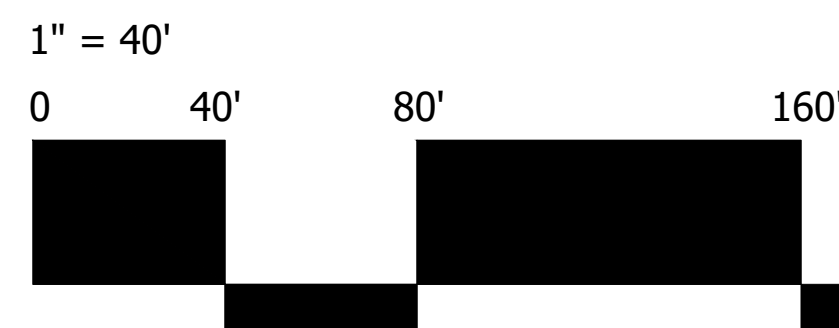
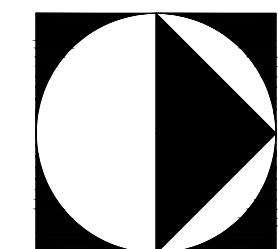
Colleyville, Tarrant County, Texas



Planner: SAGE GROUP, INC.



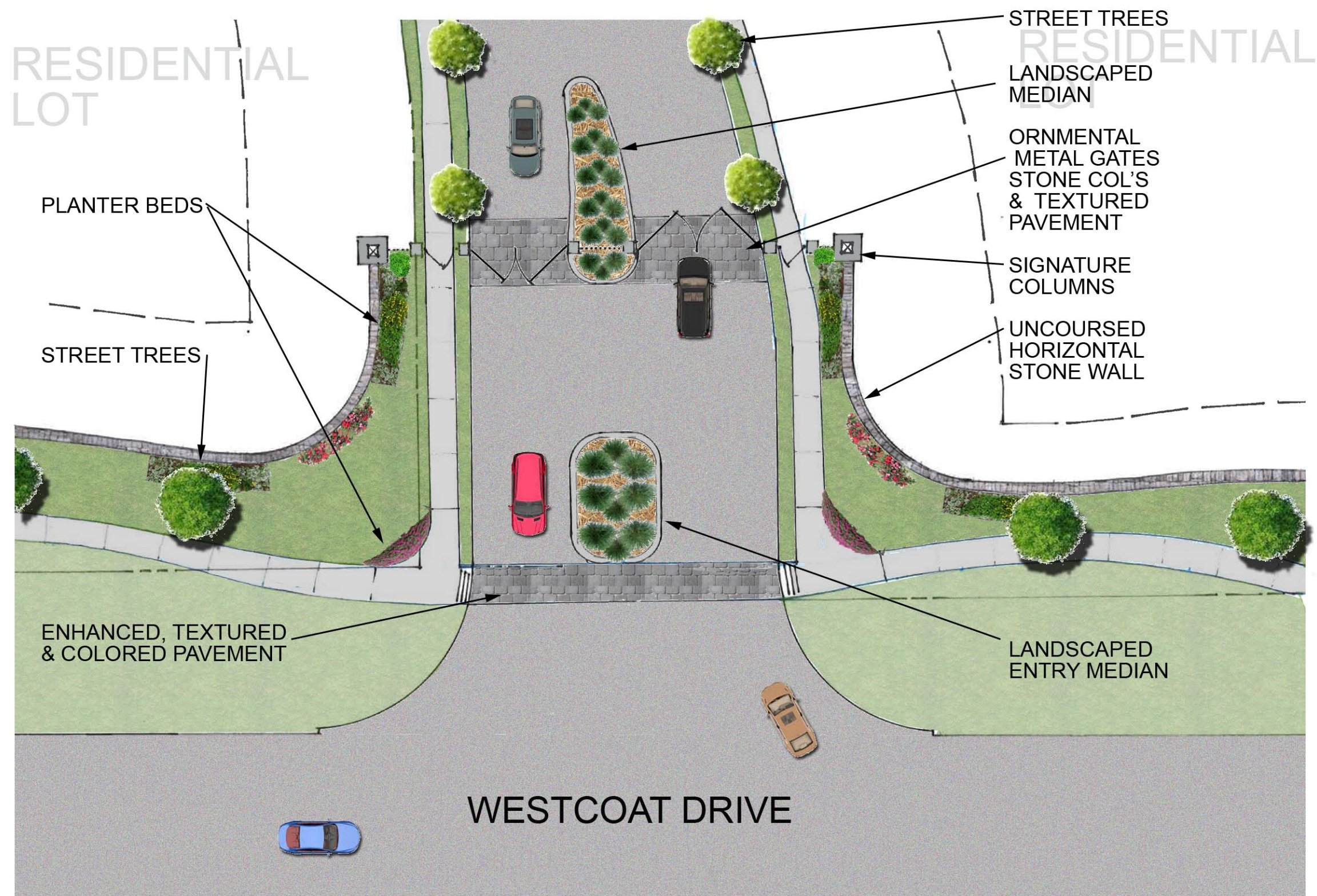
14 SEP 22



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.

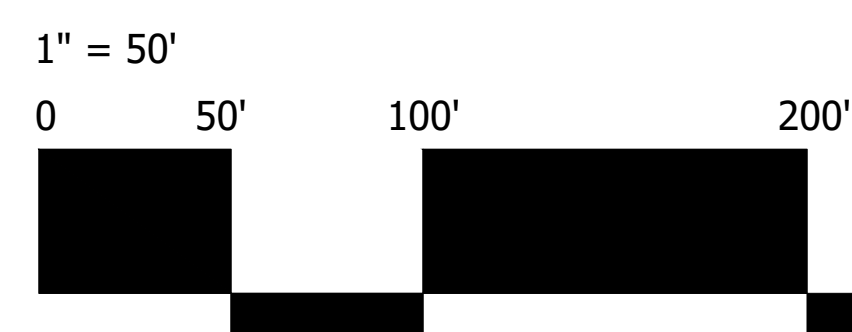
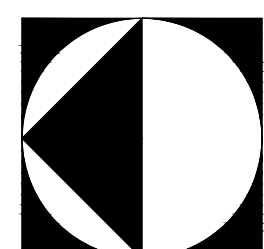
LANDSCAPE EASEMENT - 30'
4" CAL. SHADE TREES ON LOTS 39, 40 AND 41 - LIVE OAKS
WITHIN REAR BUILDING SETBACK - 30' O.C.



Planner: SAGE GROUP, INC.



14 SEP 22



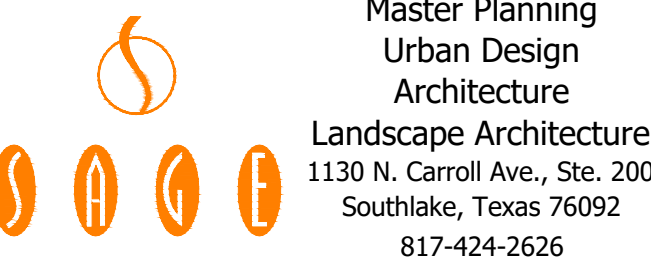
Landscape Easement Plantings - EAST

Greystone Manor

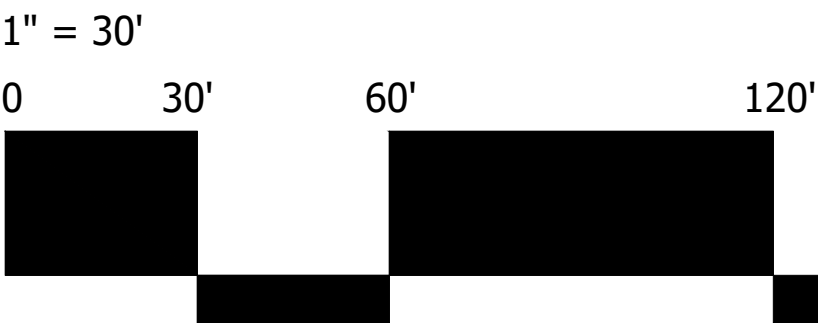
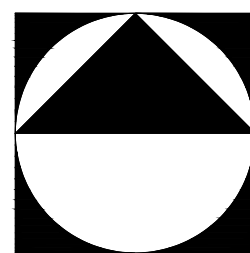
Colleyville, Tarrant County, Texas



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

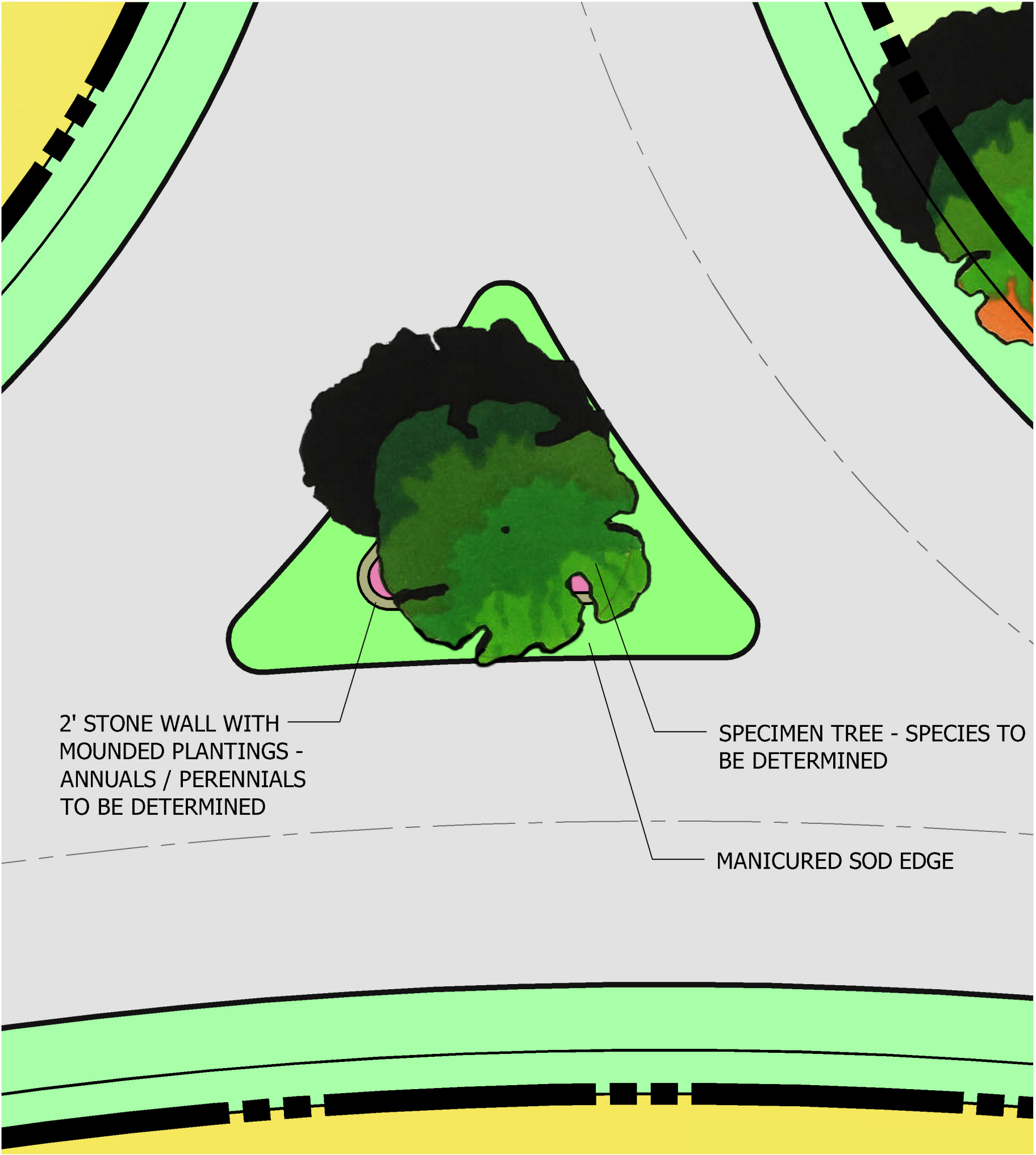
CONTIGUOUS HEDGE OF HOLLIES OR SPECIES TBD WITH NEIGHBOR REPRESENTATIVES.

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

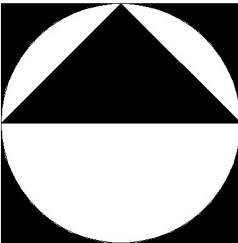
Greystone Manor

Colleyville, Tarrant County, Texas

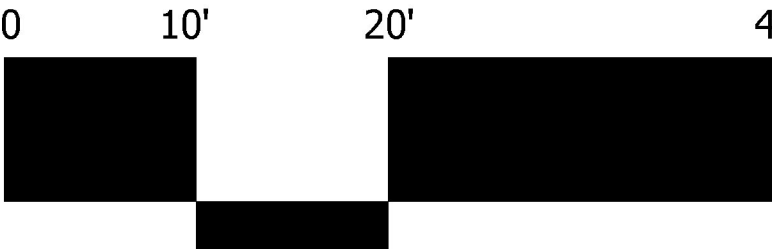


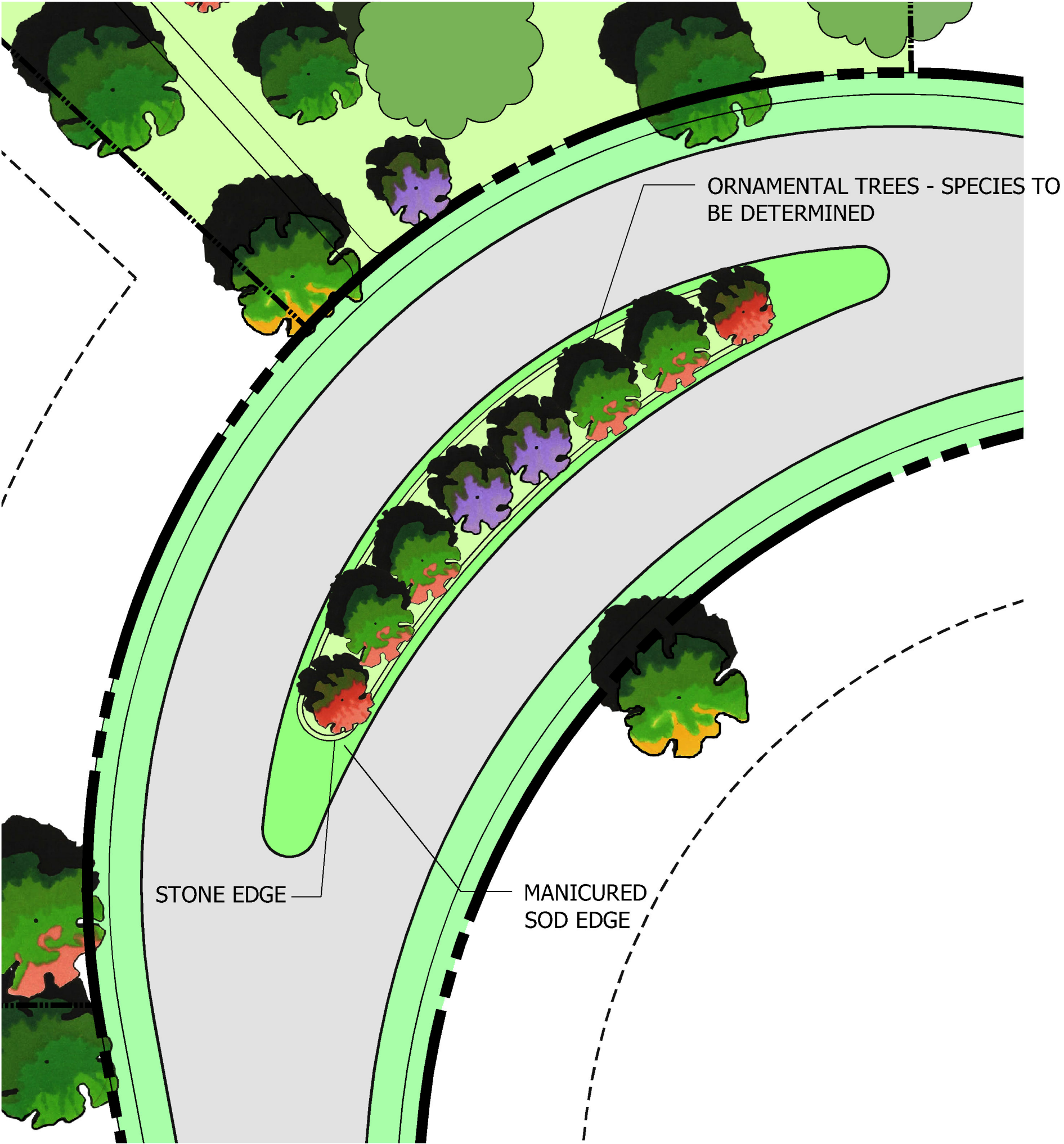
STREET ISLAND ENLARGEMENT (TYP.)

14 SEP 22



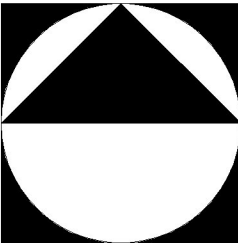
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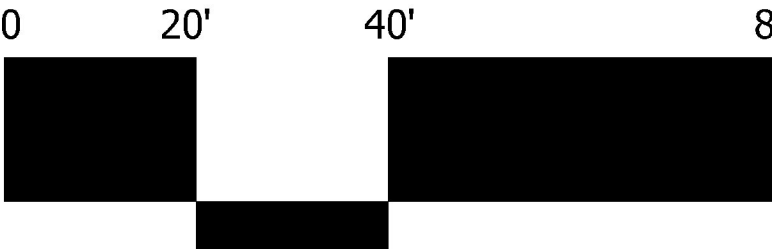


KNUCKLE ISLAND ENLARGEMENT (TYP)

14 SEP 22



1" = 20'



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.

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

Fencing: Wood fencing 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.

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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.
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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.

