City of Colleyville
City Council
Agenda

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

Tuesday, January 3, 2023

WORKSESSION
5:30 PM
EXECUTIVE CONFERENCE ROOM
THIRD FLOOR

CALL TO ORDER

WS-1 Discussion of fire suppression requirements

WS-2 Update on the proposed Heritage Avenue Street Improvements Project

WS-3 Discussion of the January 3, 2023, City Council regular agenda items

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

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

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

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

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

INVOCATION: Dale Molden, First Colleyville

PLEDGE OF ALLEGIANCE: City Attorney Whitt Wyatt

2. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-23-4802

3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

Announcements of civic and charitable events
Presentation of calendar events and updates
Announcements of awards and recognition

4. CONSENT: READING AND PUBLIC HEARING - RESOLUTION R-23-4803

4a Approval of the minutes of the regular City Council meeting of December 20, 2022

4b Approval to purchase an emergency generator from L.J. Power, Inc., an approved BuyBoard Cooperative Purchasing Program vendor, in the amount of $67,732, plus a contingency of $6,000, and authorizing the City Manager to execute the purchase

4c Establishing the Heroes Park Design Committee and appointing members

4d Approval of a professional services agreement with Freese and Nichols, Inc. to develop a conceptual design for Heroes Park

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

5a Ordinance O-22-2211

CITY COUNCIL PLANS TO REMOVE THIS ITEM FROM THE TABLE

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

6. CITIZEN COMMENTS

7. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, JANUARY 3, 2023 - READING AND PUBLIC HEARING - RESOLUTION R-23-4804

8. 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

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

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

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

City of Colleyville
City Council
Agenda Briefing

City Hall
100 Main Street
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Agenda Number WS-1 **Agenda Date** 1/3/2023
Type Worksession
Department Fire

Title
Discussion of fire suppression requirements

Explanation
Staff will provide an overview of residential fire suppression regulations.

Attachments
1. Discussion of fire suppression requirements presentation

Discussion of Fire Suppression Regulations

City Council Worksession

January 3, 2023

Mark Cantrell
Fire Chief

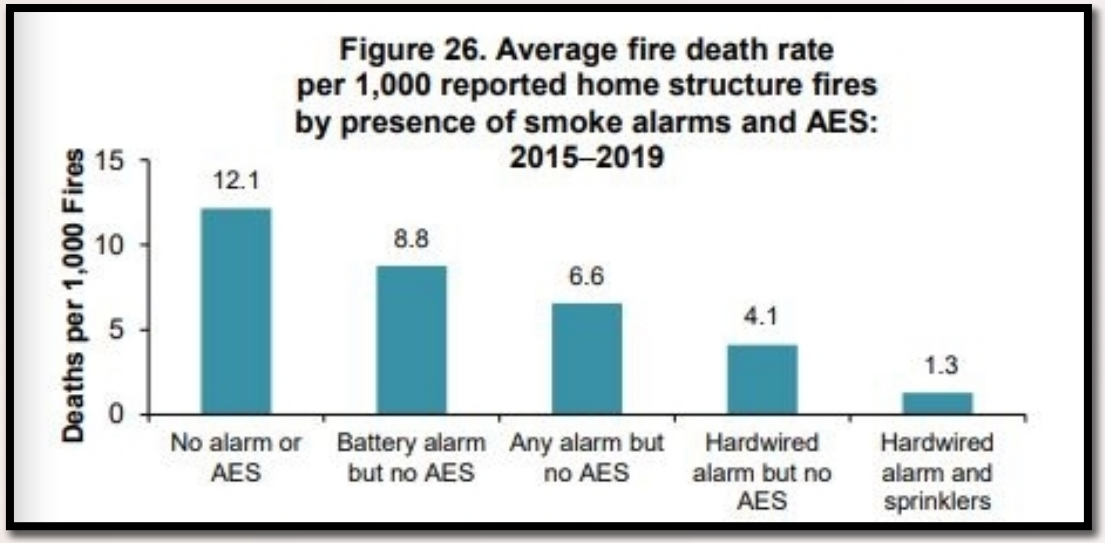
Residential Sprinkler Systems

Background Information

- Residential fire sprinkler systems are installed per National Fire Protection Association (NFPA) 13D.
  - The intent is to provide an affordable sprinkler system in homes while maintaining a high level of life safety.
- These systems are designed and engineered for the living space of a home. Attics are not protected.
- They are intended to give the occupants time to get out of the home in the event of a fire.

Background Information (Continued)

- Between 2015 and 2019, 7% (23,600) of residential fires in the US occurred in homes with sprinkler systems.
- 89% of fires are controlled with only 1 head activating



- 99.5% of fires are controlled with 5 or fewer heads
- New construction installation is approximately $2.50 per square foot. Retrofit can range from $4 to $12 per square foot.

Residential Sprinkler Systems

Colleyville Local Regulation Adopted (2005)

- Initially required in limited areas by ordinance O-01-1280
  - Only required on cul-de-sacs with more than 12 lots and only one way in.
- Ordinance O-05-1520 adopted the International Fire Code. This is the requirement as it currently is written.
  - Any building with air-conditioned space over 6,000 square feet or any building with a total area over 7,500 square feet.
  - This code requirement also includes any additions to residential structures leading to the above requirements.

Residential Sprinkler Systems

Colleyville Local Regulation Adopted (Continued)

- The City currently has no post-install requirements to maintain the system.
- More than 300 13D systems currently installed in Colleyville.
- Colleyville has not had a fire in a residence with a 13D system.
- Two residential fatality fires in the last 10 years.
  - Neither structure had working smoke detectors
  - Neither structure met the requirements for a 13D system.

Residential Sprinkler Systems

State Legislation Enacted

- Beginning January 1st, 2009, a municipality could no longer enact an ordinance requiring the installation of a fire protection sprinkler system in new or existing one or two-family dwellings. (Texas Administrative Code 250.011)
- New Law exempted cities with existing regulations in place.

Residential Sprinkler Systems

Neighboring Communities

Bedford	Not required
Euless	All buildings >6,000 feet²
Grapevine	All buildings >6,000 feet²
Hurst	Residential >10,000 feet², Commercial>6,000 feet²
Keller	All buildings >6,000 feet²
North Richland Hills	
Richland Hills	All buildings >6,000 feet²
Roanoke	All buildings >5,000 feet²
Southlake	All buildings >6,000 feet²
Trophy Club	All buildings >6,000 feet²
Watauga	
Westlake	All buildings in the city

Residential Sprinkler Systems

Options Going Forward

- Amend Ordinance
  - Remove requirement for structures constructed prior to 2005 (requiring sprinklers only on new additions of certain size)
  - Provide process for property owners to seek a variance or SUP deviating from the ordinance provisions for those post 2005
- Repeal Ordinance
  - Leave decision to add sprinklers to the homeowner/builder
- Place question on referendum
- Do nothing; leave ordinance in place as is

Discussion

Questions and Discussion

City of Colleyville
City Council
Agenda Briefing

City Hall
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www.colleyville.com

Agenda Number WS-2 **Agenda Date** 1/3/2023
Type Worksession
Department Engineering

Title
Update on the proposed Heritage Avenue Street Improvements Project

Explanation
The City of Colleyville and City of Euless are seeking funding from various sources for a street improvement project along Heritage Avenue just north of Cheek-Sparger Road. Key improvements include reconstruction of 3,300 linear feet of roadway, extension of turn lanes from Heritage to Cheek-Sparger, street lighting, culvert crossing widening, curb and gutter construction, drainage improvements, and sidewalk and bike trail extensions.

Attachments
1. Heritage Avenue Update

Update on the proposed Heritage Avenue Street Improvements Project

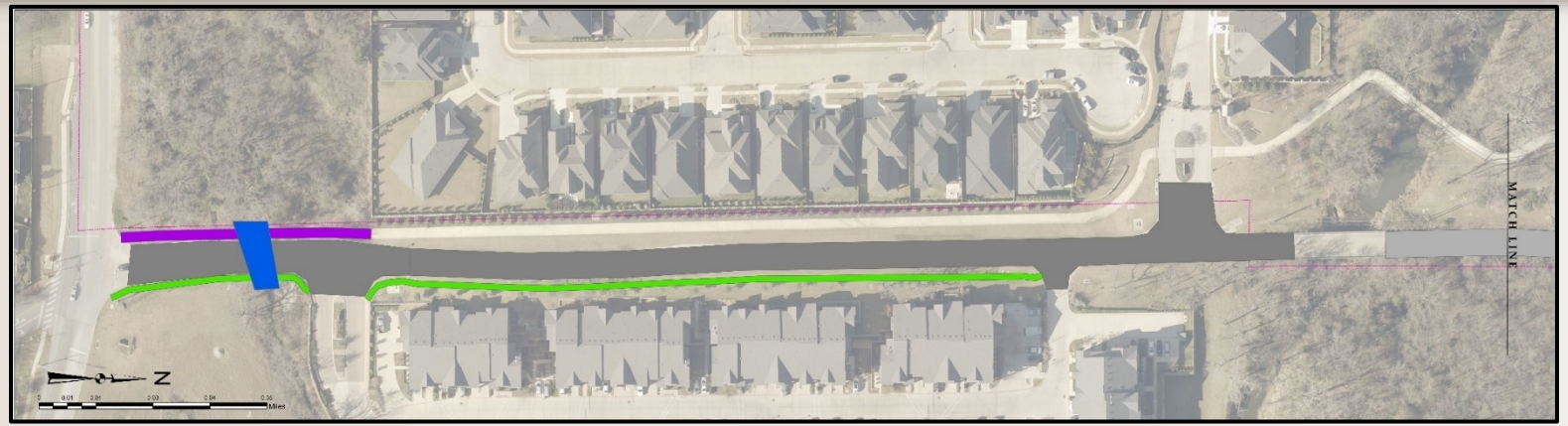
City Council Worksession
January 3, 2023

WS-2 Heritage Avenue Street Improvements Project

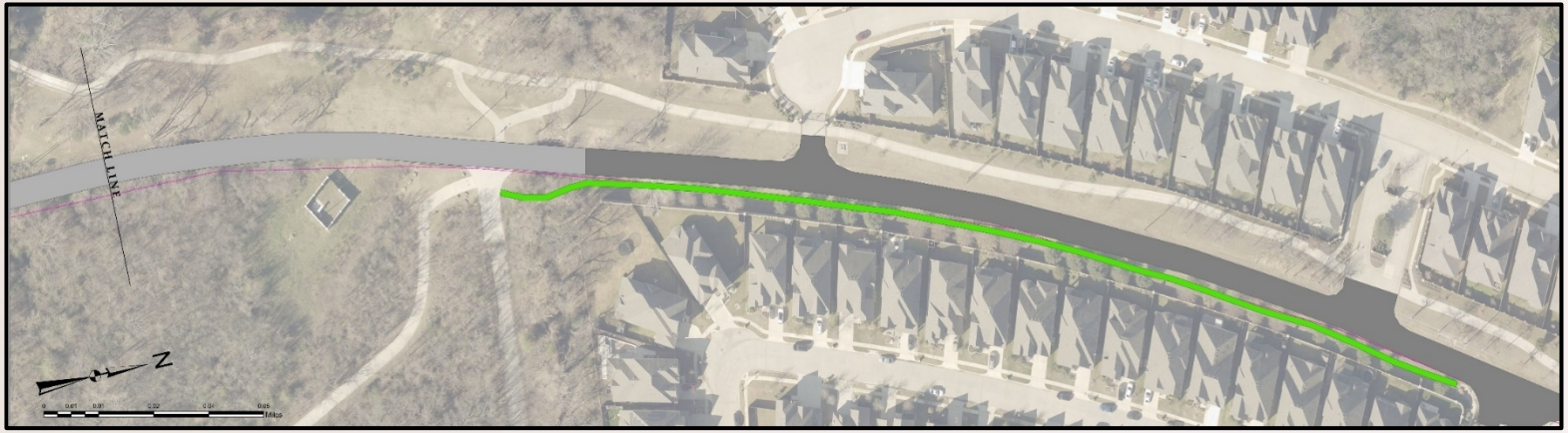
City of Colleyville and City of Euless Project Coordination

- Project initially submitted to the Tarrant County 2021 Transportation Bond Program for consideration
- Project submitted 12/21/2022 to Tarrant County (Commissioner Fickes) for potential discretionary funding opportunities
- Proposed project construction cost estimate: $3.5 million
  - Prospective cost allocation: 50% Tarrant County, 25% City of Colleyville, 25% City of Euless

WS-2 Heritage Avenue Street Improvements Project



Bike Trail | Culvert | Roadway with Curb and Gutter | Roadway with No Curb and Gutter (Floodway) | Sidewalk



WS-2 Heritage Avenue Street Improvements Project

Project Key Components

- Regrade/reconstruct of 3,300 linear feet of two-lane roadway
- Extension of south bound left/right turn lanes at Glade Road
- Street lighting
- Reconstruct/widen culvert crossing just north of Glade Road
- Curb and gutter and drainage improvements
- East side pedestrian sidewalk
- Extension of west side bike trail to Glade Road

City of Colleyville
City Council
Agenda Briefing

City Hall
100 Main Street
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Agenda Number WS-3 **Agenda Date** 1/3/2023
Type Worksession
Department City Secretary

Title

Discussion of the January 3, 2023, City Council regular agenda items

City of Colleyville
City Council
Agenda Briefing

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

Agenda Number 1
Agenda Date 1/3/2023
Type Executive Session
Department City Secretary

Title

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

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

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

Attachments

RESOLUTION R-23-4802

A RESOLUTION APPROVING COUNCIL ACTION REGARDING EXECUTIVE SESSION ITEMS AT THE REGULAR CITY COUNCIL MEETING OF JANUARY 3, 2023

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

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

Sec. 1. THAT

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ___ AYES, ___ NAYS, ON THIS THE 3RD DAY OF JANUARY 2023.

Mayor Bobby Lindamood	_____	Mayor Pro Tem Kathy Wheat	_____
Brandi Elder, Place 1	_____	George Bond, Place 2	_____
George Dodson, Place 4	_____	Chuck Kelley, Place 5	_____
Callie Rigney, Place 6	_____		

ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

RESOLUTION R-23-4803

APPROVING CITY COUNCIL ACTION UNDER CONSENT ITEMS AT THE REGULAR CITY COUNCIL MEETING OF JANUARY 3, 2023

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

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

Sec. 1. THAT the agenda decisions approved by City Council action under Consent Items as follows are hereby adopted:

a. Approval of the minutes of the regular City Council meeting of December 20, 2022

b. Approval to purchase an emergency generator from L.J. Power, Inc., an approved BuyBoard Cooperative Purchasing Program vendor, in the amount of $67,732, plus a contingency of $6,000, and authorizing the City Manager to execute the purchase

c. Establishing the Heroes Park Design Committee and appointing members

d. Approval of a professional services agreement with Freese and Nichols, Inc. to develop a conceptual design for Heroes Park

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 3RD DAY OF JANUARY 2023.

Mayor Bobby Lindamood	_____	Mayor Pro Tem Kathy Wheat	_____
Brandi Elder, Place 1	_____	George Bond, Place 2	_____
George Dodson, Place 4	_____	Chuck Kelley, Place 5	_____
Callie Rigney, Place 6	_____		

ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

City of Colleyville
City Council
Minutes - Draft

City Hall
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Tuesday, December 20, 2022

Mayor Bobby Lindamood called the Colleyville City Council Worksession to order on Tuesday, December 20, 2022, at 5:00 p.m.

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

ALSO PRESENT: City Manager Jerry Ducay, Assistant City Manager Mark Wood, Assistant City Manager Adrienne Lothery, Fire Chief Mark Cantrell, Community Development Director Ben Bryner, Public Works Director Amber Beard, Finance Director Kyle Lester, and City Secretary Christine Loven.

CALL TO ORDER

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

Public Works Director Amber Beard highlighted the project which began in early 2021 and noted this item provides an opportunity for the City Council to review the color samples one final time and make a recommendation. Director Beard then introduced Gaylen Laing, GHLA, Inc., the City's design architect on the project. Mr. Laing reviewed all of the color samples and answered questions of the City Council.

Following review and discussion, City Council chose the color Rose Beige and directed Mr. Laing and staff to move forward with the project.

WS-2 Discussion of Wayfinding Signage

Assistant City Manager Adrienne Lothery provided a high level overview of the wayfinding signage project updates based on the City Council June 7, 2022 direction. She then introduced David Newman, MESA, who reviewed the vehicular signage choices and options.

There was general discussion of cost, location, and purpose of the signage. City Council agreed the stone signage would be appropriate and preferred in the City's parks and directed staff to bring back to City Council a map of specific locations for signage, the type, cost, and visuals on the view from a vehicle.

WS-3 Review of Citizen Survey results

Assistant City Manager Adrienne Lothery presented the results of the Citizen Survey which was conducted during October and November 2022. The results indicated there were 1,841 respondents to the survey and she noted every respondent did not answer every question.

WS-4 Discussion of a Neighborhood Entrance Beautification Grant

Assistant City Manager Mark Wood presented a concept for a grant for a beautification program for neighborhood entrances. He noted the goal of the program is to partner with neighborhoods, both HOA and non-HOA, in an effort to beautify the entire City, by proving grants for entryway improvements. If approved, the neighborhood would complete an application and submit through the City Manager's Office. The landscape plans will be reviewed and the City's Beautification Supervisor will offer feedback and recommendations. Staff will bring applications to the City Council for a vote via resolution. Manager Wood stated the funding for the program is in the general capital and TIF funds.

There was discussion regarding the number of neighborhoods, HOA's, and homeowner responsibility for maintenance. The City Council directed staff to move forward with the program.

WS-5 Discussion of the Eastpointe Terrace resolution modification

This item was presented after WS-6. Community Development Director Ben Bryner presented this item stating the applicant is formally requesting consideration by the City Council to revise the previously approved resolution to accomplish the following:

1. Developer will install the cedar fence as detailed in the landscaping plan along the common area lots that are HOA owned and managed (southern portion of "Pointe Court" from Pool Road westward to Lot 1) as part of the development portion of the project. The builder will build the fencing as shown on the landscaping plan behind the residential lots at the time of the individual home construction.

2. Authorize the City Manager and staff to enter into an agreement with the developer that protects the completion of these non-public infrastructure related requests at the developer's expense and allows for the plat to be recorded pursuant to City Ordinance at the time of completion and acceptance of code related public infrastructure improvements.

Councilmember Dodson stated there were many meetings regarding this development and the residents asked for the fences and had concerns for the

road. He stated he believes it is critical the City Council maintains the requirements, as agreed to by the developer.

Mayor Lindamood concurred with Councilmember Dodson and stated he is not in favor of revisiting the resolution requirements.

City Council concurred.

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

This item was presented before WS-5. City Manager Jerry Ducay noted there were conflicting regulations between the electioneering resolution, the Land Development Code, and enforceability. City Manager Ducay stated the City Attorney has advised he believes the court rulings regarding political signage have set a precedence and the City could move forward with updating the Land Development Code, which would allow for repealing the electioneering resolution.

City Council agreed to revisit this item following changes to the Land Development Code to be consistent with state law.

WS-7 Discussion of the December 20, 2022, City Council regular agenda items

Mayor Lindamood stated Greystone Manor will be removed from the table.

Mayor Lindamood closed the worksession at 6:18 p.m. and called the Executive Session to order.

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

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

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

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

Section 551.087 – Economic Development - Discuss or deliberate regarding commercial or financial information the City has received from business prospects the City seeks to have locate, stay, or expand in the City and with

which the City is conducting economic development negotiations; deliberate the offer of a financial or other incentive to a business prospect

There was not action taken and Mayor Lindamood adjourned Executive Session at 6:50 p.m.

Mayor Lindamood called the regular meeting of the City Council to order at 7:02 p.m. and called the roll.

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

INVOCATION: Pastor Josh Anderson, Colleyville Presbyterian

PLEDGE OF ALLEGIANCE: Councilmember George Dodson

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

Mayor Lindamood read Resolution R-22-4796 in its entirety.

Assistant City Manager Mark Wood presented this item, an economic development reimbursement BEST grant in the amount of $45,000 plus an additional amount of up to $10,000 for Ethridge Auto Center. Manager Wood reviewed the proposed improvements to the property which is located on Colleyville Boulevard.

Mayor Lindamood stated it is the City's goal to utilize TIF funds to enhance businesses located along the 26 corridor.

Mayor Lindamood opened and closed the public hearing without anyone speaking.

Councilmember Kelley made a motion to approve Resolution R-22-4796, seconded by Councilmember Dodson.

The motion to approve passed by the following vote:

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

3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

Announcements of civic and charitable events
Presentation of calendar events and updates
Announcements of awards and recognition

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

Howard Rosenthal, Peace Together, thanked the City and City Council for their assistance in the November 2022 Peace Together Walk.

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

Mayor Lindamood presented a proclamation to the Colleyville Heritage High School Panthers Volleyball team and congratulated them on their 5A State Championship.

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

Mayor Lindamood presented a proclamation to Dr. David Arencibia, in recognition of being named the Outstanding 2022 Secondary School Principal of the Year, Middle School Principal of the Year, and Region 11 Principal of the Year by the Texas Association of Secondary School Principals and the Texas nominee and one of the top three finalists for the National Principal of the Year by the National Association of Secondary School Principals.

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

Mayor Lindamood recognized the work of Community Development Director Ben Bryner, Planning Manager Jackie Reyff, and Planner Dakari Hill for earning the American Planning Association, Texas Chapter Certificate of Achievement, Richard R. Lillie, FAICP Program for Planning Excellence award.

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

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

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

4c Approval of a three year Municipal and County Government Enterprise License Agreement (ELA), between the City of Colleyville and the Environmental Systems Research Institute, Inc. (ESRI), in an amount

not to exceed $85,800, and authorizing the City Manager to execute the agreement

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

Mayor Lindamood read Resolution R-22-4797 in its entirety.

Nicole Porelle, Municipal Court Administrator, presented item 4b. She reviewed the program criteria and Colleyville usage. There were no questions.

Patrick Stotts, Information Systems Manager, presented item 4c, noting the City uses the software to collect, organize, manage, analyze, communicate, and distribute geographical information and has been a licensee of ESRI software since 1996. There were no questions.

Public Works Director Amber Beard presented item 4d. Councilmember Dodson asked for clarification on the contingency. Director Beard stated the $600,000 includes the three contingency amounts totaling $35,000.

Mayor Lindamood opened the public hearing.

Sayeda Syed, 6705 Sapphire Circle, spoke in reference to item 4b, stating teen court should not be the only solution for drugs/alcohol/and paraphernalia charges. She also stated she felt the budget should be based on usage, not evenly divided.

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

Councilmember Dodson made a motion to approve Resolution R-22-4797, seconded by Councilmember Bond.

The motion to approve passed by the following vote:

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

5. ITEMS NOT FOR CITY COUNCIL ACTION

5a Monthly Financial Report - November 2022

Finance Director Kyle Lester reviewed the November financial report, highlighting the general fund through November, he noted the fund has collected 8% of its

budgeted revenues and spent 13% of budgeted expenditures, yielding a year-to-date deficit of about $1.2 million. This deficit is an improvement of over $2 million over last year, due mostly to interfund capital transfers occurring in November last year. Spending tends to be fairly consistent from month-to-month due to payroll costs being the bulk of the City's budget whereas revenue hits much differently due to the Fund's reliance on property tax. Staff anticipates surpluses each month for the remainder of FY23.

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

Director Lester concluded his review by providing utility, drainage, and hotel fund highlights.

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

6a Ordinance O-22-2229

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

Mayor Lindamood read the caption of Ordinance O-22-2229.

Community Development Director Ben Bryner presented this item by giving a brief review of the SUP request. Director Bryner noted at the December 6, 2022 meeting, City Council asked the applicants if they would agree to connect the structure by adding a firewall and installing fire suppression to the new construction. The applicants agreed and have met with City staff and an architect to present the new plan which connects the structure via a corridor with a fire wall which was fire suppression, as does the new addition, and the fire alarms communicate with the corridor, new structure, and the existing structure. Additionally, these requirements were added to the ordinance.

There was general discussion regarding the corridor, regulations, and defining the dwelling language in the ordinance.

Applicants Dan and Kimberly Bresingham, 312 White Drive, were available to answer questions of the City Council.

Mayor Lindamood opened and closed the public hearing without anyone speaking.

Mayor Pro Tem Wheat made a motion to approve Ordinance O-22-2229, with an amendment to change new accessory dwelling, to attached accessory dwelling throughout the ordinance, seconded by Councilmember Rigney.

The motion to approve passed by the following vote:

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

6b Ordinance O-22-2230
Consideration of an amendment to the existing PUD-C Planned Unit Development - Commercial district ordinance for the Winding Creek Addition, specifically for Lots 2R and 3R, Block 1, located at 6408 and 6500 Colleyville Boulevard, Case ZC22-038

Mayor Lindamood read the caption of Ordinance O-22-2230.

Community Development Director Ben Bryner gave a brief overview of this request for an amendment to Ordinance O-09-1736, for one new office building where two buildings are currently shown on the site plan. Director Bryner stated the previous ordinance was approved in 2009 and the site plan shows two separate lots and buildings. Ken Green, the applicant, is seeking approval for a new 12,382 square foot office building with a taller middle element, and to reduce the street landscape area from 6,732 sq. ft. to 5,984 sq. ft. and a reduction in the required 20 foot landscape area along Colleyville Boulevard.

There was general discussion regarding the flood plain and the size and location of signage.

Mayor Lindamood opened and closed the public hearing without anyone speaking.

Councilmember Rigney made a motion to approve Ordinance O-22-2230, with an amendment the monument sign must be 8 feet from the right-of-way, seconded by Councilmember Elder.

The motion to approve passed by the following vote:

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

6c Ordinance O-22-2231
An ordinance amending Sections 3A and 3B of the Water and Sewer Policy and Procedure manual as contained in the Code of Ordinances of the City of Colleyville, Texas, adjusting water and wastewater

volumetric rates to pass through changes from the Trinity River Authority

Mayor Lindamood read the caption of Ordinance O-22-2231.

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

Director Lester stated the base and volumetric rates are reviewed and updated on an annual basis. The new base rates are reflected in the bills sent out in October to coincide with the City's fiscal year while the new volumetric rates are reflected in the bills sent out in January to coincide with TRA's rate change. Director Lester noted wastewater is not metered, the wastewater rate is calculated for the months of December through February, which is a common business practice.

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

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

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

Mayor Lindamood stated the City contracts with TRA and the contract will continue as long as there is debt.

Mayor Lindamood opened the public hearing.

Russell Carr, 6900 Reverchon Court, suggested going out to bid to use wells, instead of contracting with TRA.

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

Councilmember Elder made a motion to approve Ordinance O-22-2231, seconded by Councilmember Dodson.

The motion to approve passed by the following vote:

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

6d Ordinance O-22-2232

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

Mayor Lindamood read the caption of Ordinance O-22-2232.

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

There was general discussion regarding metal recyclers.

Mayor Lindamood opened the public hearing.

Harold Ledbetter, 6700 Pleasant Run Road spoke in opposition to the ordinance with concern for setting a precedence locally and its usefulness as a deterrent. Mr. Ledbetter feels passage of this ordinance takes away a right.

Adam Takacs, 317 Oak Valley Drive, spoken stated he is okay with establishing a fine, but believes it necessary to define possession.

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

Councilmember Dodson made a motion to approve Ordinance O-22-2232, seconded by Councilmember Rigney.

The motion to approve passed by the following vote:

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

Mayor Lindamood called a recess at 9:13 p.m. and reconvened at 9:24 p.m.

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

7a Ordinance O-22-2211

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

Consideration of a zoning change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01, 2A01B, 2A07A, and 2A07A1, Abstract 1748,

James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, Lot 1A, Block 1, Westcoat Estates, and Lots 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6409, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Mayor Pro Tem Wheat made a motion to remove Ordinance O-22-2211 from the table, seconded by Councilmember Kelley.

The motion to remove from the table passed by the following vote:

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

Mayor Lindamood read the caption of Ordinance O-22-2211.

Mayor Lindamood stated everyone has a right to be heard and they will not be rushing through this item. He also noted there have been many conversations with the public and the developer. He noted the City Council is against high density projects and for holding the developers and builders responsible. Mayor Lindamood stated Colleyville is a team and this project is a work in progress.

Community Development Director Ben Bryner presented this item, providing highlights of the meetings with the developer, updated plans, open space, traffic study, drainage study, HOA CC and R's, and a potential City/Developer agreement.

Mayor Lindamood opened the public. The following spoke in opposition to the development with concerns for density, traffic, location of entrance, and general desire for the land to remain undeveloped and preservation of the rural feel.

Dan Braswell, 6512 Westcoat Drive; Jeff Brundage, 6508 Westcoat Drive; Diane Brundage, 6508 Westcoat Drive; Harold Ledbetter, 6700 Pleasant Run Road; Sayeda Syed, 6705 Sapphire Circle North; Sandra Bowen, 508 Wagonwheel Court; Christina Bealmear, 300 Stonington; Kelly Miller, 6820 Fallbrook Court; Igor Motkin, 209 Stonington Lane; Clint Laster, 6704 Hillier Court; Roger Taylor, 210 Colden Court; Adam Takacs, 317 Oak Valley Drive; Terry McCarter, 206 Quillin Court.

Did not speak but registered opposition: Dee Kelly, 705 Hillside.

The following spoke in support of the development:

Heidi Hughes, 411 McDonwell School Road East; Juliann Garrison, 6401 Westcoat Drive; Richard Remley, 6803 Fallbrook Court.

Did not speak but registered support: Michael Capps, 6116 Legacy Trail.

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

The Mayor, Mayor Pro Tem, and Councilmembers expressed their appreciation for the dialog and each highlighted their desires for the project.

Curtis Young, representing the developer (applicant) stated he had an elaborate presentation, however, given the hour, he felt it would not be in anyone's best interest. Mr. Young responded to some of the general comments made by citizens and City Council. He stated almost all PUDs are 20,000 square feet; the proposed development meets all the criteria of Destination Colleyville and is one of the lowest density developments in the City. Mr. Young stated if the development went forward with straight zoning, the lots would be larger than those in Oak Alley and there is no flood plain on this property. Mr. Young spoke to the open space, explaining the highest quality of development would be the 16.4% open space proposed, as it equates to larger lots and is the middle ground. In closing, Mr. Young stated his organization and the developer and have spent months meeting with neighbors working and attempting to accommodate their requests. He also stated all involved parties in this project, are professionals, they are not amateurs.

Councilmember Dodson made a motion to table Ordinance O-22-2211 to January 3, 2023, seconded by Mayor Lindamood.

The motion to table to January 3, 2023 passed by the following vote:

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

Mayor Lindamood asked the City Council if they were willing to continue the Council meeting beyond midnight. All voted aye.

Mayor Lindamood declared a recess at 11:25 p.m. and reconvened at 11:32 p.m.

8. RESOLUTION(S): READING AND PUBLIC HEARING

8a Resolution R-22-4798

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

Mayor Lindamood read Resolution R-22-4798 in its entirety.

Community Development Director Ben Bryner presented this request for the abandonment of 4.5 feet of a 12-foot drainage and utility easement on property in order to construct a swimming pool.

There was general discussion regarding the need for the abandonment and drainage.

John Dreiling, the applicant, explained he desires to extend the retention wall for drainage and vegetation protection when the pool is installed.

Mayor Lindamood opened the public hearing.

Kathleen Czaicki, 201 Old Grove Road, spoke in opposition with concern for drainage.

Sayeda Syed, 6705 Sapphire Circle, questioned the easements which are currently in place.

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

Councilmember Rigney made a motion to approve Resolution R-22-4798, seconded by Mayor Pro Tem Wheat.

The motion to approve passed by the following vote:

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

Nays: 1 – Councilmember Kelley

8b Resolution R-22-4799
Consideration of variances to the provisions of Section 3.24.G, Schedule of District Regulations of the Land Development Code, specifically for the front setback in the R-40 Single Family Residential district, for Lot 1, Block 1, F. P. Powell Addition, located at 2203 Oak Knoll Court, Case VC22-012

Mayor Lindamood read Resolution R-22-4799 in its entirety.

Community Development Director Ben Bryner presented the request to allow for a proposed addition to the home with a front setback of 15 feet instead of the required 40 feet. He noted the property is currently developed with a home and an accessory building. In 2007, a variance was approved for an addition to encroach 25 feet into the required front yard setback of 40 feet, however, the previous owner never built the addition.

There was discussion of the regulations for building within the flood plain.

Ted Brooks, 1905 Simpson Drive, Bedford, the contractor, provided a history of the previous owners planned garage location and then reviewed the plans which are being requested today and why the variance is requested.

The owner, Bruce Sams, 2203 Oak Knoll Court, was also present to answer questions of the City Council.

Mayor Lindamood opened and closed the public hearing without speakers.

Councilmember Bond made a motion to approve Resolution R-22-4799, seconded by Councilmember Dodson.

The motion to approve passed by the following vote:

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

8c Resolution R-22-4800
A resolution changing the dates of regular City Council Meetings in July, September, October, and November 2023

Mayor Lindamood read Resolution R-22-4800 in its entirety.

Mayor Lindamood stated the resolution is self-explanatory and there were no questions.

Mayor Lindamood opening and closed the public hearing without anyone speaking.

Councilmember Kelley made a motion to approve Resolution R-22-4800, seconded by Mayor Lindamood.

The motion to approve passed by the following vote:

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

9. CITIZEN COMMENTS

There was no one present wishing to speak.

10. REPORTS

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

There was no action taken on this item.

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

This resolution was not needed.

12. ADJOURNMENT

There being no further business before the City Council, Mayor Lindamood adjourned the meeting without objection by the City Council at 12:21 a.m., December 21, 2022.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 3RD DAY OF JANUARY 2023.

Minutes taken and prepared by:

Christine Loven, TRMC
City Secretary

City of Colleyville
City Council
Agenda Briefing

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

Agenda Number 4b **Agenda Date** 1/3/2023 **Number** Resolution R-23-4803
Type Resolution
Department Engineering

Title
Approval to purchase an emergency generator from L.J. Power, Inc., an approved BuyBoard Cooperative Purchasing Program vendor, in the amount of $67,732, plus a contingency of $6,000, and authorizing the City Manager to execute the purchase

Strategic Plan
3.2 Ensure regular repair and replacement of water and wastewater facilities

Explanation
Reading and Public Hearing

The Overland Trail Lift Station collects flows from residential properties along Overland Trail between Sagebrush Street and Bandit Trail (west of Overland Trail); along Chisholm Court; and Bandit Trail between Overland Trail and Windswept Trail. This is approximately 30 residential properties. During power outages, staff currently must deliver a portable diesel powered generator to the site in order to ensure the pumps at the lift station are operational. Approval of this item will provide for the purchase and permanently installed, stand-alone 30 kW diesel driven power generator. Per the attached quote, L.J. Power, Inc., an approved BuyBoard Cooperative Purchasing Program vendor, will deliver and install the generator at a cost of $67,732. Staff is requesting approval of the purchase and an additional contingency amount of $6,000, should there be incidental needs during installation.

The Overland Trail Lift Station Emergency Generator project is included in the Fiscal year 2023 Capital Improvement Plan for an amount of $50,000. The cost for this item over the budgeted amount totaling $23,732 will be funded through savings in the CIP Capital Utility Fund from WW Project 10: Rehabilition of Priority Two Manholes.

Financial Impact
The funding source for this purchase is the Capital Utility Fund and savings in the WW Project 10: Rehabilition of Priority Two Manholes CIP line item.

Recommendation
Approve

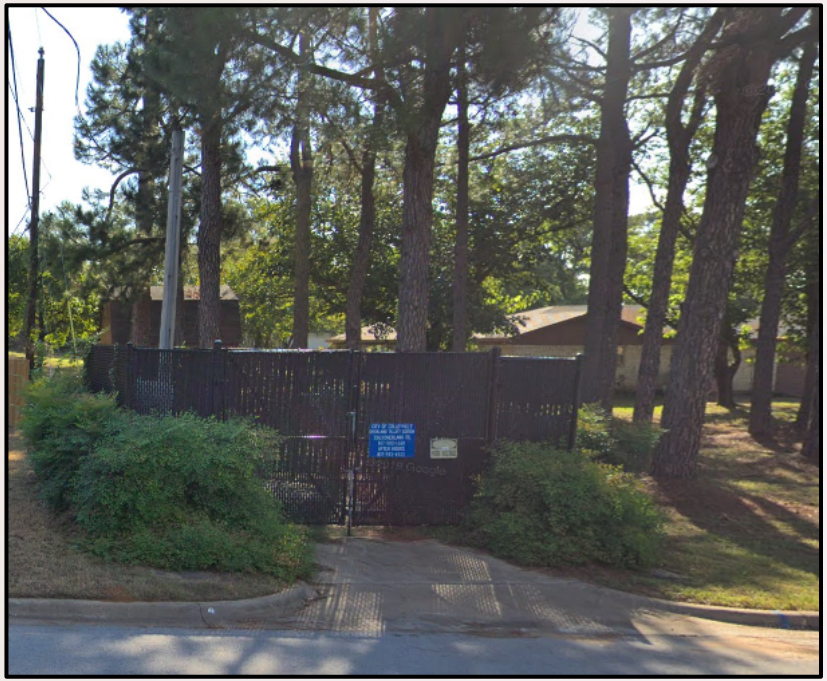
Attachments

1. Overland Trail Generator Presentation
2. LJ Power Quote 22126-004-BS
3. Form 1295

4b. Emergency Generator Overland Trail Lift Station

This item seeks approval for the purchase and installation of a permanently installed on-site 30 kW diesel powered emergency generator at the Overland Trail Lift Station in an amount not to exceed $67,732 plus a contingency amount of $6,000 totaling $73,732

- Currently during power outages, staff must deliver and connect a portable diesel powered generator to maintain lift station pump operations
- The contingency allowance will be utilized for unforeseen items during installation, fence and landscape improvements
- This lift station provides wastewater service to 30 residential properties along Overland Trail between Sagebrush Street and Bandit Trail; along Bandit Trail (west of Overland Trail); and Windswept Trail



Quote Number	Quote Name	Quote Date	Expiration Date	Currency
22126-004-BS	Colleyville PS	12/9/22	1/9/23	USD

Sales Person	Manufacturing Plant	Quote Entered By	Contact No.
Brett Siewert	LJ Power	Brett Siewert	469-866-6606

Project:	**Ship To** (FOB Factory):
City of Colleyville – Overland Trail LS Generator **BuyBoard Contract #657-21**	Freight to Jobsite Included. Fuel and Taxes Not Included.

Line No.	Qty	Part	Description	Unit Price	Extended Total
000010	1	ULJ-30	30kW Diesel Driven LJ Power Generator	Included	Included
000020	1	Enclosure	Steel, 150MPH Rated, Level 2 Sound Attenuated Enclosure W/ Stainless Steel Lockable Hardware	Included	Included
000030	1	Tank	24 Hour, UL142, Sub-base Fuel Tank	Included	Included
000040	1	ATS	60 Amp, 2-Pole, 240v ATS in Nema 3R Enclosure	Included	Included
000050	1	Install	**Turnkey Installation:** Provide All Labor and Materials Necessary to Install a Fully Functional Emergency Power System at the Requested Lift Station. City to Remove a Spiggot and Add a Gate to Help with Clearances. Tie into Existing Concrete On-Site and Extend Pads to Allow for Generator Footprint. Add Automatic Transfer Switch and Wire into Existing System. Provide Monitoring of Generator Through City Preferred Method or Provide LJ Power Monitoring. Signed Engineered Plans are Included for Permitting as Required.	Included	Included
000060	1	Warranty	2 Year Parts, 2 Year Labor Warranty	Included	Included
000070	1	Freight	Freight to Jobsite	Included	Included
000080	1	Startup	NFPA110 Startup, Testing and Owner Training by Factory Certified Technician	Included	Included
000090	**1**	**Total**	**Not Included: Fuel and Taxes**	**$67,732**	**$67,732**

Model	Engine Manufacturer	Frequency / Speed (RPM)	Ambient (Min/Max)
LJP-ULJ30	John Deere	60 Hz / 1800	-18 °C / 40 °C
Duty / Alt Temp Rise	**Engine Model**	**Engine Control Voltage (DC)**	**Elevation**
Standby / 125 °C	3029TFG89	12	1000 Ft
Genset Agency Approval	**Engine HP**	**Fuel Type**	**Enclosure / Mount Method**
UL2200	46	Diesel	Enclosed

Output Rating (kw/kva)	Full Load Amps – (240)	Voltage (L-L/L-N) - Connection	Phase / Power Factor
30 KW / 37.5 kVA	125 a	240 / 120	Single

ALTERNATOR

Alternator Insulation:	Stamford Alternator Class H
Exciter Field Circuit Breaker:	No
Alternator Excitation:	Permanent Magnet

ENGINE

Engine Governor Type:	Electronic
Coolant Radiator:	Unit mounted
Coolant Heater:	Unit Mounted
Battery:	Standard Starting Battery

CONTROL

Genset Controller:	Microprocessor Based
Controller Low Coolant Level:	Yes

ENCLOSURE

Enclosure Option:	Steel – 150MPH Rated – Sound Attenuated
Intregrated Vibro Mounts:	Elastomer

EXHAUST

Exhaust Mounting Method:	Internally mounted – Critical Grade

POWER CONNECTION

Circuit Breaker:	1
1 Circuit Breaker Amp:	60 Amp
1 Circuit Breaker Volt Frame:	600
1 Circuit Breaker Pole:	2 Pole
1 Circuit Breaker Mount Loc.:	Unit mounted

Product Manuals

Copies of Operating Manual:	1

WARRANTY

Parts Warranty:	2 Year / 2,000 Hours
Labor Warranty:	2 Year / 2,000 Hours

LJ POWER GENERATORS

TERMS, CONDITIONS, AND DISCLOSURES

TERMS

Credit Terms: Standard credit terms are NET-30 days from date of invoice. Merchandise is shipped F.O.B. shipping point and invoices will be generated at that time. Payment is due no later than 10 days from invoice date. Charges not paid within 30 days are considered past due. Past due accounts are subject to suspension and finance charges of 1.5% per month, on the past due balance, with interest charges accruing from the invoice date. If credit cards are used for purchases, a 3% fee will be added to the invoice for any charges over $5,000.00.

Payment Terms: Quoted terms are subject to Credit Terms contained in the LJPower Credit Application documents and this document. (1 1/2% per month will be charged on past due accounts.) In addition, no retainage allowed unless accepted in writing by LJPower; not to exceed 10%. Taxes are not included unless specifically stated in the proposal.

Partial shipments: invoiced proportional to total quoted price, payable 30 days after Shipment/LJPower invoice.

- **Note:** If your job conditions or schedule result in partial or incomplete shipment of products and equipment provided by LJPower, you will be invoiced according to the dollar value of the shipped items. These invoices then become due and payable 30 days after shipment and not when the job is completed.

CONDITIONS OF SALE

- All purchase orders must reference LJPower quotation
- All purchase orders must be acknowledged in writing by LJPower to be deemed accepted.
- Purchase orders issued with a hold for release date are subject to re-evaluation at the time of release.
- Unless mutually agreed upon in writing, LJPower WILL NOT accept purchase orders which:
  - specify delivery dates that are not subject to manufacturer's lead-times
  - contain penalty clauses or liquidated damage clauses
  - require LJ Power to indemnify and hold harmless the purchaser, unless the purchaser also agrees to indemnify and hold harmless LJPower
  - require LJPower to pay any and all legal expenses for the purchaser in the event of a dispute
  - require LJPower to be responsible for system design work and/or guarantee that a performance standard for a system will be met
  - require completion and acceptance of the project by the owner before payment
- Start and Test may be invoiced separately at your request, but subject to LJPower partial invoicing policy above
- Storage fees may be assessed if job site is not able to accept delivery on the requested date.
- Initial Startup, Test, and Specifications are as specified in the proposal

DISCLOSURES

Deliveries: Offloading, placement and Anchoring of the goods shall be solely customer responsibility. All deliveries are Monday through Friday 6AM to 5PM. (Deliveries outside normal business hours will be INVOICED as necessary.)

Permits And Licenses: Permit and license costs (AQMD, Fire, Building, etc.) are not included. LJ Power, will provide information as necessary for the acquisition of permits and licenses, but does not assume any responsibility for obtaining any permits or licenses which may be required.

Not a Contractor: LJ Power is a supplier of materials and related services; LJPower is not a contractor. LJPower will invoice you only for goods which are delivered.

Cancellation: Cancellation charges of 25% will apply if order is cancelled after accepted by LJPower.

Legal Remedy: If legal action is instituted to collect amounts owed or to recover materials or supplies purchased, the applicant agrees to pay all reasonable attorney's fees and appellate attorney's fees and costs incurred by LJPower. Venue for any litigation (and depositions) between the parties for any claims relating to debt collection for merchandise, supplies, or equipment purchased hereunder, or hereafter, shall be in Texas only. The parties do hereby waive their right to trial by jury for any litigation arising between the parties and any claims relating to debt collection for merchandise, supplies, or equipment purchased hereunder, or hereafter.

In support of this application, LJPower is hereby aut horized to obtain credit and/or financial information from my/our bank(s), other financial institutions or commercial firms with whom I/we have done business. It is understood that any such credit and/or financial information will be held in strict confidence and used only in consideration of this application.

Upon approval of this application, it is agreed that all purchases will be paid in full and in accordance with the terms of sale as stated on LJPower invoices.

Company Name	Authorized Signature

Telephone Number	Date	Title

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

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

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2022-966580

Date Filed:
12/21/2022

Date Acknowledged:
12/21/2022

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

L.J. Power / Genserve
Austin, TX United States

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

City of Colleyville

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

22126-004-BS
Overland Trail LS Generator

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
GenNx360	New York, NY United States	X	

5 Check only if there is NO Interested Party. ☐

6 UNSWORN DECLARATION

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

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

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

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

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

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

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

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2022-966580

Date Filed:
12/21/2022

Date Acknowledged:

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

L.J. Power / Genserve
Austin, TX United States

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

City of Colleyville

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

22126-004-BS
Overland Trail LS Generator

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
GenNx360	New York, NY United States	X	

5 Check only if there is NO Interested Party. ☐

6 UNSWORN DECLARATION

My name is Larry Davis, and my date of birth is 6/15/79.

My address is 5009 Spanish Oaks Club Blvd (street), Austin (city), Tx (state), 78738 (zip code), US (country).

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

Executed in Travis County, State of Texas, on the 21 day of December (month), 20 22 (year).

Larry Davis

Signature of authorized agent of contracting business entity
(Declarant)

City of Colleyville
City Council
Agenda Briefing

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

Agenda Number 4c **Agenda Date** 1/3/2023 **Number** Resolution R-23-4803
Type Resolution
Department City Council

Title
Establishing the Heroes Park Design Committee and appointing members

Strategic Plan
1.1 Actively involve and engage stakeholders

Explanation
Reading and Public Hearing

Mayor Bobby Lindamood advised the City Council of his desire to appoint a committee comprised of local citizens with a military history (veteran, active duty, service by a family member) to create a new design for the City's Heroes Park. Mayor Lindamood's vision is to create a public space which commemorates local heroes (both military and non-military) and also provides space for reflection and community events.

Mayor Lindamood spoke with each of the following who have agreed to serve in this capacity. This item provides for establishing the Heroes Park Design Committee and appointing the following Colleyville residents to serve, at the pleasure of the City Council.

Ken Cozart
Eric Newton
Jerry Savoie
Nelson Thibodeaux
Louis Miller
Scotty Richardson
Pam Savoie

Financial Impact
There is no financial impact to the City.

Recommendation
Approve

Attachments

City of Colleyville
City Council
Agenda Briefing

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

Agenda Number 4d **Agenda Date** 1/3/2023 **Number**
Type Resolution
Department City Manager

Title
Approval of a professional services agreement with Freese and Nichols, Inc. to develop a conceptual design for Heroes Park

Explanation
Reading and Public Hearing

This agenda item provides for approval of a professional services agreement with Freese and Nichols, Inc. to develop a conceptual design for Heroes Park. The contract includes a topographical survey, benchmarking site visits, and two preliminary design concepts. It also provides for a meeting with the Heroes Park Design Committee, City Council Worksession presentations, and a public open house. A final concept plan based on feedback throughout the process will be presented, along with an opinion of probable construction cost.

Financial Impact
Funding for the conceptual design is available in the CEDC budget. Basic design services total $107,500 and an additional $10,000 is available for additional meetings if needed.

Recommendation
Approve

Attachments
1. Heroes Park Presentation
2. PSA with FNI for Heroes Park

Heroes Park Conceptual Design

- Site to honor heroes and continue events use
- Expanded scope and area from prior plans
- Contract with Freese and Nichols, the firm that also designed the Plaza, includes:
  - Topographic survey
  - Benchmarking site visits
  - Two Preliminary Design concepts
  - Meeting with Heroes Park committee, City Council Worksession presentations, and a public open house
  - Final Concept Plan based on feedback
- Basic Design $107,500 + $10,000 if needed for additional meetings

PROFESSIONAL SERVICES AGREEMENT
HERO'S PARK MASTER PLAN SERVICES

This Professional Services Agreement ("Agreement") is made by and between the **City of Colleyville, Texas** ("City"), and **Freese and Nichols, Inc.** (**"**Professional") (each a "party" and collectively the "parties"), acting by and through their respective authorized representatives.

RECITALS

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

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

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

Section 1. Scope of Services

Upon written notice to proceed by City, Professional agrees to provide to City Hero's Park Master Plan Services ("Project"), as set forth in the Scope of Services attached hereto as **Exhibit "A"** and incorporated herein by reference (the "Scope of Services"). Professional shall not be entitled to any claim for extra services, additional services or changes in the services without a written agreement with City prior to the performance of such services.

Section 2. Term of Agreement

The term of this Agreement shall begin on the last date of execution hereof (the "Effective Date") and shall continue until Professional completes the services required herein and the City has accepted the same, unless sooner terminated as provided in this Agreement.

Section 3. Professional's Obligations

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

(b) Site Access. City will endeavor to provide such rights of access on any project site as may be reasonably necessary for Professional to perform any necessary studies, surveys, tests or other required investigations in relation to the services; provided, that City shall have no obligation to (i) provide off-site access, (ii) provide access to private property for which City does not have an existing right to access, nor (ii) incur any costs associated with the access to be provided under this Agreement.

(c) Standard of Care. Professional shall perform the services with the skill and care ordinarily provided by competent professionals practicing in the same or similar locality and under the same or similar

circumstances and professional licenses. Professional shall be responsible for the professional quality, technical accuracy, and the coordination of all services, including all Project Documents, designs, drawings, specifications, plans, reports, presentations and all other services furnished by Professional under this Agreement. Professional shall, without additional compensation, correct or revise any errors or deficiencies in the services. Professional shall further make, without expense to City, such revisions to the Project Documents as may be required to meet the needs of City and which are within the Professional's Scope of Services.

(d) Additional Services. Should City require additional services not included under this Agreement, Professional shall make reasonable effort to provide such additional services in accordance with the fee schedule set forth in **Exhibit A**, and within the time schedule prescribed by City; and without decreasing the effectiveness of the performance of services required under this Agreement.

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

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

(g) Inspection of Records. Professional grants City and its designees the right to audit, examine or inspect, at City's election, all of Professional's Records (defined below) relating to the performance of services under this Agreement, during the term of the Agreement and any retention period herein. City's audit, examination, or inspection of Professional's Records may be performed by a City designee, which may include its internal auditors or an outside representative engaged by City. Professional agrees to retain Professional's Records for a minimum of four (4) years following termination of the Agreement, unless there is an ongoing dispute under the contract; then, such retention period shall extend until final resolution of the dispute. "Professional's Records" shall include any and all information, materials and data of every kind and character generated in connection with the services under this Agreement. City agrees that it will exercise its right to audit, examine or inspect Professional's Records during regular business hours unless City has provided advance written notice of an alternate time. Professional agrees to allow City and its designees access to all of Professional's Records, Professional's facilities, and the current or former employees of Professional, to the extent deemed reasonably necessary by City or its designee(s), to perform such audit, inspection or examination.

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

(i) Hazardous Materials. Professional shall report the presence and location of any hazardous materials it notices or which an professional of similar skill and experience should have noticed to the City.

Section 4. Performance Schedule

(a) Time for Performance. Professional shall perform all services as provided for under this Agreement in a proper, efficient, timely, and professional manner in accordance with City's requirements. In the event Professional's performance of this Agreement is delayed or interfered with by acts of the City or others, Professional may request an extension of time in conformance with this Section 4 for the performance of same as hereinafter provided but shall not be entitled to any increase in fee or price, or to damages or additional compensation as a consequence of such delays.

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

Section 5. Documents

(a) Project Documents. All proposals, reports, studies, surveys, applications, drawings, plans, specifications, data, and other documents, whether in draft form or final form (including any electronic format) prepared by Professional and its employees, consultants, subcontractors, agents, or representatives (collectively referred to in this section as "Professional) for the use and/or benefit of City in connection with this Agreement ("Project Documents"). Professional shall be deemed the authors of their respective component of the Project Documents. Notwithstanding, upon payment by City as required by this Agreement, City shall own, have, keep and retain all rights, title and interest in and to all Project Documents, including all ownership, common law, statutory, and other reserved rights, including copyrights (except copyrights held by the Professional) in and to all Project Documents, whether in draft form or final form, which are produced at City's request and in furtherance of this Agreement. City shall have full authority to authorize any contractor(s), subcontractors, consultants, and material or equipment suppliers to reproduce applicable portions of the Project Documents to and for use in their execution of the services or for any other purpose. Acceptance and approval of the Project Documents by City shall not constitute nor be deemed a release of the responsibility and liability of Professional for the accuracy or competency of its designs, working drawings, specifications, or other documents; nor shall such approval be deemed to be an assumption of such responsibility by City for any defect in the designs, working drawings and specifications, or any other documents prepared by Professional.

(b) Professional's Documents. All previously owned intellectual property of Professional, including but not limited to any computer software (object code and source code), tools, systems, equipment or other information used by Professional or its suppliers in the course of delivering the Services hereunder, and any know-how, methodologies or processes used by Professional to provide the services or protect deliverables to City, including without limitation, all copyrights, trademarks, patents, trade secrets and any other proprietary rights inherent therein and appurtenant thereto ("Professional's Documents"), shall remain the sole and exclusive property of Professional. Notwithstanding, Professional agrees that City shall have the right to access to all such information and City is granted the right to make and retain copies of Professional's Documents. City acknowledges that any reuse of Professional's Documents without specific written verification or adaptation by Professional will be at City's sole risk and without liability or legal exposure to Professional.

(c) Confidential Information. Professional agrees it will notify City in writing if it considers specific information to be confidential or proprietary trade secrets and will use its best efforts to clearly mark all such information as "Confidential" and/or "Proprietary – Trade Secret" at the time it is delivered or made accessible to City. City acknowledges that all such designated information is considered by

Professional to be confidential and the exclusive property of Professional. Notwithstanding the foregoing, Professional acknowledges that this Agreement, and all services performed hereunder, are subject to the legal requirements of the Texas Public Information Act and that City will have no obligation to protect or otherwise limit disclosure of any confidential or proprietary information if Professional has not notified City of such designation in conformance with this section. Professional agrees and covenants to protect any and all proprietary rights of City (or other persons) in any materials provided to Professional by City. Additionally, any materials provided to Professional by City shall not be released to any third party without the consent of City and shall be returned intact to City upon termination or completion of this Agreement if instructed to do so by City. In the event City delivers to Professional any information that has been expressly marked "Confidential" or has notified Professional is confidential or is the proprietary information of a third-party, Professional agrees it shall not disclose to anyone directly or indirectly during the term of this Agreement or at any time thereafter, any such information, nor shall it use any such information for any purpose other than as reasonably necessary in connection with Professional's performance of the services under this Agreement. Professional shall further, at its own expense, defend all suits or proceedings instituted against City and pay any award of damages or loss resulting from an injunction, against City, insofar as the same are based on any claim that materials or services provided under this Agreement constitute an infringement of any patent, trade secret, trademark, copyright or other intellectual property rights. Notwithstanding, the foregoing confidentiality obligations shall not extend to and nothing herein shall limit either party's right to disclose any information provided hereunder which: (i) was or becomes generally available to the public, other than as a result of a disclosure by the receiving party or its personnel; (ii) was or becomes available to the receiving party or its representatives on a non-confidential basis, provided that the source of the information is not bound by a confidentiality agreement or otherwise prohibited from transmitting such information by a contractual, legal, or fiduciary duty; (iii) was independently developed by the receiving party without the use of any confidential information of the disclosing party; or (iv) is required to be disclosed by applicable law or a court order.

Section 6. <u>Payment</u>

(a) <u>Compensation</u>. Professional's compensation shall be as specified in the payment schedule set forth in **Exhibit A**; provided, that the total compensation for the services under this Agreement shall not exceed ONE HUNDRED AND SEVEN THOUSAND, FIVE HUNDRED DOLLARS ($107,500.00), plus an additional $10,000 contingency for additional services as provided in the Scope of Services.

(b) <u>Payment Terms</u>. City agrees to pay Professional for all services authorized in writing and properly performed by Professional in general conformance with the fee schedule set forth in **Exhibit A**, subject to changes in the Scope of Services or additional services agreed upon in writing. Unless otherwise agreed in writing, all payments to Professional by City shall be based on detailed monthly invoices submitted by Professional for work performed and accepted by City, less any previous payments. Payment will be due within thirty (30) days of the City's receipt and acceptance of an approved invoice. Notwithstanding the foregoing, City reserves the right to delay, without penalty, any payment to Professional when, in the opinion of City, Professional has not made satisfactory progress on the Project as described in the Scope of Services.

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

Section 7. **Default; Force Majeure**

(a) Default; Notice to Cure. A party shall be deemed in default under this Agreement if the party is in breach of a material provision of this Agreement and said breach is not cured within fifteen (15) days written notice of default by the other party. In the event the breaching party has notified the other party in writing that it is diligently working to cure the breach and has provided reasonable written evidence in support of the same, the breaching party shall not be deemed in default until the thirtieth (30th) day following the non-breaching party's notice of default.

(b) Default by Professional. In addition to default under Section 7(a) above, Professional shall be in default under this Agreement if Professional fails to comply or becomes disabled and unable to comply with the provisions of this Agreement related to Professional's performance of the services, including the quality or character of the services or time of performance for any material component of the services. If such default is not corrected within ten (10) days from the date of City's written notice to Professional regarding the same, City may, at its sole discretion without prejudice to any other right or remedy:

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

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

(c) Force Majeure. To the extent either party of this Agreement shall be wholly or partially prevented from the performance of any obligation or duty placed on such party by reason of or through stoppage of labor, riot, fire, flood, acts of war, insurrection, court judgment, or a government restriction, quarantine or mandatory closure order enacted in response to a pandemic or other public health crises, or other specific cause reasonably beyond the party's control and not attributable to its malfeasance, neglect or nonfeasance (each an event of "Force Majeure"), the time for performance of such obligation (other than a payment obligation) may be extended for a period equal to the time lost by reason such event, provided, that the party complies with the provisions of this section. Specifically, the party asserting Force Majeure (i) shall give prompt notice to the other party of the prevention of performance as soon as the asserting party is reasonably aware of such prevention, and (ii) has the burden of demonstrating: (1) how and why their performance was so prevented, (2) the period of time during which they were so prevented from performing (which under the facts may be equal to, or shorter or longer than, the duration of the Force Majeure event itself), and (3) that the party used commercially reasonable efforts to mitigate and/or eliminate such prevention and resumed performance under this Agreement as soon as reasonably practicable.

Section 8. **Termination; Suspension**

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

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

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

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

Section 9. Insurance

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

Section 10. Indemnification; Notice.

CITY SHALL NOT BE LIABLE FOR ANY LOSS, DAMAGE, OR INJURY OF ANY KIND OR CHARACTER TO ANY PERSON OR PROPERTY ARISING FROM THE SERVICES OF PROFESSIONAL PURSUANT TO THIS AGREEMENT. PROFESSIONAL HEREBY WAIVES ALL CLAIMS AGAINST CITY, ITS OFFICERS, AGENTS AND EMPLOYEES (COLLECTIVELY REFERRED TO IN THIS SECTION AS "CITY INDEMNITEES") FOR DAMAGE TO ANY PROPERTY OR INJURY TO, OR DEATH OF, ANY PERSON ARISING AT ANY TIME AND FROM ANY CAUSE OTHER THAN THE GROSS NEGLIGENCE OR WILLFUL MISCONDUCT OF THE CITY INDEMNITEES. TO THE EXTENT PERMITTED UNDER TEXAS LAW, PROFESSIONAL AGREES TO INDEMNIFY, DEFEND, AND SAVE HARMLESS THE CITY INDEMNITEES FROM AND AGAINST ANY AND ALL LIABILITIES, DAMAGES, CLAIMS, SUITS, COSTS (INCLUDING COURT COSTS, REASONABLE ATTORNEYS' FEES AND COSTS OF INVESTIGATION) AND ACTIONS OF ANY KIND BY REASON OF INJURY TO OR DEATH OF ANY PERSON OR DAMAGE TO OR LOSS OF PROPERTY TO THE EXTENT CAUSED BY THE NEGLIGENT PERFORMANCE OF SERVICES UNDER THIS AGREEMENT OR BY REASON OF ANY NEGLIGENT ACT OR OMISSION ON THE PART OF PROFESSIONAL, ITS OFFICERS, DIRECTORS, MANAGERS, EMPLOYEES, CONTRACTORS, SERVANTS, REPRESENTATIVES, CONSULTANTS, LICENSEES, SUCCESSORS OR PERMITTED ASSIGNS (EXCEPT WHEN SUCH LIABILITY, CLAIMS, SUITS, COSTS, INJURIES, DEATHS OR DAMAGES ARISE FROM OR ARE ATTRIBUTED TO THE GROSS NEGLIGENCE OR WILFUL MISCONDUCT OF A CITY INDEMNITEE, IN WHOLE OR IN PART, IN WHICH CASE PROFESSIONAL SHALL INDEMNIFY THE CITY INDEMNITEES TO THE EXTENT OR PROPORTION OF NEGLIGENCE

ATTRIBUTED TO PROFESSIONAL, ITS OFFICERS, AGENTS, OR EMPLOYEES AS DETERMINED BY A COURT OR OTHER FORUM OF COMPETENT JURISDICTION).

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

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

Section 11. Notice.

All notices required by this Agreement shall be in writing and addressed to the parties at the addresses set forth on the signature page(s) of this Agreement (or to such other address that may be designated by the receiving party from time to time in accordance with this section). All notices shall be delivered by (a) personal delivery, (b) certified or registered mail (in each case, return receipt requested, postage prepaid), (c) nationally recognized overnight courier (with all fees pre-paid), or (d) email of a pdf document containing the required notice. Such notice or document shall be deemed to be delivered or given, whether actually received or not, (i) when received if delivered or given in person, (ii) if sent by United States mail, three (3) business days after being deposited in the United States mail as set forth above, (iii) on the next business day after the day the notice or document is provided to a nationally recognized carrier to be delivered as set forth above, or (iv) if sent by email, the next business day. A confirmation of delivery report which reflects the time that the email was delivered to the recipient's last notified email address is prima facie evidence of its receipt by the recipient, unless the sender receives a delivery failure notification, indicating that the email has not been delivered to the recipient.

Section 12. Verifications by Professional

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

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

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

(c) pursuant to Texas Government Code Chapter 2251, that Professional's organization does not current discriminate against firearm and ammunition industries and will not for the term of the contract. Discriminating means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with the firearm or ammunition industry or with a person or entity doing business in the firearm or ammunition industry, but does not include an action made for ordinary business purposes.

Section 13. **Miscellaneous**

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

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

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

For City:

CITY OF COLLEYVILLE, TEXAS

By:_____
Jerry Ducay
City Manager

Date: _____

Notice Address:

City of Colleyville
Attn: City Manager
100 Main Street, 3rd Floor
Colleyville, Texas 76034
E: jducay@colleyville.com

City's Representative:

City of Colleyville
Attn: Adrienne Lothery, Asst. City Manager
100 N. Main Street, 3rd Floor
Colleyville, Texas 76034
P: 817-503-1112
E: alothery@colleyville.com

Colleyville Contract ID:
PSA_WW_December 15, 2022_v1.20220714

For Professional:

FREESE AND NICHOLS, INC.

By:_____
Wendy Bonneau
Principal/Vice President

Date: January 1, 2023

Notice Address:

Freese and Nichols, Inc.
Attn: Wendy Bonneau, Principal/Vice President
2711 N Haskell Ave.
Dallas, Texas 75204

Professional's Representative:

Freese and Nichols, Inc.
Attn: Yuxi "Sherry" Cheng
2711 N Haskell Ave.
Dallas, Texas 75204
P: (213) 217-2238
E: sherry.cheng@freese.com

Accounting Representative:

Freese and Nichols, Inc.
Attn: Lisa Broussard
2711 N Haskell Ave.
Dallas, Texas 75204
P: (972) 331-6021
E: lisa.broussard@freese.com

ATTACHMENT SC

SCOPE OF SERVICES AND RESPONSIBILITIES OF CLIENT

December 12, 2022

PROJECT UNDERSTANDING

Freese and Nichols, Inc. ("FNI") will perform professional design services for the City of Colleyville ("City") for developing Preliminary Design documents for Heroes Park along with the adjacent open space in Colleyville, Texas. The intent of the Preliminary Design will be to prepare a conceptual master plan depicting the proposed improvements for the design and development of this area. It will be a tool that City officials can use to plan and guide the future development of the proposed amenities for the site.

FNI has prepared this Scope of Services based upon the City's request for a proposal during a scoping meeting between the City staff and FNI on November 17, 2022. This scope of work includes professional survey and landscape architectural design services. FNI will be joined by the sub-consultant firms of Spooner and Associates, Inc. for the topographic surveying services and GHLA, Inc. for the architectural and structural conceptual design.

ARTICLE I

BASIC SERVICES: FNI shall render the following professional services in connection with the development of the Project:

TASK 1 - TOPOGRAPHIC SURVEY

A. TOPOGRAPHIC SURVEY: FNI will utilize the existing survey information for the project location, as provided to FNI by the City. Spooner and Associates will perform an additional on the ground survey to obtain necessary survey information for the area inside the new project boundary and complete the topographic survey. They will locate horizontally and vertically visible surface features within the project area under the direct supervision of a Registered Professional Land Surveyor. The City will provide information as necessary for the existing site, if readily available.

   Included in this item:

   1. Horizontal and vertical control.
   2. Contours on one-foot intervals.
   3. Mapping included to the centerline of all bounding roadways.
   4. Location, common name and trunk diameter of all trees.
   5. Location of visible utilities and appurtenances.
   6. Location and sizes of underground utilities based on available record information.

7. Easements or setbacks of which the surveyor has knowledge or has been made aware. This item does not include an abstract of title.

8. Research and retrieval of subdivision plats, maps and/or deeds delineating the ownership for the properties in the project area.

9. Limited field measurements to only those existing boundary monuments deemed necessary by the surveyor to approximate the locations of rights-of-way and property lines.

10. Graphic depiction of the approximate location of the property lines, easement, and rights-of-way based on recorded deeds and plats.

Deliverables:

- Topographic Survey

TASK 2 – BENCHMARKING SITE VISITS

A. FNI will attend a benchmarking site visit with the City to review project sites with similar and comparable program elements as that of Heroes Park and sites within the Dallas-Fort Worth (DFW) area. This City will plan the benchmarking tour, and it will be a one-day trip with the FNI, City staff and their selected committee members.

1. FNI will assist the City in selecting the sites to visit.

2. The project sites will be in DFW area.

3. The City will be responsible for organizing the trip's schedule, participation and transportation as necessary for the group to attend the tour.

4. The City will gather and summarize the input and comments of the participants and set up a conference call between the City and FNI to review any desired takeaways from the tour that would influence and help define the programming elements for the Heroes park project.

Deliverables:

- Summary of the Comments

TASK 3 – PRELIMINARY DESIGN

A. BASE MAPPING AND PROGRAM DEVELOPMENT

1. FNI will conduct a walk-through of the site and general area with the City to visually inventory the existing site features.

2. FNI will utilize the topographic survey information for Heroes Park, as prepared by Spooner and Associates in this scope of services. The City will also provide FNI any readily available information required to perform this Scope of Services for on-site and off-site conditions including, but not limited to: above and below ground utilities; easements; property lines;

right-of-ways; subdivision layouts; roadways; vegetation; soils / geotechnical information; hydrology/drainage information; etc. Based upon the existing survey and additional information provided by the City, FNI will prepare existing conditions base map(s) for use in developing the Preliminary Design drawings. Should any other additional site survey information be necessary, the City will be responsible for providing this information.

3. During the base mapping phase, FNI will meet with the City staff to discuss the Heroes Park's Program and specifically define the City's goals for the improvements. This meeting will also confirm the final budget allocation by the City for the future construction of the improvements.

Deliverables:

- Existing Conditions Base Map
- Heroes Park Development Program and Budget Projections

B. PRELIMINARY DESIGN

1. Based on the City's approved vision, goals and program, FNI will prepare two (2) Preliminary Design Concept Alternatives plans for the proposed improvements. These concept plans will be full size plans and to a measurable scale.

2. FNI will prepare one (1) 3D perspective rendering for each Preliminary Design Concept Alternative for a total of two (2) 3D perspective renderings.

3. FNI will prepare a Preliminary Opinion of Probable Costs (OPCC) for the two (2) Preliminary Design Concept Alternatives.

4. FNI will attend three (3) meetings to present the two (2) Preliminary Design Concept Alternatives. The first meeting will be with the Heroes Park Committee, the second will be at a City Council Work session, and the third will be a Public Engagement meeting. These meetings will be to obtain input from the City Council, City Staff, and interested citizens regarding the Preliminary Design Concept Plans for the project. During these meetings, FNI team members will confirm the development goals and program items and document any potential changes to the program. These public meetings will be scheduled and coordinated by the City. Should extra public input meetings be required to complete this task, FNI will review with the City the required additional fees necessary to cover the increase in scope of work.

5. FNI will conduct a conference call with City representatives to review and discuss the Preliminary Design Concept Alternatives and the results from the public meetings. During this meeting, a consensus for the Heroes Park Plan will be agreed upon which satisfies the program goals of the City.

6. FNI will prepare a Final Consensus Plan which will be a color illustrative plan for the City to use in public presentations and as a guide for the future development of the project.

7. FNI will prepare an Opinion of Probable Costs for the proposed improvements in the final consensus plan.

8. FNI will prepare one (1) 3D Rendering for the Final Consensus Plan.

9. FNI will attend one (1) City Council Meeting to present the Final Illustrative Plan for Heroes Park

Deliverables:

- Two (2) Preliminary Design Concept Alternatives
- One (1) 3D 'Sketchup' Perspective Rendering for each Preliminary Design Concept Alternative for a Total of Two (2) 3D Perspective Renderings
- Two (2) Preliminary Opinions of Probable Costs (OPCC)
- Final Illustrative Plan (plan view)
- Opinion of Probable Costs (OPCC) for Final Illustrative Plan
- One (1) 3D Sketchup Rendering for the Final Consensus Plan

SPECIAL SERVICES

TASK 4 – ADDITIONAL SERVICES

A. ADDITIONAL MEETINGS

1. FNI will conduct additional meetings with staff, the Committee, and Council as needed. This will be billed as a not-to-exceed amount on an hourly basis if needed.

ARTICLE II

ADDITIONAL SERVICES: Any services performed by FNI that are not included in the Basic Services described above are Additional Services. Additional Services to be performed by FNI, if authorized by Client, are described as follows:

A. Providing renderings, model, and mock-ups requested by the City. Additional 3D renderings can be done as an additional service.

B. Making revisions to drawings or other report documents when such revisions are 1) not consistent with approvals or instructions are previously given by City or 2) due to other reasons not solely within the control of FNI.

C. Providing services to investigate existing conditions or facilities, or to make measured drawings thereof, or to verify the accuracy of drawings or other information furnished by City.

D. Meeting or trips in excess of the number of meetings included in Article I for site visits, coordination meetings, or other activities. Additional meetings can be requested by the City and will be considered as an additional service.

E. Preparing applications and supporting documents for government grants, loans, or planning advances and providing data for detailed applications.

F. Preparing data and reports for assistance to City in preparation for hearings before regulatory agencies, courts, arbitration panels or any mediator, giving testimony, personally or by deposition, and preparations therefore before any regulatory agency, court, arbitration panel or mediator.

G. Design, contract modifications, studies or analysis required to comply with local, State, Federal or other regulatory agencies that become effective after the date of this agreement.

H. Providing basic or additional services on an accelerated time schedule. The scope of this service include cost for overtime wages of employees and consultants, inefficiencies in work sequence and plotting or reproduction costs directly attributable to an accelerated time schedule directed by the City.

I. Preparing statements for invoicing or other documentation for billing other than for the standard invoice for services attached to this professional services agreement.

J. Providing document revisions in excess of those outlined in Article I.

ARTICLE III

TIME OF COMPLETION: FNI is authorized to commence work on the Project upon execution of this Agreement and agrees to complete the services within the following Schedule.

