# City of Colleyville
# City Council
# Special Meeting Agenda

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

Thursday, January 5, 2023
6:00 PM

Council Chambers
Third Floor, City Hall

## 1. CALL TO ORDER

## 2. ORDINANCE(S): FIRST READING AND PUBLIC HEARING

### 2a Ordinance O-23-2233

Request to appeal the decision of the Planning and Zoning Commission 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

## 3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards Friday, December 30, 2022, by 5:00 p.m.

Christine Loven, TRMC
City Secretary

***Notice of Possible Quorum**: A quorum of any Colleyville board, commission, or committee may be present at this meeting.*

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

***Executive Session:** As authorized by Section 551.071(2) of the Texas Government Code, this meeting may be convened into closed executive session for the purpose of seeking legal advice from the City's attorney on any agenda item listed herein 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*

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

# City of Colleyville
# City Council
# Agenda Briefing

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

**Agenda Number** 2a **Agenda Date** 1/5/2023 **Number** Ordinance O-23-2233
**Type** Ordinance
**Department** City Council

## Title

Request to appeal the decision of the Planning and Zoning Commission 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

## Strategic Plan

## Explanation

***First Reading and Public Hearing***

The Planning and Zoning Commission recommended denial at their November 14, 2022 meeting by a vote of 5-0. When the Planning and Zoning Commission makes a recommendation of denial, a favorable vote of three-fourths (3/4) of all members of the City Council is required for approval of the request.

Additionally, 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 currently is at approximately 34%.

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

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

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

*Purpose* - The purpose of a Planned Unit Development (PUD) is to provide for greater flexibility and discretion in the approval of residential, non-residential and mixed use developments by encouraging creative, efficient and aesthetically desirable residential and commercial projects which 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 the PUD proposed, this project is requesting to create a new detached single-family subdivision of 19 lots. There is a proposed street connection along Pool Road serving as the entrance and exit to the subdivision. The lots range from 20,015 s.f. to 27,294 s.f. The average lot size is 21,354 s.f. The minimum home size will be 3,500 s.f. Along the northern border is a proposed nature trail which connects to Pool Road.

According to the Land Development Code, Chapter 3, Section 3.23: "The Maximum Residential Density permitted in the PUD-R district shall not exceed 1.8 dwelling units per net acre. For the purpose of this calculation, the density calculation shall include all residential areas of the project. This calculation shall exclude all proposed non-residential acreage and street rights-of-way from the net acreage."

The open space required for a PUD-R is 20% and this subdivision proposes 20.66%. "Residential areas: For all residential uses, common open space land, comprising not less than twenty (20%) of the gross residential project area, shall be provided for the primary use of occupants of the residential units."

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

**DRC Review**: This request was reviewed during the September 19, 2022 DRC meeting and determined the application may be scheduled for the next available Planning and Zoning Commission meeting. The DRC provided the following comments:

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

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

Engineering Comments

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

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

**Drainage**: A drainage study is needed, including a downstream assessment.

**Surrounding Development:** Property to the north and east is located in the City of Grapevine. Property to the south has R-20 Single Family Residential zoning and has developed with single-family homes. The property to the west has Planned Unit Development – Residential zoning located in the Ross Downs subdivision and has developed with single-family homes.

**Comprehensive Plan:** The City's Comprehensive Plan, Destination Colleyville, designates the subject property and the property near this location along Wilkes Drive as planned for residential use. The proposed rezoning request does comply with the residential land use designation stated in the comprehensive plan. One of the goals for this area, as outlined in Destination Colleyville, is to protect the character and integrity of existing neighborhoods by promoting future development that is compatible with the surrounding development patterns and development character.

**Fees:** Impact Fees are required per Chapter 13 (Impact Fees) of the Land Development Code and are due prior to the issuance of a Building Permit, if applicable.

**Tree Preservation:** The development must comply with Chapter 5 (Urban Forestry) of the Land Development Code. Where any tree is slated for removal, no site grading, dirt disturbance or new construction may occur on the property until a Tree Removal Permit has been issued that is associated with an approved Tree Preservation Plan.

In addition to the requirements for submittal of a Tree Removal Permit and Tree Preservation Plan, future development on the site must maintain the minimum existing protected tree canopy coverage as required in Chapter 5.

**Public Notification:** Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations and Independent School Districts within 1,000 feet of the subject property. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code.

**Staff Recommendation:** Staff is neutral on this request.

**Planning and Zoning Commission Recommendation:** The Planning and Zoning Commission recommended denial of the request at their November 14, 2022 meeting by a vote of 5-0.

When the Planning and Zoning Commission makes a recommendation of denial, a favorable vote of three-fourths (3/4) of all members of the City Council is required for approval of the request.

**Financial Impact**
There is no financial impact to the City.

**Recommendation**
None

**Attachments**
1. Appeal Request for The Bluffs at Colleyville
2. Aerial Map
3. Zoning Map
4. Future Land Use Map
5. Statement of Planning Objectives
6. Development Plan
7. Drainage Plan
8. Detention Assessment Report
9. Urban Forestry Plan
10. Urban Forestry Report
11. Chapter 5 Urban Forestry
12. Notification Map
13. Notification Letter
14. Notification List
15. Letters of Opposition
16. Letter of Support
17. Ordinance O-23-2233

## Ben Bryner

**Subject:** RE: Zoning Case ZC22-036- The Bluffs at Colleyville

**From:** Curtis Young < >
**Sent:** Friday, November 18, 2022 3:54 PM
**To:** Ben Bryner <BBryner@colleyville.com>
**Cc:** Jackie Reyff <JReyff@colleyville.com>; Dakari Hill <DHill@colleyville.com>; Mark Goodwin (); travis; jody; Clayton Redinger < >
**Subject:** Zoning Case ZC22-036- The Bluffs at Colleyville

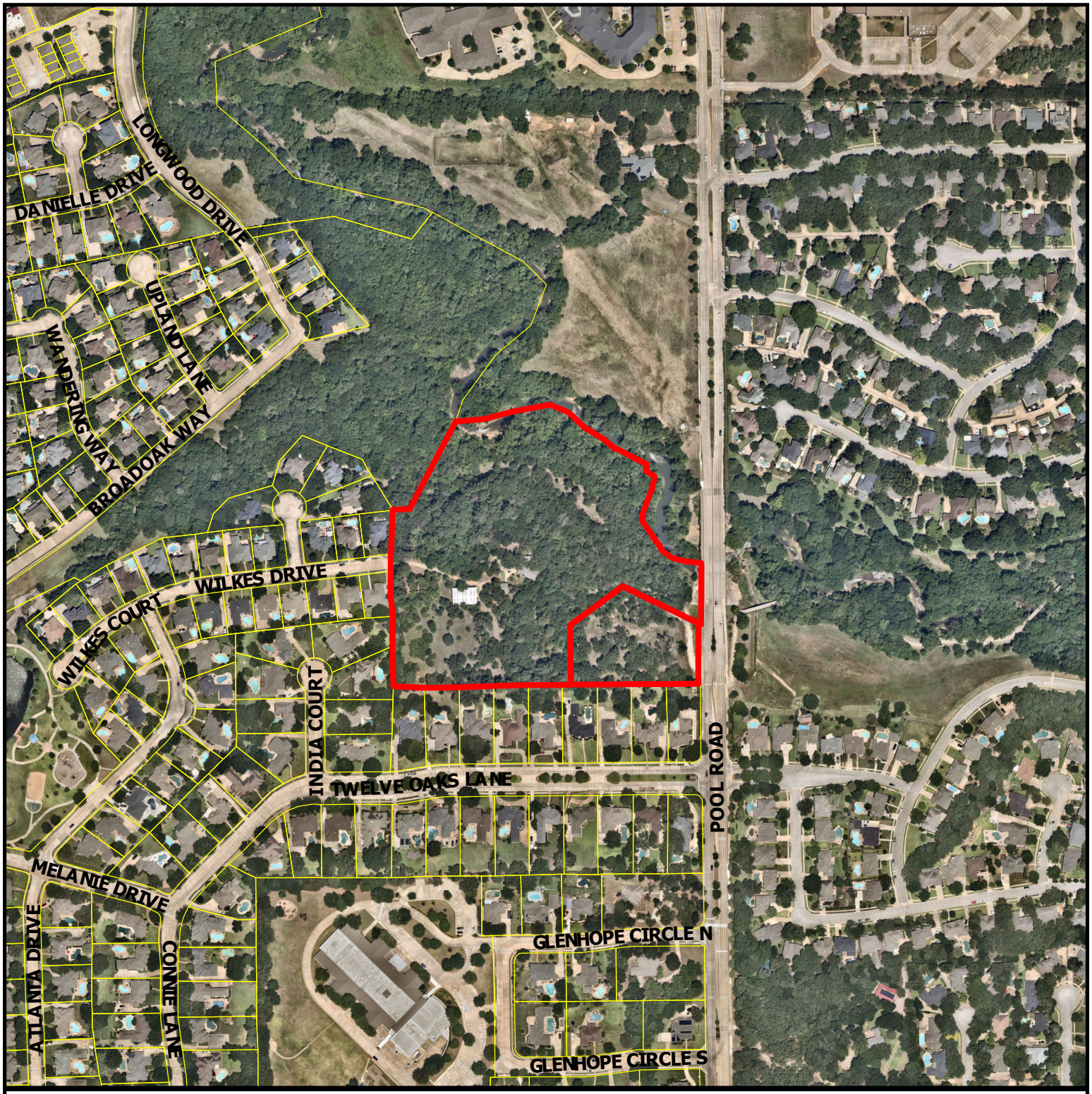
Ben,
Please be advised that pursuant to the vote of the Planning and Zoning Commission, I would like to officially request an appeal of the case to the City Council.

We look forward to working with the city to achieve a plan which meets the city's Comprehensive Plan, and can gain approval.

Thanks.

Regards-
*Curtis W. Young, AIA*
**Sage Group, Inc.**
1130 N. Carroll Avenue, Suite 200
Southlake, Texas 76092
Tel: 817-424-2626 (Metro)
Fax: 817-424-2890
Cell: 817-909-0909
Email: cyoung@sage-dfw.com

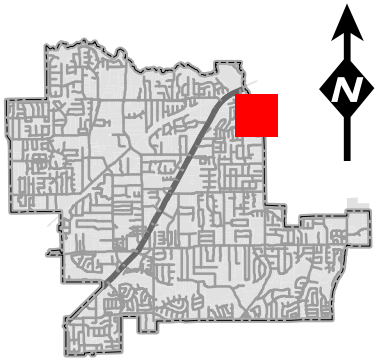
# Aerial Map




CITY OF COLLEYVILLE TEXAS

## ZC22-036

### 2417 Wilkes Drive

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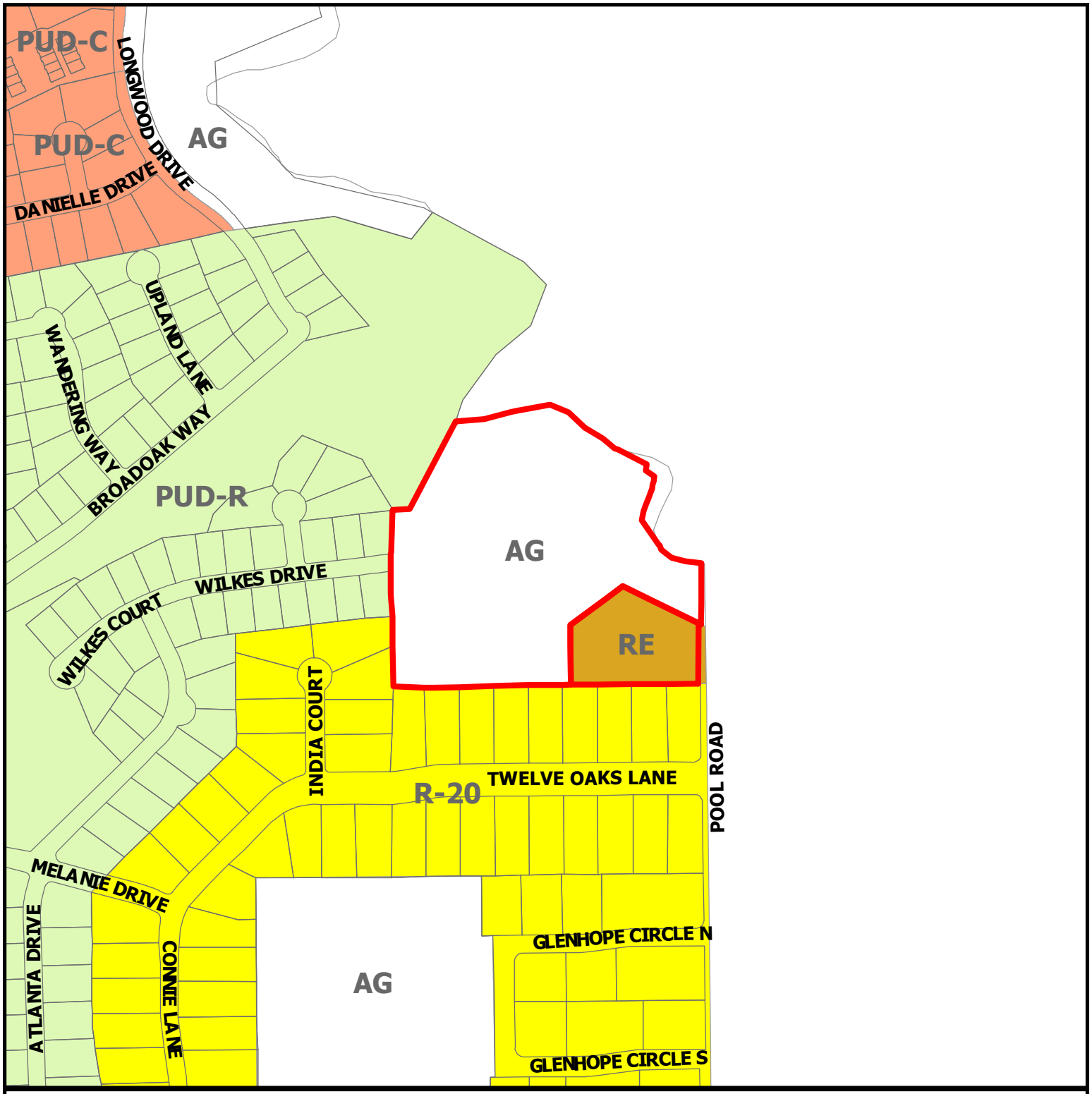
Subject Property

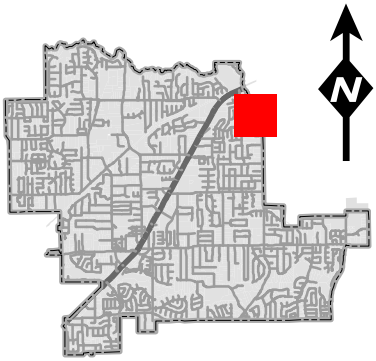
# Zoning Map




CITY OF COLLEYVILLE TEXAS

## ZC22-036

**2417 Wilkes Drive**

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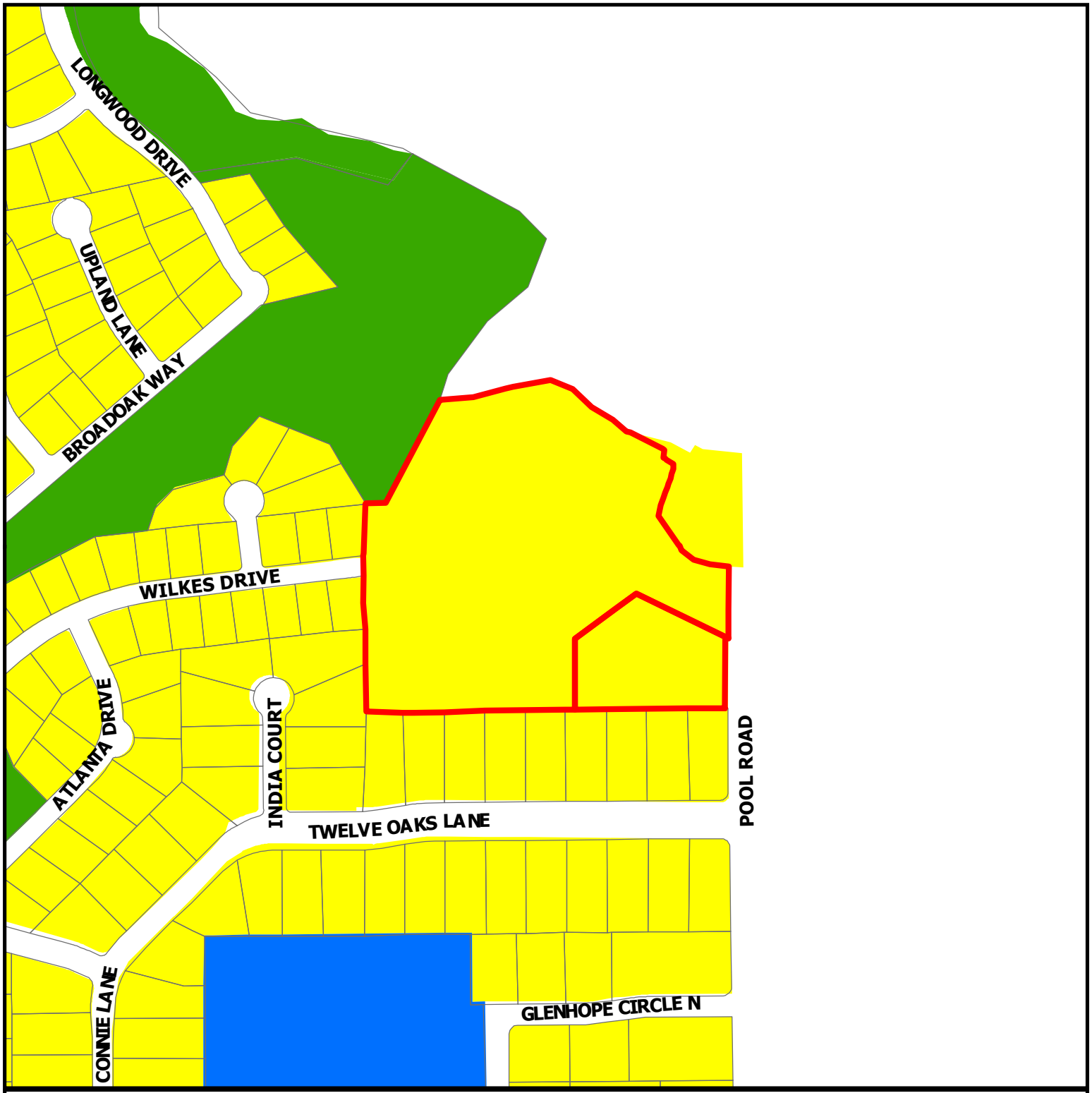
Subject Property

# Future Land Use Map

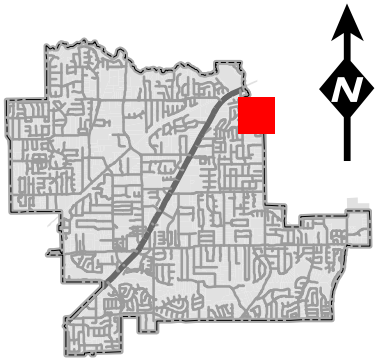



CITY OF COLLEYVILLE TEXAS

## ZC22-036

### 2417 Wilkes Drive

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

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# *The Bluffs at Colleyville*

Colleyville, Texas Zoning Narrative –30 SEPT 2022

*WillowTree Development, LLC, Developer* *Sage Group, Inc., Land Planner*

## Statement of Planning Objectives

The Bluffs at Colleyville is a proposed residential neighborhood to be developed by WillowTree Development, LLC, under the PUD-R Residential District regulations for residential development in the City of Colleyville. The approximately 14 acre property is located on the west side of Pool Road, just south of Big Bear Creek, which is also the Colleyville/Grapevine city limits.

Adjacencies: The property is adjacent to, and could almost be considered an extension of, the Ross Downs Estates neighborhood- as it is accessed through that neighborhood via Wilkes Drive. The Ross Downs Estates lots to the south (off of Twelve Oaks Lane) are ½ acre lots, but the section of Ross Downs Estates through which this property is currently accessed (from the west), is comprised of 10,000+ sf lots. To the north and east is Big Bear Creek, and the City of Grapevine.

The property is currently designated AG (Agriculture), so this would be the initial "development" zoning requested. The intent here is to rezone the entire property to PUD-R, unifying the property into one cohesive, master planned residential development of the highest quality. There is currently an occupied single-family home on the property, which will be removed as it is developed.

The proposed plan responds to, and in many ways reflects the neighborhoods and properties we are adjacent to. Where we are adjacent to the larger, ½ acre Ross Downs lots to the south, we are proposing half-acre lots; all lots will meet the minimum of 20,000 sf. We have designed the project to be compatible and in harmony with our adjacent neighbors, comply with the requirements of the PUD-R Ordinance, and to be consistent with the city's Comprehensive Plan. Overall density is 1.37 lots per acre.

Quality and compatibility with the adjacent residential, in this portion of Colleyville is essential, and we have designed this proposal with those goals in mind.

Access: The property currently only has one point of street access, determined when Ross Downs was approved and developed. Wilkes Drive currently dead-ends into the property on the west side. After discussions with the neighbors along Wilkes Dr. and elsewhere in Ross Downs- and hearing their concerns of having additional traffic along those streets, an additional property was acquired which will allow access directly from Pool Road. Because of this, we can implement an "emergency only" access at Wilkes Drive, thereby putting no additional traffic on Wilkes Drive and other Ross Downs streets.

The residences planned for The Bluffs at Colleyville will be upscale, with selling prices estimated to start at around $2 million. Each home will be required to go through a design review process, prior to construction, to assure a high level of quality and design.

The Bluffs at Colleyville will be developed with the normal Colleyville public street section of 31' (back of curb to back of curb), in a 50' R.O.W., throughout the project.

There will be a requirement of at least two street trees for every residential lot to be installed by the home builders, adjacent to the street rights of way.

The existing and fully developed storm drainage has been carefully analyzed, and will be designed to meet all city regulations and not adversely affect any neighboring properties. The property generally drains to the north, directly into Big Bear Creek. Therefore, no detention ponds will be necessary.

To encourage pedestrian activity in the neighborhood, sidewalks will be built along the front of each lot. We also propose to provide a (not fully accessible) "nature trail," down into the flood plain area, which will also connect to the city sidewalk along Pool Road, allowing pedestrian connections to other neighborhoods, schools and other facilities along Pool Road.

The scale and orientation of the development has been designed to have an inviting visual flow with the existing neighborhoods and surrounding uses. The design criteria of the homes will create high quality designed homes in keeping with both the immediate neighborhood and Colleyville as a whole.

## Development Schedule

The Bluffs at Colleyville will be developed in one phase, with development commencing upon the successful completion of the zoning and platting and the subsequent approval of the final plat and engineering plans. Construction of homes is anticipated to start immediately upon completion of the subdivision's infrastructure.

## Economic Development Information

The Bluffs at Colleyville will have a total of nineteen (19) homes, each with an estimated average value upon completion of $2,000,000, resulting in an overall tax base of over $42,000,000. At the current tax rate of 2.2221%, the total taxes generated from the development are projected to be $845,000, with over $117,000 generated directly for the City at buildout.

# Development Standards

| | |
|---|---|
| Permitted Land Use: | Single Family Residential Detached |
| Minimum House Size: | 3,500 square feet. |
| Minimum Lot Area: | 20,000 s.f. (Average about 21,354 s.f.) |
| Minimum Lot Width: | Eighty feet (80') measured at the building setback line, except pie-shaped cul-de-sac lots, in which case the minimum shall be seventy-five feet (75'), as shown on the Development Plan. |
| Front Yard Setbacks: | Thirty feet (30') back of the property line |
| Rear Yard Setbacks: | Twenty-Five feet (25') |
| Side Yard Setbacks: | Ten feet (10'). |
| Street-facing Side Yard: | Side yard setbacks on the street side of a corner lot, fronting on another street, shall all be 25'. |
| Street Standards: | The streets within The Bluffs at Colleyville are proposed to be standard Colleyville public streets. All sections will be built to the standard street section of 31' b/b paving, in a 50' Street ROW. |
| Minimum Roof Pitch: | Minimum of a 10:12 roof pitch, unless architecturally required to vary, based on home style. |
| Garage Standard: | Minimum of a three car garage with wood-like, architecturally enhanced doors. |
| Masonry Requirement: | The dominant exterior vertical wall area of each structure, exclusive of doors and windows, shall be masonry (brick, stone, or stucco) or other material solely determined by the Committee. No more than 20% of the exterior vertical wall to be authentic lath and stucco application over wood framing. Dryvit systems or Styrofoam products are not acceptable. The exterior of chimney flues shall be of masonry material acceptable to the Committee. Installation of all types of exterior items and surfaces such as address numbers or external ornamentation, lights, mail chutes, mailboxes, roofing materials and exterior paint or stain, shall be subject to the approval of the Committee as to size, design, materials color, manufacturer and location. |

Additional Elevation Requirements: All plans will be reviewed by the The Bluffs at Colleyville Architectural Review Committee, to ensure structures and site features of the highest quality. Elevations will have a hierarchy of plate dominance featuring custom front doors and entrances; balanced architectural features and interests with natural tones for paint and exterior finishes. The elevations on all "four sides" shall be addressed in the design to present a finished appearance. Roofing will match the architectural style. Slate, tile composition or standing seam metal are examples. Each elevation should add interest to the entire streetscape.

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

Fencing: Wood fencing will only be permitted between lots. All front elevation fences, from the front of the house to the side property line, shall be open style fencing of decorative metal, and/or masonry. All lots adjacent to a Common Open Space shall be open style fencing of decorative metal, and/or Masonry.

Where lots back to existing residential lots with fences, the existing fence shall be kept, maintained or improved in coordination with each owner, as shown in the diagram on the Development Plan and associated detailed diagrams. Where open space lots border adjacent properties, either the existing fence will be maintained or improved, or a decorative masonry or metal fence will be installed, all in cooperation with the adjacent property owner, according to the detailed plans submitted with zoning.

Streetscape Standards: Minimum of two (2) three-inch (3") caliper trees per front yard, unless quality existing trees are present and saved. Fully landscaped and sprinklered front and rear yard within sixty days of completing a house.

Open Space Maintenance: The open space lots within the subdivision shall be maintained in a consistent, uniform manner by the The Bluffs at Colleyville Homeowners Association through dues collected from the individual homeowners. Membership in the Homeowner's Association is mandatory.

Street Design Standards:

| | |
|---|---|
| Right of Way: | Fifty feet (50') (Undivided), |
| Travel Lane Width: | Thirty-one feet (31'), back of curb to back of curb. |
| Turning Radii: | Fifteen feet (15') |

Open Space Standards: All Common Open Space along the internal streets shall be fully landscaped and irrigated with a combination of trees and shrubbery pursuant to an approved landscape plan. The Common Open Space shall be owned, operated and maintained by The Bluffs at Colleyville Homeowners Association which shall have a mandatory membership of all homeowners and shall collect dues in amounts satisfactory to maintain the Common Open Space. The Association shall have fine and lien rights as permitted by law to enforce compliance with the rules of the association.

Signage: A monument sign identifying the subdivision shall be built at the entry from Pool Road.

## Site Data Summary Chart

| | | |
|---|---|---|
| Single Family Residential Lots | | 19 |
| Common Areas | | 4 |
| | | |
| Residential Lots | 66.89% | 9.29 ac. |
| Open Space | 20.66% | 2.87 ac. |
| R.O.W. | 12.45% | 1.73 ac. |
| Res. Gross Acreage | | 13.89 ac. |
| | 100.00% | |

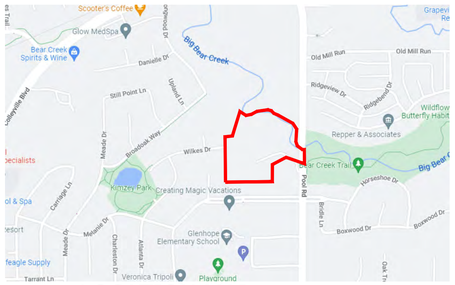
## Site Data

| | |
|---|---|
| | 13.89 ac. |
| Gross Acreage | 1.37 lots/AC |
| Gross Density (lots / acre) | |

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

## Lot Summary

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




LOCATION MAP

**Legend**

- Nature Trail
- 5' Sidewalk
- Flood Plain

FENCE DIAGRAM

**Fence Legend**

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

### Developer:

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

### Engineer:

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

### Owner:

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

### Applicant:

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

### Planner:

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

30 SEP 22

1" = 50'

0 50' 100' 200'

**Notes:**

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

# Development Plan

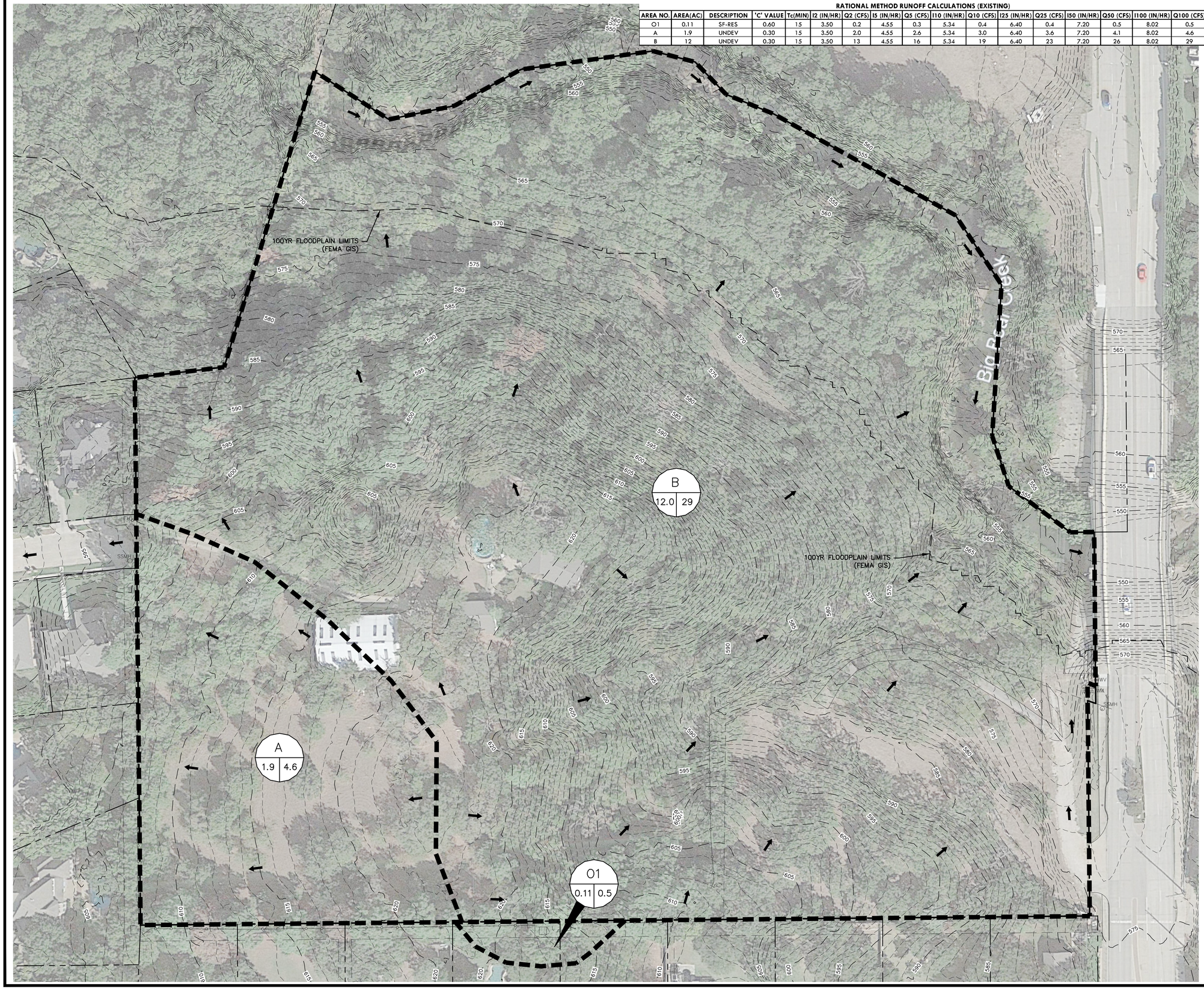
Zoning Exhibit for Zoning Change Request From AG to PUD-R

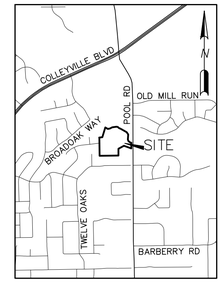
# The Bluffs at Colleyville

Colleyville, Tarrant County, Texas

## RATIONAL METHOD RUNOFF CALCULATIONS (EXISTING)

| AREA NO. | AREA(AC) | DESCRIPTION | "C" VALUE | Tc(MIN) | I2 (IN/HR) | Q2 (CFS) | I5 (IN/HR) | Q5 (CFS) | I10 (IN/HR) | Q10 (CFS) | I25 (IN/HR) | Q25 (CFS) | I50 (IN/HR) | Q50 (CFS) | I100 (IN/HR) | Q100 (CFS) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| O1 | 0.11 | SF-RES | 0.60 | 15 | 3.50 | 0.2 | 4.55 | 0.3 | 5.34 | 0.4 | 6.40 | 0.4 | 7.20 | 0.5 | 8.02 | 0.5 |
| A | 1.9 | UNDEV | 0.30 | 15 | 3.50 | 2.0 | 4.55 | 2.6 | 5.34 | 3.0 | 6.40 | 3.6 | 7.20 | 4.1 | 8.02 | 4.6 |
| B | 12 | UNDEV | 0.30 | 15 | 3.50 | 13 | 4.55 | 16 | 5.34 | 19 | 6.40 | 23 | 7.20 | 26 | 8.02 | 29 |




VICINITY MAP
SCALE: 1" = 2000'

NORTH

0 20 40 80

( IN FEET )
1 INCH = 40FT

LEGEND

- NAME / AC | Q100 — DRAINAGE AREA LABEL
- FLOW ARROW (POST-PROJECT)
- DRAINAGE DIVIDE
- —501— EXISTING CONTOUR MINOR
- —500— EXISTING CONTOUR MAJOR
- 1 — DESIGN POINT

1. CRITERIA BASED ON CITY OF COLLEYVILLE ENGINEERING DESIGN STANDARDS.
2. BIG BEAR CREEK SPECIAL FLOOD HAZARD AREA OBTAINED THROUGH TARRANT COUNTY GIS, REFERENCED TO NAD83 TEXAS STATE PLAN COORDINATES, NORTH CENTRAL ZONE, US FEET.