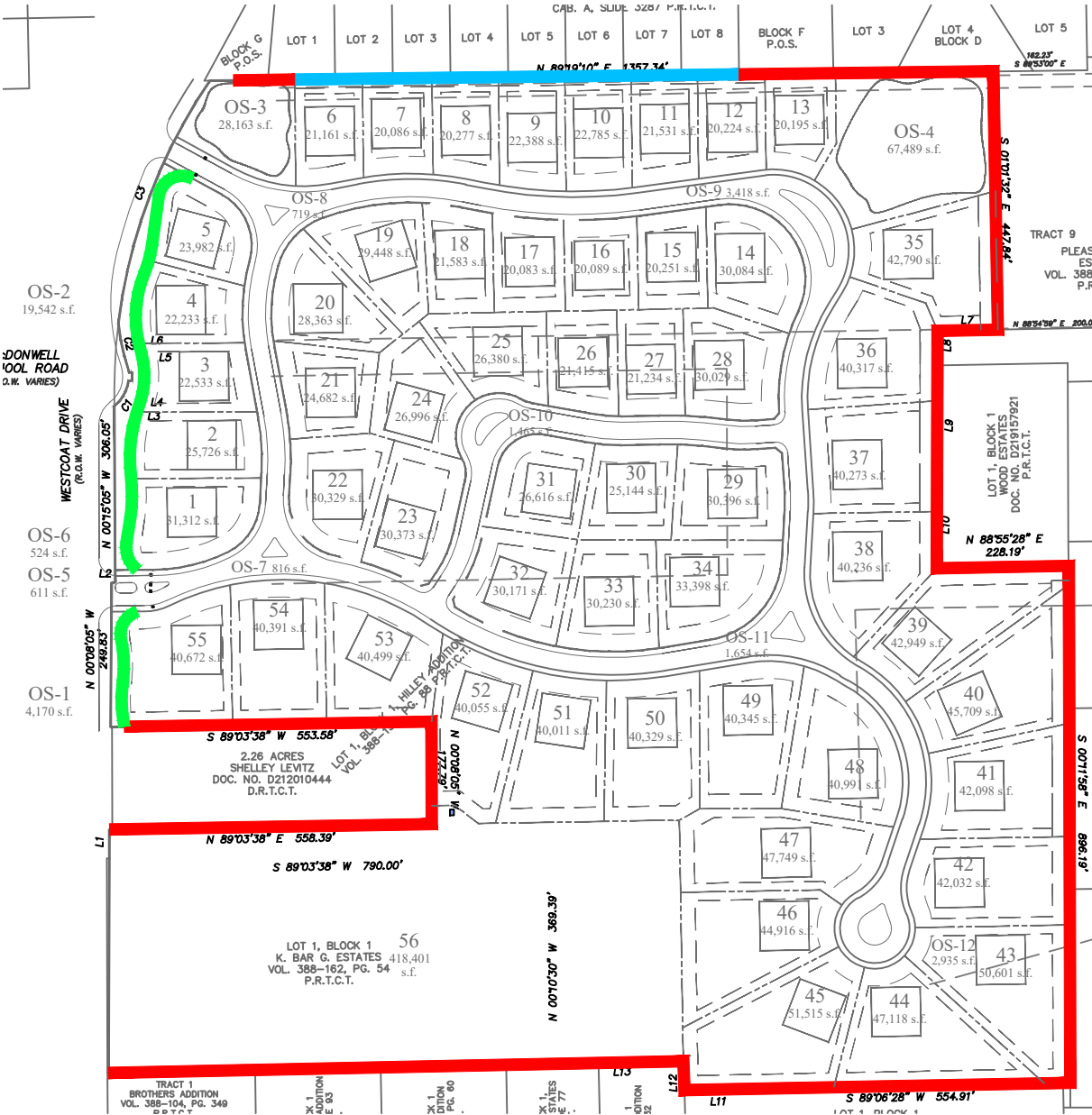
Site Data

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



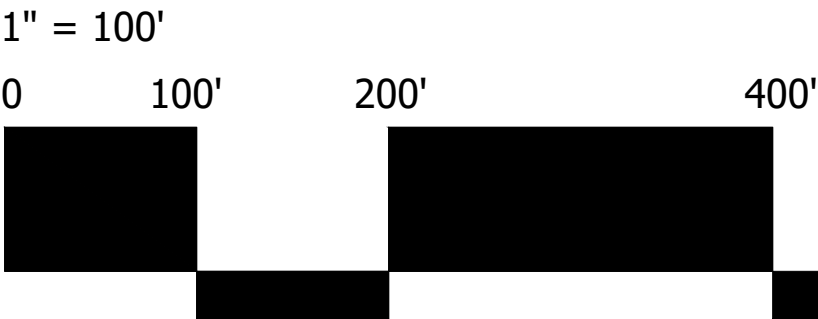
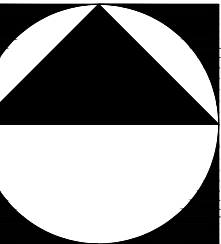
Owner:
Julianna Garrison
6401 Westcoat Drive
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Phone: 214-502-5606

Applicant:
Hat Creek Development
PO Box 92747
Southlake, TX 76092
817-329-3854
Contact: Kosse Maykus



Planner: SAGE GROUP, INC.
Master Planning
Urban Design
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1130 N. Carroll Ave., Ste. 200
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3 JUN 22



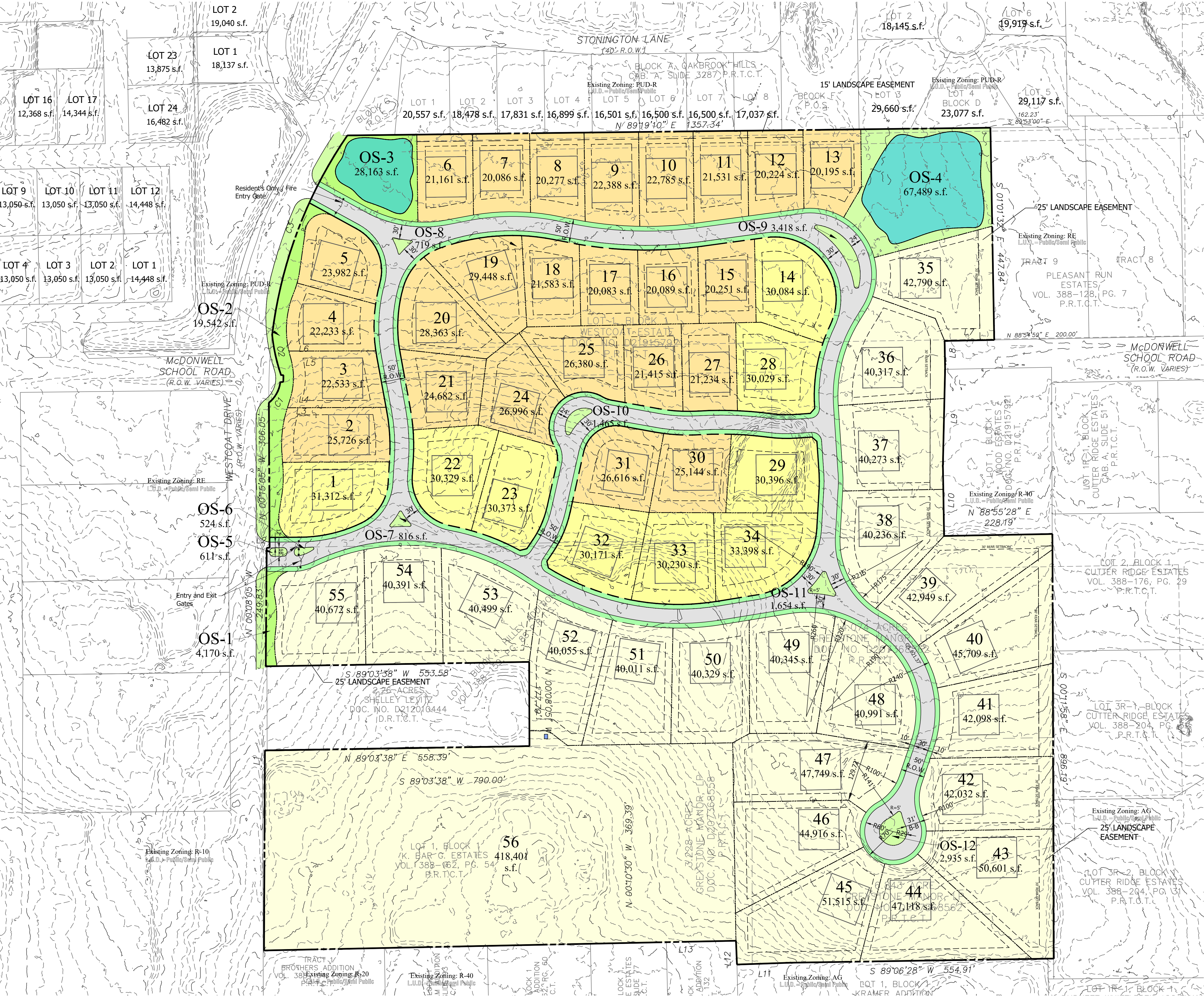
Legend

8' wood Fence with Cap

6' Ornamental Iron Fence

6' Masonry Wall

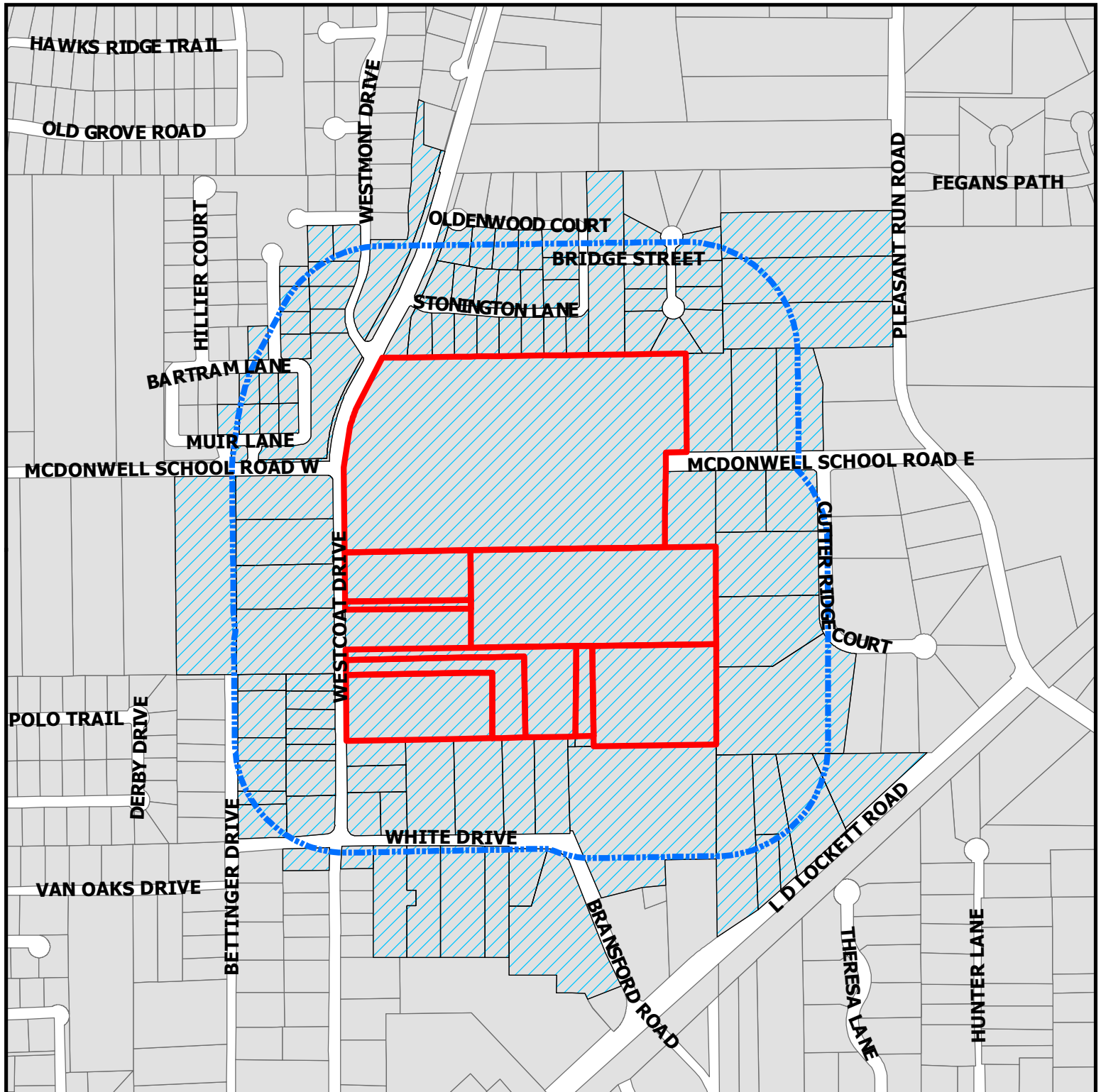
Notes:
-Front Setbacks are 30'
-Rear Setbacks are 25'
-Side Setbacks are 10', corner side setbacks are 15'
-There will be no outside storage onsite
-Open space lots & landscape easements will be maintained by the Homeowners Association (HOA).



Greystone Manor

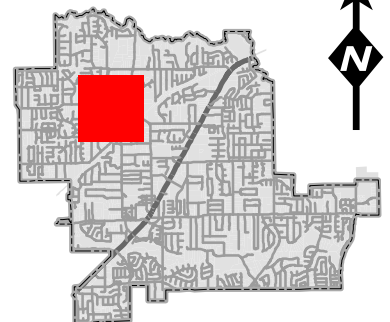
Colleyville, Tarrant County, Texas

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

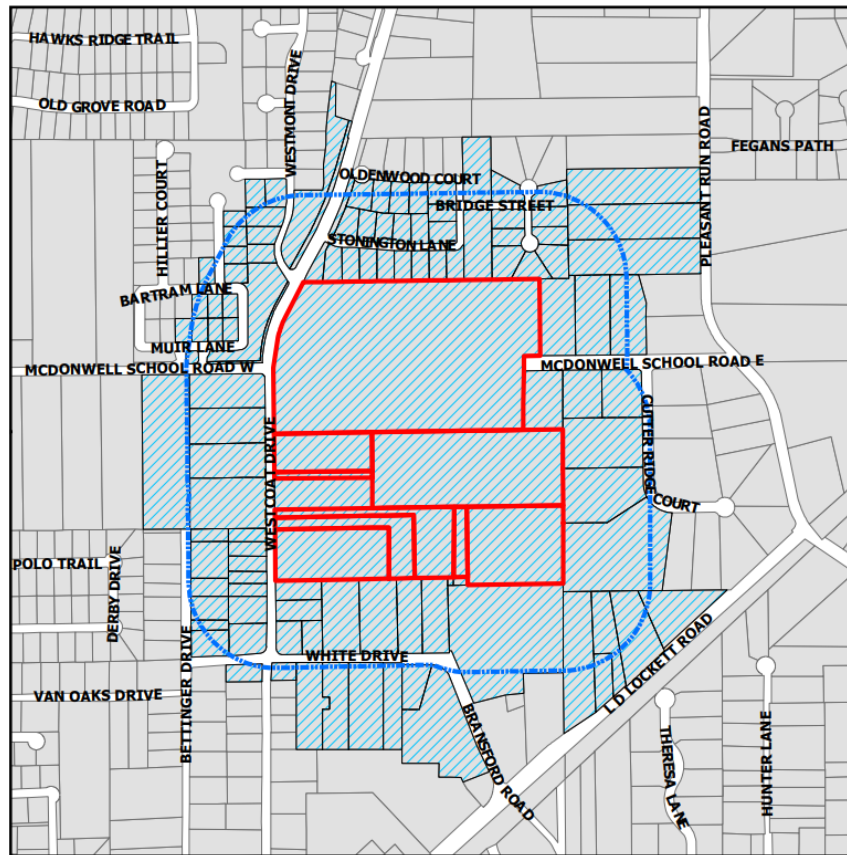
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

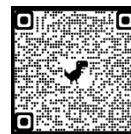
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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
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

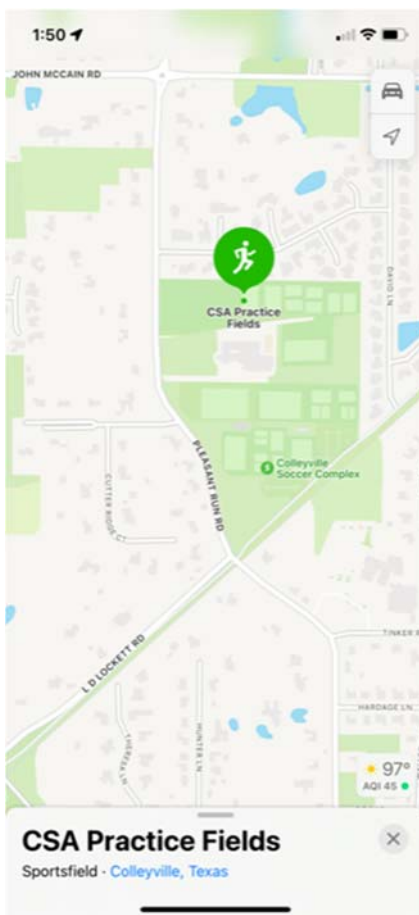
To: [President colleyville soccer](#); Bobby Lindamood <BLindamood@colleyville.com>; Jerry Ducay <JDucay@colleyville.com>

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 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 _____

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EXHIBIT B
NOTICE OF PUBLIC HEARING



