City of Colleyville
City Council
Agenda

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

Tuesday, December 20, 2022

WORKSESSION
5:00 PM
EXECUTIVE CONFERENCE ROOM
THIRD FLOOR

CALL TO ORDER

WS-1 Discussion of the exterior renovation project at the City Hall/Library Complex

WS-2 Discussion of Wayfinding Signage

WS-3 Review of Citizen Survey results

WS-4 Discussion of a Neighborhood Entrance Beautification Grant

WS-5 Discussion of the Eastpointe Terrace resolution modification

WS-6 Discussion of Resolution R-20-4563, electioneering regulations

WS-7 Discussion of the December 20, 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 551.071 - Legal - Consultation with the City Attorney regarding Eastpointe Terrace

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 Josh Anderson, Colleyville Presbyterian

PLEDGE OF ALLEGIANCE: Councilmember George Dodson

2. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-22-4796

3. 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 the Colleyville Heritage High School Panthers Volleyball team 5A state championship - Mayor Lindamood and the Panters Volleyball Team

Proclamation in recognition of Dr. David Arencebia, Colleyville Middle School Principal - Mayor Lindamood

Presentation of the American Planning Association, Texas Chapter Certificate of Achievement, Richard R. Lillie, FAICP Program for Planning Excellence awarded to the City of Colleyville - Mayor Lindamood, Community Development Director Ben Bryner, Planning Manager Jackie Reyff, and Planner Dakari Hill

4. CONSENT: READING AND PUBLIC HEARING - RESOLUTION R-22-4797

4a Approval of the minutes of the regular City Council meeting of December 6, 2022

4b Approval of an Interlocal Agreement and funding for the Metroport Teen Court Program

4c Approval of a three year Municipal and County Government Enterprise License Agreement (ELA), between the City of Colleyville and the Environmental Systems Research Institute, Inc. (ESRI), in an amount not to exceed $85,800, and authorizing the City Manager to execute the agreement

4d Approval of a Contract Services Agreement with Alderink Enterprises, Inc. dba CI Pavement, for the FY 2023 Miscellaneous Concrete Repair, in an amount not to exceed $600,000, inclusive of a contingency amount of $35,000, and authorizing the City Manager to execute the agreement

5. ITEMS NOT FOR CITY COUNCIL ACTION

5a Monthly Financial Report - November 2022

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

6a 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

6b 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

6c 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

6d 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

7. TABLED ORDINANCE(S): SECOND READING AND PUBLIC HEARING

7a Ordinance O-22-2211

CITY COUNCIL PLANS TO REMOVE THIS ITEM FROM THE TABLE FOR DISCUSSION

Consideration of a zoning change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01, 2A01B, 2A07A, and 2A07A1, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, Lot 1A, Block 1, Westcoat Estates, and Lots 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6409, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

8. RESOLUTION(S): READING AND PUBLIC HEARING

8a Resolution R-22-4798

Consideration of the abandonment of four and a half feet of an existing twelve foot drainage and utility easement for Lot 8, Block B, Westmont Addition, located at 6812 Hillier Court, Case GC22-016

8b Resolution R-22-4799

Consideration of variances to the provisions of Section 3.24.G, Schedule of District Regulations of the Land Development Code, specifically for the front setback in the R-40 Single Family Residential district, for Lot 1, Block 1, F. P. Powell Addition, located at 2203 Oak Knoll Court, Case VC22-012

8c Resolution R-22-4800

A resolution changing the dates of regular City Council Meetings in July, September, October, and November 2023

9. CITIZEN COMMENTS

10. REPORTS

Library Board Minutes - October 10, 2022
Sign Board of Appeals Minutes - November 8, 2022
Planning and Zoning Commission Minutes - November 14, 2022
Planning and Zoning Commission Worksession Minutes - November 28, 2022

11. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, DECEMBER 20, 2022 - READING AND PUBLIC HEARING - RESOLUTION R-22-4801

12. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards *Friday, December 16, 2022* by 5:00 p.m.

Christine Loven, TRMC
City Secretary

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

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

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

City of Colleyville
City Council
Agenda Briefing

City Hall
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Agenda Number WS-1 **Agenda Date** 12/20/2022
Type Worksession
Department Public Works

Title
Discussion of the exterior renovation project at the City Hall/Library Complex

Explanation
The item will provide discussion for staff to receive City Council recommendations for the paint selection of City Hall and the Library associated with the exterior renovation project. The exterior renovations include the repair and repainting of exterior walls and trim, cleaning, repair and resealing limestone and mortar, removal and replacement of exterior sealants, refinishing steel railings, re-staining wood soffits and trim, and repainting metal doors and frames.

Attachments
1. City Hall Paint Colors Presentation

Exterior Renovation Project at the City Hall/Library Complex

City Council Worksession
December 20, 2022

EXISTING PAINT

MOCKUP

RENWICK ROSE BEIGE

RENWICK ROSE BEIGE
CUT 20% WITH WHITE

CARRIBEAN CORAL

NUTHATCH

COPPER MOUNTAIN

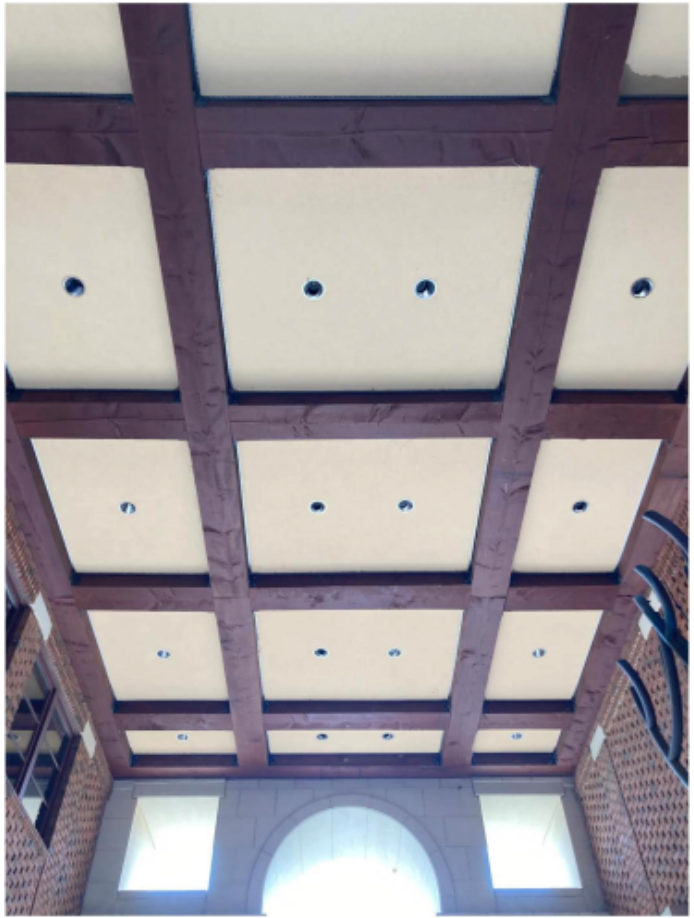
DOUBLE LATTE

SPICED CIDER

TREE BRANCH

WHEAT PENNY

SOFT APRICOT



DIVINE WHITE

NEUTRAL OFF WHITE COLOR TO BE PAINTED ON ALL WHITE SOFFITS, CEILINGS, & DOME.

Questions and Discussion

City of Colleyville
City Council
Agenda Briefing

City Hall
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Agenda Number WS-2 **Agenda Date** 12/20/2022
Type Worksession
Department City Manager

Title
Discussion of Wayfinding Signage

Explanation
This agenda item provides for discussion of wayfinding signage. Updates based on the feedback from the June 7, 2022 City Council Worksession will be presented.

Attachments
1. Wayfinding Presentation

SH26

Colleyville Wayfinding

December 20, 2022
Project: 18023

COUNCIL MEETING RECAP
JUNE 2022

June 2022 Council Feedback:

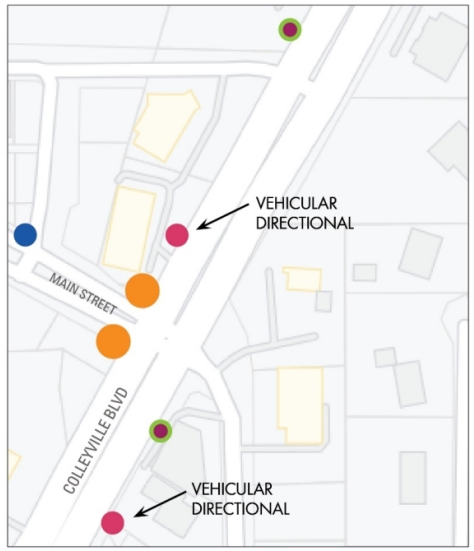
1. Prefer vehicular directional signage option 1 including:
    - Goudy *font*
    - *Navy blue coloring*
    - *Monogram Option A*

2. Pricing for illuminated and non-illuminated sign

3. Options for vehicular events signage

4. Park signage options
    - Options that match vehicular directional
    - Options that match stone in corridor

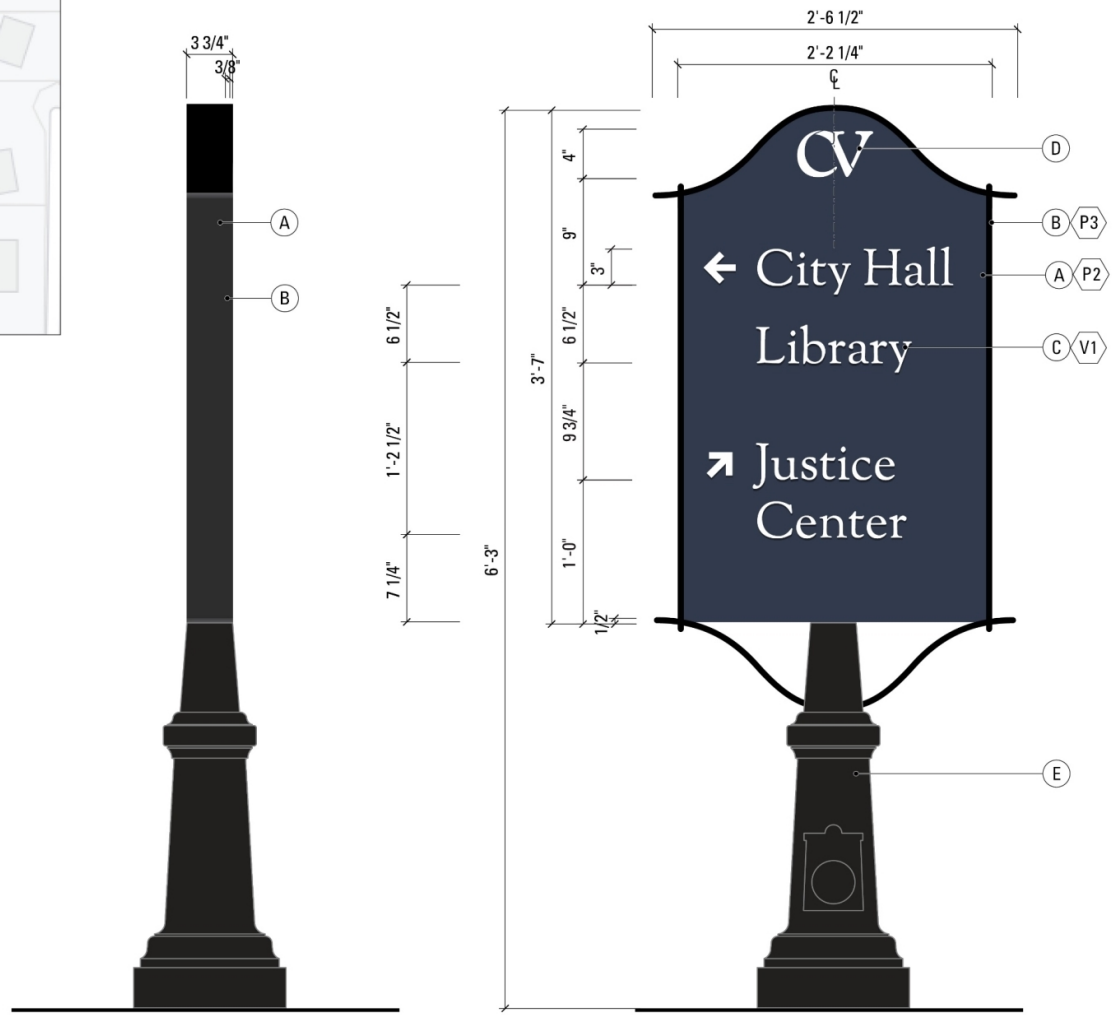
5. Design updates to Main Street Gateway



MAP KEY

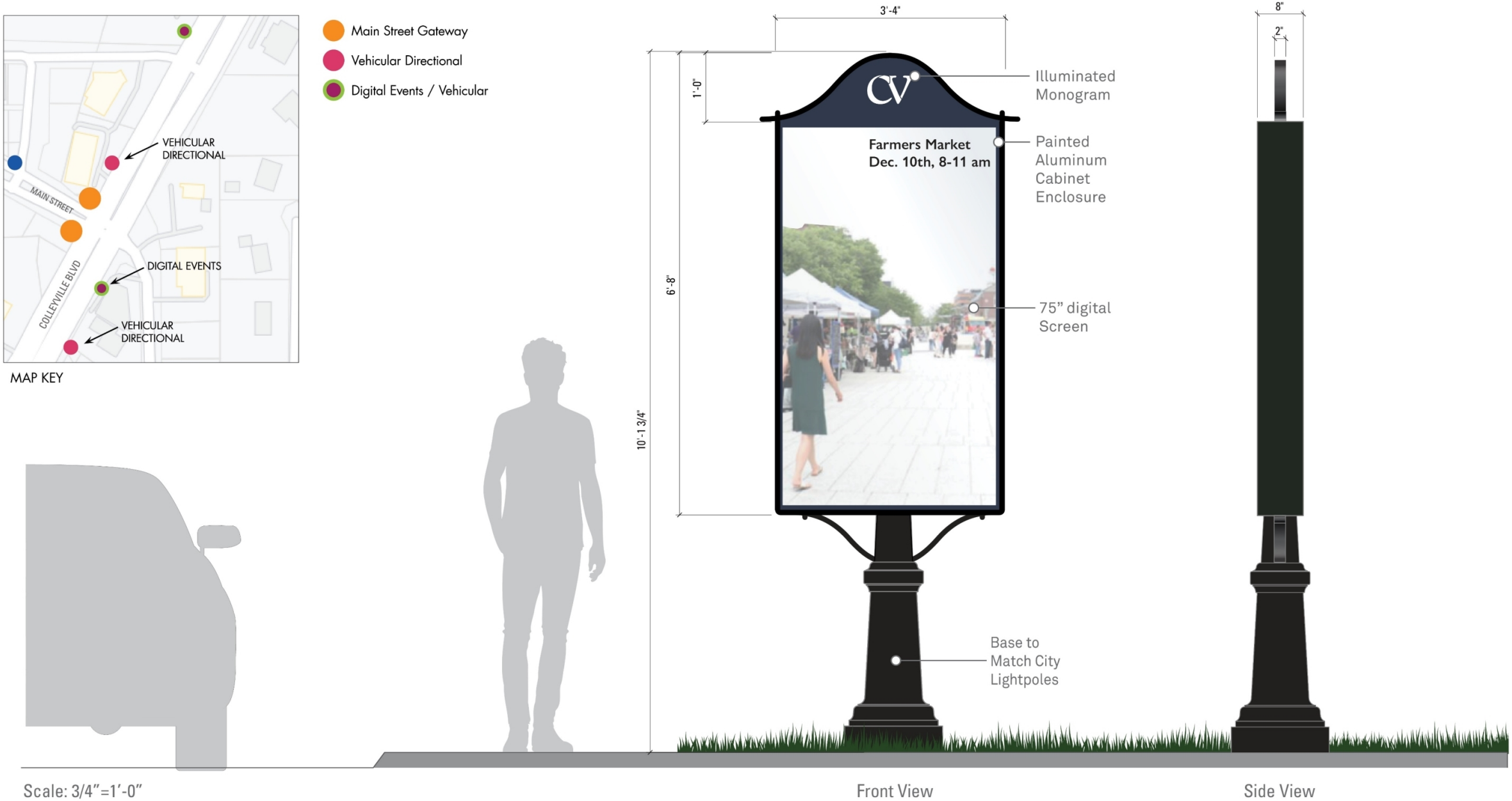
- Main Street Gateway
- Vehicular Directional
- Digital Events / Vehicular

- ALUMINUM SIGN
- BASE TO MATCH LIGHT POLES
- GOUDY FONT



MAP KEY

- Main Street Gateway
- Vehicular Directional
- Digital Events / Vehicular



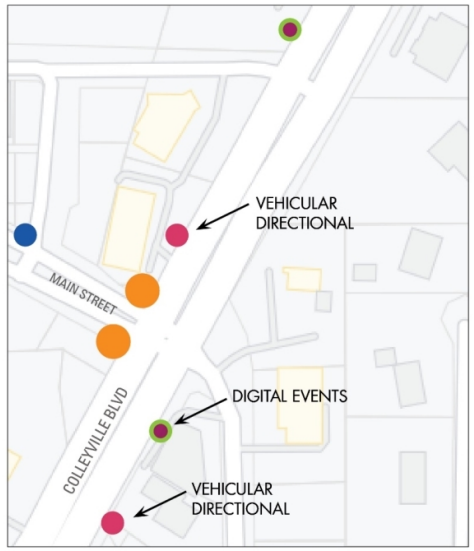
Scale: 3/4"=1'-0"

Front View

Side View

COLLEYVILLE WAYFINDING | Citywide Vehicular Events Directory, Vertical - Option 1A

December 20, 2022
Project: 18023



MAP KEY

- Main Street Gateway
- Vehicular Directional
- Digital Events / Vehicular

Scale: 3/4"=1'-0"

Front View

Side View

COLLEYVILLE WAYFINDING

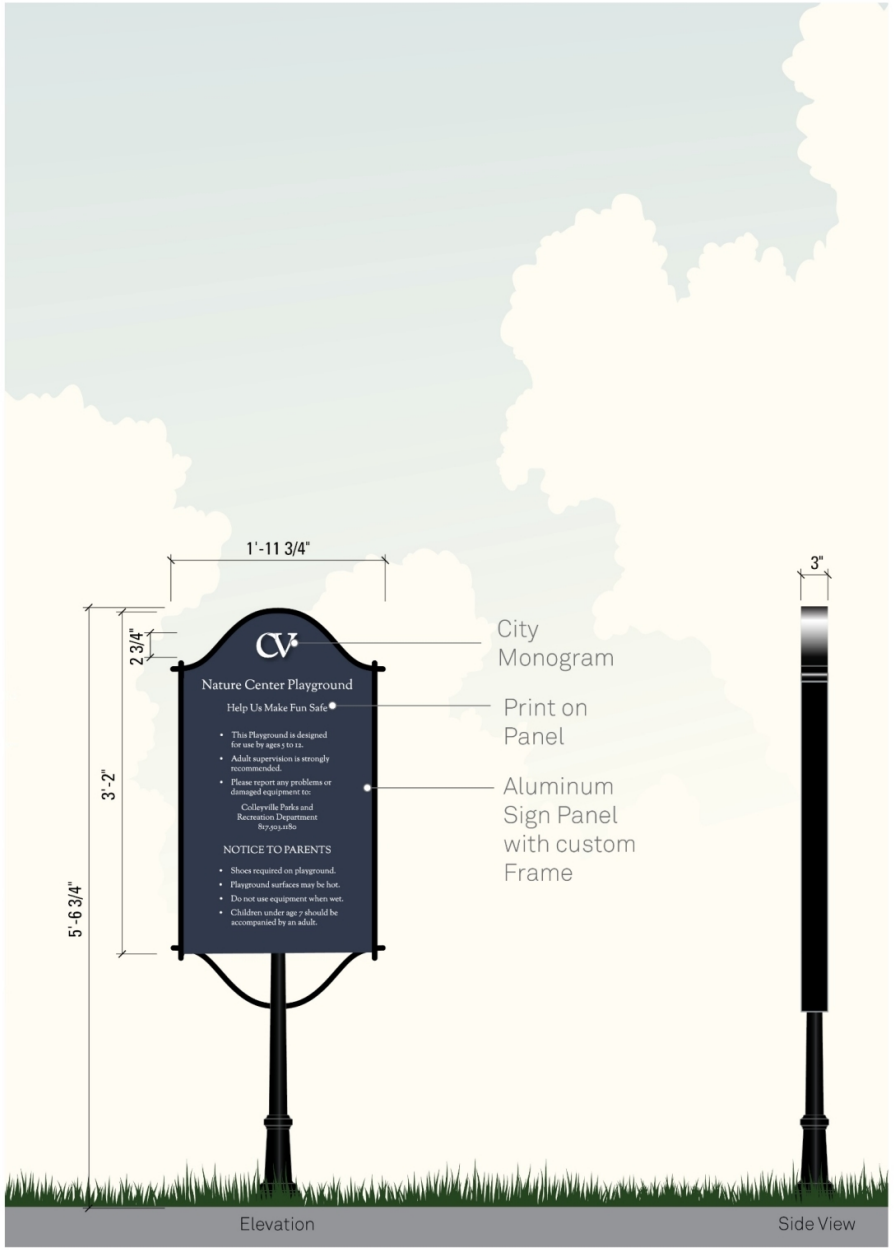
Citywide Vehicular Events Directory, Horizontal - Option 1B

December 20, 2022
Project: 18023

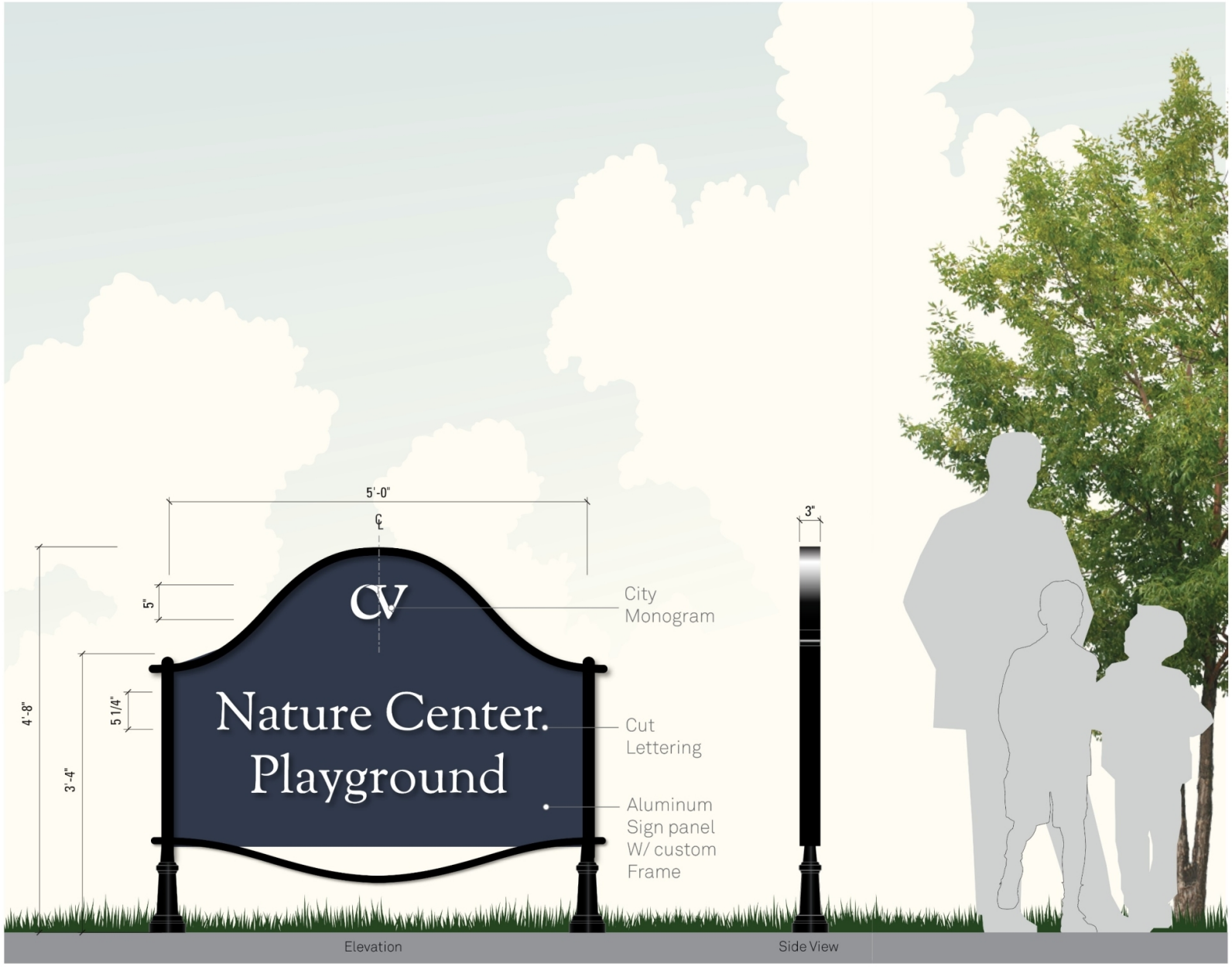
CITY OF COLLEYVILLE TEXAS

SQPEG

MESA



Park Rules Sign - Option 1



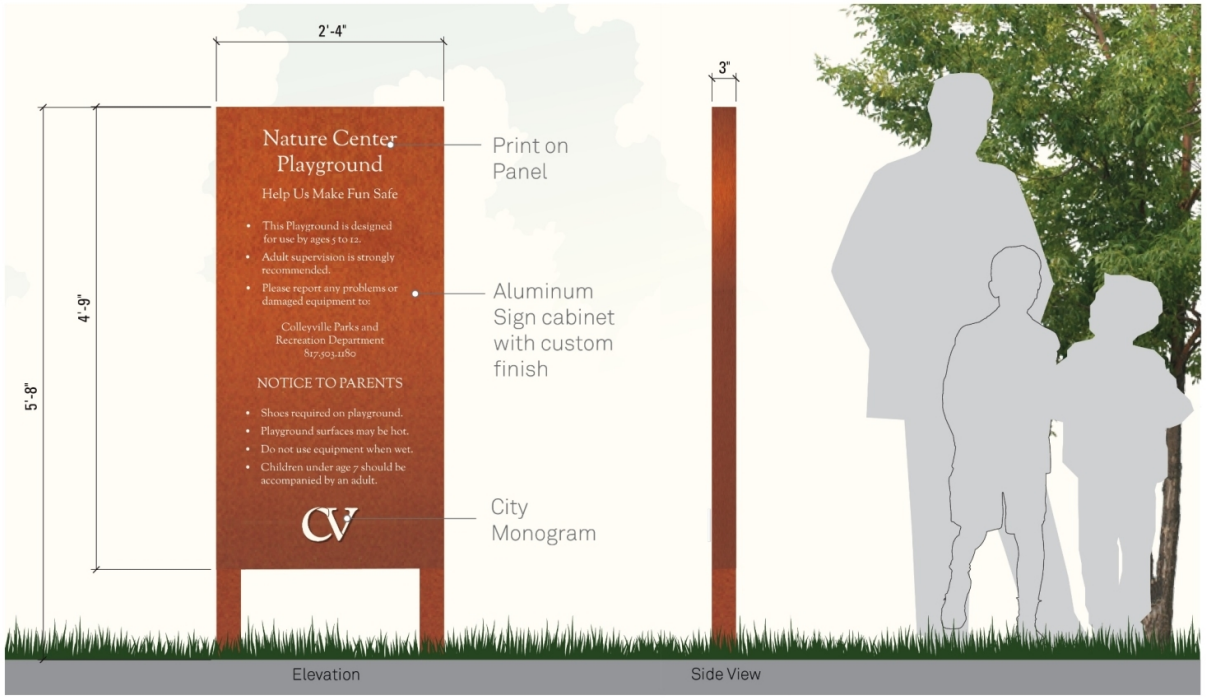
Park ID Sign - Option 1

COLLEYVILLE WAYFINDING

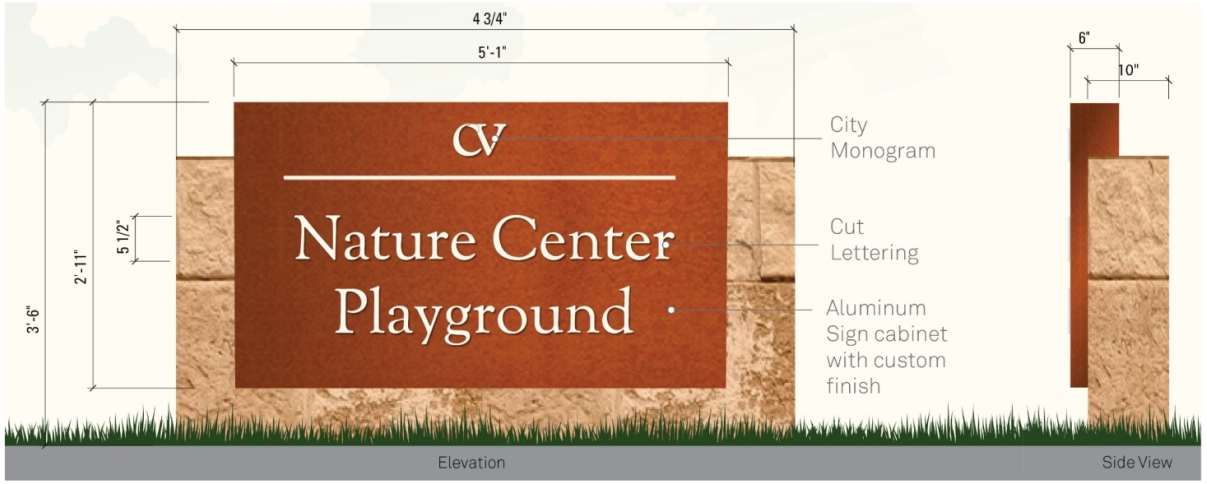
Park Rules and ID Signs - Option 1 Alternatives

December 20, 2022
Project: 18023

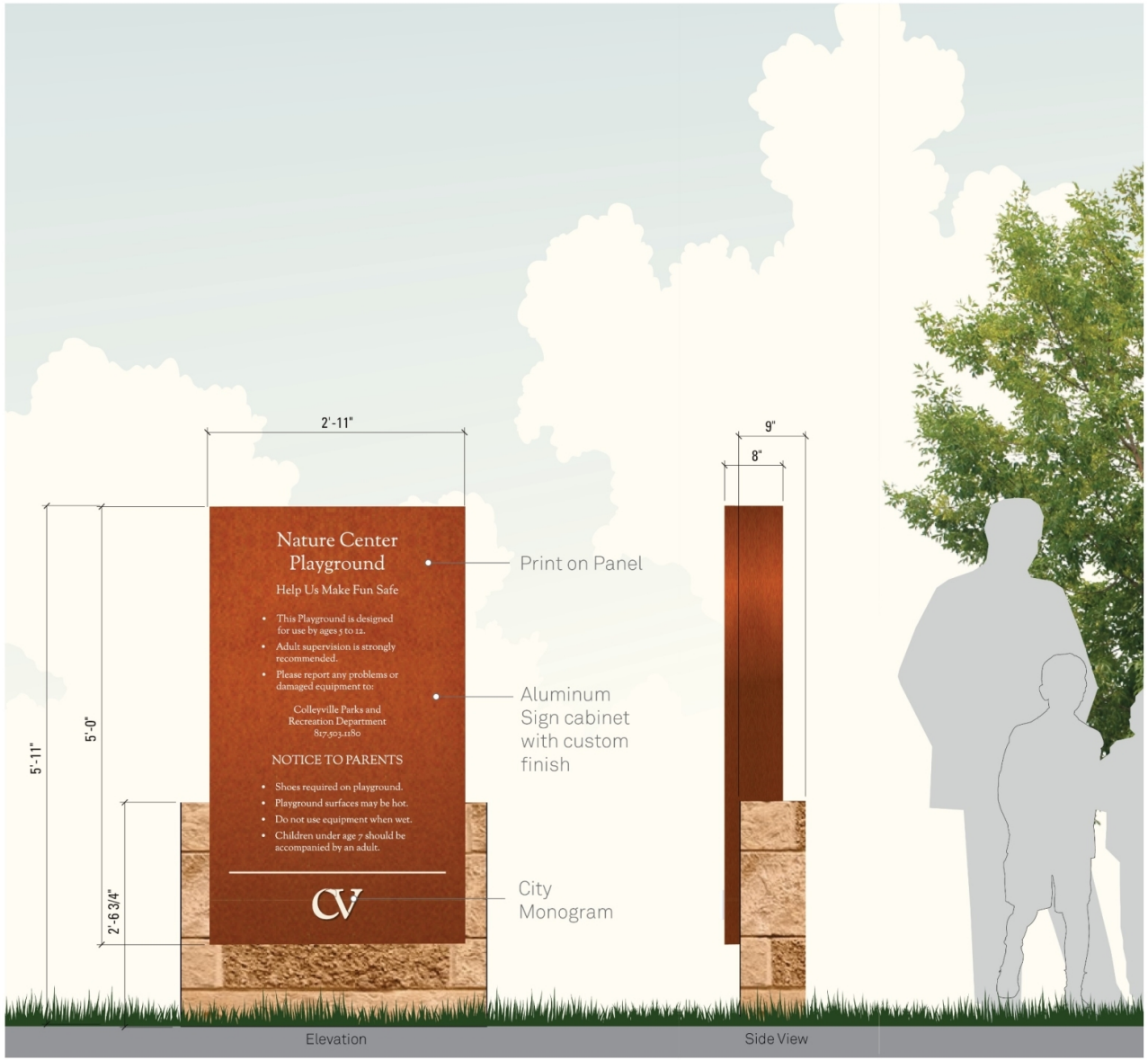
CITY OF COLLEYVILLE TEXAS · SQPEG · MESA



Park Rules Sign - Option 2B



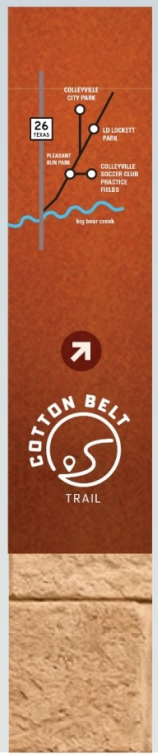
Park ID Sign - Option 2



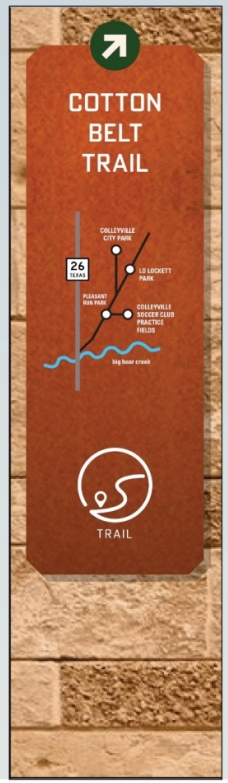
Park Rules Sign - Option 2A

- ALUMINUM SIGN PAINTED FAUX CORTEN
- APPLIED LASER CUT LETTERING

- STONE TO MATCH CORRIDOR
- ALUMINUM SIGN PAINTED FAUX CORTEN
- APPLIED LASER CUT LETTERING



- STONE TO MATCH CORRIDOR
- ALUMINUM SIGN PAINTED FAUX CORTEN
- APPLIED LASER CUT LETTERING



COLLEYVILLE WAYFINDING

Citywide Park Trails Signs - Option 2 Reference

December 20, 2022
Project: 18023

CITY OF COLLEYVILLE TEXAS

SQPEG

MESA

DISCUSSION

City of Colleyville
City Council
Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
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Agenda Number WS-3 **Agenda Date** 12/20/2022
Type Worksession
Department City Manager

Title
Review of Citizen Survey results

Explanation
This agenda item provides for a review and discussion of the 2022 Citizen Survey results.

Attachments
1. 2022 Citizen Survey Results Presentation

2022 City of Colleyville Citizen Survey

City Council Worksession

December 20, 2022

NATIONAL SERVICE RESEARCH
MARKET RESEARCH

Research Methodology

Survey Administration

- Consultant: Andrea Thomas, Owner, National Service Research

Responses/Margin of Error – 95% confidence level

- 2022 Survey: 1,841 responses (all online) +/-2.1%)
- 2019 Survey: 1,317 responses (all online) (+/-2.9%)
- 2017 Survey: 907 responses (all online) (+/- 3.3%)
- 2014 Survey: 1,323 responses (825 mail; 498 online) (+/- 3%)
- 2012 Survey: 1,665 responses (1,070 mail; 595 online) (+/-2.5%)
- 2010 Survey: 1,677 responses (1,412 mail; 265 online) (+/-2.5%)

Research Methodology

Technical Notes

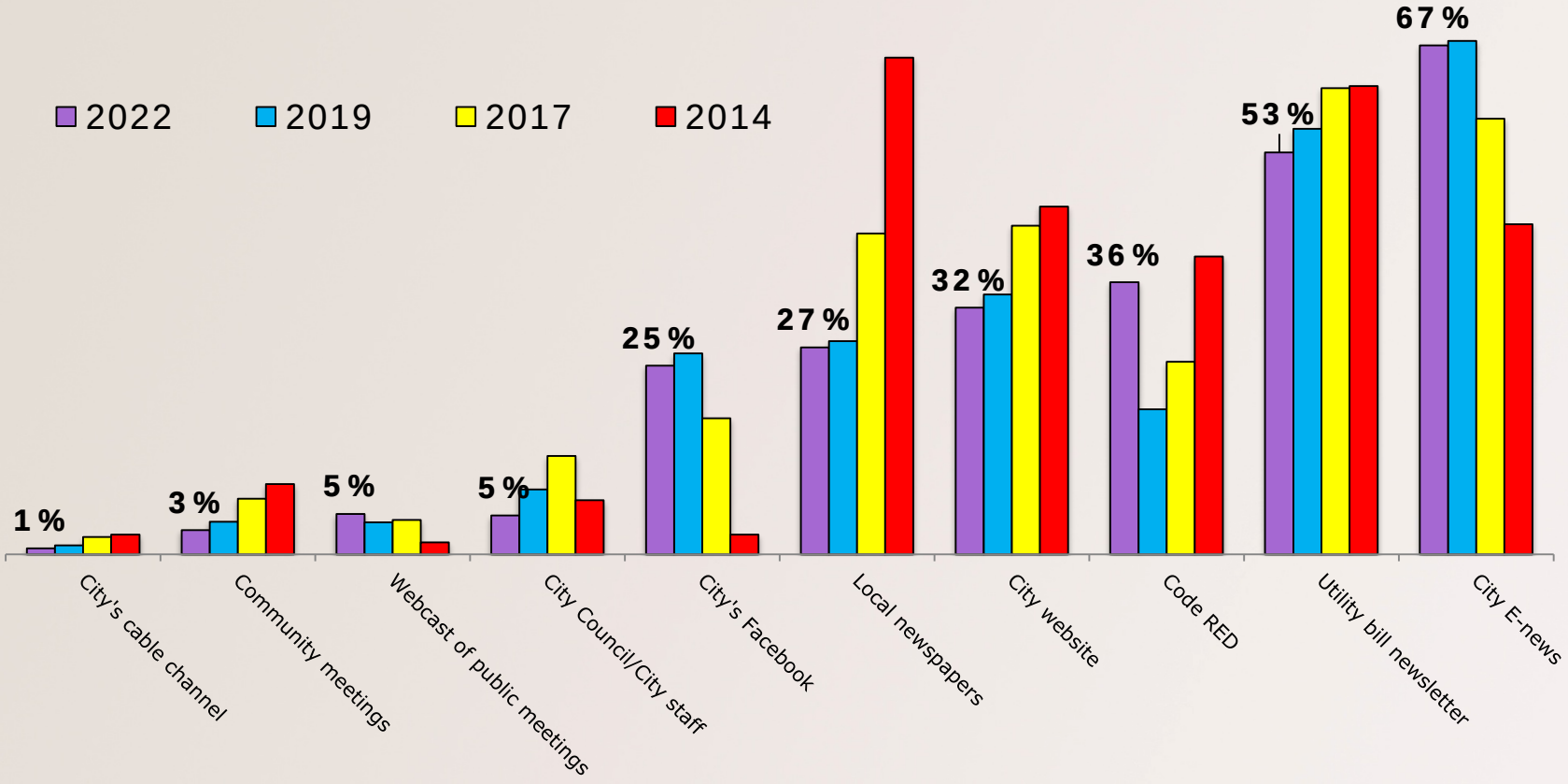
- Responses provided a margin of error of plus or minus 2.1% at a 95% confidence level
- All questions were optional to answer, therefore, the base number of respondents on each question varied

Context

- Results presented are for all respondents and are not cross-tabulated by demographics herein; this data is available if needed
- No opinion responses removed for accurate comparison to prior years on questions with multi-year comparison

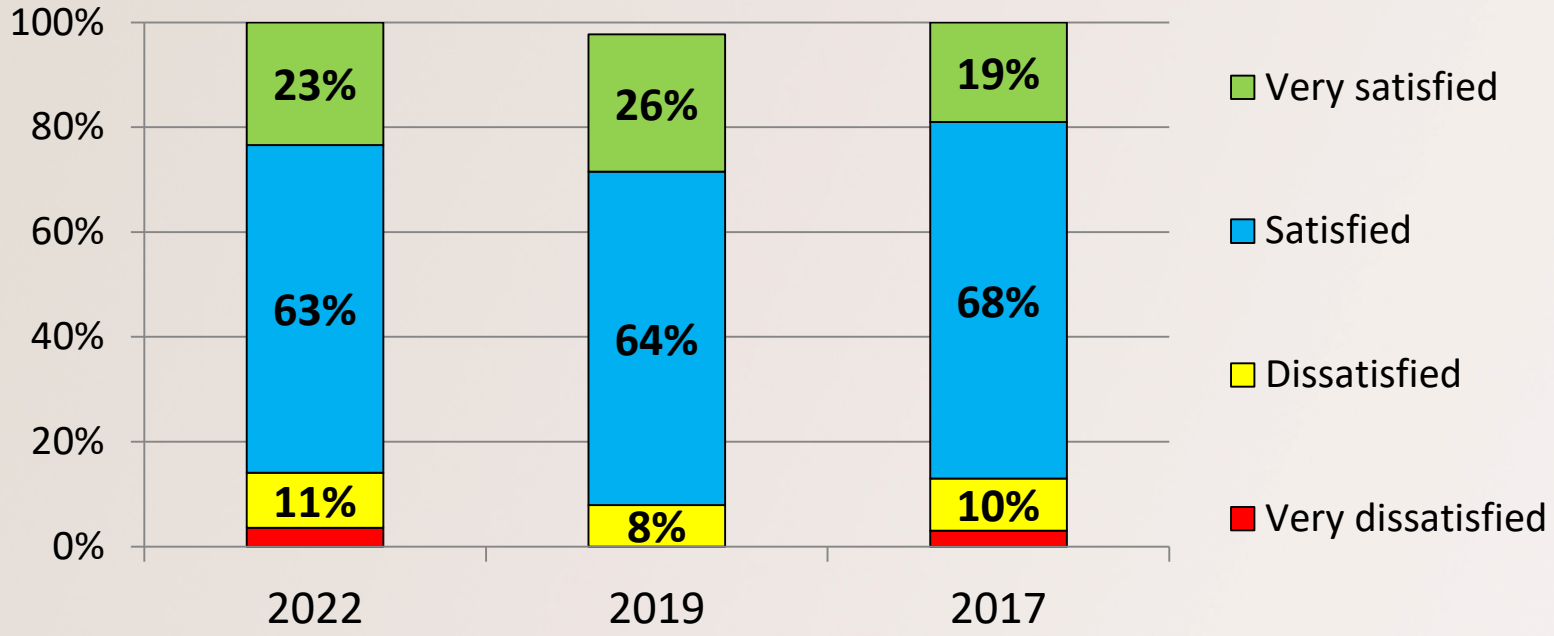
Communication Preferences

1a. How do you currently get information about the City of Colleyville?



Satisfaction with Communication

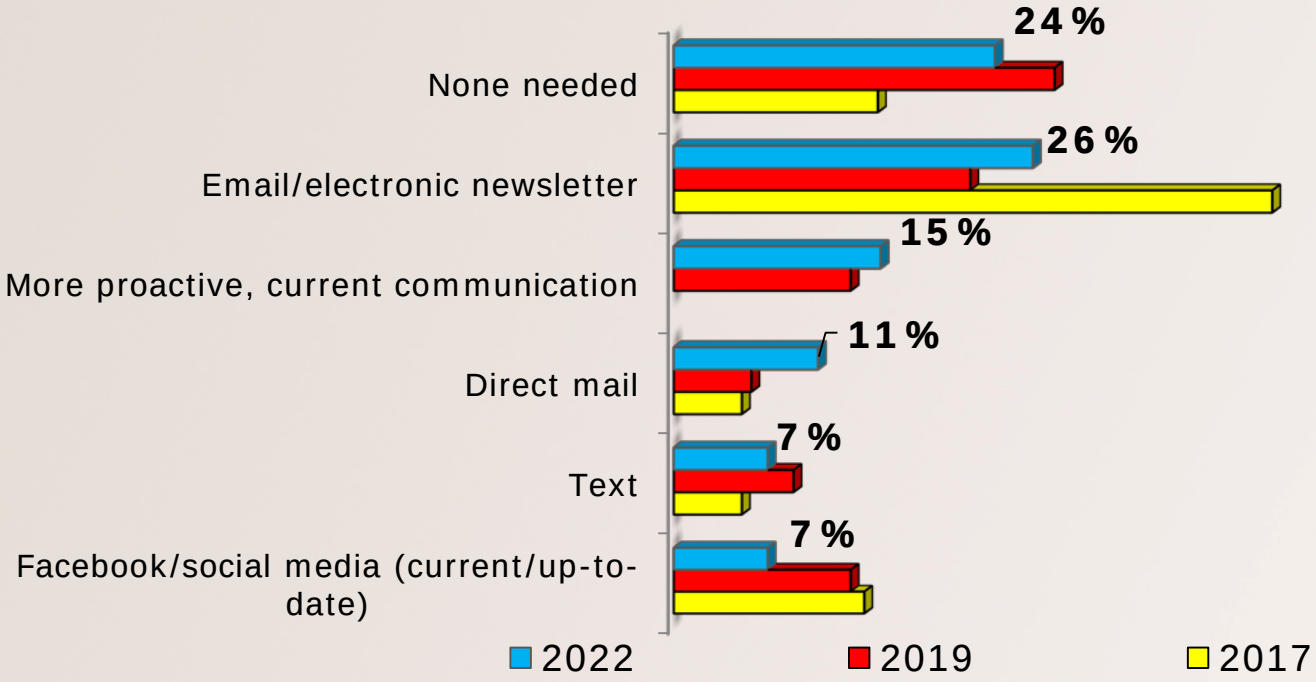
1b. Please indicate your level of satisfaction with the following: Keeping citizens informed about City business



Newly worded question in 2014 Citizen Survey; prior survey data not comparable

Other Communication Needs

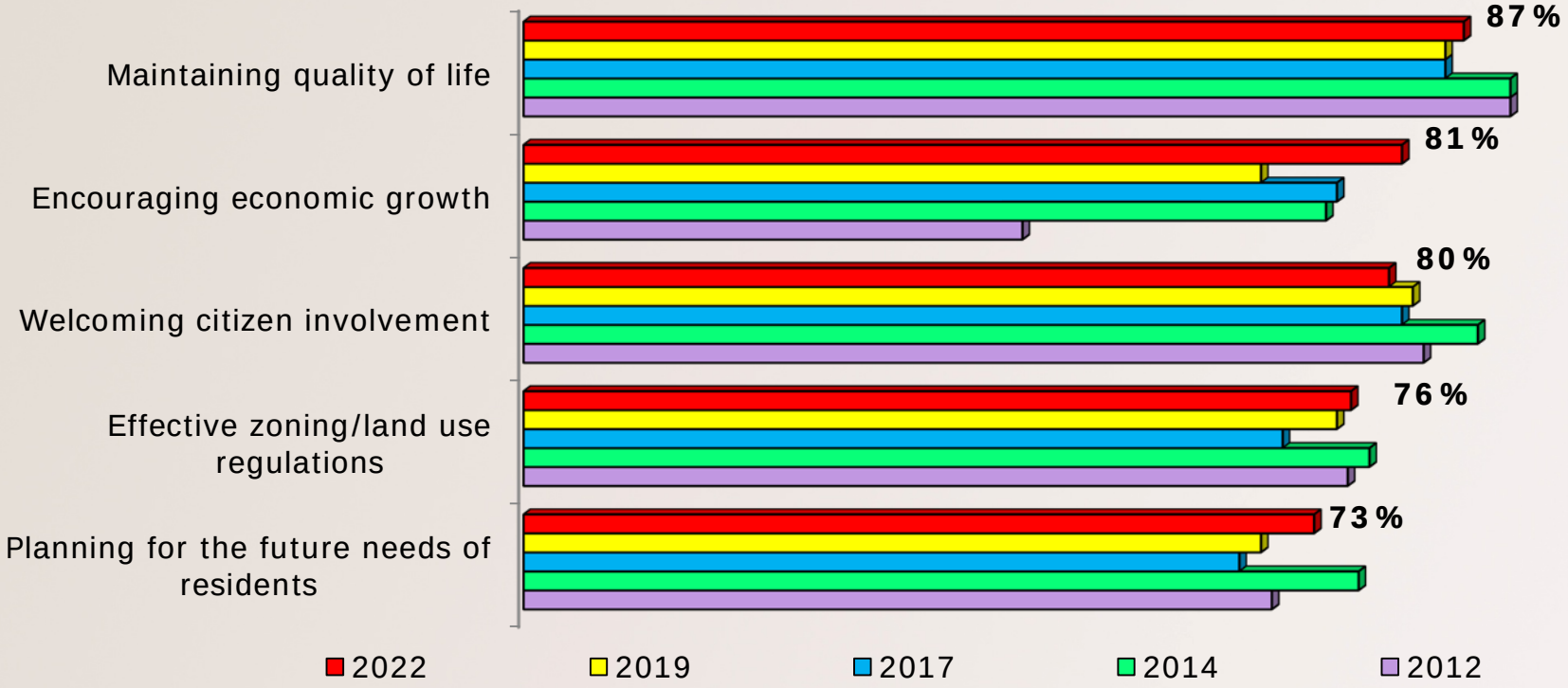
1c. Are there other ways you would like the City of Colleyville to communicate with you?



Satisfaction with City Performance

2. How satisfied are you with the City of Colleyville's performance for each of the following areas?

COMBINED PERCENTAGES: VERY SATISFIED/SATISFIED (Excludes "No Opinion" responses)



Satisfaction with City Performance

2. How satisfied are you with the City of Colleyville's performance for each of the following areas?

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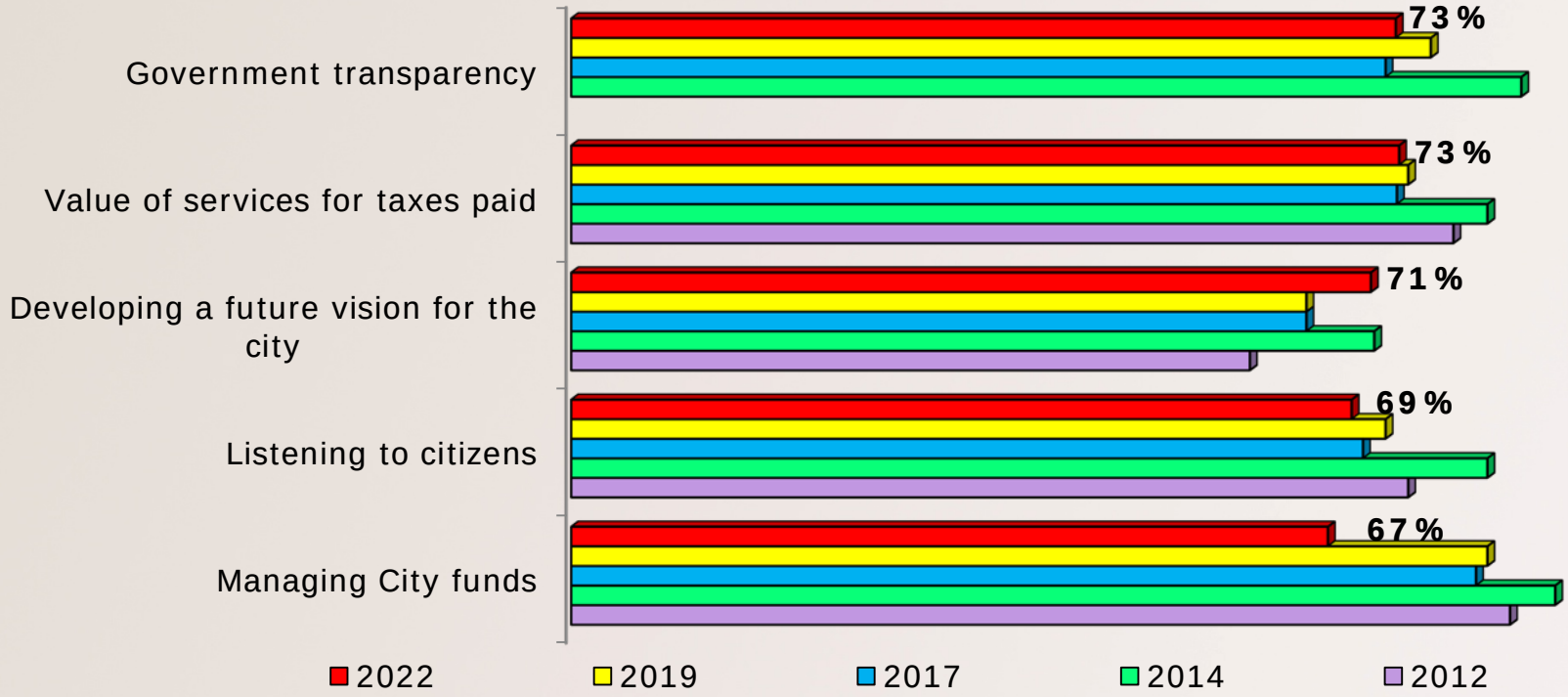
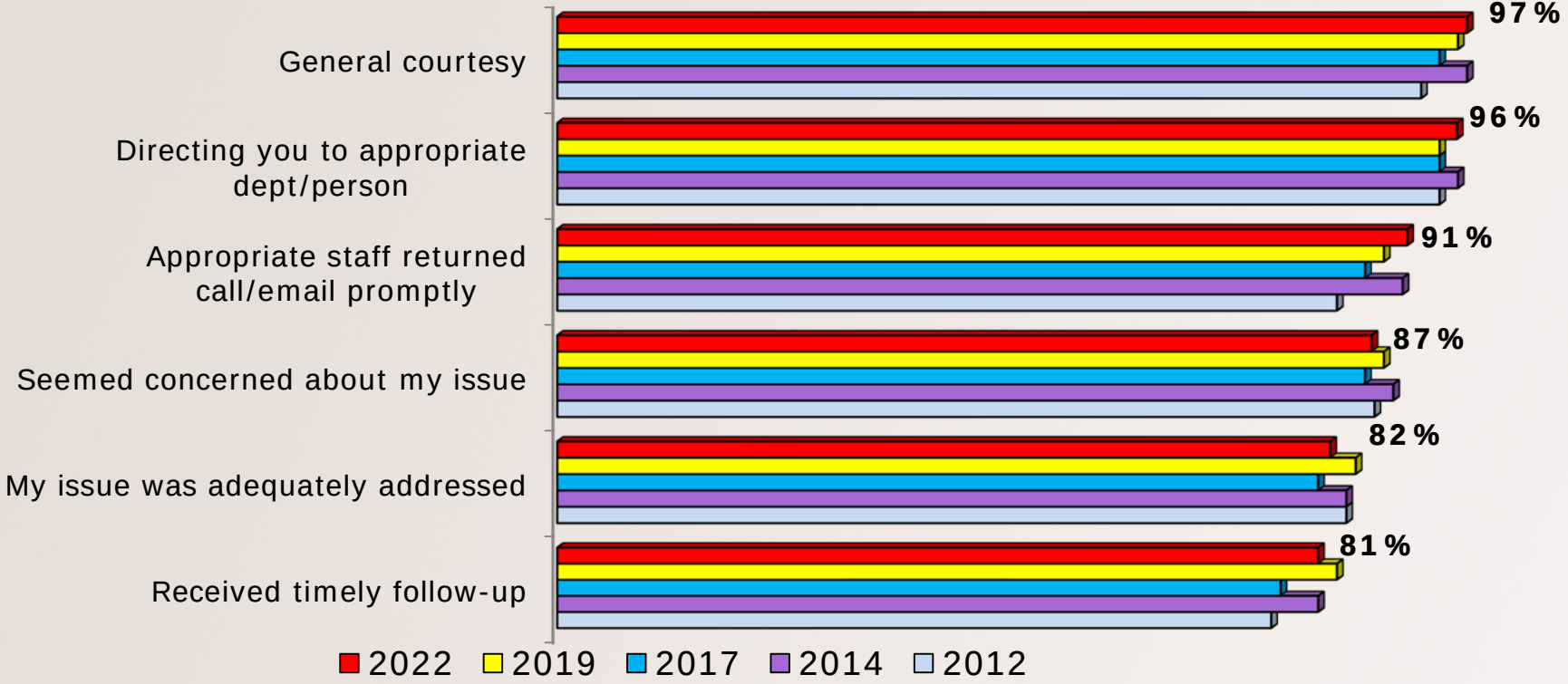


City Employee Contact

3. If you have had contact with a City of Colleyville employee within the past year, how satisfied were you with the following?

COMBINED PERCENTAGES: VERY SATISFIED/SATISFIED (Excludes "No Opinion/NA")



Quality of Life

4a. How satisfied are you with the overall quality of life in Colleyville:

(Excludes “No Opinion” responses)

Quality of Life

4a. Please indicate your level of satisfaction with Colleyville(s):

(Excludes "No Opinion" responses)

*Percentages in **RED** indicate **90%** or more responding very satisfied or satisfied*

		Satisfaction			
Very satisfied + satisfied	Quality of Life in Colleyville - 2022	Very Satisfied %	Satisfied %	Dissatisfied %	Very Dissatisfied %
98%	Overall safety of Colleyville	64%	34%	2%	* %
95%	As a place to live	61	34	4	1
95%	Overall quality of life	51	44	4	*
93%	As a place to raise a family	60	33	5	2
92%	Appearance of your neighborhood	47	45	7	1
91%	Overall quality of city services	40	51	8	1
86%	Overall appearance of Colleyville	37	49	12	2
84%	As a place to retire	42	42	11	5
83%	Overall image/reputation	46	37	10	7
82%	As a place to work	38	44	13	5
78%	As a place to do business	34	44	16	6

* Less than 1%

Quality of Life

4a. Please indicate your level of satisfaction with Colleyville(s):

(Excludes "No Opinion" responses)

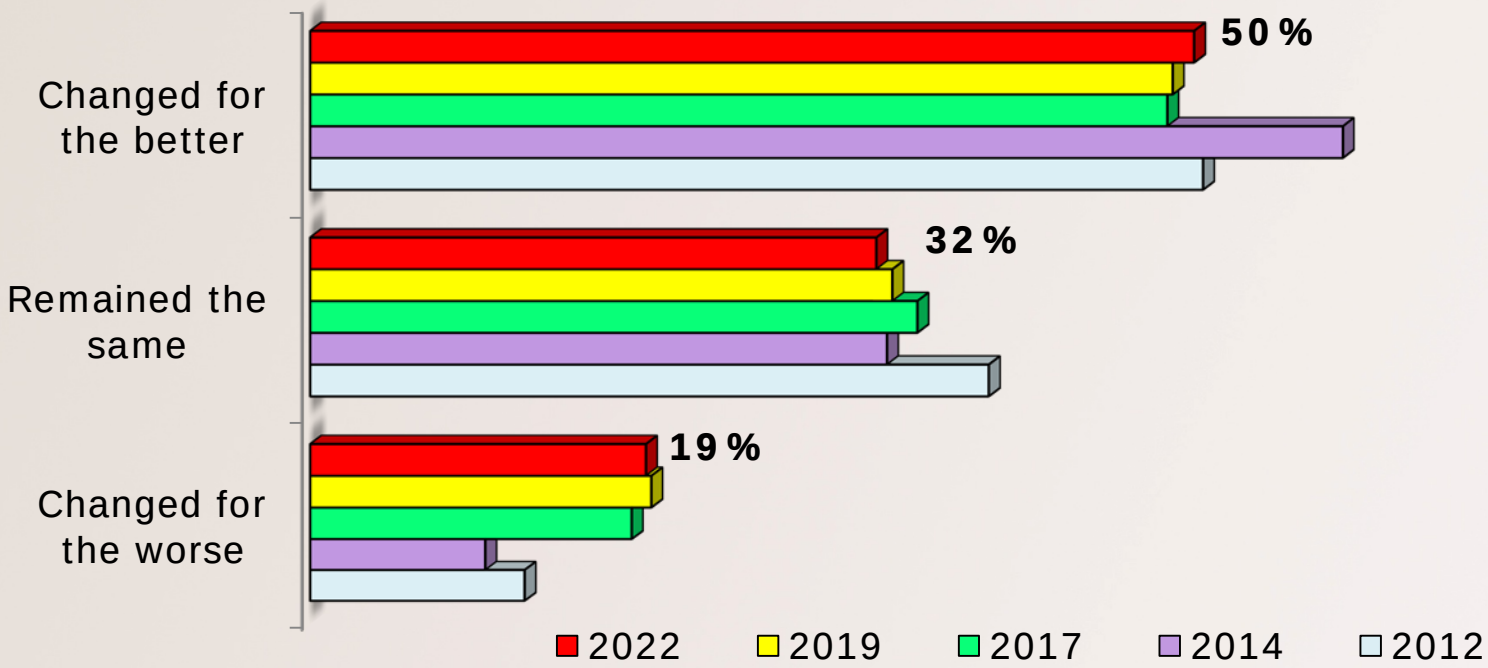
		Satisfaction		
Quality of Life in Colleyville	2022 Very satisfied + satisfied	2019 Very satisfied + satisfied	2017 Very satisfied + satisfied	2014 Very satisfied + satisfied
Overall safety of Colleyville	**98%**	97%	96%	--
As a place to live	95	97	98	--
Overall quality of life	95	95	97	--
As a place to raise a family	93	98	98	97
Appearance of your neighborhood	**92**	91	91	93
Overall quality of city services	**91**	90	89	--
Overall appearance of Colleyville	**86**	82	81	83
As a place to retire	**84**	79	80	--
Overall image/reputation	83	87	90	--
As a place to work	**82**	75	81	--
As a place to do business	**78**	64	76	--

-- Indicated this question was not asked in 2014

Quality of Life

4b. During the time you have lived here, do you think that as a community Colleyville has:

(Excludes "No Opinion" responses)

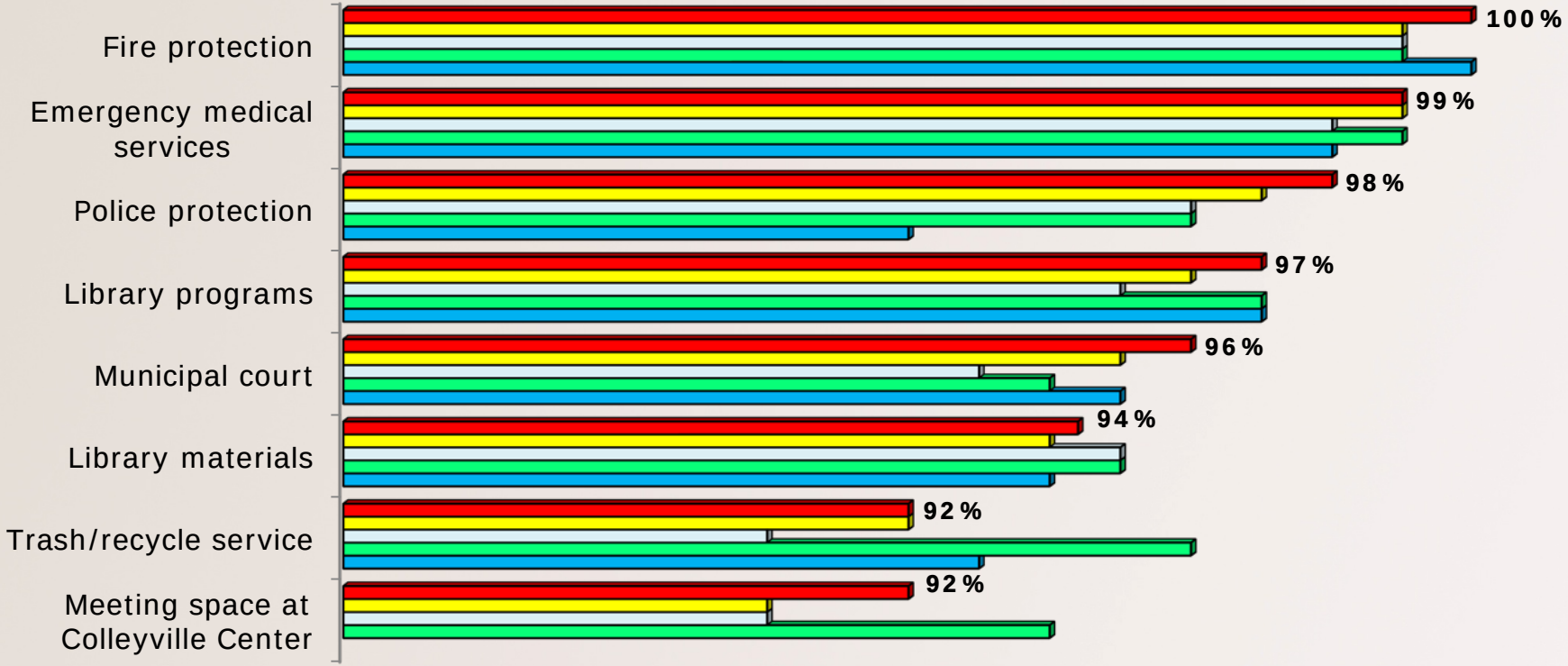


2012/2010 Question: During the time you have lived here, do you think that as a community, Colleyville has improved, remained the same, declined?)

Satisfaction with City Services

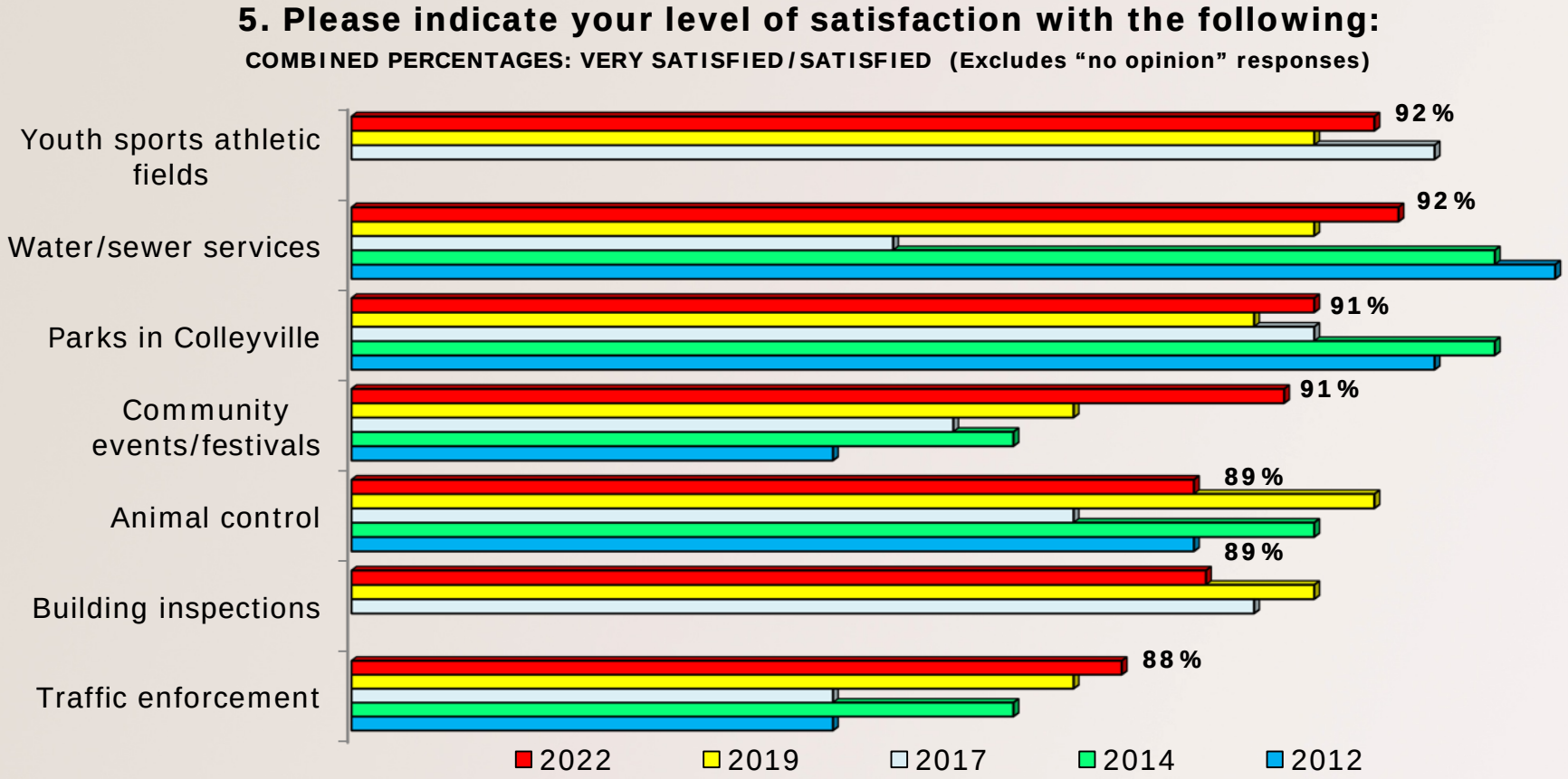
5. Please indicate your level of satisfaction with the following:

COMBINED PERCENTAGES: VERY SATISFIED/SATISFIED (Excludes "no opinion" responses)



2012/2010 Question: Please rate your satisfaction with the following services regarding:

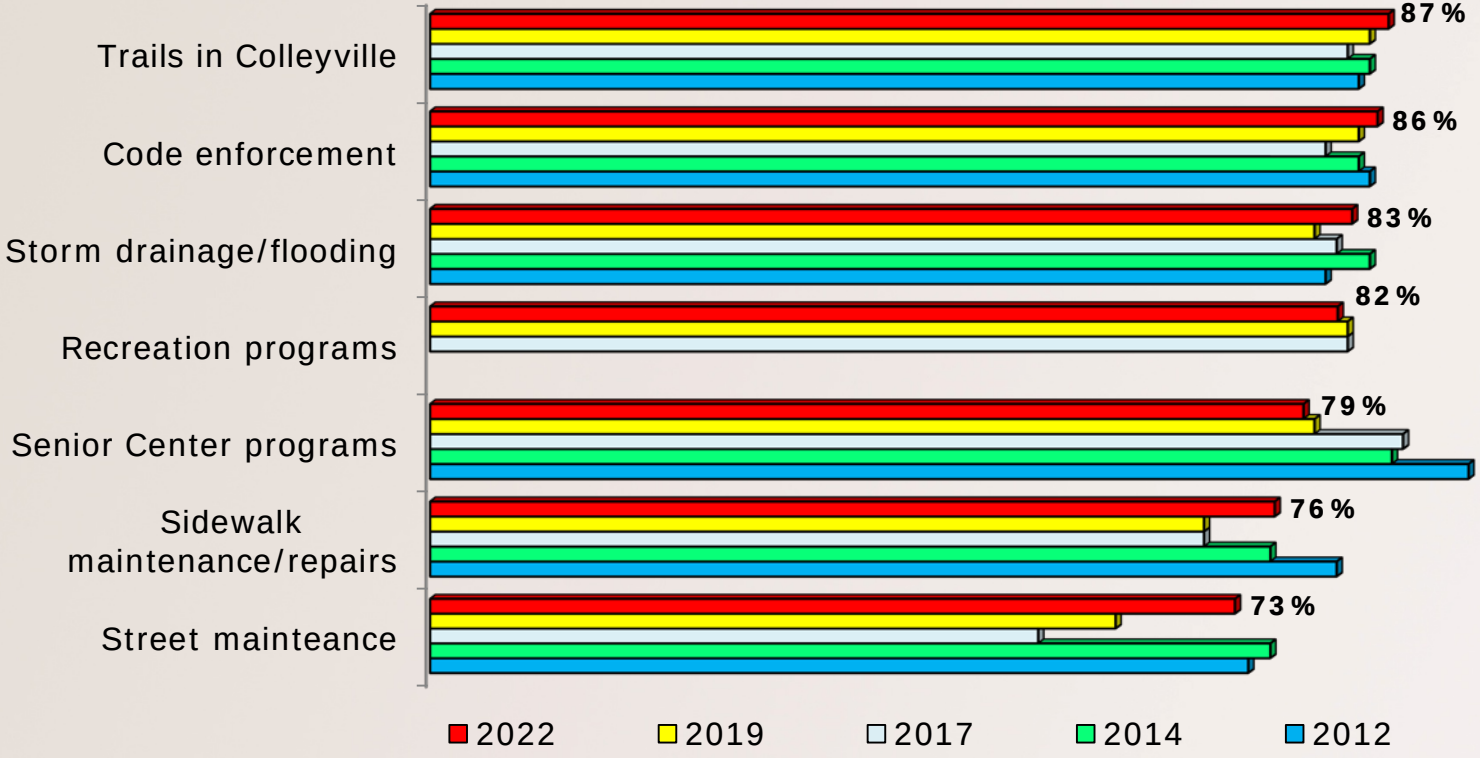
Satisfaction with City Services



Satisfaction with City Services

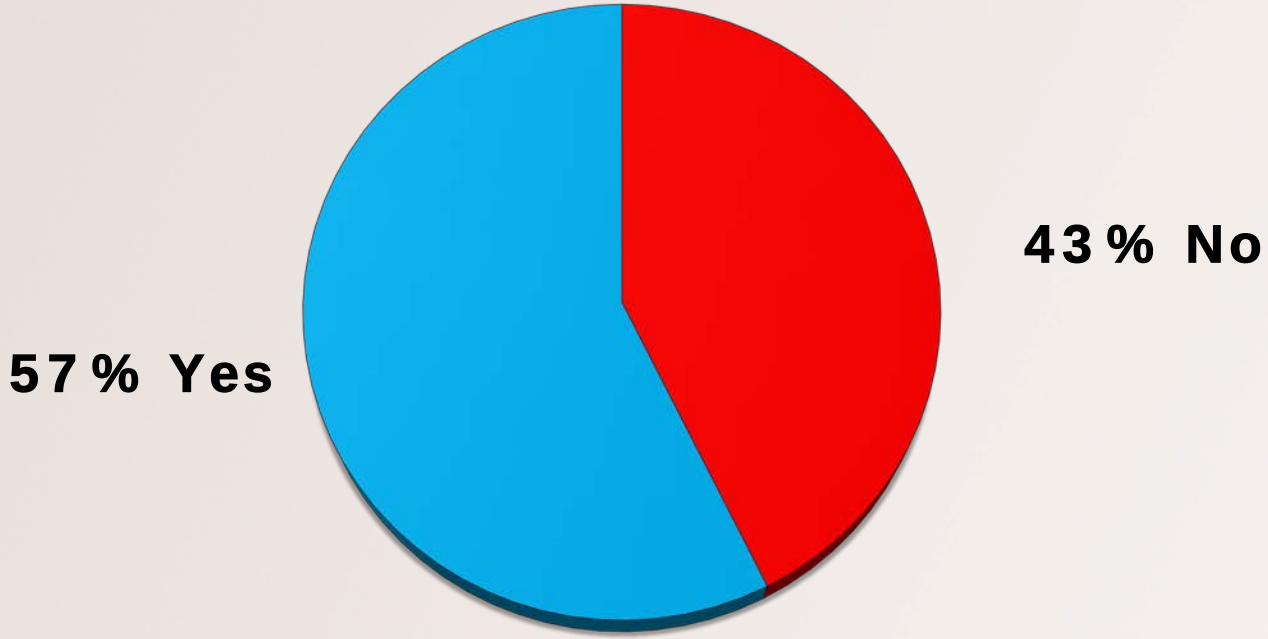
5. Please indicate your level of satisfaction with the following:

COMBINED PERCENTAGES: VERY SATISFIED/SATISFIED (Excludes "no opinion" responses)



Economic Development

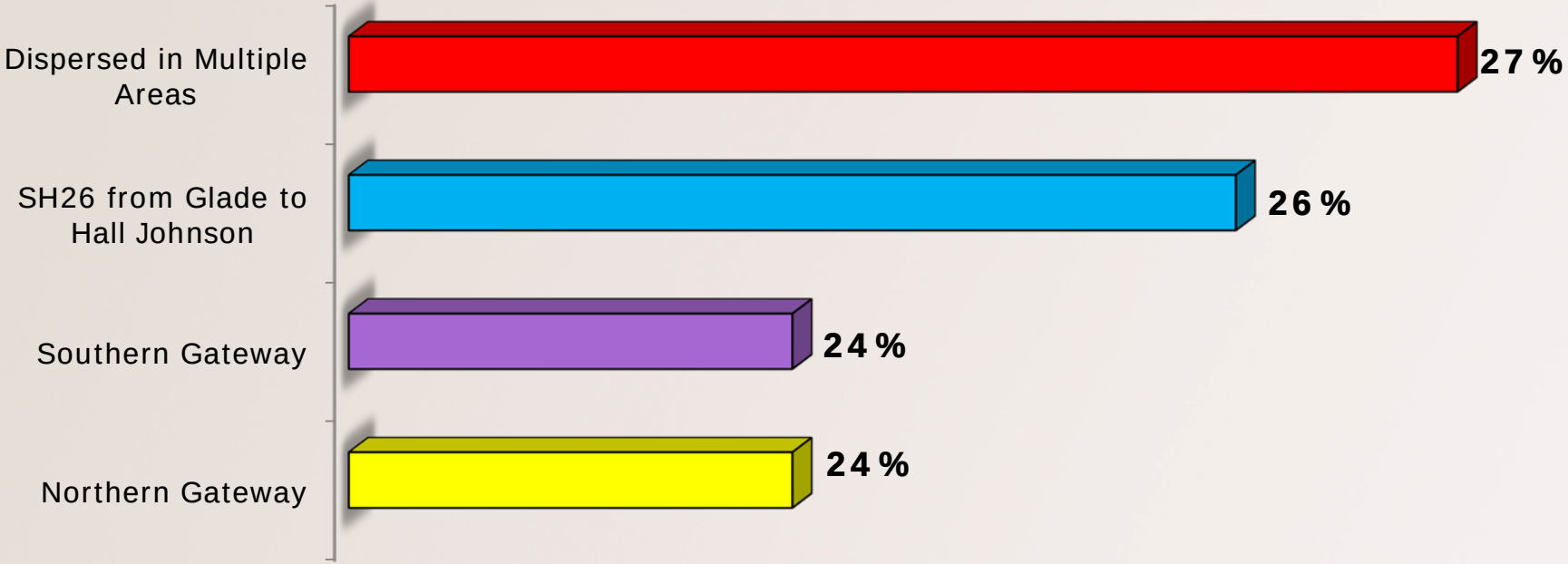
6a. Should the City purchase commercial property and buildings for the purpose of ensuring quality redevelopment?



New question in 2022 Citizen Survey

Economic Development

6b. Where should that effort be focused?
In ranked order



New question in 2022 Citizen Survey

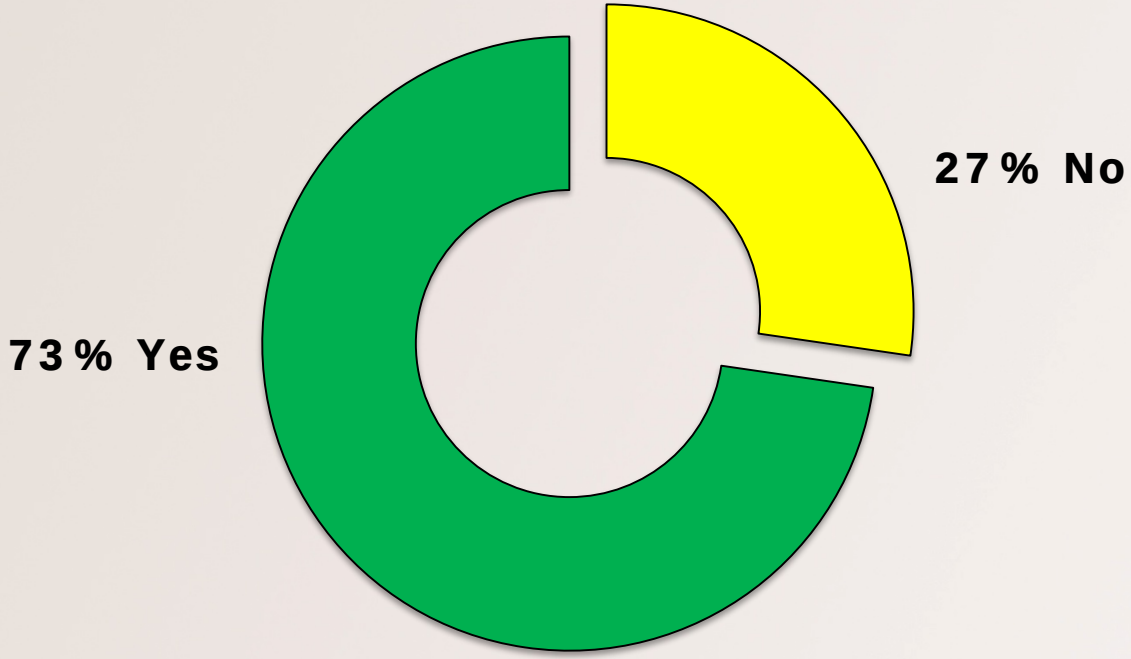
Economic Development

6c. How should that effort be focused?
In ranked order

New question in 2022 Citizen Survey. Responses will add to more than 100% due to multiple answers allowed

Open Space

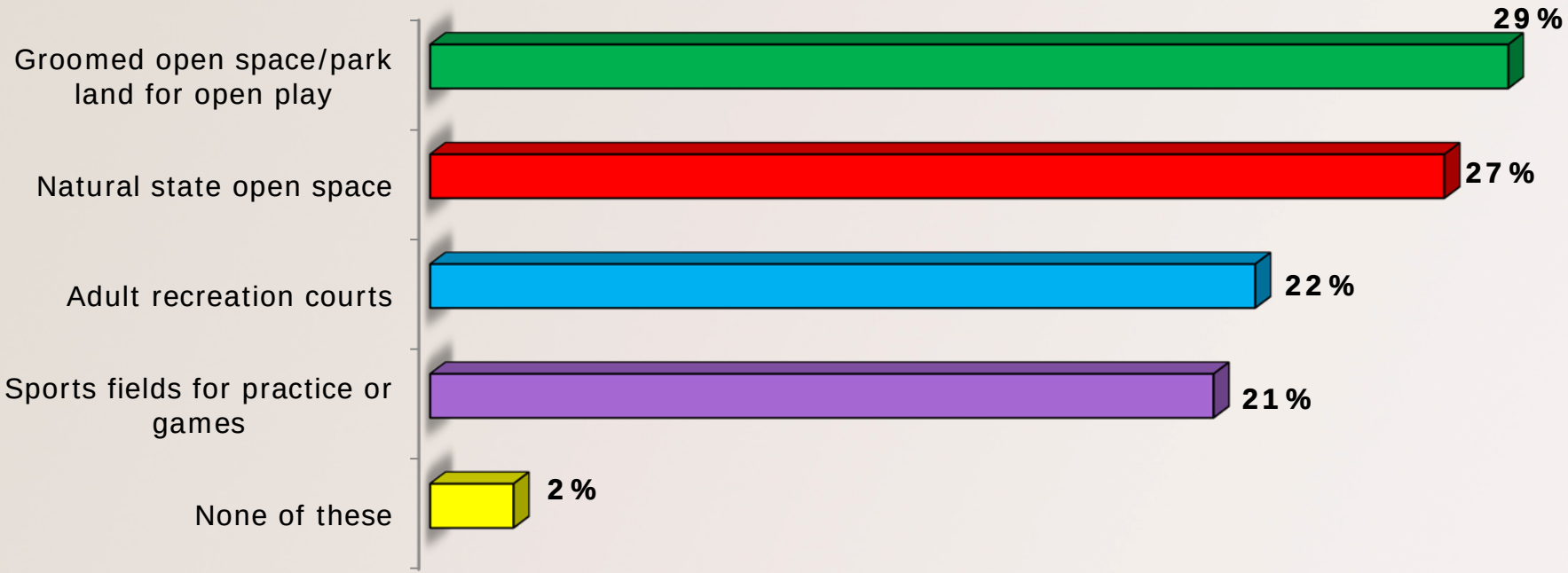
7a. Should the City pursue the purchase of open space?



New question in 2022 Citizen Survey

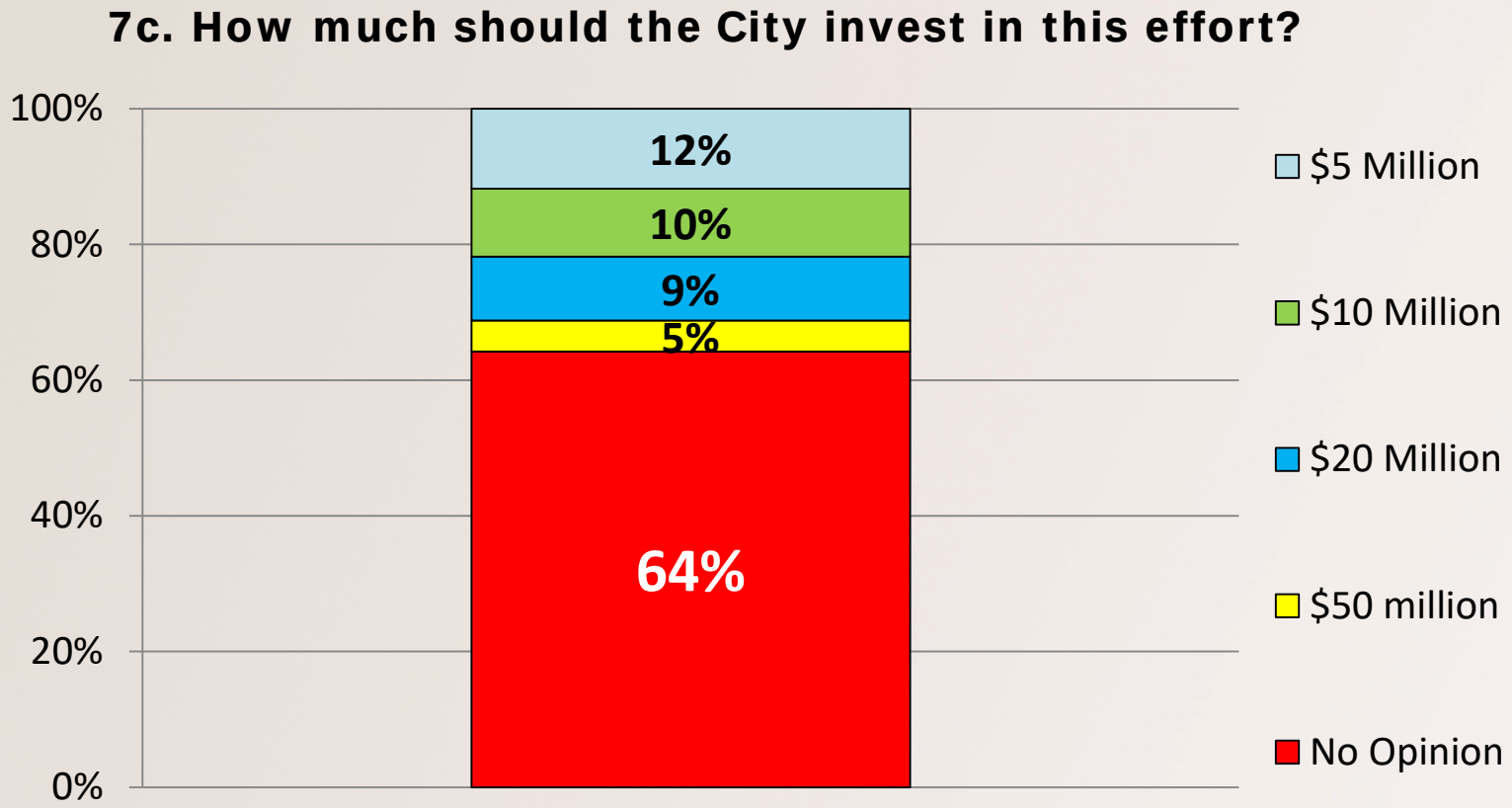
Open Space

7b. How would you prefer for the City to utilize additional open space? In ranked order



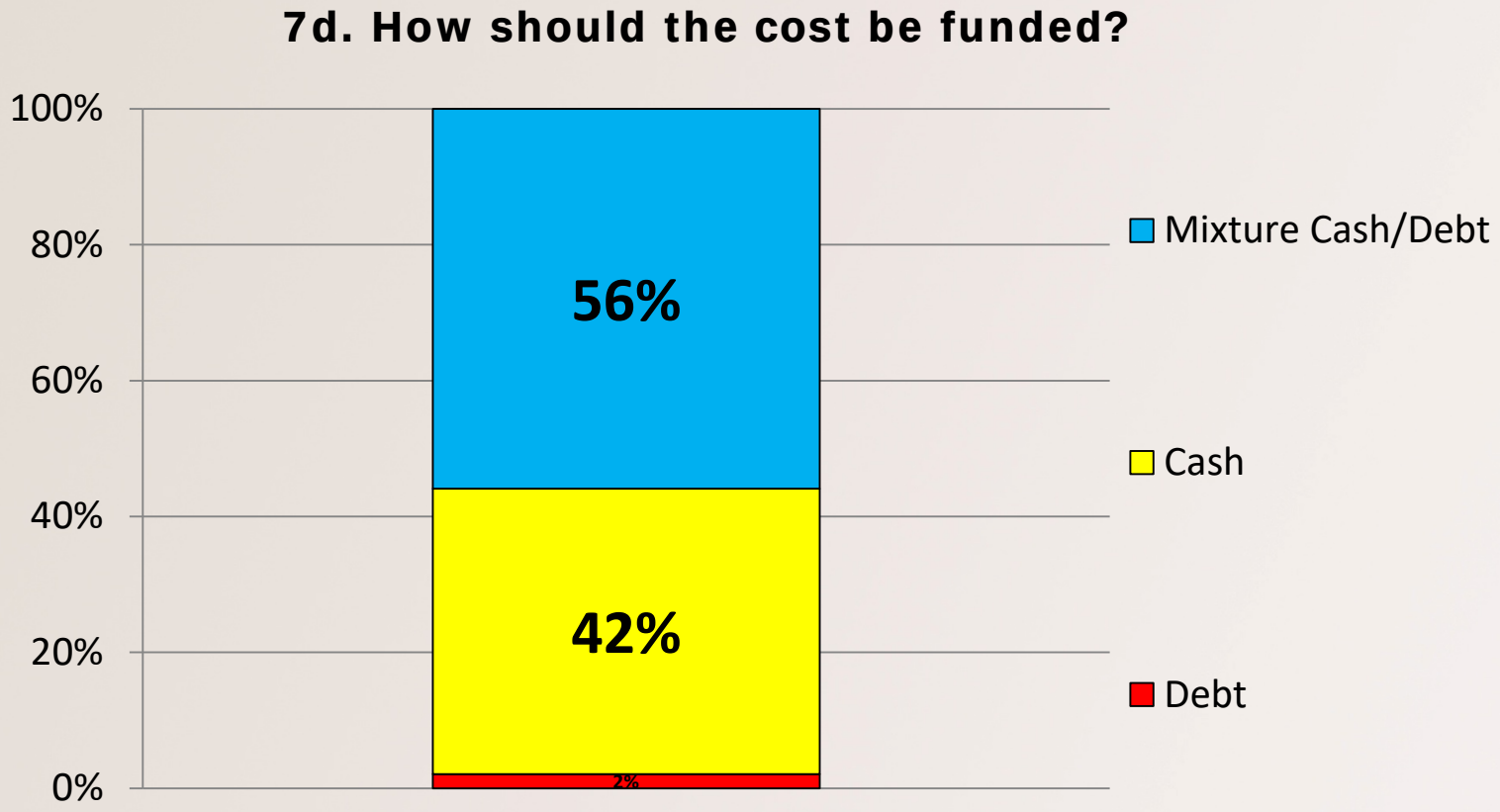
New question in 2022 Citizen Survey

Open Space



New question in 2022 Citizen Survey. Responses will add to more than 100% due to multiple answers allowed

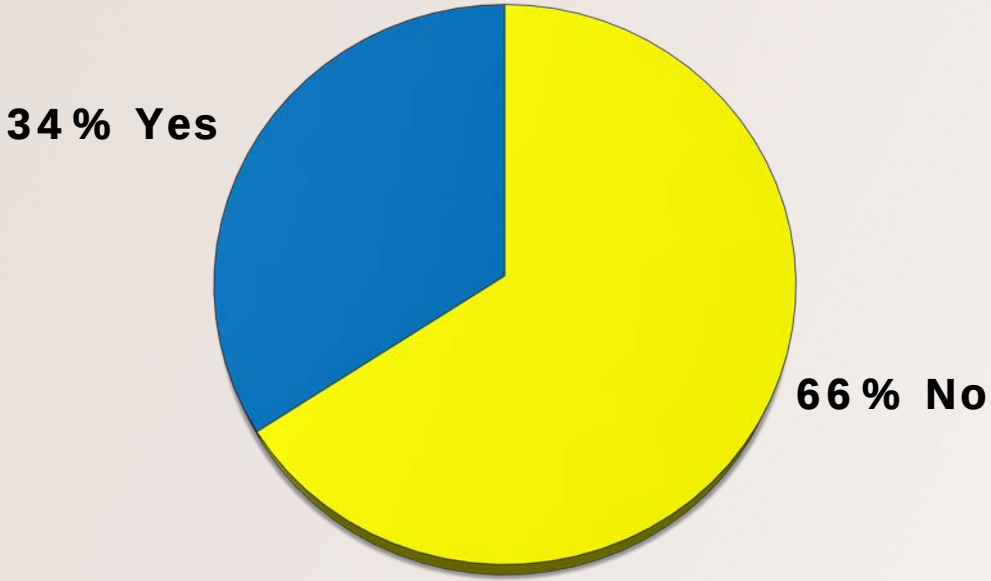
Open Space



New question in 2022 Citizen Survey

Open Space

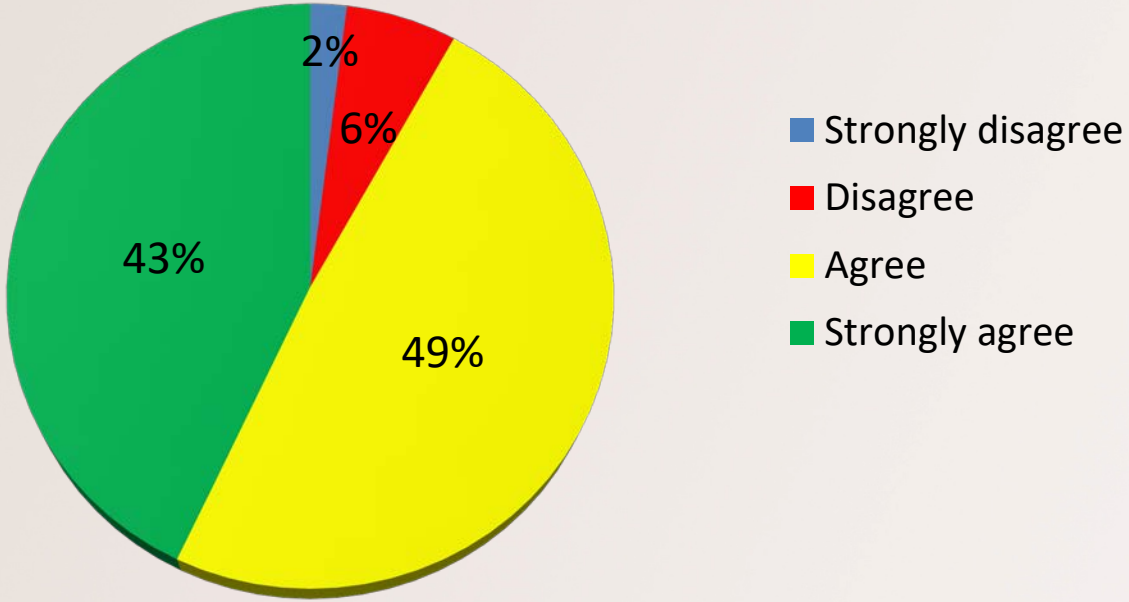
7d. Do you believe efforts to require larger lot sizes is a mechanism to preserve open space?



New question in 2022 Citizen Survey

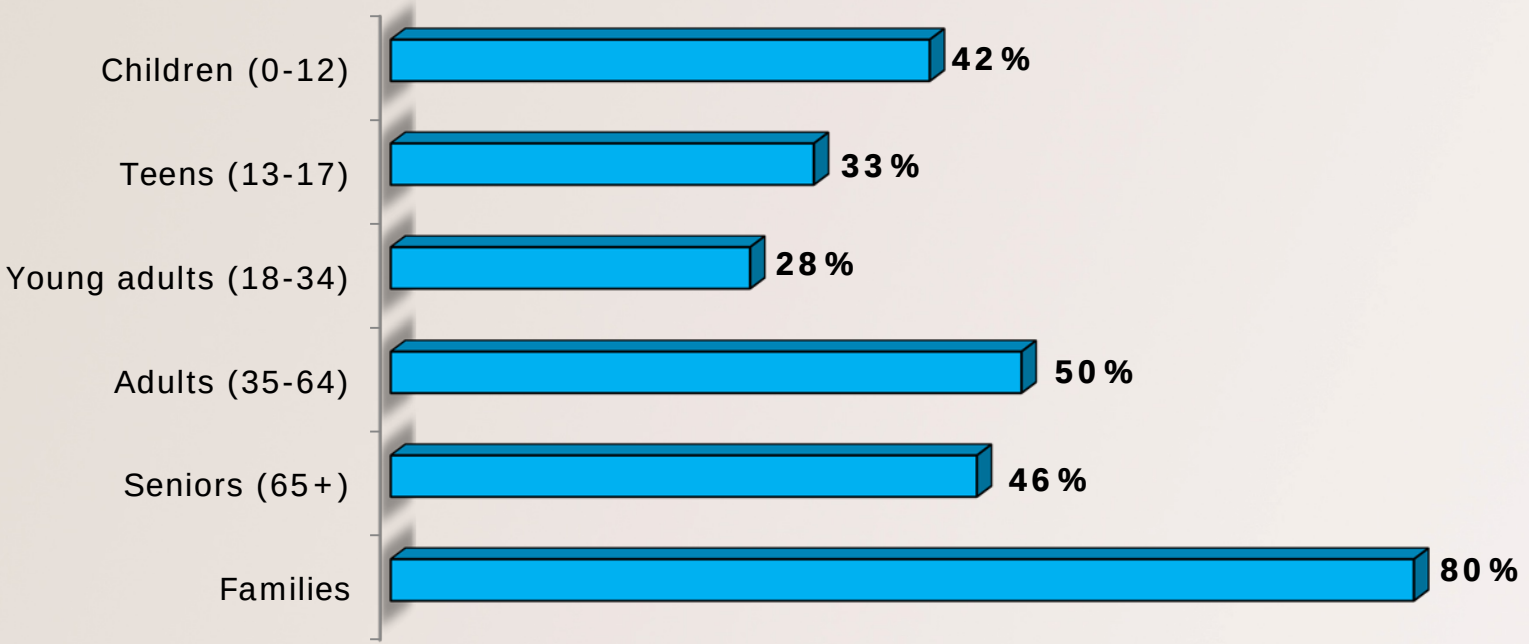
Community Events Feedback

8a. City events build a sense of community.



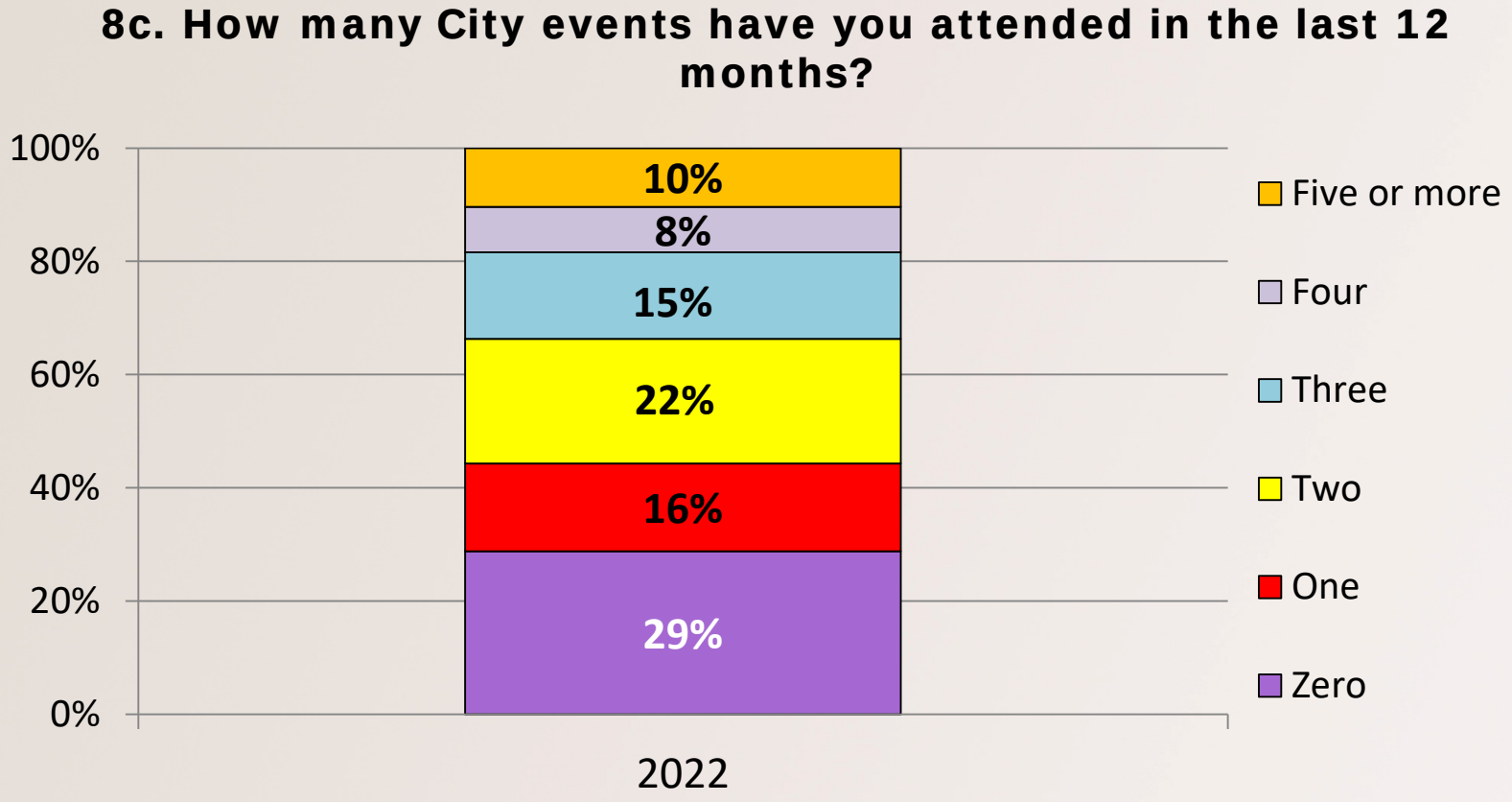
Community Events Feedback

8b. The City should host events with a focus on the following age groups (check all that apply):



Responses will add to more than 100% due to multiple answers allowed

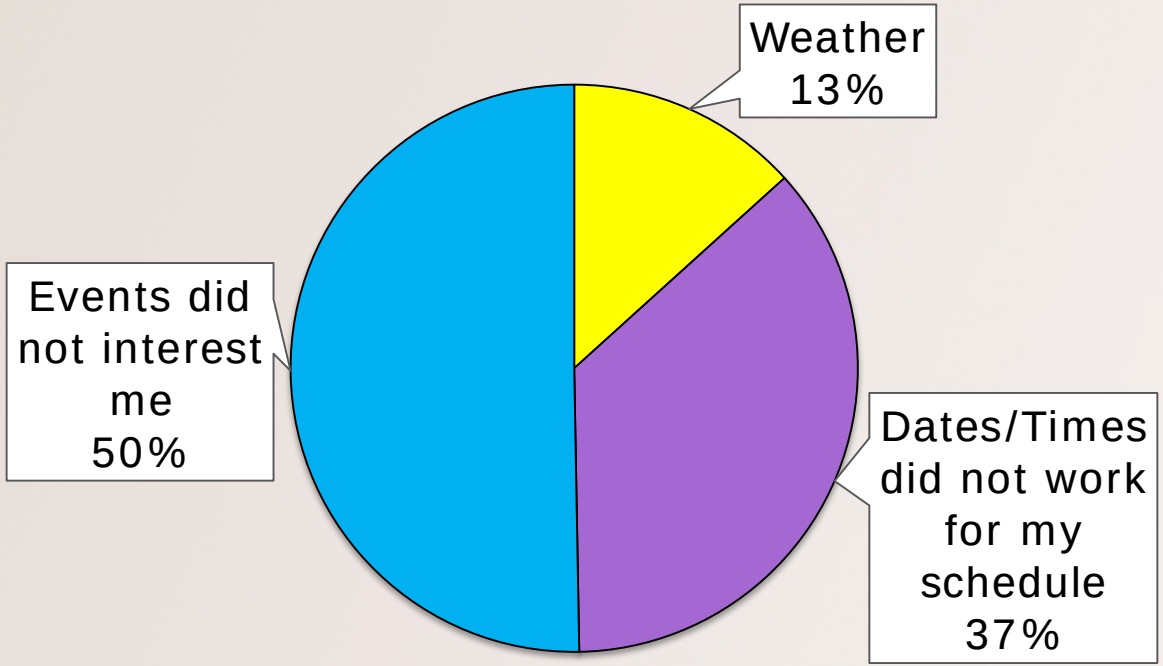
Community Events Feedback



New question in 2022 Citizen Survey

Community Events Feedback

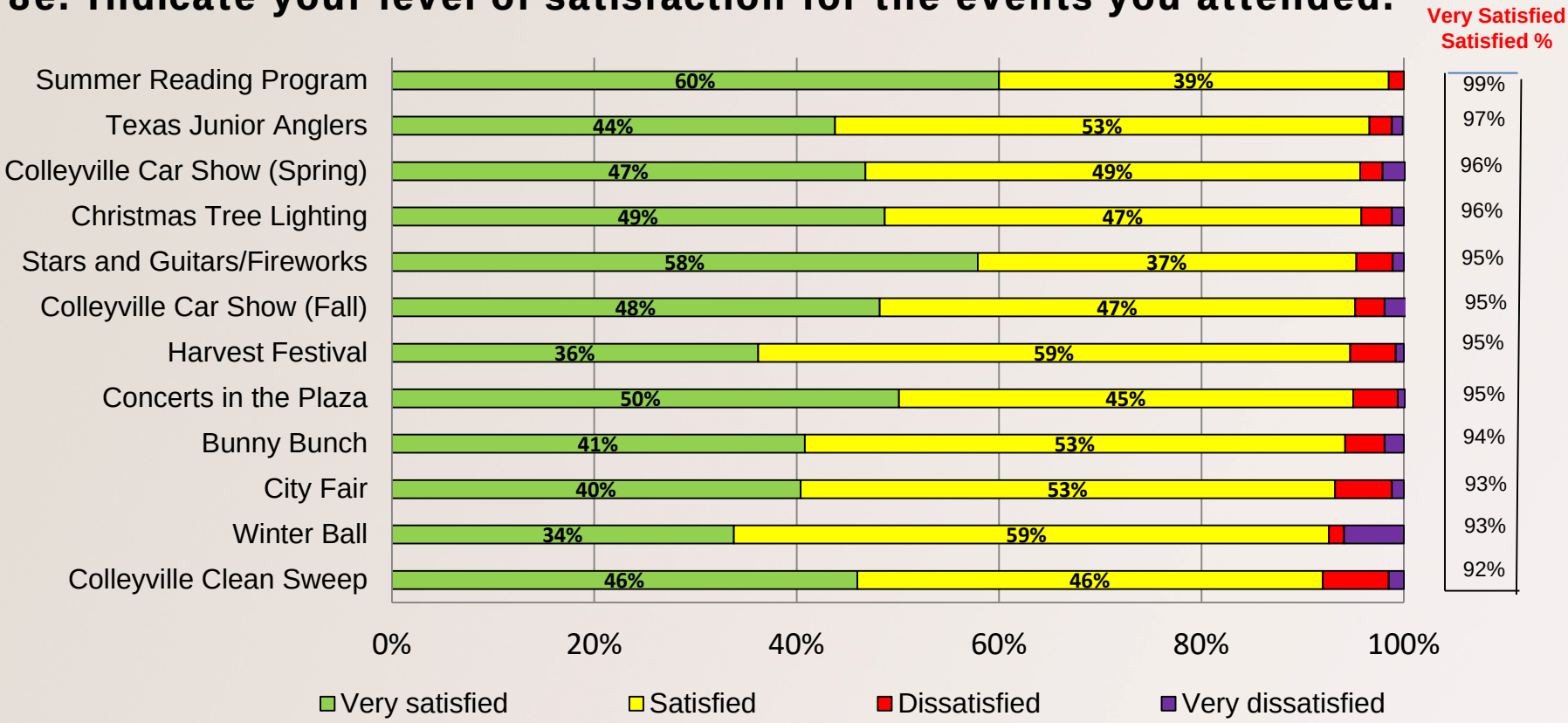
8d. If you attended zero events, why? (check all that apply)?