CITY CASE NO. ----

| NO. | REVISION | BY | DATE |
|---|---|---|---|
| | | | |


REDINGER GROUP, LLC
P.O. BOX 93306
SOUTHLAKE, TEXAS 76092
PHONE: 817.552.2331
ENGINEERING FIRM REGISTRATION NUMBER F-23328
PREPARED FOR: CLIENT NAME
ADDRESS
CITY, TEXAS XXXXX
(XXX) XXX-XXXX


# EXISTING DRAINAGE PLAN
# THE BLUFFS AT COLLEYVILLE
# COLLEYVILLE, TEXAS

BENCHMARKS:

COLLEYVILLE BM-29
2" BRASS DISC IN CL INLET IN N. ROW OF TWELVE OAKS 128' W OF POOL ROAD & 25.4' N OF MEDIAN BOC
ELEV = 583.70'

COLLEYVILLE BM-92
2" BRASS DISC IN N END OF INLET 16.4' W OF CL OF BROADOAK ST. 55' S OF CL OF LONGWOOD ST & 41' SE OF A FIRE HYDRANT
ELEV = 577.13'

**PRELIMINARY**
**FOR REVIEW ONLY**
Not for Construction or Permit Purposes

Engineer: CLAYTON T. REDINGER
P.E. No.: 97497 Date: 9/20/2022

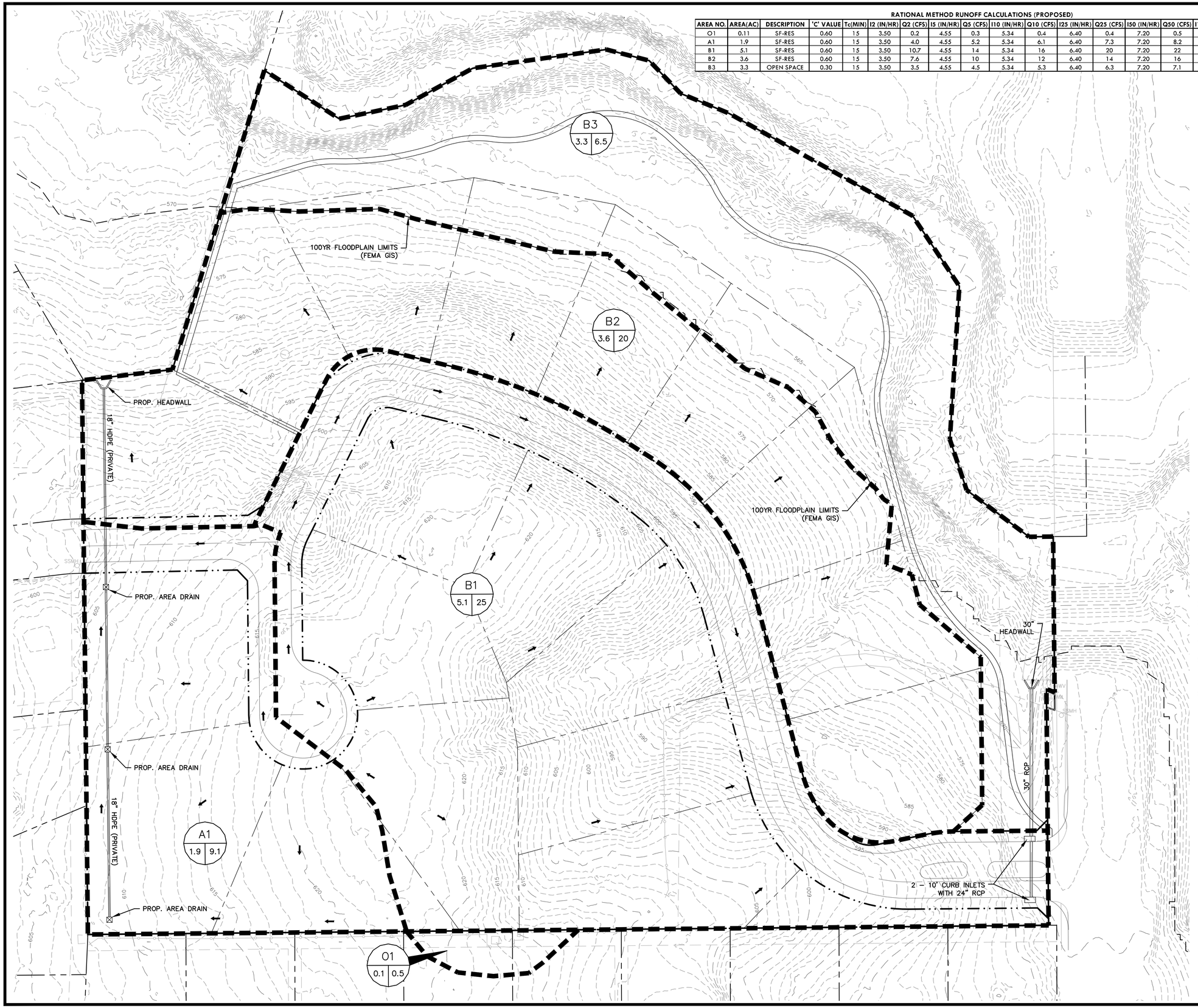
Drawn By: DSM
Reviewed By: CTR
Project: 1013-01

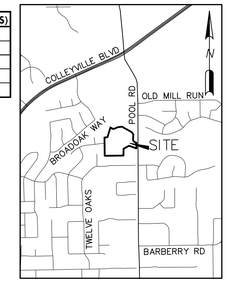
SHEET
1

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

## RATIONAL METHOD RUNOFF CALCULATIONS (PROPOSED)

| AREA NO. | AREA(AC) | DESCRIPTION | 'C' VALUE | Tc(MIN) | I2 (IN/HR) | Q2 (CFS) | I5 (IN/HR) | Q5 (CFS) | I10 (IN/HR) | Q10 (CFS) | I25 (IN/HR) | Q25 (CFS) | I50 (IN/HR) | Q50 (CFS) | I100 (IN/HR) | Q100 (CFS) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| O1 | 0.11 | SF-RES | 0.60 | 15 | 3.50 | 0.2 | 4.55 | 0.3 | 5.34 | 0.4 | 6.40 | 0.4 | 7.20 | 0.5 | 8.02 | 0.5 |
| A1 | 1.9 | SF-RES | 0.60 | 15 | 3.50 | 4.0 | 4.55 | 5.2 | 5.34 | 6.1 | 6.40 | 7.3 | 7.20 | 8.2 | 8.02 | 9.1 |
| B1 | 5.1 | SF-RES | 0.60 | 15 | 3.50 | 10.7 | 4.55 | 14 | 5.34 | 16 | 6.40 | 20 | 7.20 | 22 | 8.02 | 25 |
| B2 | 3.6 | SF-RES | 0.60 | 15 | 3.50 | 7.6 | 4.55 | 10 | 5.34 | 12 | 6.40 | 14 | 7.20 | 16 | 8.02 | 17 |
| B3 | 3.3 | OPEN SPACE | 0.30 | 15 | 3.50 | 3.5 | 4.55 | 4.5 | 5.34 | 5.3 | 6.40 | 6.3 | 7.20 | 7.1 | 8.02 | 7.9 |




VICINITY MAP
SCALE: 1" = 2000'

NORTH

0 20 40 80

( IN FEET )
1 INCH = 40FT

LEGEND

- NAME / AC Q100 — DRAINAGE AREA LABEL
- FLOW ARROW (POST-PROJECT)
- DRAINAGE DIVIDE
- —501— EXISTING CONTOUR MINOR
- — 500 — EXISTING CONTOUR MAJOR
- 1 — DESIGN POINT

1. NO GRADING IS ANTICIPATED WITHIN THE REGULATORY FLOODWAY/FLOODPLAIN OF BIG BEAR CREEK WHICH WOULD REQUIRE A CLOMR SUBMITTAL THROUGH FEMA.
2. CRITERIA BASED ON CITY OF COLLEYVILLE ENGINEERING DESIGN STANDARDS.
3. THE DEVELOPMENT DISCHARGES DIRECTLY TO A FEMA REGULATED FLOOD HAZARD AREA FOR BIG BEAR CREEK.
4. DETENTION ASSESSMENT MEMORANDUM PROVIDED BY SEPARATE CORRESPONDENCE.
5. BIG BEAR CREEK SPECIAL FLOOD HAZARD AREA OBTAINED THROUGH TARRANT COUNTY GIS, REFERENCED TO NAD83 TEXAS STATE PLAN COORDINATES, NORTH CENTRAL ZONE, US FEET.
6. FINAL ENGINEERING REVIEW AND COORDINATION MAY RESULT IN MINOR ADJUSTMENTS TO THIS PLAN

CITY CASE NO. ----

| NO. | REVISION | BY | DATE |
|---|---|---|---|
| | | | |


REDINGER GROUP, LLC
P.O. BOX 93206
SOUTHLAKE, TEXAS 76092
PHONE: 817.552.2331
ENGINEERING FIRM REGISTRATION NUMBER F-23328


PREPARED FOR: CLIENT NAME
ADDRESS
CITY, TEXAS XXXXX
(XXX) XXX-XXXX

# PRELIMINARY GRADING & DRAINAGE PLAN
# THE BLUFFS AT COLLEYVILLE
# COLLEYVILLE, TEXAS

BENCHMARKS:

COLLEYVILLE BM-29
2" BRASS DISC IN CL INLET IN N. ROW OF TWELVE OAKS 128' W OF POOL ROAD & 25.4' N OF MEDIAN BOC
ELEV = 583.70'

COLLEYVILLE BM-92
2" BRASS DISC IN N END OF INLET 16.4' W OF CL OF BROADOAK ST. 55' S OF CL OF LONGWOOD ST & 41' SE OF A FIRE HYDRANT
ELEV = 577.13'

**PRELIMINARY**
**FOR REVIEW ONLY**
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Engineer: CLAYTON T. REDINGER
P.E. No. 97497 Date 9/30/2022

Drawn By: DSM

Reviewed By: CTR

Project: 1013-01

SHEET
2

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

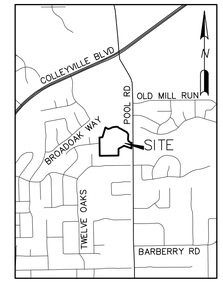
LEGEND

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

NORTH

0 20 40 80

( IN FEET )
1 INCH = 40FT




VICINITY MAP
SCALE: 1" = 2000'

100 YEAR FLOODPLAIN

LOT 1 21,671 SF
LOT 2 20,015 SF
LOT 3 20,102 SF
LOT 4 20,921 SF
LOT 5 20,026 SF
LOT 6 20,060 SF
LOT 7 20,057 SF
LOT 8 20,048 SF
LOT 9 21,122 SF
LOT 10 22,974 SF
LOT 11 20,007 SF
LOT 12 20,032 SF
LOT 13 20,032 SF
LOT 14 20,012 SF
LOT 15 21,238 SF
LOT 16 25,055 SF
LOT 17 21,590 SF
LOT 18 27,294 SF
LOT 19 22,480 SF
LOT OS 117,667 SF
LOT OS 6,174 SF

INSTALL: STORM HEADWALL
INSTALL: SSMH
INSTALL: FIRE HYDRANT
INSTALL: AREA DRAIN
INSTALL: 10' CURB INLET
CONNECT TO EX WATER LINE
EXISTING FIRE HYDRANT
CONNECT TO EX SSMH
10' UTILITY EASEMENT
10' DRAINAGE EASEMENT

NOTES:

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

CITY CASE NO. ----

| NO. | REVISION | BY | DATE |
|---|---|---|---|
| | | | |


REDINGER GROUP, LLC
P.O. BOX 93306
SOUTHLAKE, TEXAS 76092
PHONE: 817.912.9331
ENGINEERING FIRM REGISTRATION NUMBER F-23328


PREPARED FOR: CLIENT NAME
ADDRESS XXXXX
CITY, TEXAS XXXXX
(XXX) XXX-XXXX

# PRELIMINARY UTILITY PLAN
# THE BLUFFS AT COLLEYVILLE
# COLLEYVILLE, TEXAS

BENCHMARKS:

COLLEYVILLE BM-29
2" BRASS DISC IN CL INLET IN N. ROW OF TWELVE OAKS 128' W OF POOL ROAD & 25.4' N OF MEDIAN BOC
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Engineer CLAYTON T. REDINGER
P.E. No. 97497 Date 8/30/2022

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

SHEET
3

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

RG Project No. 1013-01

# HYDROLOGIC DETENTION ASSESSMENT REPORT

FOR

# Bluffs of Colleyville

IN THE

**City of Colleyville, Texas**

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

REDINGER GROUP, LLC
CIVIL ENGINEERING - PLANNING - CONSTRUCTION SERVICES

P.O. Box 93206 - Southlake, Tx 76092 - Phone: (817) 253-5727

**DETENTION ASSEMSSMENT REPORT**
**Bluffs of Colleyville**
**City of Colleyville, Texas**

## GENERAL DISCUSSION

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

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

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

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

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

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

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

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

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

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

**BLUFFS OF COLLEYVILLE**

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

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

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

**METHODOLOGY**

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

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

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

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

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

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

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

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

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

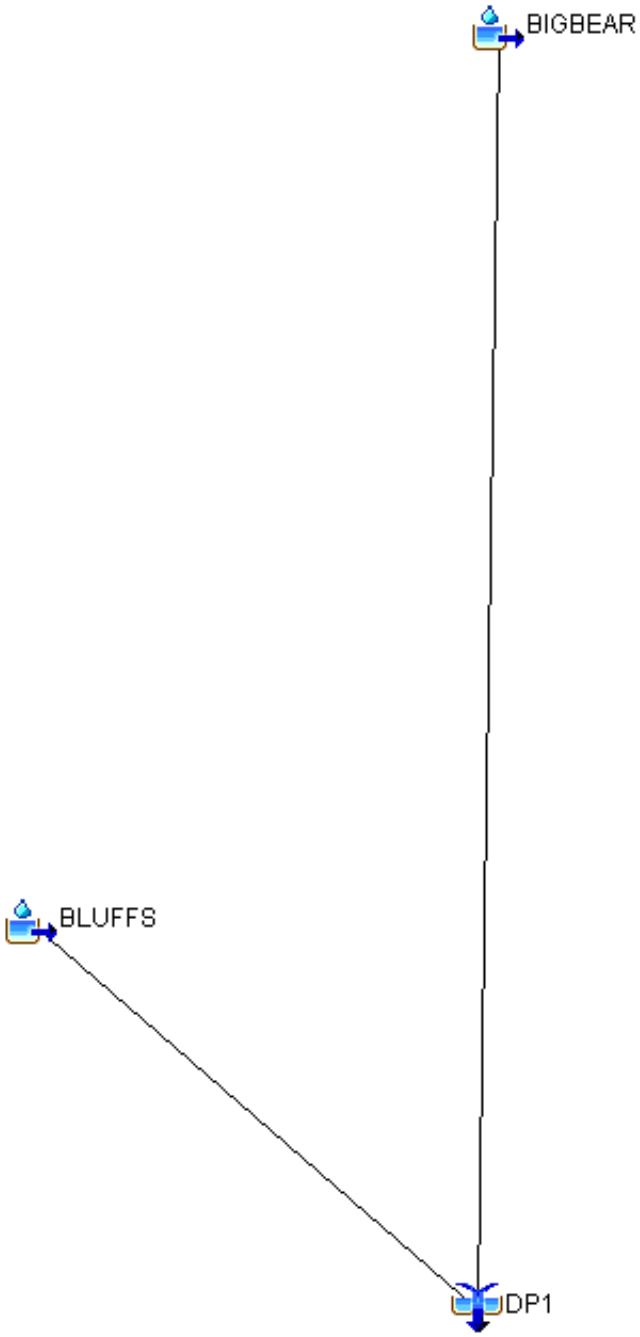
For proposed on-site conditions, Curve Numbers were applied according to the development plan and time of concentrations were calculated according to the applicable criteria and proposed development.

**SITE CONDITIONS**

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

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

**BASIN MODELS (CURRENT & PROPOSED)**



## CURVE NUMBER SUMMARY

### SOIL SUMMARY BEAR CREEK

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

### LAND USE BEAR CREEK % AREA

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

### SOIL SUMMARY BLUFFS

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

### WEIGHTED CURVE NUMBER

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

**TIME OF CONCENTRATION/LAG TIME**

**BEAR CREEK**
MAIN CHANNEL LENGTH = 93,600 FT
AVERAGE VELOCITY = 6.0 FPS
UPPER WATERSHED Tc = 45 MIN
OVERALL Tc = 45 MIN + (93,600 FT / 6.0 FPS)/60 = 305 MIN
**LAG TIME = 0.6 * 305 MIN = 183 MIN**

**BLUFFS**
Tc = 15 MIN (RESIDENTIAL)
**LAG TIME = 0.6 * 15 MIN = 9 MIN**

**FLOW SUMMARY**

**PEAK DISCHARGE DP-1 (CFS)**

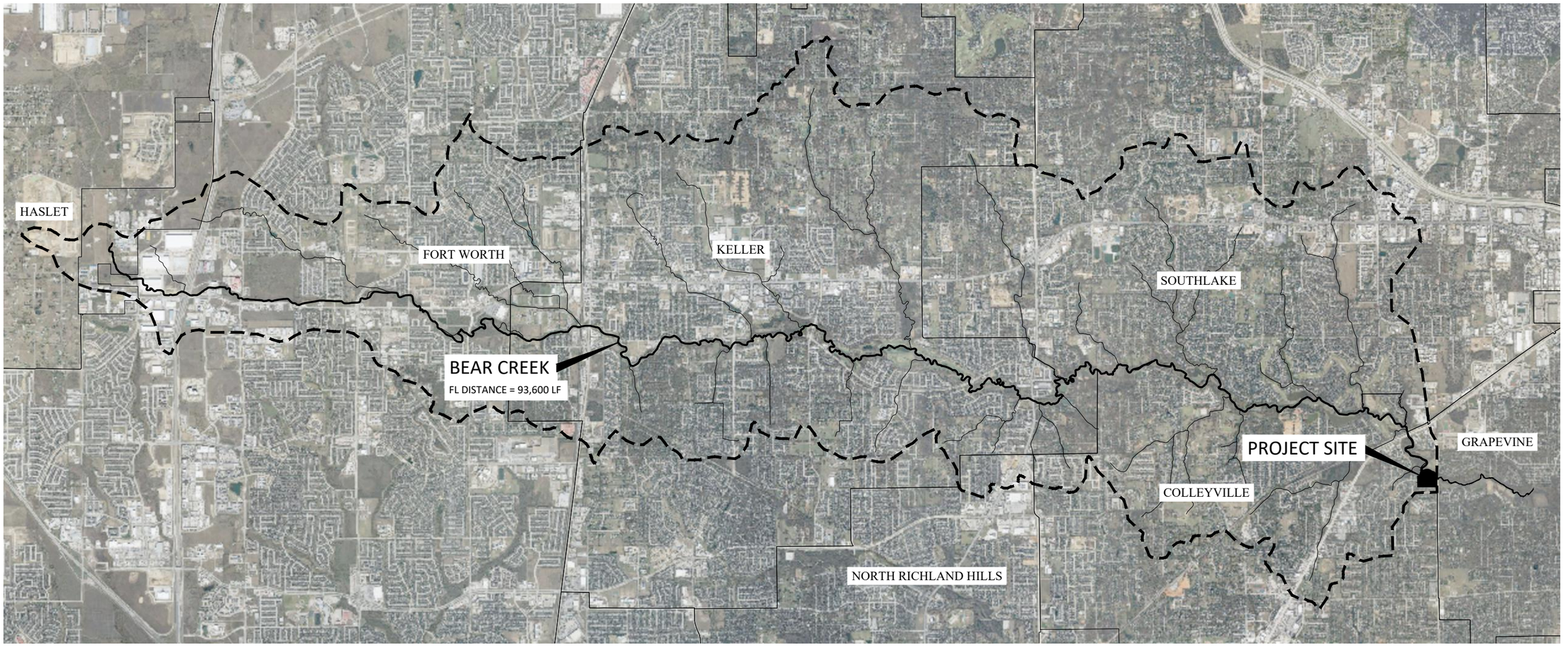
| STORM | EXISTING | PROPOSED | DIFF. |
|---|---|---|---|
| 2-YR | 6,021 | 6,021 | 0 |
| 5-YR | 9,643 | 9,643 | 0 |
| 10-YR | 12,544 | 12,544 | 0 |
| 25-YR | 16,557 | 16,557 | 0 |
| 50-YR | 19,698 | 19,698 | 0 |
| 100-YR | 23,008 | 23,008 | 0 |

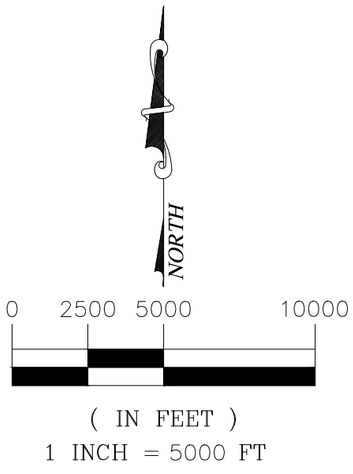
**CONCLUSIONS AND RECOMMENDATIONS**

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

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

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




**PRELIMINARY**
**FOR REVIEW ONLY**
Not for Construction or Permit Purposes

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

# THE BLUFFS @ COLLEYVILLE
## EXHIBIT A
## COLLEYVILLE, TEXAS

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

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

**HMS RESULTS**

2-YR (50%)

Project: BLUFFS Simulation Run: CURRENT002

Start of Run: 01Jan2022, 00:00 Basin Model: CURRENT
End of Run: 02Jan2022, 00:00 Meteorologic Model: TARRANT002
Compute Time: 30Sep2022, 16:36:45 Control Specifications: Control 1

Show Elements: All Elements Volume Units: (•) IN ( ) ACRE-FT Sorting: Hydrologic

| Hydrologic Element | Drainage Area (MI2) | Peak Discharge (CFS) | Time of Peak | Volume (IN) |
|---|---|---|---|---|
| BIGBEAR | 30.2600 | 6019.9 | 01Jan2022, 15:12 | 1.72 |
| BLUFFS | 0.0217 | 33.1 | 01Jan2022, 12:02 | 1.95 |
| DP1 | 30.2817 | 6021.1 | 01Jan2022, 15:12 | 1.72 |

Project: BLUFFS Simulation Run: PROP002

Start of Run: 01Jan2022, 00:00 Basin Model: PROP
End of Run: 02Jan2022, 00:00 Meteorologic Model: TARRANT002
Compute Time: 30Sep2022, 16:36:47 Control Specifications: Control 1

Show Elements: All Elements Volume Units: (•) IN ( ) ACRE-FT Sorting: Hydrologic

| Hydrologic Element | Drainage Area (MI2) | Peak Discharge (CFS) | Time of Peak | Volume (IN) |
|---|---|---|---|---|
| BIGBEAR | 30.2600 | 6019.9 | 01Jan2022, 15:12 | 1.72 |
| BLUFFS | 0.0217 | 36.8 | 01Jan2022, 12:02 | 2.16 |
| DP1 | 30.2817 | 6021.2 | 01Jan2022, 15:12 | 1.72 |

5-YR (20%)

Project: BLUFFS Simulation Run: CURRENT005

Start of Run: 01Jan2022, 00:00 Basin Model: CURRENT
End of Run: 02Jan2022, 00:00 Meteorologic Model: TARRANT005
Compute Time: 30Sep2022, 16:36:45 Control Specifications: Control 1

Show Elements: All Elements Volume Units: (•) IN ( ) ACRE-FT Sorting: Hydrologic

| Hydrologic Element | Drainage Area (MI2) | Peak Discharge (CFS) | Time of Peak | Volume (IN) |
|---|---|---|---|---|
| BIGBEAR | 30.2600 | 9641.2 | 01Jan2022, 15:10 | 2.75 |
| BLUFFS | 0.0217 | 51.0 | 01Jan2022, 12:02 | 2.99 |
| DP1 | 30.2817 | 9642.9 | 01Jan2022, 15:10 | 2.75 |

Project: BLUFFS Simulation Run: PROP005

Start of Run: 01Jan2022, 00:00 Basin Model: PROP
End of Run: 02Jan2022, 00:00 Meteorologic Model: TARRANT005
Compute Time: 30Sep2022, 16:36:47 Control Specifications: Control 1

Show Elements: All Elements Volume Units: (•) IN ( ) ACRE-FT Sorting: Hydrologic

| Hydrologic Element | Drainage Area (MI2) | Peak Discharge (CFS) | Time of Peak | Volume (IN) |
|---|---|---|---|---|
| BIGBEAR | 30.2600 | 9641.2 | 01Jan2022, 15:10 | 2.75 |
| BLUFFS | 0.0217 | 55.5 | 01Jan2022, 12:02 | 3.26 |
| DP1 | 30.2817 | 9642.9 | 01Jan2022, 15:10 | 2.75 |

10-YR (10%)

Project: BLUFFS Simulation Run: CURRENT010

Start of Run: 01Jan2022, 00:00
End of Run: 02Jan2022, 00:00
Compute Time: 30Sep2022, 16:36:45

Basin Model: CURRENT
Meteorologic Model: TARRANT010
Control Specifications: Control 1

Show Elements: All Elements | Volume Units: (•) IN ( ) ACRE-FT | Sorting: Hydrologic

| Hydrologic Element | Drainage Area (MI2) | Peak Discharge (CFS) | Time of Peak | Volume (IN) |
|---|---|---|---|---|
| BIGBEAR | 30.2600 | 12542.0 | 01Jan2022, 15:08 | 3.58 |
| BLUFFS | 0.0217 | 65.4 | 01Jan2022, 12:02 | 3.84 |
| DP1 | 30.2817 | 12544.1 | 01Jan2022, 15:08 | 3.58 |

Project: BLUFFS Simulation Run: PROP010

Start of Run: 01Jan2022, 00:00
End of Run: 02Jan2022, 00:00
Compute Time: 30Sep2022, 16:36:48

Basin Model: PROP
Meteorologic Model: TARRANT010
Control Specifications: Control 1

Show Elements: All Elements | Volume Units: (•) IN ( ) ACRE-FT | Sorting: Hydrologic

| Hydrologic Element | Drainage Area (MI2) | Peak Discharge (CFS) | Time of Peak | Volume (IN) |
|---|---|---|---|---|
| BIGBEAR | 30.2600 | 12542.0 | 01Jan2022, 15:08 | 3.58 |
| BLUFFS | 0.0217 | 70.4 | 01Jan2022, 12:02 | 4.15 |
| DP1 | 30.2817 | 12544.2 | 01Jan2022, 15:08 | 3.58 |

25-YR (4%)

Project: BLUFFS Simulation Run: CURRENT025

Start of Run: 01Jan2022, 00:00
End of Run: 02Jan2022, 00:00
Compute Time: 30Sep2022, 16:36:46

Basin Model: CURRENT
Meteorologic Model: TARRANT025
Control Specifications: Control 1

Show Elements: All Elements | Volume Units: (•) IN ( ) ACRE-FT | Sorting: Hydrologic

| Hydrologic Element | Drainage Area (MI2) | Peak Discharge (CFS) | Time of Peak | Volume (IN) |
|---|---|---|---|---|
| BIGBEAR | 30.2600 | 16554.1 | 01Jan2022, 15:07 | 4.74 |
| BLUFFS | 0.0217 | 85.6 | 01Jan2022, 12:02 | 5.04 |
| DP1 | 30.2817 | 16556.8 | 01Jan2022, 15:07 | 4.74 |

Project: BLUFFS Simulation Run: PROP025

Start of Run: 01Jan2022, 00:00
End of Run: 02Jan2022, 00:00
Compute Time: 30Sep2022, 16:36:48

Basin Model: PROP
Meteorologic Model: TARRANT025
Control Specifications: Control 1

Show Elements: All Elements | Volume Units: (•) IN ( ) ACRE-FT | Sorting: Hydrologic

| Hydrologic Element | Drainage Area (MI2) | Peak Discharge (CFS) | Time of Peak | Volume (IN) |
|---|---|---|---|---|
| BIGBEAR | 30.2600 | 16554.1 | 01Jan2022, 15:07 | 4.74 |
| BLUFFS | 0.0217 | 90.9 | 01Jan2022, 12:02 | 5.38 |
| DP1 | 30.2817 | 16556.9 | 01Jan2022, 15:07 | 4.74 |

50-YR (2%)

Project: BLUFFS Simulation Run: CURRENT050

Start of Run: 01Jan2022, 00:00
End of Run: 02Jan2022, 00:00
Compute Time: 30Sep2022, 16:36:46

Basin Model: CURRENT
Meteorologic Model: TARRANT050
Control Specifications: Control 1

Show Elements: All Elements | Volume Units: (•) IN ( ) ACRE-FT | Sorting: Hydrologic

| Hydrologic Element | Drainage Area (MI2) | Peak Discharge (CFS) | Time of Peak | Volume (IN) |
|---|---|---|---|---|
| BIGBEAR | 30.2600 | 19695.1 | 01Jan2022, 15:06 | 5.66 |
| BLUFFS | 0.0217 | 101.4 | 01Jan2022, 12:02 | 5.99 |
| DP1 | 30.2817 | 19698.3 | 01Jan2022, 15:06 | 5.66 |

Project: BLUFFS Simulation Run: PROP050

Start of Run: 01Jan2022, 00:00
End of Run: 02Jan2022, 00:00
Compute Time: 30Sep2022, 16:36:48

Basin Model: PROP
Meteorologic Model: TARRANT050
Control Specifications: Control 1

Show Elements: All Elements | Volume Units: (•) IN ( ) ACRE-FT | Sorting: Hydrologic

| Hydrologic Element | Drainage Area (MI2) | Peak Discharge (CFS) | Time of Peak | Volume (IN) |
|---|---|---|---|---|
| BIGBEAR | 30.2600 | 19695.1 | 01Jan2022, 15:06 | 5.66 |
| BLUFFS | 0.0217 | 106.9 | 01Jan2022, 12:02 | 6.35 |
| DP1 | 30.2817 | 19698.3 | 01Jan2022, 15:06 | 5.66 |

100-YR (1%)

Project: BLUFFS Simulation Run: CURRENT100

Start of Run: 01Jan2022, 00:00
End of Run: 02Jan2022, 00:00
Compute Time: 30Sep2022, 16:36:47

Basin Model: CURRENT
Meteorologic Model: TARRANT100
Control Specifications: Control 1

Show Elements: All Elements | Volume Units: (•) IN ( ) ACRE-FT | Sorting: Hydrologic

| Hydrologic Element | Drainage Area (MI2) | Peak Discharge (CFS) | Time of Peak | Volume (IN) |
|---|---|---|---|---|
| BIGBEAR | 30.2600 | 23004.3 | 01Jan2022, 15:05 | 6.64 |
| BLUFFS | 0.0217 | 118.2 | 01Jan2022, 12:02 | 7.00 |
| DP1 | 30.2817 | 23008.0 | 01Jan2022, 15:05 | 6.64 |

Project: BLUFFS Simulation Run: PROP100

Start of Run: 01Jan2022, 00:00
End of Run: 02Jan2022, 00:00
Compute Time: 30Sep2022, 16:36:49

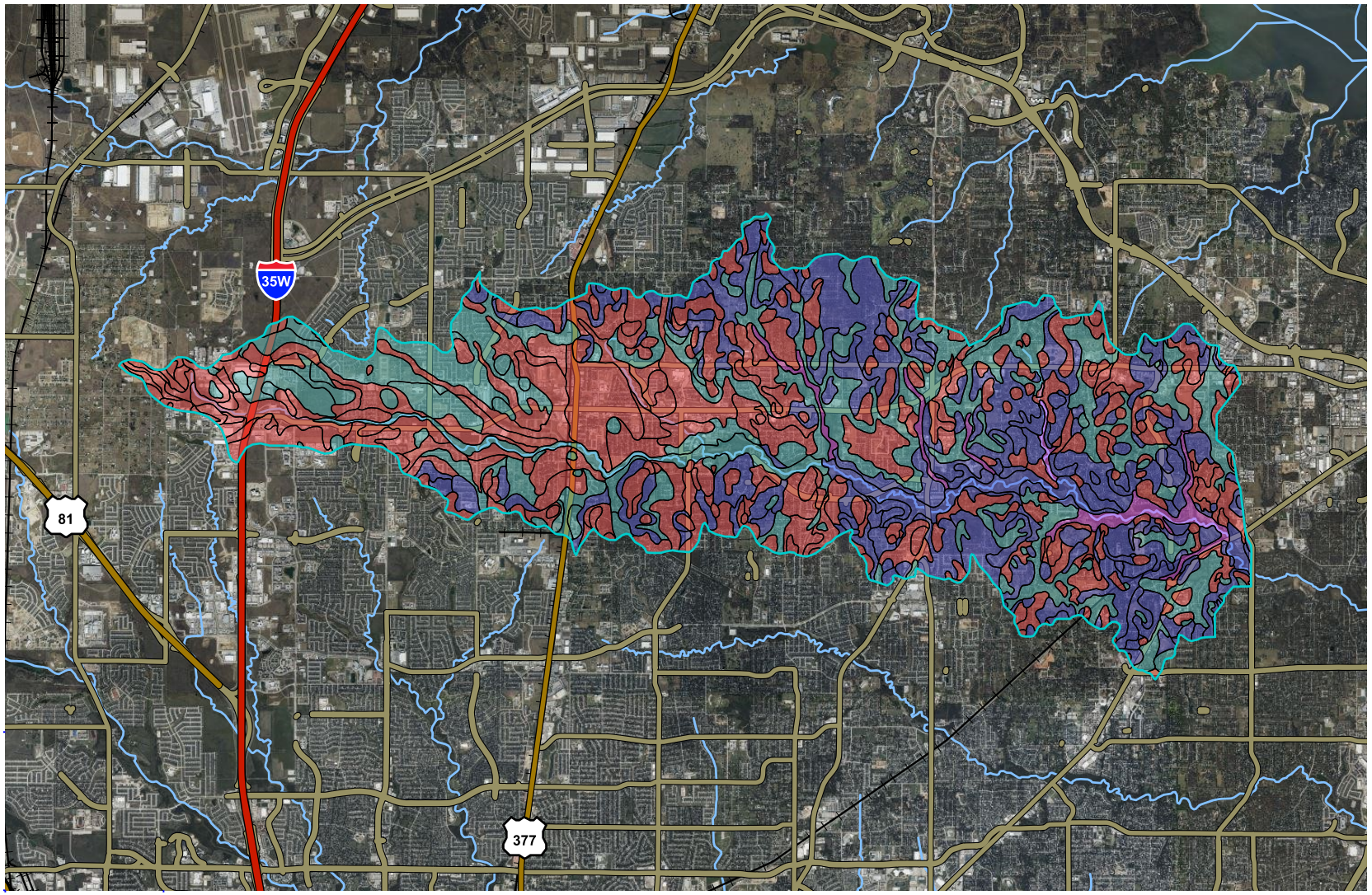
Basin Model: PROP
Meteorologic Model: TARRANT100
Control Specifications: Control 1

Show Elements: All Elements | Volume Units: (•) IN ( ) ACRE-FT | Sorting: Hydrologic

| Hydrologic Element | Drainage Area (MI2) | Peak Discharge (CFS) | Time of Peak | Volume (IN) |
|---|---|---|---|---|
| BIGBEAR | 30.2600 | 23004.3 | 01Jan2022, 15:05 | 6.64 |
| BLUFFS | 0.0217 | 123.7 | 01Jan2022, 12:02 | 7.38 |
| DP1 | 30.2817 | 23008.1 | 01Jan2022, 15:05 | 6.64 |

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

97° 21' 43" W
97° 6' 12" W
32° 59' 57" N
32° 51' 28" N




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

N

Meters
0 1500 3000 6000 9000

Feet
0 5000 10000 20000 30000

Map projection: Web Mercator Corner coordinates: WGS84

## MAP LEGEND

**Area of Interest (AOI)**

Area of Interest (AOI)

**Soils**

**Soil Rating Polygons**

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

**Soil Rating Lines**

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

**Soil Rating Points**

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

**Water Features**

Streams and Canals

**Transportation**

Rails
Interstate Highways
US Routes
Major Roads
Local Roads

**Background**

Aerial Photography

## MAP INFORMATION

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

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

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

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

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

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

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

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

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

# Hydrologic Soil Group

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

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

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

## Rating Options

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff: None Specified*

*Tie-break Rule:* Higher

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

Map Scale: 1:2,090 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 30 60 120 180

Feet
0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84

## MAP LEGEND

**Area of Interest (AOI)**

Area of Interest (AOI)

**Soils**

**Soil Rating Polygons**

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

**Soil Rating Lines**

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

**Soil Rating Points**

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

**Water Features**

Streams and Canals

**Transportation**

Rails
Interstate Highways
US Routes
Major Roads
Local Roads

**Background**

Aerial Photography

## MAP INFORMATION

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

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

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

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

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

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

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

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

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

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

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

# Hydrologic Soil Group

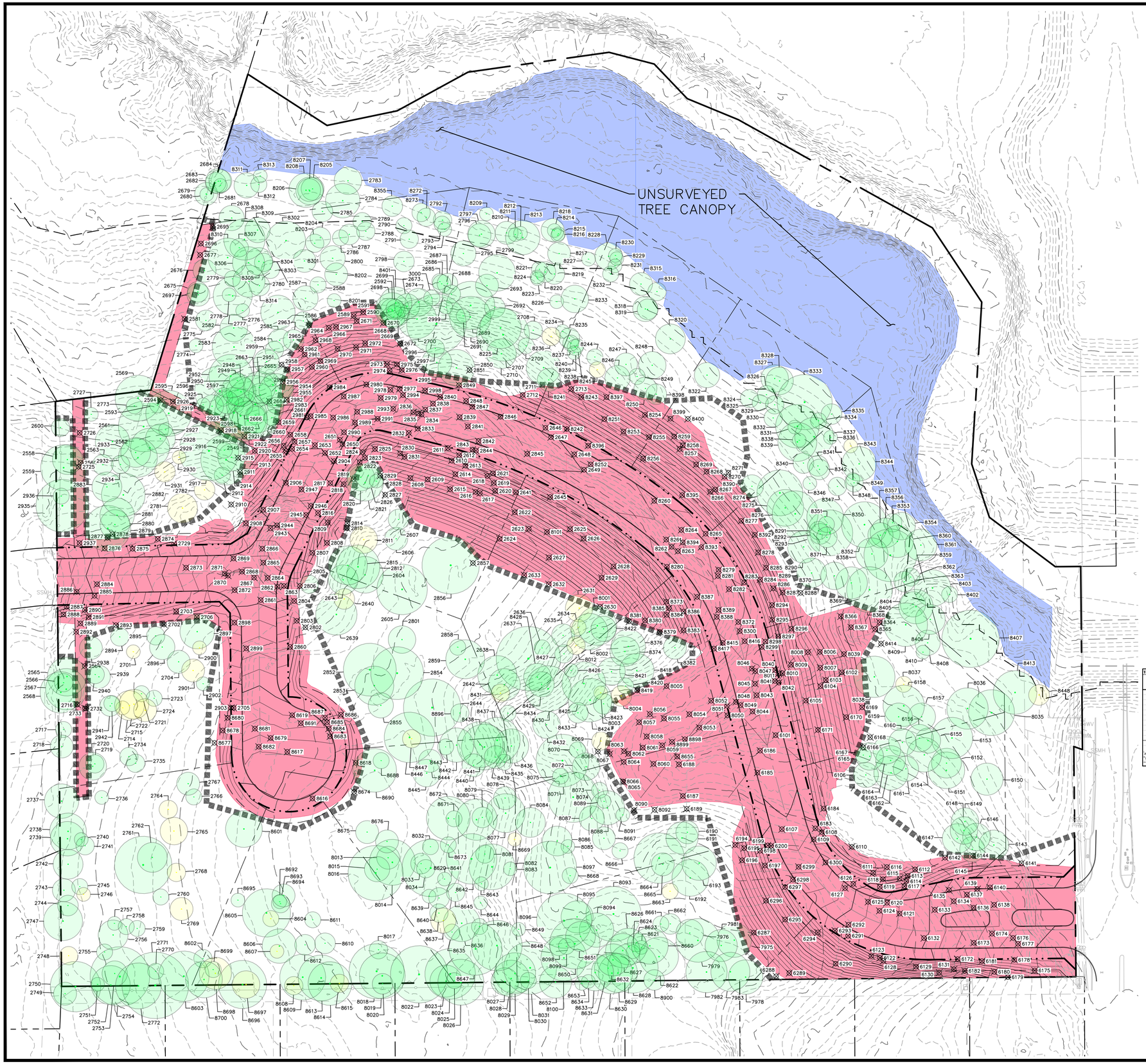
| Map unit symbol | Map unit name | Rating | Acres in AOI | Percent of AOI |
|---|---|---|---|---|
| BmC | Birome fine sandy loam, 1 to 5 percent slopes | C | 2.0 | 14.6% |
| BmE | Birome-Aubrey-Rayex complex, 5 to 15 percent slopes | D | 7.0 | 50.3% |
| GfC | Gasil fine sandy loam, 3 to 8 percent slopes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

## Rating Options

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff: None Specified*

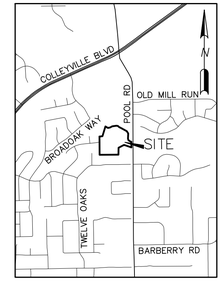
*Tie-break Rule:* Higher




NORTH

0 20 40 80

( IN FEET )
1 INCH = 40FT




VICINITY MAP
SCALE: 1" = 2000'