NOTICE OF PUBLIC HEARING

LARSEN, MATTHEW L
6808 FALLBROOK CT
COLLEYVILLE, TX 76034

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

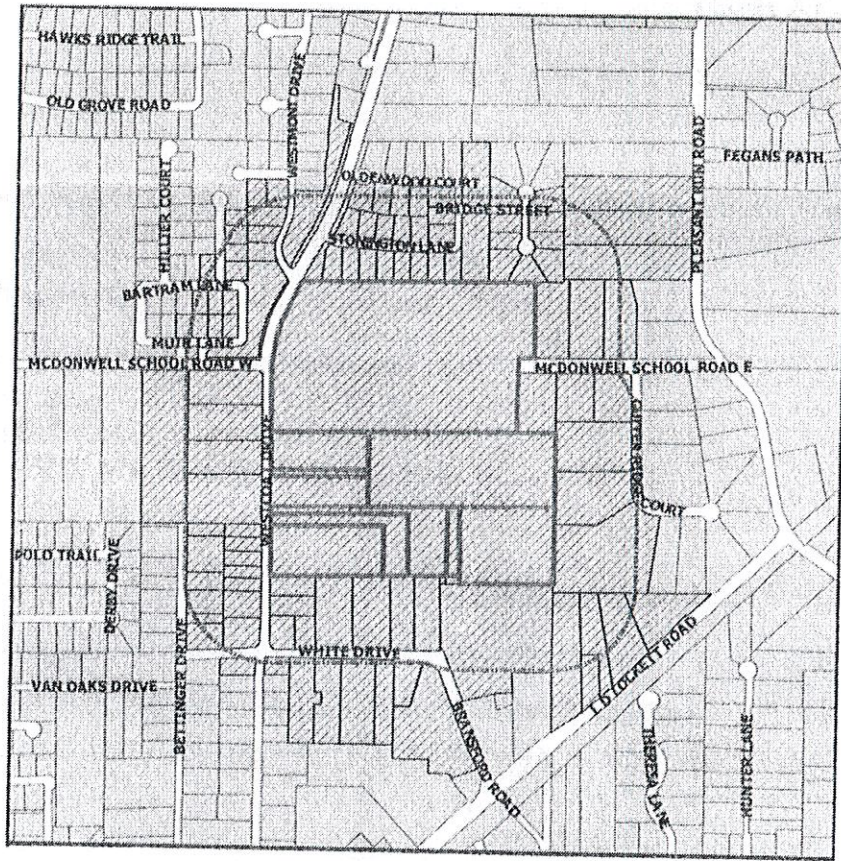
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All interested persons are encouraged to attend the public hearing and express their opinions on the zoning change request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments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

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

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 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 alot 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 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 round-about at John McCain and McDonwell. While the round-about 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 hazards 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 traffic 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

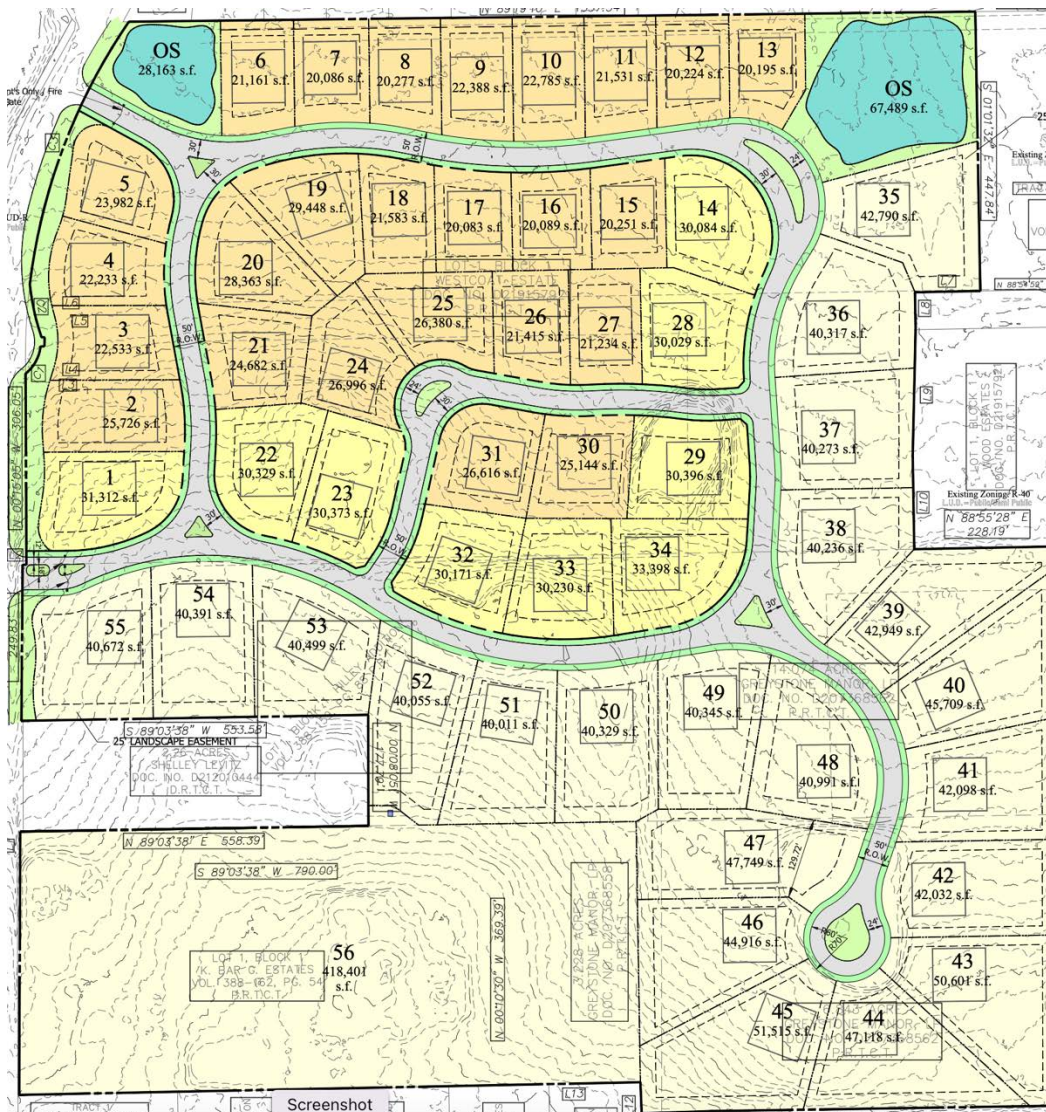
July 17, 2022

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

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 McDonwell 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.
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- 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.

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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,

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,

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

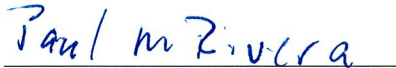
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Sincerely,



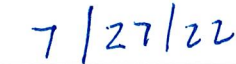
Signature(s)



Name(s)



Address



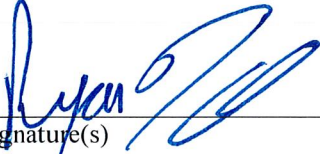
Date

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

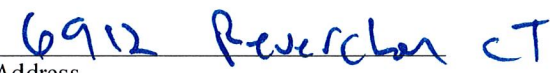
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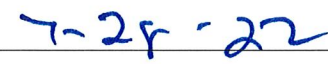
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Sincerely,


Signature(s)


Name(s)


Address


Date

Formal Protest and Objection to Proposed Zoning Change Case ZC22-020

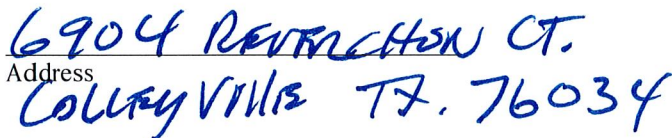
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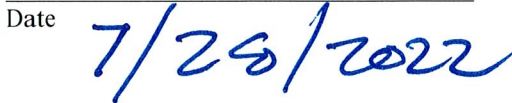
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Sincerely,


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)

FALSHAD 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 Ducay <JDucay@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 Ducay,

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.

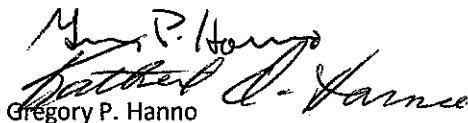
Oakbrook Hills Buffer Area – an appropriate and significant buffer is requested to preserve the integrity and neighborhood of the homes in the Oakbrook Hills subdivision that will have houses constructed directly opposite their backyard. Heavy landscaping and perhaps a more creative way to establish 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

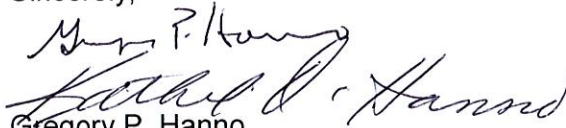
Dear Fellow Colleyville Residents

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 McDonnell 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 Ducay <JDucay@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

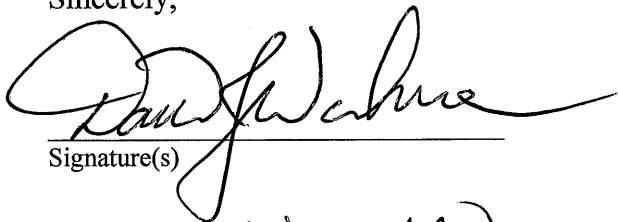
Name	Address	Email	Signature
Kevin Langham	6405 Bettinger Dr	klangham@taurustechinc.com	
Taurus Holding, Inc.	169 W. McDonnell School Rd	klangham@tholdinc.com	
Cody Wilbanks	120 Muir Ln	kukadonhq@gmail.com	

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 Reach
Name(s)

202 Oldenwood Court, Colleyville, TX 76034
Address

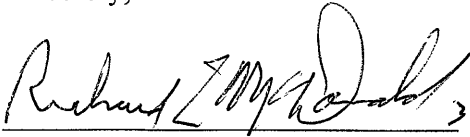
7/21/2022
Date

Formal Protest and Objection to Proposed Zoning Change Case ZC22-020

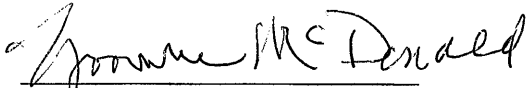
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Sincerely,



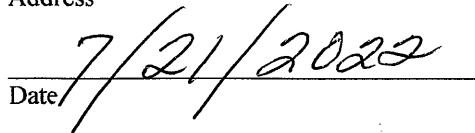
Signature(s)



Name(s)



Address



Date

Formal Protest and Objection to Proposed Zoning Change Case ZC22-020

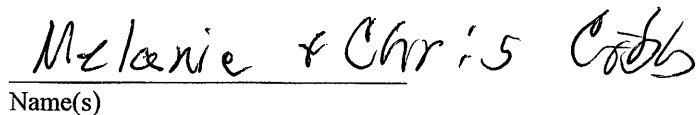
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Sincerely,



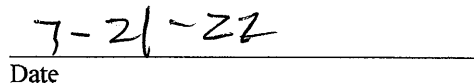
Signature(s)



Name(s)



Address



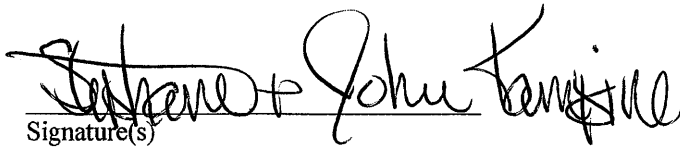
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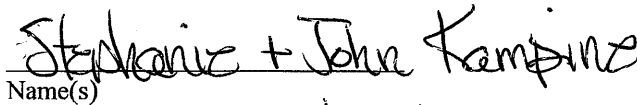
Formal Protest and Objection to Proposed Zoning Change Case ZC22-020

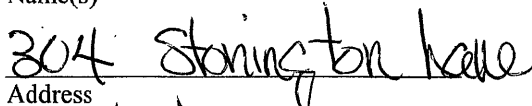
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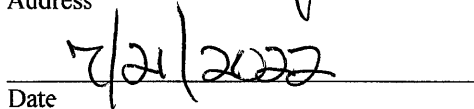
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Sincerely,


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)

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

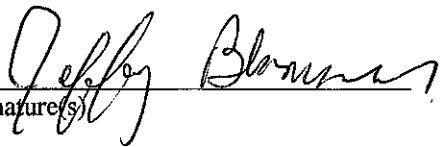
7/22/22
Date

Formal Protest and Objection to Proposed Zoning Change Case ZC22-020

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Sincerely,


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

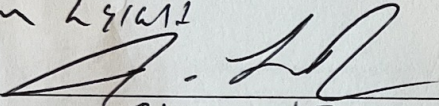
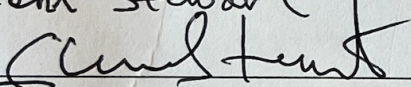
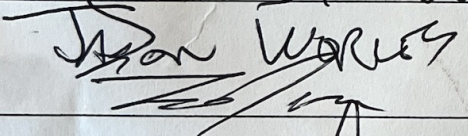
NOTICE OF SUPPORT FOR ZONING AND PUD

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

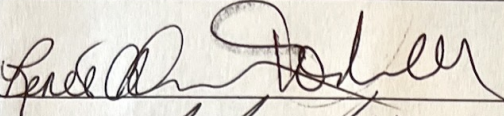
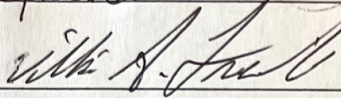
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NOTICE OF SUPPORT FOR ZONING AND PUD CONTINUED

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 SA</i>	6700 Pleasant Run Rd, Colleyville, TX, 76034
DAVID SCOTT <i>DAVID SCOTT</i>	6704 PLEASANT RUN RD COLLEYVILLE TX 76034
Shirley Albeyta <i>Shirley Albeyta</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

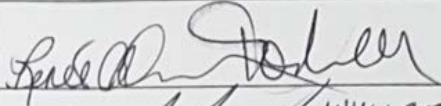
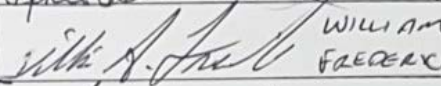
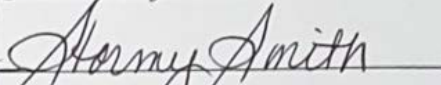
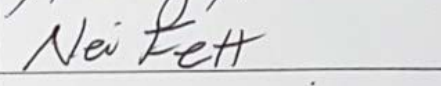
Name/Signature

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

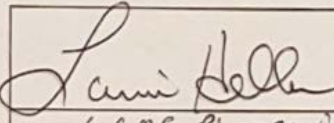
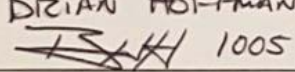
An application has been filed for consideration of a zoning change to allow for the development of Greystone Manor, a Planned Unit Development within the City of Colleyville.

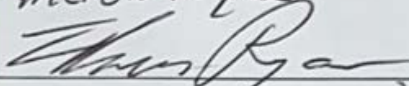
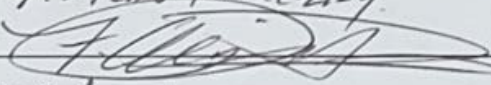
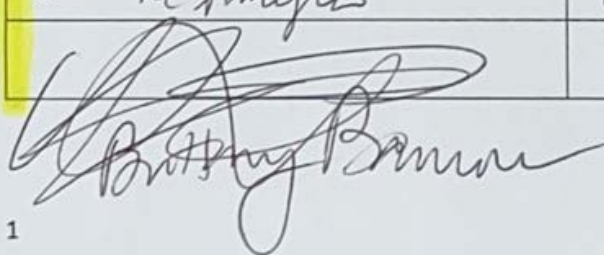
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Thank you.

Name / Signature

Address

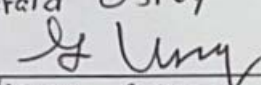
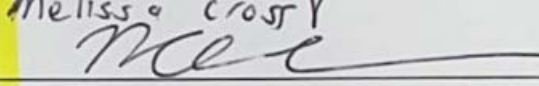
 6909 PLEASANT RIDGE	LHellerMAN@GMAIL.COM
BRIAN HOFFMANN  1005 TINKER RD	B.HOFF@BARRHOFF.COM

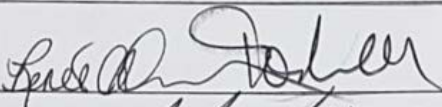
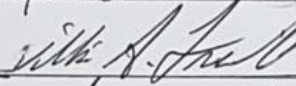
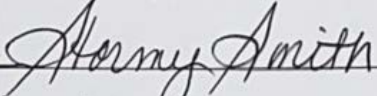
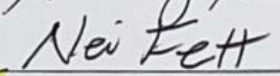
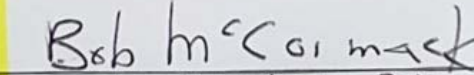
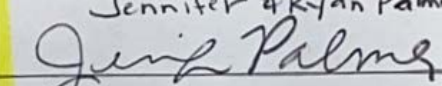
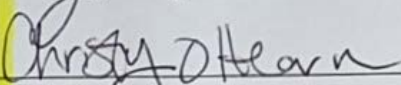
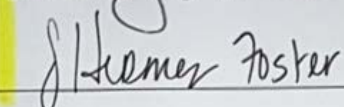
Name / Signature	Address
Theron Ragan 	204 BANDIT TRL. Colleyville TX 76034
CINDY RAGAN Cindy Ragan	204. BANDIT TRL. Colleyville TX 76034
Dave Phillips 	7300 Vanguard Ct. Colleyville, TX. 76034
Anna Phillips Anna Phillips	7300 Vanguard Ct. Colleyville, TX. 76034
F. Alan Pickering 	2208 Overland Tr Colleyville TX 76034
Brooke Smyth	308 Chestnut Bend Colleyville, TX 76034
	5602 Ponderosa St Colleyville, TX 76034

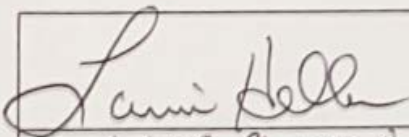
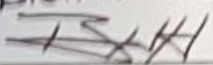
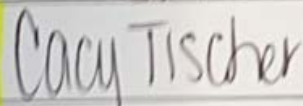
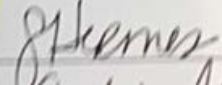
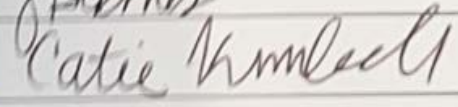
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NOTICE OF SUPPORT FOR ZONING AND PUD CONTINUED