If FNI's services are delayed through no fault of FNI, FNI shall be entitled to adjust contract schedule consistent with the number of days of delay. These delays may include but are not limited to delays in Client or regulatory reviews, delays on the flow of information to be provided to FNI, governmental approvals, etc. These delays may result in an adjustment to compensation as outlined on the face of this Agreement and in Attachment CO.

Schedule:

A. Task 1 – Topographic Survey 6 weeks
B. Task 2 – Benchmarking Site Visits 2 weeks
C. Task 3 – Preliminary Design 10 weeks
(Task 1 runs simultaneously with Task 2, but will be necessary to complete Task 3)

ARTICLE IV

RESPONSIBILITIES OF CLIENT: Client shall perform the following in a timely manner so as not to delay the services of FNI:

A. Provide meeting space and coordinate equipment needs, room set up, and logistics for meetings outlined in Article I.

B. Contact meeting invitees for stakeholder and public meeting. This includes email, mail, newsletter or other forms of notification.

C. Designate in writing a person to act as Client's representative with respect to the services to be rendered under this Agreement. Such person shall have contract authority to transmit instructions, receive information, interpret and define Client's policies and decisions with respect to FNI's services for the Project.

D. Provide all criteria and full information as to Client's requirements for the Project, including design objectives and constraints, space, capacity and performance requirements, flexibility and expandability, and any budgetary limitations; and furnish copies of all design and construction standards which Client will require to be included in the drawings and specifications.

E. Assist FNI by placing at FNI's disposal all available information pertinent to the Project including previous reports and any other data relative to design or construction of the Project.

F. Arrange for access to and make all provisions for FNI to enter upon public and private property as required for FNI to perform services under this Agreement.

G. Examine all studies, reports, sketches, drawings, specifications, proposals and other documents presented by FNI, obtain advice of an attorney, insurance counselor and other consultants as Client deems appropriate for such examination and render in writing decisions pertaining thereto within a reasonable time so as not to delay, or cause rework in, the services of FNI.

H. Furnish approvals and permits from all governmental authorities having jurisdiction over the Project and such approvals and consents from others as may be necessary for completion of the Project.

I. Client shall make or arrange to have made all subsurface investigations, including but not limited to borings, test pits, soil resistivity surveys, and other subsurface explorations. Client shall also make or arrange to have made the interpretations of data and reports resulting from such investigations. All costs associated with such investigations shall be paid by Client.

J. Give prompt written notice to FNI whenever Client observes or otherwise becomes aware of any development that affects the scope or timing of FNI's services.

K. Furnish, or direct FNI to provide, Additional Services as stipulated in Attachment SC, Article III of this Agreement or other services as required.

L. Bear all costs incident to compliance with the requirements of this Article IV.

ARTICLE V

DESIGNATED REPRESENTATIVES: FNI and Client designate the following representatives:

Client's Designated Representative –

Name:_____
Address:_____
_____
Phone:_____
Email:_____

Client's Accounting Representative –

Name:_____
Address:_____
_____
Phone:_____
Email:_____

FNI's Designated Representative –

Yuxi "Sherry" Cheng
2711 North Haskell Avenue, Suite 3300
Dallas, Texas 75204
(213) 217-2238
Sherry.Cheng@freese.com

FNI's Accounting Representative –

Lisa Broussard
2711 North Haskell Avenue, Suite 3300
Dallas, Texas 75204
(972) 331-6021
lisa.broussard@freese.com

I. BASIS OF COMPENSATION

The cost for performing these services set forth herein will be as follows:

Basic Services

Task 1 – Topographic Survey (Lump Sum) $9,100

Task 2 – Bench Marking Site Visits (Lump Sum)..... $7,900

Task 3 – Preliminary Design:

Base Mapping and Program Development (Lump Sum)..... $6,450

Preliminary Design (Lump Sum) $73,400

Renderings (Lump Sum $8,650

Reimbursable Expenses (Lump Sum) $2,000

TOTAL – Basic Design Services, and Reimbursable Fee (Lump Sum) $107,500

Special Services

Task 4 – Additional Meetings (If Required)..... $10,000

TOTAL – Special Services (Not to Exceed) $10,000

TOTAL BASIC AND SPECIAL SERVICES $117,500

COMPENSATION

Compensation to FNI for Basic Services in Attachment SC shall be the lump sum of One Hundred Seven Thousand Five Hundred Dollars ($107,500).

Compensation to FNI for Special Services in Attachment SC shall be computed on the basis of the following Schedule of Charges, but shall not exceed Ten Thousand Dollars ($10,000).

If FNI sees the Scope of Services changing so that Additional Services are needed, including but not limited to those services described as Additional Services in Attachment SC, FNI will notify OWNER for OWNER's approval before proceeding. Additional Services shall be computed based on the following Schedule of Charges.

	Hourly Rate	
Position	**Min**	**Max**
Professional 1	81	143
Professional 2	106	166
Professional 3	102	232
Professional 4	160	242
Professional 5	190	340
Professional 6	206	402
Construction Manager 1	101	131
Construction Manager 2	88	167
Construction Manager 3	128	158
Construction Manager 4	151	206
CAD Technician/Designer 1	67	140
CAD Technician/Designer 2	109	162
CAD Technician/Designer 3	142	206
Corporate Project Support 1	55	113
Corporate Project Support 2	73	181
Corporate Project Support 3	115	270
Intern / Coop	48	82

Rates for In-House Services and Equipment

Mileage

Standard IRS Rates

Technology Charge

$8.50 per hour

Bulk Printing and Reproduction

	B&W	Color
Small Format (per copy)	$0.10	$0.25
Large Format (per sq. ft.)		
Bond	$0.25	$0.75
Glossy / Mylar	$0.75	$1.25
Vinyl / Adhesive	$1.50	$2.00
Mounting (per sq. ft.)	$2.00	
Binding (per binding)	$0.25	

Equipment

Valve Crew Vehicle (hour)		$75
Pressure Data Logger (each)		$200
Water Quality Meter (per day)		$100
Microscope (each)		$150
Pressure Recorder (per day)		$100
Ultrasonic Thickness Guage (per day)		$275
Coating Inspection Kit (per day)		$275
Flushing / Cfactor (each)		$500
Backpack Electrofisher (each)		$1,000
	Survey Grade	Standard
Drone (per day)	$200	$100
GPS (per day)	$150	$50

OTHER DIRECT EXPENSES:

Other direct expenses are reimbursed at actual cost times a multiplier of 1.15. They include outside printing and reproduction expense, communication expense, travel, transportation and subsistence away from the FNI office. For other miscellaneous expenses directly related to the work, including costs of laboratory analysis, test, and other work required to be done by independent persons other than staff members, these services will be billed at a cost times a multipler of 1.15. For Resident Representative services performed by non-FNI employees and CAD services performed In-house by non-FNI employees where FNI provides workspace and equipment to perform such services, these services will be billed at cost times a multiplier of 2.0. This markup approximates the cost to FNI if an FNI employee was performing the same or similar services.

These ranges and/or rates will be adjusted annually in February. Last updated 2022.

340062022

City of Colleyville
City Council
Agenda Briefing

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

Agenda Number 5a **Agenda Date** 1/3/2023 **Number** Ordinance O-22-2211
Type Ordinance
Department Community Development

Title

CITY COUNCIL PLANS TO REMOVE THIS ITEM FROM THE TABLE

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

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

Second Reading and Public Hearing

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

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

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

marked plan outlining these terms is provided as an attachment which includes a proposed cost of $159,000 for the city improvements. The terms of this agreement will be incorporated into a development agreement.

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

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

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

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

First Reading and Public Hearing

No change of zoning where exists a protest against such change, signed by the owners of twenty (20) percent or more of either the area of lots or land included in such proposed change, or lots or land immediately adjoining same and extending two hundred (200) feet therefrom, filed with the City Secretary, shall be passed except by a favorable vote of three-fourths (3/4) of all members of the City Council. The opposition was originally calculated at approximately 25 percent. However, with the modification to the zoning boundary, and one adjacent property owner changing their opposition to support, the opposition is now calculated at approximately 18 percent. This removes the requirement for a super-majority vote.

The applicant was present at the first reading and answered questions regarding the project. Many citizens were present and spoke in favor and in opposition to the project. Topics of concern included drainage, traffic and connectivity, lack of open space, and density. The City Council indicated that the item will be tabled to allow for the applicant to adjust the project and to provide time to conduct a special meeting(s) to focus exclusively on this item. The special meeting will be open to the public and will include a public hearing.

First Reading and Public Hearing

Kosse Maykus, the applicant, has submitted a request to rezone the 59.47 acre property located at 6401, 6405, 6409, 6417, 6501, 6507, and 6605 Westcoat Drive from AG Agricultural and RE Single-Family 'Estate' Residential district to a PUD-R Planned Unit Development-Residential district. The purpose is to rezone in order to allow for the development of a new 56 lot single family residential subdivision.

Existing Conditions/Background: The subject property is a combination of platted and unplatted lots.

Proposed Zoning Change: *Request* – The request is to rezone from the AG Agricultural and RE Single Family 'Estate" Residential to the PUD-R Planned Unit Development-Residential district. The request is to construct a new 56 lot detached single family subdivision to be known as Greystone Manor.

Purpose - The purpose of a Planned Unit Development (PUD) is to provide for greater flexibility and discretion in the approval of residential, non-residential, and mixed-use developments by encouraging creative, efficient and aesthetically desirable residential and commercial projects that are superior to what could be accomplished in other zoning districts. This may be through the use of increased open spaces and greenbelts or by providing enhanced amenities or features within the development which will be of special benefit to the property owners or to the community.

Analysis – Per proposed the PUD, this project is requesting to create a new 56 detached single family subdivision. The applicant is proposing private, gated streets which is required to be approved by the City Council. There are two proposed street connections along Westcoat Drive serving as the entrances and exits to the subdivision. The lots range from R-20 in size up to R-40. The average lot size is 38,000 s.f. The minimum home size will be 4,500 s.f. Along the northern border, a 15' landscape easement with four inch shade trees on each lot is proposed to serve as a buffer. Adjacent to the eastern border of the subdivision will be a 30' landscaping easement along with the planting of four inch shade trees.

Plat Status: The subject property is a combination of unplatted and platted lots as Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01, 2A01B, 2A07A, and 2A07A1, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, Lot 1A, Block 1, Westcoat Estates, And Lots 1A2, 1B, And 1C, Block 1, Hilley Addition.

DRC Review: This request was reviewed during the May 23, 2022 DRC meeting and determined the application may be scheduled for the next available Planning and Zoning Commission meeting. The DRC provided a number of comments, which included information related to the open space, net density per acre, providing a preliminary drainage plan using accurate C-factors, and providing more dimensions

regarding the proposed streets and cul-de-sacs.

Drainage: A Preliminary Drainage Plan has been provided and it is using incorrect C-factors of 0.35 pre-developed (existing) and 0.45 post-developed (proposed). The guidelines set in Chapter 14 of the Colleyville Land Development Code indicate the C-factors for pre-developed (existing) to be 0.30 and post-developed to be 0.60.

Surrounding Development: Property to the north is zoned PUD-R Planned Unit Development-Residential and has developed with single family homes. Property to the south has R-20 Single Family Residential, R-40 Single Family Residential, and AG Agricultural zoning and has developed with single family homes. The property to the east has RE Single Family 'Estate' Residential, R-40 Single Family Residential, and AG Agricultural zoning and has been developed with single family homes. The property to the west has R-10 Single Family Residential, RE Single Family 'Estate' Residential, and PUD-R Planned Unit Development-Residential and has been developed with single family homes.

Comprehensive Plan: The City's Comprehensive Plan, *Destination Colleyville*, designates the subject property and most of the property near this location along Westcoat as planned for residential use. The proposed rezoning request does comply with the residential land use designation stated in the comprehensive plan. One of the goals for this area, as outlined in Destination Colleyville, is to preserve high-quality, established neighborhoods with an emphasis on large lots and natural settings with a "country feel". As open space areas are encouraged to be provided, staff strongly encourage maintaining the density of the larger area.

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

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

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

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

Staff Recommendation: Staff is neutral on this request.

Planning and Zoning Commission Recommendation: The Planning and Zoning

Commission recommended approval of the request at their June 13, 2022 meeting by a vote of 5-0.

Financial Impact

There is no financial impact to the City.

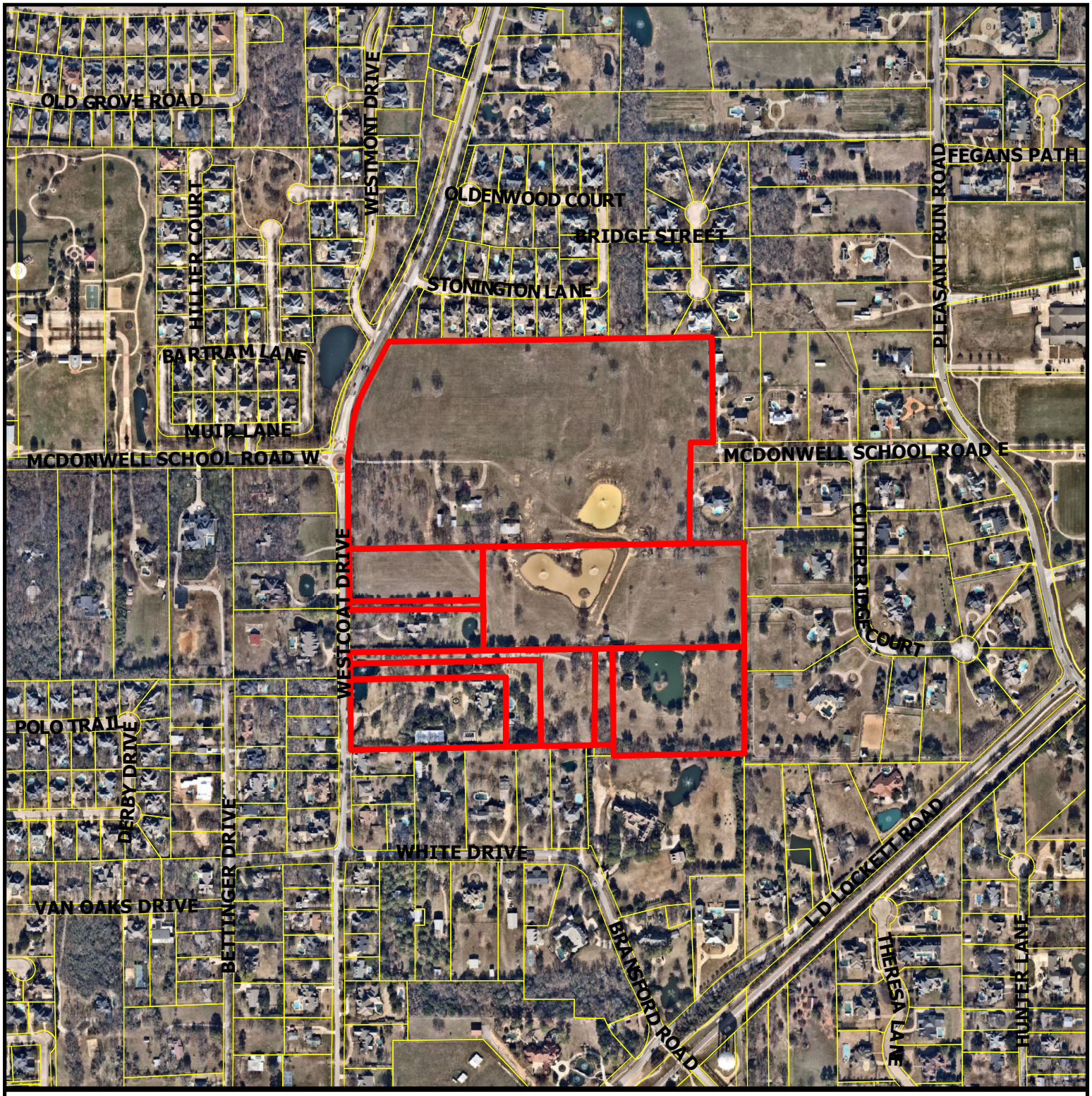
Recommendation

None

Attachments

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

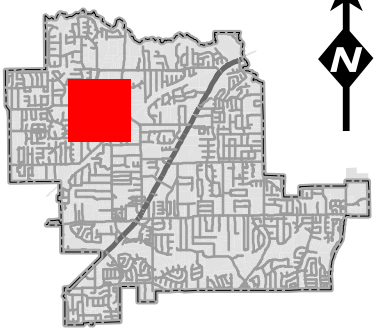
Aerial Map



CITY OF COLLEYVILLE TEXAS

ZC22-020

6605 Westcoat Drive



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DISCLAIMER:
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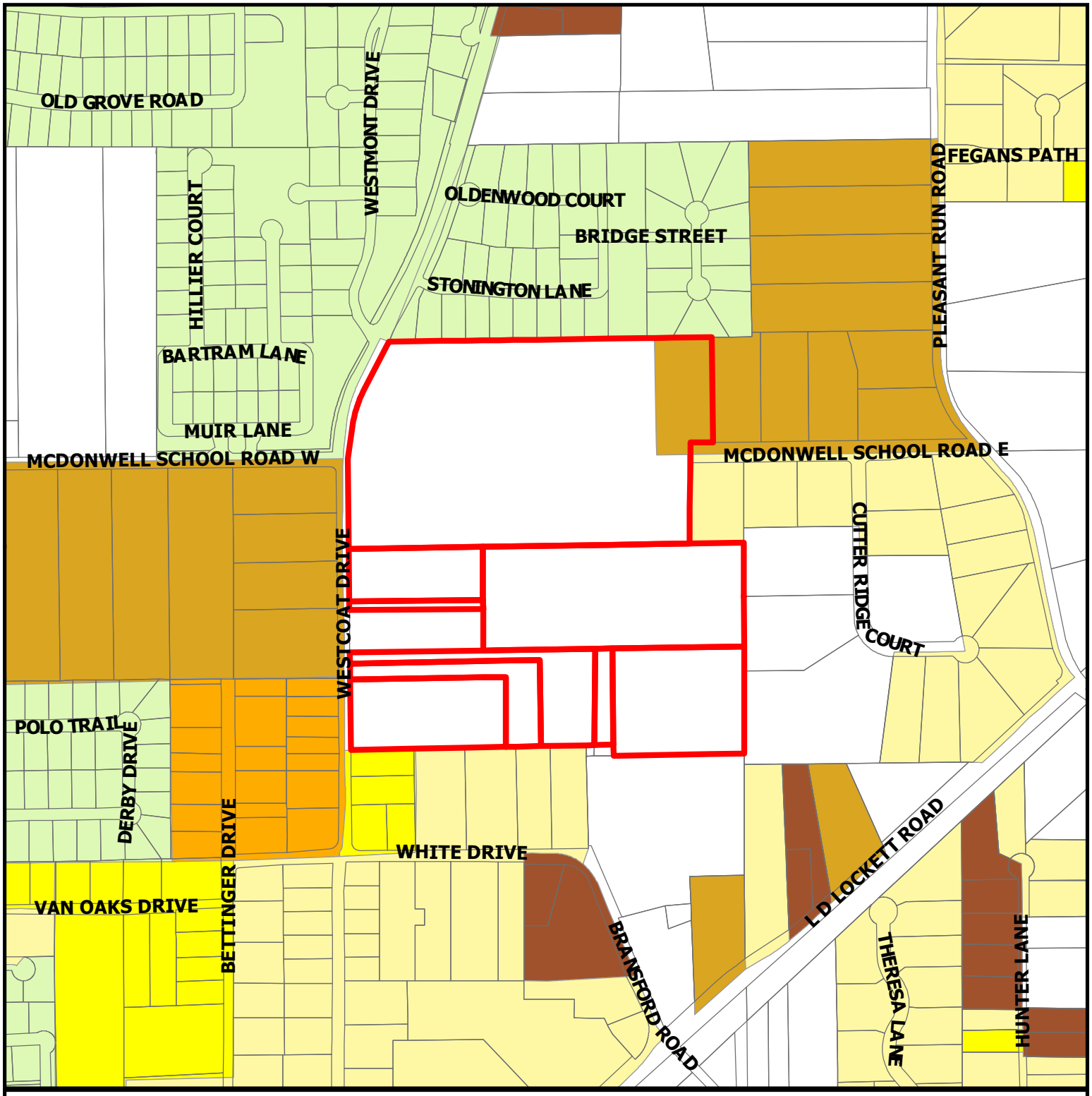
Subject Property

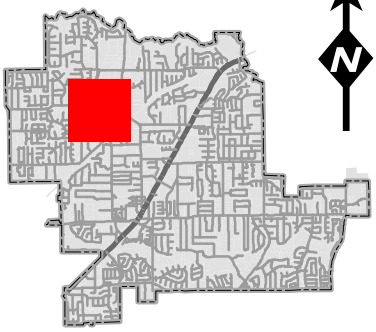
Zoning Map



CITY OF COLLEYVILLE TEXAS

ZC22-020

6605 Westcoat Drive



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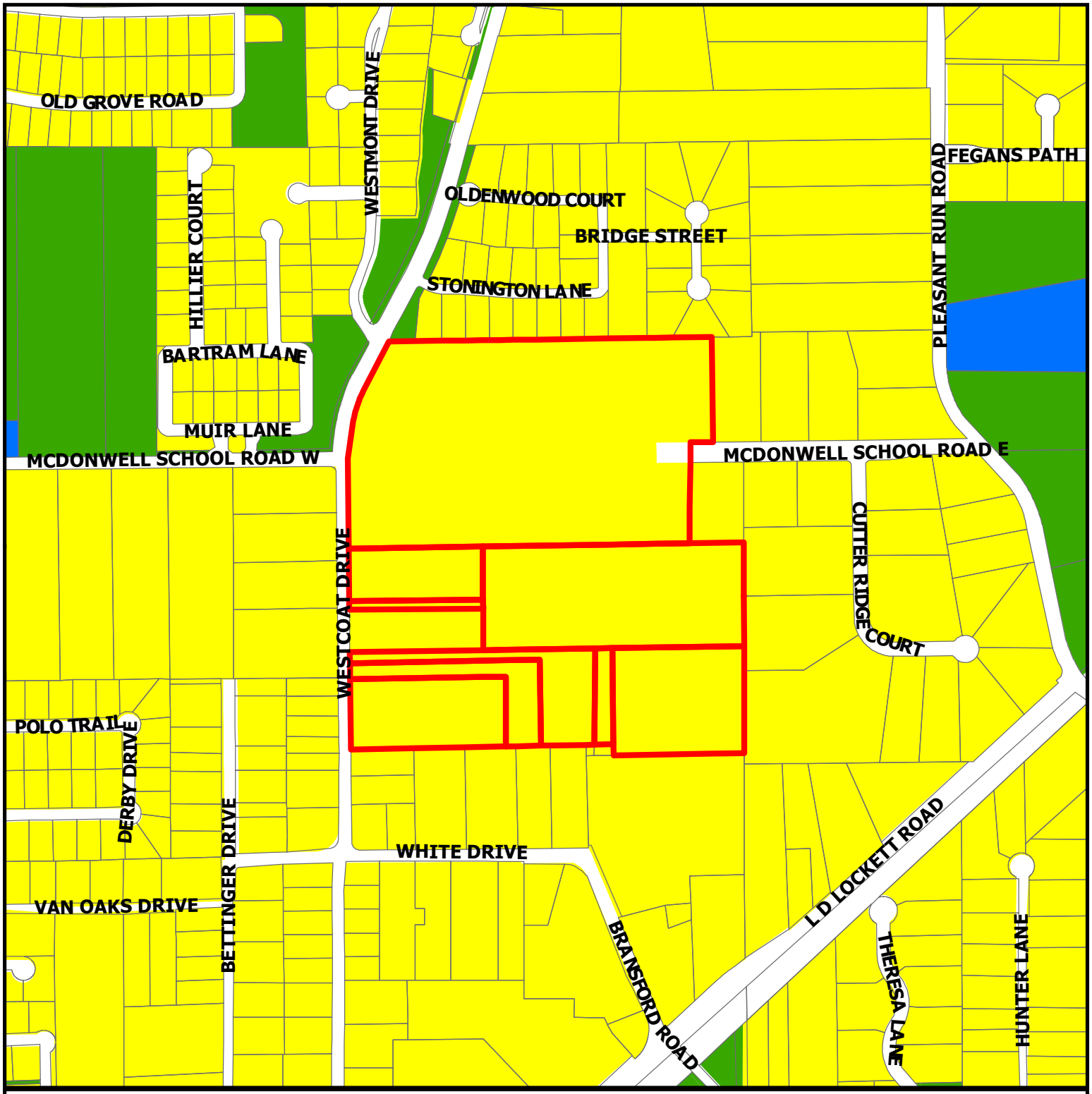
Subject Property

Future Land Use Map



CITY OF COLLEYVILLE TEXAS

ZC22-020

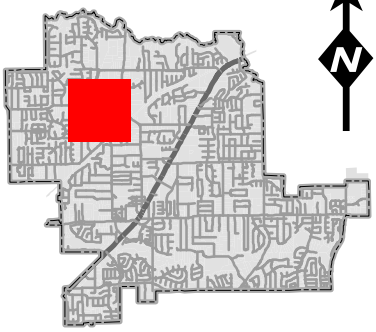
6605 Westcoat Drive

Subject Property

Residential

Institutional

Open Space; Parks



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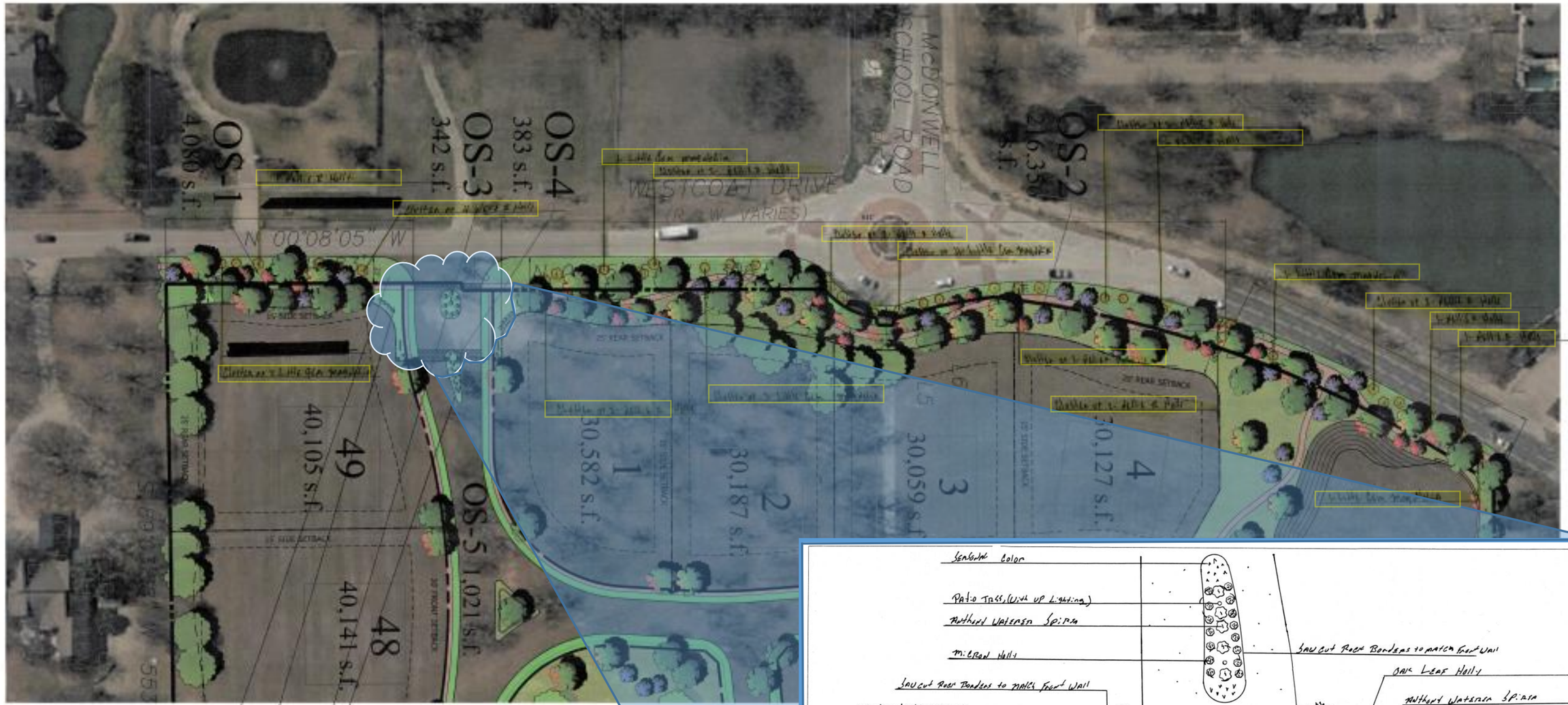
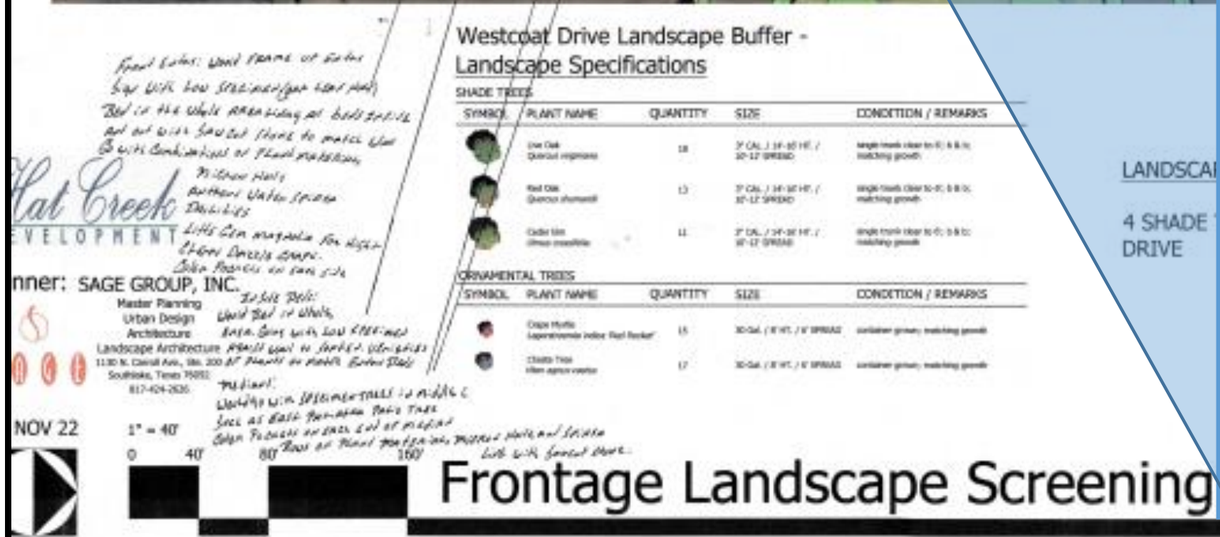
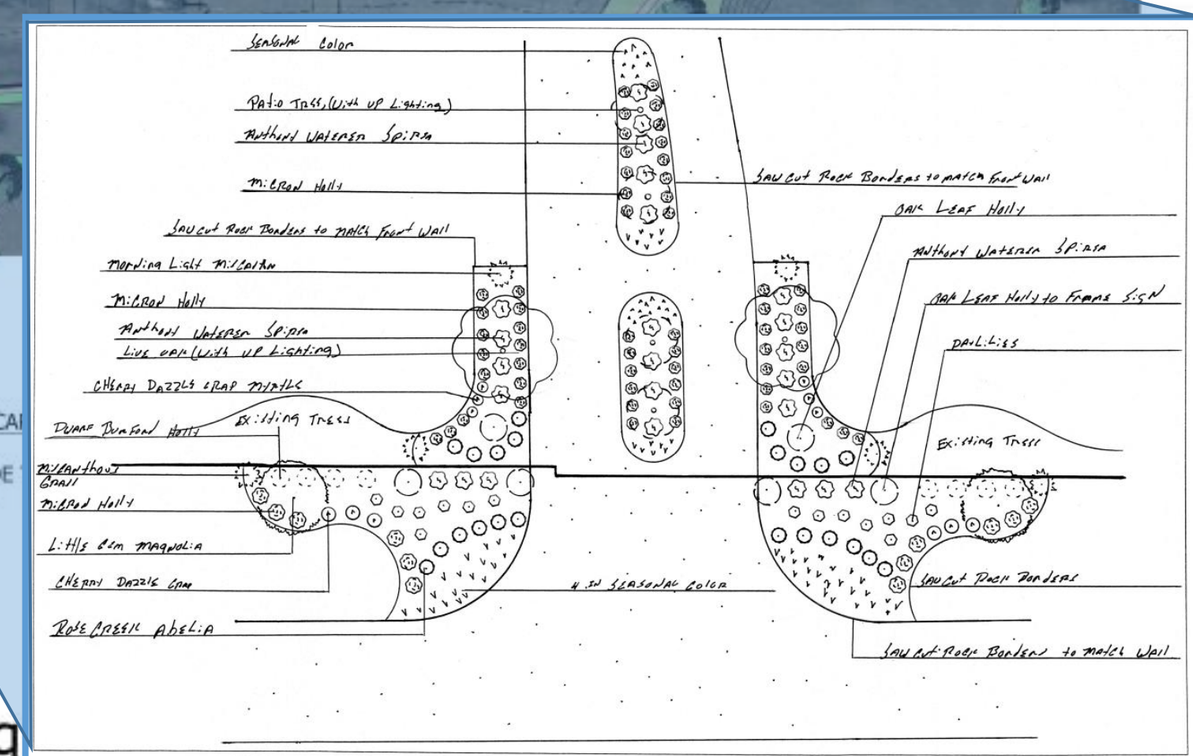






Frontage Landscape Screening

Colleyville, Tarrant County, Texas

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

Hat Creek DEVELOPMENT

Planner: SAGE GROUP, INC.

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

SAGE

Inside Beds: Would Bed in Whole, AREA. Along with Low Specimen Against Wall to Soften. Ornithies OF Plants to match Entry Beds

Medians: Would go with Specimen Trees in middle Such as East Palatka Patio Tree Color Pockets on each end of median Rows of Plant Material, Nichon Holly, and Spirea Lined with Sawcut Stone.

Westcoat Drive Landscape Buffer - Landscape Specifications

SHADE TREES

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

ORNAMENTAL TREES

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

LANDSCAPE BUFFER

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

14 NOV 22

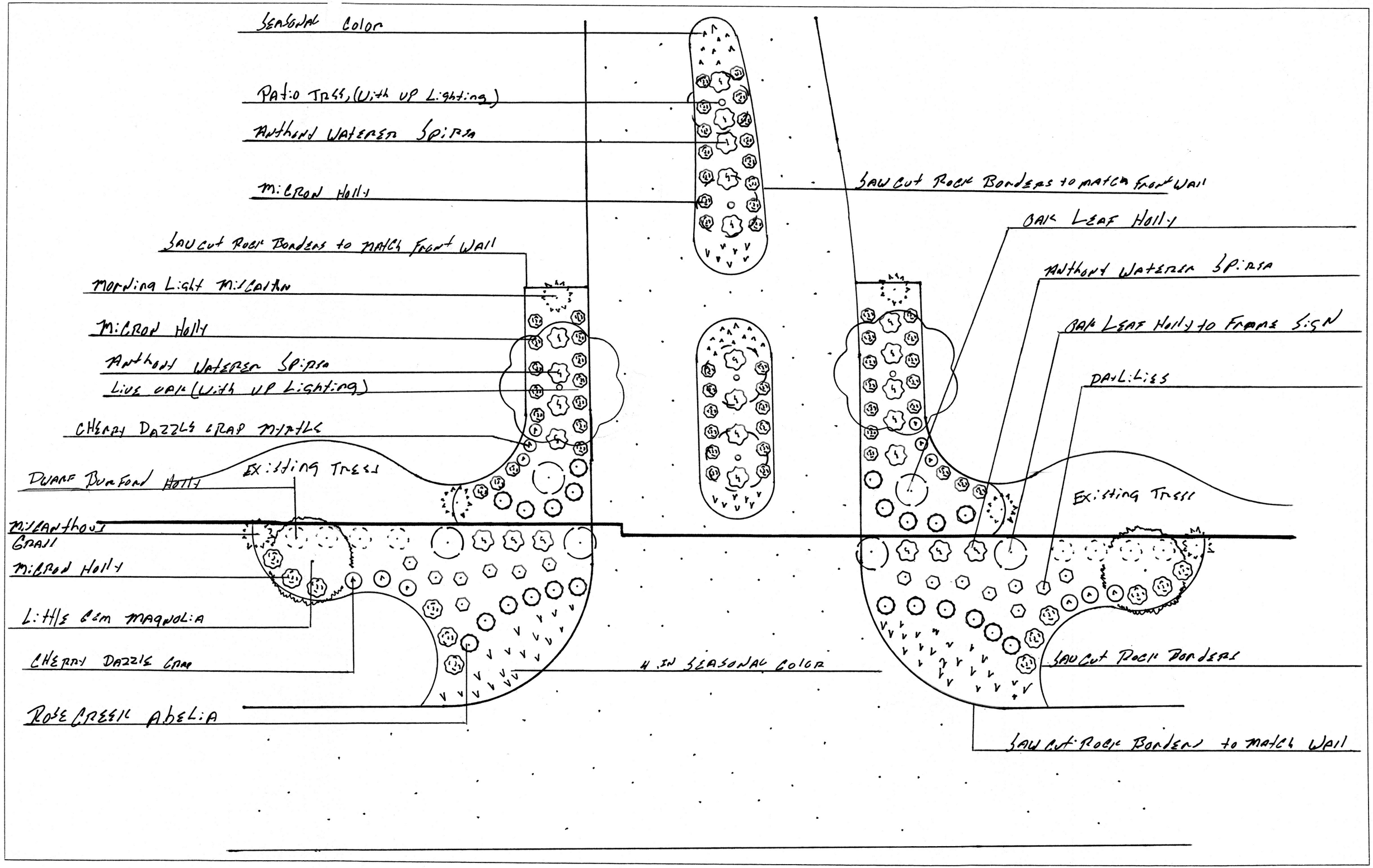
1" = 40'

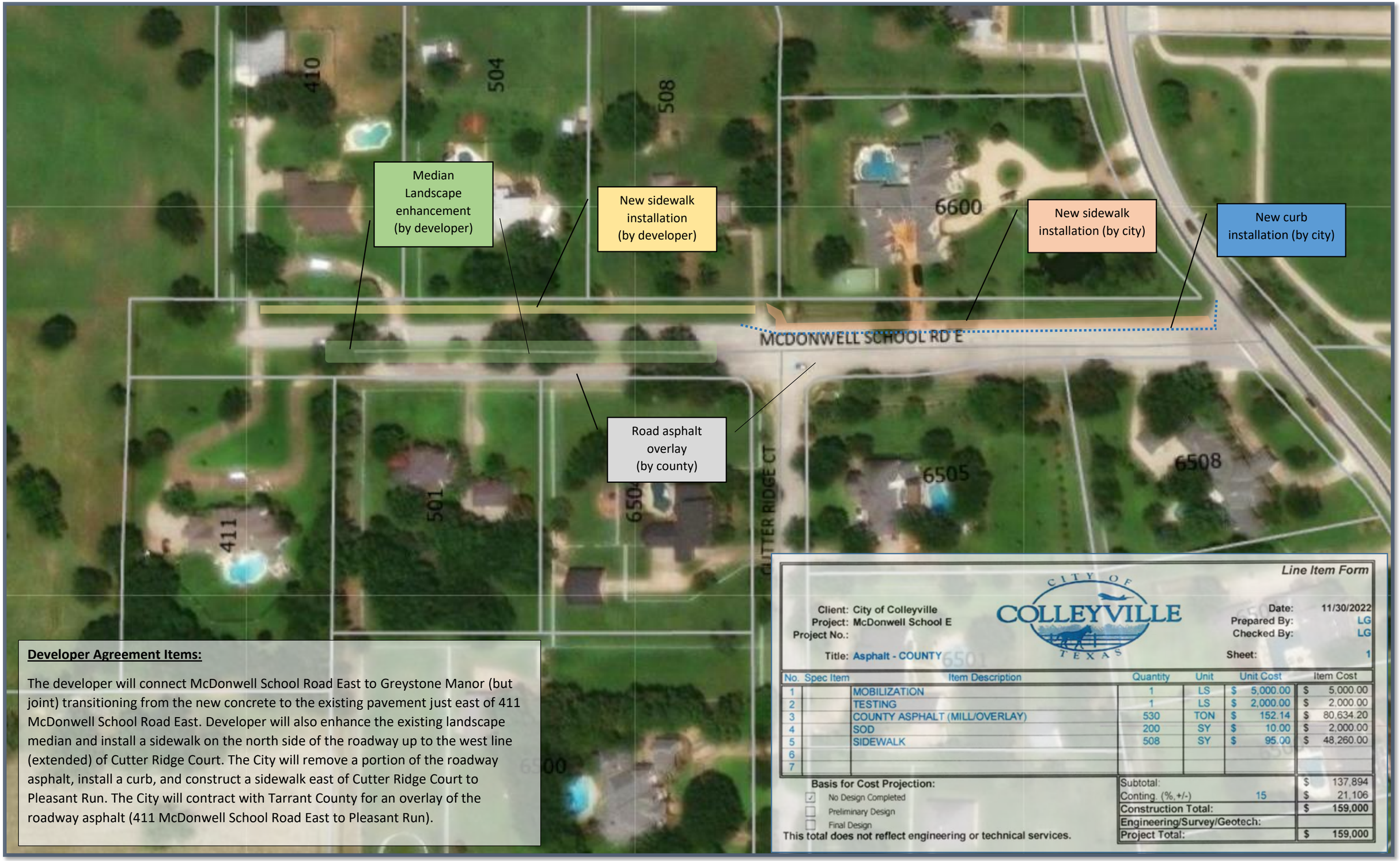
0 40' 80' 160'

Frontage Landscape Screening & Plantings

Greystone Manor

Colleyville, Tarrant County, Texas


Seasonal Color
Patio Trees, (With up Lighting)
Anthony Waterer Spirea
Micro Holly
Saw Cut Rock Borders to match Front Wall
Morning Light Miscanthus
Micro Holly
Anthony Waterer Spirea
Live Oak (With up Lighting)
Cherry Dazzle Crape Myrtle
Existing Trees
Dwarf Burford Holly
Miscanthus Grass
Micro Holly
Little Gem Magnolia
Cherry Dazzle Crape
Rose Creek Abelia
Saw Cut Rock Borders to match Front Wall
Oak Leaf Holly
Anthony Waterer Spirea
Oak Leaf Holly to Frame Sign
Daylilies
Existing Trees
4 in Seasonal Color
Saw Cut Rock Borders
Saw Cut Rock Borders to match Wall



Developer Agreement Items:

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

Line Item Form

CITY OF COLLEYVILLE TEXAS

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

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

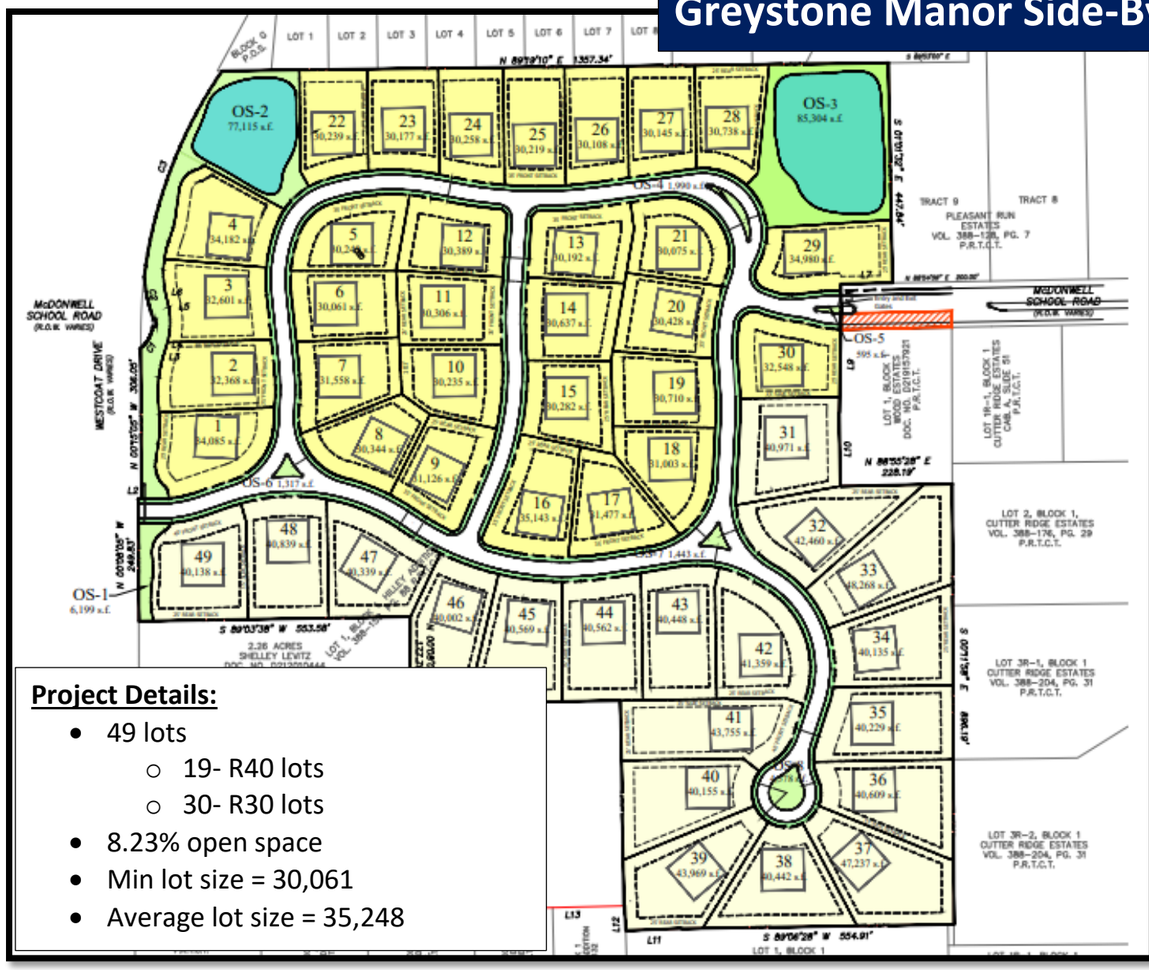
No.	Spec Item	Item Description	Quantity	Unit	Unit Cost	Item Cost
1		MOBILIZATION	1	LS	$ 5,000.00	$ 5,000.00
2		TESTING	1	LS	$ 2,000.00	$ 2,000.00
3		COUNTY ASPHALT (MILL/OVERLAY)	530	TON	$ 152.14	$ 80,634.20
4		SOD	200	SY	$ 10.00	$ 2,000.00
5		SIDEWALK	508	SY	$ 95.00	$ 48,260.00
6						
7						

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

This total does not reflect engineering or technical services.

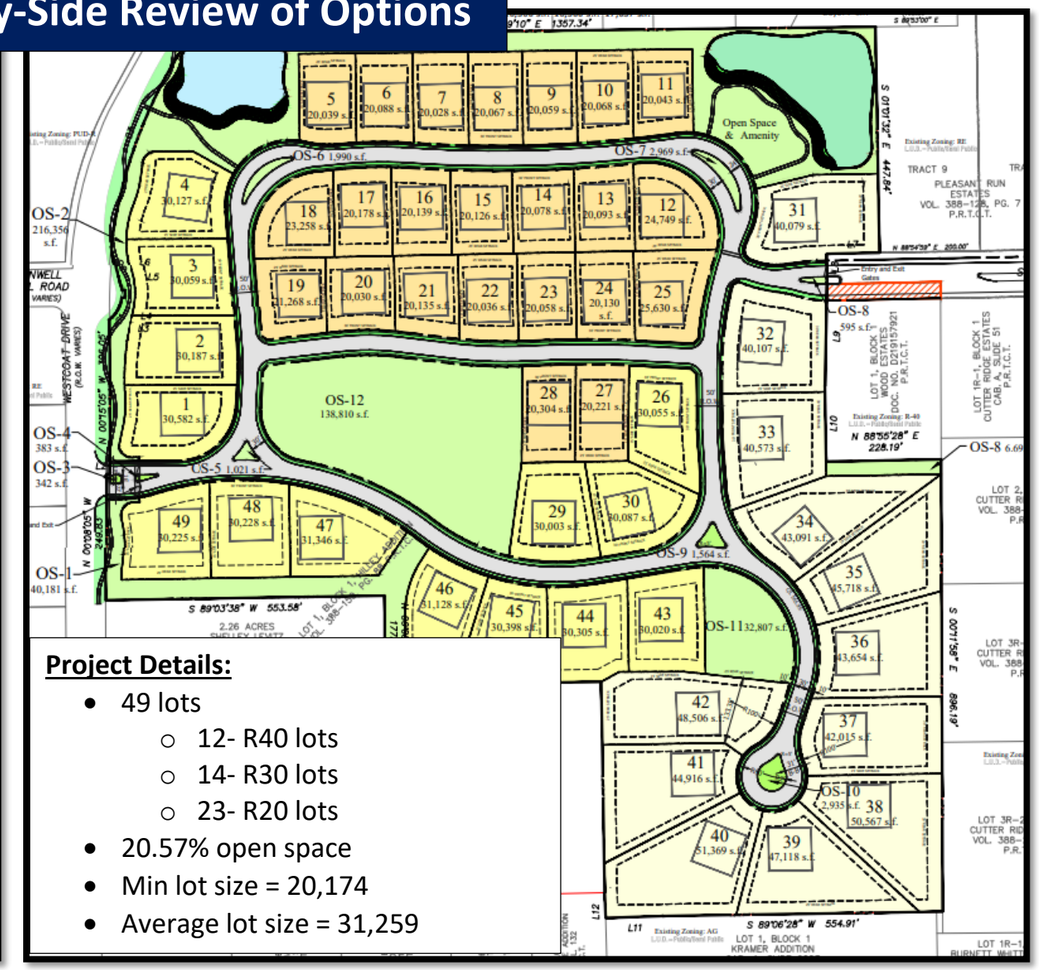
Subtotal:		$ 137,894
Conting. (%,+/-)	15	$ 21,106
Construction Total:		$ 159,000
Engineering/Survey/Geotech:		
Project Total:		$ 159,000

Greystone Manor Side-By-Side Review of Options



Project Details:

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



Project Details:

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

Assessment of Options:

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

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

J. S. Ground Engineering, LLC

November 18, 2022

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

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

Dear Mr. Wright:

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

The plans provided for our review include:

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

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

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

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

Respectfully,

J. S. Ground Engineering, LLC

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

STATE OF TEXAS
JEFFREY S. GROUND
82648
LICENSED
PROFESSIONAL ENGINEER

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

JD/AL/BB Edits 11/29/22
Highlighted for Emphasis

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE GREYSTONE MANOR ADDITION

THE STATE OF TEXAS COUNTY OF TARRANT

THIS DECLARATION (herein so called) is made this _____ day of _____
, 2022, by
Greystone Manor Colleyville LLC (herein referred to as "Declarant").

WITNESSETH:

WHEREAS Declarant is the owner of the real property referred to in Article II hereof and described on Exhibit "A" attached hereto and made a part hereof for all purposes, and desires to create thereon a residential community including, but not limited to, residential lots, open spaces, landscaping, sprinkler system, streets, common lighting, fencing, drives, screening walls, and other common improvements for the benefit of the community; and

WHEREAS, Declarant desires to provide for, among other matters, the preservation of the values and amenities in said community and for the maintenance of said open spaces, landscaping, sprinkler systems, streets, common lighting, fencing, drives, screening walls, and any and all other common improvements; and, to this end, desires to subject the real property referred to in Article II, together with such additions as may hereafter be made thereto (as provided in Article II) to the covenants, conditions, restrictions, easements, charges and liens hereinafter set forth, each and all of which is and are for the benefit of said property and each and every owner of any part thereof,

NOW, THEREFORE, Declarant declares that the real property referred to in Article II, and such additions thereto as may hereafter be made pursuant to Article II hereof, is and shall be held, transferred, sold, conveyed and occupied only as expressly subject to the covenants, conditions, restrictions, easements, charges and liens (sometimes referred to as "Covenants and Restrictions") hereinafter set forth.

ARTICLE I DEFINITIONS

The following words when used in this Declaration or any Supplemental Declaration (Unless the context shall otherwise prohibit) shall have the following meanings:

(a) **"Architectural Control Committee"** or **"Committee"** shall mean and refer to the architectural control committee described in Article IV hereof.

(b) **"Lot"** shall mean and refer to any plot or tract of land shown upon any recorded Properties map(s) or plat(s) of the Properties, as amended from time to time, which is designated as a lot thereon and which is or will be improved with a residential dwelling.

(c) **"Owner"** shall mean and refer to every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is subject to this Declaration. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation.

(d) **"Properties"** shall mean and refer to the Properties subject to this Declaration as described on Exhibit "A" attached hereto.

ARTICLE II PROPERTY SUBJECT TO THIS DECLARATION

2.01 Existing Properties. The Properties which are, and shall be, held, transferred, sold, conveyed, and occupied subject to this Declaration are located in Colleyville, Tarrant County, Texas, and are more particularly described on Exhibit "A" attached hereto and incorporated herein by reference for all purposes.

2.02 Common Area. The designation of real property as a Common Area is determined by the plat and this Declaration, and not by the ownership of the property. This Declaration contemplates that the Association will eventually hold title to every common area capable of independent ownership by the Association. Declarant may install, construct, or authorize certain improvements on Common areas in connection with the initial development and the cost thereof is not a common expense of the Association. Thereafter, all costs attributable to Common Areas, including maintenance, property taxes, insurance, and enhancements, are automatically the responsibility of the Association, regardless of the nature of title to the common areas, unless this Declaration elsewhere provides for a different allocation for a specific common area.

2.03 Acceptance. By accepting an interest in or title to a lot, each owner is deemed (1) to accept the Common Area, and any improvement thereon, in its then-existing "as is" condition; (2) to acknowledge the authority of the Association, acting through its Board of Directors, for all decisions pertaining to the Common Area; (3) to acknowledge that transfer of a Common Area's title to the Association by or through the Declarant is a ministerial task that does not require acceptance by the Association; and (4) to acknowledge the continuity of maintenance of the Common Area, regardless of changes in the Association's Board of Directors or management.

2.04 Components. The Common Area consists of the following components on or adjacent to the Property, even if located on a lot or a public right-of-way:

(a) The land described in Exhibit A as Common Area and all improvements thereon.

(b) Any area shown on the plat as common area or an area to be maintained by the Association.

(c) the formal entrances to the Greystone Manor, including the signage, landscaping, electrical and water installations, planter boxes and fencing (if any);

(d) Any modification, replacement, or addition to any of the above-described areas and improvements. Personal property owned by the Association, such as books, and records, office equipment, and supplies.

2.05 Association Responsibility. The Association shall maintain and keep in good repair all improvements located on the Common Area property, including but not limited to, any paved or concrete walkways, irrigation, landscaping as well as any other improvement later made on any part of the Common Areas. The Association shall have the right but not the obligation, to maintain property not owned by the Association where the Board has determined that such maintenance would benefit all Owners. Except as otherwise provided herein, all costs associated with maintenance, repair and replacement of the Common Property, shall be a common expense to be allocated among the homes as part of the annual assessments.

ARTICLE III USE OF PROPERTIES AND LOTS; PROTECTIVE COVENANTS

3.01 Residential Purposes. Each Lot (including land and improvements) shall be used and occupied for single family residential purposes only. No Owner or other occupant shall use or occupy such Owner's Lot or permit the same or any part thereof to be used or occupied, for any purpose other than as a private single family detached residence for the Owner or such Owner's tenant and their families and domestic servants employed on the premises. As used herein the term "single family residential purposes" shall be deemed to prohibit specifically, but without limitation, the use of any Lot for a duplex, duplex apartment, garage apartment, or other apartment use, commercial or professional use.

3.02 Minimum Lot Area. No Lot shall be subdivided; provided, however, that Declarant shall have, and hereby reserves the right, at any time, or from time to time, upon the joinder and consent of the appropriate county and/or municipal authorities, and with the joinder and consent of the directly affected Owners to file a re-plat of the Plat to effect a re-subdivision or reconfiguration of any Lots then owned by Declarant, so long as such re-plat results in each re-subdivided Lot containing not less than the minimum lot size prescribed by the zoning ordinances of the City of Colleyville, Texas. Owners shall not unreasonably withhold or delay their joinder in or consent to the re-plat or amendments to the Plat. The privilege to re-plat Lots owned by Declarant reserved herein shall be exercisable only by the Declarant.

3.03 Minimum Floor Space. All floor areas referenced below are for air-conditioned floor areas, exclusive of porches, garages, patios, terraces, or breezeways attached to the main dwelling. Each dwelling constructed on any Lot shall contain a minimum of four thousand (4,000) square feet of heat and air-conditioned floor space.

3.04 Combining Lots. Any person owning two or more adjoining Lots may consolidate such Lots into a single building location for the purpose of constructing one (1) residential structure thereon (the plans and specifications therefore being approved as set forth in this Declaration) and such other improvements as are permitted herein; provided, however, any such consolidation must comply with the rules, ordinances and regulation of any governmental authority having jurisdiction over the Properties and the Owner seeking such consolidation shall be solely responsible for any and all costs and expenses of such consolidation, including, but not limited to the costs of re-platting, governmental fees, and fees for professional services whether incurred by such Owner, Declarant or the Committee. In the event of any such consolidation, the consolidated Lots shall be deemed to be a single Lot for purposes of applying the provisions of this Declaration; provided, however, such Owner shall continue to pay assessments on such Lots as if such Lots had not been consolidated and shall be entitled to one vote for each Lot (determined prior to such consolidation) owned by such Owner. Any such consolidation shall consider easements as shown and provided for on the Plat and any required abandonment or relocation of any such easements shall require the prior written approval of Declarant as well as the prior written approval of any utility company having the right to the use of such easements. Combining of portions of Lots into a single building site is prohibited.

3.05 Setback Requirements and Building Location. All front, side and rear setbacks must be approved by, and must meet the requirements of the city of Colleyville, the PUD Ordinance and the requirements of the Plat. The location of the main residence of each Lot and the facing of the main elevation with respect to the street shall be subject to the written approval of the ACC. No building or structure of any type shall be erected on any Lot nearer to the property lines indicated by the minimum building setback line on the Plat.

3.06 Height. No building or structure on any Lot shall exceed, in height, the maximum height allowed by the City of Colleyville, such height to be measured and determined in accordance with the method approved by the City of Colleyville. The height limitations imposed above shall not apply to chimneys and vent stacks, cupolas, or other architectural features that are not intended for occupancy or storage. Views are neither guaranteed, preserved, nor protected within Greystone Manor.

3.07 Driveways. Each Lot must be accessible to the adjoining street by a driveway suitable for such purposes and approved in writing as to design, materials, and location by the ACC before the residential structure located on such Lot may be occupied or used. All driveways, sidewalks, and parking areas shall be surfaced with concrete, stone, or pavestone. Any other finish must be approved in writing by the ACC.

3.08 Access. No driveways or roadways may be constructed on any Lot to provide access to any adjoining Lot except as expressly provided on the Plat, or otherwise approved in writing by the ACC.

3.09 Drainage. Neither the Declarant nor its successors or assigns shall be liable for any loss of, use of, or damage done to, any shrubbery, trees, flowers, improvements, fences, walks, sidewalks, driveways, or buildings of any type or the contents thereof on any Lot caused by any water levels, rising waters, or drainage water. After the residence to be constructed on a Lot has been substantially completed, the Lot will be graded so that surface water will flow to streets, private drainage systems, drainage easements, or Common Properties, and in conformity with the lot grading plan and the general drainage plans for the subdivision.

3.10 Retaining Walls. Wooden retaining walls are not permitted. Retaining walls shall be structurally engineered and designed walls, constructed of reinforced concrete, natural stone or engineered stone as established by the City of Colleyville and/or the ACC. The stone veneer shall be designed to match the exterior architecture of the residence on the Lot or shall be a random laid Millsap Stone to conform to any and all retaining walls and related materials installed by Declarant (the "Community Retaining Wall"). All retaining wall designs shall be subject to approval by the ACC. It shall be the intent of Declarant and the ACC to promote visual continuity in and around the Properties. No drains or conduits shall be located with or pass through any retaining wall without the prior written approval of the ACC.

If an Owner modifies or alters or causes or permits the modification or alteration of any Community Retaining Wall located on, at or adjacent to the property line of such Owner's Lot without the prior written approval of the Association or the ACC, such retaining wall shall no longer be included in the Community Retaining Walls maintained by the Association hereunder and such Owner shall be solely liable and responsible for the maintenance and repair of such retaining wall and any and all drainage conditions resulting therefrom.

3.11 Mailboxes and Address Plaques. In accordance with applicable regulations of the United States Postal Service, and in accordance with applicable regulations, there is to be a central mail kiosk. Each home shall have a designated mailbox within this central mailbox. The Association will be responsible for the normal expenses to maintain the central mailboxes. Should any damage be caused by negligence of an owner, the cost of repair will be the responsibility of the owner. Address plaques shall be attached to each Home prior to occupancy. All address plaques permanently fixed to a home shall be approved by the ACC.

3.12 Utilities. Each residence situated on a Lot shall be connected to the water and sewer lines as soon as practicable after same are available at the Lot line. No privy, cesspool, or septic tank shall be placed or maintained upon or in any Lot. However, portable toilets will be required during building construction and should be accessible by each individual construction site. The installation and use of any propane, butane, LP Gas, or other gas tank, bottle, or cylinder of any type (except portable gas grills), shall require the prior written approval of the ACC, and, if so approved, the ACC shall require that such tank, bottle, or cylinder be installed underground. Any control boxes, valves, connections, utility risers or refilling or refueling devices shall be completely landscaped with shrubbery so as to obscure their visibility from the streets within or adjoining the Properties or from any other Lot.

3.13 Construction Requirements

(a) The exterior surface of all residential dwellings shall be constructed of glass, fiber cement siding, stone, stone veneer, brick, brick veneer or other materials approved by the ACC. It is specifically required that the exterior wall area of each residence located within the Properties will have not less than eighty percent (80%) masonry coverage. To encourage the use of new products, this caveat will be reviewed on a regular basis by the ACC. No highly reflective finishes (other than glass, which may not be mirrored) shall be used on exterior surfaces (other than surfaces of hardware fixtures), including, without limitation, the exterior surfaces of any Improvements. Exterior paint and stain colors shall be subject to the written approval of the ACC.

(b) The pitch, color and composition of all roof materials must be approved in writing by the ACC. Roof vents and other penetrations shall be as unobtrusive as possible and must match the principal color of the roof unless approved in advance by the ACC.

Roof slopes for the main structure and garage shall have a minimum roof pitch of 8:12, unless otherwise approved by the ACC. This minimum roof pitch shall be used on all roofs except Tuscan, Mediterranean or Modern style homes which can have a minimum roof pitch of 4:12. Flat roofs shall be approved by the ACC when appropriate to the architectural style.

Roof materials allowed are concrete tile, clay tile, slate and standing seam metal or other similar materials if approved by the ACC. Materials should be appropriate to the design style of the home. Roofing materials must be submitted for approval prior to installation and labeled on all submitted elevations.

(c) No above ground-level swimming pools shall be installed on any Lot.

(d) All exterior construction of the primary residential structure, garage, porches and any other appurtenances or appendages of every kind and character on any Lot and all interior construction (including, but not limited to, all electrical outlets in place and functional, all shall be covered by paint, wallpaper, paneling, or the like, and all floors covered by wood, carpet, tile or other similar floor covering) shall be completed not later than eighteen (18) months following the commencement of construction. For the purposes hereof, the term “commencement of construction” shall be deemed to mean the date on which the foundation forms are set.

(e) No projections of any type shall be placed or permitted to remain above the roof of any residential building except for one or more chimneys and one or more vent stacks without the written permission of the ACC. Plumbing vents should be minimally visible from the street as determined by the ACC. If it must be visible to the street, then it should blend in color with the surface from which it projects.

(f) All windows must be wood, steel, or architectural aluminum and will be dictated by architectural style, to be reviewed and approved by the ACC. All window brands must be submitted to the ACC for approval prior to installation. Any exterior mullions or muttons must be architecturally appropriate for the style of window. Windows may not be reflective or darkly tinted glass. The ACC’s review and approval will not communicate compliance with the City’s PUD, zoning, or other ordinances, which shall be the responsibility of the Owner.

(g) All mechanical equipment and pool equipment shall be located away from the Street-side elevation and completely screened from view from either the Streets, Common Areas and/or open space areas. Screening may include landscaping provided the plant sizes are sufficient to provide seventy-five percent (75%) screening.

3.15 Erosion Control. The following restrictions shall apply to all construction activities at Greystone Manor. Periodic inspections by a representative of the ACC may take place in order to identify noncomplying construction activities. If items identified as not complying

with the regulations are not remedied in a timely manner, **fines will be levied at a rate of $100 per day.**

Silt fencing is to be installed to all applicable standards and is required to be maintained to protect the low sides of all disturbed areas, where storm water will flow during construction. The purpose of the silt fence is to capture the sediment from the runoff and to permit filtered, clean water to exit the site. The Owner should anticipate that built-up sediment will need to be removed from the silt fence after heavy or successive rains, and that any break in the fencing will need to be repaired or replaced immediately.

Failure to install and/or maintain erosion control measures may result in a $100 per day fine plus the costs of cleanup should the HOA be required to mitigate damage from sediment displaced from runoff.

3.16 Garages and Servants Quarters. Each residential dwelling erected on any Lot shall provide garage space for a minimum of three (3) conventional automobiles. The orientation of the opening into a garage (i.e., side-entry or front-entry) must be approved in advance by the ACC. (((garages should be rear or side loaded …. Garage doors facing public ROW shall be screened by berm, landscaping, or wing wall)))

All garage doors shall remain closed at all times, save and except for the temporary opening of same in connection with the ingress and egress of vehicles and the loading or placement and unloading, or removal of other items customarily kept or stored therein, when a person is in the garage or engaged in yard work, or there is another activity occurring on the Lot which is reasonably facilitated by an open garage door.

No garage shall ever be changed, altered, reconstructed, or otherwise converted for any purpose inconsistent with the garaging of automobiles. No carports shall be placed, erected, constructed, installed, or maintained on a Lot. All garages shall have the prior written consent of the ACC. Detached garages, Porte cocheres, servant's quarters, and storage rooms must be approved in writing by the ACC.

3.17 Landscaping. All plans for the landscaping of front yards and of side yards not enclosed by solid fencing, including alterations changes or additions thereto, shall be subject to the written approval of the ACC. Weather permitting, each Lot shall be fully landscaped within sixty (60) days after the occupancy of the residence constructed thereon. Each Lot Owner shall be responsible for maintaining his own landscaping in a healthy condition.

3.18 Fences. No fence, wall or hedge shall be erected, placed, or altered on any Lot without the prior written approval of the ACC and the design of and materials used in the construction of fences shall be subject to the prior written approval of the ACC.

All fencing in the Subdivision shall be constructed of 5 feet high, wrought-iron fencing using the ACC approved design. Privacy fencing will be allowed between individual lots. The ACC approved style is a 6-foot cedar, board on board style. Styles of privacy fencing will be approved by the ACC upon submittal. Individual drive gates must be approved in writing by the ACC.

3.19 Trash Receptacles and Collection.

(a) During construction on the Lot, each construction site shall be kept neat and shall be properly policed to prevent it from becoming an eyesore. No Lot shall be used for open storage of any materials whatsoever, except that new building materials used in the construction of improvements erected on any Lot may be placed upon such Lot at the time construction is commenced and may be maintained thereon for a reasonable time, so long as the construction progresses without unreasonable delay, until completion of the improvements, after which the materials shall either be removed from the

Lot or stored in a suitable enclosure on the Lot. Owners shall provide a container for debris and shall clean up all trash and debris on the construction site daily. Trash and debris shall be removed from each construction site on a timely basis. Lightweight material, packaging and other items shall be covered or weighted down to prevent the wind from blowing such materials off the construction site.

(b) The dumping or burning of trash is not permitted anywhere in Greystone Manor. No Lot shall be used or maintained as a dumping ground for garbage, trash, junk or other waste matter

(c) It is imperative that, when moving heavy equipment around, precautions be taken to prevent damage to pavement, curbs, and vegetation. Crawler tractors are not to be operated on paved or concrete surfaces. Mud, dirt and other construction debris that is tracked off site shall be cleaned on a daily basis.

(d) After occupying the completed home, an owner may place trash on the street curb abutting his Lot only on those days designated by the city as trash collection days, using receptacles designated by the city.

3.20 Exterior Lighting. No exterior lighting, including landscape lighting, shall be installed or maintained on any Lot without prior written approval of the ACC. Further, and notwithstanding such prior written approval, upon being given notice by the ACC that any exterior light is objectionable, the Owner of the Lot on which same is located will immediately remove said light or shield the same in such a way that it is no longer objectionable.

3.21 Window Coolers. No window or wall type air-conditioners or water coolers shall be permitted to be used, erected, placed or maintained on or in any residential building on any part of the Properties.

3. 22 Antennas Restrictions. No radio or television aerial wires or antennas shall be maintained on the outside of any building nor shall any free-standing antennas of any style be permitted. All radio or television aerial wires or antennas must be built within the main structure and must not be visible from outside of such structure. No satellite dish shall be permitted over 24” in diameter.

3.23 Solar Panels. Solar panels, installed on a roof, must be installed in a recess and all efforts shall be made to minimize the public view. If not installed on the roof, the solar panels must not be publicly viewed.

3.24 Temporary Structures and Vehicles. No temporary structure of any kind shall be erected or placed upon any Lot. No trailer, mobile, modular or prefabricated home, tent, shack, barn or any other structure or building, other than the residence to be built thereon, shall be placed on any Lot, either temporarily or permanently, and no residence, house, garage or other structure appurtenant thereto shall be moved upon any Lot from another location, except for a sale, pre-sale or construction trailer; provided, however, that ancillary storage buildings may be allowed at the sole discretion and approval of the ACC. In no event will ancillary storage buildings be allowed without the prior written consent of the ACC.

Declarant reserves the exclusive right to erect, place and maintain, such facilities in and upon the property as in its sole discretion may be necessary or convenient during the period of and in connection with the sale of Lots, construction and selling of residences and constructing other improvements on the Properties. Such facilities may include, but are not necessarily limited to, a temporary sales or construction office or model home during the period of and in connection with the construction and sales operations on the Properties, but in no event shall the Declarant have such right for a period more than permitted by the City of Colleyville, Texas.

~~Any truck, bus, boat, boat trailer, trailer, mobile home, camp mobile, camper or any vehicle other than a conventional automobile shall, if brought within the Properties, must be stored, placed, or parked within the garage of the appropriate Owner, or be screened from view by privacy fencing as described in item 3.18, and not to exceed a height of six (6) feet.~~

3.25 **Parking.** Any truck, bus, boat, boat trailer, trailer, mobile home, camp-mobile, camper, or any vehicle other than a conventional automobile shall, if brought within the Properties, must be stored, placed, or parked within the garage of the appropriate Owner, unless otherwise approved by the Committee.

All vehicles belonging to Owners must be parked overnight in the Owner's garage. All vehicles belonging to guests of Owners must be parked in the Owner's driveway for stays longer than 24 hours. Parking in driveways, behind the front building setback line, is permitted. In no case may the vehicles of Owners, or guests of Owners, be parked in the streets of the sub-division or within the improved yard of the Owners. Trucks with tonnage more than one half (1/2) ton shall not be permitted to park overnight on the streets, or driveways. No vehicle of any size which transports inflammatory explosive cargo may be parked or stored within the Property at any time.

Any truck, bus, boat, boat trailer, trailer, mobile home, camp-mobile, camper or any vehicle other than a conventional automobile belonging to Owners may be parked in the Owner's driveway or in the street in front of the Owner's house for the purpose of loading or unloading for a period of time not to exceed twenty-four (24) hours. On-street parking is restricted to approved deliveries, pick-up or short-time guests and invitees and shall be subject to such reasonable rules and regulations as shall be adopted by the Board of Directors.

3.26 **Signs.** No signs or flags shall be displayed to the public view on any Lot without the prior written approval of the ACC, with the following exceptions: (i) Declarant may erect and maintain a sign or signs for the construction, development, operation, promotion and sale of the Lots; (ii) Holiday or patriotic flags may be displayed by the Declarant or Owners; and (iii) Political signs not larger than four (4) square feet may be erected upon a Lot by the Owner of such Lot advocating the election of one or more political candidates or the sponsorship of a political party, issue or proposal, provided that such signs shall not be erected more than thirty (30) days in advance of the election to which they pertain and shall be removed with five (5) days after such election. Notwithstanding anything herein contained to the contrary, any and all signs, if allowed, shall comply with all sign standards of the City of Colleyville, Texas, as such standards may be applicable to the Properties.