## LEGEND

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

| **Tree Preservation Summary** (excludes building envelopes) | % | ft² | Acres |
|---|---|---|---|
| Total Tree Canopy | | 537,463 | 12.338 |
| **Required** Preservation of Tree Canopy | **50%** | **268,732** | **6.169** |
| **Provided** Credit for Preservation of Tree Canopy | **54%** | **292,296** | **6.710** |
| Surplus Preservation of Tree Canopy | | 23,565 | 0.541 |

| **Site Canopy Summary** | % | ft² | Acres |
|---|---|---|---|
| Project/Lot(s) Area | | 605,426 | 13.899 |
| Building Envelope Area (primary structures only) | | 0 | |
| **Required** Site Canopy (excludes building envelope) | **50%** | 302,713 | |
| **Provided** Credit for Tree Preservation | | 292,296 | |
| **Provided** Credit for Tree Mitigation | | 0 | |
| Additional Tree Planting Required (site canopy ONLY) | | 10,417 | |

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

**Tree Species Summary**

| Common name or species | Trees (Qty) | Trees to Preserve | Trees to Remove | DBH Inches | DBH Inches to Preserve | DBH Inches to Remove | Tree Canopy (ft2) | Canopy to Preserve (ft2) | Canopy to Remove (ft2) | Heritage Trees (Qty) | Mitigation (ft2) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| BRADFORD PEAR | 4 | 1 | 3 | 27 | 20 | 7 | 575 | 423 | 154 | 0 | 0 |
| CEDAR | 123 | 88 | 35 | 1,171 | 825 | 346 | 38,933 | 26,570 | 12,363 | 0 | 0 |
| CEDAR ELM | 4 | 2 | 2 | 44 | 24 | 20 | 1,596 | 911 | 685 | 0 | 0 |
| ELM | 78 | 49 | 29 | 737 | 468 | 269 | 25,141 | 15,949 | 9,192 | 0 | 0 |
| HACKBERRY | 3 | 2 | 1 | 66 | 46 | 20 | 4,738 | 3,481 | 1,257 | 0 | 0 |
| LIVE OAK | 1 | 0 | 1 | 9 | 0 | 9 | 254 | 0 | 254 | 0 | 0 |
| OAK | 441 | 258 | 183 | 5,612 | 3,231 | 2,381 | 267,099 | 152,631 | 114,468 | 15 | 0 |
| PINE | 149 | 93 | 56 | 2,398 | 1,363 | 1,035 | 137,749 | 72,525 | 65,224 | 9 | 0 |
| PLUM | 2 | 0 | 2 | 32 | 0 | 32 | 226 | 0 | 226 | 0 | 0 |
| POST OAK | 106 | 33 | 73 | 1,402 | 448 | 954 | 63,152 | 10,808 | 41,344 | 34 | 0 |
| Total | 911 | 528 | 383 | 11,478 | 6,425 | 5,053 | 537,463 | 292,296 | 245,167 | 58 | 0 |
| | | | | | | | (12.34 acres) | (6.71 acres) | (5.63 acres) | | |

All calculations exclude offsite, nonprotected, dead, declining, and hazardous trees.
*See Preservation Summary additionally excludes trees in the building envelope
*Tree Species Summary does NOT exclude trees in the building envelope

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

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

SCALED AT 24"x36" PAGE SIZE

| NO. | REVISION | BY | DATE |
|---|---|---|---|
| | | | |

REDINGER GROUP, LLC
P.O. BOX 93306
SOUTHLAKE, TEXAS 76092
(817) 501-4154
ENGINEERING FIRM REGISTRATION NUMBER # 22328

PREPARED FOR: WILLOWTREE DEVELOPMENT, LLC
680 N. CARROLL AVENUE, SUITE 100
SOUTHLAKE, TEXAS 76092
PHONE: (817) 617-9105

# URBAN FORESTRY PLAN
# THE BLUFFS AT COLLEYVILLE
# COLLEYVILLE, TEXAS

BENCHMARKS:

COLLEYVILLE BM-29
2" BRASS DISC IN CL INLET IN N. ROW OF TWELVE OAKS 128' W OF POOL ROAD & 25.4' N OF MEDIAN BOC
ELEV = 583.70'

COLLEYVILLE BM-92
2" BRASS DISC IN N END OF INLET 16.4' W OF CL OF BROADOAK ST. 55' S OF CL OF LONGWOOD ST & 41' SE OF A FIRE HYDRANT
ELEV = 577.13'

**PRELIMINARY FOR REVIEW ONLY**
Not for Construction or Permit Purposes

Engineer: CLAYTON T. REDINGER
P.E. No. 97487 Date 11/10/2022

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

SHEET
1

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

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

| Tree # | Common name or species | *DBH (in) | Canopy Area (ft²) | Preservation Status | Heritage Tree | Exclusions Exempt | Tree Mitigation | Penalty / Violation | Comments |
|---|---|---|---|---|---|---|---|---|---|
| 2696 | CEDAR | 8 | 201 | REM | | | | | |
| 2697 | ELM | 10 | 314 | PRES | | | | | |
| 2698 | OAK | 15 | 707 | PRES | | | | | |
| 2699 | CEDAR | 8 | 201 | PRES | | | | | |
| 2700 | OAK | 17 | 908 | PRES | | | | | |
| 2701 | HACKBERRY | 6 | 113 | PRES | | NON-P | | | |
| 2702 | PLUM | 6 | 113 | REM | | | | | |
| 2703 | BOIS D'ARC | 8 | 201 | REM | | NON-P | | | |
| 2704 | CEDAR | 10 | 314 | PRES | | | | | |
| 2705 | OAK | 10 | 314 | REM | | | | | |
| 2706 | HACKBERRY | 6 | 113 | REM | | NON-P | | | |
| 2707 | OAK | 23 | 1,662 | PRES | | | | | |
| 2708 | OAK | 8 | 201 | PRES | | | | | |
| 2709 | OAK | 7 | 154 | PRES | | | | | |
| 2710 | OAK | 13 | 531 | PRES | | | | | |
| 2711 | OAK | 15 | 707 | PRES | | | | | |
| 2712 | OAK | 7 | 154 | REM | | | | | |
| 2713 | OAK | 19 | 1,134 | REM | | | | | |
| 2714 | BOIS D'ARC | 6 | 113 | PRES | | NON-P | | | |
| 2715 | BOIS D'ARC | 13 | 531 | PRES | | NON-P | | | |
| 2716 | BOIS D'ARC | 6 | 113 | REM | | NON-P | | | |
| 2717 | OAK | 7 | 154 | PRES | | | | | |
| 2718 | OAK | 10 | 314 | PRES | | | | | |
| 2719 | OAK | 8 | 201 | PRES | | | | | |
| 2720 | OAK | 12 | 452 | PRES | | | | | |
| 2721 | CEDAR | 7 | 154 | PRES | | | | | |
| 2722 | BOIS D'ARC | 13 | 531 | PRES | | NON-P | | | |
| 2723 | CEDAR | 7 | 154 | PRES | | | | | |
| 2724 | BOIS D'ARC | 10 | 314 | PRES | | NON-P | | | |
| 2725 | OAK | 8 | 201 | REM | | | | | |
| 2726 | OAK | 20 | 1,257 | REM | | | | | |
| 2727 | OAK | 6 | 113 | PRES | | | | | |
| 2729 | OAK | 7 | 154 | REM | | | | | |
| 2732 | BOIS D'ARC | 6 | 113 | REM | | NON-P | | | |
| 2733 | BOIS D'ARC | 6 | 113 | REM | | NON-P | | | |
| 2734 | CEDAR | 8 | 201 | PRES | | | | | |
| 2735 | CEDAR | 8 | 201 | PRES | | | | | |
| 2736 | OAK | 6 | 113 | PRES | | | | | |
| 2737 | OAK | 15 | 707 | PRES | | | | | |
| 2738 | CEDAR | 16 | 804 | PRES | | | | | |
| 2739 | CEDAR | 15 | 707 | PRES | | | | | |
| 2740 | OAK | 6 | 113 | PRES | | | | | |
| 2741 | OAK | 8 | 201 | PRES | | | | | |
| 2742 | CEDAR | 13 | 531 | PRES | | | | | |
| 2743 | OAK | 10 | 314 | PRES | | | | | |
| 2744 | OAK | 9 | 254 | PRES | | | | | |
| 2745 | OAK | 7 | 154 | PRES | | | | | |
| 2746 | HACKBERRY | 6 | 113 | PRES | | NON-P | | | |
| 2747 | ELM | 17 | 908 | PRES | | | | | |
| 2748 | HACKBERRY | 8 | 201 | PRES | | NON-P | | | |
| 2749 | ELM | 10 | 314 | PRES | | | | | |
| 2750 | ELM | 22 | 1,521 | PRES | | | | | |
| 2751 | OAK | 6 | 113 | PRES | | | | | |
| 2752 | OAK | 17 | 908 | PRES | | | | | |
| 2753 | PINE | 11 | 380 | PRES | | | | | |
| 2754 | PINE | 26 | 2,124 | PRES | HERITAGE | | | | |
| 2755 | OAK | 7 | 154 | PRES | | | | | |
| 2756 | OAK | 13 | 531 | PRES | | | | | |
| 2757 | OAK | 6 | 113 | PRES | | | | | |
| 2758 | OAK | 7 | 154 | PRES | | | | | |
| 2759 | OAK | 7 | 154 | PRES | | | | | |
| 2760 | OAK | 7 | 154 | PRES | | | | | |
| 2761 | OAK | 25 | 1,963 | PRES | HERITAGE | | | | |
| 2762 | OAK | 13 | 531 | PRES | | | | | |
| 2764 | HACKBERRY | 8 | 201 | PRES | | NON-P | | | |
| 2765 | HACKBERRY | 12 | 452 | PRES | | NON-P | | | |
| 2766 | OAK | 7 | 154 | PRES | | | | | |
| 2767 | OAK | 10 | 314 | PRES | | | | | |
| 2768 | HACKBERRY | 8 | 201 | PRES | | NON-P | | | |
| 2769 | HACKBERRY | 10 | 314 | PRES | | NON-P | | | |
| 2770 | CEDAR | 7 | 154 | PRES | | | | | |
| 2771 | PINE | 29 | 2,642 | PRES | HERITAGE | | | | |
| 2772 | PINE | 20 | 1,257 | PRES | | | | | |
| 2773 | ELM | 7 | 154 | PRES | | | | | |
| 2774 | PINE | 6 | 113 | PRES | | | | | |
| 2775 | CEDAR | 9 | 254 | PRES | | | | | |
| 2776 | OAK | 6 | 113 | PRES | | | | | |
| 2777 | ELM | 17 | 908 | PRES | | | | | |
| 2778 | CEDAR | 6 | 113 | PRES | | | | | |
| 2779 | ELM | 7 | 154 | PRES | | | | | |
| 2780 | ELM | 14 | 616 | PRES | | | | | |
| 2781 | BOIS D'ARC | 13 | 531 | PRES | | NON-P | | | |
| 2782 | BOIS D'ARC | 9 | 254 | PRES | | NON-P | | | |
| 2783 | OAK | 12 | 452 | PRES | | | | | |
| 2784 | OAK | 15 | 707 | PRES | | | | | |
| 2785 | OAK | 9 | 254 | PRES | | | | | |
| 2786 | PINE | 7 | 154 | PRES | | | | | |
| 2787 | PINE | 9 | 254 | PRES | | | | | |
| 2788 | ELM | 8 | 201 | PRES | | | | | |
| 2789 | PINE | 8 | 201 | PRES | | | | | |
| 2790 | CEDAR | 7 | 154 | PRES | | | | | |
| 2791 | OAK | 8 | 201 | PRES | | | | | |
| 2792 | CEDAR | 8 | 201 | PRES | | | | | |
| 2793 | CEDAR | 7 | 154 | PRES | | | | | |
| 2794 | CEDAR | 6 | 113 | PRES | | | | | |
| 2795 | OAK | 11 | 380 | PRES | | | | | |
| 2796 | ELM | 10 | 314 | PRES | | | | | |
| 2797 | CEDAR | 12 | 452 | PRES | | | | | |
| 2798 | OAK | 9 | 254 | PRES | | | | | |
| 2799 | OAK | 16 | 804 | PRES | | | | | |
| 2800 | OAK | 11 | 380 | PRES | | | | | |
| 2801 | CEDAR | 12 | 452 | PRES | | | | | |
| 2802 | CEDAR | 11 | 380 | REM | | | | | |
| 2803 | OAK | 8 | 201 | REM | | | | | |
| 2804 | HACKBERRY | 6 | 113 | REM | | NON-P | | | |
| 2805 | OAK | 8 | 201 | PRES | | | | | |
| 2806 | OAK | 6 | 113 | REM | | | | | |
| 2807 | OAK | 8 | 201 | REM | | | | | |
| 2808 | OAK | 8 | 201 | REM | | | | | |
| 2809 | HACKBERRY | 10 | 314 | REM | | NON-P | | | |
| 2810 | OAK | 17 | 908 | REM | | | | | |
| 2811 | HACKBERRY | 12 | 452 | PRES | | NON-P | | | |
| 2812 | OAK | 19 | 1,134 | PRES | | | | | |
| 2814 | CEDAR | 6 | 113 | REM | | | | | |
| 2815 | CEDAR | 17 | 908 | PRES | | | | | |
| 2816 | OAK | 6 | 113 | REM | | | | | |
| 2817 | OAK | 8 | 201 | REM | | | | | |
| 2818 | PINE | 24 | 1,810 | REM | | | | | |
| 2819 | PINE | 19 | 1,134 | REM | | | | | |
| 2820 | PINE | 12 | 452 | PRES | | | | | |
| 2821 | PINE | 16 | 804 | PRES | | | | | |
| 2822 | PINE | 17 | 908 | REM | | | | | |
| 2823 | PINE | 12 | 452 | REM | | | | | |

| Tree # | Common name or species | *DBH (in) | Canopy Area (ft²) | Preservation Status | Heritage Tree | Exclusions Exempt | Tree Mitigation | Penalty / Violation | Comments |
|---|---|---|---|---|---|---|---|---|---|
| 2824 | PINE | 9 | 254 | REM | | | | | |
| 2825 | PINE | 15 | 707 | REM | | | | | |
| 2826 | PINE | 11 | 380 | PRES | | | | | |
| 2827 | PINE | 22 | 1,521 | REM | | | | | |
| 2828 | PINE | 6 | 113 | PRES | | | | | |
| 2829 | PINE | 18 | 1,018 | REM | | | | | |
| 2830 | CEDAR | 13 | 531 | REM | | | | | |
| 2831 | CEDAR | 10 | 314 | REM | | | | | |
| 2832 | OAK | 13 | 531 | REM | | | | | |
| 2833 | OAK | 7 | 154 | REM | | | | | |
| 2834 | CEDAR | 10 | 314 | REM | | | | | |
| 2835 | ELM | 6 | 113 | REM | | | | | |
| 2836 | CEDAR | 8 | 201 | REM | | | | | |
| 2837 | ELM | 9 | 254 | REM | | | | | |
| 2838 | PINE | 23 | 1,662 | REM | | | | | |
| 2839 | CEDAR | 15 | 707 | REM | | | | | |
| 2840 | PINE | 22 | 1,521 | REM | | | | | |
| 2841 | ELM | 10 | 314 | REM | | | | | |
| 2842 | ELM | 7 | 154 | REM | | | | | |
| 2843 | ELM | 8 | 201 | REM | | | | | |
| 2844 | OAK | 23 | 1,662 | REM | | | | | |
| 2845 | CEDAR | 16 | 804 | REM | | | | | |
| 2846 | OAK | 22 | 1,521 | REM | | | | | |
| 2847 | OAK | 17 | 908 | REM | | | | | |
| 2848 | CEDAR | 7 | 154 | REM | | | | | |
| 2849 | OAK | 14 | 616 | REM | | | | | |
| 2850 | PINE | 16 | 804 | PRES | | | | | |
| 2851 | PINE | 21 | 1,385 | REM | | | | | |
| 2852 | OAK | 23 | 1,662 | PRES | | | | | |
| 2853 | OAK | 17 | 908 | PRES | | | | | |
| 2854 | OAK | 23 | 1,662 | PRES | | | | | |
| 2855 | CEDAR | 11 | 380 | PRES | | | | | |
| 2856 | OAK | 25 | 1,963 | PRES | HERITAGE | | | | |
| 2857 | OAK | 26 | 2,124 | REM | HERITAGE | | | | |
| 2858 | PINE | 7 | 154 | PRES | | | | | |
| 2859 | OAK | 17 | 908 | PRES | | | | | |
| 2860 | HACKBERRY | 17 | 908 | REM | | NON-P | | | |
| 2861 | OAK | 9 | 254 | REM | | | | | |
| 2862 | HACKBERRY | 10 | 314 | REM | | NON-P | | | |
| 2863 | OAK | 7 | 154 | REM | | | | | |
| 2864 | ELM | 13 | 531 | REM | | | | | |
| 2865 | BOIS D'ARC | 17 | 908 | REM | | NON-P | | | |
| 2866 | ELM | 18 | 1,018 | REM | | | | | |
| 2867 | ELM | 10 | 314 | REM | | | | | |
| 2868 | OAK | 14 | 616 | REM | | | | | |
| 2869 | ELM | 10 | 314 | REM | | | | | |
| 2870 | ELM | 9 | 254 | REM | | | | | |
| 2871 | ELM | 14 | 616 | REM | | | | | |
| 2872 | HACKBERRY | 15 | 707 | REM | | NON-P | | | |
| 2873 | BOIS D'ARC | 17 | 908 | REM | | NON-P | | | |
| 2874 | OAK | 9 | 254 | REM | | | | | |
| 2875 | OAK | 8 | 201 | REM | | | | | |
| 2876 | PINE | 20 | 1,257 | REM | | | | | |
| 2877 | PINE | 15 | 707 | REM | | | | | |
| 2878 | PINE | 15 | 707 | REM | | | | | |
| 2879 | PINE | 20 | 1,257 | PRES | | | | | |
| 2880 | PINE | 13 | 531 | PRES | | | | | |
| 2881 | PINE | 15 | 707 | PRES | | | | | |
| 2882 | PINE | 19 | 1,134 | PRES | | | | | |
| 2883 | ELM | 13 | 531 | PRES | | | | | |
| 2884 | PINE | 18 | 1,018 | REM | | | | | |
| 2885 | PINE | 22 | 1,521 | REM | | | | | |
| 2886 | OAK | 7 | 154 | REM | | | | | |
| 2887 | OAK | 7 | 154 | REM | | | | | |
| 2888 | OAK | 8 | 201 | REM | | | | | |
| 2889 | PINE | 21 | 1,385 | REM | | | | | |
| 2890 | PINE | 20 | 1,257 | REM | | | | | |
| 2891 | PINE | 17 | 908 | REM | | | | | |
| 2892 | BOIS D'ARC | 13 | 531 | REM | | NON-P | | | |
| 2893 | OAK | 13 | 531 | REM | | | | | |
| 2894 | CEDAR | 8 | 201 | PRES | | | | | |
| 2895 | ELM | 8 | 201 | PRES | | | | | |
| 2896 | ELM | 11 | 380 | PRES | | | | | |
| 2897 | CEDAR | 15 | 707 | PRES | | | | | |
| 2898 | CEDAR | 7 | 154 | REM | | | | | |
| 2899 | CEDAR | 11 | 380 | REM | | | | | |
| 2900 | HACKBERRY | 6 | 113 | PRES | | NON-P | | | |
| 2901 | HACKBERRY | 10 | 314 | PRES | | NON-P | | | |
| 2902 | BRADFORD PEAR | 6 | 113 | PRES | | | | | |
| 2903 | OAK | 9 | 254 | REM | | | | | |
| 2904 | OAK | 8 | 201 | REM | | | | | |
| 2906 | ELM | 21 | 1,385 | REM | | | | | |
| 2907 | HACKBERRY | 20 | 1,257 | REM | | | | | |
| 2908 | OAK | 14 | 616 | REM | | | | | |
| 2910 | CEDAR | 21 | 1,385 | REM | | | | | |
| 2911 | CEDAR | 19 | 1,134 | REM | | | | | |
| 2912 | OAK | 7 | 154 | PRES | | | | | |
| 2913 | PINE | 22 | 1,521 | PRES | | | | | |
| 2914 | PINE | 12 | 452 | PRES | | | | | |
| 2915 | PINE | 23 | 1,662 | REM | | | | | |
| 2916 | PINE | 7 | 154 | PRES | | | | | |
| 2917 | OAK | 26 | 2,124 | PRES | HERITAGE | | | | |
| 2918 | PINE | 20 | 1,257 | REM | | | | | |
| 2919 | PINE | 10 | 314 | PRES | | | | | |
| 2920 | PINE | 27 | 2,290 | REM | HERITAGE | | | | |
| 2921 | PINE | 24 | 1,810 | REM | | | | | |
| 2922 | PINE | 17 | 908 | PRES | | | | | |
| 2923 | PINE | 10 | 314 | PRES | | | | | |
| 2925 | CEDAR | 6 | 113 | PRES | | | | | |
| 2926 | OAK | 12 | 452 | REM | | | | | |
| 2927 | OAK | 6 | 113 | PRES | | | | | |
| 2928 | PINE | 13 | 531 | PRES | | | | | |
| 2929 | PINE | 17 | 908 | PRES | | | | | |
| 2930 | BOIS D'ARC | 6 | 113 | PRES | | NON-P | | | |
| 2931 | BOIS D'ARC | 9 | 254 | PRES | | NON-P | | | |
| 2932 | PINE | 17 | 908 | PRES | | | | | |
| 2933 | PINE | 13 | 531 | PRES | | | | | |
| 2934 | OAK | 8 | 201 | PRES | | | | | |
| 2935 | OAK | 23 | 1,662 | PRES | | | | | |
| 2936 | ELM | 7 | 154 | PRES | | | | | |
| 2937 | PINE | 25 | 1,963 | REM | HERITAGE | | | | |
| 2938 | CEDAR | 10 | 314 | PRES | | | | | |
| 2939 | CEDAR | 10 | 314 | PRES | | | | | |
| 2940 | CEDAR | 8 | 201 | PRES | | | | | |
| 2941 | CEDAR | 9 | 254 | PRES | | | | | |
| 2942 | CEDAR | 7 | 154 | PRES | | | | | |
| 2943 | OAK | 6 | 113 | REM | | | | | |
| 2944 | HACKBERRY | 10 | 314 | REM | | NON-P | | | |
| 2945 | HACKBERRY | 7 | 154 | REM | | NON-P | | | |
| 2946 | HACKBERRY | 8 | 201 | REM | | NON-P | | | |
| 2947 | OAK | 6 | 113 | REM | | | | | |
| 2948 | OAK | 13 | 531 | PRES | | | | | |
| 2949 | OAK | 14 | 616 | PRES | | | | | |

| NO. | REVISION | BY | DATE |
|---|---|---|---|
| | | | |


REDINGER GROUP, LLC
P.O. BOX 93306
SOUTHLAKE, TEXAS 76092
PHONE: (817) 617-9105
ENGINEERING FIRM REGISTRATION NUMBER F-23328


PREPARED FOR: WILLOWTREE DEVELOPMENT, LLC
1111 METROPOLITAN AVENUE, SUITE 100
SOUTHLAKE, TEXAS 76092

# TREE LIST
# THE BLUFFS AT COLLEYVILLE
# COLLEYVILLE, TEXAS

BENCHMARKS:

COLLEYVILLE BM–29
2" BRASS DISC IN CL INLET IN N. ROW OF TWELVE OAKS 128' W OF POOL ROAD & 25.4' N OF MEDIAN BOC
ELEV = 583.70'

COLLEYVILLE BM–92
2" BRASS DISC IN N END OF INLET 16.4' W OF CL OF BROADOAK ST, 55' S OF CL OF LONGWOOD ST & 41' SE OF A FIRE HYDRANT
ELEV = 577.13'

**PRELIMINARY FOR REVIEW ONLY**
Not for Construction or Permit Purposes

Engineer: CLAYTON T. REDINGER
P.E. No. 97497 Date 11/10/2022

Drawn By: DSM

Reviewed By: CTR

Project: 1013–01

SHEET
2

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

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

| Tree # | Common name or species | *DBH (in) | Canopy Area (ft²) | Preservation Status | Heritage Tree | Exclusions Exempt | Tree Mitigation | Penalty / Violation | Comments |
|---|---|---|---|---|---|---|---|---|---|
| 6174 | POST OAK | 14 | 616 | REM | | | | | |
| 6175 | POST OAK | 8 | 201 | REM | | | | | |
| 6176 | POST OAK | 16 | 804 | REM | HERITAGE | | | | |
| 6177 | POST OAK | 15 | 707 | REM | HERITAGE | | | | |
| 6178 | POST OAK | 17 | 908 | REM | HERITAGE | | | | |
| 6179 | PINE | 8 | 201 | REM | | | | | |
| 6180 | POST OAK | 10 | 314 | REM | | | | | |
| 6181 | POST OAK | 11 | 380 | REM | | | | | |
| 6182 | POST OAK | 16 | 804 | REM | HERITAGE | | | | |
| 6183 | POST OAK | 9 | 254 | REM | | | | | |
| 6184 | POST OAK | 19 | 1,134 | REM | HERITAGE | | | | |
| 6185 | POST OAK | 18 | 1,018 | REM | HERITAGE | | | | |
| 6186 | HACKBERRY | 7 | 154 | REM | | NON-P | | | |
| 6187 | POST OAK | 11 | 380 | REM | | | | | |
| 6188 | POST OAK | 18 | 1,018 | REM | HERITAGE | | | | |
| 6189 | POST OAK | 14 | 616 | REM | | | | | |
| 6190 | POST OAK | 10 | 314 | PRES | | | | | |
| 6191 | POST OAK | 14 | 616 | PRES | | | | | |
| 6192 | POST OAK | 16 | 804 | PRES | HERITAGE | | | | |
| 6193 | POST OAK | 15 | 707 | PRES | HERITAGE | | | | |
| 6194 | POST OAK | 11 | 380 | REM | | | | | |
| 6195 | POST OAK | 10 | 314 | REM | | | | | |
| 6196 | LIVE OAK | 9 | 254 | REM | | | | | |
| 6197 | POST OAK | 12 | 452 | REM | | | | | |
| 6198 | POST OAK | 13 | 531 | REM | | | | | |
| 6199 | POST OAK | 13 | 531 | REM | | | | | |
| 6200 | POST OAK | 9 | 254 | REM | | | | | |
| 6287 | POST OAK | 10 | 314 | REM | | | | | |
| 6288 | POST OAK | 17 | 908 | REM | HERITAGE | | | | |
| 6289 | OAK | 13 | 531 | REM | | | | | |
| 6290 | POST OAK | 12 | 452 | REM | | | | | |
| 6291 | POST OAK | 14 | 616 | REM | | | | | |
| 6292 | POST OAK | 15 | 707 | REM | HERITAGE | | | | |
| 6293 | POST OAK | 8 | 201 | REM | | | | | |
| 6294 | POST OAK | 18 | 1,018 | REM | HERITAGE | | | | |
| 6295 | POST OAK | 14 | 616 | REM | | | | | |
| 6296 | POST OAK | 19 | 1,134 | REM | HERITAGE | | | | |
| 6297 | POST OAK | 13 | 531 | REM | | | | | |
| 6298 | POST OAK | 15 | 707 | REM | HERITAGE | | | | |
| 6299 | OAK | 8 | 201 | REM | | | | | |
| 6300 | OAK | 10 | 314 | REM | | | | | |
| 7975 | POST OAK | 15 | 707 | PRES | HERITAGE | | | | |
| 7976 | POST OAK | 12 | 452 | PRES | | | | | |
| 7978 | POST OAK | 15 | 707 | PRES | | | | | |
| 7979 | POST OAK | 19 | 1,134 | PRES | HERITAGE | | | | |
| 7981 | POST OAK | 14 | 616 | PRES | | | | | |
| 7982 | POST OAK | 18 | 1,018 | PRES | HERITAGE | | | | |
| 7983 | POST OAK | 17 | 908 | PRES | HERITAGE | | | | |
| 8001 | OAK | 17 | 908 | PRES | | | | | |
| 8002 | OAK | 16 | 804 | PRES | | | | | |
| 8003 | HACKBERRY | 6 | 113 | PRES | | NON-P | | | |
| 8004 | HACKBERRY | 9 | 254 | PRES | | NON-P | | | |
| 8005 | OAK | 16 | 804 | REM | | | | | |
| 8006 | ELM | 9 | 254 | REM | | | | | |
| 8007 | OAK | 13 | 531 | REM | | | | | |
| 8008 | OAK | 16 | 804 | REM | | | | | |
| 8009 | ELM | 6 | 113 | REM | | | | | |
| 8010 | ELM | 8 | 201 | REM | | | | | |
| 8011 | OAK | 11 | 380 | REM | | | | | |
| 8012 | HACKBERRY | 8 | 201 | PRES | | NON-P | | | |
| 8013 | CEDAR | 10 | 314 | PRES | | | | | |
| 8014 | OAK | 20 | 1,257 | PRES | | | | | |
| 8015 | CEDAR | 11 | 380 | PRES | | | | | |
| 8016 | OAK | 24 | 1,810 | PRES | | | | | |
| 8017 | CEDAR | 8 | 201 | PRES | | | | | |
| 8018 | PINE | 24 | 1,810 | PRES | | | | | |
| 8019 | PINE | 20 | 1,257 | PRES | | | | | |
| 8020 | OAK | 9 | 254 | PRES | | | | | |
| 8022 | PINE | 25 | 1,963 | PRES | HERITAGE | | | | |
| 8023 | PINE | 14 | 616 | PRES | | | | | |
| 8024 | PINE | 22 | 1,521 | PRES | | | | | |
| 8025 | PINE | 7 | 154 | PRES | | | | | |
| 8026 | OAK | 20 | 1,257 | PRES | | | | | |
| 8027 | ELM | 12 | 452 | PRES | | | | | |
| 8028 | PINE | 16 | 804 | PRES | | | | | |
| 8029 | PINE | 18 | 1,018 | PRES | | | | | |
| 8030 | OAK | 7 | 154 | PRES | | | | | |
| 8031 | PINE | 23 | 1,662 | PRES | | | | | |
| 8032 | OAK | 7 | 154 | PRES | | | | | |
| 8033 | CEDAR | 9 | 254 | PRES | | | | | |
| 8034 | CEDAR | 8 | 201 | PRES | | | | | |
| 8035 | OAK | 20 | 1,257 | PRES | | | | | |
| 8036 | OAK | 18 | 1,018 | PRES | | | | | |
| 8037 | HACKBERRY | 7 | 154 | PRES | | NON-P | | | |
| 8038 | OAK | 18 | 1,018 | PRES | | | | | |
| 8039 | OAK | 13 | 531 | REM | | | | | |
| 8040 | OAK | 14 | 616 | REM | | | | | |
| 8041 | OAK | 10 | 314 | REM | | | | | |
| 8042 | OAK | 8 | 201 | REM | | | | | |
| 8043 | OAK | 11 | 380 | REM | | | | | |
| 8044 | OAK | 15 | 707 | REM | | | | | |
| 8045 | OAK | 8 | 201 | REM | | | | | |
| 8046 | OAK | 15 | 707 | REM | | | | | |
| 8047 | OAK | 9 | 254 | REM | | | | | |
| 8048 | OAK | 11 | 380 | REM | | | | | |
| 8049 | OAK | 8 | 201 | REM | | | | | |
| 8050 | OAK | 13 | 531 | REM | | | | | |
| 8051 | OAK | 9 | 254 | REM | | | | | |
| 8052 | OAK | 17 | 908 | REM | | | | | |
| 8053 | OAK | 14 | 616 | REM | | | | | |
| 8054 | OAK | 16 | 804 | REM | | | | | |
| 8055 | OAK | 14 | 616 | REM | | | | | |
| 8056 | OAK | 14 | 616 | REM | | | | | |
| 8057 | OAK | 14 | 616 | REM | | | | | |
| 8058 | OAK | 8 | 201 | REM | | | | | |
| 8059 | OAK | 17 | 908 | REM | | | | | |
| 8060 | OAK | 15 | 707 | REM | | | | | |
| 8061 | CEDAR | 7 | 154 | REM | | | | | |
| 8062 | OAK | 15 | 707 | REM | | | | | |
| 8063 | HACKBERRY | 6 | 113 | REM | | NON-P | | | |
| 8064 | OAK | 6 | 113 | REM | | | | | |
| 8065 | OAK | 20 | 1,257 | REM | | | | | |
| 8066 | CEDAR | 7 | 154 | REM | | | | | |
| 8067 | CEDAR | 8 | 201 | REM | | | | | |
| 8068 | OAK | 21 | 1,385 | REM | | | | | |
| 8069 | HACKBERRY | 8 | 201 | PRES | | NON-P | | | |
| 8070 | OAK | 7 | 154 | PRES | | | | | |
| 8071 | PINE | 23 | 1,662 | PRES | | | | | |
| 8072 | CEDAR | 12 | 452 | PRES | | | | | |
| 8073 | OAK | 7 | 154 | PRES | | | | | |
| 8074 | PINE | 22 | 1,521 | PRES | | | | | |
| 8075 | OAK | 7 | 154 | PRES | | | | | |
| 8077 | OAK | 17 | 908 | PRES | | | | | |

| Tree # | Common name or species | *DBH (in) | Canopy Area (ft²) | Preservation Status | Heritage Tree | Exclusions Exempt | Tree Mitigation | Penalty / Violation | Comments |
|---|---|---|---|---|---|---|---|---|---|
| 8078 | OAK | 10 | 314 | PRES | | | | | |
| 8079 | CEDAR | 9 | 254 | PRES | | | | | |
| 8080 | PINE | 18 | 1,018 | PRES | | | | | |
| 8081 | OAK | 8 | 201 | PRES | | | | | |
| 8082 | OAK | 20 | 1,257 | PRES | | | | | |
| 8083 | CEDAR | 6 | 113 | PRES | | | | | |
| 8084 | CEDAR | 13 | 531 | PRES | | | | | |
| 8085 | CEDAR | 6 | 113 | PRES | | | | | |
| 8086 | CEDAR | 13 | 531 | PRES | | | | | |
| 8087 | CEDAR | 11 | 380 | PRES | | | | | |
| 8088 | OAK | 15 | 707 | PRES | | | | | |
| 8089 | CEDAR | 6 | 113 | PRES | | | | | |
| 8090 | OAK | 15 | 707 | REM | | | | | |
| 8091 | ELM | 6 | 113 | PRES | | | | | |
| 8092 | CEDAR | 7 | 154 | REM | | | | | |
| 8093 | OAK | 24 | 1,810 | PRES | | | | | |
| 8094 | PINE | 15 | 707 | PRES | | | | | |
| 8095 | PINE | 14 | 616 | PRES | | | | | |
| 8096 | PINE | 24 | 1,810 | PRES | | | | | |
| 8097 | OAK | 23 | 1,662 | PRES | | | | | |
| 8098 | CEDAR | 8 | 201 | PRES | | | | | |
| 8099 | CEDAR | 7 | 154 | PRES | | | | | |
| 8100 | OAK | 20 | 1,257 | PRES | | | | | |
| 8101 | ELM | 13 | 531 | REM | | | | | |
| 8201 | OAK | 6 | 113 | PRES | | | | | |
| 8202 | CEDAR | 10 | 314 | PRES | | | | | |
| 8203 | PINE | 8 | 201 | PRES | | | | | |
| 8204 | PINE | 9 | 254 | PRES | | | | | |
| 8205 | ELM | 10 | 314 | PRES | | | | | |
| 8206 | ELM | 12 | 452 | PRES | | | | | |
| 8207 | OAK | 10 | 314 | PRES | | | | | |
| 8208 | ELM | 15 | 707 | PRES | | | | | |
| 8209 | CEDAR | 6 | 113 | PRES | | | | | |
| 8210 | CEDAR | 10 | 314 | PRES | | | | | |
| 8211 | ELM | 6 | 113 | PRES | | | | | |
| 8212 | ELM | 6 | 113 | PRES | | | | | |
| 8213 | ELM | 15 | 707 | PRES | | | | | |
| 8214 | OAK | 6 | 113 | PRES | | | | | |
| 8215 | OAK | 6 | 113 | PRES | | | | | |
| 8216 | OAK | 6 | 113 | PRES | | | | | |
| 8217 | OAK | 10 | 314 | PRES | | | | | |
| 8218 | OAK | 10 | 314 | PRES | | | | | |
| 8219 | OAK | 9 | 254 | PRES | | | | | |
| 8220 | OAK | 9 | 254 | PRES | | | | | |
| 8221 | ELM | 7 | 154 | PRES | | | | | |
| 8223 | OAK | 6 | 113 | PRES | | | | | |
| 8224 | OAK | 6 | 113 | PRES | | | | | |
| 8225 | OAK | 18 | 1,018 | PRES | | | | | |
| 8226 | OAK | 6 | 113 | PRES | | | | | |
| 8227 | ELM | 6 | 113 | PRES | | | | | |
| 8228 | OAK | 12 | 452 | PRES | | | | | |
| 8229 | ELM | 6 | 113 | PRES | | | | | |
| 8230 | ELM | 6 | 113 | PRES | | | | | |
| 8231 | OAK | 6 | 113 | PRES | | | | | |
| 8232 | OAK | 7 | 154 | PRES | | | | | |
| 8233 | OAK | 12 | 452 | PRES | | | | | |
| 8234 | OAK | 6 | 113 | PRES | | | | | |
| 8235 | OAK | 9 | 254 | PRES | | | | | |
| 8236 | HACKBERRY | 8 | 201 | PRES | | NON-P | | | |
| 8237 | OAK | 7 | 154 | PRES | | | | | |
| 8238 | OAK | 6 | 113 | PRES | | | | | |
| 8239 | OAK | 7 | 154 | PRES | | | | | |
| 8240 | OAK | 6 | 113 | PRES | | | | | |
| 8241 | CEDAR | 10 | 314 | PRES | | | | | |
| 8242 | OAK | 13 | 531 | REM | | | | | |
| 8243 | OAK | 22 | 1,521 | REM | | | | | |
| 8244 | OAK | 7 | 154 | PRES | | | | | |
| 8245 | HACKBERRY | 7 | 154 | PRES | | NON-P | | | |
| 8246 | OAK | 11 | 380 | PRES | | | | | |
| 8247 | OAK | 10 | 314 | PRES | | | | | |
| 8248 | OAK | 12 | 452 | PRES | | | | | |
| 8249 | OAK | 7 | 154 | PRES | | | | | |
| 8250 | OAK | 10 | 314 | PRES | | | | | |
| 8251 | OAK | 21 | 1,385 | REM | | | | | |
| 8252 | OAK | 15 | 707 | REM | | | | | |
| 8253 | OAK | 28 | 2,463 | REM | HERITAGE | | | | |
| 8254 | OAK | 8 | 201 | REM | | | | | |
| 8255 | OAK | 17 | 908 | REM | | | | | |
| 8256 | OAK | 6 | 113 | REM | | | | | |
| 8257 | OAK | 20 | 1,257 | REM | | | | | |
| 8258 | CEDAR | 7 | 154 | REM | | | | | |
| 8259 | OAK | 7 | 154 | REM | | | | | |
| 8260 | OAK | 16 | 804 | REM | | | | | |
| 8261 | OAK | 19 | 1,134 | REM | | | | | |
| 8262 | OAK | 12 | 452 | REM | | | | | |
| 8263 | OAK | 19 | 1,134 | REM | | | | | |
| 8264 | ELM | 6 | 113 | REM | | | | | |
| 8265 | OAK | 19 | 1,134 | REM | | | | | |
| 8266 | OAK | 13 | 531 | REM | | | | | |
| 8267 | OAK | 16 | 804 | REM | | | | | |
| 8268 | OAK | 10 | 314 | REM | | | | | |
| 8269 | OAK | 13 | 531 | REM | | | | | |
| 8270 | OAK | 7 | 154 | REM | | | | | |
| 8271 | OAK | 15 | 707 | REM | | | | | |
| 8272 | ELM | 8 | 201 | PRES | | | | | |
| 8273 | ELM | 8 | 201 | PRES | | | | | |
| 8274 | OAK | 20 | 1,257 | PRES | | | | | |
| 8275 | OAK | 16 | 804 | PRES | | | | | |
| 8276 | OAK | 20 | 1,257 | PRES | | | | | |
| 8277 | OAK | 16 | 804 | REM | | | | | |
| 8278 | OAK | 22 | 1,521 | REM | | | | | |
| 8279 | OAK | 16 | 804 | REM | | | | | |
| 8280 | OAK | 18 | 1,018 | REM | | | | | |
| 8281 | OAK | 17 | 908 | REM | | | | | |
| 8282 | OAK | 12 | 452 | REM | | | | | |
| 8283 | OAK | 13 | 531 | REM | | | | | |
| 8284 | OAK | 11 | 380 | REM | | | | | |
| 8285 | OAK | 11 | 380 | REM | | | | | |
| 8286 | OAK | 15 | 707 | REM | | | | | |
| 8287 | OAK | 12 | 452 | REM | | | | | |
| 8288 | OAK | 14 | 616 | REM | | | | | |
| 8289 | OAK | 13 | 531 | PRES | | | | | |
| 8290 | OAK | 14 | 616 | PRES | | | | | |
| 8291 | OAK | 8 | 201 | PRES | | | | | |
| 8292 | OAK | 9 | 254 | PRES | | | | | |
| 8293 | OAK | 20 | 1,257 | PRES | | | | | |
| 8294 | OAK | 10 | 314 | REM | | | | | |
| 8295 | OAK | 13 | 531 | REM | | | | | |
| 8296 | OAK | 11 | 380 | REM | | | | | |
| 8297 | OAK | 15 | 707 | REM | | | | | |
| 8298 | OAK | 10 | 314 | REM | | | | | |
| 8299 | OAK | 13 | 531 | REM | | | | | |
| 8300 | OAK | 12 | 452 | REM | | | | | |

| NO. | REVISION | BY | DATE |
|---|---|---|---|
| | | | |


REDINGER GROUP, LLC
P.O. BOX 93306
SOUTHLAKE, TEXAS 76092
PHONE: (817) 617-9105
ENGINEERING FIRM REGISTRATION NUMBER F-23328