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

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

Tom and Heidi Hughes <i>[Signature]</i>	411 McDONWELL School Rd. Colleyville
Marianne T. Adkins <i>[Signature]</i>	6505 Cutter Ridge Ct
Jeremy and Heidi Vanschaas <i>[Signature]</i>	6412 Cutter Ridge Cr Colleyville, TX
Malinda Warden <i>[Signature]</i>	508 McDONWELL School Rd Colleyville
Beeley Cast <i>[Signature]</i>	504 McDONWELL School Rd. Colleyville
Drew Diaz / <i>[Signature]</i>	6466 Cutter Ridge Ct. Colleyville, TX 76034
Lophie Tel Diaz <i>[Signature]</i>	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 CANTAMELLA	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 Alcantara	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 Ducay <JDucay@colleyville.com>

Cc: sherrylisawilliams

Subject: Supporting Greystone Manor with NO Eastern Access

Mayor Lindamood and City Manager Ducay –

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 -

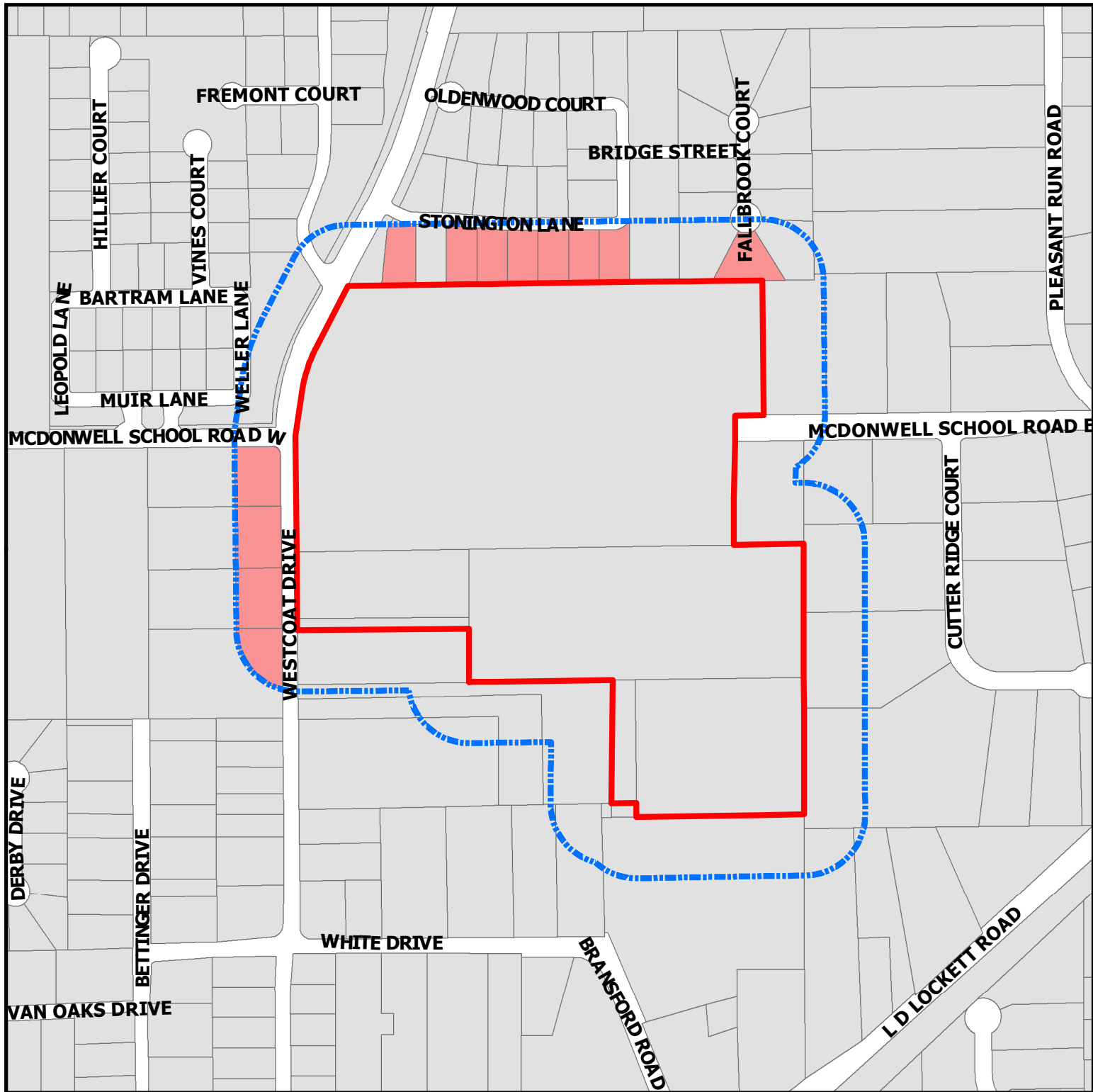
I am writing to to voice my support for the proposed Greystone Manor development. I am a resident at 708 Lyndsey Way, Colleyville Texas 76034 in the original Legacy Development. The property of interest, will undoubtedly, be developed and I would prefer a custom home builder with a proven track record 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)

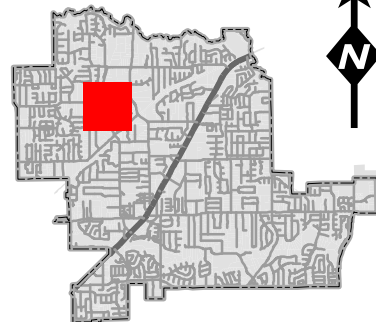
Opposition Map



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

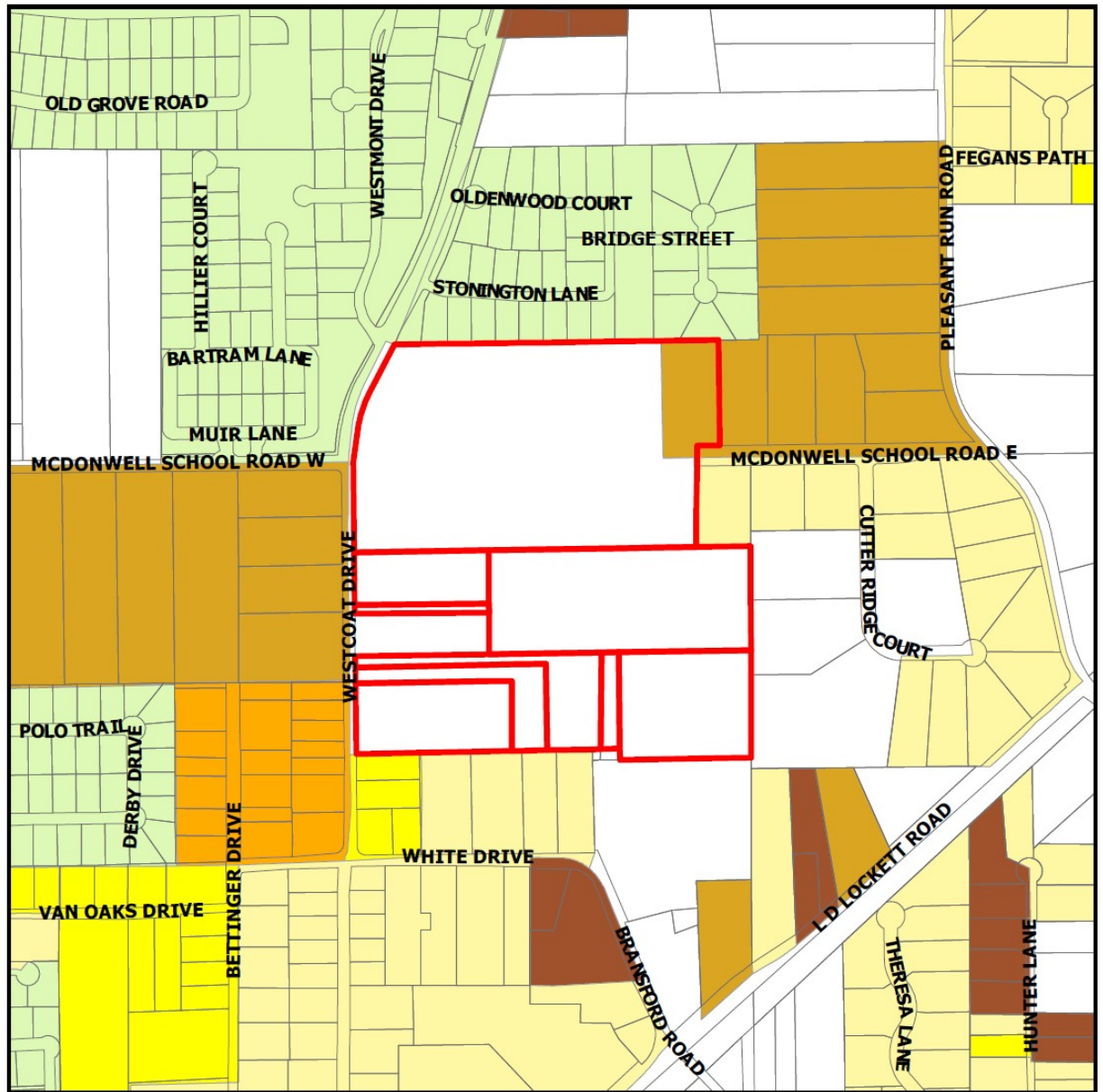


Exhibit “B” – Statement of Planning Objectives

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.
 20 OCT 22
 1" = 100'



Landscape Master Plan

Greystone Manor

Colleyville, Tarrant County, Texas

Exhibit "D" – Landscaping Plans



GREYSTONE
MANOR

THE ENTRY

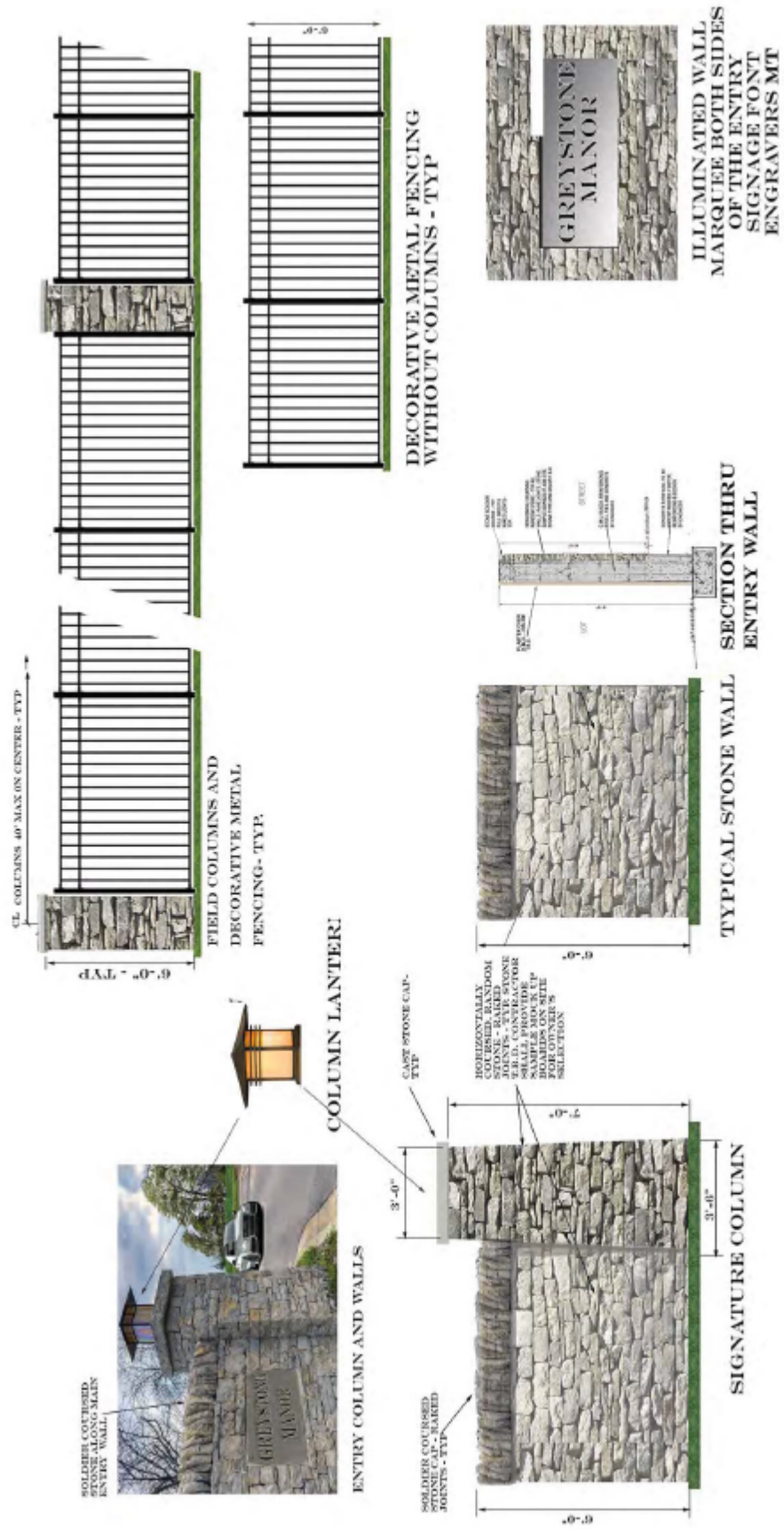
SAGE GROUP, INC.
Architectural
Landscape Architecture
1120 N. Carroll Ave., Ste. 200
Spartanburg, SC 29301
TEL: 817-424-2020



GREYSTONE MANOR

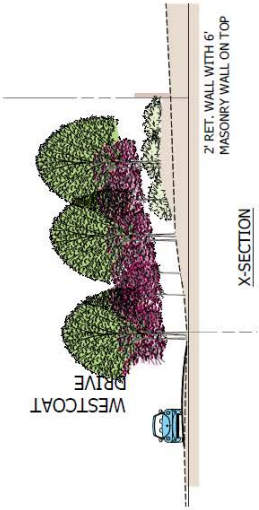
THE ENTRY

 SAGE GROUP, INC.
Master Planning
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
TEL: 817-424-3626



HARDSCAPE

GREYSTONE MANOR

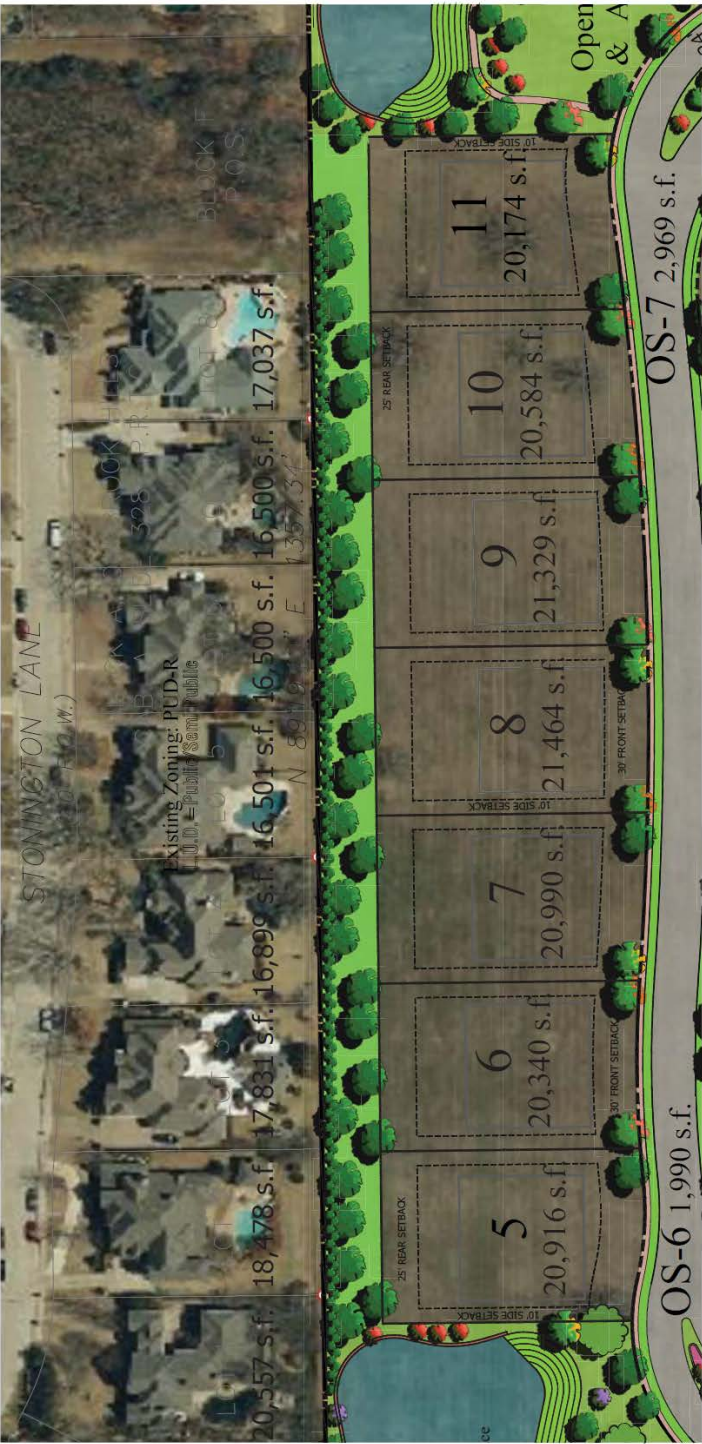


Flat Creek
DEVELOPMENT
Planner: SAGE GROUP, INC.
19 OCT 22
1" = 20'
0 20' 40' 80'

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



Planner: SAGE GROUP, INC.
Project: Greystone Manor
Site Plan
12/15/2021
200 N. Grand Ave., Ste. 200
Southlake, Texas 76095
817-424-0028



20 OCT 22
1" = 30'
0 30' 60' 120'

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. Carroll 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 7a

Agenda Date 12/6/2022

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

UPDATE: This item was tabled at the November 15, 2022 City Council meeting. The applicant has provided a revised site plan and floor plan showing a street side yard setback of approximately 18.5 feet. The plan is still showing a full 100 feet of width for the lot with a street side yard setback of approximately 31 feet. However, after taking into account the right-of-way dedication of 12.5 feet, the setback is approximately 18.5 feet from the actual lot line. The previous request was for a 10-foot street side yard setback.