3.27 **Removal of Dirt.** The digging of dirt or the removal of any dirt from any Lot is prohibited, except as necessary in conjunction with landscaping or construction of improvements thereon. Any dirt removed from a Lot shall be deposited in a location outside the subdivision. Minimum finished floor elevations established on the Plat shall be maintained.

3.28 **Drilling and Mining Operations.** No oil drilling, or development operations, oil refining, quarrying, or mining operations of any kind shall be permitted upon or in any Lot, nor shall oil wells, water wells, tanks, tunnels, mineral excavations, or shafts be permitted upon or in any Lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained, or permitted upon any Lot.

3.29 Offensive Activities. No noxious or offensive activity shall be conducted on any Lot nor shall anything be done thereon which is or may become an annoyance or nuisance to the other Owners. No animals, livestock or poultry of any kind shall be raised, bred or kept on any residential Lot, except dogs, cats or other household pets [not to exceed three (3) adult animals] may be kept, provided that they are not kept, bred or maintained for commercial purposes.

3.30 Swimming. No wading or swimming shall be allowed in any water feature or drainage way situated within the Properties.

3.31 Duty of Maintenance.

(a) Owners and occupants (including lessees) of any Lot shall, jointly and severally, have the duty and responsibility, at their sole cost and expense, to keep the Lot so owned or occupied, including buildings, improvements grounds or drainage easements or other rights-of-way appurtenant thereto, and vacant land, in a well-maintained, safe, clean, and attractive condition at all times. Such maintenance includes, but is not limited to, the following:

(i) Prompt removal of all Litter, trash, refuse and waste.

(ii) Lawn mowing on a regular basis.

(iii) Tree and shrub pruning.

(iv) Watering landscaped areas.

(v) Keeping exterior lighting and maintenance facilities in working order.

(vi) Keeping lawn and garden areas alive, free of weeds and attractive.

(vii) Keeping parking areas, driveways, curbs and roads in good repair.

(viii) Complying with all government health and police requirements.

(ix) Repair of exterior damages to improvements.

(x) Cleaning of landscaped areas lying between streets and Lot lines, unless such streets or landscaped areas are expressly designated to be Common Properties maintained by applicable governmental authorities; and

(xi) Repainting of improvements.

3.32 Playscapes and Sport Courts. No batting cages shall be erected, placed, or altered on any Lot without the prior approval of the ACC.

Sports courts, tennis courts, and playscapes or any similar recreational facilities may not be constructed on any Lot without the advance written approval of the ACC. The ACC may prohibit the installation of sports courts, tennis courts, playscapes or similar recreational facilities on any Lot.

Playscapes or any similar recreational facilities must comply with all the following requirements:

- Must be located where the equipment will have minimum impact on adjacent Lots and be screened from public view

- All playscapes or any similar recreational facilities equipment must be constructed to blend with the existing home by using materials like the residential structure.
- View of playscapes or any similar recreational facilities must be reduced from public streets and adjoining units whenever possible.
- Bright primary colors will not be permitted.
- Playscapes or any similar recreational facilities must not be located any closer to a property line than the established building setbacks.
- Trampolines, whether portable or non-portable, must be placed no closer than five feet (5') to any property line.
- Playscapes, playground equipment and trampolines are prohibited in the front yard.

If approved, portable playscapes, including but not limited to, non-permanent and/or inflatable slides, moon bounces, water parks and above ground inflatable pools or kiddy pools (collectively "Portable Playscapes") must be stored in a screened area, the rear of the Lot, or inside the garage when not in use. In no event, shall any Portable Playscapes be visible from or in the front of any Owner's Lot for any period exceeding twenty-four (24) consecutive hours.

3.33 **Building Permits/ACC Approval.** No Owner shall commence construction of any improvements on the Lot owned by such Owner until the plans and specifications for the improvements to be constructed have been approved by the ACC in accordance with this Declaration and the Owner has obtained a building permit from the appropriate governmental authorities allowing the construction of such improvements. **A fine of $500 per incident will be enforced when construction commences without proper ACC approvals.**

3.34 **Common Areas.** All Common Areas within the land are hereby restricted as follows: No light fixtures, athletic fields, athletic scoring posts, or any other structures, improvements or amenities shall be installed, constructed, or placed upon the Common Areas; save and except for the sprinkler systems and landscaping located upon such Common Areas as of the date hereof, except as approved in in writing by the ACC.

3.35 **Lease Restrictions.** A residence may be leased for a lease term of no less than one (1) year. All leases must be in writing and a copy of the lease delivered to the Board within ten (10) days after its execution. All tenants shall be bound by the Restrictions, but the lease of a residence does not discharge the Owner from compliance with any of the obligations and duties of the Owner. All leases shall refer to the Restrictions and the leasing Owner shall provide its tenants with a copy of this Declaration; however, all leases shall be subject to these Declarations and the other documents of the Association, regardless of whether the lease makes specific reference to them or whether the Owner delivers this Declaration to the tenant.

3.36 **Outdoor Living Structures.** Any outdoor living structure, like a pergola or arbor must be constructed to blend with the existing home by using materials like the residential structure. Only wood or shingle roofs are acceptable and there will be no cloth, canvas, or colored roofs. The approved standard stain color is a medium brown, and the outdoor structures must be maintained bi-annually. All such structures must have prior written approval by the ACC.

3.37 **Lawn Furniture, Decorations, and Garden Maintenance Equipment.** Lawn furniture, including swings/chairs/benches in good repair are allowed on front porches of the principal residential structure, but must be incorporated into a landscape theme if visible from other Lots.

Swings and or benches are not allowed on driveways/front lawns etc. unless specifically approved for placement by ACC.

Notwithstanding exterior holiday decorations, plastic lawn decorations and artificial plants are not permitted, including pink flamingos, animals, or other plastic designs/statues.

Lawn mowers, edgers, wheelbarrows, etc. may not be left out in view of other Lots except when in use. Bulk/bag material (mulch, topsoil, etc.) may not be left out in view for longer than ten (10) days.

Temporary or Permanent clotheslines are not allowed on any Lot. Sheds or outbuildings will not be permitted on any Lot adjacent to Greenbelt/Open Space Lots.

3.38 Exterior Holiday Decorations. Lights or decorations may be erected on the exterior of the principal residential structure in commemoration or celebration of publicly observed holidays provided that such lights or decorations do not unreasonably disturb the peaceful enjoyment of adjacent Owners. All lights and decorations must not be permanent fixtures of the principal residential structure without prior written approval of the ACC and shall be removed within thirty (30) days after the holiday has ended. Christmas decorations or lights may not be displayed prior to November 15.

3.39 Basketball Goals and Sporting Equipment. Basketball goals, or backboards, or any other similar sporting equipment of either a permanent or temporary nature shall not be placed on any Lot or street or where same would be visible from an adjoining street or Lot without the prior written consent of the ACC.

Permanent goals must meet the following criteria:

- The metal pole must be permanently mounted into the ground to the side of the driveway in a full upright position 25' back from the curb.
- The pole, backboard and net must be always maintained in good condition; and
- Poles may not be installed in front of the garage or facing into the street.

Portable goals will not be allowed unless the following criteria are met:

- The goal must be placed to the side of the driveway and installed to be flush with the ground and maintained at all times in a full upright position 25' back from the curb;
- The pole, backboard and net must be maintained in good condition at all times;
- Landscape barrier, such as small shrubs must screen the base of the goal; • Goals may not be rolled into the street or any other public right-of-way; and
- Goals may not be maintained in front of the garage or facing the street.

3.40 Fire-Suppression Systems. Per the City of Colleyville's building code and the development agreement for Greystone Manor, newly constructed homes will be required to be protected by a fire-suppression sprinkler system.

ARTICLE IV ARCHITECTURAL CONTROL COMMITTEE

4.01 Architectural Control Committee. If Declarant holds title to any of the Lots, the ACC, hereinafter called the "Committee", shall be composed of two (2) or more individuals selected and appointed by the Declarant. When Declarant no longer holds title to any of the Lots, the Committee shall be composed of such individuals selected by vote of the Owners, who shall have one (1) vote for each Lot owned. The Committee shall use its best efforts to promote and ensure a high level of quality,

harmony, and conformity throughout the Properties. The Committee shall function as the representative of the Owners for the purposes herein set forth as well as for all other purposes consistent with the creation and preservation of a first-class residential development.

A majority of the Committee may designate a representative to act for it. In the event of the death or resignation of any member of the Committee, the remaining members shall have full authority to designate and appoint a successor. No member of the Committee, nor their designated representative, shall be entitled to any compensation for services performed hereunder nor be liable for claims, causes or action or damages (except where occasioned by gross negligence or arbitrary and capricious conduct) arising out of services performed, actions taken or inaction in connection with any undertaking, responsibility, or activity hereunder or request for action hereunder. At any time, the Declarant may delegate and assign to the Owners all the Declarant's power and right to change the membership of the Committee, to withdraw or add powers and duties from or to the Committee, or to restore the powers and duties of the Committee. Such action by the Declarant shall be effective upon recordation of a written instrument properly reflecting same in the Office of the County Clerk of Tarrant County, Texas.

4.02 Architectural Approval. No building, structure, fence, wall or improvement of any kind or nature shall be erected, constructed, placed, altered, changed or modified on any Lot until the plot plan showing the location of such building, structure, paving or improvement, construction plans and specifications thereof and landscaping and grading plans therefore have been submitted to and approved in writing by the Committee as to: (i) location with respect to Lot lines; topography; finished grades elevation; effect of location and use on neighboring Lots and improvements situated thereon; and any drainage arrangement, (ii) conformity and harmony of external design, color, texture, type and appearance of exterior surfaces and landscaping with existing structures and existing landscaping, (iii) quality of workmanship and materials; adequacy of the site dimensions; adequacy of structural design; proper facing of main elevation with respect to nearby streets; and (iv) the other standards set forth within this Declaration (and any amendments hereto) or as may be set forth in bulletins promulgated by the Committee. The committee is authorized to request the submission of samples of proposed construction materials or colors of proposed exterior surfaces. If Declarant holds title to any of the Lots, the Committee shall also approve, in writing, the individual or entity that will construct the single-family residence on any such Lot.

Final plans, specifications and an ACC Application Form shall be submitted to the Committee for approval or disapproval. When the plans and specifications meet the approval of the Committee, one complete set of plans and specifications will be retained by the Committee and the ACC Application will be marked "Approved" and returned to the Owner. If found not to follow these Covenants and Restrictions, the ACC Application shall be returned marked "Disapproved", accompanied by a reasonable statement of items found not to comply with these Covenants and Restrictions. Any modification or change to the approved set of plans and specifications which materially affects items (i) through (iv) of the preceding paragraph must again be submitted to the Committee for its inspection and approval. The Committee's approval or disapproval as required herein shall be in writing. If the Committee or its designated representative fails to approve or disapprove such plans and specifications within thirty (30) days after they have been submitted, then Committee approval shall be presumed.

The Committee is authorized and empowered to consider and review all aspects of dwelling construction, construction of other improvements and location, quality, and quantity of landscaping on the Lots, and may disapprove aspects thereof which may, in the reasonable opinion of the Committee, adversely affect the living enjoyment of one or more Owner (s) or the general value of the Properties. As an example, and not by way of limitation, the Committee may impose limits upon the location of window areas of one residential dwelling which would overlook the enclosed patio area of an adjacent residential dwelling. Also, the Committee is permitted to consider technological advances in design and materials and such comparable or alternative techniques, methods or materials may or may not be permitted, in accordance with the reasonable opinion of the Committee. The committee may, from time to time, publish and

promulgate architectural standards bulletins which shall be fair, reasonable, and uniformly applied and shall carry forward the spirit and intention of this Declaration. Such bulletins shall supplement these Covenants and Restrictions and are incorporated herein by reference. The Committee shall have the authority to make final decisions in interpreting the general intent, effect and purpose of these Covenants and Restrictions.

It is the intent of Declarant that these Covenants and Restrictions and any bulletins issued by the Committee promote harmonious design throughout the Properties. However, approval of the plans and specifications by the Committee and compliance with the bulletins issued by the Committee does not ensure compliance with the building code and other restrictions imposed by the applicable governmental authorities nor does it insure backyard privacy. **The ACC shall bear no responsibility for ensuring plans submitted to the ACC comply with Applicable Law. It is the responsibility of the Owner to secure any required governmental approvals prior to construction on such Owner's Lot.**

4.03 Nonconforming and Unapproved Improvements. The Declarant may require any Owner to restore such Owner's improvements to the condition existing prior to the construction thereof (including, without limitation, the demolition and removal of any unapproved improvement) if such improvements were commenced or constructed in violation of this Declaration. In addition, the Declarant may, but has no obligation to do so, cause such restoration, demolition and removal and levy the amount of the cost thereof as a special individual assessment against the Lot upon which such improvements were commenced or constructed.

4.04 No Liability. Neither Declarant, the Committee, nor the officers, directors, members, employees, and agents of any of them, shall be liable in damages to anyone submitting plans and specifications to any of them for approval, or to any Owner by reason of mistake in judgment, negligence, or nonfeasance arising out of or in connection with the approval or disapproval or failure to approve or disapprove any such plans or specifications. Every person who submits plans or specifications and every Owner agrees that he will not bring any action or suit against Declarant, the Committee, or the officers, directors, members, employees or agents of any of them, to recover any such damages and hereby releases and quitclaims all claims, demands and causes of action arising out of or in connection with any judgment, negligence or nonfeasance and hereby waives the provisions of any law which provides that a general release does not extend to claims, demands and causes of action not known at the time the release is given. Plans and specifications are not approved for engineering or structural design or adequacy of materials, and by approving such plans and specifications neither the Committee, the members of the Committee, nor the Declarant assumes liability or responsibility therefore, nor for any defect in any structure constructed from such plans and specifications.

ARTICLE V EASEMENTS

5.01 General. The rights and duties of the Owners with respect to sanitary sewer, water, electricity, natural gas, telephone and cable television lines and drainage facilities shall be governed by the following:

(a) Wherever (i) sanitary sewer or water service connections, (ii) natural gas, electricity, telephone or cable television lines, or (iii) drainage facilities are installed within the Properties, which connections, lines or facilities or any portion thereof lie in or upon Lots owned by any party other than the Owner of a Lot served by said connections, lines or facilities, such Owners of Lots served shall have the right and are hereby granted an easement to the full extent necessary therefore, to enter upon the Lots within or upon which said connections, line or facilities or any portion thereof lie to repair, replace and generally maintain said connections, lines or facilities as and when the same may be necessary.

(b) Wherever (i) sanitary sewer or water service connections, (ii) natural gas, electricity, telephone, or cable television lines, or (iii) drainage facilities are installed within the Properties, which connections, lines or facilities serve more than one Lot, the Owner of each Lot served by said connections, lines or

facilities shall be entitled to the full use and enjoyment of such portions of said connections, lines or facilities which service such Owner's Lot.

5.02 Reservation of Easements. Easements over the Lots and Properties for the installation and maintenance of electric, telephone, cable television, water, gas and sanitary sewer lines and drainage facilities are hereby reserved by the Declarant together with the right to grant and transfer same.

5.03 Surface Areas of Utility Easements. Easements for installation and maintenance of utilities are reserved as shown and provided for on the Plat. Underground electric, storm sewer, sanitary sewer, water natural gas and telephone service shall be available to all Lots in the subdivision. Easements for the underground service may be crossed by driveways, walkways, patios, brick walls and fences, provided the Declarant or builder makes prior arrangements with the utility companies furnishing electric, storm sewer, sanitary sewer, water, natural gas and telephone service and provides and installs any necessary conduit of approved type and size under such driveways, walkways, patios, brick walls or fences prior to construction thereof. Such easements for the Underground service shall be kept clear of all other improvements, and neither the grantee nor any utility company using the easements shall be liable for any damage done by either of them or their assigns, their agents, employees or servants, to shrubbery, trees, flowers or other improvements (other than for damages caused in crossing driveways, walkways, patios, brick walls or fences, providing conduit has been installed as outlined above) of the Owner located on the Lot covered by said easements. In addition, the utility easements shall not be used as alleyways.

5.04 Emergency and Service Vehicles. An easement is hereby granted to all police, fire protection, ambulance and other emergency vehicles and other service vehicles to enter upon the Properties, including but not limited to private drives, in the performance of their duties.

5.05 Universal Easement. The Owner of each Lot (including Declarant so long as Declarant is the Owner of any Lot) is hereby granted an easement not to exceed one (1) foot in width over all adjoining Lots and Properties for the purpose of accommodating any encroachment due to engineering errors, errors in original construction, settlement or shifting of the building, or any other cause. There shall be easements for the maintenance of said encroachment, settling or shifting; provided, however, than in no event shall an easement for encroachment be created in favor of an Owner or Owners if said encroachment occurred due to willful misconduct of said Owner or Owners. Each of the easements hereinabove referred to shall be deemed to be established upon the recordation of the Declarant and shall be appurtenant to the Lot being serviced and shall pass with each conveyance of said Lot.

ARTICLE VI GENERAL PROVISIONS

6.01 Duration. The Covenants and Restrictions of this Declaration shall run with and bind the land subject to this Declarant, and shall inure to the benefit of and be enforceable by the Declarant and/or any Owner, their respective legal representatives, heirs, successors and assigns, for a term of thirty-five (35) years from the date that this Declaration is recorded in the Office of the County Clerk of Tarrant County, Texas, after which time these Covenants and Restrictions shall be automatically extended for successive periods of ten (10) years unless an instrument signed by the Owners of eighty percent (80%) of the Lots in the subdivision has been recorded in the Office of the County Clerk of Tarrant County, Texas, agreeing to abolish or terminate these Covenants and Restrictions, provided, however, that no such agreements to abolish shall be effective unless made and recorded one (1) year in advance of the effective date of such abolishment.

6.02 Amendments. This Declaration may be amended, modified and/or changed as follows:

(a) During the time Declarant holds title to 50% of more of the Lots, the Declarant may amend or change this Declaration in any manner deemed necessary or appropriate by the Declarant.

(b) During the time Declarant holds title to less than 50% of the Lots, the Declarant may amend or change this Declaration with the consent of at least 50% of Owners other than Declarant then owning Lots.

(c) In all other situations, this Declaration may be amended or changed upon the express written consent of at least seventy percent (70%) of the Owners of the Lots.

Any and all amendments to this Declaration shall be recorded in the Office of the County Clerk of Tarrant County, Texas. The Declarant may execute and record amendments to this Declaration without such consent or approval if the amendment is for the purpose of correcting technical or typographical errors or for clarification only.

6.03 Enforcement. Enforcement of these Covenants and Restrictions shall be by any proceeding at law or in equity against any person or persons violating or attempting to violate them, or to recover damages or to enforce any lien created by these Covenants and Restrictions; and failure by the Declarant or any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter. **Violations of Rules, Restrictions or Guidelines may result in a fine up to $50/day.**

6.04 Severability. Invalidation of any one of these Covenants and Restrictions by judgment or court order shall in no wise affect any other provision of this Declaration or the remainder of these Covenants and Restriction which shall remain in full force and effect.

6.05 Headings. The headings contained in this Declaration are for reference purposes only and shall not in any way affect the meaning or interpretation of this Declaration.

6.06 Notices to Owners. Any notice required to be given to any Owner under the provisions of this Declaration shall be deemed to have been properly delivered when deposited in the United States mail, postage prepaid, addressed to the last known address of the person at the time of such mailing.

6.07 Termination of and Responsibility of Declarant. If Declarant shall convey all of its right, title and interest in and to the subdivision and assign all its rights, benefits and obligations as Declarant hereunder to any partnership, individual or individuals, corporation or corporations, then and in such event Declarant shall be relieved of the performance of any further duty or obligation hereunder, and such partnership, individual or individuals, corporation or corporations, shall be obligated to perform all such duties and obligations of the Declarant.

6.08 Insurance. The Association shall provide general liability coverage for the common areas and amenities, as well as fiduciary insurance coverage for the members of the ACC and the Board of Directors.

ARTICLE VII MEMBERSHIP AND VOTING RIGHTS IN THE ASSOCIATION

7.01 Membership. Every Owner of a Lot shall automatically be a Member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to this Declaration.

7.02 Voting.

(a) Members shall be entitled to one (1) vote for each Lot in which they hold the interest required for membership. When more than one person holds such interest or interests in any Lot, all such persons shall be Members, and the vote for such Lot shall be exercised as they, among themselves, determine, but in no event shall more than one vote be cast with respect to any such Lot.

(b) Notwithstanding the voting rights within the Association, until the Declarant no longer owns record title to any Lot or the tenth (10th) anniversary of the date this Declaration was recorded in the Office of the County Clerk for Tarrant County, Texas whichever occurs first in time, the Association shall take no action with respect to any matter whatsoever without the prior written consent of the Declarant.

(c) Owners of exempt Properties, such as all Properties dedicated and accepted by the local public authority and devoted to public use, shall be Members but shall not have voting rights.

7.03 Quorum, Notice and Voting Requirements.

(a) Subject to the Provisions of Paragraph (c), of this Section, any action taken at a meeting of the Members shall require the assent of the majority of all of the votes of those who are voting in person or by proxy at a meeting duly called, written notice of which shall be given to all Members not less than ten (10) days nor more than fifty (50) days in advance.

(b) The quorum required for any action referred to in Paragraph (a) of this Section shall be the presence at the initial meeting of Members entitled to cast or of proxies entitled to cast, a majority of the votes of all Members shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Bylaws or this Declaration. If the required quorum is not present or represented at the meeting, one additional meeting may be called, subject to the notice requirements herein set forth, and the required quorum at such second meeting shall be one-half (1/2) of the required quorum at the preceding meeting; provided, however, that no such second meeting shall be held more than sixty (60) days following the first meeting.

(c) As an alternative to the procedure set forth above, any action referred to in Paragraph (a) of this Section may be taken without a meeting if a consent in writing approving of the action to be taken, shall be signed by all Members.

(d) Except as otherwise specifically set forth in this Declaration, notice, voting and quorum requirements for all actions to be taken by the Association shall be consistent with its Articles of Incorporation and bylaws, as same may be amended from time to time.

(e) During the period of time that the Association is unincorporated, the Declarant shall have the sole right and option to prescribe reasonable procedures for the meetings (if any) of the Members; provided, however, that prior to incorporation, without the written approval of the Declarant, no Member (other than Declarant) shall have a right to vote on any matter, or to call any meetings of the Members of the Association. Except as specifically set forth in this Declaration, notice, voting and quorum requirements for all action to be taken by the Association (as an incorporated entity) shall be consistent with its Articles of Incorporation and Bylaws, as same may be amended from time to time.

ARTICLE VIII COVENANTS AND ASSESSMENTS

8.01 Creation of the Lien and Personal Obligation of Assessments. Declarant, for each Lot owned by it, hereby covenants and agrees, and each purchaser of any Lot by acceptance of a deed or other conveyance document creating in such Owner the interest required to be deemed an Owner, whether or not it shall be so expressed in any such deed or other conveyance document, shall be deemed to covenant and agree (and such covenant and agreement shall be deemed to constitute a

portion of the consideration and purchase money for the acquisition of the Lot), to pay the Association (or to an entity or collection agency designated by the Association): (1) annual maintenance assessments or charges (as specified in Section 8.04 hereof), such assessments to be fixed, established and collected from time to time as herein provided; (2) special assessments for capital improvements and other purposes (as specified in Section 8.05 hereof, such assessments to be fixed, established and collected from time to time as hereinafter provided; and (3) individual special assessments levied against one or more Owners to reimburse the Association for extra costs for maintenance and repairs caused by the willful or negligent acts or omissions of such Owner or Owners, his tenants (if applicable) and their respective family, agents, guests and invitees, and not caused by ordinary wear and tear (as specified in Section 8.05 hereof), all of such assessments to be fixed, established and collected from time to time as hereinafter provided. The annual maintenance, special capital, and special individual assessments described in this Section 8.01 (hereinafter, the "Assessment" of the Assessments", together with interest thereon, attorneys' fees, court costs and other costs of collection thereof, as herein provided, shall be a charge on the land and shall be a continuing lien upon each Lot against which any such Assessment is made. Each such Assessment, together with interest thereon, attorneys' fees, court costs, and other costs of collection thereof shall also be the continuing personal obligation of the Owner of such Lot at the time when the assessment becomes due. Further, no Owner may exempt himself from liability for such Assessments or waive or otherwise escape liability for the Assessments by non-use of the Common Properties or abandonment of his Lot. Existing obligations of an Owner to pay assessments and other costs and charges shall not pass to bona fide first lien mortgagees which become Owners by reason of foreclosure proceedings or in action at law subsequent to the date the Assessment was due; provided; however, any such foreclosure proceeding or action at law shall not relieve such new Owner of such Lot from liability for the amount of any Assessment thereafter becoming due nor from the lien securing the payment of any subsequent Assessment.

8.02 Purpose of Assessments. The Assessments levied by the Association shall be used for (i) the purpose of promoting the recreation, comfort, health, safety and welfare of the Members and/or the residents of the Properties; (ii) maintaining the Common Properties; (iii) enhancing the quality of life in the Properties and the value of the Properties; (iv) improving and maintaining the common Properties, the Properties, services, improvements and facilities devoted to or directly related to the use and enjoyment of the Common Properties, including, but not limited to, the payment of taxes on the Common Properties and insurance in connection therewith and the repair, replacement and additions thereto; (v) paying the cost of labor, equipment (including the expense of leasing any equipment) and materials required for, and management and supervision of, the Common Properties; (vi) carrying out the powers and duties of the board of Directors of the Association as set forth in this Declaration and the Bylaws of the Association; (vii) carrying out the powers and duties relating to the ACC, after Declarant has delegated or assigned such powers and duties to the Association, (ix) enforcing this Declaration and paying legal fees and other costs associated with enforcement of this Declaration.

8.03 Improvement and Maintenance of the Common Properties Prior to Assessments. Initially, the improvement of the Common Properties shall be the responsibility of the Declarant and shall be undertaken by Declarant at its sole cost and expense with no right to reimbursement from the Association. After the initial improvements to the Common Properties are substantially completed and until the date of the Assessments formally commence, the Declarant, on behalf of the Association, shall have the responsibility and duty (but with right of reimbursement once Assessments begin) of maintaining the common Properties, Including, but not limited to, the payment of taxes on and insurance in connection with the common Properties and the cost of repairs, replacements and additions thereto, and for paying the cost of labor, equipment (including the expense of leasing any equipment) and materials required for, and management and supervision of, the Common Properties.

8.04 Annual Maintenance Assessments.

(a) The Board of Directors shall determine the amount of the annual maintenance assessments for each year, which assessment may include a reserve fund for working capital and for maintenance, repairs and replacements of the common Properties.

(b) Subject to the provisions of Section 8.04(c) hereof, the rate of annual maintenance assessments may be increased by the board. The Board may, after consideration of current maintenance, operational and other costs and the future needs of the Association, fix the annual maintenance assessments for any year at a lesser amount than that of the previous year.

(c) An increase in the rate of the annual maintenance assessments as authorized by Section 8. 04(b) hereof in excess of ten percent of the preceding year's annual maintenance assessments must be approved by the Members in accordance with Section 7.03 hereof.

(d) Annual maintenance assessments shall be paid annually on a calendar year basis. Not later than thirty (30) days prior to the beginning of each fiscal year of the Association, the Board shall (i) estimate the total common expenses to be incurred by the Association for the forthcoming fiscal year, (ii) determine, in a manner consistent with the terms and provisions of this Declaration, the amount of the annual maintenance assessments to be paid by each Member and (iii) establish the date of commencement of the annual maintenance assessments. Written notice of the annual maintenance assessments to be paid by each Member and the date of commencement thereof shall be sent to every Member, but only to one (1) joint Owner. Each Member shall thereafter pay to the Association his annual maintenance assessment in such manner as determined by the Board of Directors.

8.05 Special Care Assessments and Special Individual Assessments.

(a) In addition to the annual maintenance assessments authorized in Section 8.04 hereof, the Board of Directors of the Association may levy in any calendar assessment year a special capital assessment for the purpose of (i) defraying, in whole or in part, the cost of any construction or reconstruction, repair or replacement of improvements upon the Properties or Common Properties, including the necessary fixtures and personal property related thereto (ii) maintaining portions of the Common Properties and improvements thereon, or (iii) carrying out other purposes of the Association; provided, however, that any such special capital assessment levied by the Association shall have the approval of the Members in accordance with Section 7.03 hereof. Any special capital assessment levied by the Association shall be paid by the Members directly to the Association on such date or dates as determined by the Board of Directors. All such amounts collected by the Association may only be used for the purposes set forth in this Section 8.05 and shall be deposited by the Board of Directors in a separate bank account to be held in trust for such purpose. These funds shall not be commingled with any other funds of the Association.

(b) The Board of Directors of the Association may levy special individual assessments against one or more Owners for (I) reimbursement to the Association of the costs for repairs to the Properties or Common Properties and improvements thereto occasioned by the willful or negligent acts of such owner or Owners and not ordinary wear and tear; or (ii) for payment of fines, penalties or other charges imposed against an Owner or Owners relative to such Owner's failures to comply with the terms and provisions of this Declaration the Bylaws of the Association or any rules or regulation promulgated hereunder. Any special individual assessment levied by the Association shall be paid by the Owner or Owners directly to the Association. All amounts collected by the Association as special individual assessments under this Section 8.05 shall belong to and remain with the Association.

(c) **Capital Reserve/Improvement Contribution**. Upon sale of record title to a Lot by an owner other than the Declarant or a Builder, a contribution of $250.00 shall be made by or on behalf of such Owner to the "Capital Reserve/Improvement Fund" (herein so called) of the Association. This amount is not refundable, shall be in addition to, not in lieu of the Maintenance Assessment levied on the Lot, and shall not be considered an advance payment of any portion thereof. This amount shall be deposited into escrow and disbursed therefrom to the Association or to the Declarant if the Association is not yet established and shall be used for capital improvements made by the Association pursuant to the terms of this Declaration and the Association Documents. Such amount shall be reviewed yearly and may be increased; however, the increase is restricted to 10% over the previous year.

8.06 Date of Commencement of Assessments; Due Dates; No Offsets. The annual maintenance assessments provided for herein shall commence on the date fixed by the Board of Directors of the Association to be the date of commencement and, except as hereinafter provided, shall be payable annually, in advance, on the first day of each payment period thereafter, and as the Board of Directors shall direct. The first annual maintenance assessment shall be made for the balance of the calendar year in which it is levied. The amount of the annual maintenance assessment which may be levied for the balance remaining in the first year of assessment shall be an amount which bears the same relationship to the annual maintenance assessment provided for in Section 8.04 hereof as the remaining number of months in that year bears to twelve; provided, however, that if the date of commencement falls on other than the first day of a month, annual maintenance assessment for such month shall be prorated by the number of days remaining in the month. All assessments shall be payable in the amount specified by the Association and no offsets against such amount shall be permitted for any reason.

8.07 Duties of the Board of Directors with Respect to Assessments.

(a) The Board of Directors of the Association shall fix the date of commencement and the amount of the annual maintenance assessment against each Lot for each assessment period at least thirty (30) days in advance of such date or period and shall, at that time, prepare a roster of the Lots and assessments applicable thereto which shall be kept in the office of the Association and shall be open to inspection by any Owner.

(b) Written notice of all assessments shall be delivered or mailed to every Owner subject thereto. Such notice shall be sent to each owner at the last address provided by each Owner, in writing, to the Association.

(c) The omission of the Board of Directors to fix the assessments within the time period set forth above for any year shall not be deemed a waiver or modification in any respect of the provisions of this Declaration, or a release of any Owner from the obligation to pay the assessments, or any installment thereof for that or any subsequent year, but the assessment fixed for the preceding year shall continue until a new assessment is fixed.

8.08 Non-Payment of Assessment.

(a) Delinquency. Any assessment, or installment thereof, which is not paid in full when due shall be delinquent on the day following the due date (herein, "delinquency date") as specified in the notice of such Assessment. The Association shall have the right to reject partial payment of an Assessment and demand full payment thereof. If any Assessment or part thereof is not paid within ten (10) days after the delinquency date,

the unpaid amount of such Assessment shall bear interest form and after the delinquency date until paid at a rate equal to the lesser of (I) eighteen percent (18%) per annum or (ii) the maximum lawful rate.

(b) Lien. The unpaid amount of any Assessment not paid by the delinquency date shall, together with the interest thereon as provided in Section 5.09(a) hereof and the cost of collection thereof, including reasonable attorney's fees, become a continuing lien and charge on the Lot of the non-paying Owner, which shall bind such Lot in the hands of the Owner, and his heirs, executors, administrators, devisees, personal representatives, successors, and assigns. The lien shall be superior to all other liens and charges against the Lot, except only for tax liens and the lien of any bona fide first mortgage or first deed of trust now or hereafter placed upon such Lot. A subsequent sale or assignment of the Lot shall not relieve the Owner from liability for any Assessment made prior to the date of sale or assignment and thereafter becoming due nor from the lien of any such Assessment. The Board shall have the power to subordinate the lien securing the payment of any Assessment rendered by the Association to any other lien. Such power shall be entirely discretionary with the Board. As hereinbefore stated, the personal obligation of the Owner incurred at the time of such Assessment to pay such Assessment shall remain the personal obligation of such Owner and shall not pass to such Owner's successors in title unless expressly assumed by them in writing. Liens for unpaid Assessments shall not be affected by any sale or assignment of a Lot and shall continue in full force and effect. No Owner may exempt himself from liability for such assessment or waive or otherwise escape liability for the Assessments by non-use of the Common Properties or abandonment of his Lot. To evidence any lien, the Association shall prepare a written notice of lien setting forth the amount of the unpaid indebtedness, the name of the Owner of the Lot covered by such lien and a description of the Lot covered by such lien. Such notice shall be executed by one of the officers of the Association and shall be recorded in the Office of the County Clerk of Tarrant County, Texas.

(c) Remedies. The lien securing the payment of the Assessments shall attach to the Lot belonging to such non-paying Owner with the priority set forth in this Section. After the recording of a notice of the line, the Association may institute an action at law against the Owner or Owners personally obligated to pay the Assessment and/or for the foreclosure of the aforesaid lien. In any foreclosure proceeding the Owner shall be required to pay the costs, expenses and reasonable attorneys' fees incurred by the Association. In the event an action at law is instituted against the Owner or Owners personally obligated to pay the Assessment there shall be added to the amount of any such Assessment.

(i) the interest provided in this Section,

(ii) the costs of preparing and filing the complaint in such action,

(iii) the reasonable attorneys' fees incurred in connection with such action, and

(iv) any other costs of collection.

Further, in the event a judgment is obtained, such judgment shall include interest on the Assessment as provided in this Section and a reasonable attorneys' fee to be fixed by the court, together with the costs of the action.

Each Owner, by acceptance of a deed to a Lot, hereby expressly vests in the Association or its agents or trustees the right and power to bring all actions against such Owner personally for the collection of such

charges as a debt, and to enforce the aforesaid liens by all methods available for the enforcement of such liens, including non-judicial foreclosure pursuant to Section 51.002 of the Texas Property Code, and such Owner hereby expressly grants to the Association the private power of sale in connection with said liens The association may also suspend the Association membership and voting rights of any Owner who is in default in payment of any Assessment in accordance with this Declaration and/or the Bylaws.

(d) Notice to Mortgagees. The Association may, and upon the written request of any mortgagee holding a prior lien on any part of the Properties, shall report to said mortgagee any Assessments remaining unpaid for longer than thirty (30) days after the delinquency date of such Assessment.

8.09 Subordination of the Lien to Mortgages. The lien securing the payment of the Assessments shall be subordinate and inferior to the lien of any bona fide first lien mortgage or deed of trust now or hereafter recorded against any Lot; provided, however, that such subordination shall apply only to the assessments which have become due and payable prior to a sale, whether public or private, of such property pursuant to the terms and conditions of any such mortgage or deed of trust. Such sale shall not relieve the new Owner of such Lot from liability for the amount of any assessment thereafter becoming due nor from the lien securing the payment of any subsequent assessment.

[Signature Page Follows]

IN WITNESS WHEREOF, the Declarant has caused this instrument to be executed as of the _____ day of _____
, 2022.

Greystone Manor Colleyville LLC (DECLARANT)

By:

_____

Its:

_____

Acknowledged before me, a Notary Public, this ____ day of _____ , 2022, by

Kosse Maykus, the Managing Member of **Greystone Manor Colleyville LLC**, on behalf of said

corporation.

_____ , Notary Public, State of Texas
Emily Marie Rettig

Exhibit A

Approved Preliminary Plat

(To Be Provided)

Legend

85' x 85' Building Pad

Common Open Space/HOA

Lot - 20k	23 Lots	
Lot - 30k	7 Lots	
Lot - 40k	19 Lots	

Site Data Summary Chart

Single Family Residential Lots		49
Common Open Space / HOA		12
Residential Lots	66.33%	33.06 ac.
Common Open Space / HOA	20.57%	10.25 ac.
R.O.W.	13.10%	6.53 ac.
Res. Gross Acreage	100.00%	49.84 ac.

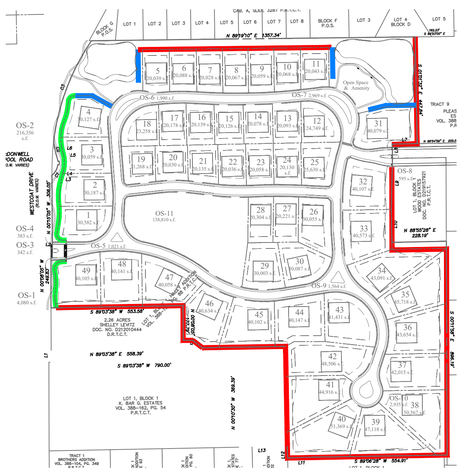
Site Data

Gross Acreage	49.84 ac.
Gross Density (lots / acre)	0.98 lots/acre

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

Lot Summary

Residential Lots	49
Minimum Building Lot Area	20,174 s.f.
Average Building Lot Area	31,259 s.f.
Common Areas	12



Wall / Fence Diagram

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

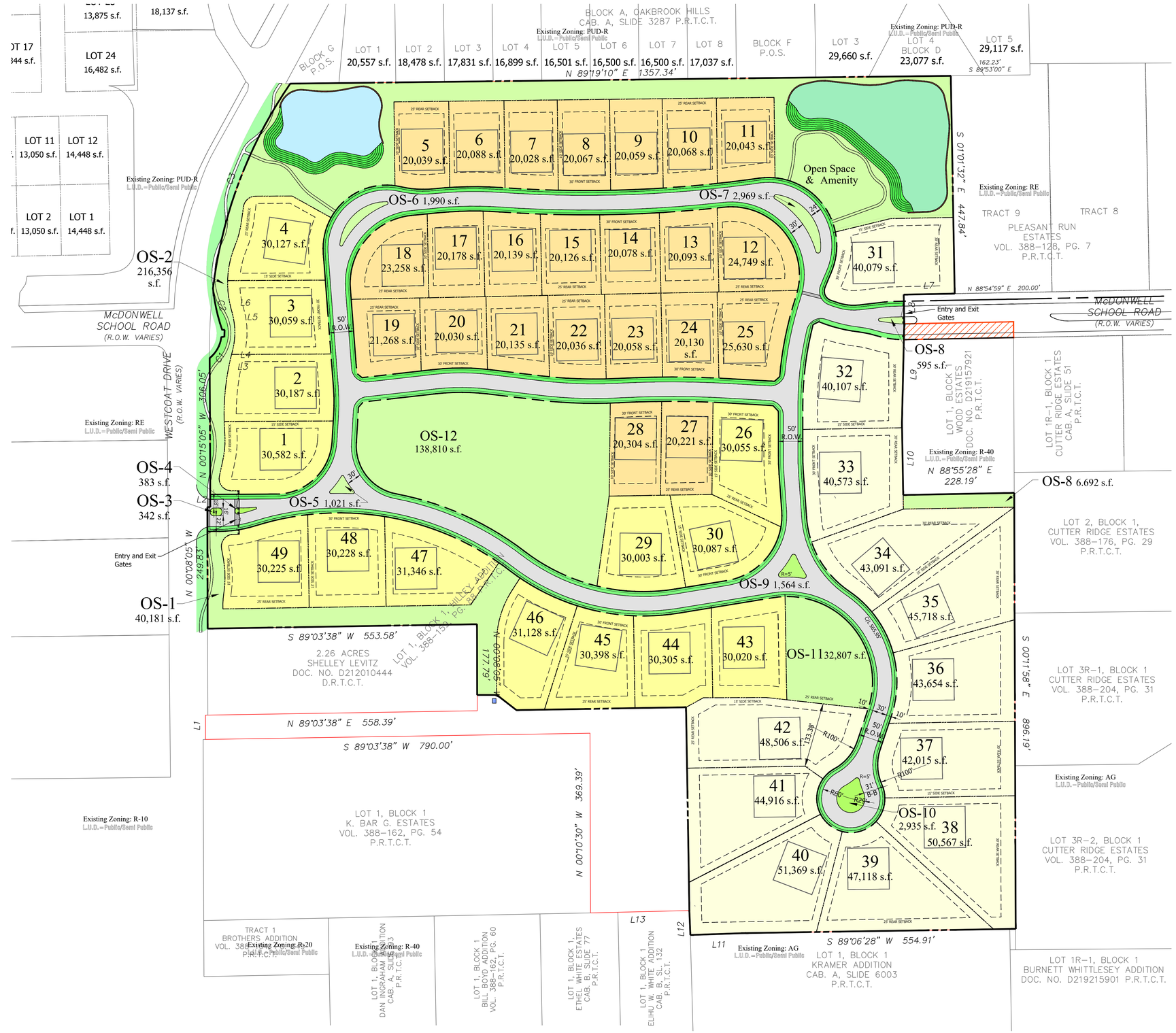
Applicant:
Hat Creek Development
PO Box 92747
Southlake, TX 76092
817-329-3854
Contact: Kosse Maykus

Hat Creek DEVELOPMENT

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

Legend
- 6' Decorative Metal Fence with Masonry Columns 40' o.c.
- 6' Decorative Metal Fence
- 6' Stone Wall

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



10 NOV 22

1" = 100'

0 100' 200' 400'

Development Plan - ALT

Greystone Manor

Colleyville, Tarrant County, Texas

Legend

85' x 85' Building Pad

Common Open Space/HOA

Lot - 20k 23 Lots

Lot - 30k 7 Lots

Lot - 40k 19 Lots

Site Data Summary Chart

Single Family Residential Lots		49
Common Open Space / HOA		8
Residential Lots	79.55%	39.65 ac.
Common Open Space / HOA	8.23%	4.10 ac.
R.O.W.	12.22%	6.09 ac.
Res. Gross Acreage	100.00%	49.84 ac.

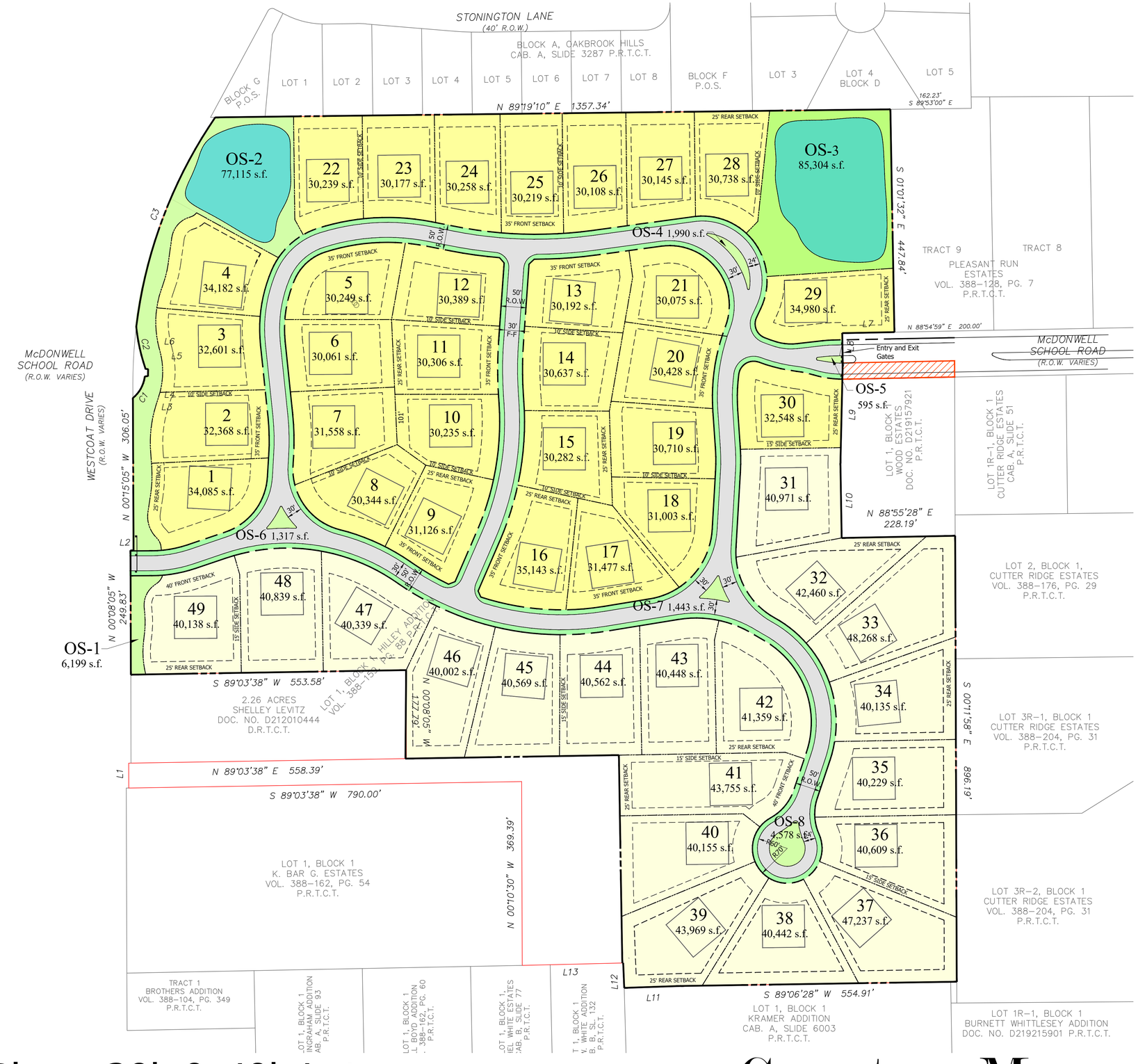
Site Data

Gross Acreage	49.84 ac.
Gross Density (lots / acre)	0.98 lots/acre

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

Lot Summary

Residential Lots	49
Minimum Building Lot Area	30,061 s.f.
Average Building Lot Area	35,248 s.f.
Common Areas	8



Owner:

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Notes:

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

10 NOV 22

1" = 100'

0 100' 200' 400'

Development Plan - 30k & 40k Lots

Greystone Manor

Colleyville, Tarrant County, Texas

Greystone Manor

Colleyville, Texas Zoning Narrative –21 OCT 2022

Hat Creek Development, Developer *Sage Group, Inc., Land Planner*

Statement of Planning Objectives

Greystone Manor is a proposed residential neighborhood to be developed by Hat Creek Development, under the PUD-R Residential District regulations for residential development in the City of Colleyville. The approximately 50 acre property is located on the east side of Westcoat Drive, just east of the new roundabout at the corner of Westcoat and McDonwell School Rd.

Adjacencies: The property is west of the acre+ lot Cutter Ridge neighborhood, south of the adjacent Oakbrook Hills neighborhood (a PUD-R of 16,500+ sf lots) and across Westcoat from "Westmont," (a PUD-R of 13,000-20,000+ sf lots)- north of McDonwell School Road, and multi acre lots south of McDonwell School Road. To the south of the property are also multi-acre lots.

The property is currently designated AG (Agriculture), so this would be the initial "development" zoning requested. The intent here is to rezone the entire property to PUD-R, unifying the property into one cohesive, master planned residential development of the highest quality. There are currently two occupied single-family homes on the consolidated properties under this ownership. The main estate, to be contained within a newly defined lot, has been removed from the zoning proposal, but will need to be a part of the plat, for the creation of the new lot; the remaining structures will be removed.

The proposed plan responds to, and in many ways reflects the neighborhoods and properties we are adjacent to. Where we are adjacent to the PUD-R's to the north and northwest- composed primarily of 1/3 acre lots- we are proposing larger lots of 20,000 sf and up, and then transitioning, internally, to 30,000 sf lots, and then to 40,000 sf lots along the entire eastern and southern boundaries. In summary, we have designed the project to be compatible and in harmony with our adjacent neighbors and to be consistent with the city's Future Land Use Plan. Overall density is 0.98 lots per acre.

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

Access: To the east, the ROW of the existing McDonwell School Road extends to the edge of this property. In the past, McDonwell was shown on the Thoroughfare Plan as extending through this property to connect to where it currently intersects with Westcoat. Several years ago, the city removed this extension from the T-Plan, because of the sensitivity of nearby residents to through traffic. We intend to honor this decision, and there will be no through traffic with the proposed gated, private streets, but we will have gated entries from Westcoat, and, on the east, to McDonwell. We are proposing a main entry access point along Westcoat Drive- several hundred feet south of the fairly new

roundabout built by the city at the Westcoat/ McDonwell School intersection. We feel that a more subdued project entry away from the hustle and bustle of the- at times- heavily trafficked roundabout will be more conducive to the high quality, luxury home atmosphere we are hoping to create in Greystone Manor. In addition, we are proposing a bermed, heavily landscaped buffer along the Westcoat frontage. Internally, we are proposing a network of gently undulating streets, meant to invoke a peaceful, calming streetscape, highlighted by landscaped medians at each intersection, and inside the cul-de-sac turnaround at the SE corner.

The residences planned for Greystone Manor will be very upscale, with selling prices estimated to start at around $2.5 million. Each home will be required to be architecturally authentic, and go through a rigorous design review process.

Greystone Manor will be proposed as a gated community with private streets. We propose to build the normal Colleyville street section of 31' (back of curb to back of curb), in a 50' R.O.W., throughout the project, except for the divided entry roads, which will be 19' wide b/b, on either side of a median. The Westcoat gated entry will be the main resident, guest and delivery entry. The eastern gated entry will be for residents only.

There will be a requirement of at least two street trees for every residential lot to be installed by the home builders, adjacent to the street rights of way, unless there are already existing trees there that are saved. We have worked with our closest neighboring homes, to the north, to provide a landscape buffer between the existing homes and the future home sites within Greystone Manor. We have included a detail of that buffer in our submittal.

The existing and fully developed storm drainage has been carefully analyzed, and will be designed to meet all city regulations and not adversely affect any neighboring properties. The property generally drains to the north, and there will be two ponds constructed along the northern boundary- in a landscaped setting, each of which will double as a storm detention facility, to the extent it is necessary. The open space lots containing those ponds will also have usable open space, and the ponds will be fully maintained and landscaped to provide a visual amenity for the adjacent residents and the entire neighborhood. Total open space is over 21% of the site; made up of HOA maintained Common Open Space (16.36% of the property), and the remainder of an additional "Private Open Space Easements" in the rear yards of the 40,000 sf+ lots, buffering the eastern and southern boundaries. This "Private Open Space Easement" will be deed restricted to always being open space, enforceable by the HOA. This is a remarkably large amount considering the size of the lots and no flood plain.

In addition to the open space areas and associated trail connections reserved for the northern buffer and pond areas, there will be a large, central open space and tree preservation set-aside near the main entry. We envision this as a passive park, with trails along the perimeter. To encourage pedestrian activity in the neighborhood, sidewalks will also be built along the front of each lot.

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

Development Schedule

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

Economic Development Information

Greystone Manor will have a total of forty-nine (49) homes, each with an estimated average value upon completion of $3,000,000, resulting in an overall tax base of over $147,000,000. At the current tax rate of 2.2221%, the total taxes generated from the development are projected to be $3,265,000, with over $450,000 generated directly for the City at buildout.

Development Standards

Permitted Land Use:	Single Family Residential Detached
Minimum House Size:	4,500 square feet.
Minimum Lot Area:	20,174 s.f. (Average about 31,669 s.f.)
Minimum Lot Width:	One Hundred feet (100’) measured at the building setback line, except pie-shaped cul-de-sac lots 38-42, in which case the minimum shall be as shown on the Development Plan.
Front Yard Setbacks:	Thirty feet (30’) back of the property line
Rear Yard Setbacks:	Twenty-Five feet (25’)
Side Yard Setbacks:	Less than 30,000 sf lots: Ten feet (10’) Greater than 30,000 sf lots: Fifteen feet (15’)
Street-facing Side Yard:	Side yard setbacks on the street side of a corner lot, fronting on another street, shall be 20’, except for “key” lots which shall match the front setback of adjacent lots, as shown on the Development Plan.
Street Standards:	The streets within Greystone Manor are proposed to be private streets with restricted access (gated). All undivided sections will be built to the standard street section of 31’ b/b paving, in a 50’ Private Street ROW. The divided entry shall have a minimum width of 18’, on each side.
Minimum Roof Pitch:	Minimum of a 10:12 roof pitch, unless architecturally required to vary, based on home style.
Garage Standard:	Minimum of a three-car garage with wood-like, architecturally enhanced doors.

Masonry Requirement: The dominant exterior vertical wall area of each structure, exclusive of doors and windows, shall be masonry (brick, stone, or stucco) or other material solely determined by the Committee. Dryvit systems or Styrofoam products are not acceptable. The exterior of chimney flues shall be of masonry material acceptable to the Committee. Installation of all types of exterior items and surfaces such as address numbers or external ornamentation, lights, mail chutes, mailboxes, roofing materials and exterior paint or stain, shall be subject to the approval of the Committee as to size, design, materials color, manufacturer and location.

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

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

Fencing: Wood fencing between lots is not permitted. All front elevation fences, from the front of the house to the side property line, shall be open style fencing of decorative metal, and/or masonry. All lots adjacent to a Common Open Space shall be open style fencing of decorative metal, and/or Masonry.

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

Streetscape Standards:	Minimum of two (2) three-inch (3”) caliper trees per front yard, unless quality existing trees are present and saved. Fully landscaped and sprinklered front and rear yard within sixty days of completing a house.
Open Space Maintenance:	The open space lots within the subdivision shall be maintained in a consistent, uniform manner by the Greystone Manor Homeowners Association through dues collected from the individual homeowners. Membership in the Homeowner’s Association is mandatory.
Street Design Standards:	
Right of Way:	Fifty feet (50’) (Undivided), Thirty Two, one half feet (32.5’) (each side of divided entry road)
Travel Lane Width:	Thirty-one feet (31’), back of curb to back of curb (undivided) Nineteen feet (19’), back of curb to back of curb (divided)
Turning Radii:	Fifteen feet (15’)
Open Space Standards:	All Common Open Space shall be fully landscaped and irrigated with a combination of trees and shrubbery pursuant to an approved landscape plan. The Common Open Space shall be owned, operated and maintained by Greystone Manor Homeowners Association which shall have a mandatory membership of all homeowners and shall collect dues in amounts satisfactory to maintain the Common Open Space. The Association shall have fine and lien rights as permitted by law to enforce compliance with the rules of the association.
Signage:	A monument sign identifying the subdivision shall be built at the gated entries.

Legend

85' x 85' Building Pad		
Lot - 20k	23 Lots	
Lot - 30k	7 Lots	
Lot - 40k	19 Lots	

Common Open Space/HOA

Private Open Space Easement

Site Data Summary Chart

Single Family Residential Lots		49
Common Open Space / HOA		11
Residential Lots	70.55%	35.16 ac.
Common Open Space / HOA	16.36%	8.15 ac.
R.O.W.	13.09%	6.53 ac.
Res. Gross Acreage	100.00%	49.84 ac.

OPEN SPACE		
COMMON OPEN SPACE / HOA	8.15 ac.	16.36%
PRIVATE OPEN SPACE ESMT	2.53 ac	5.07%
TOTAL OPEN SPACE AREA	10.68 ac	21.43%

Site Data

Gross Acreage	49.84 ac.
Gross Density (lots / acre)	0.98 lots/acre
Existing Zoning:	AG / RE
Proposed Zoning:	PUD-R
Existing Use:	Residential / AG
Proposed Use:	S.F. Residential

Lot Summary

Residential Lots	49
Minimum Building Lot Area	20,174 s.f.
Average Building Lot Area	31,259 s.f.
Common Areas	11

Wall / Fence Diagram

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

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

Hat Creek DEVELOPMENT

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

Legend

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

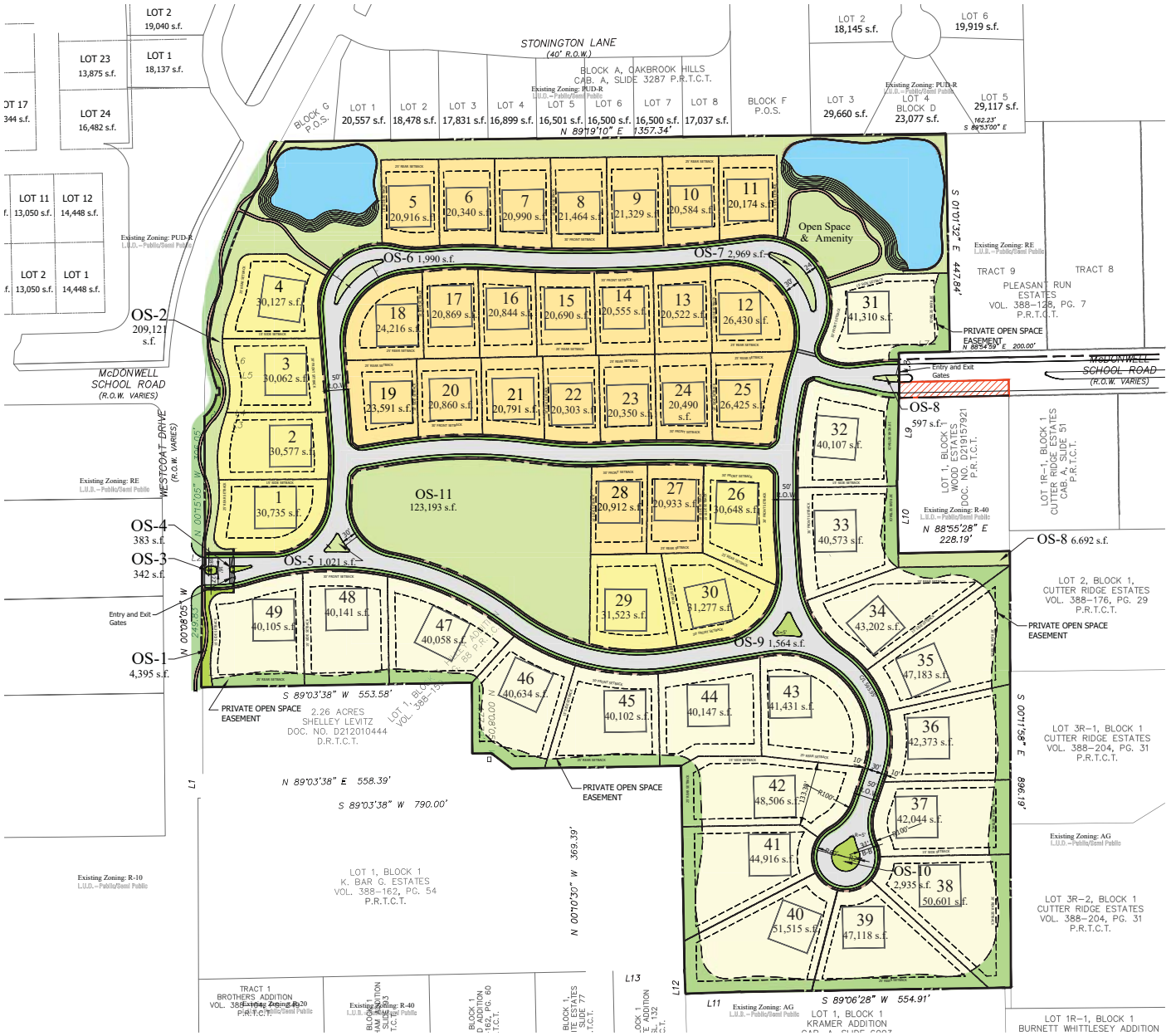
Notes:

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

20 OCT 22

1" = 100'

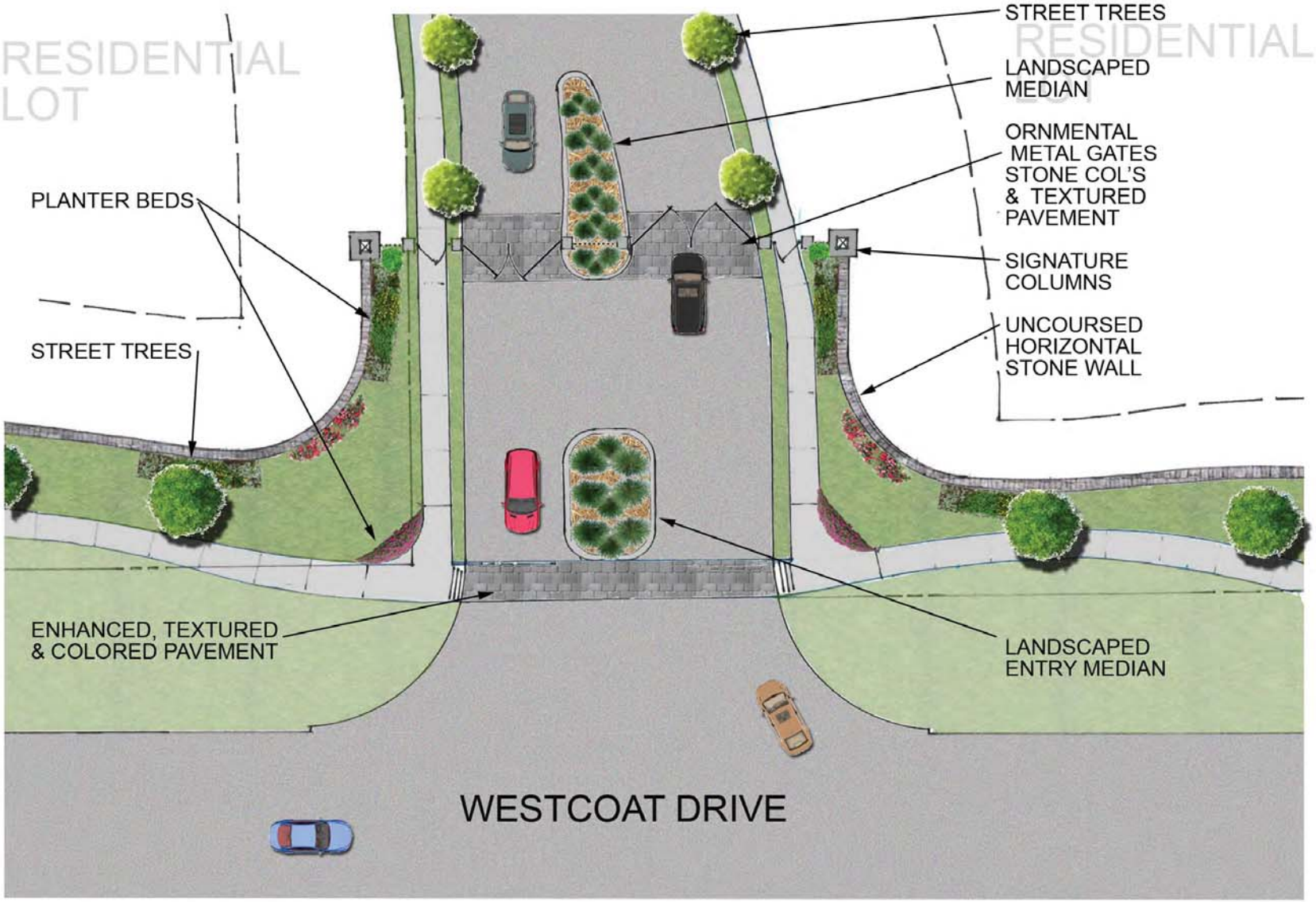
0 100' 200' 400'



Development Plan

Greystone Manor

Colleyville, Tarrant County, Texas



SAGE GROUP, INC.
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THE ENTRY

GREYSTONE MANOR

THE ENTRY

GREYSTONE MANOR

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Urban Design
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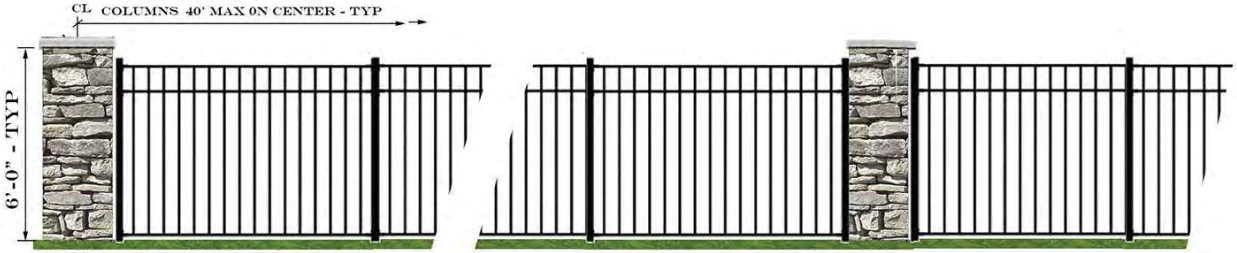
Southlake, Texas 76092
TEL: 817-424-2626

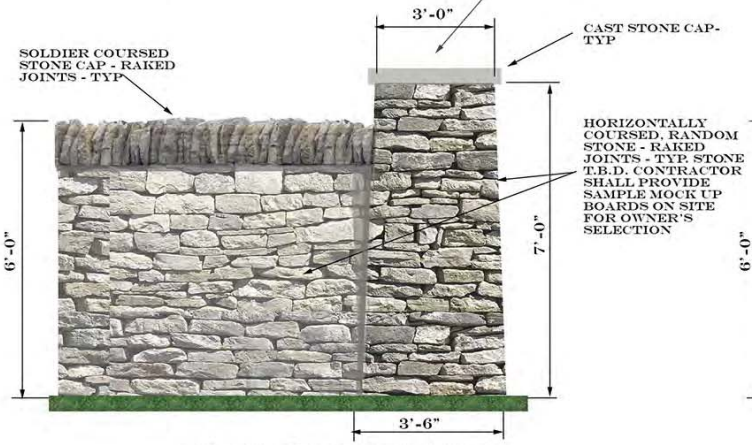
ENTRY COLUMN AND WALLS

COLUMN LANTERN

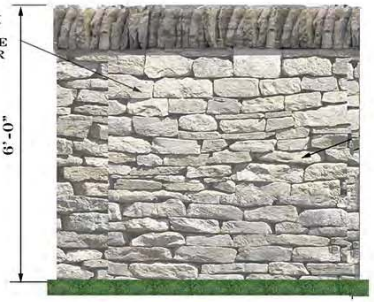


FIELD COLUMNS AND
DECORATIVE METAL
FENCING- TYP.