PREPARED FOR: WILLOWTREE DEVELOPMENT, LLC
1111 W. MOCKINGBIRD LANE, SUITE 100
SOUTHLAKE, TEXAS 76092

# TREE LIST
# THE BLUFFS AT COLLEYVILLE
# COLLEYVILLE, TEXAS

## BENCHMARKS:

COLLEYVILLE BM–29
2" BRASS DISC IN CL INLET IN N. ROW OF TWELVE OAKS 128' W OF POOL ROAD & 25.4' N OF MEDIAN BOC
ELEV = 583.70'

COLLEYVILLE BM–92
2" BRASS DISC IN N END OF INLET 16.4' W OF CL OF BROADOAK ST. 55' S OF CL OF LONGWOOD ST & 41' SE OF A FIRE HYDRANT
ELEV = 577.13'

**PRELIMINARY**
**FOR REVIEW ONLY**
Not for Construction or Permit Purposes

Engineer CLAYTON T. REDINGER
P.E. No. 97497 Date 11/10/2022

Drawn By: DSM

Reviewed By: CTR

Project: 1013–01

SHEET
3

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

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

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

| NO. | REVISION | BY | DATE |
|---|---|---|---|
| | | | |


REDINGER GROUP, LLC
P.O. BOX 93306
SOUTHLAKE, TEXAS 76092
PHONE: (817) 617-9105
ENGINEERING FIRM REGISTRATION NUMBER F-23328


PREPARED FOR: WILLOWTREE DEVELOPMENT, LLC
1177 W. ROSS, SUITE 100
SOUTHLAKE, TEXAS 76092
PHONE: (817) 617-9105

# TREE LIST
# THE BLUFFS AT COLLEYVILLE
# COLLEYVILLE, TEXAS

BENCHMARKS:

COLLEYVILLE BM-29
2" BRASS DISC IN CL INLET IN N. ROW OF TWELVE OAKS 128' W OF POOL ROAD & 25.4' N OF MEDIAN BOC
ELEV = 583.70'

COLLEYVILLE BM-92
2" BRASS DISC IN N END OF INLET 16.4' W OF CL OF BROADOAK ST. 55' S OF CL OF LONGWOOD ST & 41' SE OF A FIRE HYDRANT
ELEV = 577.13'

**PRELIMINARY FOR REVIEW ONLY**
Not for Construction or Permit Purposes

Engineer: CLAYTON T. REDINGER
P.E. No. 97497 Date 11/10/2022

Drawn By: DSM

Reviewed By: CTR

Project: 1013-01

SHEET
4

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

# The Bluffs

The current preliminary Urban Forestry Plan has many trees that are not specific on tree identification, but rather give the common name of the genus. For example, many are listed simply as "oak" or "elm". The instances where the exact tree species matters is when it is a size and/or species that determines whether or not it is a Heritage Tree (mitigation) or a Non-protected Tree (preservation percentage)

We will require verification and will perform a survey audit if this project moves to the next stage. In order to review this preliminary plan in the most code restrictive manner I have converted all of the non-specific tree species to what they are most likely to be (based on my knowledge of the site and experience auditing tree surveys in this area).

All "oaks" were converted to post oak. Some may be blackjack oak, but it does not matter (15 inches and larger for both species to be a heritage tree). The rest of the non-specific trees such as "elm" and "pine" were converted to the most likely species, but for the purposes of non-protected and heritage trees it makes no difference as long as they are something in the same genus. I have also updated mitigation for heritage trees and exclusion of non-protected tree species. The summary data I am providing is updated and will vary from the applicant's submittal, but overall preservation percentages will be similar.

The following summary does not include the northern property and trees that are in the floodplain. That area has almost 100% canopy cover, but tree species and sizes are unknown. The area is approximately 83,505 sqft or 1.9 acres. It is all being preserved and will add to the numerator and denominator of the preservation calculation, with exception of any non-protected trees.

For the bulk of the site for which we have a tree survey, my assessment follows:

Total tree canopy – 11.699 acres
Required preservation – 5.849 acres (50%)
Provided – 6.221 acres (53%) (The addition of the floodplain could possibly bring this to 60%)

Required mitigation for removal of Heritage Trees – 549,385 sqft tree planting credit (275 large species tree plantings OR $176,600 fee OR a combination of the two methods.

Once the lots are turned over to the builders, each lot will have to preserve 50% of the remaining tree canopy that is outside the residential building area (actual footprint + 10 foot buffer).

# Chapter 5
# Urban Forestry

## Section 5.1 Purpose of This Chapter

The purpose of this chapter is to promote, conserve, and enhance the City's Urban Forest by:

- Recognizing the historical and cultural importance of the Eastern Cross Timbers and its impact on Colleyville
- Recognizing the environmental, economic, social, and aesthetic benefits of trees
- Encouraging and facilitating site planning and design which preserves trees and natural areas
- Protecting trees during construction
- Limiting the removal of trees
- Providing for the establishment of a diversity of native and adapted trees.

It is the further intent of this chapter to:

- Compliment *Destination Colleyville*, the City of Colleyville Comprehensive Master Plan
- Compliment The City of Colleyville Parks Master Plan
- Maintain and enhance Colleyville's identity as a Tree City USA.

## Section 5.2 Authorization for Adoption of This Chapter

The regulations contained in this chapter have been adopted under the authority of *Chapter 51 – General Powers of Municipalities of the Texas Local Government Code*, which authorizes a municipality to adopt ordinances, rules, or police regulations that are for the good government, peace, or the trade and commerce of the municipality. This chapter is also adopted under the authority of *the Home Rule Charter of the City of Colleyville*, which authorizes the City Council to exercise all powers granted to municipalities by the Constitution or the laws of the State of Texas.

## Section 5.3 Variances and Appeals

Except where provided in this chapter, any person seeking approval of a development as required by this Land Development Code may request a variance from a requirement contained in this chapter, or appeal a decision of an Administrative Official by submitting a request using the procedures described in *Chapter 1 – General Provisions* of this Land Development Code.

## Section 5.4 Definitions

Definitions applicable to this chapter may be found in *Chapter 2 – Definitions* of this Land Development Code.

## Section 5.5 Tree Removal and Damage

No person directly or indirectly shall cut down, destroy, remove, move, damage, or effectively destroy through damaging the roots, trunk or canopy, any tree without first obtaining the required approvals or permits as outlined in this chapter, unless otherwise exempted by the provisions of this chapter.

## Section 5.6 Applicability

A. Prior to the following activities, review and approval of that activity's compliance with this

chapter (Urban Forestry Review) shall be completed by the Administrative Official unless subject to the exemptions in Paragraph B:

1. Removal, damage, or adverse impact of any Protected Tree.
2. Construction or expansion of structures for which a building permit is required.
3. Demolition of structures.
4. Clearing, grading, excavation, filling, or paving on any site or property that has existing Protected Trees.
5. Subdivision of land into lots by Preliminary Plat, Final Plat, Minor Plat, or Replat.
6. Required site and landscape plan submittals for commercial or institutional uses as well as any site plans for a PUD, SUP, or other Zoning Case.

B. Exemptions to Urban Forestry Review:

1. Authorized City employees or contractors and authorized Franchise Utility employees or contractors may, in the course of official business, remove, damage, or adversely impact Protected Trees or portions thereof which exist in a dedicated public street right-of-way or a public utility easement which the City or Franchise Utility has an interest in. The removal, damage, or adverse impact shall be limited to the extent reasonably necessary to install, maintain, or replace utilities or infrastructure. If a Tree Preservation Plan is approved showing to preserve trees in public utility easement or street right-of-way dedicated for new or expanding streets, then those trees shall be preserved and protected per the approved plans. Ordinance O-98-1130 shall govern management and control of all trees within City street right-of-ways, City public parks, and City owned facilities.
2. Any of the above activities may be done without Urban Forestry Review on properties with an active single-family use that are zoned RE, R-40, R-30, R-20, & R-15 and where a habitable single-family home exists and is occupied as the primary residence of the landowner. If the landowner owns contiguous individual lots or tracts, the sum of all land shall be used to determine the size restriction of this exemption.
3. All landscape nurserymen shall be exempt from the terms and provisions of this section only in relation to those trees planted and growing on the nursery premises which are planted and grown for the sale or intended sale to the general public.

## Section 5.7 Tree Preservation and Canopy Cover

All new development and redevelopment, to include additions, shall provide a minimum site tree canopy coverage per this Section through preservation of existing trees on the same site and establishment of new trees on the same site.

A. Calculation of Tree Canopy:

1. The canopy area for each existing Protected Tree shall be assumed as a circle having a radius in feet equal to the DBH (Diameter at Breast Height) in inches of that tree. Example: A 10 inch DBH tree would have a canopy diameter of 20 feet and a canopy area of 314 square feet.
2. *Protected Tree*. A Protected Tree is defined as a woody perennial plant which has attained a DBH of six (6) inches or more and has an overall height of at least fifteen (15) feet. Mesquite (*Prosopis glandulosa*), Hackberry/Sugarberry (*Celtis laevigata*), Chinese Tallow (*Triadica sebifera*), Hercules' Club (*Zanthoxylum clava-herculis*), Honeylocust (*Gleditsia triacanthos*), Osage Orange (*Maclura pomifera*), Callery Pear (*Pyrus calleryana*), Chinaberry (*Melia azedarach*), Eastern Cottonwood (*Populus deltoides*) less than 18 inches DBH, and Eastern Redcedar (*Juniperus virginiana*) less than 13 inches DBH are excluded from this category and are considered Non-Protected Trees. Any Non-Protected tree used as a replacement (mitigation) tree or as a required tree on a commercial landscape plan shall require replacement (if removed) with a tree or trees that meet the caliper or canopy requirements for that lot, land use, or district.

3. The canopy area for each new tree shall be credited based on the categories of large, medium, and small canopy trees: Large – 2,000 sq. ft.; Medium – 1,000 sq. ft.; Small – 100 sq. ft. The Administrative Official shall develop, update, and maintain on file a list of tree species and their associated size category and canopy credit.

B. Non-single-family residential uses:
    1. Preservation of a minimum of 50% of the Protected Tree Canopy outside the Commercial Building Envelope (building footprint plus a five (5) foot buffer) shall be required.
    2. In addition to the minimum tree preservation as required in #1, provision of a minimum of 50% site tree canopy coverage on the lot outside the Commercial Building Envelope (building footprint plus a five (5) foot buffer) shall be required. This is accomplished through the preservation of existing trees and/or the supplemental planting of new trees per the tree planting credit in Paragraph 'A' above. See appendix 'A' for examples.

C. Development or redevelopment of single-family residential uses on individual lots or tracts:
    1. Preservation of a minimum of 50% of the Protected Tree Canopy outside the Residential Building Envelope (building footprint plus a ten (10) foot buffer) shall be required.
    2. In addition to the minimum tree preservation as required in #1, provision of a minimum of 50% site tree canopy coverage on the lot outside the Residential Building Envelope (building footprint plus a ten (10) foot buffer) shall be required. This is accomplished through preservation of existing trees and/or the supplemental planting of new trees per the tree planting credit in Paragraph 'A' above. See appendix "A" for examples.

D. Additions and expansions to existing single-family residential uses on individual lots or tracts:
    1. When an addition or expansion to the footprint of a single-family residence equals 50% or more of the existing footprint, the regulations per Paragraph 'C' above shall apply.

E. Development of new single-family residential subdivisions:
    1. Preservation of a minimum of 50% of the Protected Tree Canopy on the entire subdivision shall be required. The calculation shall include Protected trees located in newly dedicated streets (public or private), public water, sanitary sewer, gas, electric, telecommunication, drainage and general utility easements. The calculation shall exclude trees located in existing public utility easements containing existing in-service water, sanitary sewer, gas, electric, or telecommunication installations as well as additional public street right-of-way dedicated adjacent to an existing public or private street. The purpose of not excluding trees in new streets and easements is to promote subdivision design and layout that prioritize preservation of trees.
    2. Within the required primary building setback areas (non-buildable areas for primary structure), a minimum of 75% of the Protected Tree Canopy shall be preserved. This is a separate calculation from that in Paragraph E.1.
    3. Once the subdivision is constructed, all improvements are accepted by the City, the Administrative Official has inspected and verified compliance with required tree preservation, and Community Development has issued a letter of acceptance allowing submittal of new single-family building permits, then the preservation requirements of Paragraph C shall apply and each lot will be reviewed separately for tree preservation and planting based on that lots remaining trees and proposed location of single-family home.

F. Artificial Lots:
    1. When more than 50% of a lot or tract being developed or redeveloped is to remain untouched by tree removal, grading, excavation, filling, paving, or building, then an artificial lot may be delineated around the portion being developed and serve as the basis for calculation of tree canopy preservation and coverage. The delineation should not leave small strips or gaps adjacent to property lines and should generally only leave out one side of a property. Review and pre-approval of delineation for artificial lots shall be required.

G. Dead, Declining, and Hazardous Trees:
    1. Any tree that the Administrative Official determines to be dead, declining beyond reasonable recovery effort, or that has a high or extreme hazard rating based on the ISA Basic Tree Risk Assessment that cannot be mitigated to a lower risk, shall be exempt from inclusion in the review of tree preservation and canopy cover calculation.

## Section 5.8 Heritage Trees

A. Heritage Trees are those specimens that have attained a significant age and are the heritage of earlier residents of Colleyville or simply pre-date the community. All post oaks and blackjack oaks 15 inches DBH (Diameter at Breast Height) and larger, cottonwood, water oak, green and white ash 35 inches DBH and larger, and all other Protected Tree species 25 inches DBH and larger are hereby considered Heritage Trees.

B. Removal of any Heritage Tree in any location shall require mitigation by one of the following options:
    1. Plant trees with a total canopy credit of five (5) times the canopy area of the removed tree. Trees shall be planted on the same property that the Heritage Trees are removed unless an alternative location within the City is approved by the Administrative Official. The tree planting standards of Section 5.10 shall apply.
    2. Pay into the City of Colleyville Tree Fund at a rate of $100 per DBH inch.

## Section 5.9 Tree Protection Standards

The following procedures shall be followed for all construction projects which involve activity that requires Urban Forestry Review, unless an alternative is deemed appropriate by the Administrative Official.

A. Pre-Construction: The ensuing procedures shall be followed prior to construction.

    1. All Preserved Trees shall have protective fencing located at the tree's critical root zone. The protective fencing shall be comprised of orange vinyl construction fencing, with a minimum of four-foot (4') approximate height.

    2. Lumber shall be wrapped vertically around the tree trunk and held in place with wire or any other non-damaging method if a tree is within ten (10) feet of the construction of a building or any other situation determined by the Administrative Official that would pose a physical risk to the tree trunk.

    3. In order to prevent damage to low hanging limbs, anything that may be impacted by equipment shall be pruned according to ANSI A300 standards.

    4. Each area of tree protection shall require temporary signage that indicates the area is a "Tree Protection Area" and to "Keep Out". A wording standard will be developed, updated, and maintained by the Administrative Official. The wording shall be in English

and Spanish and include the appropriate contact phone number with the City to report violations.

B. During Construction: The following procedures shall be followed within the limits of the Critical Root Zone (CRZ) of any Preserved Tree for any activity that is subject to the requirements of this chapter.

1. No placement of materials intended for use in construction or waste materials accumulated due to excavation or demolition.

2. No equipment may be cleaned or other liquids deposited. This would include but not be limited to, paint, oil, solvents, asphalt, concrete, mortar or other materials.

3. No signs, wires or other attachments, other than those of a protective nature shall be attached to the trees.

4. No vehicular and construction equipment traffic or parking.

5. Underground utilities shall be bored underneath trees' CRZ unless pre-approved by the Administrative Official.

6. Irrigation systems shall be designed to NOT require trenching across the critical root zone of any tree unless otherwise approved by the Administrative Official.

7. No digging, building, paving, or elevation changes.

## . Section 5.10 Tree Planting Standards

All new trees required to be planted under this chapter shall meet the following standards.

A. Minimum size shall be three (3) inch caliper for large and medium canopy trees and one and one-half (1.5) inches for small canopy trees, measured at six (6) inches above the root flare.
B. Minimum spacing between trees is thirty (30) feet for large, fifteen (15) feet for medium, and eight (8) feet for small trees. Adjacent trees of different sizes shall meet the spacing requirement of the smaller tree.
C. Trees shall be free from severe bark, cambium, or limb damage due to handling and planting.
D. Trees shall be healthy and have minimal branch dieback.
E. Trees shall have a single trunk or stem unless they are a small canopy tree whose ornamental value is attributed to having multiple stems.
F. Trees shall not have co-dominant terminal leaders.
G. Trees shall not be planted with the root collar bellow the soil and mulch shall not be piled up against the trunk.
H. Newly planted trees shall be kept healthy and in good condition for a minimum of thirty-six (36) months, or three (3) years. If a newly planted tree does not survive, it shall be replaced with the same or similar tree type (large, medium, or small tree).
I. Trees shall be selected from the City of Colleyville Preferred Tree Planting List, to be developed, updated, and maintained on file. Trees outside of the list require pre-approval by the Administrative Official.
J. Trees shall not be planted in public utility easements or public street right-of-way without approval of the Administrative Official.

## . Section 5.11 Permits

A. Tree Removal Permit

1. An application for tree removal permit must be submitted, reviewed for compliance with this chapter, and approved prior to the removal of any tree.

B. For trees that have become an immediate high hazard to persons or property, the hazard can be mitigated to a safe condition prior to permitting, but the tree parts and evidence of the damage should not be removed from the site unless sufficient photo evidence is taken in advance. An after-the-fact tree removal permit will be required within 30 days of the event and no fees or mitigation will be required as long as sufficient evidence of the hazard can be provided. If trees are removed prior to review or approval of a tree removal permit and no evidence can corroborate the hazard then the City may enforce the penalties of this chapter.

C. Fees: All tree removal permits shall be accompanied by a check made payable to the City of Colleyville per the following schedule:

1. A person that owns and has primary residence of a single-family home on a lot or combination of contiguous adjacent lots or tracts that total more than one (1) acre will not be charged a permit fee.

2. All others will require a $50 base fee plus an additional $25 per Protected Tree that is to be removed.

3. Any tree that the Administrative Official determines to be dead, declining beyond reasonable recovery effort, or that has a high or extreme hazard rating based on the ISA Basic Tree Risk Assessment that cannot be mitigated to a lower risk, shall be exempt from fees under this Section 5.11(C).

## Section 5.12 Plan Submittals

All activity that requires Urban Forestry Review shall have the following plans submitted for review. The Administrative Official shall maintain and keep on file an outline for all specific items required on the following plans as well as any permit applications or additional documents required for review of each activity.

A. Tree Survey: shall include, but is no limited to, an inventory of all Protected Trees on the property, property boundaries, property easements, existing structures and paving, tree trunk location, a unique tree identification number, common name or species, trunk Diameter at Breast Height (DBH), and an outline of the Critical Root Zone (CRZ). If there are no Protected Trees on the property the Administrative Official may waive this submittal.

B. Urban Forestry Plan shall include, but is not limited to: property boundaries and easements; building setbacks; all Protected Trees; identify trees to be removed or preserved; outline the preserved trees' CRZ; show grade changes; show all new improvements such as structures, paving, major utilities; show locations, types, and sizes of new trees.

## Section 5.13 Penalties and Violations

A. Civil Penalty: The Administrative Official shall have the authority to impose a civil tree mitigation penalty on any person, firm, or corporation who causes any Protected Tree to be cut down, destroyed, removed, moved, damaged, or effectively destroyed through damaging the roots, trunk or canopy without first obtaining the required approvals or permits as outlined in this chapter. The violator shall choose one, or a combination of, the violation remedy options contained in this section. The City shall have the authority to hold any development related administrative approvals for the property on which the violation occurred and may impose a stop work order until the penalty is addressed. Where the

DBH size of any tree cannot be measured due to that part of the tree being removed from the site or destroyed, the City shall have the authority to estimate the tree's DBH size based on any remaining physical evidence, photos, and documents.

1. Option 1. Tree Planting: The violator shall plant new trees with a canopy credit equal to five (5) times the canopy area of the removed trees. If the tree is a Heritage Tree, then the violator shall plant new trees with a canopy credit equal to ten (10) times the canopy area of the removed tree. All tree plantings shall meet the standards of Section 5.10. Trees shall be planted on the same property that the violation occurred unless an alternative location within the City is approved by the Administrative Official. A tree planting plan and timeline for installation of the new trees shall be provided to the Administrative Official no later than 30 days from the date of the offense. The new trees shall be planted no later than 90 days from the date of the offense or, if the site is under construction, the new trees shall be planted prior to final inspections. In the event that the trees are not planted within the prescribed timeframe, the City may delay any related administrative approvals for the property and may impose a lien on the property until such time the trees are planted.

2. Option 2. Tree Fund: The violator shall pay into the City of Colleyville Tree Fund at a rate of $250 per DBH inch of tree removed. If the tree is a Heritage Tree, then the violator shall pay $500 per DBH inch of tree removed. Payment must be provided no later than 30 days after the Offense. In the event that the fees are not paid within the prescribed timeframe, the City may delay any related administrative approvals for the property and may impose a lien on the property until such time the fess are paid.

B. Criminal Penalty: In addition to the civil penalties of this chapter, where any person, firm, or corporation violates or fails to comply with any provision or requirement of this chapter, the Administrative Official shall have the authority to issue a citation for a misdemeanor to any and all such persons, firms, or corporations, who upon conviction shall be fined not more than two thousand dollars ($2,000.00) per violation. When the violation involves the cutting down, destruction, removal, or damage to a Protected Tree, each tree shall be considered a separate offense. Additionally, a separate offense shall be deemed committed upon each day during or on which each separate violation or failure to comply occurs or continues to occur and shall be punishable as such.

## Section 5.14 Appeals

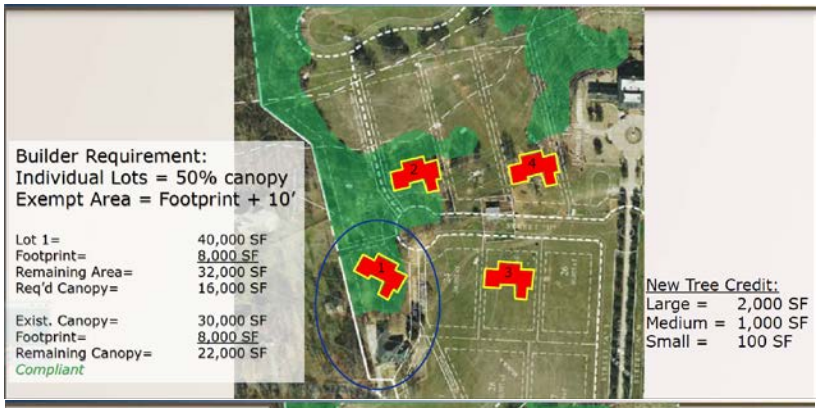
Any appeal to the provisions of this chapter and/or any appeal to a decision of the Administrative Official relative to the provisions of this chapter shall be heard by the City Council.

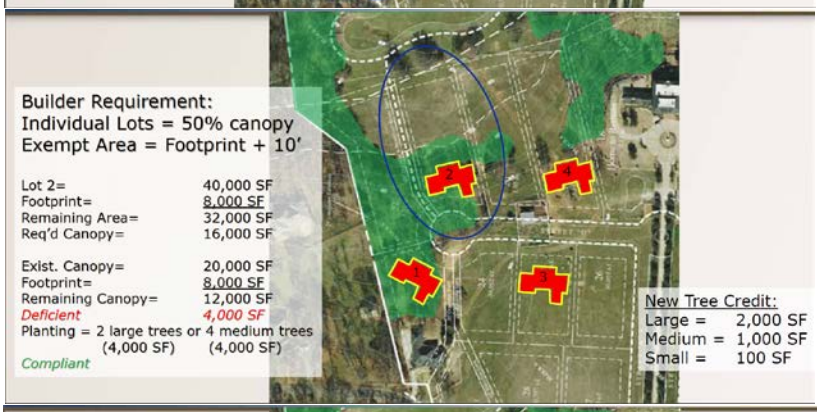
## Section 5.16 Amendments

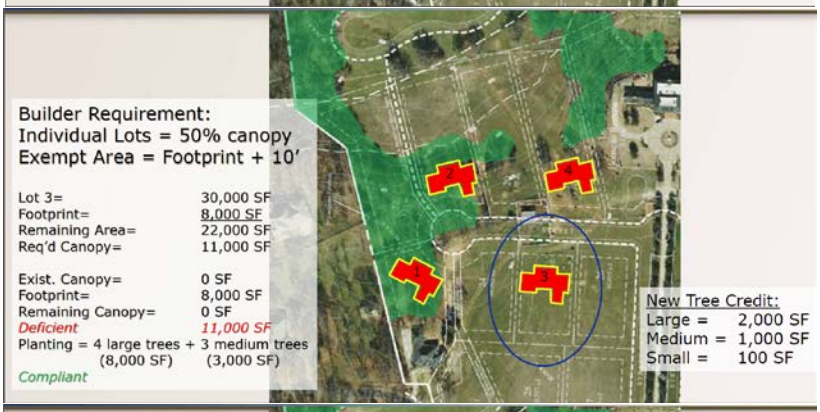
Reserved for listing of amendments to this chapter.

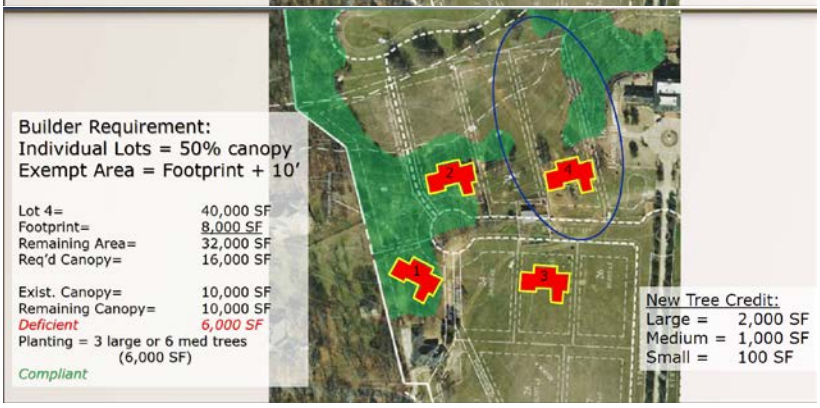
| Ord. Number | Date | Subject |
|---|---|---|
| O-00-1214 | 4-18-00 | Adoption of Tree Preservation in Land Development Code |
| O-09-1734 | 11-4-09 | Amendments to Chapter 5 based on recommendations of consultant |
| O-14-1933 | 10/6/2014 | Comprehensive amendments including incentives for preserving native tree stands, addition of fees, changes to penalties and other modifications |
| O-19-2073 | 01/22/2019 | Substantial amendment to the chapter as part of a total LDC review |
| | | |

**Appendix "A"**

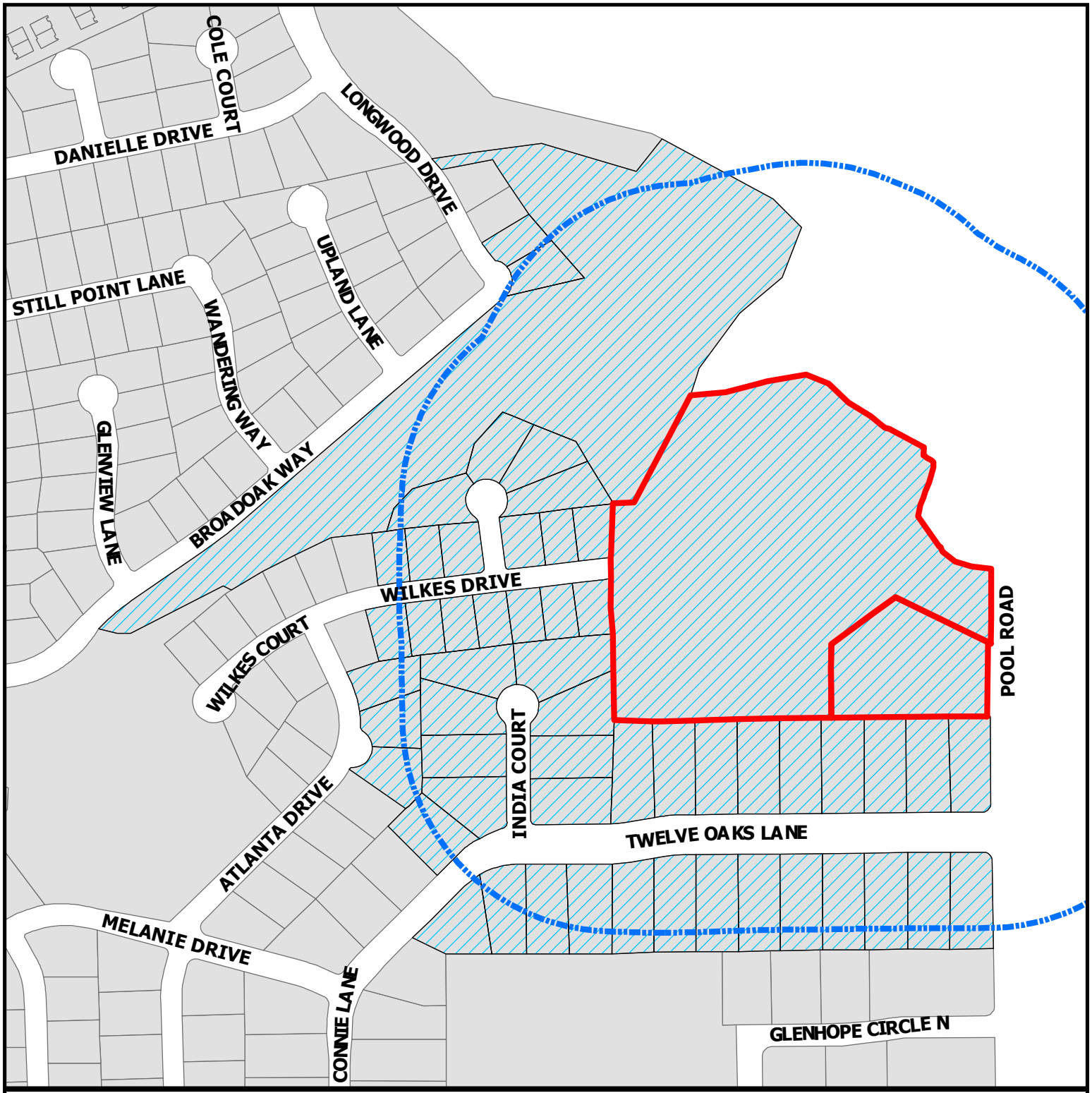

Builder Requirement:
Individual Lots = 50% canopy
Exempt Area = Footprint + 10'
Lot 1= 40,000 SF
Footprint= 8,000 SF
Remaining Area= 32,000 SF
Req'd Canopy= 16,000 SF
Exist. Canopy= 30,000 SF
Footprint= 8,000 SF
Remaining Canopy= 22,000 SF
Compliant
New Tree Credit:
Large = 2,000 SF
Medium = 1,000 SF
Small = 100 SF


Builder Requirement:
Individual Lots = 50% canopy
Exempt Area = Footprint + 10'
Lot 2= 40,000 SF
Footprint= 8,000 SF
Remaining Area= 32,000 SF
Req'd Canopy= 16,000 SF
Exist. Canopy= 20,000 SF
Footprint= 8,000 SF
Remaining Canopy= 12,000 SF
Deficient 4,000 SF
Planting = 2 large trees or 4 medium trees
(4,000 SF) (4,000 SF)
Compliant
New Tree Credit:
Large = 2,000 SF
Medium = 1,000 SF
Small = 100 SF


Builder Requirement:
Individual Lots = 50% canopy
Exempt Area = Footprint + 10'
Lot 3= 30,000 SF
Footprint= 8,000 SF
Remaining Area= 22,000 SF
Req'd Canopy= 11,000 SF
Exist. Canopy= 0 SF
Footprint= 8,000 SF
Remaining Canopy= 0 SF
Deficient 11,000 SF
Planting = 4 large trees + 3 medium trees
(8,000 SF) (3,000 SF)
Compliant
New Tree Credit:
Large = 2,000 SF
Medium = 1,000 SF
Small = 100 SF


Builder Requirement:
Individual Lots = 50% canopy
Exempt Area = Footprint + 10'
Lot 4= 40,000 SF
Footprint= 8,000 SF
Remaining Area= 32,000 SF
Req'd Canopy= 16,000 SF
Exist. Canopy= 10,000 SF
Remaining Canopy= 10,000 SF
Deficient 6,000 SF
Planting = 3 large or 6 med trees
(6,000 SF)
Compliant
New Tree Credit:
Large = 2,000 SF
Medium = 1,000 SF
Small = 100 SF

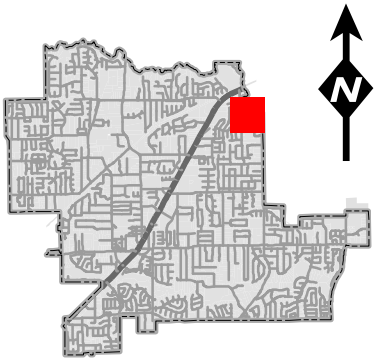
# Notification Map




CITY OF COLLEYVILLE TEXAS

## ZC22-036

### 2417 Wilkes Drive




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

Subject Property

500ft Buffer

Properties within 500ft

# NOTICE OF PUBLIC HEARING

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

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

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

| | |
|---|---|
| **Request:** | Consideration of a zoning change from the AG Agricultural and RE Single Family 'Estate' Residential district to the PUD-R Planned Unit Development - Residential district. The request is to rezone the property to allow for a new 21 lot subdivision, Wilkes Knoll. It proposes lot sizes ranging from approximately 15,500 sq.ft. up to 25,500 sq.ft., the average being approximately 19,500 sq. ft. |
| **Zoning Case:** | ZC22-036 |
| **Applicant:** | Curtis Young |
| **Owner:** | Mark Goodwin |
| **Location:** | 2417 Wilkes Drive & 6900 Pool Road |
| **Property Description:** | Tract 1B1, 1C1, 1B2, and 1B3, Abstract 294, Robert Chowning Survey, and Lot 1, Block 1, Cero Addition |
| **Present Zoning:** | AG Agricultural and RE Single Family 'Estate' Residential |