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.

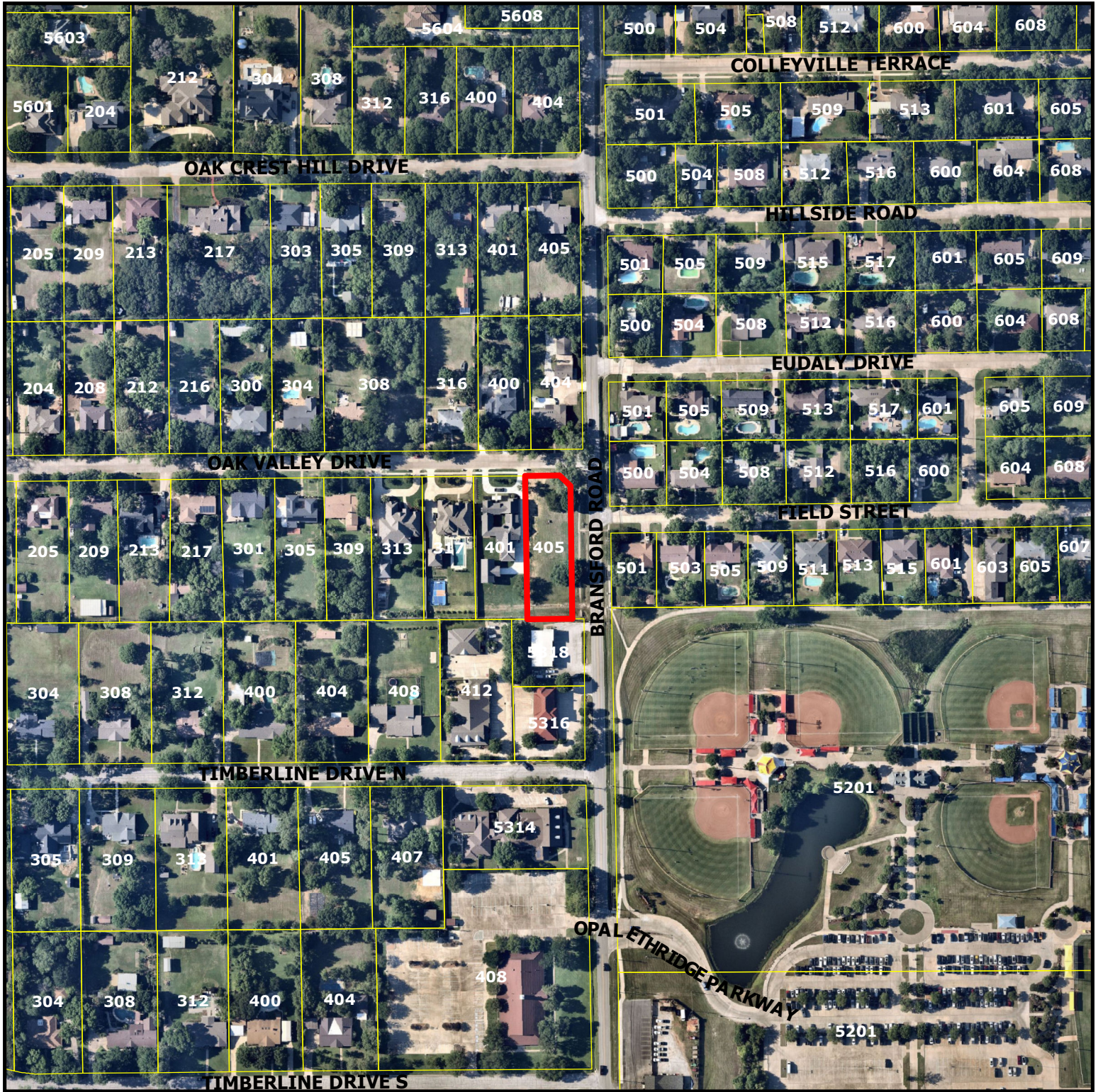
Recommendation

Denial

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Revised Site Plan and Floor Plan - 11.29.2022
5. Oak Crest Hills Addition - Plat Vacation 8.22.14
6. Survey Plat
7. Floor Plans
8. Elevations
9. Notification Map
10. Notification Letter
11. Notification List
12. Resolution R-22-4790

Aerial Map



VC22-011

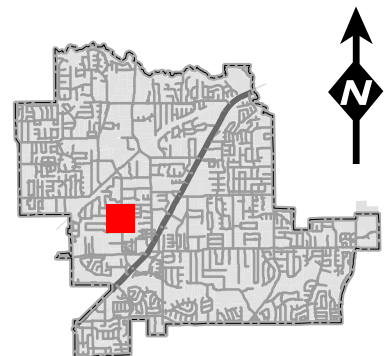
405 East Oak Valley Drive

DISCLAIMER:

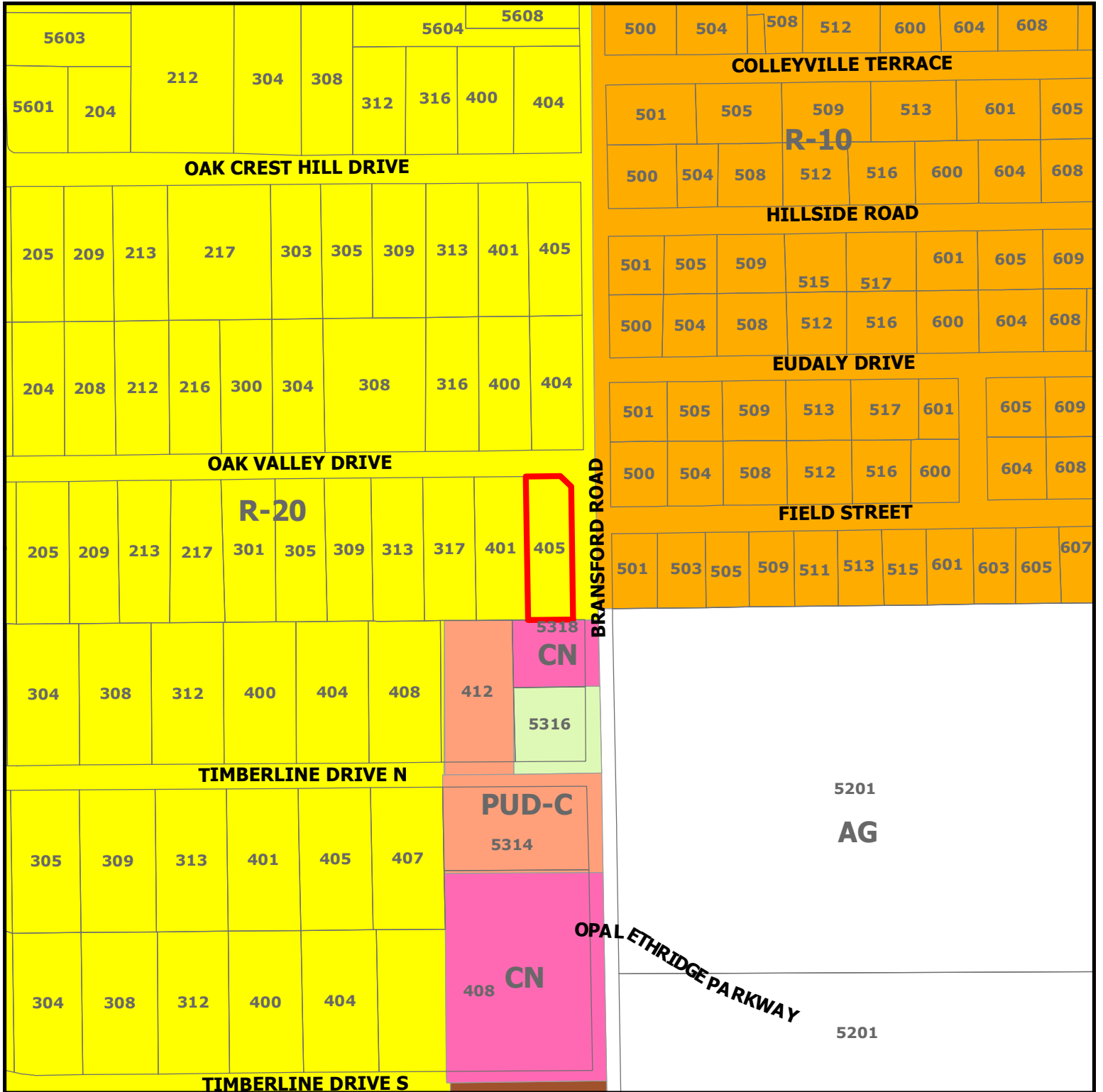
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



Zoning Map



VC22-011

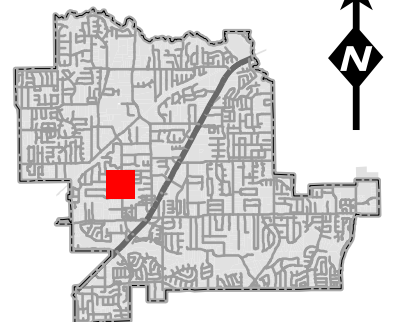
405 East Oak Valley Drive

DISCLAIMER:

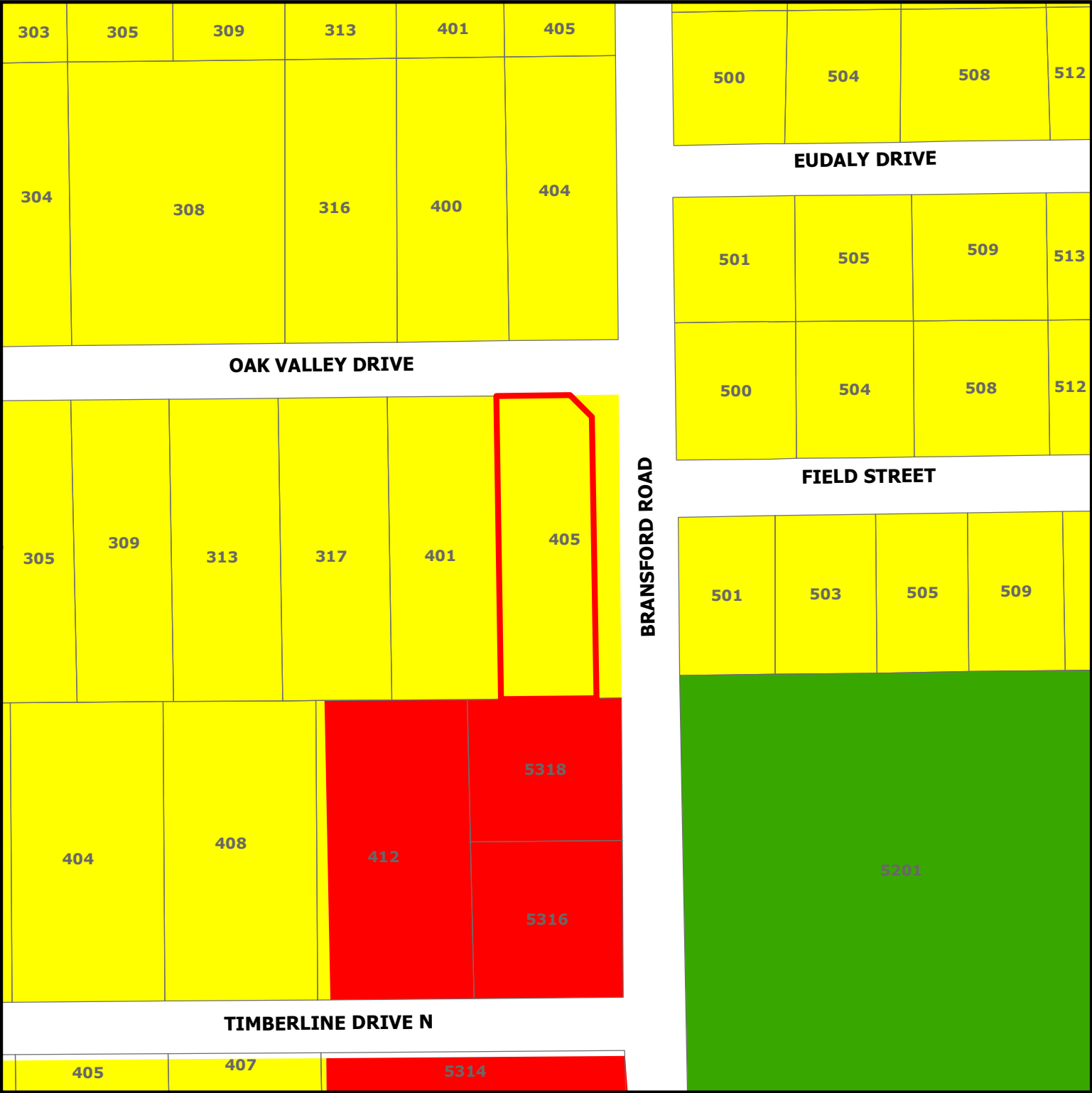
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Subject Property



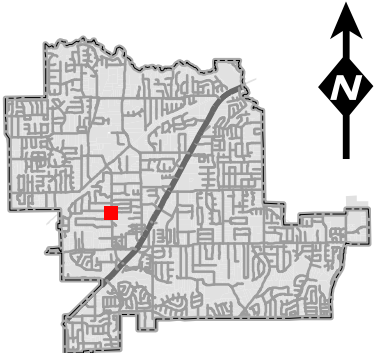
Future Land Use Map

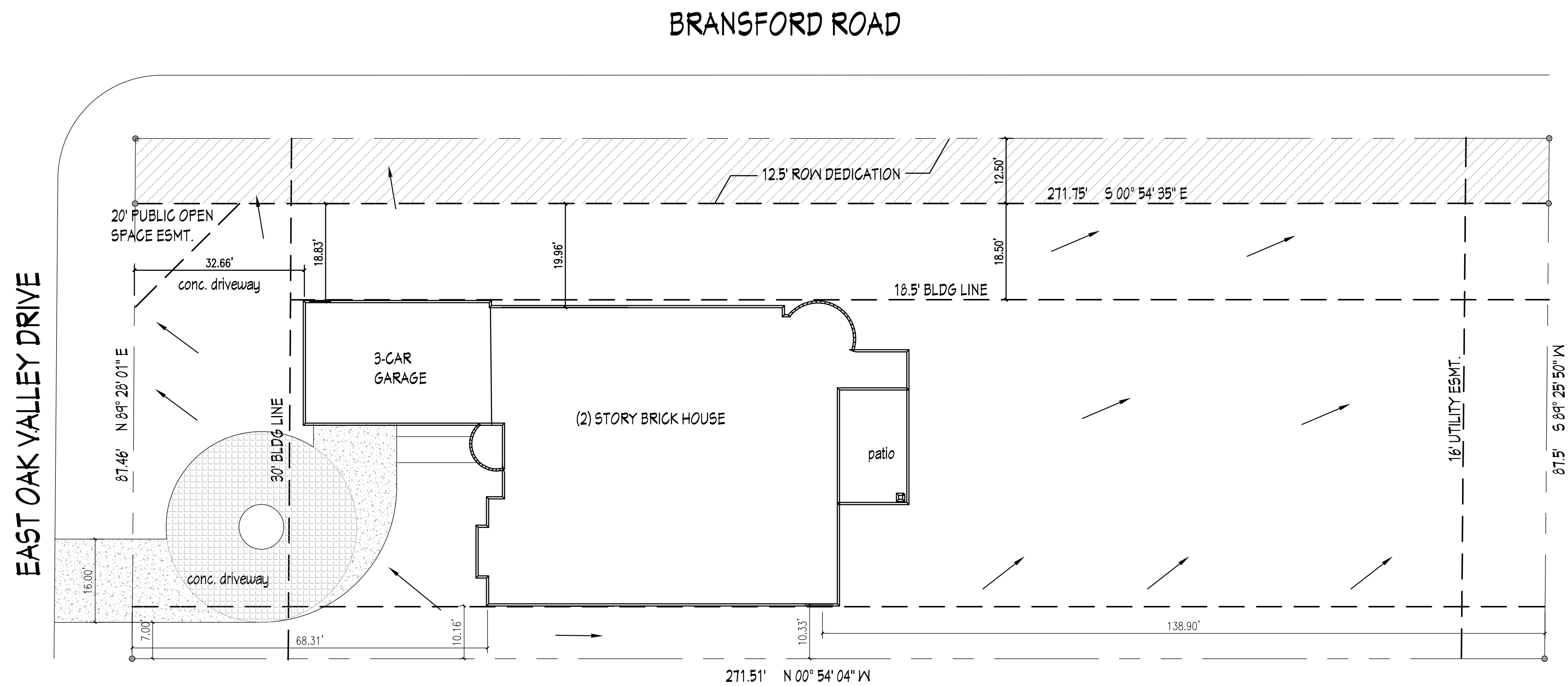


DISCLAIMER:
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VC22-011 405 East Oak Valley Drive

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





LEGEND

× 598.25

SPOT ELEVATION

→

SLOPE DIRECTION

GENERAL NOTE:-

1.