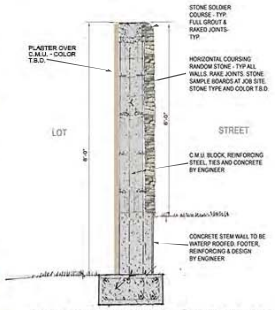
DECORATIVE METAL FENCING
WITHOUT COLUMNS - TYP



SIGNATURE COLUMN



TYPICAL STONE WALL



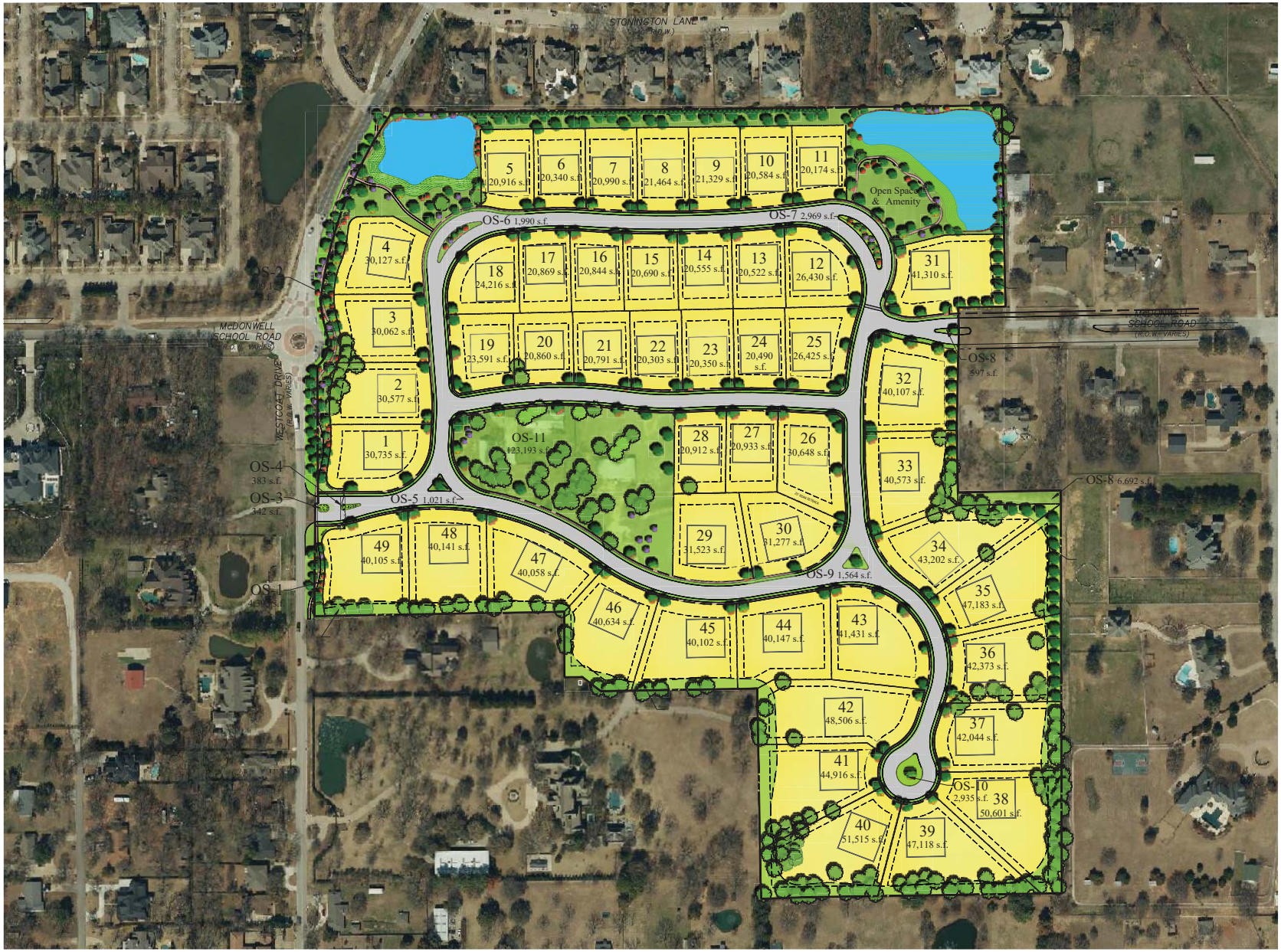
SECTION THRU
ENTRY WALL

ILLUMINATED WALL
MARQUEE BOTH SIDES
OF THE ENTRY
SIGNAGE FONT
ENGRAVERS MT

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

HARDSCAPE

GREYSTONE MANOR



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20 OCT 22

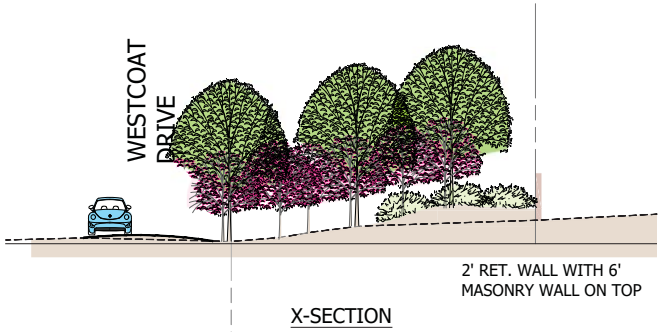
1" = 100'

0 100' 200' 400'

Landscape Master Plan

Greystone Manor

Colleyville, Tarrant County, Texas



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19 OCT 22

1" = 20'

0 20' 40' 80'

Frontage X-Section

Greystone Manor

Colleyville, Tarrant County, Texas

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20 OCT 22

1" = 30'

0 30' 60'

PRIVATE OPEN SPACE EASEMENT

4 - 4" CAL. CANOPY TREES PER LOT WITHIN PRIVATE OPEN SPACE EASEMENT

SCREEN HEDGE ALONG NORTH PROPERTY LINE

Northern Boundary Private Open Space Easement - Landscape Specifications

SHADE TREES

SYMBOL	PLANT NAME	QUANTITY	SIZE	CONDITION / REMARKS
	Canopy Tree to be selected from Approved Plant List	28	4" CAL. / 16'-18' HT. / 12'-14' SPREAD	single trunk clear to 6'; b & b; matching growth
	Evergreen shrub to be selected from Approved Plant List	164	15 gal. / 6'-8' HT. / 3'-5' SPREAD	single trunk; b & b; matching growth

Private Open Space Easement Plantings - NORTH

Greystone Manor

Colleyville, Tarrant County, Texas

Lots 31, 32 & 33

Eastern Boundary Lots 31, 32 & 33
Landscape Specifications

SHADE TREES

SYMBOL	PLANT NAME	QUANTITY	SIZE	CONDITION / REMARKS
	Canopy Tree to be selected from Approved Plant List	10	4" CAL. / 16'-18' HT. / 12'-14' SPREAD	single trunk clear to 6'; b & b; matching growth
	Canopy Tree to be selected from Approved Plant List	9	4" CAL. / 16'-18' HT. / 12'-14' SPREAD	single trunk clear to 6'; b & b; matching growth

PRIVATE OPEN SPACE EASEMENT
4" CAL. SHADE TREES ON LOTS 31, 32 AND 33 - CANOPY TREES WITHIN REAR BUILDING SETBACK

Lots 35 & 36

Eastern Boundary Lots 35, & 36
Landscape Specifications

SHADE TREES

SYMBOL	PLANT NAME	QUANTITY	SIZE	CONDITION / REMARKS
	Canopy Tree to be selected from Approved Plant List	15	4" CAL. / 16'-18' HT. / 12'-14' SPREAD	single trunk clear to 6'; b & b; matching growth

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

Hat Creek DEVELOPMENT

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

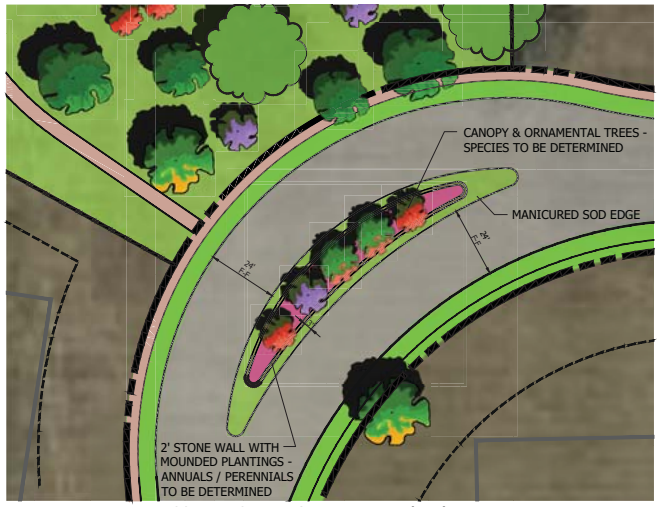
20 OCT 22

1" = 40'
0 40' 80' 160'

Private Open Space Easement Plantings - EAST

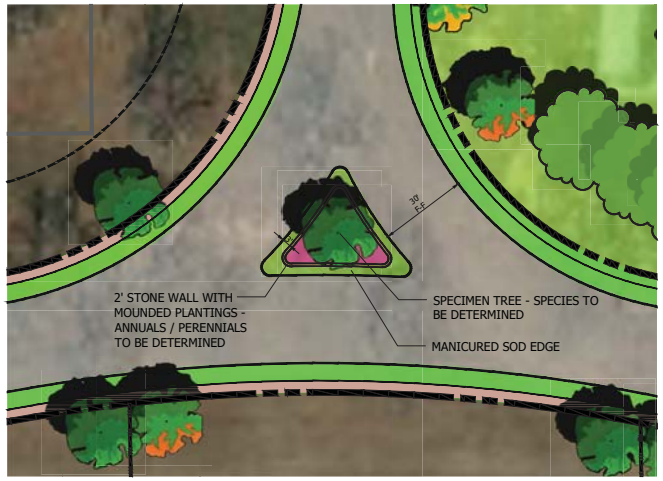
Greystone Manor

Colleyville, Tarrant County, Texas



CORNER CURVE ISLAND DETAIL (TYP)

CUL-DE-SAC ISLAND DETAIL (TYP)



INTERSECTION STREET ISLAND DETAIL (TYP)

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20 OCT 22

1" = 20'

0 20' 40' 80'

Island Details

Greystone Manor

Colleyville, Tarrant County, Texas

Hat Creek DEVELOPMENT

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20 OCT 22

1" = 30'

0 30' 60' 120'

Pond Details

Greystone Manor

Colleyville, Tarrant County, Texas

SAGE GROUP, INC.
Master Planning
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TEL: 817-424-2626

POND AMENITY AREA

GREYSTONE MANOR

Previous Plan

Total Acreage	= 59.47 acres (gross)
Total R.O.W.	= 6.59 acres
Net Acreage	= 52.88 acres (gross acreage – R.O.W. area)
Total Open Space	= 3.02 acres (5.1%)
Total Number of Lots	= 56 Lots

Gross Density	= 56 lots / 59.47 acres	= 0.94 du/ac
Net Density (less ROW)	= 56 lots / 52.88 acres	= 1.06 du/ac
Density (less ROW & Open Space)	= 56 lots / 49.86 acres	= 1.12 du/ac

*Lot 56 = 9.61 acres

Gross Density	= 55 lots / 49.86 acres	= 1.10 du/ac
Net Density (less ROW)	= 55 lots / 43.27 acres	= 1.27 du/ac
Density (less ROW & Open Space)	= 55 lots / 40.25 acres	= 1.37 du/ac

*Destination Colleyville Masterplan calls for a maximum net density 1.8 dwelling units/acre
*Northwest Colleyville – Neighborhood Area 6 has a net density of 1.3 dwelling units/acre

Revised Plan

Total Acreage	= 49.84 acres (gross)
Total R.O.W.	= 7.66 acres
Net Acreage	= 42.18 acres (gross acreage – R.O.W. area)
Total Open Space	= 6.59 acres (13.23%)
Total Number of Lots	= 49 Lots

Gross Density	= 49 lots / 49.84 acres	= 0.98 du/ac
Net Density (less ROW)	= 49 lots / 42.18 acres	= 1.16 du/ac
Density (less ROW & Open Space)	= 49 lots / 35.59 acres	= 1.38 du/ac

*Destination Colleyville Masterplan calls for a maximum net density 1.8 dwelling units/acre
*Northwest Colleyville – Neighborhood Area 6 has a net density of 1.3 dwelling units/acre

Greystone Manor

Colleyville, Texas Zoning Narrative –19 SEPT 2022

Hat Creek Development, Developer *Sage Group, Inc., Land Planner*

Statement of Planning Objectives

Greystone Manor is a proposed residential neighborhood to be developed by Hat Creek Development, under the PUD-R Residential District regulations for residential development in the City of Colleyville. The approximately 50 acre property is located on the east side of Westcoat Drive, just east of the new roundabout at the corner of Westcoat and McDonwell School Rd.

Adjacencies: The property is west of the acre+ lot Cutter Ridge neighborhood, south of the adjacent Oakbrook Hills neighborhood (a PUD-R of 16,500+ sf lots) and across Westcoat from "Westmont," (a PUD-R of 13,000-20,000+ sf lots)- north of McDonwell School Road, and multi acre lots south of McDonwell School Road. To the south of the property are also multi-acre lots.

The property is currently designated AG (Agriculture), so this would be the initial "development" zoning requested. The intent here is to rezone the entire property to PUD-R, unifying the property into one cohesive, master planned residential development of the highest quality. There are currently two occupied single-family homes on the consolidated properties under this ownership. The main estate, to be contained within a newly defined lot, has been removed from the zoning proposal, but will need to be a part of the plat, for the creation of the new lot; the remaining structures will be removed.

The proposed plan responds to, and in many ways reflects the neighborhoods and properties we are adjacent to. Where we are adjacent to the PUD-R's to the north and northwest- composed primarily of 1/3 acre lots- we are proposing larger lots of 20,000 sf and up, and then transitioning, internally, to 30,000 sf lots, and then to 40,000 sf lots along the entire eastern and southern boundaries. In summary, we have designed the project to be compatible and in harmony with our adjacent neighbors and to be consistent with the city's Future Land Use Plan. Overall density is 0.98 lots per acre.

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

Access: To the east, the ROW of the existing McDonwell School Road extends to the edge of this property. In the past, McDonwell was shown on the Thoroughfare Plan as extending through this property to connect to where it currently intersects with Westcoat. Several years ago, the city removed this extension from the T-Plan, because of the sensitivity of nearby residents to through traffic. We intend to honor this decision, and there will be no through traffic with the proposed gated, private streets, but we will have gated entries from Westcoat, and, on the east, to McDonwell. We are proposing a main entry access point along Westcoat Drive- several hundred feet south of the fairly new

roundabout built by the city at the Westcoat/ McDonwell School intersection. We feel that a more subdued project entry away from the hustle and bustle of the- at times- heavily trafficked roundabout will be more conducive to the high quality, luxury home atmosphere we are hoping to create in Greystone Manor. In addition, we are proposing a bermed, heavily landscaped buffer along the Westcoat frontage. Internally, we are proposing a network of gently undulating streets, meant to invoke a peaceful, calming streetscape, highlighted by landscaped medians at each intersection, and inside the cul-de-sac turnaround at the SE corner.

The residences planned for Greystone Manor will be very upscale, with selling prices estimated to start at around $2.5 million. Each home will be required to be architecturally authentic, and go through a rigorous design review process.

Greystone Manor will be proposed as a gated community with private streets. We propose to build the normal Colleyville street section of 31' (back of curb to back of curb), in a 50' R.O.W., throughout the project, except for the main divided entry road. The Westcoat gated entry will be the main resident, guest and delivery entry. The eastern entry will be for residents only.

There will be a requirement of at least two street trees for every residential lot to be installed by the home builders, adjacent to the street rights of way, unless there are already existing trees there that are saved. We have worked with our closest neighboring homes, to the north, to provide a landscape buffer between the existing homes and the future home sites within Greystone Manor. We have included a detail of that buffer in our submittal.

The existing and fully developed storm drainage has been carefully analyzed, and will be designed to meet all city regulations and not adversely affect any neighboring properties. The property generally drains to the north, and there will be two ponds constructed along the northern boundary- in a landscaped setting, each of which will double as a storm detention facility, to the extent it is necessary. The open space lots containing those ponds will also have usable open space, and the ponds will be fully maintained and landscaped to provide a visual amenity for the adjacent residents and the entire neighborhood. Total open space is over 13% of the site; a remarkably large amount considering the size of the lots and no flood plain.

In addition to the open space areas and associated trail connections reserved for the northern buffer and pond areas, there will be a large, central open space and tree preservation set-aside near the main entry. We envision this as a passive park, with trails along the perimeter. To encourage pedestrian activity in the neighborhood, sidewalks will also be built along the front of each lot.

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

Development Schedule

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

Economic Development Information

Greystone Manor will have a total of forty-nine (49) homes, each with an estimated average value upon completion of $3,000,000, resulting in an overall tax base of over $147,000,000. At the current tax rate of 2.2221%, the total taxes generated from the development are projected to be $3,265,000, with over $450,000 generated directly for the City at buildout.

Development Standards

Permitted Land Use:	Single Family Residential Detached
Minimum House Size:	4,500 square feet.
Minimum Lot Area:	20,174 s.f. (Average about 31,669 s.f.)
Minimum Lot Width:	One Hundred feet (100’) measured at the building setback line, except pie-shaped cul-de-sac lots 38-42, in which case the minimum shall be as shown on the Development Plan.
Front Yard Setbacks:	Thirty feet (30’) back of the property line
Rear Yard Setbacks:	Twenty-Five feet (25’)
Side Yard Setbacks:	Less than 30,000 sf lots: Ten feet (10’) Greater than 30,000 sf lots: Fifteen feet (15’)
Street-facing Side Yard:	Side yard setbacks on the street side of a corner lot, fronting on another street, shall be 20’, except for “key” lots which shall match the front setback of adjacent lots, as shown on the Development Plan.
Street Standards:	The streets within Greystone Manor are proposed to be private streets with restricted access (gated). All undivided sections will be built to the standard street section of 31’ b/b paving, in a 50’ Private Street ROW. The divided entry shall have a minimum width of 18’, on each side.
Minimum Roof Pitch:	Minimum of a 10:12 roof pitch, unless architecturally required to vary, based on home style.
Garage Standard:	Minimum of a three-car garage with wood-like, architecturally enhanced doors.

Masonry Requirement: The dominant exterior vertical wall area of each structure, exclusive of doors and windows, shall be masonry (brick, stone, or stucco) or other material solely determined by the Committee. Dryvit systems or Styrofoam products are not acceptable. The exterior of chimney flues shall be of masonry material acceptable to the Committee. Installation of all types of exterior items and surfaces such as address numbers or external ornamentation, lights, mail chutes, mailboxes, roofing materials and exterior paint or stain, shall be subject to the approval of the Committee as to size, design, materials color, manufacturer and location.

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

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

Fencing: Wood fencing between lots is not permitted. All front elevation fences, from the front of the house to the side property line, shall be open style fencing of decorative metal, and/or masonry. All lots adjacent to a Common Open Space shall be open style fencing of decorative metal, and/or Masonry.

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

Streetscape Standards:	Minimum of two (2) three-inch (3”) caliper trees per front yard, unless quality existing trees are present and saved. Fully landscaped and sprinklered front and rear yard within sixty days of completing a house.
Open Space Maintenance:	The open space lots within the subdivision shall be maintained in a consistent, uniform manner by the Greystone Manor Homeowners Association through dues collected from the individual homeowners. Membership in the Homeowner’s Association is mandatory.
Street Design Standards:	
Right of Way:	Fifty feet (50’) (Undivided), Thirty Two, one half feet (32.5’) (each side of divided entry road)
Travel Lane Width:	Thirty-one feet (31’), back of curb to back of curb (undivided) Nineteen feet (19’), back of curb to back of curb (divided)
Turning Radii:	Fifteen feet (15’)
Open Space Standards:	All Common Open Space shall be fully landscaped and irrigated with a combination of trees and shrubbery pursuant to an approved landscape plan. The Common Open Space shall be owned, operated and maintained by Greystone Manor Homeowners Association which shall have a mandatory membership of all homeowners and shall collect dues in amounts satisfactory to maintain the Common Open Space. The Association shall have fine and lien rights as permitted by law to enforce compliance with the rules of the association.
Signage:	A monument sign identifying the subdivision shall be built at the gated entries.

Legend

85' x 85' Building Pad

Lot - 20k	23 Lots
Lot - 30k	7 Lots
Lot - 40k	19 Lots

Site Data Summary Chart

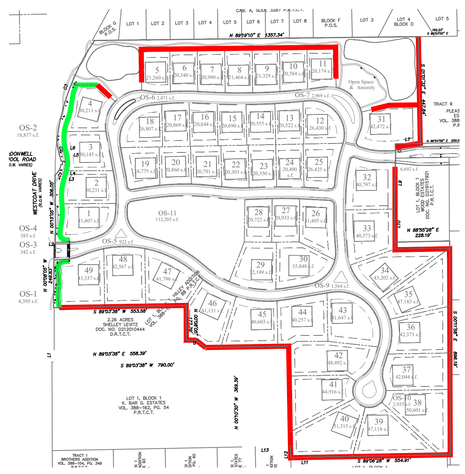
Single Family Residential Lots		49
Common Areas		11
Residential Lots	71.41%	35.59 ac.
Open Space	13.23%	6.59 ac.
R.O.W.	15.36%	7.66 ac.
Res. Gross Acreage	100.00%	49.84 ac.

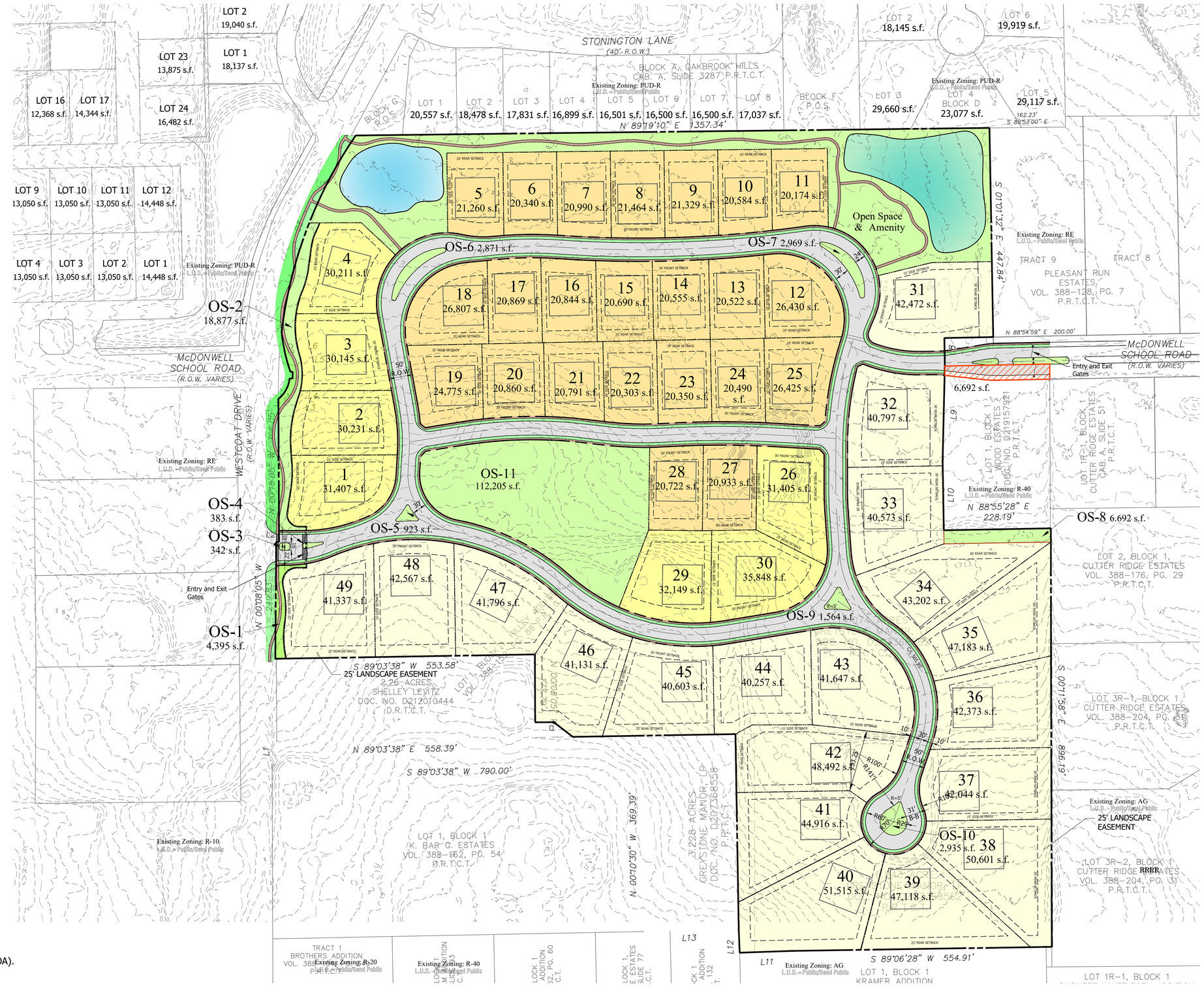
Site Data

Gross Acreage	49.84 ac.
Gross Density (lots / acre)	0.98 lots/acre
Existing Zoning:	AG / RE
Proposed Zoning:	PUD-R
Existing Use:	Residential / AG
Proposed Use:	S.F. Residential

Lot Summary

Residential Lots	49
Minimum Building Lot Area	20,174 s.f.
Average Building Lot Area	31,643 s.f.
Common Areas	11





Owner:

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

Applicant:

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

Hat Creek DEVELOPMENT

Wall / Fence Diagram

Legend

- 6' Ornamental Iron Fence
- 6' Masonry Wall

Planner: SAGE GROUP, INC.

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

Notes:

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

14 SEP 22

1" = 100'

0 100' 200' 400'

Development Plan

Greystone Manor

Colleyville, Tarrant County, Texas

Hat Creek DEVELOPMENT

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14 SEP 22

1" = 100'

0 100' 200' 400'

Landscape Master Plan

Greystone Manor

Colleyville, Tarrant County, Texas

Hat Creek DEVELOPMENT

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14 SEP 22

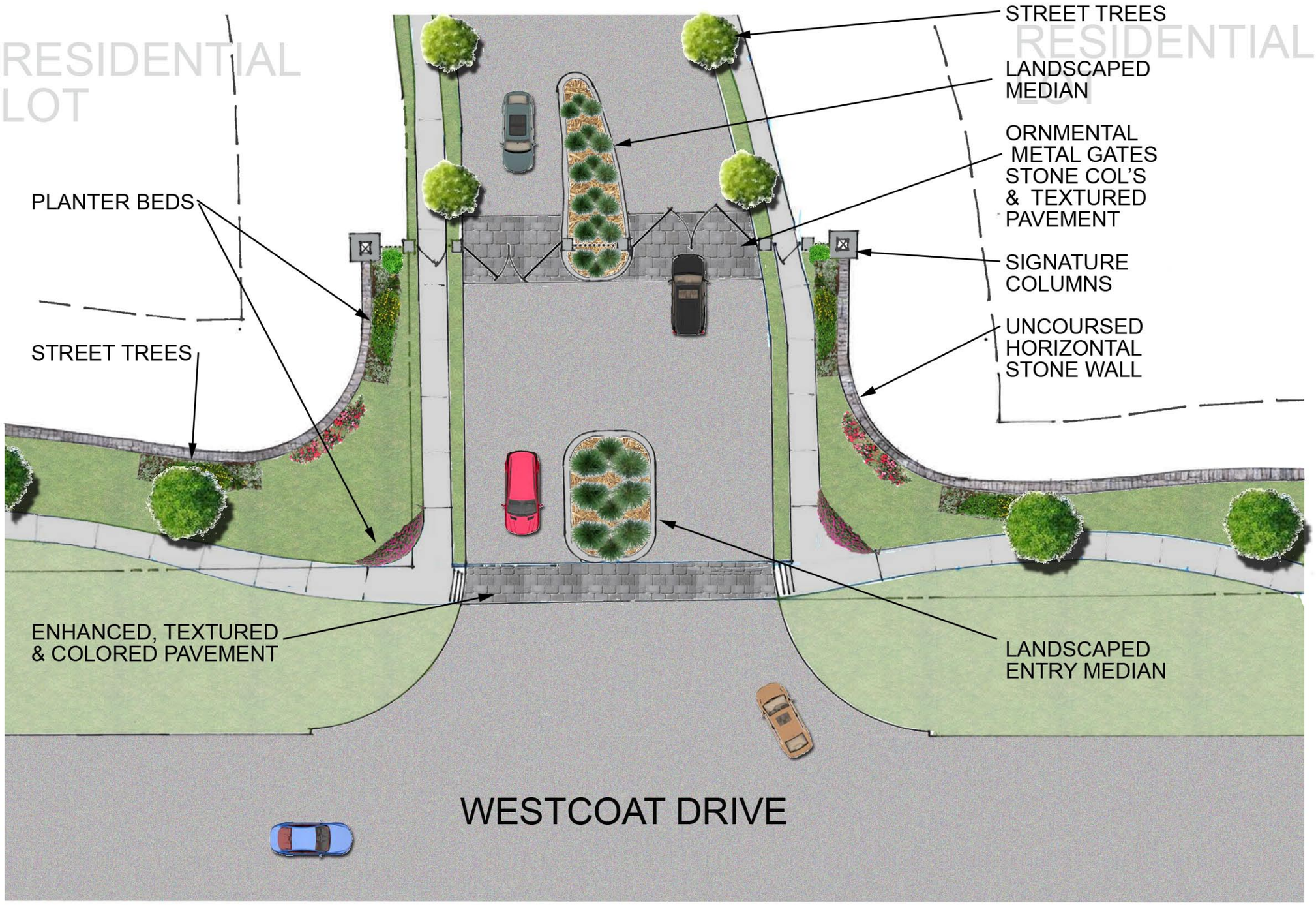
1" = 40'

0 40' 80' 160'

Frontage Landscape Screening & Plantings

Greystone Manor

Colleyville, Tarrant County, Texas



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THE ENTRY

GREYSTONE MANOR

THE ENTRY

GREYSTONE MANOR

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ENTRY COLUMN

GREYSTONE MANOR

Eastern Boundary Lots 35, 36 & 37
Landscape Specifications

SHADE TREES

SYMBOL	PLANT NAME	QUANTITY	SIZE	CONDITION / REMARKS
	Live Oak *Quercus virginiana*	13	4" CAL. / 16'-18' HT. / 12'-14' SPREAD	single trunk clear to 6'; b & b; matching growth, 30' O.C.
	Cedar Elm *Ulmus crassifolia*	6	4" CAL. / 16'-18' HT. / 12'-14' SPREAD	single trunk clear to 6'; b & b; matching growth, 30' O.C.

LANDSCAPE EASEMENT - 30'

4" CAL. SHADE TREES ON LOTS 35, 36 AND 37 - LIVE OAKS WITHIN REAR BUILDING SETBACK - 30' O.C.

Eastern Boundary Lots 39, 40 & 41
Landscape Specifications

SHADE TREES

SYMBOL	PLANT NAME	QUANTITY	SIZE	CONDITION / REMARKS
	Live Oak *Quercus virginiana*	15	4" CAL. / 16'-18' HT. / 12'-14' SPREAD	single trunk clear to 6'; b & b; matching growth, 30' O.C.

LANDSCAPE EASEMENT - 30'

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

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14 SEP 22

1" = 50'

0 50' 100' 200'

Landscape Easement Plantings - EAST

Greystone Manor

Colleyville, Tarrant County, Texas

Hat Creek DEVELOPMENT

Planner: SAGE GROUP, INC.

Master Planning
Urban Design
Architecture
Landscape Architecture
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14 SEP 22

1" = 30'

0 30' 60' 120'

40' LANDSCAPE EASEMENT

4 SHADE TREES ON EACH LOT - WITHIN THE LANDSCAPE EASEMENT - SPECIES TO BE DETERMINED TO MATCH EXISTING TREES

CONTIGUOUS HEDGE OF HOLLIES OR SPECIES TBD WITH NEIGHBOR REPRESENTATIVES.

Northern Boundary Landscape Easement - Landscape Specifications

SHADE TREES

SYMBOL	PLANT NAME	QUANTITY	SIZE	CONDITION / REMARKS
	TBD *TBD*	28	4" CAL. / 16'-18' HT. / 12'-14' SPREAD	single trunk clear to 6'; b & b; matching growth

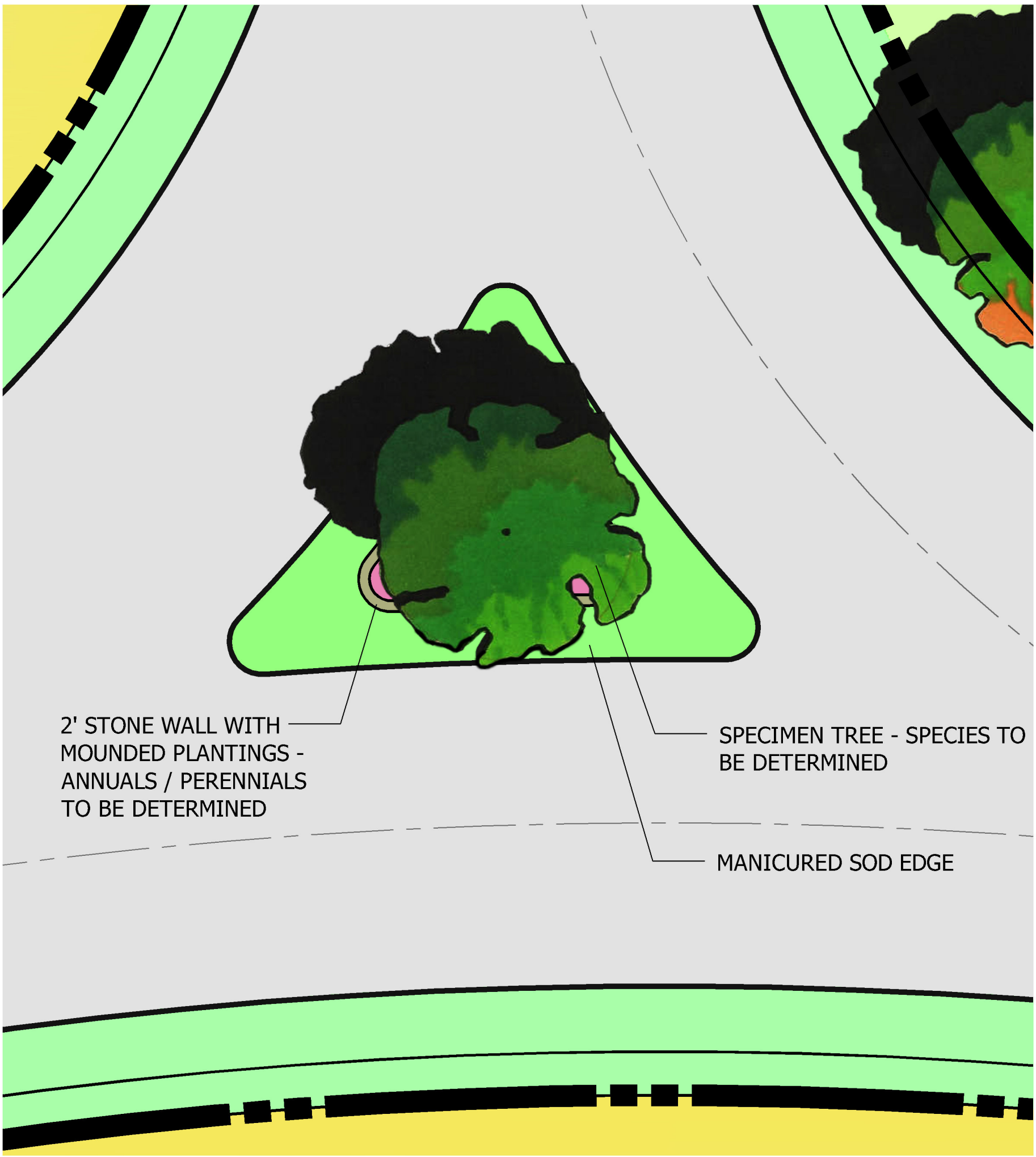
SHRUBS

SYMBOL	PLANT NAME	QUANTITY	SIZE	CONDITION / REMARKS
	TBD *TBD*	164	15 GAL. / 4'-6' HT. / 3'-4' SPREAD	straight growth; matching growth; full and vigorous

Landscape Easement Plantings - North

Greystone Manor

Colleyville, Tarrant County, Texas

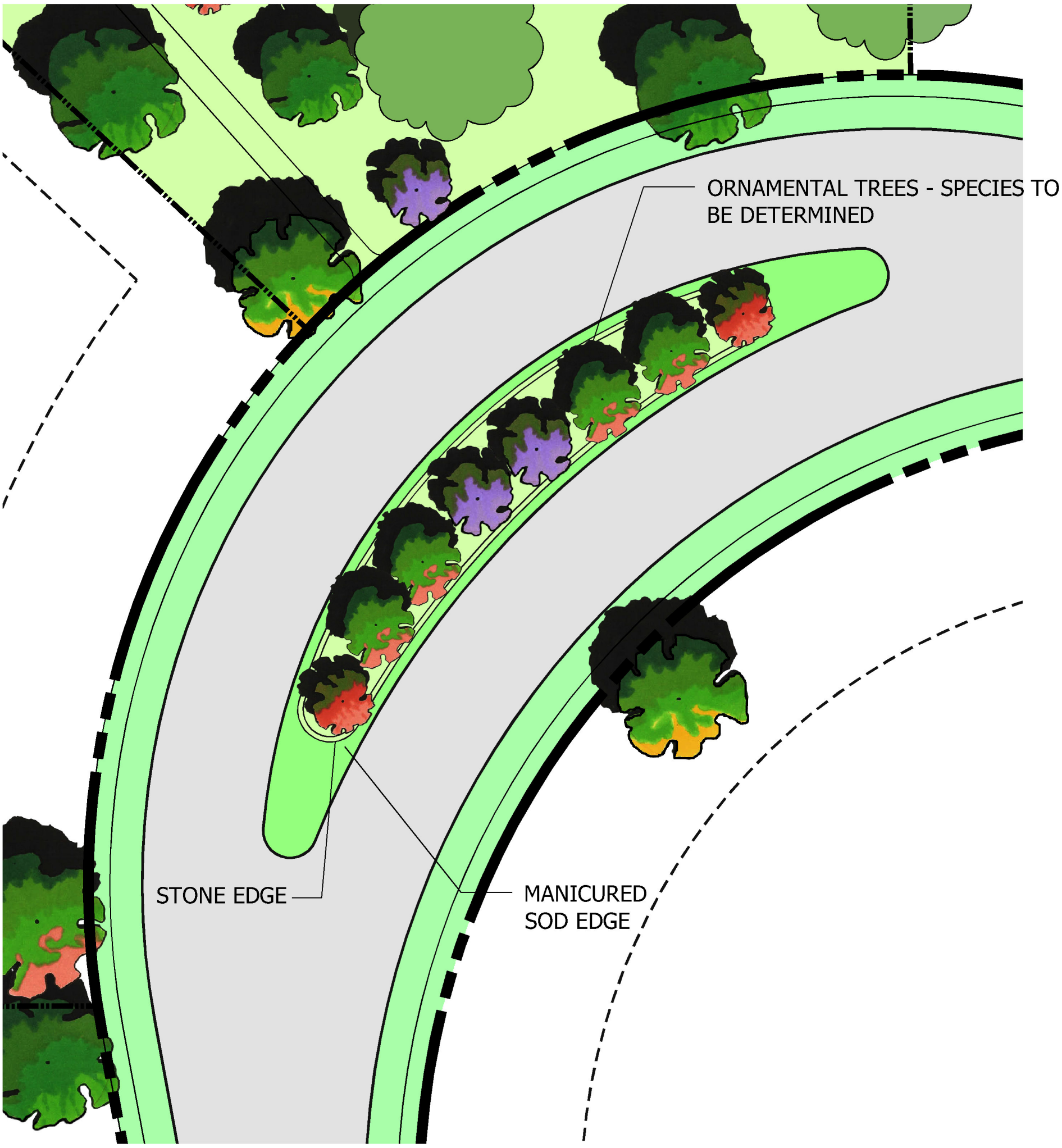


STREET ISLAND ENLARGEMENT (TYP.)

14 SEP 22

1" = 10'

0 10' 20' 40'



KNUCKLE ISLAND ENLARGEMENT (TYP)

14 SEP 22

1" = 20'

0 20' 40' 80'

Greystone Manor

Colleyville, Texas Zoning Narrative –25 APR 2022

Hat Creek Development, Developer *Sage Group, Inc., Land Planner*

Statement of Planning Objectives

Greystone Manor is a proposed residential neighborhood to be developed by Hat Creek Development, under the PUD-R Residential District regulations for residential development in the City of Colleyville. The 59.47 acre property is located on the east side of Westcoat Drive, just east of the new roundabout at the corner of Westcoat and McDonwell School Rd.

Adjacencies: The property is west of the acre+ lot Cutter Ridge neighborhood, south of the adjacent Oakbrook Hills neighborhood (a PUD-R of 16,500+ sf lots) and across Westcoat from "Westmont," (a PUD-R of 13,000-20,000+ sf lots)- north of McDonwell School Road, and multi acre lots south of McDonwell School Road. To the south of the property are also multi-acre lots.

The property is currently designated AG (Agriculture), so this would be the initial "development" zoning requested. The intent here is to rezone the entire property to PUD-R, unifying the property into one cohesive, master planned residential development of the highest quality. There are currently two occupied single-family homes on the consolidated properties that make up this proposal. The main home will be worked into the plan; the remaining structures will be removed.

The proposed plan responds to, and in many ways reflects the neighborhoods and properties we are adjacent to. Where we are adjacent to the PUD-R's to the north and northwest- composed primarily of 1/3 acre lots- we are proposing larger lots of 20,000 sf and up, and then transitioning, internally, to 30,000 sf lots, and then to 40,000 sf lots along the entire eastern and southern boundaries. The main home will be on a 9.6 acre lot, also along the southern boundary of the property. In summary, we have designed the project to be compatible and in harmony with our adjacent neighbors and to be consistent with the city's Future Land Use Plan. Overall density is 0.94 lots per acre.

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

Access: To the east, the ROW of the existing McDonwell School Road extends to the edge of this property. In the past, McDonwell was shown on the Thoroughfare Plan as extending through this property to connect to where it currently intersects with Westcoat. Several years ago, the city removed this extension from the T-Plan, because of the sensitivity of nearby residents to through traffic. We intend to honor this decision, and- after speaking with some of those who would be affected- in fact are not even proposing a connection, on the east, to McDonwell. Fortunately, Westcoat Drive borders the property along the entire western edge, and we are proposing two entry access points

there- each several hundred feet to the north and the south of the fairly new roundabout built by the city at the Westcoat/ McDonwell School intersection. We feel that more subdued project entries away from the hustle and bustle of the- at times- heavily trafficked roundabout will be more conducive to the high quality, luxury home atmosphere we are hoping to create in Greystone Manor. In addition, we are proposing a bermed, heavily landscaped buffer along the Westcoat frontage. Internally, we are proposing a network of gently undulating streets, meant to invoke a peaceful, calming streetscape, highlighted by landscaped medians at each intersection, and inside the cul-de-sac turnaround at the SE corner.

The residences planned for Greystone Manor will be very upscale, with selling prices estimated to start at around $2.5 million. Each home will be required to be architecturally authentic, and go through a rigorous design review process.

Greystone Manor will be proposed as a gated community with private streets. We propose to build the normal Colleyville street section of 31' (back of curb to back of curb), in a 50' R.O.W., throughout the project, except for the main divided entry road. The southern, gated entry will be the main resident, guest and delivery entry. The northern entry will be for residents only, and- early on- for construction traffic.

There will be a requirement of at least two street trees for every residential lot to be installed by the home builders, adjacent to the street rights of way, unless there are already existing trees there that are saved. We have worked with our closest neighboring homes, to the north, to provide a landscape buffer between the existing homes and the future home sites within Greystone Manor. We have included a detail of that buffer in our submittal.

The existing and fully developed storm drainage has been carefully analyzed, and will be designed to meet all city regulations and not adversely affect any neighboring properties. The property generally drains to the north, and there will be two ponds constructed along the northern boundary- in a landscaped setting, each of which will double as a storm detention facility, to the extent it is necessary.

To encourage pedestrian activity in the neighborhood, sidewalks will be built along the front of each lot.

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

Development Schedule

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

Economic Development Information

Greystone Manor will have a total of fifty-six (56) homes (55 new homes), each with an estimated average value upon completion of $3,000,000, resulting in an overall tax base of over $170,000,000. At the current tax rate of 2.2221%, the total taxes generated from the development are projected to be $3,775,700, with over $520,000 generated directly for the City at buildout.

Development Standards

Permitted Land Use:	Single Family Residential Detached
Minimum House Size:	4,500 square feet.
Minimum Lot Area:	20,086 s.f. (Average about 38,781 s.f.)
Minimum Lot Width:	One Hundred feet (100’) measured at the building setback line, except pie-shaped cul-de-sac lots 43-46, in which case the minimum shall be as shown on the Development Plan.
Front Yard Setbacks:	Thirty feet (30’) back of the property line
Rear Yard Setbacks:	Twenty Five feet (25’)
Side Yard Setbacks:	Ten feet (10’).
Street-facing Side Yard:	Side yard setbacks on the street side of a corner lot, fronting on another street, shall be 20’, except for “key” lots which shall match the front setback of adjacent lots, as shown on the Development Plan.
Street Standards:	The streets within Greystone Manor are proposed to be private streets with restricted access (gated). All undivided sections will be built to the standard street section of 31’ b/b paving, in a 50’ Private Street ROW. The divided entry shall have a minimum width of 18’, on each side.
Minimum Roof Pitch:	Minimum of a 10:12 roof pitch, unless architecturally required to vary, based on home style.
Garage Standard:	Minimum of a three car garage with wood-like, architecturally enhanced doors.

Masonry Requirement: The dominant exterior vertical wall area of each structure, exclusive of doors and windows, shall be masonry (brick, stone, or stucco over CMU block) or other material solely determined by the Committee. No more than 20% of the exterior vertical wall to be authentic lath and stucco application over wood framing. Dryvit systems or Styrofoam products are not acceptable. The exterior of chimney flues shall be of masonry material acceptable to the Committee. Installation of all types of exterior items and surfaces such as address numbers or external ornamentation, lights, mail chutes, mailboxes, roofing materials and exterior paint or stain, shall be subject to the approval of the Committee as to size, design, materials color, manufacturer and location.

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

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

Fencing: Wood fencing between lots is not permitted. All front elevation fences, from the front of the house to the side property line, shall be open style fencing of decorative metal, and/or masonry. All lots adjacent to a Common Open Space shall be open style fencing of decorative metal, and/or Masonry.

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

Streetscape Standards:	Minimum of two (2) three-inch (3”) caliper trees per front yard, unless quality existing trees are present and saved. Fully landscaped and sprinklered front and rear yard within sixty days of completing a house.
Open Space Maintenance:	The open space lots within the subdivision shall be maintained in a consistent, uniform manner by the Greystone Manor Homeowners Association through dues collected from the individual homeowners. Membership in the Homeowner’s Association is mandatory.
Street Design Standards:	
Right of Way:	Fifty feet (50’) (Undivided), Thirty Two, one half feet (32.5’) (each side of divided entry road)
Travel Lane Width:	Thirty-one feet (31’), back of curb to back of curb (undivided) Nineteen feet (19’), back of curb to back of curb (divided)
Turning Radii:	Fifteen feet (15’)
Open Space Standards:	All Common Open Space shall be fully landscaped and irrigated with a combination of trees and shrubbery pursuant to an approved landscape plan. The Common Open Space shall be owned, operated and maintained by Greystone Manor Homeowners Association which shall have a mandatory membership of all homeowners and shall collect dues in amounts satisfactory to maintain the Common Open Space. The Association shall have fine and lien rights as permitted by law to enforce compliance with the rules of the association.
Signage:	A monument sign identifying the subdivision shall be built at the gated entries from Westcoat Drive.

Legend

80' x 80' Building Pad

Lot - 20k 25 Lots

Lot - 30k 9 lots

Lot - 40k 22 lots

Site Data Summary Chart

Single Family Residential Lots		56
Common Areas		12
Residential Lots	83.87%	49.856 ac.
Open Space	5.08%	3.02 ac.
R.O.W.	11.05%	6.59 ac.
Res. Gross Acreage	100.00%	59.47 ac.

Site Data

Gross Acreage	59.47 ac.
Gross Density (lots / acre)	0.94
Existing Zoning:	AG / RE
Proposed Zoning:	PUD-R
Existing Use:	Residential / AG
Proposed Use:	S.F. Residential

Lot Summary

Residential Lots	55
Minimum Building Lot Area	20,086 s.f.
Average Building Lot Area	38,781 s.f.
Common Areas	12

Wall / Fence Diagram

Legend

- 8' wood Fence with Cap
- 6' Ornamental Iron Fence
- 6' Masonry Wall

Owner:

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

Applicant:

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

Hat Creek DEVELOPMENT

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

Notes:

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

3 JUN 22

1" = 100'

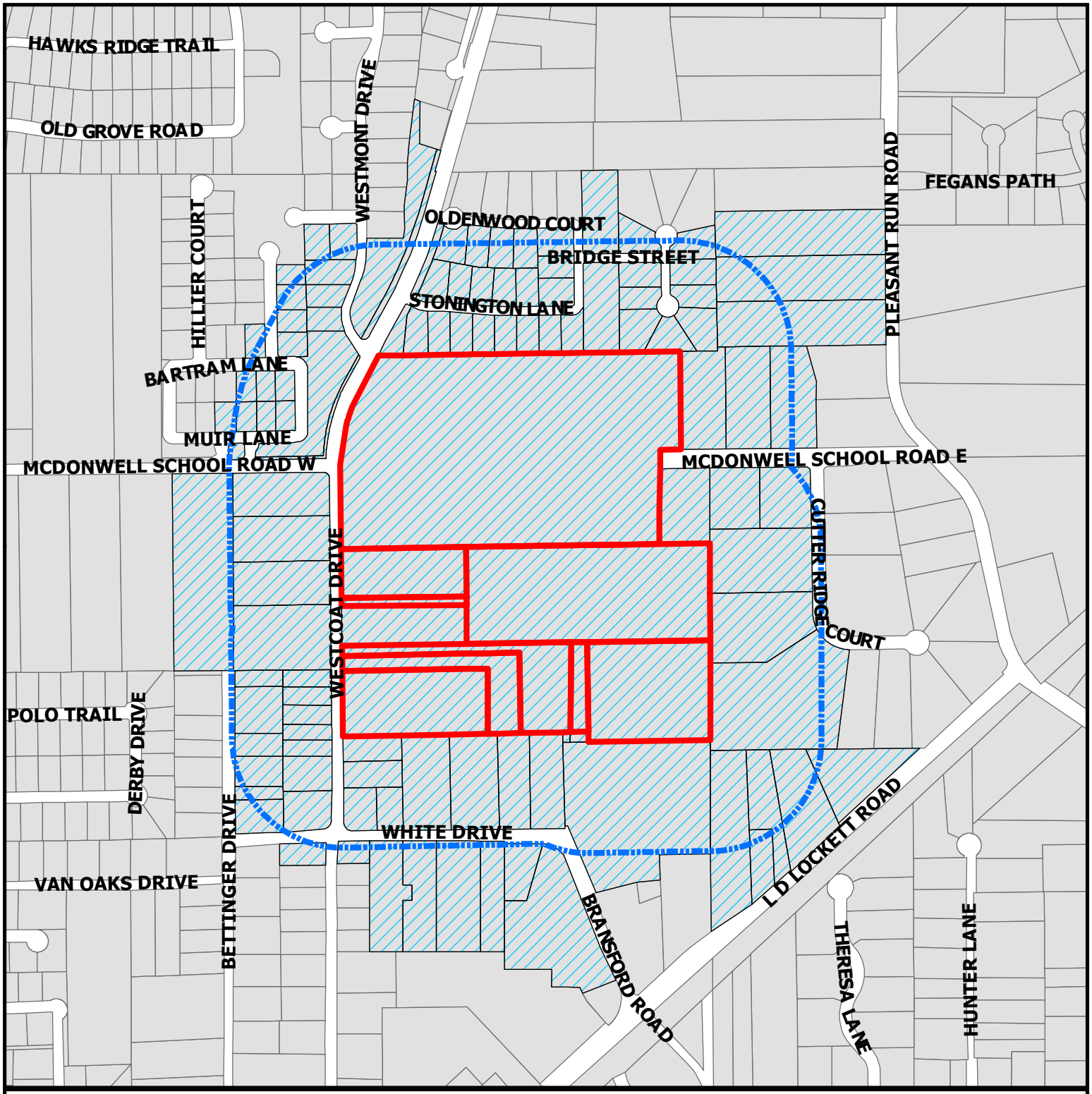
0 100' 200' 400'

Development Plan

Greystone Manor

Colleyville, Tarrant County, Texas

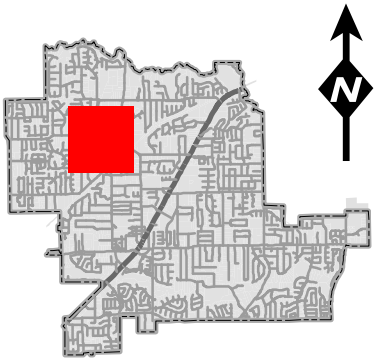
Notification Map



CITY OF COLLEYVILLE TEXAS

ZC22-020

6605 Westcoat Drive



Subject Property

500ft Buffer

Properties within 500ft

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

NOTICE OF PUBLIC HEARING

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

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

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

Request:	Consideration of a zoning change from the AG Agricultural and RE Single Family 'Estate' Residential districts to the PUD-R Planned Unit Development - Residential district. The request is to rezone the property to allow for a new 56 lot private and gated subdivision, Greystone Manor. It proposes lot sizes ranging from approximately 20,000 sq.ft. up to 50,000 sq.ft., the average being approximately 38,800 sq. ft.
Zoning Case:	ZC22-020
Applicant:	Kosse Maykus
Owner:	Julianna Garrison
Location:	6401, 6405, 6409, 6417, 6501, 6507, and 6605 Westcoat Drive
Property Description:	Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01, 2A01B, 2A07A, and 2A07A1, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, Lot 1A, Block 1, Wescoat Estates, and Lots 1A2, 1B, and 1C, Block 1, Hilley Addition
Present Zoning:	AG Agricultural and RE Single Family 'Estate' Residential

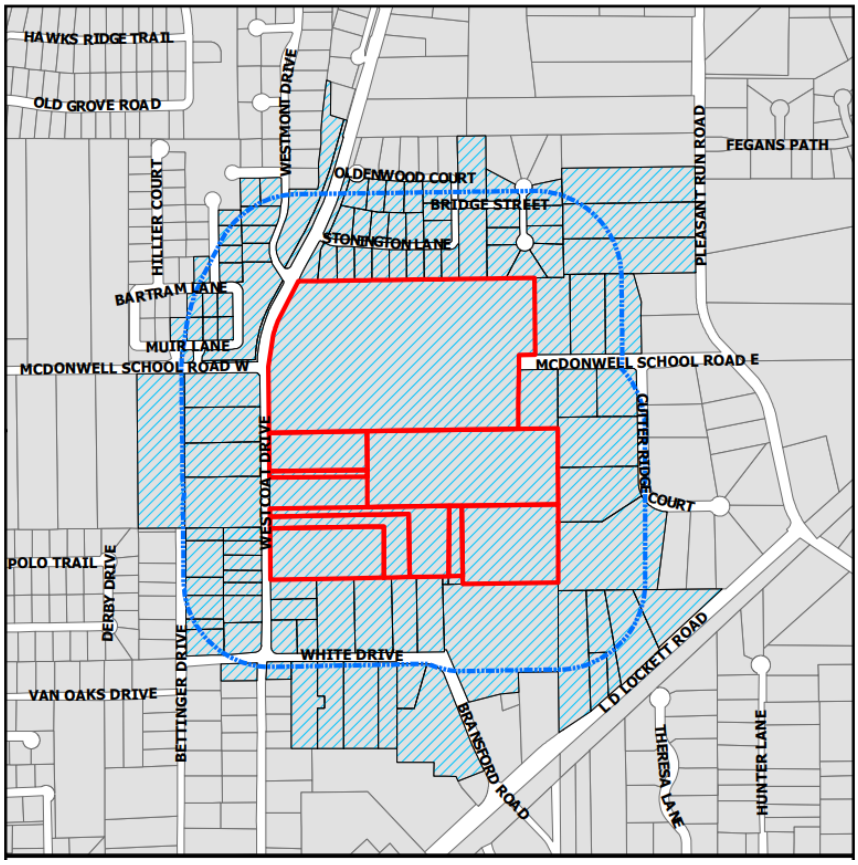
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

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

NOTICE OF PUBLIC HEARING

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



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

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

Jacquelyn Reyff

Jacquelyn Reyff
Planning Manager
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
77 LEGACY LLC	6214 LD LOCKETT RD	COLLEYVILLE, TX
A BETTER PLACE LLC	3008 CANTON ST	DALLAS, TX
ALBERTINI, RAE	114 BARTRAM LN	COLLEYVILLE, TX
ALIANNE ESTATES	6201 THERESA LN	COLLEYVILLE, TX
BAILEY, COLLEEN	111 W MCDONWELL SCHOOL RD	COLLEYVILLE, TX
BAJEMA, BRYAN	6303 BETTINGER DR	COLLEYVILLE, TX
BARFIELD, MARK	113 BARTRAM LN	COLLEYVILLE, TX
BARGY, TODD M	6304 LD LOCKETT RD	COLLEYVILLE, TX
BATESON FAMILY TRUST	209 WHITE DR	COLLEYVILLE, TX
BEALMEAR, ALLEN D	300 STONINGTON LN	COLLEYVILLE, TX
BLOCKER, DOROTHY J	6313 BETTINGER DR	COLLEYVILLE, TX
BOLTON, JOHNNY L	6713 VINES CT	COLLEYVILLE, TX
BRASWELL FAMILY TRUST	6512 WESTCOAT DR	COLLEYVILLE, TX
BROWN, WHITNEY C	308 WHITE DR	COLLEYVILLE, TX
BRUMMETT, CLAUDIA M	6800 FALLBROOK CT	COLLEYVILLE, TX
BRUNDAGE, JEFFREY	6508 WESTCOAT DR	COLLEYVILLE, TX
CALHOON, CHRISTOPHER	6308 WESTCOAT DR	COLLEYVILLE, TX
CAMPBELL, TOM	501 MCDONWELL SCHOOL RD E	COLLEYVILLE, TX
CEPAK, BENNETT	6301 BETTINGER DR	COLLEYVILLE, TX
CHILD, QUINN	6701 VINES CT	COLLEYVILLE, TX
COBB, CHRISTOPHER	305 STONINGTON LN	COLLEYVILLE, TX
COOK, STANLEY D	6500 CUTTER RIDGE CT	COLLEYVILLE, TX
CORBETT, CHRISTOPHER	200 WHITE DR	COLLEYVILLE, TX
CUTTER RIDGE ESTATES ADDITION	6404 CUTTER RIDGE CT	COLLEYVILLE, TX
DAVID AND JENNIFER SCOTT FAMIL	6704 PLEASANT RUN RD	COLLEYVILLE, TX
DODSON, EDWARD GINO	213 WHITE DR	COLLEYVILLE, TX
DOODY, KEVIN J	401 W LD LOCKETT RD	COLLEYVILLE, TX
DUPUY, VICTOR	6807 FALLBROOK CT	COLLEYVILLE, TX
FICK, GARY	504 MCDONWELL SCHOOL RD	COLLEYVILLE, TX
FITZGERALD, B J	201 WHITE DR	COLLEYVILLE, TX
FITZGERALD, MARILYN S	205 WHITE DR	COLLEYVILLE, TX
FITZHUGH, BRYAN	6708 WESTMONT DR	COLLEYVILLE, TX
FONSECA, LUIS M	305 OLDENWOOD CT	COLLEYVILLE, TX
GAGE, FREDDIE	313 STONINGTON LN	COLLEYVILLE, TX
GALLATIN, FREDA S	121 BARTRAM LN	COLLEYVILLE, TX
GARRISON, JULIANNA	6401 WESTCOAT DR	COLLEYVILLE, TX
GRANTLAND, GARY M	201 FREMONT CT	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX
GREYSTONE MANOR LP	6401 WESTCOAT DR	COLLEYVILLE, TX
GRIDIRON REALTY LLC	1450 POST PADDOCK ST N	GRAND PRAIRIE, TX
HALLEN, PAUL R	7100 DAVID LN	COLLEYVILLE, TX
HANCE, KEATH E	6504 CUTTER RIDGE CT	COLLEYVILLE, TX
HANNO, GREGORY	213 STONINGTON LN	COLLEYVILLE, TX
HARRIS, MICKEY A	109 W MCDONWELL SCHOOL RD	COLLEYVILLE, TX
HEATH, H DARRYL	6200 BRANSFORD RD	COLLEYVILLE, TX
HELDOORN, DEBBEE D	205 STONINGTON LN	COLLEYVILLE, TX
HELLMAN, DONALD	201 E GLADE APT RD 7208	GRAPEVINE, TX
HOAG, RICK	6309 BETTINGER DR	COLLEYVILLE, TX
HONGOLA, MICHAEL	6704 WESTMONT DR	COLLEYVILLE, TX
HUGHES, THOMAS	411 MCDONWELL SCHOOL RD	COLLEYVILLE, TX
HUSAIN, MUSTAFA	6811 FALLBROOK CT	COLLEYVILLE, TX
HUTCHINSON, JOHN T	6816 FALLBROOK CT	COLLEYVILLE, TX
HYDE, R W	202 WHITE DR	COLLEYVILLE, TX
IRWIN, WAYNE ALLEN	301 OLDENWOOD CT	COLLEYVILLE, TX

JEDRUSIAK, NAOMI	305 WHITE DR	COLLEYVILLE, TX
JOHANN, MELISSA	6316 WESTCOAT DR	COLLEYVILLE, TX
JOINT REVOCABLE TRUST OF DANIE	312 WHITE DR	COLLEYVILLE, TX
JOLISSAINT, STEPHEN	6705 VINES CT	COLLEYVILLE, TX
JOSEPH AND NANCY KORKMAS REVOC	108 MUIR LN	COLLEYVILLE, TX
KAMPINE, JOHN	304 STONINGTON LN	COLLEYVILLE, TX
KOETHER, PAUL O	6808 MYSTIC WOODS LN	COLLEYVILLE, TX
LABRECQUE, JIMMY	6214 LD LOCKETT RD	COLLEYVILLE, TX
LAFORNARA, LEWIS	6305 BETTINGER DR	COLLEYVILLE, TX
LANGHAM, KEVIN	6405 BETTINGER DR	COLLEYVILLE, TX
LARSEN, MATTHEW L	6808 FALLBROOK CT	COLLEYVILLE, TX
LEDBETTER, HAROLD C	6700 PLEASANT RUN RD	COLLEYVILLE, TX
LEVITZ, SHELLEY	6403 WESTCOAT DR	COLLEYVILLE, TX
LUKE, FRANK	116 MUIR LN	COLLEYVILLE, TX
MARKLE, CHAD	301 STONINGTON LN	COLLEYVILLE, TX
MARLING, TIMOTHY	308 STONINGTON LN	COLLEYVILLE, TX
MCDONALD, RICHARD L	212 STONINGTON LN	COLLEYVILLE, TX
MCKIBBEN, BENJAMIN	205 OLDENWOOD CT	COLLEYVILLE, TX
MCNAMARA, SHANNON L	309 OLDENWOOD CT	COLLEYVILLE, TX
MELENDEZ, HENRY	6208 L D LOCKETT RD	COLLEYVILLE, TX
MERCER, CHIP	6504 WESTCOAT DR	COLLEYVILLE, TX
MILLER, KENEISHA	6812 FALLBROOK CT	COLLEYVILLE, TX
MORGAN, PAIGE	208 WHITE DR	COLLEYVILLE, TX
MOTKIN, IGOR	209 STONINGTON LN	COLLEYVILLE, TX
OAKBROOK HILLS ADDITION	204 STONINGTON LN	COLLEYVILLE, TX
OAKBROOK HILLS MAINT ASSN INC	4004 GATEWAY DR STE 110	COLLEYVILLE, TX
OLD GROVE ADDITION	PO BOX 1481	COLLEYVILLE, TX
PEKURNEY, BROOKE	204 WHITE DR	COLLEYVILLE, TX
REICH, GEORGE E	204 STONINGTON LN	COLLEYVILLE, TX
REMINGTON PARK ADDITION	5751 KROGER DR	KELLER, TX
REMLEY, VALERIE	6803 FALLBROOK CT	COLLEYVILLE, TX
REPP, ED	6303 WESTCOAT DR	COLLEYVILLE, TX
REPP, JENNIFER	6313 WESTCOAT DR	COLLEYVILLE, TX
RHODES, JAMES	6213 WESTCOAT DR	COLLEYVILLE, TX
RIVERA, PAUL	6712 WESTMONT DR	COLLEYVILLE, TX
ROBERTS, CORY	6314 WESTCOAT DR	COLLEYVILLE, TX
ROSHAMI, MEHNAZ	205 FREMONT CT	COLLEYVILLE, TX
ROYBAL, ROBERT E	PO BOX 893	COLLEYVILLE, TX
SCHARFFENBERGER, STUART	112 MUIR LN	COLLEYVILLE, TX
SMITH, RICHARD S	6709 VINES CT	COLLEYVILLE, TX
STEWART, GLENN	6408 CUTTER RIDGE CT	COLLEYVILLE, TX
THE NORTON FAMILY TRUST	6304 WESTCOAT DR	COLLEYVILLE, TX
THOMPSON, ANN	117 BARTRAM LN	COLLEYVILLE, TX
VANSELOUS, HEATHER	6412 CUTTER RIDGE CT	COLLEYVILLE, TX
WALTON, KIMBERLY A	6320 WESTCOAT DR	COLLEYVILLE, TX
WARDEN, MALINDA HARBIN	508 MCDONWELL SCHOOL RD	COLLEYVILLE, TX
WASHBURN, GARY D	6815 FALLBROOK CT	COLLEYVILLE, TX
WEST, JOHN	208 STONINGTON LN	COLLEYVILLE, TX
WESTMONT ADDITION	5751 KROGER DR	KELLER, TX
WESTMONT MAINTENANCE ASSOC INC	PO BOX 935	KELLER, TX
WILBANKS, CODY	120 MUIR LN	COLLEYVILLE, TX
WILFRED J CAMERON REVOCABLE TR	309 STONINGTON LN	COLLEYVILLE, TX
WORKMAN, DAVID J	201 STONINGTON LN	COLLEYVILLE, TX
YARRISH, JAMES	6216 L D LOCKETT RD	COLLEYVILLE, TX

Greystone Manor

<u>Letters received from surrounding property owners:</u>

- Letters of Interest

- Letters of Opposition:
  - Bailey
  - Bajema
  - Bealmear (2 separate letters)
  - Bowen
  - Bradford
  - Braswell
  - Brundage (4 separate letters)
  - Calhoon
  - Cameron
  - Cobb
  - Dupuy (2 separate letters)
  - Fick
  - Fonseca
  - Formal Protest Letters (2 groups)
  - Gabriel
  - Groff
  - Haithcock
  - Hanno (4 separate letters)
  - Hardeman
  - Heenan
  - Hellman
  - Hutchinson
  - Hyde
  - Irwin
  - Johann
  - Johnson
  - Jordan
  - Klein
  - Konecny
  - Larsen
  - Ledbetter
  - Lewis
  - Light
  - Markle
  - Marling
  - Mercer
  - Mercer
  - Miller (2 separate letters)
  - Motkin
  - Neff
  - O'Regan
  - Paulo
  - Paz-Baker
  - Petition (3 separate petitions)
  - ~~Remley~~
  - Repp
  - Scott
  - ~~Sinclair~~
  - Valek
  - Various Letters (not able to process before meeting)
  - Walton
  - Washburn
  - Wells
  - West
  - Wilbanks
  - Wilson

- Letters of Support:
  - Anand
  - Beneski
  - Cantarella
  - Capps
  - Chandler
  - Colby
  - Cook
  - ~~Fick~~
  - Follis
  - Grant
  - Hampton
  - Heldoorn
  - Hughes (2 separate letters)
  - Panno (2 separate letters)
  - Panno (2 separate letters)
  - Petition (5 separate petitions)
  - Remley
  - Short
  - Story
  - Strittmatter
  - Webb
  - Williams
  - Yelverton

RICHARD J. REMLEY
6803 FALLBROOK CT.
COLLEYVILLE, TX 76034

December 29, 2022

Mr. Jerry Ducay
City Manager
City of Colleyville
100 Main Street
Colleyville, TX 76034

RE: Greystone Manor
PUD-R Application
Case No. ZC22-020

Dear Mr. Ducay:

I am sending the City of Colleyville this letter in connection with the prospective January 3, 2023 City Council Meeting in which the Greystone Manor proposed development is once again expected to be on the agenda. I ask that a copy of this letter be included in the proposed development's record before the City Council with a copy of this letter distributed to Mayor Lindamood and the City Council members. I am copying Ben Bryner.

I. Introduction

No one wants to be in favor of developing some 50 acres of gorgeous open space into residential housing – unless they are the property's owner, the developer, or interested in purchasing one of the homes. In my experience, most have a natural tendency to believe that residential development from open space should stop when they acquire their residence. Thus, obtaining petition signatures opposing the proposed conversion of open space is like shooting fish in a barrel.

That is also why I initially opposed the development. However, after doing due diligence (beginning in earnest after the First Reading before the City Council), I could only conclude that the facts applied to the applicable standards only justified support. Anyone is free to disagree, but for me that disagreement should be based on the materially relevant facts applied to the applicable standards -- not simply a desire to skuttle the land's development at the owner's expense.

I am speaking only for my wife, Valerie Jo, and I. This is my work product, not that of the developer or owner. Neither Valerie Jo nor I have any prior relationship with them. They are totally free to agree or disagree with me. The first time we met the developer was last August as part of my due diligence. We have no social relationship. I met the owner for the first time at the conclusion of the December 20, 2022 City Council Meeting. Valerie Jo never met her.

At the December 20, 2022 City Council Meeting, Mayor Lindamood stated that he found this proposed development to be a very difficult issue for him. He was completely torn. I completely understand that. I shared those feelings during my due diligence as my ever-increasing understanding of this matter kept eliminating my issues with it, pushing me in a direction I really did not want to go in, and clearly placed me at odds with most of our neighbors.

There is a lot of emotional opposition to the proposed development. It is emotional to lose 50 acres of gorgeous open space, for some just outside their back doors. Much of that emotion, I believe, is spawned by a desire to just save the open space at the expense of its owner. I think many of the objections to the specifics of the planned development are just a means to the end of preserving the land in its natural state. I, in contrast, believe that the landowner has rights also and is entitled to a fair application of the relevant standards on the same basis that would apply to other applicants.

I also have zero confidence that a rejection of this proposal will lead to anything other than the future approval of an inferior plan by another developer in whom I am likely to have much less confidence. As to the current owner, she is a member of our community. I don't know what she would ultimately do with the property in the future, but at some point the gravity of economics brings us all to earth. I also cannot dismiss the possibility that she would ultimately sell the property at a substantial discount to a deep pocket third-party speculator who is not part of our community. It also does no good if the Greystone Manor development issue simply hangs over us.

For me, the primary documents setting the standard for the proposed development are the City's current master plan (Destination Colleyville, as amended February 21, 2017) and its Land Development Code. I will primarily be addressing Destination Colleyville as it states the City's policy guiding future development.

With respect to the Land Development Code, substantively the proposed development is a poor fit for a PUD. The basic concept of PUD is a trade-off between smaller lots (private space) and common open space (communal space), e.g., more-R-15 lots where the saved acreage is then used for common open space. Here we have a mixture of R-20, R-30, and R-40 lots, with the average and median falling in the R-30 lot range. If this is to proceed as a PUD, it is entirely

reasonable for there to be accommodation with respect to the 20% common open space requirement.

II. Distinction Between the Decision to Develop the Open Space and Its Implementation

Destination Colleyville uses aspirational terms such as low density, preserving neighborhoods, and preserving a rural feel. Whatever those aspirational terms mean when applied to the facts of a particular case, they are irrelevant to the decision to convert this 50-acre open space property to residential.

That is because all those terms must be read in light of the same Destination Colleyville classifying this 50-acre open space as future residential development. See Destination Colleyville, Map 8.1 Future Land Use Map, p. 117. (Emphasis added.) The "goal of the Future Land Use Map is to "maintain the integrity of existing land uses by ensuring the Future Land Use map and categories reflect the land use mix and character of desired development." Destination Colleyville, p. 116. (Emphasis added.) The Map reflects the "policy" of "Establish[ing] appropriate future land use categories". Ibid. (Emphasis added.)

> The Future Land Use Map (FLUM) provides a roadmap indicating future areas within the city that are comprised of similar or compatible land uses. This "preferred future" provides guidance to City staff, appointed and elected officials, land and business owners, the public, and private developers as to what types of development are desired in different parts of the city ***.
>
> At its core, the FLUM helps to implement the preferred future by providing decision-making guidance. The FLUM strikes a balance between ensuring predictable outcomes for the community at large while responding to community needs.
>
> Therefore, it becomes important to have and implement a FLUM that is supported by the community, and that truly reflects the envisioned future of the Community. If this support is comprehensive, the vision of the FLUM can be implemented.

Ibid. (Emphasis added.)

Destination Colleyville's Future Land Use Map puts every single Colleyville resident on notice of its potential future residential development -- notwithstanding such aspirational language contained elsewhere in the document.

Even if Destination Colleyville were silent, It is facially obvious that the Greystone Manor property would ultimately be developed by its owner. It certainly was to us when we bought our Oakbrook Hills home two years ago. Believing that the owner would continue to subsidize such property indefinitely is totally unreasonable. I also find it hard to believe that any of those objecting to the proposed development would continue to subsidize the open space (i.e., at their expense) if they owned the property.

In other words, since the City's policy expressed in Destination Colleyville is that the Greystone Manor property is available for future residential development, aspirational language such as "preserving Colleyville" really only refers to the implementation of a specific proposed development on the land, not the conversion of the open space land already designated for future residential development. Nevertheless, the distinction between a) developing open space designated for future residential and b) the implementation details of a proposed residential development on such land is easily glossed over and incorrectly "mushed" together.

III. Implementation of a Proposed New Residential Development

As to the implementation of a specific residential development proposal (apart from the existing designation of the open space parcel for future residential development), see Actions 6-2 and 6.2A at p. 86 of Destination Colleyville. They provide:

> **Action 6-2: Provide mechanisms for context-sensitive residential redevelopment.**
>
> Given the high demand for homes in the Colleyville are and as the city approaches build-out, it will be important to thoroughly design new residential projects with appropriate consideration of lot sizes, transitions and connections to adjacent neighborhoods, trails, open spaces and tree preservation, and design for open fencing, landscape treatment, and setbacks along rural character roadways. (Emphasis added.)
>
> **Action 6-2A: Implement consistent standards for new neighborhoods.**
>
> In order to reflect the character of surrounding neighborhoods, the lot sizes and building setbacks with new subdivisions should be determined based on the existing lot sizes and building setbacks of the existing neighborhoods. (Emphasis added.)

My understanding is also that the appropriateness of a development is determined by its entirety, not generally on a lot-by-lot basis.

The remaining material issues with respect to the implementation of the Greystone Manor residential development seem to be:

- lot size (i.e., density),
- traffic, and
- drainage.

Here I focus on lot size. Traffic and drainage are discussed below.

Destination Colleyville generally references "neighborhood" with respect to the six sections of town (Neighborhood 6 for the Greystone Manor property). However, the adjectives "adjacent" and "surrounding" and the use of the plural "neighborhoods" suggest that the two Actions are referencing a smaller area that depends on the facts and circumstances.

Given the use of the terms "appropriate consideration", "reflect the character", and "based on" with respect to benchmark "neighborhoods", I read the two Actions as providing for a rule of reason analysis based on the relevant benchmark neighborhoods rather than some sort of "matching" litmus test. For example, a movie may be "based on" a novel -- which it uses as a starting point while not following it in every detail.

The idiosyncrasies of every relevant benchmark neighborhood will be different and not all benchmarks lead to rational comparisons. Under Action 6-2, the City Council only gives "appropriate consideration" to the benchmark. Under Action 6-2A, a new development should be "based on" the benchmark's lot sizes in "reflecting the character" of the benchmark.

If one determined net density (total acreage less right of way) based on Destination Colleyville's overall minimum of 1.8 dwelling units/acre, there is no issue with the proposed development's lot sizes. Similarly, if appropriateness and character were based on Neighborhood 6's 1.3 dwelling units/acre, there is also no issue with the proposed development.

Although what constitutes adjacent/surrounding neighborhoods is not clear and will undoubtedly depend upon the particular facts and circumstances, I considered the proposed development's 500-foot notice area as one possible neighborhood benchmark. I prepared a spreadsheet using house addresses from the 500-Foot Notice list to the extent it indicates the actual address (or I otherwise determined them). I excluded properties owned by Greystone Manor's owner. I then obtained the respective lot sizes, house sizes, and house ages from Realtor.com and HAR.com. See Attachment.

Unfortunately, it is instantly obvious that the 500-foot notice area is exceedingly difficult to meaningfully use as a benchmark because of its incredible diversity. That area essentially consists of a combination of four widely diverse property types:

- very old sub R-15s,
- PUDs from the late 1990s consisting primarily of R-15 and low R-20s,
- <u>very</u> large lots with smaller houses primarily built in the 1980s, and
- true Estates with lots ranging from very large to ultra large.

There are 37 lots below 20,000 square feet and 24 over 80,000 square feet (including 12 over 100,000 square feet). The smallest lot is 12,981 square feet. The largest is the unimaginable 715,882 square feet. What is the 500 foot notice area's "character" with respect to lot size when the data points are this extremely scattered?

The average of all 97 lots in the 500 foot notice area is 61,070 square feet. This compares to the proposed development's 31,259 and 35,248. The latter are by any objective standard large average lot sizes, but they are dwarfed here by the inclusion of extremely large lots from older smaller houses and estates. That average is also in no way indicative of typical lots in the 500 foot notice area. For example, the number of lots between 50,000 and 70,000 square feet is a paltry 7 out of 97. The average is simply incapable of "reflecting the character" of anything.

I also question whether any realistic new 50-acre development could ever meet a "standard" set by the average of this 500-foot notice area lots. Use of the numerical lot size average is not required by Action 6-2 or 6-2A and doing so would be totally inappropriate here, perhaps even a poison pill to any residential development.

I then moved to the median lot size – 23,174 square feet. That is a whopping 37,896 square feet lower than the average, clearly indicating the problems with the scattered data base. It is obvious that the proposed development easily passes muster on the basis of the 500-foot notice area's median lot size.