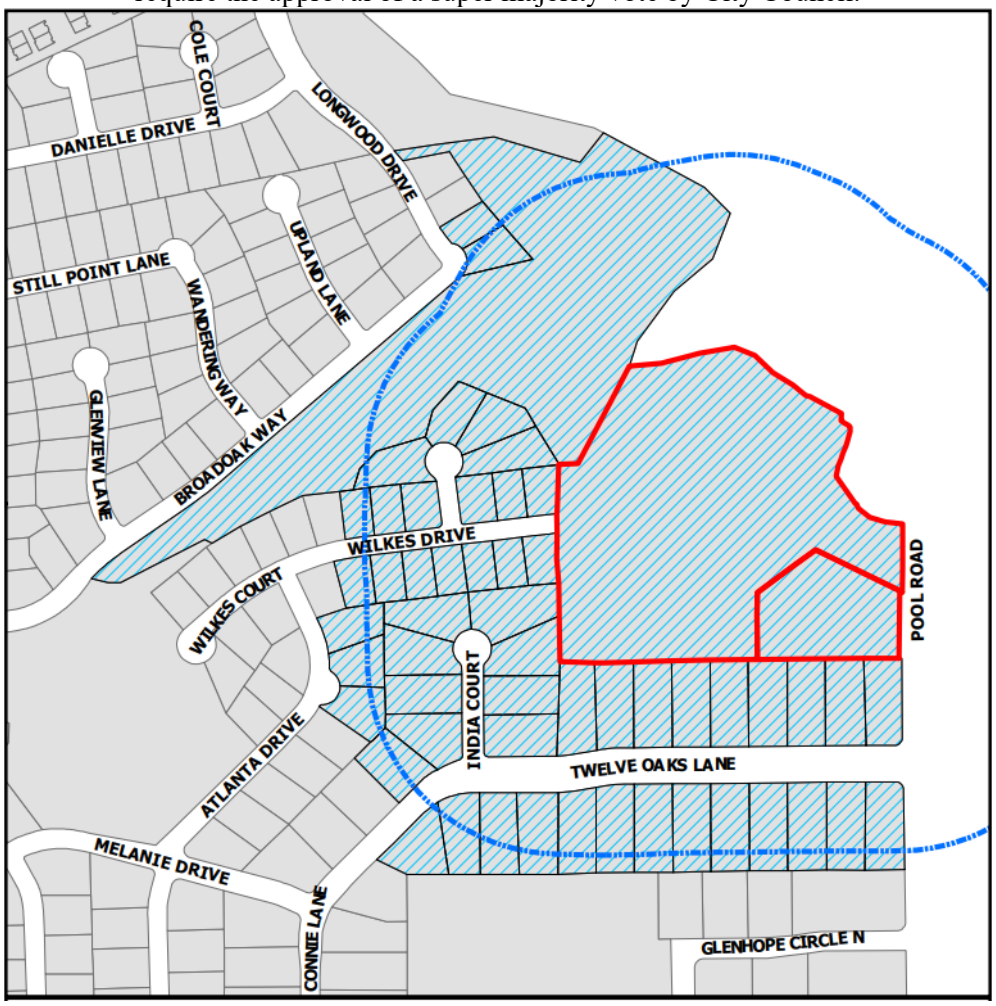
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

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

# NOTICE OF PUBLIC HEARING

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




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

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

Jacquelyn Reyff

Jacquelyn Reyff
Planning Manager
jreyff@colleyville.com

| Owner Name | Owner Address | Owner City |
|---|---|---|
| ABSHIRE, RICHARD | 2606 TWELVE OAKS LN | COLLEYVILLE, TX |
| ACTKINSON, K TRS | 2500 TWELVE OAKS LN | COLLEYVILLE, TX |
| AGUIRRE, JASON | 2402 WILKES DR | COLLEYVILLE, TX |
| ALVARADO, ALEX | 2407 TWELVE OAKS LN | COLLEYVILLE, TX |
| ANDERSON, CHARLES | 2414 WILKES DR | COLLEYVILLE, TX |
| BLAXTON, MATHEW | 6903 LONGWOOD DR | COLLEYVILLE, TX |
| BRADY, MICHAEL | 2406 TWELVE OAKS LN | COLLEYVILLE, TX |
| BURKE, MICHELLE E | 2406 WILKES DR | COLLEYVILLE, TX |
| CAMPBELL, CYNTHIA KAY | 2410 WILKES DR | COLLEYVILLE, TX |
| CARROLL, ANTHONY L | 2605 TWELVE OAKS LN | COLLEYVILLE, TX |
| CHAWNER, JOHN | 2601 TWELVE OAKS LN | COLLEYVILLE, TX |
| COOK, PAUL | 2411 WILKES DR | COLLEYVILLE, TX |
| COSAND, JEFFREY W | 2604 TWELVE OAKS LN | COLLEYVILLE, TX |
| COWGILL, JARED | 2600 TWELVE OAKS LN | COLLEYVILLE, TX |
| DAULERIO FAMILY REVOC TRUST | 2603 TWELVE OAKS LN | COLLEYVILLE, TX |
| DELUCA, SALVATORE | 2404 WILKES DR | COLLEYVILLE, TX |
| DRIES ERIK | 2503 TWELVE OAKS LN | COLLEYVILLE, TX |
| EGAN, ROBERT ELLIOTT | 2410 TWELVE OAKS LN | COLLEYVILLE, TX |
| FARRELL, MICHAEL T | 2504 TWELVE OAKS LN | COLLEYVILLE, TX |
| GASKA, ANDREW PETER | 6801 INDIA CT | COLLEYVILLE, TX |
| GRAPEVINE COLLEYVILLE ISD | 3051 IRA E WOODS AVE | GRAPEVINE, TX |
| HEARN, ELIZABETH | 2409 WILKES DR | COLLEYVILLE, TX |
| HEMINGER, VICTORIA | 6804 ROCKBROOK CT | COLLEYVILLE, TX |
| HOWARD FAMILY REVOC LIVING TRUST | 2509 TWELVE OAKS LN | COLLEYVILLE, TX |
| JOHANNESSEN, CAROL J | 2507 TWELVE OAKS LN | COLLEYVILLE, TX |
| JORDAN, HENRY | 2505 TWELVE OAKS LN | COLLEYVILLE, TX |
| KIRKPATRICK, D A | 2403 WILKES DR | COLLEYVILLE, TX |
| LAVAS, TIMOTHY J | 2405 WILKES DR | COLLEYVILLE, TX |
| MARTINEZ, STEFANIE | 2508 TWELVE OAKS LN | COLLEYVILLE, TX |
| MCKENNEY, ROSS S | 2607 TWELVE OAKS LN | COLLEYVILLE, TX |
| MILLER, ROBERT | 2407 WILKES DR | COLLEYVILLE, TX |
| MOHAWK LIVING TRUST | 6800 INDIA CT | COLLEYVILLE, TX |
| MOORE, ERIC M | 6805 ATLANTA DR | COLLEYVILLE, TX |
| NEAL, RONALD | 2501 TWELVE OAKS LN | COLLEYVILLE, TX |
| NORRIS, MICHAEL | 2602 TWELVE OAKS LN | COLLEYVILLE, TX |
| ORLER, JOHN J | 2408 TWELVE OAKS LN | COLLEYVILLE, TX |
| PADILLA, MARCO A | 6901 LONGWOOD DR | COLLEYVILLE, TX |
| PORTER, WILLIAM G | 2506 TWELVE OAKS LN | COLLEYVILLE, TX |
| REED, CLAY P | 6806 ROCKBROOK CT | COLLEYVILLE, TX |
| RICHARD, RANDALL M | 6709 INDIA CT | COLLEYVILLE, TX |
| ROBERT & RITA MARIE ZEBIAN REVOC TRUST | 6708 INDIA CT | COLLEYVILLE, TX |
| ROBERTSON, BARRY E | 2415 WILKES DR | COLLEYVILLE, TX |
| ROBINSON, DANIEL | 6802 INDIA CT | COLLEYVILLE, TX |
| ROSS DOWNS ESTATES | 4113 GATEWAY DR STE 100 | COLLEYVILLE, TX |
| SCHAEFER, JOHN W | 6803 ATLANTA DR | COLLEYVILLE, TX |
| STEWART, BRIAN | 2502 TWELVE OAKS LN | COLLEYVILLE, TX |
| STONE, BRYCE | 6802 ROCKBROOK CT | COLLEYVILLE, TX |
| TAYLOR, STACEY | 4501 SHADYCREEK LN | COLLEYVILLE, TX |
| THOMPSON, TERESEA | 2409 TWELVE OAKS LN | COLLEYVILLE, TX |
| TICHACEK, PAUL V | 2403 TWELVE OAKS LN | COLLEYVILLE, TX |
| TRIMBLE, DENNIS | 6803 INDIA CT | COLLEYVILLE, TX |
| UNIQUE FORTUNE LLC | 400 N CARROLL AVE | SOUTHLAKE, TX |
| VANZANT, JEFFERY | 2412 WILKES DR | COLLEYVILLE, TX |
| WARD, SALLY | 6801 ATLANTA DR | COLLEYVILLE, TX |

| | | |
|---|---|---|
| WASSON, STEVEN W | 2413 WILKES DR | COLLEYVILLE, TX |
| WATERWORTH FAMILY REVOC TRUST | 6808 ROCKBROOK CT | COLLEYVILLE, TX |
| WEIR, RICKY G | 2405 TWELVE OAKS LN | COLLEYVILLE, TX |
| YOUNG, CURTIS | 1130 N CARROLL AVE STE 200 | SOUTHLAKE, TX |

# Wilkes Knoll w added lot/Pool Rd Access

Design phase

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

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

**The recent plan changes have made the houses on South bordering lots, 11, 18, & 19 ridiculously close to existing R20 lots.** The rear of the houses where on August proposal 115' from the rear property line and **now a mere 24'**. **Even more ludicrous is the 10' "Side line" setback on lots 18 & 19, these are clearly rear lot lines.**

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

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

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

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

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

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

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

Construction Phase

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

Tree protection should be done per Chapter 5 requirements

## Site Data Summary Chart

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

## Site Data

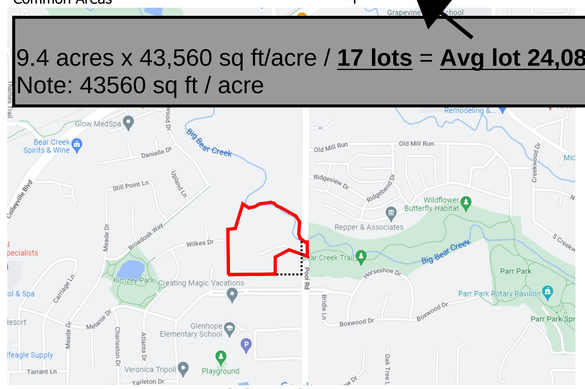
| | |
|---|---|
| | 13.89 ac. |
| Gross Acreage | 1.51 lots/AC |
| Gross Density (lots / acre) | |

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

## Lot Summary

| | | |
|---|---|---|
| Residential Lots | **Should be17 lots/Code** | ~~21~~ |
| Minimum Lot Area | | 15,587 s.f. |
| Average Lot Area | | ~~19,502 s.f.~~ |
| Common Areas | | 4 |

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




LOCATION MAP

### Developer:

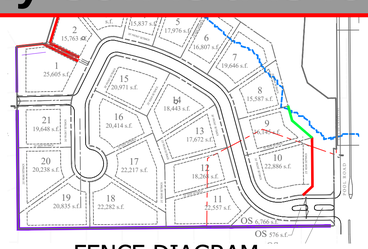
WillowTree Development, LL
680 N. Carroll Avenue, Suite
Southlake, Texas 76092
817-617-9105
Attn: Travis Franks

### Engineer:

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

### Owner:

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




FENCE DIAGRAM

**Legend**
Nature Trail
5' Sidewalk
Flood Plain

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

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

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

**House 24 feet from rear property line**
**Holy Cow is this for real**

**The existing "R20" homes have 225' deep lots with average 110 foot from house to rear lot line. Prior proposal was closer to that.**
**1. This would allow for saving trees on lots 11, 12, 18, 19, 20, 21 & 1**
**2. Compliance with Chapter 5 Code**
**3. Compliance with Chapter 3 Code with 17 lots.**
**4. Better match the existing development and respect the privacy of our back yards.**

**@ 24' they would be looking in our backyards**

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

1/2 acre = 21780 sq ft

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

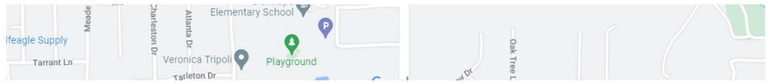
85%, 11 of the 13 lots are R20.
100%, 11 of the 11 bordering R20 lots are over 1/2 acre.
85%, 11 of 13 lots bordering are over 1/2 acre.

ept Plan

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

# Wilkes Knoll

Colleyville, Tarrant County, Texas




LOCATION MAP

## Developer:

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

**House 24 feet from rear property line**

**Holy Cow is this for real**

## Engineer:

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

## Owner:

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

FENCE DIAGRAM

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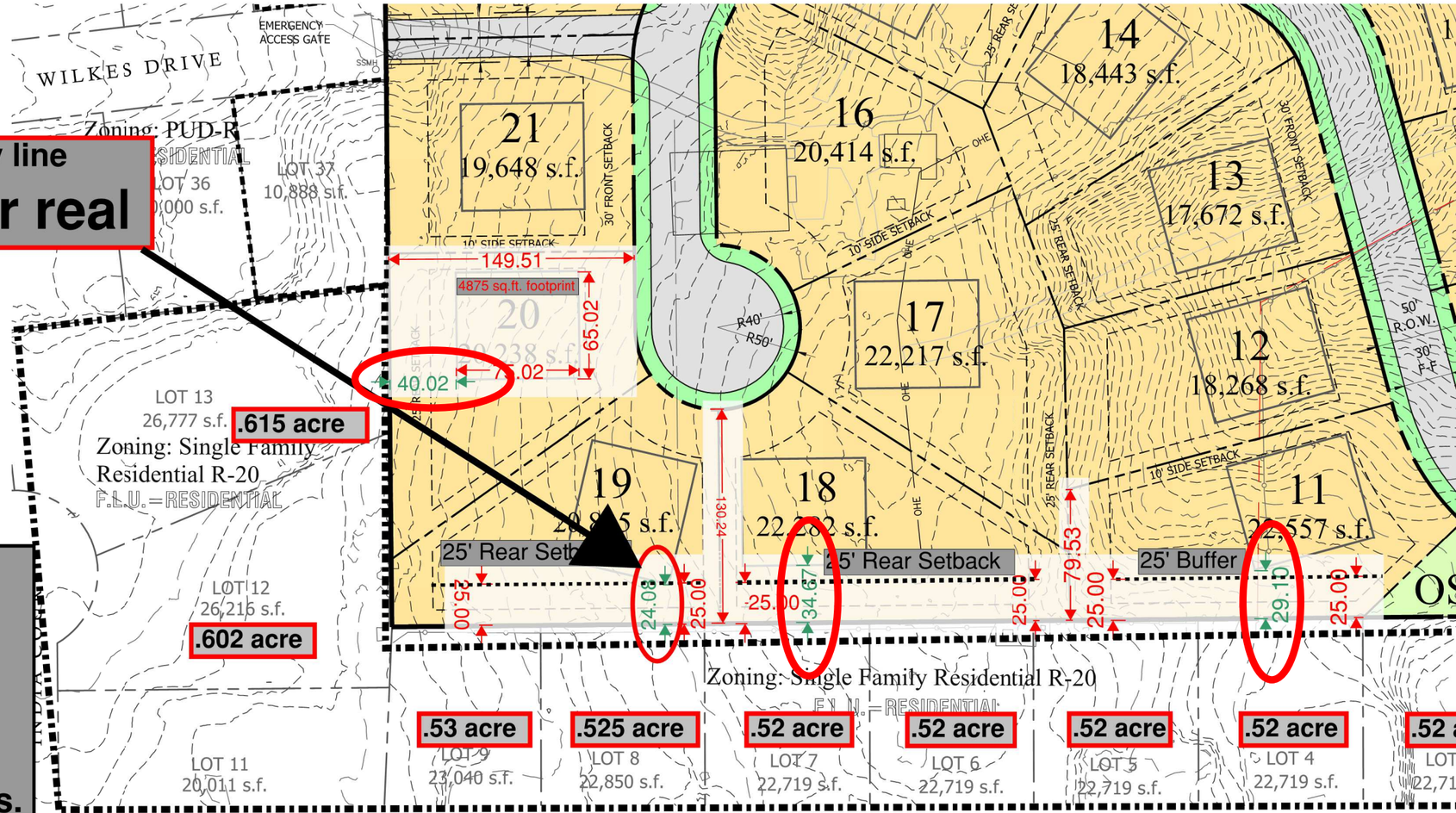


ept Plan

11 Lots @ 257,784 sq ft
or 23,435 sq ft avg,
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43560 sq ft / acre

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

Why we need a tree survey
How can you place 17 houses in this without a detailed survey?
Big Bear Creek
Pool Rd
Wilkes Dr
6806
6808
2414
2412
2413
2415
2417
6803
6801
6900
6709

## Site Data Summary Chart

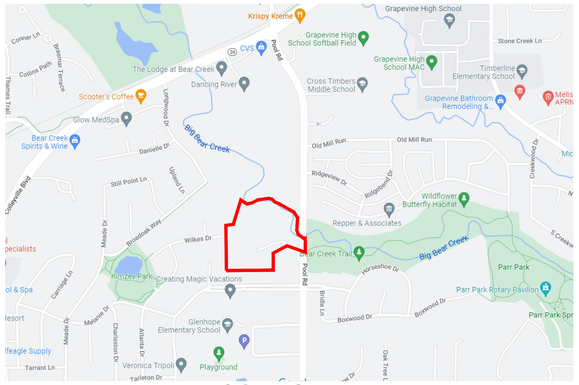
| | | |
|---|---|---|
| Single Family Residential Lots | | 21 |
| Common Areas | | 4 |
| | | |
| Residential Lots | 67.67% | 9.40 ac. |
| Open Space | 20.88% | 2.90 ac. |
| R.O.W. | 11.45% | 1.59 ac. |
| Res. Gross Acreage | | 13.89 ac. |
| | 100.00% | |

## Site Data

| | |
|---|---|
| | 13.89 ac. |
| Gross Acreage | 1.51 lots/AC |
| Gross Density (lots / acre) | |
| | |
| Existing Zoning: | AG |
| Proposed Zoning: | PUD-R |
| Existing Use: | Residential / AG |
| Proposed Use: | S.F. Residential |

## Lot Summary

| | |
|---|---|
| Residential Lots | 21 |
| Minimum Lot Area | 15,587 s.f. |
| Average Lot Area | 19,502 s.f. |
| Common Areas | 4 |

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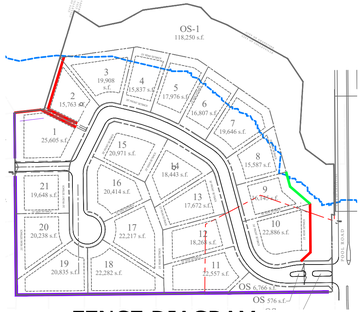


FENCE DIAGRAM

**Fence Legend**
- 6' Wood Fence
- 5' Ornamental Iron Fence
- 6' Masory Wall

**Legend**
- Nature Trail
- 5' Sidewalk
- Flood Plain

**Notes:**
-Front Setbacks are 30' Typical, except where noted.
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02 SEP 22

1" = 50'

0 50' 100' 200'

# Concept Plan

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

# Wilkes Knoll

Colleyville, Tarrant County, Texas

Pool
1
13
14
15
16
17
12
11
10
9
8
7
Tree preservation area
Brick masonry sound & privacy wall
NATURE TRAIL
EMERGENCY ACCESS GATE
WILKES DRIVE
Zoning: PUD-R
F.L.U. = RESIDENTIAL
LOT 18 10,000 s.f.
LOT 19 10,882 s.f.
LOT 36 10,000 s.f.
LOT 37 10,888 s.f.
LOT 13 26,777 s.f.
Zoning: Single Family Residential R-20
F.L.U. = RESIDENTIAL
LOT 12 26,216 s.f.
100.00
100.10
100 foot line = appox. distance to fence for houses to maintain privacy in adjacent back yards
Matches existing ajoining R20
Single Family Residential R-20
F.L.U. = RESIDENTIAL
OS 576 s.f.
OS 762 s.f.
LOT 11 20,011 s.f.
LOT 9 23,040 s.f.
LOT 8 22,850 s.f.
LOT 7 22,719 s.f.
LOT 6 22,719 s.f.
LOT 5 22,719 s.f.
LOT 4 22,719 s.f.
LOT 3 22,719 s.f.
LOT 2 22,719 s.f.
LOT 1 23,587 s.f.
POOL RE
Zoning Exhibit for Zoning Change Request From A

## Site Data Summary Chart

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| Single Family Residential Lots | | 21 |
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| R.O.W. | 11.45% | 1.59 ac. |
| Res. Gross Acreage | 100.00% | 13.89 ac. |

## Site Data

| | |
|---|---|
| Gross Acreage | 13.89 ac. |
| Gross Density (lots / acre) | 1.51 lots/AC |
| Existing Zoning: | AG |
| Proposed Zoning: | PUD-R |
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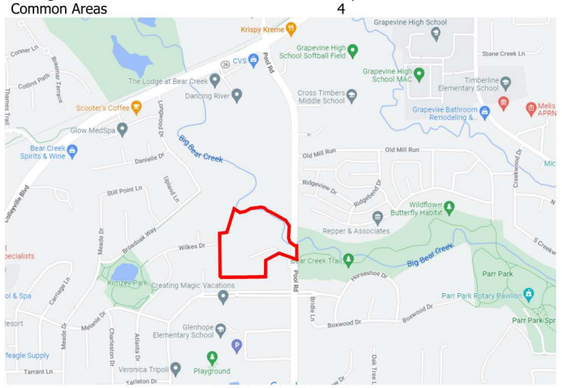


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**Legend**
Nature Trail
5' Sidewalk
Flood Plain

Notes:
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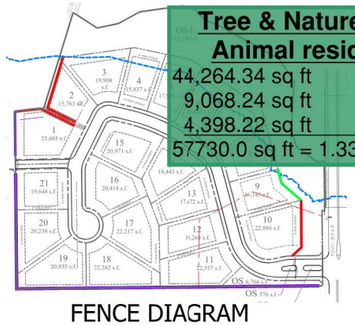
**Total residential area**
8.1 acres human
1.33 acres non-human
9.43 acres = 68%

**Tree & Nature preserve & Animal residential area**
44,264.34 sq ft South area
9,068.24 sq ft South West area
4,398.22 sq ft North West area
57730.0 sq ft = 1.33 acres = 9.5%



FENCE DIAGRAM

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

**Open Space**

| | |
|---|---|
| 108,041.5 sq ft | Trail |
| 3585.06 sq ft | Trail entry |
| 6766 sq ft | Colleyville sign @ entry |
| 576 sq ft | 2nd Entry Island |
| 762 sq ft | 1st Entry Island |

119,730.56 sq ft = 2.75 acres = **20%**

OS-1
118,250 s.f.

17 lots total 352,566.12 sq ft = 8.1 acres 58%
Avg lot size 20,739.18 sq ft = 0.48 acres

3,585.06
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100.00
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LONGWOOD ESTATES
ROSS DOWNS ESTATES
WILKES DRIVE
INDIA COURT
POOL ROAD
NATURE TRAIL
EMERGENCY ACCESS GATE
CITY OF COLLEYVILLE
CITY OF GRAPEVINE

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LOT 2 17,321 s.f.
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# Concept Plan

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

# Wilkes Knoll

Colleyville, Tarrant County, Texas

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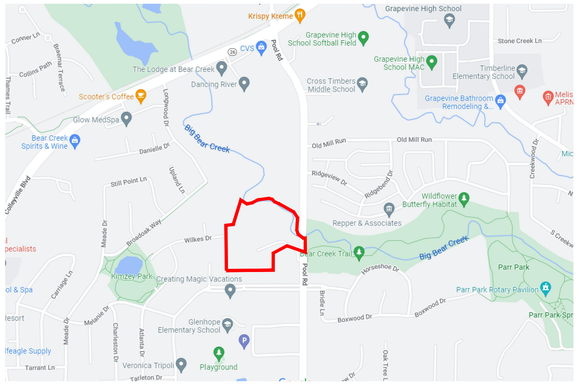


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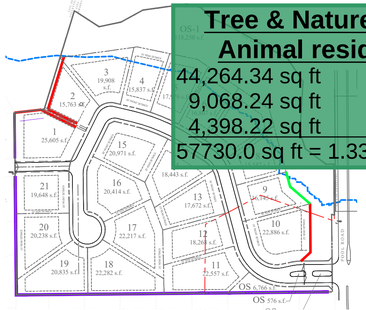

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NATURE TRAIL
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100.00
Pool
1 20,144.11
2 20,026.09
3 20,020.75
4 20,025.28
5 20,022.63
6 20,122.72
7 20,149.78
8 20,060.13
9 24,714.77
10 20,111.86
11 20,013.33
12 21,483.39
13 22,195.59
14 20,139.86
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16 21,936.52
17 21,311.20

# Concept Plan

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

# Wilkes Knoll

Colleyville, Tarrant County, Texas

___Tim and Debbie Lavas_____ *(Name)*

___2405 Wilkes Dr._____ *(Street Address)*

__Colleyville, TX 76034_____ *(City, State, Zip)*

____9/14/2022_____ *(Date)*

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

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

Dear Madam or Sir:

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

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

2. Drainage and flood plain concerns
    a. Building within a 100-year flood plain that includes Big Bear Creek endangers residents and exposes them to flooding and drainage problems.

3. Loss of greenspace concerns
    a. Removal of mature oak trees and greenspace detracts from the City of Colleyville.

4. Colleyville Comprehensive Plan concerns
    a. The proposed Wilkes Knoll neighborhood negatively impacts Ross Downs Estates;
    b. Lot sizes do not meet the minimum 20,000 square foot requirement;
    c. Very little greenspace planned for the Wilkes Knoll neighborhood.

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

Sincerely,

Tim Lavas
*Signature*

Debbie Lavas
*Signature*

Michael & Stefanie Bashore *(Name)*
2000 Reynolds Dr. *(Street Address)*
Colleyville, TX 76034 *(City, State, Zip)*

9/3/2022 *(Date)*

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

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

Dear Madam or Sir:

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

1. Significant increase in traffic and safety concerns
    a. Increased traffic on a narrow street is a nuisance and reduces enjoyment of property;
    b. Young children playing and walking to school are at risk with an increase in traffic;
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Sincerely,

*Signature*

*Signature*

Leon Cotten *(Name)*

6703 Kennedy Drive *(Street Address)*

Colleyville, TX 76034 *(City, State, Zip)*

_____ *(Date)*

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

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Sincerely,

_____
*Signature*

_____
*Signature*

Lloyd CARTER LEWIS (Name)
2302 BROADOAK (Street Address)
Colleyville, TX 76034 (City, State, Zip)

SEPT 6, 2022 (Date)

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Colleyville, TX 76034

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4. Colleyville Comprehensive Plan concerns
    a. The proposed Wilkes Knoll neighborhood negatively impacts Ross Downs Estates;
    b. Lot sizes do not meet the minimum 20,000 square foot requirement;
    c. Very little greenspace planned for the Wilkes Knoll neighborhood.

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

Sincerely,

Signature 9/06/2022

Signature 9/7/2022

Swift and Gail Lindley (Name)
2002 Kyle Ct (Street Address)
Colleyville TX 76034 (City, State, Zip)

9-6-22 (Date)

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

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

Dear Madam or Sir:

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

1. Significant increase in traffic and safety concerns
   a. Increased traffic on a narrow street is a nuisance and reduces enjoyment of property;
   b. Young children playing and walking to school are at risk with an increase in traffic;
   c. Increased traffic on Pool Road impacts Glenhope Elementary and nearby neighborhoods.

2. Drainage and flood plain concerns
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Sincerely,

Gail Lindley
*Signature*

Swift Lindley
*Signature*

Ross & Sharon McKenney (Name)

7607 Twelve Oaks Lane (Street Address)

Colleyville Texas 76034 (City, State, Zip)

9/7/22 (Date)

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

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Sincerely,

Ross McKenney
*Signature*

Sharon K McKenney
*Signature*

David Nickel *(Name)*

2005 Kyle Ct. *(Street Address)*

Colleyville, TX 76034 *(City, State, Zip)*

9/9/2022 *(Date)*

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

**Re: Letter of Opposition**
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Dear Madam or Sir:

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

**Significant Increase in Traffic and Safety Concerns**

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

*Increased Traffic on a Narrow Street*

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

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

*Safety Concerns*

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

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

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

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

**Drainage and Flood Plain Concerns**

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

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

**Loss of Greenspace Concerns**

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

**Colleyville Comprehensive Plan Concerns**

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

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

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

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

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

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

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

**Conclusion**

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

Sincerely,

*Signature*

*Signature*

Chris and Jan Rup (Name)
2101 Reynolds Dr. (Street Address)
Colleyville, TX 76034 (City, State, Zip)

9-7-22 (Date)

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

**Re: Letter of Opposition**
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Sincerely,

Jan Rup
*Signature*

Christine Rup
*Signature*

Ayman Soliman & Lucy Tadrous *(Name)*

6607 Kennedy Drive *(Street Address)*

Colleyville, TX 76034 *(City, State, Zip)*

9/5/2022 *(Date)*

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

**Re: Letter of Opposition**
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Sincerely,

Ayman Soliman
*Signature*

Lucy Tadrous
*Signature*

PAMELA J STEWART (Name)
6707 CARRIAGE LN (Street Address)
COLLEYVILLE TX 76034 (City, State, Zip)

09-04-2022 (Date)

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

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Sincerely,

Pamela J Stewart
*Signature*

*Signature*

# 09_13_22_Letter of Opposition_ZC22-036

**(Name)** David and Cheryl Alexander

**(Date)** Thursday, September 15, 2022

**Address** 2009 kyle ct
Colleyville, TX 76034

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com
Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R, Previously Known as Case ZC22-029
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Sincerely,



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**Signature**

**Signature**

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# 09_13_22_Letter of Opposition_ZC22-036

**(Name)** Andy Kiefer

**(Date)** Friday, September 16, 2022

**Address** 6601 Kennedy Dr
Colleyville, TX 76035

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

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# 09_13_22_Letter of Opposition_ZC22-036

**(Name)** Vicci & Richard Bartman

**(Date)** Thursday, September 15, 2022

**Address** 6401 Wallace Lane
76034

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com
Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R, Previously Known as Case ZC22-029
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Thursday, September 15, 2022

# 09_13_22_Letter of Opposition_ZC22-036

| | |
|---|---|
| **(Name)** | Brian Howard |
| **(Date)** | Wednesday, September 14, 2022 |
| **Address** | 5802 Meadowhill Drive<br>76034 |

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com
Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R, Previously Known as Case ZC22-029
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**Signature**

**Signature**

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# 09_13_22_Letter of Opposition_ZC22-036

**(Name)** Carol Johannessen

**(Date)** Friday, September 16, 2022

**Address** 2507 Twelve Oaks Ln
Colleyville, Tx. 76034

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com
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# 09_13_22_Letter of Opposition_ZC22-036

| | |
|---|---|
| **(Name)** | Cyndi Kay Campbell |
| **(Date)** | Thursday, September 15, 2022 |
| **Address** | 2410 Wilkes Drive<br>Colleyville Texas, 76034 |

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com
Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R, Previously Known as Case ZC22-029
I am writing to express my opposition to the request to rezone the 12-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

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   A. Increased traffic is a nuisance and reduces the enjoyment of property;
   B. Young children walking and biking to school are at risk with an increase in traffic;
   C. Increased traffic on Pool Road impacts Glenhope Elementary, Cross Timbers Middle School, Grapevine High School, and nearby neighborhoods.
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3. Loss of greenspace concerns
   A. Removal of mature oak trees and green space detracts from the City of Colleyville.
4. Colleyville Comprehensive Plan concerns
   A. The proposed Wilkes Knoll neighborhood negatively impacts Ross Downs Estates;
   B. Lot sizes do not meet the minimum 20,000 square foot requirement;
   C. Very little greenspace is planned for the Wilkes Knoll neighborhood.

I oppose the rezoning of 2417 Wilkes Drive from AG to PUD-R. The project detracts from the neighborhood of Ross Downs Estates, adding significant traffic and danger for homeowners and young children in the area. Building within a 100-year flood plain that backs up to Big Bear Creek raises serious concerns about drainage and flooding for residents in the area. Removing mature trees and disturbing wildlife negatively impacts the city, especially when there is no financial necessity for Colleyville. The proposed neighborhood fails to meet the new neighborhood criteria defined in the Comprehensive Plan: only 9 of the 21 lots will meet the 20,000-square-foot lot minimum, and greenspaces are virtually nonexistent within the Concept Plan. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezone this land.
Sincerely,


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Tuesday, September 13, 2022

# 09_13_22_Letter of Opposition_ZC22-036

**(Name)** Dena Dries

**(Date)** Wednesday, September 14, 2022

**Address** 2503 Twelve Oaks Lane
Colleyville

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com
Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R, Previously Known as Case ZC22-029
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   C. Very little greenspace is planned for the Wilkes Knoll neighborhood.

I oppose the rezoning of 2417 Wilkes Drive from AG to PUD-R. The project detracts from the neighborhood of Ross Downs Estates, adding significant traffic and danger for homeowners and young children in the area. Building within a 100-year flood plain that backs up to Big Bear Creek raises serious concerns about drainage and flooding for residents in the area. Removing mature trees and disturbing wildlife negatively impacts the city, especially when there is no financial necessity for Colleyville. The proposed neighborhood fails to meet the new neighborhood criteria defined in the Comprehensive Plan: only 9 of the 21 lots will meet the 20,000-square-foot lot minimum, and greenspaces are virtually nonexistent within the Concept Plan. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezone this land.
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# 09_13_22_Letter of Opposition_ZC22-036

**(Name)** Eric Moore

**(Date)** Thursday, September 15, 2022

**Address** 6805 Atlanta Dr
Colleyville TX 76934

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com
Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R, Previously Known as Case ZC22-029
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# 09_13_22_Letter of Opposition_ZC22-036

**(Name)** Jason Aguirre

**(Date)** Tuesday, September 13, 2022

**Address** 2402 Wilkes Drive
Colleyville, TX 76034

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com
Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R, Previously Known as Case ZC22-029
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Sincerely,



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Thursday, September 15, 2022

# 09_13_22_Letter of Opposition_ZC22-036

**(Name)** Jenny Thomas

**(Date)** Sunday, March 4, 1984

**Address** 2504 Highland Drive
Colleyville, TX 76034

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com
Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R, Previously Known as Case ZC22-029
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# 09_13_22_Letter of Opposition_ZC22-036

**(Name)** Jessica Harig

**(Date)** Thursday, September 15, 2022

**Address** 6503 Meade Drive
Colleyville, Tx, 76034

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com
Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R, Previously Known as Case ZC22-029
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Sincerely,



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# 09_13_22_Letter of Opposition_ZC22-036

**(Name)** karen actkinson

**(Date)** Wednesday, September 14, 2022

**Address** 2500 Twelve Oaks Ln
76034

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com
Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R, Previously Known as Case ZC22-029
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# 09_13_22_Letter of Opposition_ZC22-036

| | |
|---|---|
| **(Name)** | Kristen Crawford |
| **(Date)** | Thursday, September 15, 2022 |
| **Address** | 2406 Highland Meadow Dr<br>Colleyville, TX 76034 |

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com
Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R, Previously Known as Case ZC22-029
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Sincerely,



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Tuesday, September 13, 2022

# 09_13_22_Letter of Opposition_ZC22-036

**(Name)** Marc Hearn

**(Date)** Thursday, April 17, 1958

**Address** 6008 Colts Neck Dr
Colleyville

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com
Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R, Previously Known as Case ZC22-029
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Sincerely,


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# 09_13_22_Letter of Opposition_ZC22-036

**(Name)** Mary Dinh

**(Date)** Thursday, September 15, 2022

**Address** 6705 Meade Dr
Colleyville

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com
Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R, Previously Known as Case ZC22-029
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# 09_13_22_Letter of Opposition_ZC22-036

**(Name)** Melissa Cross

**(Date)** Thursday, September 15, 2022

**Address** 2309 Woodmoor Ln
Colleyville TX 76034

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com
Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R, Previously Known as Case ZC22-029
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# 09_13_22_Letter of Opposition_ZC22-036

**(Name)** Rob and Michelle Miller

**(Date)** Tuesday, September 13, 2022

**Address** 2407 Wilkes Drive
Colleyville, Texas 76034

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com
Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R, Previously Known as Case ZC22-029
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# 09_13_22_Letter of Opposition_ZC22-036

| | |
|---|---|
| **(Name)** | Samantha Kinnebrew |
| **(Date)** | Thursday, September 15, 2022 |
| **Address** | 6505 Connie Lane<br>76034 |

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com
Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R, Previously Known as Case ZC22-029
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   B. Lot sizes do not meet the minimum 20,000 square foot requirement;
   C. Very little greenspace is planned for the Wilkes Knoll neighborhood.