4:1 MAX SLOPE

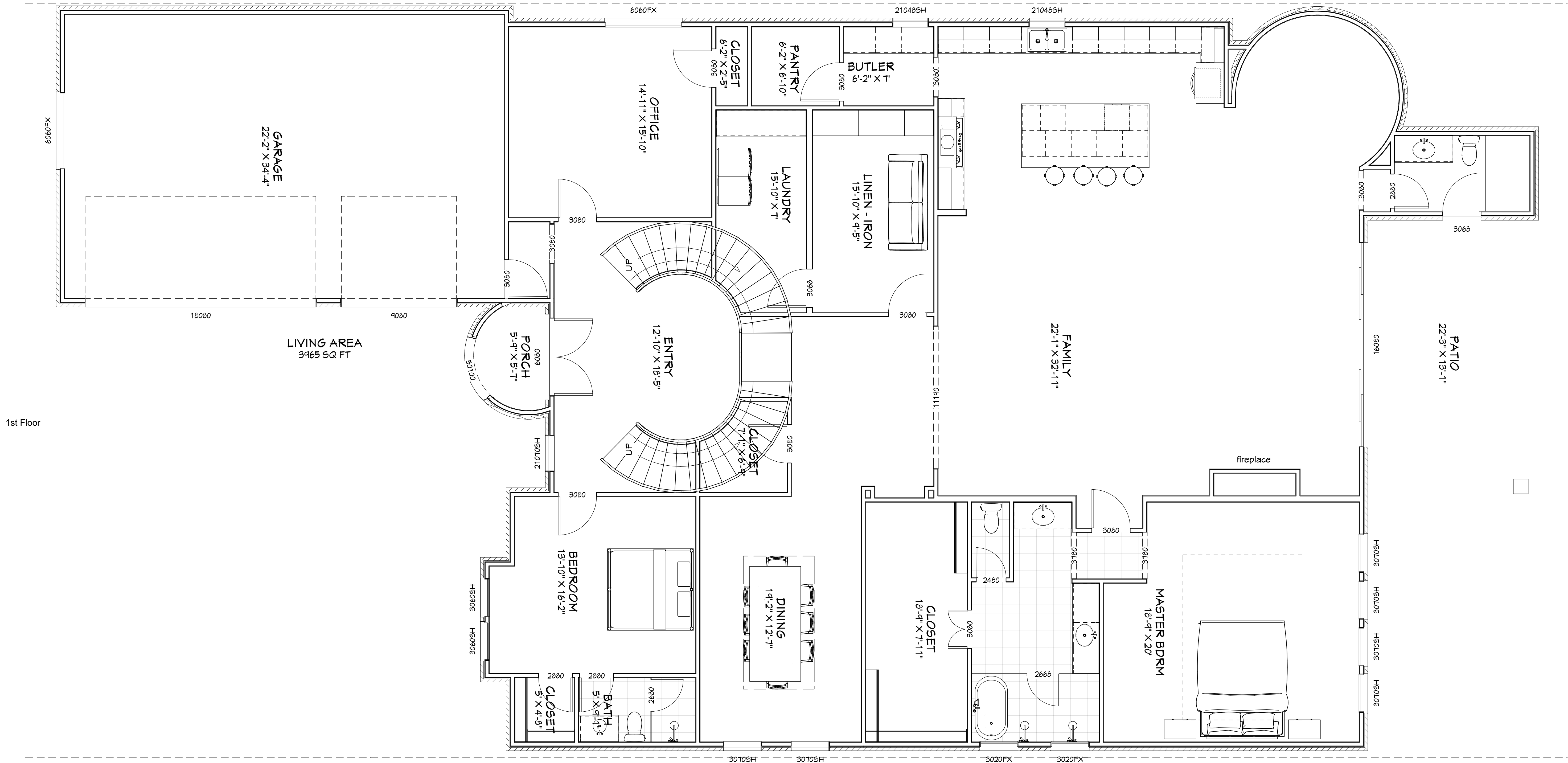
2.

1.5% MIN SLOPE

3.

AC UNITS MUST NOT STOP OR ALTER DRAINAGE

Draft



AREA	
1ST FLOOR:	3,965 SF
2ND FLOOR:	1,546 SF
TOTAL	

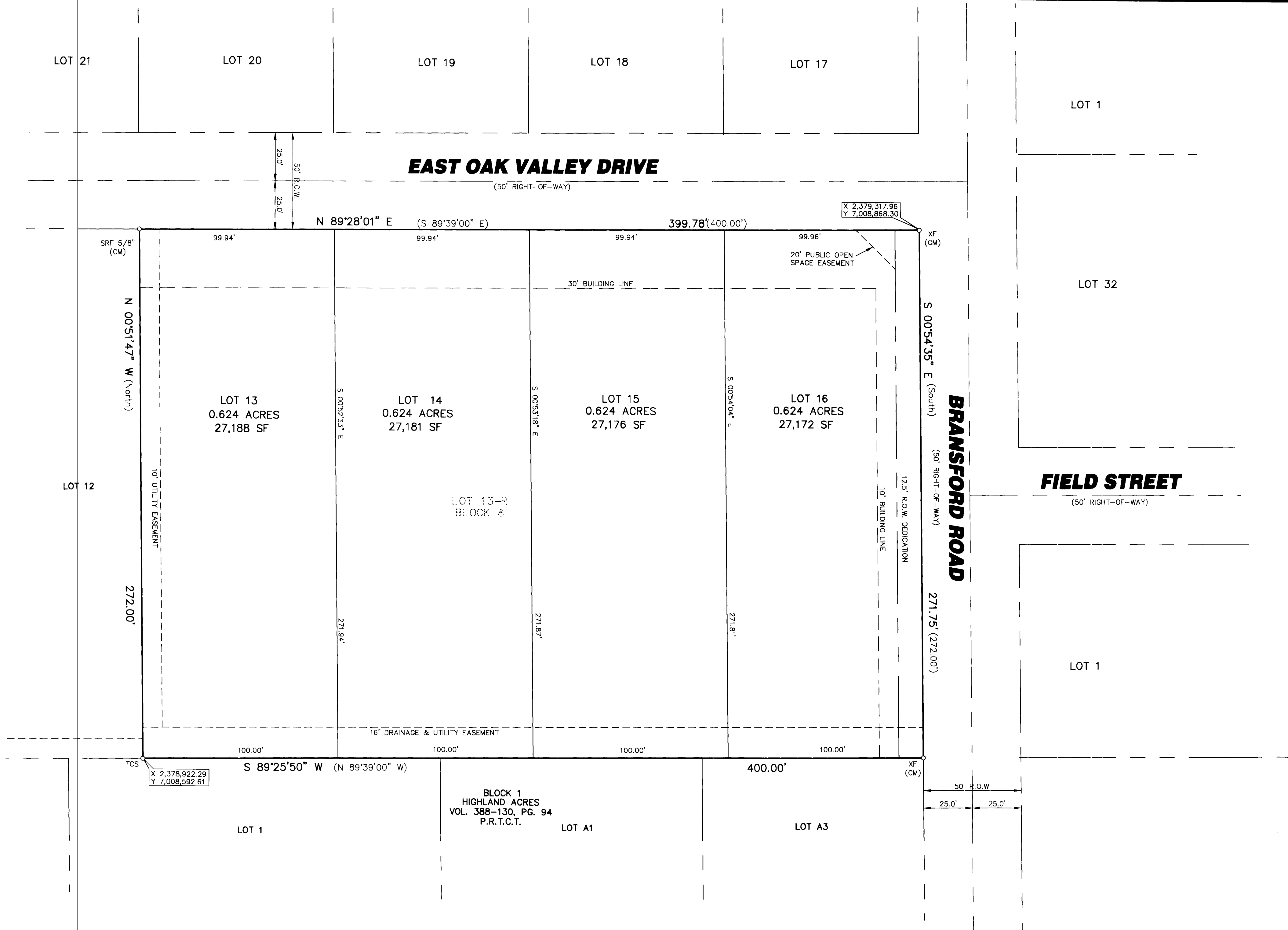
NO.	DESCRIPTION	BY	DATE

PROJECT ADDRESS:
405 East Oak Valley Dr,
Colleyville, TX 76034

OWNER:

HANNA'S FAMILY

DATE:	11/22/2022
SCALE:	1/4"=1'-0"
SHEET:	A-1



OWNER'S DEDICATION
STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS Gary Panno Inc. is the owner of Lot 13R, in Block 8, of Oak Crest Hills Addition, an addition to the City of Colleyville, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-190, Page 54, Plat Records, Tarrant County, Texas, said tract being more particularly described as follows;

BEGINNING at "+" cut in concrete found at the intersection of the South right-of-way line of Oak Valley Drive (a 50 foot wide right-of-way) and the West right-of-way line of Bransford Road (a 50 foot wide right-of-way), said point being the Northeast corner of said Lot 13-R;

THENCE South 00°54'35" East with said West right-of-way line for a distance of 271.75 feet to a "+" cut in concrete found at the Northeast corner of Block 1, Highland Acres, an addition to the City of Colleyville, Tarrant County, Texas according to the plat thereof recorded in Volume 388-130, Page 94 of the Plat Records of Tarrant County, Texas;

THENCE South 89°25'50" West departing said West right-of-way and with the North line of said Highland Acres for a distance of 400.00 feet to a 5/8-inch steel rod with "TERRACORP" cap set at the Southeast corner of Lot 12, Block 8, Oak Crest Hills Addition, an addition to the City of Colleyville, Tarrant County, Texas according to the plat thereof recorded in Volume 388-29, Page 415 of the Plat Records of Tarrant County, Texas;

THENCE North 00°51'47" West with the East line of said Lot 12 Drive for a distance of 272.00 feet to a 5/8-inch steel rod found in the said South right-of-way line of Oak Valley;

THENCE North 89°28'01" East with said South right-of-way line for a distance of 399.78 feet to the POINT OF BEGINNING.

CONTAINING: 108,718 square feet or 2.496 acres of land, more or less

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That, Gary Panno Inc., the owner, does hereby adopt this plat designating the hereinbefore described property as **LOTS 13, 14, 15 & 16, BLOCK 8, OAK CREST HILLS ADDITION**, an addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever all streets, right-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same, any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of construction, reconstruction, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone, this plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

WITNESS our hands this 14 day of May, 2014

Gary Panno Inc.
Gary Panno, President

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned notary public in and for said county and state on this day personally appeared Gary Panno, known to me to be the persons whose names are subscribed to the forgoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

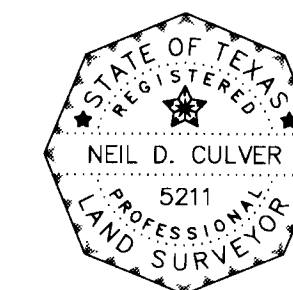
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 14 day of May, 2014,

NOTARY PUBLIC IN AND FOR TARRANT COUNTY
MY PRINTED NAME
MY COMMISSION EXPIRES:



This is to certify the I, Neil D. Culver a Registered Professional Land Surveyor of the State of Texas, having platted the above subdivision from an actual survey on the ground and that all lot corners, angle points and point of curvature shall be properly marked on the ground by required monuments and markers in accordance with the provisions of Chapter 9 of the City of Colleyville Code and that this plat correctly represents that survey made by me or under my direction and supervision.

Neil D. Culver
Registered Professional Land Surveyor
Texas Registration No. 5211



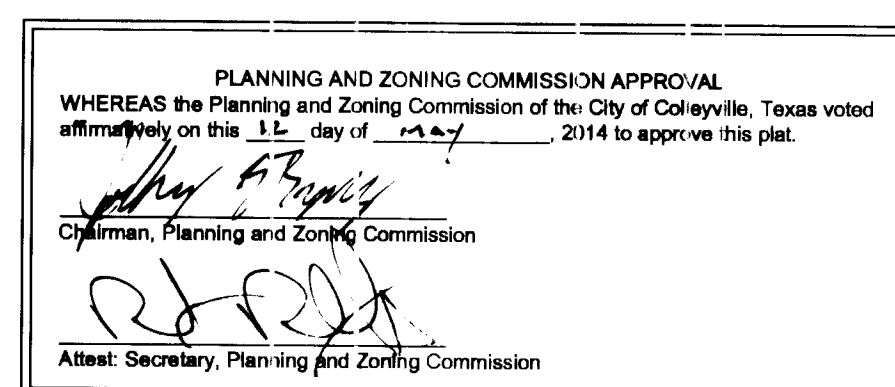
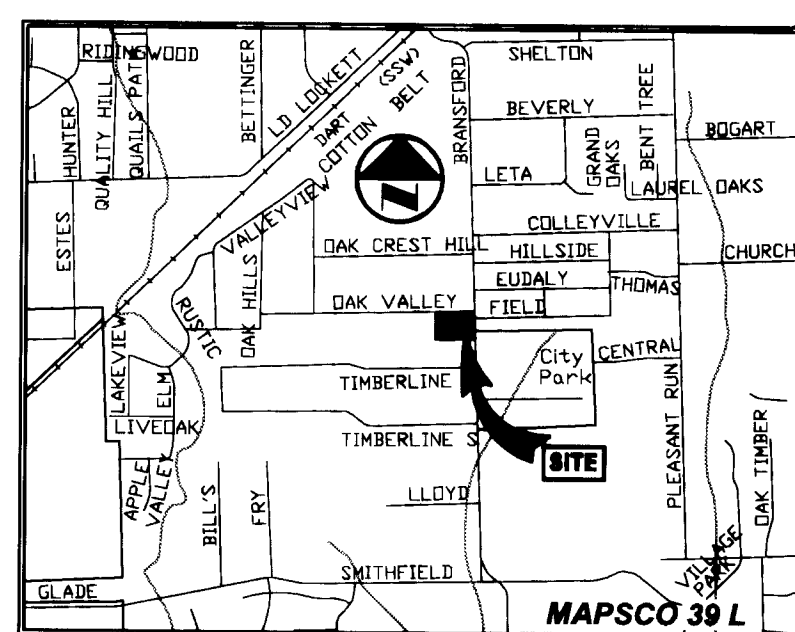
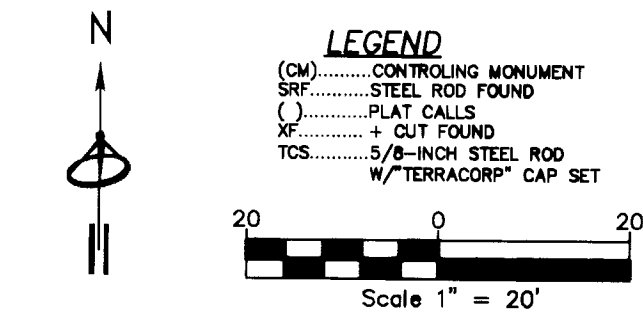
PLAT VACATION
OF
LOT 13-R, BLOCK 8
OAK CREST HILLS ADDITION

REVERTING TO LOTS 13,14,15 AND 16, BLOCK 8
OAK CREST HILLS ADDITION
AND BEING SITUATED IN THE
O.C. STRUM SURVEY, ABSTRACT No. 1487
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS
This plat filed by Instrument # **D214183228**, Date **8/22/14**

7/8/2014

OWNER:
GARY PANNO INC
PO BOX 715
COLLEYVILLE, TX 76034

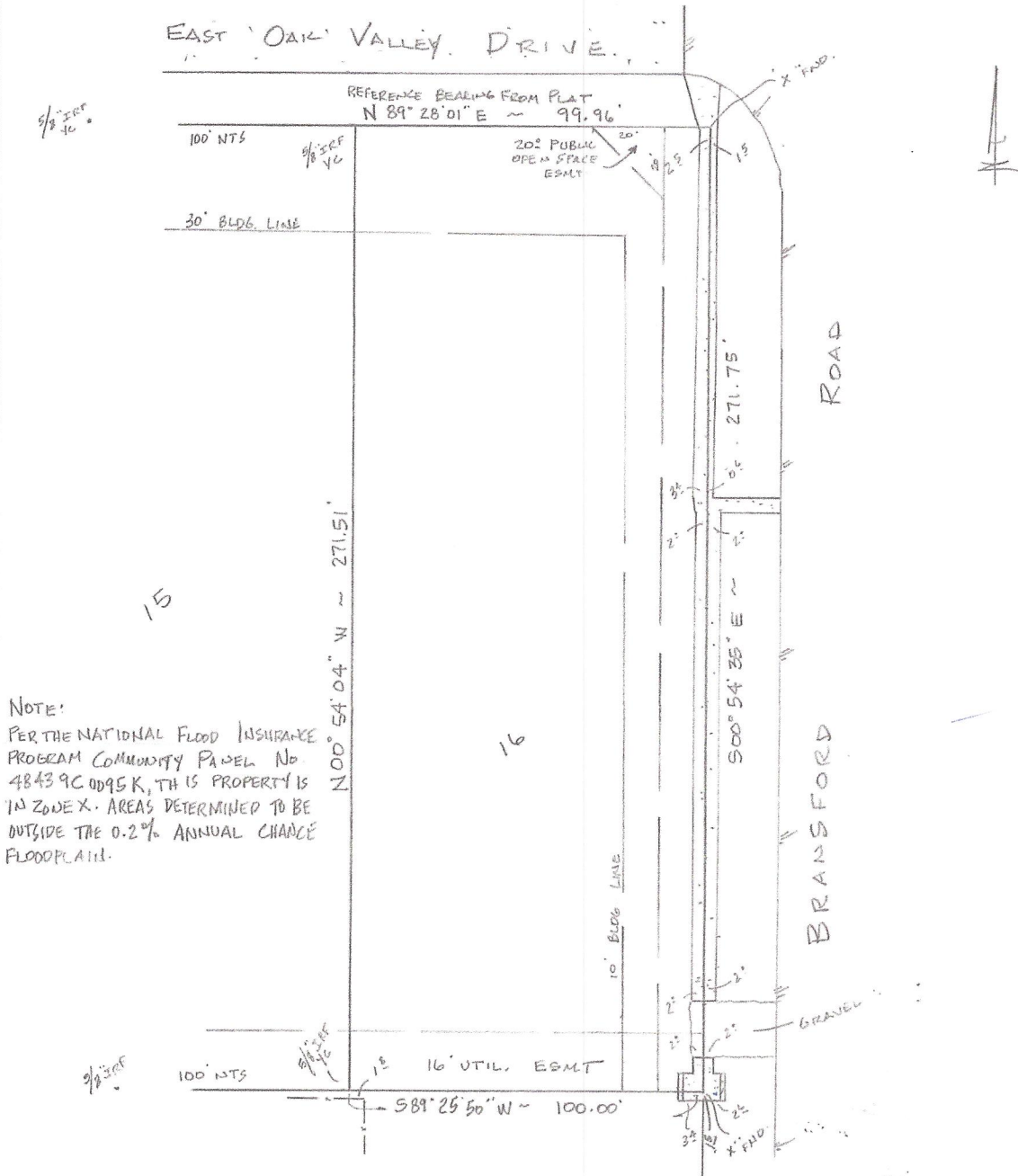
TerraCorp Associates LLC
3960 Broadway Blvd. Ste 236
Garland, TX 75043
ph. 972-805-4529, fax 972-805-4527
www.terraCorpsurvey.com TBPLS Reg No. 101858-00



NOTES
1. Bearings shown hereon are based on NAD83(CORS96, EPOCH 2002) tied to the Texas Coordinate System of 1983, North Central Zone (4202) using the GeoHack "GeoNet" RTK GPS Network.