I then tried capping the lots at 60,000 square feet to try to reduce the distortion caused by very and extremely large lots. On this basis, the average came to 34,149 square feet. That very reasonably compares to the proposed development's 31,258 and 35,248 square feet. Capping lot sizes at 60,000 square feet does not change the median. In fact, 58 of the 97 existing lots are less than 30,000 square feet. (The median would be 27,234 square feet if the lot sizes are capped at 40,000 square feet.)

I think it is also a necessity for "appropriate consideration" and "character" consideration to include the consideration of the proposed development layouts. Primarily:

- R-20 lots to the north facing R-15 lots,
- R-30 lots facing Westcoat and across the street from either sub R-15 lots or older properties with large lots,
- R-30 lots on the much of the western part of the south border (where much of the adjoining land appears to be owned by the Greystone Manor property owner, but I am not sure), and
- R-40 lots (with several up to 50,000 square feet) to the east and southeast near Cutter Ridge.

This seems very reasonable under the facts and circumstances of the 500-foot notice area.

IV. Traffic

No one likes traffic. We dislike increased traffic even more. Even more so during peak hours. But traffic is a fact of life in suburban communities such as Colleyville. It will increase over time without regard to whatever happens with the Greystone Manor property.

The relevant issue with respect to the proposed development, however, is to what extent will traffic meaningfully increase because of the proposed Greystone Manor's development (e.g., particularly during peak hours), particularly in light of Colleyville's Master Thoroughfare Plan. See Destination Colleyville, p. 53.

We can all speculate as to that future additional traffic impact, but estimating it requires professional expertise -- such as that provided by a qualified traffic engineer applying professionally accepted standards.

At the Council's request (and in cooperation with the City), the developer had prepared a Traffic Impact Analysis by a Kimley Horne traffic engineer. My understanding is that the Kimley Horne firm is no stranger to the City. Since it was retained in cooperation with the City, I can only conclude that the City respects its objectivity and professional competence. I don't know whether Kimley Horne prepared a Traffic Impact Analysis with respect to Oak Alley, but I have to wonder whether the methodology used in any such Oak Alley traffic impact analysis materially differs from Kimley Horne's methodology here. The City Council should have good reason to depart from the type of traffic impact analyses consistently accepted in the past.

According to Kimley Horne's Traffic Impact Analysis, the proposed development would have "little impact":

- on Westcoat if it were the only entrance, and
- on both Westcoat and Pleasant Run if there were dual entrances.

At the December 20, 2022 City Council Meeting, an individual tried to rebut Kimley Horne by, among other things, questioning the circumstances upon which the current traffic data was collected. I found him very well spoken, but he said nothing that I recall indicating that he has any more expertise to rebut Kimley Horne's expert opinion than I do (which is nil). If the Council believes it needs more information with respect to Kimley Horne's conclusion, it should either direct questions to Kimley Horne or to a third-party with sufficient professional expertise to meaningfully critique Kimley Horne.

Lastly, there seems to be an implicit belief that fewer lots (say, from 49 to 39) will materially reduce the proposed development's traffic impact. The reality, however, is that there is nothing in the record that indicates what effect a marginal reduction in the number of proposed lots would have. Measuring that would again take professional expertise. Of course, given Kimley Horne's conclusion that the proposed development with 55 lots would have "little impact" on traffic, it follows that fewer lots would have either the same or less "little impact". The same concern would apply to the effect of a marginal reduction in the number of lots with respect to drainage. In sum, we need to reject basing opposition to the proposed development on a fractional reduction in the number of lots where we have no idea what material difference it would make.

V. Drainage

Similar to traffic, the drainage issue involves only additional drainage caused by the proposed development, not pre-existing drainage. In addition, that drainage issue only deals with that additional drainage to the extent the developer does not mitigate it, i.e., prevent it from flowing onto adjacent properties. As with traffic, however, estimating that takes professional expertise.

I had the benefit of a some two-hour "Drainage 101" tutorial from the City Engineer with respect to the proposed development. Joining me were my wife, Valerie Jo, and our next-door

neighbor, Victor Dupuy (who had a particular interest in the drainage issue). We were all skeptical that the proposed development could satisfy drainage requirements. We left understanding that our skepticism had serious (if not fatal) flaws.

The City Engineer walked us through the area's contour maps, the relevant drainage data, and professional assumptions used to predict drainage. He then showed us how they fit together to professionally predict additional drainage caused by the proposed development and where it would flow. For example, he told us that at any point on a contour map, water will flow downhill perpendicularly to a tangent line at that point on the curve. He then explained the effect of the developer's drainage mitigation measures.

According to the City Engineer, the drainage issues experienced by Oakbrook Hills and the Pleasant Run houses just north of East McDonwell School Road primarily come from the southeast rather than the Greystone Manor property to the south. The lesser drainage to Oakbrook Hills from today's Greystone Manor property is Oakbrook Hill's responsibility since it pre-existed Oakbrook Hill's development. It was supposedly mitigated by the Oakbrook Hills' developer but is in disrepair and maybe never really has worked satisfactorily.

As to the proposed development's drainage mitigation, the City Engineer indicated that it mitigated slightly more than all additional drainage that would be caused by it. Since then, I understand that the developer enhanced the proposed Greystone Manor drainage mitigation to eliminate all drainage from Greystone Manor to Oakbrook Hills -- even though Greystone Manor has no responsibility for such drainage.

In the absence of a professionally qualified rebuttal, as with the traffic issue, the drainage issue is a red herring based on the current record.

VI. Summary and Conclusion

We need to distinguish between a) a conversion of open space to residential when it is already designated for future residential development, and b) the implementation details of the proposed residential development on such land. The former is essentially deemed to be consistent with aspirations such as "preserving Colleyville" by the City's designating it for future residential development in Destinating Colleyville (and I suspect in its predecessor master plans).

Destination Colleyville's Actions 6-2 and 6-2A provide for the review of implementation details of a proposed residential development on a rule of reason basis under the facts and circumstances (not a simple numerical litmus test). The goal is to reflect the character of the relevant neighborhoods given the facts and circumstances, not to duplicate it. Selection of the benchmark neighborhoods depends also on the facts and circumstances. The proposed development's lot sizes reflect the character of Colleyville in general and its Neighborhood 6. Using the average of the proposed development's 500-foot notice area's lot sizes to determine the character of its lot sizes is problematic because of the wide disparity in lot sizes that distort

the calculation. However, the proposed development's lot sizes reasonably reflect the character of the 500-foot notice area's lot sizes determined using the latter's median lot sizes or average using lot sizes capped at 60,000 square feet.

Traffic and drainage issues require particular professional expertise. Opinions without such professional expertise are mostly speculation. The record on this proposed development by those with professional expertise indicates that the proposed development would comply with traffic and drainage requirements. If the City Council has continuing concerns about traffic or drainage, it should ask the professional experts or obtain another qualified professional expert.

Very truly yours,

RICHARD J. REMLEY

cc: Ben Bryner

500-FOOT NOTICE AREA

Address	Year Built	Lot Size	Capped Lot Size	Straight Zoning Eligibility	House Size
6303 Bettinger Dr	2006	12,981	12,981	Sub R-15	2,679
108 Muir Lane	2001	13,050	13,050	Sub R-15	3,748
116 Muir Lane	2003	13,050	13,050	Sub R-15	3,343
117 Bartram Lane	2009	13,050	13,050	Sub R-15	3,290
112 Muir Lane	2001	13,068	13,068	Sub R-15	3,658
113 Bartram Lane	2001	13,068	13,068	Sub R-15	3,718
6705 Vines Court	2014	13,852	13,852	Sub R-15	3,895
3713 Vines Court	2001	13,859	13,859	Sub R-15	3,616
6709 Vines Court	2001	13,867	13,867	Sub R-15	3,508
114 Bartram Lane	2014	14,344	14,344	Sub R-15	3,627
6314 Westcoat Dr	1965	14,375	14,375	Sub R-15	2,403
120 Muir Lane	2001	14,462	14,462	Sub R-15	3,970
151 Bartram Lane	2003	14,462	14,462	Sub R-15	3,426
6213 Westcoat Dr	2016	14,810	14,810	Sub R-15	5,339
6701 Vines Court	2003	16,082	16,082	R-15	3,770
6405 Bettinger Dr	2002	16,117	16,117	R-15	3,182
6808 Mystic Woods Lane	1998	16,204	16,204	R-15	5,366
301 Stonington Lane	1998	16,500	16,500	R-15	3,967
305 Stonington Lane	1999	16,500	16,500	R-15	5,172
609 Stonington Ln	1997	16,509	16,509	R-15	4,525
201 Fremont Court	2004	16,691	16,691	R-15	4,617
213 Stonington Lane	1998	16,899	16,899	R-15	5,369
313 Stonington Lane	1997	17,037	17,037	R-15	5,371
212 Stonington Lane	1998	17,160	17,160	R-15	5,881
304 Stonington Lane	1998	17,305	17,305	R-15	5,680
208 Stonington Lane	1998	17,772	17,772	R-15	5,550
209 Stonington Lane	1998	17,816	17,816	R-15	5,124
300 Stonington Lane	1997	17,989	17,989	R-15	4,904
9704 Westmont Dr	2001	18,137	18,137	R-15	5,867
6808 Fallbrook Court	1998	18,145	18,145	R-15	5,699
205 Stonington Lane	1998	18,469	18,469	R-15	5,155
205 Oldenwood Court	1997	18,774	18,774	R-15	4,459
6708 Westmont Dr	2016	19,036	19,036	R-15	5,395
6320 Westcoat Dr	1975	19,268	19,268	R-15	1,800
6807 Fallbrook Court	1998	19,919	19,919	R-15	5,349
301 Oldenwood Court	1997	19,942	19,942	R-15	3,806
7100 David Lane	2005	20,038	20,038	R-20	5,694
308 Stonington Lane	1998	20,298	20,298	R-20	4,395
6316 Westcoat Dr	1978	20,428	20,428	R-20	1,826
200 White Dr	1978	20,473	20,473	R-20	2,267
201 Stonington Lane	1998	20,557	20,557	R-20	5,057
309 Oldenwood Court	1997	20,647	20,647	R-20	5,308
6812 Fallbrook Court	1997	20,952	20,952	R-20	5,503
204 Stonington Lane	1998	21,344	21,344	R-20	4,533
305 Oldenwood Court	1998	21,692	21,692	R-20	4,586
205 Fremont Court	2001	21,735	21,735	R-20	5,497
6309 Bettinger Dr	2018	22,216	22,216	R-20	3,720
6800 Fallbrook Court	1998	23,087	23,087	R-20	4,504
6712 Westmont Dr	2014	23,174	23,174	R-20	5,935
6815 Fallbrook Court	2000	24,001	24,001	R-20	6,080
6811 Falbrook Court	1998	24,150	24,150	R-20	5,089
6816 Fallbrook Court	1997	25,439	25,439	R-20	6,206
6303 Westcoat Dr	1978	27,878	27,878	R-20	2,164
6301 Bettinger Dr	2007	28,338	28,338	R-20	4,041
6313 Westcoat Dr	1978	29,620	29,620	R-20	2,020
6305 Bettinger Dr	2011	29,621	29,621	R-20	6,700
6804 Fallbrook Ct	1997	29,664	29,664	R-20	4,768
6803 Fallbrook Court	1999	29,908	29,908	R-20	7,218

6313 Bettinger Dr	1970	31,466	31,466	R-30	1,696
6308 Westcoast Cr	2008	32,974	32,974	R-30	2,439
305 White Dr	1978	34,839	34,839	R-30	2,574
6304 Westcoat Dr	2007	36,570	36,570	R-30	3,782
6201 Theresa Lane	2006	40,728	40,728	R-40	8,864
213 White Dr	1984	50,006	50,006	R-40	1,503
6404 Cutter Ridge Court	1989	60,959	60,000	R-40	6,146
501 E McDonwell School Rd	1992	62,354	60,000	R-40	3,196
6504 Cutter Ridge Court	1991	62,552	60,000	R-40	3,499
6214 L. D. Lockett Rd.	2000	63,641	60,000	R-40	4,540
308 White Dr	1997	64,555	60,000	R-40	4,066
208 White Dr	1989	65,514	60,000	R-40	3,615
205 White Dr	n/a	72,310	60,000	R-40	n/a
201 White Dr	1959	77,537	60,000	R-40	1,768
411 McDonwell School Rd	1988	78,408	60,000	R-40	4,688
6304 L. D.Lockett Rd	2005	84,724	60,000	Estate	5,808
508 McDonwell School Rd	1984	84,942	60,000	Estate	2,249
109 W McDonwell School Rd	1981	87,163	60,000	Estate	2,120
6512 Westcoast Dr	1987	87,294	60,000	Estate	2,913
6508 Westcoat Dr	2008	87,294	60,000	Estate	7,101
410 McDonwell School Rd	1984	90,169	60,000	Estate	3,762
202 White Dr	1989	92,619	60,000	Estate	4,829
204 White Dr	2012	93,218	60,000	Estate	7,012
504 McDonwell School Rd	1983	93,654	60,000	Estate	4,226
6403 Westcoat Dr	1983	98,445	60,000	Estate	3,805
6216 L. D. Lockett Rd	1979	98,794	60,000	Estate	3,676
209 White Dr	2000	99,883	60,000	Estate	4,847
6504 Westcoat Dr	1989	119,397	60,000	Estate	5,744
6200 Bransford Rd	2001	128,938	60,000	Estate	9,642
6208 L. D. Lockett Rd	2006	129,286	60,000	Estate	5,321
6500 Cutter Ridge Court	1992	130,244	60,000	Estate	5,616
6412 Cutter Ridge Court	1989	132,858	60,000	Estate	5,213
6700 Pleasant Run Rd	1983	148,539	60,000	Estate	2,340
6704 Pleasant Run Rd	1984	148,539	60,000	Estate	3,235
111 W McDonwell School Rd	1981	199,504	60,000	Estate	2,173
6408 Cutter Ridge Court	1992	252,648	60,000	Estate	9,314
312 White Dr	2000	369,215	60,000	Estate	14,591
6401 Westcoat Dr	2002	410,335	60,000	Estate	9,541
401 W L.D. Lockett Rd	2016	715,882	60,000	Estate	10,110
Average	1996	61,070	34,149		4,655
Median	1998	23,174	23,174		
Lot Size Cap	60,000				

Ben Bryner

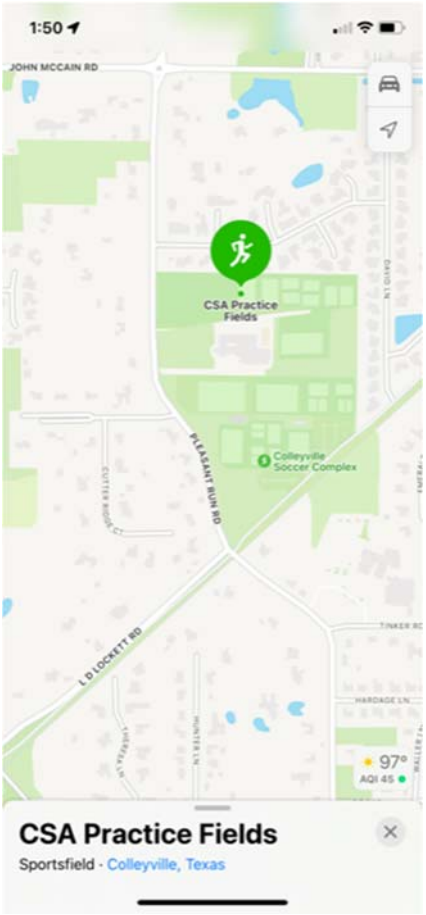
Subject: RE: Concerned Citizen; New Development near CSA soccer fields

From: douglas bell< >
Sent: Saturday, July 23, 2022 1:53 PM
To: President colleyville soccer; Bobby Lindamood <BLindamood@colleyville.com>; Jerry Ducay <JDucay@colleyville.com>
Subject: Concerned Citizen; New Development near CSA soccer fields

Wanted to share with you the concerns I am hearing and share from many parents about the new neighborhood planned near the CSA soccer fields and the safety of the children playing soccer there.

I hope the planning and approving committees will factor in the need to keep the kids safe and route the traffic from that neighborhood out the west side of the development and not east right at the soccer fields.

Pic of the area below.



Doug Bell

COMMENTS SUBMITTED PRIOR TO PUBLIC HEARING
BY RESIDENTS AFFECTED BY
ZONING CASE ZC22-020

The undersigned landowners (signatures attached in Exhibit A hereto) located within the 200 foot notification area demarked in the Notice of Public Hearing (attached as Exhibit B hereto) hereby submit the attached comments regarding the proposed zoning change request described in the Notice. We request that these comments be made a part of the public record. These comments do not constitute a protest of the zoning request at this time. The undersigned landowners are in discussions with the developer regarding these points, and reserve the right to file a formal protest prior to the July 5 and/or July 19 meetings of the City Council referenced in the Notice of Public Hearing if the attached concerns are not satisfactorily addressed in development plans prior to these City Council meetings.

Points of objection or concern raised by the undersigned landowners include, but may not be limited to, the points outlined below. These comments will be provided to the Community Development Department of the City of Colleyville prior to the Planning and Zoning Commission Meeting on Monday, June 13, 2022 at 7 PM.

- The development plan should provide for at least a 30 foot buffer with landscaping primarily consisting of trees, between the residences on Stonington Lane and the proposed development. The current plan provides for only a 15 foot buffer of undetermined type in some areas.

- The proposed fencing on the Stonington Lane side of the development should be uniformly masonry or iron. The plans appear to call for wooden fencing for part of this segment.

- Plans for drainage should ensure that the proposed development does not drain into the Oakbrook Hills subdivision.

- Landowners need to be certain that the proposed access to the development north of the Westcoat/McDonwell School roundabout will be for emergency/fire access only, as the current plan suggests. Having this access available for day-to-day use would cause significant problems for both developments in exiting onto an already congested Westcoast Dr.

- The smallest proposed lots back up to Stonington, resulting in 8 lots backing up to Stonington. One or two lots should be taken from the Stonington side and reallocated to other sides of the proposed development, so as to more equitably equalize lot sizes backing up to the various existing developments.

- Landowners need to be certain that, in connection with the proposed zoning change, the City of Colleyville will require the proposed development to implement every element put forward in the development plan (i.e., the developer will not have the flexibility to alter any of the above items, or other elements of the current development plan, without obtaining a further zoning change).

Attached as Exhibit C are the developer's most recent responses to the above issues. Our understanding is that the development plan will soon be amended to reflect these responses.

Please contact Wilf Cameron at 904-377-1287 and/or wilf.cameron@gmail.com, or Matt Larsen at 214-725-9166 and/or matt.larsen@bakerbotts.com with any questions regarding these comments.

EXHIBIT A

SIGNATURES OF IMPACTED LANDOWNERS

Name Kencisha Miller
Address 6812 Fallbrook Ct.
Signature [illegible]
Date 6/10/22

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EXHIBIT B

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING

LARSEN, MATTHEW L
6808 FALLBROOK CT
COLLEYVILLE, TX 76034

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

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

Request:	Consideration of a zoning change from the AG Agricultural and RE Single Family 'Estate' Residential districts to the PUD-R Planned Unit Development - Residential district. The request is to rezone the property to allow for a new 56 lot private and gated subdivision, Greystone Manor. It proposes lot sizes ranging from approximately 20,000 sq. ft. up to 50,000 sq. ft., the average being approximately 38,800 sq. ft.
Zoning Case:	ZC22-020
Applicant:	Kosse Maykus
Owner:	Julianna Garrison
Location:	6401, 6405, 6409, 6417, 6501, 6507, and 6605 Westcoat Drive
Property Description:	Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01, 2A01B, 2A07A, and 2A07A1, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, Lot 1A, Block 1, Wescoat Estates, and Lots 1A2, 1B, and 1C, Block 1, Hilley Addition
Present Zoning:	AG Agricultural and RE Single Family 'Estate' Residential

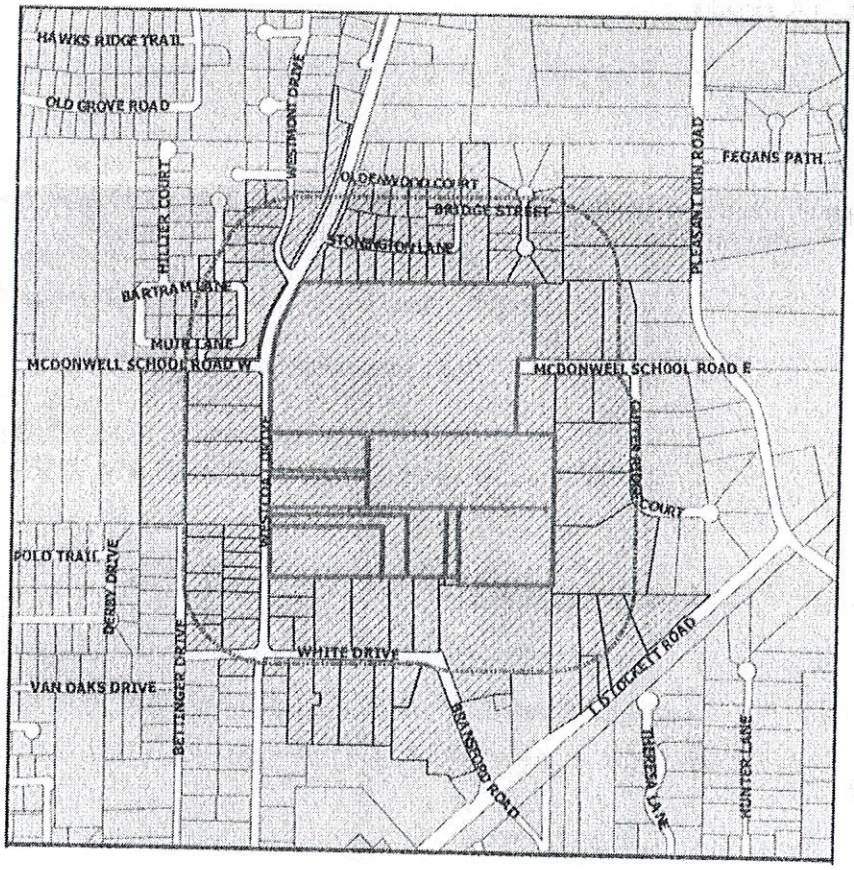
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

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

NOTICE OF PUBLIC HEARING

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



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

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

Jacquelyn Reyff

Jacquelyn Reyff
Planning Manager
jreyff@colleyville.com

9th - Tens
meeting

EXHIBIT C

DEVELOPER RESPONSES TO LANDOWNER ISSUES

Oakbrook Hills- Questions and Concerns:

In an effort to address the questions and concerns residents of Oakbrook Hills have about the development of Greystone Manor, and document our responses and commitments, we have put together this summary, issue by issue. Several of these were first discussed when we all met 8 weeks ago. We took your input seriously and incorporated all of the Oakbrook concerns into our submission. We are also willing to address more recent comments.

1) **ENTRY LOCATION**: Oakbrook Hills requested that we move the primary Greystone Manor entry further from the Oakbrook entry, ideally south of the roundabout:

   RESPONSE: We agreed with your suggestion to not have our primary access near your neighborhood and north of the traffic circle, so we moved it south of the traffic circle. However, the neighborhood is required to have 2 points of access- in case of emergency. We will agree, if allowed by the city, to make the northern entry for emergency access only, which should alleviate your concerns.

2) **GREENBELT/ LANDSCAPE BUFFER**: The proposed Landscape Easement of 15' is less than you had hoped for.

   RESPONSE: The proposal we submitted to the city calls for a 15' landscape easement that included an 8' tall opaque wood fence (where a new lot would back to an existing lot), and a 6' Iron Fence (where there is open space on one side or the other), and Live Oak trees, at a rate of 4 per lot, planted with home construction. This is consistent with what we discussed 8 weeks ago. However, in recent discussions, we have been informed that the adjacent neighbors would prefer a consistent Iron Fence along the entire boundary, and we are good with that and will commit to install it at one time with the development. Since an Iron fence is not opaque, we will also commit our builders to planting a screening hedge between the trees, with an evergreen material such as Burford Hollies. <u>We will also agree to increase the landscape easement to 30'.</u>

   A "Landscape Easement" is defined as, in addition to containing normal landscape and garden elements, such as those mentioned above and stepping stones, benches, etc., would be an area prohibited from including any vertical structures- such as a gazebo or pool house, concrete paving, pools and related elements such as pool slides.

   There was some mention of creating a separately owned "greenbelt behind the Oakbrook neighbors and our homes to your south," but we believe that could be problematic. It's an area that will be impossible to deny access to or from the public. Our belief is a landscape buffer is more effective and manageable than a greenbelt.

3) **DRAINAGE**: The Oakbrook Hills neighbors along the south side of Stonington reported to us that they are having issues with drainage collecting along their rear property line and were concerned that new development might make the situation worse.

   RESPONSE: On the contrary, we believe we can- as a part of the new development, improve and/or fix the situation completely. Currently, the Greystone Manor property generally drains to the north, toward Oakbrook Hills, with nothing to stop it. In addition, the rear yards of the Oakbrook Hills lots drains back toward the boundary. Both of these situations are what is causing the problem. We will fix it, and have

a multifaceted plan to address it, including catching the majority of what now drains across our property toward your lots in the streets paralleling our northern boundary. As well, we are installing surface inlets on each of the lots adjacent to you to accept anything coming from your lots draining onto us, and what comes off the rear of our lots. That drainage will then be piped to the 2 large detention areas we are building. We are willing to make our drainage engineer available to walk you through the solution and would be happy to have him coordinate his plans with any 3rd party engineer you would like to analyze our drainage plan for you.

4) **LOT SIZE/DENSITY:** Do the lot sizes and density meet the requirements of the Comprehensive Land Use Plan of Colleyville.

   RESPONSE: Yes, our plan meets all of the requirements of the Colleyville Plan. We desire to be compatible and complementary with neighboring subdivisions, and have designed our plan to do so. Our "half-acre" lots on average are 25% larger than the adjacent Oakbrook Hills lots, and are larger than all of the existing neighborhoods along Westcoat Dr. and McDonwell School Road, including Westmont, Whittier Heights, Old Grove, Remington Park and Clairmont. In addition, we transition across the plan to include 30,000 and 40,000 sf lots, bringing our overall density down to less than one lot per acre. We don't believe the city would desire to impose lot sizes that are out of place in a neighborhood.

5) **PUD-R ZONING?** Why is Greystone manor requesting PUD-R zoning, instead of straight zoning?

   RESPONSE: PUD-R zoning was originally implemented to allow for developments with lots smaller than 20,000 sf, in return for added amenities such as open space. Oakbrook Hills, Westmont, Whittier Heights, Old Grove and Remington Park all have PUD-R zoning, because they contain lots smaller than 20,000 sf. We are not proposing any lots smaller than 20,000 sf, and could have applied for straight R-20, R-30 & R-40 zoning. However, a PUD-R submittal contains many advantages to the city, and adjacent neighbors- mainly that it fixes the plan and other promised elements (such as the landscape buffer) as a part of the official zoning ordinance, thereby allowing the city to make sure we do everything we promise. Colleyville has a history of making sure they enforce everything contained in the PUD-R ordinance, including the master plan, and all landscaped areas and easements. There is no way we can go back on anything we promise in the zoning.

In addition, we intend to impose a comprehensive set of Deed Restrictions and Design Guidelines onto the property, which will regulate the use, design and activity on all lots. These regulations will regulate and prohibit objectional issues we have learned from our many years of doing this, including lighting spillover, noisy Pickleball courts, short-term rentals, etc. All will be able to be enforced in perpetuity by the mandatory Homeowners Association. We also invite our Oakbrook neighbors to attend or watch via the city's meeting live video (available at Colleyville.com), our public meetings, starting with the P&Z meeting Monday night. We will be giving a presentation on the comprehensive Design Standards and Guidelines which will be guiding all development in Greystone Manor. There will also be two City Council meetings after the P&Z, where you will be able to give input.

We hope we have addressed your comments and concerns, in full, and would very much like to represent to the city that we have talked, negotiated, and come to an agreement. Please let me know if you have any additional thoughts.

Ben Bryner

Subject: RE: Proposed development site

From: Colleen Bailey < >
Sent: Saturday, July 30, 2022 6:04:21 AM
To: Callie Rigney <crigney@colleyville.com>
Subject: Proposed development site

Dear Callie Rigney,
I AM THE HOME OWNER AT 111 West MCDONWELL SCHOOL ROAD, COLLEYVILLE, TX 76934.

I STRONGLY PROTEST THE NEW DEVELOPMENT THAT IS TRYING TO PASS THRU CITY COUNCIL FOR MCDONWELL/WESTCOAT AREA.

I will be at every meeting, if need be, to protest in person and speak on why it simply will not work to keep this area the way Colleyville was meant to be.

Thank you for listening!

Colleen Bailey

Ben Bryner

Subject: RE: New Housing development planned on Westcoat Dr

From: Bryan Bajema <>
Sent: Tuesday, July 19, 2022 8:42 AM
To: Jerry Ducay <JDucay@colleyville.com>; Bobby Lindamood <BLindamood@colleyville.com>
Subject: New Housing development planned on Westcoat Dr

Hi,
I want to express my concern about and opposition to the large development being proposed on Westcoat drive. Given the amount of traffic on Westcoat today, it is my belief that the additional hundreds of cars and service vehicles which would be on the road daily would be much more than can safely be handled. I'd like to see an objective analysis of how the traffic could be mitigated, including reducing the number of houses, exploring access to both Westcoat and Pleasant Run/Mcdonwell School East.
We moved to Colleyville because of its semirural feel. Adding this many houses on a small street changes the character of the neighborhood by adding more traffic noise and congestion.
I hope to attend the meeting tonight to express my opinion there.

--
Bryan Bajema
6303 Bettinger, Colleyville, TX 76034

Ben Bryner

Subject: RE: GREYSTONE MANOR - Main Entrance

From: Christina >
Sent: Tuesday, September 27, 2022 10:21 AM
To: Bobby Lindamood <BLindamood@colleyville.com>; Kathy Wheat <KWheat@colleyville.com>; Brandi Elder <BElder@colleyville.com>; George Bond <GBond@colleyville.com>; George Dodson <GDodson@colleyville.com>; Chuck Kelley <CKelley@colleyville.com>; Callie Rigney <CRigney@colleyville.com>; Jerry Ducay <JDucay@colleyville.com>; Ben Bryner <BBryner@colleyville.com>
Subject: GREYSTONE MANOR - Main Entrance

Good Morning!

On September 19th, I spoke at the special City Council meeting suggesting the East entrance (on Mr Maykus' recently revised plans) become the main entrance to Greystone Manor, while making the entrance on Westcoat (south of the roundabout) the emergency only entrance due to the proximity to the fire station on West McDonwell. Mr Maykus responded to my comment about an East entrance, something to the effect of, he doesn't see that happening. On June 16th, Mr Maykus met with Oakbrook Hills residents and I asked him about an East entrance. His reply was, it is NOT going to happen. But three months later, it DID happen and there is now a proposed East entrance. My question is why can't this East entrance become the main entrance to alleviate traffic on Westcoat, which in turn, will also make a more attractive and desirable entrance to Greystone Manor?

Last Thursday I drove through Cutter Ridge at approximately 4:30pm and again the following Friday morning at 7:45am. Both times are prime traffic times. Both times, Pleasant Run had only a few cars on it, East McDonwell had no cars, and it was very quiet with no activity in Cutter Ridge. Cutter Ridge is an extremely nice neighborhood, very upscale but with a sophisticated country ambience about it. It is loaded with charm and this sophistication and charm is largely due to the larger lot sizes and the tranquility of the neighborhood. This is what Colleyville should be like! One of the Cutter Ridge residents said at a past City Council meeting that nobody living in Greystone Manor will want to drive by the houses in Cutter Ridge to enter Greystone Manor (because they do not have an HOA). I completely disagree! The houses and the neighborhood are very well-kept and most houses are priced higher than the houses in Oakbrook Hills. When you turn onto East McDonwelll from Pleasant Run, you instantly feel serene and have a sense of calm. The wide street is extremely attractive and if I were to buy a $2.5mm+ house in Greystone Manor, I would have no problem entering via East McDonwell. In fact, I would prefer it over entering from the stressful hustle and bustle of Westcoat. In the September 19th meeting, Mr Maykus said he wants you to feel like you are entering an "old manor" when entering Greystone Manor. Unfortunately, you will not get that "old manor" feeling entering from Westcoat. The "old manor" feel of the gated main entrance to Greystone Manor will blend perfectly with the already tranquil feeling of the Cutter Ridge area. You will feel like you are truly entering an "old manor" luxurious neighborhood if the entrance is on the East side. Mayor Lindamood mentioned in the September 19th meeting that the City needs to and will make improvements to East McDonwell. **Together, Mr Maykus and the City of Colleyville could make a magical entrance to Greystone Manor if the main entrance is on East McDonwell.** As I said on September 19th, in my opinion, one of the joys of living in a luxurious gated community is driving through the gated main entrance while enjoying the immaculate landscaping, etc. That joy will not be accomplished if residents enter via Westcoat because they will be stressed about the traffic (and their safety) on Westcoat.

Although East McDonwell and Westcoat are within a few minutes drive of one another, I always feel my tension increases as I head from Pleasant Run/East McDonwell over to Westcoat because the traffic is steadily increasing as I travel West. From an aesthetic standpoint alone, the image of what Mr Maykus desires for his main entrance of

Greystone Manor will only be achieved within the peaceful countryside ambience of the Cutter Ridge neighborhood versus the hectic "big city" hustle and bustle feel of Westcoat

Lastly, I have previously spoken and write in terms of "I," but I am confident believing that I am speaking/writing for a large majority of the residents of (this area) of Colleyville. I have knocked on many doors and have spoken to many residents (to help achieve our Super Majority) and everyone I have spoken to (with the exception of two friends of Mrs Garrison and one resident who was "undecided") is concerned about traffic issues on Westcoat and wants the main entrance on East McDonwell out to Pleasant Run. It is extremely frustrating to me that I know these residents want the same results I (many of us) want, but it is next to impossible to get these residents to write or send an email to each of you, get them to attend City Council meetings, or speak their opinions at the meetings. In summary, I am not the only person wanting an East main entrance and large lot sizes for Greystone Manor.

I want to thank each of you for taking the time to read my email, for allowing residents to speak at City Council meetings, and graciously ask that you consider making the East entrance of Greystone Manor the Main entrance, with the emergency only entrance on Westcoat. Additionally, I hope that each of you enforce the 20% open space requirement and honor the "small town ambience" (quoted from Colleyville's website) we all desire.

Respectfully submitted,

Christina Bealmear
300 Stonington Lane

June 8, 2022

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

RE: Zoning Case ZC22-020
6401, 6405, 6409, 6417, 6501, 6507 and 6605 Westcoat Drive, Colleyville

We would like to express our opinions on the zoning change request on the referenced property. We understand there is a request to rezone the referenced property to allow for 56 new houses. 56 houses at 2.5 cars per house equals 140 cars traveling in and out of an area (Westcoat and McDonwell School Road) that is already overwhelmed with traffic! The roundabout at Westcoat and McDonwell School Road CANNOT handle any additional traffic, nor can Westcoat! We expressed our concern and attended a meeting prior to the construction of the roundabout and our concerns then are now a grim reality. Any time we leave our addition (Oakbrook Hills) we are faced with having to wait for numerous cars to drive by and many times it is nearly impossible to get out of our addition onto Westcoat. We initially thought the traffic congestion would only be at peak times in the morning and early evening but we have sadly experienced that it can be all hours of the day and night. At times we have thought about getting out of our car at Stonington and Westcoat, hitting the pedestrian crosswalk button in hopes cars will stop, so we can get out of our addition. But even with the crosswalk flashing, very seldom do cars stop! People do not obey laws! On Tuesday and Thursday mornings when I return from workout, I have a terrible time even entering the south entry of the roundabout. Last Tuesday I had to wait on Westcoat for 23 cars traveling from McDonwell before I could even enter the roundabout and that was at 6:10AM! I finally (at risk) entered the roundabout and when I turned on my signal to turn onto Stonington into our addition, the driver of the car behind me almost hit me when I slowed down and then swerved into the other lane so he wouldn't have to wait for me to turn. WHAT will happen with 140 more cars traveling this area?

We think 56 new houses in this area is a bit overzealous and feel the zoning should remain as is! Plus, instead of ending at the McDonald School Road and Westcoat roundabout, why can't McDonald School Road be continued through to Pleasant Run to help alleviate the already overly congested traffic on Westcoat? If the 56 new houses are approved, why does the entry and exit have to be from and onto Westcoat? The entry and exit should be via Pleasant Run.

We appreciate your time in reading our concerns and respectfully hope you take them into consideration when considering a zoning change from AG Agricultural and RE Single Family 'Estate' Residential to the PUD-R Planned Unit Development - Residential.

Quoted from Colleyville.com: Colleyville, Texas is a unique community in the heart of the D/FW Metroplex. Residents say they move here for its rural feel and the proximity to modern luxuries including a variety of shops, restaurants and service. Colleyville started as a community of neighborhoods and continues that quiet, friendly, and charming atmosphere as a municipality, despite being just minutes away from D/FW Airport.

We, along with many other residents, moved to Colleyville for that "rural feel" and "quiet, friendly and charming atmosphere." If this zoning request is approved, we will continue to lose that atmosphere. We have already been suffering watching cars zoom by (our once nice and quiet neighborhood) since the McDonwell/Westcoat roundabout was constructed and the addition of 56 new houses immediately south of us is going to have an extremely negative effect on our quality of life and probably the value of our house.

Respectfully submitted,

Allen and Christina Bealmear
300 Stonington Lane, Colleyville
[redacted]

Ben Bryner

Subject: RE: Opposition to Greystone Manor Proposal Case ZC22-020

From: Sandra Bowen < >
Sent: Tuesday, December 20, 2022 9:44 AM
To: Jerry Ducay <JDucay@colleyville.com>
Cc: Bobby Lindamood <BLindamood@colleyville.com>; Kathy Wheat <KWheat@colleyville.com>; Callie Rigney <CRigney@colleyville.com>; Brandi Elder <BElder@colleyville.com>; George Bond <GBond@colleyville.com>; George Dodson <GDodson@colleyville.com>; Chuck Kelley <CKelley@colleyville.com>; Ben Bryner <BBryner@colleyville.com>
Subject: Opposition to Greystone Manor Proposal Case ZC22-020

To Colleyville City Council:

I am writing this letter of opposition in reference to case ZC22-020 proposed Greystone Manor Residential Development.

As a resident of Colleyville for the past twelve years, I have come to love this community. I enjoy the rural type setting and how those voted onto the council ran to uphold the community and its values that makes this city unique.

While I am not a resident within the 200 feet of this proposed development, I do live in the northwestern portion of Colleyville-Western Trails Addition- off Bandit Trail. While we have seen some ease with traffic due to the City of Keller's "no left turn" designations on and off Bandit Trail, unfortunately, a newer hindrance has been placed upon other members in our community. I travel daily on John McCain, Westcoat, and McDonwell School Road depending on my destination. While the roundabouts have definitely been an improvement to allow for traffic flow instead of dead standstills, the traffic from those traveling from Keller, North Richland Hills, and even Fort Worth continue to make traveling these roads unbearable at times. For example, when I need to travel east toward the Dallas/Irving area between 7:15 AM-8:30 AM approximately, the traffic from Colleyville Blvd (HWY. 26) extends west at times to the second roundabout (Westcoat/John McCain). This traffic buildup is a result of those individuals trying to cut through neighborhoods. While I understand this happens in almost every city, adding another entrance/exit to the proposed subdivision Greystone Manor off of Westcoat does not make sense. I suggest that every council member try sitting at the roundabout on Westcoat/McDonwell School Rd. in order to experience the frustration that the surrounding neighbors experience on a daily basis.

Furthermore, I travel Pleasant Run Road on a daily basis as I take and pick up my granddaughter from Colleyville MIddle School. It seems as if an entrance/exit that directs cars to Pleasant Run would help to alleviate the traffic concerns on Westcoat, which is already bombarded with additional usage. The number of cars per household in your estimation may equate to two cars per residence. Please take into consideration the number of maintenance vehicles that will be handling the needs of these future residences. In doing so, you can quickly tally how many vehicles will enter and exit this "proposed subdivision."

Please note my opposition to the subdivision entrance/exit being placed off of Westcoat.

I appreciate your time and effort in making Colleyville a great place to live. I will be in attendance at tonight's meeting.

Thank you,

Sandra Ansley-Bowen
508 Wagonwheel Court
Colleyville, Texas 76034

Ben Bryner

To: Jerry Ducay
Subject: RE: Oakbrook Hills/Maykus Development

From: Sophie Bradford < >
Sent: Wednesday, June 29, 2022 3:10 PM
To: Bobby Lindamood <BLindamood@colleyville.com>; Kathy Wheat <KWheat@colleyville.com>; Brandi Elder <BElder@colleyville.com>; George Bond <GBond@colleyville.com>; George Dodson <GDodson@colleyville.com>; Chuck Kelley <CKelley@colleyville.com>; Callie Rigney <CRigney@colleyville.com>; Jerry Ducay <JDucay@colleyville.com>
Subject: Oakbrook Hills/Maykus Development

Good afternoon,

I am a Colleyville homeowner in the Oakbrook Hills neighborhood. Recently, you were made aware of Oakbrook Hills residents' concerns over the potential development of the land that backs up to our neighborhood. I share the same concerns that many have probably already addressed, but wanted to be sure you heard from us as well.

As it stands right now, Westcoat is already experiencing alot of traffic congestion. I can not imagine how Westcoat could serve another neighborhood at this point. Westcoat currently serves as the entry for 2 neighborhoods, Oakbrook Hills and Westmont. Leaving the neighborhood by car is difficult if turning right (going with traffic) and turning left is just down right dangerous (against traffic). People ignore the speed limit and this makes it difficult to come and go, especially during peak hours. We have two small children (age 7 and 10) who attend Colleyville Elementary School. Their school bus stop is at Westcoat and Stonington, across the street from the neighborhood. Our children must cross this busy street each morning to catch the bus. They should be old enough to walk to the stop on their own, but a parent has to take them due the heavy traffic in the mornings. We have a very hard time crossing, despite the fact that there is a crosswalk with a lit sign. Albeit, the sign's lights are hard to see during the day. Most people just do not want to stop. I have had to hold my hand up to motion for cars to let us cross. This is a big concern and I am also getting in touch with GCISD Transportation about these concerns. It is my understanding that the bus can not enter our neighborhood since there is no outlet. That said, adding an additional neighborhood to Westcoat would only exacerbate the problem.

I hope you will consider other suggestions that have been made, such as relocating the entry/exit to Pleasant Run vs Westcoat. If nothing else, please consider making that an alternate entry/exit. We purchased our home in 2020, during the creation of the round-abouts at John McCain and McDonwell. While the round-abouts likely helped traffic congestion some, the amount of traffic seems to have increased and continues to serve all of the surrounding neighborhoods from Colleyville and Keller, and as mentioned previously makes it difficult to get in and out of Oakbrook Hills. I hope you will consider the existing Homeowners and our needs as you review the Maykus proposal.

Thanks for your consideration and thanks for serving our City.

Sincerely,

Sophie & Carter Bradford

312 Oldenwood Ct, Colleyville, Texas 76034

Ben Bryner

Subject: RE: Greystone Manor

Dear Colleyville City Council:

My wife and I bought our present lot (~2 acres) in Blackberry Farms Addition in about 1978 and moved into our then newly completed house in 1987. Previous to that we had lived in Chelsey Park, Colleyville, for about 3-1/2 years. We had built and moved to the house on Westcoat Drive because we liked the large residential lots, low volume of vehicular traffic and country atmosphere.

Over the years we've seen surrounding properties being divided and subdivided into ever smaller parcels and very nice houses being crammed onto those parcels. The property under the proposal east of Westcoat is relatively large and is surrounded by some tightly built neighborhoods. With the present proposal construction of some 50 to 60 homes crammed
into the surrounded farm land I can envision sewer lines, water and gas lines, several miles of roads, curbs and side- walks, electric and internet lines and fireplugs causing additional environmental hazzards and that is beside the likely addition of, say, two or more motor vehicles per household (totaling some 100 to 150 cars pouring onto already crowded roadways twice per day). This doesn't include the additionally required law enforcement and fire & rescue services.

Colleyville was once known for its spacious neighborhoods and moderate volume of vehicular traffic. Now we're getting ever tighter neighborhoods and bumper to bumper traffic even given the multiple roundabouts and traffic control lights. McDownwell School road and Westcoat Drive have become non-stop raceways since the roundabouts have been built so that vehicles do not have to stop but roar around the circles. Too many vehicles now ignore speed limits and crosswalk warning lights on these roads. I know because I regularly jog through these areas 3 or 4 times per week in the mornings.

Adding 100+ more vehicles to the trafic on these roads is going to increase the danger... and it's not an exageration. The bottom line for me and my family is that we are not in favor of the present proposal and believe that half as many houses built on lots of size 1/2 to 1 acre minimum and with much more green space would be much more in line with what has been the tradition in Colleyville for many years.

By the way, I am an engineer by education and practice with part of that practical experience being as an Officer and Company Commander of a US Army Corps of Engineers Construction Company on the ground during the Vietnam war. I understand civil infrastructure and I oppose projects that impose on space and freedom of our fellow citizens. Texas is a state with ample space to be shared and enjoyed by its deserving citizens.

Respectfully,

Dan Braswell

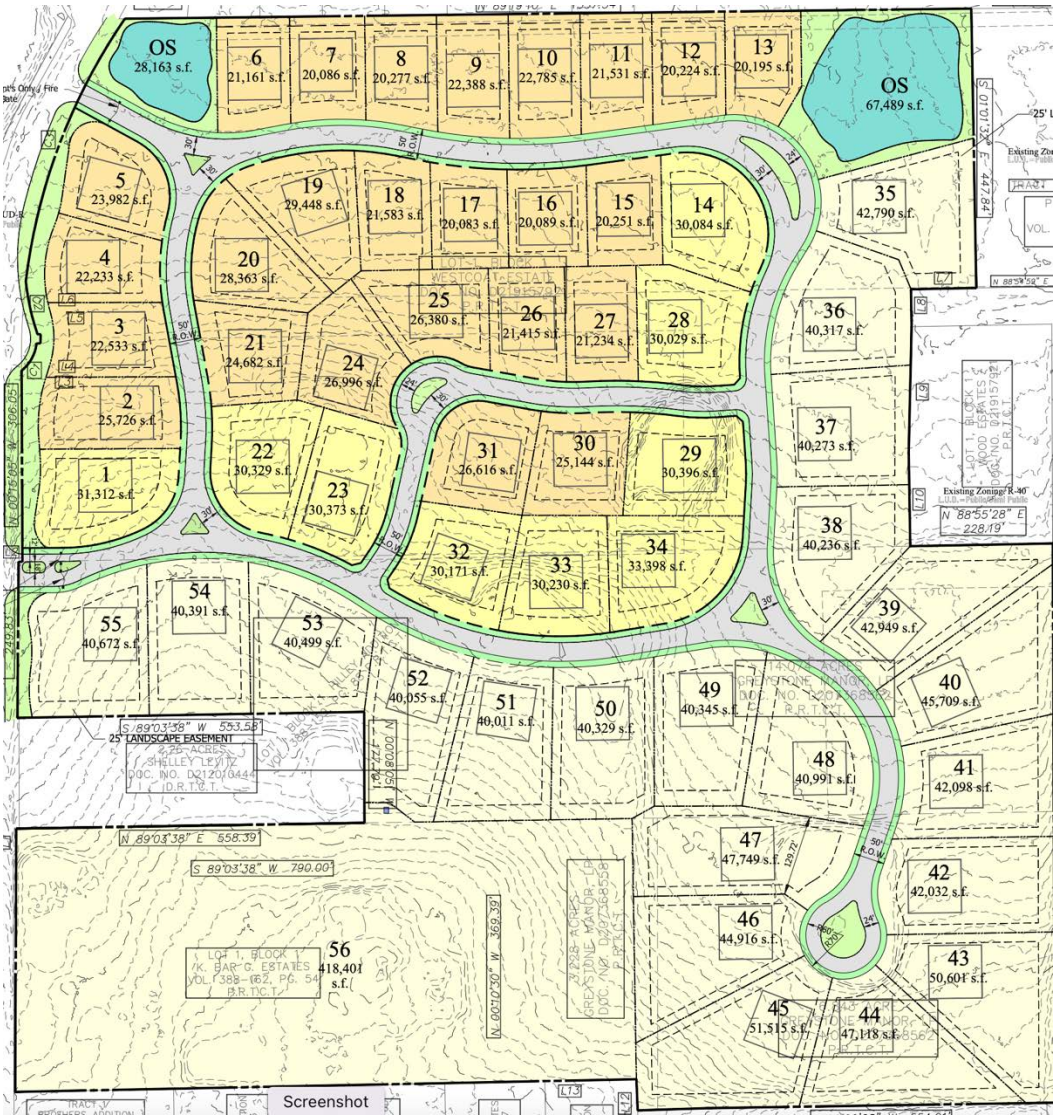
July 17, 2022

Letter in opposition to Greystone Manor Development ZC22-020.

Rural - ***in, relating to, or characteristic of the countryside rather than the town.***

Wikipedia - ***In general, a rural area or a countryside is a geographic area that is located outside towns and cities. Typical rural areas have a low population density and small settlements.***

Does this look rural to you?



A quick Adobe scan of Destination Colleyville produces **76 References to "rural".** It is clear when reading Destination Colleyville, a "rural" feel is of extremely high importance to the community in general and especially in Northwest Colleyville - Neighborhood Area 6.

A good place to start is the Destination Colleyville webpage summary to begin to understand the key elements of any new development in Northwest Colleyville.

> *The goal for Colleyville's homes and neighborhoods is to preserve the high-quality, large lot, natural setting neighborhoods while improving connections and amenities. The plan encourages enhancing neighborhood-level amenities such as pocket parks, and sidewalks and trails. It also requires new residential developments to contribute to the city's "rural feel."*

When you dig into the 178 pages of the Destination Colleyville document it is impossible to miss the importance placed on large lots, connected communities and a rural feel.

> *A key strength of Colleyville is the high quality, low density neighborhoods. A goal of the plan is to define strategies to protect and maintain the quality and character of those neighborhoods. It is recognized that there will be tremendous pressure to redevelop them into higher density housing that will not distinguish Colleyville from its neighbors. This plan reinforces and builds on the principles and values that have historically guided decisions in the city, but it also updates policies on new topics since the previous plan's adoption.*

Preservation of neighborhoods from destination Colleyville

> *The purpose of this plan is to guide the future growth and changes that will occur in Colleyville. Simply put, a comprehensive plan is a document that articulates the key principles and vision for a community, and outlines a set of goals and actions to achieve that desired vision. The plan provides guidance and direction to City staff, elected and appointed officials, residents, property owners, businesses, and developers in the choices and decisions that they make. It is first and foremost a plan driven by the Colleyville community, both current and future.*

We ask that you take into consideration the intent of the master planning effort that has guided our community to become one of the best places to live in North Texas and not disregard the will and the intent of our residents when considering the approval of **Greystone Manor ZC22-020.**

Does the Plan

- Improve traffic congestion?
- Preserve Colleyville's rural atmosphere?
- Preserve high quality, established neighborhoods with an emphasis on large lots and natural settings with a "country feel"?
- Preserve the "country-feel" of roadways?
- Connect neighborhoods and provide high quality amenities?

- Protect the character and integrity of existing neighborhoods by promoting future development that is compatible with the surrounding development patterns and development character?
- Preserve high quality, established neighborhoods with an emphasis on large lots and natural settings with a "country feel"?

Can you answer yes to most if not all the above questions?
This is not about thwarting development or preventing a land owner from monetizing their property. It is about following the proven and successful planning approach the community has embraced. If you can't answer yes to most or all these questions when considering the current development plan for **Greystone Manor ZC22-020** it cannot be approved.

From Destination Colleyville

> *Given the high demand for homes in the Colleyville area and as the city approaches build-out, it will be important to thoughtfully design new residential projects with appropriate considerations of lot sizes, transitions and connections to adjacent neighborhoods, trails, open space and tree preservation, and design of open fencing, landscape treatment, and setbacks along rural character roadways.*

The Northwest Neighborhood has beautiful established areas with the country character that represents what the Colleyville community wants to preserve.
The neighborhood's residential net density of 1.3 dwelling units per acre is one of the lowest in the city, with 2,122.4 net residential acres and 2,656 residential lots.
It is critical to emphasize a policy of not allowing higher density residential development as existing neighborhoods redevelop.

In fact, many of the properties in the vicinity of this proposed development are 2 acres (87,120 s.f.) and larger. Greystone Manor's proposed minimum building lot of 20,086 s.f. and average lot of 31,878.6 s.f. (excluding lot 56 (418,401 s.f.), which is being maintained on the South boundary and an excellent example of the rural, large lot country feel) significantly degrade *the high-quality, large lot, natural setting of the neighborhood.*

We respectfully ask that you do not approve Greystone Manor ZC22-020 in its current form. Please send the developer back to the drawing board to submit a plan that supports Destination Colleyville and the communities strong desire for a "rural" feel. At a minimum the average lot size should be approximately 2 acres with additional open spaces, drainage control ponds, trails, and connectivity to Pleasant Run Road.

Sincerely,
Jeff and Diane Brundage
6508 Westcoat Dr.
Colleyville, TX 76034

Ben Bryner

Subject: RE: Greystone Manor

From: Diane Brundage < >
Sent: Wednesday, September 28, 2022 6:47 PM
To: Brandi Elder <BElder@colleyville.com>; Bobby Lindamood <BLindamood@colleyville.com>; Chuck Kelley <CKelley@colleyville.com>; Callie Rigney <CRigney@colleyville.com>; George Bond <GBond@colleyville.com>; George Dodson <GDodson@colleyville.com>; Jerry Ducay <JDucay@colleyville.com>; Kathy Wheat <KWheat@colleyville.com>
Subject: Greystone Manor

Dear City Council member,

I am writing in reference to the Garrison property on Westcoat Drive. I know there is a lot of controversy about this property. It seems to me the problems all trickle down from the issue of density, i.e., traffic, drainage, and entrance location seem to be the biggest issues.

It seems pretty obvious to me. Let's keep it simple. The surrounding properties all have RE zoning, excluding Oakbrook Hills to the north which was developed in the early 90s, way before Destination Colleyville was conceived. If larger lots are zoned (minimum 2 acres) like the adjacent properties, then all those problems of traffic, drainage, and entrance would be solved. There is nothing in Destination Colleyville that would lead one to believe less than RE zoning would be beneficial to this property.

Please take into consideration the majority of surrounding properties are RE, and this property should be zoned the same in order to keep Colleyville rural as planned in Destination Colleyville.

Thank you for taking the my suggestion into consideration.

Sincerely,

Diane Brundage
6508 Westcoat Drive
Colleyville, TX. 76034

Thank-you for the opportunity to address you.

I'm Jeff Brundage and I live at 6508 Westcoat Dr., directly across from the proposed development on the West side.

Greystone Manor has been the subject of much discussion in our neighborhoods for the past weeks and months! It is interesting to me how many "facts" are swirling around regarding this zoning change request.
Let me share a few I've heard recently:

- This meeting and the eventual vote on the zoning change are just formalities – approval is in the bag.
- Because some of us have objected to this developer's zoning change Toll Brothers is now poised to begin a small lot development on the site.
- One builder, who lives in the neighborhood, said that objecting to the zoning change is a "waste of time" and that he has already been awarded lots to build on by the developer.

I trust our governmental process and our City Council members. I recognize these so called "facts" are just rumor mongering or thinly veiled attempts to subvert the process.

However, there are two statements that I've heard repeated frequently by some who may believe this zoning change should be approved.
First, why should the City prevent a person from selling their property for development?
And Second, this plan should be approved because the developer has made some concessions and if this zoning change application is rejected the next plan submitted may be worse. In the future a city council election might usher in new city council members who could approve anything that comes before them!

On the surface these two statements may sound like they have merit – after giving them consideration I suggest they are wrong headed!

The Garrisons purchased these parcels knowing full well how they were zoned and received tax benefits because of the existing zoning. I'm sure that if their intent at the time of purchase was to subdivide this land into a PUD or R-30 and R-40 parcels a zoning change would have been a condition of their purchase. Or they understood they were rolling the dice on a future zoning change. They purchased and have owned the land knowing the zoning requirements.
I understand circumstances may have changed since the purchase of these parcels but that does not mean the City Council is obliged to disregard the City's master plan and the RE parcels that surround this property on three sides to approve a zoning change from AG and RE to higher density.

It is not true that this land cannot be developed with the current zoning. These parcels can be developed in accordance with the current zoning and consistent with Destination Colleyville. Just because that type of development may not be as lucrative to the owner and developer is not a reason to approve the requested change.

As far as the next plan being worse, that requires a number of presuppositions.

First, many of you pledged, while seeking office, to defend Colleyville's open space, rural feel and embrace the Masterplan. I don't believe this has changed.
Would you not find it an oxymoron to say that the city council should approve a zoning change to smaller lots to protect us from smaller lots?
Or that the current City Council should approve a zoning change to smaller lots because voters in future elections may not see fit to elect council members who support larger lots and the city's masterplan …… so we might as well approve smaller lots now?

If this parcel were to be developed in accordance with AG and RE zoning …….
ingress and egress issues would be minimized, traffic increases on East and West McDonwell, Westcoat and the McDonwell/Westcoat circle would be limited and drainage would be much less of an issue. The economics associated with this type of large parcel development almost ensures one of the highest quality and sought after developments in all of North Texas located right here in the center of Colleyville.

Council members, please keep your promises. Trust the voters to continue to elect representatives who will remain true to one of Colleyville's best attributes. Please deny this zoning application and preserve one of Colleyville's most unique features!
Your consideration is appreciated!

Ben Bryner

Subject: RE: Opposing Greystone Manor subdivision

From: Diane Brundage <>
Sent: Wednesday, July 20, 2022 6:25 AM
To: Brandi Elder <BElder@colleyville.com>; Bobby Lindamood <BLindamood@colleyville.com>; Chuck Kelley <CKelley@colleyville.com>; Callie Rigney <CRigney@colleyville.com>; George Bond <GBond@colleyville.com>; George Dodson <GDodson@colleyville.com>; Jerry Ducay <JDucay@colleyville.com>; Kathy Wheat <KWheat@colleyville.com>
Subject: Opposing Greystone Manor subdivision

Dear City Council member:

I attended last night's meeting concerning the development of Greystone Manor subdivision (Garrison property on Westcoat Drive). I live across the street at 6508 Westcoat Drive.

I realize that Ms. Garrison is most likely going to sell this property at some point. I have 3 main reasons why I am opposed to the proposal which was discussed last night.

1. We moved to Colleyville because of the rural feel Colleyville had to offer. We bought our property because of the size of the properties in this part of Colleyville, "Residential Estate". My hope would be that when this property does become a subdivision the lot sizes will be 2 acres or more. That is what the adjacent property sizes are, except to the North where the Oakbrook community is located. The developer failed to mention the properties to the east and west have much larger parcels than he is proposing. I'm sure the folks living on E. McDonwell have larger properties as well since the homeowners were discussing riding horses on and around their property. I think the look and feel of larger estate lots in this part of Colleyville should remain as close to the open and rural feel as they are now. I understand that things change and 50 acre parcels of land are becoming memories of the past, but let's do our best to preserve the "residential estate" feel we currently have.

2. The burden of additional traffic to Westcoat will become a more serious matter than it currently is. I think the best entrance for this subdivision should be on the Pleasant Run side.

3. The need for adequate green space with biking/walking trails and common areas (also the connection through to McDonwell East for biking/walking would be greatly beneficial). This will help with the problems of water drainage which is another big issue. It will also give a more open and rural feel.

Please add my name to the list of property owners who live within 200' of proposed development that I am opposed to the current plan. My mind may change if the developer increases lot sizes to Residential Estate size and comes up with a better plan.

Thank you for taking the time to read my concerns.

Sincerely,

Diane Brundage
6508 Westcoat Drive
Colleyville, TX. 76034

Ben Bryner

Subject: RE: Graystone development

From: Caroline Calhoon < >
Sent: Friday, July 29, 2022 3:02:13 PM
To: crigney@colleyville.com <crigney@colleyville.com>
Subject: Graystone development

My husband Chris Calhoon and I live at 6308 Westcoat Drive and we are opposed to the new Graystone development.

Caroline Calhoon

Ben Bryner

Subject: RE: Oakbrook Hills Feedback regarding potential development with Maykus Homes & Neighborhoods

From: wilfred cameron < >
Sent: Monday, June 27, 2022 3:18 PM
To: Bobby Lindamood <BLindamood@colleyville.com>; Kathy Wheat <KWheat@colleyville.com>; Brandi Elder <BElder@colleyville.com>; George Bond <GBond@colleyville.com>; George Dodson <GDodson@colleyville.com>; Chuck Kelley <CKelley@colleyville.com>; Callie Rigney <CRigney@colleyville.com>; Jerry Ducay <JDucay@colleyville.com>
Cc:; wilfred cameron < >; Chad Markle < >; matthew Larsen < >; Tassie Cameron () < >;; Igor M. < >
Subject: Oakbrook Hills Feedback regarding potential development with Maykus Homes & Neighborhoods

My wife (Anastasia Cameron) and I (Wilfred Cameron) live at 309 Stonington Lane , a property directly abutting home lots on the proposed Greystone Manor.
Our top of mind issue is one of privacy with our neighbors to be. Kosse Maykus has been working to meet our needs with a proposed 30 foot landscape barrier. He has also agreed to let our neighborhood participate in the landscape design.We have yet to reach a consensus on an optimum approach.

We also resonate with Kelly Miller regarding existing traffic congestion. Ingress/egress from the neighborhood is already a challenge. If there is a way to "share the burden" with other neighborhoods ,it should be fully visited.

Regarding drainage I believe Kosse has done a lot of planning for Greystone Manor with a view to ensure drainage is not an issue for Oakbrook Hills. I would ask that the city
validate his plans. In addition drainage from the Greystone Manor northeast settling pond will flow through our neighborhood. I would ask that the city confirm this will nor result in unforeseen problems during heavy rainfall periods.

Respectfully

Wilfred and Anastasia Cameron

Ben Bryner

Subject: RE: Protest to Proposed Greystone Manor Development Plan - Oakbrook Hills - 305 Stonington Lane

From: Chris Cobb <>
Sent: Thursday, July 21, 2022 12:26 PM
To: Jerry Ducay <JDucay@colleyville.com>
Cc: Cobb Melanie < >; Cobb Chris < >
Subject: Protest to Proposed Greystone Manor Development Plan - Oakbrook Hills - 305 Stonington Lane

Hi Jerry, we really appreciate all you do to keep Colleyville a wonderful place to live!

As residents of Oakbrook Hills, we wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family "Estate" Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition and Lots 1A, 1A2, 1B, and 1C, Block 1 Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020.

Sincerely,

Chris and Melanie Cobb
305 Stonington Ln, Colleyville, TX 76034

Ben Bryner

Subject: RE: Protest To Proposed Greystone Manor Development Plan

From: Victor Dupuy < >
Sent: Wednesday, July 13, 2022 1:02 PM
To: Jerry Ducay <JDucay@colleyville.com>
Cc: Bobby Lindamood <BLindamood@colleyville.com>; Kathy Wheat <KWheat@colleyville.com>; Callie Rigney <CRigney@colleyville.com>; Brandi Elder <BElder@colleyville.com>; George Bond <GBond@colleyville.com>; George Dodson <GDodson@colleyville.com>; Chuck Kelley <CKelley@colleyville.com>;
Subject: Protest To Proposed Greystone Manor Development Plan

Jerry,

Thank you for the productive conversation we had yesterday in our discussion about the proposed Greystone Manor. Your in depth knowledge of the issues and history of Colleyville is a very positive development and reassures us in Oakbrook Hills that care and attention to detail are very important to you and the city leaders on the Council.

We discussed three main areas of Oakbrook Hills concerns which we want addressed:

- Drainage from Greystone Manor and existing drainage issues when heavy downpours occur
    - Historical flows in and around Oakbrook Hills and from the new development
    - Flows in the area including how dry creek beds and other conduits significantly affect drainage
    - Flooding on Westcoat when the rains occur
    - Proposed retention ponds in Greystone are likely inadequate for the additional flows which will occur
    - An expert flow analysis is required to ensure adequate and reserve capacity is engineered to accommodate higher drainage levels
- Concerns for Westcoat traffic flows for existing neighborhoods, through traffic and the new development
    - How many entrances and exits will exist on Westcoat and their placement from Greystone
    - Feasibility of another limited access entry/exit from Greystone to the east
    - Increased traffic flows post pandemic from the west during AM rush/school pickups and PM school drop offs/rush - while many work from home, traffic flows have increased - some neighbors have expressed safety concerns especially for children navigating Westcoat for bus pickups/drop offs
    - At times just exiting Oakbrook Hills is already challenging due to heavy traffic
    - As discussed, a traffic flow analysis and study must occur which measures current traffic flows and projects future flows based on overall area growth including contiguous towns which use McDonwell, Westcoat and John McCain to move east and west through the area
- General privacy concerns for Oakbrook Hills residents but especially our neighbors on the south side of Stonington and the residents who at the southwest side of Fallbrook Court
    - In general, lot sizes in Greystone - especially abutting Oakbrook Hills lots
    - An appropriate buffer including thicker shrubbery such as Skyrocket Junipers and 3-4 inch caliper trees for appropriate level of privacy between both neighborhoods

        - You mentioned that it may be a city requirement to have a wall erected between Oakbrook Hills and Greystone Manor which I believe would be suitable to our residents assuming high quality execution of said wall
    - Neighborhood aesthetics - our assumption is these homes will all be executed by custom builders with a mandated minimum square footage requirement and individual/customized features that are not duplicated such as exterior colors/materials, unique rooflines and materials on each house and the like
    - You assure me that the council takes the above seriously and will not permit substandard or inadequate planning as it relates to Colleyville development aesthetics

I've written you and the council before and would like that original note and this one to be placed in the record so we can discuss at the upcoming City Council meeting 7/19. I have attached that note below for reference with the exception of noting drainage does not flow back to the open property from Bridge Street. However, we are concerned about where the wash will flow from the open area in the proposed development. Have also included a subsequent note on the same subject.

Jerry, I really appreciate the time you took with me to discuss my concerns and have communicated your candor and professionalism to other Oakbrook Hills residents who have expressed same. While I couldn't make the meeting Monday, I understand the meeting was generally very positive. Looking forward to meeting you and the rest of the Council next week, thanks.

Vic.

Some internal notes to Oakbrook Hills Board Members which you and I discussed yesterday:

When I was on the board at Mill Creek we were building out extensively and had major drainage issues. The runoff which parallels the eastern edge of our neighborhood begins drainage from somewhere near Cutter Ridge and the properties which are immediately south and east of Oakbrook Hills From an aerial view, you can make out the trench which runs from McDonwell School Road East and then behind 6 properties on Pleasant Run until it curves behind 6815. That house has had multiple fence replacements from damage over the years when large runoff occurs.

6819, 6824 and 6820 essentially have moats in front of those houses to manage drainage which is more intense when hard rains come. That water continues to drain around 6816 and go through a culvert on Bridge street. ~~It appears to continue behind the houses on the west side of Fallbrook until it washes into the Maykus property.~~ (*that water flows to the north as noted above through a subterranean conduit*) That water will go somewhere so our concerns are not idle - this comment still applies since water will from Greystone Manor will feed that flow when heavy rains occur.

I'm not and engineer but from my experience with Mill Creek buildout, sizable drainage will be required to manage additional flows from the new development. **An independent expert needs to do a flow analysis to ensure house in current and the new development have proper drainage.**

Original Note to you and the Council:

From: Victor Dupuy < >
Sent: Wednesday, July 6, 2022 3:35:39 PM

To: Bobby Lindamood; Kathy Wheat; Callie Rigney; Jerry Ducay; Brandi Elder; George Bond; George Dodson; Chuck Kelley
Cc: Kelly Miller; LaJaynes Dupuy
Subject: Maykus Westcoat Development

To: Colleyville City Council & City Manager

Re: Maykus Planned Neighborhood near Oakbrook Hills in Northwest Colleyville

From: Victor & LaJaynes Dupuy
6807 Fallbrook Court
Colleyville, TX 76034

I write this as a homeowner with past experience as Chairman of the Architectural Committee of Mill Creek when it built out in the 90's. We were able to develop one of the first quality neighborhoods south of Glade and west of 26. We paid attention to details like lot sizes and quality of chimney and fencing materials facing subdivision streets. We also changed the neighborhood covenants to ensure consistency as Mill Creek matured over the years. The changes also included minimum house square footage which necessitated larger lots to adequately site a new home and that the homes were custom built so designs weren't replicated with similar roof lines, exterior materials, style of house, etc. Due to the existing housing in this area, we expect that any new development will have custom built housing by only custom builders. I submit my suggestions from that level of experience.

We are concerned about the amount of additional traffic that will occur when a new subdivision is initiated immediately south of The Oak Hills neighborhood we've lived in for almost 23 years.

* Our understanding is the proposed neighborhood will have one entry and exit point. That will dramatically increase traffic on Westcoat which is not built for high volumes of traffic.
* While the rotaries at Westcoat and McDonwell School Road have helped with traffic flow, they have also increased throughput.
* This has resulted in challenging exits at various times during the day but especially early mornings and from school dismissals through evening rush from Oakbrook Hills. Another much larger neighborhood than Oakbrook's 38 homes with many more properties will dramatically add to that volume.
* Neighbors have already expressed concerns for the potential of accidents with children catching morning buses or exiting them in the afternoons.
* One way to alleviate additional traffic is to have two entries, one on Westcoat and one on McDonwell School Road east of the proposed development. If they are gated, no one could get through the neighborhoods without being a resident. If not, circuitous street design and dead end cul-de-sacs would prevent through traffic, especially if a 30 MPH universal speed limit is established with enough stop signs and other methods like speed bumps.
* Two entries would be appealing to new residents, especially ones with children attending CES and CMS since they could exit the new development and head east dramatically shortening the drive. Otherwise, far higher traffic will need to flow south on Westcoat, White and Bransford to get to either school instead of Pleasant run.

Another concern is drainage. We already experience heavy drainage when significant rainfall occurs. Little Bear Creek which runs behind my property and drains through Oak Brook Hills has grown substantially since development has occurred in NW Colleyville. It is likely to get significantly higher runoff since it will be adjacent to the new neighborhood and Oakbrook Hills.

* A city sponsored drainage study should ensure that there are adequate conduits and extra engineered drainage to handle additional flows from streets, sidewalks, concrete driveways, street drainage and the new housing built
* Improved drainage for Oakbrook Hills since the additional runoff will affect existing structures abutting the new development or in the drainage path of Little Bear Creek
* Improved drain tile or a 6 foot minimum concrete conduit for Little Bear Creek to keep the dry river bed from the continuing expansion and depth it has reached since we've lived in this neighborhood.
* Like Oakbrook Hills, we would expect all utilities to be buried for a variety of aesthetic, safety and weather related reasons. These measures also increase volume of water runoff.

When we bought from the developer we specifically didn't choose a lot on the south side of Stonington since those lots back-up to the open property in question. Also some of those lots are smaller than many others in our development. So while it's desirable to us to request acre lot sizes of the properties in the new subdivision it may not be doable even though attractive to Oakbrook Hills. We'd like to discuss but anticipating the Council's position, we also suggest the following:

* A minimum 30 foot buffer plus lot sizes no smaller than 1/2 acre, preferably larger. The buffer should include skyrocket junipers or other thicker evergreen hedge spaced no more than 4 feet apart and large enough so a privacy shield will grow between the properties.
* For other lots depending on configuration, lot sizes should be .6 to at least .75 an acre. Surely if cul-de-sac lots are included, a significant number of those should be at least an acre as is the case in Oakbrook Hills.
* The mix of lots will ensure houses are spaced and will maintain high property values enjoyed by residents of Westmont, Oakbrook Hills and the planned new development.

Looking forward to hearing from you. I know my neighbors are very concerned as we are and know you'll make good decisions as our city continues to build out with quality, custom built homes suitable to our area, thanks.

Victor Dupuy

Ben Bryner

Subject: RE: Maykus Westcoat Development

From: Victor Dupuy < >
Sent: Wednesday, July 6, 2022 3:36 PM
To: Bobby Lindamood <BLindamood@colleyville.com>; Kathy Wheat <KWheat@colleyville.com>; Callie Rigney <CRigney@colleyville.com>; Jerry Ducay <JDucay@colleyville.com>; Brandi Elder <BElder@colleyville.com>; George Bond <GBond@colleyville.com>; George Dodson <GDodson@colleyville.com>; Chuck Kelley <CKelley@colleyville.com>
Cc: Kelly Miller < >; LaJaynes Dupuy < >
Subject: Maykus Westcoat Development

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Looking forward to hearing from you. I know my neighbors are very concerned as we are and know you'll make good decisions as our city continues to build out with quality, custom built homes suitable to our area, thanks.