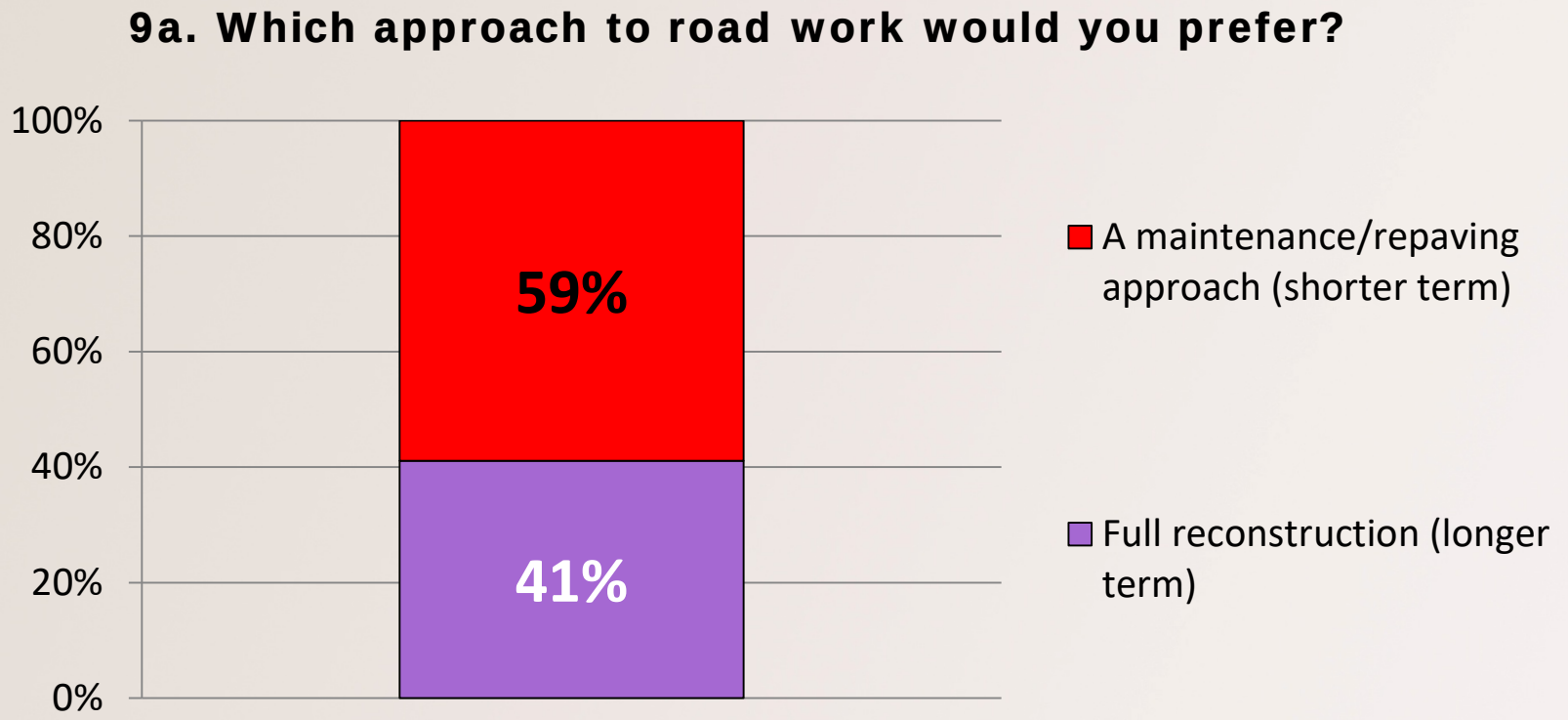
New question in 2022 Citizen Survey Responses will add to more than 100% due to multiple answers allowed

Community Events Feedback

8e. Indicate your level of satisfaction for the events you attended.



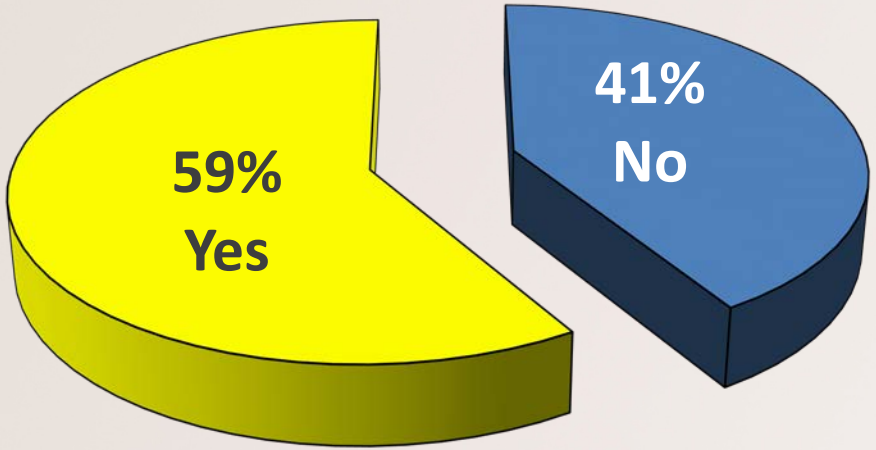
Transportation Priorities



New question in 2022 Citizen Survey

Transportation Priorities

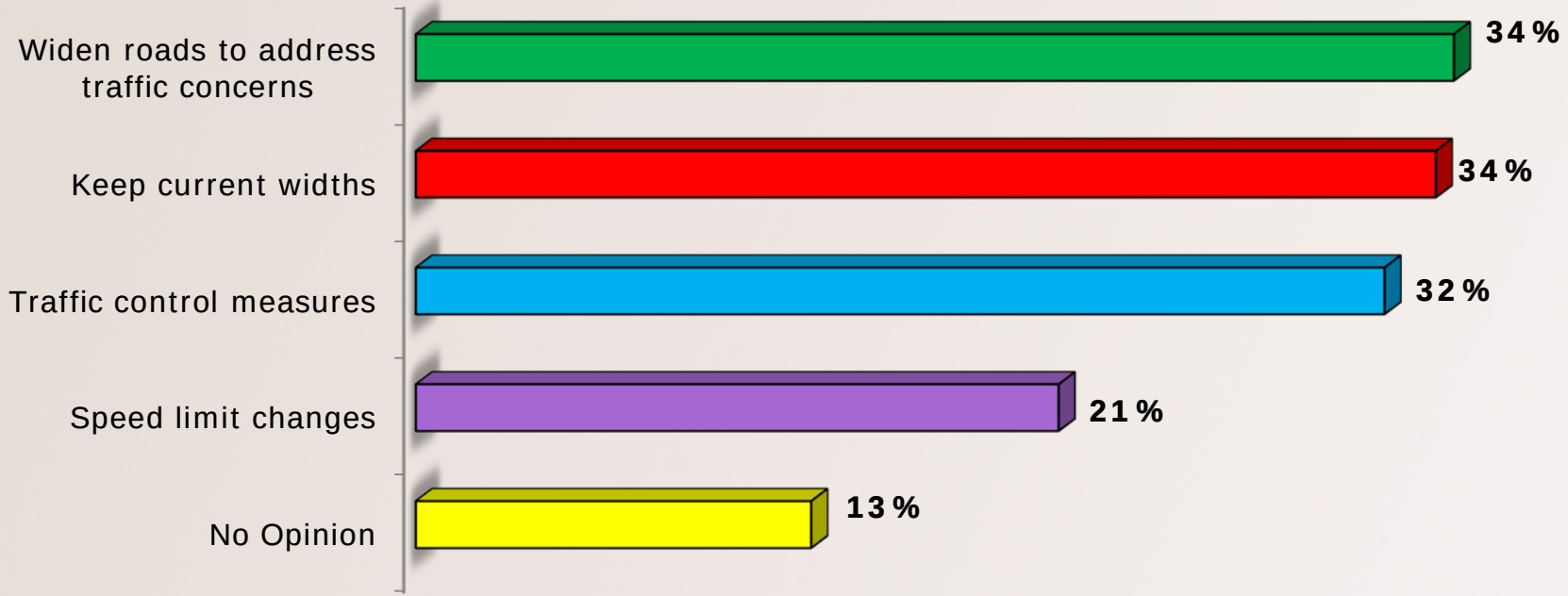
9b. Do you believe peak traffic needs are met by current roadway design?



New question in 2022 Citizen Survey

Transportation Priorities

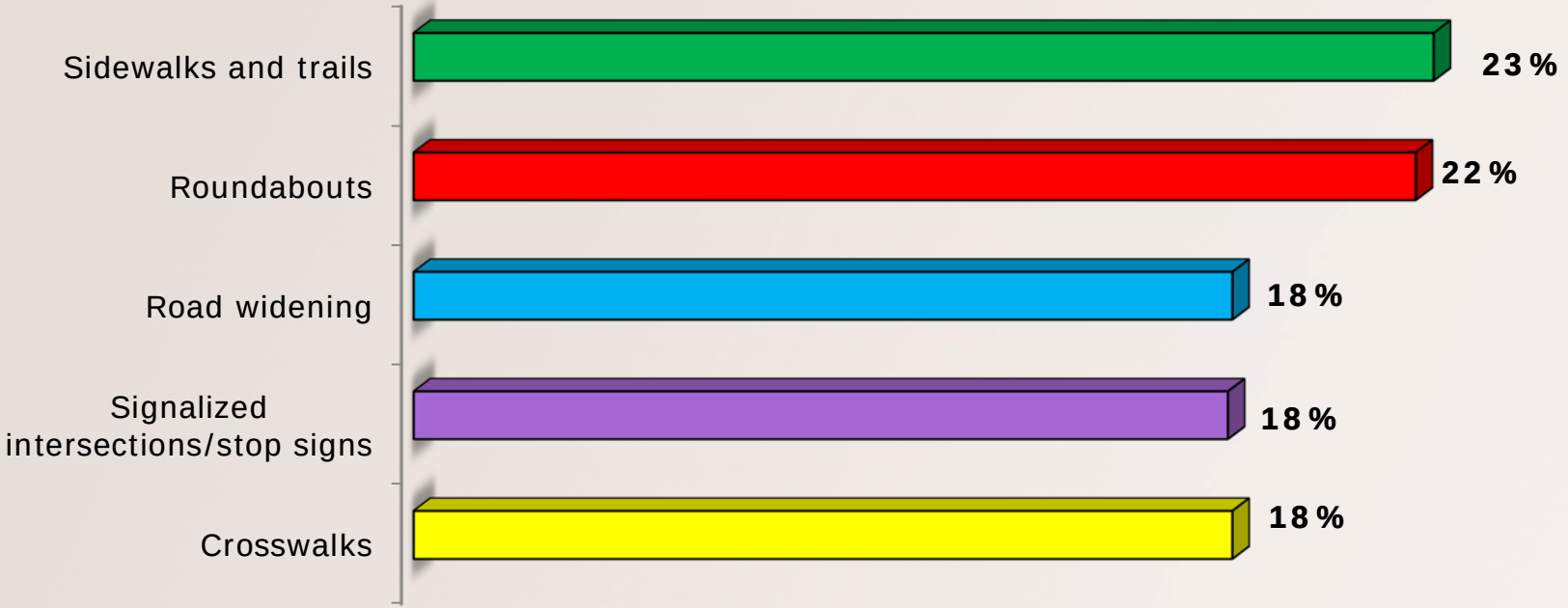
9c. Which of the following traffic mitigation techniques would you prefer?
In ranked order



New question in 2022 Citizen Survey Responses will add to more than 100% due to multiple answers allowed

Transportation Priorities

9d. How would you prioritize transportation needs within the community?
In ranked order



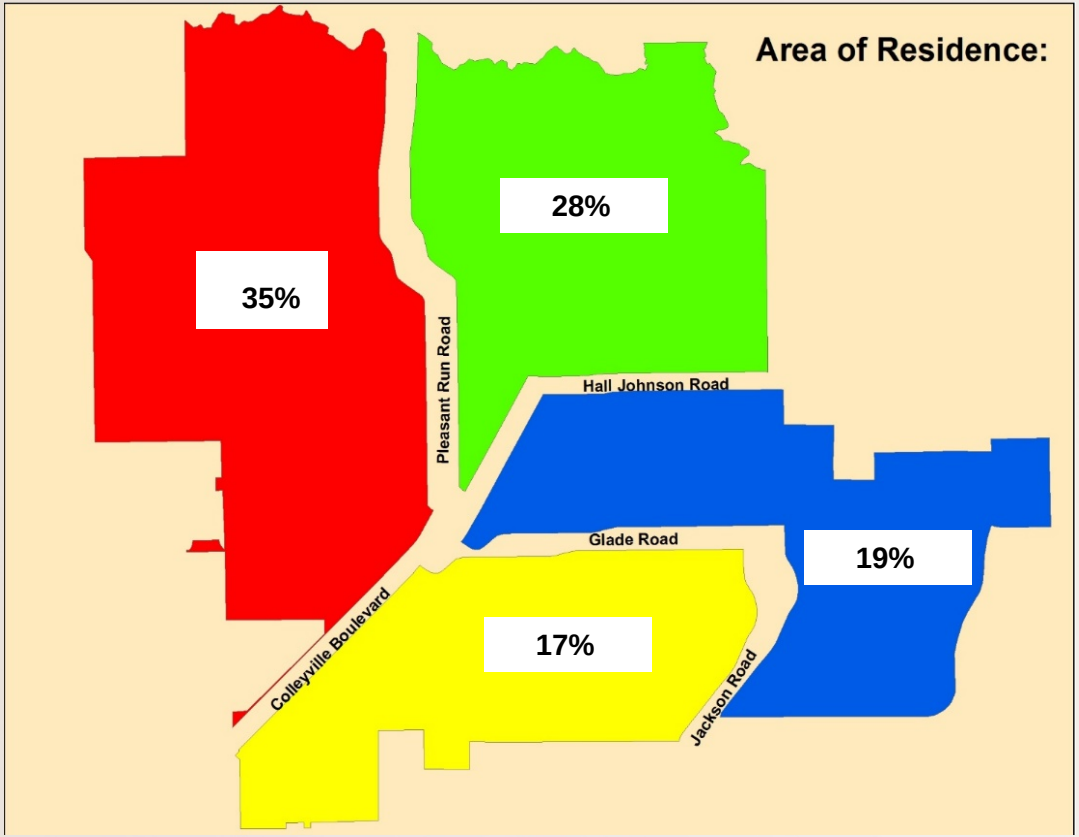
New question in 2022 Citizen Survey

Transportation Priorities

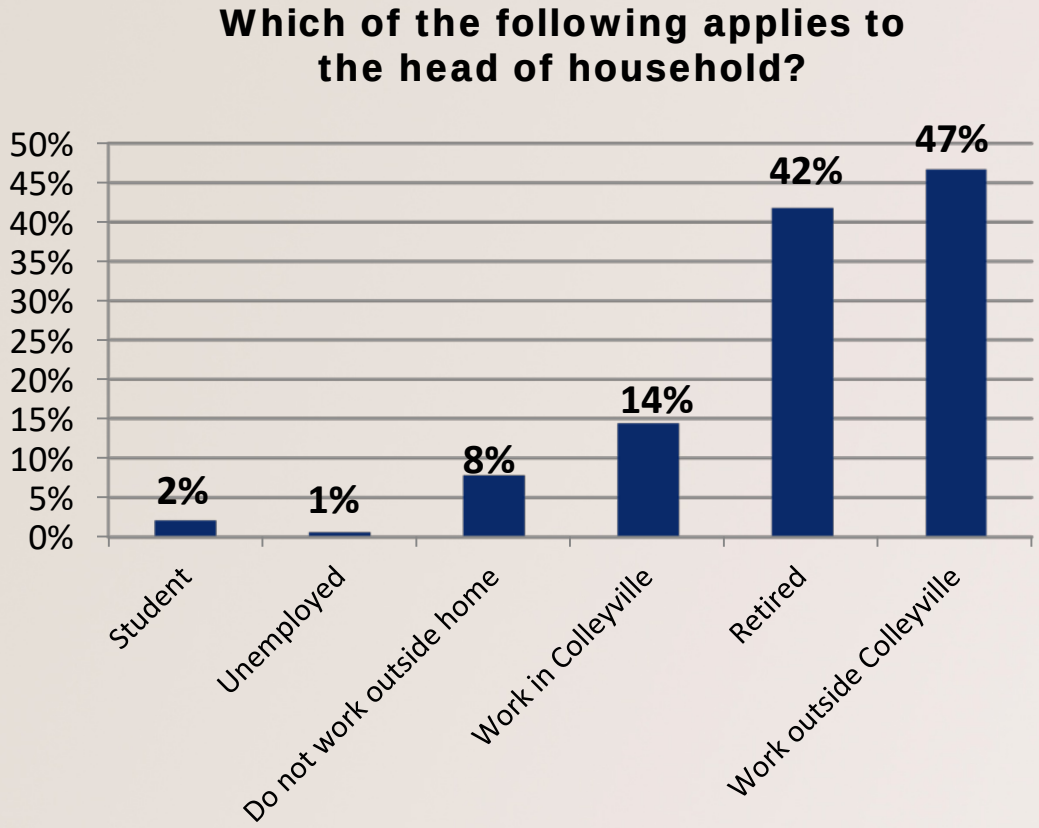
9e. Regarding sidewalks and trails, where are the priorities?
In ranked order

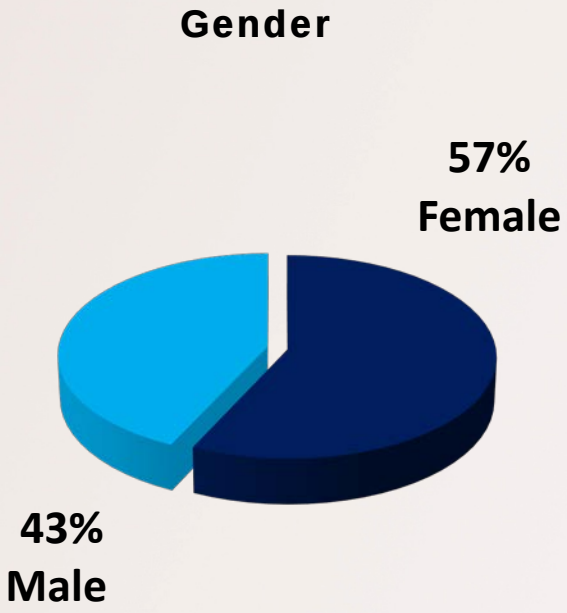
New question in 2019 Citizen Survey

Demographics

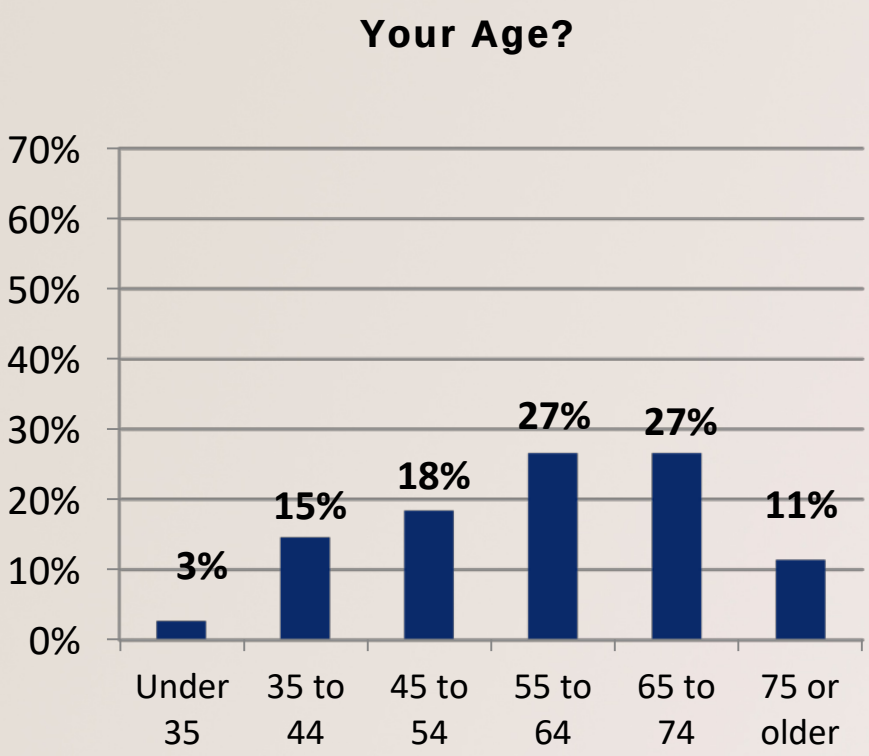


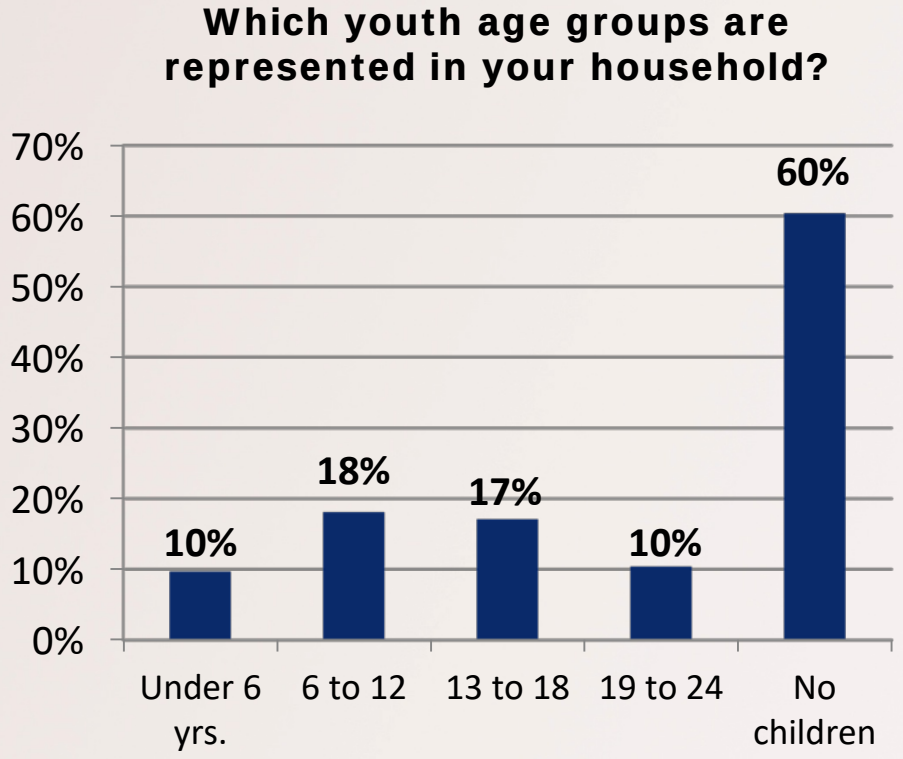
Demographics





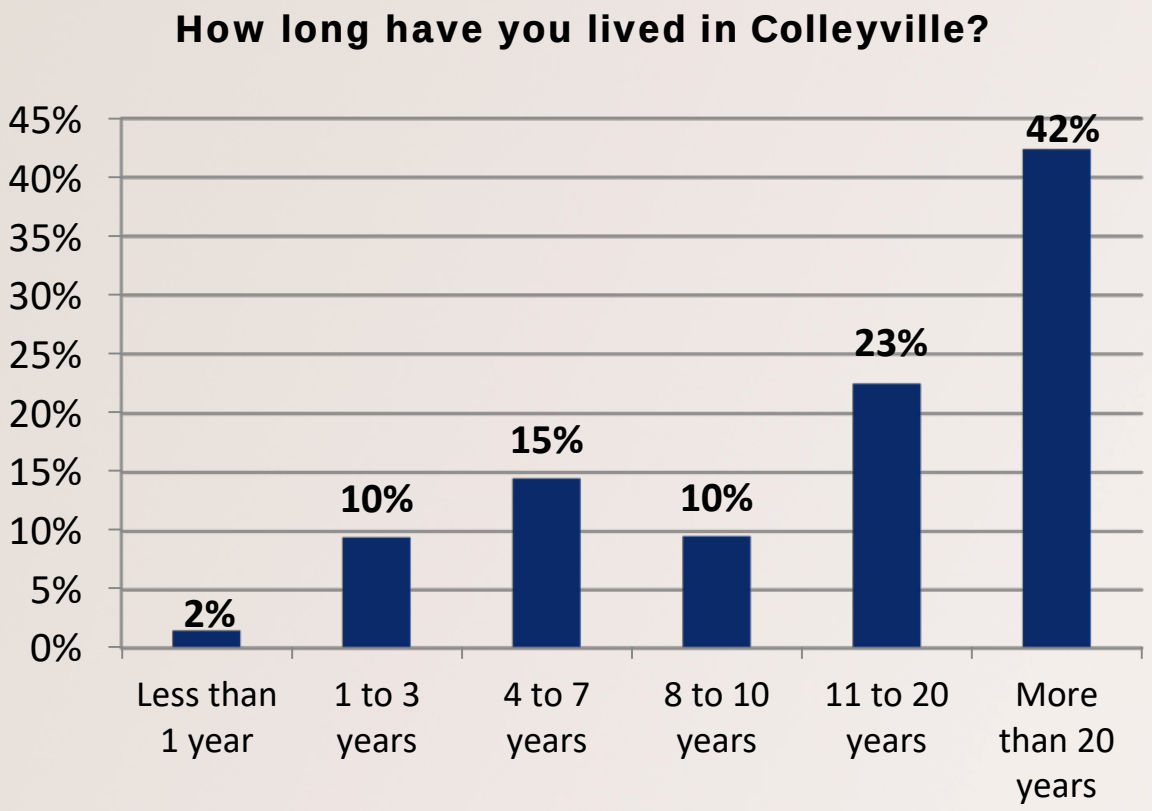
Demographics





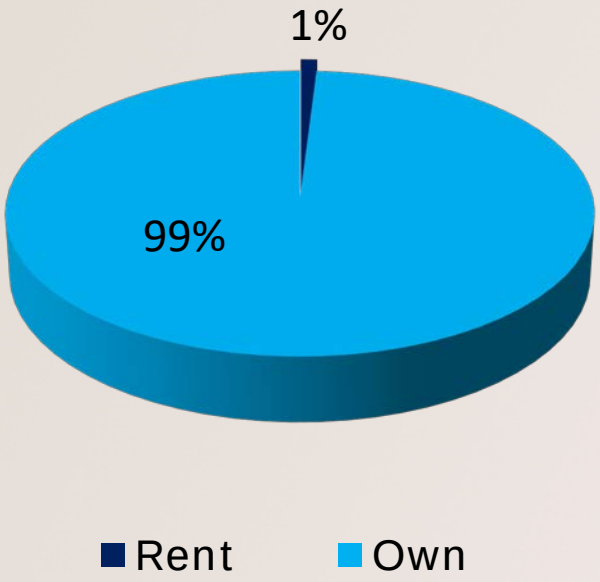
Responses will add to more than 100% due to multiple responses allowed

Demographics

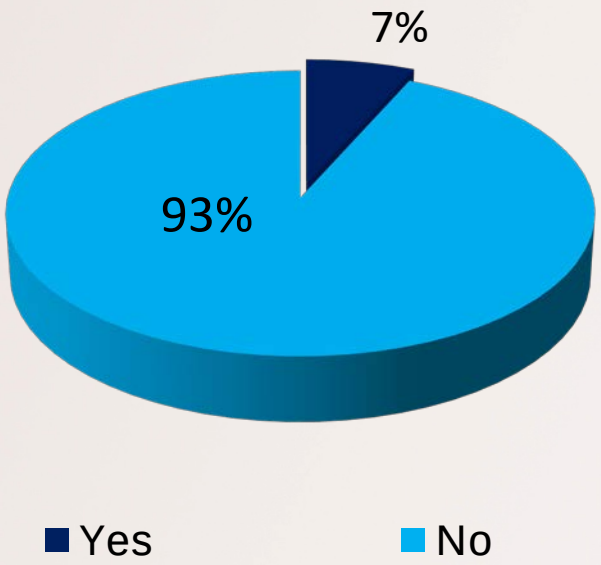


Demographics

Do you own or rent your home?



Do you have an older parent or relative living with you?



Questions?

City of Colleyville
City Council
Agenda Briefing

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

Agenda Number WS-4 **Agenda Date** 12/20/2022
Type Worksession
Department City Manager

Title
Discussion of a Neighborhood Entrance Beautification Grant

Explanation
Staff will give a presentation on the concept of a grant for a beautification program for neighborhood entrances and seek City Council direction.

Attachments
1. Neighborhood Entrance Beautification Grant Presentation

Neighborhood Entrance Beautification Grant

December 20, 2022

Neighborhood Entrance Grant

Program Goal:

- To partner with neighborhoods (HOA and non-HOA) throughout Colleyville in an effort to beautify the entire City
- The program would provide grant funding for neighborhood entryway improvements
- Funding sources through TIF and general capital

Neighborhood Entrance Grant

Program Parameters:

- One-time 50% matching grant up to $25,000
- Qualifying expenses include: perennial plants/flowers, bushes, trees, masonry walls, water features, lighting/up-lighting, monument signs, rock outcropping, pavers, or statues/art
- Funds can be split among multiple entrances up to the $25,000 limit
- Applicants should provide a concept plan including plant material, hardscape elements, irrigation, and cost. Applications should include a maintenance plan
- Water/sewer tap fees will be waived for grant participants if taps are needed as a part of improvements
- Applications are subject to approval by the City Council. Approval should be received prior to work commencing

Neighborhood Entrance Grant

Program Process:

- Complete application and submit to City Manager's Office
- Landscape plans will be reviewed and feedback provided by the City's Beautification Supervisor
- CMO will discuss with City Council in executive session under economic development
- City Council will vote on each application via resolution

City of Colleyville
City Council
Agenda Briefing

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

Agenda Number WS-5 **Agenda Date** 12/20/2022
Type Worksession
Department Community Development

Title
Discussion of the Eastpointe Terrace resolution modification

Explanation
The applicant, Jared Baker (Developer), is formally requesting consideration by the City Council to revise the previously approved resolution to accomplish the following:

1. Developer will install the cedar fence as detailed in the landscaping plan along the common area lots that are HOA owned and managed (southern portion of "Pointe Court" from Pool Road westward to Lot 1) as part of the development portion of the project. The builder will build the fencing as shown on the landscaping plan behind the residential lots at the time of the individual home construction.
2. Authorize the City Manager and staff to enter into an agreement with developer that protects the completion of these non-public infrastructure related requests at the developer's expense and allows for the plat to be recorded pursuant to City Ordinance at the time of completion and acceptance of code related public infrastructure improvements.

Attachments
1. Eastpointe Terrace Resolution Amendment Presentation
2. Resolution R-21-4620
3. Resolution Revision request
4. Overall Landscape Plan

Discussion of the Eastpointe Terrace resolution modifications

December 20, 2022

Resolution R-21-4620

June 1, 2021 – City Council approved the Preliminary Plat/Final Plat for Eastpointe Terrace with the following conditions:

1. Applicant shall install a minimum of 38 Arizona cypress trees with a minimum height of 8 feet at the time of installation. The foregoing trees shall provide adequate canopy to serve as a landscape buffer along the southern side of the paved area of Eastpointe Court between the southern curb and the southern property line (with particular concentration along the curvature of the entrance to the subdivision across from Lot 11 and the detention pond);
2. Applicant shall submit a full landscape plan for the entrance way and common areas, including the detention pond and surrounding area;
3. Applicant shall install a double sided (finished) fence a minimum 8 feet in height, constructed of cedar wood material and located along the entire south, west, and north property lines, subject to the required 30 foot setback from the edge of the right- of-way for Pool Road;
4. Applicant shall install shutters on all street lights sufficient to prevent glare onto all property adjacent to the subdivision;
5. Applicant shall cause the completion of construction of the northbound left turn lane and median along Pool Road;
6. The street pavement shall be located in the center of the right-of-way;
7. Final engineering approval shall be subject to correcting and addressing any off -site drainage tributary to the subdivision and providing corrective collection of all such storm water and conveyance to detention within the subdivision; and
8. The foregoing conditions shall be subject to review and approval by City staff, which shall be required prior to the final plat being filed in the real property records for Tarrant County, Texas.

Amendment Request

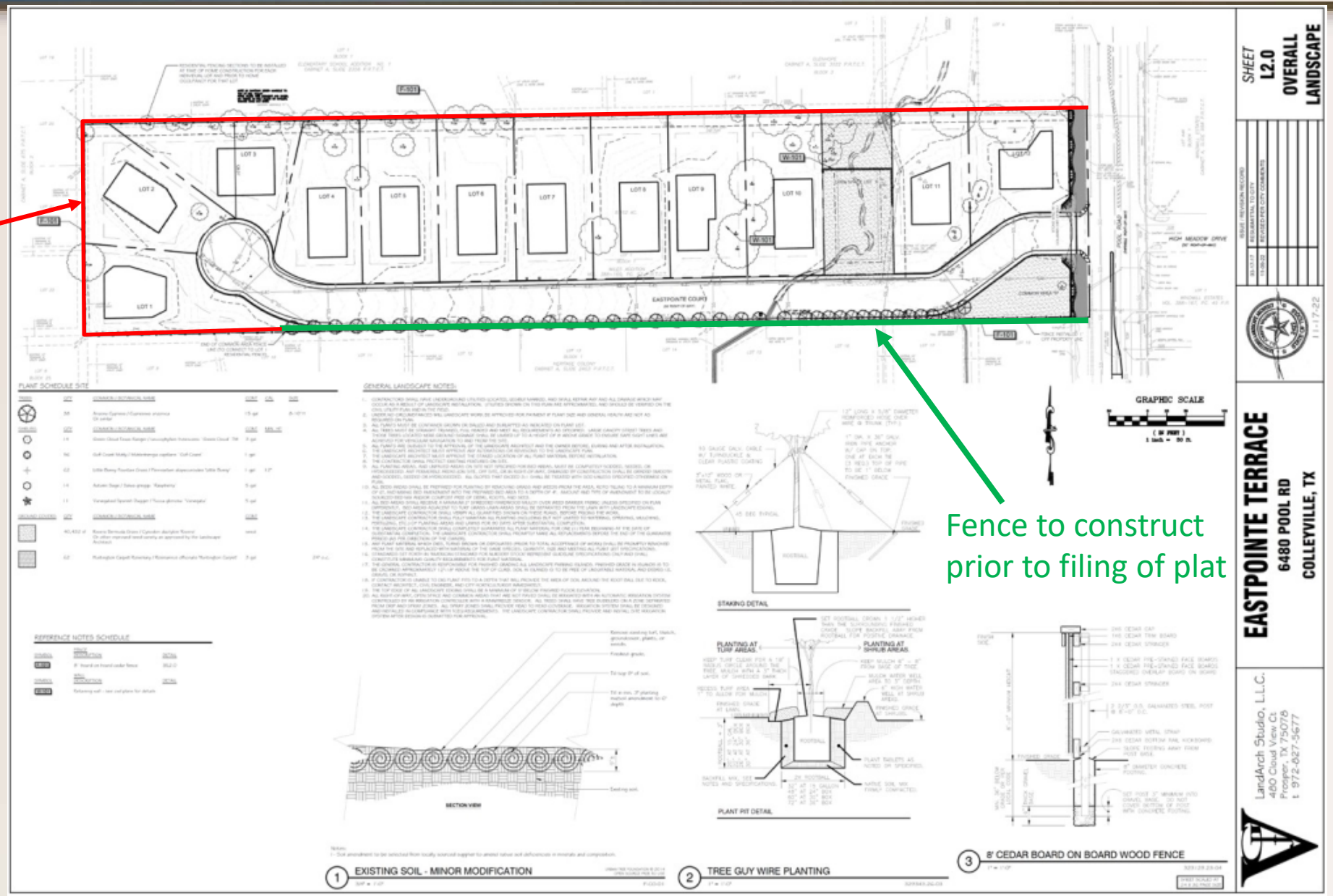
The applicant/developer is requesting the following amendments:

3. Applicant shall install a double sided (finished) fence a minimum 8 feet in height, constructed of cedar wood material and located along the entire south, west, and north property lines, subject to the required 30 foot setback from the edge of the right-of-way for Pool Road; All fencing behind the residential lots shall be completed prior to occupancy of the individual lot. All fencing behind the common area lots(south side of Pointe Court (formerly Eastpointe Court) shall be installed with the completion of public infrastructure or as otherwise permitted.

8. The foregoing conditions shall be subject to review and approval by City staff, which shall be required prior to the final plat being filed in the real property records for Tarrant County, Texas unless an agreement can be reached between City Manager and Mayor that protects the intent of these restrictions wherein the City has sufficient escrow funds from developer to complete any such incomplete work scope contained herein.

Landscape Exhibit

Fence asking to be deferred



Questions?

RESOLUTION R-21-4620

A RESOLUTION APPROVING A PRELIMINARY/FINAL PLAT FOR THE EASTPOINTE TERRACE ADDITION

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

Sec. 1. THAT the Preliminary/Final Plat for Eastpointe Terrace Addition on approximately 8.094 acres, attached as Exhibit "A" – Plat Exhibit, is hereby approved, subject to the following conditions:

1. applicant shall install a minimum of 38 Arizona cypress trees with a minimum height of 8 feet at the time of installation. The foregoing trees shall provide adequate canopy to serve as a landscape buffer along the southern side of the paved area of Eastpointe Court between the southern curb and the southern property line (with particular concentration along the curvature of the entrance to the subdivision across from Lot 11 and the detention pond);
2. applicant shall submit a full landscape plan for the entrance way and common areas, including the detention pond and surrounding area;
3. applicant shall install a double sided (finished) fence a minimum 8 feet in height, constructed of cedar wood material and located along the entire south, west, and north property lines, subject to the required 30 foot setback from the edge of the right-of-way for Pool Road;
4. applicant shall install shutters on all street lights sufficient to prevent glare onto all property adjacent to the subdivision;
5. applicant shall cause the completion of construction of the northbound left turn lane and median along Pool Road;
6. the street pavement shall be located in the center of the right-of-way;
7. final engineering approval shall be subject to correcting and addressing any off-site drainage tributary to the subdivision and providing corrective collection of all such storm water and conveyance to detention within the subdivision; and
8. The foregoing conditions shall be subject to review and approval by City staff, which shall be required prior to the final plat being filed in the real property records for Tarrant County, Texas.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF **7** AYES, **0** NAYS ON THIS THE 1ST DAY OF JUNE 2021.

Mayor Richard Newton	Aye	Mayor Pro Tem Bobby Lindamood	Aye
Place 1, Tammy Nakamura	Aye	Place 5, Chuck Kelley	Aye
Place 3, Kathy Wheat	Aye	Place 6, Callie Rigney	Aye
Place 4, George Dodson	Aye		

ATTEST:

Christine Loven, TRMC
City Secretary

CITY OF COLLEYVILLE

Richard Newton
Mayor

Exhibit "A" - Plat Exhibit

NOW, THERFORE, KNOWN ALL MEN BY THESE PRESENTS,

THAT G & G DEVELOPMENT PARTNERSHIP, LTD, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREON ABOVE DESCRIBED PROPERTY AS LOTS 1 THROUGH 12, AN OPEN SPACE LOT 'A' AND COMMON AREA LOT 'B', BLOCK 1, EASTPOINTE TERRACE, AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE FEE SIMPLE TO THE PUBLIC USE FOREVER ALL STREETS, RIGHTS-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, AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON THE SAID EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, AND PATROLLING, WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF COLLEYVILLE, TEXAS.

WITNESS OUR HANDS THIS THE _____ DAY OF _____, _____.

_____
OWNER'S AGENT

_____
TITLE

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED G & G DEVELOPMENT PARTNERSHIP, LTD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE___DAY OF _____ 2020.

_____
NOTARY PUBLIC

GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (2011), EPOCH 2010, ZONE 4202 (TX-NC). DIMENSIONS SHOWN ARE GRID AND EXPRESSED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
2. THE SUBJECT PROPERTY IS WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS INDICATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAPS. SEE PANEL 48439 C 0095 K, DATED SEPTEMBER 25, 2009.
3. ALL PROPERTY CORNERS SHOWN HEREON AS BEING "SET" ARE 5/8-INCH IRON RODS WITH BLUE PLASTIC CAPS STAMPED "PIONEER MAPPING" UNLESS OTHERWISE NOTED.
4. SELLING A PORTION OF THIS PROPERTY BY METES AND BOUNDS IS A VIOLATION OF THE CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINE'S AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
5. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES, AND THE APPLICANT SHOULD CONTACT CITY REGARDING ANY APPLICABLE FEES DUE.
6. THE HOME OWNERS ASSOCIATION ("H.O.A.") WILL BE RESPONSIBLE FOR ALL MAINTENANCE AND LANDSCAPING WITHIN THE LOT DESIGNATED AS OPEN SPACE LOT 'A'. THE HOME OWNER'S ASSOCIATION SHALL KEEP THIS AREA MOWED, CLEAN, AND FREE OF DEBRIS, SILT, OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNSANITARY CONDITIONS.
7. LANDSCAPING WITHIN THE OPEN SPACE LOT IS LIMITED TO SOD WITHIN THE 10' UTILITY EASEMENT.
8. THE MAINTENANCE OF ALL DRAINAGE AND UTILITY EASEMENTS LOCATED ON PRIVATE PROPERTY ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.
9. THE 0.067± AC. PORTION SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF COLLEYVILLE, TEXAS.
10. ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF COLLEYVILLE LAND DEVELOPMENT CODE, AS AMENDED.
11. THE PURPOSE OF THIS PLAT IS TO CREATE A 12 LOT DEVELOPMENT FROM AN EXISTING 8.162 ACRE TRACT OF LAND.
12. ALL EXISTING STRUCTURES ARE TO BE REMOVED.

0' 100' 200' 300'

LEGEND

IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
C.M.	CONTROLLING MONUMENT
UE	UTILITY EASEMENT
D&UE	DRAINAGE AND UE
BSL	BUILDING SETBACK LINE
R.O.W.	RIGHT-OF-WAY
( )	DENOTES RECORD DATA
LE	LANDSCAPE EASEMENT

OWNER:
G & G DEVELOPMENT PARTNERSHIP, LTD
8200 BOAT CLUB RD, SUITE 100
FORT WORTH, TEXAS 76179

UTILITY EASEMENT

ANY PUBLIC UTILITY, INCLUDING THE CITY OF COLLEYVILLE, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND ANY PUBLIC UTILITY, INCLUDING THE CITY OF COLLEYVILLE, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

DRAINAGE EASEMENT

NO CONSTRUCTION OR FILLING, WITHOUT THE WRITTEN APPROVAL OF THE CITY OF COLLEYVILLE SHALL BE ALLOWED WITHIN A DRAINAGE EASEMENT, AN THEN ONLY AFTER DETAILED ENGINEERING PLANS AND STUDIES SHOW THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT, AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FEET ABOVE THE 100-YEAR FLOOD ELEVATION.

LANDSCAPE BUFFER EASEMENT

A 5' LANDSCAPE BUFFER EASEMENT HAS BEEN PLACED ON THE SOUTH SIDE OF THE PROPERTY. THIS EASEMENT SHALL BE USED TO PROVIDE LIGHT AND SOUND SCREENING ADEQUATE TO ENSURE THE PROPERTIES TO THE SOUTH ARE PROTECTED FROM LIGHT AND SOUND ORIGINATING FROM THE PROPERTY AS APPROVED BY THE CITY STAFF AS TO TYPE AND PLANTING. A ONE YEAR WARRANTY SHALL BE PROVIDED BY THE OWNER OF THE SUBJECT TRACT, FOR THE LANDSCAPE SCREEN, AFTER WHICH THE HOA WILL MAINTAIN THE LANDSCAPE BUFFER EASEMENT. A PERMANENT IRRIGATION SYSTEM, MAINTAINED BY THE HOA, ADEQUATE TO MAINTAIN THE LANDSCAPE SCREEN IS REQUIRED WITHIN THE EASEMENT.

PROPERTY DESCRIPTION

BEING A 8.094 ACRE TRACT OF LAND, BEING LOTS 1 THROUGH 12, AN OPEN SPACE LOT 'A' AND COMMON AREA LOT 'B', IN BLOCK 1, EASTPOINTE TERRACE, BEING A REPLAT OF LOT 1, MILES ADDITION, AN ADDITION TO THE CITY OF COLLEYVILLE, AS RECORDED IN VOLUME 388-169, PAGE 93, PLAT RECORDS OF TARRANT COUNTY, TEXAS, (P.R.T.C.T.), R. CHOWNING SURVEY A-294 CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

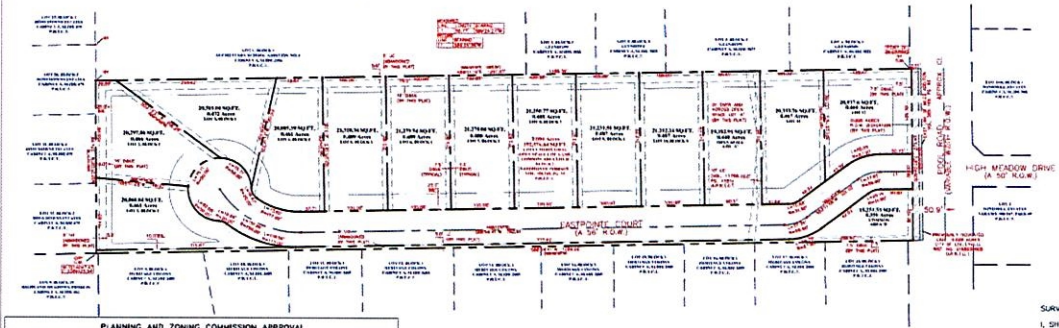
BEGINNING, AT AN IRON ROD FOUND, IN THE NORTH LINE OF SAID EASTPOINTE TERRACE, SAME BEING THE SOUTHEAST CORNER OF LOT 4, BLOCK 3, GLENHOPE, AS RECORDED IN CABINET A, SLIDE 3822, P.R.T.C.T.;

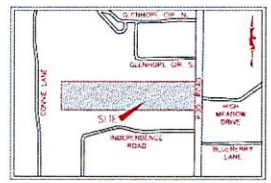
THENCE, WITH THE NORTH LINE OF SAID EASTPOINTE TERRACE, N 89°39'08" E, A DISTANCE OF 2.51 FEET, TO THE NORTHEAST CORNER OF SAID EASTPOINTE TERRACE, IN THE WEST LINE OF POOL ROAD, A VARIABLE WIDTH RIGHT-OF-WAY, (R.O.W.);

THENCE, WITH THE WEST LINE OF SAID POOL ROAD, AND WITH THE COMMON LINE BETWEEN SAID EASTPOINTE TERRACE AND WITH THE NORTH LINE OF BLOCK 1, HERITAGE COLONY, AS RECORDED IN CABINET A, SLIDE 2403, P.R.T.C.T., AND WITH THE NORTH LINE OF LOT 9, BLOCK 25, HIGHLAND MEADOWS, PHASE IV, AS RECORDED IN CABINET A, SLIDE 442, P.R.T.C.T., CONSECUTIVELY, THE FOLLOWING TWO (2) COURSES AND DISTANCES:
1. **S 00°40'09" E, A DISTANCE OF 272.40 FEET;**
2. **S 89°54'47" W, A DISTANCE OF 1249.99 FEET, TO A CAPPED IRON ROD FOUND, AT THE SOUTHWEST CORNER OF SAID EASTPOINTE TERRACE, AT THE SOUTHEAST CORNER OF LOT 22, BLOCK 2, ROSS DOWN ESTATES, AS RECORDED IN CABINET A, SLIDE 675, P.R.T.C.T.;**

THENCE, WITH THE COMMON LINE BETWEEN SAID EASTPOINTE TERRACE AND WITH SAID BLOCK 2, ROSS DOWN ESTATES, N 00°25'07" W, A DISTANCE OF 274.09 FEET, TO THE NORTHWEST CORNER OF SAID EASTPOINTE TERRACE, SAME BEING THE SOUTHWEST CORNER OF LOT 3, BLOCK 1, ELEMENTARY SCHOOL ADDITION NO. 1, AS RECORDED IN CABINET A, SLIDE 2356, P.R.T.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID EASTPOINTE TERRACE AND WITH SAID ELEMENTARY SCHOOL ADDITION NO. 1, AND WITH SAID BLOCK 3, GLENHOPE, N 89°39'08" E, A DISTANCE OF 1255.36 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 8.094 ACRES OF LAND AS SURVEYED ON THE GROUND UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, R.P.L.S. NO. 6084, ON NOVEMBER 19, 2020.





VICINITY MAP
NOT TO SCALE

ENGINEER
EVOLVING TEXAS
420 THROCKMORTON, SUITE 620
FORT WORTH, TEXAS 76102
(817) 529-2700

PLANNING AND ZONING COMMISSION APPROVAL

WHEREAS THE PLANNING AND ZONING COMMISSION OF THE CITY OF COLLEYVILLE, TEXAS, VOTED AFFIRMATIVELY ON THIS _____ DAY OF _____, 20___, TO APPROVE THIS PLAT.

_____
CHAIRMAN, PLANNING AND ZONING COMMISSION

_____
ATTEST: SECRETARY, PLANNING AND ZONING COMMISSION

CITY COUNCIL APPROVAL

WHEREAS THE CITY COUNCIL OF THE CITY OF COLLEYVILLE, TEXAS, VOTED AFFIRMATIVELY ON THIS _____ DAY OF _____, 20___, TO APPROVE THIS PLAT.

_____
MAYOR

_____
ATTEST: CITY SECRETARY

FINAL PLAT
EASTPOINTE TERRACE
LOTS 1 THROUGH 12, OPEN SPACE LOT 'A', AND COMMON AREA LOT 'B', BLOCK 1
BEING A REPLAT OF LOT 1, BLOCK 1, MILES ADDITION, AN ADDITION TO THE CITY OF COLLEYVILLE, AS RECORDED IN VOLUME 388-169, PAGE 93, PLAT RECORDS OF TARRANT COUNTY, TEXAS R. CHOWNING SURVEY A-294 CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

SURVEYOR'S CERTIFICATION

I, SHELBY J. HOFFMAN, DO CERTIFY THAT I PREPARED THIS PLAT AND THE FIELD NOTES, MADE A PART THEREOF, FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF KEENE, TEXAS.

PRELIMINARY NOT TO BE RECORDED

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6084

STATE OF TEXAS
REGISTERED
SHELBY J. HOFFMAN
6084
PROFESSIONAL
LAND SURVEYOR

GEOMATIC SOLUTIONS, INC.
3000 S. HULEN, SUITE 124-236, FORT WORTH, TEXAS
OFFICE: 817-487-8916

Scale: 1"=100	Date: 04/06/21	DWG: 20201075-FINAL PLAT
Drawn: OF	Checked: SJH	Job: 2020-1075

RESOLUTION R-21-4620

A RESOLUTION APPROVING A PRELIMINARY /FINAL PLAT FOR THE EASTPOINTE TERRACE ADDITION

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

Sec. 1. THAT the Preliminary/Final Plat for Eastpointe Terrace Addition on approximately 8.094 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved, subject to the following conditions:

1. applicant shall install a minimum of 38 Arizona cypress trees with a minimum height of 8 feet at the time of installation. The foregoing trees shall provide adequate canopy to serve as a landscape buffer along the southern side of the paved area of Eastpointe Court between the southern curb and the southern property line (with particular concentration along the curvature of the entrance to the subdivision across from Lot 11 and the detention pond);
2. applicant shall submit a full landscape plan for the entrance way and common areas, including the detention pond and surrounding area;
3. applicant shall install a double sided (finished) fence a minimum 8 feet in height, constructed of cedar wood material and located along the entire south, west, and north property lines, subject to the required 30 foot setback from the edge of the right-of-way for Pool Road; All fencing behind the residential lots shall be completed prior to occupancy of the individual lot. All fencing behind the common area lots(south side of Pointe Court(fka Eastpointe Court) shall be installed with the completion of public infrastructure or as otherwise permitted.
4. applicant shall install shutters on all street lights sufficient to prevent glare onto all property adjacent to the subdivision;
5. applicant shall cause the completion of construction of the northbound left turn lane and median along Pool Road;
6. the street pavement shall be located in the center of the right- of-way;
7. final engineering approval shall be subject to correcting and addressing any off-site drainage tributary to the subdivision and providing corrective collection of all such storm water and conveyance to detention within the subdivision; and
8. The foregoing conditions shall be subject to review and approval by City staff, which shall be required prior to the final plat being filed in the real property records for Tarrant County, Texas unless an agreement can be reached between City Manager and Mayor that protects the intent of these restrictions wherein the City has sufficient escrow funds from Developer to complete any such incomplete work scope contained herein.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF **7** AYES, **0** NAYS ON THIS THE 1ST DAY OF JUNE 2021.

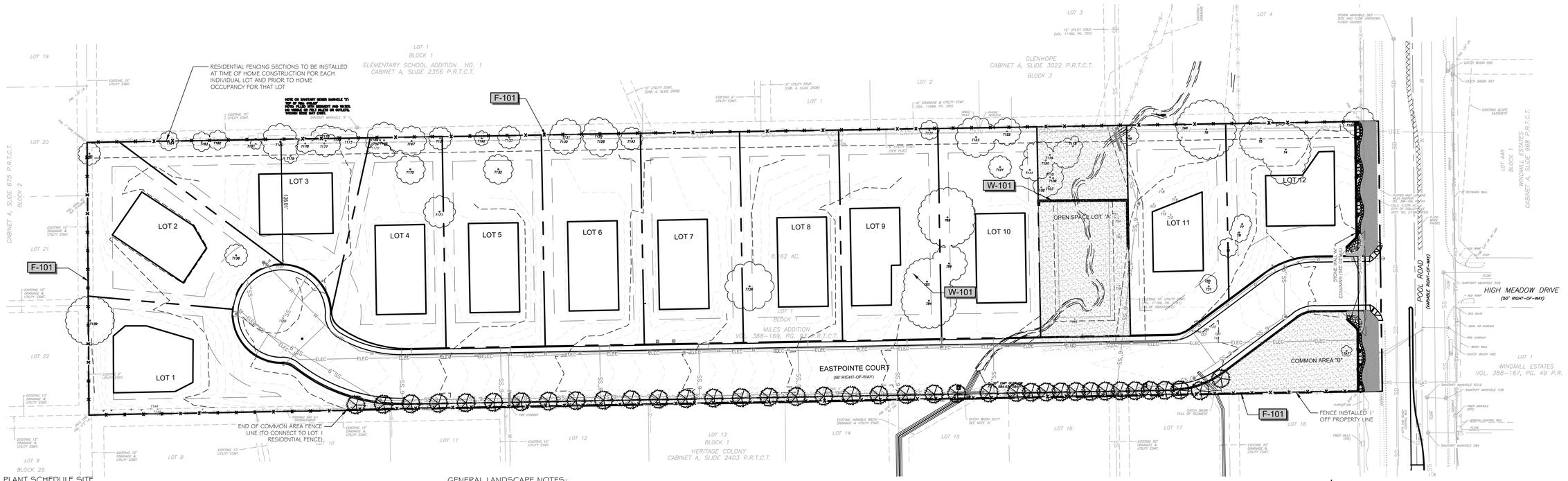
Mayor Richard Newton	Aye	Mayor Pro Tem Bobby Lindamood	Aye
Place 1, Tammy Nakamura	Aye	Place 5, Chuck Kelley	Aye
Place 3, Kathy Wheat	Aye	Place 6, Callie Rigney	Aye
Place 4, George Dodson	Aye		

ATTEST:

Christine Loven, TRMC
City Secretary

CITY OF COLLEYVILLE

Richard Newton
Mayor



PLANT SCHEDULE SITE

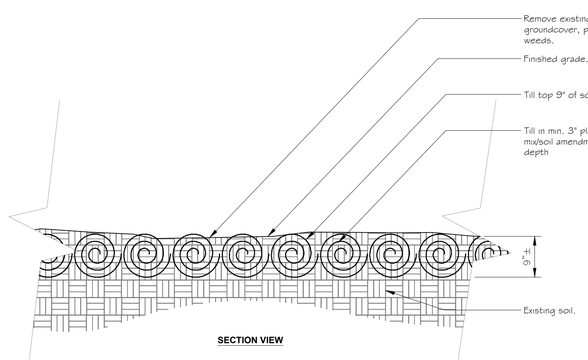
TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	38	Arizona Cypress / Cupressus arizonica Or similar	15 gal		8-10`H
SHRUBS	**QTY**	**COMMON / BOTANICAL NAME**	**CONT**	**MIN. HT**	
	14	Green Cloud Texas Ranger / Leucophyllum frutescens `Green Cloud` TM	3 gal		
	56	Gulf Coast Muhly / Muhlenbergia capillans `Gulf Coast`	1 gal		
	62	Little Bunny Fountain Grass / Pennisetum alopecuroides 'Little Bunny'	1 gal	12"	
	14	Autumn Sage / Salvia greggii `Raspberry`	5 gal		
	11	Variegated Spanish Dagger / Yucca glonosa `Variegata`	5 gal		
GROUND COVERS	**QTY**	**COMMON / BOTANICAL NAME**	**CONT**		
	40,432 sf	Riviera Bermuda Grass / Cynodon dactylon 'Riviera' Or other improved seed variety as approved by the Landscape Architect	seed		
	62	Huntington Carpet Rosemary / Rosmarinus officinalis 'Huntington Carpet'	3 gal		24" o.c.

GENERAL LANDSCAPE NOTES:

1. CONTRACTORS SHALL HAVE UNDERGROUND UTILITIES LOCATED, LEGIBLY MARKED, AND SHALL REPAIR ANY AND ALL DAMAGE WHICH MAY OCCUR AS A RESULT OF LANDSCAPE INSTALLATION. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATED, AND SHOULD BE VERIFIED ON THE CIVIL UTILITY PLAN AND IN THE FIELD.
2. UNDER NO CIRCUMSTANCES WILL LANDSCAPE WORK BE APPROVED FOR PAYMENT IF PLANT SIZE AND GENERAL HEALTH ARE NOT AS REQUIRED ON PLAN.
3. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON PLANT LIST.
4. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS AS SPECIFIED. LARGE CANOPY STREET TREES AND THOSE TREES LOCATED NEAR GROUND SIGNAGE SHALL BE LIMBED UP TO A HEIGHT OF 8' ABOVE GRADE TO ENSURE SAFE SIGHT LINES ARE ACHIEVED FOR VEHICULAR NAVIGATION TO AND FROM THE SITE.
5. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE, DURING AND AFTER INSTALLATION.
6. THE LANDSCAPE ARCHITECT MUST APPROVE ANY ALTERATIONS OR REVISIONS TO THE LANDSCAPE PLAN.
7. THE LANDSCAPE ARCHITECT MUST APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL BEFORE INSTALLATION.
8. THE CONTRACTOR SHALL PROTECT EXISTING FEATURES ON SITE.
9. ALL PLANTING AREAS, AND UNPAVED AREAS ON SITE NOT SPECIFIED FOR BED AREAS, MUST BE COMPLETELY SODDED, SEEDED, OR HYDROSEEDED. ANY PERMEABLE AREAS (ON SITE, OFF SITE, OR IN RIGHT-OF-WAY, DAMAGED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND SODDED, SEEDED OR HYDROSEEDED. ALL SLOPES THAT EXCEED 3:1 SHALL BE TREATED WITH SOD UNLESS SPECIFIED OTHERWISE ON PLAN.
10. ALL BEDS AREAS SHALL BE PREPARED FOR PLANTING BY REMOVING GRASS AND WEEDS FROM THE AREA, ROTO TILLING TO A MINIMUM DEPTH OF 6", AND MIXING BED AMENDMENT INTO THE PREPARED BED AREA TO A DEPTH OF 4". AMOUNT AND TYPE OF AMENDMENT TO BE LOCALLY SOURCED BED MIX AND/OR COMPOST FREE OF DEBRI, ROOTS, AND SEED.
11. ALL BED AREAS SHALL RECEIVE A MINIMUM 2" SHREDDED HARDWOOD MULCH OVER WEED BARRIER FABRIC UNLESS SPECIFIED ON PLAN DIFFERENTLY. BED AREAS ADJACENT TO TURF GRASS LAWN AREAS SHALL BE SEPARATED FROM THE LAWN WITH LANDSCAPE EDGING.
12. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.
13. THE LANDSCAPE CONTRACTOR SHALL FULLY MAINTAIN ALL PLANTING (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS AND LAWNS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.
14. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR ONE (1) YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE THE END OF THE GUARANTEE PERIOD (AS PER DIRECTION OF THE OWNER).
15. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
16. STANDARDS SET FORTH IN 'AMERICAN STANDARD FOR NURSERY STOCK' REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUMS QUALITY REQUIREMENTS FOR PLANT MATERIAL.
17. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FINISHED GRADING ALL LANDSCAPE PARKING ISLANDS. FINISHED GRADE IN ISLANDS IS TO BE CROWNED APPROXIMATELY 12"-18" ABOVE THE TOP OF CURB. SOIL IN ISLANDS IS TO BE FREE OF UNSUITABLE MATERIAL AND DEBRIS I.E. GRAVEL OR ASPHALT.
18. IF CONTRACTOR IS UNABLE TO DIG PLANT PITS TO A DEPTH THAT WILL PROVIDE THE AREA OF SOIL AROUND THE ROOT BALL DUE TO ROCK, CONTACT ARCHITECT, CIVIL ENGINEER, AND CITY HORTICULTURIST IMMEDIATELY.
19. THE TOP EDGE OF ALL LANDSCAPE EDGING SHALL BE A MINIMUM OF 5" BELOW FINISHED FLOOR ELEVATION.
20. ALL RIGHT-OF-WAY, OPEN SPACE AND COMMON AREAS THAT ARE NOT PAVED SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM CONTROLLED BY AN IRRIGATION CONTROLLER WITH A RAIN/FREEZE SENSOR. ALL TREES SHALL HAVE TREE BUBBLERS ON A ZONE SEPARATED FROM DRIP AND SPRAY ZONES. ALL SPRAY ZONES SHALL PROVIDE HEAD TO HEAD COVERAGE. IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED IN COMPLIANCE WITH TCEQ REQUIREMENTS. THE LANDSCAPE CONTRACTOR SHALL PROVIDE AND INSTALL SITE IRRIGATION SYSTEM AFTER DESIGN IS SUBMITTED FOR APPROVAL.

REFERENCE NOTES SCHEDULE

SYMBOL	FENCE DESCRIPTION	DETAIL
F-101	8' board on board cedar fence	3/L2.0
SYMBOL	**WALL DESCRIPTION**	**DETAIL**
W-101	Retaining wall - see civil plans for details	



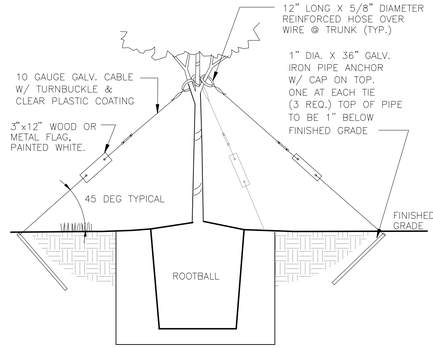
SECTION VIEW

Notes:
1 - Soil amendment to be selected from locally sourced supplier to amend native soil deficiencies in minerals and composition.

1 EXISTING SOIL - MINOR MODIFICATION
3/4" = 1'-0"

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE

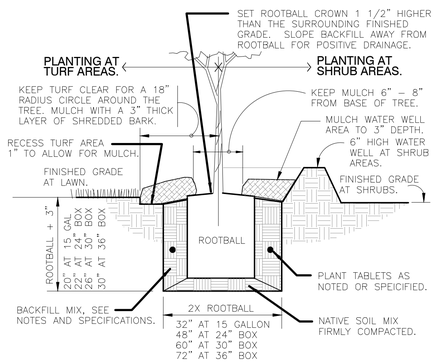
P-CO-01



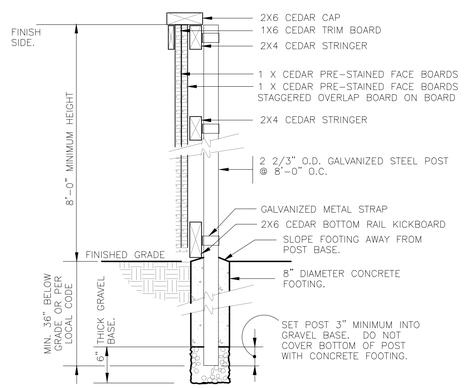
STAKING DETAIL

2 TREE GUY WIRE PLANTING
1" = 1'-0"

329343.26-03



PLANT PIT DETAIL



3 8' CEDAR BOARD ON BOARD WOOD FENCE
1" = 1'-0"

323129.23-04

SHEET SCALED AT 24 X 36 PAGE SIZE

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

SHEET
L2.0
OVERALL LANDSCAPE

ISSUE / REVISION RECORD	
03-17-17	RESUBMITTAL TO CITY
11-09-22	REVISED PER CITY COMMENTS

LICENSED LANDSCAPE ARCHITECT JOSEPH VAUGHN 2422 STATE OF TEXAS
11-17-22

EASTPOINTE TERRACE
6480 POOL RD
COLLEYVILLE, TX

LandArch Studio, L.L.C.
480 Cloud View Ct
Prosper, TX 75078
t 972-827-5677

City of Colleyville
City Council
Agenda Briefing

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

Agenda Number WS-6 **Agenda Date** 12/20/2022
Type Worksession
Department City Manager

Title
Discussion of Resolution R-20-4563, electioneering regulations

Explanation
This item provides for staff to receive direction from City Council regarding the electioneering regulations which were established by Resolution R-20-4563.

Attachments

City of Colleyville
City Council
Agenda Briefing

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

Agenda Number WS-7 **Agenda Date** 12/20/2022
Type Worksession
Department City Secretary

Title

Discussion of the December 20, 2022, City Council regular agenda items

City of Colleyville
City Council
Agenda Briefing

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

Agenda Number 1
Agenda Date 12/20/2022
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

Section 551.071 - Legal - Consultation with the City Attorney regarding Eastpointe Terrace

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

Attachments

RESOLUTION R-22-4796

A RESOLUTION APPROVING COUNCIL ACTION REGARDING EXECUTIVE SESSION ITEMS AT THE REGULAR CITY COUNCIL MEETING OF DECEMBER 20, 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 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
City Secretary

Bobby Lindamood
Mayor

City of Colleyville
City Council
Agenda Briefing

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

Agenda Number 3 **Agenda Date** 12/20/2022
Type Announcements, Proclamations, and Presentations
Department Community Development

Title

Proclamation in recognition of the Colleyville Heritage High School Panthers Volleyball team 5A state championship - Mayor Lindamood and the Panters Volleyball Team

Proclamation in recognition of Dr. David Arencebia, Colleyville Middle School Principal - Mayor Lindamood

Presentation of the American Planning Association, Texas Chapter Certificate of Achievement, Richard R. Lillie, FAICP Program for Planning Excellence awarded to the City of Colleyville - Mayor Lindamood, Community Development Director Ben Bryner, Planning Manager Jackie Reyff, and Planner Dakari Hill

Attachments

RESOLUTION R-22-4797

APPROVING CITY COUNCIL ACTION UNDER CONSENT ITEMS AT THE REGULAR CITY COUNCIL MEETING OF DECEMBER 20, 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 December 6, 2022

b. Approval of an Interlocal Agreement and funding for the Metroport Teen Court Program

c. Approval of a three year Municipal and County Government Enterprise License Agreement (ELA), between the City of Colleyville and the Environmental Systems Research Institute, Inc. (ESRI), in an amount not to exceed $85,800, and authorizing the City Manager to execute the agreement

d. Approval of a Contract Services Agreement with Alderink Enterprises, Inc. dba CI Pavement, for the FY 2023 Miscellaneous Concrete Repair, in an amount not to exceed $600,000, inclusive of a contingency amount of $35,000 and authorizing the City Manager to execute the agreement

AND IT IS SO RESOLVED.

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:

Christine Loven, TRMC
City Secretary

CITY OF COLLEYVILLE

Bobby Lindamood
Mayor

City of Colleyville
City Council
Minutes - Draft

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

Tuesday, December 6, 2022

Mayor Pro Tem Wheat called the Colleyville City Council Worksession to order on Tuesday, December 6, 2022, at 5:30 p.m.

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

ABSENT: Mayor Bobby Lindamood

ALSO PRESENT: City Manager Jerry Ducay, Assistant City Manager Mark Wood, Assistant City Manager Adrienne Lothery, Police Chief Michael Miller, Community Development Director Ben Bryner, Public Works Director Amber Beard, City Attorney Whitt Wyatt, and City Secretary Christine Loven.

WS-1 Discussion of cross-access between subdivisions

Public Works Director Amber Beard presented this item noting staff has received requests to allow rear driveways on residential properties which abut neighboring subdivision streets and these requests have generally been denied as the Land Development Code does not address this connectivity. She stated the traffic impact, conflicts between HOA covenants, and potential impact on future subdivision design, are considered when requests are made. Director Beard stated staff is recommending adoption of a form policy prohibiting cross-access between subdivisions.

There was general discussion of vehicular versus pedestrian traffic and the disruption to neighborhoods. City Council directed staff to move forward with bringing a policy to City Council for consideration.

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

City Manager Jerry Ducay and the City Council discussed a special meeting to hear the referenced case and selected the date of Thursday, January 5, 2023 at 6:00 p.m.

WS-3 Discussion of the December 6, 2022, City Council regular agenda items

City Manager Jerry Ducay noted item 6a will not be removed from the table and residents have been notified, and identified item 5a as a first reading and an interesting case.

Mayor Pro Tem Kathy Wheat thanked Salima Madhani for providing the City Council with deserts this evening.

Mayor Pro Tem Wheat closed the worksession at 5:44 p.m. and called the Executive Session to order.

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

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

   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

There was no action taken and Mayor Pro Tem Wheat adjourned Executive Session at 6:44 p.m.

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

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

ABSENT: Mayor Bobby Lindamood

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

This resolution was not needed.

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

Mayor Pro Tem Wheat and the City Council made announcements regarding City and community events.

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

Mayor Pro Tem Wheat read Resolution R-22-4794 in its entirety.

There was no discussion and Mayor Pro Tem Wheat opened and closed the public hearing without any speakers.

Councilmember Kelley made a motion to approve Resolution R-22-4794, seconded by Councilmember Dodson.

The motion to approve passed by the following vote:

Ayes: 6 – Mayor Pro Tem Wheat and Councilmembers Elder, Bond, Dodson, Kelley, and Rigney.

Absent: 1 - Mayor Lindamood.

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

Mayor Pro Tem Wheat read the caption of Ordinance O-22-2229.

Community Development Director Ben Bryner presented this request and stated the applicants are requesting the SUP to allow for the use of a new 8,150 s.f. accessory dwelling, to be built on the west side of the garage, to be used as a primary suite. 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.

There was general discussions regarding the suppression system requirements and amenities within the proposed suite.

Applicants Dan and Kimberly Bresingham, 312 White Drive, provided a history of their home, noting the house was damaged during the 2020 snow event, and having to perform another renovation to add fire suppression would damage the ornamental walls and would be costly.

Mayor Pro Tem Wheat stated the City Council would like to see the structure be attached, but does understand why this may not be possible. She asked if Mr. and Mrs. Bresingham if they would be agreeable to connect the structure by adding a firewall and installing fire suppression to the new construction.

Mr. and Mrs. Bresingham stated they would be in agreement and attached is also their preference.

There was discussion of the criteria to be added to the ordinance. Mayor Pro Tem Wheat clarified with the applicants they would bring a new drawing showing the new construction attached, with fire suppression, and a fire wall to the next meeting for consideration.

Mayor Pro Tem Wheat opened and closed the public hearing without any speakers.

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

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

Mayor Pro Tem Wheat read the caption of Ordinance O-22-2230.

Community Development Director Ben Bryner presented this request for an amendment to Ordinance O-09-1736, for one new office building where two buildings are currently shown on the site plan. Director Bryner stated the previous ordinance was approved in 2009 and the site plan shows two separate lots and buildings. Ken Green, the applicant, is seeking approval for a new 12,382 square

foot office building with a taller middle element, and to reduce the street landscape area from 6,732 sq. ft. to 5,984 sq. ft. and a reduction in the required 20 foot landscape area along Colleyville Boulevard.

There was discussion regarding the zoning, property uses, drainage channeling, and the location of the building within the 100 year flood plain.

Director Bryner stated the front allows retail and the back allows office space. He also noted the property is not in the flood plain.

Ken Green, 2900 Sherwood Lane, the applicant gave a history of his 24 years of being a Colleyville business owner and stated the current plan is for his office to occupy 6,000 square feet, and lease the rest, however, at this time he does not have any potential leases.

Mayor Pro Tem Wheat noted the construction materials of stone, brick and glass give the building a clean modern look which she appreciates.

City Manager Ducay stated he had some concern for the landscape set back but the landscaping is pleasing. Manager Ducay inquired about signage and Mr. Green stated having a monument sign and some building signage.

Mayor Pro Tem Wheat asked Mr. Green if he could add some planters and he agreed.

Mayor Pro Tem Wheat opened and closed the public hearing without any speakers.

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

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

Mayor Pro Tem Wheat read the caption of Ordinance O-22-2231.

Finance Director Kyle Lester presented this item and gave an overview of the process for establishing rates. He noted in 2016 the Council approved a rate structure whereby all of the costs to operate the City's utilities are covered by a base rate, which makes up a customer's minimum bill for each month. In 2017, Council added a CIP charge to the base rate to pay for capital projects.

Director Lester stated 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. Director Lester noted wastewater is not metered, the wastewater rate is calculated for the months of December through February, which is a common business practice.

Director Lester stated this year's TRA calculations recommend an increase in the water and wastewater rates, which, if approved, will be in effect starting with the January billing for December's usage as follows:

Water Rates
Increasing the current water volumetric rate from $4.3430 to $4.9549.

Wastewater Rates
Increasing the current wastewater volumetric rate from $3.0663 to $3.2644.

Councilmember Dodson stated the TRA operation and maintenance budget is up dramatically which is a direct relation to inflation.

Mayor Pro Tem Wheat explained this is a pass-through cost as TRA provides water and wastewater treatment services to the City, as well as other cities. She stated there are times when the rate will increase, however, the City cannot control these costs, and the costs are divided amongst all cities served by TRA.

Councilmember Dodson reiterated the City Council did away with tiered water rates in 2017 and the City has done a fabulous job of taking care of our water service.

Mayor Pro Tem Wheat opened and closed the public hearing without any speakers.

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

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

Mayor Pro Tem Wheat read the caption of Ordinance O-22-2232.

Police Chief Michael Miller presented this item and stated the ordinance is one tool to assist law enforcement in fighting crime. Chief Miller noted claims of catalytic converter thefts rose nationally from 3,389 in 2019 to 14,433 in 2021, and continues to rise. In Colleyville, since January 2021, officers have taken 36 reports with a total of 45 catalytic converters stolen.

Mayor Pro Tem Wheat opened the public hearing.

Harold Ledbetter, 6700 Pleasant Run Road spoke in opposition to the ordinance with concern for setting a precedence locally and its usefulness as a deterrent. Addressing proof of possession, Mr. Ledbetter noted at a state and county level, one of the items which you must prove possession of is a vehicle, you must have registration, show proof of insurance, etc. He stated having a vehicle is not a right, it is a privilege, but the proposed ordinance will infringe on a right.

There were no others wishing to speak and Mayor Pro Tem Wheat closed the public hearing.

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

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

6a Ordinance O-22-2211

Consideration of a zoning change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01, 2A01B, 2A07A, and 2A07A1, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, Lot 1A, Block 1, Westcoat Estates, and Lots 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6409, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

This item remained tabled.

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

Councilmember Dodson made a motion to remove Resolution R-22-4790 from the table, seconded by Mayor Pro Tem Wheat.

The motion passed by the following vote:

Ayes: 6 – Mayor Pro Tem Wheat and Councilmembers Elder, Bond, Dodson, Kelley, and Rigney.

Absent: 1 - Mayor Lindamood.

Mayor Pro Tem Wheat read Resolution R-22-4790 in its entirety.

Community Development Director Ben Bryner presented this item and stated 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 Nashed, Senior Associate, ANA Consultants, 500 Thompson Terrace, representing the applicant Osama Hanna, stated the new site plan and floor plan is as close as they can get to obtaining the 20 foot setback requested by City Council.

Mary Hanna, applicant and owner asked the City Council to approve the presented plan and gave a history of the property and house plan.

Mayor Pro Tem Wheat thanked the applicants for their flexibility and stated she appreciated their willingness to compromise and to have an entrance on Oak Valley only. She asked Mrs. Hannah if they would agree to add there will be no access off of Bransford Road to the resolution. Mr. and Mrs. Hannah agreed to the amendment.

Mayor Pro Tem Wheat opened the public hearing.

Harold Ledbetter, 6700 Pleasant Run Road, spoke in favor of this item and noted the applicants made a lot of compromises.

There were no others wishing to speak and Mayor Pro Tem Wheat closed the public hearing.

Councilmember Dodson made a motion to amend Resolution R-22-4790 to add Sec. 2. There will be no access on to or from Bransford Road, seconded by Councilmember Rigney.

The motion to approve with the amendment passed by the following vote:

Ayes: 6 – Mayor Pro Tem Wheat and Councilmembers Elder, Bond, Dodson, Kelley, and Rigney.

Absent: 1 - Mayor Lindamood.

8. CITIZEN COMMENTS

Dee Kelley, 705 Hillside, spoke in opposition to the proposed changes to the Greystone Manor case and stated concern with the notification process. Mrs. Kelley

thanked the City Council for their service and time, and wished all a Merry Christmas.

9. REPORTS

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

There was no discussion of this item.

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

This resolution was not needed.

11. ADJOURNMENT

There being no further business before the City Council, Mayor Pro Tem Wheat adjourned the meeting without objection by the City Council at 8:44 p.m.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 20TH 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 4b **Agenda Date** 12/20/2022 **Number** Resolution R-22-4797
Type Resolution
Department Municipal Court

Title
Approval of an Interlocal Agreement and funding for the Metroport Teen Court Program

Strategic Plan
1.4 Communicate thoroughly and strategically
2.1 Provide responsive, efficient city services
5.4 Actively seek public/private partnerships

Explanation
Reading and Public Hearing

Since 1994, the City of Colleyville has participated in the Metroport Teen Court program with the cities of Grapevine and Southlake. Fiscal Year 2011 was the first year the City of Keller participated in the program.

Attached is the proposed Interlocal Agreement for the Metroport Teen Court for Fiscal Year 2023, for an annual cost of $36,000. The cost of the program is split equally between the four participating cities.

Per the attached memo, in Fiscal Year 2022, the Metroport Teen Court program was used by 1,070 Colleyville participants with 117 violations occurring in Colleyville, which reflects 21.4% (up from 12.9% Colleyville use in FY2021) of the 499 Metroport Teen Court participants.

Historically, this item is presented to City Council following approval of the fiscal year budget, however, there was a change in Southlake's staffing earlier this year, and the new coordinator is trying to become accustomed to the responsibilities of the office. Approval will provide for the City's continuation in the Interlocal Agreement.

Financial Impact
Funding in the amount of $33,000 was approved in the Fiscal Year 2023 Colleyville Crime Control and Prevention District budget. The remaining $3,000 is funded out of the Court Building Security Fund for bailiff security services provided during teen court sessions.

Recommendation

Approve

Attachments

1. Metroport Teen Court Presentation
2. Colleyville Interlocal Agreement Memo FY23
3. FY23 Metroport Teen Court Interlocal Agreement

Metroport Teen Court

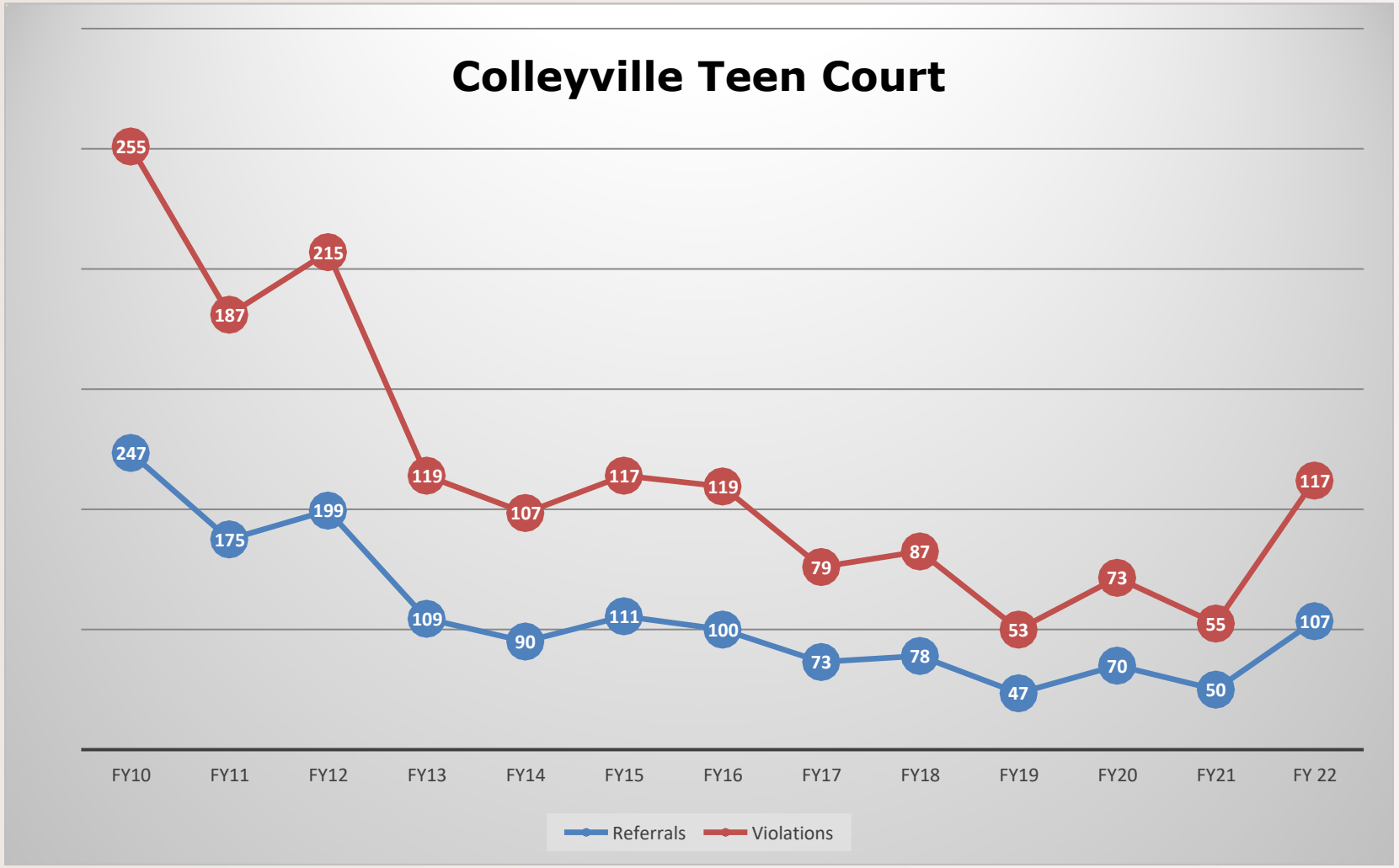
- Volunteer Program for juvenile misdemeanor offenders
- Offers an alternative to the criminal justice system
- Offenders assume responsibility through community services and judicial process
  - Offenders face jury of their peers/the community
  - Focus is on education on the judicial system and on their offense
- In turn, offenses are not recorded

Metroport Teen Court

- Est. in 1994
- Currently involves the cities of Grapevine, Southlake, and Keller
- City of Southlake is responsible for:
  - Office Space
  - Staffing
  - Collecting an equal share in cost from participating cities

Metroport Teen Court

Fiscal Year	Referrals	Violations
FY10	247	255
FY11	175	187
FY12	199	215
FY13	109	119
FY14	90	107
FY15	111	117
FY16	100	119
FY17	73	79
FY18	78	87
FY19	47	53
FY20	70	73
FY21	50	55
FY 22	107	117



MEMORANDUM

October 1, 2022

TO: Karen Hines, Colleyville Finance Manager

FROM: Dana Kirkland, Metroport Teen Court Supervisor

SUBJECT: Interlocal Agreement for funding of the Teen Court Program

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The attached FY 2023 Interlocal Agreement outlines the Metroport Teen Court Program, as well as the appointment process for the Metroport Teen Court Advisory Board. The City of Southlake is grateful for Colleyville's contribution of $36,000 and its continued support of the Metroport Teen Court program. The agreement defines the duties of Board members and authorizes the City of Southlake to employ Teen Court staff. Also discussed in the contract is the City of Southlake's responsibility to provide office space for staff and collect an equal share in cost from the other participating Cities for program maintenance.

Metroport Teen Court has a success rate of 92%. North Texas Teen Courts average a success rate of 71%, putting Metroport 21 percentage points above average.
Listed below is the requested data of Teen Court referrals for the City of Colleyville:

- FY 2022: 107 case referrals with 117 violations from the City of Colleyville
- FY 2022: 499 Total Referrals for the cities of Colleyville, Grapevine, Keller, and Southlake

Historical Data of Metroport/Colleyville Referrals:

Year	Total Referrals	Colleyville Referrals
FY 2010	1064	255
FY 2011	1024	187
FY 1012	1062	215
FY 2013	914	119
FY 2014	773	107
FY 2015	760	117
FY 2016	761	119
FY 2017	717	79
FY 2018	638	87
FY 2019	550	74
FY 2020	481	73
FY 2021	386	55

Metroport Teen Court would like to thank the City of Colleyville for its long-standing and continued support and look forward to a lasting relationship. Should you need any further information and/or data, please feel free to contact Dana Kirkland at (817) 748-8346.

INTERLOCAL AGREEMENT

AMONG

CITY OF COLLEYVILLE, CITY OF GRAPEVINE, CITY OF KELLER, AND CITY OF SOUTHLAKE

This Interlocal Agreement ("Agreement"), entered into effective on the 1st day of October, 2022, by and among the City of Colleyville, the City of Grapevine, City of Keller, and the City of Southlake, all municipal corporations of the State of Texas (herein called "Cities" or "each participating City"), the parties acting herein under the authority and pursuant to the terms of Chapter 791, INTERLOCAL COOPERATION CONTRACTS, Texas Government Code, **WITNESSETH THAT:**

WHEREAS, the City Councils of the Cities of Colleyville, Grapevine, Keller, and Southlake jointly find that it will be in the publics' best interest to enter into this Agreement for the purposes set forth herein below.

NOW, THEREFORE, it is mutually agreed between each participating City that:

1. Teen Court is a volunteer program which allows juvenile misdemeanor offenders an alternative to the criminal justice system while allowing them also to assume responsibility for their own actions through their involvement in the judicial process and community services in order that their offenses will not be recorded as a conviction on their driving record. Bringing juvenile offenders to a jury of their peers and to the community for constructive punishment will provide the juveniles with an understanding of the judicial system and a realization of their roles and responsibilities in the community.

2. The community will benefit from this interaction in that, through Teen Court, the community is afforded a unique opportunity to become involved in the education of juvenile offenders and will benefit from the community services provided to the community by the juvenile offenders.

3. A Teen Court Advisory Board shall be appointed by the respective governing bodies comprised of two (2) members at large from each participating City and one (1) city council

member from each participating City as each so chooses all of whom are voting members. The role and duties of the Teen Court Advisory Board shall be established by the Municipal Court Judges in the participating Cities.

4. The name of the program established by this Agreement shall be the "METROPORT Teen Court Program." The City of Southlake shall employ teen court staff to administer and coordinate the activities of the METROPORT Teen Court Program, under the direction of the Southlake Municipal Court Manager.

5. This Agreement shall be executed in separate counterparts for each participating city, which counterparts shall be valid and binding as if the original. Each participating city, as its contribution for participating in the METROPORT Teen Court Program, shall pay to the City of Southlake $36,000.00 ("Service Fee") upon such participating City's execution of this Agreement. It is expressly agreed that such payment fairly compensates the City of Southlake for the performance of services contemplated under this Agreement. Each participating City shall make this payment from current revenues available to that City.

6. The scope of responsibilities of the Teen Court Staff shall be established by the City of Southlake.

7. The term of this Agreement shall be for a period of (12) twelve months beginning October 1, 2022, and ending September 30, 2023. If the parties have failed to adopt a new Agreement by the expiration date of this Agreement, this Agreement shall be deemed to continue on the same terms and conditions until such time as the new Agreement is adopted for the ensuing year, unless any party terminates its participation in this Agreement as provided below. In such event, this Agreement shall continue in effect until either the City of Southlake or all other participating Cities have terminated this Agreement. Upon renewal or continuation of this Agreement, each participating City shall pay the Service Fee to the City of Southlake for the ensuing year.

8. Any party hereto may terminate its participation in this Agreement without recourse or liability upon thirty (30) days written notice to the other party.

9. By execution of this Agreement, each party represents to the other that:

a. In performing its duties and obligations

hereunder, it will be carrying out one or more governmental functions or services which it is authorized to perform; and

b. The undersigned officer or agent of the party has been properly authorized by that party's governing body to execute this Agreement and that any necessary resolutions extending such authority have been duly passed and are now in effect.

11. This Agreement is made pursuant to Chapter 791 and Subchapter E, Chapter 418, Texas Government Code. It is agreed that in the execution of this Agreement, no party waives any immunity or defense that would otherwise be available to it, against claims arising from the exercise of governmental powers and functions.

ATTEST:

City Secretary, City of Colleyville	Date	Mayor, City of Colleyville	Date
City Secretary, City of Grapevine	Date	Mayor, City of Grapevine	Date
City Secretary, City of Keller	Date	Mayor, City of Keller	Date
City Secretary, City of Southlake	Date	Mayor, City of Southlake	Date

Approved as to form and legality:

City Attorney, City of Colleyville	City Attorney, City of Grapevine
City Attorney, City of Keller	City Attorney, City of Southlake

City of Colleyville
City Council
Agenda Briefing

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

Agenda Number 4c **Agenda Date** 12/20/2022 **Number** Resolution R-22-4797
Type Resolution
Department Engineering

Title

Approval of a three year Municipal and County Government Enterprise License Agreement (ELA), between the City of Colleyville and the Environmental Systems Research Institute, Inc. (ESRI), in an amount not to exceed $85,800, and authorizing the City Manager to execute the agreement

Strategic Plan

2.3 Effectively leverage information technology

Explanation

Reading and Public Hearing

This item is a three year license agreement between Environmental Systems Research Institute, Inc. (ESRI) and the City of Colleyville, in the amount of $85,800 to be paid annually over a three year period in the amount of $28,600 as referenced in the attached proposed agreement. The City is going into the seventh year and third renewal of the enterprise agreement with ESRI. This agreement fee is a fixed price for all small municipalities with 25,000 citizens or less. It is the lowest level Enterprise License Agreement (ELA) available in the local government pricing model used by ESRI.

ESRI will increase the SGEA fee by a percentage over the population limit. The population limit ESRI has set is 25,000. The previous three year license agreement totaled to $75,000 ($25,000 per year). Colleyville has surpassed this limit by 4%, with a population of around 26,000. The standard SGEA fee cost is $27,500 per year. This fee will increase by 4% due to population growth resulting in a total of $28,600 per year.

Staff utilizes GIS data on a daily basis to enhance work products and create efficiencies. The GIS data is critical to the function of several other City software platforms. These software applications service Code Enforcement, Community Development, Fire, Public Works, and Police. The maps, which have been produced by staff through the ESRI platform, are posted online, and are utilized in office spaces and conference rooms throughout the City. City staff currently maintains 120 different layers of data containing items like fire hydrants, water and sewer lines, addresses, and City parcels, as referenced in the attached "GIS layer list".

The City uses ESRI software to collect, organize, manage, analyze, communicate, and distribute geographical information and has been a licensee of ESRI software since 1996. ESRI is the sole source provider of all small Municipal and County Enterprise License Agreements, as referenced in the attached sole source letter. The City Attorney has reviewed the attached sole source letter and the proposed agreement. Based on the letter and the provisions of Chapter 252 of the Local Government Code, this purchase is exempt from the competitive bidding requirements of state law as a sole source acquisition.

Financial Impact

Funding is available in the miscellaneous contractual services line item of the Information Systems Management GIS Program budget in the amount of $28,600 annually for a total three year cost of $85,800.

Recommendation

Approve

Attachments

1. Contract Agreement
2. ESRI Sole Source
3. Form 1295

October 20, 2022

Eddie Tangadunrat
City of Colleyville
100 Main St
Colleyville, TX 76034-2916

Dear Eddie,

The Esri Small Municipal and County Government Enterprise Agreement (SGEA) is a three-year agreement that will grant your organization access to Esri term license software. The EA will be effective on the date executed and will require a firm, three-year commitment.

Based on Esri's work with several organizations similar to yours, we know there is significant potential to apply Geographic Information System (GIS) technology in many operational and technical areas within your organization. For this reason, we believe that your organization will greatly benefit from an Enterprise Agreement (EA).

An EA will provide your organization with numerous benefits including:

- A lower cost per unit for licensed software
- Substantially reduced administrative and procurement expenses
- Complete flexibility to deploy software products when and where needed

The following business terms and conditions will apply:

- All current departments, employees, and in-house contractors of the organization will be eligible to use the software and services included in the EA.

- If your organization wishes to acquire and/or maintain any Esri software during the term of the agreement that is not included in the EA, it may do so separately at the Esri pricing that is generally available for your organization for software and maintenance.

- The organization will establish a single point of contact for orders and deliveries and will be responsible for redistribution to eligible users.

- The organization will establish a Tier 1 support center to field calls from internal users of Esri software. The organization may designate individuals as specified in the EA who may directly contact Esri for Tier 2 technical support.

- The organization will provide an annual report of installed Esri software to Esri.

- Esri software and updates that the organization is licensed to use will be automatically available for downloading.

- The fee and benefits offered in this EA proposal are contingent upon your acceptance of Esri's Small Municipal and County Government EA terms and conditions.

- Licenses are valid for the term of the EA.

This program offer is valid for 90 days. To complete the agreement within this time frame, please contact me within the next seven days to work through any questions or concerns you may have.

To expedite your acceptance of this EA offer:

1. Sign and return the EA contract with a Purchase Order or issue a Purchase Order that references this EA Quotation and includes the following statement on the face of the Purchase Order:

   "THIS PURCHASE ORDER IS GOVERNED BY THE TERMS AND CONDITIONS OF THE ESRI SMALL MUNICIPAL AND COUNTY GOVERNMENT EA, AND ADDITIONAL TERMS AND CONDITIONS IN THIS PURCHASE ORDER WILL NOT APPLY."

   Have it signed by an authorized representative of the organization.

2. On the first page of the EA, identify the central point of contact/agreement administrator. The agreement administrator is the party that will be the contact for management of the software, administration issues, and general operations. Information should include name, title (if applicable), address, phone number, and e-mail address.

3. In the purchase order, identify the "Ship to" and "Bill to" information for your organization.

4. Send the purchase order and agreement to the address, email or fax noted below:

   Esri
   Attn: Customer Service SG-EA
   380 New York Street
   Redlands, CA 92373-8100

   e-mail: service@esri.com
   fax documents to: 909-307-3083

I appreciate the opportunity to present you with this proposal, and I believe it will bring great benefits to your organization.

Thank you very much for your consideration.

Best Regards,

George Sanchez

Quotation # Q-482942

Date: October 20, 2022

Environmental Systems Research Institute, Inc.
380 New York St
Redlands, CA 92373-8100
Phone: (909) 793-2853 Fax: (909) 307-3049
DUNS Number: 06-313-4175 CAGE Code: 0AMS3

Customer # 212891 Contract #

City of Colleyville
Information Service
100 Main St
Colleyville, TX 76034-2916

ATTENTION: Eddie Tangadunrat
PHONE: (817) 503-1085
EMAIL: gis@colleyville.com

To expedite your order, please attach a copy of this quotation to your purchase order.
Quote is valid from: 10/20/2022 To: 1/18/2023

Material	Qty	Term	Unit Price	Total
168177	1	Year 1	$28,600.00	$28,600.00
Populations of 0 to 25,000 Small Government Enterprise Agreement Annual Subscription				
168177	1	Year 2	$28,600.00	$28,600.00
Populations of 0 to 25,000 Small Government Enterprise Agreement Annual Subscription				
168177	1	Year 3	$28,600.00	$28,600.00
Populations of 0 to 25,000 Small Government Enterprise Agreement Annual Subscription				

Subtotal:	$85,800.00
Sales Tax:	$0.00
Estimated Shipping and Handling (2 Day Delivery):	$0.00
Contract Price Adjust:	$0.00
Total:	$85,800.00

Esri may charge a fee to cover expenses related to any customer requirement to use a proprietary vendor management, procurement, or invoice program.

For questions contact:	Email:	Phone:
George Sanchez	gsanchez@esri.com	(909) 793-2853 x6328

The items on this quotation are subject to and governed by the terms of this quotation, the most current product specific scope of use document found at https://assets.esri.com/content/dam/esrisites/media/legal/product-specific-terms-of-use/e300.pdf, and your applicable signed agreement with Esri. If no such agreement covers any item quoted, then Esri's standard terms and conditions found at https://go.esri.com/MAPS apply to your purchase of that item. If any item is quoted with a multi-year payment schedule, then unless otherwise stated in this quotation, Customer is required to make all payments without right of cancellation. Third-party data sets included in a quotation as separately licensed items will only be provided and invoiced if Esri is able to provide such data and will be subject to the applicable third-party's terms and conditions. If Esri is unable to provide any such data set, Customer will not be responsible for any further payments for the data set. US Federal government entities and US government prime contractors authorized under FAR 51.1 may purchase under the terms of Esri's GSA Federal Supply Schedule. Supplemental terms and conditions found at https://www.esri.com/en-us/legal/terms/state-supplemental apply to some US state and local government purchases. All terms of this quotation will be incorporated into and become part of any additional agreement regarding Esri's offerings. Acceptance of this quotation is limited to the terms of this quotation. Esri objects to and expressly rejects any different or additional terms contained in any purchase order, offer, or confirmation sent to or to be sent by buyer. Unless prohibited by law, the quotation information is confidential and may not be copied or released other than for the express purpose of system selection and purchase/license. The information may not be given to outside parties or used for any other purpose without consent from Esri. Delivery is FOB Origin for customers located in the USA.

SANCHEZG **This offer is limited to the terms and conditions incorporated and attached herein.**

Quotation # Q-482942

Date: October 20, 2022

Environmental Systems Research Institute, Inc.
380 New York St
Redlands, CA 92373-8100
Phone: (909) 793-2853 Fax: (909) 307-3049
DUNS Number: 06-313-4175 CAGE Code: 0AMS3

Customer # 212891 Contract #

City of Colleyville
Information Service
100 Main St
Colleyville, TX 76034-2916

ATTENTION: Eddie Tangadunrat
PHONE: (817) 503-1085
EMAIL: gis@colleyville.com

To expedite your order, please attach a copy of this quotation to your purchase order.
Quote is valid from: 10/20/2022 To: 1/18/2023

If you have made ANY alterations to the line items included in this quote and have chosen to sign the quote to indicate your acceptance, you must fax Esri the signed quote in its entirety in order for the quote to be accepted. You will be contacted by your Customer Service Representative if additional information is required to complete your request.

If your organization is a US Federal, state, or local government agency; an educational facility; or a company that will not pay an invoice without having issued a formal purchase order, a signed quotation will not be accepted unless it is accompanied by your purchase order.

In order to expedite processing, please reference the quotation number and any/all applicable Esri contract number(s) (e.g. MPA, ELA, SmartBuy, GSA, BPA) on your ordering document.

BY SIGNING BELOW, YOU CONFIRM THAT YOU ARE AUTHORIZED TO OBLIGATE FUNDS FOR YOUR ORGANIZATION, AND YOU ARE AUTHORIZING ESRI TO ISSUE AN INVOICE FOR THE ITEMS INCLUDED IN THE ABOVE QUOTE IN THE AMOUNT OF $_____, PLUS SALES TAXES IF APPLICABLE. DO NOT USE THIS FORM IF YOUR ORGANIZATION WILL NOT HONOR AND PAY ESRI'S INVOICE WITHOUT ADDITIONAL AUTHORIZING PAPERWORK.

Please check one of the following:

___ I agree to pay any applicable sales tax.

___ I am tax exempt, please contact me if exempt information is not currently on file with Esri.

_____ _____
Signature of Authorized Representative **Date**

_____
Name (Please Print)

_____
Title

The quotation information is proprietary and may not be copied or released other than for the express purpose of system selection and purchase/license. This information may not be given to outside parties or used for any other purpose without consent from Environmental Systems Research Institute, Inc. (Esri).

Any estimated sales and/or use tax reflected on this quote has been calculated as of the date of this quotation and is merely provided as a convenience for your organization's budgetary purposes. Esri reserves the right to adjust and collect sales and/or use tax at the actual date of invoicing. If your organization is tax exempt or pays state tax directly, then prior to invoicing, your organization must provide Esri with a copy of a current tax exemption certificate issued by your state's taxing authority for the given jurisdiction.

Esri may charge a fee to cover expenses related to any customer requirement to use a proprietary vendor management, procurement, or invoice program.

For questions contact:	**Email:**	**Phone:**
George Sanchez	gsanchez@esri.com	(909) 793-2853 x6328

The items on this quotation are subject to and governed by the terms of this quotation, the most current product specific scope of use document found at https://assets.esri.com/content/dam/esrisites/media/legal/product-specific-terms-of-use/e300.pdf, and your applicable signed agreement with Esri. If no such agreement covers any item quoted, then Esri's standard terms and conditions found at https://go.esri.com/MAPS apply to your purchase of that item. If any item is quoted with a multi-year payment schedule, then unless otherwise stated in this quotation, Customer is required to make all payments without right of cancellation. Third-party data sets included in a quotation as separately licensed items will only be provided and invoiced if Esri is able to provide such data and will be subject to the applicable third-party's terms and conditions. If Esri is unable to provide any such data set, Customer will not be responsible for any further payments for the data set. US Federal government entities and US government prime contractors authorized under FAR 51.1 may purchase under the terms of Esri's GSA Federal Supply Schedule. Supplemental terms and conditions found at https://www.esri.com/en-us/legal/terms/state-supplemental apply to some US state and local government purchases. All terms of this quotation will be incorporated into and become part of any additional agreement regarding Esri's offerings. Acceptance of this quotation is limited to the terms of this quotation. Esri objects to and expressly rejects any different or additional terms contained in any purchase order, offer, or confirmation sent to or to be sent by buyer. Unless prohibited by law, the quotation information is confidential and may not be copied or released other than for the express purpose of system selection and purchase/license. The information may not be given to outside parties or used for any other purpose without consent from Esri. Delivery is FOB Origin for customers located in the USA.

Esri Use Only:
Cust. Name _____
Cust. # _____
PO # _____
Esri Agreement # _____

SMALL ENTERPRISE AGREEMENT
COUNTY AND MUNICIPALITY GOVERNMENT
(E214-1)

This Agreement is by and between the organization identified in the Quotation (**"Customer"**) and **Environmental Systems Research Institute, Inc.** (**"Esri"**).

This Agreement sets forth the terms for Customer's use of Products and incorporates by reference (i) the Quotation and (ii) the Master Agreement. Should there be any conflict between the terms and conditions of the documents that comprise this Agreement, the order of precedence for the documents shall be as follows: (i) the Quotation, (ii) this Agreement, and (iii) the Master Agreement. This Agreement shall be governed by and construed in accordance with the laws of the state in which Customer is located without reference to conflict of laws principles, and the United States of America federal law shall govern in matters of intellectual property. The modifications and additional rights granted in this Agreement apply only to the Products listed in Table A.

Table A
List of Products

Uncapped Quantities

Desktop Software and Extensions (Single Use)
ArcGIS Desktop Advanced
ArcGIS Desktop Standard
ArcGIS Desktop Basic
ArcGIS Desktop Extensions: ArcGIS 3D Analyst, ArcGIS Spatial Analyst, ArcGIS Geostatistical Analyst, ArcGIS Publisher, ArcGIS Network Analyst, ArcGIS Schematics, ArcGIS Workflow Manager, ArcGIS Data Reviewer

Enterprise Software and Extensions
ArcGIS Enterprise and Workgroup (Advanced and Standard)
ArcGIS Monitor
ArcGIS Enterprise Extensions: ArcGIS 3D Analyst, ArcGIS Spatial Analyst, ArcGIS Geostatistical Analyst, ArcGIS Network Analyst, ArcGIS Schematics, ArcGIS Workflow Manager

Enterprise Additional Capability Servers
ArcGIS Image Server

Developer Tools
ArcGIS Engine
ArcGIS Engine Extensions: ArcGIS 3D Analyst, ArcGIS Spatial Analyst, ArcGIS Engine Geodatabase Update, ArcGIS Network Analyst, ArcGIS Schematics
ArcGIS Runtime (Standard)
ArcGIS Runtime Analysis Extension

Limited Quantities
One (1) Professional subscription to ArcGIS Developer
Two (2) ArcGIS CityEngine Single Use Licenses
50 ArcGIS Online Viewers
50 ArcGIS Online Creators
10,000 ArcGIS Online Service Credits
50 ArcGIS Enterprise Creators
2 ArcGIS Insights in ArcGIS Enterprise
2 ArcGIS Insights in ArcGIS Online
5 ArcGIS Tracker for ArcGIS Enterprise
5 ArcGIS Tracker for ArcGIS Online
2 ArcGIS Parcel Fabric User Type Extensions (Enterprise)
2 ArcGIS Utility Network User Type Extensions (Enterprise)
2 ArcGIS Trace Network User Type Extensions (Enterprise)

OTHER BENEFITS

Number of Esri User Conference registrations provided annually	**2**
Number of Tier 1 Help Desk individuals authorized to call Esri	**2**
Maximum number of sets of backup media, if requested*	**2**
Five percent (5%) discount on all individual commercially available instructor-led training classes at Esri facilities purchased outside this Agreement	

*Additional sets of backup media may be purchased for a fee

Customer may accept this Agreement by signing and returning the whole Agreement with (i) the Quotation attached, (ii) a purchase order, or (iii) another document that matches the Quotation and references this Agreement ("**Ordering Document**"). **ADDITIONAL OR CONFLICTING TERMS IN CUSTOMER'S PURCHASE ORDER OR OTHER DOCUMENT WILL NOT APPLY, AND THE TERMS OF THIS AGREEMENT WILL GOVERN.** This Agreement is effective as of the date of Esri's receipt of an Ordering Document, unless otherwise agreed to by the parties ("**Effective Date**").

Term of Agreement: Three (3) years

This Agreement supersedes any previous agreements, proposals, presentations, understandings, and arrangements between the parties relating to the licensing of the Products. Except as provided in Article 4—Product Updates, no modifications can be made to this Agreement.

Accepted and Agreed:

_____
(Customer)

By: _____
Authorized Signature

Printed Name: _____

Title: _____

Date: _____

CUSTOMER CONTACT INFORMATION

Contact: _____

Address: _____

City, State, Postal Code: _____

Country: _____

Quotation Number (if applicable): _____

Telephone: _____

Fax: _____

E-mail: _____

1.0—Additional Definitions

In addition to the definitions provided in the Master Agreement, the following definitions apply to this Agreement:

"Case" means a failure of the Software or Online Services to operate according to the Documentation where such failure substantially impacts operational or functional performance.

"Deploy", "Deployed" and "Deployment" mean to redistribute and install the Products and related Authorization Codes within Customer's organization(s).

"Fee" means the fee set forth in the Quotation.

"Maintenance" means Tier 2 Support, Product updates, and Product patches provided to Customer during the Term of Agreement.

"Master Agreement" means the applicable master agreement for Esri Products incorporated by this reference that is (i) found at https://www.esri.com/en-us/legal/terms/full-master-agreement and available in the installation process requiring acceptance by electronic acknowledgment or (ii) a signed Esri master agreement or license agreement that supersedes such electronically acknowledged master agreement.

"Product(s)" means the products identified in Table A—List of Products and any updates to the list Esri provides in writing.

"Quotation" means the offer letter and quotation provided separately to Customer.

"Technical Support" means the technical assistance for attempting resolution of a reported Case through error correction, patches, hot fixes, workarounds, replacement deliveries, or any other type of Product corrections or modifications.

"Tier 1 Help Desk" means Customer's point of contact(s) to provide all Tier 1 Support within Customer's organization(s).

"Tier 1 Support" means the Technical Support provided by the Tier 1 Help Desk.

"Tier 2 Support" means the Esri Technical Support provided to the Tier 1 Help Desk when a Case cannot be resolved through Tier 1 Support.

2.0—Additional Grant of License

2.1 Grant of License. Subject to the terms and conditions of this Agreement, Esri grants to Customer a personal, nonexclusive, nontransferable license solely to use, copy, and Deploy quantities of the Products listed in Table A—List of Products for the Term of Agreement (i) for the applicable Fee and (ii) in accordance with the Master Agreement.

2.2 Consultant Access. Esri grants Customer the right to permit Customer's consultants or contractors to use the Products exclusively for Customer's benefit. Customer will be solely responsible for compliance by consultants and contractors with this Agreement and will ensure that the consultant or contractor discontinues use of Products upon completion of work for Customer. Access to or use of Products by consultants or contractors not exclusively for Customer's benefit is prohibited. Customer may not permit its consultants or contractors to install Software or Data on consultant, contractor, or third-party computers or remove Software or Data from Customer locations, except for the purpose of hosting the Software or Data on Contractor servers for the benefit of Customer.

3.0—Term, Termination, and Expiration

3.1 Term. This Agreement and all licenses hereunder will commence on the Effective Date and continue for the duration identified in the Term of Agreement, unless this Agreement is terminated earlier as provided herein. Customer is only authorized to use Products during the Term of Agreement. For an Agreement with a limited term, Esri does not grant Customer an indefinite or a perpetual license to Products.

3.2 No Use upon Agreement Expiration or Termination. All Product licenses, all Maintenance, and Esri User Conference registrations terminate upon expiration or termination of this Agreement.

3.3 Termination for a Material Breach. Either party may terminate this Agreement for a material breach by the other party. The breaching party will have thirty (30) days from the date of written notice to cure any material breach.