COPYRIGHT DATE 10-17-16

405 EAST OAK VALLEY DRIVE in the City of COLEVILLE, Texas,
and being known as Lot 16 Block No. 8 of
OAK CREST HILLS an addition to the City of
COLEVILLE, TARRANT COUNTY, Texas, according to the MAP OR PLAT thereof
recorded in/under Clerk's File No. D2MIB328 MAP/PLAT records of TARRANT County, Texas.



NOTE:
PER THE NATIONAL FLOOD INSURANCE
PROGRAM COMMUNITY PANEL No.
48439C0095K, 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: 15506FW	Title Company: ALLIANT
Certified to: NICHOLAS A. MENDERINK AND MELISSA J. MENDERINK.	
Job Number: 121958	Date: 10-17-11

James B. Woodard, Registered Professional Land Surveyor of the State of Texas, do hereby certify that the Survey Plat is a representation of the State of Texas and is a true and correct copy of the original. 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. **EXCEPT AS SHOWN ON SURVEY, THERE ARE NO ABOVE GROUND ENCROACHMENTS OR ABOVE GROUND PROTRUSIONS.**

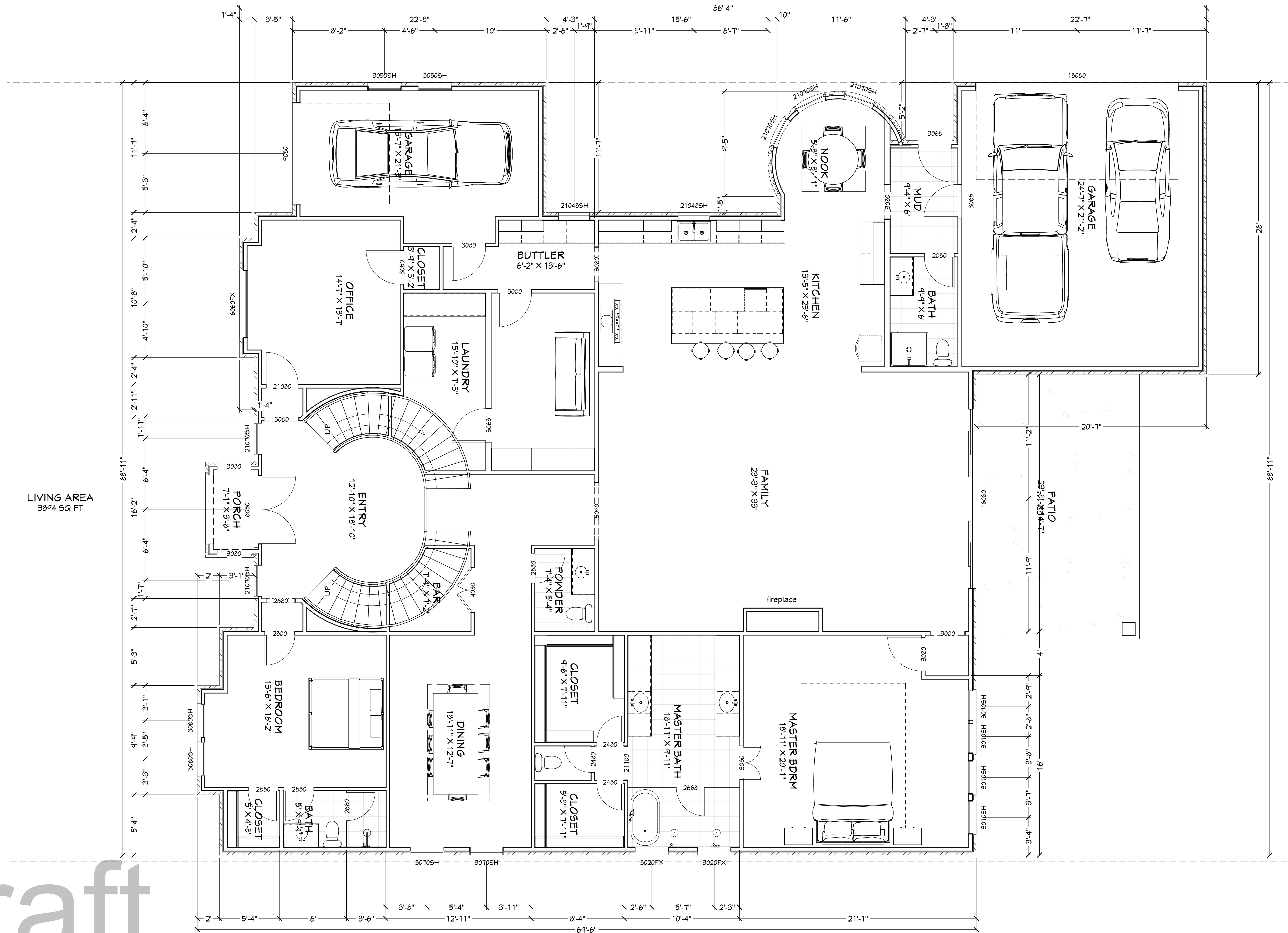
This Survey and its contents are subject to the ownership of the property, only that the property exist on the ground as shown and surveyed from a description provided to the surveyor.

This Survey may be used for the parties shown on the plat and is hereby licensed and is licensed for a single use. This Survey remains the property of the Jimmy V. Fosse, Inc. Unauthorized reuse is not permitted without the written consent of the Surveyor or the President of the company. This Survey is an original work protected by United States Copyright Laws. All rights reserved. No other legal copies may be made.


 J. D. Woodard RPLS #5398
THIS SURVEY VALID WITH EMBOSSED SEAL



Draft



AREA	
1ST FLOOR:	3,879 SF
2ND FLOOR:	1,781 SF
TOTAL	5,660 SF

NO.	DESCRIPTION	BY	DATE

PROJECT ADDRESS:
405 East Oak Valley Dr,
Colleyville, TX 76034

HANNA'S FAMILY

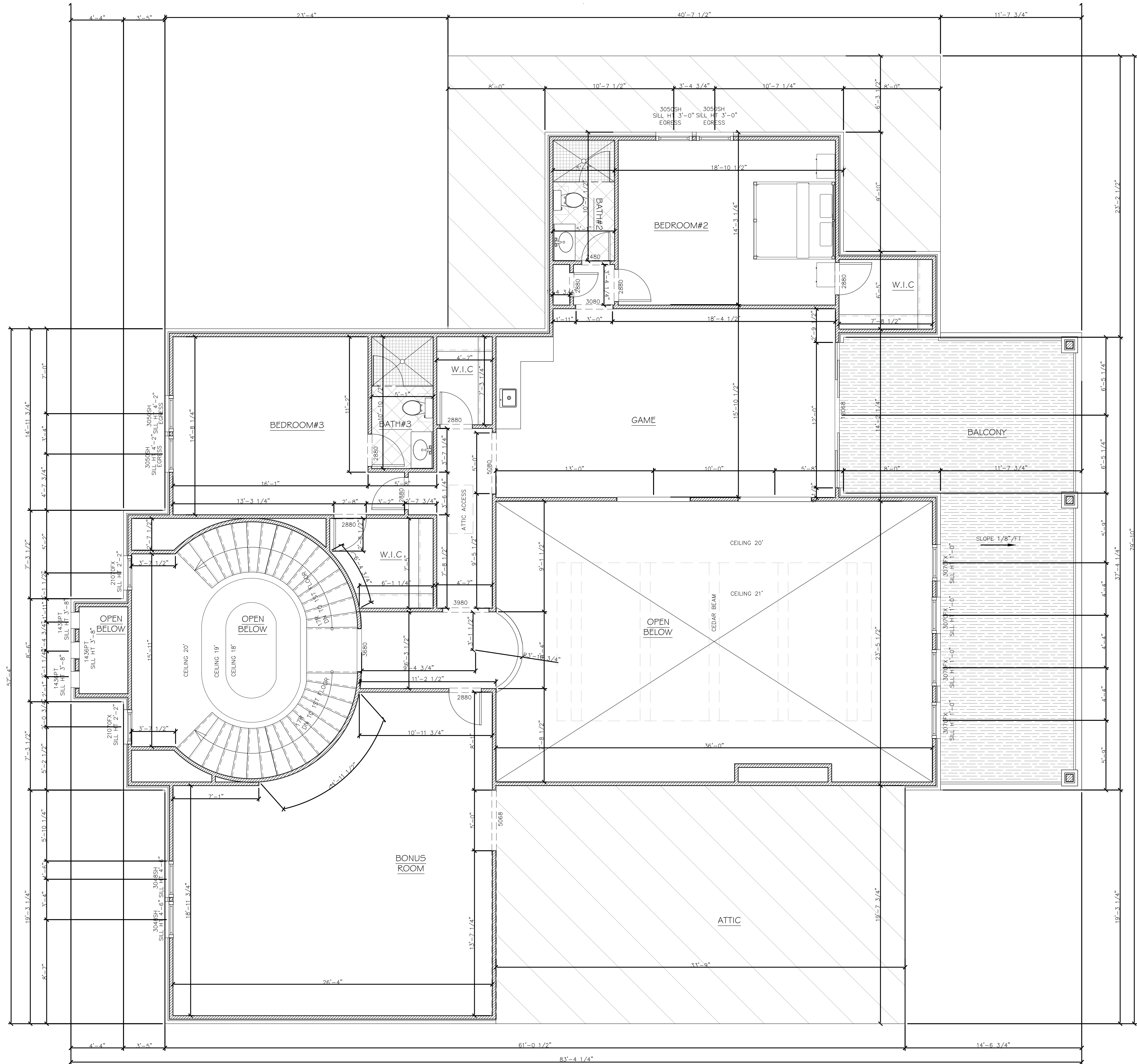
OWNER:

DATE:
10/23/2022

SCALE:
1/4"=1'-0"

SHEET:

A-1



AREA ANALYSIS

1ST LEVEL	4,068 SF
2ND LEVEL	1,490 SF
LIVING AREA:	5,558 SF
BACK PATIO	540 SF
SIDE PATIO	72 SF
PORCH	36 SF
GARAGE	880 SF
BALCONY	545 SF
FOOTPRINT:	5,596 SF

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

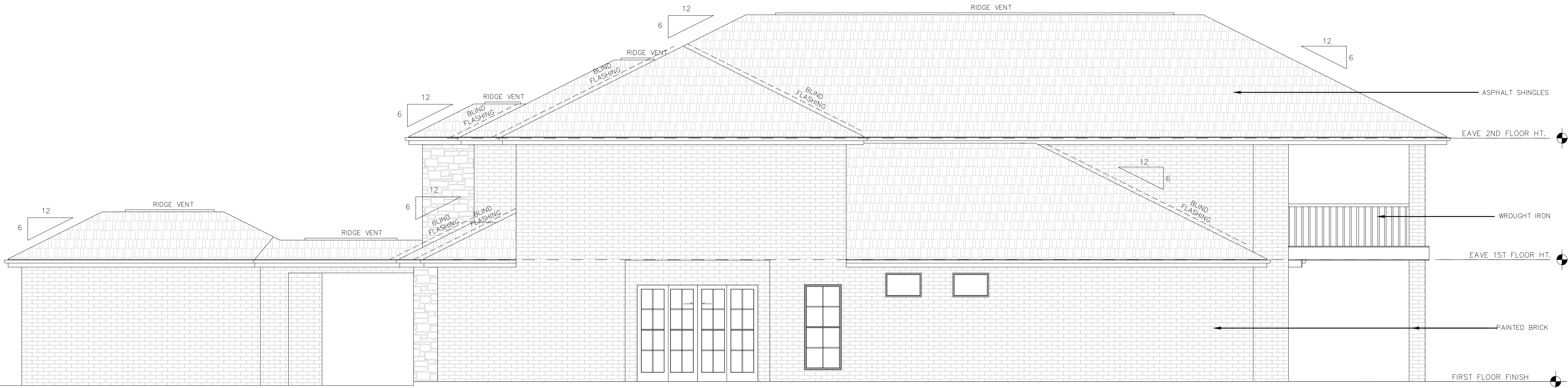
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01/10/2022

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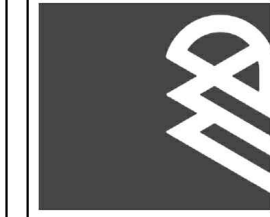
SHEET:
A-2



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

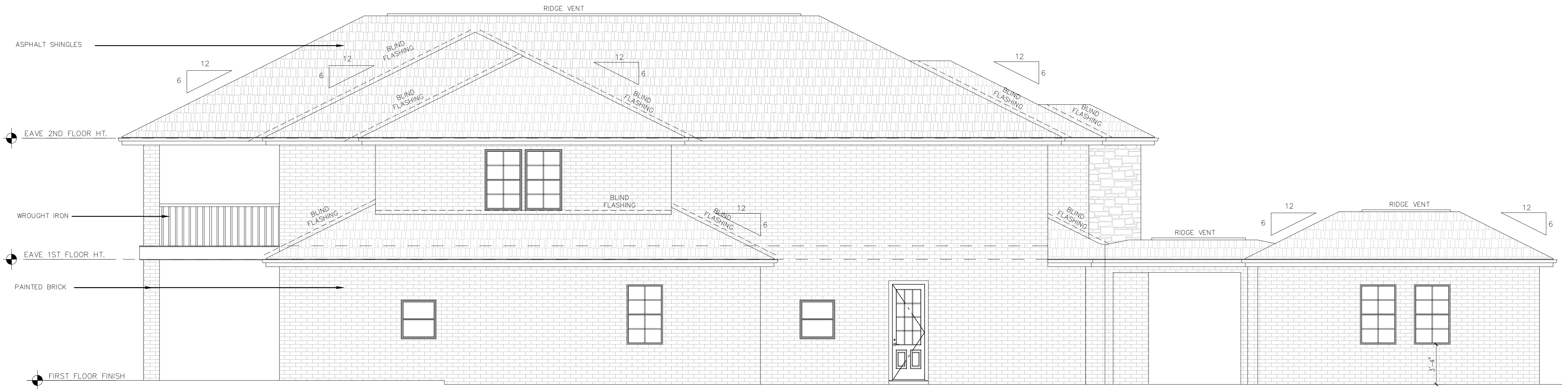
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SHEET:
A-3



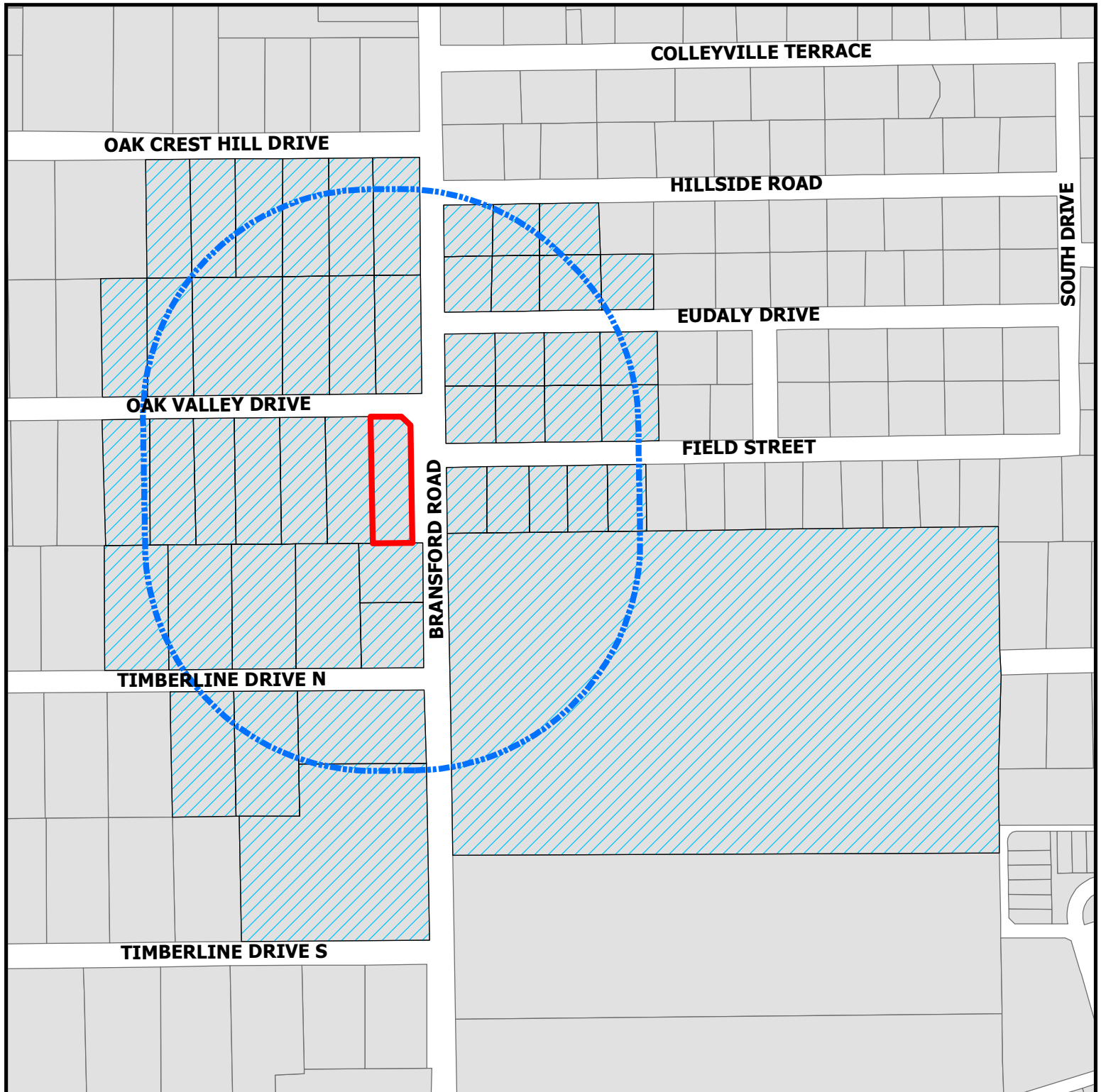
1 REAR ELEVATION
A-04 SCALE: 1/4"=1'-0"