Victor Dupuy

Ben Bryner

Subject: RE: Greystone Manor Development

From: BJ GF <>
Sent: Thursday, September 29, 2022 2:12 PM
To: Jerry Ducay <JDucay@colleyville.com>
Subject: Greystone Manor Development

Mr. Ducay,

We are now negative/against the current Greystone Manor Development plan due to the forced eastern entry/exit and 24/7 public access pedal/walk/paw path. These changes in the development plan as directed by the city council will cause serious problems for the residents on the east side that reside on Mcdonwell School Road East with no effect on residents on the west side. The residents on the east side will have to deal with major disruptions to our property and lives during the major rework of Mcdonwell School Road East to make it adequate for any type of traffic into or out of the development. It will also require acquisition (probably forced) of additional private property not already within the development property. For at least three property owners, it will require erection of fencing along their front yards to reduce liability risks due to potential wanderers from the 24/7 public pedal/foot /paw path. For our property the cost will exceed $20,000. All is unnecessary in that the original development plan was for a restricted entry gated development with both entry/exits on the west side. That plan, with modifications for green space, met the requirements of the city. The traffic study should silence any discussion on traffic density on either side.

If the current plan is continued, there are a number of issues that need to be addressed.

The planned 24/7 public access pedal/walk/paw path creates a tremendous liability risk for the Home Owners Association(HOA) of Greystone Manor if a non-HOA person or pet is injured or worse dies(such as a child drowning) while on the path. The area for the planed path is very dark at night through the development and along Mcdonwell School Road East. Also, there is wild life that currently uses the open acreage and Mcdonwell School Road East for roaming, hunting, water, etc. This includes a pack of 4 to 6 coyotes, foxes, skunks, opossums, venomous and non-venomous snakes, etc. It is very possible that an early or late traveler on the path will have an unwelcome guest that could become aggressive.

The planned 24/7 public access pedal/walk/paw path along the north side of the development is fenced on both sides with 6 foot open metal rail fencing. The path would go between the back yards of the Manor and the development on the north. Even with the planned greenery, a potential thief could easily reconnoiter potential sites for access. That access obtained by scaling the fence and into the back yard.

As mentioned above, safety and security would need to be addressed to at least include lighting and monitored security cameras. It would be the HOA's responsibility inside the Manor and the city's outside especially on Mcdonwell School Road East. The city would also need to address the coyote problem.

Another item that was addressed was the potential to rename Mcdonwell School Road East. We do not agree that this would be required and would not support such a move. This would cause those of us who live on Mcdonwel School Road East substantial cost and disruption for no reason. An easy solution would be ad West to the west side and East to the East side.

Gary Fick
Becky Cast

Ben Bryner

Subject: RE: Map - Greystone Manor

From: Fonseca, Amber < >
Sent: Thursday, July 28, 2022 9:21 PM
To: Jerry Ducay <JDucay@colleyville.com>
Subject: Fwd: Map - Greystone Manor

Our opposition was not previously recorded. Will you please let me know you received my email this time.

Thank you,

Amber Fonseca

Begin forwarded message:

> **From:** "Fonseca, Amber" < >
> **Date:** July 21, 2022 at 9:58:00 AM CDT
> **To:** ducay@colleyville.com
> **Subject: Map - Greystone Manor**
>
> Good Morning Jerry,
> My husband, Luis Miguel and myself Amber Fonseca, oppose the rezoning of the development of Greystone Manor.
> We reside in Oakbrook Hills at:
> 305 Oldenwood Court
> Colleyville, 76034
>
> Please let me know if you have any questions.
>
> Best Regards,
>
> Amber Fonseca
> *BEPCO, L.P.*
> 201 Main Street, Ste. 3000
> Fort Worth, TX 76102

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Westmont, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Molly Smith
Signature(s)

Molly Smith
Name(s)

6709 Vines Ct Colleyville, TX 76034
Address

7/27/22
Date

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

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Sincerely,

Robin Schaefer
Signature(s)

Robin Schaefer
Name(s)

6705 Vires Court
Address

7/27/2022
Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Westmont, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Cathy D. Schen
Signature(s)

Cathy D. Schen
Name(s)

6701 Vines Ct, Colleyville
Address

7/27/22
Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Westmont, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Signature(s)

Paul m Rivera

Name(s)

6712 Westmont Dr

Address

7/27/22

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

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Sincerely,

Ryan

Signature(s)

Ryan Towsley

Name(s)

7004 Reverchon Ct Colleyville

Address

7/28/22

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Westmont, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Signature(s)

Gray Campbell

Name(s)

6912 Reverchon CT

Address

7-25-22

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Westmont, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Signature(s)

CESAR BAZAN

Name(s)

6904 REFRACTION CT.

Address

COLLEYVILLE TX. 76034

Date 7/28/2022

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Westmont, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Signature(s)

FARSHAD MOHAMMAD

Name(s)

205 Fremont CT Colleyville TX 76034

Address

7/28/22

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Westmont, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Signature(s)

Dennis Wiles

Name(s)

206 Fremont Ct

Address

7-28-22

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Westmont, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Signature(s)

Michael S. Hongola

Name(s)

6704 Westmont Dr

Address

7-28-21

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Colleyville, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

John E. Bateson
Sharon M. Bateson
Signature(s)

John and Sharon Bateson
Name(s)

209 White Dr
Address

7/30/2022
Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Colleyville, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Signature(s)

Edward Dodson

Name(s)

213 White dr Colleyville

Address

7·30·22

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Colleyville, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Rachel Corbett

Signature(s)

Corbett

Name(s)

200 White Dr Colleyville

Address

7/30/22

Date

Ben Bryner

Subject: RE: Greystone Manor

From: frank gabriel < >
Sent: Wednesday, June 29, 2022 11:08 AM
To: Colleyvillle <colleyville@colleyville.com>
Subject: Greystone Manor

To: Honorable Mayor and City Council Members:
I am writing regarding the Greystone Manor development. I live in the Westmont subdivision and am very concerned about additional traffic coming in to our area. I would request that you ask the developer to do an exit on the back side of the property to Pleasant Run or somehow figure how to alleviate traffic in this area.
Thank you for your consideration in this matter and thank you for making a city a great place in which to live.
Sincerely,
Frank Gabriel
6703 Hillier CT
Colleyville 76034

Ben Bryner

Subject: RE: Zoning Change off Westcoat Dr

From: Wesley Groff < >
Sent: Thursday, October 13, 2022 6:46 PM
To: Ben Bryner <BBryner@colleyville.com>
Subject: Zoning Change off Westcoat Dr

Hello Ben,
I would like to voice opposition to the proposed zoning change off of Westcoat Dr. The City of Colleyville needs to grow the infrastructure (Ie - roads) before allowing anymore population growth. I live in Whittier Heights near the Fire Station on McDonwell School Road. It is nearly IMPOSSIBLE to turn left out of my neighborhood in the morning or in the afternoon when the rush hours fill the road with traffic. You will need traffic lights at every neighborhood off McDonwell, Westcoat and John McCain. These are now MAJOR thoroughfares. We do NOT need 50 more homes on Westcoat Dr. No way!! Build out the roads...then consider more growth.

Thank you,
Wesley Groff
524 Haverhill Ln
Colleyville TX 76034

Ben Bryner

Subject: RE: Greystone Manor development

---------- Forwarded message ---------
From: **Jeffrey Haithcock** < >
Date: Tue, Jul 5, 2022 at 10:09 AM
Subject: Greystone Manor development
To: Kathy Wheat < >

Hi Kathy:

I hope this email finds you well. I was reaching out to you about the planned proposal for the Greystone Manor development. I hope that the Colleyville City Council reconsiders the proposal, as having the traffic inflow and outflow towards Pleasant Run Rd. (via McDonwell) would be a much better situation for the residents of Westmont and Oak Hills subdivisions.

During the weekday morning and afternoon commute throughout the academic year, there is very heavy traffic on Westcoat Drive, which will likely be even worse this coming Fall due to the new traffic pattern at Bandit Drive and Davis Blvd. (no left turn onto Bandit from Davis Blvd).

I would be curious to know your thoughts too, and I am curious to know what the likelihood of this planned development being altered due to the concerns of the neighbors in this area.

Thanks for your time, hope that all is well with you and the family.

Thanks Kathy,

Jeff

Ben Bryner

Subject: RE: Protest/Objection to Proposed City of Colleyville Zoning Change Case ZC22-020

From: Greg Hanno < >
Sent: Thursday, July 14, 2022 9:20 AM
To: Bobby Lindamood <BLindamood@colleyville.com>; Kathy Wheat <KWheat@colleyville.com>; Brandi Elder <BElder@colleyville.com>; George Bond <GBond@colleyville.com>; George Dodson <GDodson@colleyville.com>; Chuck Kelley <CKelley@colleyville.com>; Callie Rigney <CRigney@colleyville.com>; Jerry Ducay <JDucay@colleyville.com>
Subject: Protest/Objection to Proposed City of Colleyville Zoning Change Case ZC22-020
Importance: High

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

Previously we provided notification by mail to the City of Colleyville offices of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

With continued discussions and recent meetings, we wish to reaffirm our stance and maintain the protest and objection to the above proposed zoning change as we approach the July 19th City Council meeting to begin review of this zoning change and the accompanying PUD development plans.

The development plan as proposed is inconsistent with other Colleyville neighborhoods in the area and seems counter in some regards to the City of Colleyville Comprehensive Plan, and the City of Colleyville Land Development Code. Please carefully and thoughtfully consider the following items to preserve the integrity and character of Colleyville that all citizens appreciate:

Alignment and consistency with other neighborhoods – The Maykus development as proposed, lacks typical Colleyville neighborhood characteristics such as open space, walking trails, interior features, structures, monuments, unique perimeter treatment, and privacy provisions such as green space barriers between neighboring lots. A walk in Westmont, Whittier Heights, Oakbrook Hills, The Preserve, The Overlook and Oak Alley brings these deficiencies to light and exposes the proposed development plan as less than creative and very inconsistent with typical Colleyville neighborhoods and non-compliant with the City of Colleyville Comprehensive Plan. Also reference attached Oak Alley Master Plan for comparison.

Open Space Requirements – When questioned at the Planning and Zoning Commission meeting, the developer acknowledged the plan proposed would require a variance (and P&Z agreed) to City of Colleyville Open Space requirements. Reference the City of Colleyville Land Development Code, chapter 11, section 11.5B, item 2a. This deficiency and non-compliance must not be allowed and should be corrected.

Density and Lot Size – Neighboring homes have enjoyed the open land for years but realistically expected development at some point. However, the indication was always that any development would be estate lots and home sites. We request consideration be given to preserving the Comprehensive Plan and the Mayor's

vision by requiring minimum lot sizes of 1 acre. This also helps to maintain the open feel of the area and an atmosphere more similar to what exists.

Traffic and Road Development - Current roads in the area are over utilized with neighborhoods egressing to Westcoat Road having difficulty entering traffic flow. Alternatively, the proposed land use plan should give consideration to remove traffic entering onto Westcoat Road and use the East McDonwell School Road to Pleasant Run Road for egress. Westcoat Road is currently overloaded for much of the day. Improvements to the under-used and dysfunctional East McDonwell School Road would be beneficial. Proper traffic studies must be conducted to arrive at a suitable egress plan for the development and to consider reasonable compromises.

Drainage – This is an issue with the current Oakbrook Hills residences backing up to the proposed zoning change property and must be addressed. City Engineering review and input is requested.

Oakbrook Hills Buffer Area - An appropriate and significant buffer is requested to preserve the integrity and neighborhood of the homes in the Oakbrook Hills subdivision that have houses proposed to be constructed directly opposite their backyard. Heavy landscaping and perhaps a more creative way to establish the buffer needs to occur than what is proposed (an easement for landscaping on the new home lot). Reference the included City of Colleyville Land Development Code, chapter 4, section 4.6, item J.

Perimeter Treatments - It is unclear what perimeter treatment and fencing would be installed. Some mention was made of wooden fencing but this is not consistent with other Colleyville neighborhoods with masonry fencing and significant perimeter fencing. There needs to be consistency and proper monuments, entrances, fencing, and signage aligning with the other area neighborhoods.

Your consideration and attention to these matters to preserve the quality of life that Colleyville residents appreciate currently, is appreciated.

Sincerely,

Greg Hanno
Katherine Hanno
213 Stonington Lane
Colleyville, TX 76034

Ben Bryner

Subject: RE: August 2nd City Council Meeting Agenda Item 5c

From: Greg Hanno < >
Sent: Monday, August 1, 2022 7:19 AM
To: Jerry Ducay <JDucay@colleyville.com>; Callie Rigney <CRigney@colleyville.com>; Chuck Kelley <CKelley@colleyville.com>; George Dodson <GDodson@colleyville.com>; George Bond <GBond@colleyville.com>; Brandi Elder <BElder@colleyville.com>; Kathy Wheat <KWheat@colleyville.com>; Bobby Lindamood <BLindamood@colleyville.com>
Subject: August 2nd City Council Meeting Agenda Item 5c

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney, and City Manager Ducay,

Please accept the following input regarding the Colleyville City Council August 2nd meeting agenda item 5c. regarding "consideration of a zoning change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01, 2A01B, 2A07A, and 2A07A1, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, Lot 1A, Block 1, Westcoat Estates, and Lots 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6409, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020."

The Council's consideration and diligent and professional approach to items raised by citizens towards this proposed zoning change and development plan at the First Reading at the City Council meeting on July 19th was very much appreciated. Mayor Pro Tem Wheat maintained decorum and successfully navigated a subject that has varying opinions and which had the potential to become contentious. Thank You!

Since the First Reading meeting, community discussion about the zoning change and development continues with various themes and positions being expressed. Some of these include:

a) Widespread opposition to the development.
b) Dismay over how the P&Z Commission could promote a plan with unresolved variances and considerable deviations from typical Colleyville development standards.
c) Traffic is a big topic and it is difficult to understand how any consideration to adding traffic in the Westcoat Road, West McDonwell School Road, and White Drive would be acceptable. These routes are overtaxed now.
d) Lot density and consistency with Colleyville long range plans.
e) Inconsistent or lack of features in the proposed development that align with surrounding neighborhoods for monuments, barriers, open/green space, trails and paths, fencing, buffer areas, etc.
f) Drainage which is a significant problem in the neighboring areas.

For these reasons, and others expressed at the First Reading, we respectfully request the City Council <u>outright reject</u> the proposed zoning change and PUD development.

Alternatively, and if there is confidence that the developer will act in good faith, adhere to City of Colleyville development standards, and consider City Council and Citizen input then it is suggested the <u>matter be tabled</u> to allow for further discussion and modifications to meet City of Colleyville requirements.

Further discussion and modifications would include (but not limited to) the following with suggested guiding principles for the development:

1. **Alignment and consistency with other neighborhoods and the Colleyville Comprehensive Plan**

Suggested guiding principle – include typical Colleyville neighborhood characteristics such as open space, walking trails, interior features, structures, monuments, unique perimeter treatment, and privacy provisions such as green space barriers between neighboring lots.

2. **Density and Lot Size**
   Suggested guiding principle – Minimum lot size of one acre throughout

3. **Open Space Requirements**
   Suggested guiding principle – No variance (as current) allowed. Adhere to City of Colleyville Open Space requirements.

4. **Traffic**
   Suggested guiding principle – Consider results of traffic study and make fact based decisions. Include serious consideration of East McDonwell School Road for egress and arrive at reasonable compromise.

5. **Drainage**
   Suggested guiding principle – City Engineering review and input must prevail and consider adjacent neighborhoods and needed improvements.

6. **Buffer Areas**
   Suggested guiding principle – an appropriate and significant buffer to preserve the privacy, integrity and neighborhood feel of the homes in the Oakbrook Hills subdivision and other neighborhoods that adjoin the proposed development.

Thank you again for your interest and attention to this matter and for your partnership in preserving the quality of life that Colleyville residents enjoy.

Sincerely,

Greg Hanno
Katherine Hanno
213 Stonington Lane
Colleyville, TX 76034

Gregory & Katherine Hanno
213 Stonington Lane
Colleyville, TX 76034

City of Colleyville
Attn: Mayor Bobby Lindamood
100 Main Street
Colleyville, Texas 76034

Dear Mayor Lindamood,

We wish to express our concerns and protest the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

We respectfully request our elected officials to carefully and thoughtfully consider this proposed zoning change which has the potential to impact Colleyville into the future. Hopefully any decision will be based on the City of Colleyville Comprehensive Plan that outlines the following guidance:

> *The goal for Colleyville's homes and neighborhoods is to preserve the high-quality, large lot, natural setting neighborhoods while improving connections and amenities. The plan encourages enhancing neighborhood-level amenities such as pocket parks, and sidewalks and trails. It also requires new residential developments to contribute to the city's "rural feel."*

The proposed zoning change cited above and the proposed development does not adhere to these guiding principles.

Furthermore, our newly elected Mayor Bobby Lindamood was clear in his vision for Colleyville stating that he plans to "continue to protect the integrity of existing neighborhoods and ensure Colleyville continues to keep our desired larger lots" "I hope to maintain not only the country-style charm but the friendly nature of our highly desired community"

The proposed zoning change cited above is not consistent with Mayor Lindamood's vision for Colleyville.

And the proposed development by Mr. Kosse Maykus is not consistent with other neighborhood developments in the immediate area that include open space, parks, structures, green spaces, buffer areas, and pathways.

While the City Council receives this proposal from the Planning and Zoning Commission, there are a number of issues cited by P&Z Commissioners that need to be considered and addressed which include:

- Variance from City of Colleyville standards for open space acknowledged by Mr. Maykus
- Lack of a traffic study and citizen opposition to the current proposal for all traffic to egress onto Westcoat Road
- Drainage issues proposed to be addressed by Mr. Maykus but which would benefit from city engineering review
- Concerns about the impact on existing Oakbrook Hills neighborhood and the lack of input from these residents

Following is additional detail of items that lead us to oppose and protest the proposed zoning change. We implore Mayor Lindamood and the Colleyville City Council to consider these points and make a sound decision for the long term outlook of Colleyville and its residents.

<u>**Lot Size**</u> - consideration should be given to preserving the Comprehensive Plan and the Mayor's vision by maintaining the zoning for RE Single Family Estate Residential with minimum lot sizes of 1 acre. This is consistent

with prior owner's preferences, existing neighbors, and helps address the open space concerns expressed by P&Z Commissioners.

Open Space Requirements – The developer acknowledged the plan proposed would require a variance to City of Colleyville Open Space requirements. Why would that be allowed? Reference the included City of Colleyville Land Development Code, chapter 11, section 11.5B, item 2a. Does this apply?

The current plan proposed for the land use is absent parks, green areas, bike and walking paths and other amenities consistent with the Comprehensive Plan and included in neighboring developments. This should be addressed.

Future Road Development - The change proposed and the land use proposed will remove any possibility of connecting East McDonwell School Road and West McDonwell School Road. Current roads in the area are over utilized with neighborhoods egressing to Westcoat Road having difficulty entering traffic flow. The extension of McDonwell School Road will facilitate traffic flow, reduce use of current roads to improve flow, and allow for enhanced fire and police access.

Alternatively, the proposed land use plan should give consideration to remove traffic entering onto Westcoat Road and use the East McDonwell School Road to Pleasant Run Road for egress. Westcoat Road is currently overloaded for much of the day. Proper traffic studies must be conducted.

Drainage - an issue with the current Oakbrook Hills residences backing up to the proposed zoning change and must be addressed. City Engineering review and input is requested.

Oakbrook Hills Buffer Area - an appropriate and significant buffer is requested to preserve the integrity and neighborhood of the homes in the Oakbrook Hills subdivision that will have houses constructed directly opposite their backyard. Heavy landscaping and perhaps a more creative way to establish the buffer needs to occur than what is proposed (an easement for landscaping on the new homes lot). Reference the included City of Colleyville Land Development Code, chapter 4, section 4.6, item J. Does this apply?

For example, this new neighborhood (if allowed to be developed) has no walking paths and a consideration is to create the buffer with the Oakbrook Hills neighborhood to include trails with connections to existing walking and bike trails to connect McDonwell Park and the Colleyville Soccer Park enhancing residents walkability and utilization of the park system.

Perimeter Treatments - it is unclear what perimeter treatment and fencing would be installed. Some mention was made of wooden fencing but this is not consistent with other Colleyville neighborhoods with masonry fencing and significant perimeter fencing. There needs to be consistency and proper monuments, entrances, fencing, and signage aligning with the other area neighborhoods.

While the above is not all inclusive, and more items may be identified as this project progresses, it is our hope that careful consideration will be given to these factors and a decision is made consistent with what Colleyville Residents expect and currently enjoy, with what Mayor Lindamood has promised, and that supports the Colleyville Comprehensive Plan.

Your consideration is appreciated,

Gregory P. Hanno
Katherine O. Hanno
encl.

Gregory & Katherine Hanno
213 Stonington Lane
Colleyville, TX 76034

City of Colleyville
100 Main Street
Colleyville, Texas 76034

Attn:
Colleyville Planning and Zoning Commission
Colleyville City Council
Mayor Bobby Lindamood

Dear Fellow Colleyville Residents

We respectfully submit the attached important items to be considered when deciding upon the proposed zoning change defined as:

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

Your thoughtful and deliberate review of the impact of this proposed change on the immediate neighborhoods and the overall direction of Colleyville is very much appreciated.

Sincerely,

Gregory P. Hanno
Katherine O. Hanno

encl.

This document is intended to provide a basis for the City of Colleyville and Residents thoughtful consideration of a Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, **Case ZC22-020**

While there may be consideration on all sides for or against the proposed change, it is expected that any decision will be based on the City of Colleyville Comprehensive Plan that outlines the following guidance:

> *The goal for Colleyville's homes and neighborhoods is to preserve the high-quality, large lot, natural setting neighborhoods while improving connections and amenities. The plan encourages enhancing neighborhood-level amenities such as pocket parks, and sidewalks and trails. It also requires new residential developments to contribute to the city's "rural feel."*
>
> *The strategy for regulating the city's growth is to maintain a 1.8 dwelling units per net acre maximum density.*

The proposed zoning change cited above does not adhere to these guiding principles.

Furthermore, newly elected Mayor Bobby Lindamond was clear in his vision for Colleyville stating that he plans to *"continue to protect the integrity of existing neighborhoods and ensure Colleyville continues to keep our desired larger lots" "I hope to maintain not only the country-style charm but the friendly nature of our highly desired community"*

The proposed zoning change cited above is not consistent with Mayor Lindamood's vision for Colleyville.

If the land is permitted to be developed, consideration should be given to preserving the Comprehensive Plan and the Mayor's vision by maintaining the zoning for RE Single Family Estate Residential consistent with most property in the area with minimum lot sizes of 1 acre.

Further items related to this proposed change and its significant impact on Colleyville that we respectfully request the Planning and Zoning Commission to carefully and thoughtfully consider include:

1. The change proposed and the land use proposed will remove any possibility of connecting East McDonwell School Road and West McDonwell School Road. Current roads in the area are over utilized with neighborhoods egressing to Westcoat Road having difficulty entering traffic flow. The extension of McDonwell School Road will facilitate traffic flow, reduce use of current roads to improve flow, and allow for enhanced fire and police access.

2. Alternatively, the proposed land use plan should give consideration to remove traffic entering onto Westcoat Road and use the East McDonwell School Road to Pleasant Run Road for egress. Westcoat Road is currently overloaded for much of the day.

3. Drainage is an issue with the current Oakbrook Hills residences backing up to the proposed zoning change and must be addressed.

4. The current plan proposed for the land use is absent parks, green areas, bike and walking paths and other amenities consistent with the Comprehensive Plan. This should be addressed.

5. If the land use plan is approved, an appropriate and significant buffer is requested to preserve the integrity and neighborhood of the homes in the Oakbrook Hills subdivision that will have houses constructed directly opposite their backyard. Heavy landscaping and perhaps a more creative way to establish the buffer needs to occur.

6. For example, this area (if allowed to be developed) has no walking paths and a consideration is to create the buffer with the Oakbrook Hills neighborhood to include trails with connections to existing walking and bike trails to connect McDonwell Park and the Colleyville Soccer Park enhancing residents walkability and utilization of the park system.

7. In a meeting with the developer, it was not made clear what perimeter treatment and fencing would be installed. Some mention was made of wooden fencing but this is not consistent with other Colleyville neighborhoods with masonry fencing and significant perimeter fencing. There needs to be consistency and proper monuments, entrances, fencing, and signage.

While the above is not all inclusive, and more items may be identified as this project progresses, it is our hope that careful consideration will be given to these factors and a decision is made consistent with what Colleyville Residents expect, the Mayor promises, and that supports the Colleyville Comprehensive Plan.

Thank you for your consideration.

Ben Bryner

Subject: RE: Greystone Manor concerns

From: Tom Hardeman < >
Sent: Saturday, June 25, 2022 12:05 PM
To: Bobby Lindamood; Callie Rigney; Chuck Kelley; George Dodson; Kathy Wheat; George Bond; Brandi Elder
Subject: Greystone Manor concerns

Dear City Council members,

Kosse Maykus has submitted a request for a zoning change for Greystone Manor on approximately 59.40 acres which is currently zoned AG Agricultural district.

The request is to rezone the property from AG agricultural district to PUD-R Planned Unit Development Residential District to allow for a new 56-lot single-family detached subdivision.

As a resident of the Westmont subdivision which is situated West of Westcoat Drive and North of McDonwell School Road I am very concerned about the increased traffic coming into our area especially at rush hour in the morning and evening. I understand that Mr. Maykus has agreed to move the entrance to Greystone Manor south of the roundabout on Westcoat Drive. That would be better than the original proposal which was just south of one on the entrances to our subdivision.

Since I live on Reverchon Court, a single street subdivision in which the exit is very close to the roundabout of Westcoat Dr and John McCain, currently in the mornings I can hardly exit our subdivision now due to backed up traffic. The addition of 56 new homes will make this traffic situation an intolerable mess. Under no circumstances should an addition be added that allows primary entry and exit onto the already overcrowded Westcoat Drive. A better solution would be to develop an exit on the back side of the property and exit onto Pleasant Run.

I would like to be able to have a discussion with all concerned residents, our city council members and Mr. Maykus to see if we can resolve many of the concerns.

Thanks for your consideration in trying to keep the small town country feel to our city.

Tom and KayLane Hardeman

7012 Reverchon Court

Colleyville, TX 76034

Ben Bryner

Subject: RE: IMPORTANT update regarding potential development Fwd: Oakbrook Hills Feedback regarding potential development with Maykus…

From: patty heenan < >
Sent: Tuesday, June 28, 2022 6:38 PM
To: Bobby Lindamood <BLindamood@colleyville.com>; Kathy Wheat <KWheat@colleyville.com>; Brandi Elder <BElder@colleyville.com>; George Bond <GBond@colleyville.com>; George Dodson <GDodson@colleyville.com>; Chuck Kelley <CKelley@colleyville.com>; Callie Rigney <CRigney@colleyville.com>; Jerry Ducay <JDucay@colleyville.com>
Cc:;;;;;; 'Patrick/Terri Heenan' < >
Subject: IMPORTANT update regarding potential development Fwd: Oakbrook Hills Feedback regarding potential development with Maykus…

Dear Sirs / Madams,

Unfortunately we were traveling when the June 16th meeting occurred with Mr. Maykus. After learning of the details from that meeting we are writing to personally express our grave concern with the approach being taken with this proposed new development.

We would like to echo and expand on the statements provided below as this is not something the City of Colleyville should be approving without extreme due diligence, which my assumption is, this is already taking place as we speak.

PROPOSED DEVELOPMENT GATE INGRESS / EGRESS:

We were shocked to learn of the proposed entry for this new development to be directly on Westcoat Drive. This would invite a myriad of problems and make a bad situation worse. I would strongly encourage any of you to visit this area during the a.m. and p.m. commuting time frames – it's ridiculous. It's already extremely unsafe with the increased traffic from McDonwell School Rd with all those vehicles using it as a cut through, mostly to Colleyville Blvd. Especially for the children who have to cross the street to get the bus. Clearly, Pleasant Run would be the most logical entrance / exit for this new development for the reasons outlined below. It is a bit concerning that there were no traffic studies conducted or in process and this had to be initiated by one of the Oakbrook Hills residents.

DRAINAGE:

Again, as stated below this is a major concern and we can speak from direct experience having levied several complaints to the City of Colleyville regarding the run off drainage issues already occurring. This new proposed development will only exacerbate the situation. The maintenance required to continually dredge the run off area located between our house and the cul-de-sac is out of control. The City is responsible for ensuring there is a clear flow run off from the street drains to the engineered run off area. However, this is already not being maintained, so I can only conclude the situation will get substantially worse.

The homeowner's of Oakbrook Hills and the surrounding neighborhoods want to thank you in advance for your commitment to keeping Colleyville safe. We look forward to your assurance that any new development such as this one proposed by Mr. Maykus, will not simply get rubber stamped, but rather will be deeply analyzed to ensure current residents are not gravely, adversely affected. If this proposed development is permitted to proceed as outlined, it will make current situations worse, not better, and that would be a tragedy.

Your leadership and due diligence is much appreciated.

Regards,

Patrick Heenan
Terri Heenan
6824 Fallbrook Court
Colleyville, TX 76034

Ben Bryner

Subject: RE: Graystone

From: Donald Hellman <>
Sent: Friday, July 22, 2022 8:39 AM
To: Jerry Ducay <JDucay@colleyville.com>; Kelly Miller < >
Subject: Graystone

Morning Jerry, I am writing to "Protest" the Graystone Development as presented. I prefer less density, fewer homes and more green space. I feel the West Entrance is reasonable and found the Council Woman's statement that the East Entrance was "Solvable" to be disingenuous and unfair to the Developer. Don Hellman

Ben Bryner

Subject: RE: Concerns Regarding Colleyville Development

From: John Hutchinson < >
Sent: Wednesday, July 6, 2022 6:49 PM
To: Jerry Ducay <JDucay@colleyville.com>
Subject: Concerns Regarding Colleyville Development

July 6, 2022

Dear Mr. Ducay:

We recently moved into our home at 6816 Fallbrook Ct. in the Oakbrook neighborhood here in Colleyville. We are writing to express our view with regard to the proposed development between Pleasant Run and Westcoat, at McDonwell School Road. We have two primary concerns related to the proposed development:

1. Traffic: The traffic on Westcoat during the peak morning and evening rush hours is already stressing the recently constructed round-about at Westcoat and John McCain, and limits access onto Westcoat from Stonington Ln. I believe a reasonable modification to the current development plan would be to include another development access to Pleasant Run Rd in order to share the burden of the increased traffic flow.

2. Density: The current proposal calls for building lot sizes substantially smaller than those in the immediate vicinity, which would put significantly more pressure on the already stressed traffic infrastructure as previously mentioned, and I fear will also have a negative economic impact on surrounding property values due to the change in the nature of the community character. I believe requiring lot sizes more in line with those in surrounding neighborhoods even if they vary in size (from a half acre to an acre for example) could be a possible solution.

We are supportive of a development plan that takes into consideration the needs of the community so that we can continue to enjoy the character of Colleyville, which is one of the main reasons we relocated to this city.

Thank you for your consideration,

John and Sharon Hutchinson

Ben Bryner

Subject: RE: Opposition to Garrison Development on Westcoat As Is

From: robbin.hyde <>
Sent: Tuesday, July 19, 2022 9:35 AM
To: Jerry Ducay <JDucay@colleyville.com>; Bobby Lindamood <BLindamood@colleyville.com>; Brandi Elder <BElder@colleyville.com>; George Bond <GBond@colleyville.com>; Kathy Wheat <KWheat@colleyville.com>; George Dodson <GDodson@colleyville.com>; Chuck Kelley <CKelley@colleyville.com>; Callie Rigney <CRigney@colleyville.com>
Subject: Opposition to Garrison Development on Westcoat As Is

Name:
Robert & Robbin Hyde
202 White Drive
Colleyville, TX 76034

We oppose the Garrison Development on Westcoat as is currently planned. There needs to be a road from Westcoat to Pleasant Run. This would help with the flow of traffic and in addition, encourage residents to shop and dine in Colleyville.

Thank you.
Robbin Hyde

Ben Bryner

Subject: RE: Feedback regarding potential development with Makus Homes & Neighborhoods

From: Wayne Irwin < >
Sent: Saturday, June 25, 2022 10:38 AM
To: Bobby Lindamood <BLindamood@colleyville.com>; Kathy Wheat <KWheat@colleyville.com>; Brandi Elder <BElder@colleyville.com>; George Bond <GBond@colleyville.com>; George Dodson <GDodson@colleyville.com>; Chuck Kelley <CKelley@colleyville.com>; Callie Rigney <CRigney@colleyville.com>; Jerry Ducay <JDucay@colleyville.com>
Subject: Feedback regarding potential development with Makus Homes & Neighborhoods

All,

My family lives in the Oakbrook Hills neighborhood just north of the proposed new development - we were one of the first homes built in the subdivision and are one of the few original homeowners in Oakbrook Hills. The reason I think that is important is that we have experienced the change over the years and have a good perspective on the additional impacts this proposed development could bring.

We want to maintain the beauty of this area and the City of Colleyville (City) overall. While we'd hope that the property in question was left in its current state, we understand that development will occur, therefore, we need to ensure what is developed provides the best outcome for the residents of Oakbrook Hill and the surrounding area.

I attended the June 13th, Planning & Zoning meeting where Mr. Maykus outlined the plans for the development and the adjustments he was willing to make to the original plans based on feedback he had received. The key changes that were critical to our support of the proposal were:

- Establishment of a single entrance into the neighborhood SOUTH of the traffic circle at the corner of Westcoat and McDonwell School road. The other entrance, north of the traffic circle would be for emergency use only. This would mimic the set up we have in Oakbrook Hills where there is an emergency-only gate at the west end of Oldenwood Ct.
    - This is important for a variety of reasons, but the primary reason is traffic congestion. Since the City terminated any plans to have the 2 portions of McDonwell School Road to connect, the main traffic flow coming from our neighboring cities (North Richland Hills, Keller, etc.) flows to John McCain. This flow causes considerable congestion for our neighborhood. While having the entrance south of this traffic circle won't stop people from the new neighborhood to turn right while exiting and continuing to John McCain for access to Colleyville Blvd, it may have a portion of the traffic to turn left to avoid the already congested path.
- Appropriate setback (30') and greenspace along the north side of the proposed neighborhood abutting the south side of Oakbrook Hills. This greenspace would provide a level of privacy for the homes on Stonington Lane with both lower-height shrubs and a type of tree that is more evergreen (Live Oak). This would not only provide privacy but also help maintain the country feel of the area.
- Drainage. There has always been a level of drainage challenges with property due to natural drainage flows. Mr. Maykus committed to including appropriate drainage and catch ponds so that the Oakbrook Hills neighbors are not impacted with additional water heading our way given the additional concrete and less natural use of the land.

To ensure that the developer adheres to the commitments made and agreed upon, we ask that they be codified in the current PUD-R. While Mr. Maykus seems like a trustworthy developer, we also trusted David Bagwell who made a number of commitments to the City and the residents of Oakbrook Hills that

weren't codified and he subsequently modified his plans, negatively impacting the residents of Oakbrook Hills and the City in general.

Thank you for your service to the City and your commitment to keeping Colleyville a special place in the DFW area.

Respectfully,

Wayne & Lori Irwin

301 Oldenwood Ct.

Colleyville, TX 76034

Ben Bryner

Subject: RE: Opposition to Cos Maykus Westcoat Drive development

Begin forwarded message:

From: Melissa Johann <>
Subject: Opposition to Cos Maykus Westcoat Drive development
Date: July 18, 2022 at 3:59:04 PM CDT
To: blindamood@colleyville.com
Cc: belder@colleville.com, gbond@colleyville.com, kwheat@colleyville.com, gdodson@colleyville.com, ckelley@colleyville.com, crigney@colleyville.com

Please be informed that I am opposed to the proposed development of the Cos Maykus project on Westcoat Drive, Garrison property as proposed.

I am requesting a consideration of an entrance gate on the east side of the property that exits on to Pleasant Run/McDonwell School Road.

Thank you,

Melissa Johann
6316 Westcoat Drive
Colleyville

Ben Bryner

Subject: RE: Feedback on Proposed Greystone Manor Development

From: Jennifer Johnson <>
Sent: Monday, July 11, 2022 6:00 PM
To: Jerry Ducay <JDucay@colleyville.com>
Cc: Kathy Wheat <KWheat@colleyville.com>
Subject: Feedback on Proposed Greystone Manor Development

Thank you for facilitating the meeting today. It was helpful to hear an overview, and have the chance to participate in providing feedback. If you could please pass this email along to all City Council Members for their consideration as they hear detail on the proposal on July 19, we would appreciate it.

Of the four primary areas of concern - Traffic, Drainage, Density and Aesthetics, they all closely impact each other, but my husband, Mark and I are primarily concerned with the volume of traffic this will add to an already extremely busy Westcoat drive. Over the past few years, as we have had many road improvement projects, traffic patterns have increased traffic on Westcoat. Most recently, with the restrictions added on Bandit/Davis, we have noticed the largest increase. Exiting our Westmont subdivision, especially making a left/North turn has become very difficult. A couple of times, to ease my stress, I have turned right, and then used the roundabout to then be able to head North. Adding 55 homes, and 110-150 more cars will make this a solid line of traffic.

Ideally, we would like to see the primary entrance moved to E McDonwell School Rd, where quick access to Pleasant Run, LD Lockett and Tinker can be used to disperse traffic. At a minimum, we would want to see a second entrance/exit on E McDonwell School Rd, to pull some of the traffic of Westcoat. Since this is proposed as a gated community, it would not be used as a cut through, so the only traffic generated on E McDonwell would be from Greystone Manor.

Jennifer and Mark Johnson
203 Colden Ct
Westmont Subdivision

Stan Jordan

6809 Westmont Dr.

Colleyville, Tx

6/26/22

Response to : Zoning case ZC22-020

Dear City Council members,

Kosse Maykus has submitted a request for a zoning change for Greystone Manor on approximately 59.40 acres which is currently zoned AG Agricultural district.

The request is to rezone the property from AG agricultural district to PUD-R Planned Unit Development Residential District to allow for a new 56-lot single-family detached subdivision.

As a resident of the Westmont subdivision which is situated West of Westcoat Drive and North of McDonwell School Road I am very concerned about the increased traffic coming into our area especially at rush hour in the morning and evening. I understand that Mr. Maykus has agreed to move the entrance to Greystone Manor south of the roundabout on Westcoat Drive. That would be better than the original proposal which was just south of one on the entrances to our subdivision. A better solution would be to develop an exit on the back side of the property and exit onto Pleasant Run.

I do not think Mr. Maykus has begun to address the drainage issue in the overall area. Although he mentions Oakbrook and the new lots, nothing

has been discussed as to how he will handle all the additional drainage as it leaves the subdivision. Currently all drainage from the south, west and east drains into a small drainage ditch in Westmont. This drainage is currently beyond it's ability to handle the existing drainage. The water regularly goes out of the ditch and floods the common area that runs behind the houses on Westmont. A detailed engineering study should address this issue. I don't see that here.

I would further like to address the traffic issue. The addition of at least 100 cars on to Westcoat or Mcdonwell road is a bad idea. These roads are nearly impossible during certain times of the day to enter. There have been several accidents or near accidents involving cars speeding through the turnabout and crashing into the back of traffic waiting to turn onto Westmont drive. I can't see how any plan to add that much additional traffic to these roads would be prudent decision. I don't see any reason why some of this could not be addressed by an exit to the east. A road and an easement already exists.

I would like to be able to have a discussion with all concerned residents, our city council members and Mr. Maykus to see if we can resolve many of the concerns.

Thanks for your consideration.

Stan Jordan

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Westmont, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Marietta Klein

Signature(s)

MARIETTA KLEIN, DENNIS WILES

Name(s)

200 FREMONT CT, COLLEYVILLE, TX

Address

7/29/22

Date

Ben Bryner

Subject: RE: Concerns about Proposed Greystone Manor Development

From: k konecny < >
Sent: Tuesday, August 2, 2022 10:19 AM
To: Bobby Lindamood <BLindamood@colleyville.com>; Kathy Wheat <KWheat@colleyville.com>; Brandi Elder <BElder@colleyville.com>; George Bond <GBond@colleyville.com>; Chuck Kelley <CKelley@colleyville.com>; Callie Rigney <CRigney@colleyville.com>; Jerry Ducay <JDucay@colleyville.com>; George Dodson <GDodson@colleyville.com>; Christine Loven <cloven@colleyville.com>; Angela Larson <ALarson@colleyville.com>
Cc: Kerry Konecny < >
Subject: Concerns about Proposed Greystone Manor Development

Dear Colleyville City Council and Committee Members:

After attending the hearing in July, we have serious concerns and questions about allowing the Greystone Manor development to proceed as proposed. I hope you will not mind receiving these concerns in outline format; it's easier to organize and, I hope, easier to read.

1. **We have concerns about approach taken by the developer, Mr. Maykus.**
    1. **He did not appear to take the meeting seriously.**
        1. He was sloppily dressed.
        2. His manner was very informal – even casual.
        3. He apparently neglected to fully prepare for the meeting.
            1. He presented very high-level renderings (landscape)
            2. He did not have sufficient traffic or drainage studies.
            3. His primary argument for being allowed to proceed was that he "has done this before" (and so, presumably, should not be questioned).
    2. **He showed disrespect for City Council members** by interrupting, challenging and generally patronizing them.
    3. **Mr. Maykus showed little respect for City of Colleyville**
        1. His proposal assumes he will be granted variances and exceptions
            1. He is in the planning stages now. He should plan according to the city's <u>existing</u> requirements instead of presuming he will get exceptions.
            2. If he assumes the city will grant him variances, can we expect him to uphold Hat Creek's own building codes and standards? Or will he lower the standards for the proposed development in the same way he's expecting the City of Colleyville to lower theirs?
    4. **Mr. Maykus apparently has no stake in the community.**
        1. His only interests are financial–not necessarily a bad thing, but important to keep in perspective
        2. I urge the Council to place the *City's* needs above the financial desires of Mr. Maykus and insist he comply fully, respectfully and without exception–or build elsewhere.
    5. If he demonstrated this lack of respect when presenting his proposal, can we expect Mr. Maykus to proceed with respect for the city and its ordinances if allowed to proceed? In our observation, he has subjected himself to a credibility gap and this is of considerable concern with so much at stake.
2. **We are concerned for the community of Colleyville.**

1. **Traffic is a real issue.**

    1. 56 new homes with two drivers = at least 112 cars

        1. assuming each home has at least one additional vehicle per day (teen driver, pool, lawn, or cleaning service, delivery, etc.) adds 56 more cars = **168** vehicles / day.
        2. If each vehicle comes & goes once a day = total increase of **~340 cars in & out daily.**
        3. 340 cars driving one car length apart is 2 miles long
            1. **= at least two solid miles of traffic *added* to existing congestion every day**
            2. This significant increase must be managed conscientiously.
    2. The proposal would permanently seal off McDonwell School Road, driving this extra traffic to already over-burdened streets (i.e. Westcoat and Bandit).

        1. There is a clear need for McDonwell School Road to connect.
        2. One need only look at a map to see this was the plan at some point; it's a road with one name that stops and starts.
        3. This is the city's <u>only chance</u> to connect that road.

            1. I realize a few families resist connecting McDonwell School Road. I would, too, if I lived there, and I am sorry for them.
            2. But many families are already feeling the effects of increased traffic on Westcoat and Bandit.
            3. If connecting the road is not considered now, Colleyville will be saddled with constricted traffic for decades to come.
            4. The needs, safety and interest of the entire community should be considered, not just those of a few property owners.
2. **An exclusive west entrance to the proposed development is problematic.**

    1. A west entrance would funnel all traffic–and business–to Keller/NRH
    2. If the Council is truly committed to growing Colleyville businesses, with all due respect, this is an opportunity to "put your money where your mouth is" and require an east entrance that will direct business dollars to Colleyville.
3. **We have concerns with adding more gated communities to Colleyville.**

    1. Most existing neighborhoods in Colleyville are not gated and yet are considered safe and desirable.
    2. The only benefits of a gated subdivision are to the developers, agents who profit from the sale of these homes, and *possibly* for the future residents.

        1. Current residents bear the burden of increased taxes, traffic, and wear and tear–yet would be shut out of a portion of their own city.
    3. Gated communities are, by definition, exclusive.

        1. Why create a new section of Colleyville that most residents of our community would not be allowed to enter?
        2. If this is permitted to go forward, all future developers will propose gated subdivisions, significantly changing the face of Colleyville.
        3. Rather than a city that is chopped up into separate sections, please maintain Colleyville as one community of neighbors.

We understand this land is being sold an and will be developed. But this gated, high-density development as presented by Mr. Maykus would dilute the advantages the city has worked so hard to preserve, permanently hinder the flow of

traffic in Colleyville, and funnel business and dollars to neighboring cities. We maintain that Greystone Manor, *as proposed*, would not be an overall benefit to the City of Colleyville, either immediately or by setting a precedent for the future. **We are asking the City Council to insist that any developer of property in Colleyville proceed with the utmost respect and care for our city and its existing residents.**

Sincerely,
Kerry and Sheli Konecny
516 Tumbleweed Trail, Colleyville

Ben Bryner

Subject: RE: Protest for 6808 Fallbrook Ct - Larsen

From: Larsen, Matthew < >
Sent: Thursday, July 28, 2022 11:41 AM
To: Ben Bryner <BBryner@colleyville.com>
Cc: Jerry Ducay <JDucay@colleyville.com>
Subject: Protest for 6808 Fallbrook Ct - Larsen

Ben,

Please record our protest of the Graystone Manor development.

Thanks,

Matt and Jennifer Larsen
6808 Fallbrook Ct, Colleyville, TX 76034

Ben Bryner

Subject: RE: Upcoming City Council Meeting (Tues. Nov 15th @ 7:00 pm)

From: Harold Ledbetter < >
Sent: Thursday, November 10, 2022 10:07 PM
To: Ben Bryner <BBryner@colleyville.com>
Subject: Re: Upcoming City Council Meeting (Tues. Nov 15th @ 7:00 pm)

Hello Ben,

I am in opposition.

6700 Pleasant Run Road

Thanks,

Harold

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Colleyville, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Signature(s)

SHELLEY LEVITZ

Name(s)

6403 Westcoat Drive, Colleyville, TX 76034

Address

10/02/22

Date

Ben Bryner

Subject: RE: Opposition to new development, Greystone Manor

-----Original Message-----
From: Tricia Lewis < >
Sent: Thursday, July 21, 2022 10:29 PM
To: Christine Loven <cloven@colleyville.com>
Subject: Opposition to new development, Greystone Manor

Dear Council members,

We have lived in Remmington Park for 18 years and have watched as several neighborhoods have gone up around us. We are very concerned about another 50+ residential development going in right around this same area as traffic is already a huge concern for us. Local roads John McCain, Westcoat, McDonwell School Road, and LD Lockett are already congested and experiencing high volume traffic, often at standstills during rush hour times.

We are also concerned about losing the charm and quaint atmosphere that this section of Colleyville still has. It is a little oasis in the middle the concrete jungle of the metroplex. I would venture to say that a majority of homeowners chose Colleyville because of it's unique landscape and it has been very disappointing to see our city partner with companies that want to come in and chip away our land, one lot at a time, all for the sake of profit. We are losing what differentiates Colleyville from all the other cities around us.

We implore the council to consider these factors when making decisions on this zoning change and allowing another developer in to chop up our lovely city. Adding another densely populated neighborhood will have an adverse effect on our city landscape and put even more strain on our already highly populated road ways.

Thank you for your time and consideration.

Concerned residents,
Clint and Tricia Lewis
307 Polo Trail
Colleyville, TX

Ben Bryner

Subject: RE: Grestone Manor Development Concerns

From: Diana Light < >
Sent: Monday, June 27, 2022 3:32 PM
To: Brandi Elder; George Bond; Bobby Lindamood; Kathy Wheat; George Dodson; Chuck Kelley; Callie Rigney
Cc: Kirk Light
Subject: Grestone Manor Development Concerns

Dear City Council members,

Kosse Maykus has submitted a request for a zoning change for Greystone Manor on approximately 59.40 acres which is currently zoned AG Agricultural district. The request is to rezone the property from AG agricultural district to PUD-R Planned Unit Development Residential District to allow for a new 56-lot single-family detached subdivision.

We are homeowners in the Westmont subdivision which is situated West of Westcoat Drive and North of McDonwell School Road. We are deeply concerned about the increased traffic coming into our area especially at rush hour in the morning and evening. During those heavy traffic times, and often throughout the day, Westcoat carries a large amount of traffic as the path from Colleyville Blvd, through John McCain, down Westcoat to McDonwell School Road is the only legitimate pass through from Colleyville Blvd to Precinct Line Road. This is obviously understood as the more recent roundabouts put in along Westcoat were necessary to help provide a more consistent traffic flow. The problem for our neighborhood is that under the current traffic situation it can be very difficult to enter or exit at any time of the day, and most especially during heavy traffic times in the morning and evening. Our main concern then with the development of Greystone Manner is the intent to add the neighborhood entrance right near the roundabout at Westcoat and McDonwell School Road. We understand that Mr. Maykus has agreed to move the entrance south of the roundabout on Westcoat Drive. That would be better than the original proposal which was just south of one on the entrances to our subdivision, and would result in an effective (but not official) 4 way stop between the two neighborhoods. A better solution would be to develop an exit on the back side of the property and exit onto Pleasant Run. Pleasant Run is not as heavily trafficked as Westcoat, as it is not a pass through street.

We also would like to better understand the landscaping plans for the property that lines up to the Westcoat road. Looking at the plan maps, it would appear that where our entrance into Westmont currently views the gorgeous green space property, we will now see the back sides of the smaller homes in the new subdivision. Would it be possible to consider green space or

landscaping along that line? We are concerned with decreasing our property values as well as the ability to maintain the country feel of our community.

We would like to be able to have a discussion with all concerned residents, our city council members and Mr. Maykus to see if we can resolve many of the concerns. Thanks for your consideration in trying to help keep all residents safe and all property values stable.

Kirk and Diana Light

6905 Westmont Dr

[redacted]

Ben Bryner

Subject: RE: Protest To Proposed Greystone Manor Development Plan - Oakbrook Hills - 301 Stonington Lane

From: chad markle <>
Sent: Wednesday, July 20, 2022 7:27 PM
To: Jerry Ducay <JDucay@colleyville.com>
Cc: Shana Markle <>
Subject: Protest To Proposed Greystone Manor Development Plan - Oakbrook Hills - 301 Stonington Lane

Jerry.
Thank you for your thoughtful and timely responses to our Oakbrook Hills homeowners about the proposed Greystone Manor. Your understanding of Colleyville policy and process and level of patience is an asset to our citizens and our city council members.

We are lodging formal protest with the points of objection or concern. These items were shared by Wilf Cameron on behalf of some members of the Oakbrook Hills homeowner's association at the Colleyville City Council on July 19, 2022

1. The development plan should provide for at least a 30-foot buffer with landscaping primarily consisting of trees, between the residences on Stonington Lane and the proposed development. This buffer should be land managed and cared for by the homeowners association and be part of the open space requirements required by the PUD zoning classification. The current plan provides for only a 15-foot buffer of undetermined type in some areas and does not appear to provide for any open space.

2. The proposed fencing on the Stonington Lane side of the development should be uniformly iron. The plans appear to call for wooden fencing for part of this segment.

3. Plans for drainage should ensure that the proposed development does not increase water flow into the Oakbrook Hills subdivision.

4. Residents of the Westmont development community and Oakbrook Hills Community request a second exit to the new development be placed on McDonwell East as a second access/egress point to the development. The traffic and congestion on Westcoat has become unmanageable and is a safety hazard to people and cars attempting to exit from neighborhoods off of Westcoat. A traffic survey of the McDonwell East and Pleasant Run area is requested to compare the relative traffic burdens of Westcoat and Pleasant Run. We believe the study will show that Westcoat has the heavier burden, and that Pleasant Run would be in a better position to absorb traffic from the new development.

5. Whether or not a secondary exit is made on McDonwell East as requested, landowners need to be certain that the proposed access to the development north of the Westcoat/McDonwell School roundabout will be for emergency/fire access only, as the current plan suggests. Having this access available for day-to-day use would cause significant problems for both developments in exiting onto an already congested Westcoast Dr.

6. The smallest proposed lots back up to Stonington, resulting in 8 lots backing up to Stonington. One or two lots should be taken from the Stonington side and reallocated to other sides of the proposed development, so as to more equitably equalize lot sizes backing up to the various existing developments.

7. Landowners need to be certain that, in connection with the proposed zoning change, the City of Colleyville will require the proposed development to implement every element put forward in the development plan (i.e., the developer will not have the flexibility to alter any of the above items, or other elements of the current development plan, without obtaining a further zoning change). We understand that the current PUD-R zoning proposal requires this, but if the proposed zoning type changes, there must be a similar requirement for the developer to adhere to the plan.

Thank you.
Chad & Shana Markle
301 Stonington Lane

Ben Bryner

Subject: RE: Protest of Greystone Manor Development Plan

From: Timothy Marling <>
Sent: Monday, July 18, 2022 2:56 PM
To: Jerry Ducay <JDucay@colleyville.com>
Cc: Karrie Marling <>
Subject: Protest of Greystone Manor Development Plan

Mr. Ducay,

My wife and I are writing to inform you that we formally wish to protest the current development plan for Greystone Manor.

Timothy & Karrie Marling
308 Stonington Ln, Colleyville, TX 76034

Regards,
Tim & Karrie

Ben Bryner

Subject: RE: rezoning & development - Westcoat Dr

From: Kristy Mercer < >
Sent: Monday, July 18, 2022 3:49 PM
To: Jerry Ducay <JDucay@colleyville.com>; Bobby Lindamood <BLindamood@colleyville.com>; Brandi Elder <BElder@colleyville.com>; George Bond <GBond@colleyville.com>; Kathy Wheat <KWheat@colleyville.com>; George Dodson <GDodson@colleyville.com>; Chuck Kelley <CKelley@colleyville.com>; Callie Rigney <CRigney@colleyville.com>
Subject: rezoning & development - Westcoat Dr

Hello and thank you for your service to our great community. I am writing to express my opposition to the rezoning and development of the property at Westcoat Dr and McDonwell School Road. Since I first moved to this neighborhood as a teenager in 1989, I have witnessed tremendous growth, but with that growth has come headaches. The major problem affecting our family would be the increased traffic on Westcoat Drive. It is unbelievably difficult to get out of our driveway in the mornings and evenings, and with a teenage driver and elderly parents next door, we are often concerned for their safety. Once we are able to leave our house, we can wait for several minutes at the roundabout from all of the cars traveling from Keller and NRH. The backup at John McCain to get to school often stretches back to McDonwell. Our street CANNOT handle the additional traffic a new neighborhood would bring. I long for the Colleyville I knew 30 years ago...please realize that all of the long time Colleyville residents live here for a reason. We don't wish to live in just another DFW suburb.

Kristy Mercer
6504 Westcoat Dr
Colleyville, TX 76034

Ben Bryner

Subject: RE: PUD zoning plan Westcoat Dr development

From: lee mercer <>
Sent: Monday, July 18, 2022 11:56 AM
To: Jerry Ducay <JDucay@colleyville.com>
Cc: Bobby Lindamood <BLindamood@colleyville.com>; Brandi Elder <BElder@colleyville.com>; George Bond <GBond@colleyville.com>; George Dodson <GDodson@colleyville.com>; Kathy Wheat <KWheat@colleyville.com>; Chuck Kelley <CKelley@colleyville.com>; Callie Rigney <CRigney@colleyville.com>
Subject: PUD zoning plan Westcoat Dr development

We reside at 6400 Westcoat Dr. (Colleyville) and oppose the rezoning being discussed for our neighborhood.

We have observed a significant increase in traffic on Westcoat over the past few years. We understand that much of that traffic flow is determined by our location between Hwy 26 and N Tarrant Pkwy and cannot be changed without major traffic flow redesign. However, we feel that adding a residential development into that mix would create substantial congestion from the increased number of delivery and service vehicles.

We also have enjoyed the green space provided by this property.

Thank you for your consideration of our concerns, and thank you for your service to our community.

Sincerely,

Chuck and Cindy Mercer
6400 Westcoat Dr.
Colleyville, TX 76034

Ben Bryner

Subject: RE: In opposition of Maykus Development

-----Original Message-----
From: HENRY MILLER III < >
Sent: Sunday, July 17, 2022 11:52 PM
To: Jerry Ducay <JDucay@colleyville.com>
Subject: In opposition of Maykus Development

I am writing this email in strong opposition of the new neighborhood development on the Westcoat property by Maykus.
There should be no ingress or egress on Westcoat only pleasant run due to existing traffic patterns and development. There are three routes to Hwy 26 via Tinker, John McCain and Hall Johnson (actually White to Beverly, etc). The ingress/egress would go into a soccer field versus the already heavily trafficked Westcoat. The area neighborhoods (including ours) haven't felt the traffic impact from the Hall Johnson residential development as it is not had any occupancy. Due to intense traffic the resdidents of Oakbrook have to get out of their vehicles and use the crosswalk blinking lights just to leave our neighborhood mbira Westcoat during traffic hours. Not only hampering adult workers but students as well. Ingress and egress should be on pleasant run ONLY. Ingress and egress on westcoat is completely impractical and will severely impact our daily lives.
Lots should be 1.5 acres each in order to reduce the already burdensome traffic patterns and to maintain all neighborhood's quality of life.
The set backs between the neighborhoods should be greater as well. The most obvious reasons are for privacy and drainage.
Maykus and the seller do not care about the citizens of Colleyville. They seek to make a profit then walk away from the problems they have created. The seller could care less about how well she has had it in Colleyville for so many years. The residents of Colleyville that supported you all in your elections plead with you to maintain the small town atmosphere of our neighborhoods and don't allow this rude and condescending out of town developer negatively impact our well being. I'm ashamed for the seller as she has benefitting from our community for years and now she chooses to turn her back on the families and friends that will remain in the area.
The current Infrastructure will not support the additional traffic. The round sbouts were merely bandaids. The traffic in the area will continue to get worse as the developments are built out.
I would ask the you and all of the city council members to walk in our shoes so to speak and attempt to leave our Oakbrook neighborhood, turn right to the John McCain round about, circle it and then try to enter our neighborhood. Please do this multiple times until 9:00 and see how horrible the traffic already is. Being summer the traffic is even much less as there are no students nor parents trying to get to their kids to school.
Regards
Henry Miller III
6820 Fallbrook Ct

Ben Bryner

Subject: RE: IMPORTANT update regarding potential development Fwd: Oakbrook Hills Feedback regarding potential development with Maykus…

From: Kelly Miller < >
Subject: Oakbrook Hills Feedback regarding potential development with Maykus…
Date: June 23, 2022 at 3:37:54 PM CDT
To: blindamood@colleyville.com, kwheat@colleyville.com, belder@colleyville.com, gbond@colleyville.com, gdodson@colleyville.com, ckelley@colleyville.com, crigney@colleyville.com, jducay@colleyville.com
Cc:

Oakbrook Hills Feedback regarding potential development with Maykus Homes & Neighborhoods

At the recent June 13, Planning and Zoning meeting, a number of Oakbrook Hills' neighbors signed a comments document advising the zoning committee of several concerns we were discussing with Mr. Maykus regarding his proposed development.

A group of neighbors met with Mr. Maykus on June 16, to further discuss these concerns. Our understanding is that many residents are dissatisfied with how these discussions are progressing partly due to Mr. Maykus's disrespectful and angry approach toward us at the June 16, meeting whenever the idea of one acre lots and a second entrance were mentioned. His behavior was way out of line, unprofessional and unnecessary.

We would like to request a meeting with Colleyville City Council members to ask questions to best understand the circumstances of the potential development, what's permissible, what are the views of our city council representatives, etc,… under the city council's guidelines and policies, of course, of what is allowed in order to have an informal meeting with our city representatives.

This email is intended to serve as a high level "umbrella" to provide council members with some background information and our overall views as a neighborhood. We anticipate that individual residents will soon be emailing, as well, expressing in more detail their personal views, expectations, and wants regarding the potential neighborhood development.

We are looking at this from a viewpoint of what is the very best for Colleyville now and in the future. Ideally, we want to preserve the larger plots of land/lots and maintain the small town feel that is rare and somewhat unique to Colleyville both of which are main reasons we all love Colleyville and what has also helped make Colleville so desirable to all of us. We do not want to lose either, especially to a developer who does not seem to have the same values and ideals as we do for Colleyville.

As you all know there are not many pieces of land like this remaining in Colleyville. In the last several years 2 similar pieces of land were developed with the Oak Alley and Oak Leigh neighborhoods and before that under our old city council the high density neighborhood of Overlook, which is connected to Monticello. If we're not careful with development decisions before we know it Colleyville will be a small town with a lot of neighborhood developments with less than one acre lots. There was a time not too long ago when Colleyville approved no less than an acre lot size.

I'd also like to mention that in my opinion one acre lots in a neighborhood are very desirable and very hard to find. That may not be what best benefits Mr. Maykus financially, but if a development is inevitable I think it is what is best for Colleyville and the best way to maintain the larger pieces of land while attempting to continue the small town feel we all enjoy.

This is a very important decision with many factors involved and we want to be as informed and knowledgeable as possible, so we truly appreciate your help as our council members and fellow Colleyville citizens!

As of now the concerns fall collectively into 4 main areas. The key issues and concerns are

1. Traffic Congestion: The current proposal is a gated sole ingression/egress off of Westcoat Drive (south of the McDonwell School Road roundabout). The alternative preferred option is to either move the entrance to a gated entrance off of Pleasant Run or at least add a second entrance off of Pleasant Run so that Westcoat doesn't bear the burden of ALL of the new traffic. Traffic is already a major issue for Oakbrook Hills residents with high volume from McDonwell School Road going east via the roundabout toward John McCain in the mornings and the reverse in the evenings. Since Westcoat has two existing communities in close proximity off of Westcoat, Oakbrook Hills and Westmont, we think sharing the traffic pain with our neighbors to the east by having an additional entrance on Pleasant Run just makes sense overall. This will also help avoid the potential need for widening Westcoat in the future. Currently, Westcoat is used as a cut through for so many coming from the North Richland Hills, Keller areas and will most likely only increase in the future. Also, if I'm a resident in the proposed neighborhood being right down the street from our neighborhood schools, CES and CMS, via Pleasant Run would be not only very appealing but much more convenient. The Pleasant Run entrance would only pass by a handful of homes in Cutter Ridge as you enter/exit. Unless you're going to McDonwell School Road the Pleasant Run entrance makes much more sense and has access to a number of avenues to 26, such as, Tinker, Hardage, Hall Johnson, John McCain and even to 114 from Pleasant Run/White's Chapel. Coming around from Westcoat doesn't seem as logical or logistically savvy.

1. Privacy: Oakbrook Hills has a significant number of homes, which will directly abut to a new development. The current proposal has 1/2 acre lots abutting to Stonington Lane and Oldenwood by the new development with a 30 ft. buffer included in the 20,000 sf lots. The alternative strongly preferred would be one acre lot minimums with a 30 ft. buffer to ensure privacy. We would want to do this within the current PUD-R zoning in order to ensure that Mr. Maykus is in compliance with all aspects of the development plan presented to residents.

1. Drainage: Oakbrook Hills has faced significant drainage issues in the past. To ensure that any Maykus proposal includes a well engineered drainage plan we would ask that the city conduct an engineering study. We want to make certain that his proposed plans do not adversely effect Oakbrook residents downstream from the settling ponds that are in the current plan.

1. Lot size: One acre lots only is extremely important for many of the reasons previously mentioned regarding doing our very best to help preserve and maintain what makes Colleyville so great and so special!

Thank you all for your service to Colleyville and your genuine desire to keep Colleyville great!

On behalf of Oakbrook Hills Homeowners
Respectfully,

Kelly Miller
6820 Fallbrook Ct.
Colleyville “The best small town in Texas”

Ben Bryner

Subject: RE: IMPORTANT update regarding potential development Fwd: Oakbrook Hills Feedback regarding potential development with Maykus…

From: Igor Motkin < >
Sent: Friday, June 24, 2022 2:33 PM
To: Bobby Lindamood <BLindamood@colleyville.com>; Kathy Wheat <KWheat@colleyville.com>; Brandi Elder <BElder@colleyville.com>; George Bond <GBond@colleyville.com>; George Dodson <GDodson@colleyville.com>; Chuck Kelley <CKelley@colleyville.com>; Callie Rigney <CRigney@colleyville.com>; Jerry Ducay <JDucay@colleyville.com>
Cc:
Subject: Fwd: IMPORTANT update regarding potential development Fwd: Oakbrook Hills Feedback regarding potential development with Maykus…

Ladies and Gents:

My name is Igor Motkin and my wife's name is Volha Ramanouskaya. We live in Oakbrook Hills Neighborhood at 209 Stonington Ln, Colleyville 76034.

Both my wife and I are completely agree with all issues/concerns expressed by Kelly Miller in her email below.

The only thing I would add is our personal expectations from the City of Colleyville and developers who City of Colleyville considers/allows for zoning developments. Honestly, I don't know much about city procedures, behind the scene work on zoning and developments, etc — this is my first time being involved in something like that (I attended the recent June 13, Planning and Zoning meeting and that was my first experience).

Anyway, my biggest surprise was that at all meetings with Mr. Maykus (both with city and with Oakbrook Hills community) wasn't able to answer a lot of our questions in a direct way. Most of his answers sounded like "*I think this option is the best for everybody*". And when we asked WHY — he would just repeat "*In my opinion this is the best.*" Another surprise to me was his message he repeated several times — it sounded like "*This is done deal — you can protest but it doesn't matter.*"

Mr. Maykus didn't say anything about alternatives he looked at, or what researches/studies were done to prove the option he suggested are the best. It sounded like "*This is best for me and that's it*" and I can't remember he ever said something like "*This is best for you and Colleyville and here is why*."

Let's use entrance/exit as an example. It's only my guess but I believe what he did within the last months was this:
Mr. Maykus talked to all neighbors on the Pleasant Run side and told them "*You need to support my plan or the entrance will be off of Pleasant Run*" — that's how he collected supporting votes. I have never heard about any open discussions on WHY the entrance/exit should be on our side.
Important: we are not talking about another street that would connect Pleasant Run and Waistcoat to allow a straightforward traffic. Mr. Maykus is developing a gated community which (if set up right) doesn't allow any straightforward traffic to begin with. If there are still concerns about straightforward traffic — there is a simple solution — they can add an Emergency gate in the middle of the community.
This option of splitting traffic 50/50 is fair to everybody. Unfortunately we haven't heard any true explanations/factors/study results that are opposite to this solution.

Also I can't remember city representatives said anything on why Mr. Maykus's plan is the ***Best for Colleyville*** during the recent June 13, Planning and Zoning meeting. They only confirmed that most of the items on his plan are in line with city rules (except for larger open zoning on his land, if I'm not mistaken). But to me '*being in line with rules*' is very different from '*being best*'.

Again, I'm not familiar with such meetings and know nothing about procedures — maybe this is not something that we should expected at all. But I strongly believe that city should have a meeting with us and:

- explain if City is OK with everything proposed by Mr. Maykus and is not going to look at any alternatives and listen to our ideas and concerns, and this is a truly done deal
- explain WHY THIS IS BEST FOR COLLEYVILLE in their opinion

Thank you for your time!

Sincerely,
Igor Motkin

Ben Bryner

Subject: RE: Re 7/19 City Council Mtg

From: Brent Neff <>
Date: July 19, 2022 at 10:51:04 AM CDT
To: Brandi Elder <BElder@colleyville.com>
Subject: Re 7/19 City Council Mtg
Reply-To: Brent Neff <>

Dear Council member Elder ,

Thank you for serving the city of Colleyville. As a resident of Colleyville since 1990 and a resident at 204 John McCain for over 25 years I have certainly seen the importance of well managed growth in our exceptional city. Your service is greatly appreciated.

I am writing in hopes that you will see this in time for the 7/19 council meeting and consider my concerns regarding the proposed 50+ lot subdivision adjacent to the Westcoat/McDonwell School Rd round-a-bout. I believe it is described as Case ZC22-020 and is an agenda item for 7/19 meeting.

Changing zoning from Estate and Ag zoning to PUD seems counter to the low density and high value uses that have made Northwest Colleyville in such high demand for more estate type properties. But IF the council chooses to consider a development proposal for the "Graystone Manor" acreage, please consider the following concerns.

It is well known and documented that Westcoat Dr between John McCain and McDonwell School Rd is a major traffic concern. While the round-a-bouts have helped, there are still almost daily backups at all the effected intersections. The proposed subdivision would add considerable traffic from over 50 households directly into the Westcoat trouble spots and effected intersections. It seems an entrance to the subdivision located at the property's eastern boundary at McDonwell School Rd. (at Cutter Ridge) would direct the traffic from the subdivision to Pleasant Run which is a more appropriate thoroughfare allowing the traffic from the 50+ households quicker access to Colleyville and Colleyville schools and would add less stress to already problematic Westcoat. Please consider that following minimum engineering or traffic flow standards for this project would likely result in major impact on already terrible traffic issues.

Not so well known are the drainage and flooding issues in the Westcoat/John McCain areas, The official FEMA maps have been updated recently to confirm that areas along Chapel Creek are in a designated flood hazard area, so the issues are well documented. Chapel Creek runs through Westmont subdivision just west and parallel to Westcoat Dr. The creek is not able to handle current runoff in a heavy rain event and documentation of such can be seen in the updated FEMA map and the hydrology study done for the City of Colleyville by Hallf and Associates engineering. My home at 204 John McCain (and my neighbors home also adjacent to the creek) is now in a designated flood hazard area according to FEMA, largely due to the way Westmont (and Old Grove) subdivision was developed. The retention pond system in Westmont is undersized and poorly placed and allows much more water to move to the creek much more quickly than water did before the Westmont subdivision was built. I lived at 204 John McCain for years before Westmont was developed and flooding was never an issue. My concerns regarding a new development that will discharge even more water more quickly and will multiply the flooding problems and endanger the area and especially my property in particular cannot be overstated. Please consider that following minimum/typical engineering and hydrology standards will likely increase flooding issues along Westcoat, Westmont, John McCain, and Monticello Estates. The size of the retention ponds in the proposed plat and a drainage plan that allows the greater portion of runoff from the new subdivision to be directed to Westcoat/Chapel Creek will likely have similar disastrous effects as the Westmont development had on the area and my property.

Please consider these concerns and share any portion of the above that you wish as discussions are had by the council. Please feel free to contact me as well. Thank you.

Brent Neff
204 John McCain Rd.

Colleyville, TX 76034

Ben Bryner

Subject: RE: Greystone Manor

-----Original Message-----
From: Winnie O'Regan < >
Sent: Friday, September 23, 2022 4:16 PM
To: Colleyvillle <colleyville@colleyville.com>
Subject: Greystone Manor

Good afternoon city council members,

I would like Colleyvillle to hold firm to the open space requirements that the city has in place for residential projects. We have these guidelines for a reason and there isn't a need to bend the rules for the Greystone Manor project.

Hopefully drainage ditches and sidewalks aren't counted as open space as they once commonly were.

It would also be beneficial if there were multiple entrances and exits so that neither Westcoat nor Pleasant Run take the full brunt of the traffic impact.

Thank you for your service to our community and for considering these opinions.

Regards,
Winnie O'Regan

Ben Bryner

Subject: RE: Greystone Manor Protest

From: Lauren <>
Sent: Thursday, July 21, 2022 10:07 AM
To: Jerry Ducay <JDucay@colleyville.com>
Cc: Damon Paulo ❤ < >
Subject: Greystone Manor Protest

Hello,

My husband, Damon Paulo, and I are protesting the current proposal for Greystone Manor. We live at 6808 Mystic Woods Lane, Colleyville TX 76034.

We are aligned with all of the concerns presented by our fellow neighbors in the Oakbrook Hills neighborhood.

Sincerely,
Lauren Paulo

CITY OF COLLEYVILLE
City Council
100 Main Street
Colleyville, TX 76034

JULY 20, 2022

Lidia Paz-Baker, 6605 Providence Road, Colleyville (Whittier Heights)

CITIZEN COMMENT RE: ORDINANCE O-22-2211 Consideration of a zoning change from AG agricultural and RE Single Family 'Estate' Residential to PUD-R...

I attended the City Council meeting on Tuesday, July 10, 2022, because of my interest in the proposed development in our community, but I must first commend the City Council for your dedication and stamina. The meeting started at 7:30 pm and extended on to Wednesday morning. Unfortunately, my husband, Calvin, and I could not stay to make our comments. "Thank you" for your commitment to keeping the City of Colleyville a safe and enjoyable place to live.

My concern is the impact on the environment. It is my understanding that the developer is proposing to build fifty-six homes. For example, if each new homeowner has an average of two cars that would mean an additional 112 cars could be added to the existing number of cars using Westcoat and McDonwell School Road. My concern goes beyond the increase in traffic. The increase in traffic flow contributes to the nitrogen oxides, carbon monoxide, and other pollutants into our air.