3.4 Termination for Lack of Funds. For an Agreement with government or government-

owned entities, either party may terminate this Agreement before any subsequent year if Customer is unable to secure funding through the legislative or governing body's approval process.

3.5 Follow-on Term. If the parties enter into another agreement substantially similar to this Agreement for an additional term, the effective date of the follow-on agreement will be the day after the expiration date of this Agreement.

4.0—Product Updates

4.1 Future Updates. Esri reserves the right to update the list of Products in Table A—List of Products by providing written notice to Customer. Customer may continue to use all Products that have been Deployed, but support and upgrades for deleted items may not be available. As new Products are incorporated into the standard program, they will be offered to Customer via written notice for incorporation into the Products schedule at no additional charge. Customer's use of new or updated Products requires Customer to adhere to applicable additional or revised terms and conditions in the Master Agreement.

4.2 Product Life Cycle. During the Term of Agreement, some Products may be retired or may no longer be available to Deploy in the identified quantities. Maintenance will be subject to the individual Product Life Cycle Support Status and Product Life Cycle Support Policy, which can be found at https://support.esri.com/en/other-resources/product-life-cycle. Updates for Products in the mature and retired phases may not be available. Customer may continue to use Products already Deployed, but Customer will not be able to Deploy retired Products.

5.0—Maintenance

The Fee includes standard maintenance benefits during the Term of Agreement as specified in the most current applicable Esri Maintenance and Support Program document (found at https://www.esri.com/en-us/legal/terms/maintenance). At Esri's sole discretion, Esri may make patches, hot fixes, or updates available for download. No Software other than the defined Products will receive Maintenance. Customer may acquire maintenance for other Software outside this Agreement.

a. Tier 1 Support

1. Customer will provide Tier 1 Support through the Tier 1 Help Desk to all Customer's authorized users.

2. The Tier 1 Help Desk will be fully trained in the Products.

3. At a minimum, Tier 1 Support will include those activities that assist the user in resolving how-to and operational questions as well as questions on installation and troubleshooting procedures.

4. The Tier 1 Help Desk will be the initial point of contact for all questions and reporting of a Case. The Tier 1 Help Desk will obtain a full description of each reported Case and the system configuration from the user. This may include obtaining any customizations, code samples, or data involved in the Case.

5. If the Tier 1 Help Desk cannot resolve the Case, an authorized Tier 1 Help Desk individual may contact Tier 2 Support. The Tier 1 Help Desk will provide support in such a way as to minimize repeat calls and make solutions to problems available to Customer’s organization.

6. Tier 1 Help Desk individuals are the only individuals authorized to contact Tier 2 Support. Customer may change the Tier 1 Help Desk individuals by written notice to Esri.

b. Tier 2 Support

1. Tier 2 Support will log the calls received from Tier 1 Help Desk.

2. Tier 2 Support will review all information collected by and received from the Tier 1 Help Desk including preliminary documented troubleshooting provided by the Tier 1 Help Desk when Tier 2 Support is required.

3. Tier 2 Support may request that Tier 1 Help Desk individuals provide verification of information, additional information, or answers to additional questions to

supplement any preliminary information gathering or troubleshooting performed by Tier 1 Help Desk.

4. Tier 2 Support will attempt to resolve the Case submitted by Tier 1 Help Desk.

5. When the Case is resolved, Tier 2 Support will communicate the information to Tier 1 Help Desk, and Tier 1 Help Desk will disseminate the resolution to the user(s).

6.0—Endorsement and Publicity

This Agreement will not be construed or interpreted as an exclusive dealings agreement or Customer's endorsement of Products. Either party may publicize the existence of this Agreement.

7.0—Administrative Requirements

7.1 OEM Licenses. Under Esri's OEM or Solution OEM programs, OEM partners are authorized to embed or bundle portions of Esri products and services with their application or service. OEM partners' business model, licensing terms and conditions, and pricing are independent of this Agreement. Customer will not seek any discount from the OEM partner or Esri based on the availability of Products under this Agreement. Customer will not decouple Esri products or services from the OEM partners' application or service.

7.2 Annual Report of Deployments. At each anniversary date and ninety (90) calendar days prior to the expiration of this Agreement, Customer will provide Esri with a written report detailing all Deployments. Upon request, Customer will provide records sufficient to verify the accuracy of the annual report.

8.0—Ordering, Administrative Procedures, Delivery, and Deployment

8.1 Orders, Delivery, and Deployment

a. Upon the Effective Date, Esri will invoice Customer and provide Authorization Codes to activate the nondestructive copy protection program that enables Customer to download, operate, or allow access to the Products. If this is a multi-year Agreement, Esri may invoice the Fee up to thirty (30) calendar days before the annual anniversary date for each year.

b. Undisputed invoices will be due and payable within thirty (30) calendar days from the date of invoice. Esri reserves the right to suspend Customer's access to and use of Products if Customer fails to pay any undisputed amount owed on or before its due date. Esri may charge Customer interest at a monthly rate equal to the lesser of one percent (1.0%) per month or the maximum rate permitted by applicable law on any overdue fees plus all expenses of collection for any overdue balance that remains unpaid ten (10) days after Esri has notified Customer of the past-due balance.

c. Esri's federal ID number is 95-2775-732.

d. If requested, Esri will ship backup media to the ship-to address identified on the Ordering Document, FOB Destination, with shipping charges prepaid. Customer acknowledges that should sales or use taxes become due as a result of any shipments of tangible media, Esri has a right to invoice and Customer will pay any such sales or use tax associated with the receipt of tangible media.

8.2 Order Requirements. Esri does not require Customer to issue a purchase order. Customer may submit a purchase order in accordance with its own process requirements, provided that if Customer issues a purchase order, Customer will submit its initial purchase order on the Effective Date. If this is a multi-year Agreement, Customer will submit subsequent purchase orders to Esri at least thirty (30) calendar days before the annual anniversary date for each year.

a. All orders pertaining to this Agreement will be processed through Customer's centralized point of contact.

b. The following information will be included in each Ordering Document:

(1) Customer name; Esri customer number, if known; and bill-to and ship-to addresses
(2) Order number
(3) Applicable annual payment due

9.0—MERGERS, ACQUISITIONS, OR DIVESTITURES

If Customer is a commercial entity, Customer will notify Esri in writing in the event of (i) a consolidation, merger, or reorganization of Customer with or into another corporation or entity; (ii) Customer's acquisition of another entity; or (iii) a transfer or sale of all or part of Customer's organization (subsections i, ii, and iii, collectively referred to as "**Ownership Change**"). There will be no decrease in Fee as a result of any Ownership Change.

9.1 If an Ownership Change increases the cumulative program count beyond the maximum level for this Agreement, Esri reserves the right to increase the Fee or terminate this Agreement and the parties will negotiate a new agreement.

9.2 If an Ownership Change results in transfer or sale of a portion of Customer's organization, that portion of Customer's organization will transfer the Products to Customer or uninstall, remove, and destroy all copies of the Products.

9.3 This Agreement may not be assigned to a successor entity as a result of an Ownership Change unless approved by Esri in writing in advance. If the assignment to the new entity is not approved, Customer will require any successor entity to uninstall, remove, and destroy the Products. This Agreement will terminate upon such Ownership Change.

SOLE SOURCE LETTER

Environmental Systems Research Institute, Inc. (Esri)
380 New York Street
Redlands, CA 92373

DATE: September 7, 2022

TO: Whom It May Concern

FROM: Jackie Ricks, Contracts Specialist I, Contracts and Legal Services Dept.

RE: **Esri Sole Source Justification for Small Municipal and County Government Enterprise Agreement**

This letter confirms Esri, as owner and manufacturer, is the sole source provider of all U.S. domestic Small Municipal and County Government Enterprise Agreements (EA). The Small Municipal and County Government EA is a bundled package of term limited software licenses and maintenance that includes the right to copy.

Esri is the only source that can grant a right to copy and deploy Enterprise Software within your organization (Enterprise). Also, domestically Esri is the only source of maintenance (updates and technical support) for all Esri® software.

If you have further questions, please feel free to call our Contracts and Legal Services Department at 909-793-2853, extension 1990.

J. Ricks
Jackie Ricks

Esri 380 New York St., Redlands, CA 92373-8100, USA • TEL 909-793-2853 • FAX 909-793-5953 • E-MAIL info@esri.com • WEB www.esri.com

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2022-959805

Date Filed:
11/30/2022

Date Acknowledged:
11/30/2022

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Environmental Systems Research Institute, Inc.
Redlands, CA United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

City of Colleyville

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

00280275.0
Small Government Enterprise Agreement

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Jack and Laura Dangermond Trust	Redlands, CA United States	X	

5 Check only if there is NO Interested Party. ☐

6 UNSWORN DECLARATION

My name is _____, and my date of birth is _____.

My address is _____, _____, _____, _____, _____.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____County, State of _____, on the _____day of _____, 20_____.
(month) (year)

_____
Signature of authorized agent of contracting business entity
(Declarant)

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
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Date Acknowledged:

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Environmental Systems Research Institute, Inc.
Redlands, CA United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.
City of Colleyville

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.
00280275.0
Small Government Enterprise Agreement

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Jack and Laura Dangermond Trust	Redlands, CA United States	X	

5 Check only if there is NO Interested Party. ☐

6 UNSWORN DECLARATION

My name is Timothy Brazeal - Manager, Commercial & Government Contracts, and my date of birth is N/A.

My address is 380 New York Street (street), Redlands (city), CA (state), 92373-8100 (zip code), US (country).

I declare under penalty of perjury that the foregoing is true and correct.

Executed in San Bernardino County, State of California, on the 30th day of Nov. (month), 20 22 (year).

ZB
Timothy Brazeal (Nov 30, 2022 10:58 PST)

Signature of authorized agent of contracting business entity
(Declarant)

City of Colleyville
City Council
Agenda Briefing

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

Agenda Number 4d **Agenda Date** 12/20/2022 **Number** Resolution R-22-4797
Type Resolution
Department Engineering

Title

Approval of a Contract Services Agreement with Alderink Enterprises, Inc. dba CI Pavement, for the FY 2023 Miscellaneous Concrete Repair, in an amount not to exceed $600,000, inclusive of a contingency amount of $35,000, and authorizing the City Manager to execute the agreement

Strategic Plan

3.1 Upgrade the condition of major roads and neighborhood streets

Explanation

Reading and Public Hearing

On September 20, 2022, the City Council approved the fiscal year 2023-2027 Capital Improvements Program (CIP) including funding for the Street Maintenance Program, which includes miscellaneous concrete replacement.

This item seeks approval of a Contract Services Agreement with Alderink Enterprises, Inc. dba CI Pavement, for concrete repairs in Fiscal Year 2023. Staff will contract per project, the services of CI Pavement, in an amount not to exceed $600,000, based on CI Pavement's individual line item bid, not the total of the bid. Additionally, the included contingency of $35,000 provides a landscape restoration allowance of $10,000, an irrigation allowance of $10,000, and a construction contingency allowance of $15,000, and will be utilized only as necessary, per project.

The work includes adding curb ramps to intersections of existing sidewalk, the saw cutting, removal, and replacement of existing failing concrete within the City. Concrete repair projects include streets, pavement, curb, gutter, ADA ramps, alleys, and sidewalks along arterials, collectors and local streets within the City limits to improve pedestrian safety and accessibility. All repair projects both new and replacement of deteriorating concrete, sidewalk, and ramps will be ADA compliant.

There are sufficient quantities of work items identified by staff for the contractor to perform miscellaneous concrete repairs throughout the City for Fiscal Year 2023.

The initial timeline for this project is 365 consecutive calendar days or when the funds deplete, whichever is greater. As a part of the terms of agreement, the City and the Contractor can agree to extend this agreement for up to four (4) additional 365 day

periods after the initial term.

Public notification of the invitation for bids was advertised in the *Fort Worth Star-Telegram* on October 23, 30, and November 6, 13, and 20, 2022. The notice to bidders and bid packet were posted on CivCast for free downloading and distributed to the Dodge Lead Center, BlueBook Building and Construction Network, and Construct Connect, which includes ISqFt, CMD, CDC, and Bid Clerk. Additionally, staff directly notified a list of local contractors who may be interested in the bid opportunity. The project had 63 plan holders, of which were 3 engineers, 32 general contractors, 2 manufacturers, 1 not specified, 3 other, 1, owner, 4 plan rooms, 15 sub-contractors, and 2 suppliers.

The City received four bids which were opened and publically read aloud on December 6, 2022.

City policy provides for the award to be based on the lowest responsible bidder whose evaluation by the City indicates to be in the best interest of the City and taxpayers. After review of pricing, references, and qualifications, the recommendation is to award the contract to CI Pavement. This recommendation is based upon the contractor's experience with similar projects, their reputation, and quality of references.

Financial Impact

The funding source for the project is the Capital Projects Fund
Form 1295 - Acknowledged by City

Recommendation

Approve

Attachments

1. Contract Services Agreement
2. Bid Tabulation
3. Form 1295

CONTRACT SERVICES AGREEMENT
FY2023 On-Call Miscellaneous Concrete Repair
Request for Proposals # ENG-2022-007

This Contract Services Agreement ("Agreement") is made by and between the **City of Colleyville, Texas** ("City"), and **Alderink Enterprises, Inc. dba CI Pavement.** (**"**Contractor") (each a "party" and collectively the "parties"), acting by and through their respective authorized representatives.

RECITALS

WHEREAS, City desires to engage Contractor to perform certain work and services, hereinafter referred to only as "services", as further specified in the Scope of Services defined in Section 1 of this Agreement; and

WHEREAS, Contractor has expressed a willingness to perform said services in conformance with this Agreement.

NOW, THEREFORE, for and in consideration of the covenants and promises made one to the other herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

Section 1. Scope of Services

On an as-needed basis upon notice to proceed by City, Contractor agrees to provide the necessary services, labor, materials, equipment and supplies related to City Request for Proposals # ENG-2022-007 for on-call miscellaneous concrete repair services, such services in conformance with the Contract Documents (defined below). Contractor shall not be entitled to any claim for extra services, additional services or changes in the services, except as expressly authorized in writing in advance by City.

Section 2. Term of Agreement

The term of this Agreement shall become effective on the last date of execution hereof (the "Effective Date") and shall remain in effect for a period of one (1) year (the "Initial Term"), unless sooner terminated as provided in this Agreement. The parties may, upon mutual written agreement, renew this Agreement for up to four additional one (1) year periods (each a "Renewal Term"). City may, in its sole discretion, extend the term hereof as necessary to allow Contractor to complete work on any uncompleted work authorized by City prior to the expiration of this Agreement. Notwithstanding the foregoing, this Agreement may be sooner terminated as provided herein.

Section 3. Contract Documents

This Agreement is a part of the "Contract Documents", which include:

(1) This Agreement, including all exhibits and addenda hereto;
(2) City's Request for Proposals # ENG-2022-007;
(3) City's written notice(s) to proceed to the Contractor;
(4) Properly authorized change orders;
(5) Contractor's Bid Proposal ("Proposal" and/or "Response"); and
(6) Any other materials distributed by the City that relate to the services.

In the event there exists a conflict between any term, provision and/or interpretation of the Contract Documents, the documents shall take precedent and control in the order listed above in this section. If discrepancies are found that may impact the services, it shall be the Contractor's obligation to seek clarification as to which requirements or provisions control before undertaking any work on that component of the services. Should the Contractor fail or refuse to seek a clarification of such conflicting or inconsistent requirements or provisions prior to any work on that component of the services, the Contractor shall be solely responsible for the costs and expenses - including additional time - necessary to cure, repair and/or correct that component of the services.

Section 4. Contractor's Obligations

(a) Performance of Services. Contractor shall furnish and pay for all labor, tools, materials, equipment, supplies, transportation and management necessary to perform the services. To the extent reasonably necessary, Contractor may engage the services of any agents, assistants, or other persons that Contractor may deem proper to assist in the performance of the services under this Agreement; provided, that Contractor shall be responsible for all costs related thereto, except as expressly authorized in writing in advance by City.

(b) Standard of Care. Contractor shall perform the services with the skill and care ordinarily provided by competent Contractors practicing in the same or similar locality and under the same or similar circumstances and Contractor licenses. Contractor shall be responsible for the Contractor quality, technical accuracy, and the coordination of all services under this Agreement. Contractor shall, without additional compensation, correct or revise any errors or deficiencies in the services. Contractor shall further make, without expense to City, such revisions to the services as may be required to meet the needs of City and which are within the Scope of Services.

(c) Additional Services. Should City require additional services not included under this Agreement, Contractor shall make reasonable effort to provide such additional services at mutually agreed charges or rates, and within the time schedule prescribed by City; and without decreasing the effectiveness of the performance of services required under this Agreement.

(d) No Waiver of City's Rights. Neither City's review, approval/acceptance of, nor payment for any of the services required under this Agreement, shall be construed to operate as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement, and Contractor shall be and remain liable to City in accordance with applicable law for all damages to City caused by Contractor's negligent performance of any of the services furnished under this Agreement.

(e) Independent Contractor. It is understood and agreed by and between the parties that Contractor, while performing under this Agreement, is acting independently, and that City assumes no responsibility or liabilities to any third party in connection with Contractor's actions. All services to be performed by Contractor pursuant to this Agreement shall be in the capacity of an independent contractor, and not as an agent or employee of City. Contractor shall supervise the performance of its services and shall be entitled to control the manner and means by which its services are to be performed, subject to the terms of this Agreement. There is no intended third-party beneficiary to this Agreement.

(f) Inspection of Records. Contractor grants City and its designees the right to audit, examine or inspect, at City's election, all of Contractor's Records relating to the performance of services under this Agreement, during the term of the Agreement and any retention period herein. City's audit, examination or inspection of Contractor's Records may be performed by a City designee, which may include its internal auditors or an outside representative engaged by City. Contractor agrees to retain Contractor's Records for

a minimum of four (4) years following termination of the Agreement, unless there is an ongoing dispute under the contract; then, such retention period shall extend until final resolution of the dispute. "Contractor's Records" shall include any and all information, materials and data of every kind and character generated as a result of the services under this Agreement. City agrees that it will exercise its right to audit, examine or inspect Contractor's Records only during regular business hours. Contractor agrees to allow City and its designees access to all of Contractor's Records, Contractor's facilities and the current or former employees of Contractor, deemed necessary by City or its designee(s), to perform such audit, inspection or examination.

(g) Confidential Information. Contractor agrees it will notify City in writing if it considers specific information to be confidential or proprietary trade secrets and will use its best efforts to clearly mark all such information as "Confidential" and/or "Proprietary – Trade Secret" at the time it is delivered or made accessible to City. City acknowledges that all such designated information is considered by Contractor to be confidential and the exclusive property of Contractor. Notwithstanding the foregoing, Contractor acknowledges that this Agreement, and all services performed hereunder, are subject to the legal requirements of the Texas Public Information Act and that City will have no obligation to protect or otherwise limit disclosure of any confidential or proprietary information if Contractor has not notified City of such designation in conformance with this section. Contractor agrees and covenants to protect any and all proprietary rights of City in any materials provided to Contractor. Additionally, any materials provided to Contractor by City shall not be released to any third party without the consent of City and shall be returned intact to City upon termination or completion of this Agreement or if instructed to do so by City. In the event City delivers to Contractor information that it has expressly marked "Confidential" or has notified Contractor is confidential or is the proprietary information of a third-party, Contractor agrees it shall not disclose to anyone directly or indirectly during the term of this Agreement or at any time thereafter, any such information, nor shall it use any such information for any purpose other than in connection with Contractor's performance of the services under this Agreement. Contractor shall further, at its own expense, defend all suits or proceedings instituted against City and pay any award of damages or loss resulting from an injunction, against City, insofar as the same are based on any claim that materials or services provided under this Agreement constitute an infringement of any patent, trade secret, trademark, copyright or other intellectual property rights.

(h) Certification of No Conflicts. Contractor hereby warrants to the City that Contractor has made full disclosure in writing of any existing or potential conflicts of interest related to Contractor's services under this Agreement. In the event that any conflicts of interest arise after the Effective Date of this Agreement, Contractor hereby agrees immediately to make full disclosure to the City in writing.

(i) Storm Water Management. When performing or delivering services at or upon any property owned, leased, or managed by the City, or in performance of any services or other acts on behalf of, or at the direction of the City (regardless of location), Contractor shall at all times comply with (i) the City's Storm Water Management and Discharge Control provisions codified in Chapter 42 of the Colleyville Municipal Code, as amended, (ii) all applicable Minimum Best Management Practice requirements, as defined by the Texas Commission on Environmental Quality, and (iii) any Storm Water Pollution Prevention Plan (SWPPP) applicable to the worksite. Regardless of the applicability of the foregoing regulations, CONTRACTOR SHALL AT ALL TIMES BE RESPONSIBLE FOR IMPLEMENTING SUCH CONTROLS AS MAY BE REASONABLY NECESSARY TO MINIMIZE ANY NEGATIVE IMPACT TO THE STORM WATER COLLECTION SYSTEM OR ENVIRONMENT AND SHALL FOLLOW ALL STATE AND LOCAL ILLICIT DISCHARGE REPORTING PROCEDURES IN THE EVENT OF AN OCCURRENCE OR DISCHARGE.

Section 5. Performance Schedule

(a) Time for Performance. Contractor shall perform all services as provided for under this Agreement in a proper, efficient, timely, and Contractor manner in accordance with City's requirements. Notwithstanding any other provision of the Contract Documents, upon City's issuance of a notice to proceed under this Agreement Contractor shall mobilize and begin performance within ten (10) calendar days from the date the notice is issued (unless expressly provided otherwise therein). In the event Contractor's performance of this Agreement is delayed or interfered with by acts of the City or others (including an event of Force Majeure), Contractor may request an extension of time in conformance with this Section 5 for the performance of same as hereinafter provided but shall not be entitled to any increase in fee or price, or to damages or additional compensation as a consequence of such delays.

(b) Extensions; Written Request Required. No allowance of any extension of time, for any cause whatever (including an event of Force Majeure as defined herein below), shall be claimed or made to Contractor, unless Contractor shall have made written request upon City for such extension within forty-eight (48) hours after the cause for such extension occurred, and unless City and Contractor have agreed in writing upon the allowance of additional time to be made.

Section 6. Payment.

(a) Compensation; Payment Terms. City agrees to pay Contractor for all services authorized in writing and properly performed by Contractor in general conformance with the fee schedule(s) established in the Contract Documents, subject to changes in the Scope of Services or additional services agreed upon in writing. Contractor acknowledges that the City's total budget for the services is as may be established by the City Council, including through the City's Capital Improvements Program (CIP), each fiscal year. Notwithstanding, Contractor acknowledges that the City's total anticipated budget for the services is an amount not to exceed $600,000.00 during the term hereof, inclusive of anticipated contingencies, including (i) a landscape restoration allowance of $10,000, (ii) an irrigation allowance of $10,000, and (iii) a general construction contingency allowance of $15,000. Contractor further acknowledges that City may select one or more additional contractors to provide the services under this Agreement and that Contractor shall not be entitled to a minimum amount of compensation during the term hereof. Unless otherwise agreed by the parties, all payments to Contractor by City shall be based on detailed monthly invoices submitted by Contractor for work performed and accepted by City, less any previous payments. Payment will be due within thirty (30) days of the City's receipt and acceptance of an approved invoice. Notwithstanding the foregoing, City reserves the right to delay, without penalty, any payment to Contractor when, in the opinion of City, Contractor has not made satisfactory progress on any component of the services described in the Scope of Services.

(b) Deductions. City may deduct from any amounts due or to become due to Contractor any sum or sums owing by Contractor to City. In the event of any breach by Contractor of any provision or obligation of this Agreement, or in the event of the assertion by other parties of any claim or lien against City, or City's premises, arising out of Contractor's performance of this Agreement, City shall have the right to retain out of any payments due or to become due to Contractor an amount sufficient to completely protect City from any and all reasonably anticipated loss, damage or expense therefrom, until the breach, claim or lien has been satisfactorily remedied or adjusted by Contractor.

(c) Appropriation of Funding. All payments made hereunder shall be paid solely from lawfully available funds that have been appropriated by the City. Under no circumstances shall the City's obligations hereunder be deemed to create any debt within the meaning of any constitutional or statutory provision. Consequently, notwithstanding any other provision of this Agreement, the City shall have no

obligation or liability to pay any amount due under this Agreement unless the City appropriates funds to make such payment during the budget year in which said amount is payable; provided that during the term of this Agreement the City will take such steps as necessary to appropriate funding for the Project each fiscal year in an amount sufficient to satisfy the reasonably anticipated payment(s) that will become due to Contractor during the ensuing fiscal year. City shall not be obligated to pay any commercial bank, lender or similar institution for any loan or credit agreement made by the Contractor. None of the City's obligations under this Agreement shall be pledged or otherwise encumbered in favor of any commercial lender and/or similar financial institution.

Section 7. **Default; Force Majeure**

(a) Default; Notice to Cure. A party shall be deemed in default under this Agreement if the party is in breach of a material provision of this Agreement and said breach is not cured within ten (10) days written notice of default by the other party. In the event the breaching party has notified the other party in writing that it is diligently working to cure the breach and has provided reasonable evidence in support of the same, the breaching party shall not be deemed in default until the thirtieth (30th) day following the non-breaching party's notice of default.

(b) Default by Contractor. In addition to default under Section 6(a) above, Contractor shall be in default under this Agreement if Contractor fails to comply or becomes disabled and unable to comply with the provisions of this Agreement related to Contractor's performance of the services, including the quality or character of the services or time of performance for any material component of the services. If such default is not corrected within ten (10) days from the date of City's written notice to Contractor regarding the same, City may, at its sole discretion without prejudice to any other right or remedy:

(i) Terminate this Agreement and be relieved of the payment of any further consideration to Contractor except for all services determined by City to be satisfactorily completed prior to termination. Payment for services satisfactorily completed shall be for actual costs, including reasonable salaries and travel expenses of Contractor to and from meetings called by City at which Contractor is required to attend, but shall not include any loss of profit of Contractor. In the event of such termination, City may proceed to complete the services in any manner deemed proper by City, either by the use of its own forces or by re-subletting to others; or

(ii) City may, without terminating this Agreement or taking over the services, furnish the necessary labor, materials, equipment, supplies and/or assistance necessary to remedy the situation, at the expense of Contractor.

(c) Force Majeure. To the extent either party of this Agreement shall be wholly or partially prevented from the performance of any obligation or duty placed on such party by reason of or through work strikes, stoppage of labor, riot, fire, flood, acts of war, insurrection, court judgment, or a government restriction, quarantine or mandatory closure order enacted in response to a pandemic or other public health crises, or other specific cause reasonably beyond the parties control and not attributable to its malfeasance, neglect or nonfeasance (each an event of "Force Majeure"), the time for performance of such obligation (other than a payment obligation) may be extended for a period equal to the time lost by reason such event, provided, that the party complies with the provisions of this section. Specifically, the party asserting Force Majeure (i) shall give prompt notice to the other party of the prevention of performance as soon as the asserting party is reasonably aware of such prevention, and (ii) has the burden of demonstrating (A) how and why their performance was so prevented, (B) the period of time during which they were so prevented from performing (which under the facts may be equal to, or shorter or longer than, the duration of the Force

Majeure event itself), and (C) that the party used commercially reasonable efforts to mitigate and/or eliminate such prevention and resumed performance under this Agreement as soon as reasonably practicable.

Section 7. Termination; Suspension

(a) Termination Upon Default. Either party may terminate this Agreement upon written notice if the other party is in default of this Agreement, subject to the defaulting party's right to cure in conformance with the terms of this Agreement.

(b) Termination by City. City shall be entitled to terminate this Agreement, with or without cause, by providing thirty (30) days prior written notice to Contractor.

(c) Termination Following Request for Modification. Should City require a modification of this Agreement with Contractor, and in the event City and Contractor fail to agree upon a modification to this Agreement, City shall have the option of terminating this Agreement and Contractor's services hereunder at no additional cost other than the payment to Contractor, in accordance with the terms of this Agreement, for the services reasonably determined by City to be properly performed by Contractor prior to such termination date.

(d) Suspension. City reserves the right to suspend this Agreement for the convenience of City by issuing a written notice of suspension which shall describe City's reason(s) for the suspension and the expected duration of the suspension. Such expected duration shall, in no way, guarantee what the total number of days of suspension shall occur. Such suspension shall take effect immediately upon Contractor's receipt of said notice. Should such suspension extend past the expected duration identified by City in its latest notice of suspension, Contractor shall have the right to terminate this Agreement if Contractor if (i) Contractor provides not less than thirty (30) days prior written notice to City requesting to recommence the services, and (ii) City does not recommence the services within the time requested.

Section 8. Insurance

Contractor shall during the term hereof maintain in full force and effect all policies of insurance reasonably required by City. Contractor's obligation to provide acceptable certificates of insurance is a material condition of this Agreement, and services under this Agreement shall not commence until certificates of insurance have been received, reviewed, and accepted by City. The minimum coverages and limits of liability for the policies of insurance required under this Agreement are maintained by and accessible through the City's public works department.

Section 9. Indemnification; Notice.

CITY SHALL NOT BE LIABLE FOR ANY LOSS, DAMAGE, OR INJURY OF ANY KIND OR CHARACTER TO ANY PERSON OR PROPERTY ARISING FROM THE SERVICES OF CONTRACTOR PURSUANT TO THIS AGREEMENT. CONTRACTOR HEREBY WAIVES ALL CLAIMS AGAINST CITY, ITS OFFICERS, AGENTS AND EMPLOYEES (COLLECTIVELY REFERRED TO IN THIS SECTION AS "CITY INDEMNITEES") FOR DAMAGE TO ANY PROPERTY OR INJURY TO, OR DEATH OF, ANY PERSON ARISING AT ANY TIME AND FROM ANY CAUSE OTHER THAN THE NEGLIGENCE OR WILLFUL MISCONDUCT OF THE CITY INDEMNITEES. CONTRACTOR AGREES TO INDEMNIFY AND SAVE HARMLESS THE CITY INDEMNITEES FROM AND AGAINST ANY AND ALL LIABILITIES, DAMAGES, CLAIMS, SUITS, COSTS (INCLUDING COURT COSTS, REASONABLE ATTORNEYS' FEES AND COSTS OF

INVESTIGATION) AND ACTIONS OF ANY KIND BY REASON OF INJURY TO OR DEATH OF ANY PERSON OR DAMAGE TO OR LOSS OF PROPERTY TO THE EXTENT CAUSED BY THE NEGLIGENT PERFORMANCE OF SERVICES UNDER THIS AGREEMENT OR BY REASON OF ANY NEGLIGENT ACT OR OMISSION ON THE PART OF CONTRACTOR, ITS OFFICERS, DIRECTORS, SERVANTS, EMPLOYEES, REPRESENTATIVES, CONSULTANTS, LICENSEES, SUCCESSORS OR PERMITTED ASSIGNS (EXCEPT WHEN SUCH LIABILITY, CLAIMS, SUITS, COSTS, INJURIES, DEATHS OR DAMAGES ARISE FROM OR ARE ATTRIBUTED TO THE NEGLIGENCE OR WILFUL MISCONDUCT OF A CITY INDEMNITEE, IN WHOLE OR IN PART, IN WHICH CASE CONTRACTOR SHALL INDEMNIFY THE CITY INDEMNITEE TO THE EXTENT OR PROPORTION OF NEGLIGENCE ATTRIBUTED TO CONTRACTOR, ITS OFFICERS, AGENTS, OR EMPLOYEES AS DETERMINED BY A COURT OR OTHER FORUM OF COMPETENT JURISDICTION).

Notices of Claim. Contractor shall promptly advise City in writing of any claim or demand against the City, related to or arising out of Contractor's acts or omissions under this Agreement and shall see to the investigation and defense of such claims or demand at Contractor's sole cost and expense; provided, that City, at its option and at its own expense, may participate in such defense without relieving Contractor of any of its obligations hereunder. Contractor's obligations under this section shall not be limited to the limits of coverage of insurance maintained or required to be maintained by Contractor under this Agreement.

THE PROVISIONS OF THIS SECTION SHALL SURVIVE TERMINATION OF THIS AGREEMENT FOR A PERIOD OF FOUR (4) YEARS.

Section 10. Notice.

All notices required by this Agreement shall be in writing and addressed to the parties at the addresses set forth on the first page of this Agreement (or to such other address that may be designated by the receiving party from time to time in accordance with this section). All notices shall be delivered by personal delivery, nationally recognized overnight courier (with all fees pre-paid), or e-mail of a PDF document (with confirmation of transmission) or certified or registered mail (in each case, return receipt requested, postage prepaid). Except as otherwise provided in this Agreement, a notice is effective only (a) upon receipt by the receiving party, and (b) if the party giving the notice has complied with the requirements of this section.

Section 11. Verifications by Contractor

Contractor's execution of this Agreement shall serve as its formal acknowledgement and written verification that:

(a) if the requirements of Subchapter J, Chapter 552, Government Code, apply to this Agreement and Contractor agrees that the Agreement can be terminated if Contractor knowingly or intentionally fails to comply with a requirement of that subchapter;

(b) pursuant to Texas Government Code Chapter 2270, that Contractor's organization does not presently boycott Israel and will not boycott Israel during the term of this Agreement; and

(c) pursuant to Texas Government Code Chapter 2251, that Contractor's organization does not current discriminate against firearm and ammunition industries and will not for the term of the contract. Discriminating means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations

specifically with the firearm or ammunition industry or with a person or entity doing business in the firearm or ammunition industry, but does not include an action made for ordinary business purposes.

Section 12. **Miscellaneous**

(a) Contractor shall not assign or sublet this Agreement, in whole or in part, without the prior written consent of City. (b) Contractor shall comply with all federal, state, county and municipal laws, ordinances, resolutions, regulations, rules, and orders applicable to the services under this Agreement. (c) The laws of the State of Texas shall govern this Agreement; and venue for any action concerning this Agreement shall be in the state district courts of Dallas County, Texas. The parties agree to submit to the personal and subject matter jurisdiction of said courts. (d) This Agreement contains the entire understanding of the parties with respect to the subject matter hereof and there are no oral understandings, statements or stipulations bearing upon the meaning or effect of this Agreement which have not been incorporated herein. (e) The exhibits attached hereto, if any, are incorporated herein and made a part hereof for all purposes. (f) Unless expressly provided otherwise herein, this Agreement may only be modified, amended, supplemented or waived by a mutual written agreement of the parties. (g) In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provisions, and the Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in it. (h) Any of the representations and obligations of the parties, as well as any rights and benefits of the parties pertaining to a period of time following the termination of this Agreement shall survive termination. (i) This Agreement may be executed by the parties in separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute one and the same instrument. Each counterpart may consist of any number of copies hereof each signed by less than all, but together signed by all of the parties. (j) Each party represents that it has full capacity and authority to grant all rights and assume all obligations granted and assumed under this Agreement. (k) Subject to the provisions regarding assignment, this Agreement shall be binding on and inure to the benefit of the parties to it and their respective heirs, executors, administrators, legal representatives, successors and assigns.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK -
SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties have executed and delivered this Agreement as of the Effective Date.

For City:

CITY OF COLLEYVILLE, TEXAS

By:_____
Jerry Ducay, City Manager

Date: _____

Notice Address:

City of Colleyville
Attn: Jerry Ducay, City Manager
100 Main Street
Colleyville, Texas 76034
E: jducay@colleyville.com

For Contractor:

ALDERINK ENTERPRISES, INC.
d/b/a CI Pavement

By:_____
Rob Alderink, Vice President

Date: _____

Notice Address:

Alderink Enterprises, Inc. dba CI Pavement
Attn: Rob Alderink, Vice President
101 Josephine Ln.
Grand Prairie, Texas 75050
E: rob@cipavement.com

FY 2023 MISCELLANEOUS CONCRETE REPAIR

ID: ENG-2022-007

Item	Description	Unit	Quantity	CI PAVEMENT		GRod Construction, LLC.		David-Tehoungue Ltd Co		The Fain Group, Inc.	
				Amount	Total	Amount	Total	Amount	Total	Amount	Total
1	Removal of Concrete Sidewalk, including all incidentals	SY	25.00	$33.75	$843.75	$45.00	$1,125.00	$184.00	$4,600.00	$81.00	$2,025.00
2	Removal of Sidewalk (Exposed Aggregate or Salt Finish), including all incidentals	SY	25.00	$33.75	$843.75	$45.00	$1,125.00	$184.00	$4,600.00	$82.00	$2,050.00
3	Removal and Replacement of Concrete Sidewalk, including all incidentals	SY	100.00	$11.50	$1,150.00	$130.00	$13,000.00	$380.00	$38,000.00	$237.00	$23,700.00
4	Removal and Replacement of Sidewalk (Exposed Aggregate or Salt Finish), including all incidental	SY	25.00	$130.50	$3,262.50	$135.00	$3,375.00	$380.00	$9,500.00	$238.00	$5,950.00
5	Install Concrete Sidewalk, including all incidentals	SY	1,000.00	$103.50	$103,500.00	$100.00	$100,000.00	$200.00	$200,000.00	$135.00	$135,000.00
6	Install Sidewalk (Exposed Aggregate or Salt Finish), including all incidentals	SY	50.00	$130.50	$6,525.00	$120.00	$6,000.00	$200.00	$10,000.00	$164.00	$8,200.00
7	Remove Ramps, including all incidentals	EA	5.00	$850.00	$4,250.00	$600.00	$3,000.00	$250.00	$1,250.00	$2,100.00	$10,500.00
8	Removal and Replacement of ADA compliant curb ramp per TXDOT's details and Specifications	EA	5.00	$1,650.00	$8,250.00	$3,000.00	$15,000.00	$150.00	$750.00	$8,100.00	$40,500.00
9	Install ADA compliant curb ramp per TXDOT's details and Specifications, including all incidentals	EA	15.00	$1,650.00	$24,750.00	$3,500.00	$52,500.00	$450.00	$6,750.00	$6,000.00	$90,000.00
10	Remove Structures: (inlet, headwall, junction box, safety end treatment 6:1), including all incidentals	EA	5.00	$1,000.00	$5,000.00	$3,000.00	$15,000.00	$1,000.00	$5,000.00	$5,200.00	$26,000.00
11	Removal and Replacement of Structures: (inlet, headwall, junction box, safety end treatment 6:1), including all incidentals	EA	5.00	$2,800.00	$14,000.00	$9,000.00	$45,000.00	$2,000.00	$10,000.00	$21,000.00	$105,000.00
12	Install Structures: (inlet, headwall, junction box, safety end treatment 6:1), including all incidentals	EA	5.00	$2,800.00	$14,000.00	$7,500.00	$37,500.00	$1,200.00	$6,000.00	$15,000.00	$75,000.00

FY 2023 MISCELLANEOUS CONCRETE REPAIR

ID: ENG-2022-007

Item	Description	Unit	Quantity	CI PAVEMENT		GRod Construction, LLC.		David-Tehoungue Ltd Co		The Fain Group, Inc.	
				Amount	Total	Amount	Total	Amount	Total	Amount	Total
13	Removal and Replacement of Concrete Paving, including 8" cement treated base material and all incidentals	SY	1,500.00	$134.82	$202,230.00	$200.00	$300,000.00	$220.00	$330,000.00	$259.00	$388,500.00
14	Removal and Replacement of Concrete Paving using high early concrete achieving at least 70 percent strength with 24 hours, including 8" cement treated base material and all incidentals	SY	100.00	$140.67	$14,067.00	$275.00	$27,500.00	$225.00	$22,500.00	$270.00	$27,000.00
15	Remove Drive Approach and all incidentals	SY	25.00	$33.75	$843.75	$45.00	$1,125.00	$75.00	$1,875.00	$33.00	$825.00
16	Removal and Replacement of Drive Approach, including 2" sand cushion material and all incidentals, in accordance with City of Colleyville Standards and Specifications	SY	50.00	$121.50	$6,075.00	$150.00	$7,500.00	$285.00	$14,250.00	$202.00	$10,100.00
17	Removal and Replace Drive Approach (Exposed Aggregate or Salt Finish), including 2" sand cushion material and all incidentals	SY	10.00	$139.50	$1,395.00	$175.00	$1,750.00	$285.00	$2,850.00	$232.00	$2,320.00
18	Removal and Replace Drive Approach using high early concrete achieving at least 70 percent strength with 24 hours,, including 2" sand cushion material and all incidentals	SY	10.00	$130.50	$1,305.00	$200.00	$2,000.00	$285.00	$2,850.00	$211.00	$2,110.00
19	Removal and Replace Drive Approach (Exposed Aggregate or Salt Finish), using high early concrete achieving at least 70 percent strength with 24 hours, including 2" sand cushion material and all incidentals	SY	10.00	$148.50	$1,485.00	$225.00	$2,250.00	$285.00	$2,850.00	$225.00	$2,250.00
20	Install Drive Approach and including 2" sand cushion material and all incidentals	SY	25.00	$121.50	$3,037.50	$110.00	$2,750.00	$185.00	$4,625.00	$171.00	$4,275.00

FY 2023 MISCELLANEOUS CONCRETE REPAIR

ID: ENG-2022-007

Item	Description	Unit	Quantity	CI PAVEMENT		GRod Construction, LLC.		David-Tehoungue Ltd Co		The Fain Group, Inc.	
				Amount	Total	Amount	Total	Amount	Total	Amount	Total
21	Remove 6 inch thick Concrete Trail, (8' – 12') including all incidentals	SY	5.00	$33.75	$168.75	$50.00	$250.00	$300.00	$1,500.00	$36.00	$180.00
22	Removal and Replacement of 6 inch thick Concrete Trail, (8' – 12') including all incidentals	SY	5.00	$116.55	$582.75	$150.00	$750.00	$450.00	$2,250.00	$301.00	$1,505.00
23	Install 6 inch thick Concrete Trail, (8' – 12') including all incidentals	SY	5.00	$116.55	$582.75	$100.00	$500.00	$250.00	$1,250.00	$185.00	$925.00
24	Remove Concrete Curb and Gutter with a minimum thickness of 6" reinforced concrete, including 6" of cement treated base material and all incidentals, includes the removal and replacement of HMAC transitions	LF	25.00	$11.25	$281.25	$25.00	$625.00	$500.00	$12,500.00	$27.00	$675.00
25	Removal and Replacement of Concrete Curb and Gutter with a minimum thickness of 6" reinforced concrete, including 6" of cement treated base material and all incidentals, includes the removal and replacement of HMAC transitions	LF	500.00	$49.00	$24,500.00	$85.00	$42,500.00	$75.00	$37,500.00	$79.00	$39,500.00
26	Install Concrete Curb and Gutter with a minimum thickness of 6" reinforced concrete, including 6" of cement treated base material and all incidentals, includes the removal and replacement of HMAC transitions in accordance with City of Colleyville Standards and Specifications	LF	500.00	$59.00	$29,500.00	$75.00	$37,500.00	$85.00	$42,500.00	$65.00	$32,500.00

FY 2023 MISCELLANEOUS CONCRETE REPAIR

ID: ENG-2022-007

Item	Description	Unit	Quantity	CI PAVEMENT		GRod Construction, LLC.		David-Tehoungue Ltd Co		The Fain Group, Inc.	
				Amount	Total	Amount	Total	Amount	Total	Amount	Total
27	Removal and Replace of Concrete Valley Gutter with minimum thickness of 6" reinforced concrete, including 8" cement treated base material and all incidentals, complete in place in accordance with City of Colleyville Standards and Specifications	SY	5.00	$134.82	$674.10	$400.00	$2,000.00	$300.00	$1,500.00	$570.00	$2,850.00
28	Install Concrete Valley Gutter with minimum thickness of 6" reinforced concrete, including 8" cement treated base material and all incidentals, complete in place in accordance with City of Colleyville Standards and Specifications	SY	5.00	$134.82	$674.10	$400.00	$2,000.00	$300.00	$1,500.00	$636.00	$3,180.00
29	Removal and Replacement of Concrete Valley Gutter with minimum thickness of 6" reinforced concrete, using high early concrete achieving at least 70 percent strength with 24 hours, including 8" cement treated base material and all incidentals, complete in place	SY	5.00	$143.82	$719.10	$400.00	$2,000.00	$300.00	$1,500.00	$679.00	$3,395.00
30	Install Concrete Valley Gutter with minimum thickness of 6" reinforced concrete, using high early concrete achieving at least 70 percent strength with 24 hours, including 8" cement treated base material and all incidentals	SY	5.00	$143.82	$719.10	$400.00	$2,000.00	$300.00	$1,500.00	$645.00	$3,225.00

FY 2023 MISCELLANEOUS CONCRETE REPAIR

ID: ENG-2022-007

Item	Description	Unit	Quantity	CI PAVEMENT		GRod Construction, LLC.		David-Tehoungue Ltd Co		The Fain Group, Inc.	
				Amount	Total	Amount	Total	Amount	Total	Amount	Total
31	Removal and Replacement of miscellaneous concrete for Public Utilities Pads	SY	100.00	$130.50	$13,050.00	$200.00	$20,000.00	$180.00	$18,000.00	$216.00	$21,600.00
32	Install miscellaneous concrete for Public Utilities Pads	SY	50.00	$130.50	$6,525.00	$200.00	$10,000.00	$180.00	$9,000.00	$182.00	$9,100.00
33	Remove 18” RCP including all incidentals and backfill	LF	20.00	$175.00	$3,500.00	$75.00	$1,500.00	$125.00	$2,500.00	$270.00	$5,400.00
34	Removal and Replacement of 18” RCP including all incidentals and backfill, in accordance with City of Colleyville Standards and Specifications	LF	20.00	$475.00	$9,500.00	$225.00	$4,500.00	$225.00	$4,500.00	$630.00	$12,600.00
35	Install 18” RCP including all incidentals and backfill	LF	20.00	$475.00	$9,500.00	$150.00	$3,000.00	$150.00	$3,000.00	$360.00	$7,200.00
36	Remove 24” RCP including all incidentals and backfill, in accordance with City of Colleyville Standards and Specifications	LF	20.00	$185.00	$3,700.00	$75.00	$1,500.00	$150.00	$3,000.00	$253.00	$5,060.00
37	Removal and Replacement of 24” RCP including all incidentals and backfill	LF	20.00	$550.00	$11,000.00	$250.00	$5,000.00	$310.00	$6,200.00	$684.00	$13,680.00
38	Install 24” RCP including all incidentals and backfill	LF	20.00	$550.00	$11,000.00	$175.00	$3,500.00	$160.00	$3,200.00	$431.00	$8,620.00
39	Furnish and install matching sod and approved top soil on disturbed areas as needed and level with existing sod, complete and in place	SY	1,000.00	$54.00	$54,000.00	$30.00	$30,000.00	$25.00	$25,000.00	$18.00	$18,000.00
40	Traffic Control (Arterial and Collector)	EA	10.00	$1,250.00	$12,500.00	$3,500.00	$35,000.00	$3,000.00	$30,000.00	$5,020.00	$50,200.00
Sub Totals					**$609,490.15**		**$841,625.00**		**$886,150.00**		**$1,200,700.00**
Contingency											
41	Landscape Restoration Allowance	LS	1.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00
42	Irrigation Allowance	LS	1.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00
43	Construction Contingency	LS	1.00	$15,000.00	$15,000.00	$15,000.00	$15,000.00	$15,000.00	$15,000.00	$15,000.00	$15,000.00
Sub Totals					$35,000.00		$35,000.00		$35,000.00		$35,000.00
Grand Total					**$644,490.15**		**$876,625.00**		**$921,150.00**		**$1,235,700.00**

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2022-964392

Date Filed:
12/14/2022

Date Acknowledged:
12/14/2022

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

CI Pavement
Grand Prairie, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

City of Colleyville

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

ENG-2022-007
2023 Miscellaneous Concrete Repair

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Alderink, Rob	Grand Prairie, TX United States	X	

5 Check only if there is NO Interested Party. ☐

6 UNSWORN DECLARATION

My name is _____, and my date of birth is _____.

My address is _____, _____, _____, _____, _____.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____County, State of _____, on the _____day of _____, 20_____.
(month) (year)

_____
Signature of authorized agent of contracting business entity
(Declarant)

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

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CI Pavement
Grand Prairie, TX United States

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City of Colleyville

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ENG-2022-007
2023 Miscellaneous Concrete Repair

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		Controlling	Intermediary
Alderink, Rob	Grand Prairie, TX United States	X	

5 Check only if there is NO Interested Party. ☑

6 UNSWORN DECLARATION

My name is Rob Alderink, and my date of birth is 4/6/1979.

My address is 101 Josephine (street), Grand Prairie (city), TX (state), 75050 (zip code), USA (country).

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Dallas County, State of TX, on the 15 day of Dec (month), 2022 (year).

Signature of authorized agent of contracting business entity
(Declarant)

City of Colleyville
City Council
Agenda Briefing

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

Agenda Number 5a **Agenda Date** 12/20/2022 **Number** 5
Type Report
Department Finance

Title
Monthly Financial Report - November 2022

Explanation
General Fund

Through November, the fund has collected 8% of its budgeted revenues and spent 13% of budgeted expenditures, yielding a year-to-date deficit of about $1.2 million. This deficit is an improvement of over $2 million over last year, due mostly to interfund capital transfers occurring in November of last year. As the chart below shows, a deficit is always anticipated for the first two months of the fiscal year, as spending will outpace revenues until property tax receipts begin to come in. Spending tends to be fairly consistent from month-to-month due to payroll costs being the bulk of the City's budget whereas revenue hits much differently due to the Fund's reliance on property tax. Staff anticipates surpluses each month for the remainder of FY23.

Sales tax revenue

The City's first sales tax collection for FY23 (representing sales made in October) came in this month and it showed a slight increase of 1.3% over last October. This represents a significant difference from the overwhelmingly positive monthly increases the City has seen in the past several years, although it was anticipated that these increases come back down at some point. To provide some context, Colleyville's sales tax has grown a total of 25%, or from $8.5 million in 2020 to a record-high $10.29 million in the last year. To some degree a similar trajectory has been seen across both the state's collections as well as our neighbors.

Utility Fund

Through the second month of the fiscal year, the Utility Fund has collected 18% of its budgeted revenue and spent 8% of its budgeted expenses, which is an improvement over the previous year. We are seeing a significantly stronger surplus in this month's figures as opposed to November of 2022 by about $400,000. As the summary above shows, the majority of our surplus is coming from our relationship with the Trinity River Authority. Just like in previous years, the City has reached its revenue requirement for the Trinity River Authority as of September and is therefore being underbilled during the months of October and November. The Authority's fiscal year

resets in December, so we can expect invoices which reflect the full cost of water usage for the remainder of our fiscal year. The City's direct overhead costs are coming in lower than the previous year due mainly to the timing of interfund transfers, which occurred earlier in FY22.

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

Drainage Fund

To date, the Drainage Utility Fund has received 17% of its revenue and spent 12% of its expenditures. This fund's cash flow is slightly lower than the previous year, with a surplus of about $85,000 as opposed to $97,000 last year. The trajectory for the remainder of the year is anticipated to mirror the past two years pretty closely. Historically, drainage fee revenues tended to average at 1.2% higher than the previous fiscal year. However, as the City reaches build out these revenues tend to be more stable from year to year. As with our other operating funds, any year-end surplus will be moved for use on the City's Capital Improvement Plan.

Hotel Fund

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

Debt Service Fund

Being predominately funded through property taxes, the Debt Service fund has yet to receive a substantial portion of its revenue this year. Cash flow for this fund is very predictable, as most revenues are recognized in December/January and debt service payments occur twice annually, with lease payments also occurring throughout the year. As of October's figures, the fund is running a deficit of about $106,000 due to a lease payment made in October. It should be noted that our updated property tax forms necessitate a planned spend down of fund balance by $160,000 this year. The City's current outstanding bonds are on schedule to be paid off in 2027, and the new 2023 $10 million issue will be callable in 2030.

Attachments

1. November 2022 - Monthly Financial Report Presentation
2. November 2022

Agenda Item - Items not for council action

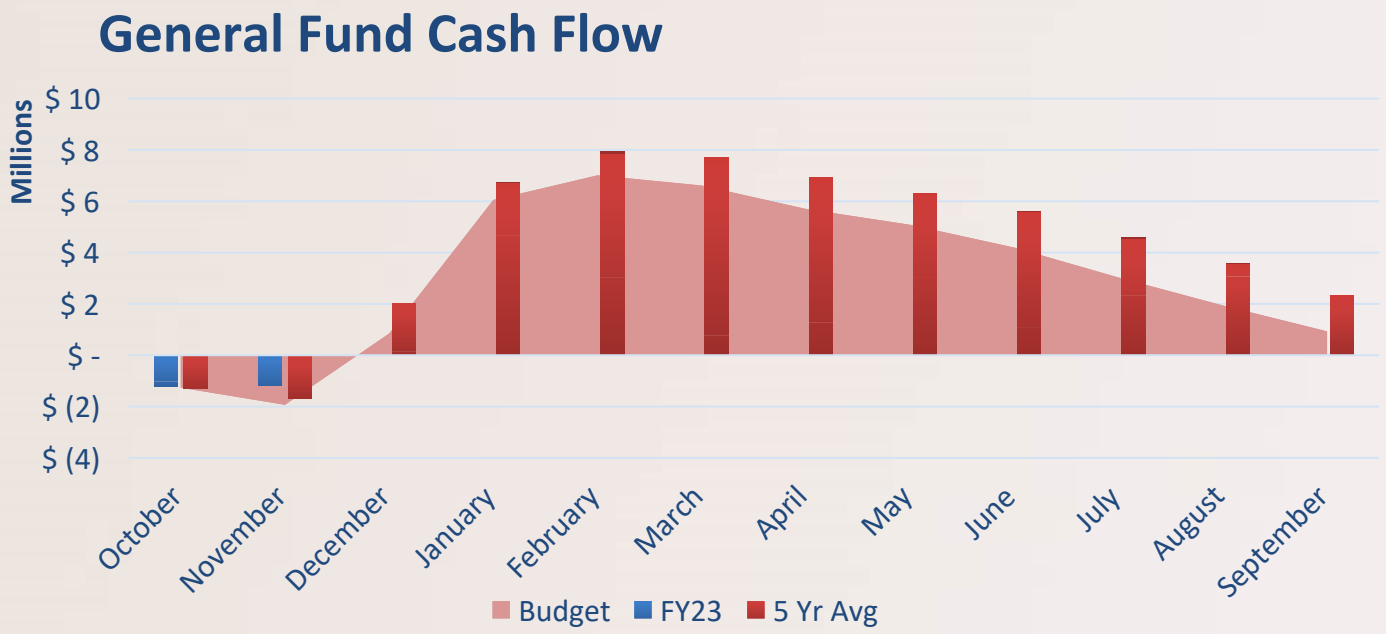
Monthly Financial Report
November 2022

City Council Meeting
December 20, 2022

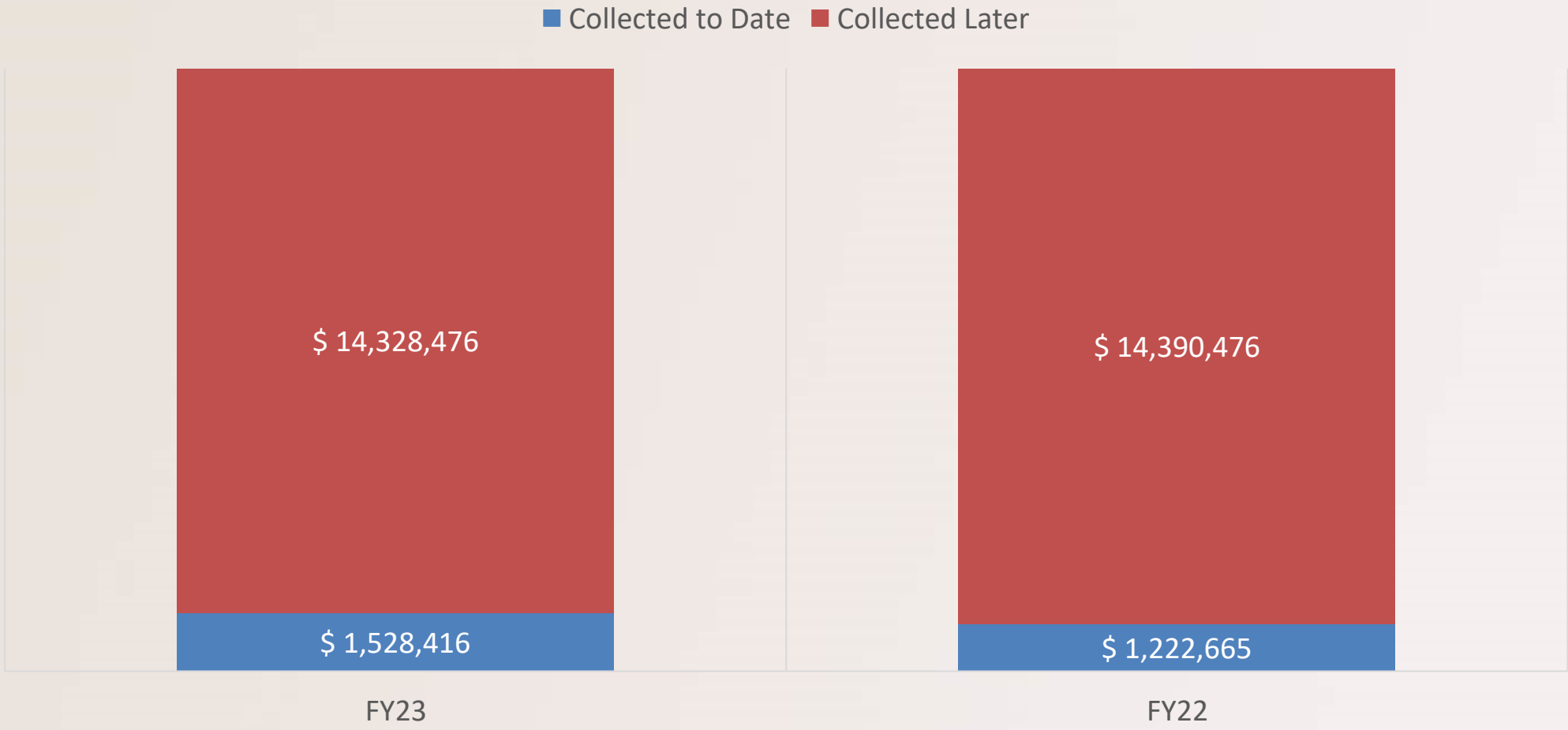
General Fund

General Fund	FY23 Budget	FY23 YTD	% of Budget	FY22 YTD	FY22 % of Budget
Revenues	$ 26,227,785	$ 2,104,265	8%	$ 1,825,641	7%
Expenditures	$ 25,297,424	$ 3,282,081	13%	$ 5,418,677	22%
	$ 930,361	$ (1,177,816)		$ (3,593,036)	

*17% of the year is completed

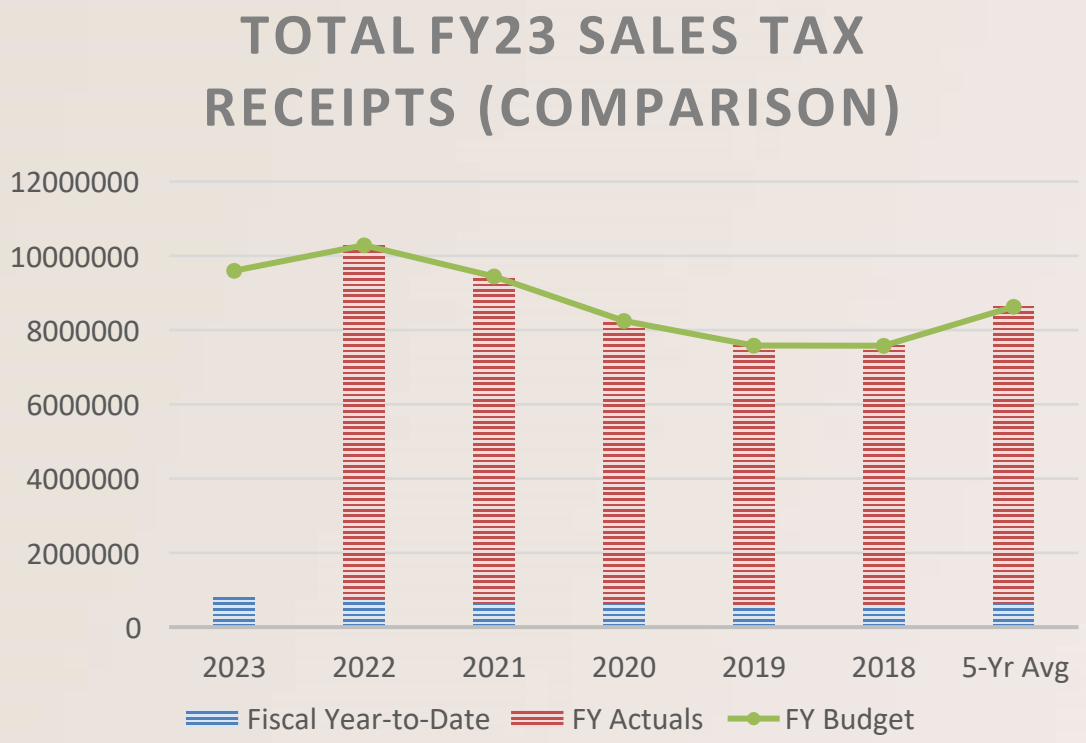


Property Tax Highlight

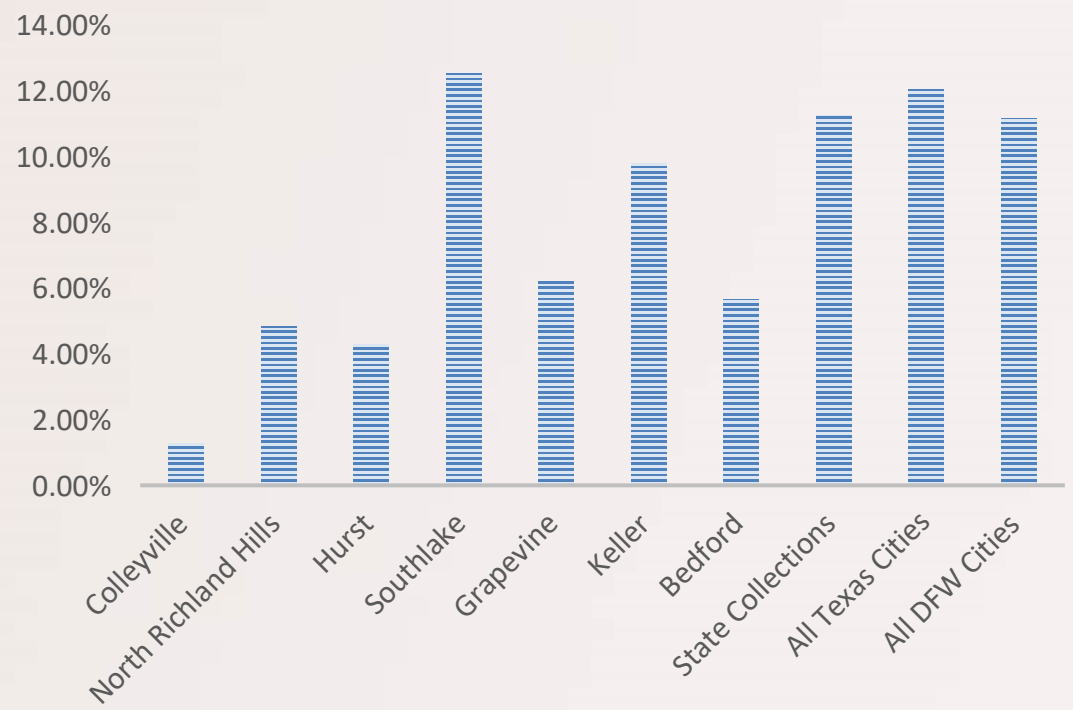


Sales Tax Highlight

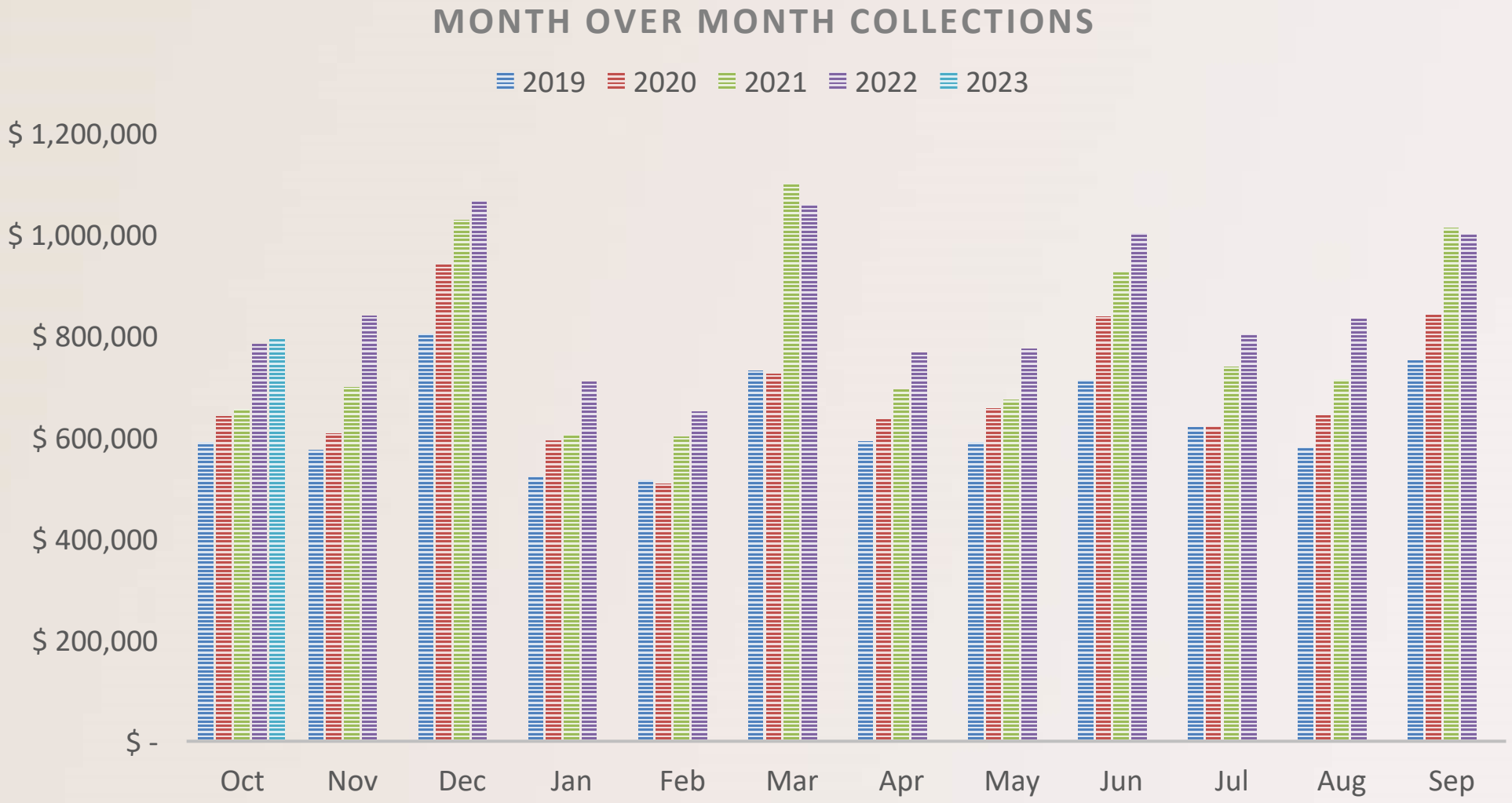
FY21 YTD Receipts compared to Previous Years



City/State Comparisons



Sales Tax Highlight



Utility Fund

Utility Fund	FY23 Budget	FY23 YTD	% of Budget	FY22 YTD	FY22 % of Budget
Revenues	$ 19,832,854	$ 3,619,866	18%	$ 3,313,968	19%
Expenditures	$ 19,832,854	$ 1,616,931	8%	$ 1,729,463	10%
	$ -	$ 2,002,935		$ 1,584,505	

*17% of the year is completed

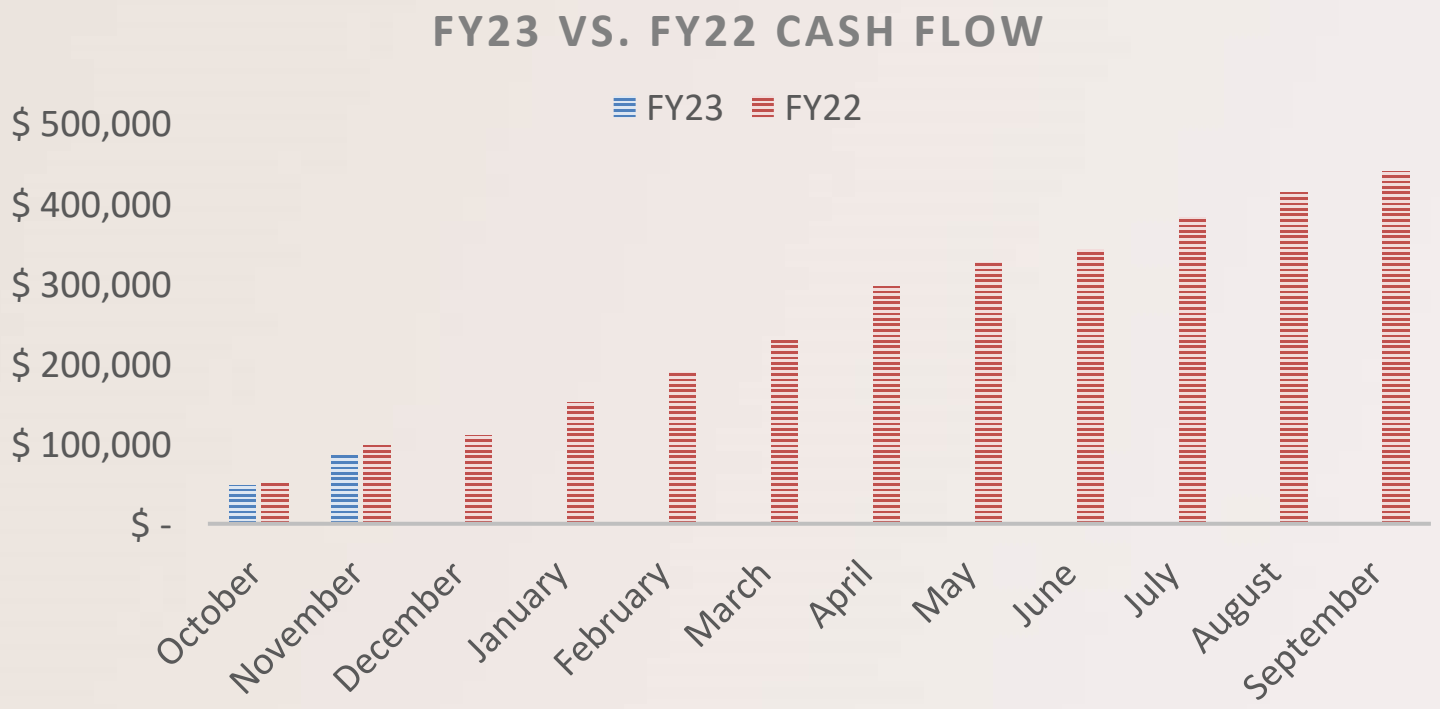
TRA Revs/Exps	FY23 Budget	FY23 YTD
Revenues	$ 15,878,131	$ 2,969,833
Expenditures	$ 15,428,131	$ 1,121,032
	$ 450,000	**$ 1,848,801**

City Revs/Exps	FY23 Budget	FY23 YTD
Revenues	$ 3,954,723	$ 650,033
Expenditures	$ 3,954,723	$ 495,899
	$ -	**$ 154,134**

Drainage Fund

Drainage Fund	FY23 Budget	FY23 YTD	% of Budget	FY22 YTD	FY22 % of Budget
Revenues	$ 1,045,000	$ 173,835	17%	$ 169,715	16%
Expenditures	$ 721,619	$ 88,110	12%	$ 72,594	10%
	$ 323,381	$ 85,725		$ 97,120	

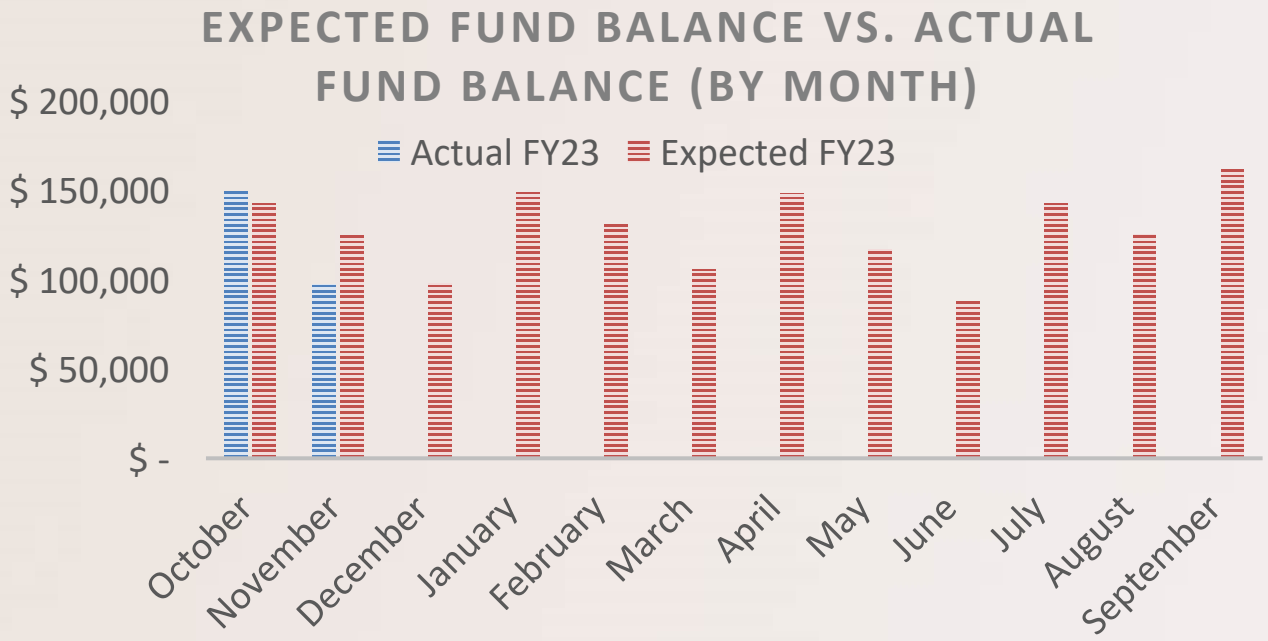
*17% of the year is completed



Hotel Fund

Hotel Fund	FY23 Budget	FY23 YTD	% of Budget	FY22 YTD
Revenues	$ 275,000	$ 504	0%	$ 2
Expenditures	$ 273,569	$ 33,221	12%	$ 32,167
	$ 1,431	$ (32,717)		$ (32,165)

*17% of the year is completed



Debt Service Fund

Debt Service Fund					
	FY23 Budget	FY23 YTD	% of Budget	FY22 YTD	FY22 % of Budget
Revenues	$ 608,660	$ 62,545	10%	$ 48,478	8%
Expenditures	$ 769,010	$ 168,485	22%	$ 168,485	20%
	$ (160,350)	$ (105,940)		$ (120,006)	

*17% of the year is completed

Monthly Financial Report - November 2022

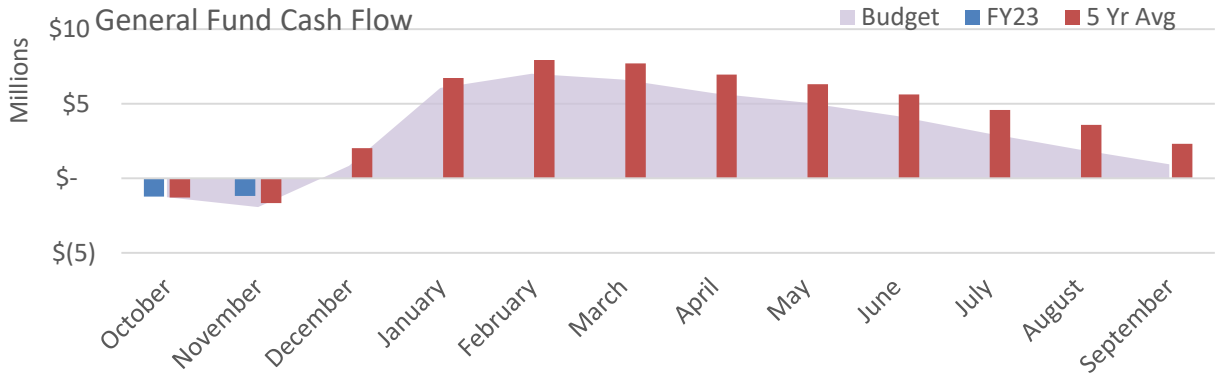
% of year Completed 17%

% of Budget Spent 13%

General Fund

	FY23 Budget	FY23 YTD	% of Budget	FY22 YTD	FY22% of Budget
Revenues	$ 26,227,785	$ 2,104,265	8%	$ 1,825,641	7%
Expenditures	$ 25,297,424	$ 3,282,081	13%	$ 5,418,677	22%
	$ 930,361	$ (1,177,816)		$ (3,593,036)	

Through November, the fund has collected 8% of its budgeted revenues and spent 13% of budgeted expenditures, yielding a year-to-date deficit of about $1.2m. This deficit is an improvement of over $2m over last year, due mostly to interfund transfers occurring in November of last year. As the chart below shows, a deficit is always anticipated for the first two months of the fiscal year, as spending will outpace revenues until property tax receipts begin to come in. Spending tends to be fairly consistent from month-to-month due to payroll costs being the bulk of the City's budget whereas revenue hits much differently due to the Fund's reliance on property tax. Staff anticipates monthly surpluses for the rest of FY23.



General Fund Highlights

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

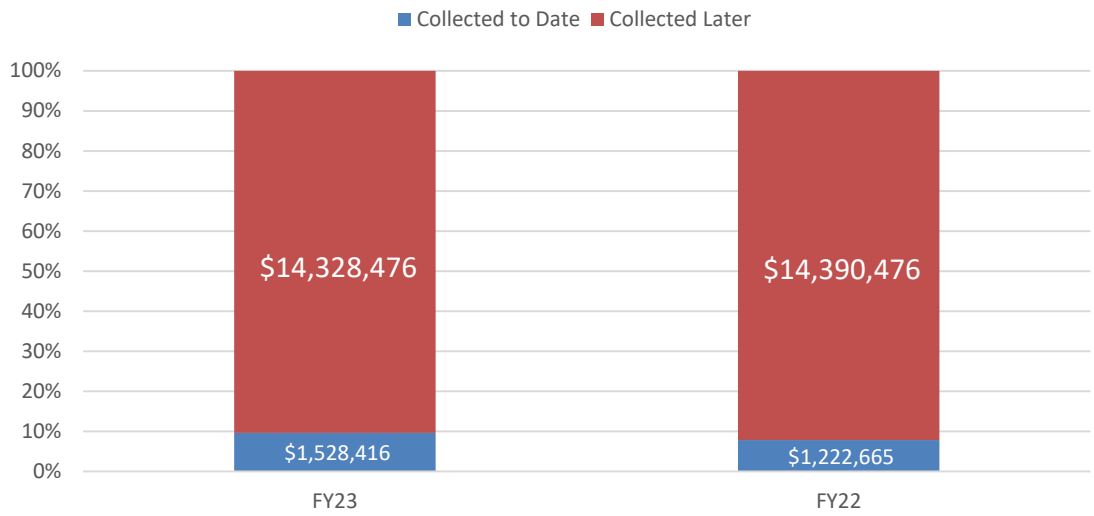
Property Tax	+ $306k	Sales Tax	+ $2k	Franchise Tax	-$6k
Licenses	+ $26k	Other Revenue	-$49k	**Total Rev**	**+ $279k**

Expenditures (FY23/22)

Personnel	-$77k	Contractual	-$18k	Supplies	+ $2k
Capital	-$29k	Transfers	-$2,015k	**Total Exp**	**-$2,137k**

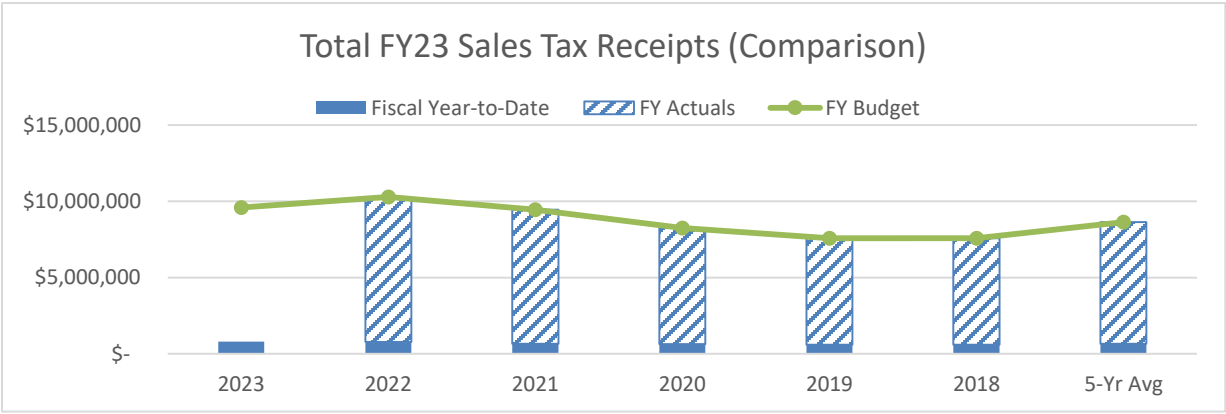
Monthly Financial Report - November 2022

Revenue Highlight: Property Tax



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

Revenue Highlight: Sales Tax



MTD Increase

1.3%

YTD Increase

1.3%

The City's first sales tax collection for FY23 (representing sales made in October) came in this month and it showed a slight increase of 1.3% over last October. This represents a significant difference from the overwhelmingly positive monthly increases the City has seen in the past several years, although it was anticipated that these increases come back down at some point. To provide some context, Colleyville's sales tax has grown a total of 25%, or from $8.5m in 2020 to a record-high $10.29m in the last year. To some degree a similar trajectory has been seen across both the State's collections as well as our neighbors.

Monthly Financial Report - November 2022

% of year Completed 17%

Water/Sewer Utility Fund

% of Budget Spent 8%

	FY23 Budget	FY23 YTD	% of Budget	FY22 YTD	FY22% of Budget
Revenues	$ 19,832,854	$ 3,619,866	18%	$ 3,313,968	19%
Expenditures	$ 19,832,854	$ 1,616,931	8%	$ 1,729,463	10%
	$ -	$ 2,002,935		$ 1,584,505	

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

*TRA Revenue/Expense Summary	FY23 Budget	FY23 YTD
Revs	$ 15,878,131	$ 2,969,833
Exps	$ 15,428,131	$ 1,121,032
Net	**$ 450,000**	**$ 1,848,801**

City Revenue/Expense Summary	FY23 Budget	FY23 YTD
Revs	$ 3,954,723	$ 650,033
Exps	$ 3,954,723	$ 495,899
Net	**$ -**	**$ 154,134**

Through the second month of the fiscal year, the Utility Fund has collected 18% of its budgeted revenue and spent 8% of its budgeted expenses, which is an improvement over the previous year. We are seeing a significantly stronger surplus in this month's figures as opposed to November of 2022 by about $400,000. As the summary above shows, the majority of our surplus is coming from our relationship with the Trinity River Authority. Just like in previous years, the City has reached its revenue requirement for the Trinity River Authority as of September and is therefore being underbilled during the months of October and November. The Authority's fiscal year resets in December, so we can expect invoices that reflect the full cost of water usage for the remainder of our fiscal year. The City's direct overhead costs are coming in lower than the previous year due mainly to the timing of interfund transfers, which occurred earlier in FY22.

Annual Trinity River Authority True-Up

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

Expenditures (FY23/22) Mostly TRA costs ↓

Personnel + $12k	Contractual + $30k	Supplies + $15k
Capital -$88k	Transfers -$81k	**Total Exp -$113k**

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

Monthly Financial Report - November 2022

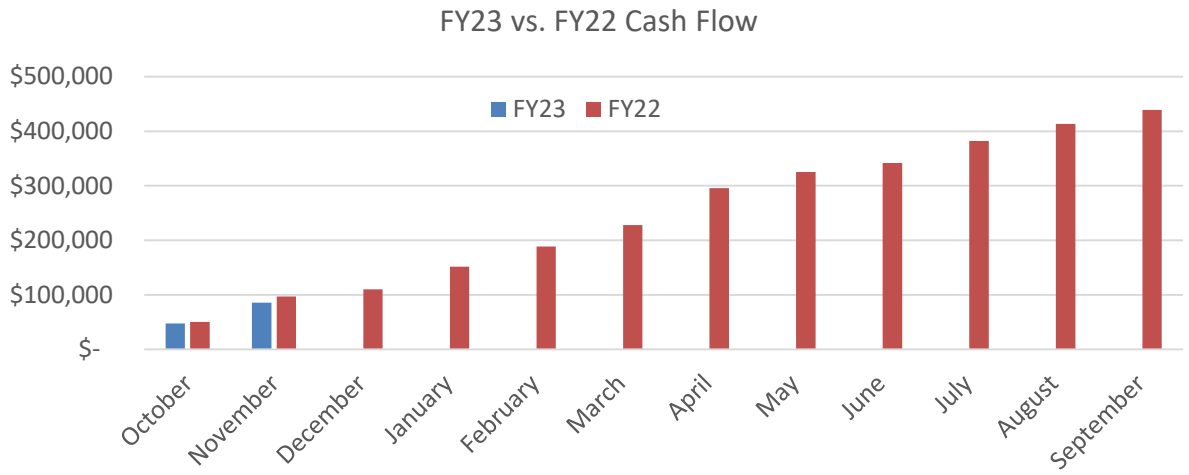
% of year Completed 17%

% of Budget Spent 12%

Drainage Utility Fund

	FY23 Budget	FY23 YTD	% of Budget	FY22 YTD	FY22% of Budget
Revenues	$1,045,000	$ 173,835	17%	$ 169,715	16%
Expenditures	$ 721,619	$ 88,110	12%	$ 72,594	10%
	$ 323,381	$ 85,725		$ 97,120	

To date, the Drainage Utility Fund has received 17% of its revenue and spent 12% of its expenditures. This fund's cash flow is slightly lower than the previous year, with a surplus of about $85,000 as opposed to $97,000 last year. The trajectory for the remainder of the year is anticipated to mirror the past two years pretty closely. Historically, drainage fee revenues tended to average at 1.2% higher than the previous fiscal year. However, as the City reaches build out these revenues tend to be more stable from year to year. As with our other operating funds, any year-end surplus will be moved for use on the City's capital improvement plan.



Drainage Fund Operation Highlights

Revenue - Drainage Fees

FY23/FY22 → 0.0%

FY23/5-Yr Avg → 1.1%

Expenditures (FY23/22)

Personnel	+ $6k	Contractual	+ $6k
Supplies	+ $4k	Capital/Xfers	$0k
Debt Service	$0k	**Total Exp.**	**+ $16k**

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

Monthly Financial Report - November 2022

% of year Completed 17%

Hotel Tax Fund

% of Budget Spent 12%

	FY23 Budget	FY23 YTD	% of Budget	FY22 YTD	FY22% of Budget
Revenues	$ 275,000	$ 504	0%	$ 2	0%
Expenditures*	$ 273,569	$ 33,221	12%	$ 32,167	13%
	$ 1,431	$ (32,717)		$ (32,165)	

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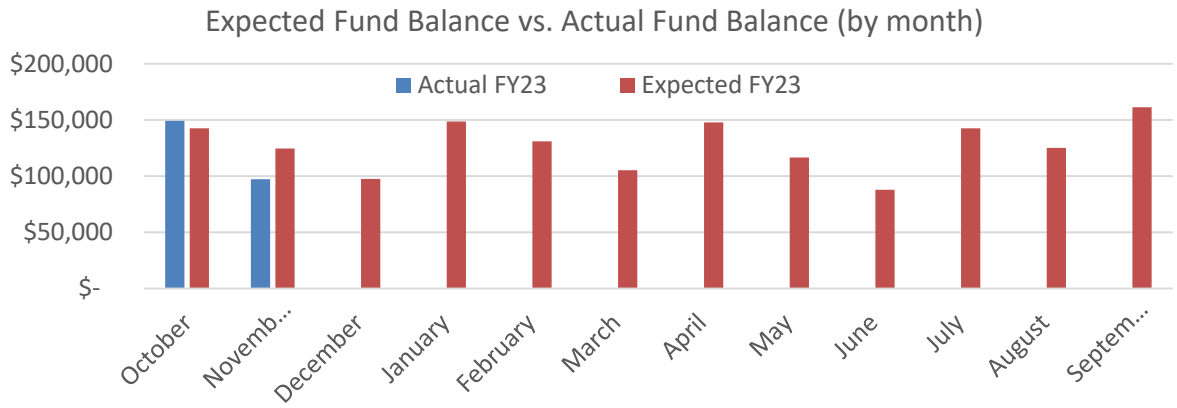
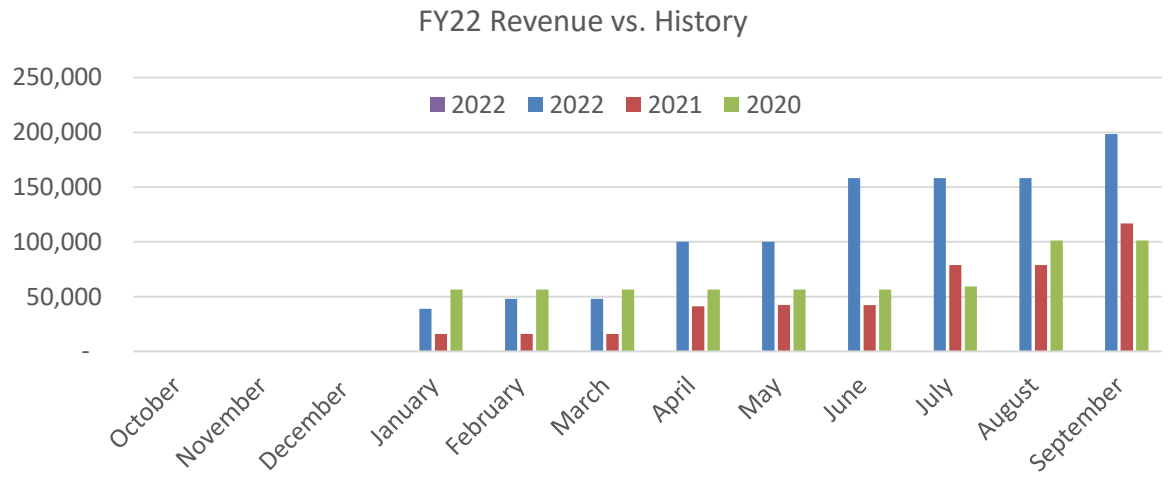


Hotel Tax Performance



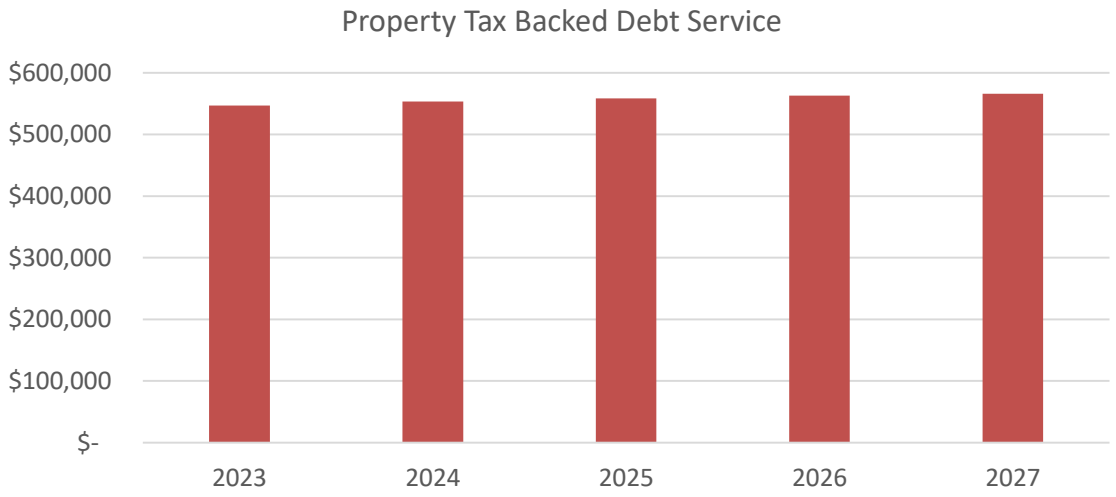
Monthly Financial Report - November 2022

Debt Service Fund

% of year Completed		17%
% of Budget Spent		22%

	FY23 Budget	FY23 YTD	% of Budget	FY22 YTD	FY22% of Budget
Revenues	$ 608,660	$ 62,545	10%	$ 48,478	8%
Expenditures*	$ 769,010	$ 168,485	22%	$ 168,485	20%
	$ (160,350)	$ (105,940)		$ (120,006)	

Being predominately funded through property taxes, the Debt Service fund has yet to receive a substantial portion of its revenue this year. Cash-flow for this fund is very predictable, as most revenues are recognized in December/January and debt service payments occur twice annually, with lease payments also occurring throughout the year. As of October's figures, the fund is running a deficit of about $106,000 due to a lease payment made in October. It should be noted that our updated property tax forms necessitate a planned spend down of fund balance by $160,000 this year. The City's current outstanding bonds are on schedule to be paid off in 2027, and the new 2023 $10m issue will be callable in 2030.



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

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

City of Colleyville
City Council
Agenda Briefing

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

Agenda Number 6a **Agenda Date** 12/20/2022 **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
Second Reading and Public Hearing

The homeowners were present and answered questions regarding the request and the original intent to attach the addition. The Council expressed a desire to attach the addition and asked staff to explore the option while providing for an adequate fire separation so as not to require a retro-fit of the existing house. The solution is to have a Licensed Fire Protection Engineer to design the connection, with the new addition and connection corridor having a fire sprinkler system, and the existing smoke detection system tied to the new addition and interconnected.

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-Colleyville, being approximately 8.475 acres, and zoned AG Agricultural district. The purpose is to allow for a detached primary suite which is classified as an accessory dwelling.

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

SUP Request:
Request – The applicant is requesting approval of an SUP to allow for an 8,150 s.f. accessory dwelling.

Ordinance – Section 3.27 Accessory Buildings and Residential Carport Regulations of

the Land Development Code establishes the maximum size and number of accessory buildings to be permitted by staff on a residential lot:

2. Maximum Size and Number of Buildings:

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

b. Accessory dwellings allowed by the Land Development Code shall be limited in size to be no more than the most restrictive of the following:
1. Fifty percent (50%) of the primary structure;
2. The maximum allowed square footage for accessory buildings on the lot; or
3. No more than twelve hundred (1,200) square feet

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

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

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

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

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

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

Surrounding Development: The property to the north is zoned AG Agricultural and is unimproved. The properties located to the south are zoned RE Single Family

Residential 'Estate' district and R-40 Single Family district and are improved with single-family homes. Property to the east is zoned R-40 Single-Family Residential and improved with a single-family use. The property to the west is zoned R-40 Single Family Residential and improved with a single family home and accessory building.

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

Staff Recommendation: Staff is neutral on this request.

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.

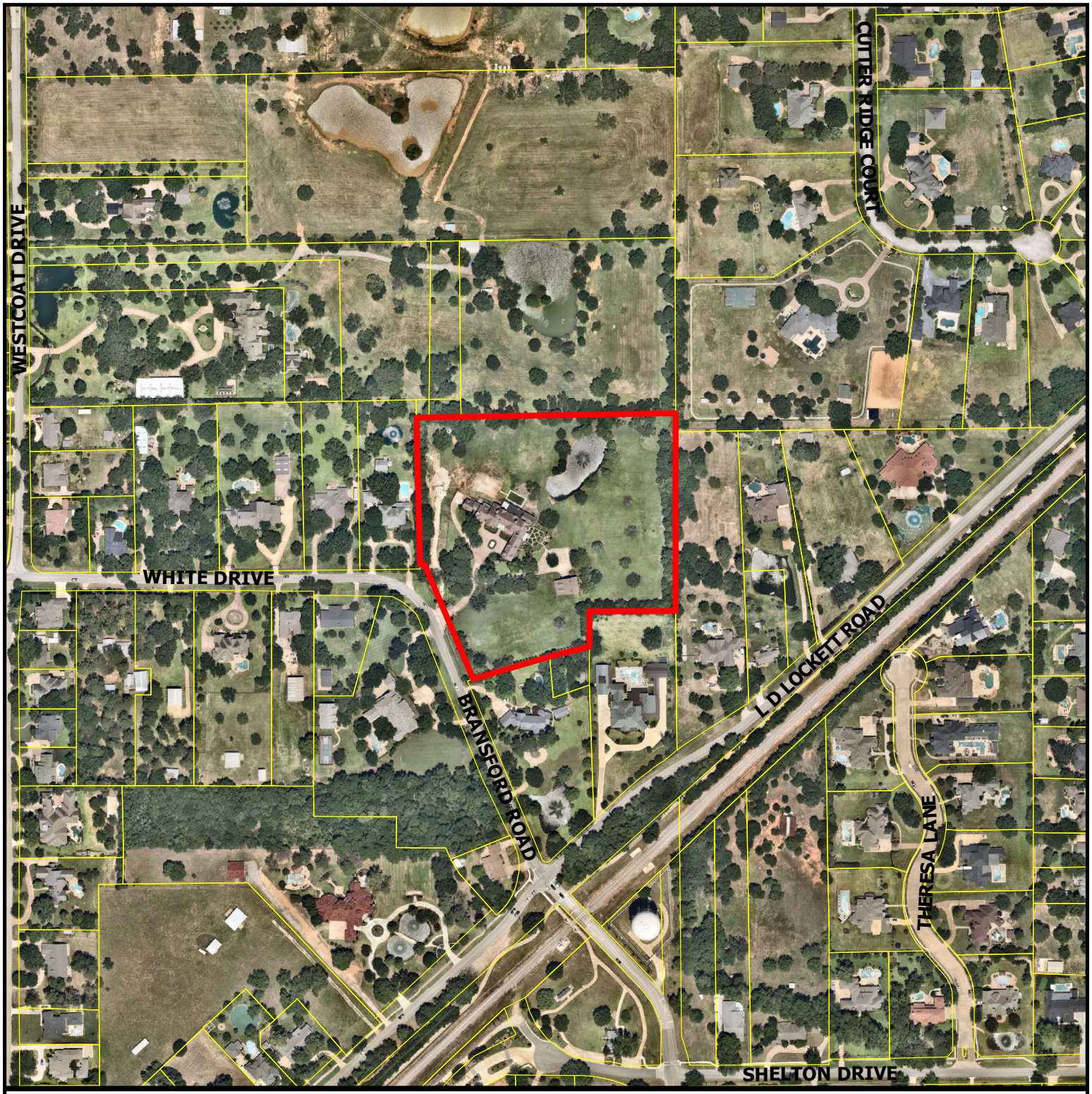
Recommendation

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

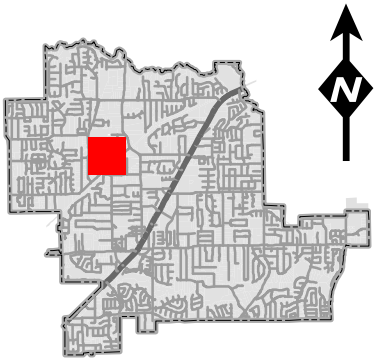
Aerial Map



CITY OF COLLEYVILLE TEXAS

ZC22-037

312 White Drive



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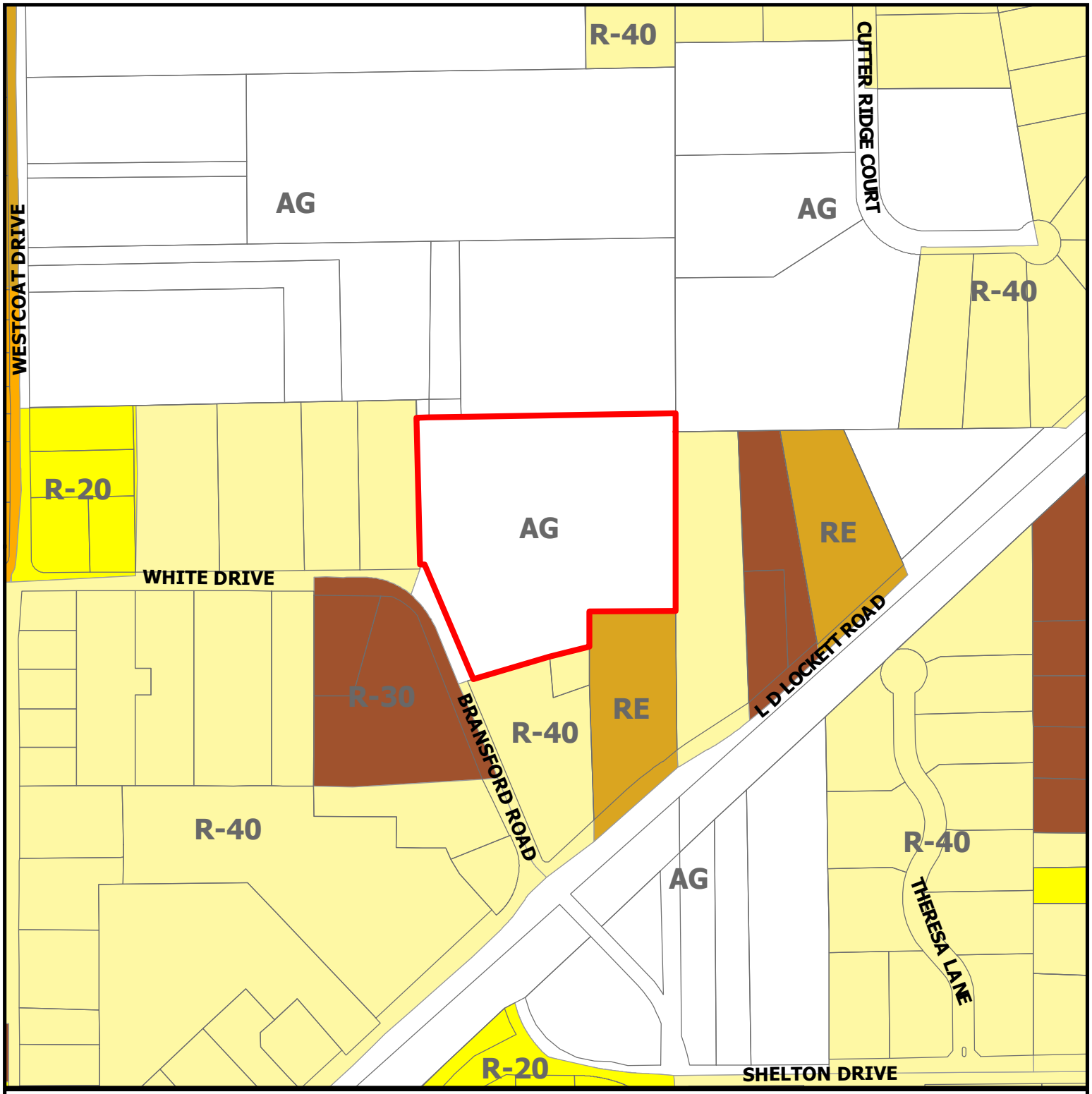
Subject Property

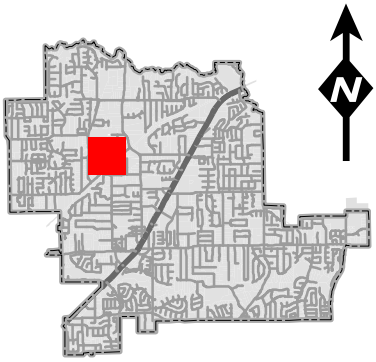
Zoning Map



CITY OF COLLEYVILLE TEXAS

ZC22-037

312 White Drive



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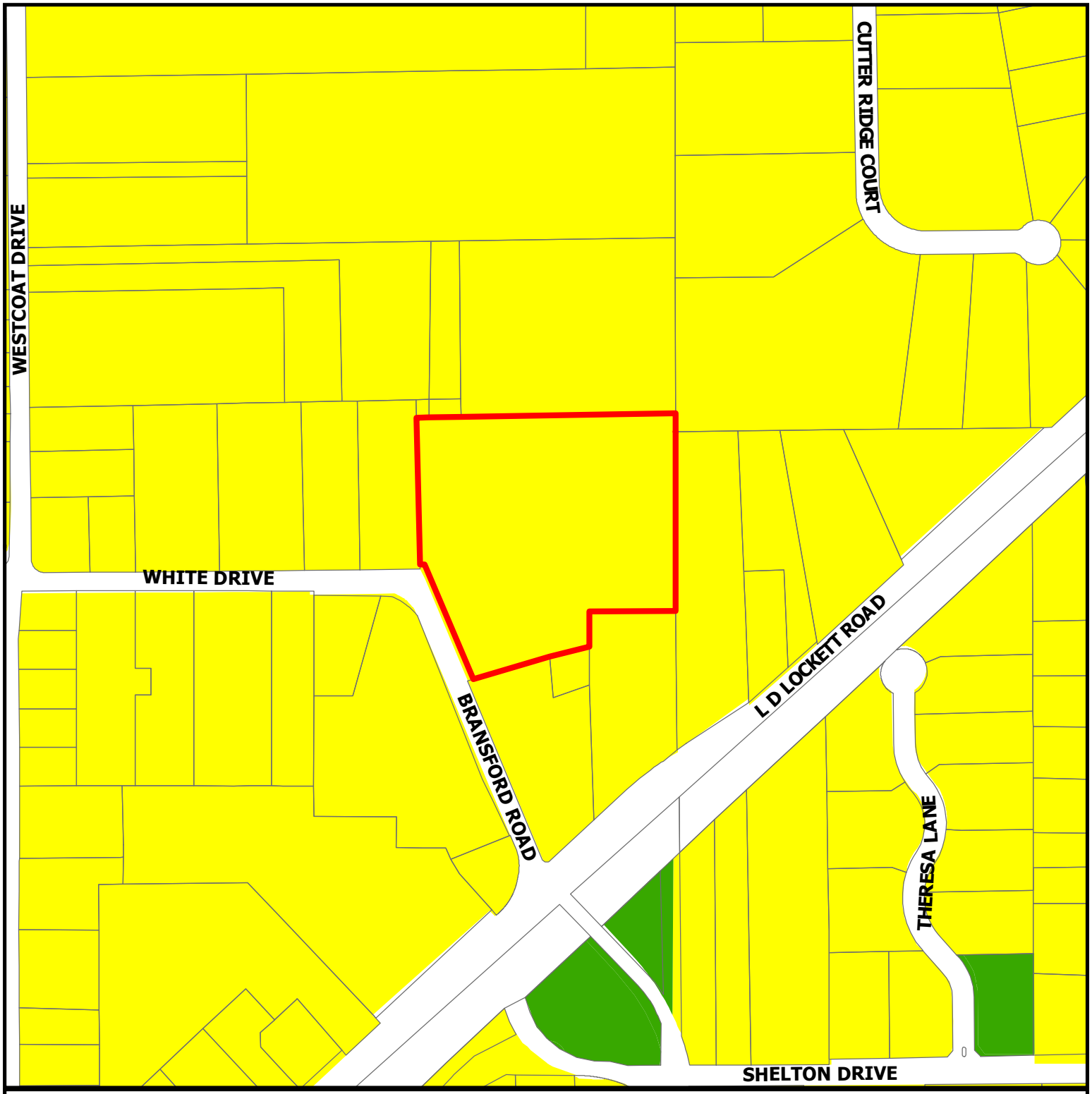
Subject Property

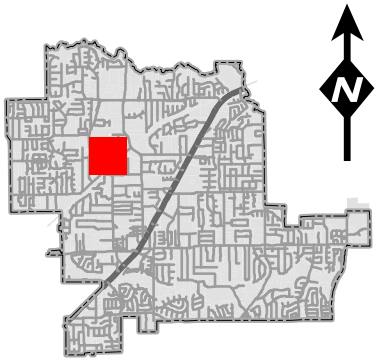
Future Land Use Map



CITY OF COLLEYVILLE TEXAS

ZC22-037

312 White Drive



Subject Property

Residential

Open Space; Parks

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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

16' DRAINAGE & U.E.

50.51'

N 88°52'50"E 113.68'

N 89°53'25"E 542.68'

N 89°48'05"E
14.61'

16' DRAINAGE & U.E.

199'-1½"

71'-5"

50'-3½"

62'-11¼"

388'-1½"

10' DRAINAGE & U.E.

127'-1"

66'-5½"

36'-3½"

NEW DETACHED ADDITION

EXISTING ZONING: "R-40"

N 00°48'11"W 384.97'

6' DRAINAGE & U.E.

46'-0"

40'-9"

65'-8"

34'-4"

24'-5"

20'-2¼"

3'-5"

142'-6½"

EXISTING RESIDENCE

672

674

680

678

676

664

666

662

670

668

660

8.5952 GROSS ACRES

16' DRAINAGE & U.E.

S 00°11'31"E 505.45'

40' B.L.

12.5'

N 89°21'37"W
11.27'

150.04'

N 89°21'37"W

25.0'

31.5'

N 16°24'47"W
30.36'

N 88°03'24"E
101.31'

WHITE DRIVE

N 22°29'14"W
28.84'

20 FT. WIDE
DRIVE AT TURN

MAIL BOX

16 FT. WIDE DRIVE

TWO EIGHT FOOT
GATES, HYDROLIC

EXISTING POWER POLE

APPROX. LOCATION 12" WATER LINE
PER CITY RECORDS.

⑤

④

21°33'45"E 320.09'

0.1195 AC. OR 5,203 SQ. FT. ROW DEDICATION

N 21°59'36"W

10' DRAINAGE & U.E.

317.97'

320.72'

10' DRAINAGE & U.E.

S 89°37'35"W 229.12'

10' DRAINAGE & U.E.