1 LEFT ELEVATION
A-04 SCALE: 1/4"=1'-0"

NO.	DESCRIPTION	BY	DATE

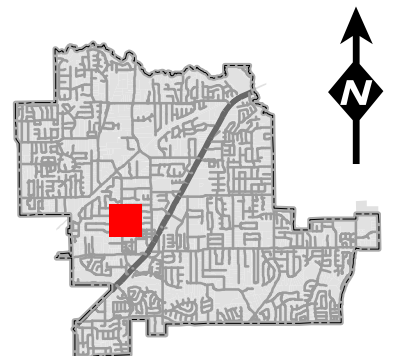
Notification Map



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
-  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

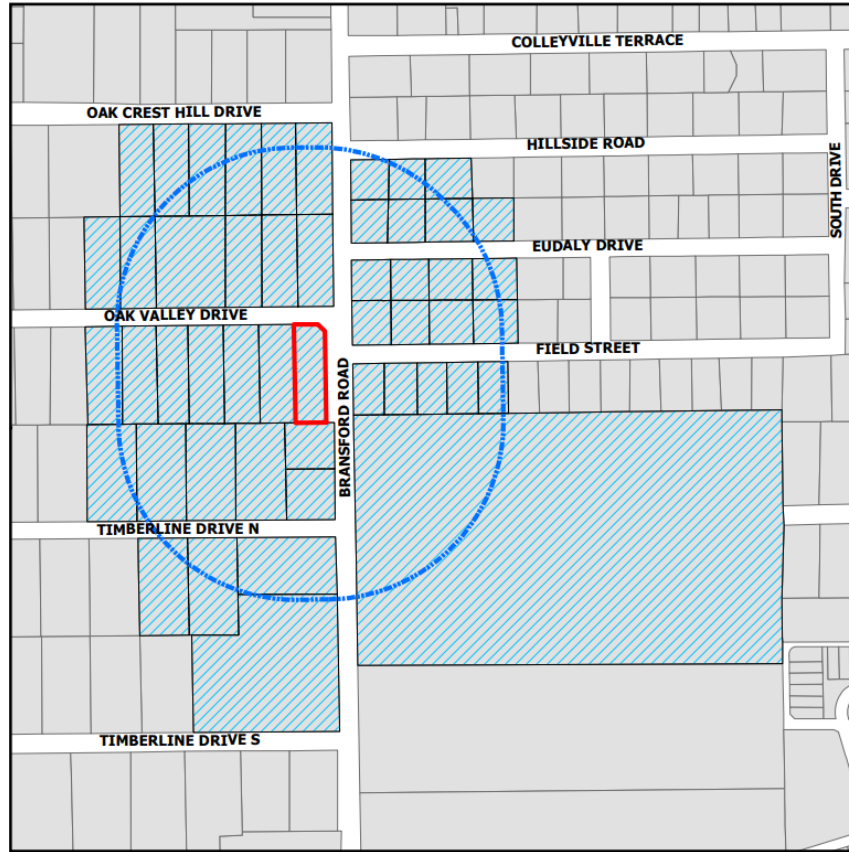
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved City tax roll. Action by the City Council serves as a final action on the request.

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:

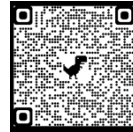
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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 approximately 18.5 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.
- 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 6TH DAY OF DECEMBER 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

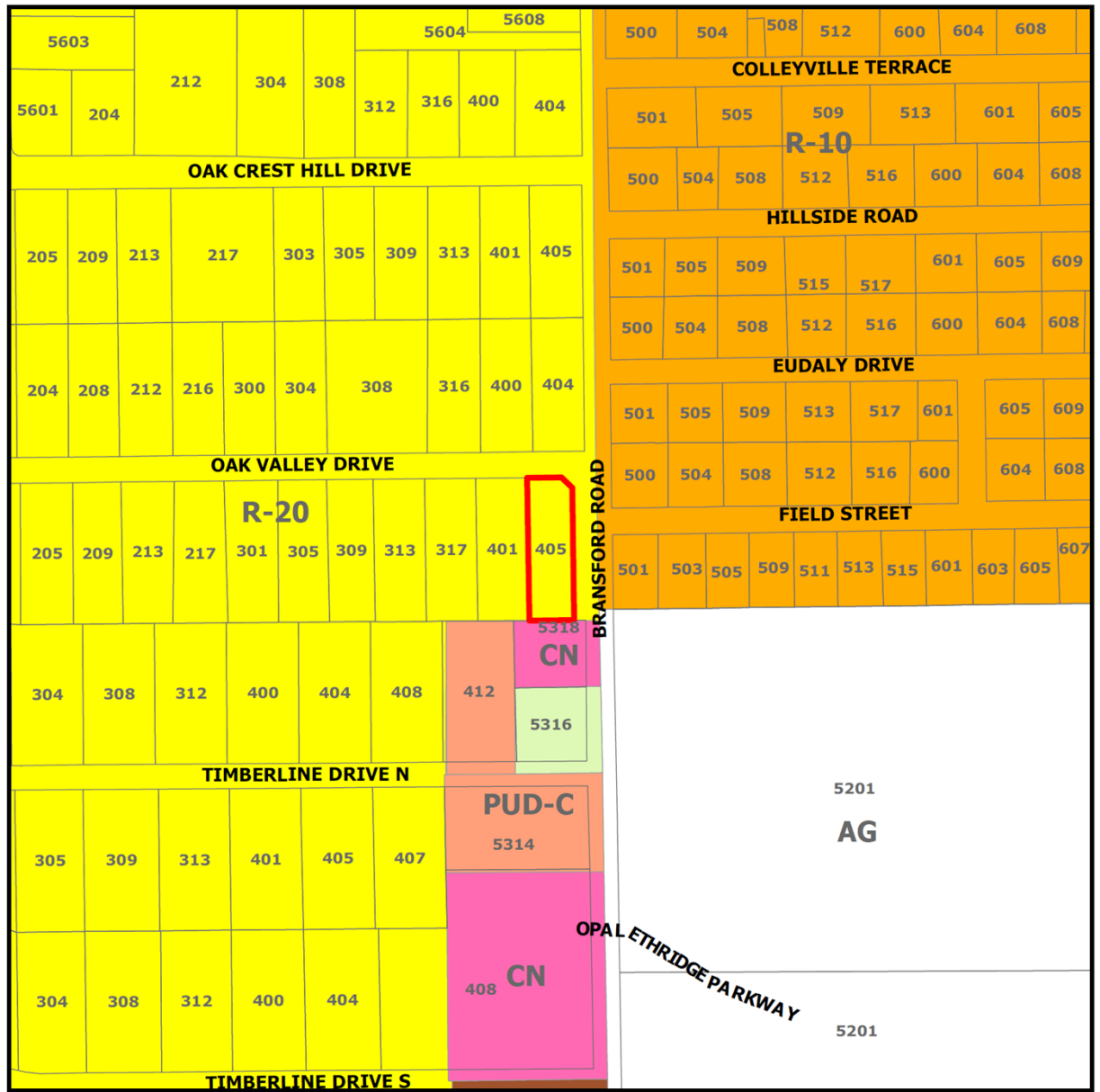
ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

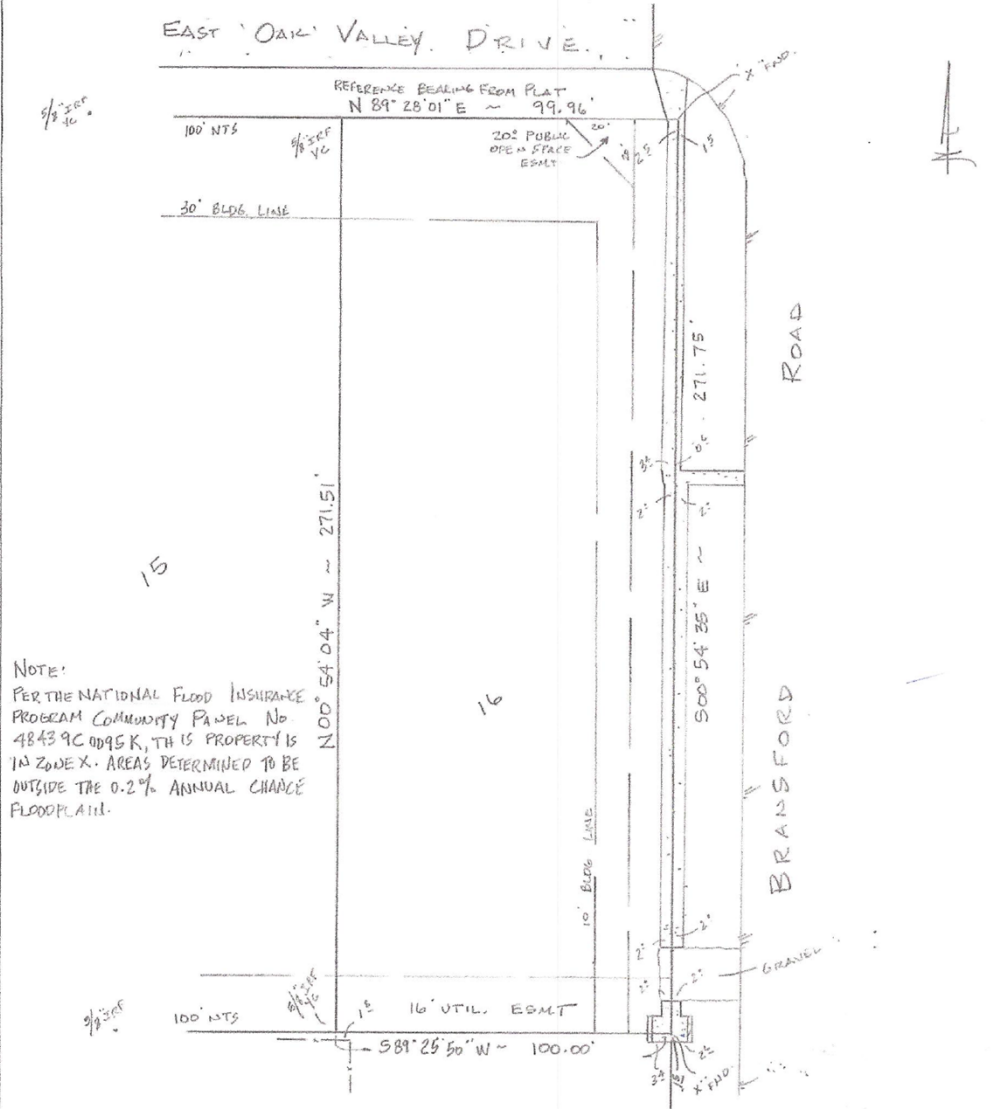
Attachment "A"



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

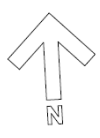
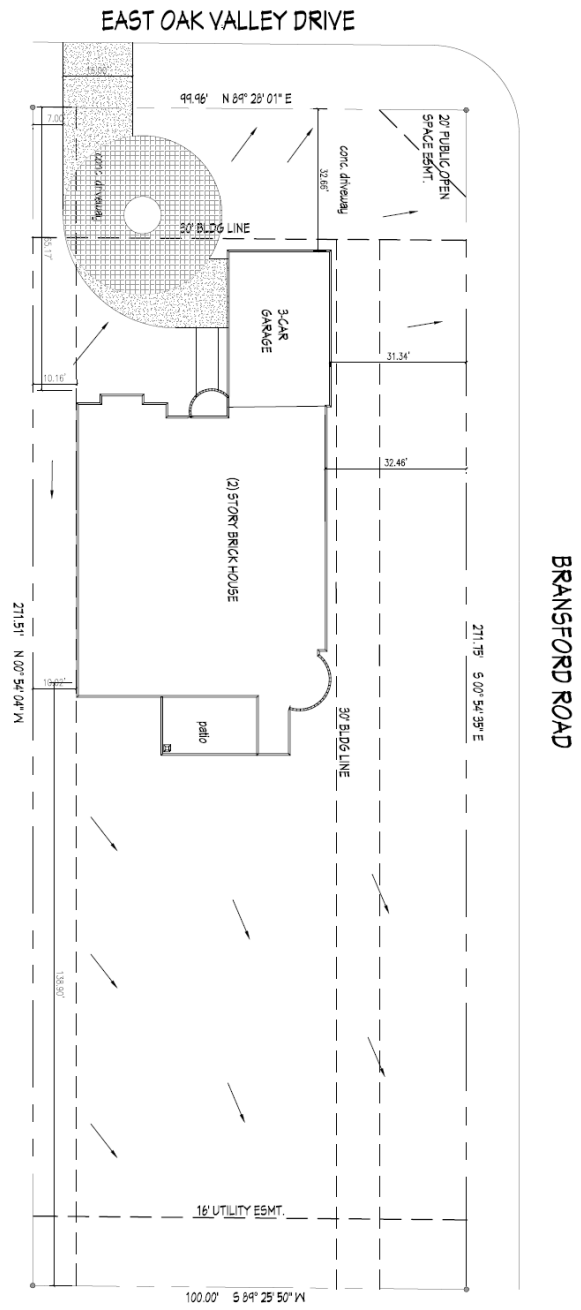
G.F. Number: 15506 FW	Title Company: ALLIANT
Certified to: NICHOLAS A. WIEGERSINK AND MELISSA J. McLOUIS LLP.	
Job Number: 12195b	Date: 10-17-16

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 PROJECTIONS.

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



LEGEND	
* 569.25	SPOT ELEVATION
—	SLOPE DIRECTION
GENERAL NOTE:-	
1.	4:1 MAX SLOPE
2.	1.5% MIN SLOPE
3.	ALL UTILITIES NOT STOP OR AFTER DRAINAGE



City of Colleyville City Council Agenda Briefing

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

Agenda Number 9

Agenda Date 12/6/2022

Type Report

Department City Secretary

Title

Planning and Zoning Commission Minutes - October 10, 2022

Planning and Zoning Commission Worksession Minutes - October 24, 2022

Attachments

1. Planning and Zoning Commission Minutes - October 10, 2022
2. Planning and Zoning Commission Worksession Minutes - October 24, 2022



City of Colleyville Planning and Zoning Commission Minutes

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

Monday, October 10, 2022

Executive Conference Room

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission Meeting was called to order by Chair Bevill on October 10, 2022, at 6:15 p.m.

Roll Call

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

Absent: Tim Raine

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

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

Chair Bevill adjourned the Planning and Zoning Commission Meeting at 6:28 p.m.

CALL MEETING TO ORDER CITY COUNCIL CHAMBERS

The City of Colleyville Planning and Zoning Commission Meeting was called to order by Chair Bevill on October 10, 2022, at 7:00 p.m.

Roll Call

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

Absent: Tim Raine

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

1. APPROVAL OF MINUTES

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

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

The motion was carried by the following vote:

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

2. PUBLIC HEARING AGENDA ITEMS

- 2a** Consideration of a Special Use Permit for a Massage Therapy use on a portion of Lot 18, Village at Colleyville Condos, located at 97 Village Lane, Suite 270, Case ZC22-034, REQUEST BY THE APPLICANT TO TABLE TO THE NOVEMBER 14, 2022 PLANNING AND ZONING COMMISSION MEETING

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

The motion was carried by the following vote:

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

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

Jacquelyn Reyff presented the item and briefed the Commission.

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

as a commercial property.

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

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

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

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

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

The motion was carried by the following vote:

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

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

Jacquelyn Reyff presented the item and briefed the Commission.

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

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

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

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

The motion was carried by the following vote:

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

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

Jacquelyn Reyff presented the item and briefed the Commission.

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

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

Staff answered questions of the Commission regarding acceptable drainage practices.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Commissioner Syed made a comment regarding density issues.

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

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

The motion was carried by the following vote:

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

Nay: 1 – Williamson

3. CITIZEN COMMENTS

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

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

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

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

4. ADJOURNMENT

The meeting adjourned at 9:35 p.m.

The minutes were written and prepared by:



Dakari Hill
Planner

The meeting minutes were approved on November 14, 2022 by a vote of 5-0.



City of Colleyville Planning and Zoning Commission Minutes

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

Monday, October 24, 2022

Executive Conference Room

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission Worksession Meeting was called to order by Chair Bevill on October 24, 2022, at 6:15 p.m.

Roll Call

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

Absent: Lawrence Williamson

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

Also Present: Attorney, Nicole Corr

2. WORKSESSION AGENDA ITMES

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

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

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

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

3. ADJOURNMENT

The meeting adjourned at 6:43 p.m.

The minutes were written and prepared by:

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

Dakari Hill
Planner

The meeting minutes were approved on November 14, 2022 by a vote of 5-0.

RESOLUTION R-22-4795

**A RESOLUTION APPROVING CITY COUNCIL ACTION
UNDER BUSINESS AT THE REGULAR CITY COUNCIL MEETING OF
DECEMBER 6, 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 6TH DAY OF DECEMBER 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