I oppose the rezoning of 2417 Wilkes Drive from AG to PUD-R. The project detracts from the neighborhood of Ross Downs Estates, adding significant traffic and danger for homeowners and young children in the area. Building within a 100-year flood plain that backs up to Big Bear Creek raises serious concerns about drainage and flooding for residents in the area. Removing mature trees and disturbing wildlife negatively impacts the city, especially when there is no financial necessity for Colleyville. The proposed neighborhood fails to meet the new neighborhood criteria defined in the Comprehensive Plan: only 9 of the 21 lots will meet the 20,000-square-foot lot minimum, and greenspaces are virtually nonexistent within the Concept Plan. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezone this land.
Sincerely,


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Tuesday, September 13, 2022

# 09_13_22_Letter of Opposition_ZC22-036

| | |
|---|---|
| **(Name)** | Sam & Elizabeth Hearn |
| **(Date)** | Tuesday, September 13, 2022 |
| **Address** | 2409 Wilkes Drive<br>Colleyville, TX 76034 |

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com
Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R, Previously Known as Case ZC22-029
I am writing to express my opposition to the request to rezone the 12-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

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

I oppose the rezoning of 2417 Wilkes Drive from AG to PUD-R. The project detracts from the neighborhood of Ross Downs Estates, adding significant traffic and danger for homeowners and young children in the area. Building within a 100-year flood plain that backs up to Big Bear Creek raises serious concerns about drainage and flooding for residents in the area. Removing mature trees and disturbing wildlife negatively impacts the city, especially when there is no financial necessity for Colleyville. The proposed neighborhood fails to meet the new neighborhood criteria defined in the Comprehensive Plan: only 9 of the 21 lots will meet the 20,000-square-foot lot minimum, and greenspaces are virtually nonexistent within the Concept Plan. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezone this land.
Sincerely,


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# 09_13_22_Letter of Opposition_ZC22-036

| | |
|---|---|
| **(Name)** | Stephanie Stark |
| **(Date)** | Thursday, September 15, 2022 |
| **Address** | 6608 Glenhope Cir N<br>Colleyville, TX 76034 |

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com
Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R, Previously Known as Case ZC22-029
I am writing to express my opposition to the request to rezone the 12-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

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

I oppose the rezoning of 2417 Wilkes Drive from AG to PUD-R. The project detracts from the neighborhood of Ross Downs Estates, adding significant traffic and danger for homeowners and young children in the area. Building within a 100-year flood plain that backs up to Big Bear Creek raises serious concerns about drainage and flooding for residents in the area. Removing mature trees and disturbing wildlife negatively impacts the city, especially when there is no financial necessity for Colleyville. The proposed neighborhood fails to meet the new neighborhood criteria defined in the Comprehensive Plan: only 9 of the 21 lots will meet the 20,000-square-foot lot minimum, and greenspaces are virtually nonexistent within the Concept Plan. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezone this land.
Sincerely,


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# 09_13_22_Letter of Opposition_ZC22-036

**(Name)** Steven and Jacqueline Wasson

**(Date)** Wednesday, September 14, 2022

**Address** 2413 Wilkes Dr
Colleyville

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com
Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R, Previously Known as Case ZC22-029
I am writing to express my opposition to the request to rezone the 12-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

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

I oppose the rezoning of 2417 Wilkes Drive from AG to PUD-R. The project detracts from the neighborhood of Ross Downs Estates, adding significant traffic and danger for homeowners and young children in the area. Building within a 100-year flood plain that backs up to Big Bear Creek raises serious concerns about drainage and flooding for residents in the area. Removing mature trees and disturbing wildlife negatively impacts the city, especially when there is no financial necessity for Colleyville. The proposed neighborhood fails to meet the new neighborhood criteria defined in the Comprehensive Plan: only 9 of the 21 lots will meet the 20,000-square-foot lot minimum, and greenspaces are virtually nonexistent within the Concept Plan. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezone this land.
Sincerely,



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# 09_13_22_Letter of Opposition_ZC22-036

**(Name)** Robert & Rita Zebian

**(Date)** Thursday, September 15, 2022

**Address** 6708 India Ct
Colleyville

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com
Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R, Previously Known as Case ZC22-029
I am writing to express my opposition to the request to rezone the 12-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

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

I oppose the rezoning of 2417 Wilkes Drive from AG to PUD-R. The project detracts from the neighborhood of Ross Downs Estates, adding significant traffic and danger for homeowners and young children in the area. Building within a 100-year flood plain that backs up to Big Bear Creek raises serious concerns about drainage and flooding for residents in the area. Removing mature trees and disturbing wildlife negatively impacts the city, especially when there is no financial necessity for Colleyville. The proposed neighborhood fails to meet the new neighborhood criteria defined in the Comprehensive Plan: only 9 of the 21 lots will meet the 20,000-square-foot lot minimum, and greenspaces are virtually nonexistent within the Concept Plan. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezone this land.
Sincerely,



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# 09_13_22_Letter of Opposition_ZC22-036

| | |
|---|---|
| **(Name)** | William Porter |
| **(Date)** | Wednesday, September 14, 2022 |
| **Address** | 2506 Twelve Oaks Ln<br>Colleyville |

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com
Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R, Previously Known as Case ZC22-029
I am writing to express my opposition to the request to rezone the 12-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

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

I oppose the rezoning of 2417 Wilkes Drive from AG to PUD-R. The project detracts from the neighborhood of Ross Downs Estates, adding significant traffic and danger for homeowners and young children in the area. Building within a 100-year flood plain that backs up to Big Bear Creek raises serious concerns about drainage and flooding for residents in the area. Removing mature trees and disturbing wildlife negatively impacts the city, especially when there is no financial necessity for Colleyville. The proposed neighborhood fails to meet the new neighborhood criteria defined in the Comprehensive Plan: only 9 of the 21 lots will meet the 20,000-square-foot lot minimum, and greenspaces are virtually nonexistent within the Concept Plan. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezone this land.
Sincerely,



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# 09_13_22_Letter of Opposition_ZC22-036

**(Name)** Alex Alvarado

**(Date)** Wednesday, September 14, 2022

**Address** 2407 Twelve Oaks Lane
Colleyville, TX 76034

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com
Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R, Previously Known as Case ZC22-029
I am writing to express my opposition to the request to rezone the 12-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

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

I oppose the rezoning of 2417 Wilkes Drive from AG to PUD-R. The project detracts from the neighborhood of Ross Downs Estates, adding significant traffic and danger for homeowners and young children in the area. Building within a 100-year flood plain that backs up to Big Bear Creek raises serious concerns about drainage and flooding for residents in the area. Removing mature trees and disturbing wildlife negatively impacts the city, especially when there is no financial necessity for Colleyville. The proposed neighborhood fails to meet the new neighborhood criteria defined in the Comprehensive Plan: only 9 of the 21 lots will meet the 20,000-square-foot lot minimum, and greenspaces are virtually nonexistent within the Concept Plan. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezone this land.
Sincerely,



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

9/18/22 (Date)

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

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

Dear Madam or Sir:

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

1. Significant increase in traffic and safety concerns
   a. Increased traffic on a narrow street is a nuisance and reduces enjoyment of property;
   b. Young children playing and walking to school are at risk with an increase in traffic;
   c. Increased traffic on Pool Road impacts Glenhope Elementary and nearby neighborhoods.

2. Drainage and flood plain concerns
   a. Building within a 100-year flood plain that includes Big Bear Creek endangers residents and exposes them to flooding and drainage problems.

3. Loss of greenspace concerns
   a. Removal of mature oak trees and greenspace detracts from the City of Colleyville.

4. Colleyville Comprehensive Plan concerns
   a. The proposed Wilkes Knoll neighborhood negatively impacts Ross Downs Estates;
   b. Lot sizes do not meet the minimum 20,000 square foot requirement;
   c. Very little greenspace planned for the Wilkes Knoll neighborhood.

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

Sincerely,

Andrea Keyes
*Signature*

9/18/22
*Signature*

# Letter of Opposition_ZC22-036

Community Development

City of Colleyville

100 Main St.

Colleyville, TX 76034

bbryner@colleyville.com

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

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

1. Significant increase in traffic and safety concerns

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

2. Drainage and flood plain concerns

    1. Building within a 100-year flood plain that includes Big Bear Creek

endangers residents and exposes them to flooding and drainage problems.

3. Loss of greenspace concerns

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

4. Colleyville Comprehensive Plan concerns

    1. The proposed Wilkes Knoll neighborhood negatively impacts Ross Downs Estates;
    2. Lot sizes do not meet the minimum 20,000 square foot requirement;
    3. Very little greenspace is planned for the Wilkes Knoll neighborhood.

I oppose the rezoning of 2417 Wilkes Drive from AG to PUD-R. The project detracts from the neighborhood of Ross Downs Estates, adding significant traffic and danger for homeowners and young children in the area. Building within a 100-year flood plain that backs up to Big Bear Creek raises serious concerns about drainage and flooding for residents in the area. Removing mature trees and disturbing wildlife negatively impacts the city, especially when there is no financial necessity for Colleyville. The proposed neighborhood fails to meet the new neighborhood criteria defined in the Comprehensive Plan: only 9 of the 21 lots will meet the 20,000-square-foot lot minimum, and greenspaces are virtually nonexistent within the Concept Plan. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezone this land.

Sincerely,

Lesa Waterworth

Waterworth family
6808 Rockbrook Ct.
Colleyville, TX 76034

Schaefer *(Name)* 9-24-2022 *(Date)*

6803 Atlanta Pl *(Street Address)*

Colleyville, Tx. 76034 *(City, State, Zip)*

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

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

Dear Madam or Sir:

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

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

2. Drainage and flood plain concerns
    a. Building within a 100-year flood plain that includes Big Bear Creek endangers residents and exposes them to flooding and drainage problems.

3. Loss of greenspace concerns
    a. Removal of mature oak trees and greenspace detracts from the City of Colleyville.

4. Colleyville Comprehensive Plan concerns
    a. The proposed Wilkes Knoll neighborhood negatively impacts Ross Downs Estates;
    b. Lot sizes do not meet the minimum 20,000 square foot requirement;
    c. Very little greenspace planned for the Wilkes Knoll neighborhood.

I oppose the rezoning of 2417 Wilkes Drive from AG to PUD-R. The project detracts from the neighborhood of Ross Downs Estates, adding significant traffic and danger for homeowners and young children in the area. Building within a 100-year flood plain that backs up to Big Bear Creek raises serious concerns about drainage and flooding for residents in the area. Removing the mature trees and disturbing wildlife negatively impacts the city, especially when there is no financial necessity for Colleyville. The proposed neighborhood fails to meet the new neighborhood criteria defined in the Comprehensive Plan: only 9 of the 21 lots will meet the 20,000 square foot lot minimum, and greenspaces are virtually nonexistent within the Concept Plan. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

John W. Schaefer
*Signature*

Judith A. Schaefer
*Signature*

# 09_13_22_Letter of Opposition_ZC22-036

**(Name)** Don and Tracy Dunn

**(Date)** Saturday, September 17, 2022

**Address** 6915 Meade Drive
Collwyville TX 76034

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com
Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R, Previously Known as Case ZC22-029
I am writing to express my opposition to the request to rezone the 12-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

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

I oppose the rezoning of 2417 Wilkes Drive from AG to PUD-R. The project detracts from the neighborhood of Ross Downs Estates, adding significant traffic and danger for homeowners and young children in the area. Building within a 100-year flood plain that backs up to Big Bear Creek raises serious concerns about drainage and flooding for residents in the area. Removing mature trees and disturbing wildlife negatively impacts the city, especially when there is no financial necessity for Colleyville. The proposed neighborhood fails to meet the new neighborhood criteria defined in the Comprehensive Plan: only 9 of the 21 lots will meet the 20,000-square-foot lot minimum, and greenspaces are virtually nonexistent within the Concept Plan. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezone this land.
Sincerely,



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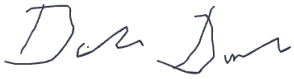

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# 09_13_22_Letter of Opposition_ZC22-036

**(Name)** David Hays

**(Date)** Wednesday, September 21, 2022

**Address** 6208 connie ln
Colleyville

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com
Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R, Previously Known as Case ZC22-029
I am writing to express my opposition to the request to rezone the 12-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

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

I oppose the rezoning of 2417 Wilkes Drive from AG to PUD-R. The project detracts from the neighborhood of Ross Downs Estates, adding significant traffic and danger for homeowners and young children in the area. Building within a 100-year flood plain that backs up to Big Bear Creek raises serious concerns about drainage and flooding for residents in the area. Removing mature trees and disturbing wildlife negatively impacts the city, especially when there is no financial necessity for Colleyville. The proposed neighborhood fails to meet the new neighborhood criteria defined in the Comprehensive Plan: only 9 of the 21 lots will meet the 20,000-square-foot lot minimum, and greenspaces are virtually nonexistent within the Concept Plan. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezone this land.
Sincerely,



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# 09_13_22_Letter of Opposition_ZC22-036

| | |
|---|---|
| **(Name)** | Alison Roberts |
| **(Date)** | Sunday, September 18, 2022 |
| **Address** | 2302 Woodmoor ln<br>Colleyville, tx, 76034 |

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com
Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R, Previously Known as Case ZC22-029
I am writing to express my opposition to the request to rezone the 12-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

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

I oppose the rezoning of 2417 Wilkes Drive from AG to PUD-R. The project detracts from the neighborhood of Ross Downs Estates, adding significant traffic and danger for homeowners and young children in the area. Building within a 100-year flood plain that backs up to Big Bear Creek raises serious concerns about drainage and flooding for residents in the area. Removing mature trees and disturbing wildlife negatively impacts the city, especially when there is no financial necessity for Colleyville. The proposed neighborhood fails to meet the new neighborhood criteria defined in the Comprehensive Plan: only 9 of the 21 lots will meet the 20,000-square-foot lot minimum, and greenspaces are virtually nonexistent within the Concept Plan. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezone this land.
Sincerely,


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**Signature**

**Signature**

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# 09_13_22_Letter of Opposition_ZC22-036

**(Name)** Jennifer Bohannon

**(Date)** Tuesday, September 20, 2022

**Address** 6605 Atlanta Drive
76034

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com
Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R, Previously Known as Case ZC22-029
I am writing to express my opposition to the request to rezone the 12-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

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

I oppose the rezoning of 2417 Wilkes Drive from AG to PUD-R. The project detracts from the neighborhood of Ross Downs Estates, adding significant traffic and danger for homeowners and young children in the area. Building within a 100-year flood plain that backs up to Big Bear Creek raises serious concerns about drainage and flooding for residents in the area. Removing mature trees and disturbing wildlife negatively impacts the city, especially when there is no financial necessity for Colleyville. The proposed neighborhood fails to meet the new neighborhood criteria defined in the Comprehensive Plan: only 9 of the 21 lots will meet the 20,000-square-foot lot minimum, and greenspaces are virtually nonexistent within the Concept Plan. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezone this land.
Sincerely,



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# 09_13_22_Letter of Opposition_ZC22-036

**(Name)** Dori and Tim Freeman

**(Date)** Tuesday, September 20, 2022

**Address** 6706 Carriage Lane
Colleyville, TX 76034

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com
Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R, Previously Known as Case ZC22-029
I am writing to express my opposition to the request to rezone the 12-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Significant increase in traffic and safety concerns
   A. Increased traffic is a nuisance and reduces the enjoyment of property;
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   C. Increased traffic on Pool Road impacts Glenhope Elementary, Cross Timbers Middle School, Grapevine High School, and nearby neighborhoods.
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   A. Building within a 100-year flood plain that includes Big Bear Creek endangers residents and exposes them to flooding and drainage problems.
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   A. Removal of mature oak trees and green space detracts from the City of Colleyville.
4. Colleyville Comprehensive Plan concerns
   A. The proposed Wilkes Knoll neighborhood negatively impacts Ross Downs Estates;
   B. Lot sizes do not meet the minimum 20,000 square foot requirement;
   C. Very little greenspace is planned for the Wilkes Knoll neighborhood.

I oppose the rezoning of 2417 Wilkes Drive from AG to PUD-R. The project detracts from the neighborhood of Ross Downs Estates, adding significant traffic and danger for homeowners and young children in the area. Building within a 100-year flood plain that backs up to Big Bear Creek raises serious concerns about drainage and flooding for residents in the area. Removing mature trees and disturbing wildlife negatively impacts the city, especially when there is no financial necessity for Colleyville. The proposed neighborhood fails to meet the new neighborhood criteria defined in the Comprehensive Plan: only 9 of the 21 lots will meet the 20,000-square-foot lot minimum, and greenspaces are virtually nonexistent within the Concept Plan. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezone this land.
Sincerely,



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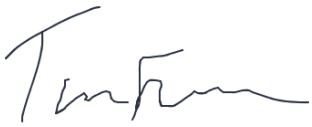
**Signature**





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# 09_13_22_Letter of Opposition_ZC22-036

| | |
|---|---|
| **(Name)** | Anne-Marie Apaliski |
| **(Date)** | Saturday, September 17, 2022 |
| **Address** | 2003 Reynolds Drive, Colleyville TX<br>Colleyville |

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com
Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R, Previously Known as Case ZC22-029
I am writing to express my opposition to the request to rezone the 12-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

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   A. Increased traffic is a nuisance and reduces the enjoyment of property;
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   A. Building within a 100-year flood plain that includes Big Bear Creek endangers residents and exposes them to flooding and drainage problems.
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   A. Removal of mature oak trees and green space detracts from the City of Colleyville.
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   A. The proposed Wilkes Knoll neighborhood negatively impacts Ross Downs Estates;
   B. Lot sizes do not meet the minimum 20,000 square foot requirement;
   C. Very little greenspace is planned for the Wilkes Knoll neighborhood.

I oppose the rezoning of 2417 Wilkes Drive from AG to PUD-R. The project detracts from the neighborhood of Ross Downs Estates, adding significant traffic and danger for homeowners and young children in the area. Building within a 100-year flood plain that backs up to Big Bear Creek raises serious concerns about drainage and flooding for residents in the area. Removing mature trees and disturbing wildlife negatively impacts the city, especially when there is no financial necessity for Colleyville. The proposed neighborhood fails to meet the new neighborhood criteria defined in the Comprehensive Plan: only 9 of the 21 lots will meet the 20,000-square-foot lot minimum, and greenspaces are virtually nonexistent within the Concept Plan. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezone this land.
Sincerely,


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Thursday, September 22, 2022

# 09_13_22_Letter of Opposition_ZC22-036

**(Name)** Brian Edwards

**(Date)** Thursday, September 22, 2022

**Address** 2401 Twelve Oaks Ln.
Colleyville, TX 76034

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com
Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R, Previously Known as Case ZC22-029
I am writing to express my opposition to the request to rezone the 12-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

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

I oppose the rezoning of 2417 Wilkes Drive from AG to PUD-R. The project detracts from the neighborhood of Ross Downs Estates, adding significant traffic and danger for homeowners and young children in the area. Building within a 100-year flood plain that backs up to Big Bear Creek raises serious concerns about drainage and flooding for residents in the area. Removing mature trees and disturbing wildlife negatively impacts the city, especially when there is no financial necessity for Colleyville. The proposed neighborhood fails to meet the new neighborhood criteria defined in the Comprehensive Plan: only 9 of the 21 lots will meet the 20,000-square-foot lot minimum, and greenspaces are virtually nonexistent within the Concept Plan. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezone this land.
Sincerely,


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# 09_13_22_Letter of Opposition_ZC22-036

| | |
|---|---|
| **(Name)** | Pedro Montemayor |
| **(Date)** | Tuesday, September 20, 2022 |
| **Address** | 6609 Kennedy Drive<br>Colleyville, TX, 76034 |

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com
Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R, Previously Known as Case ZC22-029
I am writing to express my opposition to the request to rezone the 12-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

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

I oppose the rezoning of 2417 Wilkes Drive from AG to PUD-R. The project detracts from the neighborhood of Ross Downs Estates, adding significant traffic and danger for homeowners and young children in the area. Building within a 100-year flood plain that backs up to Big Bear Creek raises serious concerns about drainage and flooding for residents in the area. Removing mature trees and disturbing wildlife negatively impacts the city, especially when there is no financial necessity for Colleyville. The proposed neighborhood fails to meet the new neighborhood criteria defined in the Comprehensive Plan: only 9 of the 21 lots will meet the 20,000-square-foot lot minimum, and greenspaces are virtually nonexistent within the Concept Plan. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezone this land.
Sincerely,


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# 09_13_22_Letter of Opposition_ZC22-036

**(Name)** Colleen Scanland

**(Date)** Monday, September 19, 2022

**Address** 2008 Frances Dr
Colleyville Tx 76034

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com
Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R, Previously Known as Case ZC22-029
I am writing to express my opposition to the request to rezone the 12-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

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

I oppose the rezoning of 2417 Wilkes Drive from AG to PUD-R. The project detracts from the neighborhood of Ross Downs Estates, adding significant traffic and danger for homeowners and young children in the area. Building within a 100-year flood plain that backs up to Big Bear Creek raises serious concerns about drainage and flooding for residents in the area. Removing mature trees and disturbing wildlife negatively impacts the city, especially when there is no financial necessity for Colleyville. The proposed neighborhood fails to meet the new neighborhood criteria defined in the Comprehensive Plan: only 9 of the 21 lots will meet the 20,000-square-foot lot minimum, and greenspaces are virtually nonexistent within the Concept Plan. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezone this land.
Sincerely,



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

September 26, 2022

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

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

Dear Mr. Bryner:

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

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

2. Drainage and flood plain concerns
   a. Building within a 100-year flood plain that includes Big Bear Creek endangers residents and exposes them to flooding and drainage problems.

3. Loss of greenspace concerns
   a. Removal of mature oak trees and greenspace detracts from the City of Colleyville.

4. Colleyville Comprehensive Plan concerns
   a. The proposed Wilkes Knoll neighborhood negatively impacts Ross Downs Estates;
   b. Lot sizes do not meet the minimum 20,000 square foot requirement;
   c. Very little greenspace planned for the Wilkes Knoll neighborhood.

I oppose the rezoning of 2417 Wilkes Drive from AG to PUD-R. The project detracts from the neighborhood of Ross Downs Estates, adding significant traffic and danger for homeowners and young children in the area. Building within a 100-year flood plain that backs up to Big Bear Creek raises serious concerns about drainage and flooding for residents in the area. Removing the mature trees and disturbing wildlife negatively impacts the city, especially when there is no financial necessity for Colleyville. The proposed neighborhood fails to meet the new neighborhood criteria defined in the Comprehensive Plan: only 9 of the 21 lots will meet the 20,000 square foot lot minimum, and greenspaces are virtually nonexistent within the Concept Plan. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

Shelley Hennessee & Filippo Ricchiardone

Shelley Hennessee and Filippo Ricchiardone

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

Colleyville, TX 76034 (City, State, Zip)

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

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

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

Dear Madam or Sir:

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

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

2. Drainage and flood plain concerns
    a. Building within a 100-year flood plain that includes Big Bear Creek endangers residents and exposes them to flooding and drainage problems.

3. Loss of greenspace concerns
    a. Removal of mature oak trees and greenspace detracts from the City of Colleyville.

4. Colleyville Comprehensive Plan concerns
    a. The proposed Wilkes Knoll neighborhood negatively impacts Ross Downs Estates;
    b. Lot sizes do not meet the minimum 20,000 square foot requirement;
    c. Very little greenspace planned for the Wilkes Knoll neighborhood.

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

Sincerely,

*Signature*

*Signature*

# 09_13_22_Letter of Opposition_ZC22-036

**(Name)** Salvatore and Sharon DeLuca

**(Date)** Wednesday, September 28, 2022

**Address** 2404 Wilkes Drive

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

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

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

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   A. Building within a 100-year flood plain that includes Big Bear Creek endangers residents and exposes them to flooding and drainage problems.
3. Loss of greenspace concerns
   A. Removal of mature oak trees and green space detracts from the City of Colleyville.
4. Colleyville Comprehensive Plan concerns
   A. The proposed Wilkes Knoll neighborhood negatively impacts Ross Downs Estates;
   B. Lot sizes do not meet the minimum 20,000 square foot requirement;
   C. Very little greenspace is planned for the Wilkes Knoll neighborhood.

I oppose the rezoning of 2417 Wilkes Drive from AG to PUD-R. The project detracts from the neighborhood of Ross Downs Estates, adding significant traffic and danger for homeowners and young children in the area. Building within a 100-year flood plain that backs up to Big Bear Creek raises serious concerns about drainage and flooding for residents in the area. Removing mature trees and disturbing wildlife negatively impacts the city, especially when there is no financial necessity for Colleyville. The proposed neighborhood fails to meet the new neighborhood criteria defined in the Comprehensive Plan: only 9 of the 21 lots will meet the 20,000-square-foot lot minimum, and greenspaces are virtually nonexistent within the Concept Plan. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezone this land.

Sincerely,

Salvatore J DeLuca

Sharon DeLuca

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# 09_13_22_Letter of Opposition_ZC22-036

**(Name)** Bryce & Ashley Stone

**(Date)** Monday, September 26, 2022

**Address** 6802 Rockbrook Ct
Colleyville

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com
Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R, Previously Known as Case ZC22-029
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   A. Building within a 100-year flood plain that includes Big Bear Creek endangers residents and exposes them to flooding and drainage problems.
3. Loss of greenspace concerns
   A. Removal of mature oak trees and green space detracts from the City of Colleyville.
4. Colleyville Comprehensive Plan concerns
   A. The proposed Wilkes Knoll neighborhood negatively impacts Ross Downs Estates;
   B. Lot sizes do not meet the minimum 20,000 square foot requirement;
   C. Very little greenspace is planned for the Wilkes Knoll neighborhood.

I oppose the rezoning of 2417 Wilkes Drive from AG to PUD-R. The project detracts from the neighborhood of Ross Downs Estates, adding significant traffic and danger for homeowners and young children in the area. Building within a 100-year flood plain that backs up to Big Bear Creek raises serious concerns about drainage and flooding for residents in the area. Removing mature trees and disturbing wildlife negatively impacts the city, especially when there is no financial necessity for Colleyville. The proposed neighborhood fails to meet the new neighborhood criteria defined in the Comprehensive Plan: only 9 of the 21 lots will meet the 20,000-square-foot lot minimum, and greenspaces are virtually nonexistent within the Concept Plan. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezone this land.
Sincerely,



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Tuesday, September 27, 2022

# 09_13_22_Letter of Opposition_ZC22-036

| | |
|---|---|
| **(Name)** | Brian Stewart |
| **(Date)** | Tuesday, September 27, 2022 |
| **Address** | 2502 Twelve Oaks Lane<br>Colleyville, TX 76034 |

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com
Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R, Previously Known as Case ZC22-029
I am writing to express my opposition to the request to rezone the 12-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Significant increase in traffic and safety concerns
   A. Increased traffic is a nuisance and reduces the enjoyment of property;
   B. Young children walking and biking to school are at risk with an increase in traffic;
   C. Increased traffic on Pool Road impacts Glenhope Elementary, Cross Timbers Middle School, Grapevine High School, and nearby neighborhoods.
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   A. Removal of mature oak trees and green space detracts from the City of Colleyville.
4. Colleyville Comprehensive Plan concerns
   A. The proposed Wilkes Knoll neighborhood negatively impacts Ross Downs Estates;
   B. Lot sizes do not meet the minimum 20,000 square foot requirement;
   C. Very little greenspace is planned for the Wilkes Knoll neighborhood.

I oppose the rezoning of 2417 Wilkes Drive from AG to PUD-R. The project detracts from the neighborhood of Ross Downs Estates, adding significant traffic and danger for homeowners and young children in the area. Building within a 100-year flood plain that backs up to Big Bear Creek raises serious concerns about drainage and flooding for residents in the area. Removing mature trees and disturbing wildlife negatively impacts the city, especially when there is no financial necessity for Colleyville. The proposed neighborhood fails to meet the new neighborhood criteria defined in the Comprehensive Plan: only 9 of the 21 lots will meet the 20,000-square-foot lot minimum, and greenspaces are virtually nonexistent within the Concept Plan. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezone this land.
Sincerely,


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Friday, September 30, 2022

# 09_13_22_Letter of Opposition_ZC22-036

**(Name)** Charles C. Anderson

**(Date)** Friday, September 30, 2022

**Address** 2414 Wilkes Dr.
76034

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com
Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R, Previously Known as Case ZC22-029
I am writing to express my opposition to the request to rezone the 12-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

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

I oppose the rezoning of 2417 Wilkes Drive from AG to PUD-R. The project detracts from the neighborhood of Ross Downs Estates, adding significant traffic and danger for homeowners and young children in the area. Building within a 100-year flood plain that backs up to Big Bear Creek raises serious concerns about drainage and flooding for residents in the area. Removing mature trees and disturbing wildlife negatively impacts the city, especially when there is no financial necessity for Colleyville. The proposed neighborhood fails to meet the new neighborhood criteria defined in the Comprehensive Plan: only 9 of the 21 lots will meet the 20,000-square-foot lot minimum, and greenspaces are virtually nonexistent within the Concept Plan. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezone this land.
Sincerely,

**Signature**

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## Dakari Hill

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

---

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

City Council and Planning and Zoning,

As a 20+ year resident of Colleyville at 2414 Wilkes Drive, my property adjoins the proposed "Wilkes Knoll" development. Lot #1 specifically, based on current plans submitted.

**I am vehemently opposed to this development. Neighbors I've spoken with agree.**

My concerns:

- **I bought my property in 2001 specifically because the acreage adjoining the eastern property border was zoned agriculture. The original home owner I purchased from, a life long realtor, an expert, chose to build it next to property zoned agriculture..... for a reason.**
- **SAFETY: this neighborhood and street, including Pool Rd weren't planned for additional density of 21 houses, their families and their many vehicles. I have 2 daughters, in addition to many other children residing in the neighborhood; additional traffic = additional potential safety issues.**

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

- **ENVIRONMENTAL: creating a massive amount of NON PERMEABLE SURFACE with run off adding to potential pollution in Big Bear Creek, just a few feet away. No mitigation efforts can completely control and prevent all run off into that body of water.**

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

- **Colleyville home inventory currently per Realtor.com; well over 100 houses are currently on the market. We don't need 21 more!**
- **City Resources, essential services will be negatively affected by 21 additional homes/families/visitors.**
- **Easements: if zoning *is changed,* lot #1 needs to be a landscape easement = green space.**
- **Green space: the residents of Colleyville would benefit from more green space, not less. This property has 150 - 200 year old oak trees. A developer planting a few 4"- 6" caliper size trees in their place would be short changing Colleyville's citizens who benefit from the original flora and fauna, nature, that is becoming rarer and rarer.....in our town.**

**SUGGESTION:** Conservation funding option; Federal, State, local or private that could purchase the property to preserve as a nature refuge. Located next to Big Bear Creek, it is a habitat for a large variety of birds and mammals and flora. Over the years, I have witnessed on the proposed development property, foxes, coyotes, raccoons, armadillos, possums, snakes, owls, hawks, egrets and most recently a mother bobcat raising three cubs. Additionally, a mountain lion has been seen here in the past 12 months by original property development owner Joan Losey.

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

**CONSIDER:**

- **Whats the advantage?** (aside from the obvious of more tax dollars - a questionable need, given the creative multi disbursements of our tax dollars back to residents in the form of City of Colleyville gift cards)

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

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

Based on the reasons sited, there is **no valid reason to change the zoning from its current agricultural status.**

I understand the property owner wants to make money, but it should not be at the expense of the City of Colleyville and it's citizens. I am hopeful that the Council and P & Z are not just a "rubber stamp" for the developer, but rather carefully and legitimately evaluates the concerns raised in this letter as well as those expressed by others in the neighborhood.

Respectfully,

Charles C. Anderson

[redacted]

cell: 817-235-9607

Tuesday, September 27, 2022

# 09_13_22_Letter of Opposition_ZC22-036

**(Name)** GUY WILLINGHAM

**(Date)** Monday, April 4, 1955

**Address** 6808 Kennedy Dr
Colleyville

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com
Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R, Previously Known as Case ZC22-029
I am writing to express my opposition to the request to rezone the 12-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

1. Significant increase in traffic and safety concerns
   A. Increased traffic is a nuisance and reduces the enjoyment of property;
   B. Young children walking and biking to school are at risk with an increase in traffic;
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   A. Removal of mature oak trees and green space detracts from the City of Colleyville.
4. Colleyville Comprehensive Plan concerns
   A. The proposed Wilkes Knoll neighborhood negatively impacts Ross Downs Estates;
   B. Lot sizes do not meet the minimum 20,000 square foot requirement;
   C. Very little greenspace is planned for the Wilkes Knoll neighborhood.

I oppose the rezoning of 2417 Wilkes Drive from AG to PUD-R. The project detracts from the neighborhood of Ross Downs Estates, adding significant traffic and danger for homeowners and young children in the area. Building within a 100-year flood plain that backs up to Big Bear Creek raises serious concerns about drainage and flooding for residents in the area. Removing mature trees and disturbing wildlife negatively impacts the city, especially when there is no financial necessity for Colleyville. The proposed neighborhood fails to meet the new neighborhood criteria defined in the Comprehensive Plan: only 9 of the 21 lots will meet the 20,000-square-foot lot minimum, and greenspaces are virtually nonexistent within the Concept Plan. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezone this land.
Sincerely,

**Signature**

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# 09_13_22_Letter of Opposition_ZC22-036

| | |
|---|---|
| **(Name)** | Julia keeley |
| **(Date)** | Monday, September 26, 2022 |
| **Address** | 6610 Meade drive, colleyville tx 76034<br>76034 |

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com
Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R, Previously Known as Case ZC22-029
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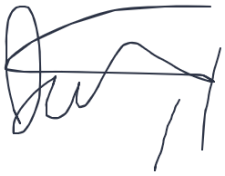
**Signature**



**Signature**

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Friday, September 30, 2022

# 09_13_22_Letter of Opposition_ZC22-036

**(Name)** June & Michael Vanzant

**(Date)** Friday, September 30, 2022

**Address** 2412 Wilkes Drive
Colleyville, TX 76034

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

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**Signature**

Create your own automated PDFs with Jotform PDF Editor- It's free

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Tuesday, September 27, 2022

# 09_13_22_Letter of Opposition_ZC22-036

**(Name)** Ramiz Kaiser

**(Date)** Tuesday, September 27, 2022

**Address** 6609 Carriage Dr
Colleyville TX 76034

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com
Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R, Previously Known as Case ZC22-029
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Sincerely,

**Signature**

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**Signature**

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Wednesday, September 28, 2022

# 09_13_22_Letter of Opposition_ZC22-036

**(Name)** Rob Williky

**(Date)** Wednesday, September 28, 2022

**Address** 2308 Wilkes Dr
Colleyville

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com
Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R, Previously Known as Case ZC22-029
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Sincerely,

**Signature**

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Friday, September 30, 2022

# 09_13_22_Letter of Opposition_ZC22-036

**(Name)** Sandra Robertson

**(Date)** Friday, September 30, 2022

**Address** 2415 Wilkes Drive
76034

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com
Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R, Previously Known as Case ZC22-029
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Sincerely,

**Signature**

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**Signature**

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Sunday, October 2, 2022

# 09_13_22_Letter of Opposition_ZC22-036

**(Name)** Dan Robinson

**(Date)** Sunday, October 2, 2022

**Address** 6802 India Court
Colleyville, TX 76034

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com
Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R, Previously Known as Case ZC22-029
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Sincerely,

**Signature**

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Victoria L. Hennigan (Name)

6804 Rockbrook Ct (Street Address)

Colleyville TX 76034 (City, State, Zip)

Oct 2, 2022 (Date)

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

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

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Sincerely,

Victoria L Hennigan

*Signature*

*Signature*

Dale and Sue Abshire *(Name)*

2606 Twelve Oaks Ln *(Street Address)*

Colleyville, Tx 76034 *(City, State, Zip)*

10-03-2022 *(Date)*

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

**Re: Letter of Opposition**
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Sincerely,

Richard Dale Abshire
*Signature*

Sue Abshire
*Signature*

Randall + Angele Richard (Name) 10/3/22 (Date)

6709 India Ct. (Street Address)

Colleyville TX 76034 (City, State, Zip)

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

**Re: Letter of Opposition**
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Sincerely,

Randall Richard
*Signature*

Angele B Richard
*Signature*

ANDREW GASKA *(Name)* 10/3/2022 *(Date)*

6801 INDIA CT *(Street Address)*

COLLEYVILLE TX 76034 *(City, State, Zip)*

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

**Re: Letter of Opposition**
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Sincerely,

*Signature*

*Signature*

Karen & Dennis Trimble (Name) 10-3-22 (Date)

6803 India Ct (Street Address)

Colleyville, TX 76034 (City, State, Zip)

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

**Re: Letter of Opposition**
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Sincerely,

Karen L Dubie
*Signature*

Dennis B. Tibbe
*Signature*

Jane Dauleris (Name) 10/3/22 (Date)

2603 Twelve Oaks Ln (Street Address)

Colleyville, TX 76034 (City, State, Zip)

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

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

Dear Madam or Sir:

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

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

2. Drainage and flood plain concerns
    a. Building within a 100-year flood plain that includes Big Bear Creek endangers residents and exposes them to flooding and drainage problems.