89.44'

S 00°26'11"E

SEE CONSTRUCTION GUIDELINES ATTACHED

Construction Hours
7am-6pm Mon-Sat
NO WORK ON SUNDAYS

FIRE SPRINKLER SYTEM SHALL BE INSTALLED BEFORE FRAMING, ELECTRICAL, PLUMBING, OR HVAC INSPECTIONS

ELECTRICAL
+Arc-fault circuit interrupter protection required for throughout unless exempt
+Tamperproof plugs required throughout
+Receptacle and smoke/CO detectors will be field verified

ENERGY CODE PLAN REVIEW AND INSPECTIONS PERFORMED BY CERTIFIED THIRD-PARTY INSPECTOR FOR COMPLIANCE

****RESIDENTIAL FIRE SPRINKLER SYSTEM REQUIRED****

N

0 30' 60'
GRAPHIC SCALE IN FEET
1" = 30'

BRESINGHAM ADDITION

312 WHITE DRIVE, COLLEYVILLE, TEXAS

DATE: 1-11-22 FILE: 202187

It is the responsibility of the Builder/Owner to verify that the plans provided meet all State, County, Local or Additional Municipalities Codes and Regulations as well as Structural Requirements. Any discrepancy should be reported to the Builder and Designer before Construction. Furthermore, it is the responsibility of the Builder/Owner or their Agents (Subcontractors) 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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DRAWN BY: TWH
DATE: 6-27-22

CHECKED BY:
DATE: ----

REVISION 1
BY:
DATE:

REVISION 2
BY: ----
DATE:

CUSTOMER:

BUILDER: 312 WHITE DRIVE COLLEYVILLE, TX

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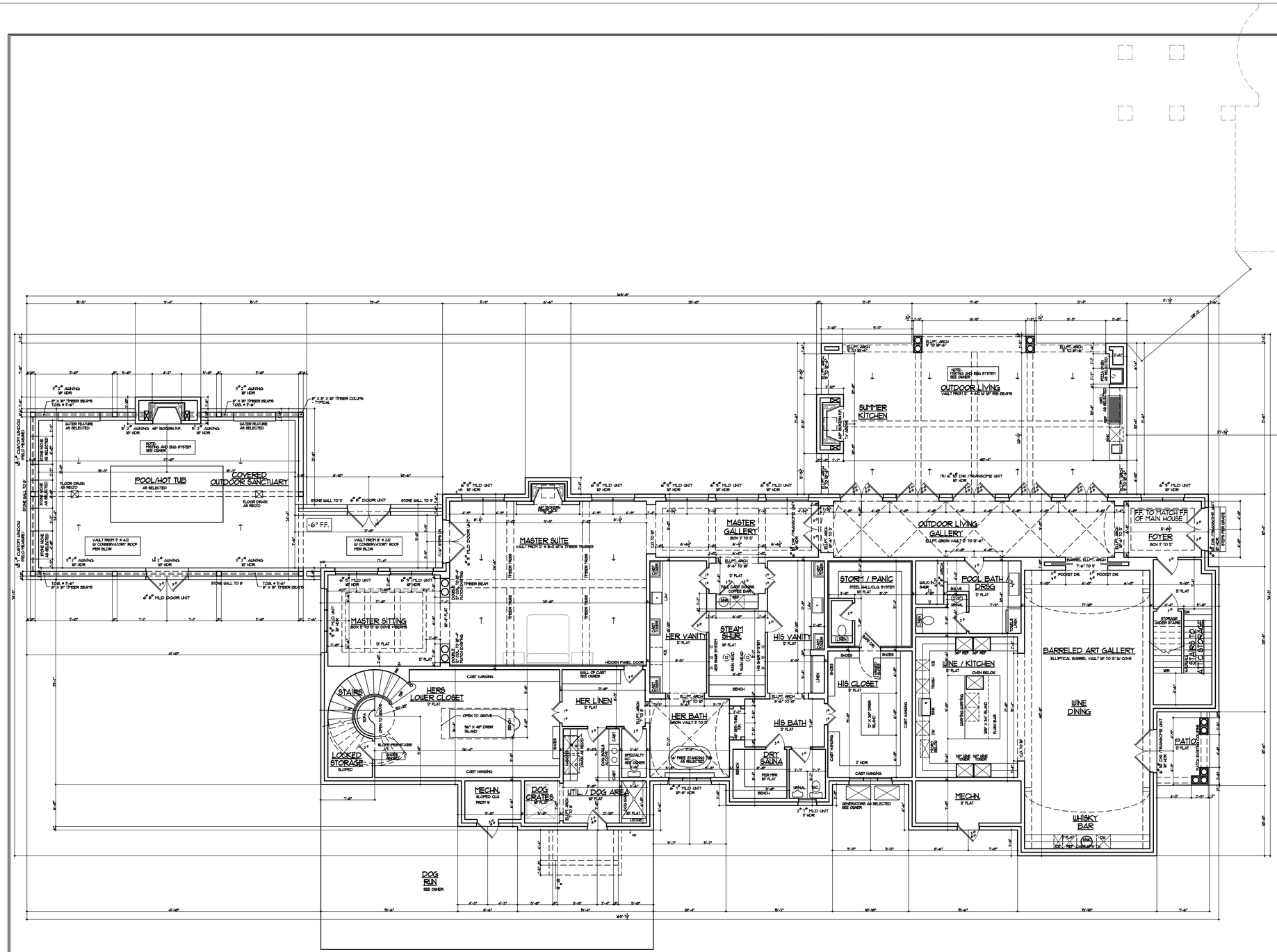
www.DistinctiveDwellings.net

PLAN # 202187



NOTE:

1. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL ENERGY CODES.
2. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES
3. CONTRACTOR SHALL HIRE A TEXAS REGISTERED STRUCTURAL ENGINEER TO DESIGN THE ENTIRE STRUCTURAL SYSTEM OF THE BUILDING AS REQUIRED TO COMPLY WITH STATE LAW AND BUILDING CODE
4. WATER HEATERS- TYPE, SIZE AND LOCATION PER BUILDER
5. 6" EXTERIOR WALL TYPICAL - U.N.O.

AREAS:

FIRST FLOOR	5375#
SECOND FLOOR	421#
DETACHED GARAGE SECOND FLOOR (AC'D)	1280#
CONSERVATORY SANCTUARY (AC'D)	116?#
APPROXIMATE LIVING	**8238#**
OUTDOOR LIVING	950#
STORAGE	538# + 101# = 639#
WINE PATIO	76#
APPROXIMATE TOTAL A.U.R.	**9423**
DETACHED GARAGE	1438#

FIRST FLOOR PLAN
DETACHED MASTER WING

3/16" = 1'-0"

DATE: 1-11-22 FILE: 202187

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DATE:

CUSTOMER: BRESINGHAM RESIDENCE
DETACHED MASTER WING
BUILDER:
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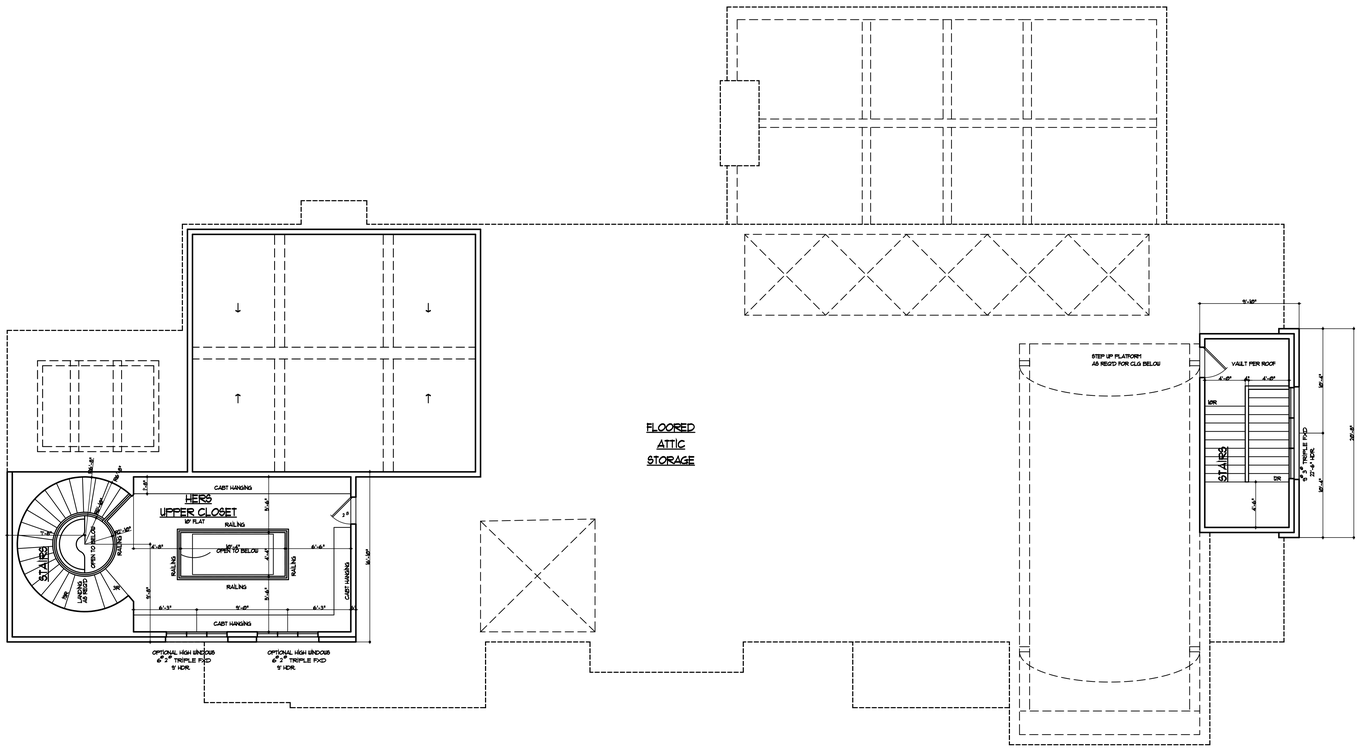

SECOND FLOOR PLAN — 3/16" = 1'-0"
DETACHED MASTER WING

DATE: 1-11-22 FILE: 202187

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DATE:

REVISION 2
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DATE:

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

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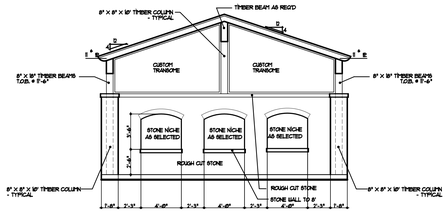
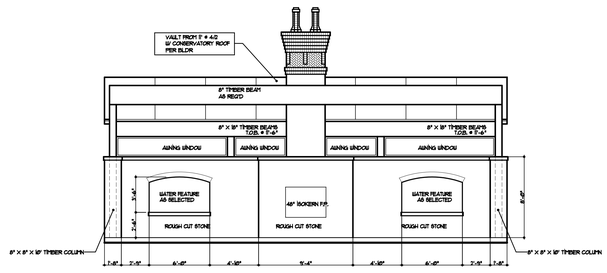
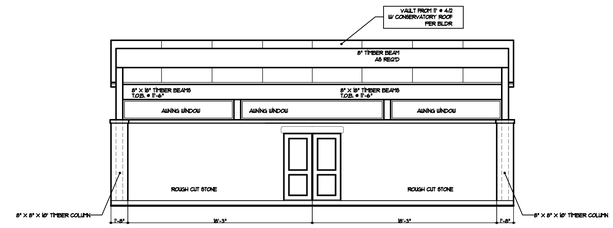


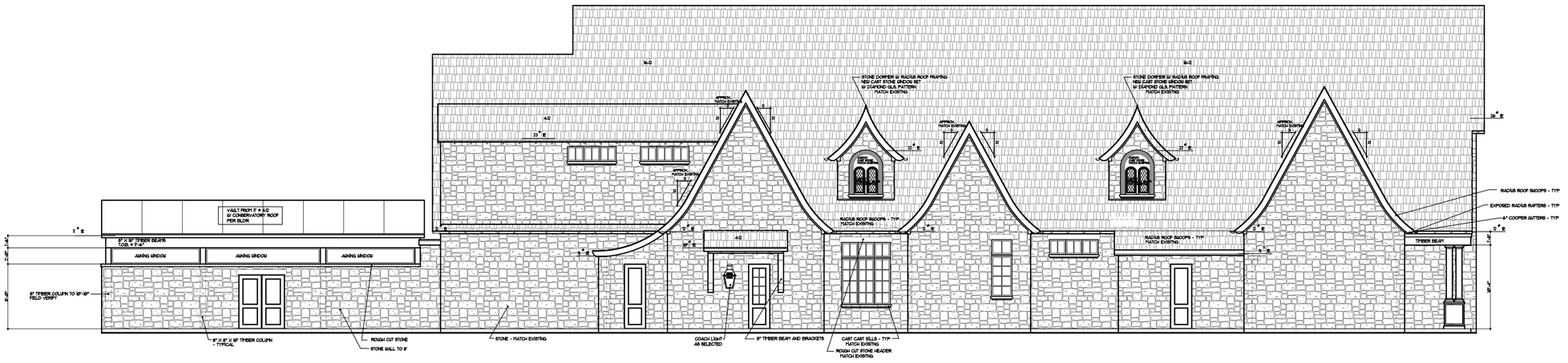
EAST ELEVATION 3/16" = 1'-0"
OUTDOOR SANCTUARY



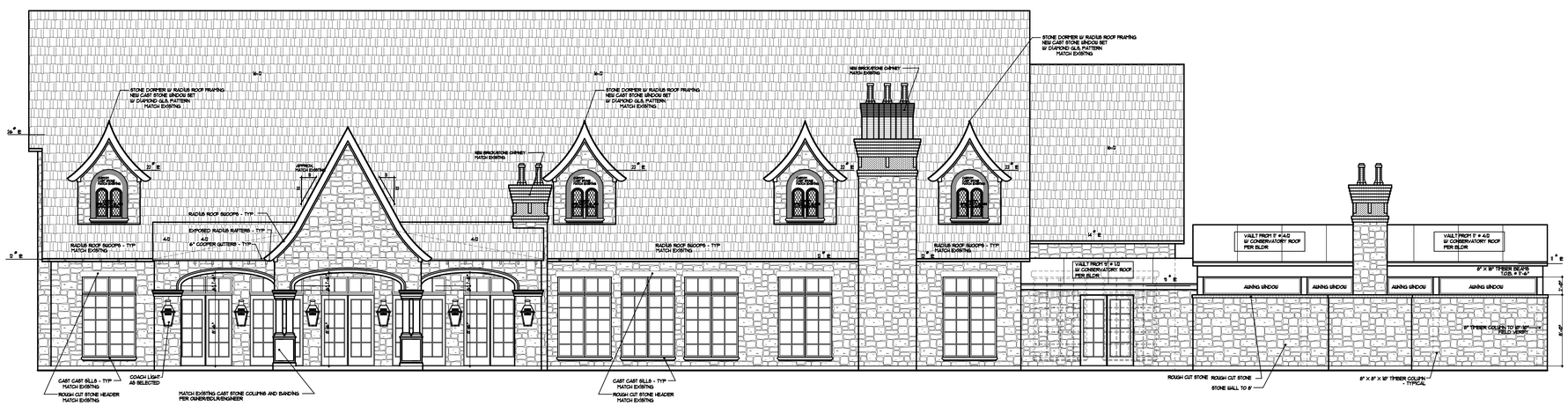
SOUTH ELEVATION 3/16" = 1'-0"
OUTDOOR SANCTUARY



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



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



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

DATE: 1-11-22 FILE: 202187

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DATE:

REVISION 2
BY: ----
DATE:

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

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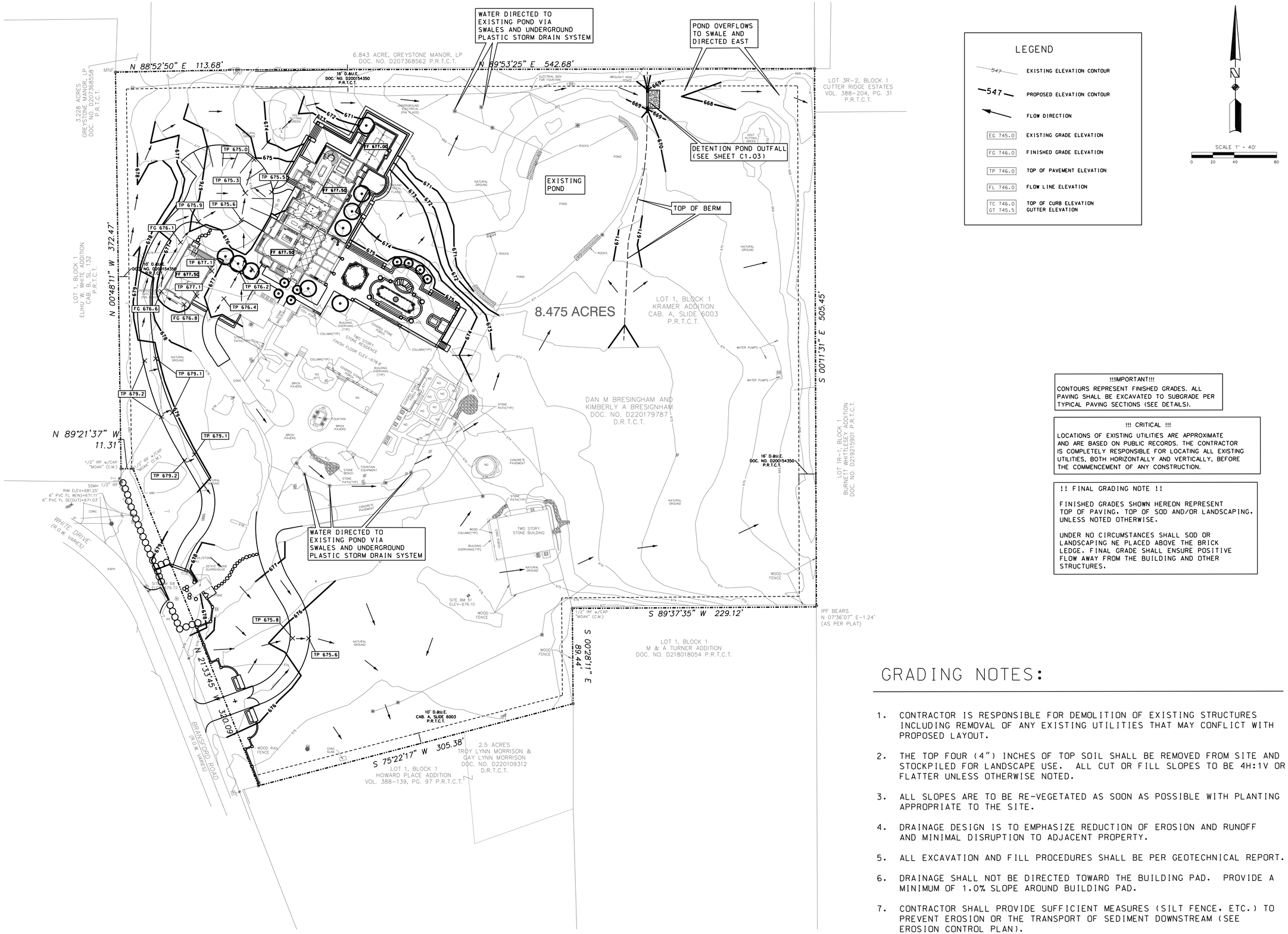


LEGEND

547	EXISTING ELEVATION CONTOUR
547	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 / GT 745.5	TOP OF CURB ELEVATION / GUTTER ELEVATION

!!!IMPORTANT!!!

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

!!! CRITICAL !!!

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

!! FINAL GRADING NOTE !!

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

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

GRADING NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES THAT MAY CONFLICT WITH PROPOSED LAYOUT.
2. THE TOP FOUR (4") INCHES OF TOP SOIL SHALL BE REMOVED FROM SITE AND STOCKPILED FOR LANDSCAPE USE. ALL CUT OR FILL SLOPES TO BE 4H:1V OR FLATTER UNLESS OTHERWISE NOTED.
3. ALL SLOPES ARE TO BE RE-VEGETATED AS SOON AS POSSIBLE WITH PLANTING APPROPRIATE TO THE SITE.
4. DRAINAGE DESIGN IS TO EMPHASIZE REDUCTION OF EROSION AND RUNOFF AND MINIMAL DISRUPTION TO ADJACENT PROPERTY.
5. ALL EXCAVATION AND FILL PROCEDURES SHALL BE PER GEOTECHNICAL REPORT.
6. DRAINAGE SHALL NOT BE DIRECTED TOWARD THE BUILDING PAD. PROVIDE A MINIMUM OF 1.0% SLOPE AROUND BUILDING PAD.
7. 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

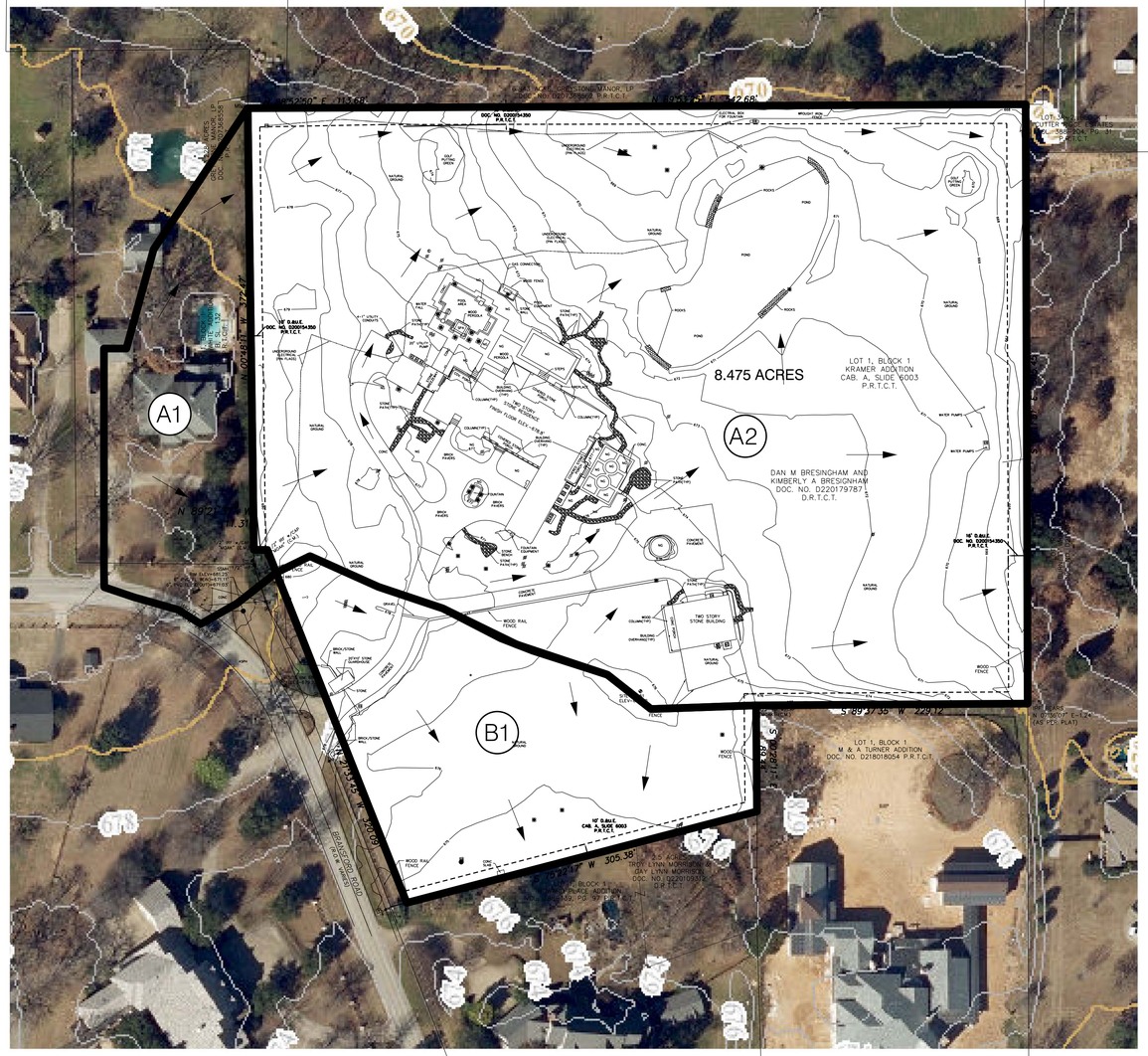
LOT GRADING PLAN

STATE OF TEXAS
KEITH M. HAMILTON
87384
LICENSED PROFESSIONAL ENGINEER
10-26-22

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-5260	

NO.	REVISION	BY	DATE

SHEET
C1.01



LEGEND

- EXISTING ELEVATION CONTOUR
- FLOW DIRECTION
- DRAINAGE AREA DIVIDE

N

SCALE 1" = 60'

0 30 60 120

DRAINAGE AREA COMPUTATIONS

BASIS:

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

RUNOFF COEFFICIENT:

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

STORM FREQUENCY:

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

TIME OF CONCENTRATION:

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

MINIMUM INLET TIME OF CONCENTRATION:

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

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

Signed this _____day of _____, 2022

_____, P.E.

STATE OF TEXAS
KEITH M. HAMILTON
87384
LICENSED PROFESSIONAL ENGINEER

10-26-22

PRE-DEVELOPED SITE DRAINAGE DATA

MARK	AREA (ACRE)	C	Tc (MIN.)	I 2 (IN/HR)	I 5 (IN/HR)	I 10 (IN/HR)	I 25 (IN/HR)	I 50 (IN/HR)	I 100 (IN/HR)	Q 5 (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

STATE OF TEXAS
KEITH M. HAMILTON
87384
LICENSED PROFESSIONAL ENGINEER

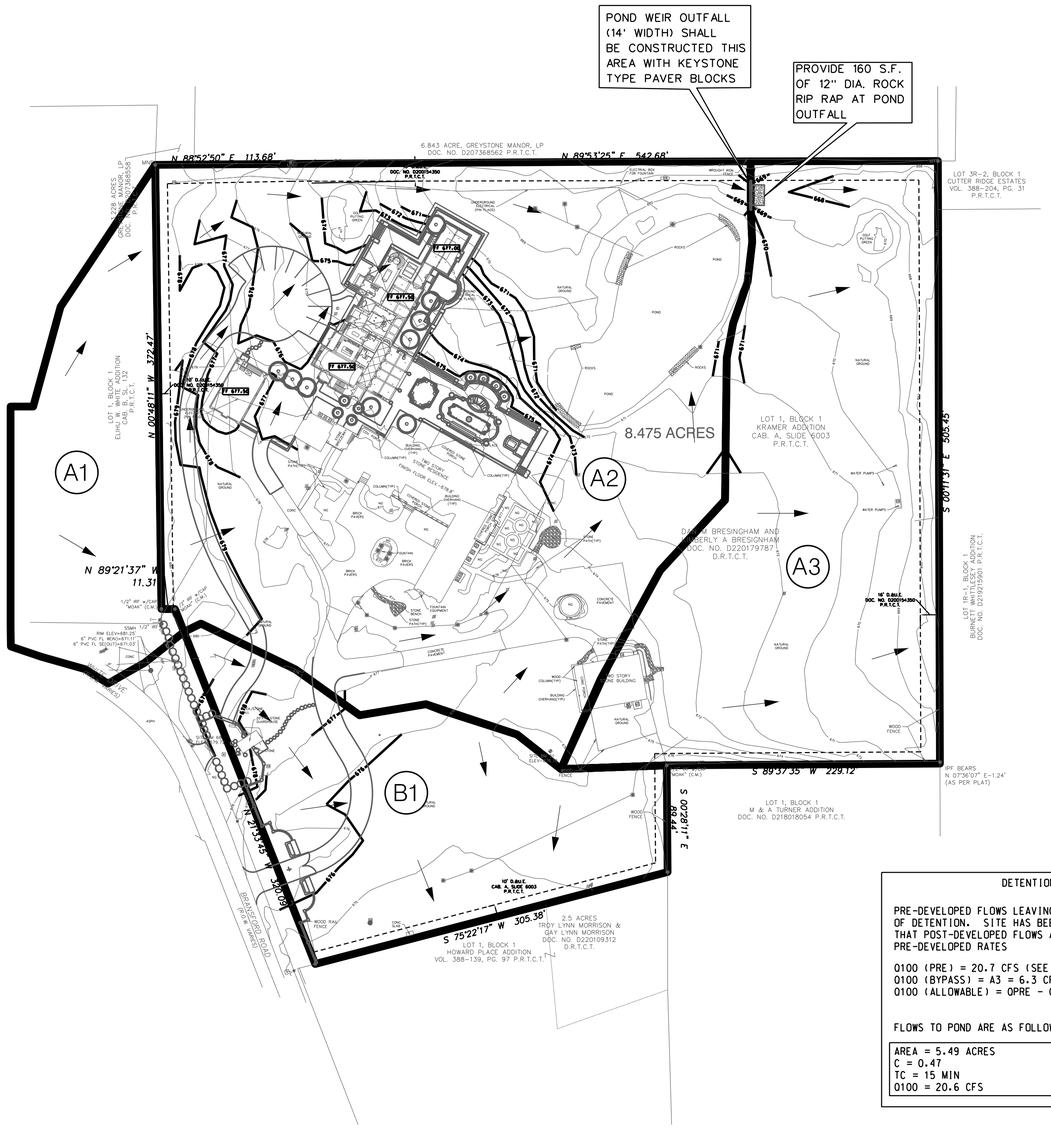
10-26-22

JOB	999-334
DATE	10-26-22
DESIGNED	K.M.H.
DRAWN	K.M.H.
CHECKED	K.M.H.
TEXAS REGISTERED ENGINEERING F/IM NUMBER F-9260	

NO.	REVISION	BY	DATE

SHEET

C1.02



LEGEND

- EXISTING ELEVATION CONTOUR
- 669 — PROPOSED ELEVATION CONTOUR
- FLOW DIRECTION
- DRAINAGE AREA DIVIDE

N

SCALE 1" = 60'

0 30 60 120

DRAINAGE AREA COMPUTATIONS

BASIS:

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

RUNOFF COEFFICIENT:

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

STORM FREQUENCY:

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

TIME OF CONCENTRATION:

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

MINIMUM INLET TIME OF CONCENTRATION:

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

POST-DEVELOPED SITE DRAINAGE DATA

MARK	AREA (ACRE)	C	Tc (MIN.)	I 2 (IN/HR)	I 5 (IN/HR)	I 10 (IN/HR)	I 25 (IN/HR)	I 50 (IN/HR)	I 100 (IN/HR)	Q 5 (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	4.57	0.48[1]	15	3.90	4.86	5.53	6.46	7.20	7.98	10.7	17.5	TO EAST (TO DETENTION)
A1-A2	5.49	0.47[2]	15	3.90	4.86	5.53	6.46	7.20	7.98	12.5	20.6	TOTAL TO DETENTION
A3	2.53	0.31[3]	15	3.90	4.86	5.53	6.46	7.20	7.98	3.8	6.3	TO EAST (BYPASSES DETENTION)
B1	1.37	0.34[4]	15	3.90	4.86	5.53	6.46	7.20	7.98	2.3	3.7	TO SOUTH (EQUALS PRE-DEVELOPED FLOWS)

1) WEIGHTED RUNOFF COEFFICIENT = [1.37(0.90)+3.20(0.30)]/4.57 = 0.48
2) WEIGHTED RUNOFF COEFFICIENT = [0.92(0.44)+4.57(0.48)]/5.49 = 0.47
3) WEIGHTED RUNOFF COEFFICIENT = [0.02(0.90)+2.51(0.30)]/2.53 = 0.31
4) WEIGHTED RUNOFF COEFFICIENT = [0.10(0.90)+1.35(0.30)]/1.45 = 0.34

DETENTION POND DESIGN

PRE-DEVELOPED FLOWS LEAVING SITE SHALL BE MAINTAINED BY USE OF DETENTION. SITE HAS BEEN DETAINED FOR 100-YEAR EVENT SUCH THAT POST-DEVELOPED FLOWS ARE DETAINED AND RELEASED AT PRE-DEVELOPED RATES

Q100 (PRE) = 20.7 CFS (SEE PRE-DEVELOPED MAP)
Q100 (BYPASS) = A3 = 6.3 CFS
Q100 (ALLOWABLE) = QPRE - QBYPASS = 14.4 CFS

FLOWS TO POND ARE AS FOLLOWS:

AREA = 5.49 ACRES
C = 0.47
TC = 15 MIN
Q100 = 20.6 CFS

The maximum volume required is 7276 c.f. at the 30 minute storm duration

DETENTION POND ELEVATION VS. VOLUME	
ELEVATION ABOVE DATUM (FT.)	VOLUME CU FT
668.50 (POND N.W.S.)	0
669.50	14785

$$\frac{669.5 - 668.5}{14785 - 0} = \frac{X - 668.5}{7276 - 0}$$

X = 668.99

HEAD IN POND
668.99 - 668.50 = 0.49'

STORMWATER DETENTION WORKSHEET

HAMILTON DUFFY, PC

PROJECT NAME: 312 WHITE DRIVE - COLLEYVILLE
SUB AREAS: TOTAL AREA COMBINED FLOW

TOTAL VOLUME CALCULATIONS

EXISTING CONDITIONS: (100 YR)		PROPOSED CONDITIONS: (100 YR)	
RUNOFF COEFFICIENT (c)	0.37	RUNOFF COEFFICIENT (c)	0.47
TIME OF CONCENTRATION (t/c)	15 mins	TIME OF CONCENTRATION (t/c)	15 mins
RAINFALL INTENSITY (i)	7.98 in/hr	RAINFALL INTENSITY (i)	7.98 in/hr
AREA (A acres)	7.02 acres	AREA (A acres)	5.49 acres
DISCHARGE (Q)	20.7 cfs	DISCHARGE (Q)	20.6 cfs

MAXIMUM PERMISSIBLE RELEASE RATE (Qp = Q existing) : 20.7 cfs
MAX RUNOFF RATE LESS FREE RELEASE (IF APPLICABLE) 20.7 - 6.3 = 14.4 cfs
FREE RELEASE CALCULATION = 6.3 CFS

REQUIRED STORMWATER VOLUME

Rainfall Duration T	Rainfall Intensity I	Peak Runoff Rate Q	Storm Runoff Volume V	Release Rate Volume Qr	Storage Volume Sv	
5	11.09	28.6	8585	8656	-72	
10	9.24	23.8	14305	10820	3485	
15	7.98	20.6	18532	12985	5547	
20	7.05	18.2	21829	15149	6681	
25	6.33	16.3	24500	17313	7187	
30	5.76	14.9	26753	19477	7276	← MAX
40	4.91	12.7	30406	23805	6601	
50	4.30	11.1	33286	28133	5153	
60	3.84	9.9	35670	32461	3209	
120	2.42	6.2	44959	58430	-13471	
180	1.81	4.7	50440	84399	-33960	
360	1.09	2.8	60751	162307	-101556	

REQUIRED STORAGE VOLUME (MAX. Sv): Rsv = 7276 Cu. Ft.

NOTE: STARTING WATER SURFACE FOR POND IS 669.0 FEET - WEIR BOTTOM ELEVATION

WEIR OPENING AT POND OUTFALL

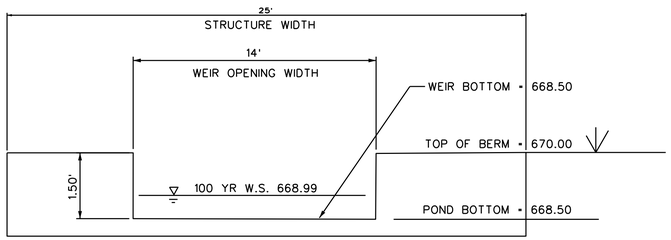
$Q = 3.0\ Y^{1.5} L$ (WEIR EQUATION)

Q = INLET CAPACITY (CFS)
Y = HEAD AT INLET (FT) 668.99 - 668.50 = 0.49'
L = LENGTH OF OPENING (FT) = ?

$Q = 3.0\ (0.15)^{1.5}\ (4)$

$14.4\ CFS = 3.0(0.49)^{1.5}\ (L)$

L = 14.0'



OUTFALL STRUCTURE DETAIL
N.T.S.

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.

KEITH M. HAMILTON 87384 LICENSED PROFESSIONAL ENGINEER

10-26-22

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

POST-DEVELOPED DRAINAGE AREA MAP

KEITH M. HAMILTON 87384 LICENSED PROFESSIONAL ENGINEER

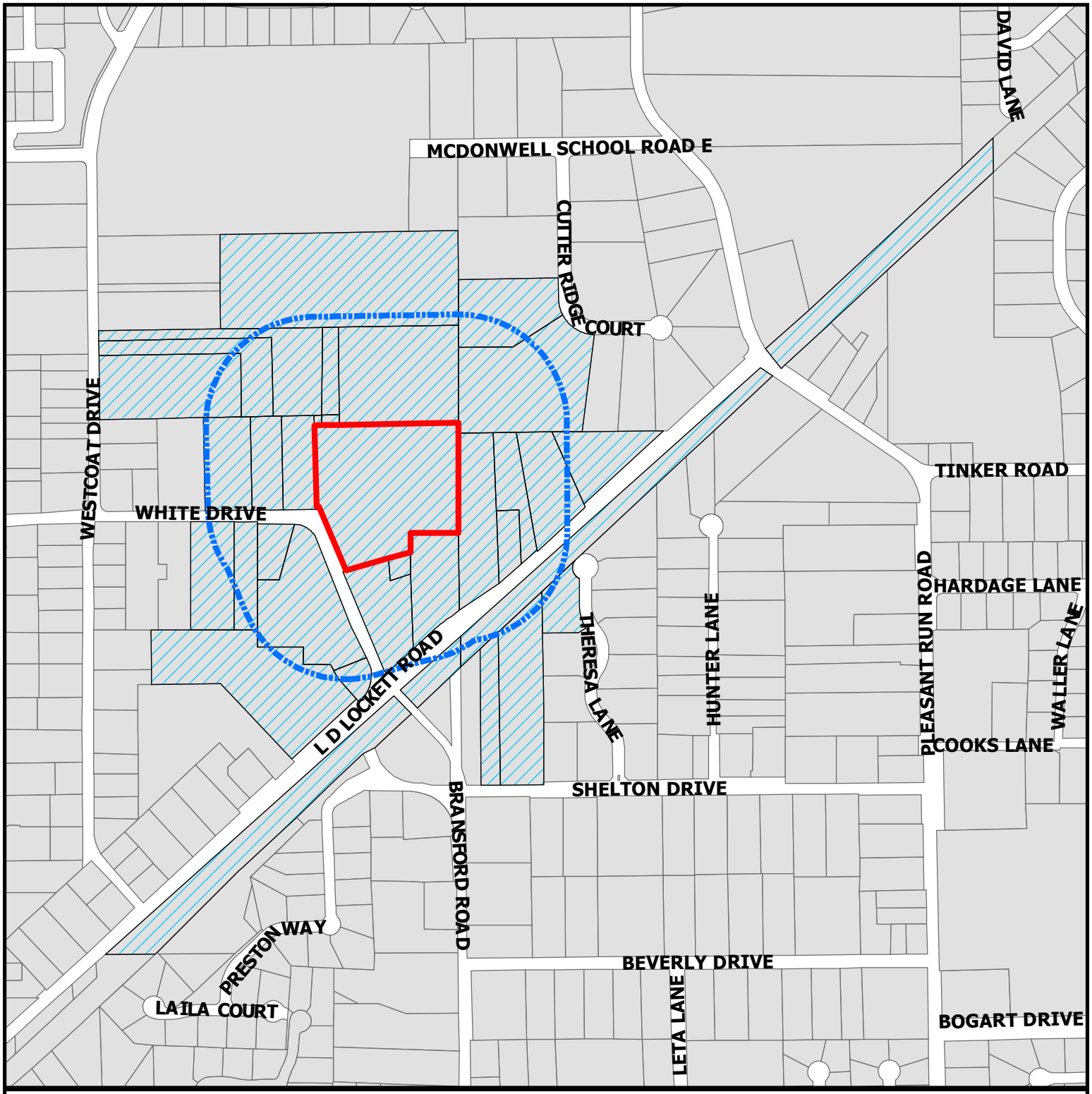
10-26-22

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-3260	

NO.	REVISION	BY	DATE

SHEET
C1.03

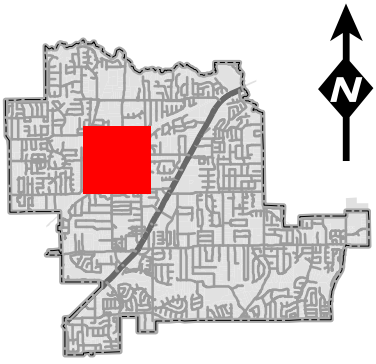
Notification Map



CITY OF COLLEYVILLE TEXAS

ZC22-037

312 White 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, November 14, 2022 at 7:00 p.m.
City Council Meetings: Tuesday, December 6, 2022 & Tuesday, December 20, 2022 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request:	Consideration of a Special Use Permit for an accessory dwelling to exceed the maximum size allowed. The purpose is to allow for the addition of a detached master suite.
Zoning Case:	ZC22-037
Applicant:	Ron Groeneveld
Owner:	Daniel Bresingham
Location:	312 White Drive
Property Description:	Lot 1, Block 1, Kramer Addition-Colleyville
Present Zoning:	AG Agricultural

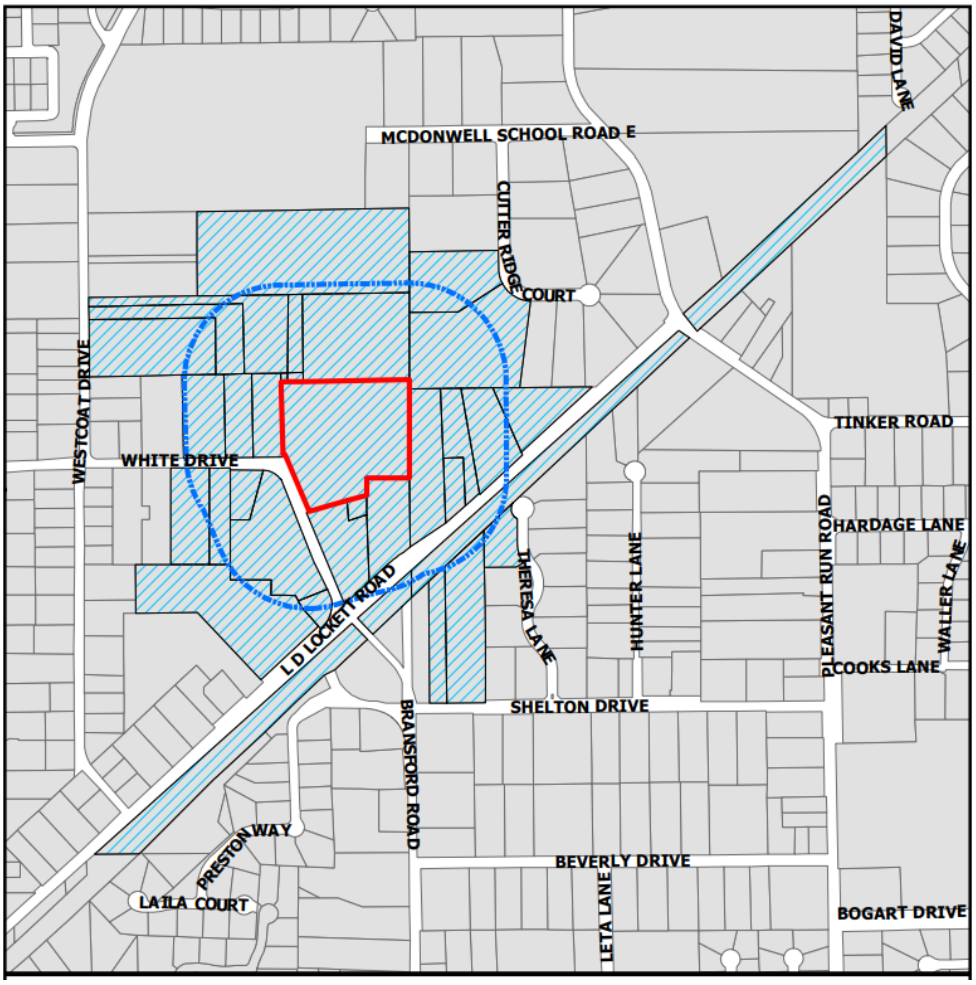
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

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

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

NOTICE OF PUBLIC HEARING



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

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

Jacquelyn Reyff

Jacquelyn Reyff
Planning Manager
jreyff@colleyville.com

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

ORDINANCE O-22-2229

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. to be attached by a corridor connection to the existing structure.

b. The accessory dwelling and corridor connection 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. The following shall be required as part of the permitting of the addition:

1. The applicant shall retain a Licensed Fire Protection Engineer to design the connection of the new addition to the existing residence.

2. The engineer may have to combine several International codes to achieve an acceptable fire rating for the said connection.

3. The plans submitted for a Building Permit are required to be stamped by the Licensed Fire Protection Engineer.

4. The new addition and connection corridor shall have an NFPA 13D fire sprinkler system permitted by a contractor Licensed by the Texas State Fire Marshal.

5. The existing smoke detection system in the existing primary residential structure shall be interconnected to the smoke detection system installed in the new accessory dwelling structure identified in Section 1(a), above; ensuring that both systems will at all times provide simultaneous notifications and alarms.

e. All requirements of the Land Development Code shall be met, except as 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	_____	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
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map

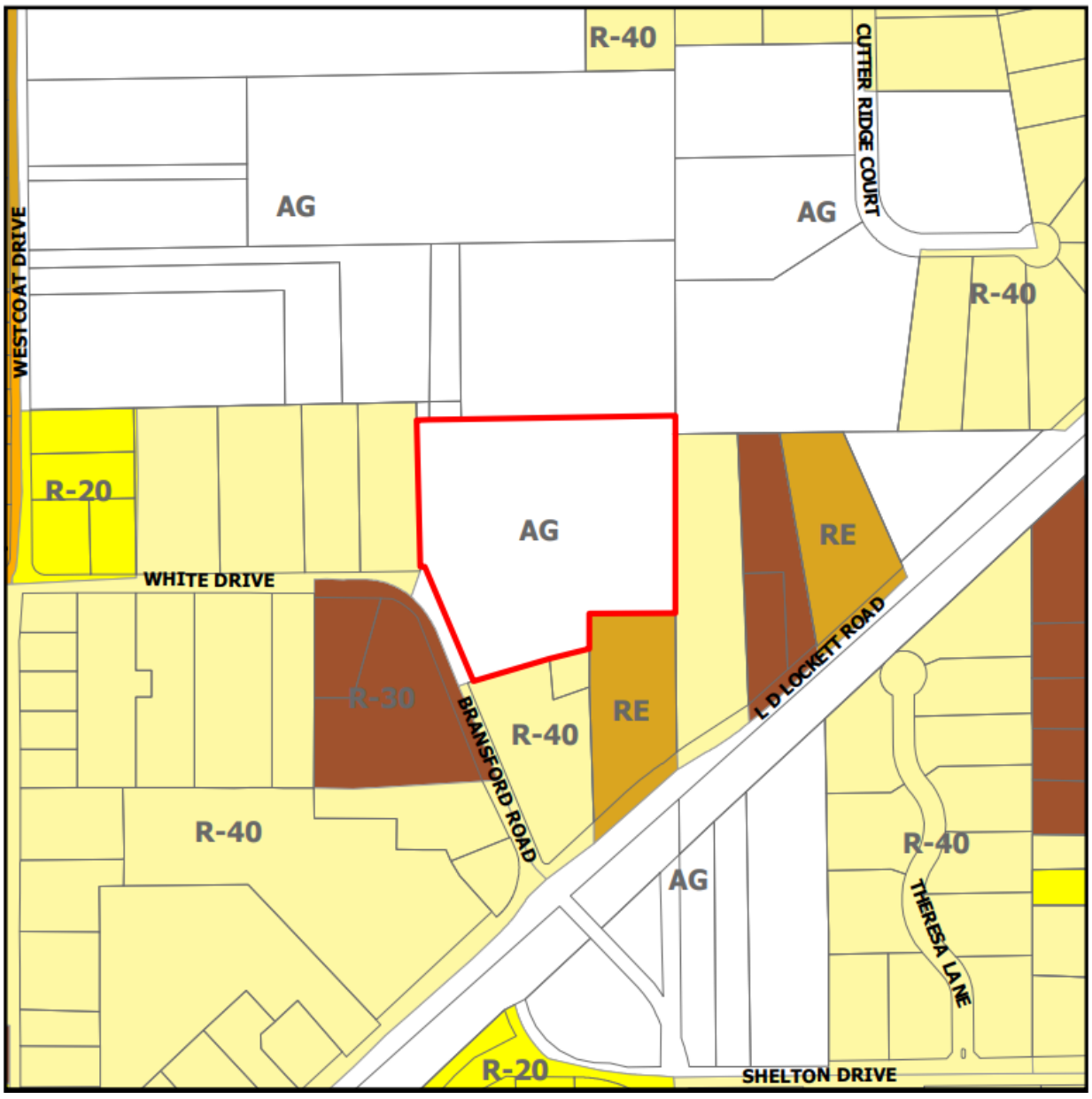


Exhibit "B" – Site Plan

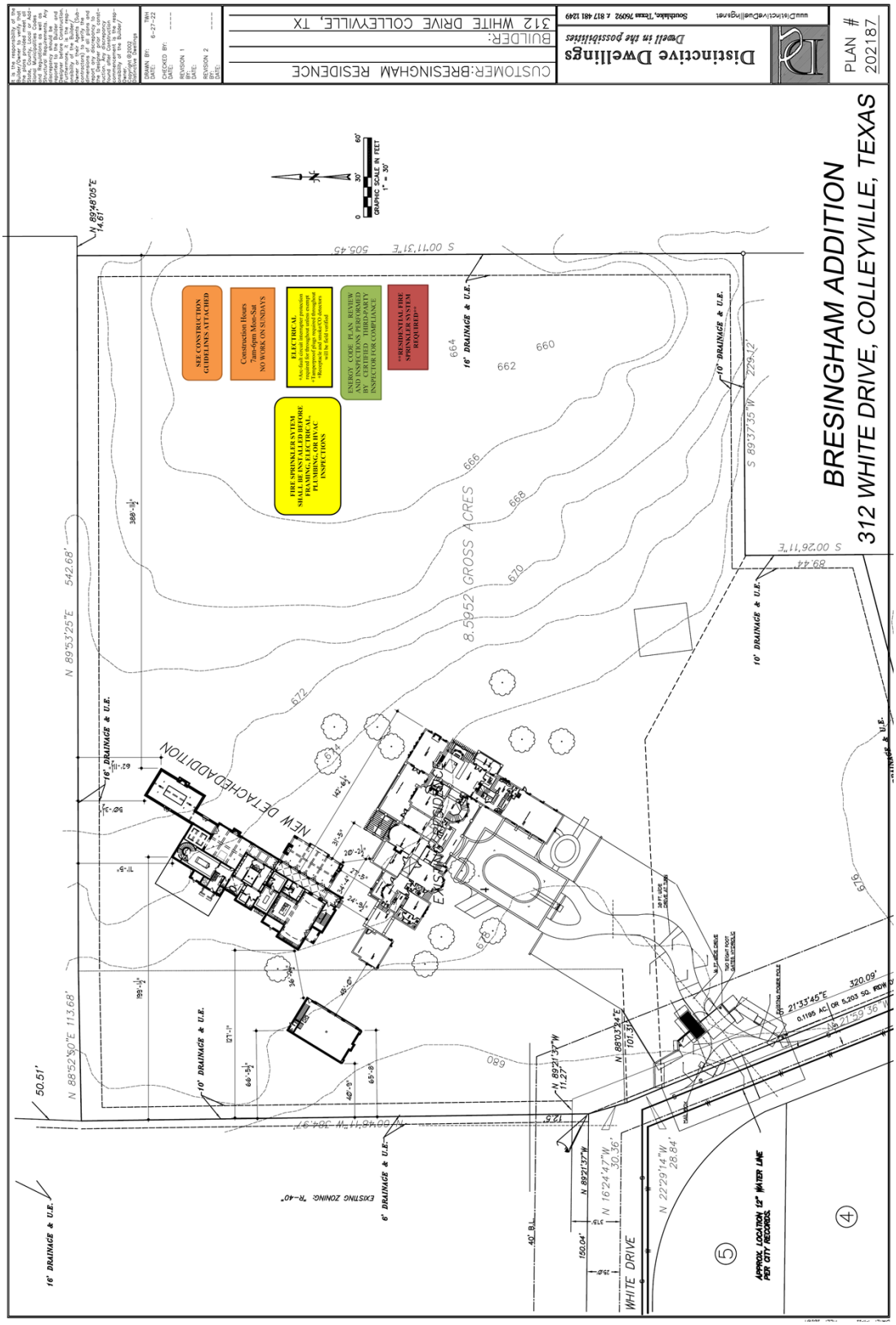
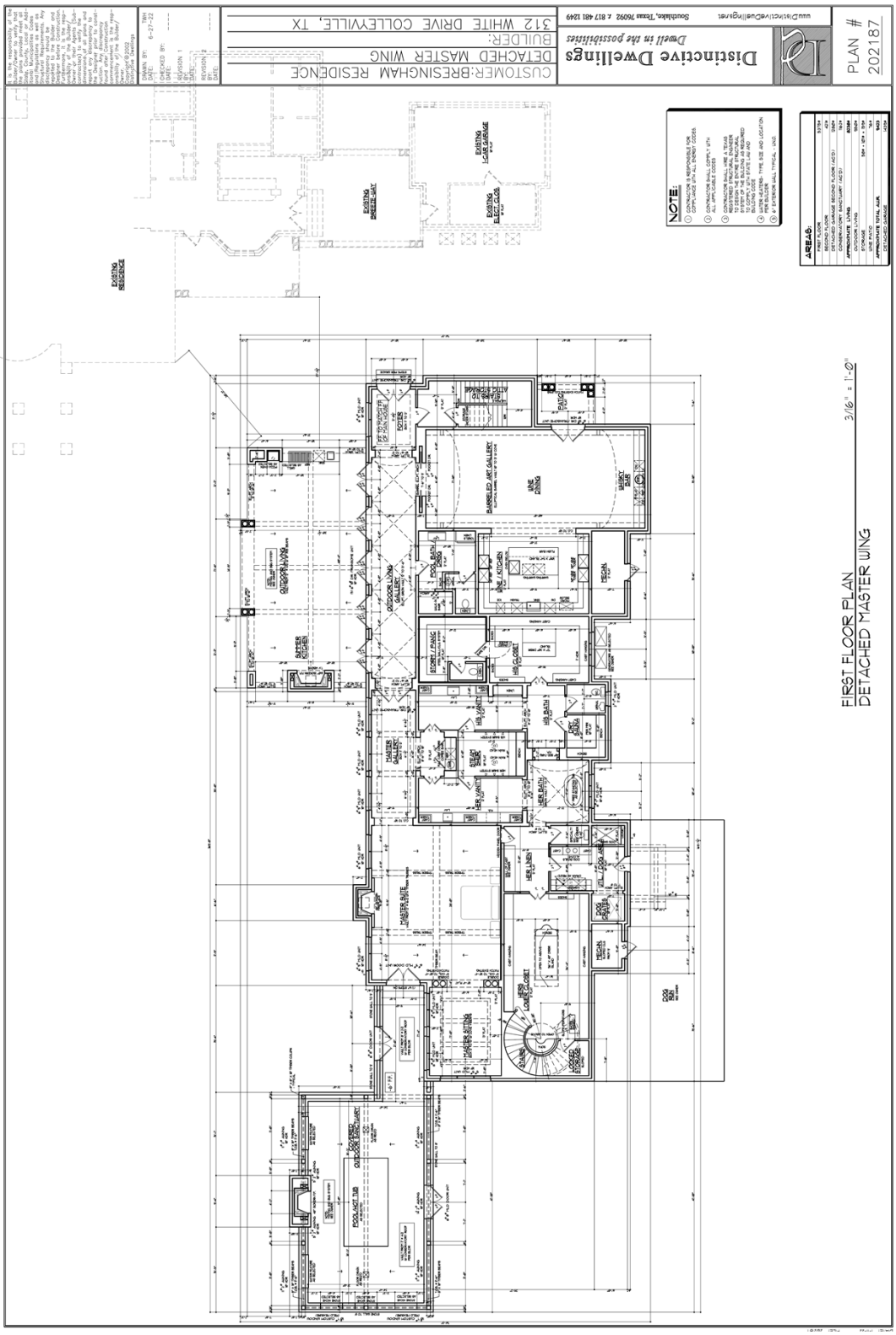
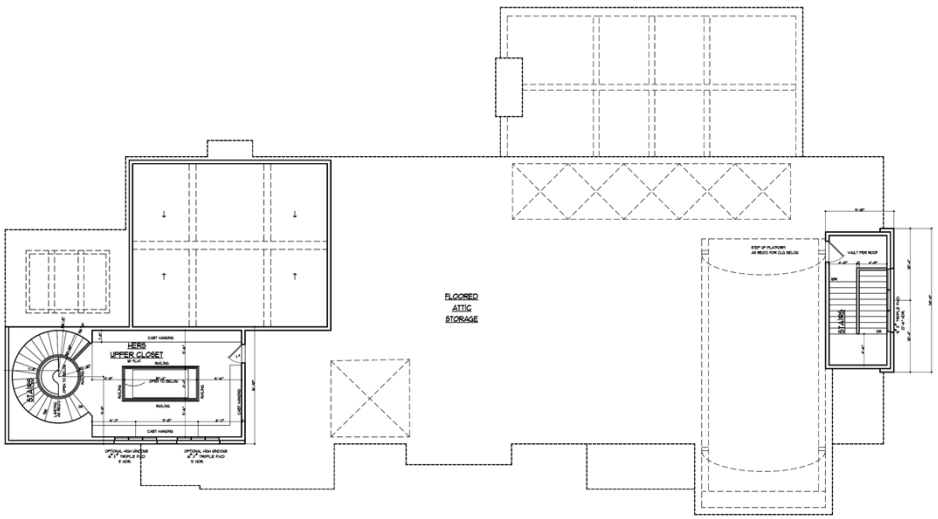


Exhibit "C" – Elevations and Floor Plan





SECOND FLOOR PLAN 3/16" = 1'-0"
DETACHED MASTER WING

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 Site conditions. Any discrepancy should be reported to the Builder and Designer before Construction. Furthermore, it is the responsibility of the Builder/Owner or their Agents (Subcontractors) 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:

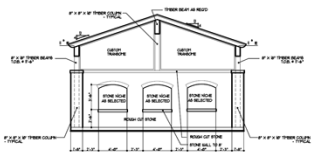
REVISION 2
BY:
DATE: ----

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

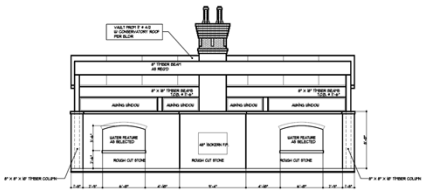
Distinctive Dwellings
Dwell in the possibilities
www.DistinctiveDwellings.net Southlake, Texas 76092 x 817 481 1249

PLAN # 202187

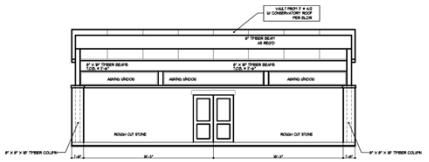
DATE: 1-1-22 FILE: 202187



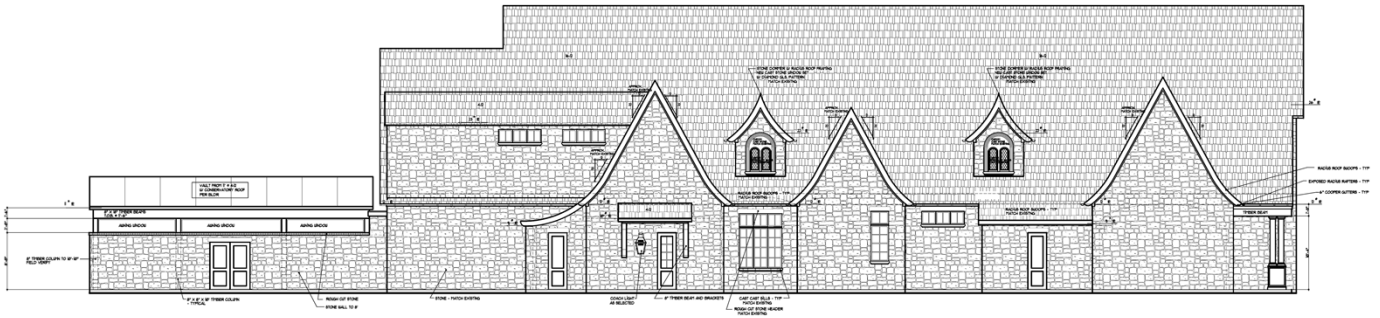
EAST ELEVATION 3/16" = 1'-0"
OUTDOOR SANCTUARY



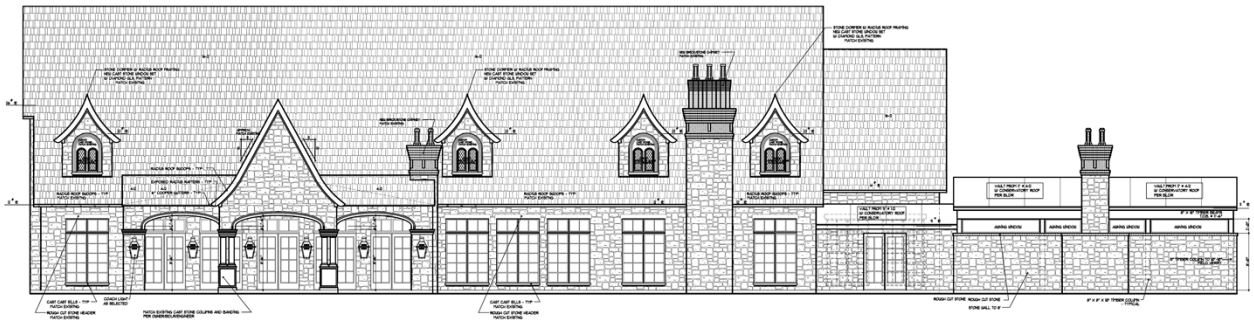
SOUTH ELEVATION 3/16" = 1'-0"
OUTDOOR SANCTUARY



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 (Subcontractors) 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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DRAWN BY: TWH
DATE: 6-27-22

CHECKED BY:
DATE: ----

REVISION 1
BY:
DATE:

REVISION 2
BY:
DATE: ----

CUSTOMER: BRESINGHAM RESIDENCE
DETACHED MASTER WING
BUILDER:
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PLAN # 202187

DATE: 11-12 FILE: 202187

City of Colleyville
City Council
Agenda Briefing

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

Agenda Number 6b **Agenda Date** 12/20/2022 **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

Second Reading and Public Hearing

The applicant was present and answered questions regarding the request. The Council had questions regarding the intended landscaping, building materials, and possible signage for the site and building. The applicant has provided an exhibit that better shows the building facade with proposed materials. The exhibit also identifies both the proposed monument sign and wall signage. The landscape plan had been previously included and will be highlighted as part of the presentation.

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

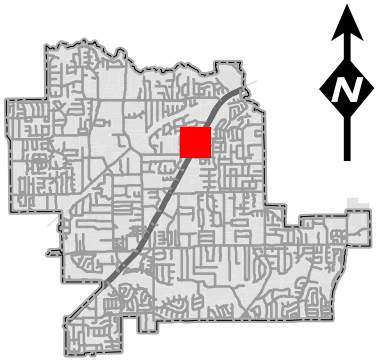
1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Plan
6. Elevations
7. Building Elevation & Signage Detail
8. Topographic Survey
9. Drainage and Utility Plan
10. Urban Forestry and Landscape Plan
11. Site Lighting Plan
12. Existing PUD-C Ordinance (O-09-1736)
13. Notification Map
14. Notification Letter
15. Notification List
16. Ordinance O-22-2230

Aerial Map

ZC22-038

6408 & 6500 Colleyville Boulevard

CITY OF COLLEYVILLE TEXAS



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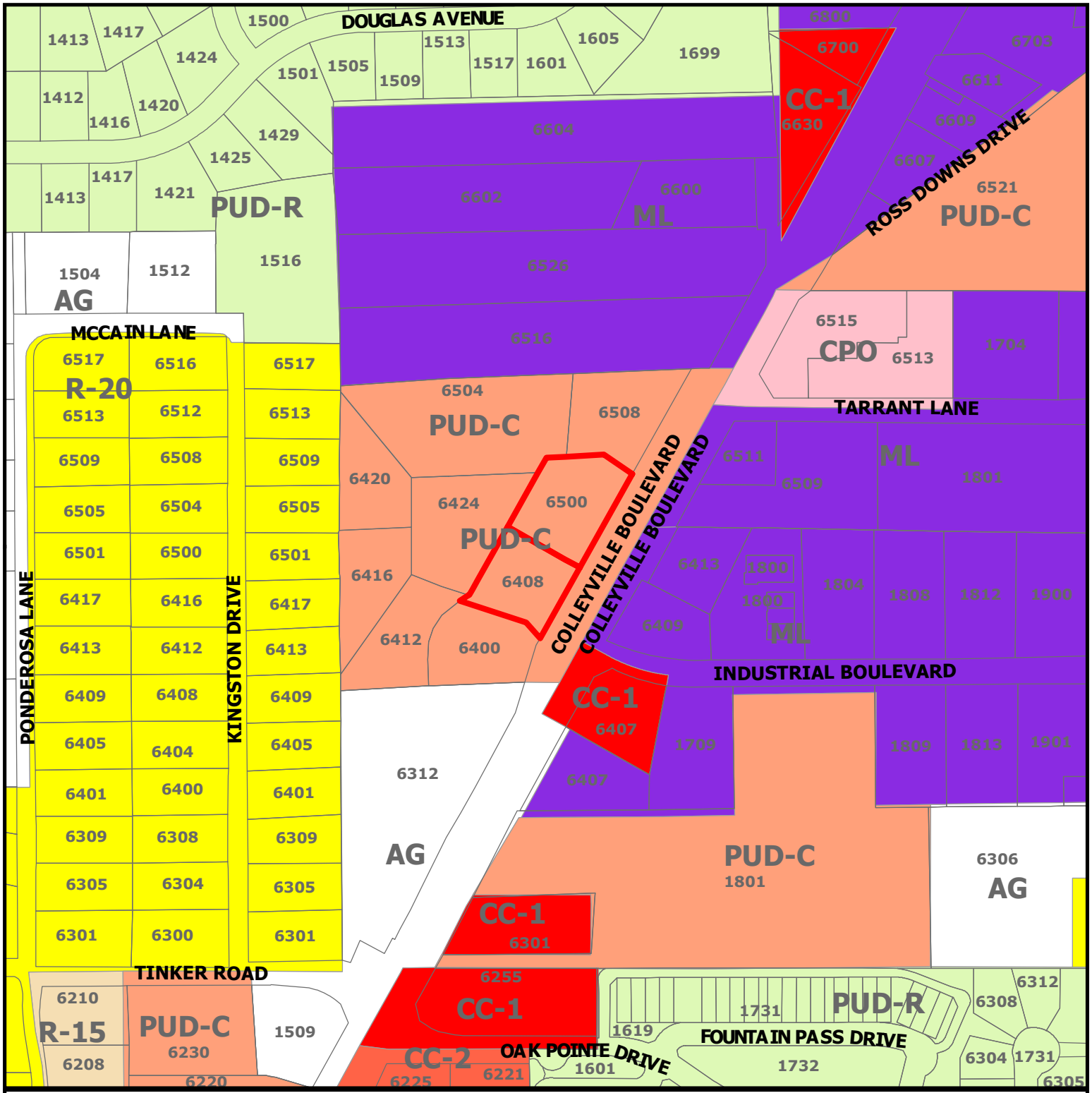
Subject Property

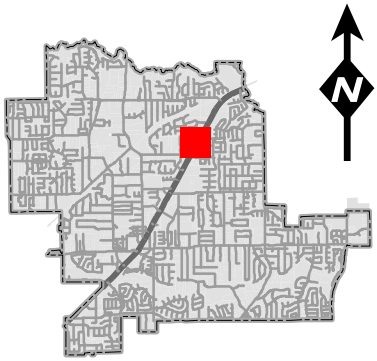
Zoning Map



CITY OF COLLEYVILLE TEXAS

ZC22-038

6408 & 6500 Colleyville Boulevard



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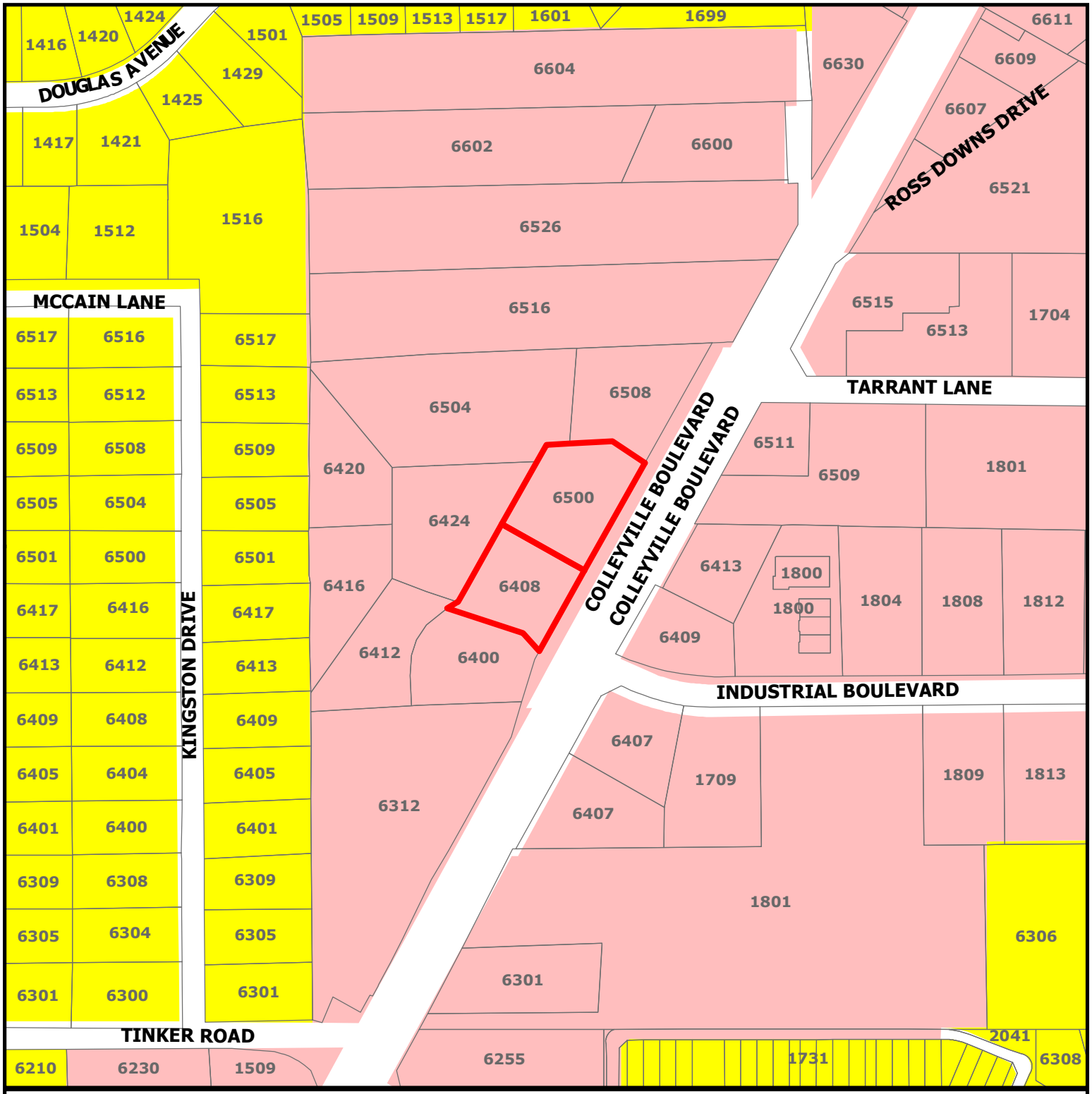
Subject Property

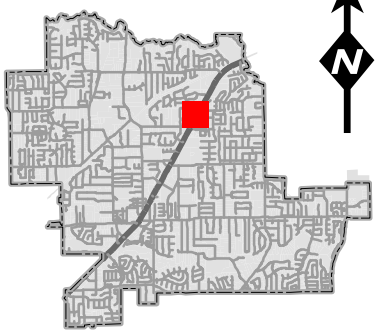
Future Land Use Map



ZC22-038

6408 & 6500 Colleyville Boulevard

CITY OF COLLEYVILLE TEXAS



Subject Property

Residential

Colleyville Blvd Corridor

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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.

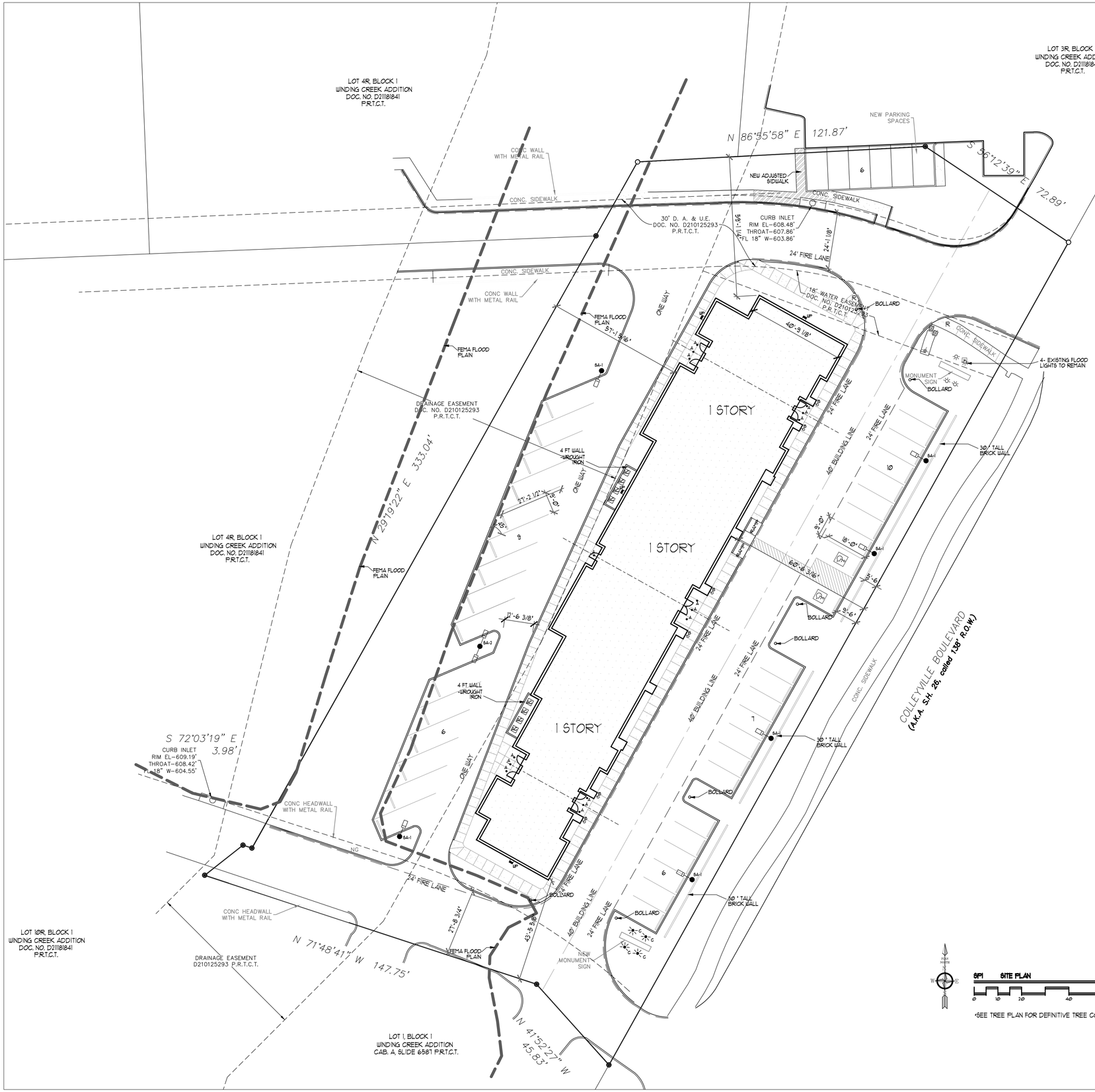
In total Ken has added 31,600 square feet of class A professional office buildings all located in the 6500 and 6600 blocks of Colleyville Blvd. which have an approximate Tarrant Appraisal District value of $7,000,000.00. The new building will add approximately another $4,000,000.00 to the Colleyville 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 - 0-09-1736	
AREA OF SITE	67,232 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	37 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	73.7 % OF SITE
TOTAL NEW LANDSCAPE AREA	17,693 SF	26.3 % OF SITE
PARKING		
REQUIRED PARKING SPACES FIRO. OFFICE 11,955 SF	1 SPACE/ 300 SF** = 40	
TOTAL REQUIRED	40	
PARKING SPACES PROVIDED	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.

SP1 SITE PLAN

*SEE TREE PLAN FOR DEFINITIVE TREE CONSERVATION

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

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

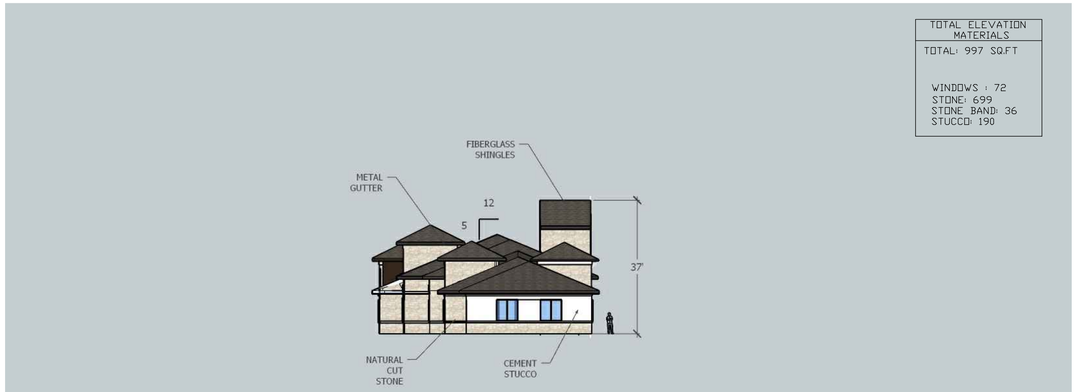
ISSUE DATE:
10/28/2022

ISSUE FOR:
ZONING CASE REVIEW

SHEET TITLE:
SITE PLAN

SHEET:
SP1

EAST ELEVATION



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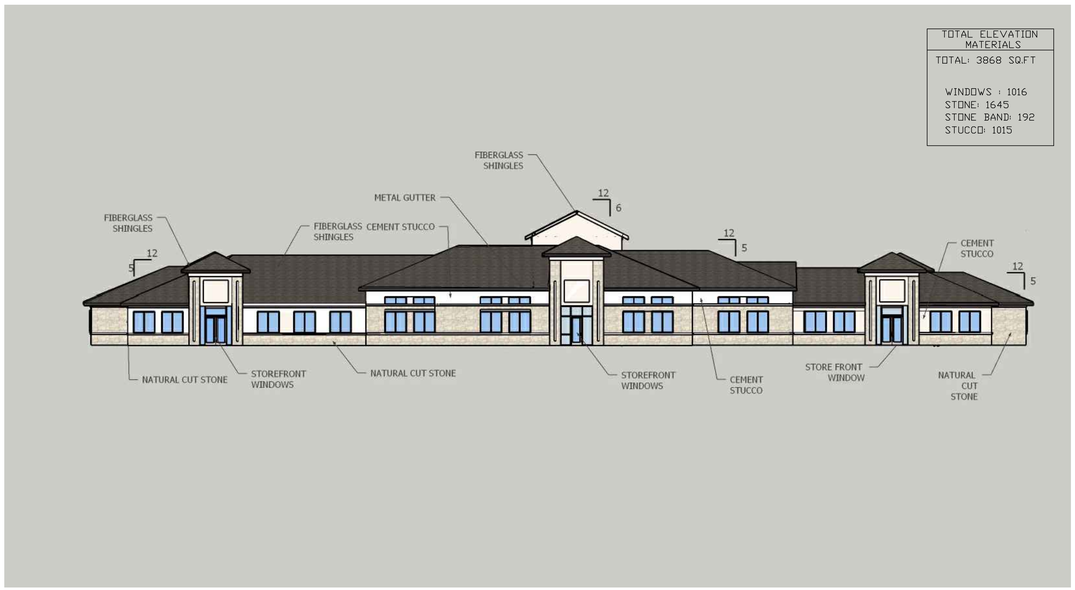

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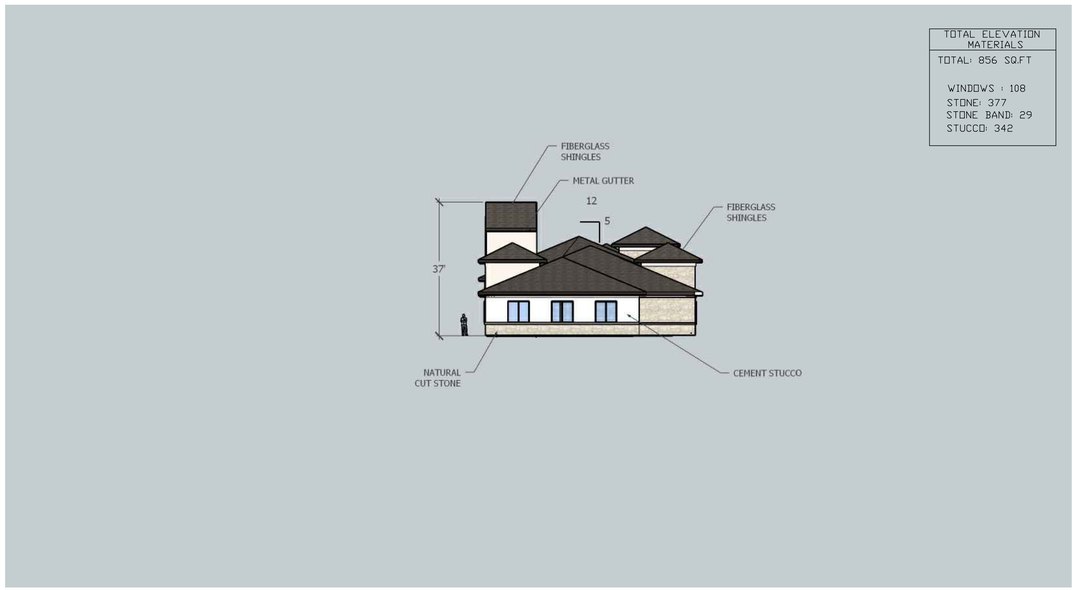

NORTH ELEVATION

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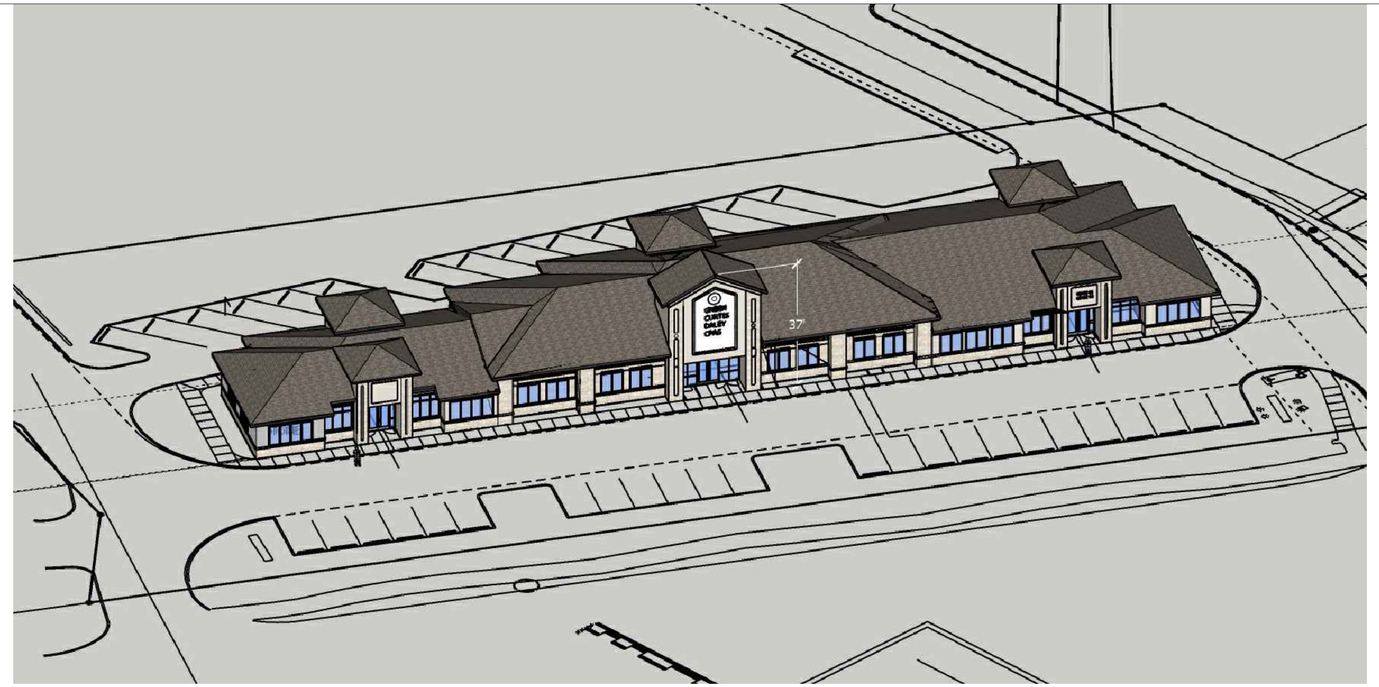
ISSUE DATE:
10/28/2022

ISSUE FOR:
ZONING CASE REVIEW

SHEET TITLE:
BUILDING ELEVATION

SHEET:
A2.0



BIRDS EYE VIEW

PERSPECTIVE

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COLLEYVILLE, TEXAS 76034

ISSUE DATE:
10/17/2022

ISSUE FOR:
ZONING CASE REVIEW

SHEET TITLE:
PERSPECTIVE BIRDS EYE VIEWS

SHEET:
A2.1

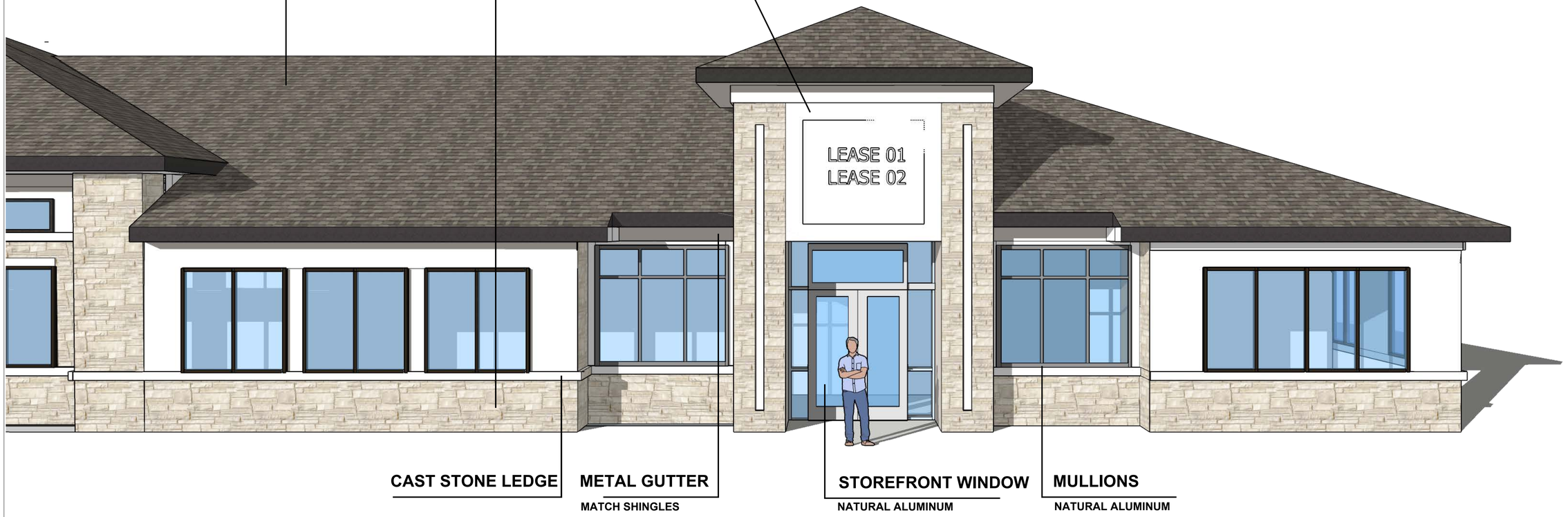
FIBERGLASS SHINGLES

NATURAL CUT STONE

TEXAS RUBBLE - TEXAS CREAM

CEMENT STUCCO

MOONDANCE - 3027L PAREX



CAST STONE LEDGE

METAL GUTTER

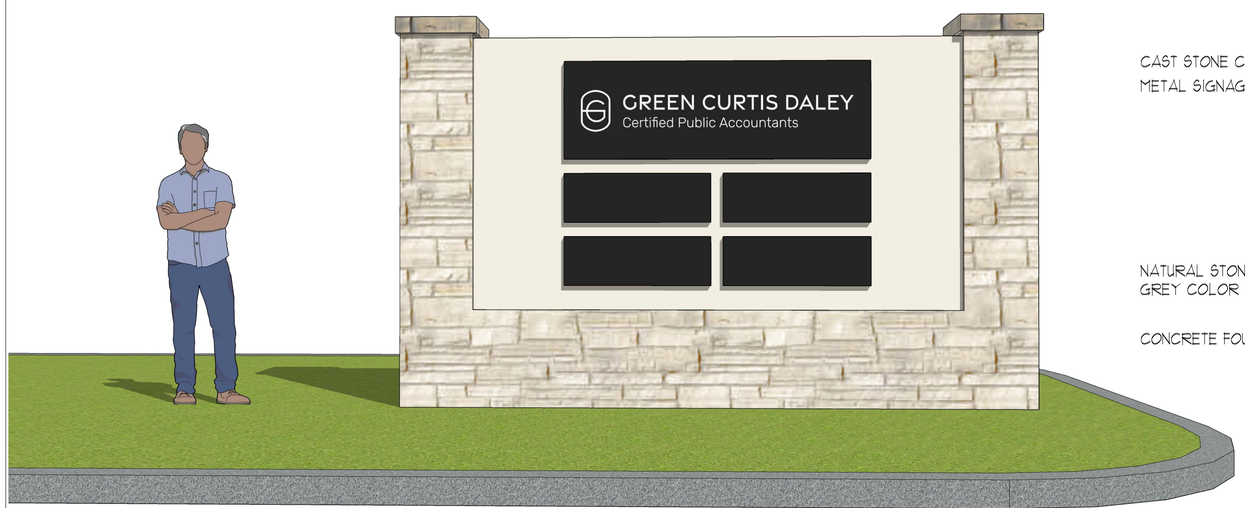
MATCH SHINGLES

STOREFRONT WINDOW

NATURAL ALUMINUM

MULLIONS

NATURAL ALUMINUM



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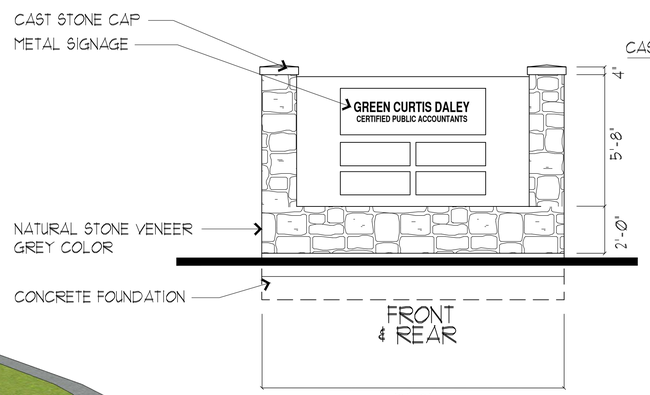

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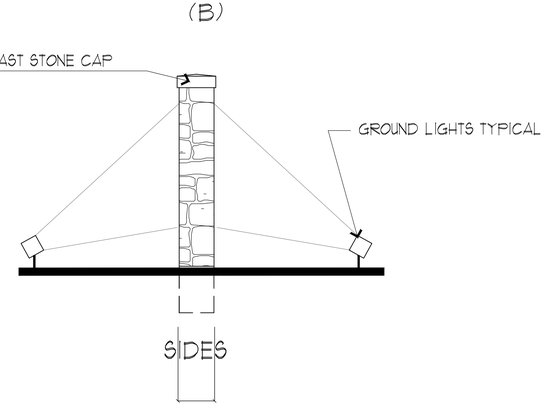

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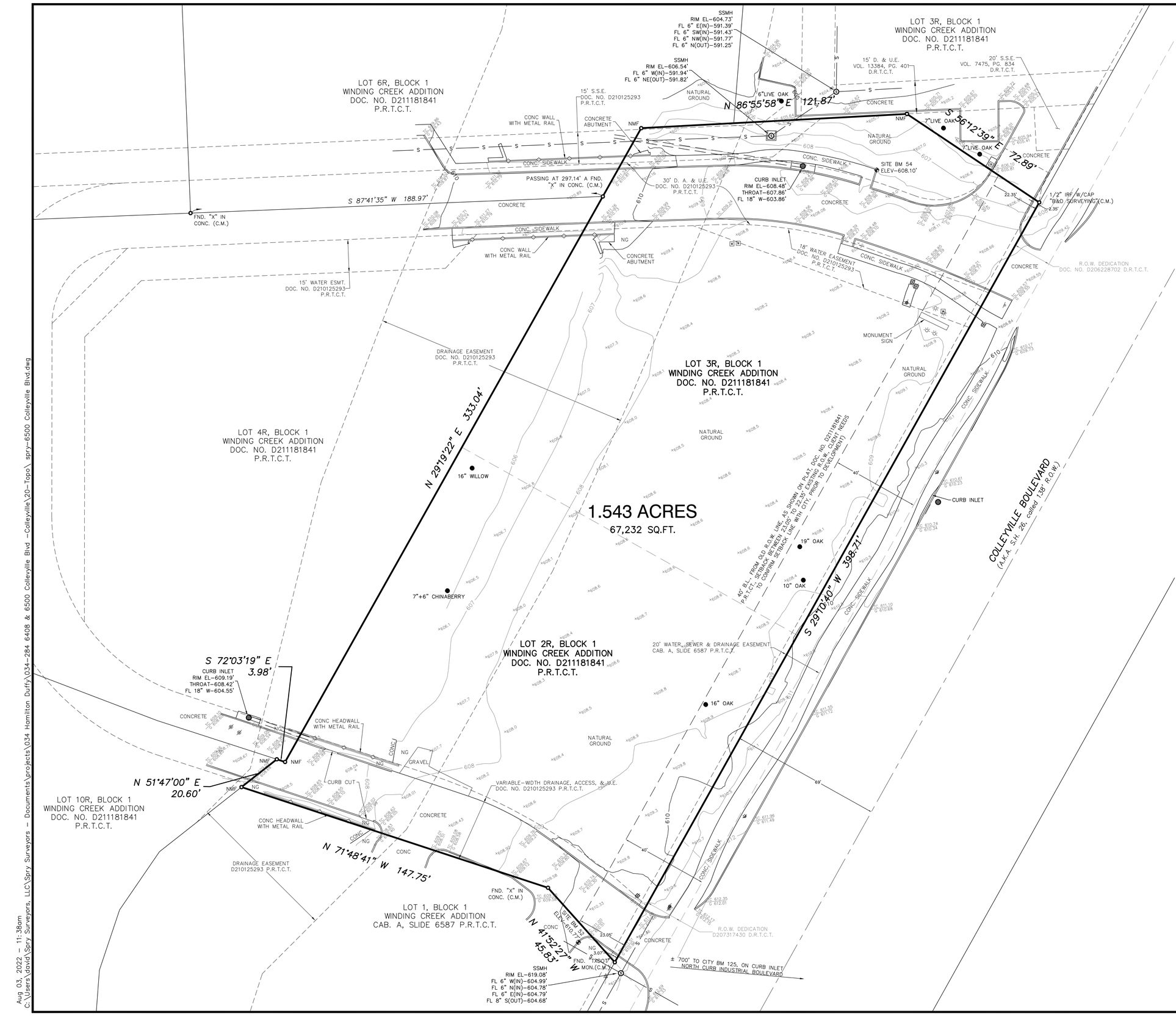
ISSUE DATE:
12/12/2022

ISSUE FOR:
OWNER REVIEW

SHEET TITLE:
MATERIALS

SHEET:
A2.2



BENCHMARKS

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

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

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

NOTES

1. This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor only showing easement and building setback lines per the Amended Plat of Winding Creek Addition, recorded in Document Number D211181841 P.R.T.C.T. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.

2. All bearings shown hereon are based on the Amended Plat of Winding Creek Addition, recorded in Document Number D211181841 P.R.T.C.T.

3. The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.

4. According to the Flood Insurance Rate Map No. 48439C0095K, published by the Federal Emergency Management Agency, dated: September 25, 2009, the west portion of the surveyed property shown hereon lies within the special flood hazard area shaded "X", defined as areas between the limits of the 100–year flood and the 500–year flood; or certain areas subject to 100–year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one (1) square mile; or areas protected by levees from the base flood. Further, local permitting agencies may require actual topographic support data for final determination of flood limits, regarding construction permits.

5. Tree types shown hereon are to the best knowledge of the surveyor. Tree types have not been confirmed with a Licensed Landscape Architect and/or Arborist.

LEGEND

- BOUNDARY CORNER
- SITE BENCHMARK
- STORM DRAIN MANHOLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- POWER POLE WITH LIGHT
- AREA LIGHT
- GAS LINE MARKER
- SANITARY SEWER MANHOLE
- MAIL BOX
- SIGN

ABBREVIATIONS

P.R.T.C.T.	PLAT RECORDS OF TARRANT COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS OF TARRANT COUNTY, TEXAS
CAB.	CABINET
PG.	PAGE
VOL.	VOLUME
DOC. NO.	DOCUMENT NUMBER
C.M.	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
NMF	NO MONUMENT FOUND
R.O.W.	RIGHT–OF–WAY
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
D. & U.E.	DRAINAGE AND UTILITY EASEMENT
D. A. & U.E.	DRAINAGE ACCESS AND UTILITY EASEMENT

DATE	REVISION NOTES

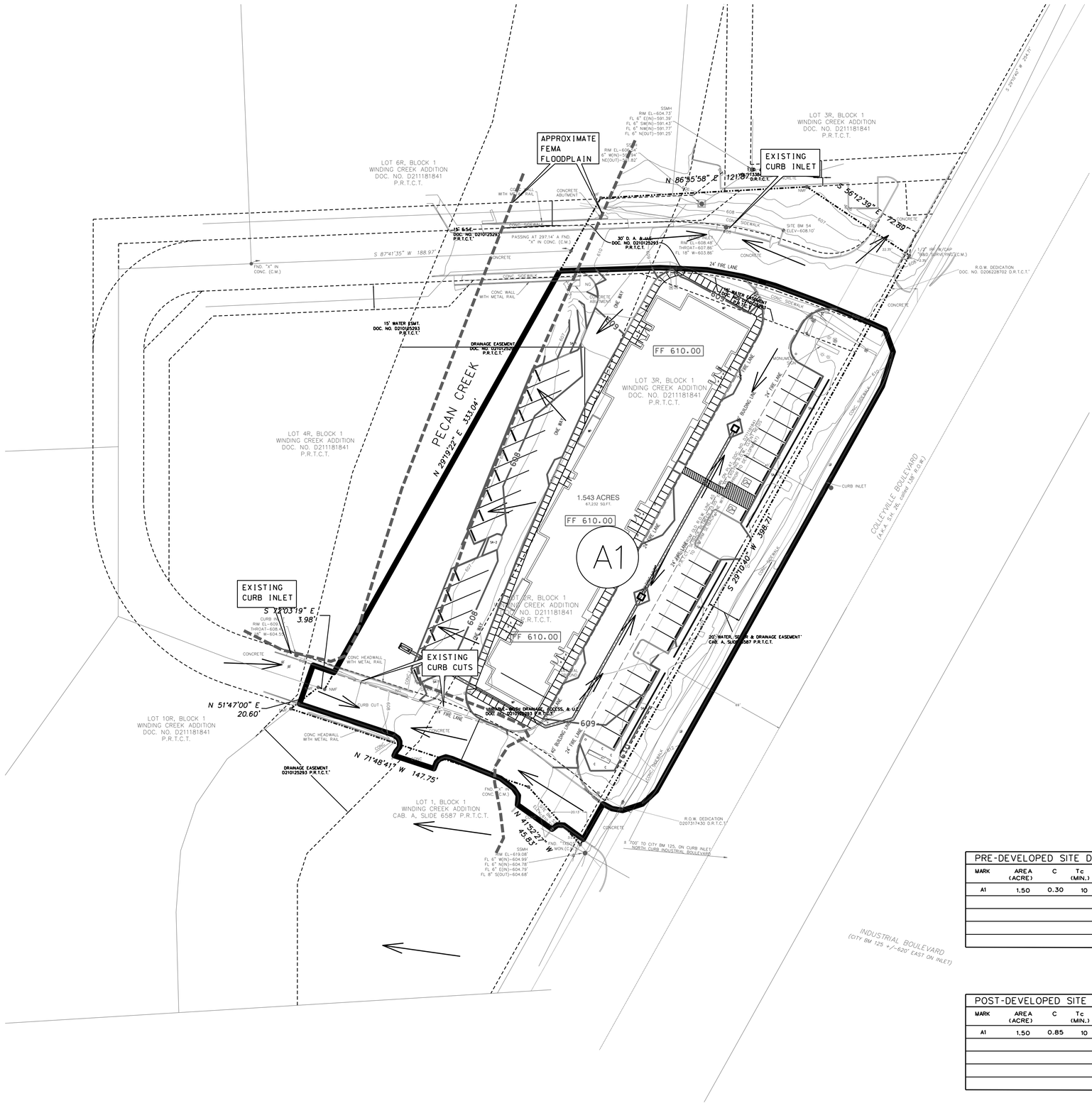
SPRY SURVEYORS
8241 Mid–Cities Blvd., Suite 102 • North Richland Hills, TX 76182
Firm Reg. No. 10112000 • PH:817.776.4049 • spry@sprysurveyors.com • www.sprysurveyors.com

TOPOGRAPHIC SURVEY
1.543 ACRES
6408 & 6500 COLLEYVILLE BOULEVARD

LOTS 2R & 3R, BLOCK 1, WINDING CREEK ADDITION
IN THE A.J. LOTT SURVEY, A–963
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

ORIGINAL ISSUE DATE: 08/03/2022 | SCALE 1"=20' | PROJECT NO.: 034–284–20

Aug 03, 2022 – 11:38am
C:\Users\david\Spry Surveyors, LLC\Spry Surveyors – Documents\projects\034 Hamilton Duffy\034–284 6408 & 6500 Colleyville Blvd – Colleyville\20–Topo\ spry–6500 Colleyville Blvd.dwg



LEGEND

- EXISTING ELEVATION CONTOUR (610 / 607)
- PROPOSED ELEVATION CONTOUR (610)
- 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 Commerical/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.

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KEITH M. HAMILTON 87384 $DATE$
PE NO. DATE

PRE-DEVELOPED SITE DRAINAGE DATA

MARK	AREA (ACRE)	C	Tc (MIN.)	I5 (IN/HR)	I10 (IN/HR)	I100 (IN/HR)	Q5 (CFS)	Q10 (CFS)	Q100 (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 (ACRE)	C	Tc (MIN.)	I5 (IN/HR)	I10 (IN/HR)	I100 (IN/HR)	Q5 (CFS)	Q10 (CFS)	Q100 (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

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

DRAINAGE AREA MAP

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KEITH M. HAMILTON 87384 DATE
PE NO.

JOB	028-113
DATE	7-26-22
DESIGNED	K.M.H.
DRAWN	K.M.H.
CHECKED	K.M.H.
TEXAS F.IRM REG. NO. F-2260	

NO.	REVISION	BY	DATE

SHEET
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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).

!!! 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.

SCALE 1" = 20'
0 10 20 40 FEET

N

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'

!! 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 DOORWAYS, ETC. IF ANY GRADES AS SHOWN ON THE PLANS CONFLICT WITH TAS/ADA ACCESSIBILITY GUIDELINES, THE DISCREPANCIES SHALL BE REPORTED IMMEDIATELY, IN WRITING, TO THE ENGINEER FOR RECONCILIATION.

GENERAL NOTES

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

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PROPOSED OFFICE DEVELOPMENT
LOTS 2R AND 3R, BLOCK 1
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CITY OF COLLEYVILLE, TEXAS

GRADING PLAN

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DRAWN	K.M.H.		
CHECKED	K.M.H.		
TEXAS FIRM REG. NO. F-526			

NO.	REVISION	BY	DATE

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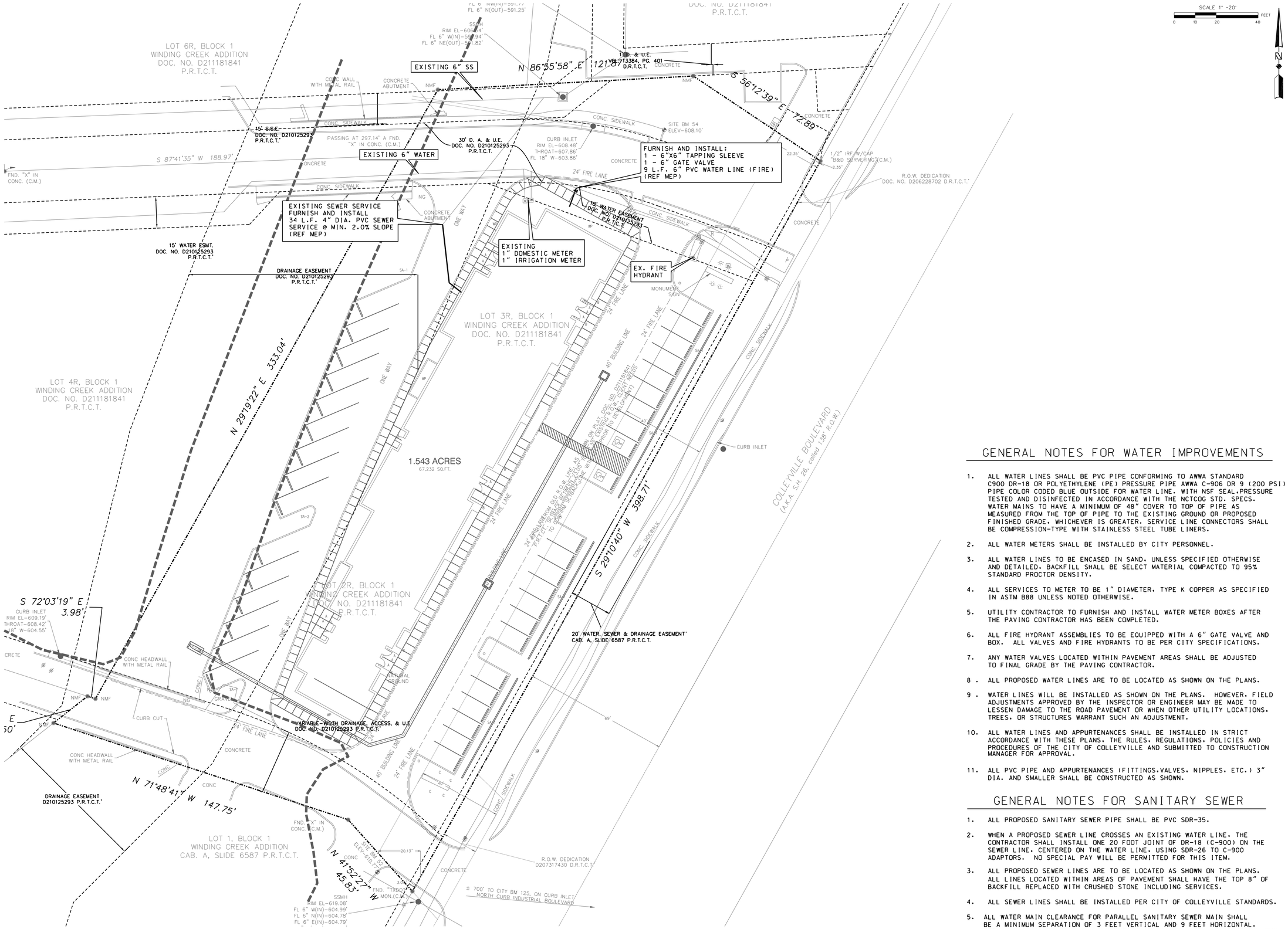

GENERAL NOTES FOR WATER IMPROVEMENTS

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

GENERAL NOTES FOR SANITARY SEWER

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

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

UTILITY PLAN

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PE NO.