I am not an environmental scientist but given the current change in our weather not only here, but around the world, the environmental impact merits consideration when deciding on new development that will impact the Colleyville community long term. The inclusion of

"common areas" to include shading trees; and walking paths that may or may not connect to existing paths are changes that could be made to the developer's proposal if the project is approved.

In addition, do not fight "Mother Nature," especially when she determines the flow of water. If it flows North, it will flow North. The developer knows that specific consideration will need to be given to the North side of the development due to the water flow. This to me is the start of a homeowner issue I would not want to deal with, especially when the developer is no longer available.

Thank you for the opportunity to share my thoughts with the City Council.

Formal Opposition to Rezoning and proposed neighborhood development for Westcoat Property

I formally oppose the rezoning and proposed development for 6401 Westcoat Dr. zoning case, ZC22-020

Name	Address	Email	Signature
Kevin Langham	6405 Bettinger Dr	klangham@taurustechinc.com	
Taurus Holdings, Inc.	109 W. McDonnell School Rd	klangham@tholdinc.com	
CODY WILBANKS	120 MUIR LN	KUKADONHQ@GMAIL.COM	Cody Wilbanks

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Oakbrook Hills, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Signature(s)

DAVID J WORKMAN

Name(s)

201 STONINGTON LN

Address

7/22/2022

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Oakbrook Hills, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Diana Read

Signature(s)

Martin Read MD

Name(s)

202 Oldenwood Court, Colleyville, TX 76034

Address

7/21/2022

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Oakbrook Hills, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Signature(s)

Joanne McDonald

Name(s)

212 STONINGTON LANE

Address

7/21/2022

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Oakbrook Hills, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Signature(s)

Melanie & Chris Cobb

Name(s)

305 Stonington Lane

Address

7-21-22

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Oakbrook Hills, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Stephanie + John Kampine
Signature(s)

Stephanie + John Kampine
Name(s)

304 Stonington Lane
Address

7/21/2022
Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Oakbrook Hills, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Signature(s)

Susan Gage

PAUL GAGE

Name(s)

313 Stowington Lane

Address

7/21/2022

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Oakbrook Hills, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Signature(s)

GEORGE REICH

Name(s)

204 STONINGTON

Address

7/22/22

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Oakbrook Hills, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Jeffrey Blomsness
Signature(s)

Patti Blomsness
Name(s)

6819 Falcbrook Court
Address

7/22/2022
Date

Ben Bryner

Subject: RE: Zoning Case ZC22-020

From: Richard Remley <>
Sent: Friday, July 22, 2022 1:13 PM
To: Jerry Ducay <JDucay@colleyville.com>
Subject: Re: Zoning Case ZC22-020

Thanks Jerry,
We are located just to the south of Victor Dupuy. Thus, I have confirmed that we are within the 200 foot radius zone of the proposed Greystone Manor development. Please ensure that future updated voting maps include our opposition and that it is counted for purposes of whether any City Counsel vote in favor of the development will require a super majority.

Also, I recognize that the City Counsel does not have unbridled discretion either way on this matter. Could you point me to where the criteria it will follow is described.
Thank you,
Richard Remley

From: Richard Remley < >
Sent: Tuesday, July 19, 2022 3:21 PM
To: Jerry Ducay <JDucay@colleyville.com>
Subject: Zoning Case ZC22-020

Dear Mr. Ducay:
My wife Valerie and I reside at 6803 Fallbrook Ct in the Oakbrook Hills HOA in Colleyville, TX. We are in the southeast corner of the Fallbrook cul de sac – one house east from being contiguous with the proposed development that is the subject of Zoning Case ZC22-020. Thus, I am not clear whether we are in the 200-foot zone or just outside it.

Valerie and I support the objections made by others in the Oakbrook Hills HOA, including those related to the need for:

- A thirty-foot buffer with landscaping primarily consisting of trees;
- The proposed fencing being of iron rather than wood;
- Plans for drainage ensuring that the proposed development does not drain into Oakbrook Hills;
- An entrance/exit being south of the Westcoat/W. McDonwell School Rd traffic circle, a second entrance/exit being off E. McDonwell School Rd/Pleasant Run, and any second exit off Westcoat being limited to emergencies.
- Minimum lot size of acre, but should there be smaller lots, they should be distributed equitably throughout the development rather than backing into Stonington; and
- This to be a PUD-R project.

My failure to specifically list an issue raised by others in our HOA should not be construed as my disagreeing with such.
Richard J. Remley, Jr.
6803 Fallbrook Ct.
Colleyville, TX 76034

Ben Bryner

Subject: RE: Greystone Manor

From: Ed Repp < >
Sent: Sunday, July 31, 2022 7:54 PM
To: Bobby Lindamood <BLindamood@colleyville.com>; Brandi Elder <BElder@colleyville.com>; George Bond <GBond@colleyville.com>; Kathy Wheat <KWheat@colleyville.com>; George Dodson <GDodson@colleyville.com>; Chuck Kelley <CKelley@colleyville.com>; Callie Rigney <CRigney@colleyville.com>; Jerry Ducay <JDucay@colleyville.com>
Cc:
Subject: Greystone Manor

Dear All,

My name is Ed Repp.

I along with my wife, Jennifer Trent Repp, reside at 6303 Westcoat Drive and we also own 6313 Westcoat Drive.

I attended the City Council meeting that started on July 19, 2022, around 7:30 pm and ended on July 20, 2022, before 1:00 am. I greatly appreciate the council members', residents', developer, and property owner willingness to meet, discuss, and ultimately identify a compromise to the current Greystone Manor development plan.

My wife and I are opposed to the following components of the current Greystone Manor development plan and have identified proposals to consider:

Entrance location – we propose moving the proposed main entrance from Westcoat to Pleasant Run Road. We are already dealing with a tremendous amount of traffic and emergency vehicles on Westcoat Drive. It is currently challenging to get our kids to their buses for pick up during work commuting hours 7:10 am - 8:30 am and after school between 3:00 pm - 5:30pm. Our bus stop is at Westcoat Drive and White Drive. We have 10+ kids out there in the morning and afternoon and it's very dangerous. The intersection of Westcoat and White has had numerous accidents with the increased traffic from the addition of the roundabouts. Adding an additional 50-100 vehicles of traffic from the new development will make the traffic worse and negatively impact our childrens' safety.

Open space allocation – we propose the development expand from the planned ~5% to at least the minimum required by the city. In addition, please ensure that the open space is usable open green space and not include just any pond or water reservoir.

Number and size of lots – we propose the total number of homes planned for the development is at least 20% less than the current number proposed. We also propose the elimination of any R20 lots. Therefore, having lots no smaller than R30 in the development.

Thank you,

Ed Repp and Jennifer Trent Repp

Dakari Hill

From: Ben Bryner
Sent: Friday, June 10, 2022 9:45 AM
To: Dakari Hill
Subject: FW: Zoning Case ZC22-020

FYI…

From: David Scott <[redacted]>
Sent: Friday, June 10, 2022 9:45 AM
To: Ben Bryner <BBryner@colleyville.com>
Subject: Zoning Case ZC22-020

I wish to protest this re-zoning request.
I will attend the P&Z Commission Meeting 06/13/2022 in order to amplify my concerns if needed.

Please reply that you have received my request.

Thank You for your consideration,

David A Scott

Ben Bryner

Subject: RE: Greystone Manor

From: Claudia Brummett <>
Sent: Tuesday, July 19, 2022 5:21 PM
To: Jerry Ducay <JDucay@colleyville.com>
Subject: Greystone Manor

Mr. Ducay,

I live at 6800 Fallbrook Court in Colleyville and would like to protest the proposed development at Greystone Manor. My concerns are the increased traffic on Westcoat Drive (it is already a challenge at times to exit onto Westcoat), drainage and green belt issues.

Thank you,
Sheri Sinclair

Ben Bryner

Subject: RE: Greystone Manor

From: Valek, Kevin M <>
Sent: Tuesday, July 19, 2022 11:53 AM
To: Christine Loven <cloven@colleyville.com>
Cc: Bobby Lindamood <BLindamood@colleyville.com>; Kathy Wheat <KWheat@colleyville.com>; Callie Rigney <CRigney@colleyville.com>; Brandi Elder <BElder@colleyville.com>; George Bond <GBond@colleyville.com>; George Dodson <GDodson@colleyville.com>; Chuck Kelley <CKelley@colleyville.com>
Subject: Greystone Manor

All,

I am writing to disagree with not having an Eastern exit on McDonwell School Rd for the proposed Greystone Manor Development.

I do not live on E McDonwell School Rd or Cutter Ridge nor do I live on Westcoat so I am not directly impacted or biased like those residents directly on either side of Greystone who will see the additional cars every day.

I have been a Colleyville resident for 8 years on Wagonwheel Ct in far NW Colleyville and use the John McCain/Westcoat intersection/roundabout daily so have seen the impact of various changes to the traffic flow over the years like 100's of residents who are like me in that corner of Colleyville.

While the new roundabouts on Westcoat have improved traffic flow, the efforts by the City of Keller and others to reduce traffic on Bandit Trail to John McCain have worked somewhat and I think increased McDonwell School traffic as a way to get from Davis to 26. Not having any eastern exit will only add more traffic to already congested area on Westcoat. Maybe a traffic study is needed.

Besides one of these days Trinity Broadcasting is going to sell more of their land and someone will want to extend Westcoat North into the Overlook development as all that land eventually gets developed. That will make the John McCain/Westcoat intersection a nightmare and we can help alleviate that with an eastern entrance.

I know many years ago the McDonwell School road extension was removed from the City plan. But this would not be an full extension connecting the sides but just an exit and likely a gated exit if a gated community.

Kevin

Kevin M Valek
Tax Partner-in-Charge, Southwest Business Unit
National Asset Management Leader - Tax
KPMG LLP | 2323 Ross Avenue, Suite 1400 | Dallas, Texas 75201

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Westmont, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Debra Albertini
Signature(s)

Debra Albertini
Name(s)

114 Bartram Lane Colleyville TX
Address

12-14-2022
Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Westmont, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Signature(s)

MARK BARFIELD

Name(s)

113 BARTRAM LANE, COLLEYVILLE 76034

Address

12-17-22

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Colleyville, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Signature(s)

Todd & Jennifer Bargy

Name(s)

6304 W Lockhart Rd

Address

12-16-2022

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Colleyville, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Tamara Barry
Signature(s)

Tamara Barry
Name(s)

6207 Westcoat Dr.
Address

12-11-2022
Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Colleyville, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Cashen Beam

Signature(s)

Cashen Beam

Name(s)

608 Shetland Dr.

Address

12/18/22

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Colleyville, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

John Bennett
Signature(s)

JOHN BENNETT
Name(s)

6613 Bettinger
Address

11-20-22
Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Westmont, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Signature(s)

Lane Blessing

Name(s)

6808 Hillier ct.

Address

12/18/22

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

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Sincerely,

Signature(s)

CJ Bolton "Carolyn"

Name(s)

6713 Vines Court, Colleyville TX

Address

Dec. 11, 2022

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Colleyville, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Mary P. Bolton
Signature(s)

MARY P. BOLTON
Name(s)

614 Terrace Lane
Address

12-18-22
Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Colleyville, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Signature(s)

GERRY BRADLEY

Name(s)

101 WHITE DRIVE

Address

10/19/22

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Westmont, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Signature(s)

DAN BRADY

Name(s)

6800 Hilley CT

Address

12-16-22

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Colleyville, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Mary Brewer
Signature(s)

MARY BREWER
Name(s)

6208 Westcoat
Address

11/17/22
Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Colleyville, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Signature(s)

Randy Burton

Name(s)

6714 Vines Ct

Address

12/11/22

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

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Sincerely,

Signature(s)

Briana Buskey / Timothy J. Buskey
Name(s)

6817 Westmont Dr. Colleyville, TX 76034
Address

12/19/22
Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Colleyville, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Signature(s)

Kyle Cahill

Name(s)

6710 Vines Ct

Address

12/11/2022

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Colleyville, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Signature(s)

Bennett & Kate Capell

Name(s)

630 Bottinger Dr

Address

10. 20. 2022

Date

Kathleen A Capell

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

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Sincerely,

Gloria J Cardona
Signature(s)

Gloria Cardona
Name(s)

213 Golden Ct.
Address

12/16/22
Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Westmont, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Signature(s)

Ingrid Carlson
Name(s)

208 Compton Ct
Address

12/17/2022
Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

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Sincerely,

Signature(s)

Russell Carr

Name(s)

6900 Reverchon ct

Address

12/17/2022

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Colleyville, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Signature(s)

E Casey

Name(s)

610 Terrace Ln

Address

18 Dec 2022

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Colleyville, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Signature(s)

Jason R Chlad

Name(s)

6312 Bettingen Dr

Address

11-19-22

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Colleyville, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Bobbie Elsner
Signature(s)

Lt 316 Bettinger
Name(s)

Colleyville TX
Address

11/17/2022
Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Colleyville, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Signature(s)

SCOTT COCKRELL
Name(s)

604 SHETLAND DR.
Address

12/18/22
Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Westmont, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Rhonda Delaney
Signature(s)

RHONDA DELANEY
Name(s)

6801 WESTMONT DR
Address

12/18/22
Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Westmont, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Angela Dreiling
Signature(s)

John & Angela Dreiling
Name(s)

7017 Westmont Drive
Address

December 18, 2022
Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Westmont, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Signature(s)

John Dreiling

Name(s)

7017 Westmont Drive

Address

December 18, 2022

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

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Sincerely,

John Dreiling
Signature(s)

JOHN DREILING
Name(s)

7505 Tillman Hill Rd.
Address

12-20-22
Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

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Sincerely,

Signature(s)

DEVIN ECKHARDT
Name(s)

6708 Westmont Dr.
Address

12/14/22
Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Westmont, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Signature(s)

ANTHONY EDDINGTON JR.

Name(s)

202 QUILLIN COURT 76034

Address

12/14/2022

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

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Sincerely,

Signature(s)

JD ELKINS

Name(s)

5809 BETTNAR D2

Address

12/18/23

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Westmont, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Cindy Engelsen
Signature(s)

Cindy Engelsen
Name(s)

109 Bartram Ln.
Address

12/14/22
Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Westmont, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Signature(s)

JOAN FARREL

Name(s)

6913 WESTMONT DRIVE

Address

12/14/22

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Colleyville, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Signature(s)

Cori Fiore

Name(s)

403 Country Pl

Address

12/18/22

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

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Sincerely,

Signature(s)

Kassidy Fretz
Name(s)

6211 Westcoat Dr.
Address

12/11/22
Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

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Sincerely,

Signature(s)

GARY L FRIEDMAN

Name(s)

6801 HILLER G Coweyville, TX

Address

12/14/2022

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

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Sincerely,

S Furness
Signature(s)

SUE FURNESS
Name(s)

225 OLD GROVE RD
Address

12/20/22
Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

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Sincerely,

Signature(s)

THOMAS J GARDNER

Name(s)

607 TERRACE LANE

Address

12/18/2022

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

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Sincerely,

Signature(s)

Eliel Gonzalez
Name(s)

6308 Bettinger
Address

11-20-22
Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

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Sincerely,

Signature(s)

Dorinda Graves
Name(s)

5901 Westcoat Dr. Colleyville, TX 76034
Address

11/20/2022
Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

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Sincerely,

M Haas

Signature(s)

Michele Haas

Name(s)

505 Liberty Ct., Colleyville 76034

Address

12/18/2022

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

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Sincerely,

Signature(s)

Karon Hagood

Name(s)

6416 Bordeaux Ph

Address

12-17-2022

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

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Sincerely,

Beverly Hallett

Signature(s)

Beverly Hallett

Name(s)

6504 Horse Shoe Bend

Address

12-18-22

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

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Sincerely,

Signature(s)

JEREMY HANKINS

Name(s)

6206 WESTCOAT DR

Address

11/15/22

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Colleyville, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Signature(s)

MAXWELL HARGREAVES
Name(s)

411 COUNTRY PL.
Address COLLEYVILLE, TX. 76034

12/18/22
Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

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Sincerely,

Signature(s)

Jennifer Hamson

Name(s)

6812 Hilley Court

Address

December 2022

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Colleyville, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Signature(s)

Regine Hofmann

Name(s)

6216 Bettinger dr

Address

12-18-22.

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

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Sincerely,

Signature(s)

Paula Hester

Name(s)

6008 Bettinger Dr.

Address

11-20-22

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

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Sincerely,

Robert W Hicks
Signature(s)

Robert W. Hicks
Name(s)

6113 Bettinger Drive
Address

11/19/2022
Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Colleyville, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Linda S. Hoag
Signature(s)

Linda S. Hoag
Name(s)

6309 Bettinger Dr.
Address

11/20/22
Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Colleyville, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Signature(s)

Paige Hopkins
Name(s)

308 Van Gaiss Dr.
Address

12/18/22
Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Westmont, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Debbie Horn
Signature(s)

Debbie Horn
Name(s)

110 Bartram
Address

12-14-22
Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Colleyville, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

SSA

Signature(s)

Staci Hougland

Name(s)

6200 Westcoat Dr.

Address

11-18-22

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Colleyville, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Signature(s)

CHRIS ISBELL

Name(s)

504 LIBERTY CT

Address

12/18/22

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Westmont, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Jill Jaynes
Signature(s)

Jill Jaynes
Name(s)

201 Compton Ct, Colleyville, TX 76034
Address

12/14/2022
Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Westmont, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Signature(s)

Shaoping Jiang

Name(s)

6805 Westmont Dr. Colleyville, TX 76034

Address

12/14/2022

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Colleyville, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Signature(s)

BERNARD H. JOHNSON

Name(s)

6212 WESTCOAT DR. COLLEYVILLE

Address

11-19-22

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Colleyville, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Signature(s)

Dee Keaton

Name(s)

6015 Westcoat Dr.

Address

Nov 17, 2022

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Colleyville, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Dee Kelley

Signature(s)

Dee Kelley

Name(s)

705 Hillside Colleyville TX 76034

Address

12/20/22

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Westmont, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Signature(s)

Nancy S Kackmas
Name(s)

108 Muir Lane
Address

12/18/2022
Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Westmont, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Signature(s)

Ryan Kostohryz
Name(s)

6905 Hillier Court
Address

12-17-22
Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Colleyville, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Signature(s)

GEORGE LAMBERTIC

Name(s)

503 Mustang Ct

Address

12/18/22

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

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Sincerely,

Signature(s)

Jennifer Lapler

Name(s)

305 Van Oaks Dr., Colleyville TX

Address

12/18/22

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

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Sincerely,

Signature(s)

Clint Laster

Name(s)

6701 Hilley Ct

Address

12/17/22

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

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Sincerely,

Signature(s)

JOHN LEVEY
Name(s)

7001 WESTMONT DR
Address

12/14/2022
Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

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Sincerely,

Signature(s)

Rongdan Liu & Haiqing Jiang
Name(s)

7005 westmont Dr
Address

12/14/2022.
Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

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Sincerely,

Betty Love
Signature(s)

BETTY LOVE
Name(s)

6108 Buttinger Dr.
Address

11-19-2022
Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Westmont, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Signature(s)

Richard Joyce

Name(s)

7009 Westmont Drive 76034

Address

12/17/22

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

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Sincerely,

Fran Luke
Signature(s)

Frank Luke
Name(s)

116 Muir Ln
Address

Colleyville, Tx. 76034
Date

12-17-22

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Westmont, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Jan McCarter
Signature(s)

Jan McCarter
Name(s)

206 Quillin Ct
Address

12/17/2022
Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

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Sincerely,

Signature(s)

Keri McKenna

Name(s)

6201 Bettinger Dr.

Address

11. 19. 22

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

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Sincerely,

Rubina Malik
Signature(s)

Bina Malik
Name(s)

612 Shetland
Address

12-18-22
Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

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Sincerely,

Chelsea Melendez
Signature(s)

Chelsea and Henry Melendez
Name(s)

6212 Ld Lockett Rd.
Address

12/16/2022
Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

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Sincerely,

Signature(s)

Sergio Mercado

Name(s)

501 Liberty Ct

Address

12/18/2022

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

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Sincerely,

Signature(s)

TOM MIDDAUGH

Name(s)

5900 BETTNER DR.

Address

12/18/22

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

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Sincerely,

C Nitzhell
Signature(s)

Candice Nitzhell
Name(s)

6416 Shetland Dr. Colleyville 76034
Address

12/18/22
Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Colleyville, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Signature(s)

Robert Moore

Name(s)

404 Country Pl C 76034

Address

12-18-22

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

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Sincerely,

Troy Morrison
Signature(s)

Troy Morrison
Name(s)

6113 Branford
Address

12/15/2022
Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Colleyville, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Signature(s)

Name(s)

Address

Date 12/11/22

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

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Sincerely,

Signature(s)

DENNIS NEWGREN

Name(s)

200 John McCamley Col

Address

Colleyville TX

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Colleyville, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Signature(s)

Carla Norton

Name(s)

6304 Westcoat Drive

Address

11-19-2022

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Colleyville, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Signature(s)

ROY TODD NUNIS

Name(s)

6304 BETTINGER DR

Address

11/20/22

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Westmont, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Signature(s)

MARK O'BRION

Name(s)

6728 ST. MORITZ

Address

12/16/22

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Colleyville, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Edward Peek

Signature(s)

Edward Peek

Name(s)

507 MUSTANG CT

Address

12-18-22

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Colleyville, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Brooke Pekurney

Signature(s)

Brooke Pekurney

Name(s)

204 White Dr.

Address

12-17-22

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Colleyville, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Signature(s)

Susan Plorin

Name(s)

2024 Ran Oaks

Address

12/17/22

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Westmont, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Melinda Powell

Signature(s)

Melinda Powell

Name(s)

6707 Hillier Ct Colleyville

Address

12-14-22

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Westmont, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Signature(s)

Josh Prickett

Name(s)

6809 Hillover Ct Colleyville

Address

12/14/22

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

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Sincerely,

Ed Repp

Signature(s)

Ed Repp

Name(s)

6313 Westcoat Dr

Address

11/20/2022

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

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Sincerely,

Signature(s)

ED REPP

Name(s)

6303 WESTCOAT DR

Address

11/20/2022

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Colleyville, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Signature(s)

JAMES RHODES

Name(s)

6213 Westcoat Dr., Colleyville, TX 76034

Address

11-20-2022

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Westmont, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

April Rieuwe
Signature(s)

April Rieuwe
Name(s)

204 Compton Ct. Colleyville, TX 76034
Address

12/17/2022
Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Colleyville, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Signature(s)

A. Risteen

Name(s)

400 Country Place

Address

12/18/22

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Colleyville, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Mark S Robichaud
Signature(s)

MARK S. Robichaud
Name(s)

6516 Horseshoe Bend
Address

12/18/22
Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Colleyville, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Signature(s)

Mila + Tanya Rozycki

Name(s)

408 country place, colleyville TX 76034

Address

12/18/22

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

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Sincerely,

Dean Schaefers
Signature(s)

Dean Schaefers
Name(s)

6104 Westcoat DR
Address

11-20-2022
Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

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Sincerely,

Signature(s)

Connie Scharffenberger

Name(s)

112 Muir Lane, Colleyville

Address

12-14-22

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

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Sincerely,

D. J. Schen

Signature(s)

Dennis Schen

Name(s)

6901 Vines Ct.

Address

12/11/2022

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

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Sincerely,

C A Sherman

Signature(s)

Colleen Sherman

Name(s)

6908 Westcoat

Address

Dec. 16 2022

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

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Sincerely,

Signature(s)

RUSSELL SIMPLN

Name(s)

6205 WESTCOAT

Address

11/17/2022

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

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Sincerely,

Signature(s)

GURMINDERPAL SINGH
Name(s)

600 SHETLAND DR,
Address
COLLEYVILLE, 76034

Date 12/18/22

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Westmont, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Denise Snow
Signature(s)

Denise Snow
Name(s)

6700 Hillier Ct
Address

12-17-22
Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

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Sincerely,

Signature(s)

JON SOLIDAY

Name(s)

5917 BETTINGER DR.

Address

11/20/22

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

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Sincerely,

Signature(s)

Joanna Spooner

Name(s)

105 Bartram Lane

Address

12/11/2022

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

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Sincerely,

Signature(s)

Name(s)

6711 Hillier Ct.

Address

12/07/22

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

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Sincerely,

Erin Daniel Taylor
Signature(s)

ERIN Daniel Taylor
Name(s)

6909 Westmont Dr
Address

12/19/22
Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Westmont, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Signature(s)

ROGER H. TAYLOR

Name(s)

210 COLDEN CT.

Address

12/17/22

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

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Sincerely,

Ann Thompson
Signature(s)

ANN THOMPSON
Name(s)

117 BARTRAM LN
Address

Dec 11, 2022
Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Colleyville, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Signature(s)

Jeff Thomson

Name(s)

6009 Westcoat Dr.

Address

11/17/2022

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

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Sincerely,

Signature(s)

Dianne Thrasher

Name(s)

5919 Bettinger

Address

11-20-22

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

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Sincerely,

Colin Thachuk
Signature(s)

Colin Thachuk
Name(s)

104 Mir Lane Colleyville
Address

12/18/22
Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Westmont, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Carl J. Torres
Signature(s)

CARL TORRES
Name(s)

6722 Hollis Ct
Address

12/17/2022
Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Colleyville, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Rachael Ullrich
Signature(s)

Rachael Adam Ullrich
Name(s)

6109 Westcoat Dr.
Address

Nov 15, 2022
Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Colleyville, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Signature(s)

DAVID VAN BUSKIRK

Name(s)

6305 BETTINGER

Address

11/19/22

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Colleyville, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Signature(s)

Colton Verver

Name(s)

6605 Westcoat Dr

Address

11/17/22

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Colleyville, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Lucinda Webster
Signature(s)

Lucinda Webster
Name(s)

6114 Bettinger Dr, Colleyville, Tx
Address

11/20/2022
Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Colleyville, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Signature(s)

Bethel Jane Williams

Name(s)

407 Country Place Colleyville

Address

12-18-22

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Westmont, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Signature(s)

MARK WILGUS

Name(s)

204 FREMONT CT.

Address

12-14-22

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Colleyville, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Signature(s)

MATTHEW WILKINSON

Name(s)

6706 VINES CT.

Address

12.11.22

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

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Sincerely,

Signature(s)

Todd Wirdzek

Name(s)

6500 Horseshoe Bnd

Address

12/18/22

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

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Sincerely,

Signature(s)

Tracy Wirt
Name(s)

205 compton court.
Address

12/17/22
Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Colleyville, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Signature(s)

Mark WOLPE

Name(s)

6120 BETTINGER DR

Address

11-20-22

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Colleyville, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

Signature(s)

Tim Yarrish

Name(s)

6216 LD Lockett Rd

Address

12/15/22

Date

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

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

As residents of Colleyville, we the undersigned, wish to provide notification of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Sincerely,

49 lots on this property is too many. I prefer to have 24 houses lots.

Shuching Yu
Signature(s)

SHUCHING YU
Name(s)

6100 Bransford Rd., Colleyville, TX76034
Address

12/15/2022
Date

Ben Bryner

Subject: RE: Cos Marykus Westcoat Dr Development

From: kim walton <>
Sent: Monday, July 18, 2022 9:01 PM
To: Jerry Ducay <JDucay@colleyville.com>; Bobby Lindamood <BLindamood@colleyville.com>; Brandi Elder <BElder@colleyville.com>; George Bond <GBond@colleyville.com>; George Dodson <GDodson@colleyville.com>; Chuck Kelley <CKelley@colleyville.com>; Callie Rigney <CRigney@colleyville.com>; kwheat@colleyvill.com
Subject: Cos Marykus Westcoat Dr Development

I am writing this email to all involved as I will be unable to attend the City Council meeting on July 19th due to illness. I am concerned about some aspects of this planned development though and felt that these concerns needed to be considered and addressed.

To begin, the entrance into this area is currently planned for Westcoast Dr. This I am totally opposed to as this road is now absorbing traffic from Colleyville as well as from Keller and North Richland Hills being used as a pass through to Hwy 26. Pleasant Run is a much more viable option given the road does not have direct feeders, as does Westcoat, and in addition is a wider road to handle the increased traffic. If you do not live in this area I strongly urge each of you to travel these roads during the week day rush hour, morning and night, so you know exactly what it is you are voting on. And spend some time discussing this with the Colleyville Police as it wasn't long ago they were in a position of directing traffic and will understand the volume and flow of said traffic.

I am also opposed to the smaller lot sizes. These lots should be, at minimum 1/2 acre (app 22K sq ft), which will give a more open appearance helping to maintain what Colleyville states they want with a "country feel". Smaller lots will just give it a more congested feel and detract from what Colleyville has stated they want. I would also like to see the city arborist fully involved to protect the decades old oak trees located around parts of the property.

There needs to be a complete drainage study done before anything is considered. This general area has had some flooding issues in the past and natural pasture filled in with concrete may well exacerbate this issue. In this regard, leaving an area or two open as a park (2-3 acres) may help offset some of the potential drainage issues while also helping to give it a more country feel.

Thank you for your time
Kim Walton
6320 Westcoat Dr
Colleyville TX 76034
Tel: 214 500 0715

Ben Bryner

Subject: RE: Protest To Proposed Greystone Manor Development Plan - Oakbrook Hills - 6815 Fallbrook Ct.

From: Daniel Washburn <>
Sent: Wednesday, July 20, 2022 7:35 PM
To: Jerry Ducay <JDucay@colleyville.com>
Cc: LaDana Washburn <>
Subject: FW: Protest To Proposed Greystone Manor Development Plan - Oakbrook Hills - 6815 Fallbrook Ct.

Jerry.

Thank you for your thoughtful and timely responses to our Oakbrook Hills homeowners about the proposed Greystone Manor. Your understanding of Colleyville policy and process and level of patience is an asset to our citizens and our city council members.

We are lodging formal protest with the points of objection or concern. These items were shared by Wilf Cameron on behalf of some members of the Oakbrook Hills homeowner's association at the Colleyville City Council on July 19, 2022

1. The development plan should provide for at least a 30-foot buffer with landscaping primarily consisting of trees, between the residences on Stonington Lane and the proposed development. This buffer should be land managed and cared for by the homeowners association and be part of the open space requirements required by the PUD zoning classification. The current plan provides for only a 15-foot buffer of undetermined type in some areas and does not appear to provide for any open space.

2. The proposed fencing on the Stonington Lane side of the development should be uniformly iron. The plans appear to call for wooden fencing for part of this segment.

3. Plans for drainage should ensure that the proposed development does not increase water flow into the Oakbrook Hills subdivision. **My home at 6815 Fallbrook already has excess water flow through my backyard when it rains, which I have discussed with the City; however no remediation plans were implemented by the City to fix the drainage problems that accumulate in my backyard.**

4. Residents of the Westmont development community and Oakbrook Hills Community request a second exit to the new development be placed on McDonwell East as a second access/egress point to the development. The traffic and congestion on Westcoat has become unmanageable and is a safety hazard to people and cars attempting to exit from neighborhoods off of Westcoat. A traffic survey of the McDonwell East and Pleasant Run area is requested to compare the relative traffic burdens of Westcoat and Pleasant Run. We believe the study will show that Westcoat has the heavier burden, and that Pleasant Run would be in a better position to absorb traffic from the new development.

5. Whether or not a secondary exit is made on McDonwell East as requested, landowners need to be certain that the proposed access to the development north of the Westcoat/McDonwell School roundabout will be for emergency/fire access only, as the current plan suggests. Having this access available for day-to-day use would cause significant problems for both developments in exiting onto an already congested Westcoast Dr.

6. The smallest proposed lots back up to Stonington, resulting in 8 lots backing up to Stonington. One or two lots should be taken from the Stonington side and reallocated to other sides of the proposed development, so as to more equitably equalize lot sizes backing up to the various existing developments.

7. Landowners need to be certain that, in connection with the proposed zoning change, the City of Colleyville will require the proposed development to implement every element put forward in the development plan (i.e., the developer will not have the flexibility to alter any of the above items, or other elements of the current development plan, without obtaining a further zoning change). We understand that the current PUD-R zoning proposal requires this, but if the proposed zoning type changes, there must be a similar requirement for the developer to adhere to the plan.

Thank you.

Daniel & LaDana Washburn
6815 Fallbrook Ct.

Ben Bryner

Subject: RE: protest Graystone Manor Development - Westcoat Drive Colleyville, Tx.

From: Henry < >
Sent: Wednesday, August 10, 2022 10:57 AM
To: Jerry Ducay <JDucay@colleyville.com>
Subject: protest Graystone Manor Development - Westcoat Drive Colleyville, Tx.

Objection to proposed Greystone Manor Development – Westcoat Drive ingress/egress:

1. **West McDonwell School road dead ends at Westcoat drive and has been at well over maximum capacity for several years.**
2. **It is nearly impossible for people on McDonwell to get in and out of their driveways now.**
3. **This proposal will make it necessary to use a helicopter to leave home.**
4. **East McDonwell has virtually no traffic and would be a logical choice for access to the proposed new development .**
5. **Pleasant run street would provide ready access to all destinations and is not nearly as congested as west McDonwell.**
   Regards and thank you.

Henry C. Wells
Carolyn Sue Wells

413 West McDonwell School Road
Colleyville, Tx.

Ben Bryner

Subject: RE: Protest of Greystone Manor development

From: John West < >
Sent: Friday, July 15, 2022 12:24 PM
To: Jerry Ducay <JDucay@colleyville.com>
Cc: Kari Lervick < >
Subject: Protest of Greystone Manor development

Mr. Ducay,

My wife and I reside at 208 Stonington Ln in the Oakbrook Hills development off Westcoat Rd in Colleyville. I'm writing to protest one aspect of the development plan - the entrance/exit off Westcoat Rd.
Westcoat Rd is full of traffic congestion, especially during morning and evening rush hour. Westcoat and McDonwell West already serve as a pass-through connecting 26 and Precinct Line/North Tarrant, creating significant congestion at the beginning and end of each workday.

We understand that change is inevitable, but we would like to ask the city why McDonwell East could not be used as an entrance/exit into the new private development. Pleasant Run/McDonwell East is a much quiter, less busy road and the prospect of any pass-through traffic to Westcoat would be eliminated, as Greystone Manor is gated.

Our request is that the city examine McDonwell East as a viable entry/exit option for Greystone Manor.

Thank you for your service to Colleyville.

John West and Kari Lervick
208 Stonington Ln
Oakbrook Hills

Ben Bryner

Subject: RE: Subject: Opposition to Kosse Maykus Zoning Change & Residential Development Application, Case No. ZC22-020 ("Application")

From: Cody Wilbanks < >
Sent: Thursday, July 28, 2022 7:10 PM
To: Bobby Lindamood <BLindamood@colleyville.com>; Belder@colldyville.com; George Bond <GBond@colleyville.com>; Kathy Wheat <KWheat@colleyville.com>; George Dodson <GDodson@colleyville.com>; Chuck Kelley <CKelley@colleyville.com>; Callie Rigney <CRigney@colleyville.com>; Jerry Ducay <JDucay@colleyville.com>
Subject: Subject: Opposition to Kosse Maykus Zoning Change & Residential Development Application, Case No. ZC22-020 ("Application")

Subject: Formal Opposition to Kosse Maykkus Zoning Change & Residential Development Application, Case No. ZC22-020 ("Application")

Dear Council Members and City Manager:

My name is Cody Wilbanks. My wife Lynanne and I have lived in Colleyville for over 20 years. We currently reside at 120 Muir Lane, which is within 200 feet of the above-referenced Application. We strongly oppose the approval of the Application as it is currently proposed. Our primary concerns, based solely on the limited information we have today are listed below.

Increased Traffic Congestion & Safety Issues: I don't know if the City has conducted any traffic studies of McDonwell School Rd. and Westcoat Dr. subsequent to completion of the roundabouts constructed at that intersection and at the Westcoat Dr. and John McCain intersection, but the excessive traffic, particularly on McDonwell and Westcoat prior to their construction was one of the driving forces for putting roundabouts in, as supported by prior traffic studies, not to "demonstrate the City's intent to facilitate more development in the immediate area." The roundabouts did nothing to lessen the volume of traffic on McDonwell and Westcoat. If anything, they increased the volume of traffic, because it flows just a bit more smoothly now – but it still carries a very high volume of traffic for a purely residential area. I understand the Council was given a traffic study that shows it already carries almost 75% more traffic than Pleasant Run between Tinker and John McCain. Forcing the properties on McDonwell and Westcoat to absorb new traffic of that many new homes, when a perfectly accessible street already exists on the east side of the proposed development, for entry and exit, would be extremely unfair and inequitable to a large number of Colleyville residents.

My Westmont neighborhood, that faces McDonwell, has only a single entrance/exit – onto McDonwell and less than 100 feet to the roundabout. Several times a day, still, residents wanting to enter or exit Muir Lane and the other homes in this part of Westmont must wait for openings in traffic lines going both ways that at times are close to a quarter mile long – not to

mention delivery, contractor and visitor vehicles that need into the neighborhood. This also presents increased safety issues, because vehicles often times decide to dart across flowing traffic order to get in or out when there's less than safe space to do so. Finally, the roundabout has created a safety problem of vehicles using the roundabout exits as drag strip starting points, to see how loud and fast they can accelerate coming out of the roundabout in both congested and non-congested times. Adding another 40 to 50 homes forced to use this site as their sole entry/exit route will only make this worse.

Drainage Issues: As some of the City Council and Staff are aware, the homes on Muir Lane in Westmont have had serious drainage issues and problems related to a drainage easement between the homes on Muir and those on Bartram Lane for many years, which are finally being addressed after 4 years of constant urgent requests to the HOA Board of Directors. I'm concerned that adding drainage from another large development into the overflow creek for the retention pond at the corner of Muir and Westcoat will adversely impact the available capacity of the retention pond and overflow creek to the detriment of the property owners in Westmont. I also have concerns about the amount of debris that will flow the new development into the Westmont pond and creek, that will require additional expense and ongoing maintenance to avoid even greater drainage problems.

Finally, the Westmont retention pond and the overflow creek behind Westmont Drive Have been designated by the Department of the Army Corps of Engineers as a wetland and riparian mitigation and conservation area with certain legal requirements that must be adhered to, as described in a Notice of Dedicatory Instruments for Westmont Maintenance Association, dated 18 April 2016 ("Conservation Area"). Before any approval of the Application, I believe the applicant should be required to conduct any necessary studies of potential impacts on the Westmont Conversation Area and provide a reasonable, legally binding commitment to maintain compliance with those requirements and be financially responsible for its fair share of the expense of such maintenance going forward. Because their additional run-off added to the Conservation will unquestionably add to the erosion and necessary maintenance of the Conservation Area, which I believe is the responsibility of the Westmont Maintenance Association.

Thanks for your time and attention, and patience, reading through this long email. Please count my opposition as part of that necessary to require a super majority vote of the council to approve the Application, since my home is within 200 feet of the proposed development's boundary.

Sincerely,

Cody Wilbanks

Ben Bryner

Subject: RE: Greystone Manor Protest

From: Corey Wilson <>
Sent: Wednesday, July 20, 2022 8:06 PM
To: Jerry Ducay <JDucay@colleyville.com>
Subject: Greystone Manor Protest

Good evening. Please consider this our formal vote.

We are protesting the current proposal for Greystone Manor

Corey and Laura Wilson
308 Oldenwood Ct
Colleyville, TX 76034

Ben Bryner

Subject: RE: Grey Stone Manor

From: Kapil Anand < >
Sent: Monday, August 1, 2022 6:08 PM
To: Jerry Ducay <JDucay@colleyville.com>
Subject: Grey Stone Manor

Good afternoon Mr. Ducay.

I am writing this letter of endorsement on behalf of Providential Custom Homes. As a client of Providential, I certainly can attest to not only the workmanship of the product but can also speak to the level of professionalism in which they conduct business. Furthermore, this company is a faith-based enterprise that espouses fairness, transparency and a commitment customer satisfaction! Grey Stone Manor would be blessed to have such a builder working in that space.
In closing, I did a lot of research before deciding to have Providential build our forever home in Colleyville. Truth be told, we were not disappointed in the least, and neither will future patrons of Grey Stone Manor!!

Sincerely,
Kapil Anand MD MBA
Professor of Anesthesiology & Pain Management
General Anesthesia Division Chief
Clements University Hospital
UTSW Medical Center

Ben Bryner

Subject: RE: Greystone Manor

From: Ted Beneski < >
Sent: Thursday, August 4, 2022 9:44 AM
To: Bobby Lindamood <BLindamood@colleyville.com>; Jerry Ducay <JDucay@colleyville.com>; Ben Bryner <BBryner@colleyville.com>; Kathy Wheat <KWheat@colleyville.com>; Adrienne Lothery <alothery@colleyville.com>; Mark Wood <MWood@colleyville.com>; George Dodson <GDodson@colleyville.com>; Callie Rigney <CRigney@colleyville.com>; Brandi Elder <BElder@colleyville.com>; George Bond <GBond@colleyville.com>; Chuck Kelley <CKelley@colleyville.com>
Cc: Jeremy Vanselous < >
Subject: Greystone Manor

Dear Mayor Lindamood and Colleyville City Council,

We on the East side of Greystone Manor are now coming to understand the choices that seem to be on the table regarding lot sizes, green areas and the location of the entrance and exit of this Westmont development. As Chris Cantarella articulately points out below, we are a very large group of homeowners, and while we can be supportive of new real estate development in Colleyville, including this one on Westcoat, we are vehemently and unanimously opposed to an entrance on the east side of the development. Below is a short list of additional reasons why we believe the entrance and exit should be on Westcoat.

1. Greystone Manor was conceived and architecturally designed as a Westcoat development, not a McDonwell School Rd or Pleasant Run development - so it's entrance and exit should be on Westcoat
2. An East entrance would literally go THROUGH our Cutter Ridge neighborhood – This is unheard of and un-precedented of any other development in Colleyville
3. The city invested millions of dollars in 2 brand new rotaries to accommodate traffic on Westcoat - They should be utilized to accommodate the traffic from this development as well.
4. Traffic is by far the lowest south of the Westcoat/McDonwell rotary (especially vs. Pleasant Run and Westcoat north)- so it would make the most sense to place the entrance/exit there and steer the traffic south. Entering and exiting from and to the south of this point would be an attractive option for homeowners everywhere, including Greystone.
5. All of us on the east side would be very happy to accommodate bike and walking traffic to the Pleasant Run Soccer Complex and the community trail, but not cars. We already have a very busy Pleasant Run – It is the main thoroughfare between Colleyville and Southlake, it bears the brunt of Soccer Complex cars, it backs up with cars from the RR crossing, it accommodates traffic from 4 churches/houses of worship, and is deluged by the stream of traffic coming east on L.D. Lockett.

Thank you all for hearing us out on these very important points! We love Colleyville!

Ted & Laurie Beneski: 6405 Cutter Ridge Ct, Colleyville, TX (32 year residents of Colleyville)

Ben Bryner

Subject: RE: Greystone Manor

From: Chris Cantarella < >
Sent: Monday, August 1, 2022 11:12 AM
To: Bobby Lindamood <BLindamood@colleyville.com>
Cc: Jerry Ducay <JDucay@colleyville.com>; Ben Bryner <BBryner@colleyville.com>; Kathy Wheat <KWheat@colleyville.com>; Adrienne Lothery <alothery@colleyville.com>; Mark Wood <MWood@colleyville.com>; George Dodson <GDodson@colleyville.com>; Callie Rigney <CRigney@colleyville.com>; Brandi Elder <BElder@colleyville.com>; George Bond <GBond@colleyville.com>; Chuck Kelley <CKelley@colleyville.com>
Subject: Greystone Manor

Mayor Lindamood,

I am writing to you today on a matter that has become time sensitive and very important to me, my neighbors and many of the travelers and institutional constituents on the East side of McDonwell along Pleasant Run Road. As you are aware from our conversations over the past few months I am in full support of Greystone Manor - with the two gates on Westcoat. While I understand there is a traffic study being done I am very concerned about the specific nature of how this process of community engagement is going - I am strongly urging you to take much more careful action to include all of the East McDonwell and Pleasant Run constituents proactively in this conversation. As I have in the past - I have started to talk with a lot of people in Colleyville about this and especially over here along all of Pleasant Run and I can tell you the mood is not very good from what I gather when I alert the folks to what is transpiring.

After learning about the most recent City Council meeting and what transpired there - especially the construct that seemed to dismiss the majority of concerns of the East side of the project (yet neglected to reveal that institutions and entire neighborhoods on this side had not been communicated with at all by the city) - I have now decided to become much more vocal and proactive in this situation.

Since I have learned about that last meeting I, and my fellow East neighbors, have conversed with a number of the leaders and members of the churches and organizations on the East side of McDonwell. I can tell you that none of these organization leaders I spoke to were happy to hear about the way things are trending. I have not heard one person say they felt good about this process - if they did not know already then they were surprised and a bit upset that i was the one to tell them of what is being planned without their input. They are especially concerned that the City of Colleyville had not reached out to them despite the fact that they all said they would be directly affected by any gates on the East side.

It may be that the signatures that were presented to you initially didn't mean that much for some reason as we dont believe they were tallied properly - apparently it was noted somehow by the Council that there were many more on the West side who opposed the development as far as the West side gates were concerned.. I can assure you that the **East side is awake on this issue and there is a key element here of fairness and due process that my neighbors, all the institutions and organizations, and I on this East side of McDonwell will be expecting from here on out.**

To not communicate well with the East side constituents would be a mistake in my view - I would encourage you, the entire City Council, and your staff to realize that organizations on the East side have HUNDREDS of members who will be driving to and from events on this side of the development every day. They are expecting to be a part of this process now that WE, the neighbors on the East side, have had to be the ones to let them know that until now their voices were not being considered. If there has been outreach to them before the date of this email then I and my neighbors up and down Pleasant Run on the East side would like to know when that communication was, when it was delivered, and why so many of us are unaware of any such outreach.

Note: as you know well Bobby - I am not new to the issues and workings of the City Council and once I see a problem I become quite active in educating the folks. NEITHER I NOR ARE MY NEIGHBORS here on the East side are looking for a fight - and we understand there are compromises in all things like this - however do not mistake our supposed quiet that you believe exists over here to continue.

As far as I'm concerned, personally, our McDonwell East side has been ignored for quite a long time. Our road has been left to a severe lack of maintenance and poor drainage and horrible appearance in the road itself - I suggest that its time we also have a sincerre discussion about this issue also when we speak next. ANYTHING that is done over here will need to be done properly and with a strong effort to listen to our voices and concerns.

HOW our voices are heard, or not heard, will be on our minds for a very long time. We are not going to assume yet that the process of the last City Council was intentionally slanted one way or another - but we are watching very closely now and we are planning to be heard as a group. We expect proper due process, proper communication, and proper voice for all Pleasant Run Road constituents who may be affected.

Respectfully,
Chris Cantarella
6600 Pleasant Run Road

Michael & Brenda Capps
6116 Legacy Trail
Colleyville, TX 76034

July 19, 2022

City of Colleyville
Planning and Zoning Commission
100 Main Street
Colleyville, TX 76034

RE: Ordinance 6C July 19, 2022, meeting: O-22-2211 Hat Creek Development, Greystone Manor

My wife and I would encourage the Council to vote in favor of the zoning change and plans presented to you in the meeting schedule on July 19, 2022. As a background, my wife and I had the opportunity to purchase a property in The Legacy subdivision developed by Hat Creek Development back in 2017 and have continually been impressed by the professionalism and solid work performed by the Maykus family. In 2019 I had the opportunity to become the first HOA President with many of the homes in the neighborhood under construction and if we ever had a challenge with one of the builders or a question about the subdivision, I saw firsthand that Mr. Maykus and his staff ensured that the challenge or question were immediately addressed and cleared. When Hat Creek developed Legacy North, I saw that again with their company working with each of neighboring subdivisions making sure their questions and concerns were responded to and with the development bringing continuity to Lavaca Trail.

The builders they select are bringing quality homes to that subdivision which reflects on Hat Creek that they take time to select high quality, professional builders. You can see that Mr. Maykus and his team takes pride and care of their subdivisions long after the streets are in, and the lots have been sold.

Even though we do not live directly beside the proposed subdivision, based on his reputation and the designs presented, I would suggest that this is the best option for that land and the City of Colleyville. We all know that someone will develop the land, the best solution is to have a high quality, high integrity developer such as Hat Creek that has a proven history.

Should you have any questions, please do not hesitate to reach out.

Thank you.

Michael Capps

Michael Capps

September 14, 2022

RE: Zoning Case ZC22-020 – Greystone Manor

Members of the Colleyville City Council,

My name is Doug Chandler and I reside at 6804 Hillier Court in Colleyville.

Reviewing the submitted material for Greystone Manor it contains all the elements of a quality project. I am in favor of the proposed project and urge you to vote to approve.

Sincerely,

Doug Chandler

Ben Bryner

Subject: RE: Greystone Manor

-----Original Message-----
From: Matthew Colby < >
Sent: Sunday, July 31, 2022 12:01 PM
To: Jerry Ducay <JDucay@colleyville.com>
Subject: Greystone Manor

Mr. Ducay,

My name is Matthew Colby, and I am writing you to demonstrate my support for the Greysone Manor residential development in Colleyville.

I am fortunate to live in one of the many great developments of Maykus Homes and Neighborhoods. My wife, Lauren, and I could not be more enthusiastic to hear about the Greystone Manor project. This is highly beneficial to all homeowners in Colleyville. Developers like Maykus, and the reputable builders they partner with, insulate and protect our neighborhoods from the mass-production builders that drive down home values while reducing the beauty of the city.

The Maykus family has a wonderful reputation as builders and developers who put pride of craftsmanship and reputation over maximizing profits. Their projects are extremely additive to the community, and we hope to see them continue to improve and protect the beauty, safety, and attraction of the City of Colleyville and surrounding areas.

Thank you for your time, service, and support. Please reach out with any questions or concerns you feel I can address as a beneficiary of their work.

Best regards,

Matt Colby

Sent from my iPhone

Ben Bryner

Subject: RE: McDonwell School Road

From: Stan Cook <>
Sent: Tuesday, July 19, 2022 6:28 PM
To: dlindamood@colleyville.com; Brandi Elder; Callie Rigney; Chuck Kelley; George Dodson; kwheat@colley.com; George Bond
Subject: McDonwell School Road

Dear City Council Members

We have been residents of Colleyville and Cutter Ridge for over 30 years. We want to voice our serious concerns about the prospect of opening up McDonwell School road from the east.

In our minds, whatever benefits are perceived of this project are far outweighed by the huge downsides. The inevitable massive increase in traffic through our quiet neighborhood will affect the safety and comfort of our families, which includes many young children. Our neighborhood is unique, even for Colleyville, with horses and a bridle pathbeing a major part of our lives. We will be losing a safe entry for our horses and riders into the bridle path. We will also lose a safe walkway to Pleasant Run Soccer Complex and the Cottonbelt Trail.

The residents of Colleyville have chosen to live here because of the wonderful lifestyle this community provides. We implore you as our elected leaders to reject this life-changing proposal.

Respectfully,
Dr. Stan and Barbara Cook

Ben Bryner

To: Jerry Ducay
Subject: RE: GREYSTONE MANOR development

From: BJ GF <>
Sent: Sunday, July 17, 2022 2:20 PM
To: Jerry Ducay <JDucay@colleyville.com>
Subject: GREYSTONE MANOR development

Mr. Ducay,

We live at 504 Mcdonwell School Rd on the east side of the proposed development. Track 8 on attached ploy.

You encouraged us to put our "two cents" worth in, so here it is. You may thank it is "four cents" when we are finished.

Before we start, we are in favor of the design of the current proposed development.

There may be an abandoned petroleum pipe line running through the proposed development acreage. It does run through our property (see attached Pleasant Run Estates plot). The pipeline runs from a refinery in Ft. Worth to Saginaw to the tank farm in South Lake. It was the cause of a release(leak) on neighbor's property in 1996 The site(labeled #30980) was handled by Natural Resource Conservation Commission, the predecessor to Texas Commission on Environmental Quality(TECQ). The pipeline was controlled by Easy Serve Corp at the time of the release. The Corp went bankrupt, dissolved, and abandoned the pipeline due to the release. This information was obtained from Jose Cheverez, Railroad Commision of Texas, 512-865-1579, jose.cheverez@rrc.texas.gov. We have made numerous attempts to obtain information in regards to the release and pipeline from TECQ to no avail. Therefore, we do not know if the pipeline was 'flushed' at the time of abandonment as required by law. We have informed the developer about the pipeline and furnished him with a copy of attached plot.

TRAFFIC DENSITY

The community on the south side of Mcdonwell School Rd East is equine which uses part of the Rd shoulder as a riding path connector to the path around the community. Any development of The Rd would be detrimental to this use.
Mcdonwell School Rd East 'T's into Pleasant Run.
At that intersection is Pleasant Run Park(33 acres). The Park is home to a large number of soccer fields that regularly hosts practices and games of children as young as 3 years old. As a safety concern for these children, any increase in traffic will statistically greatly increase risk of injury from vehicles.
There is also a church with private school across from this T.
Less than a 1/4-mile south is the Cotton Belt Trail and Railroad intersection with Pleasant Run and LD Lockett.
Another 1/4-mile south is Good Shepard Church and school, which is expanding.
Currently, traffic from LD Lockett uses Pleasant Run to reach Tinker or John McCain. These intersections are as busy as intersections on the west side of the development at peak traffic times.

An entry/exit of the development on Mcdonwell School Rd East, at a minimum, will require:

Acquisition of private property not part of the development.
Revamp/development of Mcdonwell School Rd East.
Possible relocation of utilities.
Redesign of drainage along Rd.

The city is requiring two entry/exits into the development. On the east side, there is only access for one entry/exit with the above-mentioned possibilities. It would be more cost effective to put both entry/exits on the west side. From the traffic view point, it will be the same affect on either side. Also, any requirement for entry/exit on east side will cause this developer to 'walk away'. This could result in a lower tier developer with the possibility of much lower over all property value and loss of revenue for city and GCISD through taxes.

Any questions or further discussion, contact us via Email or phone.

Gary Fick

Becky Cast

Brad and Renee Follis
5608 Texas Trl
Colleyville, Texas 76034

June 10, 2022

City of Colleyville
Planning and Zoning Commission
100 Main St
Colleyville, Tx 76034

RE: Case ZC22-020 Hat Creek Development, Greystone Manor

I'm writing to the commission in regards to a proposed subdivision near my home. As a 12 year resident of the Reatta subdivision, we have seen many changes in the area and want to make sure things continue in a favorable path.

We have had first-hand experience in dealing with Hat Creek Development and Mr. Maykus when he developed the Herron Pond subdivision. As a homeowner we of course had concerns regarding what would be occurring and who would we be dealing with considering our property backs up to the property line. What I found was that Mr. Maykus and company did an incredible job of communicating and working with us as neighbors. Not only was the experience favorable, but the product and enhancements to the community were extremely positive. I also witnessed this same process in the Legacy and Legacy North areas which are extremely close to us as well.

Based on what I have experienced, and the quality and design of homes and subdivisions the company has completed, I feel this project would be correct choice for the City of Colleyville.

Sincerely,

Brad Follis

Ben Bryner

Subject: RE: FW: 6401 Westcoat Rezoning Case

From: Bryan Grant < >
Date: July 15, 2022 at 12:41:26 CDT
To: Kathy Wheat <KWheat@colleyville.com>
Subject: 6401 Westcoat Rezoning Case

Councilmember Wheat,

I am writing to you in regard to the rezoning case located roughly at 6401 Westcoat Drive, Case ZC22-020 from the Planning and Zoning Commission meeting that occurred on June 13, 2022. I am writing in support of the plan as currently designed and respectfully request you follow the unanimous approval of your planning and zoning commission.

My wife and I moved into 6504 Cutter Ridge Ct a few months ago from another home in Colleyville. We are so new to the home, that we were not on the notification list for this item and instead the previous owner is mentioned in the notification list. When looking for a forever home for our family of four plus one more on the way, we knew we would stay in Colleyville because of the rural feel of the neighborhoods while having the proximity to every amenity one could possibly need. We were drawn to the Cutter Ridge neighborhood because of the large lots, quiet street, and the equestrian neighborhood. My wife was raised with horses and my 4-year-old daughter has lovingly been asking me when we will be getting a horse of our own since the day we moved in.

Our home is at the entrance to the Cutter Ridge neighborhood and our fence borders McDonwell School Rd. Before we made the significant investment of purchasing the home, the first thing we did was look up the master thoroughfare plan to see if McDonwell School Rd was planned to connect to the west in the future, as that traffic increase would drastically change the quality of life that our family would experience. Given that the plan does not show a connection, we decided to move forward with the purchase and family move. We are grateful that the developer is choosing to honor that plan and decision that was made by a previous council to not have a connection of this neighborhood to McDonwell School and is instead including entrances to Westcoat. I am no civil engineer, and in fact am an aggie, so I admittedly am not the smartest in the room no matter what room I am in, but it seems that Westcoat is better suited to handle the traffic increase that would result from this neighborhood given the recently constructed roundabout (which includes a horse statue as a representation of what makes our city unique) and the already existing roundabouts along John McCain.

I ask that no matter what final plan you approve, you please do not have a connection to McDonwell School. Our home features an open fence that my daughters could, and do, easily crawl through and if the traffic was increased along that road next to our home, we wouldn't feel comfortable allowing them to play outside alone like we do now. Also, much to my daughter's delight, we do plan to get a horse in the future and the access to the bridle path that surrounds the Cutter Ridge neighborhood requires us to walk down McDonwell School Rd. That is not a problem today as there are only two homes to our west but would be a major problem if there was a connection made to this proposed

neighborhood. The homes to the east of this development were not designed with that kind of traffic in mind.

Today, you can stand in my yard and take a picture that is an exact replica of the City of Colleyville logo, same fence style, trees and horses exist today. Please don't approve a plan that would go against the logo and what makes Colleyville so great and unique. Thank you for your service to our city and the time and effort you put into your role and decisions.

Regards,

Bryan Grant

6504 Cutter Rudge Court

Ben Bryner

Subject: RE: Greystone Manor Support

From: Trey Hampton < >
Sent: Sunday, July 31, 2022 4:11 PM
To: Jerry Ducay <JDucay@colleyville.com>
Subject: Greystone Manor Support

Mr. Ducay,

I am a Colleyville resident in Legacy South at 801 Legacy Trail. My wife and I chose to build our house here due to the high quality of the neighborhoods, larger size of the lots and wooded areas with mature trees, which is why I felt compelled to express my support of the potential new development of Greystone Manor.

The larger lot sizes and protection and addition of wooded areas would be consistent with all of the surrounding neighborhoods in Colleyville. This would also help reduce the potential traffic this new neighborhood would add compared to smaller lot sizes with a different development plan.

Keeping traffic at a minimum on McDonwell rd is important to my wife and I because our children attend Liberty Elementary on that road. I understand that this land will be developed in the near future and a larger lot size development is the best option in our opinion for these reasons.

Please let me know if you have any additional thoughts or would like to discuss further.

Thank You,

--
Trey Hampton
Anesthesia Sales Specialist

Ben Bryner

Subject: RE: Garrison property

From: debbee heldoorn < >
Sent: Monday, June 27, 2022 1:39:42 PM
To: Bobby Lindamood
Subject: Garrison property

We support the project that Kosse Maykus is submitting to the city.

Fred and Debbee Heldoorn
205 Stonington Lane
Colleyville Tx 76034

Ben Bryner

Subject: RE: 6401 Westcoat Drive (Case ZC22-020)

From: "Hughes, Thomas" < >
Date: July 15, 2022 at 15:05:32 CDT
To: Bobby Lindamood <BLindamood@colleyville.com>, Kathy Wheat <KWheat@colleyville.com>, Brandi Elder <BElder@colleyville.com>, George Bond <GBond@colleyville.com>, George Dodson <GDodson@colleyville.com>, Chuck Kelley <CKelley@colleyville.com>, Callie Rigney <CRigney@colleyville.com>
Cc: Heidi Hughes < >
Subject: 6401 Westcoat Drive (Case ZC22-020)

Dear Colleyville Council,

I am writing in support of Case ZC22-020 (located at 6401 Westcoat Drive). The Planning and Zoning Committee unanimously approved this case on June 13, 2022; I respectfully request your approval as well.

My wife and I moved to Colleyville in 2010 after our twin daughters were born. We have owned 4 properties in Colleyville, moving our primary residence to 411 McDonwell School Road East in 2019.

We purchased the property from Ms. Garrison, but before closing, we confirmed with city officials there were no plans to ever connect McDonwell School Rd. from the West.

While I would prefer the property be left as is, it's every resident's right to sell her/his property.

I believe Ms. Garrison picked a developer who would not only add value to the property, but also the surrounding homes.

Having lived off of Bandit Trail for nearly a decade, I can empathize with the frustration due to increased traffic flow to & from John McCain, Westcoat Drive, & McDonwell School Road West.

I applaud Colleyville's massive investment in traffic circles, sidewalks, and road widening.

However, any suggestion to relocate the development's ingress or egress to McDonwell School Road East would require demolition, road widening, utility replacement and many other capital improvements that have already been put in place on Westcoat Drive.

McDonwell School Road East is a blacktopped farm road with large Oak trees lined by homes built in the 1980s and no sidewalks.

On a personal note, any renovation to build an entrance or exit would be less than 200 feet from my front door, through a good portion of my front yard.

My wife & I arguably have the most to lose if the entrance is move to the East side.

If the roles were reversed, I would NEVER suggest a developer plow through a fellow resident's front yard to avoid a few extra cars per day while attempting to make a right or left hand turn out of a community.

I support Case ZC22-020 as proposed with ingress and egress on Westcoat Drive.

I appreciate your attention and look forward to the discussion on July 19th.

Thank you for your service to Colleyville.

Sincerely,

Thomas Hughes

411 McDonwell School Road

3908 Allendale Street

Ben Bryner

To: Jerry Ducay
Subject: RE: Greystone meeting

From: Heidi Hughes < >
Sent: Thursday, July 7, 2022 11:35 PM
To: Jerry Ducay <JDucay@colleyville.com>; Bobby Lindamood <BLindamood@colleyville.com>; Kathy Wheat <KWheat@colleyville.com>; Brandi Elder <BElder@colleyville.com>; George Bond <GBond@colleyville.com>; George Dodson <GDodson@colleyville.com>; Chuck Kelley <CKelley@colleyville.com>; Callie Rigney <CRigney@colleyville.com>
Subject: Greystone meeting

Greetings!

My name is Heidi Hughes, and I am writing on behalf of the residents who live on the East side of the newly proposed PUD, Greystone Manor. As I'm sure you are aware, there are twenty households who have signed a letter in support of the development, and we plan to be at the council meeting on July 19th to share our thoughts about why it's critical we get this right.

We are in a unique situation because this development has the potential to adversely affect our households and property values, most specifically, the homes on McDonwell School Rd. E.
Unlike other communities to the north, where the Greystone entrance is currently designed 1100+ feet from their STREET, that same entrance, if put on the East, would be around 200 feet from our FRONT DOOR.
It's essential to make that distinction. Further, I believe the developer Mr. Makus, will also tell you how creating the entrance from the East would be a mistake.

I also believe that in a low-density community like Greystone, people on the west side and north of the traffic circle would not even notice a difference in traffic. The number of additional cars simply wouldn't be great enough. Comparatively, the homes on the east would see a substantial change, as the Greystone entry and traffic would literally be out our front windows.

Communities like Westmont and Oakbrook will see their property values go up with Greystone Manor down the street from them. In contrast, if there is an East entry, the property values on McDonwell School Rd. will undoubtedly go down.

We see this PUD as an opportunity to do something wonderful on that land. If we let this pass us by, and a high-end developer like Kosse Maykus walks away, we must prepare ourselves for what comes next. I personally know that Julianna Garrison spends 1M+ a year in taxes and maintenance on empty land. It is not sustainable, or smart for her to continue paying high dollar amounts to provide neighboring homes a great view out their back windows.

We understand that there will be city staff and some council members meeting with our northern neighbors on July 11th to discuss concerns and answer questions from residents. Are households from the east able to attend that meeting or would you prefer to meet with us separately?

We value our community and respect our neighbors. We all want what's best for Colleyville and look forward to sharing our thoughts and concerns with you.

Thank you,
Heidi Hughes
411 McDonwell School Rd. E.

Ben Bryner

Subject: RE: Support for Greystone Manor as presented

-----Original Message-----
From: Lisa Panno < >
Sent: Monday, August 1, 2022 4:01 PM
To: Jerry Ducay <JDucay@colleyville.com>
Subject: Support for Greystone Manor as presented

I support Kosse Maykus's proposed layout for Greystone Manor as presented. Kosse is a quality Developer with a following of the finest Homebuilders in Northeast Tarrant County. Colleyville should be proud to have Kosse develop Greystone Manor in Colleyville. Again I support Kosse's proposal for Greystone Manor.
Sincerely,
Lisa Panno
101 Bartram Lane
Colleyville Tx

Ben Bryner

Subject: RE: Support for Greystone Manor

From: Christie Panno < >
Sent: Tuesday, August 2, 2022 6:12 AM
To: Jerry Ducay <JDucay@colleyville.com>
Subject: Support for Greystone Manor

Mr. Ducay,

I am writing to express my support of Kosse and Eason Maykus' proposed layout for Greystone Manor as presented. The Maykus family has shown themselves to be a quality developer and builder. I have seen their developments attract some of the highest quality custom home builders in the area.

I appreciate that the plan as proposed allows for various lot sizes that provide a gradient between the disparate lot sizes adjacent to the subject tract of land and the potential for different size lots and homes in a single planned development. I believe the City of Colleyville would be lucky to host the next Maykus development and custom homebuilders it will attract.

Sincerely,

Christie Panno
121 Bartram Lane
Colleyville, TX

Ben Bryner

Subject: RE: Greystone Manor Letter of Support

From: Ryan Panno < >
Sent: Monday, August 1, 2022 5:13 PM
To: Jerry Ducay <JDucay@colleyville.com>; Bobby Lindamood <BLindamood@colleyville.com>
Subject: Greystone Manor Letter of Support

Mr. Ducay and Mayor Lindamood,

I am writing to express my support of Kosse and Eason Maykus' proposed layout for Greystone Manor as presented. The Maykus family has been in the area for a long time as a quality developer and builder. Their developments attract some of the highest quality custom home builders in the area.

I prefer to see some concessions made for strict density ordinances to attract quality custom homes that Colleyville families will be proud to own instead of a potential straight zoning proposal likely to be submitted by a larger national home builder. I appreciate that the plan as proposed allows for various lot sizes that provide a gradient between the disparate lot sizes adjacent to the subject tract of land and the potential for different size lots and homes in a single planned development. I believe the City of Colleyville would be lucky to host the next Maykus development and custom homebuilders it will attract.

Sincerely,
Ryan Panno

Ben Bryner

Subject: RE: Greystone Manor Letter of support

From: Gary Panno < >
Sent: Monday, August 1, 2022 3:37 PM
To: Jerry Ducay <JDucay@colleyville.com>
Subject: Greystone Manor Letter of support

Jerry,
I totally support the proposed layout/neighborhood for Greystone Manor as presented by Kosse Maykus. Kosse's neighborhoods have superior layouts and attract the finest Home Builders in Northeast Tarrant County. Colleyville should be honored to have Kosse and his team develop Greystone Manor as presented.
Sincerely
Gary Panno
101 Bartram Lane
Colleyville Tx

NOTICE OF SUPPORT FOR ZONING AND PUD

Zoning Case: ZC22-020

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

As nearby property owners affected by the proposed development, the undersigned do hereby **SUPPORT** the request, and ask that the city grant the zoning change and approve the Greystone Manor development IN ITS CURRENT AND ORIGINAL design. We reserve the right to withdraw support if key and substantial design elements change, including points of ingress and egress.

Thank you.

Name / Signature	Address
Jim Lyons	6504 Pleasant Run Rd Colleyville, TX
Glenn Stewart	6408 Cutter Ridge Court Colleyville, TX 76034
Jason Worley	6401 Cutter Ridge Ct. Colleyville, TX 76034
Ted + Laura Powell	6501 Cutter Ridge Ct 76034
Zac Adkins	6505 Cutter Ridge Ct 76034
Sophia Presley	503 Field St 76034 Colleyville TX
Drew + Stephanie Byrd	6402 Cutter Ridge Ct, 76034

NOTICE OF SUPPORT FOR ZONING AND PUD CONTINUED

Case: ZC22-020

Name/Signature	Address
[illegible]	6404 Cutter Ridge Ct, Colleyville 76034
[illegible] WILLIAM FREDERICK	6541 COTTER RIDGE CT. COLLEYVILLE, TX 76034

NOTICE OF SUPPORT FOR ZONING AND PUD

Zoning Case: ZC22-020

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As nearby property owners affected by the proposed development, the undersigned do hereby **SUPPORT** the request, and ask that the city grant the zoning change and approve the Greystone Manor development with the original design of ingress/egress **to the WEST.**

Thank you.

Name / Signature	Address
Jennifer Denne Jennifer Denne	6409 Meade Dr. Colleyville, TX 76034
ROBERT BOFINGER RB	1109 GUADALUPE CT. COLLEYVILLE, TX 76034
Amy Farish	900 Bogart Drive Colleyville, TX 76034
Floyd Godfrey	6905 Pleasant Run Rd Colleyville, TX, 76034
[illegible]	6700 Pleasant Run Rd, Colleyville, TX, 76034
DAVID Scott	6704 PLEASANT RUN RD COLLEYVILLE TX 76034
Shirley Cabeyta	6908 Pleasant Run Rd. 817 320-63 Colleyville, TX 76034
TERESA Anderson	1601 Heathermore Colleyville, TX 76034

NOTICE OF SUPPORT FOR ZONING AND PUD CONTINUED

Case: ZC22-020

Name/Signature	Address
Gerald Usrey	1008 Tinker Rd. Colleyville TX 76034

NOTICE OF SUPPORT FOR ZONING AND PUD CONTINUED

Case: ZC22-020

Name/Signature	Address	
[illegible]	6404 Cutter Ridge Ct, Colleyville 76034	
[illegible] WILLIAM FREDERICK	6541 CUTTER RIDGE CT. COLLEYVILLE, TX 76034	
7/31/22 Harry Smith	6604 Meade Dr 76034	* NO
Nei Fett	6604 meade Dr 76034	* NO

NOTICE OF SUPPORT FOR ZONING AND PUD

Zoning Case: ZC22-020

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

As nearby property owners affected by the proposed development, the undersigned do hereby **SUPPORT** the request, and ask that the city grant the zoning change and approve the Greystone Manor development with the original design of ingress/egress **to the WEST.**

Thank you.

Name / Signature	Address
[illegible] 6909 Pheasant Rd	LHellman@Gmail.com
BRIAN HOFFMANN ~~[illegible]~~ 1005 Tinker Rd	B.Hoff@BarrHoff.com

Name / Signature	Address
Theron Ragan	204 BANDIT TRL. Colleyville TX 76034
CINDY RAGAN	204. BANDIT TRL. Colleyville TX 76034
Dave Phillips	7300 Vanguard Ct. Colleyville, TX. 76034
Anna Phillips	7300 Vanguard Ct. Colleyville, TX. 76034
J. Alan Pickering	7208 Overland Tr Colleyville TX 76034
Lorrie Smyth	308 Chestnut Bend Colleyville, TX 76034
	5602 Ponderosa St Colleyville, TX 76034

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NOTICE OF SUPPORT FOR ZONING AND PUD CONTINUED

Case: ZC22-020

Name/Signature	Address
Gerald Usrey	1008 Tinker Rd. Colleyville, TX 76034
Melissa Crosr	2309 Woodmar Ln Colleyville TX 76034

Name/Signature	Address	
[illegible]	6404 Cutter Ridge Ct, Colleyville 76034	
[illegible] William Frederick	6541 Cutter Ridge Ct. Colleyville, TX 76034	
7/31/22 Harry Smith	6604 Meade Dr 76034	* NU
Nei Fett	6604 Meade Dr 76034	* NE
Bob McCormack	6802 Pleasant Run	
Jennifer & Ryan Palmer [illegible] Palmer	6500 Caldwell Hughes Rd Colleyville, TX 76034	
Christy O'Hearn	4200 Cheshire Dr Colleyville, TX 76034	
[illegible] Foster	7109 Vanguard Ct Colleyville, TX 76034	

Name / Signature	Address
[illegible] 6909 Pleasant Run	LHellman@Gmail.com
Brian Hoffmann ~~TSHH~~ 1005 Tinker Rd	B.Hoff@Barr Hoff.com
Cacy Tischer	6813 Pleasant Run Rd.
Chad Mankle [illegible]	103 Adams Ct, Colleyville
[illegible]	7109 Vanguard Ct Colleyville, TX 76034
Katie Kimbell	12010 Vanguard CT Colleyville TX

NOTICE OF SUPPORT FOR ZONING AND PUD CONTINUED

Case: ZC22-020

Name/Signature	Address
Michelle Terry	4302 Chrismac Way Colleyville Tx 76034
Micah Terry	4302 Chrismac Way Colleyville TX 76034
MICHAEL BURKHAM	6604 Pleasant Run Rd. Colleyville, TX 76034
Ted Beneski	6405 Cutter Ridge Ct. Colleyville, TX 76034
Laurie Beneski	6405 Cutter Ridge Ct. Colleyville, TX 76034
Elizabeth Thompson	3908 Arkendale St. Colleyville, TX 76034

NOTICE OF SUPPORT FOR ZONING AND PUD

Zoning Case: ZC22-020

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

As nearby property owners affected by the proposed development, the undersigned do hereby **SUPPORT** the request, and ask that the city grant the zoning change and approve the Greystone Manor development IN ITS CURRENT AND ORIGINAL design. We reserve the right to withdraw support if key and substantial design elements change, including points of ingress and egress.