3. Loss of greenspace concerns
    a. Removal of mature oak trees and greenspace detracts from the City of Colleyville.

4. Colleyville Comprehensive Plan concerns
    a. The proposed Wilkes Knoll neighborhood negatively impacts Ross Downs Estates;
    b. Lot sizes do not meet the minimum 20,000 square foot requirement;
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Sincerely,

Signature

Signature

Ron & Jenifer Neal (Name) 10/3/22 (Date)

2501 Twelve Oaks Ln (Street Address)

Colleyville, TX 76034 (City, State, Zip)

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

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Sincerely,

*Signature* *Signature*

PAUL TICHACEK (Name)

10/3/22 (Date)

2403 120ACK Ln (Street Address)

Colley 76034 (City, State, Zip)

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

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Sincerely,

*Signature*

*Signature*

HENRY JORDAN (Name)

10/3/22 (Date)

2305 TWELVE OAKS LN. (Street Address)

Colleyville, TX 76034 (City, State, Zip)

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

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

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Sincerely,

*Signature* *Signature*

Jared + Angie Cowgill (Name)

10/3/22 (Date)

2600 Twelve Oaks Dr (Street Address)

Colleyville TX 76034 (City, State, Zip)

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

**Re: Letter of Opposition**
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Sincerely,

*Signature*

*Signature*

Tuesday, October 4, 2022

# 09_13_22_Letter of Opposition_ZC22-036

**(Name)** Paul Cook

**(Date)** Tuesday, October 4, 2022

**Address** 2411 Wilkes Dr
76034

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com
Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R, Previously Known as Case ZC22-029
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Sincerely,

**Signature**

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**Signature**

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

10-09-2022 (Date)

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

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

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Sincerely,

Clay P. Reed
*Signature*

Valarie L Reed
*Signature*

Monday, November 7, 2022

**(Name)** Alan Green

**(Date)** Monday, November 7, 2022

**Email**

**Address** 6513 Colleyville Blvd Ste 400
Colleyville, TX 76034

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

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

Dear Madam or Sir:

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

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


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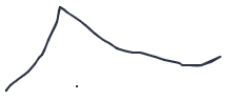
Further, additional concerns exist around the potential for erosion, run-off, and the loss of wildlife habitat that accompanies tree removal. For each of the above stated reasons, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG to PUD-R. The proposed new subdivision will require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

Sincerely,

**Signature**

**Signature**





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Monday, November 7, 2022

**(Name)** Amy Collum

**(Date)** Tuesday, February 6, 1968

**Email**

**Address** 6400 Meade
76034

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

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

Dear Madam or Sir:

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Sincerely,

**Signature**

**Signature**

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Sunday, November 6, 2022

**(Name)** Ben brittain

**(Date)** Wednesday, July 7, 1999

**Email**

**Address** 2600 Pool Rd
76051

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

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

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Sincerely,

**Signature**

**Signature**

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Saturday, November 5, 2022

**(Name)** Clint Jaynes

**(Date)** Saturday, November 5, 2022

**Email**

**Address** 201 Compton Ct.
Colleyville, TX 76034

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

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

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Sincerely,

**Signature**

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Jotform

Sunday, November 6, 2022

**(Name)** Colby Prendergast

**(Date)** Friday, April 19, 2002

**Address** 6800 Milton Dr
76034

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

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

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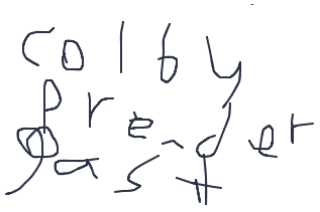
Sincerely,

**Signature**





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Monday, November 7, 2022

**(Name)** Diana Weiler

**(Date)** Monday, November 7, 2022

**Address** 2011
76034

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

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

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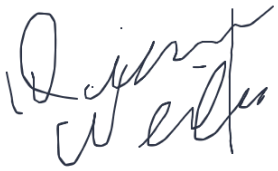



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Friday, November 4, 2022

| | |
|---|---|
| **(Name)** | Jax Fisher |
| **(Date)** | Friday, November 4, 2022 |
| **Address** | 1313 Chatsworth Ct E<br>Colleyville, Texas, 76034 |

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

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

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Sincerely,

**Signature**

**Signature**

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Sunday, November 6, 2022

**(Name)** Jeffrey Lambeth

**(Date)** Monday, November 7, 2022

**Email**

**Address** 3200 Bridle Ln
Grapevine

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

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**Signature**

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Monday, November 7, 2022

**(Name)** Jennifer Shahan

**(Date)** Monday, November 7, 2022

**Email**

**Address** 2505 Highland Dr.
Colleyville, TX 76034

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

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**Signature**

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Monday, November 7, 2022

**(Name)** Jennifer Burton

**(Date)** Monday, November 7, 2022

**Email**

**Address** 3604 Shady Brook Dr
Bedford

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

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**Signature**

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Sunday, November 6, 2022

**(Name)** Kara Rae Boswell

**(Date)** Sunday, November 6, 2022

**Email**

**Address** 2306 Wilkes Drive
76034

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

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Monday, November 7, 2022

**(Name)** Keith Nelson

**(Date)** Monday, November 7, 2022

**Email**

**Address** 5004 Auburndale Ave
Colleyville

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

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**Signature**

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Monday, November 7, 2022

**(Name)** Lisa Flamm

**(Date)** Monday, November 7, 2022

**Email**

**Address** 6805 Carriage Lane
Colleyville, Texas 76034

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

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**Signature**

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Monday, November 7, 2022

| | |
|---|---|
| **(Name)** | LISA MILLS |
| **(Date)** | Wednesday, December 1, 1965 |
| **Email** | l |
| **Address** | 4801 Stafford Drive<br>Colleyville, TX 76034 |

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

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Sincerely,

**Signature**

**Signature**

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Monday, November 7, 2022

**(Name)** Michele Sirotnak

**(Date)** Monday, November 7, 2022

**Email**

**Address** 6405 Kenshire Ct
Colleyville, TX 76034

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

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

Dear Madam or Sir:

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1. Loss of native cross timbers forest land detracts from the City of Colleyville.
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Sincerely,

**Signature**

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Sunday, November 6, 2022

**(Name)** Paul Carrocci

**(Date)** Sunday, November 6, 2022

**Address** 6613 Glenhope Circle North
Colleyville Texas 76034

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

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Sincerely,

**Signature**

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Monday, November 7, 2022

**(Name)** Pam O'Quinn

**(Date)** Monday, November 7, 2022

**Email**

**Address** 5905 Yorkshire Drive
Colleyville, Texas 76934

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

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

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Sincerely,

**Signature**

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Sunday, November 6, 2022

**(Name)** Sharon Kazi

**(Date)** Sunday, November 6, 2022

**Email**

**Address** 2308 still point ln
Colleyville tx 76034

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

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

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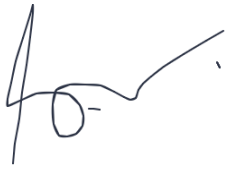



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Monday, November 7, 2022

**(Name)** Jeannie Cammack

**(Date)** Saturday, November 2, 1957

**Email**

**Address** 6507 Meade Drive
Colleyville, Texas 76034

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

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

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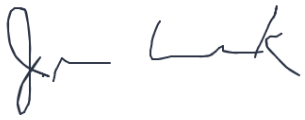
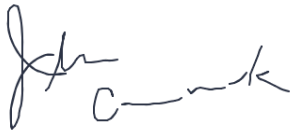
Sincerely,

**Signature**



**Signature**





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Payton Anderson *(Name)*

1113 Trinidad Drive *(Street Address)*

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

11/8/22 *(Date)*

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

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

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Sincerely,

*Signature*

*Signature*

John Bearden (Name)

11/8/22 (Date)

4717 Lakewood (Street Address)

Colleyville TX 76034 (City, State, Zip)

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

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

John Bearden

*Signature*

*Signature*

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

Nov. 8, 2022 (Date)

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

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Sincerely,

*Signature*

*Signature*

MARIA BROCK *(Name)*

Nov 8, 2022 *(Date)*

5505 OAK HILLS DR *(Street Address)*

Colleyville TX *(City, State, Zip)*

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

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Sincerely,

Maria Brock

*Signature*

*Signature*

Jennifer Brockman *(Name)* 11.8.2022 *(Date)*

404 Oak Crest Hill Dr. *(Street Address)*

Colleyville, Tx 76034 *(City, State, Zip)*

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

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

Dear Madam or Sir:

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Sincerely,

*Signature* *Signature*

John Brank *(Name)*

Nov 6, 2022 *(Date)*

6507 Atlanta Dr *(Street Address)*

Colleyville Tx 76034 *(City, State, Zip)*

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

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Sincerely,

*Signature*

*Signature*

Mark Cook *(Name)*

11-6-22 *(Date)*

6719 Carriage Ln *(Street Address)*

Colleyville, TX 76034 *(City, State, Zip)*

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

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Sincerely,

*Signature*

Mark Cook

*Signature*

DEAN FITTZ *(Name)*

11-8-2022 *(Date)*

6101 LANSFORD LN *(Street Address)*

COLLEYVILLE, TX 76034 *(City, State, Zip)*

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

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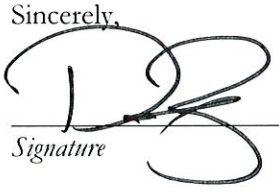

*Signature*

*Signature*

Mike Gable *(Name)* Nov 8, 2022 *(Date)*

813 Central Dr *(Street Address)*

Colleyville Tx 76034 *(City, State, Zip)*

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

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Sincerely,

*Signature*

*Signature*

Patricia
~~Melanie~~ Gubbe *(Name)*

Nov 8, 2022 *(Date)*

6412 Kingston Dr *(Street Address)*

Colleyville Tx 76034 *(City, State, Zip)*

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

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Sincerely,

Patricia Gubbe

*Signature*

*Signature*

LORNE OSSELL (Name)

11/8/2022 (Date)

105 Scarlet Ct. (Street Address)

Colleyville TX 76034 (City, State, Zip)

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

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Sincerely,

*Signature*

*Signature*

Stephen Hamrick (Name)

Nov 6 2022 (Date)

6710 Atlanta Pass (Street Address)

Colleyville, TX (City, State, Zip)
76034

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

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Sincerely,

Stephen Hamrick

*Signature*

*Signature*

Mendy Harrison *(Name)* 11.8.22 *(Date)*

3913 Allendale Ct. *(Street Address)*

Colleyville, TX 76034 *(City, State, Zip)*

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

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Sincerely,

Mendy Harrison
*Signature*

*Signature*

Bonnie & Mike Hasselle (Name)

6610 Charleston Dr (Street Address)

Colleyville, TX 76034 (City, State, Zip)

11/6/22 (Date)

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

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Sincerely,

*Signature*

Bonnie Hasselle

*Signature*

Kim Hawthorne (Name)
6902 Meade Dr (Street Address)
Colleyville TX 76034 (City, State, Zip)

11-6-22 (Date)

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

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

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Sincerely,

Kimberly Hawthorne
*Signature*

David A. Hawthorne
*Signature*

Quentin Holmes (Name)

11-6-2022 (Date)

16600 Charleston dr (Street Address)

Colleyville, TX, 7603 4 (City, State, Zip)

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

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Sincerely,

*Signature*

*Signature*

Brett Hudkins (Name)

11/6/22 (Date)

2013 Torrent Ln (Street Address)

Colleyville, TX 76034 (City, State, Zip)

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

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Sincerely,

*Signature*

*Signature*

Wade Kelley *(Name)* 11-6-22 *(Date)*

2304 Still Point Ln. *(Street Address)*

Colleyville, TX 76034 *(City, State, Zip)*

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

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Sincerely,

Wade Kelley
*Signature*

*Signature*

Carolyn Konkle *(Name)*

11-6-22 *(Date)*

6703 Carriage *(Street Address)*

Colleyville TX 76034 *(City, State, Zip)*

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

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Sincerely,

Carolyn Konkle

*Signature*

*Signature*

Eric K Leonard (Name)

11/6/22 (Date)

4145 Woodland Ct (Street Address)

Grapevine, TX 75061 (City, State, Zip)

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

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Sincerely,

*Signature*

*Signature*

Ryan Lynch *(Name)* 11-8-22 *(Date)*

304 Timberline Dr. *(Street Address)*

Colleyville, TX 76034 *(City, State, Zip)*

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

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Sincerely,

*Signature*

*Signature*

Teresa Martin *(Name)*

6908 Meade Dr *(Street Address)*

Colleyville, TX 76034 *(City, State, Zip)*

11/06/2022 *(Date)*

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

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Sincerely,

*Signature*

*Signature*

Kevin McKissick *(Name)*

6911 Wandering Way *(Street Address)*

Colleyville TX 76034 *(City, State, Zip)*

11/6/2022 *(Date)*

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

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Sincerely,

*Signature*

*Signature*

OLLIE MEYERS *(Name)*

NOVEMBER 8, 2022 *(Date)*

2908 HICKORY HILL LN *(Street Address)*

COLLEYVILLE, TX 76034 *(City, State, Zip)*

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

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Sincerely,

*Signature*

*Signature*

Tim Neuman (Name)

6906 Wandering Way (Street Address)

Colleyville, Tx 76034 (City, State, Zip)

11-6-22 (Date)

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

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

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Sincerely,

*Signature*

11/6/22

*Signature*

Gabor Krosen (Name)

11-6-22 (Date)

680 N Kennedy Dr (Street Address)

Colleyville (City, State, Zip)

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

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Sincerely,

*Signature*

*Signature*

Abdul Rasheed *(Name)*

Nov. 6, 2022 *(Date)*

6604 Atlanta Dr *(Street Address)*

Colleyville, Tx 76034 *(City, State, Zip)*

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

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Sincerely,

*Signature*

*Signature*

Dallas Setser *(Name)* 11-8-22 *(Date)*

5406 Sycamore Ct *(Street Address)*

Colleyville, TX 76034 *(City, State, Zip)*

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

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Sincerely,

*Signature*

*Signature*

CHRIS Sims *(Name)*

8 Nov 22 *(Date)*

604 Green Meadow ST N *(Street Address)*

Colleyville TX 76034 *(City, State, Zip)*

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

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Sincerely,

*Signature*

*Signature*

Joel Stanley *(Name)*

11/8/22 *(Date)*

1609 Douglas Ave *(Street Address)*

Colleyville TX 76034 *(City, State, Zip)*

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

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Sincerely,

*Signature*

*Signature*

Sharon Stufflebeam (Name)

11/06/2022 (Date)

2200 Highland Meadows Dr (Street Address)

Colleyville TX 76034 (City, State, Zip)

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

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Sincerely,

*Signature*

*Signature*

Sean Teeter (Name)

11/8/22 (Date)

101 Valleyview N. (Street Address)

Colleyville TX 76034 (City, State, Zip)

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

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Sincerely,

*Signature*

*Signature*

Cynthia Valenti *(Name)*

1609 Cheek Sparger Rd *(Street Address)*

Colleyville, Tx 76034 *(City, State, Zip)*

11/8/22 *(Date)*

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

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Sincerely,

C Valenti

*Signature*

*Signature*

Regina Warner *(Name)*

11-8-22 *(Date)*

704 Field Street *(Street Address)*

Colleyville, TX 76034 *(City, State, Zip)*

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

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Sincerely,

Regina Warner 11/8/2022

*Signature*

*Signature*

PAULA WELCH (Name)
404 OAK CREST HILL DR (Street Address)
COLLEYVILLE, TX 76034 (City, State, Zip)

11-8-22 (Date)

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

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

Dear Madam or Sir:

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   a. Citizens of our area enjoy the city's country charm, exemplified by its mature trees.
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Sincerely,

Paula J Welch
*Signature*

*Signature*

Judy Williams *(Name)*

11-6-22 *(Date)*

2305 Still Point Ln. *(Street Address)*

Colleyville, Tx. 76034 *(City, State, Zip)*

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

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Sincerely,

Judy Williams

*Signature*

*Signature*

Xin Yan *(Name)*

11/06/2022 *(Date)*

6508 Connie Ln. *(Street Address)*

Colleyville *(City, State, Zip)*

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

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Sincerely,

Xin Yan

*Signature*

*Signature*

Monday, November 7, 2022

**(Name)** Abby Sandy

**(Date)** Monday, November 7, 2022

**Email**

**Address** 3023 Creekview Drive
Grapevine, TX 76051

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

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Sincerely,

**Signature**

**Signature**

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Monday, November 7, 2022

**(Name)** Bridget Moore

**(Date)** Monday, November 7, 2022

**Email**

**Address** 4500 Shadycreek Lane
Colleyville, TX, 76034

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

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Sincerely,

**Signature**

**Signature**

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Monday, November 7, 2022

**(Name)** Brenda Anthony

**(Date)** Monday, November 7, 2022

**Email**

**Address** 2503 Heather Glenn Ct
Colleyville, TX 76034

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

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Sincerely,

**Signature**

**Signature**



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Monday, November 7, 2022

**(Name)** Cody Conover

**(Date)** Monday, November 7, 2022

**Email**

**Address** 404 Vintage Ct
76034

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

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Monday, November 7, 2022

**(Name)** Damita Jo Sangermano

**(Date)** Monday, November 7, 2022

**Email**

**Address** 3043 Creekview Drive
Grapevine, TX. 76051

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

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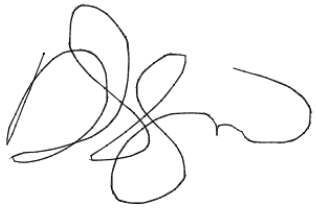



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Monday, November 7, 2022

**(Name)** Debbie Roach

**(Date)** Monday, November 7, 2022

**Email**

**Address** 6505 Meade Dr.
Colleyville

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

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Sincerely,

**Signature**

**Signature**

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Monday, November 7, 2022

**(Name)** Diane cauwels

**(Date)** Monday, November 7, 2022

**Address** 3035 Creekview Dr
Grapevine, Tx 76051

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

**Signature**

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Monday, November 7, 2022

**(Name)** Eric Weiler

**(Date)** Monday, November 7, 2022

**Email**

**Address** 2011 Frances Dr
Colleyville TX 76034

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

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

Dear Madam or Sir:

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

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**Signature**

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Monday, November 7, 2022

**(Name)** Heidi Farinella

**(Date)** Monday, November 7, 2022

**Email**

**Address** 6602 Beddo Ct.
Colleyville, TX 76034

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

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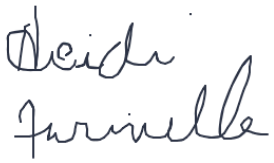



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Monday, November 7, 2022

**(Name)** Jon Griffin

**(Date)** Monday, November 7, 2022

**Email**

**Address** 3057 Creekview Dr
76051

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

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

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Sincerely,

**Signature**

**Signature**

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Monday, November 7, 2022

**(Name)** Nancy Duncan

**(Date)** Thursday, September 20, 1956

**Email**

**Address** 2868 Placid Circle
Grapevine, TX 76051

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

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Sincerely,

**Signature**

**Signature**

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Monday, November 7, 2022

**(Name)** Shari Moore

**(Date)** Monday, November 7, 2022

**Email**

**Address** 3059 Creekview Dr
Grapevine, TX. 76051

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

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Sincerely,

**Signature**

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William Thompson *(Name)*

October 4, 2022 *(Date)*

2409 Twin Oaks Cv *(Street Address)*

Colleyville, Tx 76034 *(City, State, Zip)*

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

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

Dear Madam or Sir:

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

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

2. Drainage and flood plain concerns
    a. Building within a 100-year flood plain that includes Big Bear Creek endangers residents and exposes them to flooding and drainage problems.

3. Loss of greenspace concerns
    a. Removal of mature oak trees and greenspace detracts from the City of Colleyville.

4. Colleyville Comprehensive Plan concerns
    a. The proposed Wilkes Knoll neighborhood negatively impacts Ross Downs Estates;
    b. Lot sizes do not meet the minimum 20,000 square foot requirement;
    c. Very little greenspace planned for the Wilkes Knoll neighborhood.

I oppose the rezoning of 2417 Wilkes Drive from AG to PUD-R. The project detracts from the neighborhood of Ross Downs Estates, adding significant traffic and danger for homeowners and young children in the area. Building within a 100-year flood plain that backs up to Big Bear Creek raises serious concerns about drainage and flooding for residents in the area. Removing the mature trees and disturbing wildlife negatively impacts the city, especially when there is no financial necessity for Colleyville. The proposed neighborhood fails to meet the new neighborhood criteria defined in the Comprehensive Plan: only 9 of the 21 lots will meet the 20,000 square foot lot minimum, and greenspaces are virtually nonexistent within the Concept Plan. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezoning of this land.

Sincerely,

William Thompson
*Signature*

*Signature*

Tuesday, November 8, 2022

**(Name)** Matthew Martin

**(Date)** Tuesday, November 8, 2022

**Email**

**Address** 6503 emerald dr
Colleyville, TX 76034

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

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

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Sincerely,

**Signature**

**Signature**

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Tuesday, November 8, 2022

**(Name)** heidi gerhardt

**(Date)** Tuesday, November 8, 2022

**Email**

**Address** 3609 Briarbrook Court
76034

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

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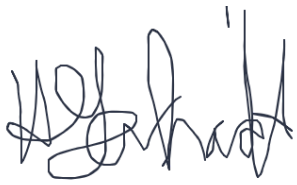

**Signature**

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Tuesday, November 8, 2022

**(Name)** STEPHEN YOUNG

**(Date)** Tuesday, November 8, 2022

**Email**

**Address** 2706 RED OAK CT W
COLLEYVILLE

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

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

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

Sincerely,

**Signature**

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Tuesday, November 8, 2022

**(Name)** Amy N Adams

**(Date)** Tuesday, November 8, 2022

**Email**

**Address** 5409 Rustic Trail
Colleyville, TX 76034

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

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

Dear Madam or Sir:

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

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



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

Sincerely,

**Signature**

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# Letter of Opposition_ZC22-036

**(Name)** Katherine Anthony

**(Date)** Wednesday, November 9, 2022

**Address** 6781 Camino Rio
Irving, TX, 75039

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com
Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R, Previously Known as Case ZC22-029
I am writing to express my opposition to the request to rezone the 12-acre lot located at 2417 Wilkes Drive, Colleyville, Texas 76034 from agricultural to residential for the following reasons:

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

I oppose the rezoning of 2417 Wilkes Drive from AG to PUD-R. The project detracts from the neighborhood of Ross Downs Estates, adding significant traffic and danger for homeowners and young children in the area. Building within a 100-year flood plain that backs up to Big Bear Creek raises serious concerns about drainage and flooding for residents in the area. Removing mature trees and disturbing wildlife negatively impacts the city, especially when there is no financial necessity for Colleyville. The proposed neighborhood fails to meet the new neighborhood criteria defined in the Comprehensive Plan: only 9 of the 21 lots will meet the 20,000-square-foot lot minimum, and greenspaces are virtually nonexistent within the Concept Plan. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezone this land.
Sincerely,



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**Signature**

**Signature**

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# Letter of Opposition_ZC22-036

| | |
|---|---|
| **(Name)** | Angelina & Hung Nguyen |
| **(Date)** | Wednesday, November 9, 2022 |
| **Address** | 2501 Heather Glenn Ct<br>76034 |

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com
Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R, Previously Known as Case ZC22-029
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   A. The proposed Wilkes Knoll neighborhood negatively impacts Ross Downs Estates;
   B. Lot sizes do not meet the minimum 20,000 square foot requirement;
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I oppose the rezoning of 2417 Wilkes Drive from AG to PUD-R. The project detracts from the neighborhood of Ross Downs Estates, adding significant traffic and danger for homeowners and young children in the area. Building within a 100-year flood plain that backs up to Big Bear Creek raises serious concerns about drainage and flooding for residents in the area. Removing mature trees and disturbing wildlife negatively impacts the city, especially when there is no financial necessity for Colleyville. The proposed neighborhood fails to meet the new neighborhood criteria defined in the Comprehensive Plan: only 9 of the 21 lots will meet the 20,000-square-foot lot minimum, and greenspaces are virtually nonexistent within the Concept Plan. For these reasons, the Planning and Zoning Commission and the Colleyville City Council should vote no to rezone this land.
Sincerely,



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**Signature**

**Signature**

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Wednesday, November 9, 2022

# Letter of Opposition_ZC22-036

| | |
|---|---|
| **(Name)** | Jody Hassemer |
| **(Date)** | Wednesday, November 9, 2022 |
| **Address** | 4500 Stafford drive<br>Colleyville, Tx 76034 |

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com
Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R, Previously Known as Case ZC22-029
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Sincerely,


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**Signature**

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# Letter of Opposition_ZC22-036

**(Name)** Andrew Stevens

**(Date)** Wednesday, November 9, 2022

**Address** 1809 Arthur Dr
76034

Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034
bbryner@colleyville.com
Letter of Opposition Zoning Case ZC22-036, Request to Rezone 2417 Wilkes Drive From AG to PUD-R, Previously Known as Case ZC22-029
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Sincerely,



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**Signature**

**Signature**

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Emily Akins *(Name)* 11-8-22 *(Date)*

5416 Rustic Trl. *(Street Address)*

Colleyville, Tx 76034 *(City, State, Zip)*

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

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

Dear Madam or Sir:

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

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   b. 910 of these trees are "protected" species of trees, including pine, oak, post oak, blackjack oak, elm, and cedar.
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   a. Citizens of our area enjoy the city's country charm, exemplified by its mature trees.
   b. Pool Road is a main thoroughfare for residents of the area. This property, therefore, has high visibility.

3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville's Land Development Code.

4. Denying the developer's request to rezone does not prevent enjoyment or use of the land. As it is currently zoned, the developer may build 4 homes.

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

Sincerely,

*Signature* *Signature*

Kaye Burke (Name)

11/8/22 (Date)

4325 Martin Pkwy (Street Address)

Colleyville, TX 76034 (City, State, Zip)

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

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

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Sincerely,

Kaye Burke
*Signature*

*Signature*

Tricia Carrasco *(Name)*

5066 Blackjack Oak Dr *(Street Address)*

Colleyville Tx 76034 *(City, State, Zip)*

08 Nov. 2022 *(Date)*

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

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

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Sincerely,

*Signature*

*Signature*

Bill Carson *(Name)* 11-8-22 *(Date)*

2703 Cottonwood *(Street Address)*

Colleyville TX *(City, State, Zip)*

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

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

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Sincerely,

Will H Carson

*Signature*

*Signature*

Ali Cherek (Name)

11·8·22 (Date)

4906 Evesham Ct (Street Address)

Colleyville, TX 76034 (City, State, Zip)

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

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

ACherek

*Signature*

*Signature*

Gerrent Goldsberry (Name)

6 Nov 2022 (Date)

209 N. Wood St. (Street Address)

Colleyville, TX 76034 (City, State, Zip)

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

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

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Sincerely,

*Signature*

*Signature*

James P Gregg (Name)
590 S Dublin Rd (Street Address)
Colleyville TX (City, State, Zip)

11/8/22 (Date)

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

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

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Sincerely,

*Signature*

*Signature*

Erin Hawke *(Name)*

11/8/2022 *(Date)*

4609 Westbury Dr. *(Street Address)*

Colleyville TX 76034 *(City, State, Zip)*

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

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Sincerely,

*Signature*

*Signature*

Donna Hawkins *(Name)*

11/8/22 *(Date)*

7201 Walden Ct. *(Street Address)*

Colleyville TX 76034 *(City, State, Zip)*

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

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*Signature*

*Signature*

Kari Heppenstall *(Name)*
5701 Mohair Ct *(Street Address)*
Colleyville, TX 76034 *(City, State, Zip)*

11/8/2022 *(Date)*

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

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Sincerely,

Kari Heppenstall
*Signature*

*Signature*

MM HOVSEPIAN (Name)

15/08/22 (Date)

1609 Durham Dr (Street Address)

Colleyville TX 76034 (City, State, Zip)

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

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Sincerely,

MM Hovsepian
*Signature*

Donna Hovsepian
*Signature*

Jennifer Johnson *(Name)* 11-8-22 *(Date)*

203 Colden Ct *(Street Address)*

CV 76034 *(City, State, Zip)*

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

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Sincerely,

Jennifer Johnson
*Signature*

*Signature*

Robert Kopp *(Name)*

Nov. 8, 2022 *(Date)*

4705 Montrose Park Ln *(Street Address)*

Colleyville, TX 76034 *(City, State, Zip)*

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

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Sincerely,

*Signature*

*Signature*

Wendy Long *(Name)*

4905 W. Jim Mitchell Trail *(Street Address)*

Colleyville TX 76034 *(City, State, Zip)*

11/8/2022 *(Date)*

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

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Wendy Long

*Signature*

*Signature*

Carmen Mask *(Name)*

Nov 8. 2022 *(Date)*

4111 Paddington Ln *(Street Address)*

Colleyville Tx 76034 *(City, State, Zip)*

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

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Sincerely,

Carmen Mask

*Signature*

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*Signature*

Kristin McLaughlin *(Name)*

5002 Summerbrook Dr. *(Street Address)*

Colleyville, TX 76034 *(City, State, Zip)*

11/8/22 *(Date)*

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

Kristin McLaughlin

*Signature*

*Signature*

EMMA PRATT *(Name)* 11/8/22 *(Date)*

5104 BELLSFORD RD *(Street Address)*

COLLEYVILLE, TX 76034 *(City, State, Zip)*

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

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

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Sincerely,

Emma Pratt

*Signature*

*Signature*

Rebecca Robert (Name) 11/8/2022 (Date)

4428 Lafite Cove (Street Address)

Colleyville TX 76034 (City, State, Zip)

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

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Sincerely,

*Signature* *Signature*

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

11/8/22 (Date)

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

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Sincerely,

Stephanie Rothlauf

*Signature*

*Signature*

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

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

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Sincerely,

S Shankle
*Signature*

_____
*Signature*

Alison Stubbe *(Name)* 11/8/22 *(Date)*

2810 Highgrove CT *(Street Address)*

Colleyville, TX 76034 *(City, State, Zip)*

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

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Sincerely,

Alison Stubbe

*Signature*

*Signature*

Julie Talbott (Name)

11/8/22 (Date)

304 Colleyville Ter (Street Address)

Colleyville 76034 (City, State, Zip)

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

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Sincerely,

Talbott

*Signature*

*Signature*

Jeremy Tallo *(Name)*

11/08/22 *(Date)*

7401 Overland TH *(Street Address)*

Colleyville, TX 76034 *(City, State, Zip)*

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

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Sincerely,

J. Tallo

*Signature*

*Signature*

Andrea Walker (Name)

11/8/22 (Date)

516 Field St (Street Address)

Colleyville, TX 76034 (City, State, Zip)

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

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Sincerely,

Andrea Walker
*Signature*

Andrea Walker
*Signature*

Dana Arsement *(Name)*

11/8/22 *(Date)*

5404 Crestedalee Dr *(Street Address)*

Fort Worth TX 76137 *(City, State, Zip)*

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

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Sincerely,

*Signature*

Gordon Summers

*Signature*

Eric Bonhard (Name)

1/18/22 (Date)

5807 Highland Hills (Street Address)

Colleyville TX 76034 (City, State, Zip)

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

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Sincerely,

*Signature*

*Signature*

Melissa Chartier (Name)
218 Creek Spargee (Street Address)
Colleyville 76034 (City, State, Zip)

8 Nov 2022 (Date)

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

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

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Sincerely,

*Signature*

8 Nov 2022

*Signature*

& Carla

Ben Duarte *(Name)* 11-8-22 *(Date)*

609 Pills. de RD *(Street Address)*

Colleyville, TX 76034 *(City, State, Zip)*

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

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Sincerely,

*Signature* *Signature*

Greg Glatt (Name)

11-8-22 (Date)

121 Mill Crossing E (Street Address)

Colleyville, Tx 76034 (City, State, Zip)

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

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Sincerely,

*Signature*

*Signature*

Valerie Graves *(Name)*

11/8/22 *(Date)*

3304 St Albans Cir *(Street Address)*

Colleyville, TX 76034 *(City, State, Zip)*

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

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Sincerely,

Valerie Graves

*Signature*

*Signature*

Lori Guilford *(Name)*

6513 Ponderosa *(Street Address)*

Colleyville Tx 76034 *(City, State, Zip)*

1/8/22 *(Date)*

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

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Sincerely,

*Signature*

*Signature*

Nancy Jacobi (Name) 11-8-22 (Date)
6301 Ponderosa (Street Address)
Colleyville, TX (City, State, Zip) 76034

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

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Sincerely,

Nancy J Jacobi
*Signature*

*Signature*

Anthony Larson *(Name)*

11/8/22 *(Date)*

2221 Danielle Dr *(Street Address)*

Colleyville TX 76034 *(City, State, Zip)*

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

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Sincerely,

*Signature*

*Signature*

Frank Larson *(Name)*

4101 Greenway ct *(Street Address)*

Colleyville TX 76034 *(City, State, Zip)*

11/8/2022 *(Date)*

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

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*Signature*

*Signature*

JULIE LORD (Name)

704 SUELLEN CR. (Street Address)

COLLEYVILLE TX 76034 (City, State, Zip)

16-8 (Date) 22

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

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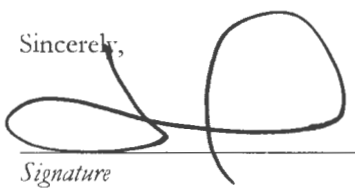

*Signature*

*Signature*

Debbie Lykins (Name)

5609 Pleasant Run Rd (Street Address)

Colleyville TX 76034 (City, State, Zip)

Nov 8, 2022 (Date)

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

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3. The Colleyville Land Development Code, Chapter 5, Urban Forestry requires preservation of 50% of the protected tree canopy for the development of this subdivision. 50% tree canopy preservation cannot be accomplished based on the number of homes proposed. The proposed subdivision violates Colleyville's Land Development Code.

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

Sincerely,

Debbie Lykins

*Signature*

*Signature*

Jonathan Murphy (Name)

Nov 8 2022 (Date)

104 Riverwalk Ct (Street Address)

Colleyville, TX 76034 (City, State, Zip)

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

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

Dear Madam or Sir:

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1. Loss of native cross timbers forest land detracts from the City of Colleyville.
    a. 975 trees currently exist on the property. These trees are a part of the cross timbers forest that defines north central Texas. One of the most important functions of this forest land is to prevent water runoff.
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Sincerely,

*Signature*

*Signature*

Teresa Martin *(Name)*

11/8/22 *(Date)*

16606 Beddo Ct. *(Street Address)*

Colleyville, TX, 76034 *(City, State, Zip)*

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

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Sincerely,

*Signature*

*Signature*

Hannah McGee *(Name)*

2800 Sherwood Ln *(Street Address)*

Colleyville, TX 76034 *(City, State, Zip)*

Nov 8 2022 *(Date)*

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

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Sincerely,

Hannah McGee

*Signature*

*Signature*

Wesley McKnight *(Name)*

Nov 8th 2022 *(Date)*

3911 Tanbkwood Dr *(Street Address)*

Colleyville TX 76034 *(City, State, Zip)*

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

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Sincerely,

W. McKnight
*Signature*

T. McKnight
*Signature*

Scott Rawlins *(Name)* 11/8/2022 *(Date)*

2508 Highland Park Ct *(Street Address)*

Colleyville, TX 76034 *(City, State, Zip)*

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

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Sincerely,

*Signature* *Signature*

Brandy Reed *(Name)*

3907 Ashley Ct. *(Street Address)*

Colleyville TX 76034 *(City, State, Zip)*

11/8/22 *(Date)*

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

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Sincerely,

Brandy Reed
*Signature*

*Signature*

Jon Simpson *(Name)*

Nov 8 2022 *(Date)*

304 Oak Valley Dr *(Street Address)*

Colleyville, Tx 76034 *(City, State, Zip)*

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

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

*Signature*

*Signature*

BRADFORD JAY SWANEY JR (Name)

5129 ROBERTS RD (Street Address)

COLLEYVILLE (City, State, Zip)
76034

8 NOV 2022 (Date)

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

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Sincerely,

*Signature*

*Signature*

PAM SKOTAK *(Name)*

11-8-2022 *(Date)*

3321 DUSTIN TR *(Street Address)*

HORST, TX 76054 *(City, State, Zip)*

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

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Sincerely,

*Signature*

*Signature*

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

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

Dear Madam or Sir:

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

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

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

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

Sincerely,

Robert E Egan

Robert Egan
2410 Twelve Oaks Lane

# ORDINANCE O-23-2233

**AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 13.89 ACRES BEING TRACT 1B1, 1C1, 1B2, AND 1B3, ABSTRACT 294, ROBERT CHOWNING SURVEY, AND LOT 1, BLOCK 1, CERO ADDITION, LOCATED AT 2417 WILKES DRIVE AND 6900 POOL ROAD FROM THE AG AGRICULTURAL DISTRICT AND RE SINGLE FAMILY 'ESTATE' RESIDENTIAL DISTRICT TO THE PUD-R PLANNED UNIT DEVELOPMENT – RESIDENTIAL ZONING DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS,** the City of Colleyville has received an application for a rezoning under Case No. ZC22-036; and

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

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

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

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

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

Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on 13.89 acres, being Tract 1B1, 1C1, 1B2, and 1B3, Abstract 294, Robert Chowning Survey, and Lot 1, Block 1, Cero Addition, located at 2417 Wilkes Drive and 6900 Pool Road from the AG Agricultural district and RE Single Family 'Estate' district to the PUD-R Planned Unit Development – Residential zoning district, as depicted in the attached Exhibit "A" and Exhibit "B".

Sec. 3. THAT the Official Zoning Map of the City of Colleyville be amended to incorporate the zoning change approved herein.

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

**1. GENERAL**

a. The purpose of this PUD-R is to allow for a single-family residential development of detached dwelling units.

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

**2. CONCEPTUAL PLAN AND PLATTING**

a. The street layout and arrangement of lots of the subdivision shall be generally consistent with the Conceptual Site Plan, labeled as Exhibit "C", which shall not be considered the preliminary plat. The actual street and lot arrangement may differ from that shown on Exhibit "C" to accommodate topographic, drainage, engineering design limitations, or other conditions.

b. The developer shall submit and receive approval from the City a Preliminary and Final Plat in accordance with the requirements of the Land Development Code prior to development of this PUD-R.

## 3. PERMITTED USES

a. Single-family residences, detached; limited to no more than 18 lots as shown on the attached Development Plan.

b. Common open space areas

## 4. RESIDENTIAL LOT REQUIREMENTS AND SETBACKS

Single-family detached residential lot requirements and setbacks shall comply with the following R-20 zoning district and subject to the following provisions:

| | |
|---|---|
| a. Minimum Lot Size | 20,015 s.f. |
| b. Minimum Lot Width | Eighty feet (80') measured at the building setback line, except pie-shaped cul-de-sac lots, in which case the minimum shall be seventy-five feet (75'), as shown on the Development Plan. |
| c. Front Building Line | 30 feet back of property line. |
| d. Side Building Line | 10 feet. |
| e. Rear Building Line | 25 feet. |
| f. Maximum Lot Coverage | 30% |
| g. Maximum Impervious Coverage | 60% |
| h. Street-facing Side Yard | Side yard setbacks on the street side of a corner lot, fronting on another street, shall all be 30' |
| i. Minimum House Size | 3,500 square feet. |

**5. Open Space**

a. This development shall provide not less than 20.66% common open space, which shall generally be configured as shown on Exhibit "C". All open space areas shall be landscaped and maintained by the Homeowner's Association.

b. All amenities within the open space areas shall be maintained by the Homeowner's Association.

c. All common open space along the internal streets shall be fully landscaped and irrigated with a combination of trees and shrubbery pursuant to an approved landscape plan. The common open space shall be owned, operated and maintained by The Bluffs at Colleyville Homeowners Association which shall have a mandatory membership of all homeowners and shall collect dues in amounts satisfactory to maintain the common open space. The Association shall have fine and lien rights as permitted by law to enforce compliance with the rules of the association.

**6. SCREENING**

a. Perimeter fencing and screening shall be in compliance with the Wall/Fence Diagram included and shown on the Development Plan, labeled as Exhibit "C".

b. Wood fencing will only be permitted between lots. All front elevation fences, from the front of the house to the side property line, shall be open style fencing of decorative metal, and/or masonry. All lots adjacent to a common open space shall be open style fencing of decorative metal, and/or masonry.

c. Where lots back to existing residential lots with fences, the existing fence shall be kept, maintained or improved in coordination with each owner, as shown in the diagram on the Development Plan and associated detailed diagrams. Where open space lots border adjacent properties, either the existing fence will be maintained or improved, or a decorative masonry or

metal fence will be installed, all in cooperation with the adjacent property owner, according to the detailed plans submitted with zoning.

## 7. ARCHITECTURAL FEATURES

a. The dominant exterior vertical wall area of each structure, exclusive of doors and windows, shall be masonry (brick, stone, or stucco) or other material solely determined by The Bluffs HOA Architect Review Committee. No more than 20% of the exterior vertical wall to be authentic lath and stucco application over wood framing. Dryvit systems or Styrofoam products are not acceptable. The exterior of chimney flues shall be of masonry material acceptable to the Committee. Installation of all types of exterior items and surfaces such as address numbers or external ornamentation, lights, mail chutes, mailboxes, roofing materials and exterior paint or stain, shall be subject to the approval of the Committee as to size, design, materials color, manufacturer and location. Garage Standard – Minimum of a three-car garage with wood-like, architecturally enhanced doors.

b. Minimum Roof Pitch – Minimum of a 10:12 roof pitch unless architecturally required to vary, based on home style.

c. Windows – No aluminum windows allowed in the subdivision, only windows of higher quality and every efficiency will be allowed. All windows will be insulated glass with a "low-e" specification.