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DRAWN	K.M.H.
CHECKED	K.M.H.
TEXAS FIRM REG. NO. F-5260	

NO.	REVISION	BY	DATE

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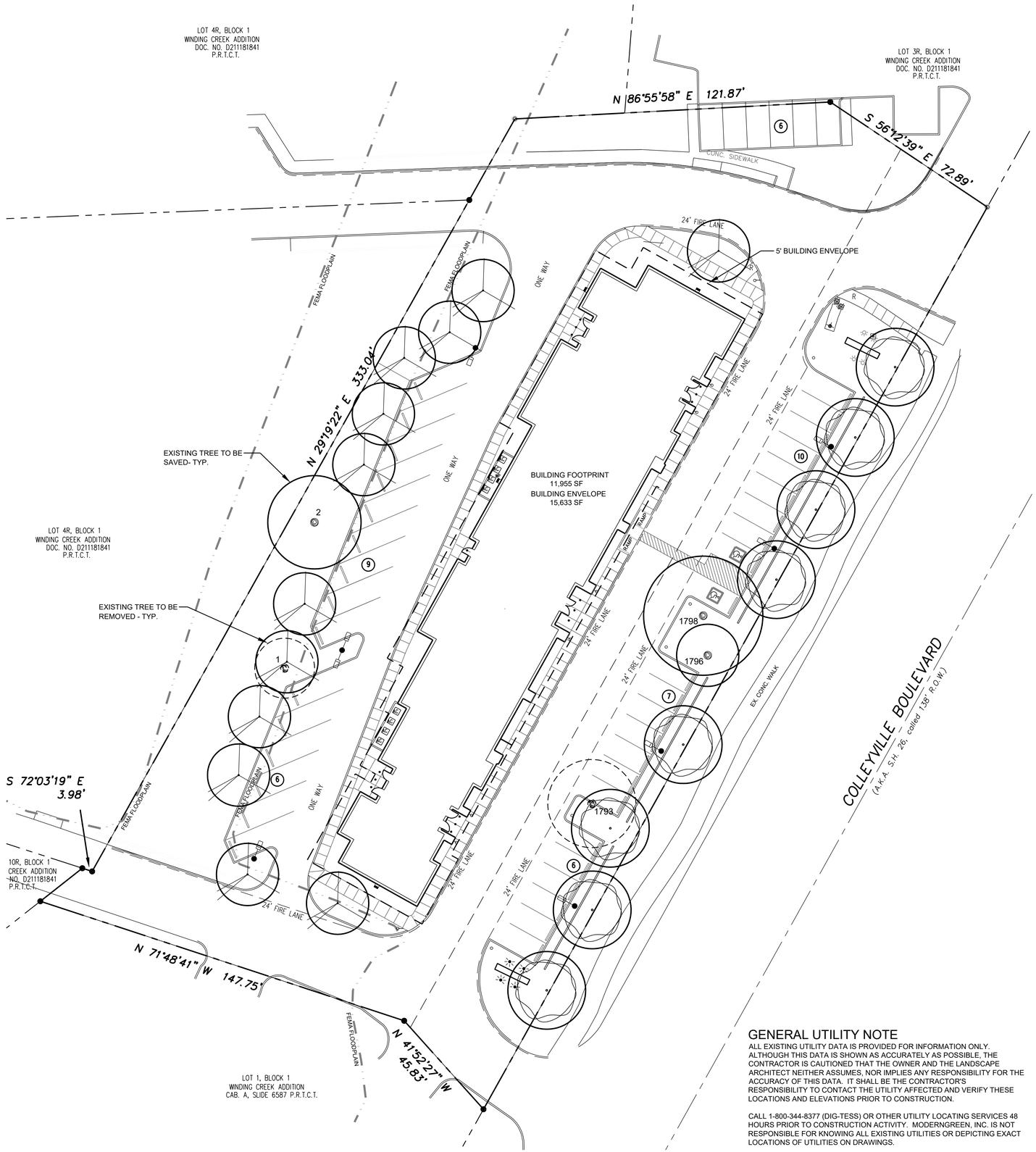


GENERAL UTILITY NOTE

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

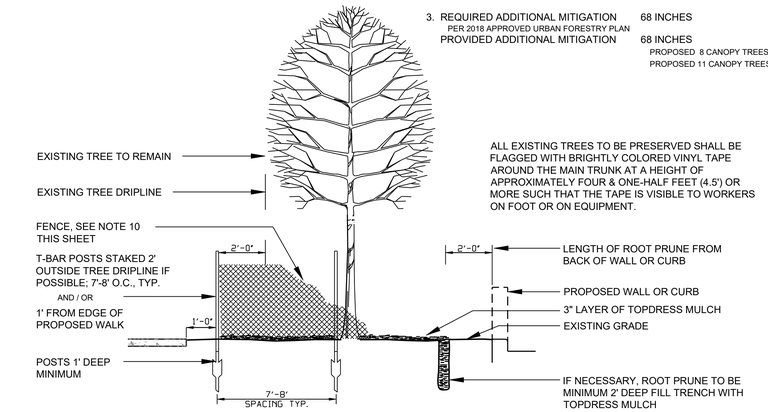
- EXISTING TREE TO BE SAVED
- EXISTING TREE TO BE REMOVED
- PROPOSED CANOPY TREE — 4" CALIPER MINIMUM AT TIME OF INSTALLATION
- PROPOSED CANOPY TREE — 3" CALIPER MINIMUM AT TIME OF INSTALLATION

TREE REMOVAL NOTES

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 COLLEYVILLE.
3. THE GENERAL CONTRACTOR SHALL FAMILIARIZE HIM OR HERSELF WITH THE CITY OF COLLEYVILLE ORDINANCE CHAPTER FIVE (5) URBAN FORESTRY PRIOR TO BEGINNING WORK.

URBAN FORESTRY TABLE

1. REQUIRED PRESERVATION OF PROTECTED TREE CANOPY EXISTING PROTECTED TREE CANOPY x 50%	2,020 SF 4,040 SF x 50% = 2,020 SF
PROVIDED PRESERVATION OF PROTECTED TREE CANOPY	3,132 SF
2. REQUIRED SITE TREE CANOPY COVERAGE LOT SF - BLDG AREA ENVELOPE SF x 50%	25,558 SF 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



TREE PRESERVATION DETAIL

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

TREE PRESERVATION NOTES

1. EXISTING TREES TO REMAIN SHALL BE PRESERVED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND TREE DRIPLINE (CANOPY).
2. IF ANY PART OF THE ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION AND/OR CONSTRUCTION ACTIVITY, NOTIFY THE GENERAL CONTRACTOR IMMEDIATELY. IF A MAJOR ROOT OR GROUP OF ROOTS ARE ENCOUNTERED DURING EXCAVATION, A CERTIFIED ARBORIST SHALL BE CONSULTED / SECURED FOR RECOMMENDATIONS CONCERNING PRUNING AND/OR BRIDGING THE ROOTS, ETC.
3. GRADE S / ELEVATIONS UNDER EXISTING TREES SHALL REMAIN UNDISTURBED. DO NOT PLACE FILL MATERIAL UNDER THE DRIPLINE 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 DRIPLINE.
5. TOXIC SOLUTIONS OR OTHER LIQUID CHEMICALS SHALL NOT BE DEPOSITED NEAR OR WITHIN THE LIMITS F A TREE DRIPLINE. 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 DRIPLINE. 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 IRRIGATION CONTRACTORS HALL EXCERCISE CAUTION WHEN TRENCHING AROUND EXISTING REES. HAND-DIG ALL TRENCHES WITHIN THE TREE DRIPLINE.
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).

TREE SURVEY / TABLE

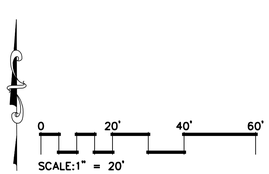
NO.	COMMON NAME	CALIPER INCH	PROTECTION STATUS	CONDITION	STATUS	CANOPY DIA.	CANOPY AREA	SPECIAL DESIGNATION	CANOPY AREA PRESERVED	CANOPY INCHES PRESERVED	MITIGATION REQUIRED
1	CHINABERRY	10 MT (7 / 6)	NOT PROTECTED	DEAD	TBR	0	0		0 SF	0"	NO
2	WILLOW	18	PROTECTED	GOOD	TBS	36'	1,018 SF	HERITAGE	1,018 SF	36"	NO
1798	OAK	23	PROTECTED	GOOD	TBS	46'	1,662 SF	HERITAGE	1,662 SF	46"	NO
1796	OAK	12	PROTECTED	GOOD	TBS	24'	452 SF		452 SF	24"	NO
1793	OAK	17	PROTECTED	POOR	TBR	34'	908 SF	HERITAGE	0 SF	0"	YES

TBS = TO BE SAVED
TBR = TO BE REMOVED

TOTAL CANOPY AREA 4,040 SF

CANOPY AREA PRESERVED 3,132 SF

CANOPY INCHES PRESERVED 106"



PREPARED BY:

moderngreen inc
LANDSCAPE ARCHITECTURE • CONSTRUCTION • MANAGEMENT
P.O. Box 2607 I Arlington, TX 76004 I 817.451.4200
www.moderngreen.net I Firm Reg. No. BR2496
Contact: Joe@moderngreen.net

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TERRY R. CUNNINGHAM ARCHITECTS
WWW.TRCARCHITECTS.COM
3604 S. COOPER ST. SUITE 100 – ARLINGTON, TEXAS 76015 – (682) 667-0044
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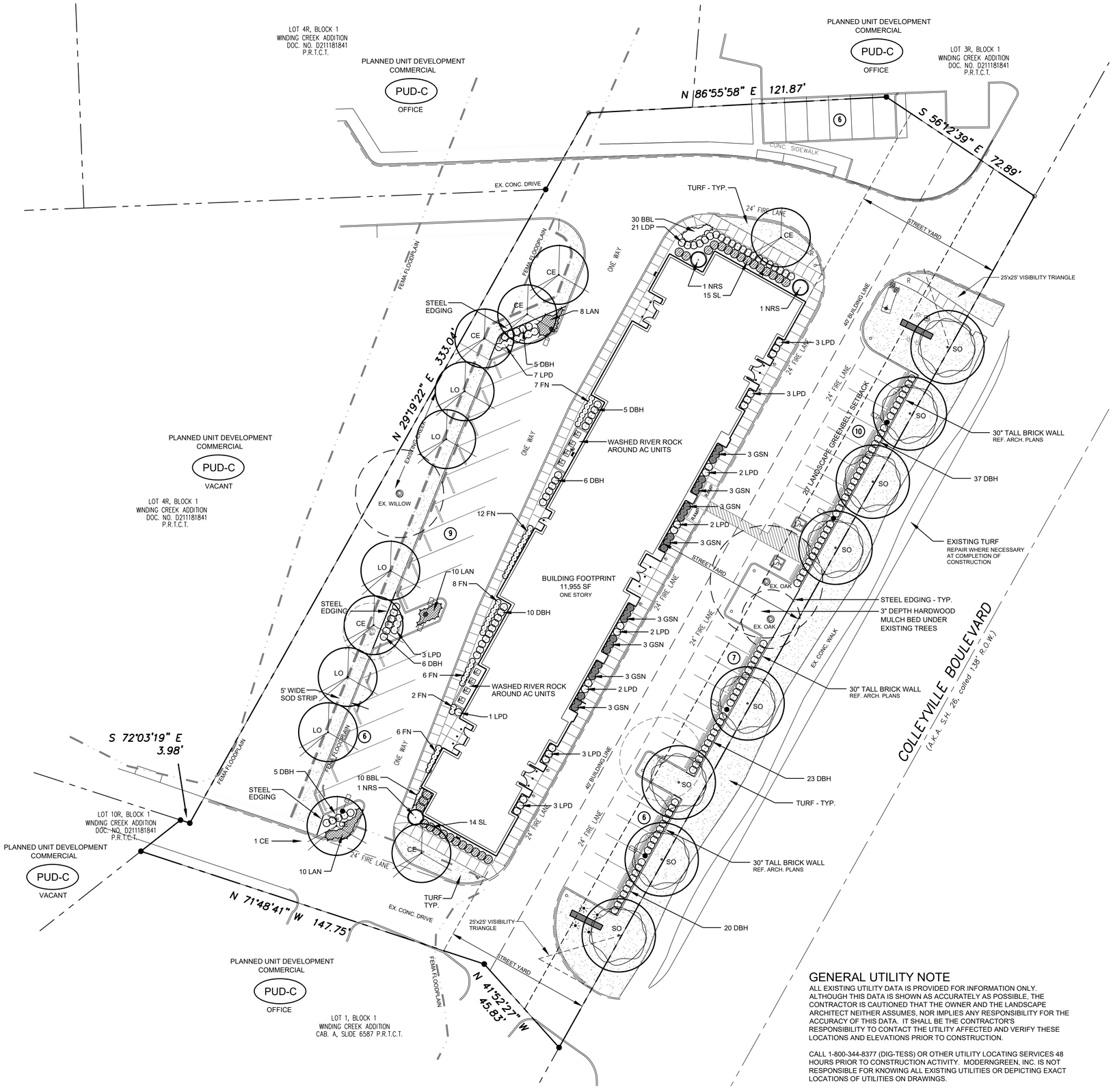
GREEN CURTIS DALEY CPA OFFICES
6408 & 6500 COLLEYVILLE BVD.
COLLEYVILLE, TEXAS 76034

ISSUE DATE:
10/10/2022

ISSUE FOR:
ZONING CASE REVIEW

SHEET TITLE:
URBAN FORESTRY PLAN

SHEET:
L1.1



GENERAL UTILITY NOTE

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 PROVIDED LANDSCAPE AREA	13,446.4 SF 67,232 SF x 20% = 13,446.4 SF 17,693 SF
2.	REQUIRED STREET YARD LANDSCAPE AREA 50% OF REQUIRED LANDSCAPE AREA LESS PUBLIC STREET ROW CREDIT PROVIDED STREET YARD LANDSCAPE AREA	4,337 SF 13,446.4 SF x 50% = 6,723.2 SF 4,772 SF / 2 = - 2,386 SF 5,984 SF
3.	REQUIRED GREENBELT SETBACK ALONG COLLEYVILLE BLVD PROVIDED GREENBELT SETBACK	20' 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

1. 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.
2. 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.
3. ALL LANDSCAPING LOCATED WITHIN THE VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY TRIANGLE REQUIREMENTS AS PER THE CITY OF COLLEYVILLE.
4. 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.
5. 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.
6. ALL LANDSCAPING MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE FOLLOWING MINIMUM STANDARDS SHALL BE REQUIRED;
   - A. 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;
   - B. 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 WHIL PERFORMING REPAIRS OF MAINTENANCE TO ITS SYSTEM. HOWEVER, LANDSCAPED RIGHTS-OF-WAY SHALL BE IRRIGATED;
   - C. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT A PART OF THE LANDSCAPING;
   - D. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEARS;
   - E. PLANT MATERIAL WHICH DIE SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE WITHIN A SIX (6) MONTH PERIOD; AND
   - F. THE MAINTENANCE REQUIREMENT CONTAINED IN THIS SECTION SHALL BE APPLICABLE REGRDLESS OF THE TENANT OCCUPANCY STATUS OF ANY BUILDINGS ON THE PROPERTY.

TREE REMOVAL NOTES

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 PROTECTED TREES SHALL BE REMOVED PRIOR TO ISSUANCE OF A TREE REMOVAL PERMIT UNLESS AUTHORIZED OR PERMITTED BY THE CITY OF COLLEYVILLE.
3. THE GENERAL CONTRACTOR SHALL FAMILIARIZE HIM OR HERSELF WITH THE CITY OF COLLEYVILLE ORDINANCE CHAPTER FIVE (5) URBAN FORESTRY PRIOR TO BEGINNING WORK.
4. REFERENCE SHEET L1.1 FOR TREES TO BE PRESERVED AND/OR REMOVED.

0 20' 40' 60' feet

SCALE:1" = 20'

PREPARED BY:

moderngreen inc
LANDSCAPE ARCHITECTURE • CONSTRUCTION • MANAGEMENT

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

Contact: Joe@moderngreen.net

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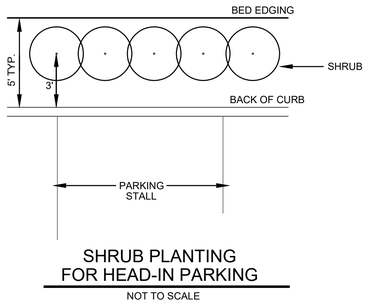
ISSUE DATE:
10/10/2022

ISSUE FOR:
ZONING CASE REVIEW

SHEET TITLE:
LANDSCAPE PLAN

SHEET:
L1.2



SHRUB PLANTING
FOR HEAD-IN PARKING

NOT TO SCALE

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

1. CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS NECESSARY TO COMPLETE THE WORK SHOWN ON THE LANDSCAPE PLANS.
2. REMOVE ALL FOREIGN MATERIALS, WEEDS AND UNDESIRABLE PLANTS AND THEIR ROOTS FROM PROPOSED PLANTING AREAS PRIOR TO LANDSCAPE IMPROVEMENTS.
3. ALL PROPOSED LANDSCAPE AREAS NOT SHOWN AS SHRUBS OR GROUNDCOVER TO BE TURF UNLESS OTHERWISE SPECIFIED.
4. 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.
5. 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.
6. ALL TREES LOCATIONS SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
7. 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.
8. 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.
9. ORGANIC COMPOST IS TO BE PROVIDED BY LIVING EARTH TECHNOLOGY OR APPROVED SUPPLIER.
10. 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 ACHEIVE A SMOOTH EDGE.
11. TRIM EDGING AT A 45° ANGLE WHEN EDGING INTERSECTS WITH A WALK OR CURB.
12. 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.
13. TURF AREAS SHALL BE CLEAN OF DEBRIS AND RAKED (GRADED) SMOOTH PRIOR TO HYDROMULCH OR SOD INSTALLATION.
14. ALL TREES TO BE UNIFORM BY SPECIES WITH STRAIGHT TRUNKS AND MATCHING CHARACTER AND BRANCHING STRUCTURE.
15. 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.
16. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
17. ALL TURF AREAS SHALL BE FINE GRADED AND IRRIGATION TRENCHES COMPLETELY SETTLED PRIOR TO TURF INSTALLATION.
18. ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, TICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY GRASS INSTALLATION.
19. 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

1. REMOVE FOREIGN MATERIALS, WEEDS, AND UNDESIRABLE PLANTS AND THEIR ROOTS.
2. 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.
3. SOD SELECTION: REFERENCE THE PLANT SCHEDULE AND/OR THE PLANS FOR SELECTION TYPE.
4. THE FRESHLY INSTALLED SOD SHALL BE WATERED IMMEDIATELY FOLLOWING INSTALLATION TO INSURE PROPER SOIL AND SOD MOISTURE.
5. 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.
6. NO SOD SHALL BE INSTALLED WHEN AIR OR SOIL TEMPERATURES ARE BELOW 32 DEGREES FAHRENHEIT.

PREPARED BY:

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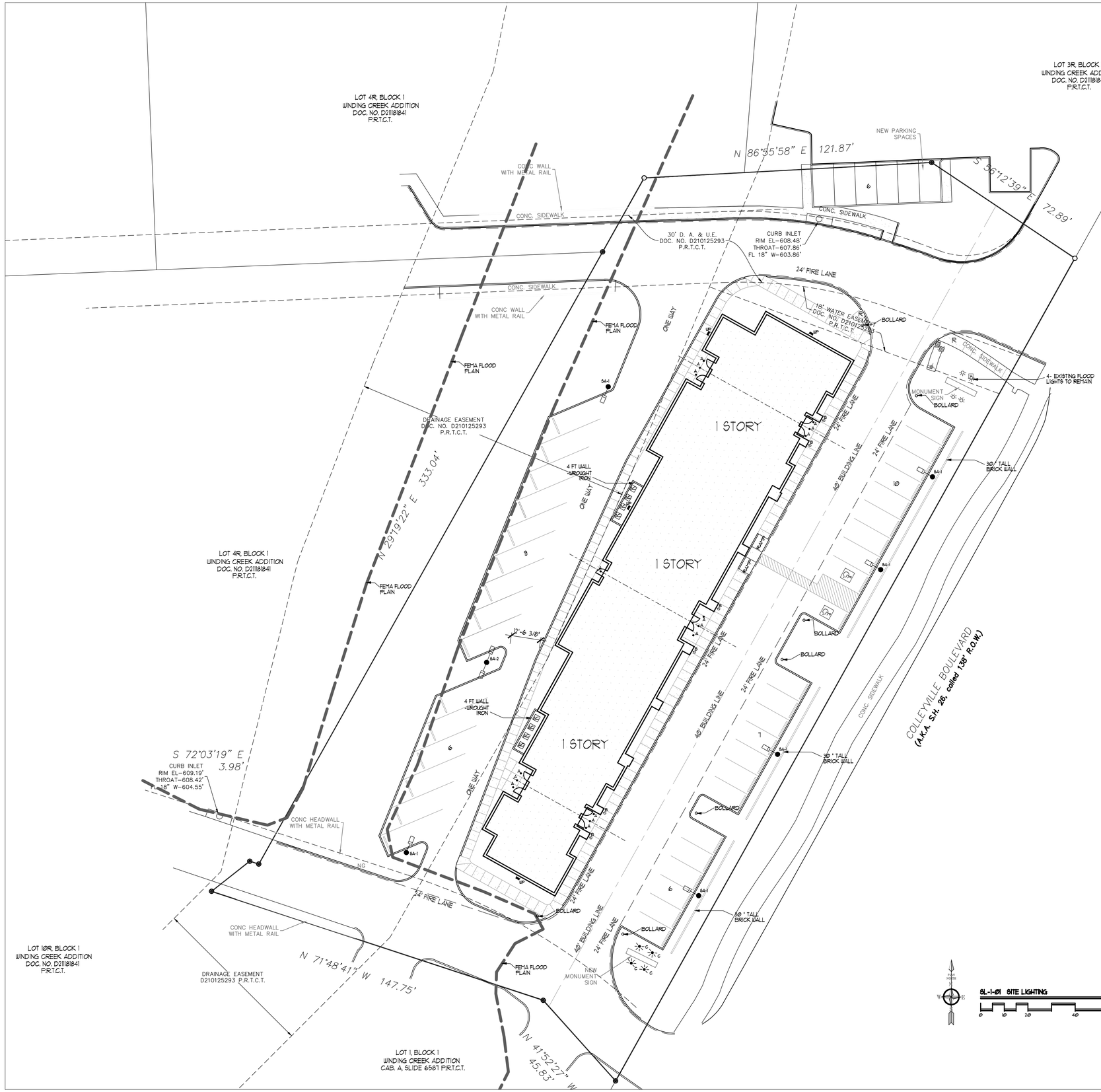
ZONING CASE REVIEW

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 3137 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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COLLEYVILLE, TEXAS 76034

ISSUE DATE:
10/28/2022

ISSUE FOR:
ZONING CASE REVIEW

SHEET TITLE:
SITE LIGHTING PLAN

SHEET:
SL1

ORDINANCE O-09-1736

AN ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, AS HERETOFORE AMENDED; BY REPEALING ORDINANCES O-00-1211 AND O-08-1675; BY AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING ON 8.8 ACRES ON LOTS 1, 2R, 3R AND 5R, BLOCK 1, WINDING CREEK ADDITION FROM THE PUDC-PLANNED UNIT DEVELOPMENT COMMERCIAL ZONING DISTRICT TO THE PUDC-PLANNED UNIT DEVELOPMENT COMMERCIAL ZONING DISTRICT; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for rezoning under Case No. ZC09-008; and

WHEREAS, Ordinances O-00-1211 and O-08-1675 are hereby repealed in their entirety; 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 enact a new zoning ordinance; and

WHEREAS, the City Council has appointed a Planning and Zoning Commission to recommend the boundaries of the various original zoning districts and appropriate regulations be enforced therein and to recommend a new zoning ordinance; and

WHEREAS, the Planning and Zoning Commission has divided the City into districts and has prepared regulations pertaining to such districts in accordance with a comprehensive plan and designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health, general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; and

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration to, among other things, the character of the 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 Planning and Zoning Commission of the City of Colleyville and the City of Colleyville City Council, in compliance with the Charter of the City of Colleyville, and State Law with reference to changes to zoning

classifications under the Zoning Ordinance Regulations and Zoning Map, having given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Colleyville is of the opinion that said change in zoning should be made.

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 8.8 acres on Lots 1, 2R, 3R and 5R, Block 1, Winding Creek Addition from the PUDC-Planned Unit Development Commercial zoning district to the PUDC-Planned Unit Development Commercial zoning district, as depicted in 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 Ordinances O-00-1211 and O-08-1675 are hereby repealed in their entirety.

Sec. 5. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

a. The purpose of this PUDC is for office and retail uses.

b. This property is subject to all the regulations contained in the Colleyville Land Development Code, except where amended by this Ordinance.

2. SITE PLAN AND PLATTING

a. The development of this property shall be generally consistent with the site plan attached as Exhibit "B".

b. Prior to the issuance of any building permit, a replat of the subject properties must be submitted and approved. No building permit may be

issued until said plat is filed with the County Clerk.

3. PERMITTED AND PROHIBITED USES

a. The following land uses shall be permitted within the Planned Unit Development:

1. All office uses allowed in the Land Development Code.
2. For buildings with frontage along State Highway 26, all uses allowed in the CC2-Shopping Center district shall be permitted.

4. BUILDINGS AND SITE PLAN APPROVAL

a. The total square footage of all office buildings constructed within this development be allowed as follows:

1. General Office: Maximum Square Footage: 34,515
2. Medical Office: Maximum Square Footage: 13,565

b. All office buildings shall contain no more than one-story unless mixed with retail uses.

c. All buildings constructed as part of this development that do not have frontage along State Highway 26 shall be generally consistent with the building elevation designs, attached as Exhibit "C".

d. All buildings constructed as part of this development shall meet the minimum building design score of 30 as described in Chapter 6-Building Design in the Land Development Code.

5. PARKING

a. All off-street parking required as part of this development shall meet the requirements of the Land Development Code.

6. LIGHTING

a. All lighting including parking lot, building and security lighting shall be directed away from residential areas and shall provide a maximum candle illumination of 0.5 foot candles as measured from the property line.

7. LANDSCAPING, BUFFERING AND OPEN SPACE

a. The development shall provide a minimum of 30 percent of open space.

b. A 15 foot landscape buffer shall be maintained along the western boundary of the development where it is adjacent to residential properties. Additionally, the landscape buffer shall contain 43 wax myrtles planted on 15 foot centers. The required buffer shall be installed prior to the issuance of the certificate of occupancy for any new structures.

c. A 25 foot building setback shall be maintained along the entire western property line where it is adjacent to residential properties.

8. SIDEWALKS

a. A minimum five (5) foot sidewalk shall be constructed along State Highway 26 when any new structures are built.

b. A minimum four (4) foot sidewalk shall be constructed along all fire lines and in front of each building when any new structures are built.

9. FENCES AND SCREENING

a. A minimum eight (8) foot masonry screening fence shall be constructed along the entire western property line adjacent to residential properties prior to the issuance of the certificate of occupancy for any new structures.

10. OTHER

a. A minimum of 221 caliper inches of new trees shall planted on the subject property per the requirements of Chapter 5-Tree Preservation in the Land Development Code prior to the issuance of the certificate of occupancy for the fifth structure built on the subject properties.

b. For any building not fronting on State Highway 26, the hours of operation shall not exceed 7:00 a.m. to 8:00 p.m.

c. All driveway approaches on State Highway 26 shall receive approval from the Texas Department of Transportation.

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 4th day of November 2009.

The second reading and public hearing being conducted on the 17th day of November 2009.

ATTEST:

Cynthia Singleton, TRMC, CMC
City Secretary

CITY OF COLLEYVILLE

David Kelly
Mayor

APPROVED AS TO FORM AND LEGALITY:

Matthew C. G. Boyle
City Attorney

Exhibit "A" - Location and Zoning Map

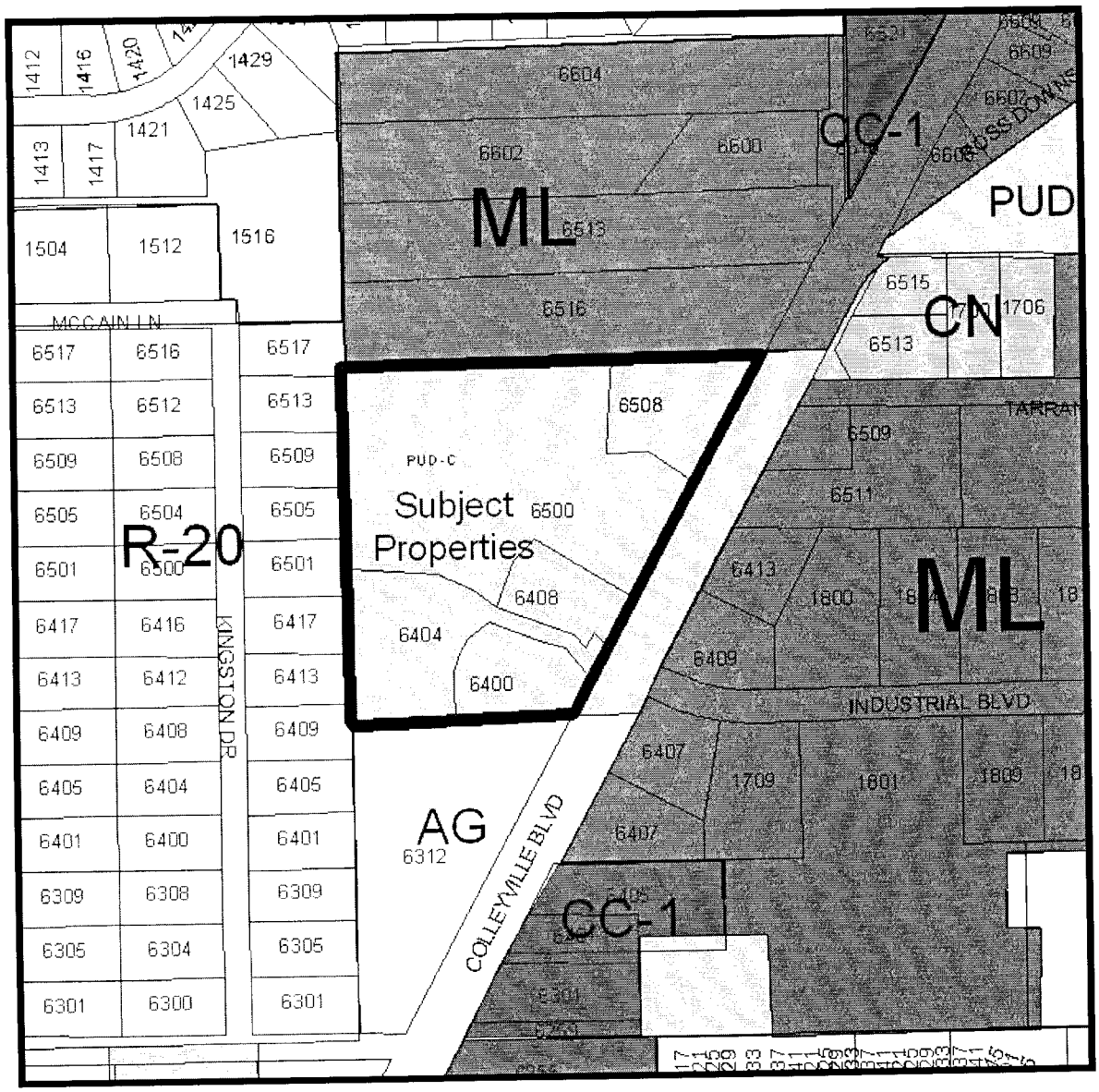


Exhibit "B" – Zoning Exhibit

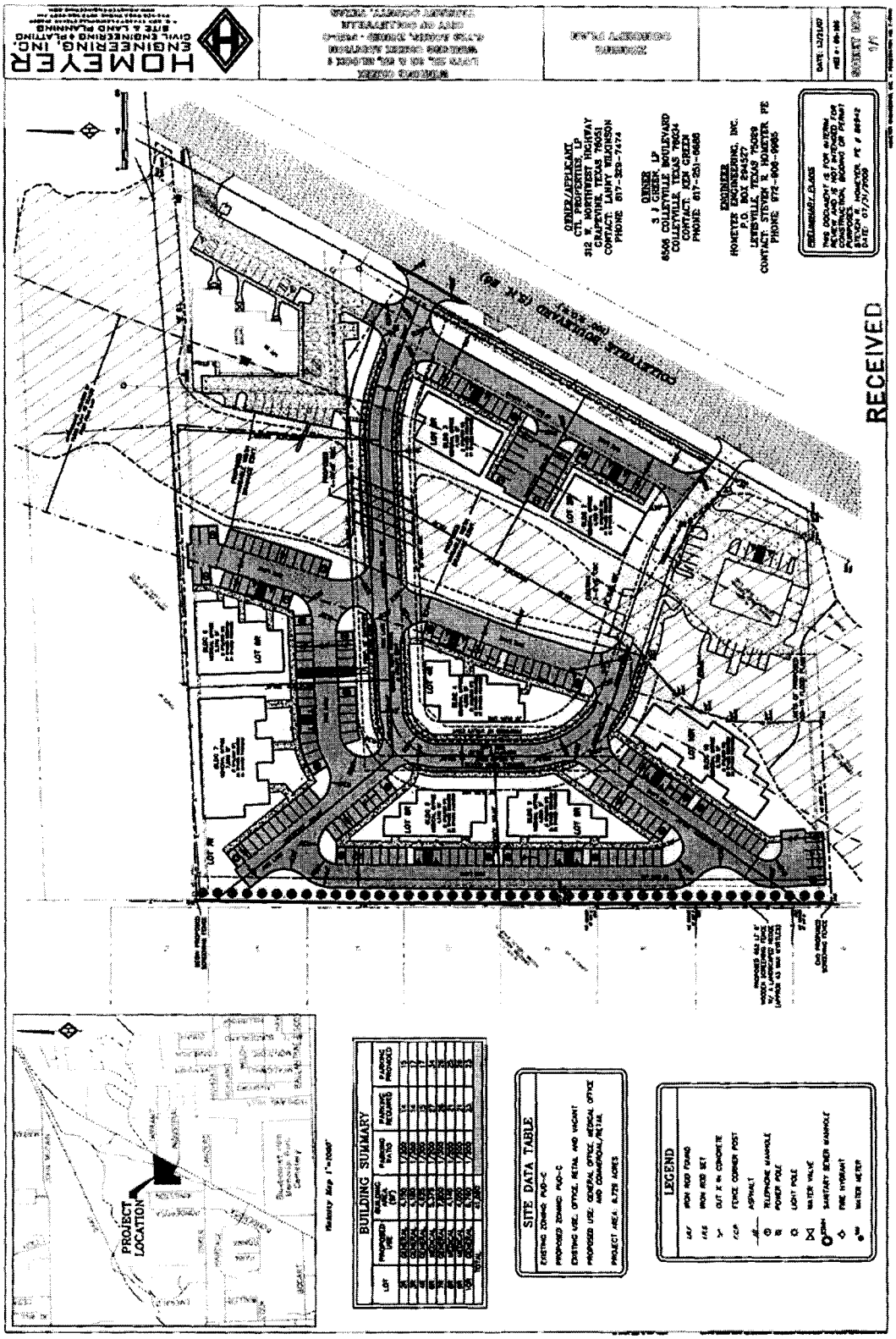
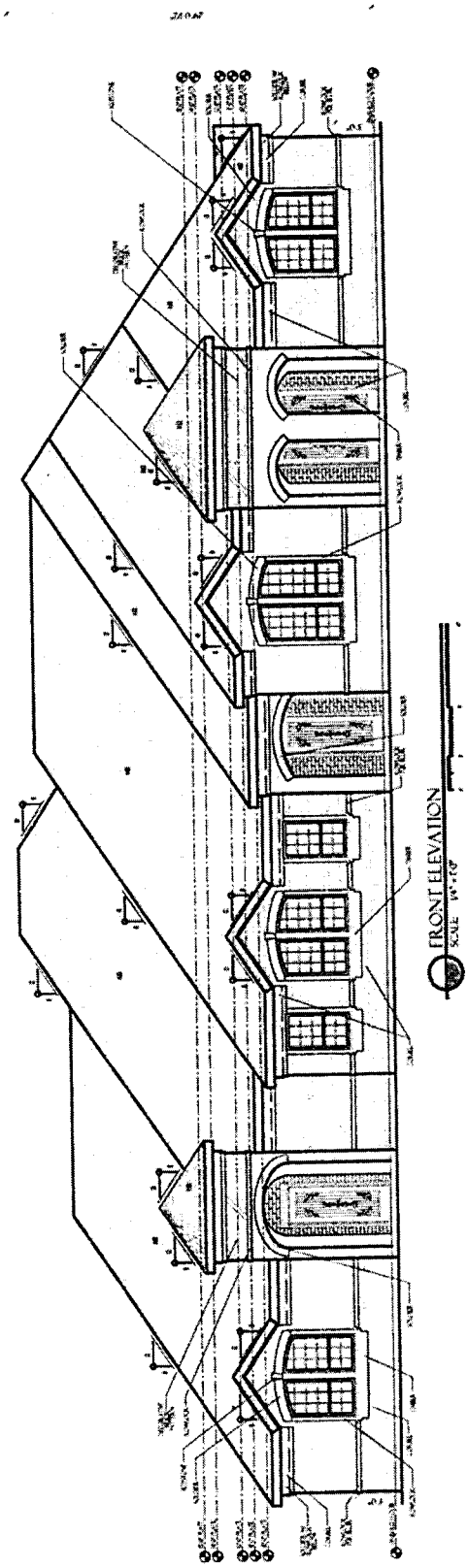
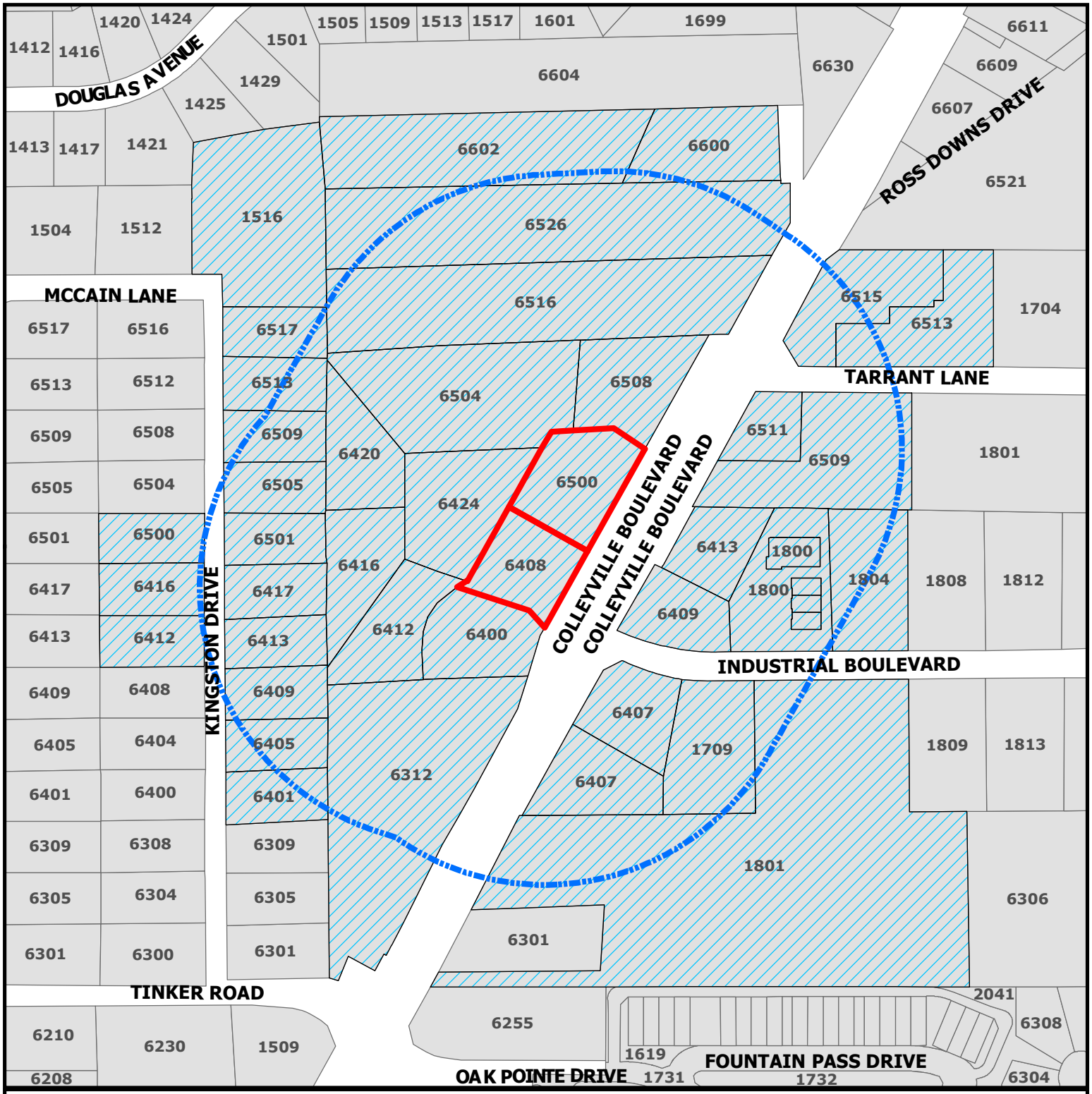


Exhibit “C” – Building Elevations



Notification Map



CITY OF COLLEYVILLE TEXAS

ZC22-038

6408 & 6500 Colleyville Boulevard

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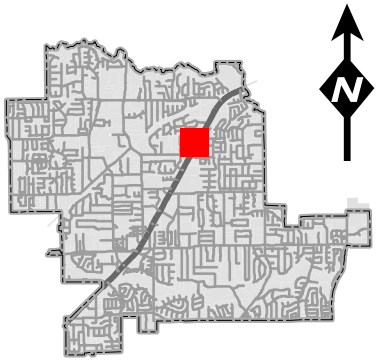
Subject Property

500ft Buffer

Properties within 500ft



NOTICE OF PUBLIC HEARING

«Owner_Name»
«Owner_Address»
«Owner_City» «Owner_Zip»

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

Planning and Zoning Commission Meeting: Monday, 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

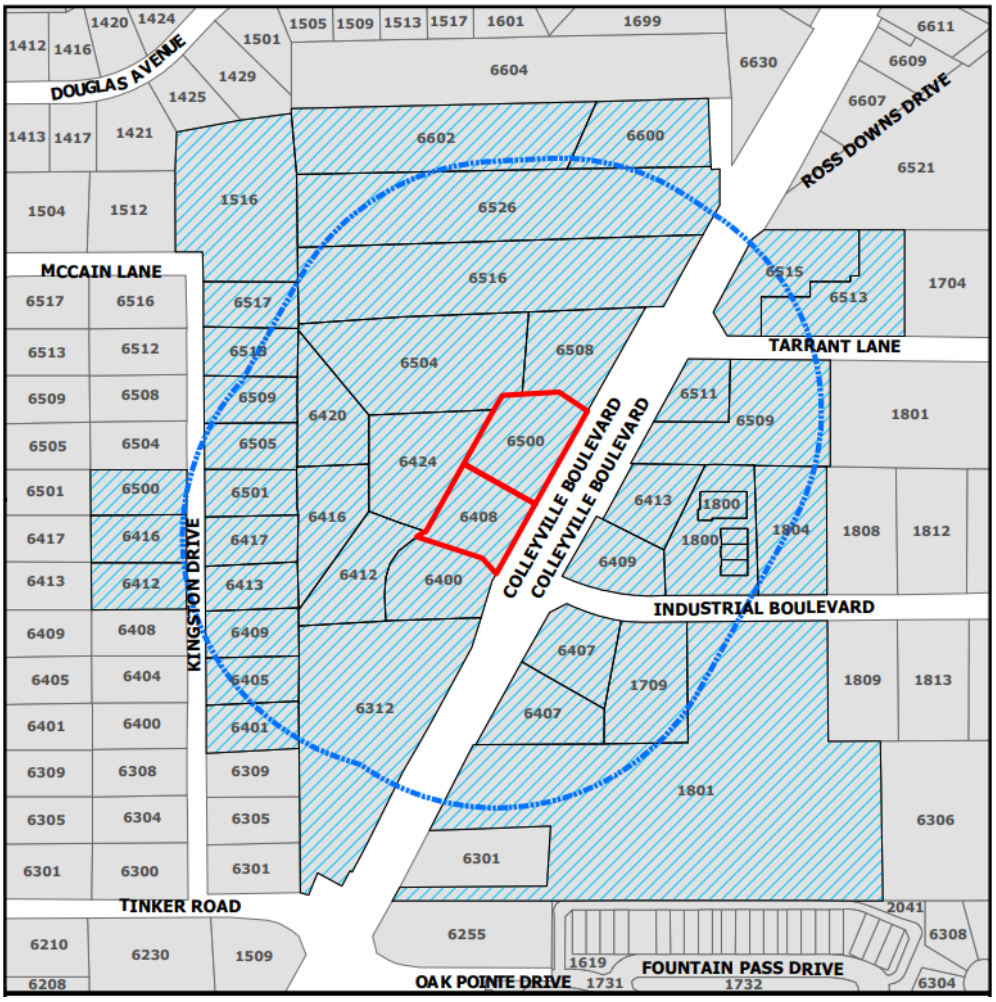
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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 "B" as referenced in Section 2.a 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 "B" 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'; and

  - Signage (monument and wall) shall be allowed consistent with the attached as Exhibit "D" in this ordinance.

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

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

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

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

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

AND IT IS SO ORDERED.

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

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

PASSED AND APPROVED BY A VOTE OF __AYES,__NAYS, 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
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt L. Wyatt
City Attorney

Exhibit "A"- Zoning Map

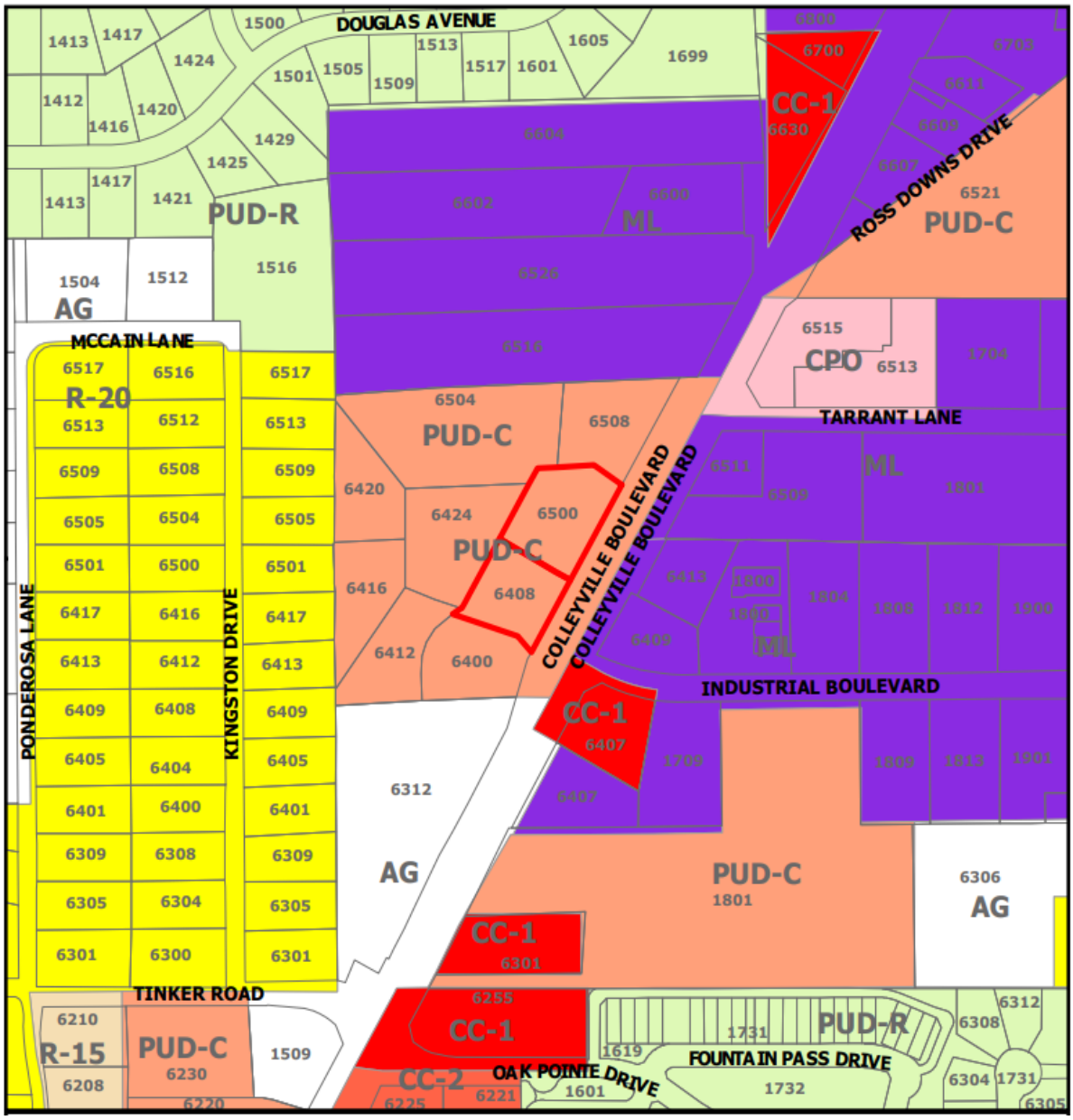
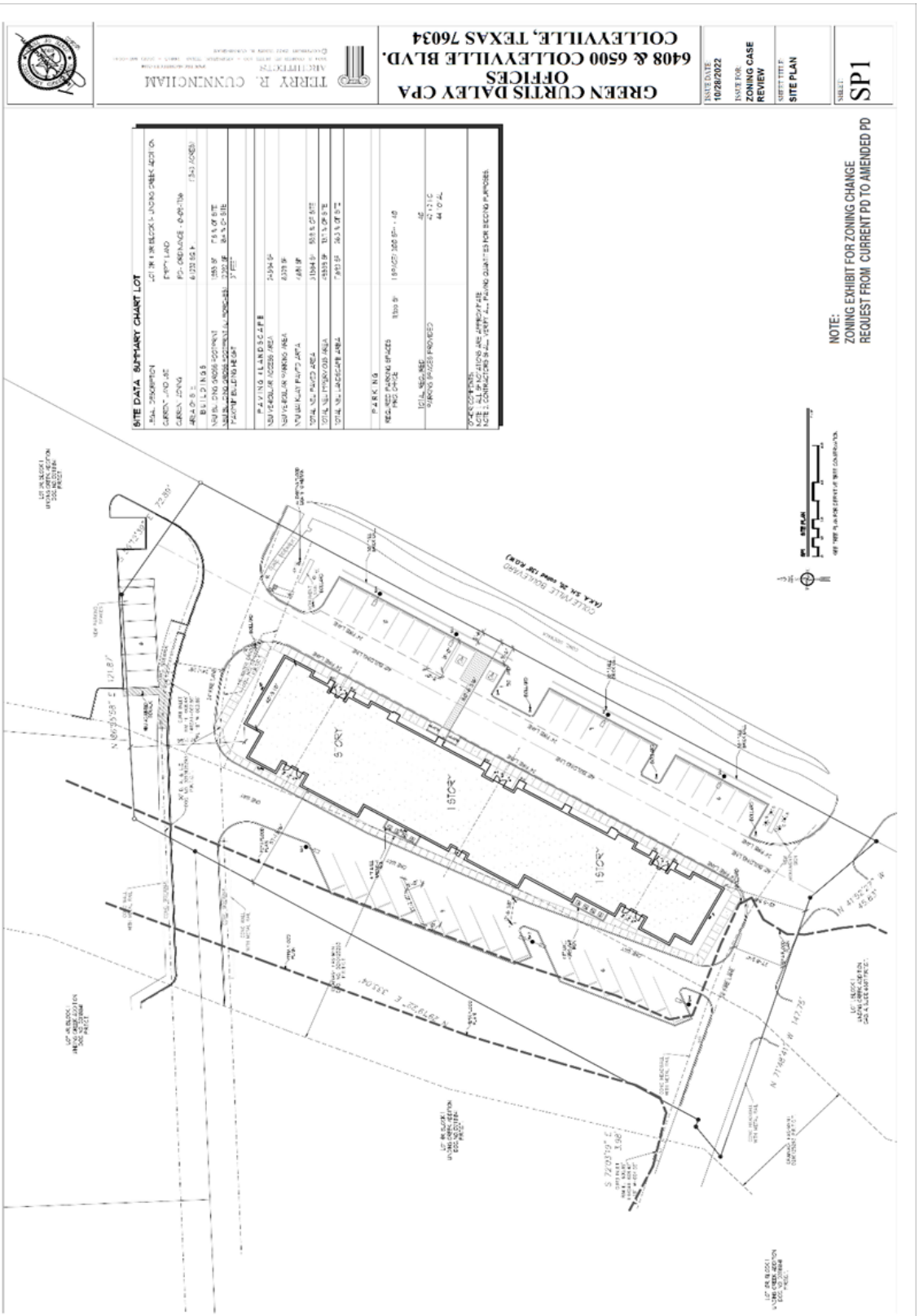
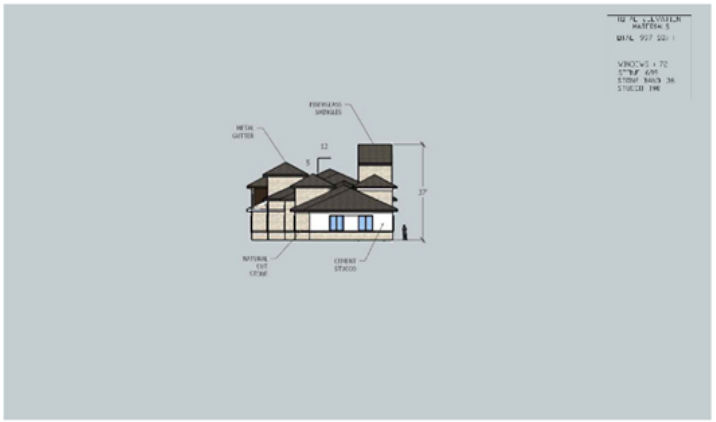


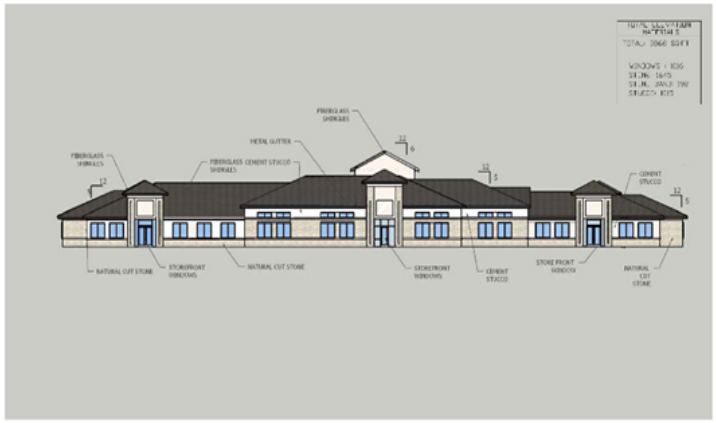
Exhibit "B"- Site Plan and Building Elevations



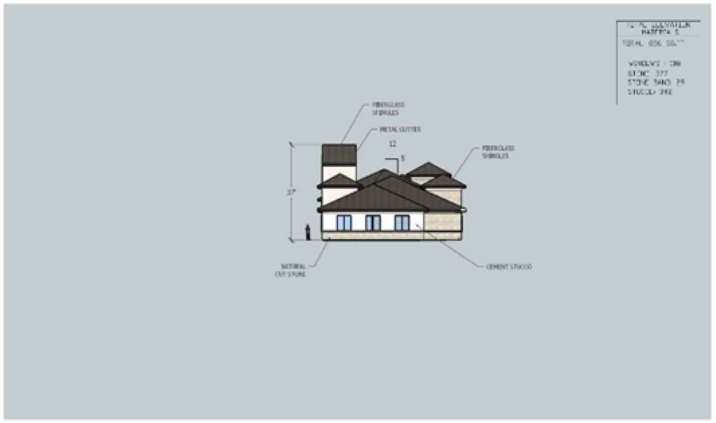
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

TERRY R. CUNNINGHAM ARCHITECTS

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

ISSUE DATE:
10/28/2022

ISSUE FOR:
ZONING CASE REVIEW

SHEET TITLE:
BUILDING ELEVATION

SHEET:
A2.0

BIRDS EYE VIEW

PERSPECTIVE

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

ISSUE DATE: 10/17/2022

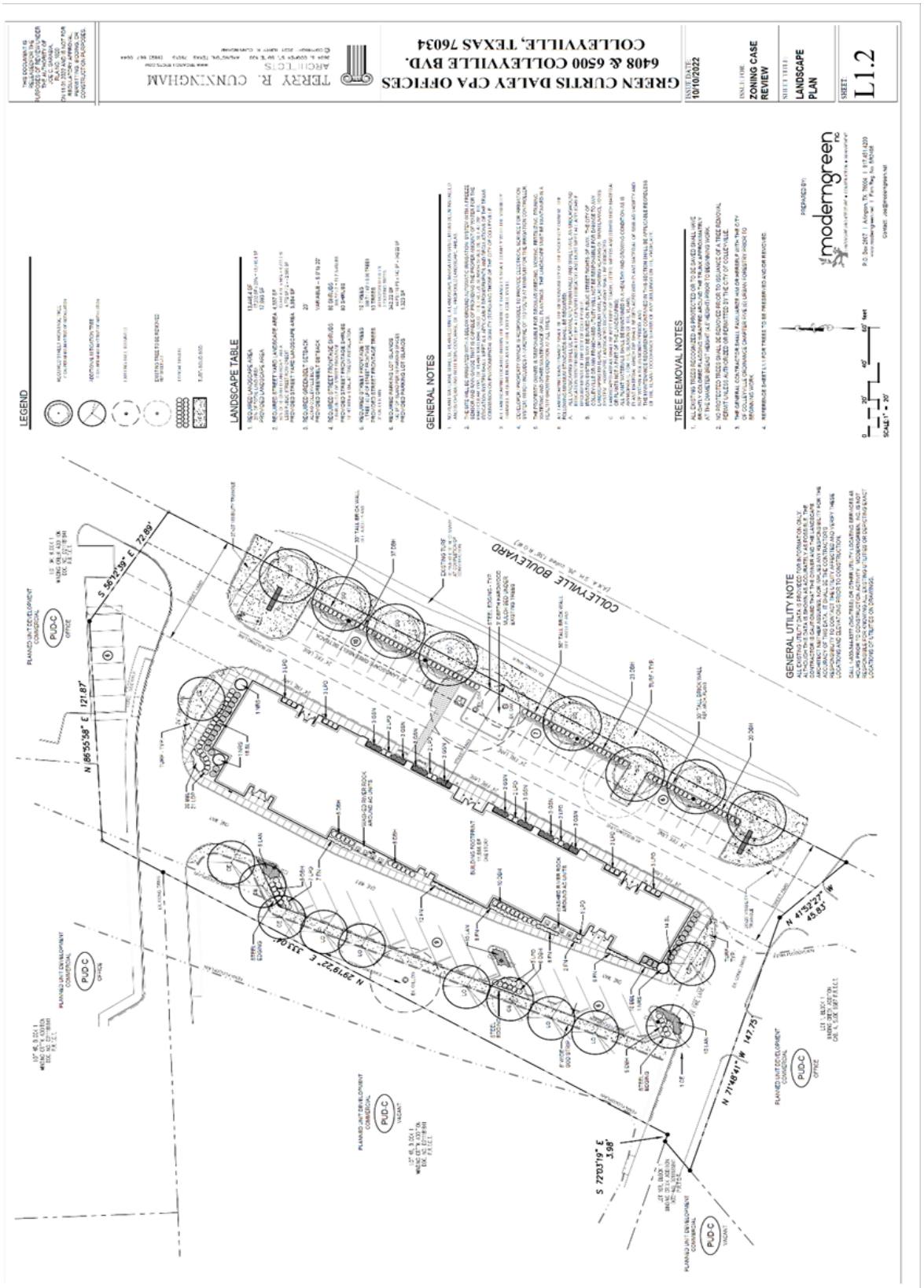
ISSUE FOR: ZONING CASE REVIEW

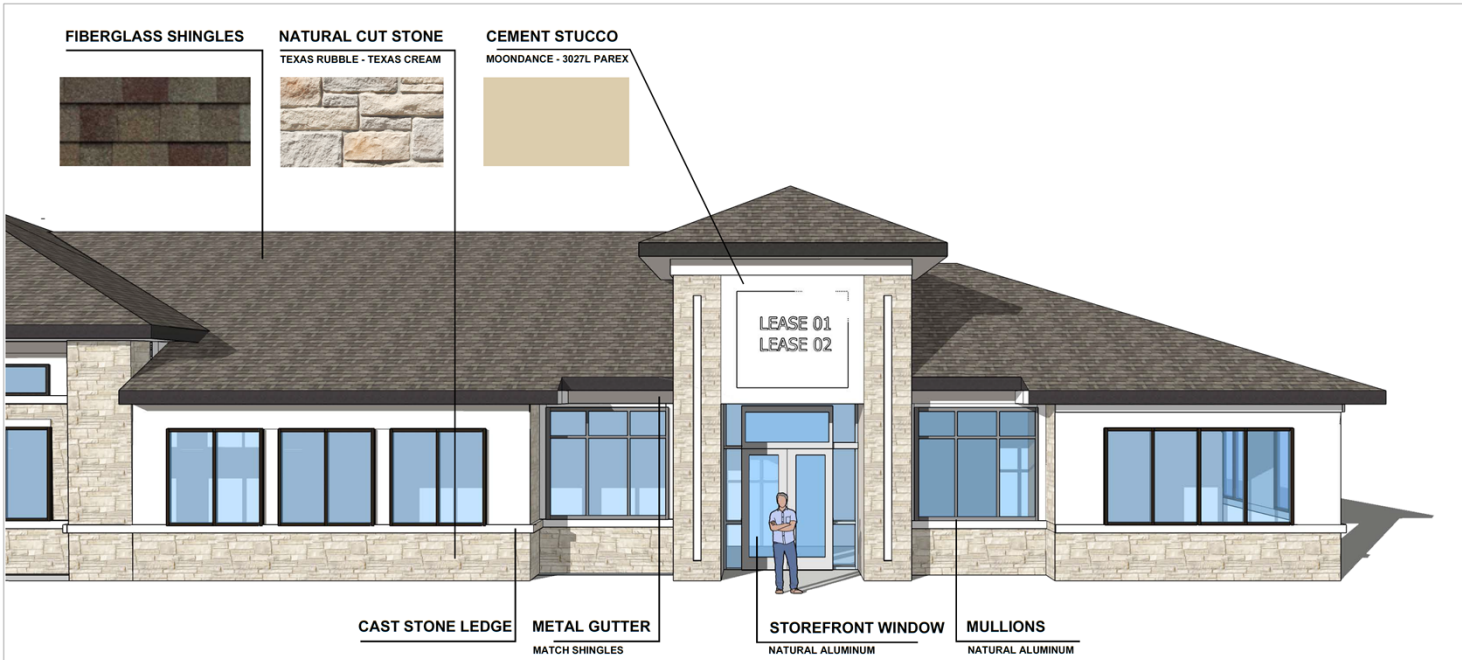
SHEET TITLE: PERSPECTIVE BIRDS EYE VIEWS

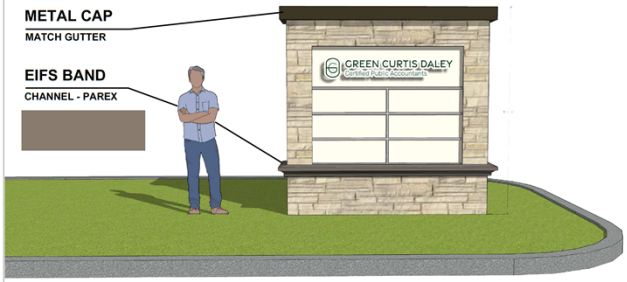
SHEET: A2.1

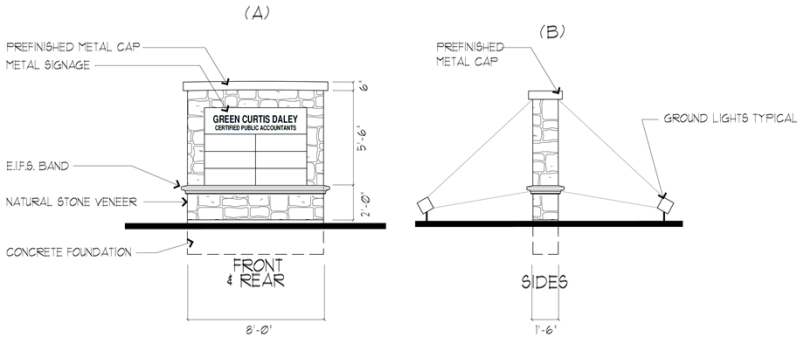
TERRY R. CUNNINGHAM
ARCHITECTS

Exhibit "C" Landscape Plan









TERRY R. CUNNINGHAM ARCHITECTS

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

ISSUE DATE: 12/08/2022

ISSUE FOR: OWNER REVIEW

SHEET TITLE: MATERIALS

SHEET: A2.2

Exhibit "D"

City of Colleyville
City Council
Agenda Briefing

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

Agenda Number 6c **Agenda Date** 12/20/2022 **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

Explanation
Second Reading and Public Hearing

There were no speakers regarding this item at the December 6, 2022, City Council meeting.

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

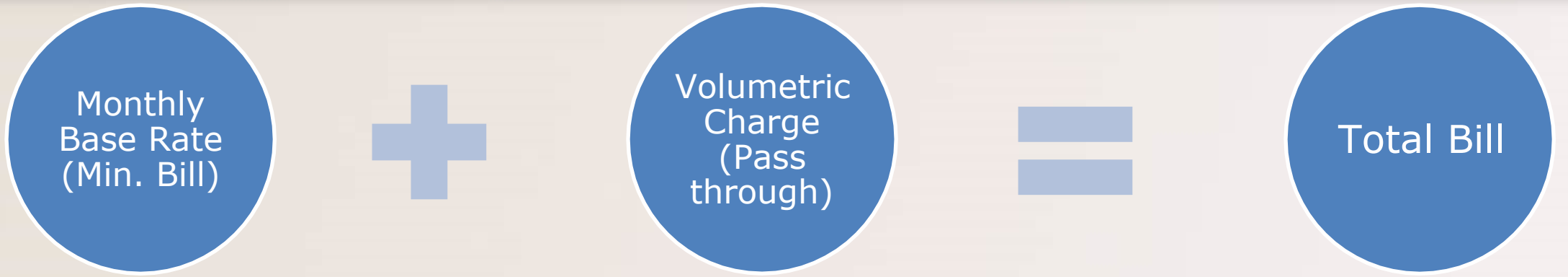
Attachments
1. Volumetric Rates Presentation
2. Ordinance O-22-2231

Volumetric Utility Rates

City Council

December 20, 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

Water Meter Size	FY 2022 Water	FY 2022 Wastewater	FY 2022 CIP	**FY 2022 Total**
1" Meter	$14.06	$12.32	$5.83	$32.21
1.5" Meter	$28.12	$12.32	$10.79	$51.23
2" Meter	$45.00	$12.32	$16.75	$74.07
3" Meter	$84.37	$12.32	$30.65	$127.34
4" Meter	$140.61	$12.32	$50.49	$203.42

	+$0.77 to +$7.66	**+$0.98**	**+/- $0**	**+$1.75 to +$8.65**
Water Meter Size	FY 2023 Water	FY 2023 Wastewater	FY 2023 CIP	**FY 2023 Total**
1" Meter	$14.83	$13.30	$5.83	$33.96
1.5" Meter	$29.65	$13.30	$10.79	$53.75
2" Meter	$47.45	$13.30	$16.75	$77.50
3" Meter	$88.96	$13.30	$30.65	$132.92
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	1st missed reading
$200.00	2nd missed reading
$300.00	3rd 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
City Secretary

Bobby Lindamood
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 6d **Agenda Date** 12/20/2022 **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

Explanation
Second Reading and Public Hearing

There was one speaker in opposition to this item at the December 6, 2022, City Council meeting.

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

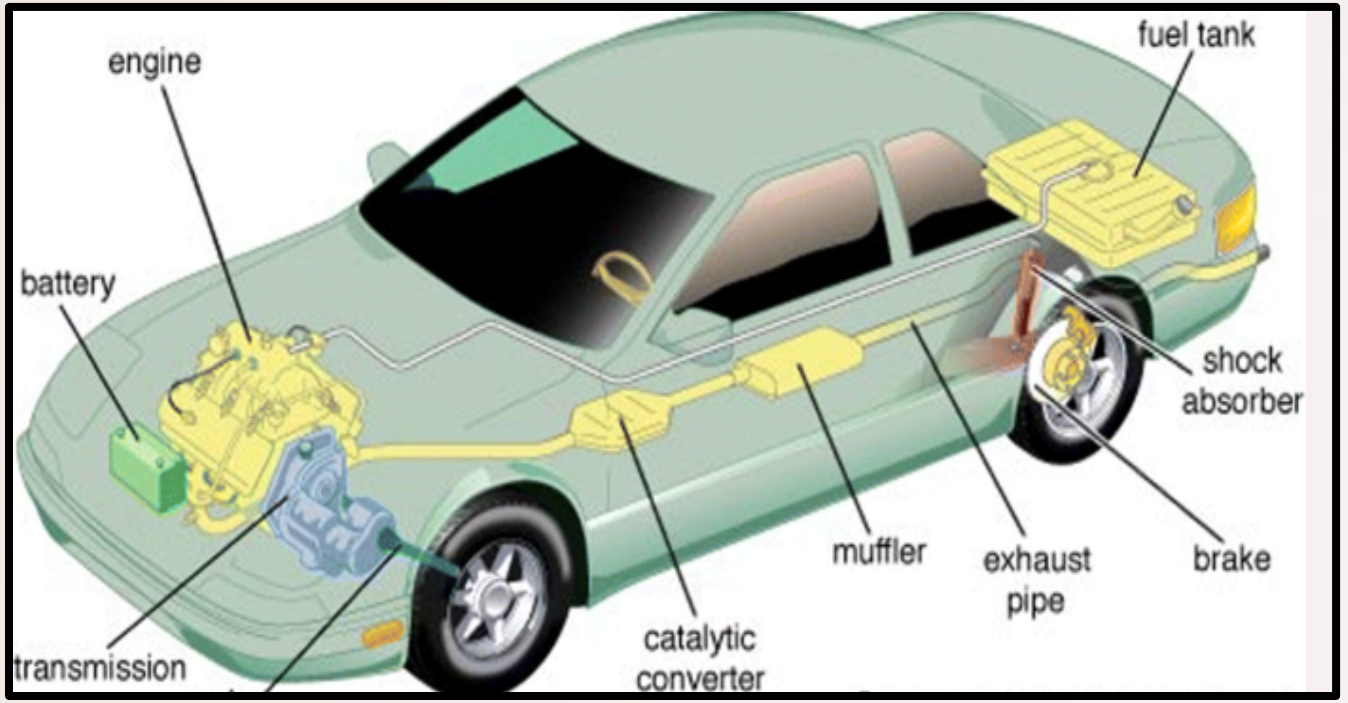
December 20th, 2022

Michael C. Miller

Chief of Police

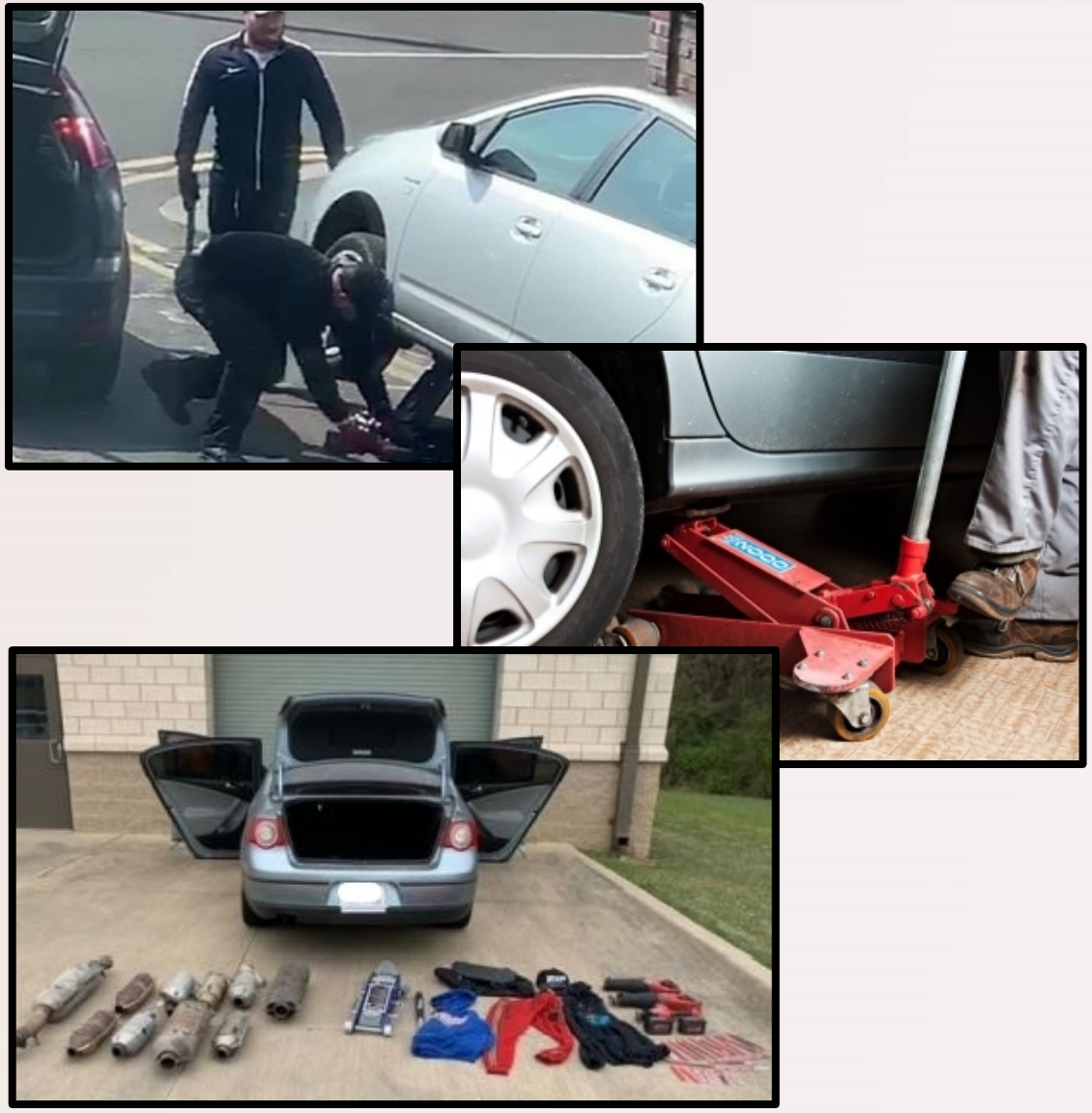
What is Catalytic Converter Theft?

- 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 **<u>most frequently occurs in parking lots,</u>** 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	_____	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:

Christine Loven, TRMC
City Secretary

CITY OF COLLEYVILLE

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 7a **Agenda Date** 12/20/2022 **Number** Ordinance O-22-2211
Type Ordinance
Department Community Development

Title

CITY COUNCIL PLANS TO REMOVE THIS ITEM FROM THE TABLE FOR DISCUSSION

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: The City team met with the developer and his representative to discuss outstanding issues related to the project. Topics discussed included the landscaping plan for the Westcoat frontage and entranceway; the improvements slated for McDonwell School Road East; zoning density; stormwater engineering review; and Covenants, Conditions & Restriction's.

1. **Westcoat/Entranceway Features** – Staff shared the belief that the landscape plan for the Westcoat frontage was sparse and in need of serious upgrade. Similar concerns were raised regarding the landscape plan for the subdivision entranceway off Westcoat. Staff provided suggestions at the meeting and agreed to provide developer with a detailed plan outlining proposed enhancements. A copy of the marked up plan was provided to the developer this week and is attached.

2. **McDonwell School Road East Improvements** – Developer has agreed to provide improvements to McDonwell School Road East which include full entryway roadway improvements continuing the two lane roadway to the existing end of pavement. They will also install a 5’ sidewalk on the north right-of-way line and enhance/maintain the median for the entire area west of Cutter Ridge Ct. The City will resurface the roadway (likely using Tarrant County) and continue the sidewalk east to Pleasant Run. The City also has proposed a curb line along the north side of the road

(east of Cutter Ridge Ct.) to match the existing curb on the south side of the road. A marked plan outlining these terms is provided as an attachment which includes a proposed cost of $159,000 for the city improvements. The terms of this agreement will be incorporated into a development agreement.

3. **Zoning Density** – Staff has reviewed the zoning options presented. Currently, there are two options for consideration. (1) The first option provides for a PUD zoning with 20% open space and smaller lot sizes (12- R40 lots; 14- R30 lots; 23- R20 lots). (2) The second provides for a "straight zoning" with less open space (8.23%) and larger lot sizes (19- R40 lots; 30- R30 lots). Straight zoning would provide no R-20 lots. A side-by-side comparison of the two plans is provided as an attachment.

4. **Stormwater** – City engineering staff have reviewed the preliminary stormwater engineering and found it to be compliant with the Land Development Code. Further, a third-party engineering firm was retained to review the findings. A stamped letter from J.S. Ground Engineering is attached. The review finds the design to be in conformance with the Land Development Code.

5. **Covenants, Conditions & Restriction's Review** – Staff reviewed the CCRs individually, then as a group. A few areas were outlined for additional language or edits. Overall, the team found the CCRs to be appropriately stringent enough to ensure quality control in the hands of the HOA.

A draft development agreement will be presented to provide assurances that public pedestrian access is maintained through the development, right-of-way plant material is maintained by the HOA, and off-site improvements are constructed. The City will also hold off on recording the plat until all improvements are completed.

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.

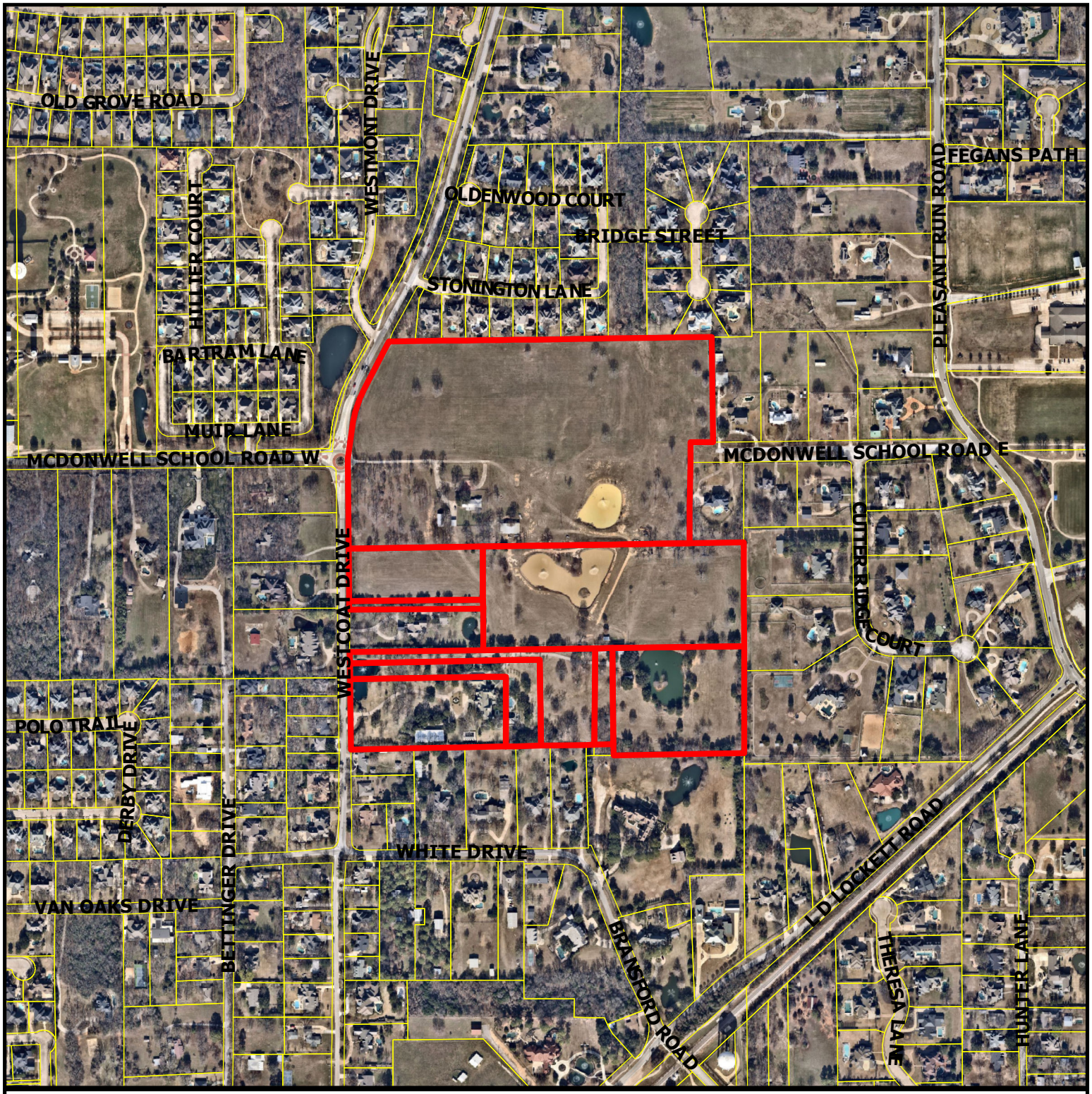
Recommendation

None

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Updated Plans, Reports, Misc Items - 12.12.2022
5. Alternate Plan-Additional Alternative - 11.10.2022
6. Greystone Manor - Revised 10.20.2022
7. Density Summary
8. Greystone Manor - Revised 09.18.2022
9. Original Statement of Planning Objectives
10. Original Development Plan
11. Notification Map
12. Notification Letter
13. Notification List
14. Letters from Surrounding Property Owners
15. Opposition Map
16. Opposition Report
17. Ordinance O-22-2211

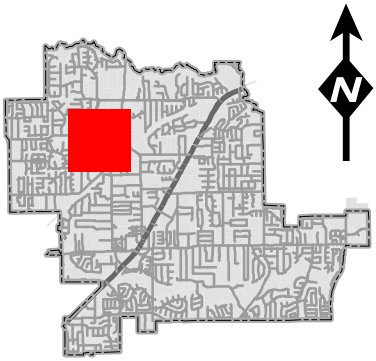
Aerial Map



CITY OF COLLEYVILLE TEXAS

ZC22-020

6605 Westcoat Drive



DISCLAIMER:
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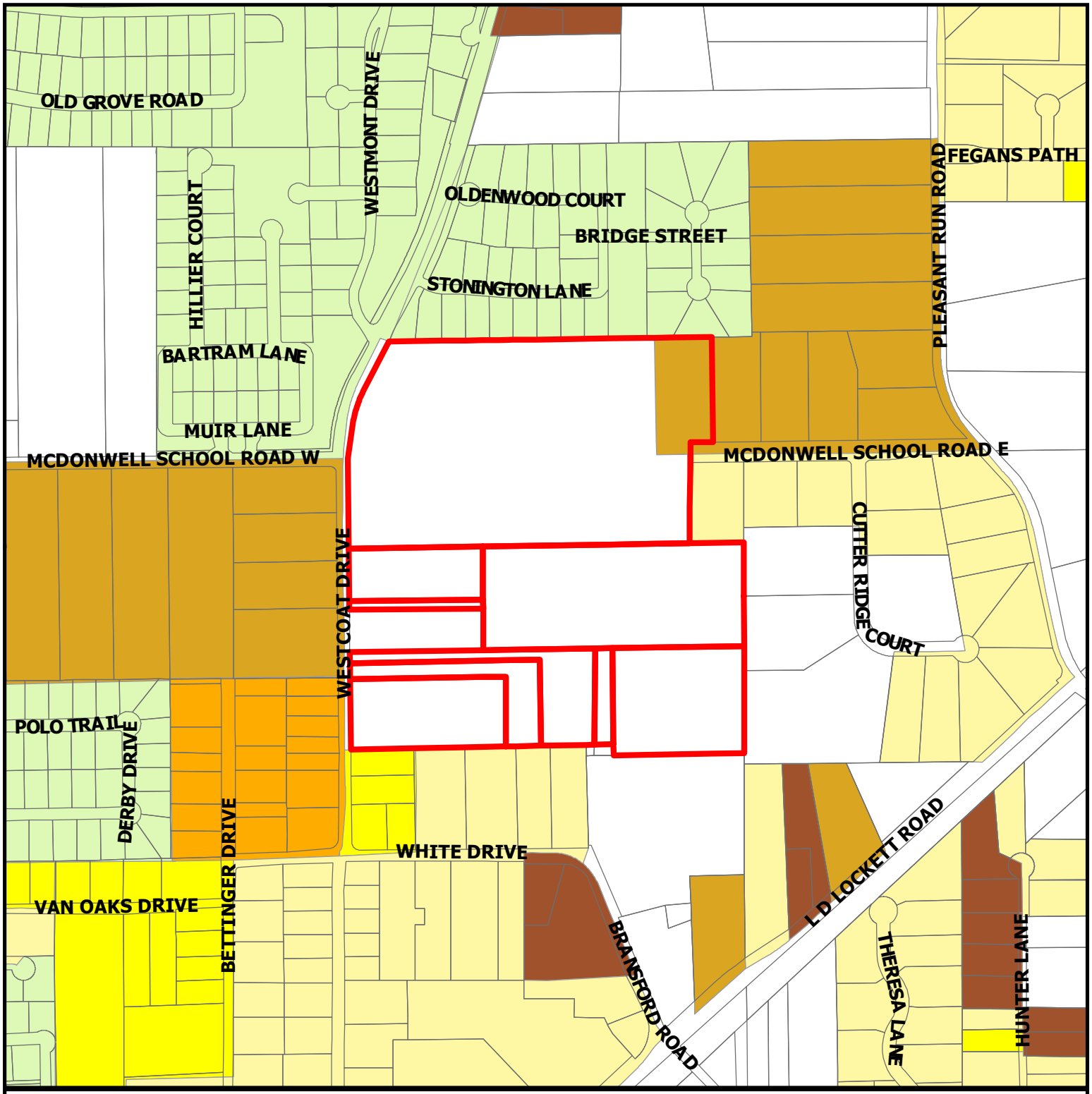
Subject Property

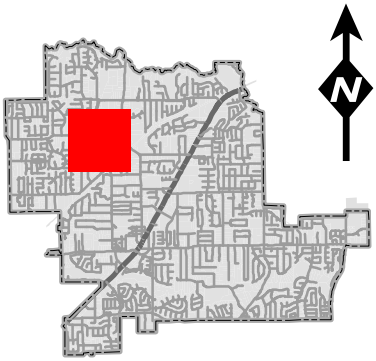
Zoning Map



CITY OF COLLEYVILLE TEXAS

ZC22-020

6605 Westcoat Drive



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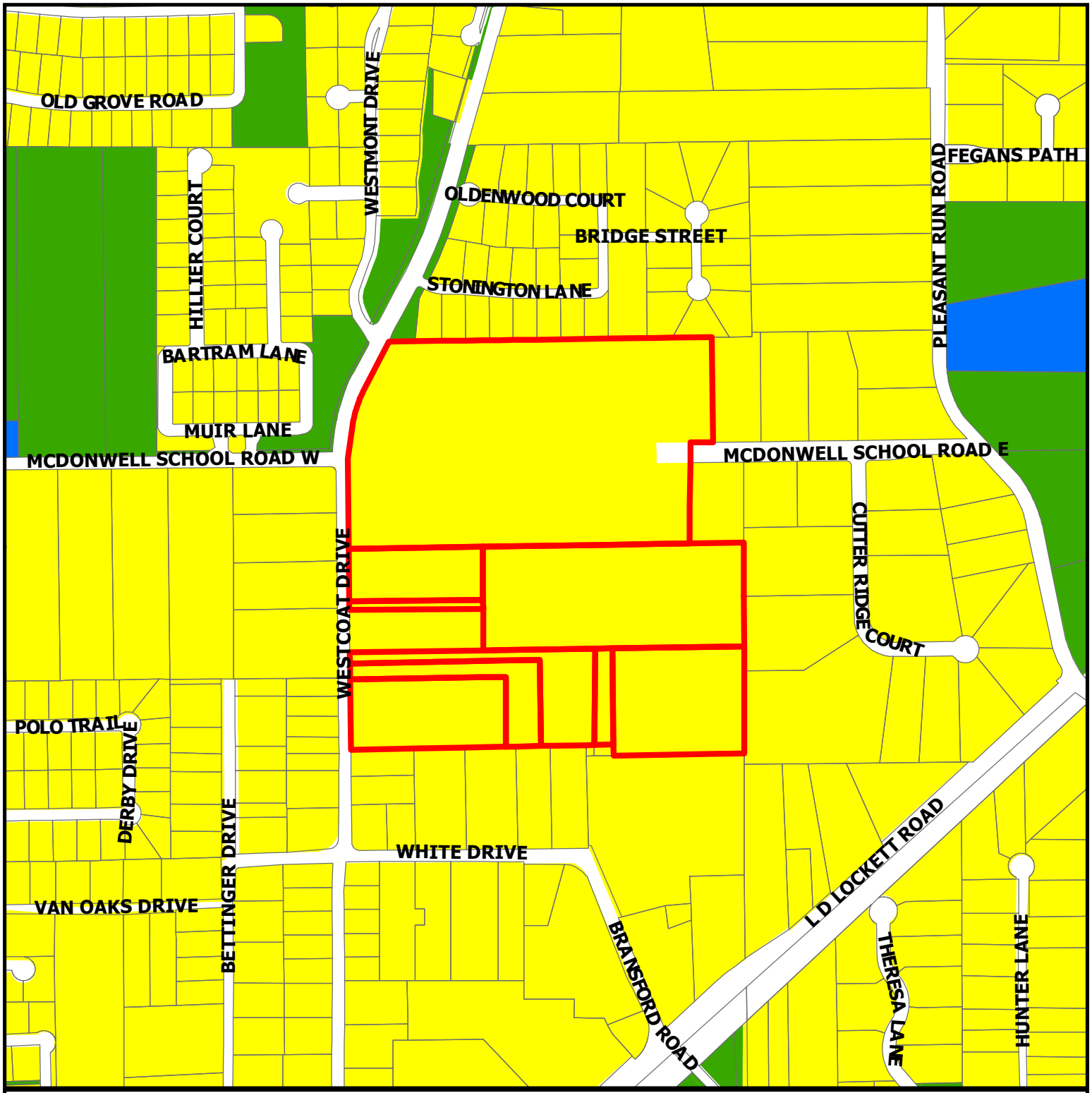
Subject Property

Future Land Use Map

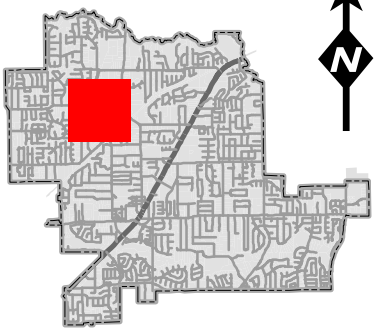


CITY OF COLLEYVILLE TEXAS

ZC22-020

6605 Westcoat Drive

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



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.

OS-1
4,080 s.f.

OS-3
342 s.f.

OS-4
383 s.f.

OS-2
16,356 s.f.

WESTCOAT DRIVE
(R.O.W. VARIES)

McDONWELL SCHOOL ROAD

N 00°08'05" W

49
40,105 s.f.

48
40,141 s.f.

OS-5
1,021 s.f.

1
30,582 s.f.

2
30,187 s.f.

3
30,059 s.f.

4
30,127 s.f.

20' REAR SETBACK

30' FRONT SETBACK

Westcoat Drive Landscape Buffer - Landscape Specifications

SHADE TREES

SYMBOL	PLANT NAME	QUANTITY	SIZE	CONDITION / REMARKS
	Live Oak Quercus virginiana	18	3" CAL. / 14'-16' HT. / 10'-12' SPREAD	single trunk clear to 6'; B & B; to matching growth
	Red Oak Quercus shumardii	13	3" CAL. / 14'-16' HT. / 10'-12' SPREAD	single trunk clear to 6'; B & B; to matching growth
	Cedar Elm Ulmus crassifolia	11	3" CAL. / 14'-16' HT. / 10'-12' SPREAD	single trunk clear to 6'; B & B; to matching growth

ORNAMENTAL TREES

SYMBOL	PLANT NAME	QUANTITY	SIZE	CONDITION / REMARKS
	Crape Myrtle Lagerstroemia indica 'Red Rocket'	15	30-Gal. / 8' HT. / 6' SPREAD	container grown; matching growth
	Chitalpa Tree Chilopsis linearis x catalpa	17	30-Gal. / 8' HT. / 6' SPREAD	container grown; matching growth

Hat Creek
DEVELOPMENT

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

NOV 22

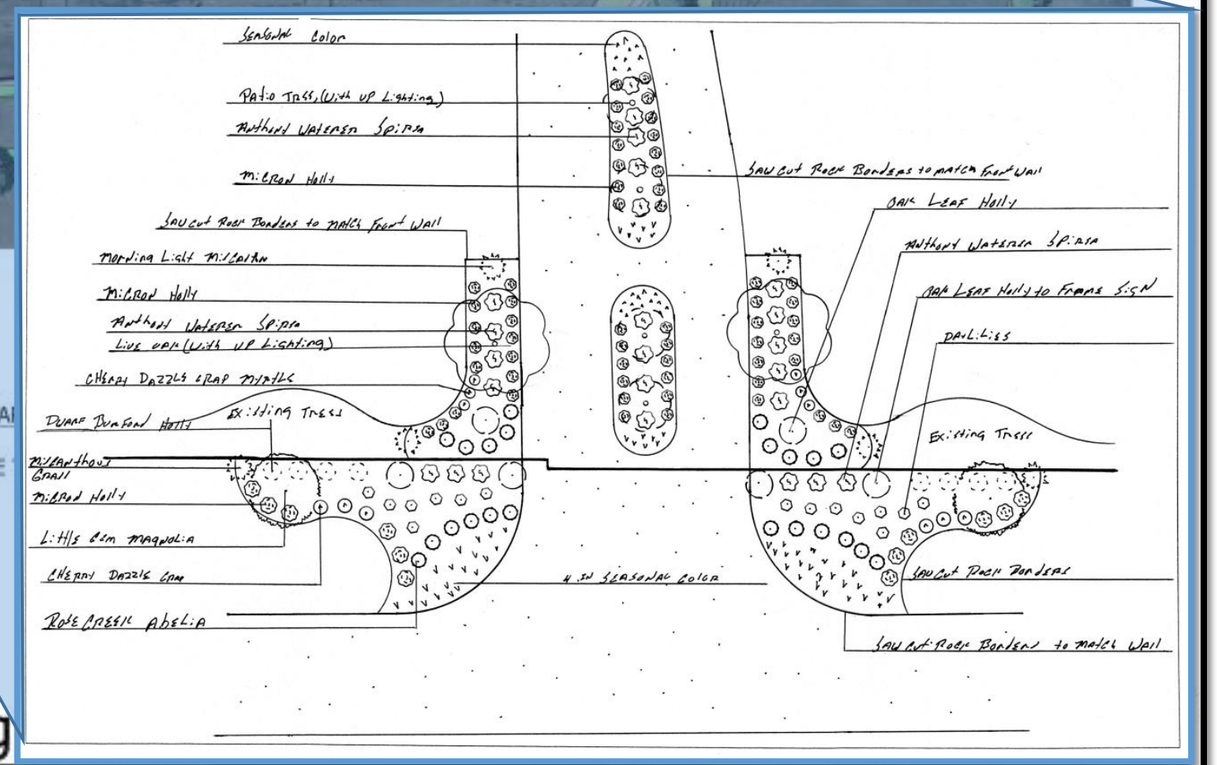
1" = 40'

0 40' 80' 160'

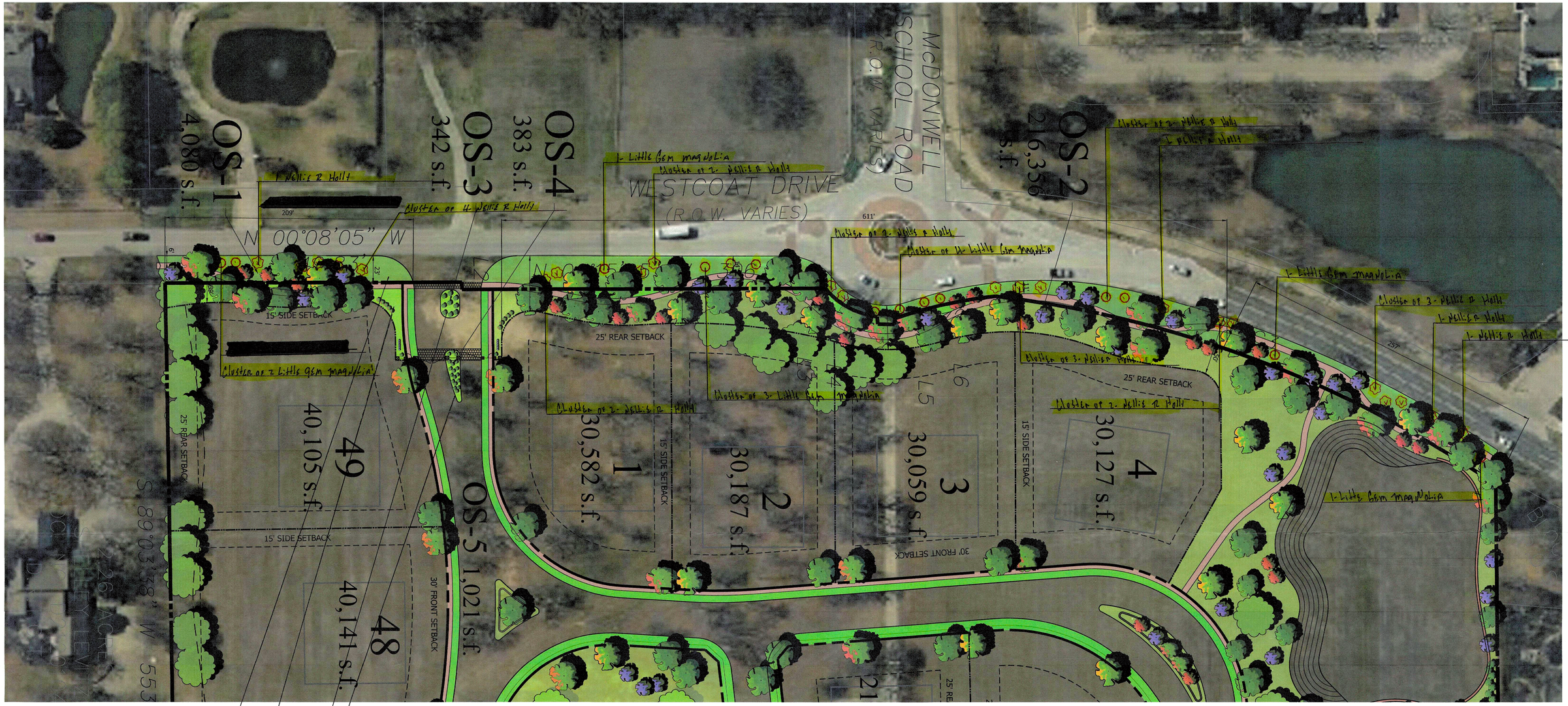
Frontage Landscape Screening

LANDSCA

4 SHADE
DRIVE



Colleyville, Tarrant County, Texas



Front Entry: Would FRAME UP Entry Sign with Low Specimen (Oak Leaf Holly) Bed in the Whole AREA Lining all beds Inside And out with Sawcut stone to match Wall Co with Combinations of Plant Material,
Dickson Holly
Anthony Water Spirea
Daylilies
Little Gem magnolia for Height
Cherry Dazzle Crape.
Color Pockets on each side

Inside Beds: Would Bed in Whole, AREA. Going with LOW SPECIMEN Against Wall to SOFTEN. Varieties OF Plants to Match Entry Beds

Medians: Would go With SPECIMEN TREES in middle LIKE AS East Palatka Patio Tree Color Pockets on EACH END OF median Beds of Plant Material, Mirrored Holly and Spirea Line with Sawcut stone.

Westcoat Drive Landscape Buffer - Landscape Specifications

SHADE TREES

SYMBOL	PLANT NAME	QUANTITY	SIZE	CONDITION / REMARKS
	Live Oak *Quercus virginiana*	18	3" CAL. / 14'-16' HT. / 10'-12' SPREAD	single trunk clear to 6'; b & b; matching growth
	Red Oak *Quercus shumardii*	13	3" CAL. / 14'-16' HT. / 10'-12' SPREAD	single trunk clear to 6'; b & b; matching growth
	Cedar Elm *Ulmus crassifolia*	11	3" CAL. / 14'-16' HT. / 10'-12' SPREAD	single trunk clear to 6'; b & b; matching growth

ORNAMENTAL TREES

SYMBOL	PLANT NAME	QUANTITY	SIZE	CONDITION / REMARKS
	Crape Myrtle *Lagerstroemia indica 'Red Rocket'*	15	30 Gal. / 8' HT. / 6' SPREAD	container grown; matching growth
	Chaste Tree *Vitex agnus-castus*	17	30 Gal. / 8' HT. / 6' SPREAD	container grown; matching growth

LANDSCAPE BUFFER

4 SHADE TREES, 3 ORNAMENTAL TREES PER 100 L.F. ALONG WESTCOAT DRIVE

Hat Creek DEVELOPMENT

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

14 NOV 22

1" = 40'

0 40' 80' 160'

Frontage Landscape Screening & Plantings

Greystone Manor

Colleyville, Tarrant County, Texas

SEASONAL Color

PATIO TREES, (With UP Lighting)

ANTHONY WATERER SPIREA

MICRON HOLLY

SAW CUT ROCK BORDERS TO MATCH FRONT WALL

SAW CUT ROCK BORDERS to MATCH FRONT WALL

MORNING LIGHT MISCANTHUS

MICRON HOLLY

ANTHONY WATERER SPIREA

LIVE OAK (With UP Lighting)

CHERRY DAZZLE CRAPE MYRTLE

EXISTING TREES

DWARF BURFORD HOLLY

MISCANTHUS GRASS

MICRON HOLLY

LITTLE GEM MAGNOLIA

CHERRY DAZZLE CRAPE

ROSE CREEK ABELIA

OAK LEAF HOLLY

ANTHONY WATERER SPIREA

OAK LEAF HOLLY to FRAME SIGN

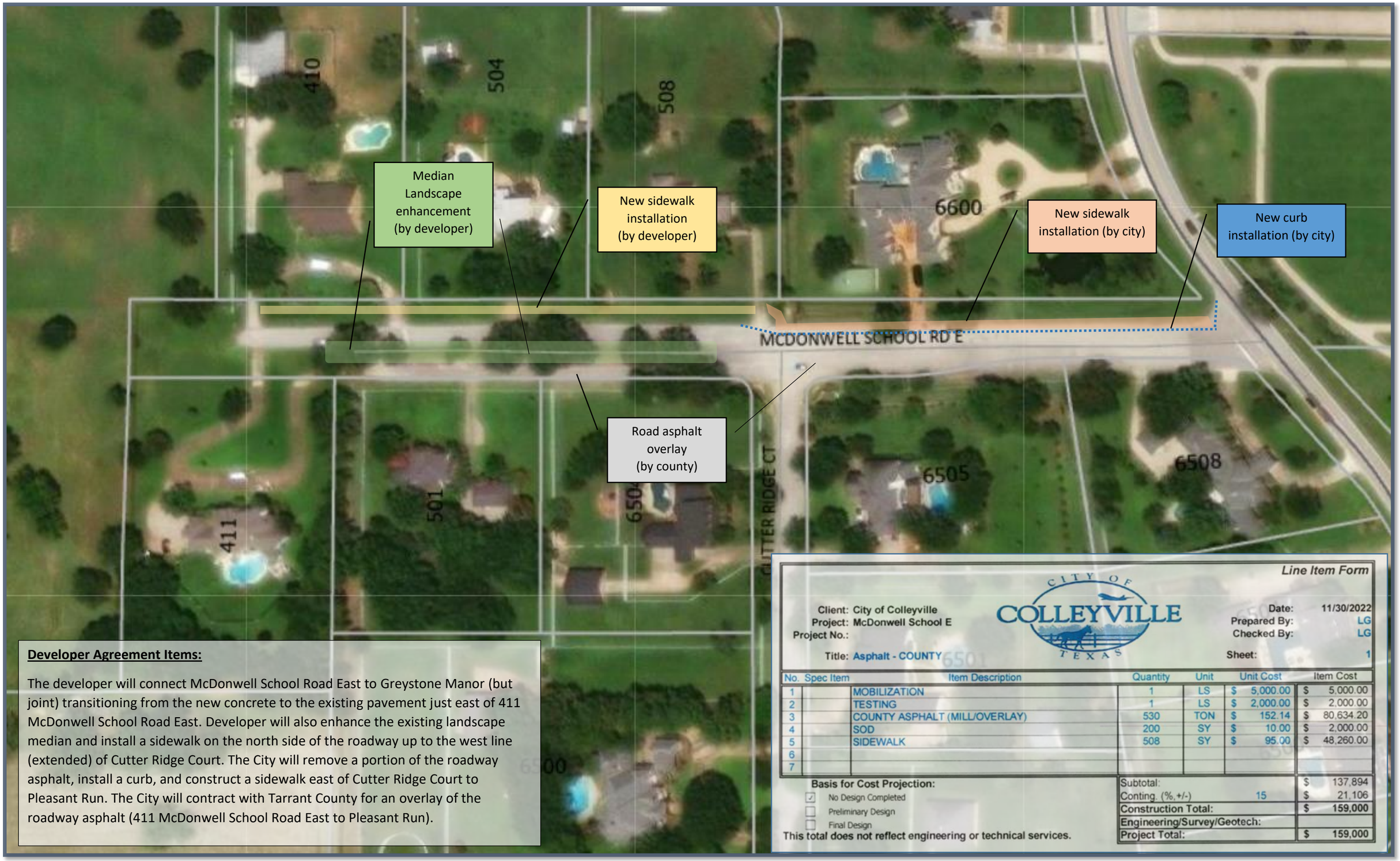
DAYLILIES

EXISTING TREES

H. IN SEASONAL COLOR

SAW CUT ROCK BORDERS

SAW CUT ROCK BORDERS to MATCH WALL



Developer Agreement Items:

The developer will connect McDonwell School Road East to Greystone Manor (but joint) transitioning from the new concrete to the existing pavement just east of 411 McDonwell School Road East. Developer will also enhance the existing landscape median and install a sidewalk on the north side of the roadway up to the west line (extended) of Cutter Ridge Court. The City will remove a portion of the roadway asphalt, install a curb, and construct a sidewalk east of Cutter Ridge Court to Pleasant Run. The City will contract with Tarrant County for an overlay of the roadway asphalt (411 McDonwell School Road East to Pleasant Run).

Line Item Form

CITY OF COLLEYVILLE TEXAS

Client: City of Colleyville
Project: McDonwell School E
Project No.:
Title: Asphalt - COUNTY

Date: 11/30/2022
Prepared By: LG
Checked By: LG
Sheet: 1

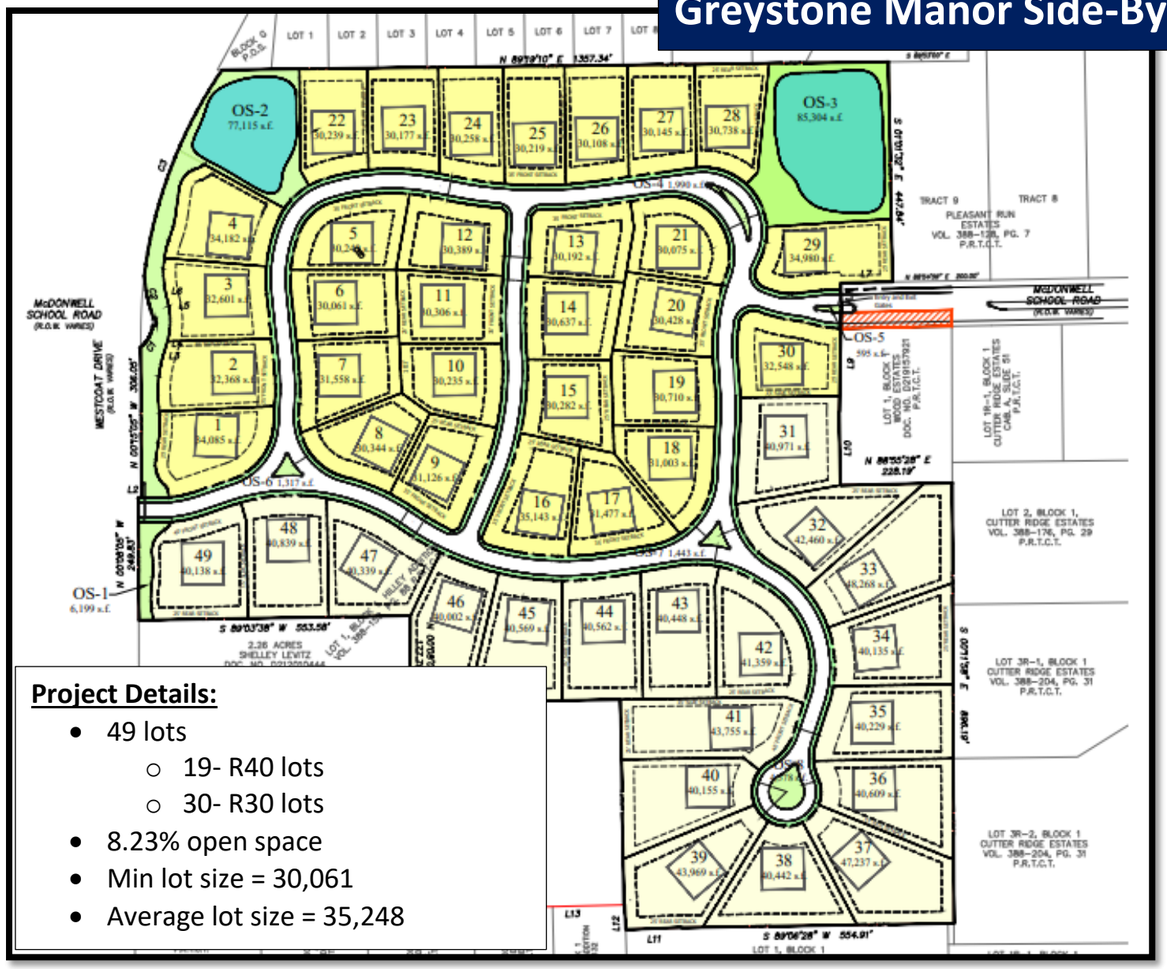
No.	Spec Item	Item Description	Quantity	Unit	Unit Cost	Item Cost
1		MOBILIZATION	1	LS	$ 5,000.00	$ 5,000.00
2		TESTING	1	LS	$ 2,000.00	$ 2,000.00
3		COUNTY ASPHALT (MILL/OVERLAY)	530	TON	$ 152.14	$ 80,634.20
4		SOD	200	SY	$ 10.00	$ 2,000.00
5		SIDEWALK	508	SY	$ 95.00	$ 48,260.00
6						
7						

Basis for Cost Projection:
- [x] No Design Completed
- [ ] Preliminary Design
- [ ] Final Design

This total does not reflect engineering or technical services.

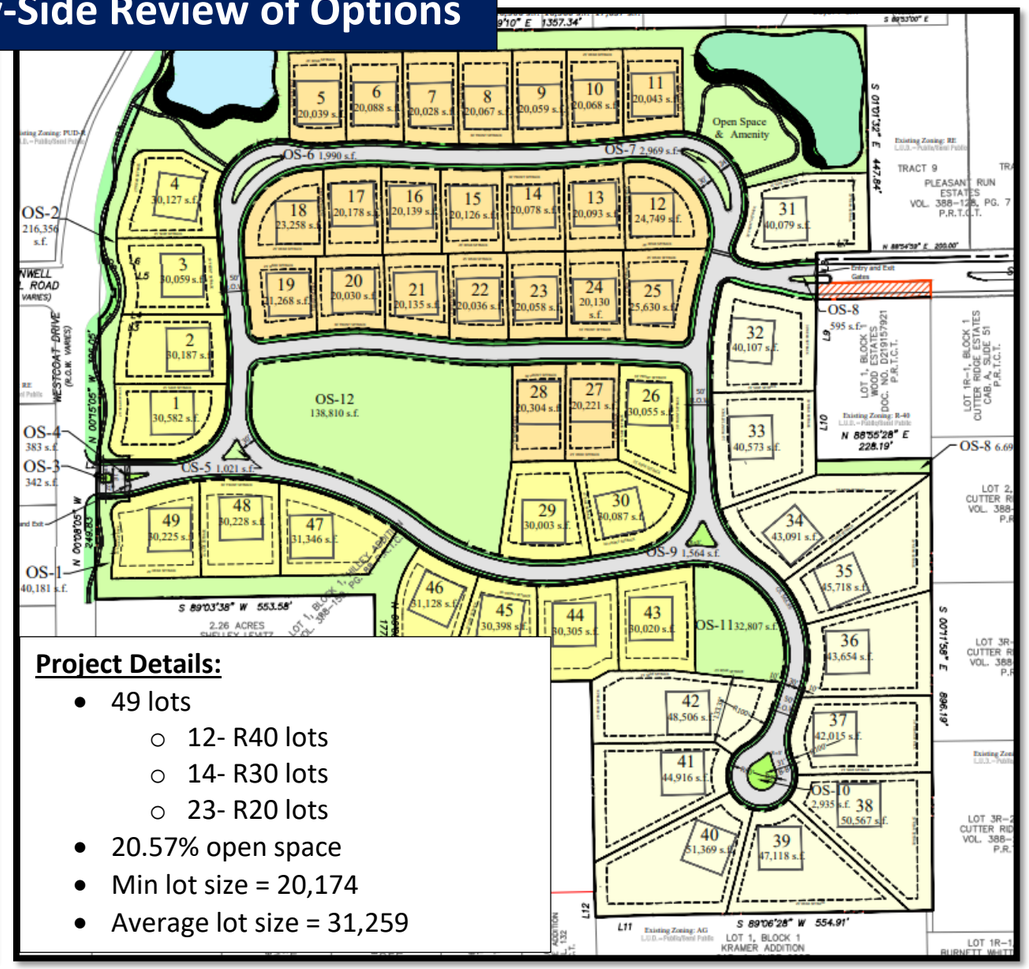
Subtotal:		$ 137,894
Conting. (%,+/-)	15	$ 21,106
Construction Total:		$ 159,000
Engineering/Survey/Geotech:		
Project Total:		$ 159,000

Greystone Manor Side-By-Side Review of Options



Project Details:

- 49 lots
  - 19- R40 lots
  - 30- R30 lots
- 8.23% open space
- Min lot size = 30,061
- Average lot size = 35,248



Project Details:

- 49 lots
  - 12- R40 lots
  - 14- R30 lots
  - 23- R20 lots
- 20.57% open space
- Min lot size = 20,174
- Average lot size = 31,259

Assessment of Options:

The larger lots and lack of any R20 in the "straight zoning" option (left) is supportive of the Council's desire to see larger lots within residential developments. Further, the minimum lot size and average lot size set a tone for similar requirements in future projects. Typically a PUD provides benefits in quality enhancements, but in this case the developer has agreed to a separate Developer's Agreement that requires specific subdivision perimeter and entryway landscaping, pedestrian connectivity and access, and roadway improvements. As such, the PUD provides little added benefit. The only difference is the percentage of open space which is located within a gated community with little or no benefit to the public at large.

Recommendation: The additional 12% of open space does not overwhelm the value of larger lots within the gated community, particularly given the added elements provided for with the Developer's Agreement. The Council vision is better served with larger lots incorporated into a straight zoning design.

J. S. Ground Engineering, LLC

November 18, 2022

Mr. Larry Wright, PE, CFM
City Engineer
City of Colleyville
100 Main Street, 2nd Floor
Colleyville, Texas 76034

RE: Review of Concept Drainage Plans for the Garrison Park (Greystone Manor) Subdivision

Dear Mr. Wright:

J.S. Ground Engineering (JSGE) has reviewed the preliminary drainage plans for the proposed Garrison Park Subdivision located near Westcoat Drive and McDonwell School Road. The plans and documents provided are labeled as Greystone Manor or Garrison Park; for this review they are the same property (approximately 52 acres).

The plans provided for our review include:

1. Garrison Park Preliminary Drainage Area Map (3 sheets total) numbered 1, 1 & 2 dated 10-28-22.
2. Detention Summary Greystone Manor Ponds A & B

The basis for this review was the Colleyville Land Development Code, Chapter 9, Subdivision Design & Public Facilities (rev. 4/9/21) and Chapter 14, Engineering Design Standards (rev. 12/16/14). The scope was limited to review of the stormwater runoff components.

Based on my review of the documents provided to me by the city, available online data, and my field observations, I believe the preliminary stormwater design for Garrison Park is in general conformance with the Colleyville Land Development Code.

The Garrison Park Preliminary Drainage plans provided were stamped for interim review and not final sealed engineering drawings. Based on the information provided on those plans', there may need to be coordination between the Garrison Park developer and the downstream subdivision Oakbrook Hills for preparation of detailed construction plans. This comment is based on preliminary design elevations from a concept plan. It does not diminish that the Preliminary Drainage Plans submitted are in general conformance with the Colleyville Land Development Code.

Respectfully,

J. S. Ground Engineering, LLC

Jeffrey S. Ground, PE, CFM, LEED AP
President

4108 Dundee Ct. * Colleyville, Texas 76034 * (817) 320-5330

JD/AL/BB Edits 11/29/22
Highlighted for Emphasis

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE GREYSTONE MANOR ADDITION

THE STATE OF TEXAS COUNTY OF TARRANT

THIS DECLARATION (herein so called) is made this _____ day of _____, 2022, by Greystone Manor Colleyville LLC (herein referred to as "Declarant").

WITNESSETH:

WHEREAS Declarant is the owner of the real property referred to in Article II hereof and described on Exhibit "A" attached hereto and made a part hereof for all purposes, and desires to create thereon a residential community including, but not limited to, residential lots, open spaces, landscaping, sprinkler system, streets, common lighting, fencing, drives, screening walls, and other common improvements for the benefit of the community; and

WHEREAS, Declarant desires to provide for, among other matters, the preservation of the values and amenities in said community and for the maintenance of said open spaces, landscaping, sprinkler systems, streets, common lighting, fencing, drives, screening walls, and any and all other common improvements; and, to this end, desires to subject the real property referred to in Article II, together with such additions as may hereafter be made thereto (as provided in Article II) to the covenants, conditions, restrictions, easements, charges and liens hereinafter set forth, each and all of which is and are for the benefit of said property and each and every owner of any part thereof,

NOW, THEREFORE, Declarant declares that the real property referred to in Article II, and such additions thereto as may hereafter be made pursuant to Article II hereof, is and shall be held, transferred, sold, conveyed and occupied only as expressly subject to the covenants, conditions, restrictions, easements, charges and liens (sometimes referred to as "Covenants and Restrictions") hereinafter set forth.

ARTICLE I DEFINITIONS

The following words when used in this Declaration or any Supplemental Declaration (Unless the context shall otherwise prohibit) shall have the following meanings:

(a) **"Architectural Control Committee"** or **"Committee"** shall mean and refer to the architectural control committee described in Article IV hereof.

(b) **"Lot"** shall mean and refer to any plot or tract of land shown upon any recorded Properties map(s) or plat(s) of the Properties, as amended from time to time, which is designated as a lot thereon and which is or will be improved with a residential dwelling.

(c) **"Owner"** shall mean and refer to every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is subject to this Declaration. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation.

(d) **"Properties"** shall mean and refer to the Properties subject to this Declaration as described on Exhibit "A" attached hereto.

ARTICLE II PROPERTY SUBJECT TO THIS DECLARATION

2.01 Existing Properties. The Properties which are, and shall be, held, transferred, sold, conveyed, and occupied subject to this Declaration are located in Colleyville, Tarrant County, Texas, and are more particularly described on Exhibit "A" attached hereto and incorporated herein by reference for all purposes.

2.02 Common Area. The designation of real property as a Common Area is determined by the plat and this Declaration, and not by the ownership of the property. This Declaration contemplates that the Association will eventually hold title to every common area capable of independent ownership by the Association. Declarant may install, construct, or authorize certain improvements on Common areas in connection with the initial development and the cost thereof is not a common expense of the Association. Thereafter, all costs attributable to Common Areas, including maintenance, property taxes, insurance, and enhancements, are automatically the responsibility of the Association, regardless of the nature of title to the common areas, unless this Declaration elsewhere provides for a different allocation for a specific common area.

2.03 Acceptance. By accepting an interest in or title to a lot, each owner is deemed (1) to accept the Common Area, and any improvement thereon, in its then-existing "as is" condition; (2) to acknowledge the authority of the Association, acting through its Board of Directors, for all decisions pertaining to the Common Area; (3) to acknowledge that transfer of a Common Area's title to the Association by or through the Declarant is a ministerial task that does not require acceptance by the Association; and (4) to acknowledge the continuity of maintenance of the Common Area, regardless of changes in the Association's Board of Directors or management.

2.04 Components. The Common Area consists of the following components on or adjacent to the Property, even if located on a lot or a public right-of-way:

(a) The land described in Exhibit A as Common Area and all improvements thereon.

(b) Any area shown on the plat as common area or an area to be maintained by the Association.

(c) the formal entrances to the Greystone Manor, including the signage, landscaping, electrical and water installations, planter boxes and fencing (if any);

(d) Any modification, replacement, or addition to any of the above-described areas and improvements. Personal property owned by the Association, such as books, and records, office equipment, and supplies.

2.05 Association Responsibility. The Association shall maintain and keep in good repair all improvements located on the Common Area property, including but not limited to, any paved or concrete walkways, irrigation, landscaping as well as any other improvement later made on any part of the Common Areas. The Association shall have the right but not the obligation, to maintain property not owned by the Association where the Board has determined that such maintenance would benefit all Owners. Except as otherwise provided herein, all costs associated with maintenance, repair and replacement of the Common Property, shall be a common expense to be allocated among the homes as part of the annual assessments.

ARTICLE III USE OF PROPERTIES AND LOTS; PROTECTIVE COVENANTS

3.01 Residential Purposes. Each Lot (including land and improvements) shall be used and occupied for single family residential purposes only. No Owner or other occupant shall use or occupy such Owner's Lot or permit the same or any part thereof to be used or occupied, for any purpose other than as a private single family detached residence for the Owner or such Owner's tenant and their families and domestic servants employed on the premises. As used herein the term "single family residential purposes" shall be deemed to prohibit specifically, but without limitation, the use of any Lot for a duplex, duplex apartment, garage apartment, or other apartment use, commercial or professional use.

3.02 Minimum Lot Area. No Lot shall be subdivided; provided, however, that Declarant shall have, and hereby reserves the right, at any time, or from time to time, upon the joinder and consent of the appropriate county and/or municipal authorities, and with the joinder and consent of the directly affected Owners to file a re-plat of the Plat to effect a re-subdivision or reconfiguration of any Lots then owned by Declarant, so long as such re-plat results in each re-subdivided Lot containing not less than the minimum lot size prescribed by the zoning ordinances of the City of Colleyville, Texas. Owners shall not unreasonably withhold or delay their joinder in or consent to the re-plat or amendments to the Plat. The privilege to re-plat Lots owned by Declarant reserved herein shall be exercisable only by the Declarant.

3.03 Minimum Floor Space. All floor areas referenced below are for air-conditioned floor areas, exclusive of porches, garages, patios, terraces, or breezeways attached to the main dwelling. Each dwelling constructed on any Lot shall contain a minimum of four thousand (4,000) square feet of heat and air-conditioned floor space.

3.04 Combining Lots. Any person owning two or more adjoining Lots may consolidate such Lots into a single building location for the purpose of constructing one (1) residential structure thereon (the plans and specifications therefore being approved as set forth in this Declaration) and such other improvements as are permitted herein; provided, however, any such consolidation must comply with the rules, ordinances and regulation of any governmental authority having jurisdiction over the Properties and the Owner seeking such consolidation shall be solely responsible for any and all costs and expenses of such consolidation, including, but not limited to the costs of re-platting, governmental fees, and fees for professional services whether incurred by such Owner, Declarant or the Committee. In the event of any such consolidation, the consolidated Lots shall be deemed to be a single Lot for purposes of applying the provisions of this Declaration; provided, however, such Owner shall continue to pay assessments on such Lots as if such Lots had not been consolidated and shall be entitled to one vote for each Lot (determined prior to such consolidation) owned by such Owner. Any such consolidation shall consider easements as shown and provided for on the Plat and any required abandonment or relocation of any such easements shall require the prior written approval of Declarant as well as the prior written approval of any utility company having the right to the use of such easements. Combining of portions of Lots into a single building site is prohibited.

3.05 Setback Requirements and Building Location. All front, side and rear setbacks must be approved by, and must meet the requirements of the city of Colleyville, the PUD Ordinance and the requirements of the Plat. The location of the main residence of each Lot and the facing of the main elevation with respect to the street shall be subject to the written approval of the ACC. No building or structure of any type shall be erected on any Lot nearer to the property lines indicated by the minimum building setback line on the Plat.

3.06 Height. No building or structure on any Lot shall exceed, in height, the maximum height allowed by the City of Colleyville, such height to be measured and determined in accordance with the method approved by the City of Colleyville. The height limitations imposed above shall not apply to chimneys and vent stacks, cupolas, or other architectural features that are not intended for occupancy or storage. Views are neither guaranteed, preserved, nor protected within Greystone Manor.

3.07 Driveways. Each Lot must be accessible to the adjoining street by a driveway suitable for such purposes and approved in writing as to design, materials, and location by the ACC before the residential structure located on such Lot may be occupied or used. All driveways, sidewalks, and parking areas shall be surfaced with concrete, stone, or pavestone. Any other finish must be approved in writing by the ACC.

3.08 Access. No driveways or roadways may be constructed on any Lot to provide access to any adjoining Lot except as expressly provided on the Plat, or otherwise approved in writing by the ACC.

3.09 Drainage. Neither the Declarant nor its successors or assigns shall be liable for any loss of, use of, or damage done to, any shrubbery, trees, flowers, improvements, fences, walks, sidewalks, driveways, or buildings of any type or the contents thereof on any Lot caused by any water levels, rising waters, or drainage water. After the residence to be constructed on a Lot has been substantially completed, the Lot will be graded so that surface water will flow to streets, private drainage systems, drainage easements, or Common Properties, and in conformity with the lot grading plan and the general drainage plans for the subdivision.

3.10 Retaining Walls. Wooden retaining walls are not permitted. Retaining walls shall be structurally engineered and designed walls, constructed of reinforced concrete, natural stone or engineered stone as established by the City of Colleyville and/or the ACC. The stone veneer shall be designed to match the exterior architecture of the residence on the Lot or shall be a random laid Millsap Stone to conform to any and all retaining walls and related materials installed by Declarant (the "Community Retaining Wall"). All retaining wall designs shall be subject to approval by the ACC. It shall be the intent of Declarant and the ACC to promote visual continuity in and around the Properties. No drains or conduits shall be located with or pass through any retaining wall without the prior written approval of the ACC.

If an Owner modifies or alters or causes or permits the modification or alteration of any Community Retaining Wall located on, at or adjacent to the property line of such Owner's Lot without the prior written approval of the Association or the ACC, such retaining wall shall no longer be included in the Community Retaining Walls maintained by the Association hereunder and such Owner shall be solely liable and responsible for the maintenance and repair of such retaining wall and any and all drainage conditions resulting therefrom.

3.11 Mailboxes and Address Plaques. In accordance with applicable regulations of the United States Postal Service, and in accordance with applicable regulations, there is to be a central mail kiosk. Each home shall have a designated mailbox within this central mailbox. The Association will be responsible for the normal expenses to maintain the central mailboxes. Should any damage be caused by negligence of an owner, the cost of repair will be the responsibility of the owner. Address plaques shall be attached to each Home prior to occupancy. All address plaques permanently fixed to a home shall be approved by the ACC.

3.12 Utilities. Each residence situated on a Lot shall be connected to the water and sewer lines as soon as practicable after same are available at the Lot line. No privy, cesspool, or septic tank shall be placed or maintained upon or in any Lot. However, portable toilets will be required during building construction and should be accessible by each individual construction site. The installation and use of any propane, butane, LP Gas, or other gas tank, bottle, or cylinder of any type (except portable gas grills), shall require the prior written approval of the ACC, and, if so approved, the ACC shall require that such tank, bottle, or cylinder be installed underground. Any control boxes, valves, connections, utility risers or refilling or refueling devices shall be completely landscaped with shrubbery so as to obscure their visibility from the streets within or adjoining the Properties or from any other Lot.

3.13 Construction Requirements

(a) The exterior surface of all residential dwellings shall be constructed of glass, fiber cement siding, stone, stone veneer, brick, brick veneer or other materials approved by the ACC. It is specifically required that the exterior wall area of each residence located within the Properties will have not less than eighty percent (80%) masonry coverage. To encourage the use of new products, this caveat will be reviewed on a regular basis by the ACC. No highly reflective finishes (other than glass, which may not be mirrored) shall be used on exterior surfaces (other than surfaces of hardware fixtures), including, without limitation, the exterior surfaces of any Improvements. Exterior paint and stain colors shall be subject to the written approval of the ACC.

(b) The pitch, color and composition of all roof materials must be approved in writing by the ACC. Roof vents and other penetrations shall be as unobtrusive as possible and must match the principal color of the roof unless approved in advance by the ACC.

Roof slopes for the main structure and garage shall have a minimum roof pitch of 8:12, unless otherwise approved by the ACC. This minimum roof pitch shall be used on all roofs except Tuscan, Mediterranean or Modern style homes which can have a minimum roof pitch of 4:12. Flat roofs shall be approved by the ACC when appropriate to the architectural style.

Roof materials allowed are concrete tile, clay tile, slate and standing seam metal or other similar materials if approved by the ACC. Materials should be appropriate to the design style of the home. Roofing materials must be submitted for approval prior to installation and labeled on all submitted elevations.

(c) No above ground-level swimming pools shall be installed on any Lot.

(d) All exterior construction of the primary residential structure, garage, porches and any other appurtenances or appendages of every kind and character on any Lot and all interior construction (including, but not limited to, all electrical outlets in place and functional, all shall be covered by paint, wallpaper, paneling, or the like, and all floors covered by wood, carpet, tile or other similar floor covering) shall be completed not later than eighteen (18) months following the commencement of construction. For the purposes hereof, the term “commencement of construction” shall be deemed to mean the date on which the foundation forms are set.

(e) No projections of any type shall be placed or permitted to remain above the roof of any residential building except for one or more chimneys and one or more vent stacks without the written permission of the ACC. Plumbing vents should be minimally visible from the street as determined by the ACC. If it must be visible to the street, then it should blend in color with the surface from which it projects.

(f) All windows must be wood, steel, or architectural aluminum and will be dictated by architectural style, to be reviewed and approved by the ACC. All window brands must be submitted to the ACC for approval prior to installation. Any exterior mullions or muttons must be architecturally appropriate for the style of window. Windows may not be reflective or darkly tinted glass. The ACC’s review and approval will not communicate compliance with the City’s PUD, zoning, or other ordinances, which shall be the responsibility of the Owner.

(g) All mechanical equipment and pool equipment shall be located away from the Street-side elevation and completely screened from view from either the Streets, Common Areas and/or open space areas. Screening may include landscaping provided the plant sizes are sufficient to provide seventy-five percent (75%) screening.

3.15 Erosion Control. The following restrictions shall apply to all construction activities at Greystone Manor. Periodic inspections by a representative of the ACC may take place in order to identify noncomplying construction activities. If items identified as not complying

with the regulations are not remedied in a timely manner, **fines will be levied at a rate of $100 per day.**

Silt fencing is to be installed to all applicable standards and is required to be maintained to protect the low sides of all disturbed areas, where storm water will flow during construction. The purpose of the silt fence is to capture the sediment from the runoff and to permit filtered, clean water to exit the site. The Owner should anticipate that built-up sediment will need to be removed from the silt fence after heavy or successive rains, and that any break in the fencing will need to be repaired or replaced immediately.

Failure to install and/or maintain erosion control measures may result in a $100 per day fine plus the costs of cleanup should the HOA be required to mitigate damage from sediment displaced from runoff.

3.16 Garages and Servants Quarters. Each residential dwelling erected on any Lot shall provide garage space for a minimum of three (3) conventional automobiles. The orientation of the opening into a garage (i.e., side-entry or front-entry) must be approved in advance by the ACC. (((garages should be rear or side loaded …. Garage doors facing public ROW shall be screened by berm, landscaping, or wing wall)))

All garage doors shall remain closed at all times, save and except for the temporary opening of same in connection with the ingress and egress of vehicles and the loading or placement and unloading, or removal of other items customarily kept or stored therein, when a person is in the garage or engaged in yard work, or there is another activity occurring on the Lot which is reasonably facilitated by an open garage door.

No garage shall ever be changed, altered, reconstructed, or otherwise converted for any purpose inconsistent with the garaging of automobiles. No carports shall be placed, erected, constructed, installed, or maintained on a Lot. All garages shall have the prior written consent of the ACC. Detached garages, Porte cocheres, servant's quarters, and storage rooms must be approved in writing by the ACC.

3.17 Landscaping. All plans for the landscaping of front yards and of side yards not enclosed by solid fencing, including alterations changes or additions thereto, shall be subject to the written approval of the ACC. Weather permitting, each Lot shall be fully landscaped within sixty (60) days after the occupancy of the residence constructed thereon. Each Lot Owner shall be responsible for maintaining his own landscaping in a healthy condition.

3.18 Fences. No fence, wall or hedge shall be erected, placed, or altered on any Lot without the prior written approval of the ACC and the design of and materials used in the construction of fences shall be subject to the prior written approval of the ACC.

All fencing in the Subdivision shall be constructed of 5 feet high, wrought-iron fencing using the ACC approved design. Privacy fencing will be allowed between individual lots. The ACC approved style is a 6-foot cedar, board on board style. Styles of privacy fencing will be approved by the ACC upon submittal. Individual drive gates must be approved in writing by the ACC.

3.19 Trash Receptacles and Collection.

(a) During construction on the Lot, each construction site shall be kept neat and shall be properly policed to prevent it from becoming an eyesore. No Lot shall be used for open storage of any materials whatsoever, except that new building materials used in the construction of improvements erected on any Lot may be placed upon such Lot at the time construction is commenced and may be maintained thereon for a reasonable time, so long as the construction progresses without unreasonable delay, until completion of the improvements, after which the materials shall either be removed from the

Lot or stored in a suitable enclosure on the Lot. Owners shall provide a container for debris and shall clean up all trash and debris on the construction site daily. Trash and debris shall be removed from each construction site on a timely basis. Lightweight material, packaging and other items shall be covered or weighted down to prevent the wind from blowing such materials off the construction site.

(b) The dumping or burning of trash is not permitted anywhere in Greystone Manor. No Lot shall be used or maintained as a dumping ground for garbage, trash, junk or other waste matter

(c) It is imperative that, when moving heavy equipment around, precautions be taken to prevent damage to pavement, curbs, and vegetation. Crawler tractors are not to be operated on paved or concrete surfaces. Mud, dirt and other construction debris that is tracked off site shall be cleaned on a daily basis.

(d) After occupying the completed home, an owner may place trash on the street curb abutting his Lot only on those days designated by the city as trash collection days, using receptacles designated by the city.

3.20 Exterior Lighting. No exterior lighting, including landscape lighting, shall be installed or maintained on any Lot without prior written approval of the ACC. Further, and notwithstanding such prior written approval, upon being given notice by the ACC that any exterior light is objectionable, the Owner of the Lot on which same is located will immediately remove said light or shield the same in such a way that it is no longer objectionable.

3.21 Window Coolers. No window or wall type air-conditioners or water coolers shall be permitted to be used, erected, placed or maintained on or in any residential building on any part of the Properties.

3. 22 Antennas Restrictions. No radio or television aerial wires or antennas shall be maintained on the outside of any building nor shall any free-standing antennas of any style be permitted. All radio or television aerial wires or antennas must be built within the main structure and must not be visible from outside of such structure. No satellite dish shall be permitted over 24” in diameter.

3.23 Solar Panels. Solar panels, installed on a roof, must be installed in a recess and all efforts shall be made to minimize the public view. If not installed on the roof, the solar panels must not be publicly viewed.

3.24 Temporary Structures and Vehicles. No temporary structure of any kind shall be erected or placed upon any Lot. No trailer, mobile, modular or prefabricated home, tent, shack, barn or any other structure or building, other than the residence to be built thereon, shall be placed on any Lot, either temporarily or permanently, and no residence, house, garage or other structure appurtenant thereto shall be moved upon any Lot from another location, except for a sale, pre-sale or construction trailer; provided, however, that ancillary storage buildings may be allowed at the sole discretion and approval of the ACC. In no event will ancillary storage buildings be allowed without the prior written consent of the ACC.

Declarant reserves the exclusive right to erect, place and maintain, such facilities in and upon the property as in its sole discretion may be necessary or convenient during the period of and in connection with the sale of Lots, construction and selling of residences and constructing other improvements on the Properties. Such facilities may include, but are not necessarily limited to, a temporary sales or construction office or model home during the period of and in connection with the construction and sales operations on the Properties, but in no event shall the Declarant have such right for a period more than permitted by the City of Colleyville, Texas.

~~Any truck, bus, boat, boat trailer, trailer, mobile home, camp mobile, camper or any vehicle other than a conventional automobile shall, if brought within the Properties, must be stored, placed, or parked within the garage of the appropriate Owner, or be screened from view by privacy fencing as described in item 3.18, and not to exceed a height of six (6) feet.~~

3.25 Parking. Any truck, bus, boat, boat trailer, trailer, mobile home, camp-mobile, camper, or any vehicle other than a conventional automobile shall, if brought within the Properties, must be stored, placed, or parked within the garage of the appropriate Owner, unless otherwise approved by the Committee.

All vehicles belonging to Owners must be parked overnight in the Owner's garage. All vehicles belonging to guests of Owners must be parked in the Owner's driveway for stays longer than 24 hours. Parking in driveways, behind the front building setback line, is permitted. In no case may the vehicles of Owners, or guests of Owners, be parked in the streets of the sub-division or within the improved yard of the Owners. Trucks with tonnage more than one half (1/2) ton shall not be permitted to park overnight on the streets, or driveways. No vehicle of any size which transports inflammatory explosive cargo may be parked or stored within the Property at any time.

Any truck, bus, boat, boat trailer, trailer, mobile home, camp-mobile, camper or any vehicle other than a conventional automobile belonging to Owners may be parked in the Owner's driveway or in the street in front of the Owner's house for the purpose of loading or unloading for a period of time not to exceed twenty-four (24) hours. On-street parking is restricted to approved deliveries, pick-up or short-time guests and invitees and shall be subject to such reasonable rules and regulations as shall be adopted by the Board of Directors.

3.26 Signs. No signs or flags shall be displayed to the public view on any Lot without the prior written approval of the ACC, with the following exceptions: (i) Declarant may erect and maintain a sign or signs for the construction, development, operation, promotion and sale of the Lots; (ii) Holiday or patriotic flags may be displayed by the Declarant or Owners; and (iii) Political signs not larger than four (4) square feet may be erected upon a Lot by the Owner of such Lot advocating the election of one or more political candidates or the sponsorship of a political party, issue or proposal, provided that such signs shall not be erected more than thirty (30) days in advance of the election to which they pertain and shall be removed with five (5) days after such election. Notwithstanding anything herein contained to the contrary, any and all signs, if allowed, shall comply with all sign standards of the City of Colleyville, Texas, as such standards may be applicable to the Properties.

3.27 Removal of Dirt. The digging of dirt or the removal of any dirt from any Lot is prohibited, except as necessary in conjunction with landscaping or construction of improvements thereon. Any dirt removed from a Lot shall be deposited in a location outside the subdivision. Minimum finished floor elevations established on the Plat shall be maintained.

3.28 Drilling and Mining Operations. No oil drilling, or development operations, oil refining, quarrying, or mining operations of any kind shall be permitted upon or in any Lot, nor shall oil wells, water wells, tanks, tunnels, mineral excavations, or shafts be permitted upon or in any Lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained, or permitted upon any Lot.

3.29 Offensive Activities. No noxious or offensive activity shall be conducted on any Lot nor shall anything be done thereon which is or may become an annoyance or nuisance to the other Owners. No animals, livestock or poultry of any kind shall be raised, bred or kept on any residential Lot, except dogs, cats or other household pets [not to exceed three (3) adult animals] may be kept, provided that they are not kept, bred or maintained for commercial purposes.

3.30 Swimming. No wading or swimming shall be allowed in any water feature or drainage way situated within the Properties.

3.31 Duty of Maintenance.

(a) Owners and occupants (including lessees) of any Lot shall, jointly and severally, have the duty and responsibility, at their sole cost and expense, to keep the Lot so owned or occupied, including buildings, improvements grounds or drainage easements or other rights-of-way appurtenant thereto, and vacant land, in a well-maintained, safe, clean, and attractive condition at all times. Such maintenance includes, but is not limited to, the following:

(i) Prompt removal of all Litter, trash, refuse and waste.

(ii) Lawn mowing on a regular basis.

(iii) Tree and shrub pruning.

(iv) Watering landscaped areas.

(v) Keeping exterior lighting and maintenance facilities in working order.

(vi) Keeping lawn and garden areas alive, free of weeds and attractive.

(vii) Keeping parking areas, driveways, curbs and roads in good repair.

(viii) Complying with all government health and police requirements.

(ix) Repair of exterior damages to improvements.

(x) Cleaning of landscaped areas lying between streets and Lot lines, unless such streets or landscaped areas are expressly designated to be Common Properties maintained by applicable governmental authorities; and

(xi) Repainting of improvements.

3.32 Playscapes and Sport Courts. No batting cages shall be erected, placed, or altered on any Lot without the prior approval of the ACC.

Sports courts, tennis courts, and playscapes or any similar recreational facilities may not be constructed on any Lot without the advance written approval of the ACC. The ACC may prohibit the installation of sports courts, tennis courts, playscapes or similar recreational facilities on any Lot.

Playscapes or any similar recreational facilities must comply with all the following requirements:

- Must be located where the equipment will have minimum impact on adjacent Lots and be screened from public view

- All playscapes or any similar recreational facilities equipment must be constructed to blend with the existing home by using materials like the residential structure.
- View of playscapes or any similar recreational facilities must be reduced from public streets and adjoining units whenever possible.
- Bright primary colors will not be permitted.
- Playscapes or any similar recreational facilities must not be located any closer to a property line than the established building setbacks.
- Trampolines, whether portable or non-portable, must be placed no closer than five feet (5') to any property line.
- Playscapes, playground equipment and trampolines are prohibited in the front yard.

If approved, portable playscapes, including but not limited to, non-permanent and/or inflatable slides, moon bounces, water parks and above ground inflatable pools or kiddy pools (collectively "Portable Playscapes") must be stored in a screened area, the rear of the Lot, or inside the garage when not in use. In no event, shall any Portable Playscapes be visible from or in the front of any Owner's Lot for any period exceeding twenty-four (24) consecutive hours.

3.33 Building Permits/ACC Approval. No Owner shall commence construction of any improvements on the Lot owned by such Owner until the plans and specifications for the improvements to be constructed have been approved by the ACC in accordance with this Declaration and the Owner has obtained a building permit from the appropriate governmental authorities allowing the construction of such improvements. **A fine of $500 per incident will be enforced when construction commences without proper ACC approvals.**

3.34 Common Areas. All Common Areas within the land are hereby restricted as follows: No light fixtures, athletic fields, athletic scoring posts, or any other structures, improvements or amenities shall be installed, constructed, or placed upon the Common Areas; save and except for the sprinkler systems and landscaping located upon such Common Areas as of the date hereof, except as approved in in writing by the ACC.

3.35 Lease Restrictions. A residence may be leased for a lease term of no less than one (1) year. All leases must be in writing and a copy of the lease delivered to the Board within ten (10) days after its execution. All tenants shall be bound by the Restrictions, but the lease of a residence does not discharge the Owner from compliance with any of the obligations and duties of the Owner. All leases shall refer to the Restrictions and the leasing Owner shall provide its tenants with a copy of this Declaration; however, all leases shall be subject to these Declarations and the other documents of the Association, regardless of whether the lease makes specific reference to them or whether the Owner delivers this Declaration to the tenant.

3.36 Outdoor Living Structures. Any outdoor living structure, like a pergola or arbor must be constructed to blend with the existing home by using materials like the residential structure. Only wood or shingle roofs are acceptable and there will be no cloth, canvas, or colored roofs. The approved standard stain color is a medium brown, and the outdoor structures must be maintained bi-annually. All such structures must have prior written approval by the ACC.

3.37 Lawn Furniture, Decorations, and Garden Maintenance Equipment. Lawn furniture, including swings/chairs/benches in good repair are allowed on front porches of the principal residential structure, but must be incorporated into a landscape theme if visible from other Lots.

Swings and or benches are not allowed on driveways/front lawns etc. unless specifically approved for placement by ACC.

Notwithstanding exterior holiday decorations, plastic lawn decorations and artificial plants are not permitted, including pink flamingos, animals, or other plastic designs/statues.

Lawn mowers, edgers, wheelbarrows, etc. may not be left out in view of other Lots except when in use. Bulk/bag material (mulch, topsoil, etc.) may not be left out in view for longer than ten (10) days.

Temporary or Permanent clotheslines are not allowed on any Lot. Sheds or outbuildings will not be permitted on any Lot adjacent to Greenbelt/Open Space Lots.

3.38 Exterior Holiday Decorations. Lights or decorations may be erected on the exterior of the principal residential structure in commemoration or celebration of publicly observed holidays provided that such lights or decorations do not unreasonably disturb the peaceful enjoyment of adjacent Owners. All lights and decorations must not be permanent fixtures of the principal residential structure without prior written approval of the ACC and shall be removed within thirty (30) days after the holiday has ended. Christmas decorations or lights may not be displayed prior to November 15.

3.39 Basketball Goals and Sporting Equipment. Basketball goals, or backboards, or any other similar sporting equipment of either a permanent or temporary nature shall not be placed on any Lot or street or where same would be visible from an adjoining street or Lot without the prior written consent of the ACC.

Permanent goals must meet the following criteria:

- The metal pole must be permanently mounted into the ground to the side of the driveway in a full upright position 25' back from the curb.
- The pole, backboard and net must be always maintained in good condition; and
- Poles may not be installed in front of the garage or facing into the street.

Portable goals will not be allowed unless the following criteria are met:

- The goal must be placed to the side of the driveway and installed to be flush with the ground and maintained at all times in a full upright position 25' back from the curb;
- The pole, backboard and net must be maintained in good condition at all times;
- Landscape barrier, such as small shrubs must screen the base of the goal; • Goals may not be rolled into the street or any other public right-of-way; and
- Goals may not be maintained in front of the garage or facing the street.

3.40 Fire-Suppression Systems. Per the City of Colleyville's building code and the development agreement for Greystone Manor, newly constructed homes will be required to be protected by a fire-suppression sprinkler system.

ARTICLE IV ARCHITECTURAL CONTROL COMMITTEE

4.01 Architectural Control Committee. If Declarant holds title to any of the Lots, the ACC, hereinafter called the "Committee", shall be composed of two (2) or more individuals selected and appointed by the Declarant. When Declarant no longer holds title to any of the Lots, the Committee shall be composed of such individuals selected by vote of the Owners, who shall have one (1) vote for each Lot owned. The Committee shall use its best efforts to promote and ensure a high level of quality,

harmony, and conformity throughout the Properties. The Committee shall function as the representative of the Owners for the purposes herein set forth as well as for all other purposes consistent with the creation and preservation of a first-class residential development.

A majority of the Committee may designate a representative to act for it. In the event of the death or resignation of any member of the Committee, the remaining members shall have full authority to designate and appoint a successor. No member of the Committee, nor their designated representative, shall be entitled to any compensation for services performed hereunder nor be liable for claims, causes or action or damages (except where occasioned by gross negligence or arbitrary and capricious conduct) arising out of services performed, actions taken or inaction in connection with any undertaking, responsibility, or activity hereunder or request for action hereunder. At any time, the Declarant may delegate and assign to the Owners all the Declarant's power and right to change the membership of the Committee, to withdraw or add powers and duties from or to the Committee, or to restore the powers and duties of the Committee. Such action by the Declarant shall be effective upon recordation of a written instrument properly reflecting same in the Office of the County Clerk of Tarrant County, Texas.

4.02 Architectural Approval. No building, structure, fence, wall or improvement of any kind or nature shall be erected, constructed, placed, altered, changed or modified on any Lot until the plot plan showing the location of such building, structure, paving or improvement, construction plans and specifications thereof and landscaping and grading plans therefore have been submitted to and approved in writing by the Committee as to: (i) location with respect to Lot lines; topography; finished grades elevation; effect of location and use on neighboring Lots and improvements situated thereon; and any drainage arrangement, (ii) conformity and harmony of external design, color, texture, type and appearance of exterior surfaces and landscaping with existing structures and existing landscaping, (iii) quality of workmanship and materials; adequacy of the site dimensions; adequacy of structural design; proper facing of main elevation with respect to nearby streets; and (iv) the other standards set forth within this Declaration (and any amendments hereto) or as may be set forth in bulletins promulgated by the Committee. The committee is authorized to request the submission of samples of proposed construction materials or colors of proposed exterior surfaces. If Declarant holds title to any of the Lots, the Committee shall also approve, in writing, the individual or entity that will construct the single-family residence on any such Lot.

Final plans, specifications and an ACC Application Form shall be submitted to the Committee for approval or disapproval. When the plans and specifications meet the approval of the Committee, one complete set of plans and specifications will be retained by the Committee and the ACC Application will be marked "Approved" and returned to the Owner. If found not to follow these Covenants and Restrictions, the ACC Application shall be returned marked "Disapproved", accompanied by a reasonable statement of items found not to comply with these Covenants and Restrictions. Any modification or change to the approved set of plans and specifications which materially affects items (i) through (iv) of the preceding paragraph must again be submitted to the Committee for its inspection and approval. The Committee's approval or disapproval as required herein shall be in writing. If the Committee or its designated representative fails to approve or disapprove such plans and specifications within thirty (30) days after they have been submitted, then Committee approval shall be presumed.

The Committee is authorized and empowered to consider and review all aspects of dwelling construction, construction of other improvements and location, quality, and quantity of landscaping on the Lots, and may disapprove aspects thereof which may, in the reasonable opinion of the Committee, adversely affect the living enjoyment of one or more Owner (s) or the general value of the Properties. As an example, and not by way of limitation, the Committee may impose limits upon the location of window areas of one residential dwelling which would overlook the enclosed patio area of an adjacent residential dwelling. Also, the Committee is permitted to consider technological advances in design and materials and such comparable or alternative techniques, methods or materials may or may not be permitted, in accordance with the reasonable opinion of the Committee. The committee may, from time to time, publish and

promulgate architectural standards bulletins which shall be fair, reasonable, and uniformly applied and shall carry forward the spirit and intention of this Declaration. Such bulletins shall supplement these Covenants and Restrictions and are incorporated herein by reference. The Committee shall have the authority to make final decisions in interpreting the general intent, effect and purpose of these Covenants and Restrictions.

It is the intent of Declarant that these Covenants and Restrictions and any bulletins issued by the Committee promote harmonious design throughout the Properties. However, approval of the plans and specifications by the Committee and compliance with the bulletins issued by the Committee does not ensure compliance with the building code and other restrictions imposed by the applicable governmental authorities nor does it insure backyard privacy. **The ACC shall bear no responsibility for ensuring plans submitted to the ACC comply with Applicable Law. It is the responsibility of the Owner to secure any required governmental approvals prior to construction on such Owner's Lot.**

4.03 Nonconforming and Unapproved Improvements. The Declarant may require any Owner to restore such Owner's improvements to the condition existing prior to the construction thereof (including, without limitation, the demolition and removal of any unapproved improvement) if such improvements were commenced or constructed in violation of this Declaration. In addition, the Declarant may, but has no obligation to do so, cause such restoration, demolition and removal and levy the amount of the cost thereof as a special individual assessment against the Lot upon which such improvements were commenced or constructed.

4.04 No Liability. Neither Declarant, the Committee, nor the officers, directors, members, employees, and agents of any of them, shall be liable in damages to anyone submitting plans and specifications to any of them for approval, or to any Owner by reason of mistake in judgment, negligence, or nonfeasance arising out of or in connection with the approval or disapproval or failure to approve or disapprove any such plans or specifications. Every person who submits plans or specifications and every Owner agrees that he will not bring any action or suit against Declarant, the Committee, or the officers, directors, members, employees or agents of any of them, to recover any such damages and hereby releases and quitclaims all claims, demands and causes of action arising out of or in connection with any judgment, negligence or nonfeasance and hereby waives the provisions of any law which provides that a general release does not extend to claims, demands and causes of action not known at the time the release is given. Plans and specifications are not approved for engineering or structural design or adequacy of materials, and by approving such plans and specifications neither the Committee, the members of the Committee, nor the Declarant assumes liability or responsibility therefore, nor for any defect in any structure constructed from such plans and specifications.

ARTICLE V EASEMENTS

5.01 General. The rights and duties of the Owners with respect to sanitary sewer, water, electricity, natural gas, telephone and cable television lines and drainage facilities shall be governed by the following:

(a) Wherever (i) sanitary sewer or water service connections, (ii) natural gas, electricity, telephone or cable television lines, or (iii) drainage facilities are installed within the Properties, which connections, lines or facilities or any portion thereof lie in or upon Lots owned by any party other than the Owner of a Lot served by said connections, lines or facilities, such Owners of Lots served shall have the right and are hereby granted an easement to the full extent necessary therefore, to enter upon the Lots within or upon which said connections, line or facilities or any portion thereof lie to repair, replace and generally maintain said connections, lines or facilities as and when the same may be necessary.

(b) Wherever (i) sanitary sewer or water service connections, (ii) natural gas, electricity, telephone, or cable television lines, or (iii) drainage facilities are installed within the Properties, which connections, lines or facilities serve more than one Lot, the Owner of each Lot served by said connections, lines or

facilities shall be entitled to the full use and enjoyment of such portions of said connections, lines or facilities which service such Owner's Lot.

5.02 Reservation of Easements. Easements over the Lots and Properties for the installation and maintenance of electric, telephone, cable television, water, gas and sanitary sewer lines and drainage facilities are hereby reserved by the Declarant together with the right to grant and transfer same.

5.03 Surface Areas of Utility Easements. Easements for installation and maintenance of utilities are reserved as shown and provided for on the Plat. Underground electric, storm sewer, sanitary sewer, water natural gas and telephone service shall be available to all Lots in the subdivision. Easements for the underground service may be crossed by driveways, walkways, patios, brick walls and fences, provided the Declarant or builder makes prior arrangements with the utility companies furnishing electric, storm sewer, sanitary sewer, water, natural gas and telephone service and provides and installs any necessary conduit of approved type and size under such driveways, walkways, patios, brick walls or fences prior to construction thereof. Such easements for the Underground service shall be kept clear of all other improvements, and neither the grantee nor any utility company using the easements shall be liable for any damage done by either of them or their assigns, their agents, employees or servants, to shrubbery, trees, flowers or other improvements (other than for damages caused in crossing driveways, walkways, patios, brick walls or fences, providing conduit has been installed as outlined above) of the Owner located on the Lot covered by said easements. In addition, the utility easements shall not be used as alleyways.

5.04 Emergency and Service Vehicles. An easement is hereby granted to all police, fire protection, ambulance and other emergency vehicles and other service vehicles to enter upon the Properties, including but not limited to private drives, in the performance of their duties.

5.05 Universal Easement. The Owner of each Lot (including Declarant so long as Declarant is the Owner of any Lot) is hereby granted an easement not to exceed one (1) foot in width over all adjoining Lots and Properties for the purpose of accommodating any encroachment due to engineering errors, errors in original construction, settlement or shifting of the building, or any other cause. There shall be easements for the maintenance of said encroachment, settling or shifting; provided, however, than in no event shall an easement for encroachment be created in favor of an Owner or Owners if said encroachment occurred due to willful misconduct of said Owner or Owners. Each of the easements hereinabove referred to shall be deemed to be established upon the recordation of the Declarant and shall be appurtenant to the Lot being serviced and shall pass with each conveyance of said Lot.

ARTICLE VI GENERAL PROVISIONS

6.01 Duration. The Covenants and Restrictions of this Declaration shall run with and bind the land subject to this Declarant, and shall inure to the benefit of and be enforceable by the Declarant and/or any Owner, their respective legal representatives, heirs, successors and assigns, for a term of thirty-five (35) years from the date that this Declaration is recorded in the Office of the County Clerk of Tarrant County, Texas, after which time these Covenants and Restrictions shall be automatically extended for successive periods of ten (10) years unless an instrument signed by the Owners of eighty percent (80%) of the Lots in the subdivision has been recorded in the Office of the County Clerk of Tarrant County, Texas, agreeing to abolish or terminate these Covenants and Restrictions, provided, however, that no such agreements to abolish shall be effective unless made and recorded one (1) year in advance of the effective date of such abolishment.

6.02 Amendments. This Declaration may be amended, modified and/or changed as follows:

(a) During the time Declarant holds title to 50% of more of the Lots, the Declarant may amend or change this Declaration in any manner deemed necessary or appropriate by the Declarant.

(b) During the time Declarant holds title to less than 50% of the Lots, the Declarant may amend or change this Declaration with the consent of at least 50% of Owners other than Declarant then owning Lots.

(c) In all other situations, this Declaration may be amended or changed upon the express written consent of at least seventy percent (70%) of the Owners of the Lots.

Any and all amendments to this Declaration shall be recorded in the Office of the County Clerk of Tarrant County, Texas. The Declarant may execute and record amendments to this Declaration without such consent or approval if the amendment is for the purpose of correcting technical or typographical errors or for clarification only.

6.03 Enforcement. Enforcement of these Covenants and Restrictions shall be by any proceeding at law or in equity against any person or persons violating or attempting to violate them, or to recover damages or to enforce any lien created by these Covenants and Restrictions; and failure by the Declarant or any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter. **Violations of Rules, Restrictions or Guidelines may result in a fine up to $50/day.**

6.04 Severability. Invalidation of any one of these Covenants and Restrictions by judgment or court order shall in no wise affect any other provision of this Declaration or the remainder of these Covenants and Restriction which shall remain in full force and effect.

6.05 Headings. The headings contained in this Declaration are for reference purposes only and shall not in any way affect the meaning or interpretation of this Declaration.

6.06 Notices to Owners. Any notice required to be given to any Owner under the provisions of this Declaration shall be deemed to have been properly delivered when deposited in the United States mail, postage prepaid, addressed to the last known address of the person at the time of such mailing.

6.07 Termination of and Responsibility of Declarant. If Declarant shall convey all of its right, title and interest in and to the subdivision and assign all its rights, benefits and obligations as Declarant hereunder to any partnership, individual or individuals, corporation or corporations, then and in such event Declarant shall be relieved of the performance of any further duty or obligation hereunder, and such partnership, individual or individuals, corporation or corporations, shall be obligated to perform all such duties and obligations of the Declarant.

6.08 Insurance. The Association shall provide general liability coverage for the common areas and amenities, as well as fiduciary insurance coverage for the members of the ACC and the Board of Directors.

ARTICLE VII MEMBERSHIP AND VOTING RIGHTS IN THE ASSOCIATION

7.01 Membership. Every Owner of a Lot shall automatically be a Member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to this Declaration.

7.02 Voting.

(a) Members shall be entitled to one (1) vote for each Lot in which they hold the interest required for membership. When more than one person holds such interest or interests in any Lot, all such persons shall be Members, and the vote for such Lot shall be exercised as they, among themselves, determine, but in no event shall more than one vote be cast with respect to any such Lot.

(b) Notwithstanding the voting rights within the Association, until the Declarant no longer owns record title to any Lot or the tenth (10^{th}) anniversary of the date this Declaration was recorded in the Office of the County Clerk for Tarrant County, Texas whichever occurs first in time, the Association shall take no action with respect to any matter whatsoever without the prior written consent of the Declarant.

(c) Owners of exempt Properties, such as all Properties dedicated and accepted by the local public authority and devoted to public use, shall be Members but shall not have voting rights.

7.03 Quorum, Notice and Voting Requirements.

(a) Subject to the Provisions of Paragraph (c), of this Section, any action taken at a meeting of the Members shall require the assent of the majority of all of the votes of those who are voting in person or by proxy at a meeting duly called, written notice of which shall be given to all Members not less than ten (10) days nor more than fifty (50) days in advance.

(b) The quorum required for any action referred to in Paragraph (a) of this Section shall be the presence at the initial meeting of Members entitled to cast or of proxies entitled to cast, a majority of the votes of all Members shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Bylaws or this Declaration. If the required quorum is not present or represented at the meeting, one additional meeting may be called, subject to the notice requirements herein set forth, and the required quorum at such second meeting shall be one-half (1/2) of the required quorum at the preceding meeting; provided, however, that no such second meeting shall be held more than sixty (60) days following the first meeting.

(c) As an alternative to the procedure set forth above, any action referred to in Paragraph (a) of this Section may be taken without a meeting if a consent in writing approving of the action to be taken, shall be signed by all Members.

(d) Except as otherwise specifically set forth in this Declaration, notice, voting and quorum requirements for all actions to be taken by the Association shall be consistent with its Articles of Incorporation and bylaws, as same may be amended from time to time.

(e) During the period of time that the Association is unincorporated, the Declarant shall have the sole right and option to prescribe reasonable procedures for the meetings (if any) of the Members; provided, however, that prior to incorporation, without the written approval of the Declarant, no Member (other than Declarant) shall have a right to vote on any matter, or to call any meetings of the Members of the Association. Except as specifically set forth in this Declaration, notice, voting and quorum requirements for all action to be taken by the Association (as an incorporated entity) shall be consistent with its Articles of Incorporation and Bylaws, as same may be amended from time to time.

ARTICLE VIII COVENANTS AND ASSESSMENTS

8.01 Creation of the Lien and Personal Obligation of Assessments. Declarant, for each Lot owned by it, hereby covenants and agrees, and each purchaser of any Lot by acceptance of a deed or other conveyance document creating in such Owner the interest required to be deemed an Owner, whether or not it shall be so expressed in any such deed or other conveyance document, shall be deemed to covenant and agree (and such covenant and agreement shall be deemed to constitute a

portion of the consideration and purchase money for the acquisition of the Lot), to pay the Association (or to an entity or collection agency designated by the Association): (1) annual maintenance assessments or charges (as specified in Section 8.04 hereof), such assessments to be fixed, established and collected from time to time as herein provided; (2) special assessments for capital improvements and other purposes (as specified in Section 8.05 hereof, such assessments to be fixed, established and collected from time to time as hereinafter provided; and (3) individual special assessments levied against one or more Owners to reimburse the Association for extra costs for maintenance and repairs caused by the willful or negligent acts or omissions of such Owner or Owners, his tenants (if applicable) and their respective family, agents, guests and invitees, and not caused by ordinary wear and tear (as specified in Section 8.05 hereof), all of such assessments to be fixed, established and collected from time to time as hereinafter provided. The annual maintenance, special capital, and special individual assessments described in this Section 8.01 (hereinafter, the "Assessment" of the Assessments", together with interest thereon, attorneys' fees, court costs and other costs of collection thereof, as herein provided, shall be a charge on the land and shall be a continuing lien upon each Lot against which any such Assessment is made. Each such Assessment, together with interest thereon, attorneys' fees, court costs, and other costs of collection thereof shall also be the continuing personal obligation of the Owner of such Lot at the time when the assessment becomes due. Further, no Owner may exempt himself from liability for such Assessments or waive or otherwise escape liability for the Assessments by non-use of the Common Properties or abandonment of his Lot. Existing obligations of an Owner to pay assessments and other costs and charges shall not pass to bona fide first lien mortgagees which become Owners by reason of foreclosure proceedings or in action at law subsequent to the date the Assessment was due; provided; however, any such foreclosure proceeding or action at law shall not relieve such new Owner of such Lot from liability for the amount of any Assessment thereafter becoming due nor from the lien securing the payment of any subsequent Assessment.

8.02 Purpose of Assessments. The Assessments levied by the Association shall be used for (i) the purpose of promoting the recreation, comfort, health, safety and welfare of the Members and/or the residents of the Properties; (ii) maintaining the Common Properties; (iii) enhancing the quality of life in the Properties and the value of the Properties; (iv) improving and maintaining the common Properties, the Properties, services, improvements and facilities devoted to or directly related to the use and enjoyment of the Common Properties, including, but not limited to, the payment of taxes on the Common Properties and insurance in connection therewith and the repair, replacement and additions thereto; (v) paying the cost of labor, equipment (including the expense of leasing any equipment) and materials required for, and management and supervision of, the Common Properties; (vi) carrying out the powers and duties of the board of Directors of the Association as set forth in this Declaration and the Bylaws of the Association; (vii) carrying out the powers and duties relating to the ACC, after Declarant has delegated or assigned such powers and duties to the Association, (ix) enforcing this Declaration and paying legal fees and other costs associated with enforcement of this Declaration.

8.03 Improvement and Maintenance of the Common Properties Prior to Assessments. Initially, the improvement of the Common Properties shall be the responsibility of the Declarant and shall be undertaken by Declarant at its sole cost and expense with no right to reimbursement from the Association. After the initial improvements to the Common Properties are substantially completed and until the date of the Assessments formally commence, the Declarant, on behalf of the Association, shall have the responsibility and duty (but with right of reimbursement once Assessments begin) of maintaining the common Properties, Including, but not limited to, the payment of taxes on and insurance in connection with the common Properties and the cost of repairs, replacements and additions thereto, and for paying the cost of labor, equipment (including the expense of leasing any equipment) and materials required for, and management and supervision of, the Common Properties.

8.04 Annual Maintenance Assessments.

(a) The Board of Directors shall determine the amount of the annual maintenance assessments for each year, which assessment may include a reserve fund for working capital and for maintenance, repairs and replacements of the common Properties.

(b) Subject to the provisions of Section 8.04(c) hereof, the rate of annual maintenance assessments may be increased by the board. The Board may, after consideration of current maintenance, operational and other costs and the future needs of the Association, fix the annual maintenance assessments for any year at a lesser amount than that of the previous year.

(c) An increase in the rate of the annual maintenance assessments as authorized by Section 8. 04(b) hereof in excess of ten percent of the preceding year's annual maintenance assessments must be approved by the Members in accordance with Section 7.03 hereof.

(d) Annual maintenance assessments shall be paid annually on a calendar year basis. Not later than thirty (30) days prior to the beginning of each fiscal year of the Association, the Board shall (i) estimate the total common expenses to be incurred by the Association for the forthcoming fiscal year, (ii) determine, in a manner consistent with the terms and provisions of this Declaration, the amount of the annual maintenance assessments to be paid by each Member and (iii) establish the date of commencement of the annual maintenance assessments. Written notice of the annual maintenance assessments to be paid by each Member and the date of commencement thereof shall be sent to every Member, but only to one (1) joint Owner. Each Member shall thereafter pay to the Association his annual maintenance assessment in such manner as determined by the Board of Directors.

8.05 Special Care Assessments and Special Individual Assessments.

(a) In addition to the annual maintenance assessments authorized in Section 8.04 hereof, the Board of Directors of the Association may levy in any calendar assessment year a special capital assessment for the purpose of (i) defraying, in whole or in part, the cost of any construction or reconstruction, repair or replacement of improvements upon the Properties or Common Properties, including the necessary fixtures and personal property related thereto (ii) maintaining portions of the Common Properties and improvements thereon, or (iii) carrying out other purposes of the Association; provided, however, that any such special capital assessment levied by the Association shall have the approval of the Members in accordance with Section 7.03 hereof. Any special capital assessment levied by the Association shall be paid by the Members directly to the Association on such date or dates as determined by the Board of Directors. All such amounts collected by the Association may only be used for the purposes set forth in this Section 8.05 and shall be deposited by the Board of Directors in a separate bank account to be held in trust for such purpose. These funds shall not be commingled with any other funds of the Association.

(b) The Board of Directors of the Association may levy special individual assessments against one or more Owners for (I) reimbursement to the Association of the costs for repairs to the Properties or Common Properties and improvements thereto occasioned by the willful or negligent acts of such owner or Owners and not ordinary wear and tear; or (ii) for payment of fines, penalties or other charges imposed against an Owner or Owners relative to such Owner's failures to comply with the terms and provisions of this Declaration the Bylaws of the Association or any rules or regulation promulgated hereunder. Any special individual assessment levied by the Association shall be paid by the Owner or Owners directly to the Association. All amounts collected by the Association as special individual assessments under this Section 8.05 shall belong to and remain with the Association.

(c) **Capital Reserve/Improvement Contribution**. Upon sale of record title to a Lot by an owner other than the Declarant or a Builder, a contribution of $250.00 shall be made by or on behalf of such Owner to the "Capital Reserve/Improvement Fund" (herein so called) of the Association. This amount is not refundable, shall be in addition to, not in lieu of the Maintenance Assessment levied on the Lot, and shall not be considered an advance payment of any portion thereof. This amount shall be deposited into escrow and disbursed therefrom to the Association or to the Declarant if the Association is not yet established and shall be used for capital improvements made by the Association pursuant to the terms of this Declaration and the Association Documents. Such amount shall be reviewed yearly and may be increased; however, the increase is restricted to 10% over the previous year.

8.06 Date of Commencement of Assessments; Due Dates; No Offsets. The annual maintenance assessments provided for herein shall commence on the date fixed by the Board of Directors of the Association to be the date of commencement and, except as hereinafter provided, shall be payable annually, in advance, on the first day of each payment period thereafter, and as the Board of Directors shall direct. The first annual maintenance assessment shall be made for the balance of the calendar year in which it is levied. The amount of the annual maintenance assessment which may be levied for the balance remaining in the first year of assessment shall be an amount which bears the same relationship to the annual maintenance assessment provided for in Section 8.04 hereof as the remaining number of months in that year bears to twelve; provided, however, that if the date of commencement falls on other than the first day of a month, annual maintenance assessment for such month shall be prorated by the number of days remaining in the month. All assessments shall be payable in the amount specified by the Association and no offsets against such amount shall be permitted for any reason.

8.07 Duties of the Board of Directors with Respect to Assessments.

(a) The Board of Directors of the Association shall fix the date of commencement and the amount of the annual maintenance assessment against each Lot for each assessment period at least thirty (30) days in advance of such date or period and shall, at that time, prepare a roster of the Lots and assessments applicable thereto which shall be kept in the office of the Association and shall be open to inspection by any Owner.

(b) Written notice of all assessments shall be delivered or mailed to every Owner subject thereto. Such notice shall be sent to each owner at the last address provided by each Owner, in writing, to the Association.

(c) The omission of the Board of Directors to fix the assessments within the time period set forth above for any year shall not be deemed a waiver or modification in any respect of the provisions of this Declaration, or a release of any Owner from the obligation to pay the assessments, or any installment thereof for that or any subsequent year, but the assessment fixed for the preceding year shall continue until a new assessment is fixed.

8.08 Non-Payment of Assessment.

(a) Delinquency. Any assessment, or installment thereof, which is not paid in full when due shall be delinquent on the day following the due date (herein, "delinquency date") as specified in the notice of such Assessment. The Association shall have the right to reject partial payment of an Assessment and demand full payment thereof. If any Assessment or part thereof is not paid within ten (10) days after the delinquency date,

the unpaid amount of such Assessment shall bear interest form and after the delinquency date until paid at a rate equal to the lesser of (I) eighteen percent (18%) per annum or (ii) the maximum lawful rate.

(b) Lien. The unpaid amount of any Assessment not paid by the delinquency date shall, together with the interest thereon as provided in Section 5.09(a) hereof and the cost of collection thereof, including reasonable attorney's fees, become a continuing lien and charge on the Lot of the non-paying Owner, which shall bind such Lot in the hands of the Owner, and his heirs, executors, administrators, devisees, personal representatives, successors, and assigns. The lien shall be superior to all other liens and charges against the Lot, except only for tax liens and the lien of any bona fide first mortgage or first deed of trust now or hereafter placed upon such Lot. A subsequent sale or assignment of the Lot shall not relieve the Owner from liability for any Assessment made prior to the date of sale or assignment and thereafter becoming due nor from the lien of any such Assessment. The Board shall have the power to subordinate the lien securing the payment of any Assessment rendered by the Association to any other lien. Such power shall be entirely discretionary with the Board. As hereinbefore stated, the personal obligation of the Owner incurred at the time of such Assessment to pay such Assessment shall remain the personal obligation of such Owner and shall not pass to such Owner's successors in title unless expressly assumed by them in writing. Liens for unpaid Assessments shall not be affected by any sale or assignment of a Lot and shall continue in full force and effect. No Owner may exempt himself from liability for such assessment or waive or otherwise escape liability for the Assessments by non-use of the Common Properties or abandonment of his Lot. To evidence any lien, the Association shall prepare a written notice of lien setting forth the amount of the unpaid indebtedness, the name of the Owner of the Lot covered by such lien and a description of the Lot covered by such lien. Such notice shall be executed by one of the officers of the Association and shall be recorded in the Office of the County Clerk of Tarrant County, Texas.

(c) Remedies. The lien securing the payment of the Assessments shall attach to the Lot belonging to such non-paying Owner with the priority set forth in this Section. After the recording of a notice of the line, the Association may institute an action at law against the Owner or Owners personally obligated to pay the Assessment and/or for the foreclosure of the aforesaid lien. In any foreclosure proceeding the Owner shall be required to pay the costs, expenses and reasonable attorneys' fees incurred by the Association. In the event an action at law is instituted against the Owner or Owners personally obligated to pay the Assessment there shall be added to the amount of any such Assessment.

(i) the interest provided in this Section,

(ii) the costs of preparing and filing the complaint in such action,

(iii) the reasonable attorneys' fees incurred in connection with such action, and

(iv) any other costs of collection.

Further, in the event a judgment is obtained, such judgment shall include interest on the Assessment as provided in this Section and a reasonable attorneys' fee to be fixed by the court, together with the costs of the action.

Each Owner, by acceptance of a deed to a Lot, hereby expressly vests in the Association or its agents or trustees the right and power to bring all actions against such Owner personally for the collection of such

charges as a debt, and to enforce the aforesaid liens by all methods available for the enforcement of such liens, including non-judicial foreclosure pursuant to Section 51.002 of the Texas Property Code, and such Owner hereby expressly grants to the Association the private power of sale in connection with said liens The association may also suspend the Association membership and voting rights of any Owner who is in default in payment of any Assessment in accordance with this Declaration and/or the Bylaws.

(d) Notice to Mortgagees. The Association may, and upon the written request of any mortgagee holding a prior lien on any part of the Properties, shall report to said mortgagee any Assessments remaining unpaid for longer than thirty (30) days after the delinquency date of such Assessment.

8.09 Subordination of the Lien to Mortgages. The lien securing the payment of the Assessments shall be subordinate and inferior to the lien of any bona fide first lien mortgage or deed of trust now or hereafter recorded against any Lot; provided, however, that such subordination shall apply only to the assessments which have become due and payable prior to a sale, whether public or private, of such property pursuant to the terms and conditions of any such mortgage or deed of trust. Such sale shall not relieve the new Owner of such Lot from liability for the amount of any assessment thereafter becoming due nor from the lien securing the payment of any subsequent assessment.

[Signature Page Follows]

IN WITNESS WHEREOF, the Declarant has caused this instrument to be executed as of the _____ day of _____, 2022.

Greystone Manor Colleyville LLC (DECLARANT)

By:

_____

Its:

_____

Acknowledged before me, a Notary Public, this ___ day of _____ , 2022, by

Kosse Maykus, the Managing Member of **Greystone Manor Colleyville LLC**, on behalf of said

corporation.

_____ , Notary Public, State of Texas
Emily Marie Rettig

Exhibit A

Approved Preliminary Plat

(To Be Provided)

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

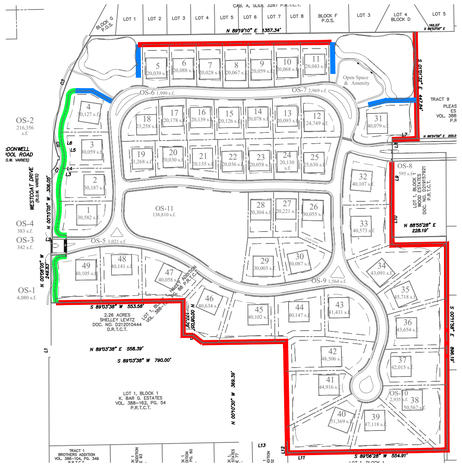
Single Family Residential Lots		49
Common Open Space / HOA		12
Residential Lots	66.33%	33.06 ac.
Common Open Space / HOA	20.57%	10.25 ac.
R.O.W.	13.10%	6.53 ac.
Res. Gross Acreage	100.00%	49.84 ac.

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



Wall / Fence Diagram

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).

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

Hat Creek DEVELOPMENT

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

1" = 100'

0 100' 200' 400'

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

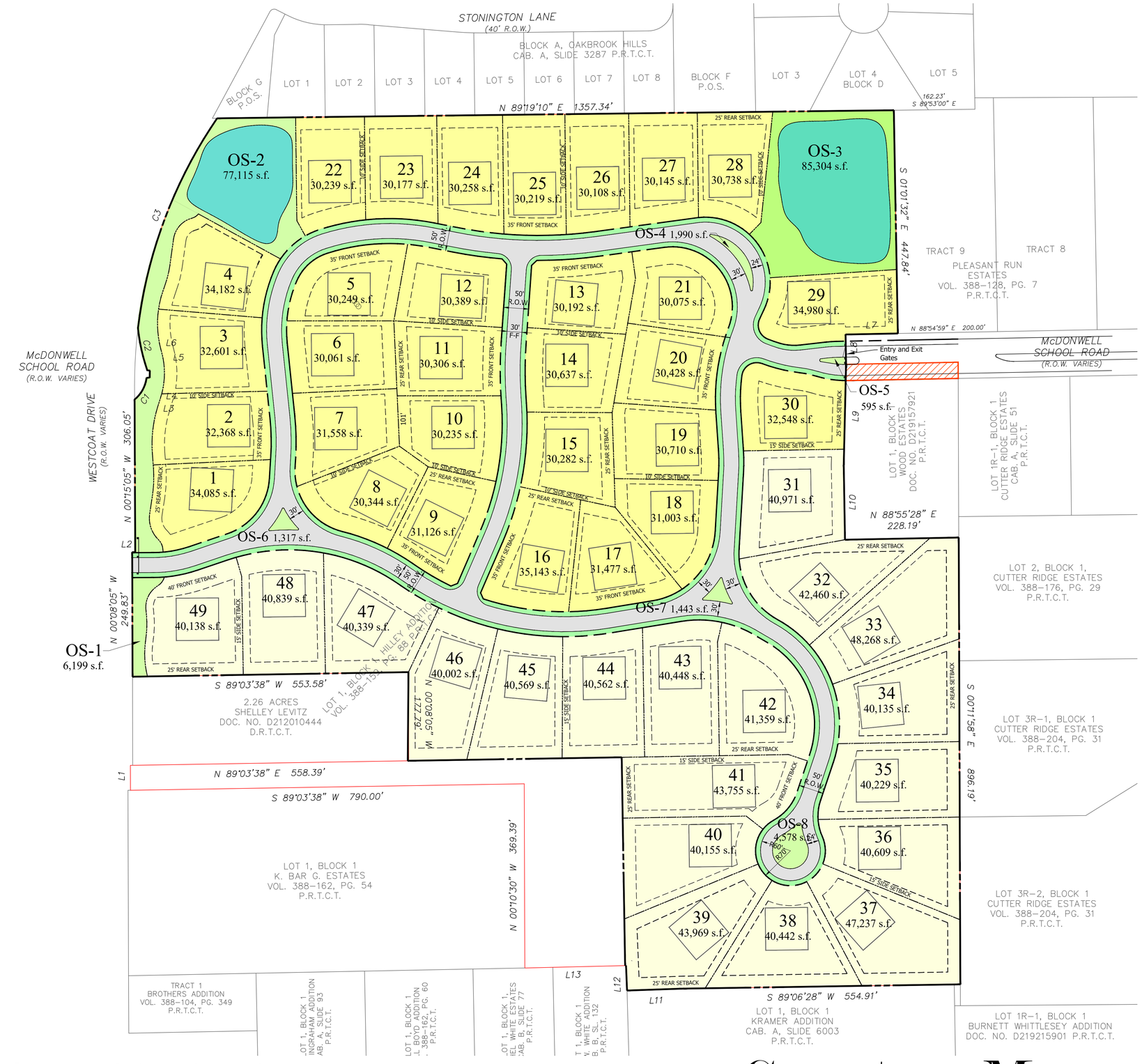
Single Family Residential Lots		49
Common Open Space / HOA		8
Residential Lots	79.55%	39.65 ac.
Common Open Space / HOA	8.23%	4.10 ac.
R.O.W.	12.22%	6.09 ac.
Res. Gross Acreage	100.00%	49.84 ac.

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



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- -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 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.

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 - 20k 23 Lots

Lot - 30k 7 Lots

Lot - 40k 19 Lots

Common Open Space/HOA

Private Open Space Easement

Site Data Summary Chart

Single Family Residential Lots		49
Common Open Space / HOA		11
Residential Lots	70.55%	35.16 ac.
Common Open Space / HOA	16.36%	8.15 ac.
R.O.W.	13.09%	6.53 ac.
Res. Gross Acreage	100.00%	49.84 ac.

OPEN SPACE		
COMMON OPEN SPACE / HOA	8.15 ac.	16.36%
PRIVATE OPEN SPACE ESMT	2.53 ac	5.07%
TOTAL OPEN SPACE AREA	10.68 ac	21.43%

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	11

Wall / Fence Diagram

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

Hat Creek DEVELOPMENT

Legend

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

6' Decorative Metal Fence

6' Stone Wall

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).

20 OCT 22

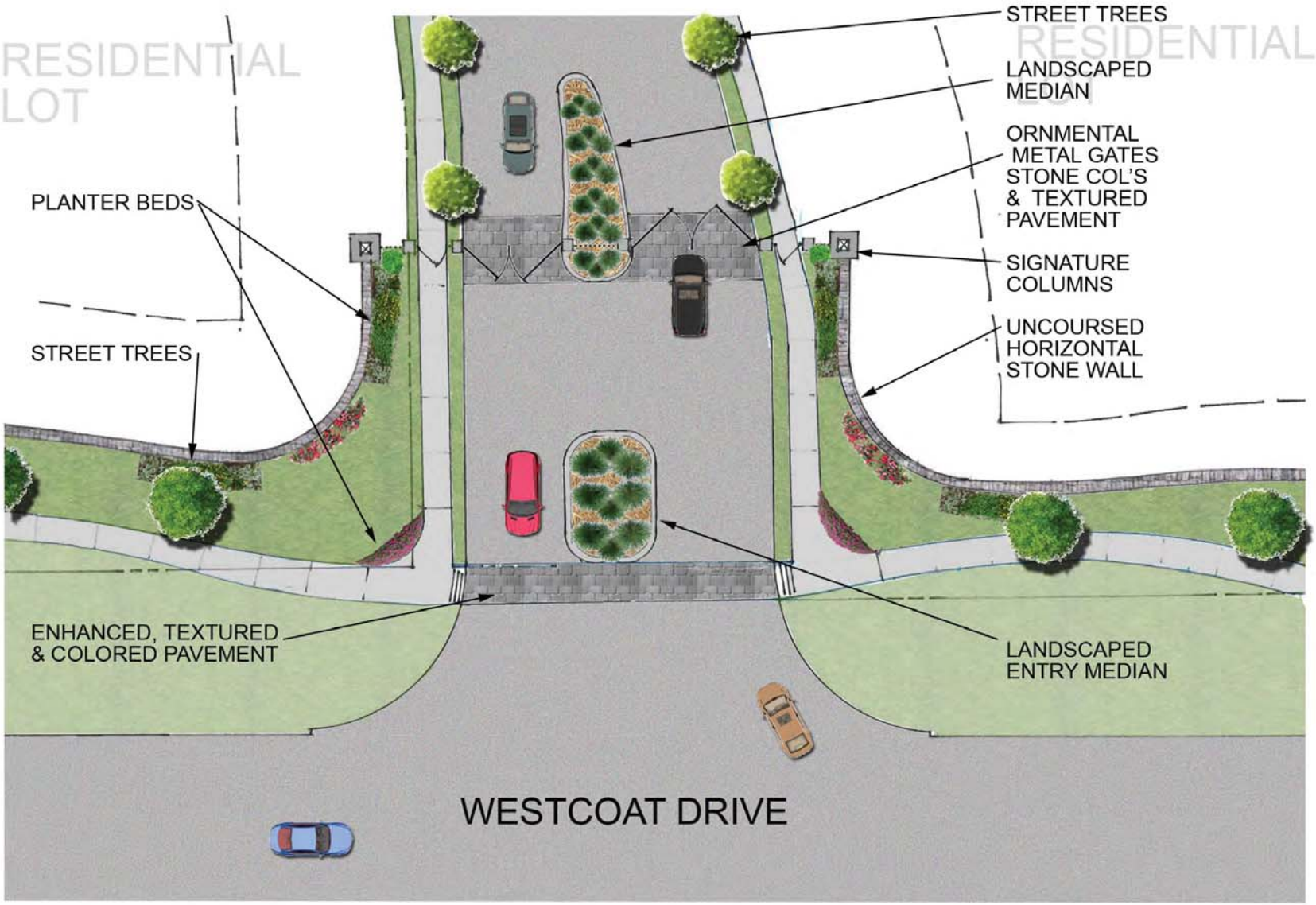
1" = 100'

0 100' 200' 400'

Development Plan

Greystone Manor

Colleyville, Tarrant County, Texas



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TEL: 817-424-2626

THE ENTRY

GREYSTONE MANOR

THE ENTRY

GREYSTONE MANOR

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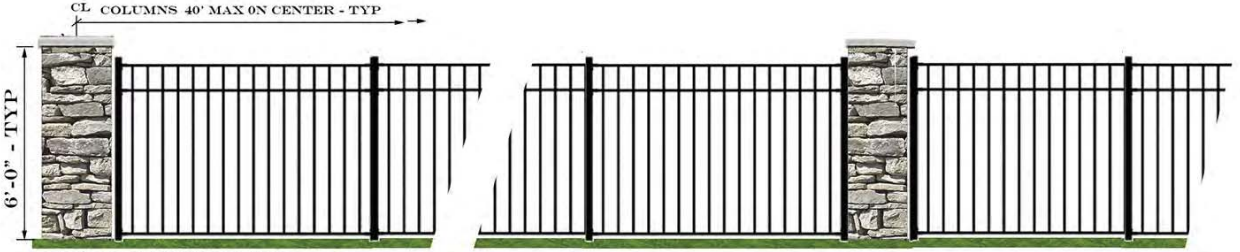
TEL: 817-424-2626

SOLDIER COURSED STONE ALONG MAIN ENTRY WALL

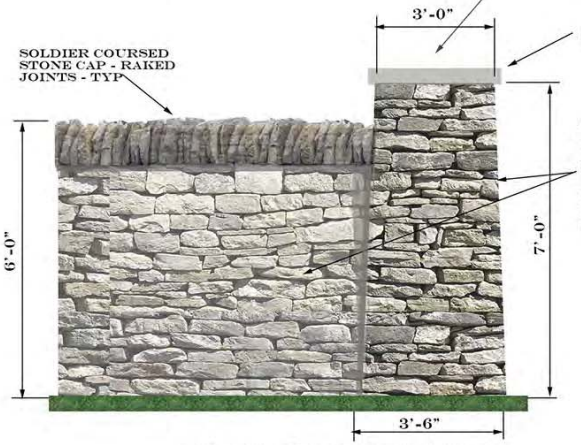
ENTRY COLUMN AND WALLS

COLUMN LANTERN

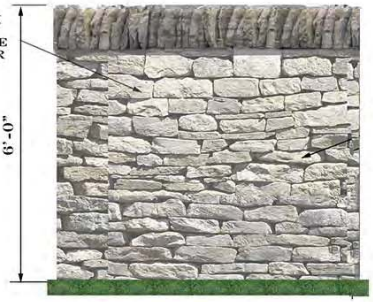


FIELD COLUMNS AND DECORATIVE METAL FENCING- TYP.

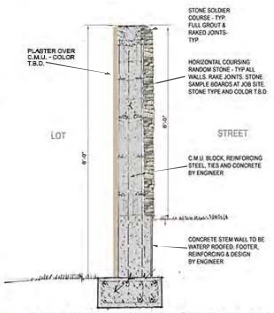
DECORATIVE METAL FENCING WITHOUT COLUMNS - TYP



SIGNATURE COLUMN



TYPICAL STONE WALL



SECTION THRU ENTRY WALL

ILLUMINATED WALL MARQUEE BOTH SIDES OF THE ENTRY SIGNAGE FONT ENGRAVERS MT

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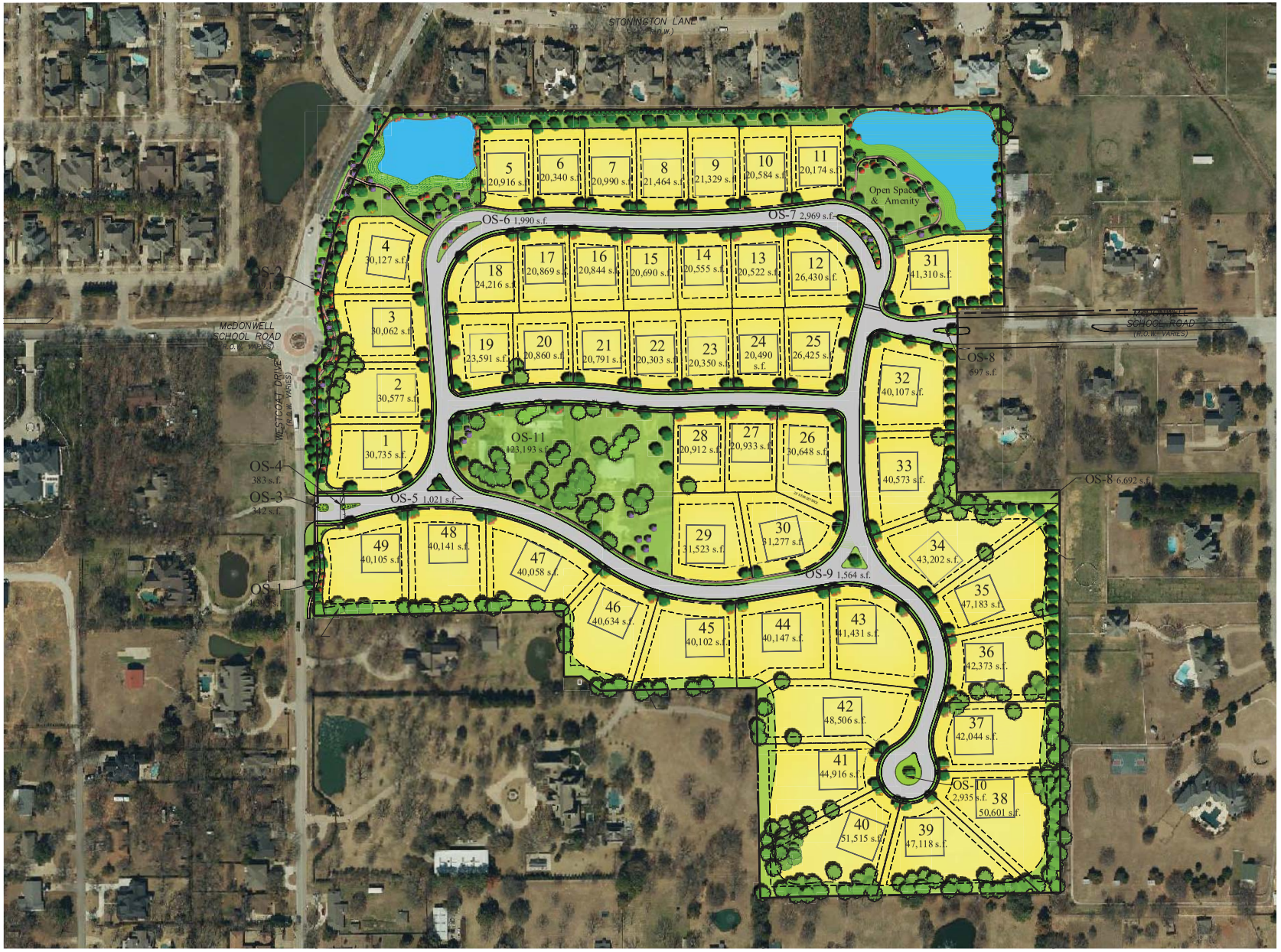
HARDSCAPE

GREYSTONE MANOR



Hat Creek DEVELOPMENT

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20 OCT 22

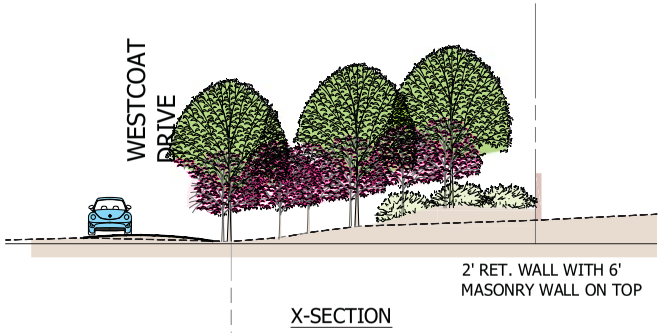
1" = 100'

0 100' 200' 400'

Landscape Master Plan

Greystone Manor

Colleyville, Tarrant County, Texas



X-SECTION

Hat Creek DEVELOPMENT

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19 OCT 22

1" = 20'

0 20' 40' 80'

Frontage X-Section

Greystone Manor

Colleyville, Tarrant County, Texas

Hat Creek DEVELOPMENT

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PRIVATE OPEN SPACE EASEMENT

4 - 4" CAL. CANOPY TREES PER LOT WITHIN PRIVATE OPEN SPACE EASEMENT

SCREEN HEDGE ALONG NORTH PROPERTY LINE

Northern Boundary Private Open Space Easement - Landscape Specifications

SHADE TREES

SYMBOL	PLANT NAME	QUANTITY	SIZE	CONDITION / REMARKS
	Canopy Tree to be selected from Approved Plant List	28	4" CAL. / 16'-18' HT. / 12'-14' SPREAD	single trunk clear to 6'; b & b; matching growth
	Evergreen shrub to be selected from Approved Plant List	164	15 gal. / 6'-8' HT. / 3'-5' SPREAD	single trunk; b & b; matching growth

20 OCT 22

1" = 30'

0 30' 60'

Private Open Space Easement Plantings - NORTH

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	CONDITION / REMARKS
	Canopy Tree to be selected from Approved Plant List	10	4" CAL. / 16'-18' HT. / 12'-14' SPREAD	single trunk clear to 6'; b & b; matching growth
	Canopy Tree to be selected from Approved Plant List	9	4" CAL. / 16'-18' HT. / 12'-14' SPREAD	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	CONDITION / REMARKS
	Canopy Tree to be selected from Approved Plant List	15	4" CAL. / 16'-18' HT. / 12'-14' SPREAD	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

Hat Creek DEVELOPMENT

Planner: SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
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20 OCT 22

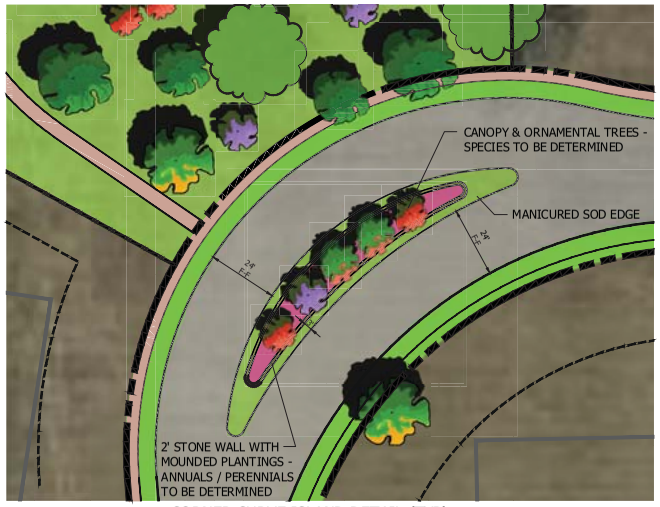
1" = 40'

0 40' 80' 160'

Private Open Space Easement Plantings - EAST

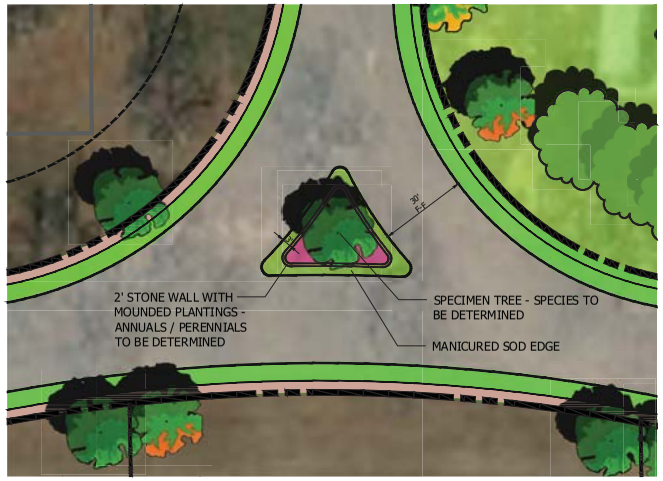
Greystone Manor

Colleyville, Tarrant County, Texas



CORNER CURVE ISLAND DETAIL (TYP)

CUL-DE-SAC ISLAND DETAIL (TYP)



INTERSECTION STREET ISLAND DETAIL (TYP)

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20 OCT 22

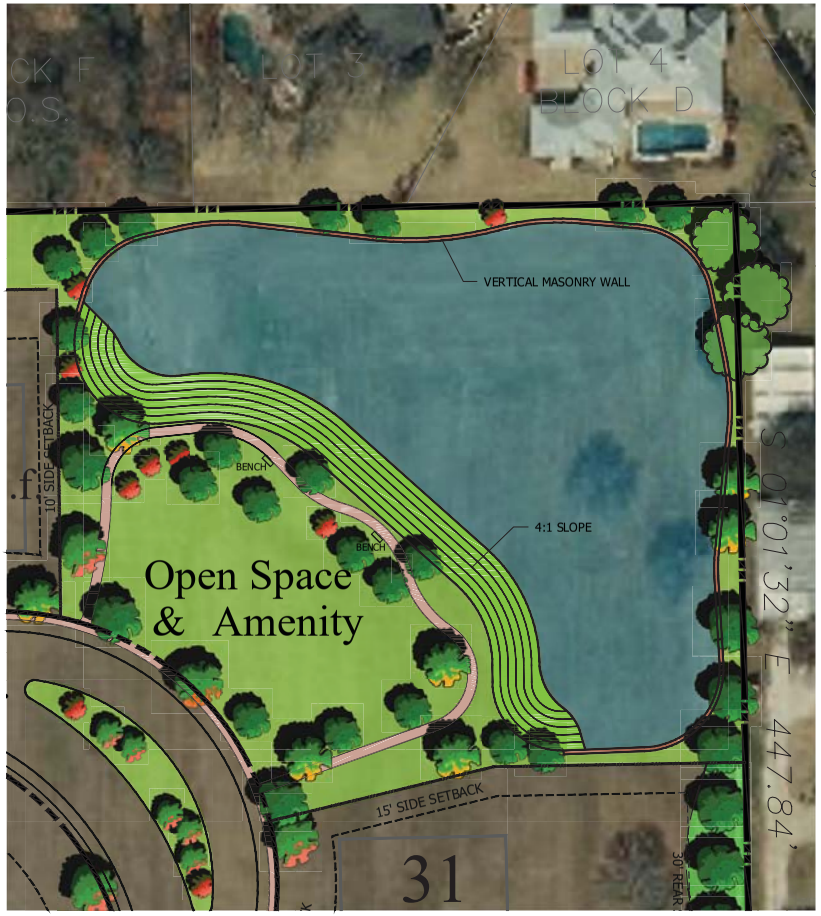
1" = 20'

0 20' 40' 80'

Island Details

Greystone Manor

Colleyville, Tarrant County, Texas



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20 OCT 22

1" = 30'

0 30' 60' 120'

Pond Details

Greystone Manor

Colleyville, Tarrant County, Texas

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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 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.

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 - 20k	23 Lots	
Lot - 30k	7 Lots	
Lot - 40k	19 Lots	

Site Data Summary Chart

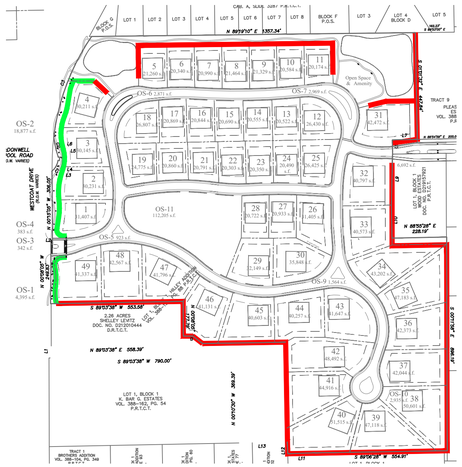
Single Family Residential Lots		49
Common Areas		11
Residential Lots	71.41%	35.59 ac.
Open Space	13.23%	6.59 ac.
R.O.W.	15.36%	7.66 ac.
Res. Gross Acreage	100.00%	49.84 ac.

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

Hat Creek DEVELOPMENT

Wall / Fence Diagram

Legend

6' Ornamental Iron Fence

6' Masonry Wall

Planner: SAGE GROUP, INC.

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Urban Design
Architecture
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-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).

14 SEP 22

1" = 100'

0 100' 200' 400'

Development Plan

Greystone Manor

Colleyville, Tarrant County, Texas

Hat Creek DEVELOPMENT

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14 SEP 22

1" = 100'

0 100' 200' 400'

Landscape Master Plan

Greystone Manor

Colleyville, Tarrant County, Texas

Hat Creek DEVELOPMENT

Planner: SAGE GROUP, INC.

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14 SEP 22

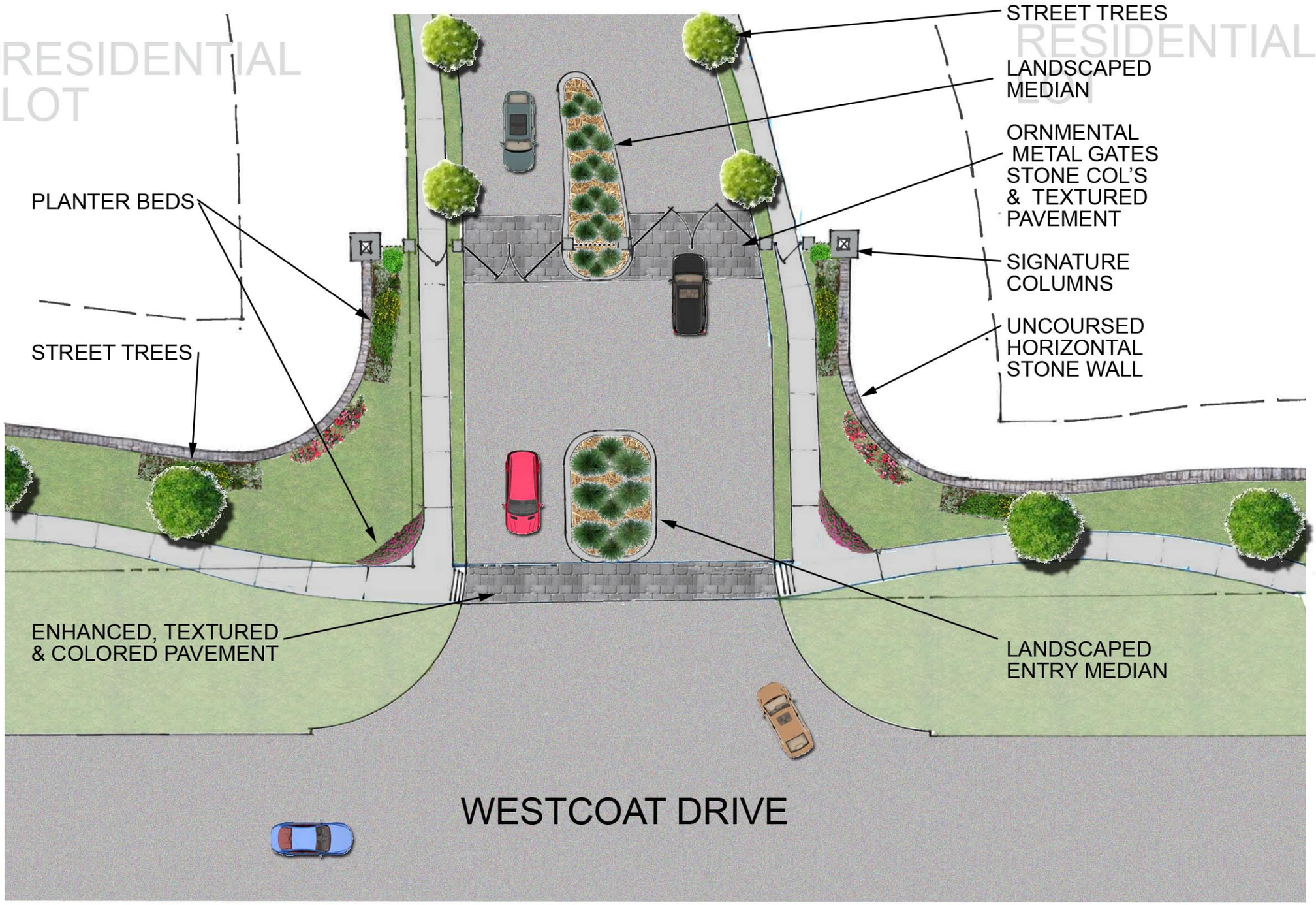
1" = 40'

0 40' 80' 160'

Frontage Landscape Screening & Plantings

Greystone Manor

Colleyville, Tarrant County, Texas



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1130 N. Carroll Ave., Ste 200
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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

SYMBOL

Eastern Boundary Lots 35, 36 & 37
Landscape Specifications

SHADE TREES

PLANT NAME	QUANTITY	SIZE	CONDITION / REMARKS
Live Oak *Quercus virginiana*	13	4" CAL. / 16'-18' HT. / 12'-14' SPREAD	single trunk clear to 6'; b & b; matching growth, 30' O.C.
Cedar Elm *Ulmus crassifolia*	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 *Quercus virginiana*	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.

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" = 50'

0 50' 100' 200'

Landscape Easement Plantings - EAST

Greystone Manor

Colleyville, Tarrant County, Texas

Hat Creek DEVELOPMENT

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

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

14 SEP 22

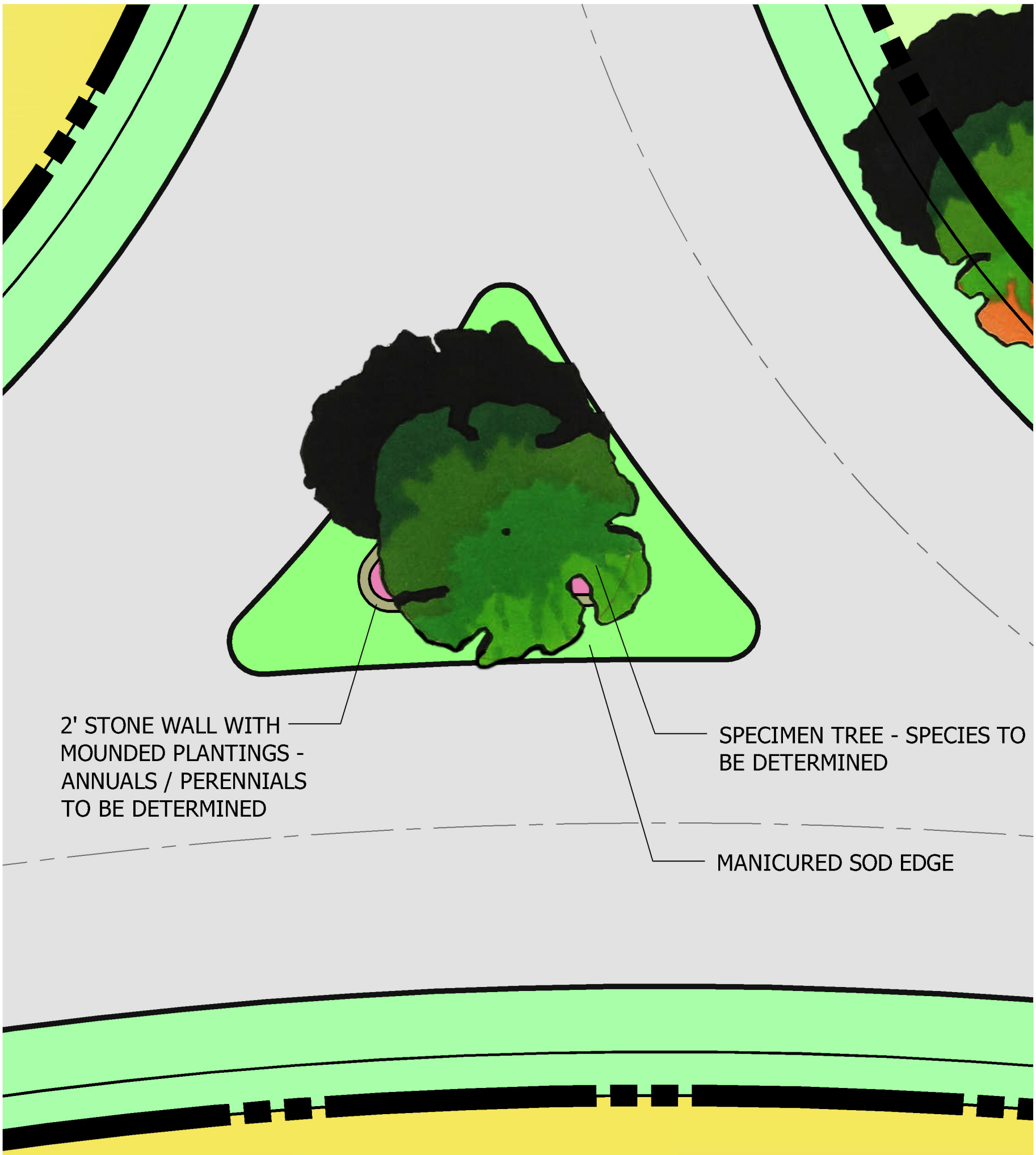
1" = 30'

0 30' 60' 120'

Landscape Easement Plantings - North

Greystone Manor

Colleyville, Tarrant County, Texas

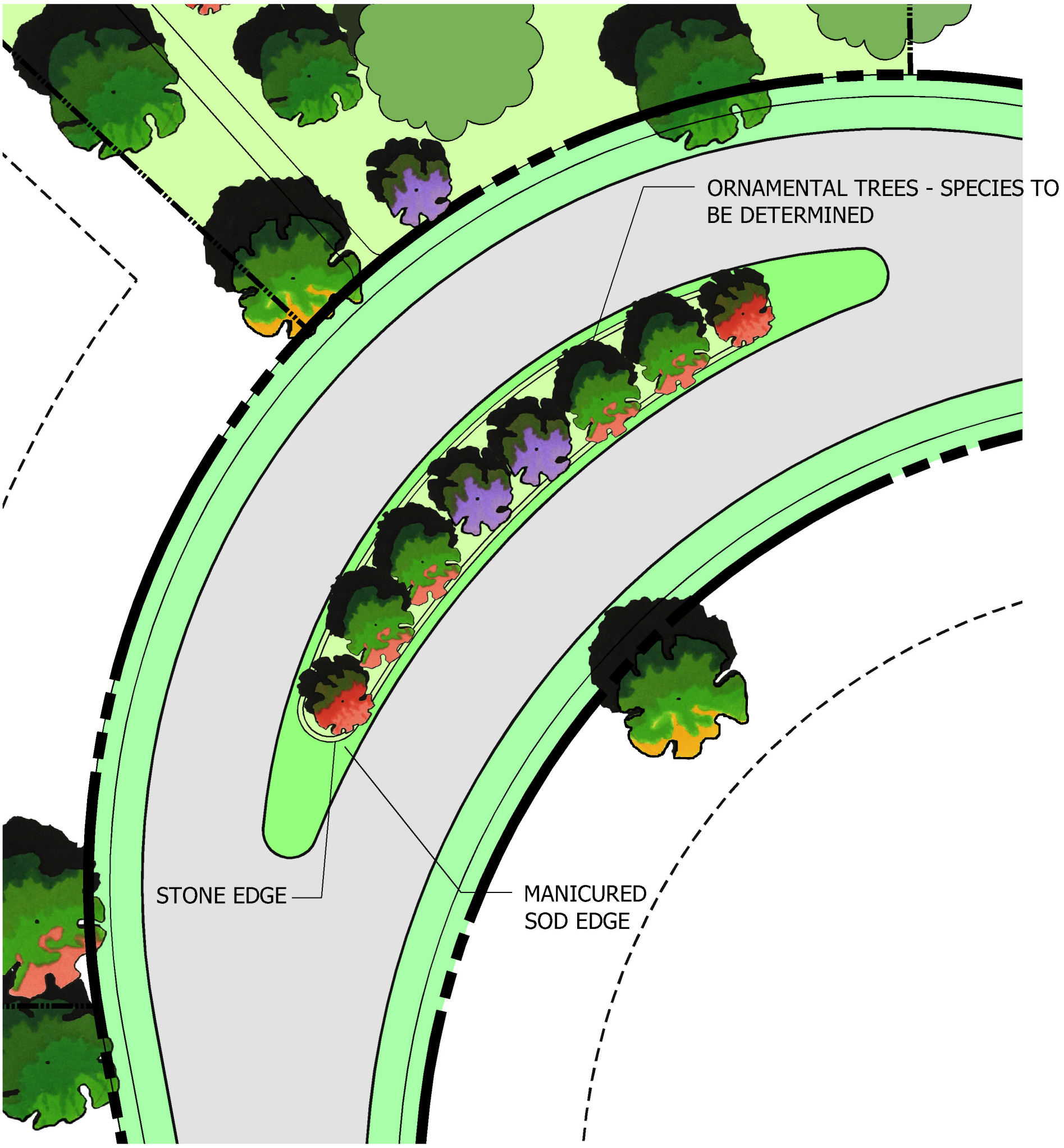


STREET ISLAND ENLARGEMENT (TYP.)

14 SEP 22

1" = 10'

0 10' 20' 40'



KNUCKLE ISLAND ENLARGEMENT (TYP)

14 SEP 22

1" = 20'

0 20' 40' 80'

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.

Streetscape Standards:	Minimum of two (2) three-inch (3”) caliper trees per front yard, unless quality existing trees are present and saved. Fully landscaped and sprinklered front and rear yard within sixty days of completing a house.
Open Space Maintenance:	The open space lots within the subdivision shall be maintained in a consistent, uniform manner by the Greystone Manor Homeowners Association through dues collected from the individual homeowners. Membership in the Homeowner’s Association is mandatory.

Street Design Standards:

Right of Way:	Fifty feet (50’) (Undivided), Thirty Two, one half feet (32.5’) (each side of divided entry road)
Travel Lane Width:	Thirty-one feet (31’), back of curb to back of curb (undivided) Nineteen feet (19’), back of curb to back of curb (divided)
Turning Radii:	Fifteen feet (15’)

Open Space Standards:	All Common Open Space shall be fully landscaped and irrigated with a combination of trees and shrubbery pursuant to an approved landscape plan. The Common Open Space shall be owned, operated and maintained by Greystone Manor Homeowners Association which shall have a mandatory membership of all homeowners and shall collect dues in amounts satisfactory to maintain the Common Open Space. The Association shall have fine and lien rights as permitted by law to enforce compliance with the rules of the association.
Signage:	A monument sign identifying the subdivision shall be built at the gated entries from Westcoat Drive.

Legend

80' x 80' Building Pad

Lot - 20k	25 Lots	
Lot - 30k	9 lots	
Lot - 40k	22 lots	

Site Data Summary Chart

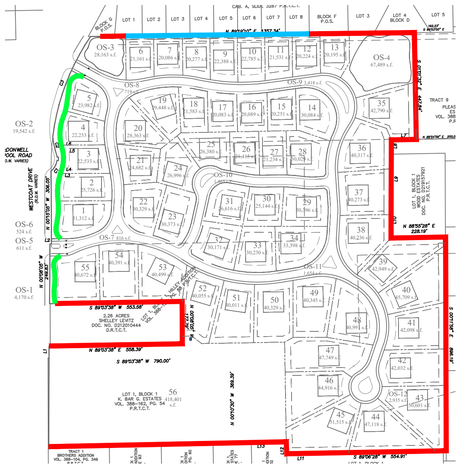
Single Family Residential Lots		56
Common Areas		12
Residential Lots	83.87%	49.856 ac.
Open Space	5.08%	3.02 ac.
R.O.W.	11.05%	6.59 ac.
Res. Gross Acreage	100.00%	59.47 ac.

Site Data

Gross Acreage	59.47 ac.
Gross Density (lots / acre)	0.94
Existing Zoning:	AG / RE
Proposed Zoning:	PUD-R
Existing Use:	Residential / AG
Proposed Use:	S.F. Residential

Lot Summary

Residential Lots	55
Minimum Building Lot Area	20,086 s.f.
Average Building Lot Area	38,781 s.f.
Common Areas	12



Owner:

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

Applicant:

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

Hat Creek DEVELOPMENT

Wall / Fence Diagram

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).

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

3 JUN 22

1" = 100'

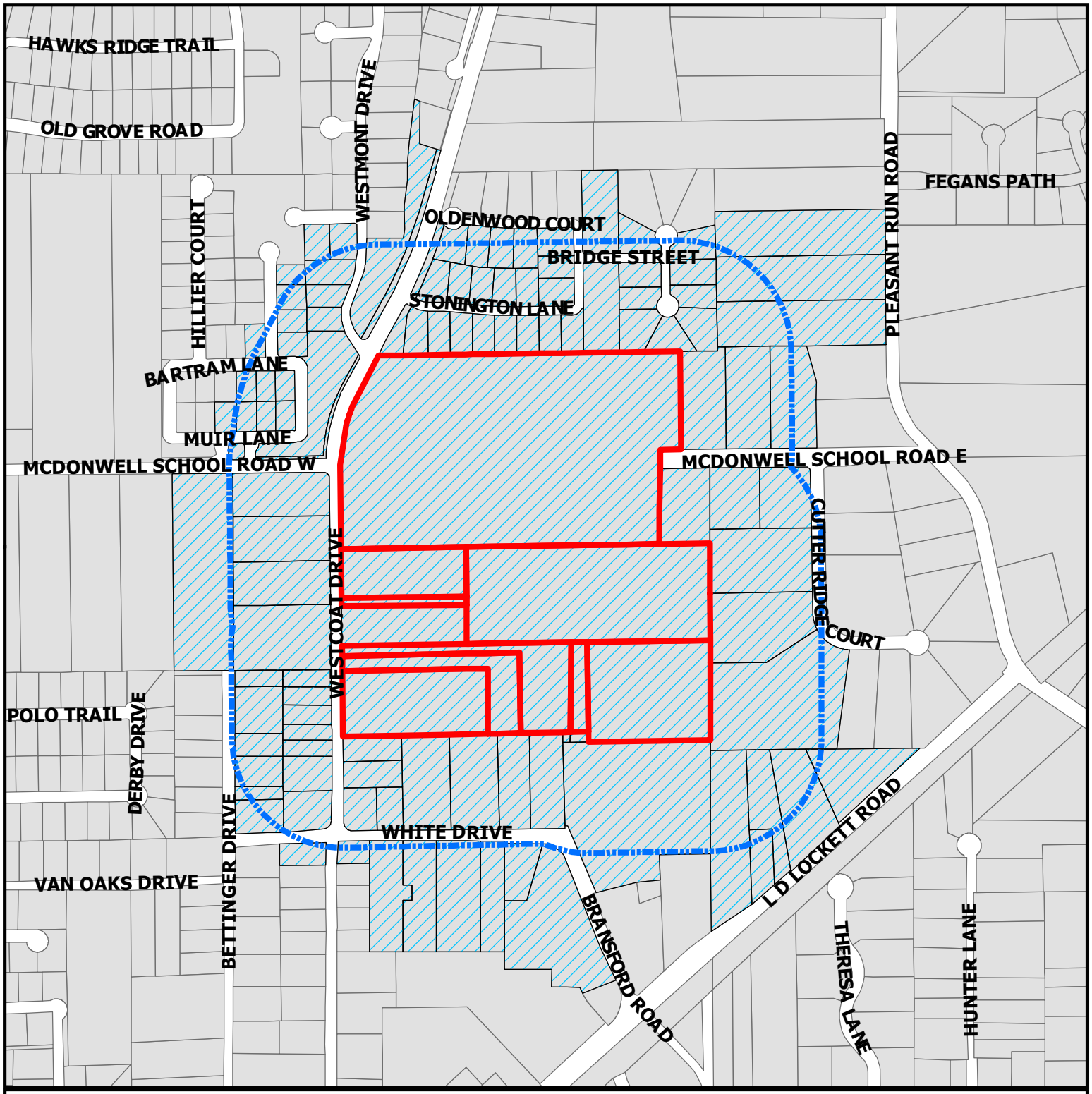
0 100' 200' 400'

Development Plan

Greystone Manor

Colleyville, Tarrant County, Texas

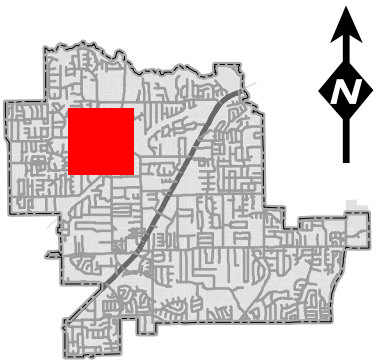
Notification Map



CITY OF COLLEYVILLE TEXAS

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.