## 8. OTHER

a. Minimum of two (2) three-inch (3") caliper trees per front yard, unless quality existing trees are present and saved. Fully landscaped and sprinklered front and rear yard within sixty days of completing a house.

b. Street Design Standards:

   - Right-Of-Way: Fifty feet (50') (Undivided)

- Travel Lane Width: Thirty-one feet (31’), back of curb to back of curb
- Turning Radii: Fifteen feet (15’)

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 5th day of January 2023.

The second reading and public hearing being conducted on the 17th day of January 2023.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 17TH 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

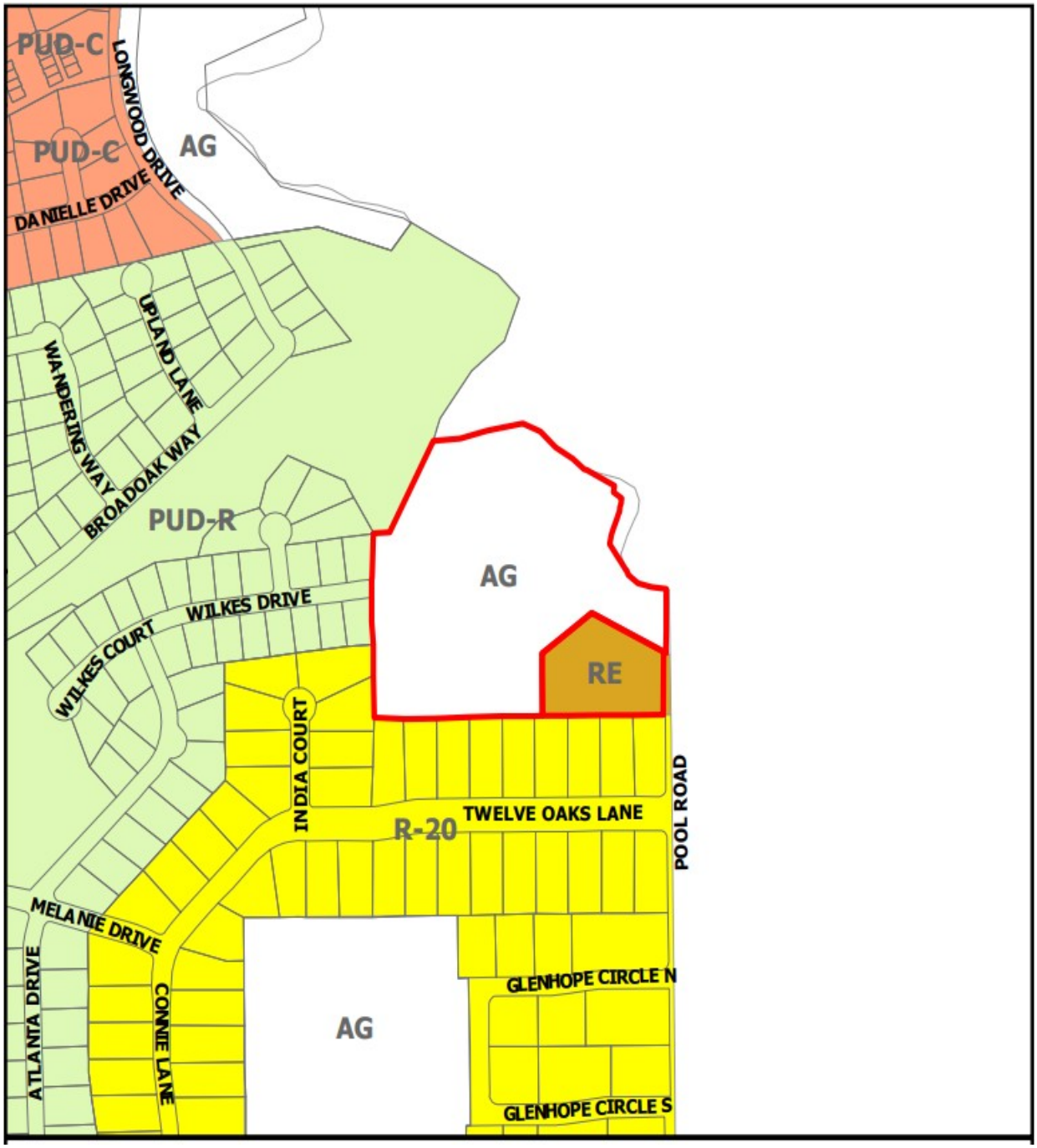


**Exhibit "B" – Statement of Planning Objectives**

# The Bluffs at Colleyville

Colleyville, Texas

Zoning Narrative –30 SEPT 2022

*WillowTree Development, LLC, Developer* *Sage Group, Inc., Land Planner*

## Statement of Planning Objectives

The Bluffs at Colleyville is a proposed residential neighborhood to be developed by WillowTree Development, LLC, under the PUD-R Residential District regulations for residential development in the City of Colleyville. The approximately 14 acre property is located on the west side of Pool Road, just south of Big Bear Creek, which is also the Colleyville/Grapevine city limits.

Adjacencies: The property is adjacent to, and could almost be considered an extension of, the Ross Downs Estates neighborhood- as it is accessed through that neighborhood via Wilkes Drive. The Ross Downs Estates lots to the south (off of Twelve Oaks Lane) are ½ acre lots, but the section of Ross Downs Estates through which this property is currently accessed (from the west), is comprised of 10,000+ sf lots. To the north and east is Big Bear Creek, and the City of Grapevine.

The property is currently designated AG (Agriculture), so this would be the initial "development" zoning requested. The intent here is to rezone the entire property to PUD-R, unifying the property into one cohesive, master planned residential development of the highest quality. There is currently an occupied single-family home on the property, which will be removed as it is developed.

The proposed plan responds to, and in many ways reflects the neighborhoods and properties we are adjacent to. Where we are adjacent to the larger, ½ acre Ross Downs lots to the south, we are proposing half-acre lots; all lots will meet the minimum of 20,000 sf. We have designed the project to be compatible and in harmony with our adjacent neighbors, comply with the requirements of the PUD-R Ordinance, and to be consistent with the city's Comprehensive Plan. Overall density is 1.37 lots per acre.

Quality and compatibility with the adjacent residential, in this portion of Colleyville is essential, and we have designed this proposal with those goals in mind.

Access: The property currently only has one point of street access, determined when Ross Downs was approved and developed. Wilkes Drive currently dead-ends into the property on the west side. After discussions with the neighbors along Wilkes Dr. and elsewhere in Ross Downs- and hearing their concerns of having additional traffic along those streets, an additional property was acquired which will allow access directly from Pool Road. Because of this, we can implement an "emergency only" access at Wilkes Drive, thereby putting no additional traffic on Wilkes Drive and other Ross Downs streets.

The residences planned for The Bluffs at Colleyville will be upscale, with selling prices estimated to start at around $2 million. Each home will be required to go through a design review process, prior to construction, to assure a high level of quality and design.

The Bluffs at Colleyville will be developed with the normal Colleyville public street section of 31' (back of curb to back of curb), in a 50' R.O.W., throughout the project.

There will be a requirement of at least two street trees for every residential lot to be installed by the home builders, adjacent to the street rights of way.

The existing and fully developed storm drainage has been carefully analyzed, and will be designed to meet all city regulations and not adversely affect any neighboring properties. The property generally drains to the north, directly into Big Bear Creek. Therefore, no detention ponds will be necessary.

To encourage pedestrian activity in the neighborhood, sidewalks will be built along the front of each lot. We also propose to provide a (not fully accessible) "nature trail," down into the flood plain area, which will also connect to the city sidewalk along Pool Road, allowing pedestrian connections to other neighborhoods, schools and other facilities along Pool Road.

The scale and orientation of the development has been designed to have an inviting visual flow with the existing neighborhoods and surrounding uses. The design criteria of the homes will create high quality designed homes in keeping with both the immediate neighborhood and Colleyville as a whole.

## Development Schedule

The Bluffs at Colleyville will be developed in one phase, with development commencing upon the successful completion of the zoning and platting and the subsequent approval of the final plat and engineering plans. Construction of homes is anticipated to start immediately upon completion of the subdivision's infrastructure.

## Economic Development Information

The Bluffs at Colleyville will have a total of nineteen (19) homes, each with an estimated average value upon completion of $2,000,000, resulting in an overall tax base of over $42,000,000. At the current tax rate of 2.2221%, the total taxes generated from the development are projected to be $845,000, with over $117,000 generated directly for the City at buildout.

## Development Standards

| | |
|---|---|
| Permitted Land Use: | Single Family Residential Detached |
| Minimum House Size: | 3,500 square feet. |
| Minimum Lot Area: | 20,000 s.f. (Average about 21,354 s.f.) |
| Minimum Lot Width: | Eighty feet (80') measured at the building setback line, except pie-shaped cul-de-sac lots, in which case the minimum shall be seventy-five feet (75'), as shown on the Development Plan. |
| Front Yard Setbacks: | Thirty feet (30') back of the property line |
| Rear Yard Setbacks: | Twenty-Five feet (25') |
| Side Yard Setbacks: | Ten feet (10'). |
| Street-facing Side Yard: | Side yard setbacks on the street side of a corner lot, fronting on another street, shall all be 25'. |
| Street Standards: | The streets within The Bluffs at Colleyville are proposed to be standard Colleyville public streets. All sections will be built to the standard street section of 31' b/b paving, in a 50' Street ROW. |
| Minimum Roof Pitch: | Minimum of a 10:12 roof pitch, unless architecturally required to vary, based on home style. |
| Garage Standard: | Minimum of a three car garage with wood-like, architecturally enhanced doors. |
| Masonry Requirement: | The dominant exterior vertical wall area of each structure, exclusive of doors and windows, shall be masonry (brick, stone, or stucco) or other material solely determined by the Committee. No more than 20% of the exterior vertical wall to be authentic lath and stucco application over wood framing. Dryvit systems or Styrofoam products are not acceptable. The exterior of chimney flues shall be of masonry material acceptable to the Committee. Installation of all types of exterior items and surfaces such as address numbers or external ornamentation, lights, mail chutes, mailboxes, roofing materials and exterior paint or stain, shall be subject to the approval of the Committee as to size, design, materials color, manufacturer and location. |

| | |
|---|---|
| Additional Elevation Requirements: | All plans will be reviewed by the The Bluffs at Colleyville Architectural Review Committee, to ensure structures and site features of the highest quality. Elevations will have a hierarchy of plate dominance featuring custom front doors and entrances; balanced architectural features and interests with natural tones for paint and exterior finishes. The elevations on all "four sides" shall be addressed in the design to present a finished appearance. Roofing will match the architectural style. Slate, tile composition or standing seam metal are examples. Each elevation should add interest to the entire streetscape. |
| Windows: | No aluminum widows allowed in the subdivision, only windows of higher quality and energy efficiency will be allowed. All windows will be insulated glass with a "low-e" specification. |
| Fencing: | Wood fencing will only be permitted between lots. All front elevation fences, from the front of the house to the side property line, shall be open style fencing of decorative metal, and/or masonry. All lots adjacent to a Common Open Space shall be open style fencing of decorative metal, and/or Masonry.<br><br>Where lots back to existing residential lots with fences, the existing fence shall be kept, maintained or improved in coordination with each owner, as shown in the diagram on the Development Plan and associated detailed diagrams. Where open space lots border adjacent properties, either the existing fence will be maintained or improved, or a decorative masonry or metal fence will be installed, all in cooperation with the adjacent property owner, according to the detailed plans submitted with zoning. |
| Streetscape Standards: | Minimum of two (2) three-inch (3") caliper trees per front yard, unless quality existing trees are present and saved. Fully landscaped and sprinklered front and rear yard within sixty days of completing a house. |
| Open Space Maintenance: | The open space lots within the subdivision shall be maintained in a consistent, uniform manner by the The Bluffs at Colleyville Homeowners Association through dues collected from the individual homeowners. Membership in the Homeowner's Association is mandatory. |

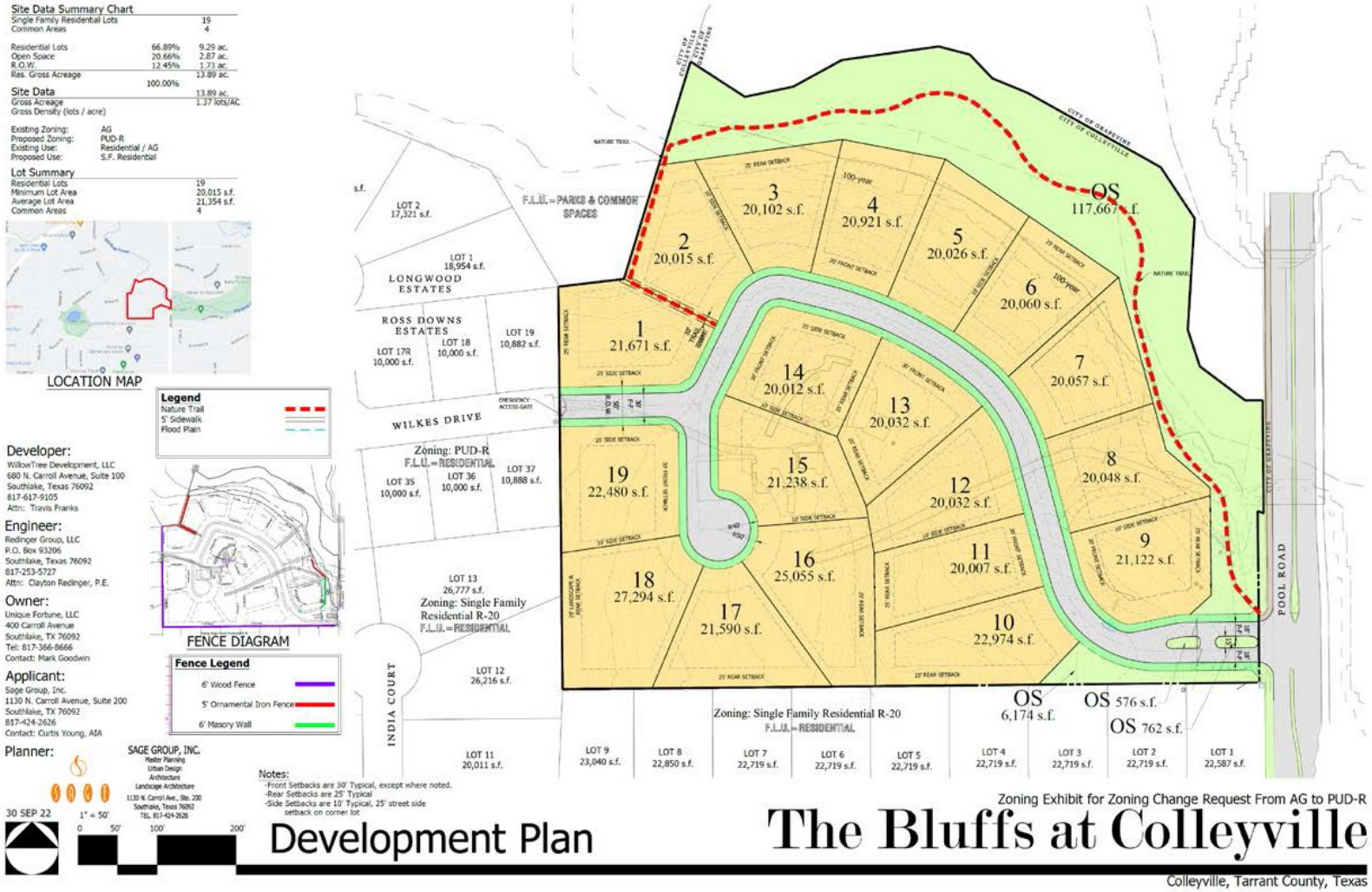
Street Design Standards:

| | |
|---|---|
| Right of Way: | Fifty feet (50') (Undivided), |
| Travel Lane Width: | Thirty-one feet (31'), back of curb to back of curb. |
| Turning Radii: | Fifteen feet (15') |

Open Space Standards: All Common Open Space along the internal streets shall be fully landscaped and irrigated with a combination of trees and shrubbery pursuant to an approved landscape plan. The Common Open Space shall be owned, operated and maintained by The Bluffs at Colleyville Homeowners Association which shall have a mandatory membership of all homeowners and shall collect dues in amounts satisfactory to maintain the Common Open Space. The Association shall have fine and lien rights as permitted by law to enforce compliance with the rules of the association.

Signage: A monument sign identifying the subdivision shall be built at the entry from Pool Road.

# Exhibit "C" – Development Plan



**RATIONAL METHOD RUNOFF CALCULATIONS (EXISTING)**

| AREA NO. | AREA(AC) | DESCRIPTION | "C" VALUE | Tc/MIN | I2 (IN/HR) | Q2 (CFS) | I5 (IN/HR) | Q5 (CFS) | I10 (IN/HR) | Q10 (CFS) | I25 (IN/HR) | Q25 (CFS) | I50 (IN/HR) | Q50 (CFS) | I100 (IN/HR) | Q100 (CFS) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| O1 | 0.11 | SF-RES | 0.60 | 15 | 3.50 | 0.2 | 4.55 | 0.3 | 5.34 | 0.4 | 6.40 | 0.4 | 7.20 | 0.5 | 8.02 | 0.5 |
| A | 1.9 | UNDEV | 0.30 | 15 | 3.50 | 2.0 | 4.55 | 2.6 | 5.34 | 3.0 | 6.40 | 3.6 | 7.20 | 4.1 | 8.02 | 4.6 |
| B | 12 | UNDEV | 0.30 | 15 | 3.50 | 13 | 4.55 | 16 | 5.34 | 19 | 6.40 | 23 | 7.20 | 26 | 8.02 | 29 |

VICINITY MAP
SCALE: 1" = 2000'

( IN FEET )
1 INCH = 40FT

LEGEND

- NAME / AC / Q100 — DRAINAGE AREA LABEL
- FLOW ARROW (POST-PROJECT)
- DRAINAGE DIVIDE
- EXISTING CONTOUR MINOR
- 500 — EXISTING CONTOUR MAJOR
- 1 — DESIGN POINT

1. CRITERIA BASED ON CITY OF COLLEYVILLE ENGINEERING DESIGN STANDARDS.
2. BIG BEAR CREEK SPECIAL FLOOD HAZARD AREA OBTAINED THROUGH TARRANT COUNTY GIS, REFERENCED TO NAD83 TEXAS STATE PLAN COORDINATES, NORTH CENTRAL ZONE, US FEET.

CITY CASE NO. ----

NO. REVISION BY DATE

REDINGER GROUP, LLC
P.O. BOX 92305
SOUTHLAKE, TEXAS 76092
PHONE: (817) 253-0257
ENGINEERING FIRM F-12339
SURVEYING FIRM LS-10194
PREPARED FOR: CLIENT NAME
ADDRESS
CITY, TEXAS XXXXX
(972) 555-5555

# EXISTING DRAINAGE PLAN
# THE BLUFFS AT COLLEYVILLE
# COLLEYVILLE, TEXAS

BENCHMARKS:

COLLEYVILLE BM-29
3" BRASS DISC IN CI INLET IN N. ROW OF TWELVE OAKS 120' W. OF POS. ROAD & 25.4' N. OF MEDIAN BOC
ELEV = 583.70'

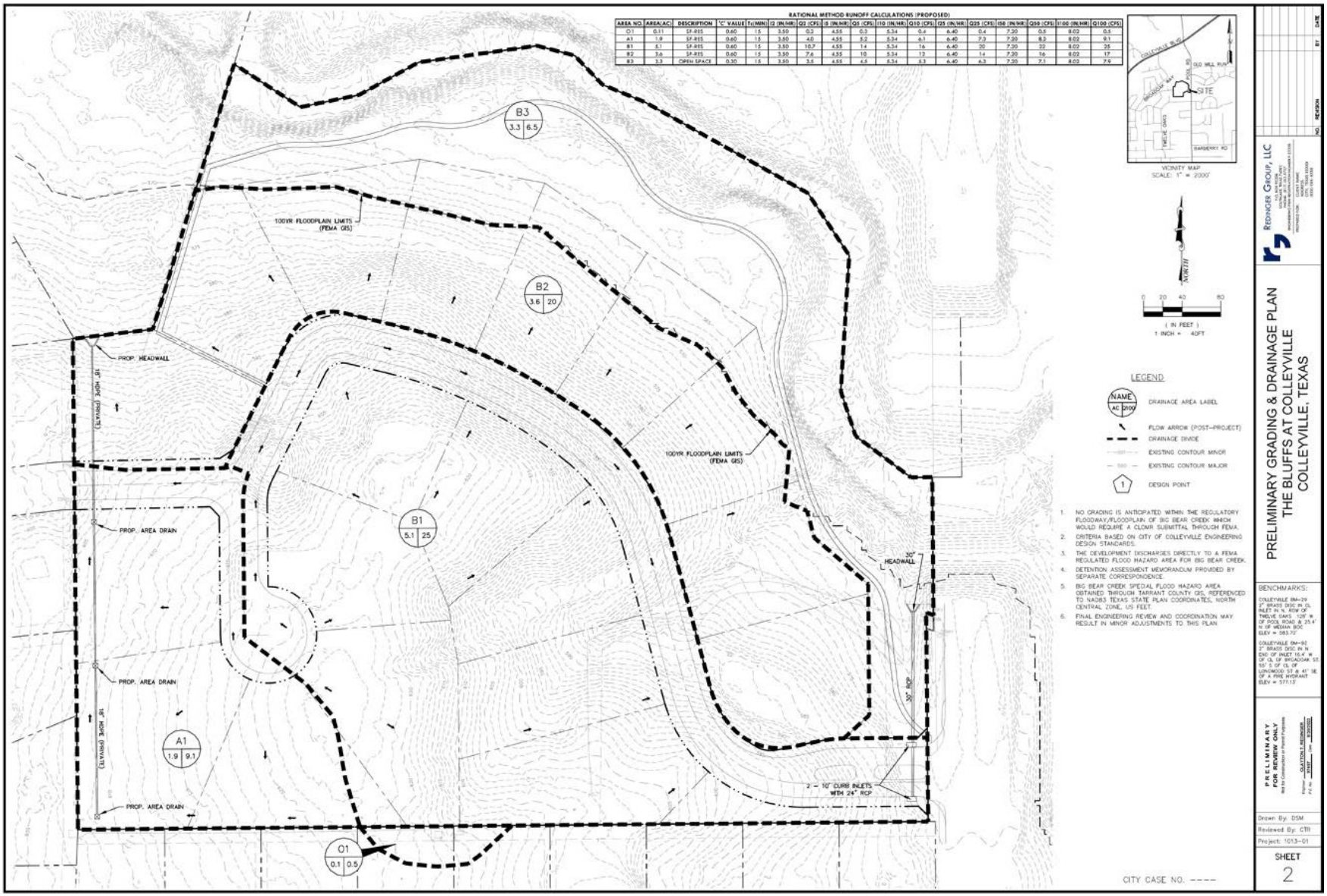
COLLEYVILLE BM-92
3" BRASS DISC IN N END OF INLET 16.4' W OF CL OF BROADAM ST, 50' S OF CL OF LONGWOOD ST & 41' SE OF A FIRE HYDRANT
ELEV = 577.13'

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes

Date: CLAYTON T. REDINGER
P.E. No. 92907 Date: 8/30/2022

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

SHEET
1




RATIONAL METHOD RUNOFF CALCULATIONS (PROPOSED)

| AREA NO. | AREA(AC) | DESCRIPTION | 'C' VALUE | Tc(MIN) | I2 (IN/HR) | Q2 (CFS) | I5 (IN/HR) | Q5 (CFS) | I10 (IN/HR) | Q10 (CFS) | I25 (IN/HR) | Q25 (CFS) | I50 (IN/HR) | Q50 (CFS) | I100 (IN/HR) | Q100 (CFS) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| O1 | 0.11 | SF-RES | 0.60 | 15 | 3.50 | 0.2 | 4.55 | 0.3 | 5.34 | 0.4 | 6.40 | 0.4 | 7.20 | 0.5 | 8.02 | 0.5 |
| A1 | 1.9 | SF-RES | 0.60 | 15 | 3.50 | 4.0 | 4.55 | 5.2 | 5.34 | 6.1 | 6.40 | 7.3 | 7.20 | 8.2 | 8.02 | 9.1 |
| B1 | 5.1 | SF-RES | 0.60 | 15 | 3.50 | 10.7 | 4.55 | 14 | 5.34 | 16 | 6.40 | 20 | 7.20 | 22 | 8.02 | 25 |
| B2 | 3.6 | SF-RES | 0.60 | 15 | 3.50 | 7.6 | 4.55 | 10 | 5.34 | 12 | 6.40 | 14 | 7.20 | 16 | 8.02 | 17 |
| B3 | 3.3 | OPEN SPACE | 0.30 | 15 | 3.50 | 3.5 | 4.55 | 4.5 | 5.34 | 5.3 | 6.40 | 6.3 | 7.20 | 7.1 | 8.02 | 7.9 |




VICINITY MAP
SCALE: 1" = 2000'




LEGEND

- NAME / AC / Q100 — DRAINAGE AREA LABEL
- FLOW ARROW (POST-PROJECT)
- DRAINAGE DIVIDE
- EXISTING CONTOUR MINOR
- 000 — EXISTING CONTOUR MAJOR
- 1 — DESIGN POINT

1. NO GRADING IS ANTICIPATED WITHIN THE REGULATORY FLOODWAY/FLOODPLAIN OF BIG BEAR CREEK WHICH WOULD REQUIRE A CLOMR SUBMITTAL THROUGH FEMA.
2. CRITERIA BASED ON CITY OF COLLEYVILLE ENGINEERING DESIGN STANDARDS.
3. THE DEVELOPMENT DISCHARGES DIRECTLY TO A FEMA REGULATED FLOOD HAZARD AREA FOR BIG BEAR CREEK.
4. DETENTION ASSESSMENT MEMORANDUM PROVIDED BY SEPARATE CORRESPONDENCE.
5. BIG BEAR CREEK SPECIAL FLOOD HAZARD AREA OBTAINED THROUGH TARRANT COUNTY GIS, REFERENCED TO NAD83 TEXAS STATE PLAN COORDINATES, NORTH CENTRAL ZONE, US FEET.
6. FINAL ENGINEERING REVIEW AND COORDINATION MAY RESULT IN MINOR ADJUSTMENTS TO THIS PLAN.

NO. | REVISION | BY | DATE

REDINGER GROUP, LLC
P.O. Box 12206
Austin, TX 78711-2206
Phone: 817.703.4767
PROJECT MANAGER: CURTIS REDINGER
PROJECT ENGINEER: CURTIS REDINGER
CIVIL TEXAS 100328
CURTIS REDINGER
CIVIL TEXAS 100328
(817) 703-4767

# PRELIMINARY GRADING & DRAINAGE PLAN
# THE BLUFFS AT COLLEYVILLE
# COLLEYVILLE, TEXAS

BENCHMARKS:

COLLEYVILLE BM-29
3" BRASS DISC IN CI. INLET IN N. ROW OF TWELVE OAKS, 1.09' W OF POS. ROAD & 25.4' N OF WESMA BOC
ELEV = 583.72'

COLLEYVILLE BM-92
3" BRASS DISC IN N END OF INLET 16.4' W OF CL OF BROADOAK, S5 55° E OF CL OF LONGWOOD ST & 41' SE OF A FIRE HYDRANT
ELEV = 577.13'

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes
Curtis Redinger
97647
Date: 8/30/2022

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

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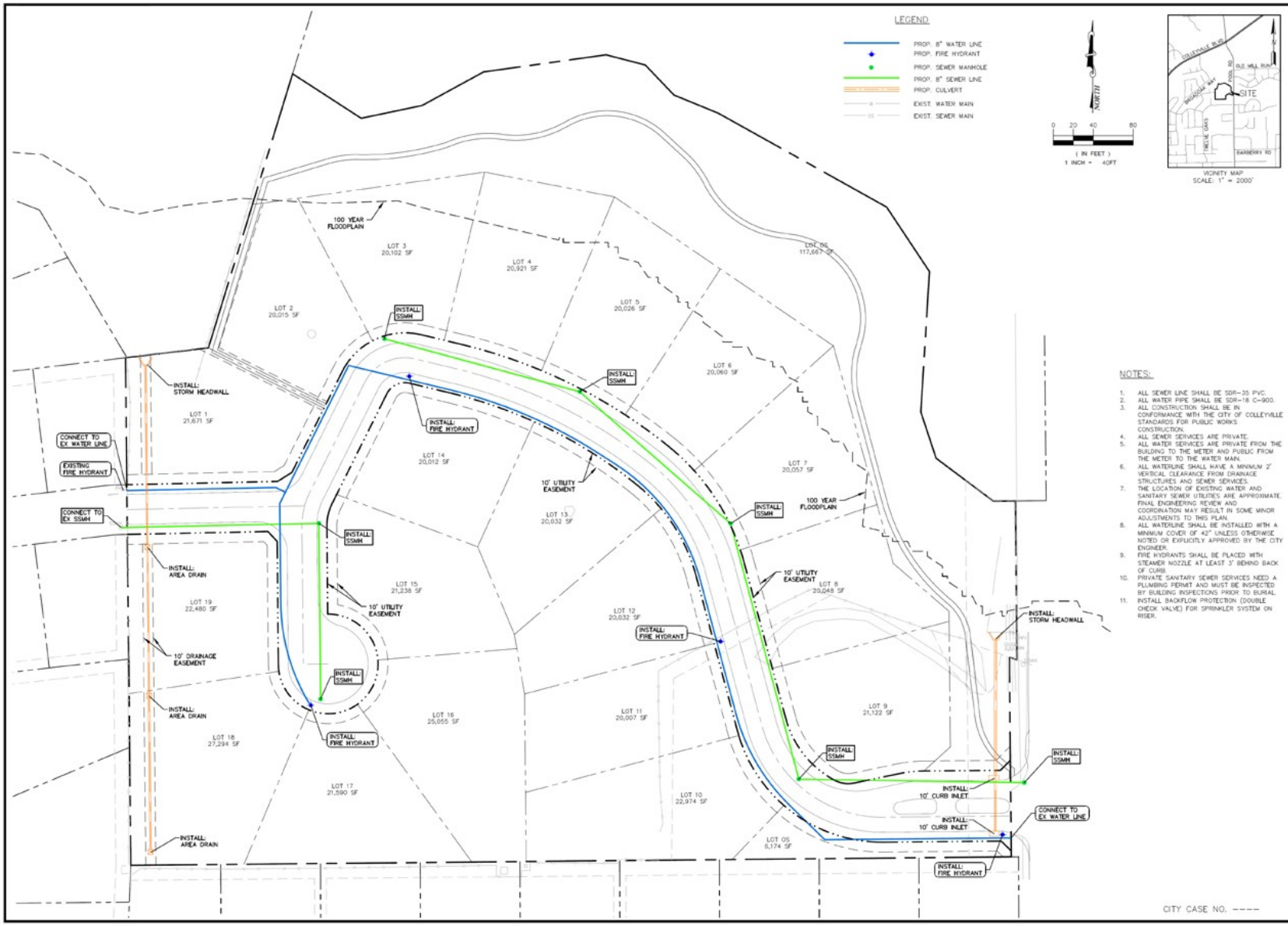



NOTES:

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

CITY CASE NO. ----

REDINGER GROUP, LLC

PRELIMINARY UTILITY PLAN
THE BLUFFS AT COLLEYVILLE
COLLEYVILLE, TEXAS

BENCHMARKS:

COLLEYVILLE BM=29
2" BRASS DISC IN CL INLET IN N. ROW OF TWELVE OAKS 128' W OF POOL ROAD & 25.4' N OF MEDIAN BOC
ELEV = 583.70'

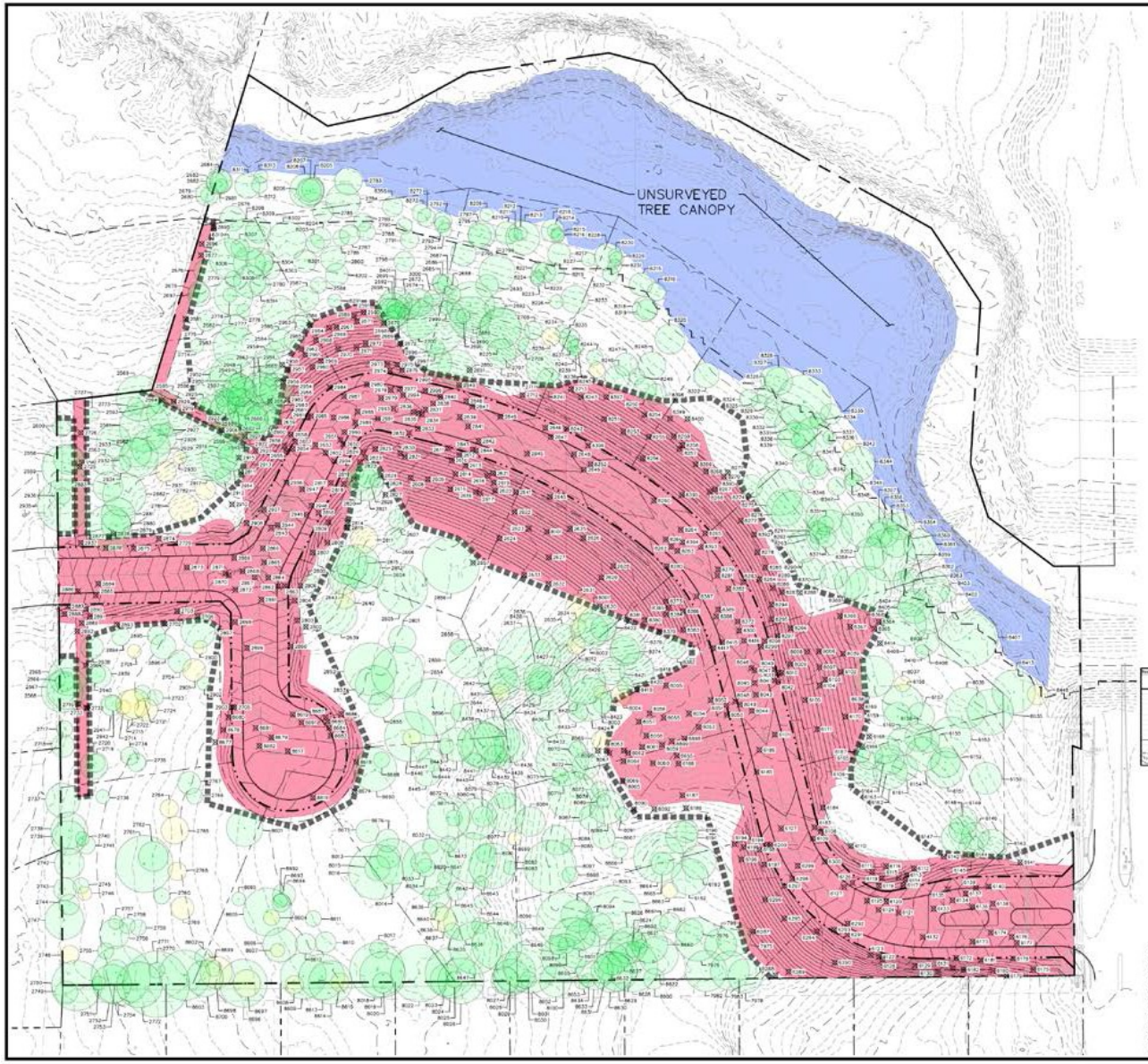
COLLEYVILLE BM=92
2" BRASS DISC IN N END OF INLET 16.4' W OF CL OF BROADOAK ST 10' S OF CL OF LONGWOOD ST & 41' SE OF A FIRE HYDRANT
ELEV = 577.13'

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes
Signature: CLAYTON T. REDINGER
P.E. No. 100000
Date: 5/20/2022

Drawn By: DSM
Reviewed By: CTR
Project: 101.3-01

SHEET 3

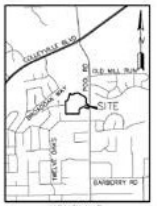
| NO. | REVISION | BY | DATE |
|---|---|---|---|




NORTH

0 20 40 80

( IN FEET )
1 INCH = 40FT




VICINITY MAP
SCALE: 1" = 2000'

LEGEND

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

| Tree Preservation Summary (exclusive building envelopes) | % | ft² | Acres |
|---|---|---|---|
| Total Tree Canopy | | 537,663 | 12.338 |
| Required: Preservation of Tree Canopy | 50% | 268,732 | 6.169 |
| Provided: Credit for Preservation of Tree Canopy | 54% | 292,296 | 6.710 |
| Surplus Preservation of Tree Canopy | | 23,563 | 0.541 |

| Site Canopy Summary | % | ft² | Acres |
|---|---|---|---|
| Project Site(s) Area | | 805,428 | 13.809 |
| Building Envelope Area (primary structures only) | | 0 | |
| Required: Site Canopy (excludes building envelope) | 50% | 402,714 | |
| Provided: Credit for Tree Preservation | | 292,296 | |
| Provided: Credit for Tree Mitigation | | 0 | |
| Additional Tree Planting Required (Site canopy ONLY) | | 10,437 | |

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

| Tree Species Summary | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| (Common name or botanical name) | Trees (QTY) | Trees (%) | Trees (ft²) | Trees (Acres) | DBH Added to CRZ (In Ft² or Acres) | Tree Canopy (ft²) | Canopy (%) | Canopy (Acres) | Mitigation (Trees) | Mitigation (ft²) |
| MATURE TREE | 0 | 0% | 0 | 0.000 | 0.000 | 0 | 0% | 0.000 | 0 | 0 |
| CEDAR | 328 | 8% | 0 | 0.000 | 0.000 | 1,887 | 0.35% | 0.043 | 0 | 0 |
| CEDAR ELM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| ELM | 74 | 2% | 0 | 0.000 | 0.000 | 1,369 | 0.25% | 0.031 | 0 | 0 |
| HACKBERRY | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| LIVE OAK | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
|