Subject Property

500ft Buffer

Properties within 500ft

NOTICE OF PUBLIC HEARING

«Owner_Name»
«Owner_Address»
«Owner_City» «Owner_Zip»

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

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

Request:	Consideration of a zoning change from the AG Agricultural and RE Single Family 'Estate' Residential districts to the PUD-R Planned Unit Development - Residential district. The request is to rezone the property to allow for a new 56 lot private and gated subdivision, Greystone Manor. It proposes lot sizes ranging from approximately 20,000 sq.ft. up to 50,000 sq.ft., the average being approximately 38,800 sq. ft.
Zoning Case:	ZC22-020
Applicant:	Kosse Maykus
Owner:	Julianna Garrison
Location:	6401, 6405, 6409, 6417, 6501, 6507, and 6605 Westcoat Drive
Property Description:	Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01, 2A01B, 2A07A, and 2A07A1, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, Lot 1A, Block 1, Wescoat Estates, and Lots 1A2, 1B, and 1C, Block 1, Hilley Addition
Present Zoning:	AG Agricultural and RE Single Family 'Estate' Residential

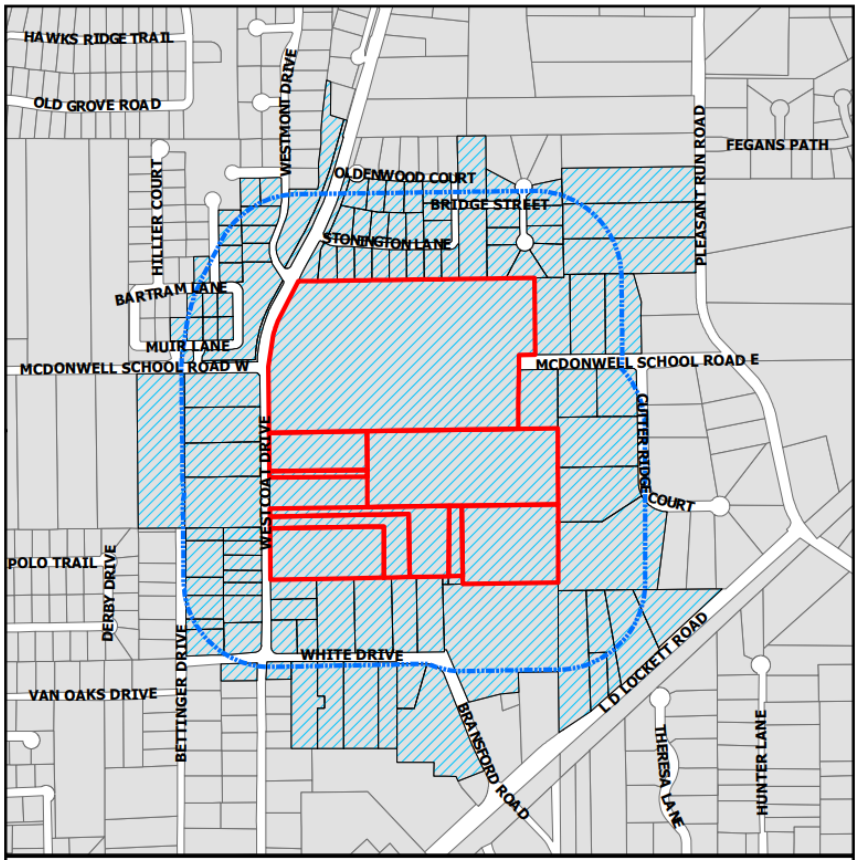
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

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

NOTICE OF PUBLIC HEARING

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



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

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

Jacquelyn Reyff

Jacquelyn Reyff
Planning Manager
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
77 LEGACY LLC	6214 LD LOCKETT RD	COLLEYVILLE, TX
A BETTER PLACE LLC	3008 CANTON ST	DALLAS, TX
ALBERTINI, RAE	114 BARTRAM LN	COLLEYVILLE, TX
ALIANNE ESTATES	6201 THERESA LN	COLLEYVILLE, TX
BAILEY, COLLEEN	111 W MCDONWELL SCHOOL RD	COLLEYVILLE, TX
BAJEMA, BRYAN	6303 BETTINGER DR	COLLEYVILLE, TX
BARFIELD, MARK	113 BARTRAM LN	COLLEYVILLE, TX
BARGY, TODD M	6304 LD LOCKETT RD	COLLEYVILLE, TX
BATESON FAMILY TRUST	209 WHITE DR	COLLEYVILLE, TX
BEALMEAR, ALLEN D	300 STONINGTON LN	COLLEYVILLE, TX
BLOCKER, DOROTHY J	6313 BETTINGER DR	COLLEYVILLE, TX
BOLTON, JOHNNY L	6713 VINES CT	COLLEYVILLE, TX
BRASWELL FAMILY TRUST	6512 WESTCOAT DR	COLLEYVILLE, TX
BROWN, WHITNEY C	308 WHITE DR	COLLEYVILLE, TX
BRUMMETT, CLAUDIA M	6800 FALLBROOK CT	COLLEYVILLE, TX
BRUNDAGE, JEFFREY	6508 WESTCOAT DR	COLLEYVILLE, TX
CALHOON, CHRISTOPHER	6308 WESTCOAT DR	COLLEYVILLE, TX
CAMPBELL, TOM	501 MCDONWELL SCHOOL RD E	COLLEYVILLE, TX
CEPAK, BENNETT	6301 BETTINGER DR	COLLEYVILLE, TX
CHILD, QUINN	6701 VINES CT	COLLEYVILLE, TX
COBB, CHRISTOPHER	305 STONINGTON LN	COLLEYVILLE, TX
COOK, STANLEY D	6500 CUTTER RIDGE CT	COLLEYVILLE, TX
CORBETT, CHRISTOPHER	200 WHITE DR	COLLEYVILLE, TX
CUTTER RIDGE ESTATES ADDITION	6404 CUTTER RIDGE CT	COLLEYVILLE, TX
DAVID AND JENNIFER SCOTT FAMIL	6704 PLEASANT RUN RD	COLLEYVILLE, TX
DODSON, EDWARD GINO	213 WHITE DR	COLLEYVILLE, TX
DOODY, KEVIN J	401 W LD LOCKETT RD	COLLEYVILLE, TX
DUPUY, VICTOR	6807 FALLBROOK CT	COLLEYVILLE, TX
FICK, GARY	504 MCDONWELL SCHOOL RD	COLLEYVILLE, TX
FITZGERALD, B J	201 WHITE DR	COLLEYVILLE, TX
FITZGERALD, MARILYN S	205 WHITE DR	COLLEYVILLE, TX
FITZHUGH, BRYAN	6708 WESTMONT DR	COLLEYVILLE, TX
FONSECA, LUIS M	305 OLDENWOOD CT	COLLEYVILLE, TX
GAGE, FREDDIE	313 STONINGTON LN	COLLEYVILLE, TX
GALLATIN, FREDA 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

<u>Letters received from surrounding property owners:</u>

- Letters of Interest

- Letters of Opposition:
  - Bailey
  - Bajema
  - Bealmear (2 separate letters)
  - Bradford
  - Braswell
  - Brundage (3 separate letters)
  - Calhoon
  - Cameron
  - Cobb
  - Dupuy (2 separate letters)
  - Fick
  - Fonseca
  - Formal Protest Letters (2 groups)
  - Gabriel
  - Groff
  - Haithcock
  - Hanno (4 separate letters)
  - Hardeman
  - Heenan
  - Hellman
  - Hutchinson
  - Hyde
  - Irwin
  - Johann
  - Johnson
  - Jordan
  - Klein
  - Konecny
  - Larsen
  - Ledbetter
  - Lewis
  - Light
  - Markle
  - Marling
  - Mercer
  - Mercer
  - Miller (2 separate letters)
  - Motkin
  - Neff
  - O'Regan
  - Paulo
  - Paz-Baker
  - Petition (3 separate petitions)
  - ~~Remley~~
  - Repp
  - Scott
  - Sinclair
  - Valek
  - Walton
  - Washburn
  - Wells
  - West
  - Wilbanks
  - Wilson

- Letters of Support:
  - Anand
  - Beneski
  - Cantarella
  - Capps
  - Chandler
  - Colby
  - Cook
  - ~~Fick~~
  - Follis
  - Grant
  - Hampton
  - Heldoorn
  - Hughes (2 separate letters)
  - Panno (2 separate letters)
  - Panno (2 separate letters)
  - Petition (5 separate petitions)
  - Remley
  - Short
  - Story
  - Strittmatter
  - Webb
  - Williams
  - Yelverton

Ben Bryner

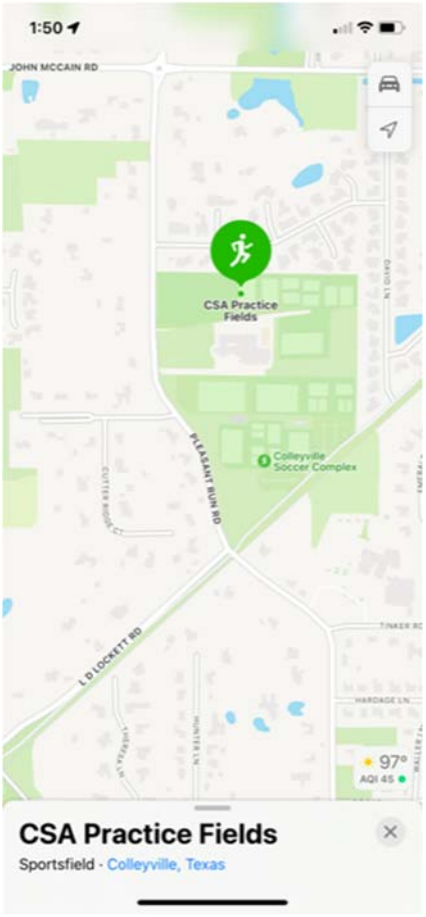
Subject: RE: Concerned Citizen; New Development near CSA soccer fields

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 Westcoast Dr.

- The smallest proposed lots back up to Stonington, resulting in 8 lots backing up to Stonington. One or two lots should be taken from the Stonington side and reallocated to other sides of the proposed development, so as to more equitably equalize lot sizes backing up to the various existing developments.

- Landowners need to be certain that, in connection with the proposed zoning change, the City of Colleyville will require the proposed development to implement every element put forward in the development plan (i.e., the developer will not have the flexibility to alter any of the above items, or other elements of the current development plan, without obtaining a further zoning change).

Attached as Exhibit C are the developer's most recent responses to the above issues. Our understanding is that the development plan will soon be amended to reflect these responses.

Please contact Wilf Cameron at 904-377-1287 and/or wilf.cameron@gmail.com, or Matt Larsen at 214-725-9166 and/or matt.larsen@bakerbotts.com with any questions regarding these comments.

EXHIBIT A

SIGNATURES OF IMPACTED LANDOWNERS

Name Kencisha Miller
Address 6812 Fallbrook Ct.
Signature [signature]
Date 6/10/22

Name _____
Address _____
Signature _____
Date _____

Name _____
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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

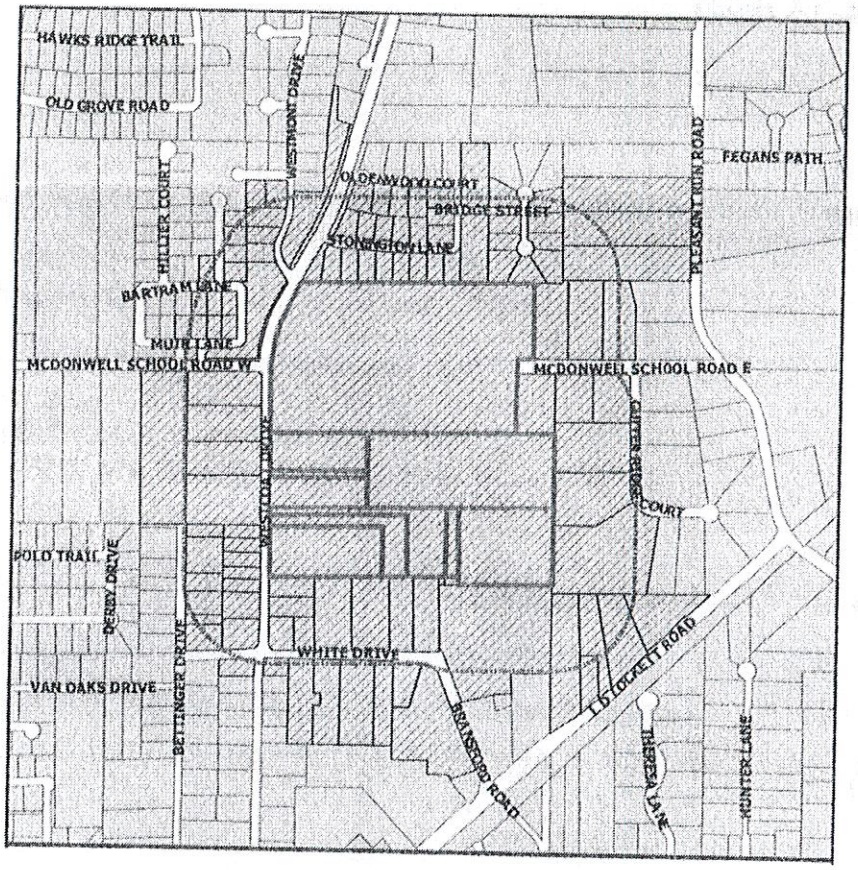
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

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

NOTICE OF PUBLIC HEARING

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



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

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

Jacquelyn Reyff

Jacquelyn Reyff
Planning Manager
jreyff@colleyville.com

9th - Teams meeting

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 McDonwelll 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
[redacted]

Ben Bryner

To: Jerry Ducay
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 Ducay <JDucay@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-abouts at John McCain and McDonwell. While the round-abouts likely helped traffic congestion some, the amount of traffic seems to have increased and continues to serve all of the surrounding neighborhoods from Colleyville and Keller, and as mentioned previously makes it difficult to get in and out of Oakbrook Hills. I hope you will consider the existing Homeowners and our needs as you review the Maykus proposal.

Thanks for your consideration and thanks for serving our City.

Sincerely,

Sophie & Carter Bradford

312 Oldenwood Ct, Colleyville, Texas 76034

Ben Bryner

Subject: RE: Greystone Manor

Dear Colleyville City Council:

My wife and I bought our present lot (~2 acres) in Blackberry Farms Addition in about 1978 and moved into our then newly completed house in 1987. Previous to that we had lived in Chelsey Park, Colleyville, for about 3-1/2 years. We had built and moved to the house on Westcoat Drive because we liked the large residential lots, low volume of vehicular traffic and country atmosphere.

Over the years we've seen surrounding properties being divided and subdivided into ever smaller parcels and very nice houses being crammed onto those parcels. The property under the proposal east of Westcoat is relatively large and is surrounded by some tightly built neighborhoods. With the present proposal construction of some 50 to 60 homes crammed
into the surrounded farm land I can envision sewer lines, water and gas lines, several miles of roads, curbs and side- walks, electric and internet lines and fireplugs causing additional environmental hazzards and that is beside the likely addition of, say, two or more motor vehicles per household (totaling some 100 to 150 cars pouring onto already crowded roadways twice per day). This doesn't include the additionally required law enforcement and fire & rescue services.

Colleyville was once known for its spacious neighborhoods and moderate volume of vehicular traffic. Now we're getting ever tighter neighborhoods and bumper to bumper traffic even given the multiple roundabouts and traffic control lights. McDownwell School road and Westcoat Drive have become non-stop raceways since the roundabouts have been built so that vehicles do not have to stop but roar around the circles. Too many vehicles now ignore speed limits and crosswalk warning lights on these roads. I know because I regularly jog through these areas 3 or 4 times per week in the mornings.

Adding 100+ more vehicles to the trafic on these roads is going to increase the danger... and it's not an exageration. 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

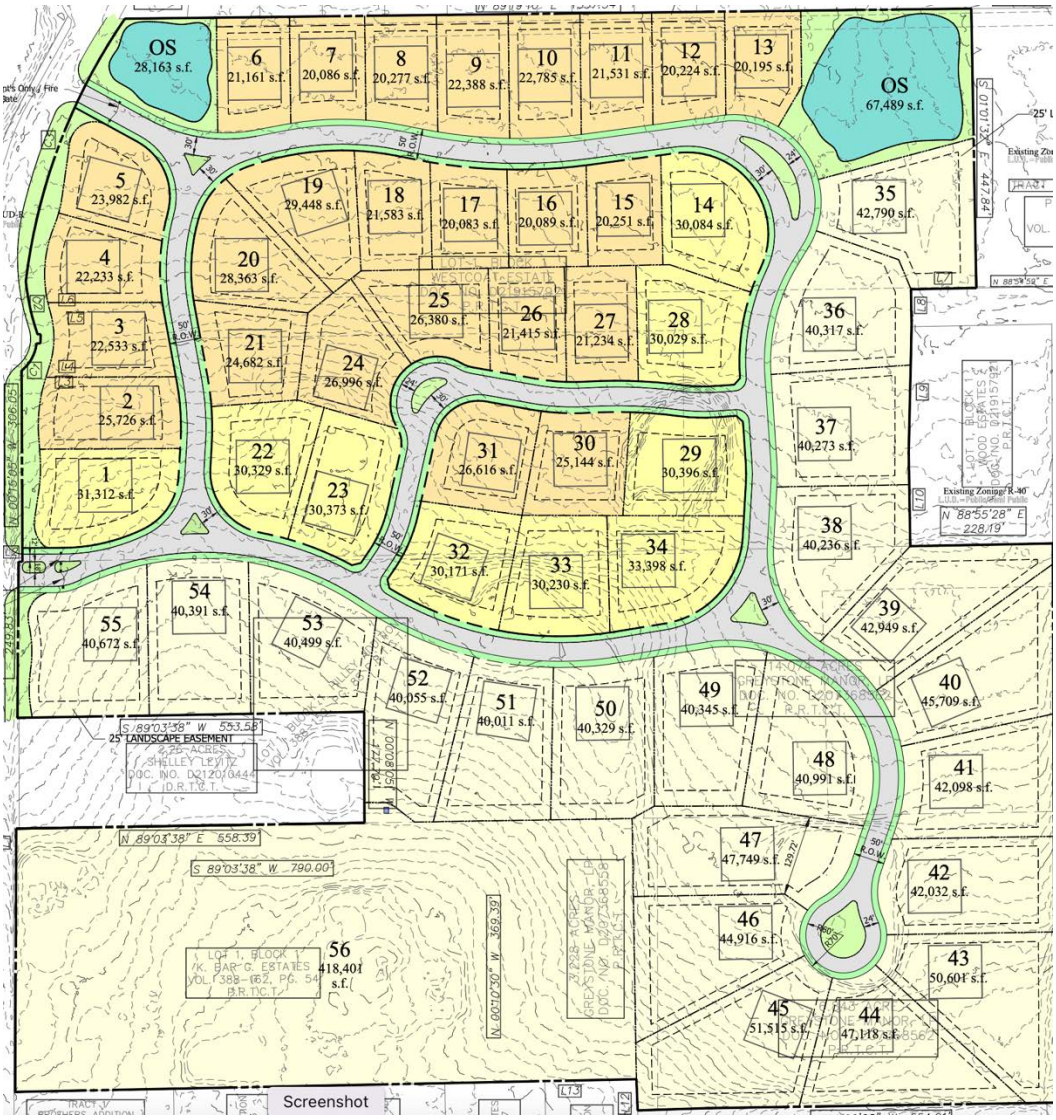
July 17, 2022

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: Greystone Manor

From: Diane Brundage < >
Sent: Wednesday, September 28, 2022 6:47 PM
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: Greystone Manor

Dear City Council member,

I am writing in reference to the Garrison property on Westcoat Drive. I know there is a lot of controversy about this property. It seems to me the problems all trickle down from the issue of density, i.e., traffic, drainage, and entrance location seem to be the biggest issues.

It seems pretty obvious to me. Let's keep it simple. The surrounding properties all have RE zoning, excluding Oakbrook Hills to the north which was developed in the early 90s, way before Destination Colleyville was conceived. If larger lots are zoned (minimum 2 acres) like the adjacent properties, then all those problems of traffic, drainage, and entrance would be solved. There is nothing in Destination Colleyville that would lead one to believe less than RE zoning would be beneficial to this property.

Please take into consideration the majority of surrounding properties are RE, and this property should be zoned the same in order to keep Colleyville rural as planned in Destination Colleyville.

Thank you for taking the my suggestion into consideration.

Sincerely,

Diane Brundage
6508 Westcoat Drive
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 Ducay <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 Ducay <JDucay@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
  - Historical flows in and around Oakbrook Hills and from the new development
  - Flows in the area including how dry creek beds and other conduits significantly affect drainage
  - Flooding on Westcoat when the rains occur
  - Proposed retention ponds in Greystone are likely inadequate for the additional flows which will occur
  - 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
  - How many entrances and exits will exist on Westcoat and their placement from Greystone
  - Feasibility of another limited access entry/exit from Greystone to the east
  - 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
  - At times just exiting Oakbrook Hills is already challenging due to heavy traffic
  - 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
  - In general, lot sizes in Greystone - especially abutting Oakbrook Hills lots
  - 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
    - 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
    - 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 and 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 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.
* 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 McDonwell 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

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- 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: Greystone Manor Development

From: BJ GF <>
Sent: Thursday, September 29, 2022 2:12 PM
To: Jerry Ducay <JDucay@colleyville.com>
Subject: Greystone Manor Development

Mr. Ducay,

We are now negative/against the current Greystone Manor Development plan due to the forced eastern entry/exit and 24/7 public access pedal/walk/paw path. These changes in the development plan as directed by the city council will cause serious problems for the residents on the east side that reside on Mcdonwell School Road East with no effect on residents on the west side. The residents on the east side will have to deal with major disruptions to our property and lives during the major rework of Mcdonwell School Road East to make it adequate for any type of traffic into or out of the development. It will also require acquisition (probably forced) of additional private property not already within the development property. For at least three property owners, it will require erection of fencing along their front yards to reduce liability risks due to potential wanderers from the 24/7 public pedal/foot /paw path. For our property the cost will exceed $20,000. All is unnecessary in that the original development plan was for a restricted entry gated development with both entry/exits on the west side. That plan, with modifications for green space, met the requirements of the city. The traffic study should silence any discussion on traffic density on either side.

If the current plan is continued, there are a number of issues that need to be addressed.

The planned 24/7 public access pedal/walk/paw path creates a tremendous liability risk for the Home Owners Association(HOA) of Greystone Manor if a non-HOA person or pet is injured or worse dies(such as a child drowning) while on the path. The area for the planed path is very dark at night through the development and along Mcdonwell School Road East. Also, there is wild life that currently uses the open acreage and Mcdonwell School Road East for roaming, hunting, water, etc. This includes a pack of 4 to 6 coyotes, foxes, skunks, opossums, venomous and non-venomous snakes, etc. It is very possible that an early or late traveler on the path will have an unwelcome guest that could become aggressive.

The planned 24/7 public access pedal/walk/paw path along the north side of the development is fenced on both sides with 6 foot open metal rail fencing. The path would go between the back yards of the Manor and the development on the north. Even with the planned greenery, a potential thief could easily reconnoiter potential sites for access. That access obtained by scaling the fence and into the back yard.

As mentioned above, safety and security would need to be addressed to at least include lighting and monitored security cameras. It would be the HOA's responsibility inside the Manor and the city's outside especially on Mcdonwell School Road East. The city would also need to address the coyote problem.

Another item that was addressed was the potential to rename Mcdonwell School Road East. We do not agree that this would be required and would not support such a move. This would cause those of us who live on Mcdonwel School Road East substantial cost and disruption for no reason. An easy solution would be ad West to the west side and East to the East side.

Gary Fick
Becky Cast

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,

Molly Smith
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,

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,

Cathy D. Schen
Signature(s)

Cathy D. Schen
Name(s)

6701 Vines Ct, Colleyville
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,

Signature(s)

Paul M Rivera

Name(s)

6712 Westmont Dr

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,

Signature(s)

Ryan Towsley

Name(s)

7004 Reverchon Ct Colleyville

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)

Gray Campbell

Name(s)

6912 Riverclen CT

Address

7-25-22

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)

CESAR BAZAN
Name(s)

6904 REFRACTION CT.
Address
COLLEYVILLE TX. 76034

Date 7/28/2022

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Westmont, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Signature(s)

FARSHAD MAHMMAD

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,

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,

Michael S Howzola
Signature(s)

Michael S. Howzola
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,

As residents of Colleyville, 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,

John E. Bateson
Sharon M. Bateson
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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Colleyville, 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)

Edward Dodson

Name(s)

213 White dr Colleyville

Address

7.30.22

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 Colleyville, 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,

Rachel Corbett

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: Colleyvillle <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: Zoning Change off Westcoat Dr

From: Wesley Groff < >
Sent: Thursday, October 13, 2022 6:46 PM
To: Ben Bryner <BBryner@colleyville.com>
Subject: Zoning Change off Westcoat Dr

Hello Ben,
I would like to voice opposition to the proposed zoning change off of Westcoat Dr. The City of Colleyville needs to grow the infrastructure (Ie - roads) before allowing anymore population growth. I live in Whittier Heights near the Fire Station on McDonwell School Road. It is nearly IMPOSSIBLE to turn left out of my neighborhood in the morning or in the afternoon when the rush hours fill the road with traffic. You will need traffic lights at every neighborhood off McDonwell, Westcoat and John McCain. These are now MAJOR thoroughfares. We do NOT need 50 more homes on Westcoat Dr. No way!! Build out the roads...then consider more growth.

Thank you,
Wesley Groff
524 Haverhill Ln
Colleyville TX 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 McDonwell 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 McDonwell Park and the Colleyville Soccer Park enhancing residents walkability and utilization of the park system.

7. In a meeting with the developer, it was not made clear what perimeter treatment and fencing would be installed. Some mention was made of wooden fencing but this is not consistent with other Colleyville neighborhoods with masonry fencing and significant perimeter fencing. There needs to be consistency and proper monuments, entrances, fencing, and signage.

While the above is not all inclusive, and more items may be identified as this project progresses, it is our hope that careful consideration will be given to these factors and a decision is made consistent with what Colleyville Residents expect, the Mayor promises, and that supports the Colleyville Comprehensive Plan.

Thank you for your consideration.

Ben Bryner

Subject: RE: Greystone Manor concerns

From: Tom Hardeman < >
Sent: Saturday, June 25, 2022 12:05 PM
To: Bobby Lindamood; Callie Rigney; Chuck Kelley; George Dodson; Kathy Wheat; George Bond; Brandi Elder
Subject: Greystone Manor concerns

Dear City Council members,

Kosse Maykus has submitted a request for a zoning change for Greystone Manor on approximately 59.40 acres which is currently zoned AG Agricultural district.

The request is to rezone the property from AG agricultural district to PUD-R Planned Unit Development Residential District to allow for a new 56-lot single-family detached subdivision.

As a resident of the Westmont subdivision which is situated West of Westcoat Drive and North of McDonwell School Road I am very concerned about the increased traffic coming into our area especially at rush hour in the morning and evening. I understand that Mr. Maykus has agreed to move the entrance to Greystone Manor south of the roundabout on Westcoat Drive. That would be better than the original proposal which was just south of one on the entrances to our subdivision.

Since I live on Reverchon Court, a single street subdivision in which the exit is very close to the roundabout of Westcoat Dr and John McCain, currently in the mornings I can hardly exit our subdivision now due to backed up traffic. The addition of 56 new homes will make this traffic situation an intolerable mess. Under no circumstances should an addition be added that allows primary entry and exit onto the already overcrowded Westcoat Drive. A better solution would be to develop an exit on the back side of the property and exit onto Pleasant Run.

I would like to be able to have a discussion with all concerned residents, our city council members and Mr. Maykus to see if we can resolve many of the concerns.

Thanks for your consideration in trying to keep the small town country feel to our city.

Tom and KayLane Hardeman

7012 Reverchon Court

Colleyville, TX 76034

Ben Bryner

Subject: RE: IMPORTANT update regarding potential development Fwd: Oakbrook Hills Feedback regarding potential development with Maykus…

From: patty heenan < >
Sent: Tuesday, June 28, 2022 6:38 PM
To: Bobby Lindamood <BLindamood@colleyville.com>; Kathy Wheat <KWheat@colleyville.com>; Brandi Elder <BElder@colleyville.com>; George Bond <GBond@colleyville.com>; George Dodson <GDodson@colleyville.com>; Chuck Kelley <CKelley@colleyville.com>; Callie Rigney <CRigney@colleyville.com>; Jerry Ducay <JDucay@colleyville.com>
Cc:;;;;;; 'Patrick/Terri Heenan' < >
Subject: IMPORTANT update regarding potential development Fwd: Oakbrook Hills Feedback regarding potential development with Maykus…

Dear Sirs / Madams,

Unfortunately we were traveling when the June 16th meeting occurred with Mr. Maykus. After learning of the details from that meeting we are writing to personally express our grave concern with the approach being taken with this proposed new development.

We would like to echo and expand on the statements provided below as this is not something the City of Colleyville should be approving without extreme due diligence, which my assumption is, this is already taking place as we speak.

PROPOSED DEVELOPMENT GATE INGRESS / EGRESS:

We were shocked to learn of the proposed entry for this new development to be directly on Westcoat Drive. This would invite a myriad of problems and make a bad situation worse. I would strongly encourage any of you to visit this area during the a.m. and p.m. commuting time frames – it's ridiculous. It's already extremely unsafe with the increased traffic from McDonwell School Rd with all those vehicles using it as a cut through, mostly to Colleyville Blvd. Especially for the children who have to cross the street to get the bus. Clearly, Pleasant Run would be the most logical entrance / exit for this new development for the reasons outlined below. It is a bit concerning that there were no traffic studies conducted or in process and this had to be initiated by one of the Oakbrook Hills residents.

DRAINAGE:

Again, as stated below this is a major concern and we can speak from direct experience having levied several complaints to the City of Colleyville regarding the run off drainage issues already occurring. This new proposed development will only exacerbate the situation. The maintenance required to continually dredge the run off area located between our house and the cul-de-sac is out of control. The City is responsible for ensuring there is a clear flow run off from the street drains to the engineered run off area. However, this is already not being maintained, so I can only conclude the situation will get substantially worse.

The homeowner's of Oakbrook Hills and the surrounding neighborhoods want to thank you in advance for your commitment to keeping Colleyville safe. We look forward to your assurance that any new development such as this one proposed by Mr. Maykus, will not simply get rubber stamped, but rather will be deeply analyzed to ensure current residents are not gravely, adversely affected. If this proposed development is permitted to proceed as outlined, it will make current situations worse, not better, and that would be a tragedy.

Your leadership and due diligence is much appreciated.

Regards,

Patrick Heenan
Terri Heenan
6824 Fallbrook Court
Colleyville, TX 76034

Ben Bryner

Subject: RE: Graystone

From: Donald Hellman <>
Sent: Friday, July 22, 2022 8:39 AM
To: Jerry Ducay <JDucay@colleyville.com>; Kelly Miller < >
Subject: Graystone

Morning Jerry, I am writing to "Protest" the Graystone Development as presented. I prefer less density, fewer homes and more green space. I feel the West Entrance is reasonable and found the Council Woman's statement that the East Entrance was "Solvable" to be disingenuous and unfair to the Developer. Don Hellman

Ben Bryner

Subject: RE: Concerns Regarding Colleyville Development

From: John Hutchinson < >
Sent: Wednesday, July 6, 2022 6:49 PM
To: Jerry Ducay <JDucay@colleyville.com>
Subject: Concerns Regarding Colleyville Development

July 6, 2022

Dear Mr. Ducay:

We recently moved into our home at 6816 Fallbrook Ct. in the Oakbrook neighborhood here in Colleyville. We are writing to express our view with regard to the proposed development between Pleasant Run and Westcoat, at McDonwell School Road. We have two primary concerns related to the proposed development:

1. Traffic: The traffic on Westcoat during the peak morning and evening rush hours is already stressing the recently constructed round-about at Westcoat and John McCain, and limits access onto Westcoat from Stonington Ln. I believe a reasonable modification to the current development plan would be to include another development access to Pleasant Run Rd in order to share the burden of the increased traffic flow.

2. Density: The current proposal calls for building lot sizes substantially smaller than those in the immediate vicinity, which would put significantly more pressure on the already stressed traffic infrastructure as previously mentioned, and I fear will also have a negative economic impact on surrounding property values due to the change in the nature of the community character. I believe requiring lot sizes more in line with those in surrounding neighborhoods even if they vary in size (from a half acre to an acre for example) could be a possible solution.

We are supportive of a development plan that takes into consideration the needs of the community so that we can continue to enjoy the character of Colleyville, which is one of the main reasons we relocated to this city.

Thank you for your consideration,

John and Sharon Hutchinson

Ben Bryner

Subject: RE: Opposition to Garrison Development on Westcoat As Is

From: robbin.hyde <>
Sent: Tuesday, July 19, 2022 9:35 AM
To: Jerry Ducay <JDucay@colleyville.com>; Bobby Lindamood <BLindamood@colleyville.com>; Brandi Elder <BElder@colleyville.com>; George Bond <GBond@colleyville.com>; Kathy Wheat <KWheat@colleyville.com>; George Dodson <GDodson@colleyville.com>; Chuck Kelley <CKelley@colleyville.com>; Callie Rigney <CRigney@colleyville.com>
Subject: Opposition to Garrison Development on Westcoat As Is

Name:
Robert & Robbin Hyde
202 White Drive
Colleyville, TX 76034

We oppose the Garrison Development on Westcoat as is currently planned. There needs to be a road from Westcoat to Pleasant Run. This would help with the flow of traffic and in addition, encourage residents to shop and dine in Colleyville.

Thank you.
Robbin Hyde

Ben Bryner

Subject: RE: Feedback regarding potential development with Makus Homes & Neighborhoods

From: Wayne Irwin < >
Sent: Saturday, June 25, 2022 10:38 AM
To: Bobby Lindamood <BLindamood@colleyville.com>; Kathy Wheat <KWheat@colleyville.com>; Brandi Elder <BElder@colleyville.com>; George Bond <GBond@colleyville.com>; George Dodson <GDodson@colleyville.com>; Chuck Kelley <CKelley@colleyville.com>; Callie Rigney <CRigney@colleyville.com>; Jerry Ducay <JDucay@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 McDonwell 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.
    - 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 McDonwell 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@colleville.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,

Marietta Klein

Signature(s)

MARIETTA KLEIN, DENNIS WILES

Name(s)

200 FREMONT CT, COLLEYVILLE, TX

Address

7/29/22

Date

Ben Bryner

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 <u>only chance</u> 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 an 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 Ducay <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: Upcoming City Council Meeting (Tues. Nov 15th @ 7:00 pm)

From: Harold Ledbetter < >
Sent: Thursday, November 10, 2022 10:07 PM
To: Ben Bryner <BBryner@colleyville.com>
Subject: Re: Upcoming City Council Meeting (Tues. Nov 15th @ 7:00 pm)

Hello Ben,

I am in opposition.

6700 Pleasant Run Road

Thanks,

Harold

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 Colleyville, 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)

Shelley Levitz

Name(s)

6403 Westcoat Drive, Colleyville, TX 76034

Address

10/02/22

Date

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

[redacted]

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 Westcoast 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 resdidents 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 round sbouts 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 Colleville 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 ingression/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.

SMART NETWORK
REALTY

Ben Bryner

Subject: RE: Greystone Manor

-----Original Message-----
From: Winnie O'Regan < >
Sent: Friday, September 23, 2022 4:16 PM
To: Colleyvillle <colleyville@colleyville.com>
Subject: Greystone Manor

Good afternoon city council members,

I would like Colleyvillle 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 Holdings, Inc.	169 W. McDonwell School Rd	klangham@tholdinc.com	
CODY WILBANKS	120 MUIR LN	KUKADONHQ@GMAIL.COM	Cody Wilbanks

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 Read

Signature(s)

Name(s)

202 Oldenwood Court, Colleyville, TX 76034

Address

7/21/2022

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,

Signature(s)

Name(s)

212 STONINGTON LANE
Address

7/21/2022
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,

Signature(s)

Melanie & Chris Cobb

Name(s)

305 Stonington Lane

Address

7-21-22

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Oakbrook Hills, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Stephanie + John Kampine
Signature(s)

Stephanie + John Kampine
Name(s)

304 Stonington Lane
Address

7/21/2022
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,

Signature(s)

Susan Gage

PAUL GAGE

Name(s)

313 STOWINGTON LANE

Address

7/21/2022

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,

Signature(s)

GEORGE REICH

Name(s)

204 STONINGTON

Address

7/22/22

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Oakbrook Hills, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Jeffry Blomness
Signature(s)

Patti Blomness
Name(s)

6819 Falcbrook 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 Ducay <JDucay@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 Ducay <JDucay@colleyville.com>
Subject: Zoning Case ZC22-020

Dear Mr. Ducay:
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 Westcoast 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 Ducay <JDucay@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 Westcoast 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 Ducay <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 Ducay <JDucay@colleyville.com>
Cc: Kari Lervick < >
Subject: Protest of Greystone Manor development

Mr. Ducay,

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 quiter, 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 Ducay <JDucay@colleyville.com>
Subject: Grey Stone Manor

Good afternoon Mr. Ducay.

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 dont 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 sincerre 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,

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 Greysone 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 pathbeing 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 Ducay
Subject: RE: GREYSTONE MANOR development

From: BJ GF <>
Sent: Sunday, July 17, 2022 2:20 PM
To: Jerry Ducay <JDucay@colleyville.com>
Subject: GREYSTONE MANOR development

Mr. Ducay,

We live at 504 Mcdonwell School Rd on the east side of the proposed development. Track 8 on attached ploy.

You encouraged us to put our "two cents" worth in, so here it is. You may thank 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 Commision 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 Mcdonwell School Rd East is equine 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.
Mcdonwell 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 Mcdonwell School Rd East, at a minimum, will require:

Acquisition of private property not part of the development.
Revamp/development of Mcdonwell 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,

Brad Follis

Ben Bryner

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 Ducay <JDucay@colleyville.com>
Subject: Greystone Manor Support

Mr. Ducay,

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 Debbee 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 Ducay
Subject: RE: Greystone meeting

From: Heidi Hughes < >
Sent: Thursday, July 7, 2022 11:35 PM
To: Jerry Ducay <JDucay@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 Ducay <JDucay@colleyville.com>
Subject: Support for Greystone Manor

Mr. Ducay,

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 Ducay <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 Lynch	6504 Pleasant Run Rd Colleyville, TX
Glenn Stewart Consultant	6408 Cutter Ridge Court Colleyville, TX 76034
Jason Worley	6401 CUTTER RIDGE CT. COLLEYVILLE, TX 76034
Ted + Laura Powell	6501 Cutter Ridge Ct 76034
ZdC Adkins	6505 Cutter Ridge Ct 76034
Sophia Presley	503 Field St 76034 Colleyville TX
Drew & Stephanie Byrd	6402 Cutter Ridge Ct, 76034

NOTICE OF SUPPORT FOR ZONING AND PUD CONTINUED

Case: ZC22-020

Name/Signature	Address
	6404 Cutter Ridge Ct, Colleyville 76034
WILLIAM FREDERICK	6541 COTTER RIDGE CT. 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 with the original design of ingress/egress **to the WEST.**

Thank you.

Name / Signature	Address
Jennifer Denne Jennifer Denne	6409 Meade Dr. Colleyville, TX 76034
ROBERT ROFINGER RR	1109 GUADALUPE CT. COLLEYVILLE, TX 76034
Amy Farish	900 Bogart Drive Colleyville, TX 76034
Floyd Audrey	5905 Pleasant Run Rd colleyville, TX 76034
	6700 Pleasant Run Rd, Colleyville, TX, 76034
DAVID Scott	6704 PLEASANT RUN RD COLLEYVILLE TX 76034
Shirley Alcorta	6908 Pleasant Run Rd. 817 Colleyville, TX 76034 320- 63
TERESA Anderson	1601 Heathermore Colleyville, TX 76034

NOTICE OF SUPPORT FOR ZONING AND PUD CONTINUED

Case: ZC22-020

Name/Signature	Address
Gerald Usrey G Usrey	1098 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 Stormy Smith	6604 Meade Dr 76034
Nei Fett	6604 meade Dr 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 with the original design of ingress/egress **to the WEST.**

Thank you.

Name / Signature	Address
6909 Pleasant Rd	LHellman@Gmail.com
Brian Hoffmann 1005 Tinker Rd	B.Hoff@Barrhoff.com

Name / Signature	Address
Theron Ragan	204 BANDIT TRL. Colleyville TX 76034
CINDY RAGAN	204. BANDIT TRL Colleyville TX 76034
Dave Phillips	7300 Vanguard Ct. Colleyville, TX. 76034
Anna Phillips	7300 Vanguard Ct. Colleyville, TX. 76034
J. Alan Pickering	7208 Overland Tr Colleyville TX 76034
Brooke Smyth	308 Chestnut Bend Colleyville, TX 76034
	5602 Ponderosa St Colleyville, TX 76034

1

NOTICE OF SUPPORT FOR ZONING AND PUD CONTINUED

Case: ZC22-020

Name/Signature	Address
Gerald Usrey	1008 Tinker Rd. Colleyville, TX 76034
Melissa Crost	2309 Woodmar Ln Colleyville TX 76034

Name/Signature	Address	
[signature]	6404 Cutter Ridge Ct, Colleyville 76034	
[signature] William Frederick	6541 Cutter Ridge Ct. Colleyville, TX 76034	
7/31/22 [signature] Harvey Smith	6604 Meade Dr 76034	* NU
[signature] Nei Lett	6604 meade Dr 76034	* NE
[signature] Bob McCormack	6802 Pleasant Run	
[signature] Jennifer & Ryan Palmer	6500 Caldwell Hughes Rd Colleyville, TX 76034	
[signature] Christy O'Hearn	4200 Cheshire Dr Colleyville, TX 76034	
[signature] Heimer Foster	7109 Vanguard Ct Colleyville, TX 76034	

Name / Signature	Address
[signature] 6909 Pleasant Rin	Hellmand@Gmail.com
Brian Hoffmann ~~[illegible]~~ 1005 Tinkard Rd	B.Hoff@Barrhoff.com
Cacy Tischer	6813 Pleasant Run Rd.
Chad Mankle [signature]	103 Adams Ct, Colleyville
[signature] Heimer	7109 Vanguard Ct Colleyville, TX 76034
Katie Kimbrell	1201 Vanguard CT Colleyville TX

NOTICE OF SUPPORT FOR ZONING AND PUD CONTINUED

Case: ZC22-020

Name/Signature	Address
Michelle Terry	4302 Christmas Way Colleyville Tx 76034
Micah Terry	4302 Christmas Way Colleyville TX 76034
MICHAEL BURKHAM	6604 Pleasant Run Rd. Colleyville, TX 76034
Ted Beneski	6405 Cutter Ridge Ct. Colleyville, TX 76034
Laurie Beneski	6405 Cutter Ridge Ct. Colleyville, TX 76034
Elizabeth Thompson	3908 Arkendale 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	411 McDonwell School Rd. Colleyville
Marianne T. Adkins	6505 Cutter Ridge Ct
Jeremy and [illegible] Vanslyke	6412 Cutter Ridge Ct Colleyville TX
Malinda Warden	508 McDonwell School Rd Colleyville
Becky Cast	504 McDonwell School Rd. Colleyville
Drew Diaz / [illegible]	6406 Cutter Ridge Ct. Colleyville, TX. 76034
Sophie Ted Diaz [illegible]	6406 cutter Ridge ct.

NOTICE OF SUPPORT FOR ZONING AND PUD CONTINUED

Case: ZC22-020

Name/Signature	Address
	6508 Pleasant Run Colleyville, TX 76034
CHRIS CANTRELL	6600 PLEASANT RUN CT COLLEYVILLE, TX 76034
ABetter Place, LLC	4K McDonwell School Road
Barbara Cook	6500 Cutter Ridge Court
	" " "
Bryan & Lauren Grant	6504 Cutter Ridge Ct
Amy & Eddy Alcala	6403 Cutter Ridge Ct
Tom Campbell	501 McDonwell 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 Remley

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 form 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 Gerystone 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
Collevyille, 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 Ducay <JDucay@colleyville.com>
Subject: Greystone Manor Letter of Support

Mr. Ducay -

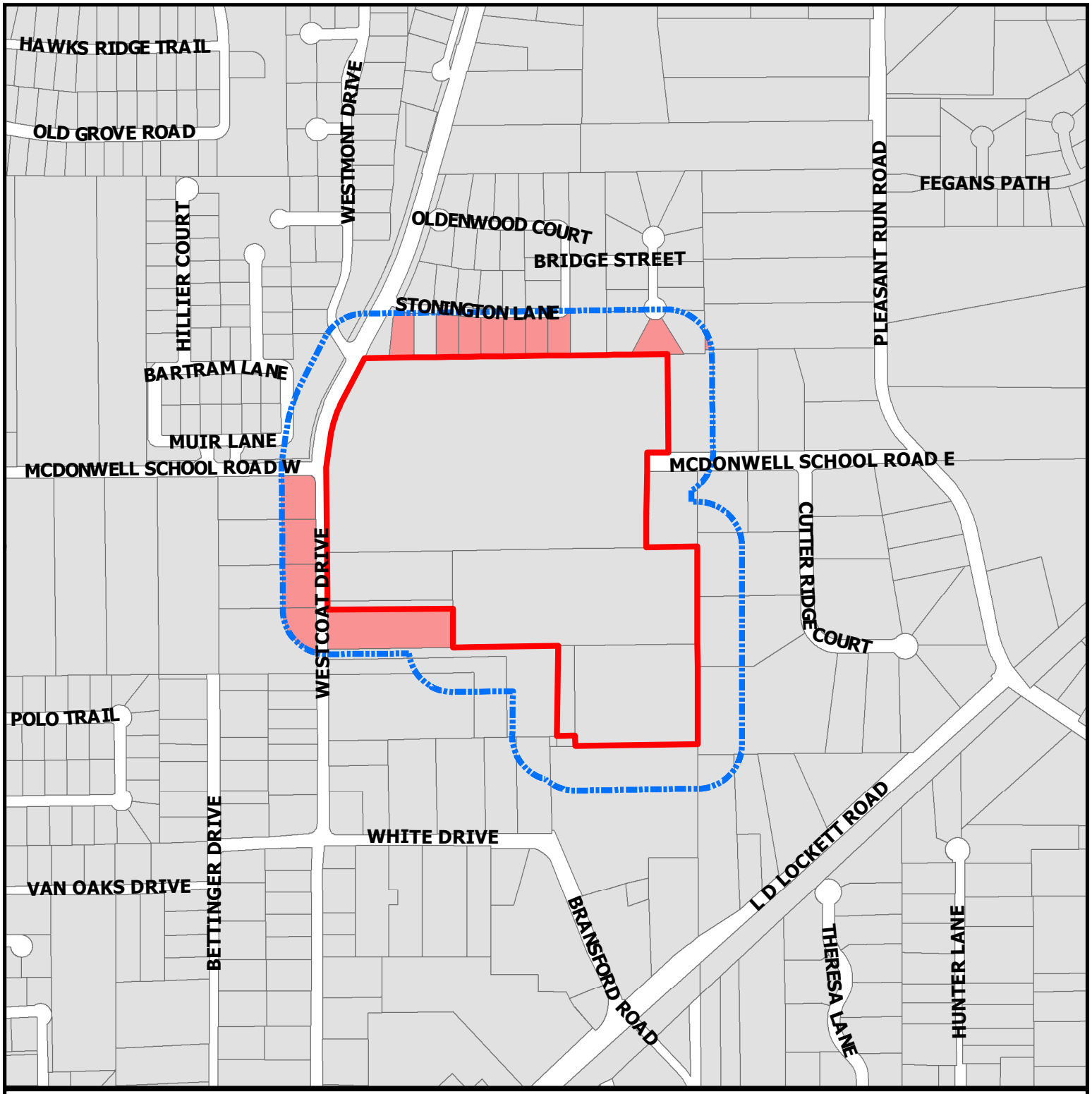
I am writing to to voice my support for the proposed Greystone Manor development. I am a resident at 708 Lyndsey Way, Colleyville Texas 76034 in the original Legacy Development. The property of interest, will undoubtedly, be developed and I would prefer a custom home builder with a proven track record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

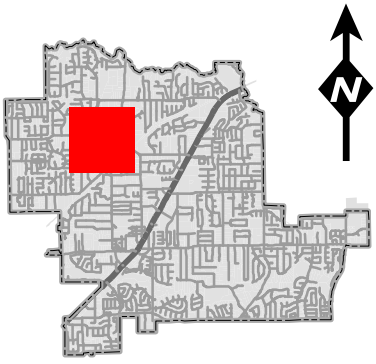
Opposition Map



CITY OF COLLEYVILLE TEXAS

ZC22-020

6605 Westcoat Drive



200ft Buffer

Subject Property

Opposing

DISCLAIMER:
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List of Opposing Properties

Situs Address	Owner's Name	Percentage of Area
6403 WESTCOAT DR	LEVITZ, SHELLEY	6.76%
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%
6700 PLEASANT RUN RD	LEDBETTER, HAROLD C	0.12%

Address Count	**14**	**Total Percentage**	**24.79%**

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:

- Right-Of-Way: Fifty feet (50') (Undivided)
- 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')

c. The eastern entrance, as shown on the Development Plan, shall be a limited-access entrance for residents only.

d. Off-site improvements (to include a median, curbs, street modifications) shall be required along McDonwell School East in coordination with the City of Colleyville.

e. A public sidewalk connection shall be required from Westcoat Drive to Pleasant Run Road. The minimum width of this sidewalk shall be 5 feet.

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 3rd day of January 2023.

PASSED AND APPROVED BY A VOTE OF ___ AYES, ___ NAYS, ON THIS THE 3RD DAY OF JANUARY 2023.

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:

Christine Loven, TRMC
City Secretary

CITY OF COLLEYVILLE

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit “A” – Location and Zoning Map

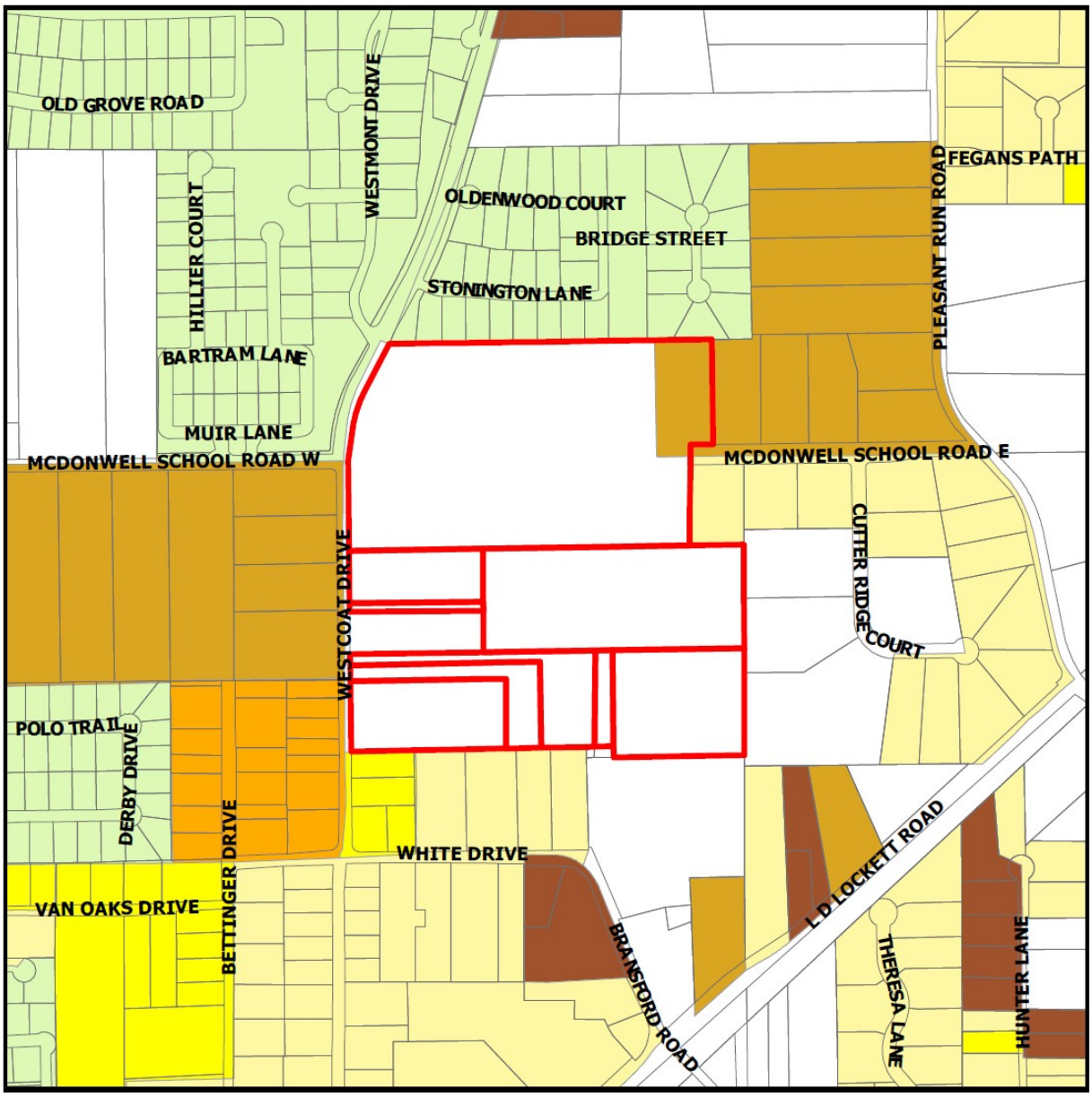


Exhibit "B" – Statement of Planning Objectives

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.

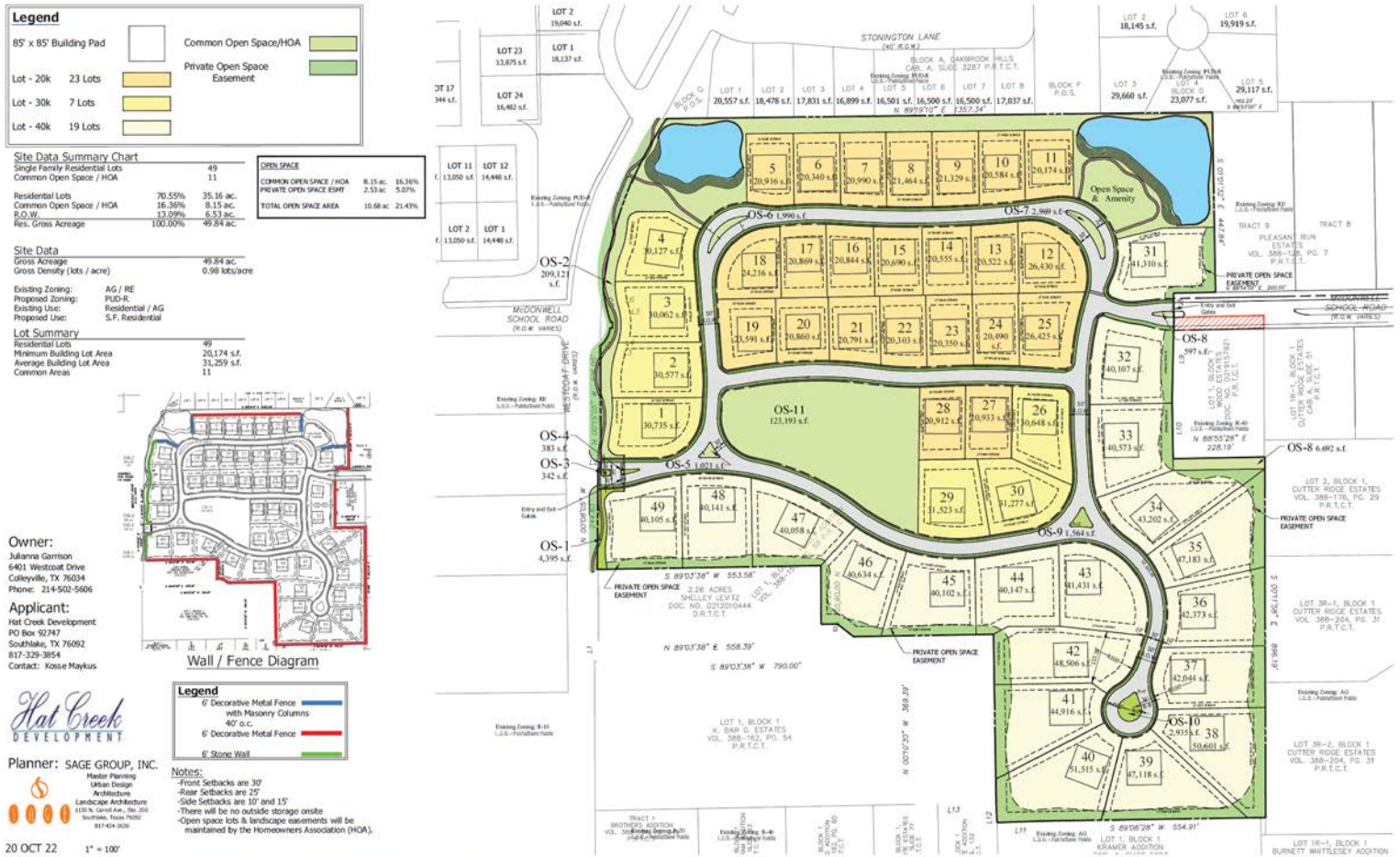
Development Schedule

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.

Exhibit "C" – Development Plan



Hat Creek DEVELOPMENT

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

20 OCT 22

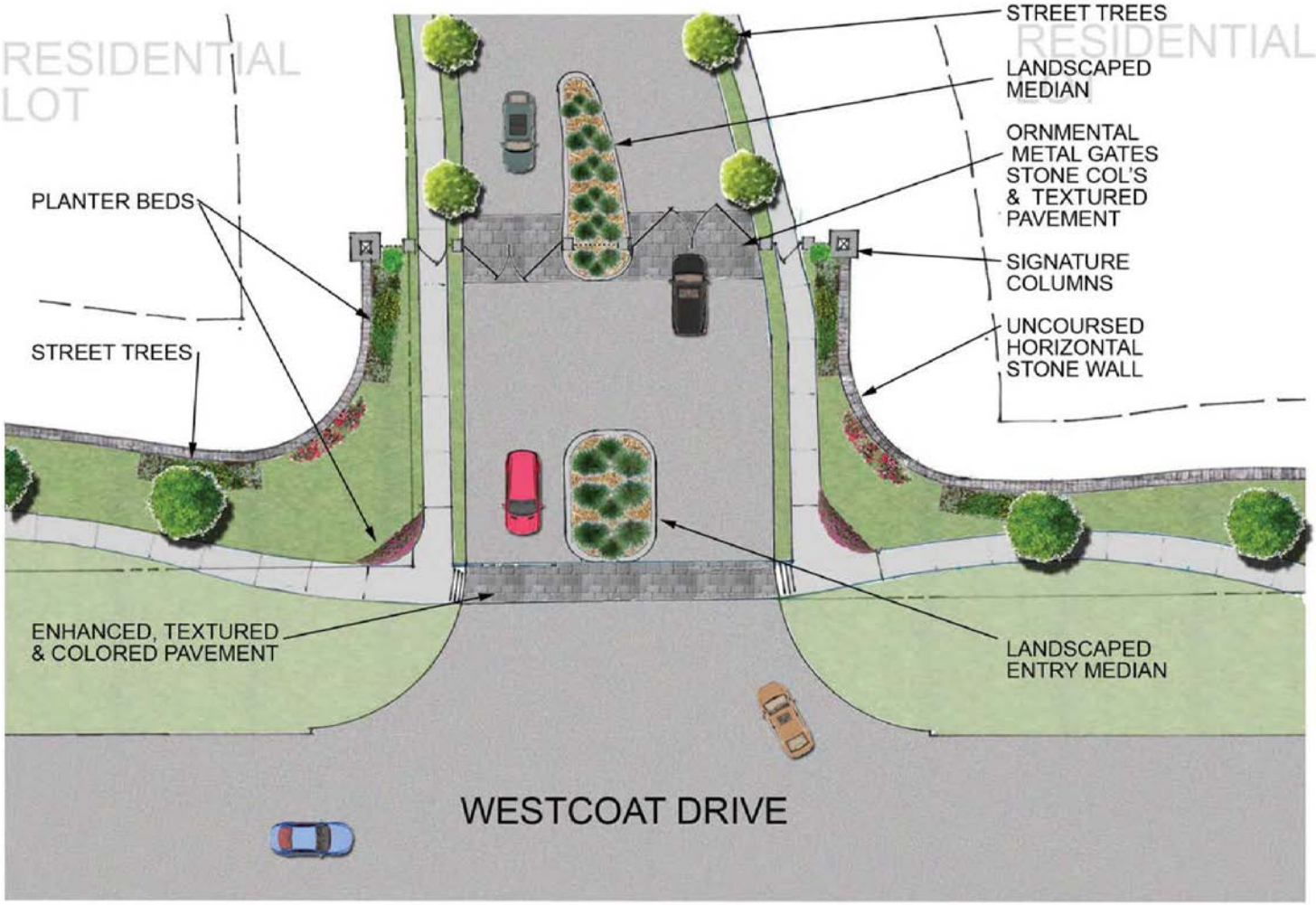
1" = 100'
0 100' 200' 400'

Landscape Master Plan

Greystone Manor

Colleyville, Tarrant County, Texas

Exhibit "D" – Landscaping Plans



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

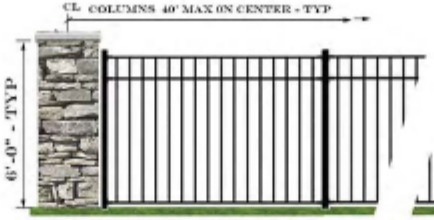
THE ENTRY

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

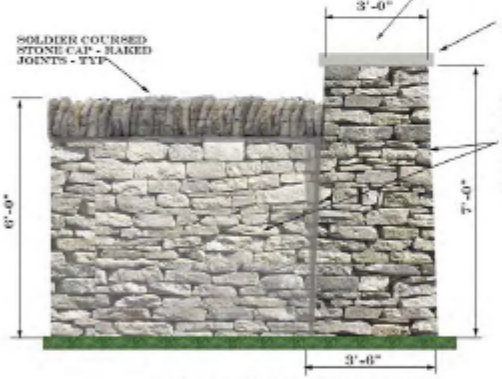
ENTRY COLUMN AND WALLS

COLUMN LANTERN

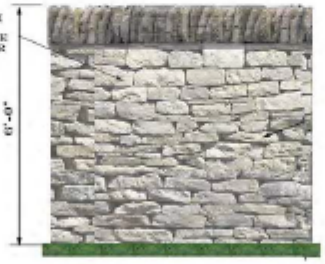


FIELD COLUMNS AND
DECORATIVE METAL
FENCING- TYP.

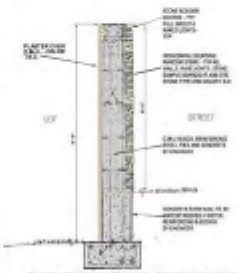
DECORATIVE METAL FENCING
WITHOUT COLUMNS - TYP



SIGNATURE COLUMN



TYPICAL STONE WALL



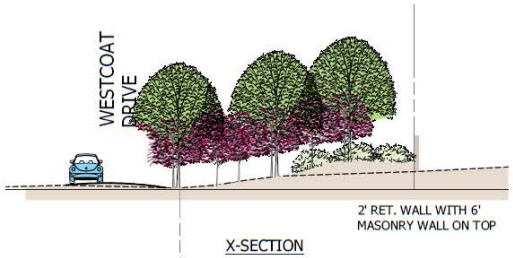
SECTION THRU
ENTRY WALL

ILLUMINATED WALL
MARQUEE BOTH SIDES
OF THE ENTRY
SIGNAGE FONT
ENGRAVERS MT

SAGE GROUP, INC.

HARDSCAPE

GREYSTONE MANOR



Hat Creek DEVELOPMENT

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

19 OCT 22

1" = 20'
0 20' 40' 80'

Frontage X-Section

Greystone Manor
Colleyville, Tarrant County, Texas

Hat Creek DEVELOPMENT

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

20 OCT 22

1" = 30'
0 30' 60'

PRIVATE OPEN SPACE EASEMENT

4 - 4" CAL. CANOPY TREES PER LOT WITHIN PRIVATE OPEN SPACE EASEMENT

SCREEN HEDGE ALONG NORTH PROPERTY LINE

Northern Boundary Private Open Space Easement - Landscape Specifications

SHADE TREES

SYMBOL	PLANT NAME	QUANTITY	SIZE	CONDITION / REMARKS
	Canopy Tree to be selected from Approved Plant List	28	4" CAL. / 16'-18' HT. / 12'-14' SPREAD	single trunk clear to 6'; b & b; matching growth
	Evergreen shrub to be selected from Approved Plant List	164	15 gal. / 6'-8' HT. / 3'-5' SPREAD	single trunk; b & b; matching growth

Private Open Space Easement Plantings - NORTH

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	CONDITION / REMARKS
	Canopy Tree to be selected from Approved Plant List	10	4" CAL. / 16'-18' HT. / 12'-14' SPREAD	single trunk clear to 6'; b & b; matching growth
	Canopy Tree to be selected from Approved Plant List	9	4" CAL. / 16'-18' HT. / 12'-14' SPREAD	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	CONDITION / REMARKS
	Canopy Tree to be selected from Approved Plant List	15	4" CAL. / 16'-18' HT. / 12'-14' SPREAD	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

Hat Creek DEVELOPMENT

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" = 40'
0 40' 80' 160'

Private Open Space Easement Plantings - EAST

Greystone Manor
Colleyville, Tarrant County, Texas

Hat Creek DEVELOPMENT

Planner: SAGE GROUP, INC.

20 OCT 22

1" = 30'

0 30' 60' 120'

Pond Details

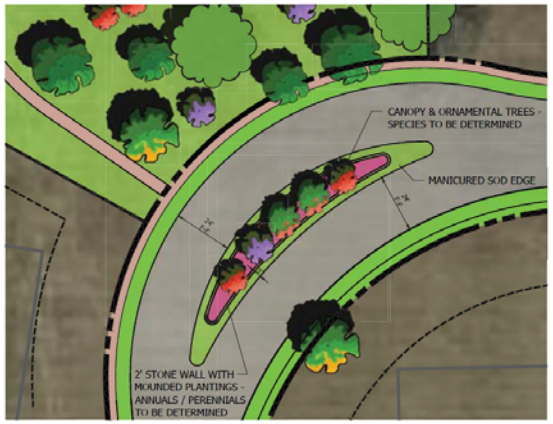
Greystone Manor

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

POND AMENITY AREA

GREYSTONE MANOR



CORNER CURVE ISLAND DETAIL (TYP)

CUL-DE-SAC ISLAND DETAIL (TYP)

INTERSECTION STREET ISLAND DETAIL (TYP)

Hat Creek DEVELOPMENT

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817-424-2626

20 OCT 22

1" = 20'
0 20' 40' 80'

Island Details

Greystone Manor
Colleyville, Tarrant County, Texas

City of Colleyville
City Council
Agenda Briefing

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

Agenda Number 8a **Agenda Date** 12/20/2022 **Number** Resolution R-22-4798
Type Resolution
Department Community Development

Title
Consideration of the abandonment of four and a half feet of an existing twelve foot drainage and utility easement for Lot 8, Block B, Westmont Addition, located at 6812 Hillier Court, Case GC22-016

Strategic Plan
4.1 Protect Colleyville's semi-rural residential character

Explanation
Reading and Public Hearing

John Dreiling, the owner, has submitted a request for the abandonment of 4.5 feet of a 12-foot drainage and utility easement on property known as 6812 Hillier Court.

Existing Conditions/Background: The subject property is currently zoned PUD-R Planned Unit Development – Residential district. The property is generally located northwest of the intersection of Bartram Lane and Hillier Court. The property is currently developed with a single-family home.

Analysis: Presently there exists a 12-foot wide drainage and utility easement located along the west, rear property line. The applicant has requested a reduction in the easement from 12 feet down to 7.5 feet in order to construct a swimming pool. The property is adjacent to the City of Colleyville's McPherson Park.

Authority: The City Council is responsible for any action to abandon the drainage and utility easement pursuant to state law and the City's Charter. Accordingly, the City Council may approve or deny the applicant's request. Any action on this item requires a simple majority vote of the City Council.

Required Action: If the City Council desires to abandon a portion of the drainage and utility easement, the method for doing so would be by resolution, which must contain a legal description of the drainage and utility easement to be abandoned and be filed in the real property records for Tarrant County.

Plat Status: The property is platted as Lot 8, Block B, of the Westmont Addition.

DRC Review: The DRC reviewed the request during their November 21, 2022 meeting

and determined the application was complete and may be scheduled for the next available City Council meeting.

Drainage: NA

Surrounding Development: The properties to the north, south, and east are zoned PUD-R and developed with single-family residences. The property to the west is zoned AG Agricultural and is the City of Colleyville's McPherson Park.

Comprehensive Plan: The City's Comprehensive Plan, Destination Colleyville, designates the subject property for residential use.

Staff Recommendation: Staff is neutral on this request.

Financial Impact

There is no financial impact to the City.

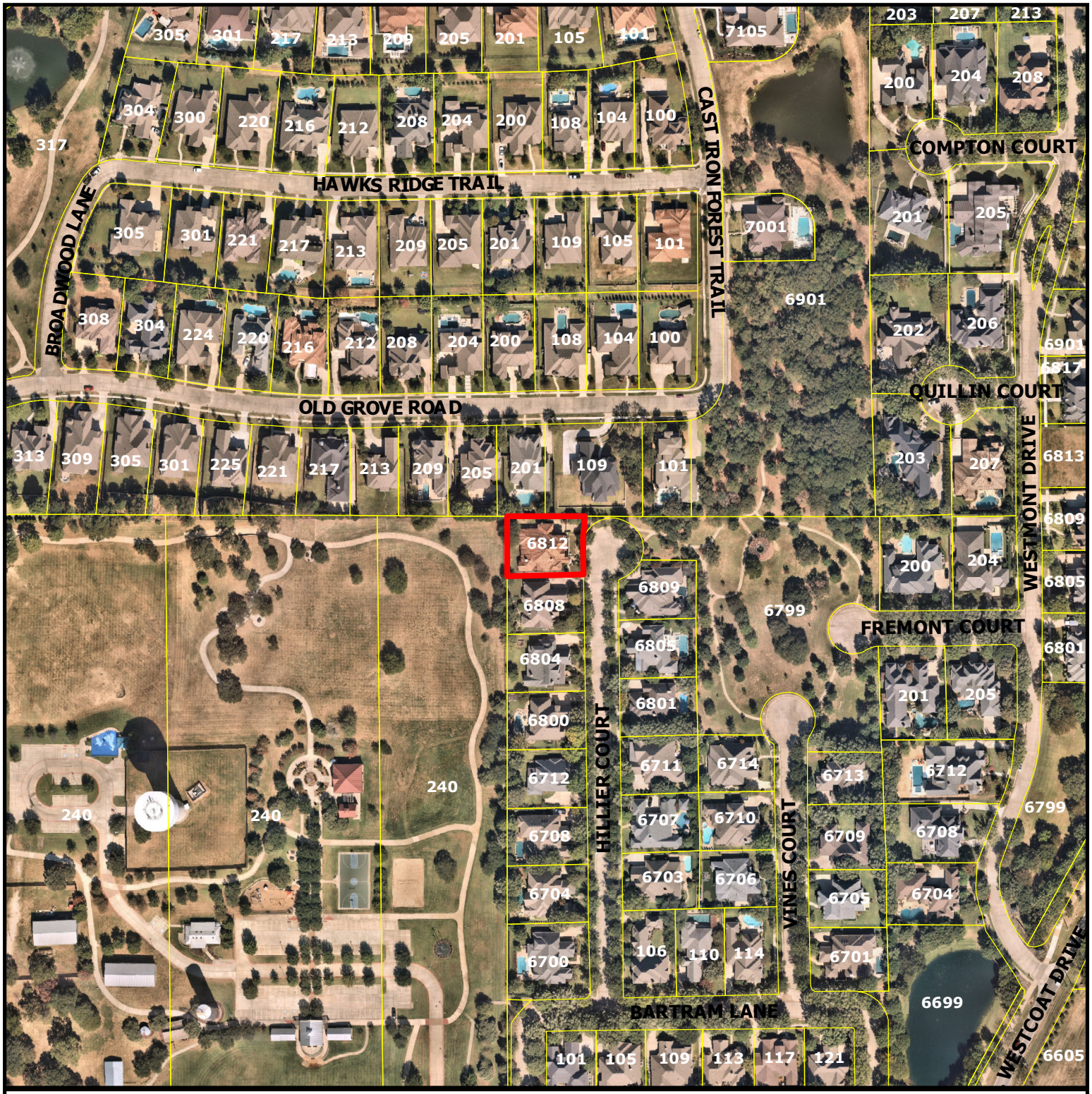
Recommendation

None

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Application
5. Survey
6. Site Plan
7. Utility Signatures
8. Notification Map
9. Notification Letter
10. Notification List
11. Response Letter
12. Resolution R-22-4798

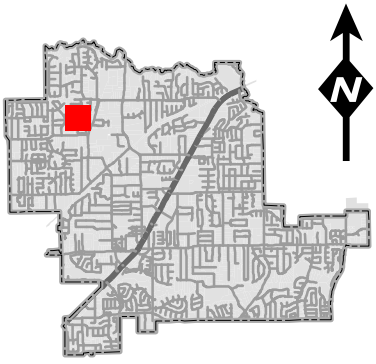
Aerial Map



CITY OF COLLEYVILLE TEXAS

GC22-016

6812 Hillier Court



DISCLAIMER:
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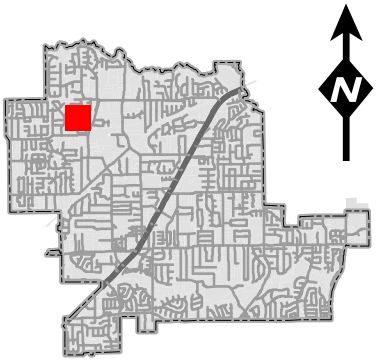
Subject Property

Zoning Map

CITY OF COLLEYVILLE TEXAS

GC22-016

6812 Hillier Court



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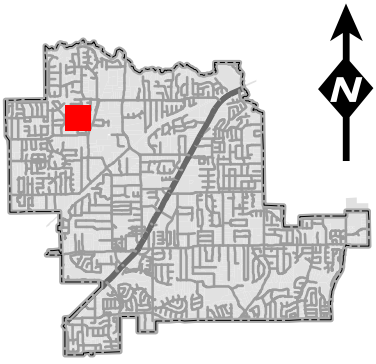
Subject Property

Future Land Use Map

CITY OF COLLEYVILLE TEXAS

GC22-016

6812 Hillier Court



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- Subject Property
- Residential
- Open Space; Parks

APPLICATION FOR THE VACATION OR ABANDONMENT OF A DRAINAGE AND UTILITY EASEMENT

All forms shall be signed in ink only by a property owner, legal partner or corporate officer. An authorized agent of the landowner must submit a Power of Attorney.

PLEASE SUBMIT ALL OF THE FOLLOWING REQUIRED DOCUMENTS:

1. One copy of the Application with an original signature, signed in ink.

2. One copy of the Application with an original signature signed and notarized in ink. Do not submit copies of signatures and notary acknowledgments.

3. One copy of EXHIBIT A that contains a survey showing the property rights to be abandoned and any easements or public facilities contained in the area for which abandonment is requested. This information is best provided by a registered land surveyor. City staff is not authorized to prepare this information.

4. One copy of EXHIBIT B that provides a metes and bounds description of that portion of the drainage and utility easement proposed for abandonment. This information is best provided by a registered land surveyor. City staff is not authorized to prepare this information.

5. One copy of EXHIBIT C, with original signatures, signed by all agencies listed regardless of whether they have utility equipment in the easement. This will need to be completed before submitting this application to the City of Colleyville.

7. After this agreement is filled out, you will need to return it to Community Development Department.

8. This agreement will be circulated through the Community Development, Building Inspection, Public Works, and the Engineering Division within the City of Colleyville. Please allow approximately seven to ten working days to complete the circulation process. Easement vacations and abandonments require approval by the City Council.

9. After approval by the City Council, the Community Development Department will record the forms with the Tarrant County Clerk's office. The original documents are maintained by the City. A copy may be requested for your records.

Submit these documents to:

City of Colleyville
Community Development Department
100 Main Street
Colleyville, TX 76034
817.503.1050 office
817.503.1059 fax

APPLICATION FOR THE VACATION OR ABANDONMENT OF A DRAINAGE AND UTILITY EASEMENT

9.20.2022
Date of Submittal

To the City of Colleyville:

The undersigned hereby makes application to vacate and abandon a portion of the public drainage and / or utility easement or right-of-way situated on or abutting property at the following location and described by metes and bounds in Exhibit B of the attached agreement.

Street Address 6812 Hillier Court Colleyville TX 76034

Legal Description Lot 8 Block B of Westmont

The reason for the vacation and abandonment of the drainage and utility easement is as follows:

Pool
requesting to reduce 12' easement to 7'6" easement; abandon 4'6"

PROPERTY OWNER INFORMATION

Name John Dreiling

Address 7505 Tillman Hill Road

City, State, ZIP Code Colleyville, TX 76034

Phone (817) 793-8289 **Fax** NA **Email (optional)** sdreiling@att.net

THE STATE OF TEXAS §
COUNTY OF TARRANT §

Individual Acknowledgment

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared John Dreiling, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 20 day of September, 20 22

JENNIFER M. HARRISON
My Notary ID # 131232030
Expires August 3, 2025

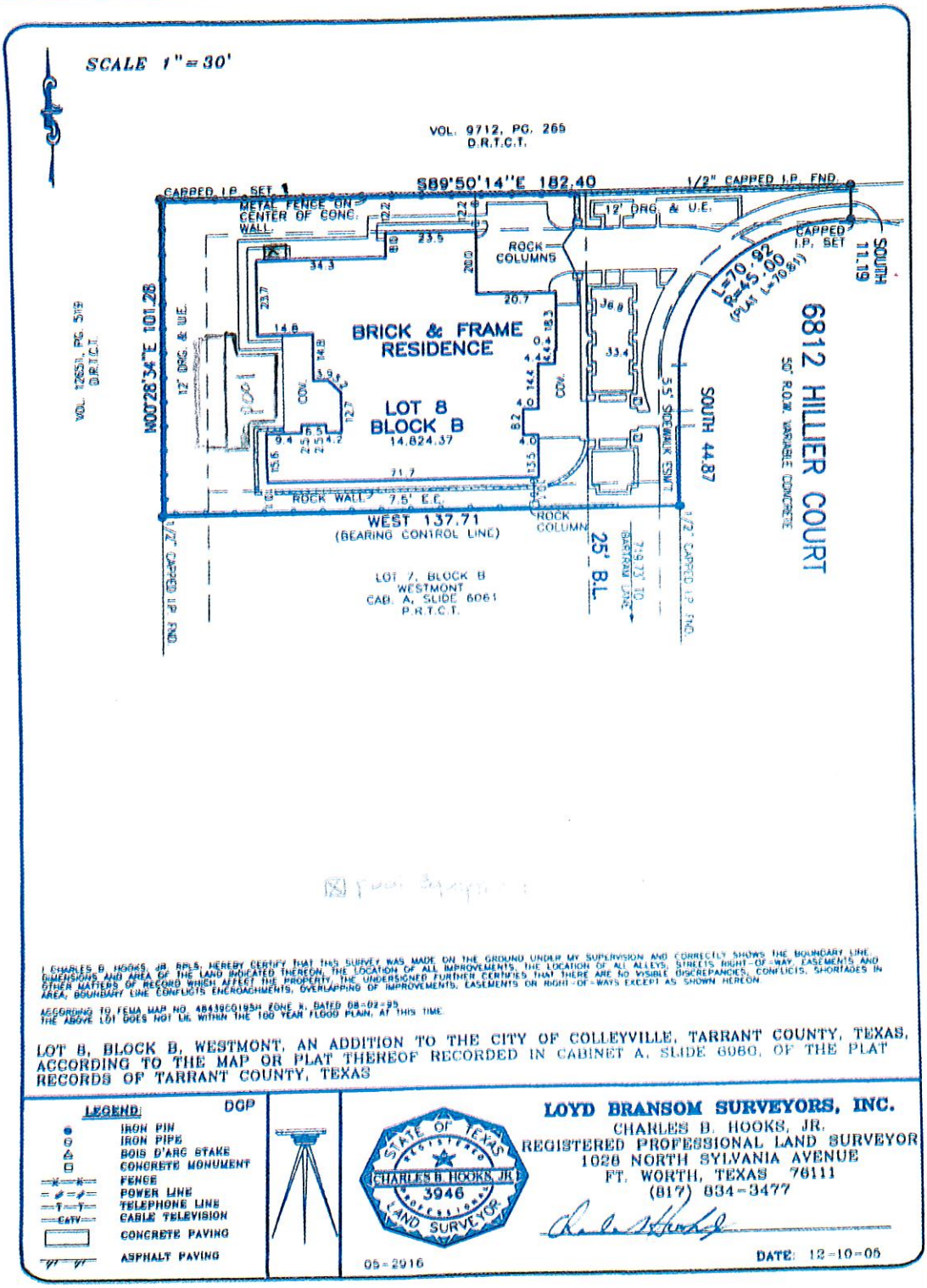
Notary Public in and for the State of Texas

My Commission Expires: 8.3.2025

EXHIBIT A

The following is a drawing depicting the area or portion of the easement and property described that is proposed for vacation or abandonment. This drawing shall include a north arrow, legal description of the subject property and adjoining properties, if appropriate.

Being that portion of that certain public utility easement / drainage easement / right of way situated in Westmont Addition/Survey to the City of Colleyville, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:



I CHARLES B. HOOKS, JR. RPLS, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE BOUNDARY LINE DIMENSIONS AND AREA OF THE LAND INDICATED THEREON, THE LOCATION OF ALL IMPROVEMENTS, THE LOCATION OF ALL ALLEYS, STREETS RIGHT-OF-WAY, EASEMENTS AND OTHER MATTERS OF RECORD WHICH AFFECT THE PROPERTY. THE UNDERSIGNED FURTHER CERTIFIES THAT THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHT-OF-WAYS EXCEPT AS SHOWN HEREON.

ACCORDING TO FEMA MAP NO. 48439C0195H ZONE X, DATED 08-02-95 THE ABOVE LOT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN, AT THIS TIME.

LOT 8, BLOCK B, WESTMONT, AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET A, SLIDE 6060, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS

LEGEND: DCP
- IRON PIN
- IRON PIPE
- BOIS D'ARC STAKE
- CONCRETE MONUMENT
- FENCE
- POWER LINE
- TELEPHONE LINE
- CABLE TELEVISION
- CONCRETE PAVING
- ASPHALT PAVING

STATE OF TEXAS REGISTERED CHARLES B. HOOKS, JR. 3946 PROFESSIONAL LAND SURVEYOR

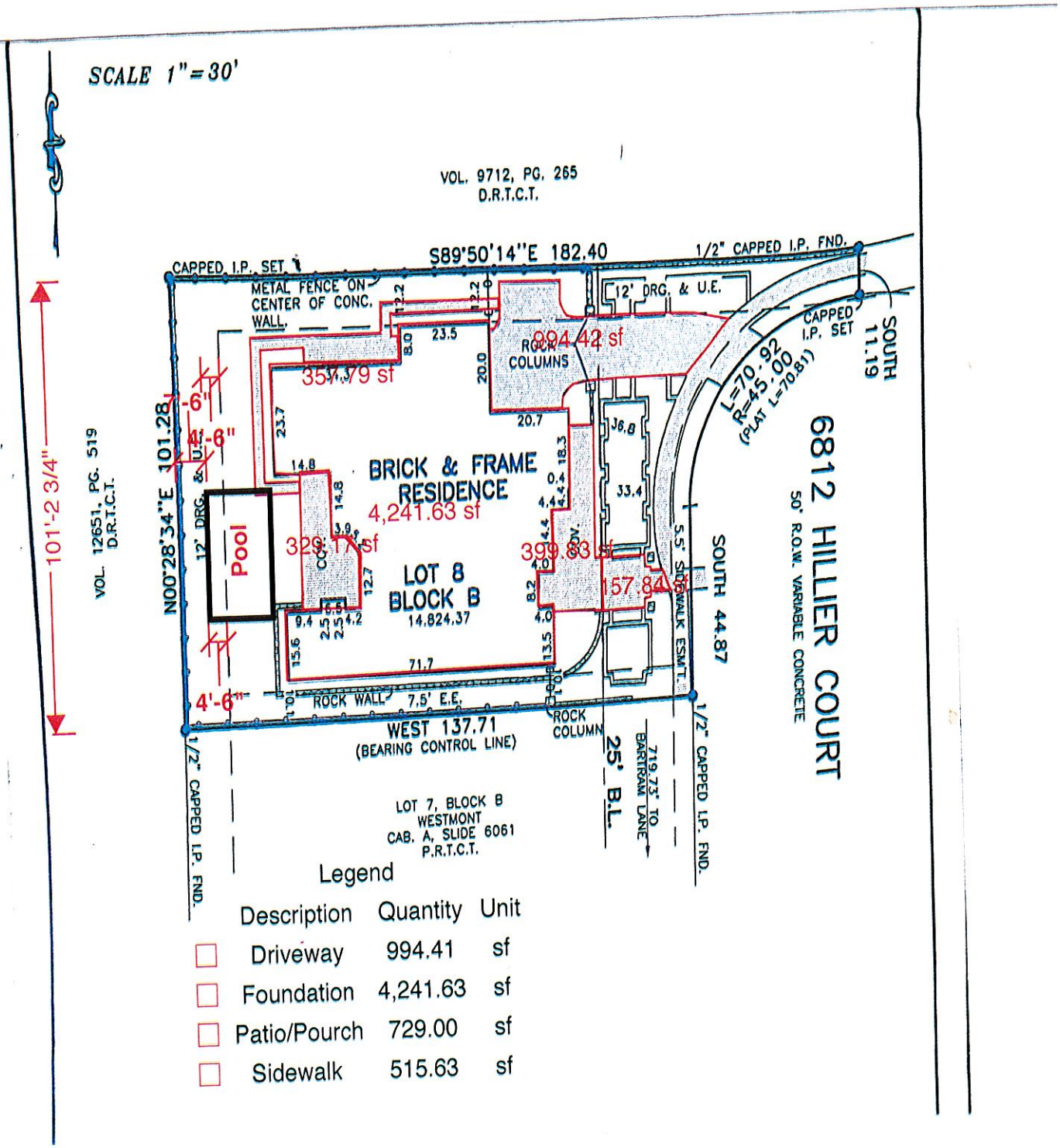
LOYD BRANSOM SURVEYORS, INC.
CHARLES B. HOOKS, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
1028 NORTH SYLVANIA AVENUE
FT. WORTH, TEXAS 76111
(817) 834-3477

05-2916

DATE: 12-10-05

EXHIBIT B

Being that portion of that certain drainage and utility easement shown in Exhibit A, being more particularly described by metes and bounds as follows.



Legend

Description	Quantity	Unit
☐ Driveway	994.41	sf
☐ Foundation	4,241.63	sf
☐ Patio/Pourch	729.00	sf
☐ Sidewalk	515.63	sf

EXHIBIT C

The undersigned public utility companies, using or entitled to use, under the terms and provisions of our respective franchise with the City of Colleyville, do hereby consent to the vacation and abandonment of the described portion of such drainage and utility easement requested in this Application Lot(s) 8, Block(s) B of the Westmont Addition to the City of Colleyville, Tarrant County, Texas.

Street Address: 6812 Hillier Court

Oncor/TXU Electric Delivery

By: Budd Rodgers
(Please Print)

Title: Senior Right of Way Agent
(Please Print)

Signature: [signature]

Southwestern Bell Telephone Company (AT&T)

By: _____
(Please Print)

Title: _____
(Please Print)

Signature: _____

Verizon/Frontier Telephone Company

By: _____
(Please Print)

Title: _____
(Please Print)

Signature: _____

Tri-County Electric Company

By: _____
(Please Print)

Title: _____
(Please Print)

Signature: _____

Spectrum (Charter Communications/ Time Warner/Comcast Cable, Inc.

By: _____
(Please Print)

Title: _____
(Please Print)

Signature: _____

City of Colleyville

By: _____
(Please Print)

Title: _____
(Please Print)

Signature: _____

Atmos Energy (Gas)

By: _____
(Please Print)

Title: _____
(Please Print)

Signature: _____

EXHIBIT C

The undersigned public utility companies, using or entitled to use, under the terms and provisions of our respective franchise with the City of Colleyville, do hereby consent to the vacation and abandonment of the described portion of such drainage and utility easement requested in this Application Lot(s) 8, Block(s) B of the Westmont Addition to the City of Colleyville, Tarrant County, Texas.

Street Address: 6812 Hillier Court

Oncor/TXU Electric Delivery

By: _____ (Please Print)

Title: _____ (Please Print)

Signature: _____

Southwestern Bell Telephone Company (AT&T)

By: _____ (Please Print)

Title: _____ (Please Print)

Signature: _____

Verizon/Frontier Telephone Company

By: Joe Garza (Please Print)

Title: Supervisor Network Engineering (Please Print)

Signature: _____

Tri-County Electric Company

By: _____ (Please Print)

Title: _____ (Please Print)

Signature: _____

Spectrum (Charter Communications/ Time Warner/Comcast Cable, Inc.

By: _____ (Please Print)

Title: _____ (Please Print)

Signature: _____

City of Colleyville

By: _____ (Please Print)

Title: _____ (Please Print)

Signature: _____

Atmos Energy (Gas)

By: _____ (Please Print)

Title: _____ (Please Print)

Signature: _____

EXHIBIT C

The undersigned public utility companies, using or entitled to use, under the terms and provisions of our respective franchise with the City of Colleyville, do hereby consent to the vacation and abandonment of the described portion of such drainage and utility easement requested in this Application Lot(s) 8, Block(s) B of the Westmont Addition to the City of Colleyville, Tarrant County, Texas.

Street Address: 6812 Hillier Court

Oncor/TXU Electric Delivery

By: _____
(Please Print)

Title: _____
(Please Print)

Signature: _____

Southwestern Bell Telephone Company (AT&T)

By: _____
(Please Print)

Title: _____
(Please Print)

Signature: _____

Verizon/Frontier Telephone Company

By: _____
(Please Print)

Title: _____
(Please Print)

Signature: _____

Tri-County Electric Company

By: _____
(Please Print)

Title: _____
(Please Print)

Signature: _____

Spectrum (Charter Communications/ Time Warner/Comcast Cable, Inc.

By: Jessie Acevedo
(Please Print)

Title: Business Development Specialist
(Please Print)

Signature: Jessie Acevedo

City of Colleyville

By: _____
(Please Print)

Title: _____
(Please Print)

Signature: _____

Atmos Energy (Gas)

By: _____
(Please Print)

Title: _____
(Please Print)

Signature: _____

EXHIBIT C

The undersigned public utility companies, using or entitled to use, under the terms and provisions of our respective franchise with the City of Colleyville, do hereby consent to the vacation and abandonment of the described portion of such drainage and utility easement requested in this Application Lot(s) 8, Block(s) B of the Westmont Addition to the City of Colleyville, Tarrant County, Texas.

Street Address: 6812 Hillier Court

Oncor/TXU Electric Delivery

By: _____ (Please Print)

Title: _____ (Please Print)

Signature: _____

Southwestern Bell Telephone Company (AT&T)

By: _____ (Please Print)

Title: _____ (Please Print)

Signature: _____

Verizon/Frontier Telephone Company

By: _____ (Please Print)

Title: _____ (Please Print)

Signature: _____

Tri-County Electric Company

By: _____ (Please Print)

Title: _____ (Please Print)

Signature: _____

Spectrum (Charter Communications/ Time Warner/Comcast Cable, Inc.

By: _____ (Please Print)

Title: _____ (Please Print)

Signature: _____

City of Colleyville

By: _____ (Please Print)

Title: _____ (Please Print)

Signature: _____

Atmos Energy (Gas)

By: Matt Neal (Please Print)

Title: Operations Manager (Please Print)

Signature: Matt Neal

EXHIBIT C

The undersigned public utility companies, using or entitled to use, under the terms and provisions of our respective franchise with the City of Colleyville, do hereby consent to the vacation and abandonment of the described portion of such drainage and utility easement requested in this Application Lot(s) 8, Block(s) B of the Westmont Addition to the City of Colleyville, Tarrant County, Texas.

Street Address 6812 Hillier Court

Oncor/TXU Electric Delivery

By: _____ (Please Print)

Title _____ (Please Print)

Signature _____

Southwestern Bell Telephone Company (AT&T)

By Ray A. Garcia (Please Print)

Title Manager - Engineer/ROW (Please Print)

Signature Ray A. Garcia

Verizon/Frontier Telephone Company

By _____ (Please Print)

Title _____ (Please Print)

Signature _____

Tri-County Electric Company

By _____ (Please Print)

Title _____ (Please Print)

Signature _____

Spectrum (Charter Communications/ Time Warner/Comcast Cable, Inc

By _____ (Please Print)

Title _____ (Please Print)

Signature _____

City of Colleyville

By _____ (Please Print)

Title _____ (Please Print)

Signature _____

Atmos Energy (Gas)

By _____ (Please Print)

Title _____ (Please Print)

Signature _____

Approval for the abandonment of 4.5' of the original 12' platted Utility Easement.

EXHIBIT C

The undersigned public utility companies, using or entitled to use, under the terms and provisions of our respective franchise with the City of Colleyville, do hereby consent to the vacation and abandonment of the described portion of such drainage and utility easement requested in this Application Lot(s) 8, Block(s) B of the Westmont Addition to the City of Colleyville, Tarrant County, Texas.

Street Address: 6812 Hillier Court

Oncor/TXU Electric Delivery

By: _____ (Please Print)

Title: _____ (Please Print)

Signature: _____

Southwestern Bell Telephone Company (AT&T)

By: _____ (Please Print)

Title: _____ (Please Print)

Signature: _____

Verizon/Frontier Telephone Company

By: _____ (Please Print)

Title: _____ (Please Print)

Signature: _____

Tri-County Electric Company

By: BRENDAN SEBASTIAN (Please Print)

Title: ROW DIRECTOR (Please Print)

Signature: [signature]

Spectrum (Charter Communications/ Time Warner/Comcast Cable, Inc.

By: _____ (Please Print)

Title: _____ (Please Print)

Signature: _____

City of Colleyville

By: _____ (Please Print)

Title: _____ (Please Print)

Signature: _____

Atmos Energy (Gas)

By: _____ (Please Print)

Title: _____ (Please Print)

Signature: _____

EXHIBIT C

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Street Address: 6812 Hillier Court

Oncor/TXU Electric Delivery

By: _____ (Please Print)

Title: _____ (Please Print)

Signature: _____

Southwestern Bell Telephone Company (AT&T)

By: _____ (Please Print)

Title: _____ (Please Print)

Signature: _____

Verizon/Frontier Telephone Company

By: _____ (Please Print)

Title: _____ (Please Print)

Signature: _____

Tri-County Electric Company

By: _____ (Please Print)

Title: _____ (Please Print)

Signature: _____

Spectrum (Charter Communications/ Time Warner/Comcast Cable, Inc.

By: _____ (Please Print)

Title: _____ (Please Print)

Signature: _____

City of Colleyville

By: _____ (Please Print)

Title: _____ (Please Print)

Signature: _____

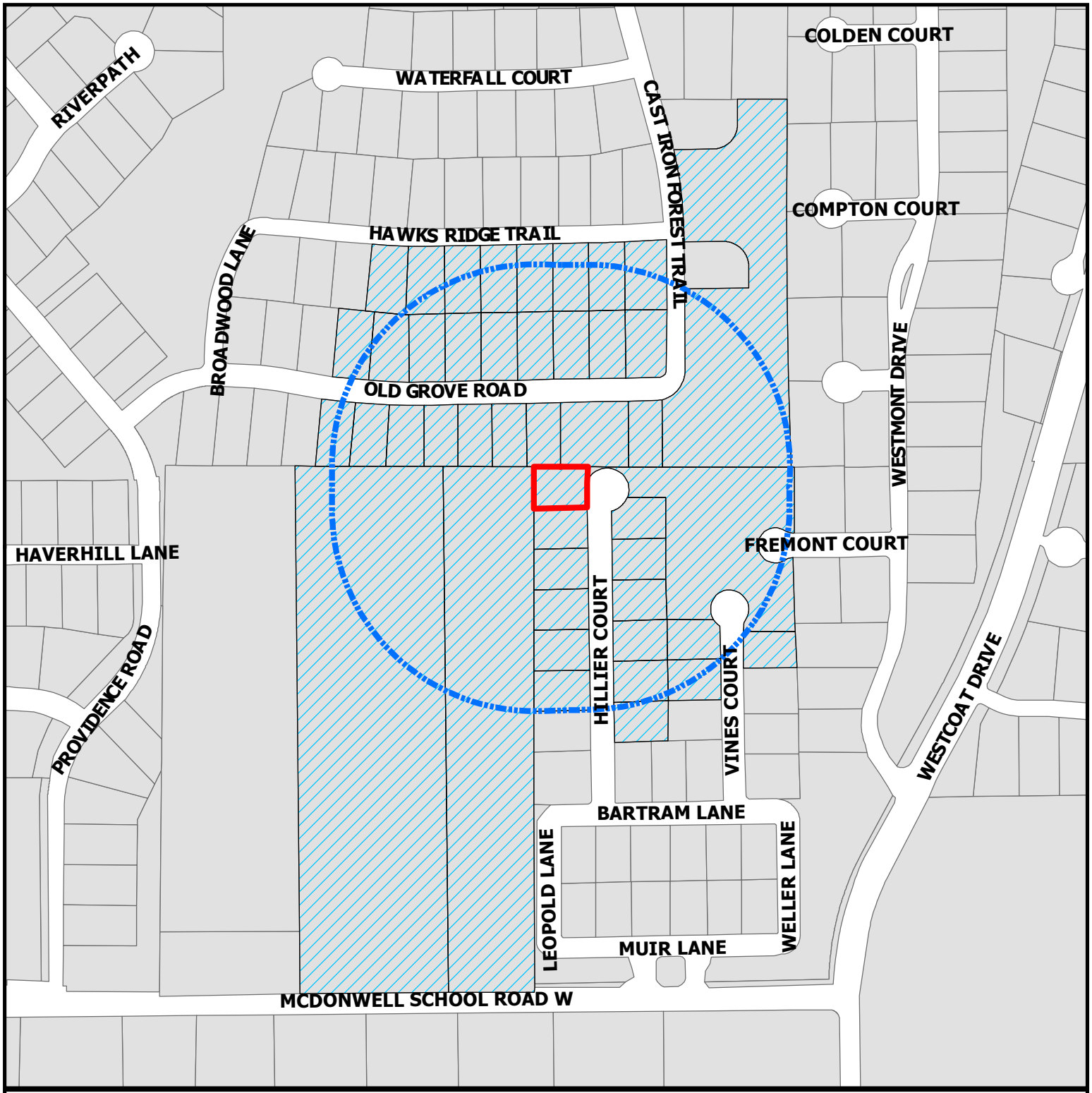
Atmos Energy (Gas)

By: _____ (Please Print)

Title: _____ (Please Print)

Signature: _____

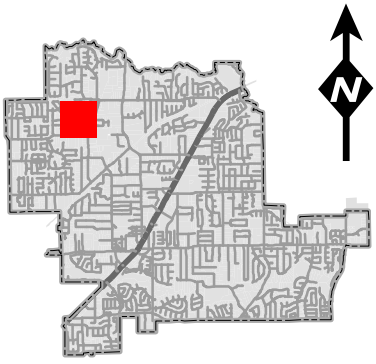
Notification Map



CITY OF COLLEYVILLE TEXAS

GC22-016

6812 Hillier Court



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Subject Property

500ft Buffer

Properties within 500ft

NOTICE OF PUBLIC HEARING

«Owner_Name»
«Owner_Address»
«Owner_City» «Owner_Zip»

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

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

Request:	Consideration of the abandonment of four and a half feet of an existing twelve foot drainage and utility easement for Lot 8, Block B, Westmont Addition. The purpose is to allow for the construction of a new pool.
Zoning Case:	GC22-016
Applicant:	John Dreiling
Owner:	John Dreiling
Location:	6812 Hillier Court
Property Description:	Lot 8, Block B, Westmont Addition
Present Zoning:	PUD-R Planned Unit Development – Residential

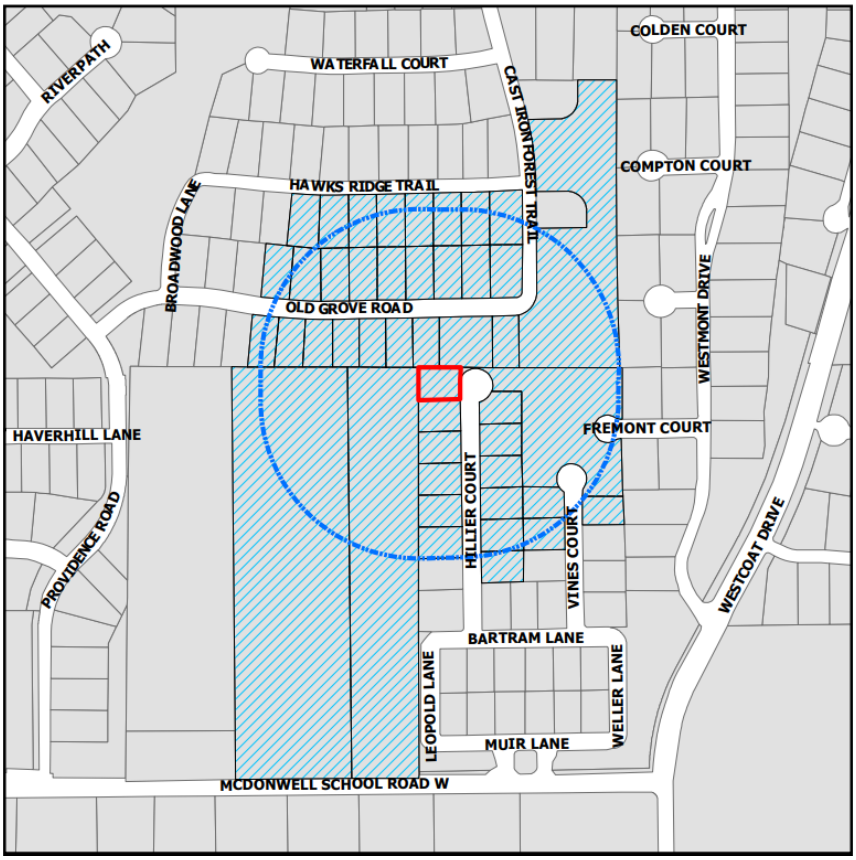
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved City tax roll. Action by the City Council serves as a final action on the request.

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

Jacquelyn Reyff
Planning Manager
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
BELL, DAVIS	209 HAWKS RIDGE TRL	COLLEYVILLE, TX
BLESSING, LANE GRANER	6808 HILLIER CT	COLLEYVILLE, TX
BOLTON, JOHNNY L	6713 VINES CT	COLLEYVILLE, TX
BRADY, DANIEL L	6800 HILLIER CT	COLLEYVILLE, TX
BROWN, PATRICK	217 HAWKS RIDGE TR	COLLEYVILLE, TX
BURTON, WILLIAM R	6714 VINES CT	COLLEYVILLE, TX
CAHILL, KYLE	6710 VINES CT	COLLEYVILLE, TX
CHANDLER, J DOUGLAS	6804 HILLIER CT	COLLEYVILLE, TX
CZAICKI, WALTER	201 OLD GROVE RD	COLLEYVILLE, TX
DAUGHERTY, JOHN	213 OLD GROVE RD	COLLEYVILLE, TX
DILLON, SHAWN	204 OLD GROVE RD	COLLEYVILLE, TX
DREILING, JOHN	125 CALVERLEY PL	KELLER, TX
EMAKPOSE VICTOR	109 OLD GROVE RD	COLLEYVILLE, TX
ENGLISH, BOBBY D	212 OLD GROVE RD	COLLEYVILLE, TX
FRIEDMAN, GARY	6801 HILLIER CT	COLLEYVILLE, TX
FULLER, KOLE	209 OLD GROVE RD	COLLEYVILLE, TX
FURNESS, SUSAN	225 OLD GROVE RD	COLLEYVILLE, TX
GABRIEL, FRANK	6703 HILLIER CT	COLLEYVILLE, TX
GONZALEZ, ANGEL	108 OLD GROVE RD	COLLEYVILLE, TX
HOOSER, BOBBIE JEAN	9209 GRACE CT	NORTH RICHLAND HILLS, TX
JOHNSON, J	201 HAWKS RIDGE TRL	COLLEYVILLE, TX
KELLER ISD	350 KELLER PKWY	KELLER, TX
KJT MANAGEMENT TRUST	200 OLD GROVE RD	COLLEYVILLE, TX
KOSTOHRYZ, RYAN	6805 HILLIER CT	COLLEYVILLE, TX
MARTIN, JON	6708 HILLIER CT	COLLEYVILLE, TX
MCDUFFEE, BYRON	205 OLD GROVE RD	COLLEYVILLE, TX
MCKENNA, DENISE	109 HAWKS RIDGE TRL	COLLEYVILLE, TX
MINOCHA, PAYAL	205 HAWKS RIDGE TRL	COLLEYVILLE, TX
MITCHELL, CAMERON	216 OLD GROVE RD	COLLEYVILLE, TX
NAUCK, ALBERT	101 OLD GROVE RD	COLLEYVILLE, TX
NEWBERN, ST CLAIR	217 OLD GROVE RD	COLLEYVILLE, TX
OLD GROVE ADDITION	PO BOX 1481	COLLEYVILLE, TX
OLD GROVE MAINTENANCE	1800 PRESTON PARK BLVD STE 101	PLANO, TX
PARKER, KEVIN	100 OLD GROVE RD	COLLEYVILLE, TX
PEREZ, JAVIER	213 HAWKS RIDGE TRL	COLLEYVILLE, TX
PINTO, EZEQUIEL	101 HAWKS RIDGE TR	COLLEYVILLE, TX
PINTO, LYNDA D ETAL	105 HAWKS RIDGE TR	COLLEYVILLE, TX
POTTS, JAYSON	208 OLD GROVE RD	COLLEYVILLE, TX
POWELL, BRADLEY	6707 HILLIER CT	COLLEYVILLE, TX
RUSSEL FAMILY TRUST	104 OLD GROVE RD	COLLEYVILLE, TX
SKIPPER, FRANK PRESTON	220 OLD GROVE RD	COLLEYVILLE, TX
STRICKLAND FAMILY TRUST	6711 HILLIER CT	COLLEYVILLE, TX
TORNES, CAREL J	6712 HILLIER CT	COLLEYVILLE, TX
WESTMONT ADDITION	5751 KROGER DR	KELLER, TX
WESTMONT MAINTENANCE	PO BOX 935	KELLER, TX
YELLASIRI, SRIKANTH	221 OLD GROVE RD	COLLEYVILLE, TX

From: Carel Tornes
To: Jackie Reyff
Subject: Zoning Case Number GC22-016
Date: Thursday, December 1, 2022 10:10:53 AM

Dear Jacquelyn,
We will not be able to make the city council meeting but I did hear from several neighbors.
The only real concern is affecting any drainage alteration. Whenever we get a lot of rain, the swale to to south can allow water into other homeowners back yards. We just want to be sure this is addressed prior to approval. Lastly, your letter states approval was given by the utilities, have we been provided copies of these approval letters?
Thanks for your help

RESOLUTION R-22-4798

A RESOLUTION APPROVING ABANDONMENT OF 4.5 FEET FROM AN EXISTING 12- FOOT DRAINAGE AND UTILITY EASEMENT

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

Sec. 1. THAT the abandonment of 4.5 feet from a 12 foot drainage and utility easement on Lot 8, Block B, of the Westmont Addition, on approximately 0.34 acres as shown and described per the attached as Exhibit "A", is hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ___ AYES, ___ NAYS, ON THIS THE 20TH DAY OF DECEMBER 2022.

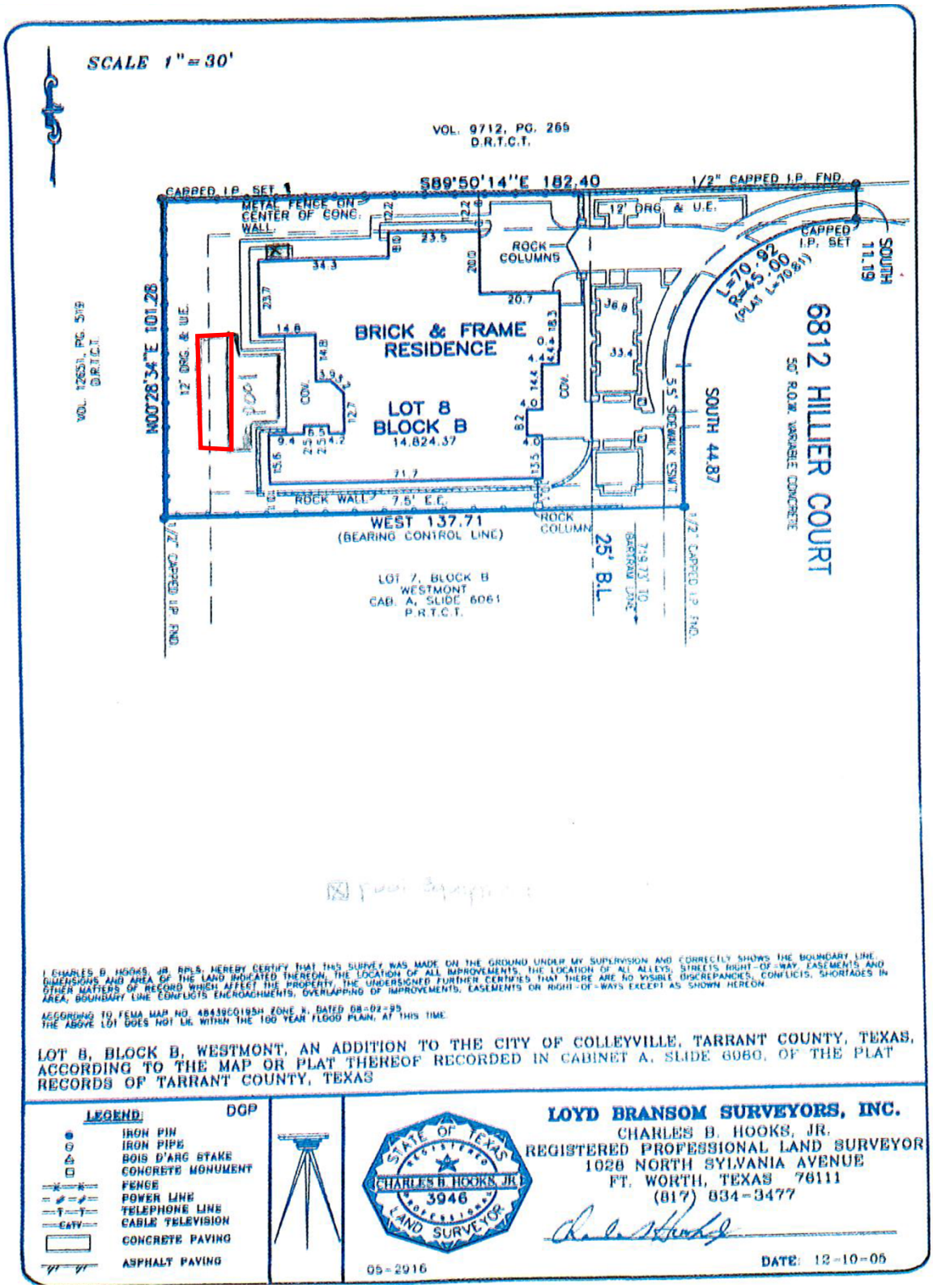
Mayor Bobby Lindamood	_____	Mayor Pro Tem Kathy Wheat	_____
Brandi Elder, Place 1	_____	George Bond, Place 2	_____
George Dodson, Place 4	_____	Chuck Kelley, Place 5	_____
Callie Rigney, Place 6	_____		

ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

Exhibit "A" – Plat Exhibit



I, CHARLES B. HOOKS, JR. RPLS, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE BOUNDARY LINE DIMENSIONS AND AREA OF THE LAND INDICATED THEREON, THE LOCATION OF ALL IMPROVEMENTS, THE LOCATION OF ALL ALLEYS, STREETS RIGHT-OF-WAY, EASEMENTS AND OTHER MATTERS OF RECORD WHICH AFFECT THE PROPERTY. THE UNDERSIGNED FURTHER CERTIFIES THAT THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHT-OF-WAYS EXCEPT AS SHOWN HEREON.

ACCORDING TO FEMA MAP NO. 48439C0185H ZONE X, DATED 08-02-95 THE ABOVE LOT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN, AT THIS TIME.

LOT 8, BLOCK B, WESTMONT, AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET A, SLIDE 6060, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS

DCP

LEGEND:

- IRON PIN
- IRON PIPE
- BOIS D'ARC STAKE
- CONCRETE MONUMENT
- FENCE
- POWER LINE
- TELEPHONE LINE
- CABLE TELEVISION
- CONCRETE PAVING
- ASPHALT PAVING

STATE OF TEXAS REGISTERED CHARLES B. HOOKS, JR. 3946 PROFESSIONAL LAND SURVEYOR

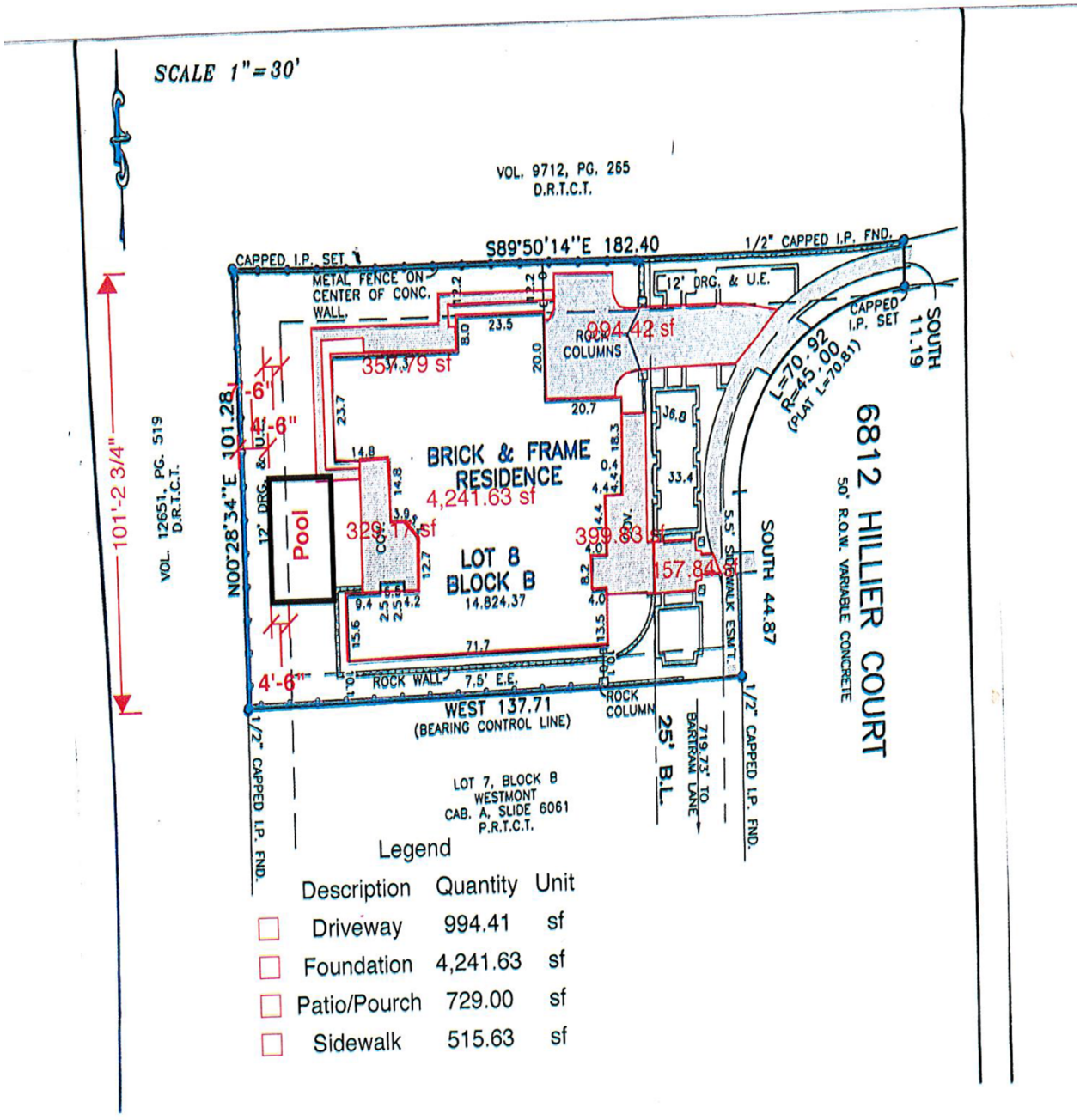
LOYD BRANSOM SURVEYORS, INC.
CHARLES B. HOOKS, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
1028 NORTH SYLVANIA AVENUE
FT. WORTH, TEXAS 76111
(817) 834-3477

05-2916

DATE: 12-10-05

EXHIBIT B

Being that portion of that certain drainage and utility easement shown in Exhibit A, being more particularly described by metes and bounds as follows.



City of Colleyville
City Council
Agenda Briefing

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

Agenda Number 8b **Agenda Date** 12/20/2022 **Number** Resolution R-22-4799
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 the front setback in the R-40 Single Family Residential district, for Lot 1, Block 1, F. P. Powell Addition, located at 2203 Oak Knoll Court, Case VC22-012

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

Reading and Public Hearing

Ted Brooks, 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 variance to the front setback in the R-40 Single Family Residential district. The request is to allow for a proposed addition to the home with a front setback of 15 feet instead of the required 40 feet.

Existing Conditions/Background: The subject property, 2203 Oak Knoll Court, resides on the south side of the street east of the intersection with Oak Knoll Drive and has R-40 zoning. It is currently developed with a home and an accessory building. In 2007, a variance was approved for an addition to encroach 25 feet into the required front yard setback of 40 feet. The previous owner never built the addition.

Requested Variance: The applicant is requesting a variance to allow for a decreased front yard setback. The existing R-40 zoning requires a front yard setback of 40 feet.

Ordinance – Chapter 3, Land Use, Section 3.24.G Schedule of District Regulations

G. Schedule of District Regulations:

Minimum Lot Size	40,000 square feet	87,120 SF
Minimum Lot Width	150 feet	154 feet
Minimum Lot Depth	150 feet	±560 feet
Front/Street Side Building Line	40 feet	15 feet
Side Building Line	15 feet	
Rear Building Line	25 feet	
Max. Lot Coverage	20%	

Max. Impervious Coverage 50%

Plat Status: The property is currently platted as Lot 1, Block 1, of the F.P. Powell Addition.

DRC Review: The Development Review Committee (DRC) reviewed the request at their November 21, 2022 meeting and deemed the request sufficient for the City Council meeting on December 20, 2022.

Drainage: If approved, at the time of permitting, the City will need a Floodplain Development Permit (the proposed addition would be in the 100-yr. floodplain); a No Impact Study; and the finished floor elevation to be 2 ft. above the Base Flood Elevation shown on the site plan/grading plan.

Analysis: The request is to allow for an addition to encroach into the front yard setback. The property has R-40 zoning and the required front setback in the R-40 district is 40 feet. The addition would encroach 25 feet into the 40 feet, leaving a 15 foot setback. The addition is to create garage space and additional living space.

Should the waiver request be denied, the property would have to conform to the R-40 zoning standards.

Surrounding Development: The properties to the north, east, and west are zoned R-40 Single Family Residential district and are improved with single family residential homes. The properties to the south are zoned R-20 Single Family Residential district and are improved with single family residential homes.

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

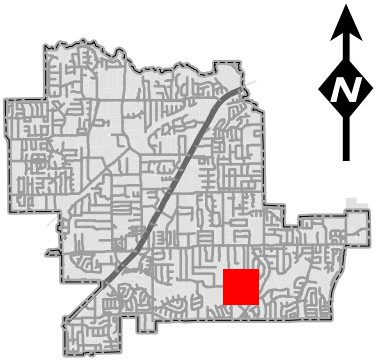
3. Future Land Use Map
4. Site Plan
5. Renderings
6. Construction Plans
7. Notification Map
8. Notification Letter
9. Notification List
10. Resolution R-22-4799

Aerial Map

CITY OF COLLEYVILLE TEXAS

VC22-012

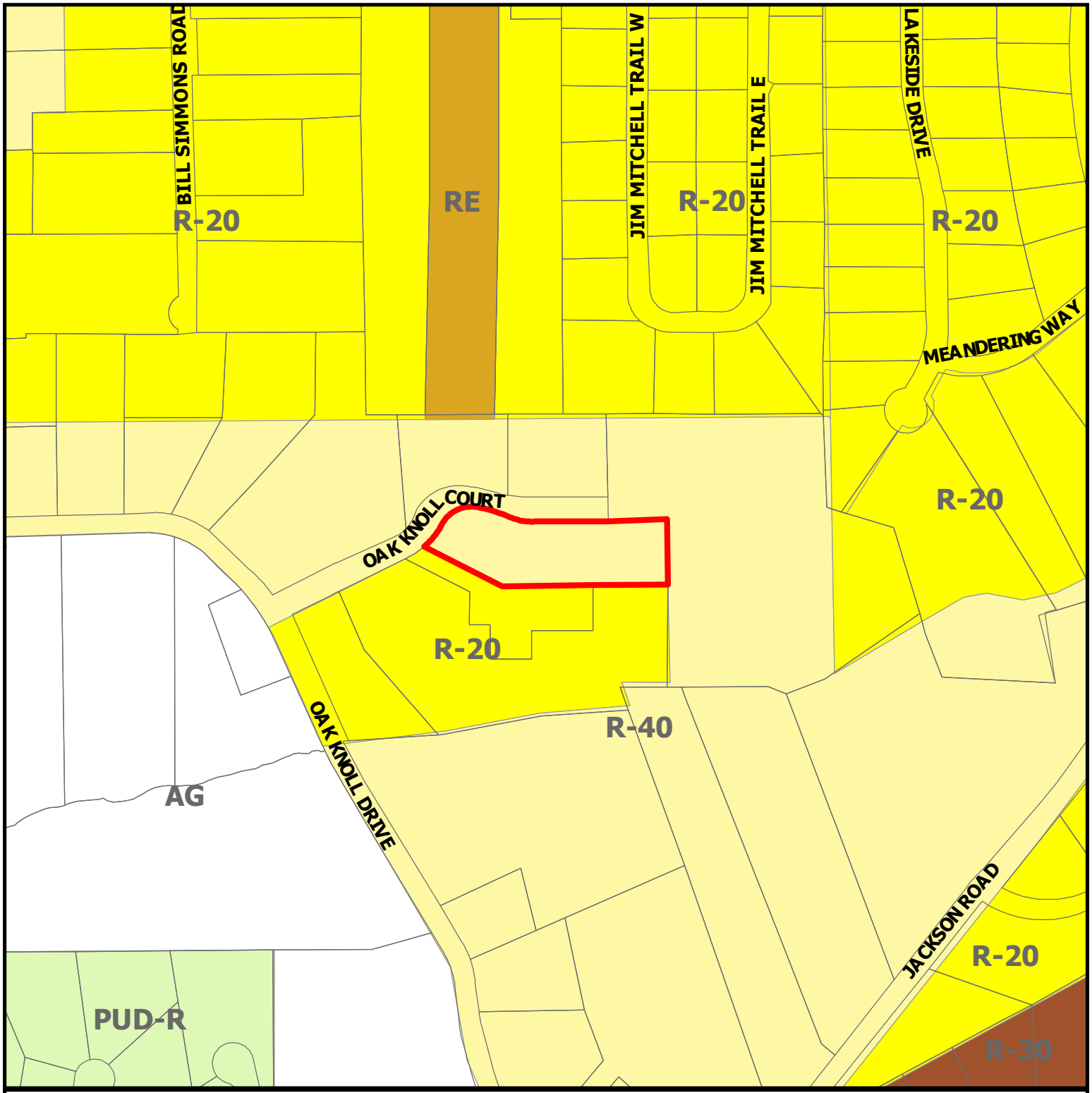
2203 Oak Knoll Court



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

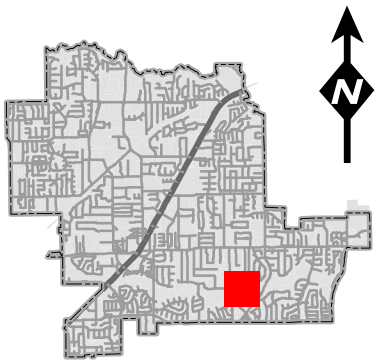
Zoning Map



CITY OF COLLEYVILLE TEXAS

VC22-012

2203 Oak Knoll Court



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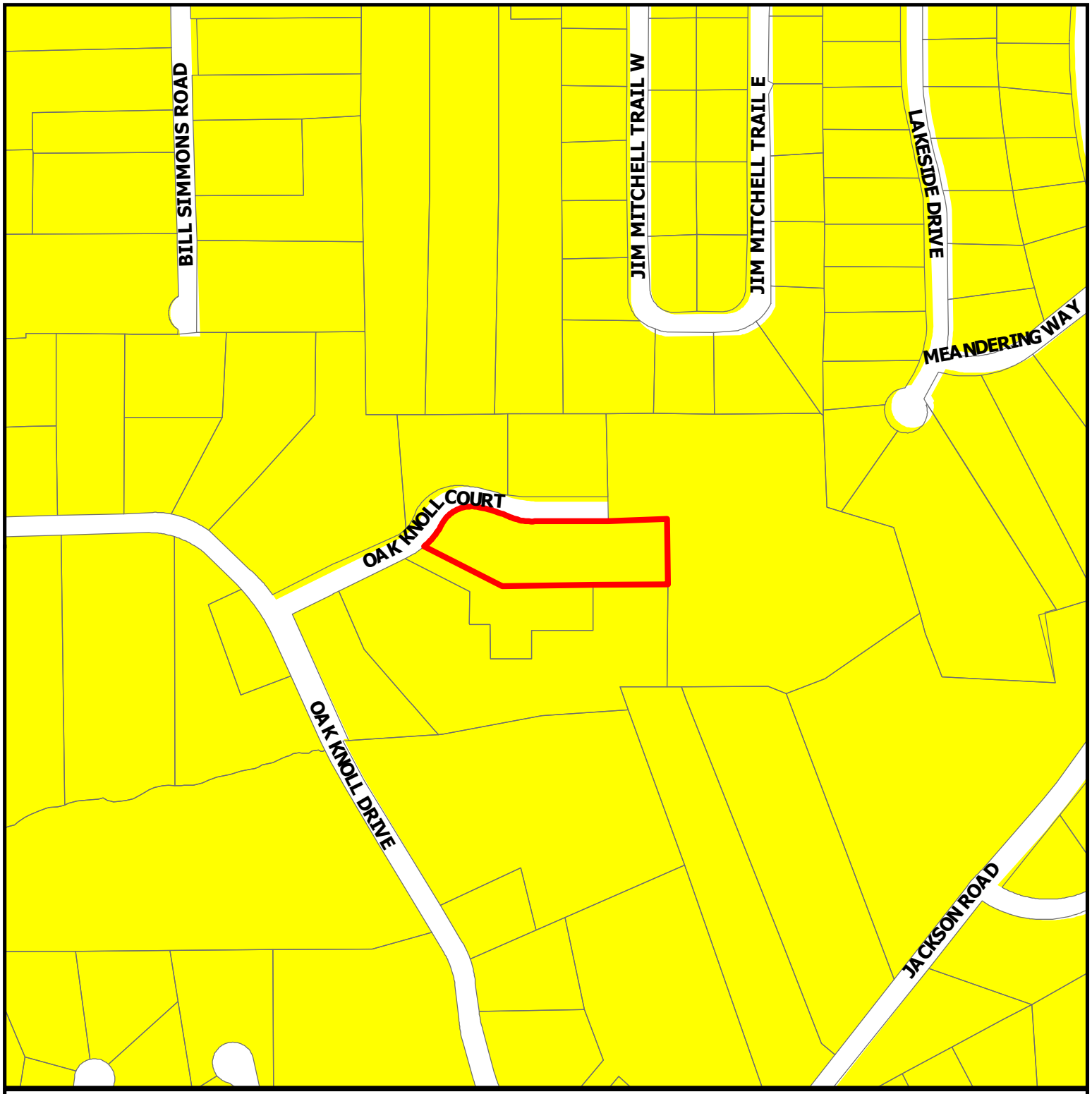
Subject Property

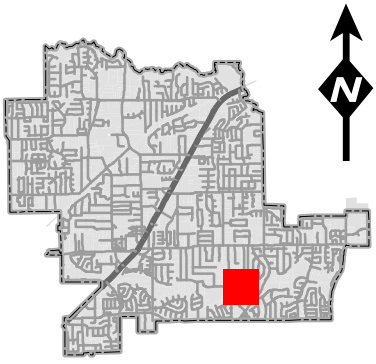
Future Land Use Map



CITY OF COLLEYVILLE TEXAS

VC22-012

2203 Oak Knoll Court



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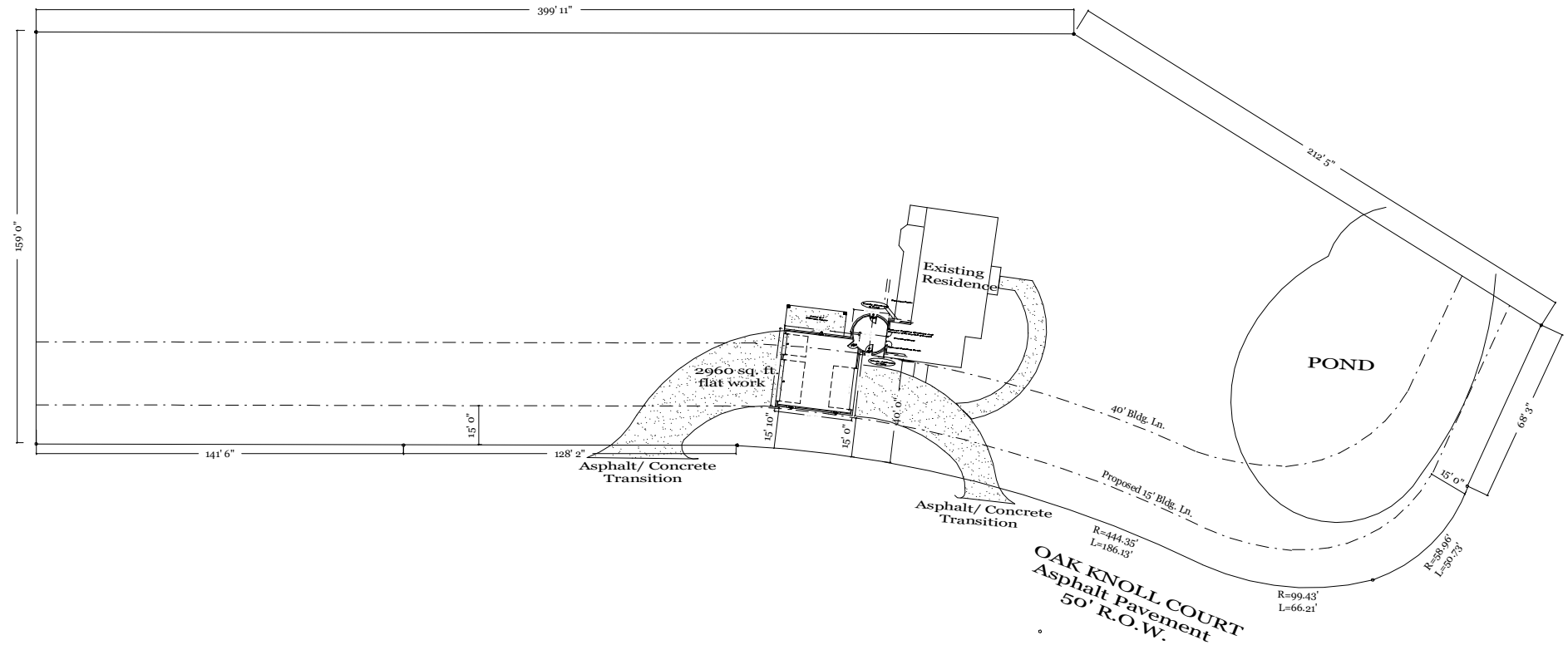
Subject Property

Residential

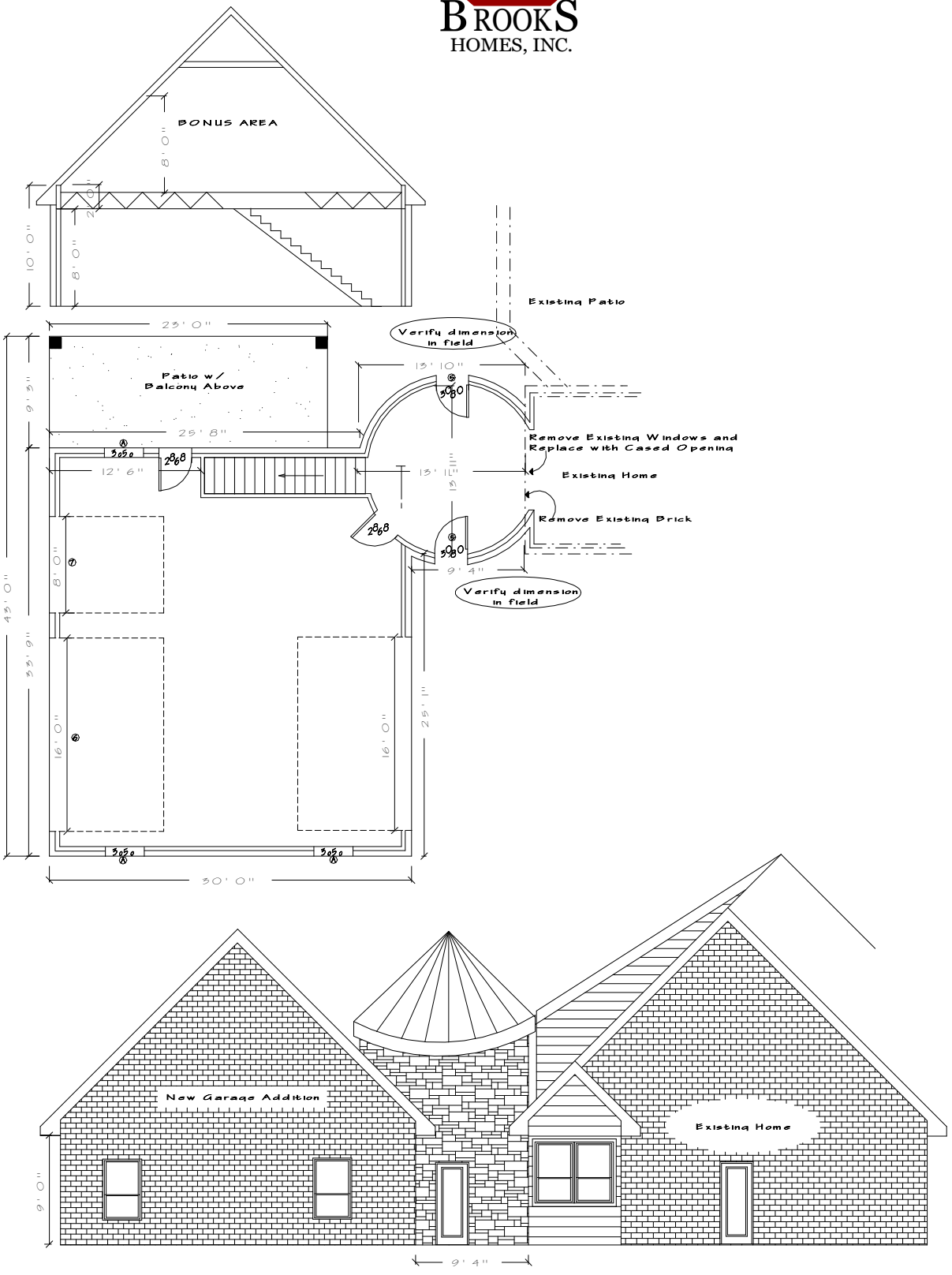
BROOKS
HOMES, INC.

Site Plan
2203 OAK KNOLL COURT
LOT 1 BLOCK 1
FRED P. POWELL ADDITION
COLLEYVILLE, TX.



ADDRESS: 2203 OAK KNOLL COURT	OWNER: BRUCE & RENEE SAMS	PLOT PLAN	November 11, 2022

BROOKS HOMES, INC.



ADDRESS: 2203 OAK KNOLL CT.

SUBDIVISION:

LOT: 1 BLOCK: 1

SECTION:

CITY: COLLEYVILLE

BROOKS HOMES, INC.

DOORS:

SYM	WIDTH:	HT:	INT.	EXT.	GLASS
1	2' 0"	6' 8"			
2	2' 4"	6' 8"			
3	2' 6"	6' 8"			
4	2' 8"	6' 8"			
5	3' 0"	8' 0"			
6	16' 0"	7' 0"	OVERHEAD SECTIONAL		
7	8' 0"	7' 0"	OVERHEAD SECTIONAL		

WINDOWS:

SYM	WIDTH:	HT:	QTY:	NOTES:
A	3' 0"	5' 0"		
B	3' 0"	2' 0"		TRANSOM
C	2' 0"	3' 0"		DORMER
D	4' 0"	1' 0"		
E	2' 0"	3' 0"		RAIN GLASS

PLAN # 1019

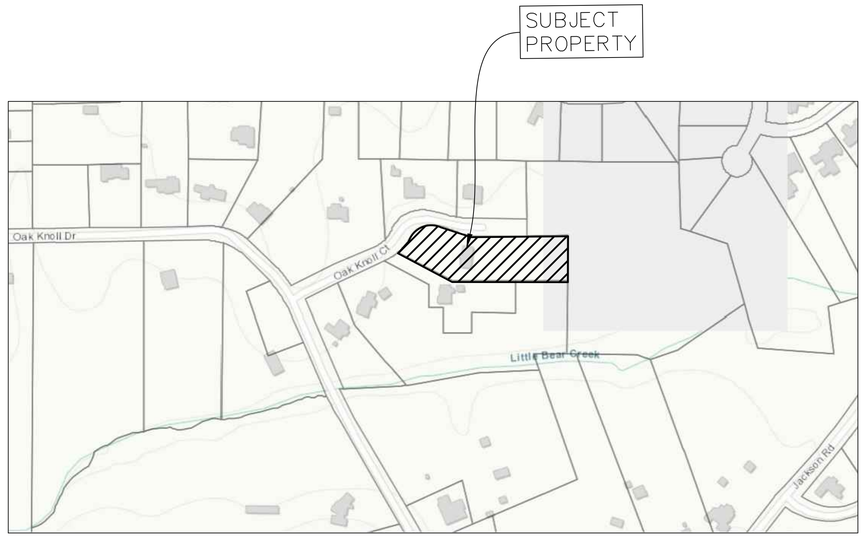
1st FL. LIV.	
2nd Floor Bonus Area	500
2nd Floor Balcony	156
GARAGE	976
ROTUNDA	180
PATIO	198
SLAB	1160
TOTAL AUR	

CONSTRUCTION PLANS FOR
2203 OAK KNOLL COURT

LOT 1. BLOCK 1
FRED P. POWELL ADDITION
CITY OF COLLEYVILLE, TARRANT COUNTY, TX

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF COLLEYVILLE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" AND TARRANT COUNTY.
2. BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL PREPARE A CONSTRUCTION SEQUENCE SCHEDULE. THE CONSTRUCTION SCHEDULE SHALL BE SUCH THAT THERE IS THE MINIMUM INTERFERENCE WITH TRAFFIC ALONG OR ADJACENT TO THE PROJECT.
3. REASONABLE EFFORT HAS BEEN MADE TO SHOW THE LOCATION OF ALL KNOWN UNDERGROUND UTILITIES AND SERVICE LINES. HOWEVER THE OWNER ASSUMES NO RESPONSIBILITY FOR FAILURE TO SHOW ANY OR ALL EXISTING SUBSURFACE UTILITIES OR UTILITY LINES, OR TO SHOW THEM IN THEIR EXACT LOCATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES, SERVICE LINES OR THE LIKE, WHICH ARE CROSSED OR EXPOSED BY THE CONSTRUCTION OPERATION.
4. CONTRACTOR SHALL SUPPORT UTILITIES WHERE CROSSING WITH PROPOSED STORM SEWERS, WATER LINES AND SANITARY SEWERS. METHOD OF SUPPORT SHALL BE PROVIDED TO THE OWNER 24 HOURS PRIOR TO CROSSING.
5. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES SUFFICIENTLY IN ADVANCE (1000 ft. MIN.) OF CONSTRUCTION SO THAT IF IT IS NECESSARY TO CHANGE OR MOVE UTILITY, THE PROGRESS OF THE WORK WILL NOT BE DELAYED.
6. CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR THE PLACEMENT LOCATION OF STREET SIGNS.
7. CONTRACTOR SHALL HAVE AND PAY FOR T.X.U. AND/OR A.T.&T. BELL TELEPHONE SUPPORT AND PROTECT ALL POWER, GUY WIRES OR CABLE AND/OR LIGHT POLES IN THE WORK AREA.
8. ANY FENCE REMOVED FOR CONVENIENCE OF CONSTRUCTION SHALL BE REPLACED OR RECONSTRUCTED, NEW MATERIALS SHALL MATCH EXISTING FENCES, WOOD FENCES SHALL BE REPLACED WITH NEW CEDAR WITH THE POSTS MATCHING THE EXISTING POSTS.
9. TEMPORARY FENCING SHALL BE REQUIRED WHERE THERE IS EVIDENCE OF LIVESTOCK AND WHERE DAMAGED OR REMOVED FENCES ARE NOT TO BE REPLACED BY THE END OF THE SAME WORK DAY.
10. REMOVAL OF RESIDENTIAL DRIVEWAYS SHALL BE COORDINATED WITH THE PROPERTY OWNER.
11. THE CONTRACTOR SHALL REPLACE ALL SHRUBS. PLANTS, TREES, ETC. THAT ARE REMOVED FOR CONVENIENCE OF CONSTRUCTION AT HIS EXPENSE. NEW SHRUBS, PLANTS. TREES. ETC. SHALL BE EQUAL TO OR BETTER THAN THE EXISTING ONES OR MEET THE NEEDS AND APPROVAL OF THE PROPERTY OWNER AND THE CITY.
12. THE CONTRACTOR SHALL PROTECT ALL UNDERGROUND SPRINKLER SYSTEMS. AN IRRIGATOR LICENSED IN THE STATE OF TEXAS SHALL REPAIR ALL DAMAGE CAUSED BY CONSTRUCTION WITHIN 48 HOURS. ALL COSTS SHALL BE BORNE BY THE CONTRACTOR.
13. THE CONTRACTOR SHALL NOT DISPOSE OF WASTE AND ANY MATERIALS INTO STREAMS OR WATERWAYS. THE CONTRACTOR SHALL SECURE ALL EXCAVATION AT THE END OF EACH DAY AND DISPOSE OF ALL EXCESS MATERIALS. DISPOSAL SITE SHALL BE DOCUMENTED AND PROVIDED TO THE CITY.
14. THE CONTRACTOR SHALL OBTAIN TPDES STORM WATER PERMIT, POST ALL PERMITS ON THE CONSTRUCTION SITE, SUBMIT A NOTICE OF INTENT (NOI) AND SUBMIT A NOTICE OF TERMINATION (NOT). THE CONTRACTOR AND HIS SUB-CONTRACTORS SHALL BE THE STOLE OPERATOR AND PERMITEES OF THE CONSTRUCTION SITE.
15. CONTRACTOR SHALL GRADE GROUND AND DITCHES DISTURBED BY CONSTRUCTION TO PREVENT PONDING OF STORM WATER RUNOFF. GRADING SHALL BE SUBSIDIARY TO THE APPROPRIATE BID ITEM FOR UNCLASSIFIED STREET AND UNCLASSIFIED CHANNEL EXCAVATION. TOPSOIL SHALL BE STOCKPILED AND REPLACE TO A MINIMUM DEPTH OF 6-INCHES AND DISC HARROWED TO A MINIMUM DEPTH OF 4-INCHES (SEPARATE PAY ITEM PER SQUARE YARD). CONTRACTOR SHALL REPLACE GRASS AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WITH SOLID SOD AS PROVIDED IN THE CONSTRUCTION PLANS. SODDED AREAS SHALL BE WATERED AND MAINTAINED FOR A PERIOD OF NO LESS THAN 72 HOURS. EACH DAY THE CONTRACTOR SHALL WATER THE AREAS UNTIL THE PROPERTY OWNER ASSUMES RESPONSIBILITY OF SODDED AREAS. THE CONTRACTOR SHALL NOTIFY THE PROPERTY OWNER IN WRITING WITH A COPY SENT TO THE ELLIS COUNTY THAT THEY ARE TO ASSUME RESPONSIBILITY OF MAINTENANCE OF THE HYDROMULCHED OR SODDED AREAS AT A SPECIFIED TIME AND DATE.
16. CONTRACTOR SHALL REPLACE ANY TREES REMOVED OR DESTROYED THAT ARE NOT SHOWN IN THESE PLANTS TO BE REMOVED OR SHALL PAY FAIR MARKET VALUE TO OWNER AS DETERMINED BY THE OWNER.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SERVICE LINES CROSSED OR EXPOSED BY CONSTRUCTION OPERATIONS. WHERE EXISTING SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL IMMEDIATELY REPLACE THE SERVICE LINE WITH SAME TYPE OF ORIGINAL CONSTRUCTION OR BETTER.
18. THE CONTRACTOR SHALL FURNISH, INSTALL, MAINTAIN AND REMOVE ALL NECESSARY TRAFFIC CONTROL DEVICES IN CONFORMANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFICS CONTROL DEVICES.
19. THE CONTRACTOR SHALL PROVIDE ACCESS AT ALL TIMES DURING EACH PHASE OF CONSTRUCTION TO ALL LOCAL RESIDENTS, BUSINESSES, MAIL SERVICE AND TRASH PICK UP.
20. THE CONTRACTOR SHALL PROVIDE 4 INCHES OF TOP SOIL IN ALL PARKWAYS THAT ARE TO BE SODDED. TOP SOIL SHALL BE APPROVED BY THE CITY IN WRITING. TOPSOIL SHALL BE SUBSIDIARY TO PLACEMENT OF GRASS.
21. FINISHED GROUND SHALL HAVE NO ROCKS OVER 1 INCH THAN SURROUNDING UNDISTURBED GROUND.
22. TURF MAT SHALL BE NORTH AMERICAN GREEN TYPE SC250 VMAX SERIES OR APPROVED EQUAL.
23. TREE REMOVAL SHALL BE SUBSIDIARY TO THE APPROPRIATE BID SCHEDULE ITEM FOR R.O.W. PREPARATION.
24. TEMPORARY EROSION CONTROL SHALL BE USED TO MINIMIZE THE SPREAD OF SILT AND MUD FROM THE PROJECT ON TO EXISTING STREETS, ALLEYS, DRAINAGEWAYS AND PUBLIC AND PRIVATE PROPERTY. TEMPORARY EROSION CONTROLS MAY INCLUDE STRAW BALES, BERMS, DIKES, SWALES, STRIPS OF UNDISTURBED VEGETATION, CHECK DAMS AND OTHER METHODS AS REQUIRED BY THE COUNTY INSPECTOR.
25. ALL TRENCHING AND EXCAVATION SHALL BE PERFORMED IN ACCORDANCE WITH OSHA STANDARDS.
26. ALL BACK FILL WILL BE COMPACTED AT A MOISTURE CONTENT OF -2% TO +4% OF OPTIMUM MOISTURE AS DETERMINED BY ASTM 0-698 WHERE ASTM 0-698 IS THE APPLICABLE TEST METHOD. TEX 113-E MAY BE USED FOR GRANULAR SOILS.



NO TO SCALE

SHEET INDEX

Sheet No.	Description
1.	Cover Sheet
2.	Existing Site
3.	Site & Utility Plan
4.	Grading and Erosion Control Plan
5.	Drainage Area Map
6.	Standard Details

OWNER/APPLICANT/DEVELOPER

Bruce & Renee sams

CIVIL ENGINEER

Russell Thomas
1604 N. KAUFMAN
################

SURVEYOR

Michael R. Kersten
Chisholm Trail Land Surveying
1700 Thorndale Ct
Corinth, TX 76210

JOB:
COVER SHEET
2203 OAK KNOLL COURT
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

OWNER:
BRUCE & RENEE SAMS

Eyncon ENGINEERING
1604 N. KAUFMAN
ENNIS, TX 75119
TELE: (469) 478-3033
EMAIL: info@eyncon.com
www.eyncon.com

EYNCON, LLC
STATE OF TEXAS
RUSSELL R. THOMAS
66054
LICENSED PROFESSIONAL ENGINEER
F-16665

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY RUSSELL R. THOMAS, P.E. 66054 ON 10/28/2022 (RECORD COPY ON FILE)

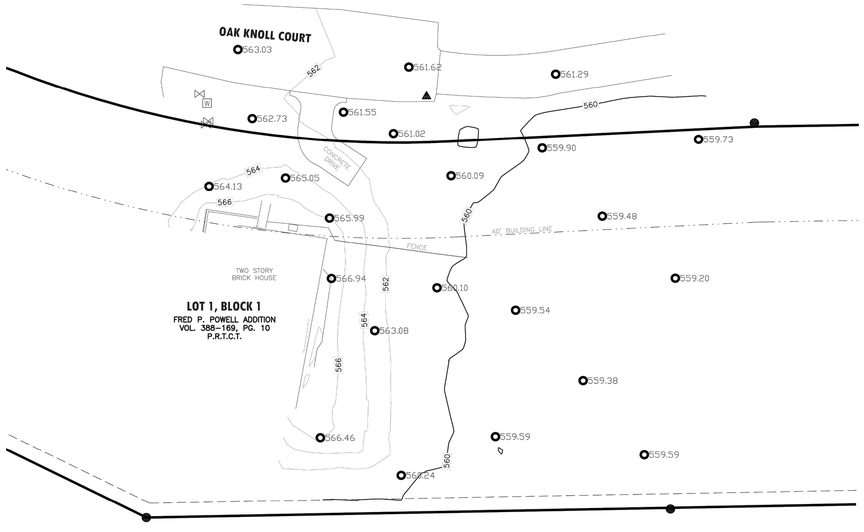
DRAWN BY: W.M.

DATE: 10/28/2022

REVISION:

JOB CODE:

SHEET
1
OF 6 SHEET



GRAPHIC SCALE
0' 15' 30' 60'
1" = 30'

LEGEND / ABBREVIATIONS

	ADJOINER LINE
	BOUNDARY LINE
	EASEMENT LINE
	ASPHALT
	METAL FENCE
	WOOD FENCE
	CHAINLINK FENCE
OHE	OVERHEAD ELEC LINE
	IRON ROD FOUND
	POWER POLE
	LIGHT POLE
	TELEPHONE PEDESTAL
	IRRIGATION VALVE
	MAILBOX
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
60DF	60D NAIL FOUND

GENERAL NOTES

1. The surveyor has not abstracted the site. Additional easements and/or other matters of record may or may not affect the subject tract.

2. Bearing based on Texas State Plane Coordinates, Central Zone, 4203, NAD83-US Survey feet, derived from GPS observations. Distances shown hereon are surface distances. Vertical datum NAVD88.

STATE OF TEXAS REGISTERED MICHAEL R. KERSTEN 6677 PROFESSIONAL LAND SURVEYOR

CHISHOLM TRAIL LAND SURVEYING
TX FIRM #10194767
MICHAEL R. KERSTEN, RPLS 6677
MICHAEL@CT-LANDSURVEYING.COM
940.206.3577

PROJECT NO. 22090	DRAWN BY: MF	SCALE: 1"=30'	DATE: 10/17/2022	SHEET: 1 OF 1

TOPOGRAPHIC SURVEY
LOT 1, BLOCK 1,
FRED P. POWELL ADDITON
2203 OAK KNOLL COURT
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

JOB:
EXISTING SITE
2203 OAK KNOLL COURT
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

OWNER:
BRUCE & RENEE SAMS

Eyncon ENGINEERING
1604 N. KAUFMAN
ENNIS, TX 75119
TELE: (469) 478-3033
EMAIL: info@eyncon.com
www.eyncon.com

EYNCON, LLC STATE OF TEXAS RUSSELL R. THOMAS 66054 REGISTERED PROFESSIONAL ENGINEER F-16665

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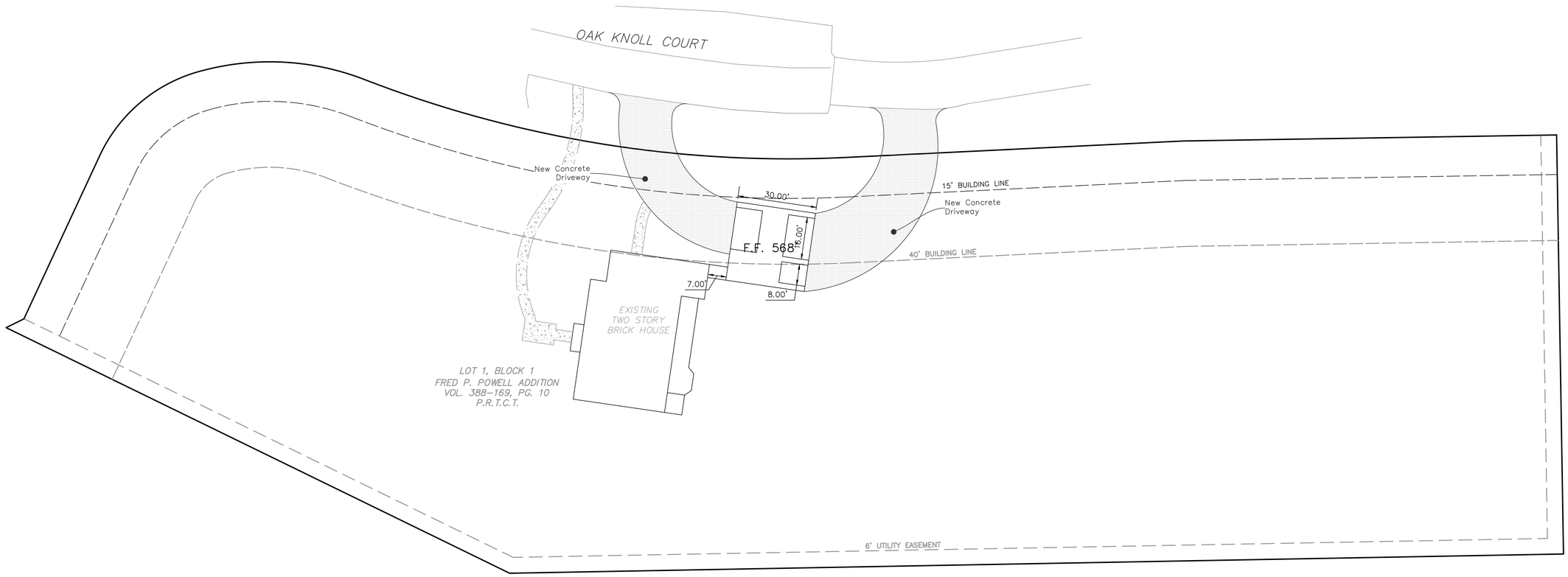
DRAWN BY: W.M.

DATE: 10/28/2022

REVISION:

JOB CODE:

SHEET
2
OF 6 SHEET



NOTE:
LOCATION AND DEPTH OF EXISTING UTILITIES NEED TO BE VERIFY BY CONTRACTOR.

LEGEND

U/E –		Utility Easement
D/E –		Drainage Easement
B/L –		Building Line
R/W –		Right-of-Way
ss		Existing Sewer Line
EX.WL		Existing Water Line
OH-E		Existing Overhear Electric Line

SCALE: 1"=20'

0' 5' 10' 20' 40'

JOB:
SITE & UTILITY PLAN
2203 OAK KNOLL COURT
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

OWNER:
BRUCE & RENEE SAMS

Eyncon ENGINEERING
1604 N. KAUFMAN
ENNIS, TX 75119
TELE: (469) 478-3033
EMAIL: info@eyncon.com
www.eyncon.com

EYNCON, LLC
STATE OF TEXAS
RUSSELL R. THOMAS
66054
F-16663

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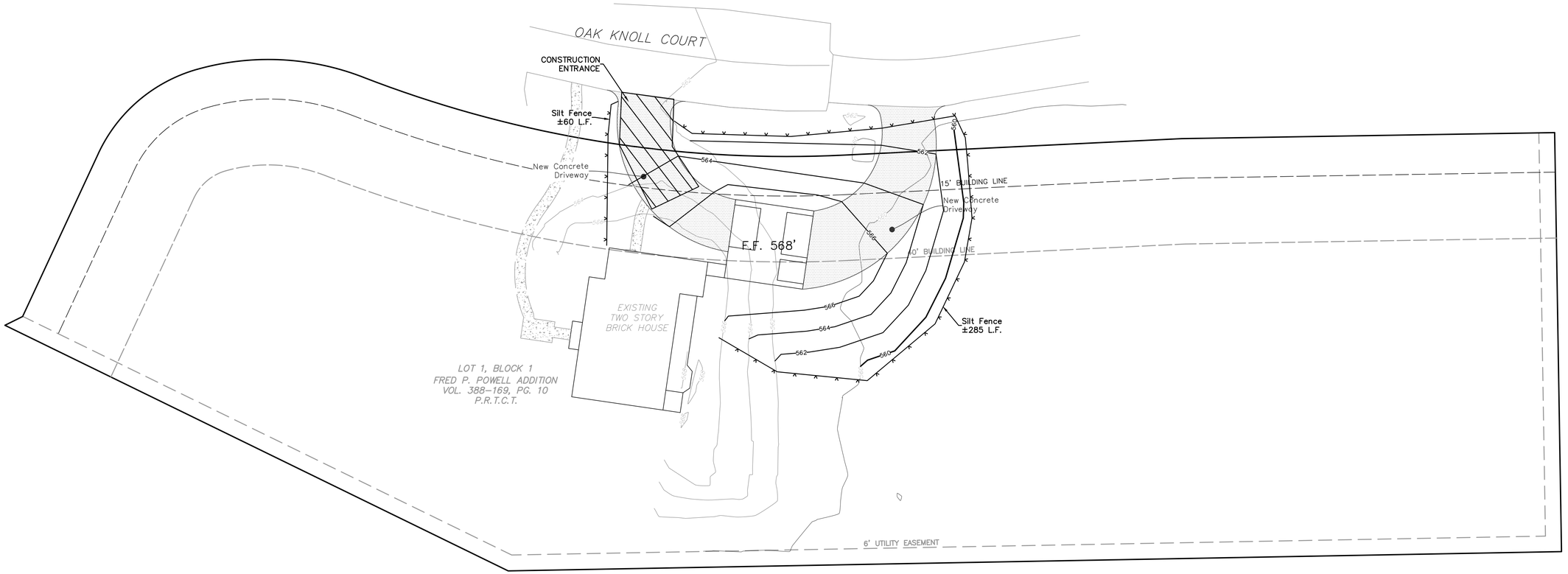
DRAWN BY: W.M.

DATE: 10/28/2022

REVISION:

JOB CODE:

SHEET
3
OF 6 SHEET



GRADING NOTES:

1. Grading Contractor shall install erosion control measures if contractor is contracted to install and/or coordinate with owner to get erosion control measures in place prior to commencing grading. Contractor is responsible for protecting erosion control devices and replacing an damage by contractor.
2. Preparation of subgrade for earthwork will include clearing and grubbing, removal of topsoil, debris and deleterious material from surface. Remove all vegetation including grass before stripping topsoil. Strip topsoil to whatever depths are encountered in a manner that prevents intermixing with subsoil and other waste material. Topsoil is to be stocked piled in a manner that prevents runoff of sediments and allows stockpile to drain surface water from stockpile. Upon completion of grading a minimum of 6 inches of topsoil to be spread over disturbed areas.
3. Contractor shall contact Engineer so that fill areas are inspected before contractor begins placing fill. Fill areas are to be placed in 8 inch lifts (loose depth) and compacted to 95% Standard Proctor Density.
4. The Contractor shall furnish testing services by a reputable independent testing laboratory approved by the Project Engineer and City of Colleyville in accordance with requirements for testing of the work. Contractor is responsible for the cost of all said testing. Testing will be performed as directed by City of Colleyville and/or Project Engineer.
5. All slopes steeper than 4:1 slope in the future residential area shall be solid slab sodded or hydro seeded with erosion control blankets immediately after preliminary rough grading.

LEGEND

- Major Contour
- Minor Contour
- 645 EXISTING CONTOUR ELEVATION
- 645 PROPOSED CONTOUR ELEVATION
- Silt Fence
- Construction Entrance

LEGEND

- U/E – Utility Easement
- D/E – Drainage Easement
- B/L – Building Line
- R/W – Right-of-Way
- Proposed Water Line
- E.X.WL Existing Water Line
- G Existing Gas Line
- OH-E Existing Overhear Electric Line

SCALE: 1"=20'

0' 5' 10' 20' 40'

JOB: GRADING & EROSION CONTROL PLAN
2203 OAK KNOLL COURT
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

OWNER: BRUCE & RENEE SAMS

Eyncon ENGINEERING
1604 N. KAUFMAN
ENNIS, TX 75119
TELE: (469) 478-3033
EMAIL: info@eyncon.com
www.eyncon.com

EYNCON, LLC
STATE OF TEXAS
RUSSELL R. THOMAS
66054
LICENSED PROFESSIONAL ENGINEER
F-16665

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY RUSSELL R. THOMAS, P.E. 66054 ON 10/28/2022. (RECORD COPY ON FILE)

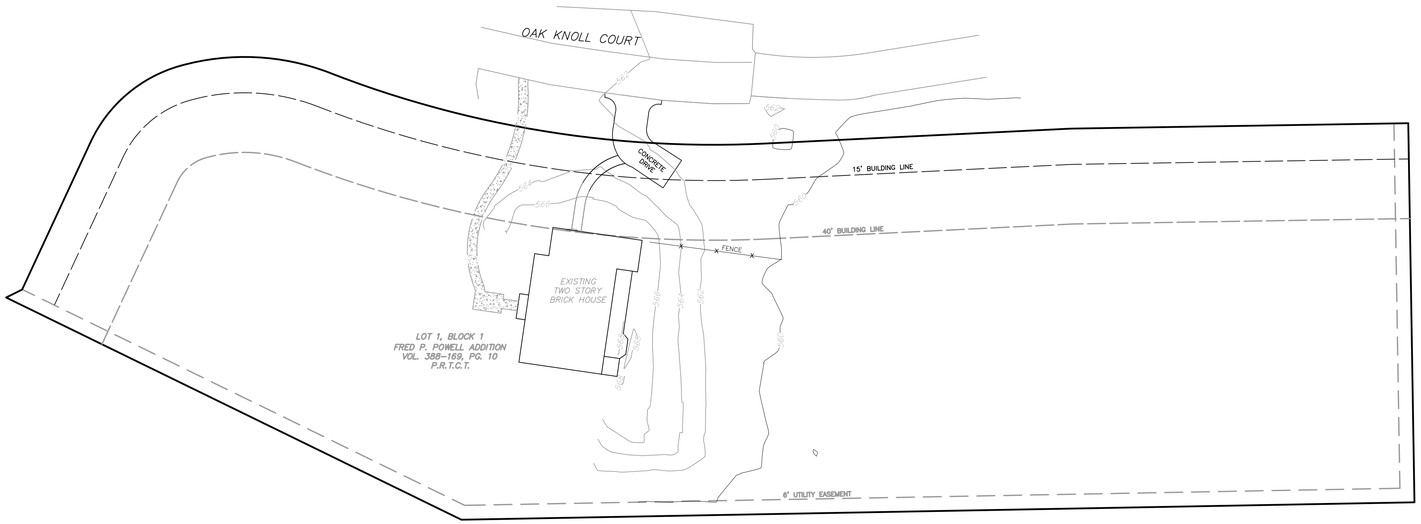
DRAWN BY: W.M.

DATE: 10/28/2022

REVISION:

JOB CODE:

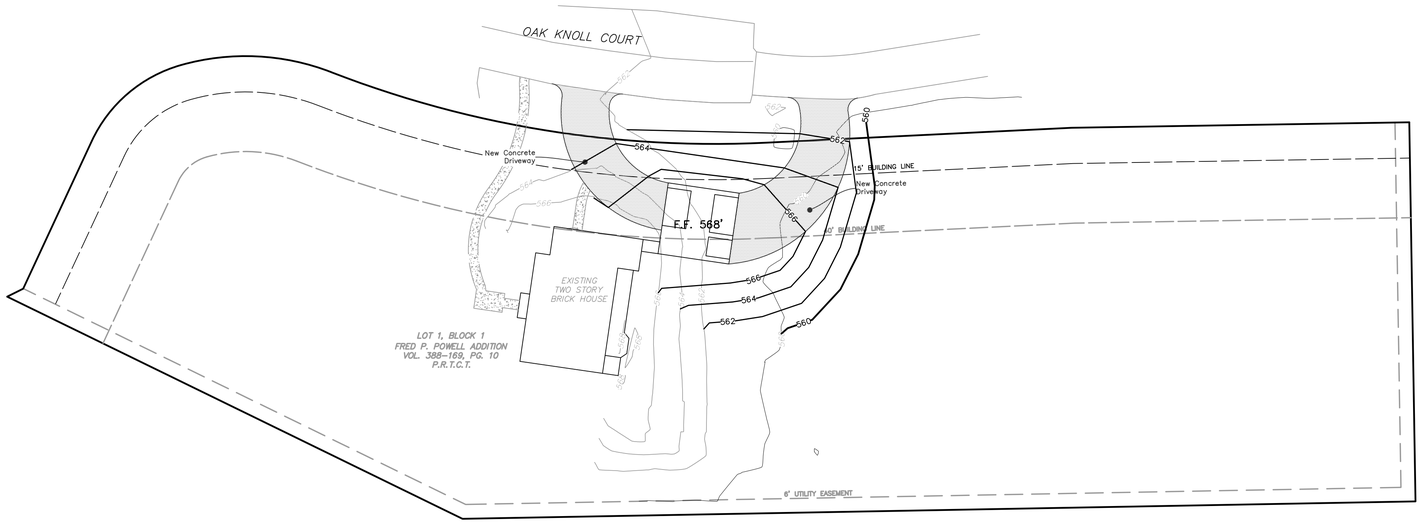
SHEET
4
OF 6 SHEET



PRE-DEVELOPED DRAINAGE PLAN

COMPOSITE "C" - PRE-DEVELOPED

	A(ACRE)	C
Undeveloped	1,92	0,3
Impervious	0,085	0,95
"C" COMPOSITE	2,00	**0,328**



POST-DEVELOPED DRAINAGE PLAN

COMPOSITE "C" - POST-DEVELOPED

	A(AC)	C
Undeveloped	1,84	0,3
Impervious	0,16	0,95
"C" COMPOSITE	2,00	**0,352**

Drainage Area I.D.	Drainage Area Acres	Run-Off Factor "C"	t_C	Rainfall Intensity (iph) $I = b/(t_c + d)^e$						Flow (cfs) $Q = CIA$				
				I_2	I_5	I_{10}	I_{25}	I_{50}	I_{100}	Q_2	Q_5	Q_{10}	Q_{25}	Q_{100}
				b 51.393	71.154	77.103	90.982	97.721	110.2					
				d 9	12	12	13	13	14					
				e 0.8114	0.8142	0.79952	0.7938	0.7827	0.7798					
PRE-DEVELOPED	2.00	0.328	15.0	3.9	4.9	5.5	6.5	7.2	8.0	2.56	3.19	3.63	4.24	**5.24**
POST-DEVELOPED	2.00	0.352	15.0	3.9	4.9	5.5	6.5	7.2	8.0	2.75	3.43	3.90	4.55	**5.62**
RESIDENTAL > 1ac	2.00	0.60	15.0	3.9	4.9	5.5	6.5	7.2	8.0	4.68	5.84	6.64	7.76	**9.58**

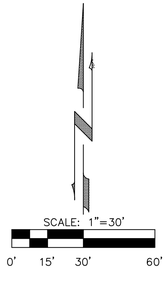
NOTE:

RATIONAL METHOD WAS USED TO CALCULATE 100 YR RUN-OFF.

PROPERTY REMAINS AS RESIDENTIAL LOT AND ITS COEFFICIENT FACTOR "C" REMAINS AS 0.6.

CALCULATING THE EFFECT OF AN ADDITIONAL IMPERVIOUS AREA IN THE PROPERTY, THE DEVELOPED IMPERVIOUS AREA IS INCREASE BY ±0.075 ACRES WHICH MEANS A RUNOFF INCREASE OF ±0.38 CFS.

THE POST-DEVELOPED FLOW IS STILL BELLOW THE FLOW ESTIMATED FOR A RESIDENTIAL LOT OVER AN ACRE.



JOB:
DRAINAGE AREA MAP
2203 OAK KNOLL COURT
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

OWNER:
BRUCE & RENEE SAMS

Eyncon ENGINEERING
1604 N. KAUFMAN
ENNIS, TX 75119
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EYNCON, LLC
STATE OF TEXAS
RUSSELL R. THOMAS
66054
REGISTERED
PROFESSIONAL
ENGINEER
F-16663

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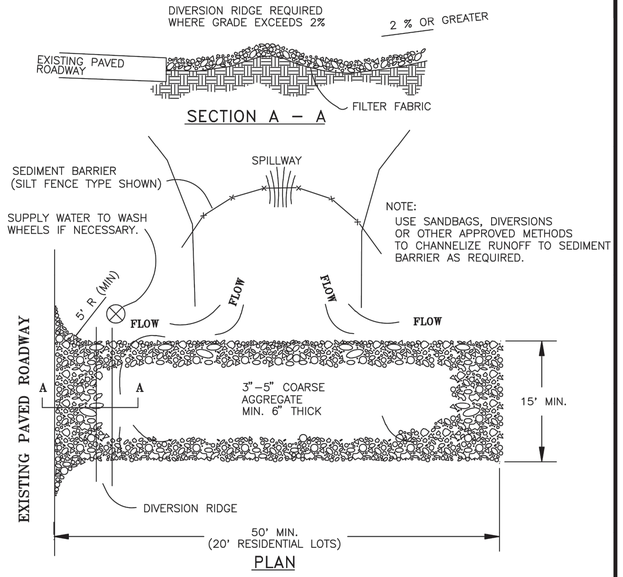


TEMPORARY STONE CONSTRUCTION ENTRANCE / EXIT

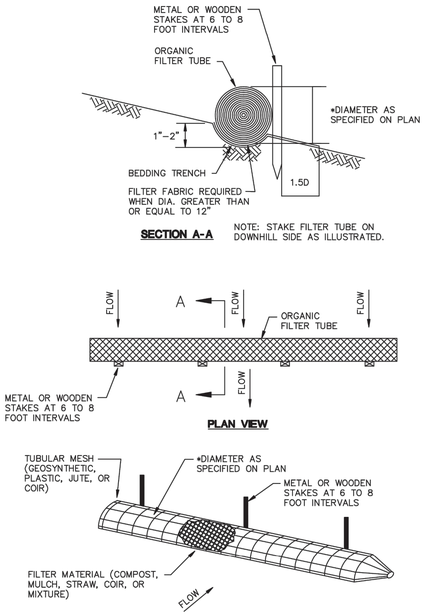
N.T.S.

REVISIONS
REVISIONS

CONSTRUCTION ENTRANCE

CITY OF COLLEYVILLE TEXAS

FEB 2014 D–11



ORGANIC FILTER TUBES

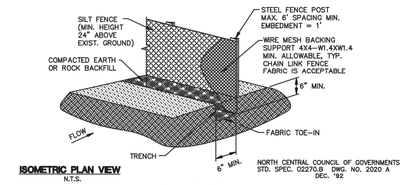
N.T.S.

REVISIONS
REVISIONS

ORGANIC FILTER TUBE

CITY OF COLLEYVILLE TEXAS

FEB 2014 D–13



SILT FENCE

GENERAL NOTES:

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN, (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. INSPECTION SHALL BE MADE WEEKLY AND AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

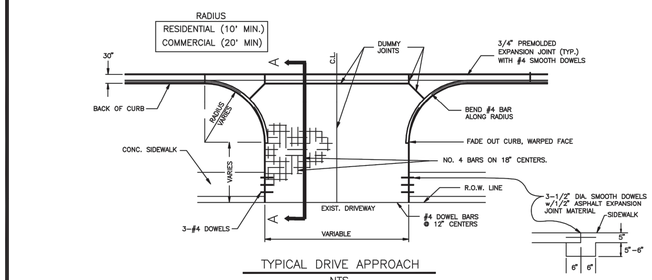
NORTH CENTRAL COUNCIL OF GOVERNMENTS
STD. SPEC. 02270,B DWG. NO. 2020 B
DEC. '92

REVISIONS
REVISIONS

SILT FENCE

CITY OF COLLEYVILLE TEXAS

FEB 2014 D–10



NOTES:

(1) THE SLOPE OF THE DRIVE WHERE SIDEWALKS CROSS SHALL BE A MAXIMUM 2% . SIDEWALK SHALL BE CONNECTED TO DRIVE WITH #4 BARS ON 18" CENTERS.

(2) REMOVE ANY EXISTING SIDEWALK AT NEAREST JOINT AND CONNECT REPLACED SECTION TO DRIVE WITH 3–#4 SMOOTH DOWELS WITH 1/2" PREMOLDED EXPANSION MATERIAL.

(3) FOR APPROACH CONNECTING TO EXISTING STREET SAWCUT AND REMOVE TO 30° FROM BACK OF CURB OR EXISTING GUTTER LINE.

REVISIONS
REVISIONS

TYPICAL DRIVE APPROACH

CITY OF COLLEYVILLE TEXAS

DEC 2013 P–7

JOB: STANDARD DETAILS
2203 OAK KNOLL COURT
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

OWNER:
BRUCE & RENEE SAMS

Eyncon ENGINEERING
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SHEET
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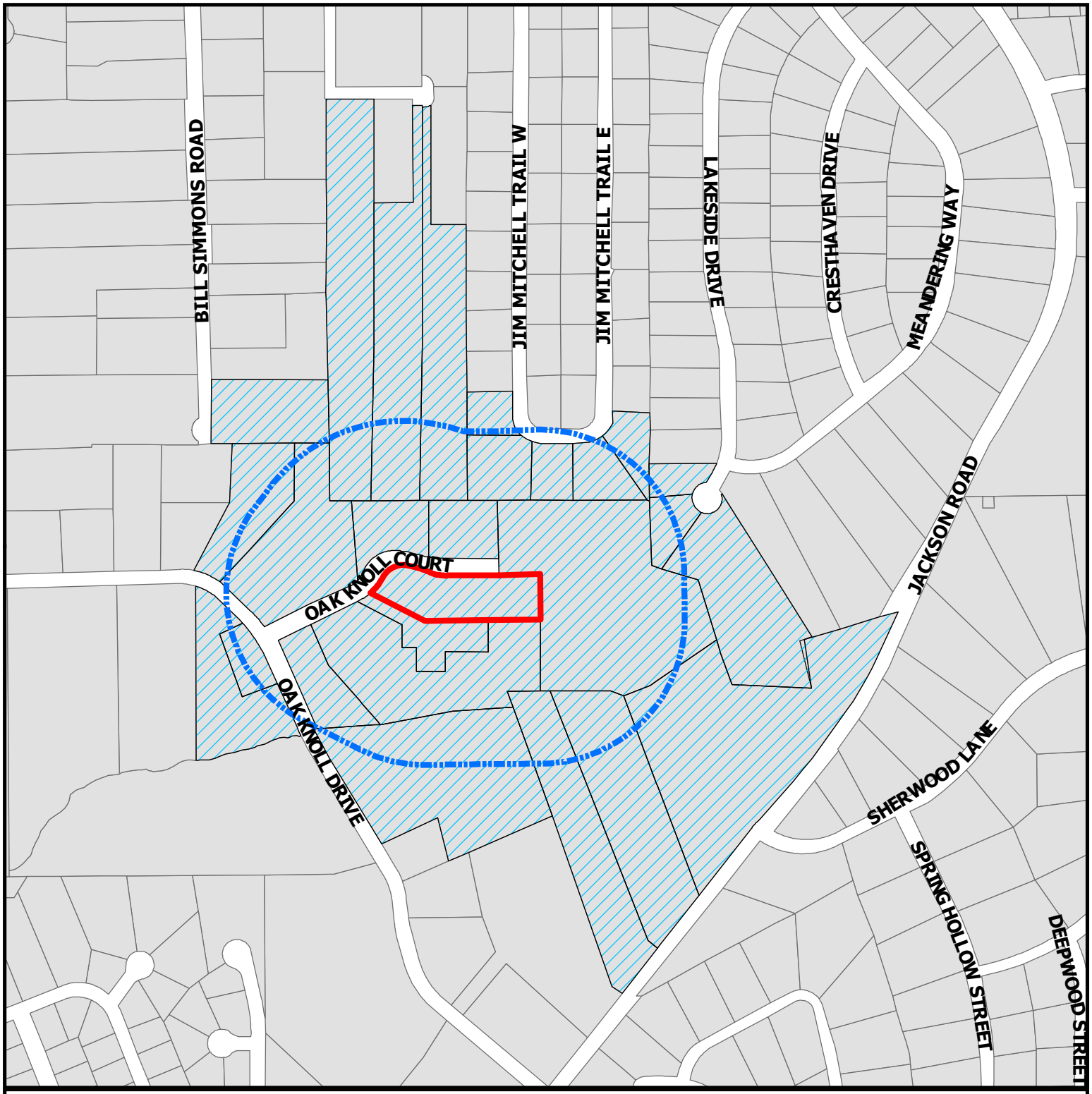
OF 6 SHEET

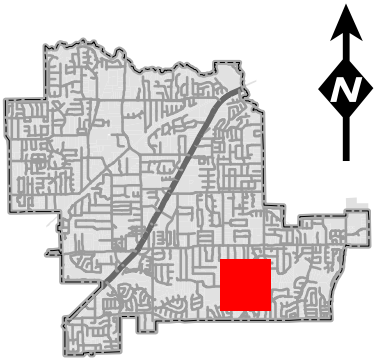
Notification Map



CITY OF COLLEYVILLE TEXAS

VC22-012

2203 Oak Knoll Court



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, December 20, 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 front setback in the R-40 Single Family Residential district. The request is to allow for the construction of a new attached garage at 15 feet from the front property line instead of the required 40 foot setback.
Zoning Case:	VC22-012
Applicant:	Ted Brooks
Owner:	Bruce Sams
Location:	2203 Oak Knoll Court
Property Description:	Lot 1, Block 1, F. P. Powell Addition
Present Zoning:	R-40 Single Family Residential

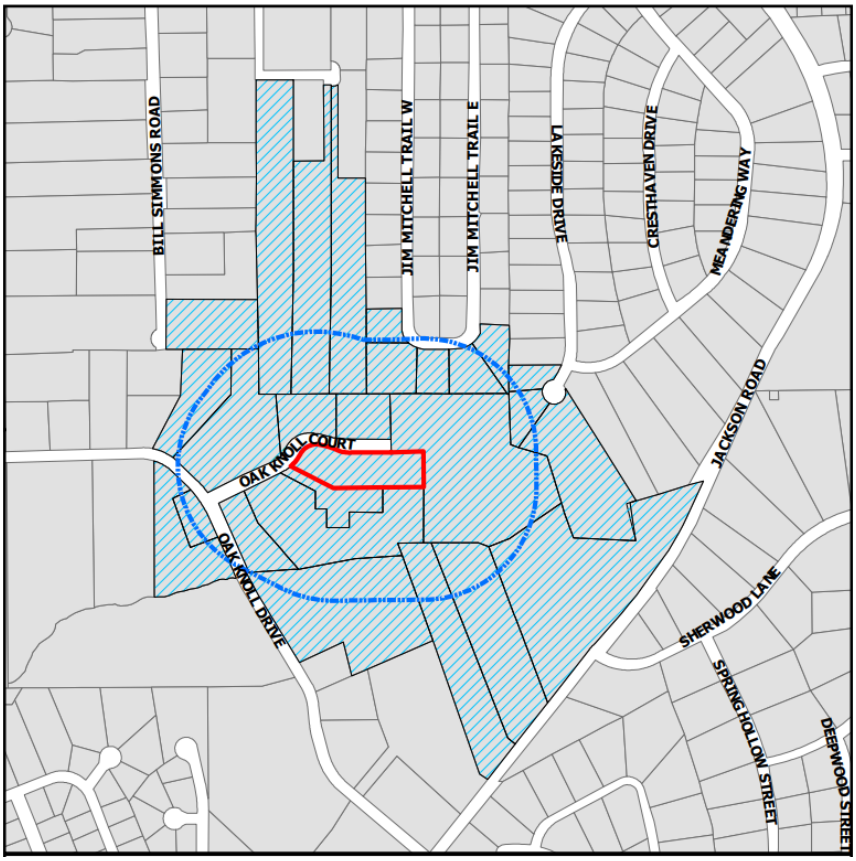
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved City tax roll. Action by the City Council serves as a final action on the request.

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

Jacquelyn Reyff
Planning Manager
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
ANDREWS, J A	400 COUNTY ROAD 174	BROWNWOOD, TX
BARKER, DELORES	1997 FOREST RIDGE DR APT 242	BEDFORD, TX
BEHRING, DARREL D	4501 JIM MITCHELL TR E	COLLEYVILLE, TX
BROOK MEADOWS ADDITION	PO BOX 492	COLLEYVILLE, TX
BROOKS, TED	1905 CENTRAL DR STE 104	BEDFORD, TX
CAREW, PATRICK	2106 STONEHAVEN DR	COLLEYVILLE, TX
COCKROFT, EULEON	4613 PATTERSON LN	COLLEYVILLE, TX
GAINER, JENSON	PO BOX 58	COLLEYVILLE, TX
GORDON, REUBEN L	4500 JIM MITCHELL TR W	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX
GRAYS, PETER	2308 OAK KNOLL CT	COLLEYVILLE, TX
GREER, THURMAN	4703 PATTERSON LN	COLLEYVILLE, TX
KAMMERDIENER, MATTHEW	4404 JIM MITCHEL TR W	COLLEYVILLE, TX
LEFEVRE, MYLON R	4400 LAKESIDE CT	COLLEYVILLE, TX
LETZ, FRED	4403 LAKESIDE CT	COLLEYVILLE, TX
MARSH, KEITH R	2201 OAK KNOLL CT	COLLEYVILLE, TX
MARTIN, JIM M	4116 JACKSON RD	COLLEYVILLE, TX
MCKENZIE, KIMBERLY	4404 LAKESIDE CT	COLLEYVILLE, TX
NAIR, RADHA P	4120 JACKSON RD	COLLEYVILLE, TX
NICHOLSON, JOHN W	4501 BILL SIMMONS RD	COLLEYVILLE, TX
SAMS DONALD B	2203 OAK KNOLL	COLLEYVILLE, TX
SCHOLLMEYER, BRUCE	2316 OAK KNOLL DR	COLLEYVILLE, TX
SILVA, JOHN	JIM MITCHELL TRL E	COLLEYVILLE, TX
WADE, DEAN	4807 PATTERSON LN	COLLEYVILLE, TX
WHITMIRE, FRANK L	2300 OAK KNOLL CT	COLLEYVILLE, TX
WINDVIEW ADDITION	4012 AMBLESIDE	COLLEYVILLE, TX
WOODARD, CHANCE	4409 JIM MITHCHELL TRL E	COLLEYVILLE, TX
WOOSTER, ROBERT E	2212 OAK KNOLL CT	COLLEYVILLE, TX
ZIMMERMAN, JAMES	488 PRIVATE ROAD 3504	BRIDGEPORT, TX

RESOLUTION R-22-4799

A RESOLUTION APPROVING A REQUEST FOR A VARIANCE TO SECTION 3.24.G, SCHEDULE OF DISTRICT REGULATIONS OF THE LAND DEVELOPMENT CODE, SPECIFICALLY FOR A VARIANCE TO THE FRONT SETBACK IN THE R-40 SINGLE FAMILY RESIDENTIAL DISTRICT, FOR LOT 1, BLOCK 1, F.P. POWELL ADDITION, LOCATED AT 2203 OAK KNOLL COURT

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

Sec. 1. THAT the variance to allow for a variance to the front setback being 15 feet with the R-40 Single Family Residential zoning district located at 2203 Oak Knoll Court (the "Property"), as depicted in Exhibit "A" hereto, is approved; and

Sec. 2. THAT this Resolution shall become effective immediately upon passage; provided that, the variance for the Property shall become effective immediately upon the conditions stated herein being fully satisfied.

AND IT IS SO RESOLVED.

PASSED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 20TH DAY OF DECEMBER 2022.

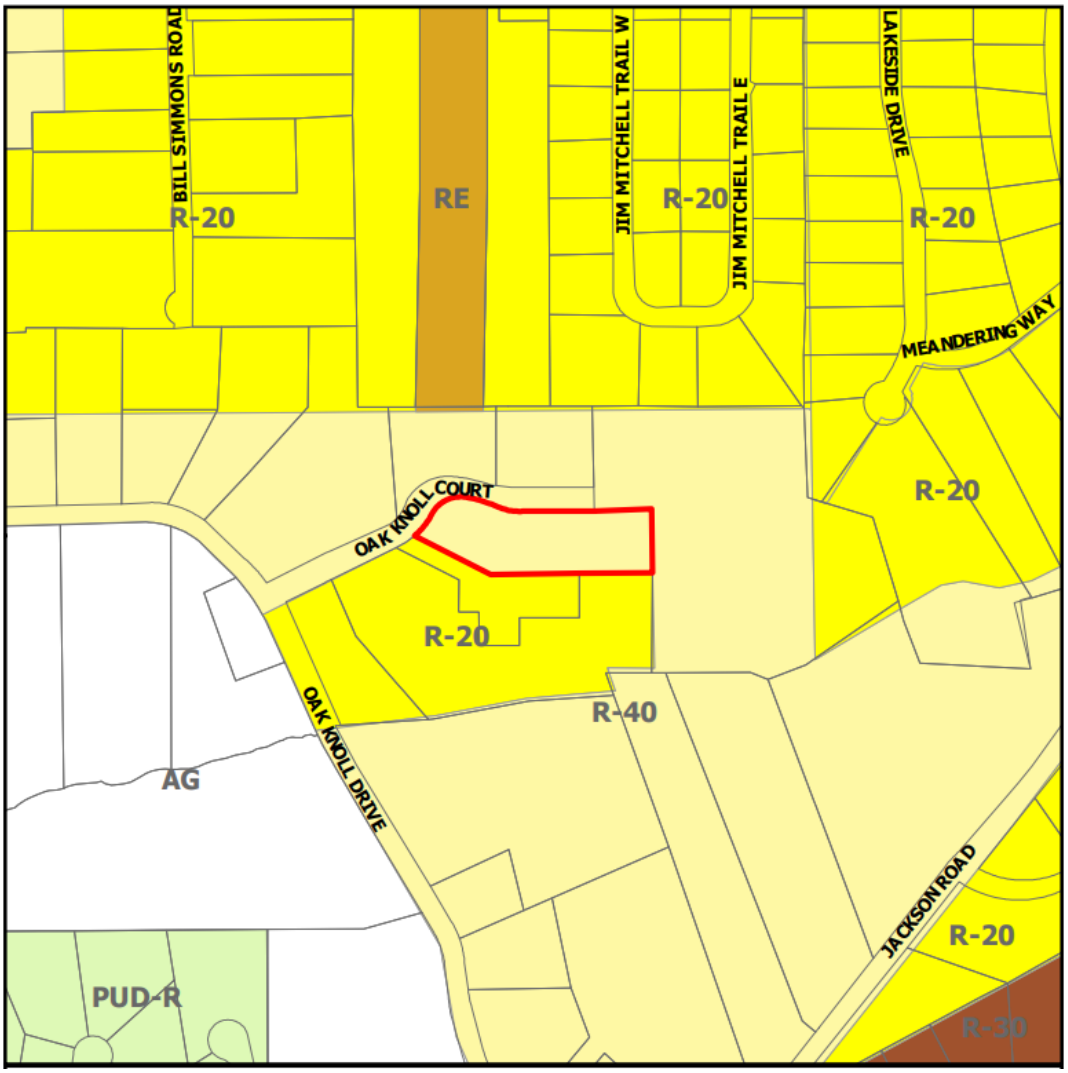
Mayor Bobby Lindamood	_____	Mayor Pro Tem Kathy Wheat	_____
Brandi Elder, Place 1	_____	George Bond, Place 2	_____
George Dodson, Place 4	_____	Chuck Kelley, Place 5	_____
Callie Rigney, Place 6	_____		

ATTEST: **CITY OF COLLEYVILLE**

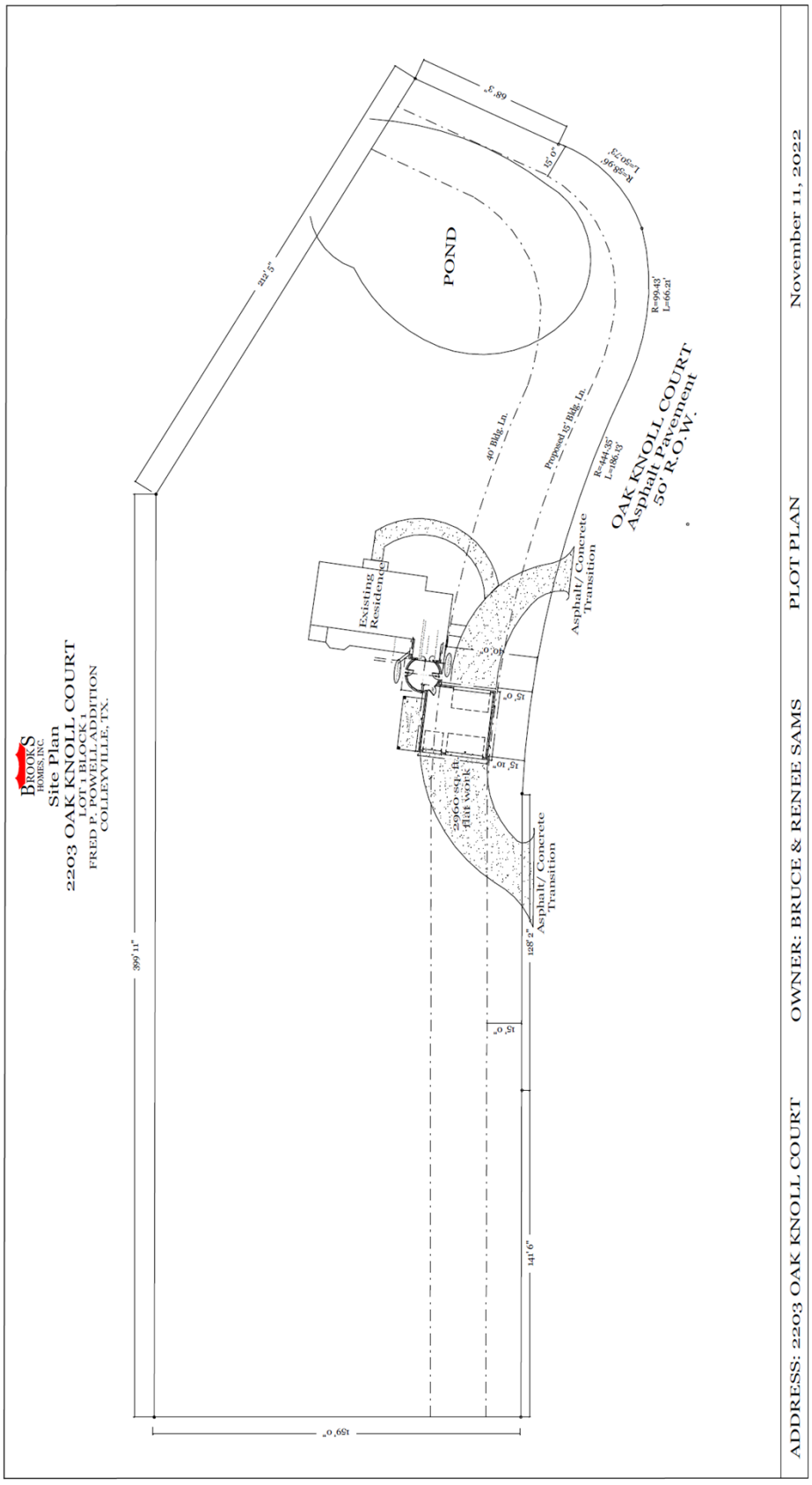
Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

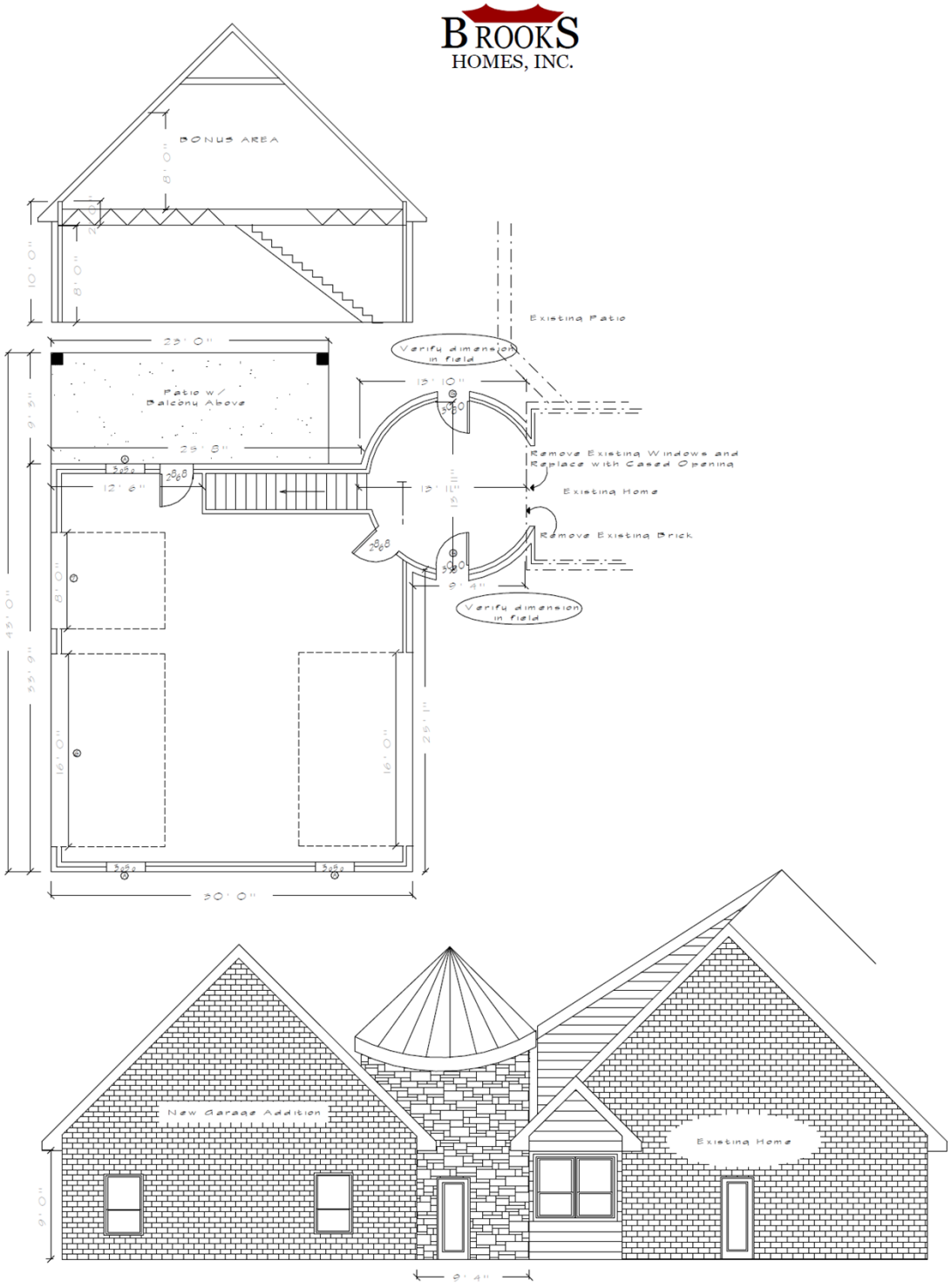
Attachment "A"



Attachment "B"



BROOKS
HOMES, INC.



ADDRESS: 2203 OAK KNOLL CT.

SUBDIVISION:

LOT: 1 BLOCK: 1

SECTION:

CITY: COLLEYVILLE

BROOKS HOMES, INC.

DOORS:

SYM	WIDTH	HT.	INT.	EXT.	GLASS
1	2' 0"	6' 8"			
2	2' 4"	6' 8"			
3	2' 6"	6' 8"			
4	2' 8"	6' 8"			
5	5' 0"	6' 0"			
6	9' 0"	7' 0"			OVERHEAD SECTIONAL
7	8' 0"	7' 0"			OVERHEAD SECTIONAL

WINDOWS:

SYM	WIDTH	HT.	QTY.	NOTES:
A	3' 0"	9' 0"		
B	3' 0"	2' 0"		TRANSOM
C	3' 0"	3' 0"		DORMER
D	4' 0"	1' 0"		
E	3' 0"	3' 0"		FAN GLASS

PLAN # 1019

1st FL. LIV.	
2nd Floor Bonus Area	500
2nd Floor Balcony	196
GARAGE	976
ROTUNDA	180
PATIO	198
SLAB	1160
TOTAL AUR	

City of Colleyville
City Council
Agenda Briefing

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

Agenda Number 8c **Agenda Date** 12/20/2022 **Number** Resolution R-22-4800
Type Resolution
Department City Secretary

Title
A resolution changing the dates of regular City Council Meetings in July, September, October, and November 2023

Strategic Plan

Explanation
Reading and Public Hearing

Section 3.09 of the City of Colleyville Charter provides for the conduct of City Council Meetings and Rules of Procedure. The City Council may elect to change the date of a regularly scheduled City Council meeting, when the date conflicts with local, state, or federal events.

Staff has reviewed 2023 for possible conflicts with regularly scheduled City Council Meetings for 2023. The City Council may wish to approve the proposed resolution which provides for date changes due to the following.

Scheduled Meeting Date	Proposed Meeting Date
Tuesday, July 4, 2023 – Holiday – City Closed	Thursday, July 6, 2023
Tuesday, September 5, 2023 – Monday, September 4, 2023 – Labor Day, City Closed	Wednesday, September 6, 2023
Tuesday, October 3, 2023 – National Night Out, ICMA Conference October 1-4, TML Conference begins October 4, 2023	Wednesday, October 4, 2023
Tuesday, November 7, 2023 – Election Day	Wednesday, November 8, 2023

Financial Impact
There is no financial impact to the City.

Recommendation
Approve

Attachments

1. Resolution R-22-4800

RESOLUTION R-22-4800

A RESOLUTION CHANGING THE DATES OF REGULAR CITY COUNCIL MEETINGS IN JULY, SEPTEMBER, OCTOBER, AND NOVEMBER 2023

WHEREAS, in accordance with the City Charter, and Section 3.1 of the City Council Rules of Procedure, *the City Council shall meet in the City Hall on the first and third Tuesday of each month at 7:00 p.m. unless otherwise officially established by the City Council; and*

WHEREAS, City Council desires to change City Council meeting dates in July, September, October, and November, 2023, to accommodate conferences, holidays, National Night Out in Texas, and Election Day.

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

Sec. 1. THAT the first regular City Council meeting of July will be held Thursday, July 6, 2023.

Sec. 2. THAT the first regular City Council meeting of September will be held Wednesday, September 6, 2023.

Sec. 3. THAT the first regular City Council meeting in October will be held Wednesday, October 4, 2023.

Sec. 4. THAT the first regular City Council meeting in November will be held Wednesday, November 8, 2023.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS, 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
City Secretary

Bobby Lindamood
Mayor

City of Colleyville
City Council
Agenda Briefing

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

Agenda Number 10
Agenda Date 12/20/2022
Type Report
Department City Secretary

Title

Library Board Minutes - October 10, 2022
Sign Board of Appeals Minutes - November 8, 2022
Planning and Zoning Commission Minutes - November 14, 2022
Planning and Zoning Commission Worksession Minutes - November 28, 2022

Attachments

1. Library Board Minutes - October 10, 2022 Approved
2. Sign Board of Appeals Minutes - November 8, 2022
3. Planning and Zoning Commission Minutes - November 14, 2022
4. Planning and Zoning Commission Worksession Minutes - November 28, 2022

City of Colleyville

Colleyville Library Board
MINUTES

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

Monday, October 10, 2022
6:00 p.m.

Colleyville Public Library
110 Main Street

1. CALL TO ORDER

Chair Gary McPherson called the meeting of the Colleyville Library Board to order at 6:05 p.m.

Present Board members: Chairman Gary McPherson, Vice-Chair Joan Roberts, Molly Skinner, Joseph Stout, Kay Newton, Wanda Cotter, Joy Lee Fulton, Pat Jones. City Staff: Library Director Mary Rodne, Library Community Events Coordinator Maria Hoefke

Absent Board Members: Denise Light

2. APPROVAL OF MINUTES
August 8, 2022

A motion was made by Molly Skinner and seconded by Joan Roberts to approve the August 8, 2022 minutes. The motion was approved unanimously.

3. REGULAR AGENDA ITEMS

3a Library Board Appointments Update

Director Rodne noted that several Library Board positions were up for renewal in November, 2022, and that those with expiring terms should have received a notice from the City Secretary's office with an application. Those interested in re-applying to the Library Board need to submit their application by October 26th. It was discussed that Board members up for renewal included: Gary McPherson, Molly Skinner, Joan Roberts, and Joy Lee Fulton. All members with expiring terms indicated they would be applying to remain on the Library Board.

3b City of Colleyville Fiscal Year 2023 (FY23) Budget Update

Director Rodne updated the Board that the Library's proposed FY 2023 budget was formally approved by the City Council at the September 20, 2022 meeting. Rodne also stated the Library's proposal for the replacement of the Library's two automated materials handling systems as well as remote locker for materials pick-up was

included in the City's Colleyville Economic Development Corporation (CEDC) FY23 Budget.

Additionally, the City Council also approved the Library Board's recommendation for use of the Voluntary Library Fund in FY23, for the purchase of library materials, materials processing supplies, and library programs, in an amount not to exceed $170,000.

3c Colleyville Public Library Long-Range Plan Update

Director Rodne reported that Aaron Babcock, Hidell and Associates Architects, had completed a draft of the Library's Long-Range Plan 2022-2027, which was currently being reviewed by City administrative staff. Rodne added that the final draft should be ready for Library Board review and discussion by the December Board meeting. When approved by the Library Board, the Plan will be presented to the City Council for approval.

3d Colleyville Public Library Fine-Free Update

Director Rodne said the Colleyville City Council formally approved the Library's Fine Free initiative including eliminating library fines and updating the Library's fee schedule. That action took place at the September 20th City Council meeting and the policy formally took effect on October 1, 2022. Rodne said most libraries in the surrounding area were already fine free and most recently, the Arlington and Richardson libraries also announced they were moving to a fine free system.

Rodne displayed the signage, t-shirts, flyers, and bookmarks the Library had made advertising for the Fine Free changes. Board members asked if the Library had received any materials from patrons with previous fines and Rodne said, yes, the Library had received some books back that had previously been withdrawn from the collection. Some Library card holders had held on to their books, knowing their fines would be eliminated.

With the Fine Free initiative, Rodne said that the Library had to update their policies regarding fees. Previously, if a Library card holder reached the $5 late fine threshold, paying as little as $.10 would allow them to check out or renew materials. With the new policy, Library accounts with overdue items are blocked from checking out or renewing as well as blocked from any usage of e-materials. After three warnings from the Library, at the 21-day mark, accounts are blocked and at 42 days, if nothing has been returned, patrons are billed for their items.

Board member Roberts stated that the new policy should be more motivating for users to return items on time, especially those who use the Library's e-Books.

A motion was made by Kay Newton and seconded by Molly Skinner to approve the Library's revised Circulation Policy that reflects the new fine-free policy. The motion was approved unanimously.

REPORTS

4a Librarian's Report

A. Monthly Statistics:

Director Rodne provided an overview of the statistics and programs for the months of August and September 2022. Director Rodne stated overall the statistics show the Library is doing very well and making a good comeback from previous COVID statistics. The Library's gate count, transactions, study rooms, programs, computer use, cloudLibrary, and circulation numbers have all been making a steady rise. Board president McPherson asked if program attendance had returned to pre-COVID levels. Director Rodne said that during the Summer Reading Program, the Library did see smaller crowds for some weekly programs that previously had a larger attendance pre-COVID.

B. Donations:

Rodne reported that the Library had received a total of $10,427.05 in the months of August and September. In August, the Library had received a $10,000 donation from long-time Library patron Ann Maddux in memory of her daughter, Athena Logan. Rodne noted that staff had discussed the option of purchasing some type of art pieces for the Library depicting Ms. Logan's love of dogs and reading. Rodne asked the Board if they had any suggestions for a lasting memorial. Board members agreed additional artwork or sculpture(s) for the Library depicting Ms. Logan's interests could be considered. Additionally, Director Rodne said the Library had received a Reimbursement Grant in the amount of $427.05 from the Texas State Library and Archives Commission for Interlibrary Loan Lends to Texas Public Libraries in State Fiscal Year 2022. This program, Tex-Share, provides for Libraries throughout the State to request or lend materials with each other. For participating, the Library receives a certain dollar amount, which in the past has been several thousand dollars a year. This year the amount received was significantly less. Rodne noted that the Library is investigating why requests from other libraries were lower this year, which resulted in a smaller Grant amount.

C. Programs:

Rodne continued with an overview of the Library's programs for August and September. The Library hosted 29 Adult programs with 204 people attending. The Library also hosted 38 Youth programs with 887 children attending. Registration for the Fall 2022 programs opened on September 6, 2022, with the first day of classes/programs, Monday, September 12, 2022.

The Library participated in National Library Card Sign-Up Month in September with a bee-themed "Bee SMART! Buzz into the Library today," program. The month culminated with a Bee Party featuring a bee-keeper who brought in a 'slice' of a working beehive. Nearly 170 children and adults attended the after-school program which also featured bee-themed crafts and refreshments.

Additionally, Library card holders during the month of September were asked to sign-up, show or renew their Library cards. Those participating were entered into drawings for either an adult or child's Amazon Fire HD 10 or a $50 Visa Gift Card. Also, for every five check-outs, card holders were entered in a drawing for a $25 gift card to one of six local restaurants. The Library saw 119 new Library cards from the program.

Further, Rodne stated the Library continues the month of October with its Halloween StoryWalk® located around The Plaza. The children's book, *The Ghosts Went Floating*, is the featured story. On Halloween, the Library will host Check 'n Treat, where patrons who check out five items receive a candy treat bag. Additionally, if a child comes to the Library in costume, they will receive an extra treat. In November, the Youth Services Department will host Dino-vember themed programs. In December, the Library will host an Author Luncheon with Dave Lieber, who will discuss his books on Ross Perot, Sr. and Amon G. Carter, Sr.

4b Friends of the Colleyville Public Library Report

Friends of the Library President Joan Roberts stated the group had suspended acceptance of donations to date. The Friends had received a call from a resident looking to donate 60 boxes of cookbooks, of which the Friends said they could accept 10 boxes. However, no boxes had arrived to date. Library Board members discussed the potential for valuable older cookbooks as well as the time and travel it took to sort donations.

Roberts also noted that the Friends of the Library had donated $500 to the Library for the upcoming Author Luncheon in December.

Roberts concluded that the Friends of the Library would be having their general meeting on October 11, 2022, via Zoom and all were invited to attend.

4c Colleyville Public Library Foundation Report

There was no formal report. In lieu, Director Rodne stated the group had been focused on the annual North Texas Giving Day, held in September. Discussion ensued regarding donations and matching funds through North Texas giving Day.

4. ADJOURNMENT

A motion was made by Joan Roberts and seconded by Kay Newton to adjourn the meeting of the Colleyville Library Board at 6:37 p.m. The motion was approved unanimously.

APPROVED BY A VOTE OF 6 AYES, 0 NAYS, AND 0 ABSTENTIONS ON THIS THE 12th DAY OF December.

Minutes taken and prepared by:

Maria Hoefke

Maria Hoefke
Library Community Events Coordinator

City of Colleyville
Sign Board of Appeals
Minutes

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

Tuesday, November 8, 2022 City Council Chambers

Call to Order

The Sign Board of Appeals Meeting of the City of Colleyville was called to order by Chair Carroll on November 8, 2022 at 7:00 p.m.

Roll Call

Present: Richard Vallario, Dee Kamerman, Frank Carroll, Mic Deakin, and Eric Holland

Staff Present: Jacquelyn Reyff and Dakari Hill

Also Present: N/A

1. APPROVAL OF MINUTES

1a Board Member Deakin made a motion to approve the September 13, 2022 minutes. Board Member Vallario seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Vallario, Kamerman, Carroll, Deakin, and Holland
Nay: 0

2. PUBLIC HEARING AGENDA ITEMS

2a Request for a variance to the provisions of Section 7-150 – Permanent Freestanding Signs – Sign Classifications and Regulations of the Land Development Code, specifically for an institutional sign on Lot 1R1A, Block 1, Heritage High School, located at 5401 Heritage Avenue, Case SC22-006

Jacquelyn Reyff presented the case and briefed the Board.

The applicant, Ramon Castanuela, 3051 Ira E. Woods Avenue, Grapevine, TX, came forward and expressed to the Board that the existing sign was not functional and that the variance was part of an increased beautification effort.

Mr. Castanuela answered questions of the Board regarding the requested variance being less than the existing variance and the origin of the flowerbeds on the sign.

The public hearing was opened at 7:13 p.m.

With no one wishing to speak, the public hearing was closed at 7:13 p.m.

Board Member Deakin made a motion to approve Case SC22-006. Board Member Vallario seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Vallario, Kamerman, Carroll, Deakin, and Holland
Nay: 0

3. ADJOURNMENT

The meeting adjourned at 7:17 p.m.

The minutes were written and prepared by:

Dakari Hill
Planner

The meeting minutes were approved on December 13, 2022 by a vote of 5-0.

City of Colleyville
Planning and Zoning Commission
Minutes

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

Monday, November 14, 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 November 14, 2022, at 6:15 p.m.

Roll Call

Present: David Groves, Lawrence Williamson, Tim Raine, and Scotty Richardson

Absent: Sayeda Syed, Jim Linn, and Claudia Bevill

Staff Present: Ben Bryner, Larry Wright, Rob McKeown, 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 6:37 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 November 14, 2022, at 7:00 p.m.

Roll Call

Present: David Groves, Lawrence Williamson, Sayeda Syed, Tim Raine, and Scotty Richardson

Absent: Jim Linn and Claudia Bevill

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

1. APPROVAL OF MINUTES

1a Planning and Zoning Commission Meeting Minutes – October 10, 2022
Planning and Zoning Commission Worksession Minutes – October 24, 2022

Commissioner Syed made a motion to approve the October 10, 2022 Planning and Zoning Commission Meeting Minutes and the October 24, 2022 Planning and Zoning Worksession Minutes.
Commissioner Raine seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Groves, Williamson, Syed, Raine, and Richardson
Nay: 0

2. PUBLIC HEARING AGENDA ITMES

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, TABLED FROM THE OCTOBER 10, 2022 PLANNING AND ZONING COMMISSION MEETING, REQUEST BY THE APPLICANT TO TABLE TO THE JANUARY 9, 2022 PLANNING AND ZONING COMMISSION MEETING

Commissioner Williamson made a motion to remove Case ZC22-034 from the table. Commissioner Syed seconded the motion.

Commissioner Raine made a motion to table Case ZC22-034 to the January 9, 2022 Planning and Zoning Commission Meeting. Commissioner Richardson seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Groves, Williamson, Syed, Raine, and Richardson
Nay: 0

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

Commissioner Williamson made a motion to remove Case ZC22-036 from the table. Commissioner Richardson seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Groves, Williamson, Syed, Raine, and Richardson
Nay: 0

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, drainage, and tree preservation.

An associate of the applicant, Clayton Redinger, 250 Miron Drive, Southlake, TX, came forward and expressed to the Commission that the proposed development would drain into Bear Creek. Mr. Redinger answered questions of the Commission regarding the specific technique used to control the drainage, increased impervious coverage impacting the levels of runoff, and Bear Creek's ability to handle the flow of water.

Mr. Young came forward and answered questions of the Commission regarding the proposed tree preservation plan being in compliance with code.

The public hearing was open at 7:32 p.m.

Robert Egan, 2410 Twelve Oaks Drive, Colleyville, TX, came forward and spoke in opposition to the case. Mr. Egan expressed concern regarding the applicant's tree survey submittal.

Harold Ledbetter, 6700 Pleasant Run Road, Colleyville, TX, came forward and spoke in opposition to the case. Mr. Ledbetter expressed concern regarding open space, density, and drainage.

Charles Anderson, 2414 Wilkes Drive, Colleyville, TX, came forward and spoke in opposition to the case. Mr. Anderson expressed concerns regarding the proposal's compliance with Colleyville's Master Plan, tree preservation, and drainage.

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

Tim Waterworth, 6808 Rockbrook Court, Colleyville, TX, came forward and

spoke in opposition to the case. Mr. Waterworth expressed concerns regarding tree preservation.

Leisa Waterworth, 6808 Rockbrook Court, Colleyville, TX, came forward and spoke in opposition to the case. Mrs. Waterworth expressed concerns regarding drainage, lack of privacy, and tree preservation.

Steve Wasson, 2413 Wilkes Drive, Colleyville, TX, came forward and spoke in opposition to the case. Mr. Wasson expressed concerns regarding the proposal's compliance with Colleyville's Master Plan.

Bo Bottger, 6800 Atlanta Drive, Colleyville, TX, came forward and spoke in opposition to the case. Mrs. Bottger expressed concerns regarding tree and wildlife preservation.

Michelle Aguirre, 2402 Wilkes Drive, Colleyville, TX, came forward and spoke in opposition to the case. Mrs. Aguirre played a video for the Commission.

Dave Dudziak, 2301 Wilkes Drive, Colleyville, TX, came forward and spoke in support of the case. Mr. Dudziak expressed that the Commission should allow the developer to work within the code.

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

With no one wishing to speak, the public hearing was closed at 8:28 p.m.

Staff answered questions of the Commission regarding the proposed tree preservation plan's compliance with code.

Commissioners Groves, Williamson, Syed, Raine, and Richardson made comments regarding the proposed plan's impact on the Comprehensive Plan, density, and tree preservation.

Commissioner Williamson made a motion to deny Case ZC22-036. Commissioner Syed seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Groves, Williamson, Syed, Raine, and Richardson
Nay: 0

The Commission adjourned for a recess at 8:47 p.m.

The Commission reopened the meeting at 8:55 p.m.

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

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Daniel Bresingham, 312 White Drive, Colleyville, TX, came forward and expressed to the Commission that the proposed structure was necessary due to it being more financially feasible than bringing an addition to the existing structure into compliance with fire code.

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

Harold Ledbetter, 6700 Pleasant Run Road, Colleyville, TX, came forward and spoke in opposition to the case. Mr. Ledbetter expressed concern regarding the approach of building an accessory dwelling instead of tearing the existing structure down and doing a rebuild.

With no one wishing to speak, the public hearing was closed at 9:02 p.m.

Mr. Bresingham answered questions of the Commission regarding the intended purpose of the proposed structure.

Commissioner Richardson made a motion to approve Case ZC22-037. Commissioner Syed seconded the motion.

The motion was carried by the following vote:

Aye: 4 – Williamson, Syed, Raine, and Richardson
Nay: 1 – Groves

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

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Ken Green, 2900 Sherwood Lane, Colleyville, TX, came forward and expressed to the Commission that one building over both lots is more financially feasible than two buildings on each lot.

The public hearing was open at 9:15 p.m.

Harold Ledbetter, 6700 Pleasant Run Road, Colleyville, TX, came forward and spoke in support of the case. Mr. Ledbetter expressed his support for the project.

With no one wishing to speak, the public hearing was closed at 9:16 p.m.

Staff answered questions of the Commission regarding the number of proposed parking spaces.

Mr. Green answered questions of the Commission regarding a potential retail use on a portion of the building.

Commissioner Williamson made a motion to approve Case ZC22-038 with the condition that the maximum building height be 35 feet. Commissioner Syed seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Groves, Williamson, Syed, Raine, and Richardson
Nay: 0

3. CITIZEN COMMENTS

4. ADJOURNMENT

The meeting adjourned at 9:23 p.m.

The minutes were written and prepared by:

DH

Dakari Hill
Planner

The meeting minutes were approved on December 12, 2022 by a vote of 7-0.

City of Colleyville Planning and Zoning Commission Minutes

City Hall
100 Main Street
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Monday, November 28, 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 November 28, 2022, at 6:15 p.m.

Roll Call

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

Absent: N/A

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

Also Present: Mark Alphonso

2. WORKSESSION AGENDA ITMES

2 a Presentation and discussion of a Minor Plat with a plat waiver for lot width and side yard setbacks for Tract 2EE, Abstract 1248, Thomas J. Polson Survey, located at 400 Black Drive, Case PC22-018

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the property's detention ability, lot dimensions in comparison to surrounding lots, and the location of the desired home.

3. ADJOURMENT

The meeting adjourned at 6:22 p.m.

The minutes were written and prepared by:

Dakari Hill
Planner

The meeting minutes were approved on December 12, 2022 by a vote of 7-0.

RESOLUTION R-22-4801

A RESOLUTION APPROVING CITY COUNCIL ACTION UNDER BUSINESS AT THE REGULAR CITY COUNCIL MEETING OF DECEMBER 20, 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 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
City Secretary

Bobby Lindamood
Mayor