Thank you.

Name / Signature	Address
Tom and Heidi Hughes	411 McDonwell School Rd. Colleyville
Marianne T. Adkins	6505 Cutter Ridge Ct
Jeremy and [illegible] Vanselbos	6412 Cutter Ridge Ct Colleyville TX
Malinda Warden	508 McDonwell School Rd Colleyville
Becky Cast	504 McDonwell School Rd. Colleyville
Drew Diaz	6406 Cutter Ridge Ct. Colleyville, TX. 76034
Sophie Tek Diaz	6406 Cutter Ridge Ct.

NOTICE OF SUPPORT FOR ZONING AND PUD CONTINUED

Case: ZC22-020

Name/Signature	Address
	6508 Pleasant Dr Colleyville, TX 76034
CHRIS CANTRELL	6600 PLEASANT RUN CR COLLEYVILLE, TX 76034
A Better Place, LLC	4W McDonnell School Road
Barbara Cook	6500 Cutter Ridge Court
	" " "
Bryan + Lauren Grant	6504 Cutter Ridge Ct
Amy + Eddy Alcantar	6403 Cutter Ridge Ct
Tom Campbell	501 McDonnell School Rd

RICHARD J. REMLEY
6803 FALLBROOK CT.
COLLEYVILLE, TX 76034

September 26, 2022

Mr. Jerry Ducay
City Manager
City of Colleyville
100 Main Street
Colleyville, TX 76034

RE: Greystone Manor
PUD-R Application
Case No. ZC22-020

Dear Mr. Ducay:

I am writing with respect to the proposed Greystone Manor Planned Unit Development ("PUD-R") application, as revised effective September 19, 2022. I believe this is Case No. ZC22-020. Please have this letter distributed to the Mayor and City Council members in anticipation of the October 3, 2022 City Council meeting. Also, please have it added to the record with respect to that meeting.

My wife, Valerie Jo, and I reside at and own 6803 Fallbrook Court, Colleyville, TX 76034. That is at the south end of the Oakbrook Hills subdivision's cul-de-sac. Oakbrook Hills, of course, borders Greystone Manor to the north. Our home is within the 200-foot "super majority" area described in Section 1.18.B.8 of the Colleyville Land Development Code ("LDC").

On July 19 and 22, 2022, I sent you emails registering our protest to the PUD-R application for purposes of LDC 1.18.B.8. Since then, we have had the opportunity to consider Greystone Manor in more depth, particularly the September 19, 2022 revised application. We do not believe the facts and applicable law support our continued opposition to the revised application.

The initial general consensus of Oakbrook Hills objections dealt with:

- Lot sizes, particularly those abutting houses on the south side of Stonington Lane. Intertwined with that was that there should be a buffer on the north Greystone Manor border.
- Drainage.
- Traffic, mediated by a second entrance via East McDonwell School Road.
- Common Open Space.
- PUD-R zoning so that the specifics of the development are incorporated in a City ordinance, making it enforceable by the City.

For us, the revised application satisfactorily addresses these. Thus, Valerie Jo and I are withdrawing our protest and indicating our current support for the September 19, 2022 revised PUD-R application.

Following are the reasons for our support in more detail.

1. Ranking Alternatives. Of course, the "best alternative" for Oakbrook Hills residents is for the Greystone Manor property to remain undeveloped. However, we neither own the property nor pay for its upkeep. Thus, we consider the chances of it remaining undeveloped to be remote and unrealistic. The question is not whether the Greystone Manor will be developed. It will be. Rather the question is when, by whom, and under what circumstances.

   The next best choice is the revised PUD-R application (or one substantially similar). We have met with Mr. Maykus. We have driven around a few of his other developments -- of our choosing and by ourselves. We were quite impressed with his work – as we are with the quality of the proposed Greystone Manor project. Valerie Jo has a background in real estate construction lending. We also believe it is best for Greystone Manor to be developed as a PUD-R so that its specifics are enforceable by the City under LDC Section 3.23.

   The next best choice would be Mr. Maykus developing Greystone Manor consistent with his revised PUD-R application, but on the basis of "straight zoning". In that case, however, the specifics would not be enforceable by the City, a considerable downside.

   The worst choice would be for an unknown developer to step in – with whatever delay and compromises he or she would bring. Also, if Mr. Maykus is unable to receive PUD-R approval, I very much doubt a new developer would even try anything but straight zoning. The odds of an inferior developer with loss of the specifics being enforceable by the City is significant. We also are not willing to ignore the impact of a potential development project indefinitely hanging over Oakbrook Hills. If Greystone Manor is to be developed, we believe sooner and expeditiously is in our best interest.

2. Mix of Lot Sizes. The revised application contains a mixture of twenty-three R-20, seven R-30, and nineteen R-40 lot sizes, resulting in about half of the PUD-R density threshold (.9 units/acre compared to 1.8 units/acre). See LDC Section 3.23.G. LDC Section 3.23.D contemplates that a PUD-R may include lots "grouped into clusters and may have a higher density than a conventional single family project of the same acreage ***." (Emphasis added.)

   R-20, R-30, and R-40 lot sizes reflect not only different price points in the new home market but also different segments of that market. Different potential customers are undoubtedly interested in different lot sizes. The proposed diversity in lot sizes makes perfect sense to us and is certainly contemplated by LDC Section 3.23.D. We believe it is in the best interest of the City to foster meeting those different segments of the market.

   We recognize the concern over the now-seven R-20 lots abutting Stonington Lane. Yet, R-20 lots are very common in Colleyville. The abutting Stonington Lane lots are, in fact, R-15 lots. Elsewhere, where Oakbrook Hills residents have back yards facing each other, the respective lots are generally both R-20 lots. Most importantly, however, the revised PUD-R application provides for a 40-foot common open space buffer between Greystone Manor and the Oakbrook Hills homes on the south side of Stonington Lane. We believe that similar mediation was

accepted with respect to Oak Alley.

3. Drainage. Victor Dupuy, Valerie Jo, and I met with Larry Wright, Colleyville's City Engineer. He demonstrated that while part of Oakbrook Hills has significant drainage issues, it is with respect to the other properties to the east, not the Greystone Manor property to the south. He then demonstrated why the proposed Greystone Manor development would meet all legal drainage requirements.

4. Traffic. LDC Section 1.18.B governs amendment to either zoning regulations or the official City Zoning Map. Section 1.18.B.13, entitled Traffic Impact Analysis, provides:

> When a proposed development is projected to generate more than 1000 vehicle trips per day, a traffic impact analysis shall be required with the rezoning request. The traffic impact analysis shall be prepared in accordance with the requirements of the Director of Public Services. The purpose of the traffic impact analysis is to determine the need for traffic mitigation measures which may include, but are not limited to, dedication of additional right-of-way, construction of turning lanes, or construction of traffic control facilities. (Emphasis added.)

The City Council requested Mr. Maykus to submit a traffic impact study. I have reviewed the draft version of the resultant August 2022 Traffic Impact Analysis. We assume at least the draft version of this document has been submitted to the City. It was prepared for Mr. Kosse by Jeff Whitacre, P.E., AICP, PTP of the Kimley-Horn engineering firm. ("Draft Kimley-Horn Traffic Impact Study"). It is up to the Council to determine its credibility and whether it meets the requirements of the City Director of Public Services, but we assume both its credibility and satisfaction of those requirements until we hear to the contrary. It appears quite professional to us.

At the request of the City, the Draft Kimley-Horn Traffic Impact Study considered two scenarios. The first is a single Westcoat-only non-emergency entrance. The second is a Westcoat entrance plus an East McDonwell School Road entrance.

In either scenario, the Draft Kimley-Horn Traffic Impact Study estimates that the additional daily vehicle trips would be 519 (barely half that needed to even trigger a traffic impact study obligation under LDC Section 1.18B.13). See Draft Kimley-Horn Traffic Impact Study, Table 2, p. 5.

However, potential traffic impact from a developed Greystone Manor is really with respect to additional traffic over peak hours, not over the entire day. As to additional traffic over peak hours, the Draft Kimley-Horn Traffic Impact Study concluded at p. 14:

> The Greystone Manor development in either scenario is anticipated to have little impact on the neighboring intersections, regardless of the driveway alternative implemented. (Emphasis added.)

Of course, it is up to the City to determine the credibility of that conclusion.

As to the impact of peak hour traffic impact of separate entrances on Westcoat and East McDonwell School Road, the Draft Kimley-Horn Traffic Impact Study concludes that it would "provide enhanced circulation and accessibility with the additional access to Pleasant Run Road and decreases the dependency on Westcoat Drive." (Emphasis added.) Perhaps in response to this, the revised application now includes a second entrance off of East McDonwell School Road (residents only).

An Oakbrook Hills resident obtained three "Speed Summaries" from the Colleyville Police Department. They were conducted around the last Fourth of July. The three locations were:

- 7600 Westcoat (the intersection of Westcoat and John McCain),
- 6400 Westcoat (midway between West McDonwell School Road and White Drive), and
- 6700 Pleasant Run Road (near the Crown of Life Lutheran School and the soccer fields).

While these Speed Summaries do not measure the estimated traffic impact from Greystone Manor and the purpose of the Colleyville Police Department was obviously to just determine the traffic speed distribution, they do include "Total Traffic Counts". However, those Total Traffic Counts are counted on the basis of an aggregation of non-uniform one-hour samples on seven consecutive days. Nevertheless, they arguably infer that there is more total daily traffic on Westcoat than Pleasant Run and, by further inference, more traffic during peak hours. However, while this arguably has some relevance with respect to traffic mitigation issues (depending upon the magnitude of the estimated Greystone Manor peak hour additional traffic), the issue has been preempted by the revised application including an East McDonwell School Road entrance (residents only).

It has been asserted that an East McDonwell School Road entrance is inappropriate because it is classified as a "local street" while Westcoat is classified as a "major collector" road. However, Stonington Lane is also classified as a local street, but it still serves as the sole conduit to a major collector road for 48 houses (23 if you exclude the Stonington Lane houses). Half of the currently proposed 49 Greystone Manor lots is 24.5. Thus, we do not believe that East McDonwell School Road's burden in serving as a one of two conduits for a 49-lot development to a major collector road is either unusual or unreasonable.

5. Common Open Space. LDC Section 3.23.A defines the purpose of PUDs as providing

> for greater flexibility and discretion in the approval of residential *** projects that are superior to what could be accomplished in other zoning districts through the use of increased open spaces, greenbelts, or by providing enhanced amenities or features within the development that will be of special benefit to the property owners or to the community. (Emphasis added.)

Procedurally, PUDs are approved by the Council by ordinances which constitute an amendment to the LDC and the Official Zoning Map. Most importantly, such ordinances include the project's details, which then become enforceable by the City. See LDC Section 3.23.B.

As referenced above, LDC Section 3.23.D then describes the PUD residential classification ("PUD-R") and emphasizes that the flexibility in exchange for common open space may include groupings of lots resulting in overall higher densities, i.e. smaller lots. It specifically provides:

> Planned developments containing primary residential dwelling units, which may be grouped into clusters and may have a higher density than a conventional single family project of the same acreage ***. (Emphasis added.)

Thus, LDC Section 3.23.D clearly anticipates a mixture of lot sizes in a PUD-R even if it results in some smaller lots.

LDC Section 3.23.H.1 then provides that no less than 20% of the gross residential project area "shall" be common open space. "Shall" is defined as mandatory in LDC Section 2.4.5.

Common open space basically must be for general use and owned by either the HOA or the City. It cannot include roads. LDC Section 3.23.H. No more than 25% of it, however, can be open space used for "storm water detention or retention". LDC Section 3.23.H.2.b. Thus, for every acre increase in common open space, 75% of it must essentially come from existing planned residential lots.

The revised application provides that the residential gross acreage is 49.84 acres with only 6.59 of such acres (13.23%) being common open space. Of that 6.54 acres, 4.94 acres is not attributable to storm water detention or retention (75% of 6.54 acres). That clearly does not satisfy the 20% requirement.

Reaching the 20% requirement would require an additional 3.38 acres, of which 2.53 acres could not be from storm water detention or retention (75% of 3.38 acres).[1] That is the equivalent of 5.51 lots of exactly 20,000 square feet.

Thus, the issue for us is whether the City has the discretion and inclination to waive the additional 2.53 acres of common open space not attributable to storm water detention or retention, permitting it to be used for lots.

We believe the City has that discretion and that it would be in the best interest of the City to exercise it.

As to the existence of discretion, LDC Section 1.12 provides:

> Any person seeking approval of a development as required by this Land Development Code may request a waiver or a variance from a requirement contained in this Code *** by submitting a request using the procedures described in this Chapter. (Emphasis added.)

With respect to the City Council, the accompanying table to that section refers to LDC Section 1.13. LDC Section 1.13.A then provides:

> Where specifically provided in this Land Development Code, the City Council shall have authority to consider requests for a waiver ***. The City Council may approve,

[1] There is no shortage of open space used for storm water detention or retention.

disapprove, or modify such a request provided that such approval or modification will not be detrimental to the public safety, health, or welfare or injurious to other property. The applicant shall provide information to support a claim that there are extraordinary hardships or practical difficulties which may result from strict compliance with the regulations **or** that the public interest will be better served by an alternative proposal. (Emphasis added.)

CLE Section 3.23.K.c then provides:

> *Modification of a PUD requirement* – City Council may approve a proposal for a Planned Unit Development that includes a provision which modifies any requirement contained in these Planned Unit Development regulations. (Emphasis added.)

At the September 19, 2022 hearing, Mr. Maykus stated that the Council has approved other PUD-R applications with less than 20% common open space. If so, it would be consistent with the discretion described above.

Mr. Maykus has indicated to the Council that he is unwilling to devote additional acreage to common open space in order to meet the 20% requirement, i.e. 2.53 acres from existing lots. We believe he would need to clarify why the 20% requirement would cause the Greystone Manor project "extraordinary hardship or practical difficulty".

However, LDC Section 1.13.A also refers to the "public interest" as a separate and independent ground for granting a waiver. Mr. Maykus has indicated to the Council that insistence on his meeting the 20% requirement would result in his changing the application to one for straight zoning – where we would lose the City's ability to enforce the details of the project through an ordinance. Conceivably, he could even abandon the project -- to be replaced by delay and a replacement developer of unknown quality (who quite likely would also pursue only straight zoning). All this where the impact on others (e.g. traffic, drainage, etc.) with respect to 2.53 acres (essentially the equivalent of 5 R-20 in a 49.83 acre proposed development) seems very immaterial.

Thus, clearly in our view, the "public interest will be better served" (in fact far better served) by the Council exercising its discretion to reduce the common open space requirement in this case from 20% to 13.23%. The retention of the City's right to enforce the details of the project simply far outweighs the impact of a loss of 2.53 acres of common open space in a project of this scale.

Very truly yours,

Richard Remley

RICHARD J. REMLEY

Ben Bryner

Subject: RE: Greystone Manor

From: Jody Short <>
Sent: Tuesday, July 19, 2022 4:14 PM
To: Ben Bryner <BBryner@colleyville.com>
Subject: Greystone Manor

Ben,

Hope you are doing well. I wanted to pass along a few thoughts on the proposed Greystone Manor development.

While the current thoroughfare plan does not include the extension of McDonwell School Road form Westcoat to Pleasant Run, providing a connection would benefit many residents in Northwest Colleyville by providing traffic relief to John McCain Road and the White/Shelton route to Pleasant Run.

At the very least, a pedestrian/bike connection should be provided that would allow new residents of Gerystone Manor and residents along the McDonwell School Road corridor to access the soccer complex, CES and other uses along Pleasant Run via a more direct routing.

Thank you for your consideration and for passing this along to the city council.

Jody Short
7703 Jefferson

Ben Bryner

Subject: RE: Greystone Manor

From: Jon Sinclair < >
Date: Friday, November 11, 2022 at 12:57 PM
To: Kosse Maykus < >
Subject: Re: Greystone Manor

Kosse,

Thank you for contacting me today. I am formally letting you know that I am removing my opposition to the Greystone Manor development. With the two entrances/exits my concerns about increased traffic have been alleviated.

If you need anything further from me, please let me know.

Thank you,
Jon Sinclair
Executor of the Claudia Brummett Estate
6800 Fallbrook Court
Colleyville, TX

Dakari Hill

From: Ben Bryner
Sent: Monday, June 13, 2022 8:07 AM
To: Dakari Hill
Subject: FW: Greystone Manor

And another…

From: Mallie Story <[redacted]>
Sent: Sunday, June 12, 2022 12:53 PM
To: Ben Bryner <BBryner@colleyville.com>; Jackie Reyff <JReyff@colleyville.com>
Subject: Greystone Manor

Hi all,

We are in full support of the Greystone Manor development done by Maykus. My husband and I purchased our first home here in Colleyville in 2018 and appreciate all of the work our city has done to make us continual fall further in love. The previous projects in the community that Maykus' has done have only added value and beauty to our city. We hope to be new residents in the Greystone Manor development.

Mallie and Trevor Story

Ben Bryner

Subject: RE: Greystone

From: Chris Strittmatter < >
Sent: Thursday, July 28, 2022 3:12 AM
To: Jerry Ducay <JDucay@colleyville.com>
Subject: Greystone

Mr. Ducay,

Please see attached letter.

Thank you
Chris Strittmatter

July 27, 2022

Jerry Ducay
City Manager
City of Colleyville

Dear Mr. Ducay

I am writing to you as a 20 plus year resident of Colleyville and more specifically as a resident of the Villas of Colleyville located off McDonwell School Rd.

Please accept this as a letter of full support for the new proposed subdivision on Westcoat, to be known as Greystone Manner and being developed by Maykus Homes and Neighborhoods.

The Maykus team has been known to me for over 20 years and the projects they have completed or have been involved with are well planned and provide great enhancement to the area. Two particular ones, Legacy and Legacy North are just a short walk down Lavaca from my home.

Over the years I have found the Maykus team to be very honest and upfront with information. Their homes and subdivision's are first class and are what a true custom builder/developer provide.

It is my opinion that Greystone Manner will only bring true custom homes to the area and compliment the surrounding subdivisions and homes.

As a citizen of Colleyville and nearby homeowner I welcome this addition of approximately 54 homes and the continued quality growth of our city.

Thank you,

Chris Strittmatter
6213 Cimmaron Trl.

Colleyville

Ben Bryner

Subject: RE: Greystone Manor Support

From: Brian Webb < >
Sent: Tuesday, August 2, 2022 7:37 AM
To: Jerry Ducay <JDucay@colleyville.com>
Subject: Greystone Manor Support

Dear Mr. Ducay:

I live in The Legacy in Colleyville with my family. It is my understanding that Mrs. Garrison is selling her land off of McDonwell School Road, and the property will be developed. If this property is going to be rezoned to residential, there is no better option than Maykus Custom Homes and Neighborhoods to develop that property. They are local, family owned, and have developed similar, spectacular neighborhoods in Colleyville. The Maykuses are honest, hard working, and they care about the community. We have been very happy with The Legacy and The Legacy North. The lots are good sized, the common spaces are nice, and the builders are top notch. We would be very disappointed to see an out of town national developer come in and be granted the rights to that property. The Greystone plans seem to call for 1/2-1 acre lots, which are in line with the current developments in the area. I know Maykuses would develop a great similar neighborhood with as few interruptions to the surrounding communities.

Thank you very much for passing along our support of Maykus as the developer of this property should it be rezoned residential. They will do a great job developing the property.

Sincerely,

Brian Webb
705 Legacy Trail
Collevyille, TX 76034

Ben Bryner

Subject: RE: Supporting Greystone Manor with NO Eastern Access

From: Williams, Tom G (BNSF) <>
Sent: Saturday, July 23, 2022 3:17 PM
To: Bobby Lindamood <BLindamood@colleyville.com>; Jerry Ducay <JDucay@colleyville.com>
Cc: sherrylisawilliams
Subject: Supporting Greystone Manor with NO Eastern Access

Mayor Lindamood and City Manager Ducay –

My wife Sherry and I recently moved into our new home at 6900 Pleasant Run Rd. We are long-time Colleyville residents, having lived in Remington Park for several years prior to building here on Pleasant Run. We are very familiar with the property that will be developed into Greystone Manor – having driven and even walked back and forth so many times from our Remington Park house to our new homesite. I was just informed today that there is a push to have the access to that property be on the eastern side through to Pleasant Run, which I honestly would not have even thought was feasible given that the primary frontage to that property is on Westcoat.

I am sure many of my neighbors who share the property here along Pleasant Run have already weighed in, but am sending this to share our concern with this eastern access concept. While we are supportive of the development, we certainly would be very concerned if it pushed through to Pleasant Run.

Appreciate your hearing our concern.

Thank you and best regards,
Tom and Sherry Williams

Ben Bryner

Subject: RE: Greystone Manor Letter of Support

From: Bryan Yelverton < >
Sent: Tuesday, July 26, 2022 7:13 AM
To: Jerry Ducay <JDucay@colleyville.com>
Subject: Greystone Manor Letter of Support

Mr. Ducay -

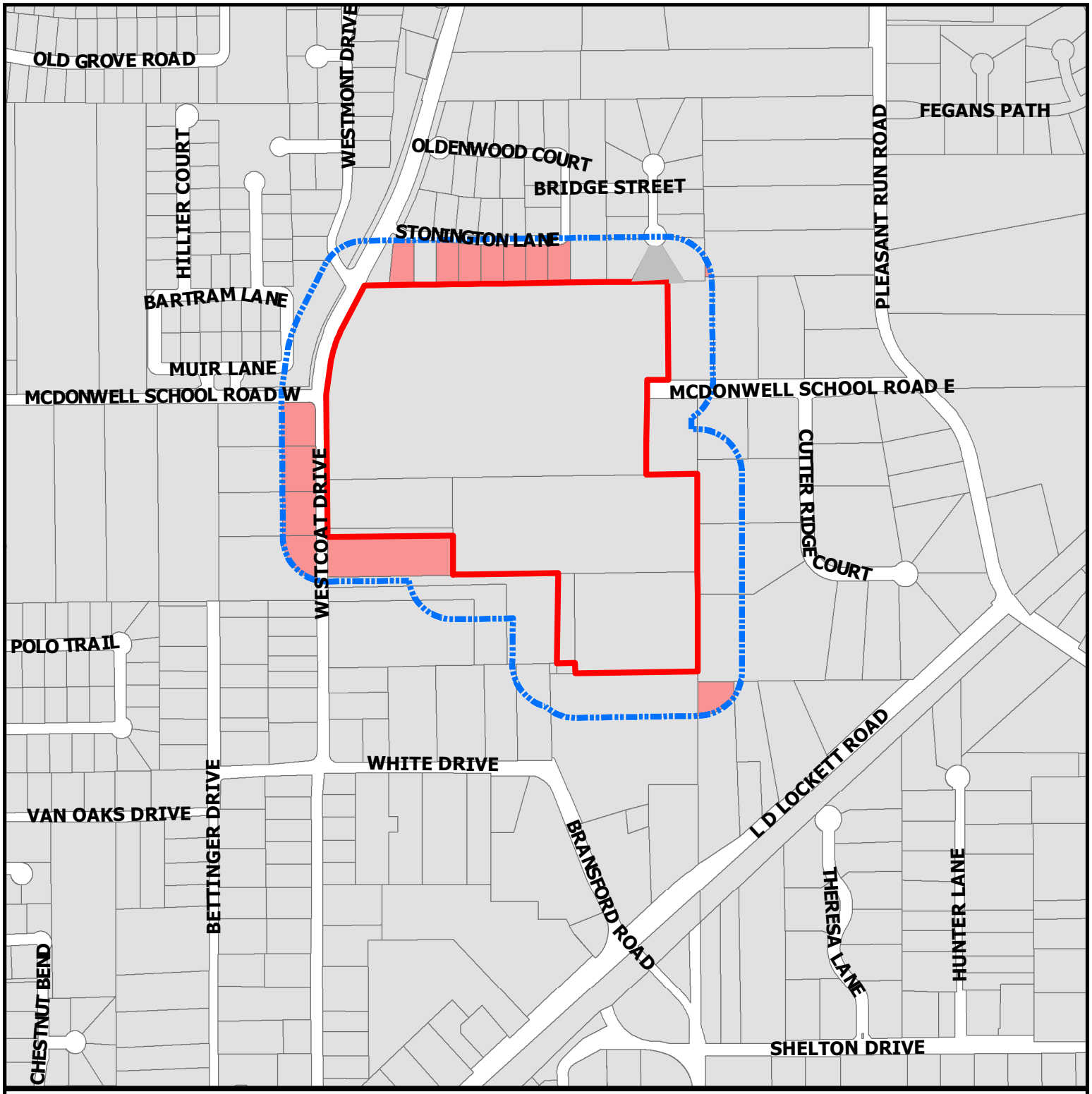
I am writing to to voice my support for the proposed Greystone Manor development. I am a resident at 708 Lyndsey Way, Colleyville Texas 76034 in the original Legacy Development. The property of interest, will undoubtedly, be developed and I would prefer a custom home builder with a proven track record in Colleyville rather than a National Home builder. The quality of homes built needs to be taken into account and, as evidence by The Legacy and The Legacy 2, these are quality built homes that will add value to the city of Colleyville.

Please approve proposed development.

Sincerely,

Bryan C. Yelverton MD, FASE
Partner, Arlington Division
US Anesthesia Partners (USAP)

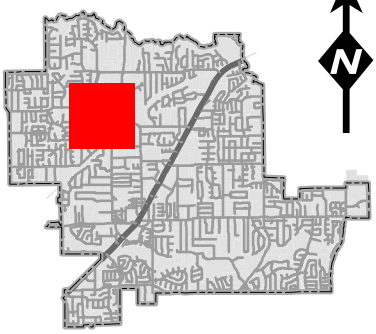
Opposition Map



CITY OF COLLEYVILLE TEXAS

ZC22-020

6605 Westcoat Drive



N

200ft Buffer

Subject Property

Opposing

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.

List of Opposing Properties

Situs Address	Owner's Name	Percentage of Area
6403 WESTCOAT DR	LEVITZ, SHELLEY	6.76%
6512 WESTCOAT DR	BRASWELL FAMILY TRUST	2.07%
6508 WESTCOAT DR	BRUNDAGE, JEFFREY	2.04%
109 MCDONWELL SCHOOL RD W	TAURUS HOLDINGS INC	1.99%
~~6800 FALLBROOK CT~~	~~BRUMMETT, CLAUDIA M EST~~	~~1.60%~~
6504 WESTCOAT DR	MERCER, LEE	1.55%
6208 L D LOCKETT RD	MELENDEZ, HENRY	1.43%
201 STONINGTON LN	WORKMAN, DAVID J	1.39%
209 STONINGTON LN	MOTKIN, IGOR	1.29%
213 STONINGTON LN	HANNO, GREGORY	1.22%
313 STONINGTON LN	GAGE, FREDDIE	1.20%
301 STONINGTON LN	MARKLE, CHAD	1.19%
305 STONINGTON LN	COBB, CHRISTOPHER	1.18%
309 STONINGTON LN	WILFRED J CAMERON REVOC TRUST	1.17%
6700 PLEASANT RUN RD	LEDBETTER, HAROLD C	0.12%

Address Count **15** **Total Percentage** ~~**26.22%**~~ 24.62%

ORDINANCE O-22-2211

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 49.84 ACRES BEING TRACT 1B, ABSTRACT 1487, O C STURM SURVEY, A PORTION OF TRACT 2A01, TRACTS 2A01B, 2A07A, AND 2A07A1, ABSTRACT 1748, JAMES E. WEATHERS SURVEY, LOT 1, BLOCK 1, WESTCOAT ESTATES, AND LOTS 1A2, 1B, AND 1C, BLOCK 1, HILLEY ADDITION, LOCATED AT 6405, 6409, 6417, 6501, 6507, AND 6605 WESTCOAT DRIVE FROM THE AG AGRICULTURAL AND RE SINGLE FAMILY 'ESTATE' RESIDENTIAL DISTRICTS TO THE PUD-R PLANNED UNIT DEVELOPMENT – RESIDENTIAL ZONING DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a rezoning under Case No. ZC22-020; and

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

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

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

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

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

Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on 59.47 acres, being Tract 1B, Abstract 1487, O C Sturm Survey, a portion of Tract 2A01, Tracts 2A01B, 2A07A, and 2A07A1, Abstract 1748, James E. Weathers Survey, Lot 1, Block 1, Westcoat Estates, and Lots 1A2, 1B, And 1C, Block 1, Hilley Addition, located at 6405, 6409, 6417, 6501, 6507, and 6605 Westcoat Drive from the AG Agricultural and RE Single Family 'Estate' Residential zoning districts 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. <u>GENERAL</u>

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. <u>CONCEPTUAL PLAN AND PLATTING</u>

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 47 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 R-20 zoning district and subject to the following provisions:

a. Minimum Lot Size	19 lots of min. 20,000 s.f.; 9 lots of min. 30,000 s.f.; and 19 lots of min. 40,000 s.f.
b. Minimum Lot Width	100 feet, measured at building setback line, except pie-shaped cul-de-sac lots, in which case the minimum shall be as shown on the Development Plan
c. Front Building Line	30 feet back of property line.
d. Side Building Line	Less than 30,000 sf lots: 10 feet; 30,000 sf lots or greater: 15 feet
e. Rear Building Line	25 feet
f. Street-facing Side Yard	Side yard setbacks on the street side of a corner lot, fronting on another street, shall be 20 feet, except for "key" lots which shall match the front setback of adjacent lots, as shown on the Development Plan
g. Minimum House Size	4,500 square feet

5. Open Space

1) This development shall provide not less than 17% common open space, which shall generally be configured as shown on Exhibit "C" and the landscaping plans

included in Exhibit “D”. All open space areas shall be landscaped and maintained by the Homeowner’s Association.

2) All amenities within the open space areas shall be maintained by the Homeowner’s Association.

6. SCREENING

a. Perimeter fencing and screening shall be in compliance with the Wall/Fence Diagram included and shown on the Development Plan, labeled as Exhibit “C”.

b. Wood fencing between lots is not permitted. All front elevation fences, from the front of the house to the side property line, shall be open style fencing of decorative metal, and/or masonry. All lots adjacent to a Common Open Space shall be open style fencing of decorative metal, and/or Masonry.

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

7. ARCHITECTURAL FEATURES

a. The dominant exterior vertical wall area of each structure, exclusive of doors and windows, shall be masonry (brick, stone, or stucco) or other material solely determined by the Committee. Dryvit systems or Styrofoam products are not acceptable. The exterior of chimney flues shall be of masonry material acceptable to the Committee. Installation of all types of exterior items and surfaces such as address numbers or external ornamentation, lights, mail chutes, mailboxes, roofing materials and exterior paint or stain, shall be subject to

the approval of the Committee as to size, design, materials color, manufacturer and location.

b. Garage Standard – Minimum of a three-car garage with wood, wood-like, or architecturally enhanced doors.

c. Minimum Roof Pitch – Minimum of a 10:12 roof pitch unless architecturally required to vary, based on home style.

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

8. OTHER

a. A minimum of two (2) three-inch (3”) caliper trees shall be planted within the front yard of each lot by the homebuilder upon construction of a new home, unless quality existing trees are present and saved.

b. The streets within the subdivision shall be private, gated streets owned and maintained by the HOA.

c. Street Design Standards:

- Right-Of-Way: Fifty feet (50’) (Undivided)
- Travel Lane Width: Thirty-one feet (31’), back of curb to back of curb (undivided); Nineteen feet (19’), back of curb to back of curb (divided)
- Turning Radii: Fifteen feet (15’)

d. The east access into the subdivision from McDonwell School Road shall be restricted to residents only. All deliveries, service providers, visitors, etc. shall be required to take access into the subdivision on the west side off Westcoat Drive.

e. Off-site improvements (to include a median, curbs, street modifications) in accordance with plans included in Exhibit “E” to include the following:

i) Developer shall be responsible for roadway improvements and roadway connection along McDonwell School Road east of the addition. Improvements shall include street pavement widening to allow for connection to the existing boulevard east of 411 McDonwell School Road East.
ii) Developer shall be responsible for the enhancement and maintenance of the McDonwell Road East median west of Cutter Ridge Court. Once established the development HOA shall accept maintenance responsibility for the median.
iii) Developer agrees to construct a five (5) foot sidewalk per City of Colleyville specifications along the north frontage of McDonwell School Road east of the addition until Cutter Ridge Court, as part of the public improvements to the property as described in item 1 above.
iv) Developer shall provide a continuous sidewalk connection through the subdivision connecting Westcoat Drive and McDonwell School Road east of the subdivision. The sidewalk shall be open for use by the public at all times but maintained by the Home Owner's Association (HOA).
v) Developer shall plant trees, shrubs, and additional landscaping along Westcoat Drive.

Sec. 5. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.

Sec. 6. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars ($2,000.00) for each offense.

Sec. 7. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

Sec. 8. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

Sec. 9. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 19th day of July 2022.

The second reading and public hearing being conducted on the 3rd day of January 2023.

PASSED AND APPROVED BY A VOTE OF ___ AYES, ___ NAYS, ON THIS THE 3RD DAY OF JANUARY 2023.

Mayor Bobby Lindamood	_____	Mayor Pro Tem Kathy Wheat	_____
Brandi Elder, Place 1	_____	George Bond, Place 2	_____
George Dodson, Place 4	_____	Chuck Kelley, Place 5	_____
Callie Rigney, Place 6	_____		

ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" – Location and Zoning Map

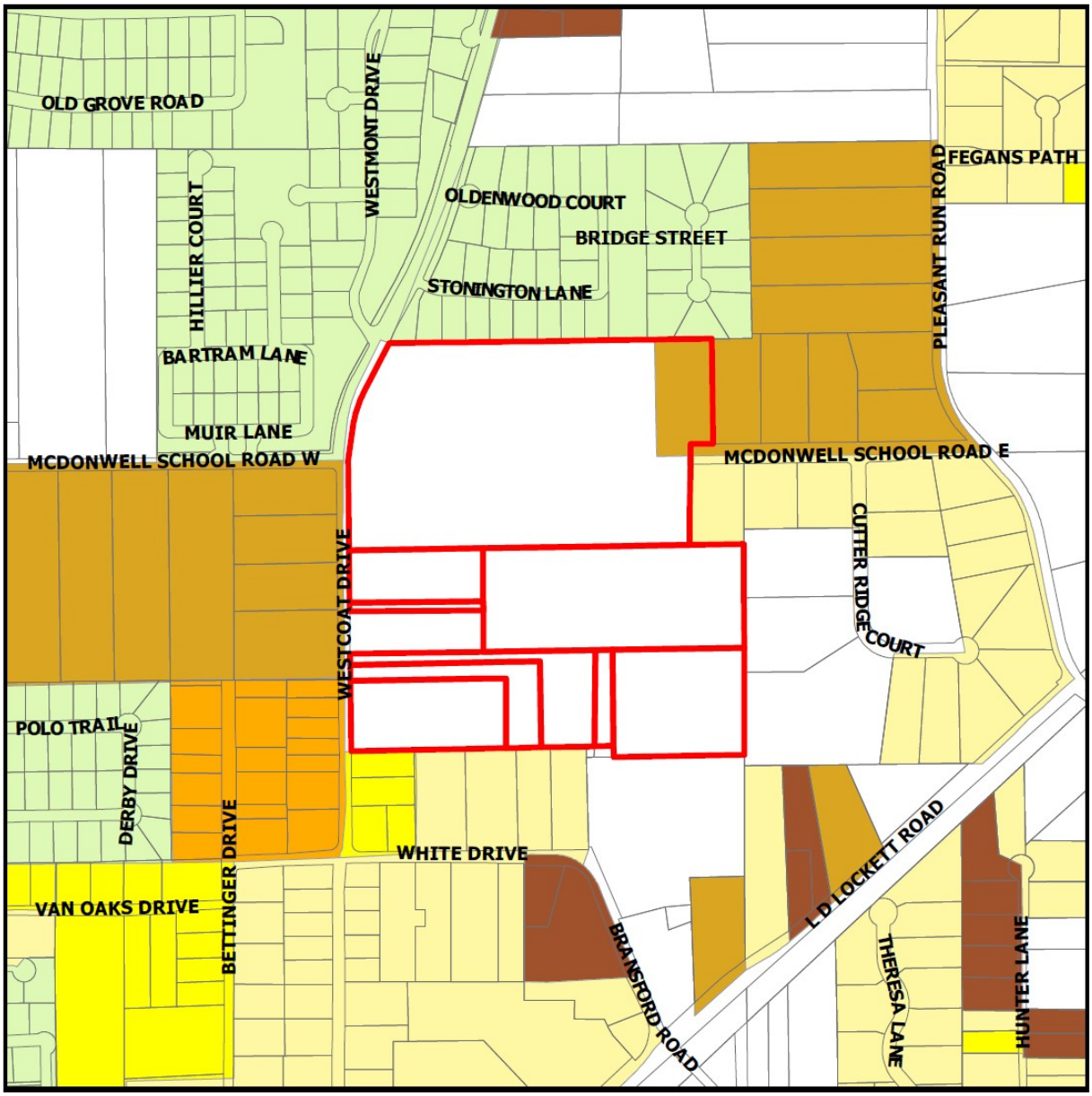


Exhibit "B" – Statement of Planning Objectives

Greystone Manor

Colleyville, Texas

Zoning Narrative –21 OCT 2022

Hat Creek Development, Developer *Sage Group, Inc., Land Planner*

Statement of Planning Objectives

Greystone Manor is a proposed residential neighborhood to be developed by Hat Creek Development, under the PUD-R Residential District regulations for residential development in the City of Colleyville. The approximately 50 acre property is located on the east side of Westcoat Drive, just east of the new roundabout at the corner of Westcoat and McDonwell School Rd.

Adjacencies: The property is west of the acre+ lot Cutter Ridge neighborhood, south of the adjacent Oakbrook Hills neighborhood (a PUD-R of 16,500+ sf lots) and across Westcoat from "Westmont," (a PUD-R of 13,000-20,000+ sf lots)- north of McDonwell School Road, and multi acre lots south of McDonwell School Road. To the south of the property are also multi-acre lots.

The property is currently designated AG (Agriculture), so this would be the initial "development" zoning requested. The intent here is to rezone the entire property to PUD-R, unifying the property into one cohesive, master planned residential development of the highest quality. There are currently two occupied single-family homes on the consolidated properties under this ownership. The main estate, to be contained within a newly defined lot, has been removed from the zoning proposal, but will need to be a part of the plat, for the creation of the new lot; the remaining structures will be removed.

The proposed plan responds to, and in many ways reflects the neighborhoods and properties we are adjacent to. Where we are adjacent to the PUD-R's to the north and northwest- composed primarily of 1/3 acre lots- we are proposing larger lots of 20,000 sf and up, and then transitioning, internally, to 30,000 sf lots, and then to 40,000 sf lots along the entire eastern and southern boundaries. In summary, we have designed the project to be compatible and in harmony with our adjacent neighbors and to be consistent with the city's Future Land Use Plan. Overall density is 0.98 lots per acre.

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

Access: To the east, the ROW of the existing McDonwell School Road extends to the edge of this property. In the past, McDonwell was shown on the Thoroughfare Plan as extending through this property to connect to where it currently intersects with Westcoat. Several years ago, the city removed this extension from the T-Plan, because of the sensitivity of nearby residents to through traffic. We intend to honor this decision, and there will be no through traffic with the proposed gated, private streets, but we will have gated entries from Westcoat, and, on the east, to McDonwell. We are proposing a main entry access point along Westcoat Drive- several hundred feet south of the fairly new

roundabout built by the city at the Westcoat/ McDonwell School intersection. We feel that a more subdued project entry away from the hustle and bustle of the- at times-heavily trafficked roundabout will be more conducive to the high quality, luxury home atmosphere we are hoping to create in Greystone Manor. In addition, we are proposing a bermed, heavily landscaped buffer along the Westcoat frontage. Internally, we are proposing a network of gently undulating streets, meant to invoke a peaceful, calming streetscape, highlighted by landscaped medians at each intersection, and inside the cul-de-sac turnaround at the SE corner.

The residences planned for Greystone Manor will be very upscale, with selling prices estimated to start at around $2.5 million. Each home will be required to be architecturally authentic, and go through a rigorous design review process.

Greystone Manor will be proposed as a gated community with private streets. We propose to build the normal Colleyville street section of 31' (back of curb to back of curb), in a 50' R.O.W., throughout the project, except for the divided entry roads, which will be 19' wide b/b, on either side of a median. The Westcoat gated entry will be the main resident, guest and delivery entry. The eastern gated entry will be for residents only.

There will be a requirement of at least two street trees for every residential lot to be installed by the home builders, adjacent to the street rights of way, unless there are already existing trees there that are saved. We have worked with our closest neighboring homes, to the north, to provide a landscape buffer between the existing homes and the future home sites within Greystone Manor. We have included a detail of that buffer in our submittal.

The existing and fully developed storm drainage has been carefully analyzed, and will be designed to meet all city regulations and not adversely affect any neighboring properties. The property generally drains to the north, and there will be two ponds constructed along the northern boundary- in a landscaped setting, each of which will double as a storm detention facility, to the extent it is necessary. The open space lots containing those ponds will also have usable open space, and the ponds will be fully maintained and landscaped to provide a visual amenity for the adjacent residents and the entire neighborhood. Total open space is over 21% of the site; made up of HOA maintained Common Open Space (16.36% of the property), and the remainder of an additional "Private Open Space Easements" in the rear yards of the 40,000 sf+ lots, buffering the eastern and southern boundaries. This "Private Open Space Easement" will be deed restricted to always being open space, enforceable by the HOA. This is a remarkably large amount considering the size of the lots and no flood plain.

In addition to the open space areas and associated trail connections reserved for the northern buffer and pond areas, there will be a large, central open space and tree preservation set-aside near the main entry. We envision this as a passive park, with trails along the perimeter. To encourage pedestrian activity in the neighborhood, sidewalks will also be built along the front of each lot.

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

Development Schedule

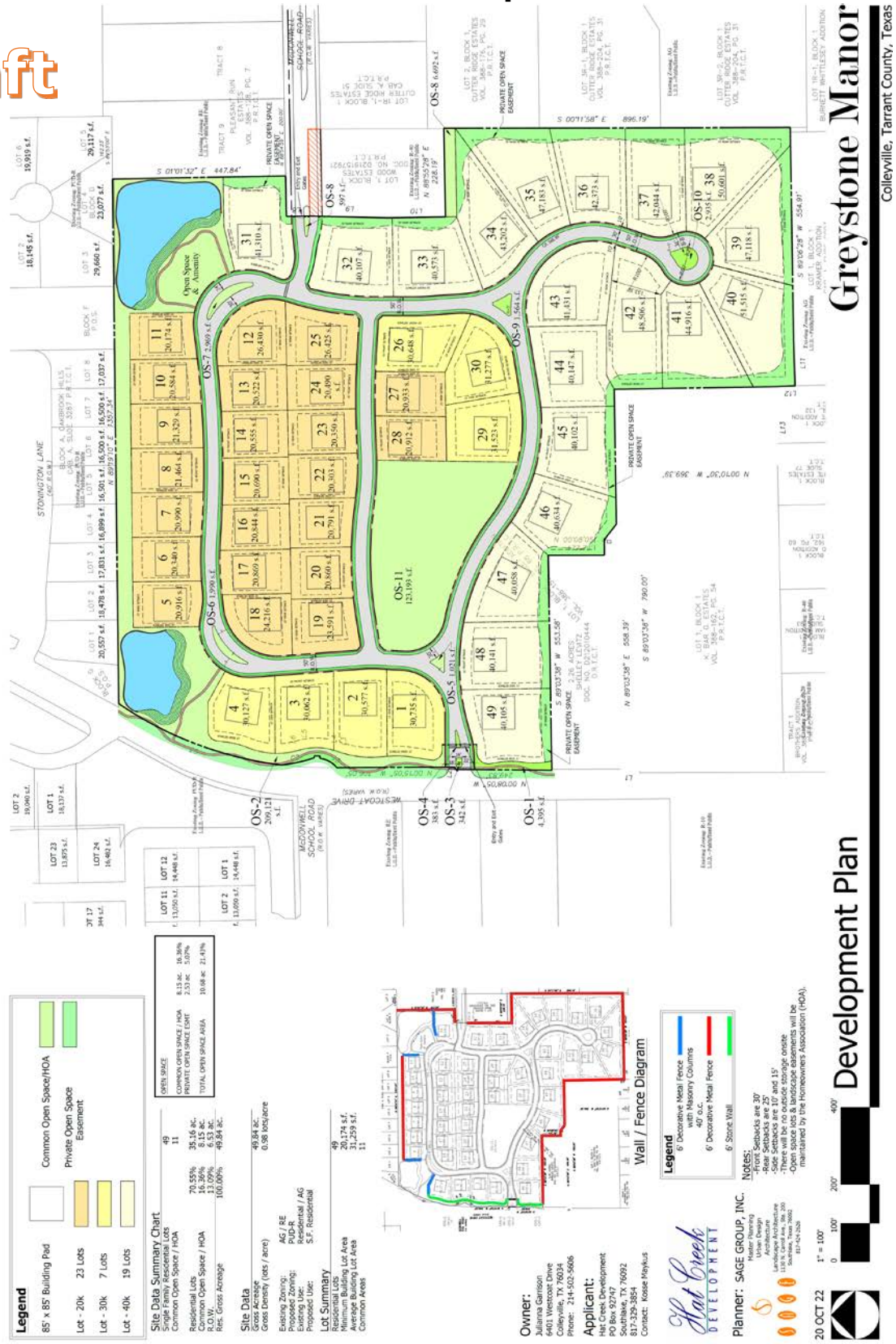
Greystone Manor will most likely be developed in one phase, with development commencing upon the successful completion of the zoning and platting and the subsequent approval of the final plat and engineering plans. Construction of homes is anticipated to start immediately upon completion of the subdivision's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

Economic Development Information

Greystone Manor will have a total of forty-nine (49) homes, each with an estimated average value upon completion of $3,000,000, resulting in an overall tax base of over $147,000,000. At the current tax rate of 2.2221%, the total taxes generated from the development are projected to be $3,265,000, with over $450,000 generated directly for the City at buildout.

Exhibit "C" –Development Plan

Draft



Hat Creek DEVELOPMENT

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

20 OCT 22

1" = 100'

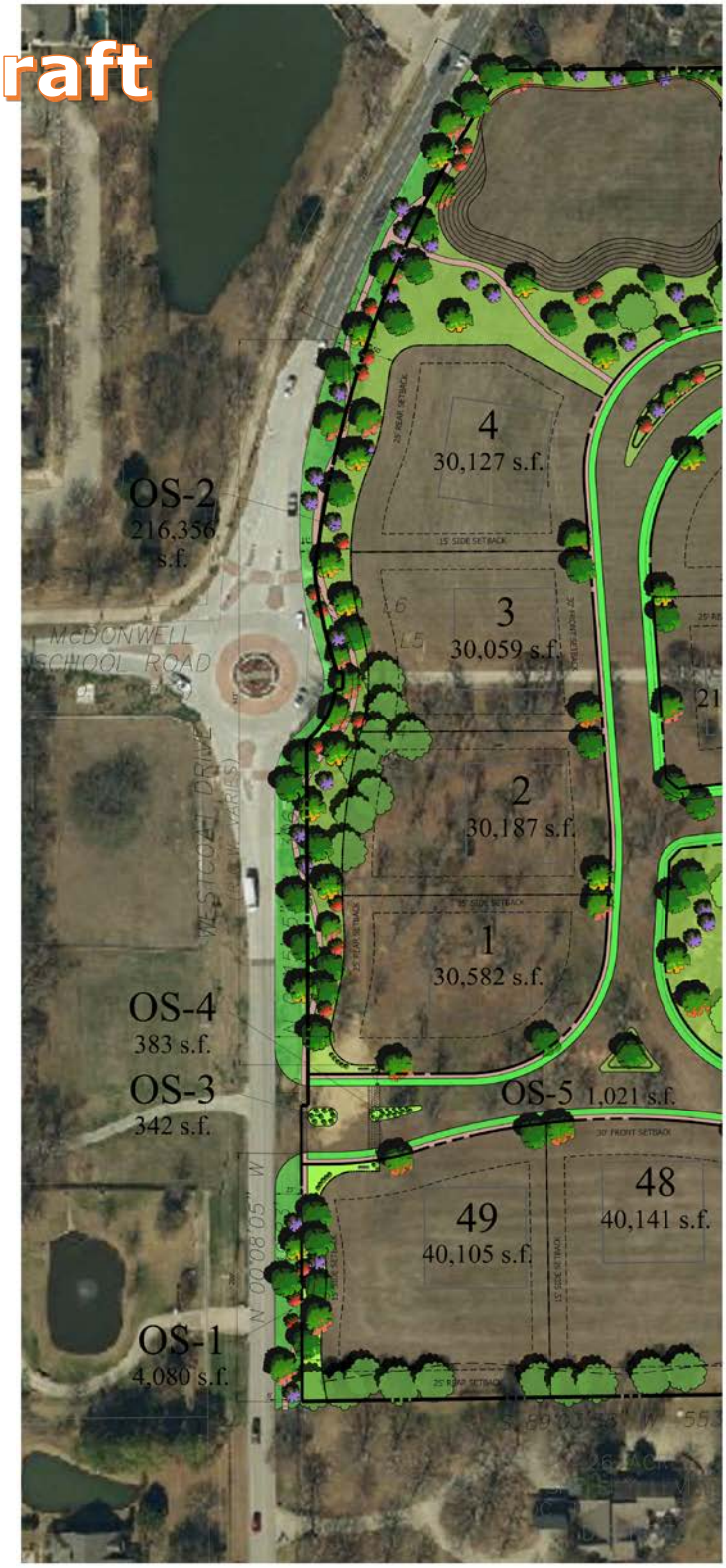
0 100' 200' 400'

Landscape Master Plan

Greystone Manor

Colleyville, Tarrant County, Texas

Exhibit "D" – Landscaping Plans



Westcoat Drive Landscape Buffer - Landscape Specifications

SHADE TREES

SYMBOL	PLANT NAME	QUANTITY	SIZE	CONDITION / REMARKS
	Live Oak *Quercus virginiana*	18	2" Cal., 12' HT., / 60' 12' SPREAD	single leader, close to 8'-0, B & B, matching growth
	Red Oak *Quercus shumardii*	11	2" Cal., 12' HT., / 60' 12' SPREAD	single leader, close to 8'-0, B & B, matching growth
	Cedar Elm *Ulmus crassifolia*	11	2" Cal., 12' HT., / 60' 12' SPREAD	single leader, close to 8'-0, B & B, matching growth

ORNAMENTAL TREES

SYMBOL	PLANT NAME	QUANTITY	SIZE	CONDITION / REMARKS
	Crape Myrtle *Lagerstroemia indica 'Natchez'*	13	30 Gal., 5' HT., / 4' SPREAD	container grown, matching growth
	Chaste Tree *Vitex agnus-castus*	17	30 Gal., 5' HT., / 4' SPREAD	container grown, matching growth

LANDSCAPE BUFFER

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

Flat Creek DEVELOPMENT

Planner: SAGE GROUP, INC.
Master Planning
Urban Design
Landscape Architecture
Landscape Architecture
1330 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
817-424-5626

14 NOV 22

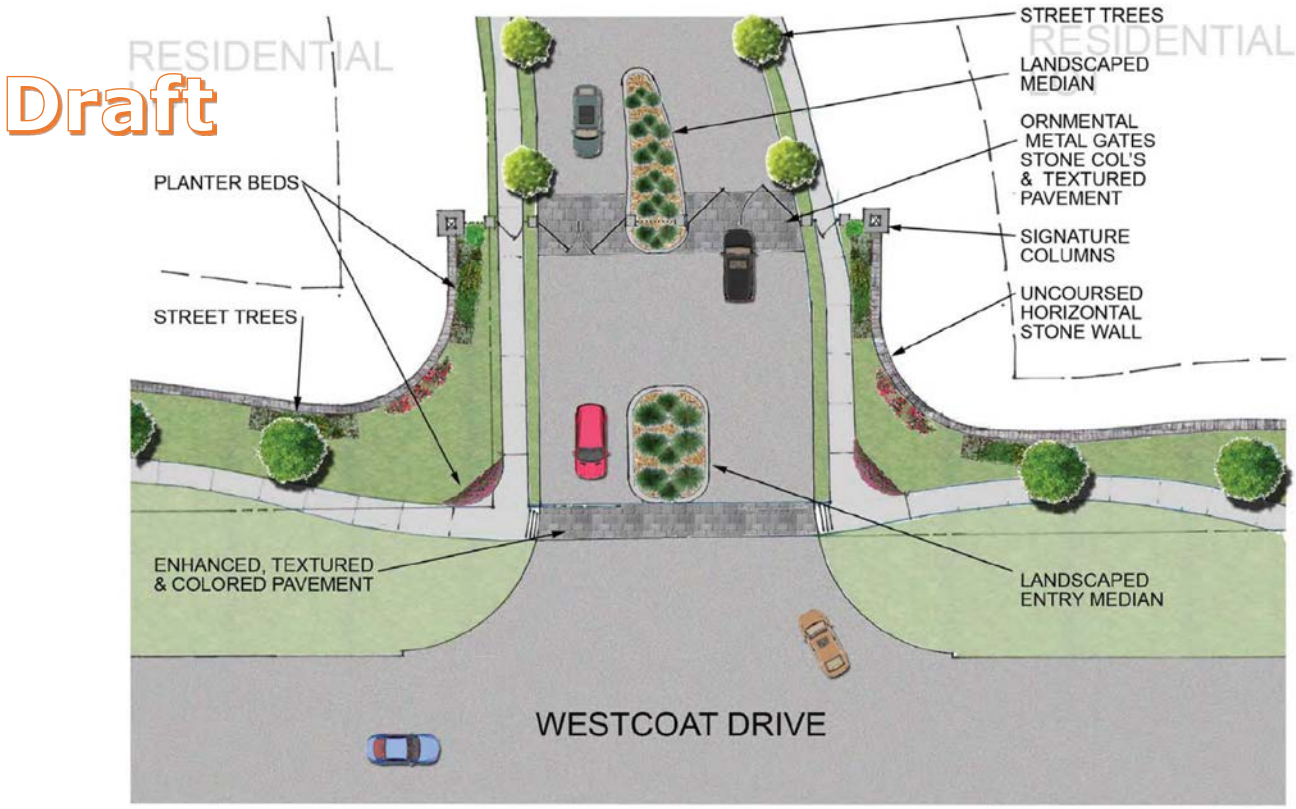
1" = 40'

0 40' 80' 160'

Frontage Landscape Screening & Plantings

Greystone Manor

Colleyville, Tarrant County, Texas



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

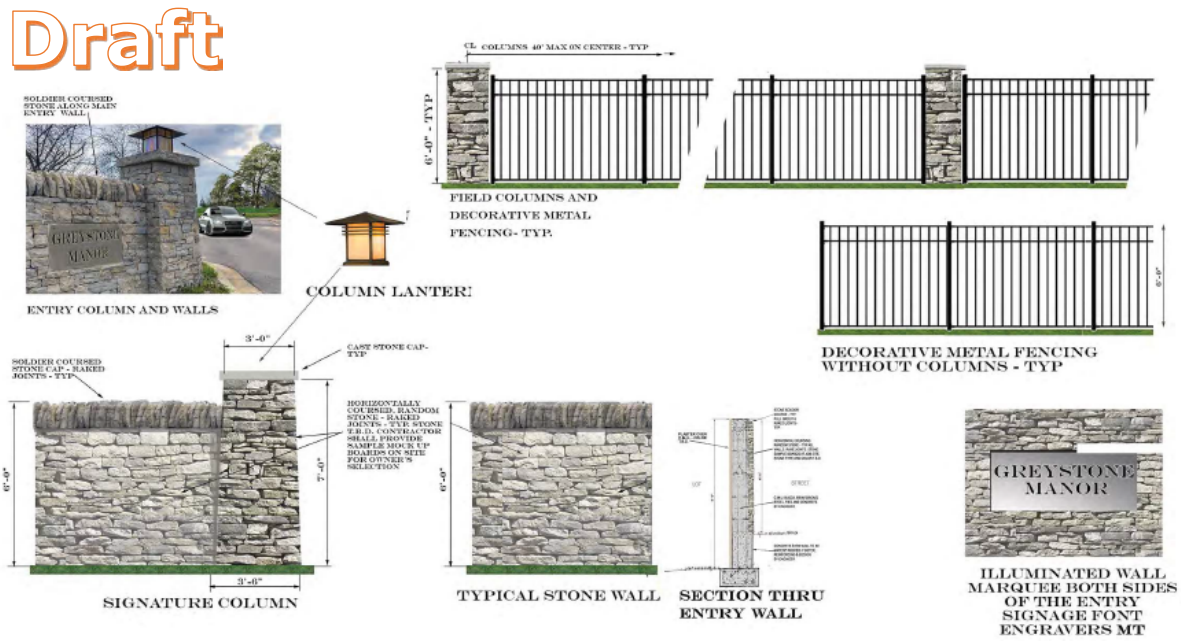
THE ENTRY

GREYSTONE MANOR

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

THE ENTRY

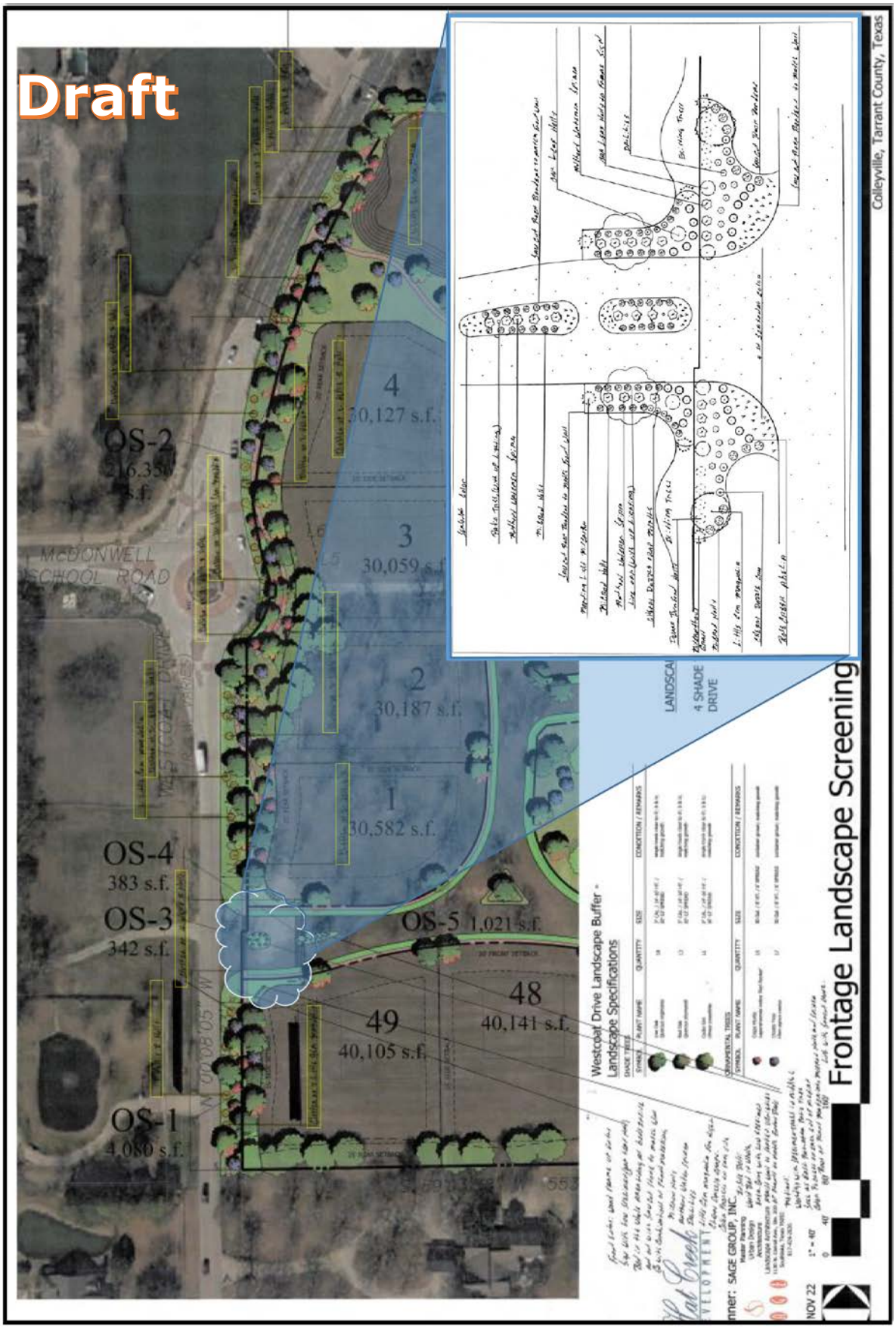
GREYSTONE MANOR



SAGE GROUP, INC.

HARDSCAPE

GREYSTONE MANOR


Draft
OS-2
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3
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2
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1
30,582 s.f.
OS-4
383 s.f.
OS-3
342 s.f.
OS-5
1,021 s.f.
48
40,141 s.f.
49
40,105 s.f.
OS-1
4,080 s.f.
McDONWELL SCHOOL ROAD
WESTCOAT DRIVE
LANDSCA
4 SHADE DRIVE
Westcoat Drive Landscape Buffer -
Landscape Specifications
Colleyville, Tarrant County, Texas
Frontage Landscape Screening

Hat Creek DEVELOPMENT

Planner: SAGE GROUP, INC.

PRIVATE OPEN SPACE EASEMENT

4 - 4" CAL. CANOPY TREES PER LOT WITHIN PRIVATE OPEN SPACE EASEMENT

SCREEN HEDGE ALONG NORTH PROPERTY LINE

Northern Boundary Private Open Space Easement - Landscape Specifications

SHADE TREES

SYMBOL	PLANT NAME	QUANTITY	SIZE	CONDITION / REMARKS
	Canopy Tree to be selected from Approved Plant List	28	4" CAL. / 10' LF HT. / 12' LF SPREAD	single trunk clear to 6', S.S.S.; matching growth
	Evergreen shrub to be selected from Approved Plant List	104	15 gal. / 6' LF HT. / 3' LF SPREAD	single trunk, S.S.S.; matching growth

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

Private Open Space Easement Plantings - NORTH

Greystone Manor

Colleyville, Tarrant County, Texas

Draft

Lots 31, 32 & 33

Eastern Boundary Lots 31, 32 & 33 Landscape Specifications

SHADE TREES

SYMBOL	PLANT NAME	QUANTITY	SIZE	CONDITION / REMARKS
	Canopy Tree to be selected from Approved Plant List	10	4" CAL. / 10' LF HT. / 12' LF SPREAD	single trunk clear to 6', S.S.S.; matching growth
	Canopy Tree to be selected from Approved Plant List	8	4" CAL. / 10' LF HT. / 12' LF SPREAD	single trunk clear to 6', S.S.S.; matching growth

PRIVATE OPEN SPACE EASEMENT
4" CAL. SHADE TREES ON LOTS 31, 32 AND 33 - CANOPY TREES WITHIN REAR BUILDING SETBACK

Lots 35 & 36

Eastern Boundary Lots 35, & 36 Landscape Specifications

SHADE TREES

SYMBOL	PLANT NAME	QUANTITY	SIZE	CONDITION / REMARKS
	Canopy Tree to be selected from Approved Plant List	15	4" CAL. / 10' LF HT. / 12' LF SPREAD	single trunk clear to 6', S.S.S.; matching growth

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

Hat Creek DEVELOPMENT

Planner: SAGE GROUP, INC.

20 OCT 22 1" = 40' 0 40' 80' 160'

Private Open Space Easement Plantings - EAST

Greystone Manor

Colleyville, Tarrant County, Texas

Draft

Hat Creek DEVELOPMENT

Planner: SAGE GROUP, INC.

20 OCT 22

Pond Details

Greystone Manor

Colleyville, Tarrant County, Texas

Draft

CORNER CURVE ISLAND DETAIL (TYP)

CUL-DE-SAC ISLAND DETAIL (TYP)

INTERSECTION STREET ISLAND DETAIL (TYP)

Hat Creek DEVELOPMENT

Planner: SAGE GROUP, INC.

20 OCT 22

Island Details

Greystone Manor

Colleyville, Tarrant County, Texas

Exhibit "E"

Draft

ORDINANCE O-22-2211

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 49.84 ACRES BEING TRACT 1B, ABSTRACT 1487, O C STURM SURVEY, A PORTION OF TRACT 2A01, TRACTS 2A01B, 2A07A, AND 2A07A1, ABSTRACT 1748, JAMES E. WEATHERS SURVEY, LOT 1, BLOCK 1, WESTCOAT ESTATES, AND LOTS 1A2, 1B, AND 1C, BLOCK 1, HILLEY ADDITION, LOCATED AT 6405, 6409, 6417, 6501, 6507, AND 6605 WESTCOAT DRIVE FROM THE AG AGRICULTURAL AND RE SINGLE FAMILY 'ESTATE' RESIDENTIAL DISTRICTS TO THE R-20, R-30, AND R-40 SINGLE FAMILY RESIDENTIAL DISTRICTS; 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 change in zoning on 49.84 acres being Tract 1B, Abstract 1487, O C Sturm Survey, a portion of Tract 2A01, Tracts 2A01B, 2A07A, and 2A07A1, Abstract 1748, James E. Weathers Survey, Lot 1, Block 1, Westcoat Estates, and Lots 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6405, 6409, 6417, 6501, 6507, and 6605 Westcoat Drive from the AG Agricultural and RE Single Family 'Estate' Residential Districts to the R-20, R-30, and R-40 Single-Family Residential districts under Case No. ZC22-020; and

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

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

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

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

Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a change in the zoning on 49.84 acres being Tract 1B, Abstract 1487, O C Sturm Survey, a portion of Tract 2A01, Tracts 2A01B, 2A07A, and 2A07A1, Abstract 1748, James E. Weathers Survey, Lot 1, Block 1, Westcoat Estates, and Lots 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6405, 6409, 6417, 6501, 6507, and 6605 Westcoat Drive from the AG Agricultural and RE Single Family 'Estate' Residential Districts to the R-20, R-30, and R-40 Single-Family Residential districts as depicted on the attached as Exhibit "A".

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

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

1. As depicted in the attached Exhibit "A" and Exhibit "B".
2. A Developer's Agreement for off-site improvements (to include a median, curbs, street modifications) in accordance with plans included in Exhibit "C" to include the following:
   a. Developer shall be responsible for roadway improvements along McDonwell School Road east of the addition until Cutter Ridge Court. Improvements shall include street pavement, curb & gutter, and appropriate grading in the parkway and medians.
   b. Developer agrees to construct a five (5) foot sidewalk per City of Colleyville specifications along the north frontage of McDonwell School Road east of the addition until Cutter Ridge Court, as part of the public improvements to the property as described in item 1 above.
   c. Developer shall provide a continuous sidewalk connection through the subdivision connecting Westcoat Drive and McDonwell School Road east of the subdivision. The sidewalk shall be open for use by the public at all times but maintained by the Home Owner's Association (HOA).

d. Developer shall plant trees, shrubs, and additional landscaping along Westcoat Drive.
e. Developer agrees to the following as conditions of the zoning approval of the Greystone Manor Addition:
   i. The subdivison shall allow for a total of 47 single-family residential lots: 29 lots with a minimum lot size of 30,000 square feet and 18 lots with a minimum lot size of 40,000 square feet.
   ii. The development shall maintain a minimum of approximately 5.5 acres of open space, or approximately 11% of the gross area of the subdivision.
   iii. The streets within the subdivision shall be private, gated streets owned and maintained by the HOA.
   iv. The east access into the subdivision from McDonwell School Road shall be restricted to residents only. All deliveries, service providers, visitors, etc. shall be required to take access into the subdivision on the west side off Westcoat Drive.

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

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

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

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 19th day of July 2022.

The second reading and public hearing being conducted on the 3rd day of January 2023.

PASSED AND APPROVED BY A VOTE OF ___ AYES, ___ NAYS, AND ___ ABSTENTIONS ON THIS THE 3RD DAY OF JANUARY 2023.

Mayor Bobby Lindamood	_____	Mayor Pro Tem Kathy Wheat	_____
Brandi Elder, Place 1	_____	George Bond, Place 2	_____
George Dodson, Place 4	_____	Chuck Kelley, Place 5	_____
Callie Rigney, Place 6	_____		

ATTEST:

Christine Loven, TRMC
City Secretary

CITY OF COLLEYVILLE

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whit Wyatt
City Attorney

Exhibit “A”- Zoning Map

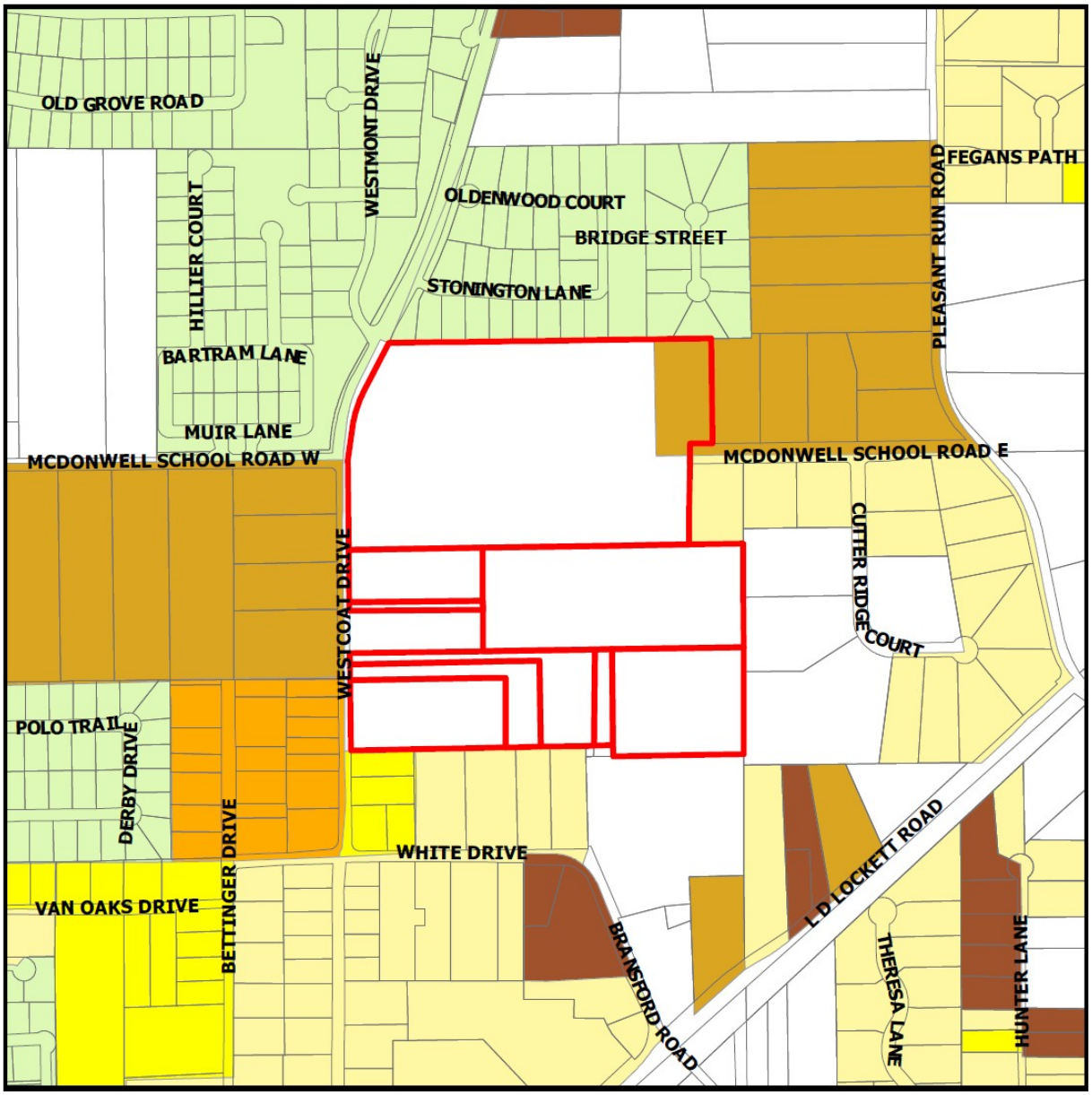


Exhibit “B”- Zoning Exhibit

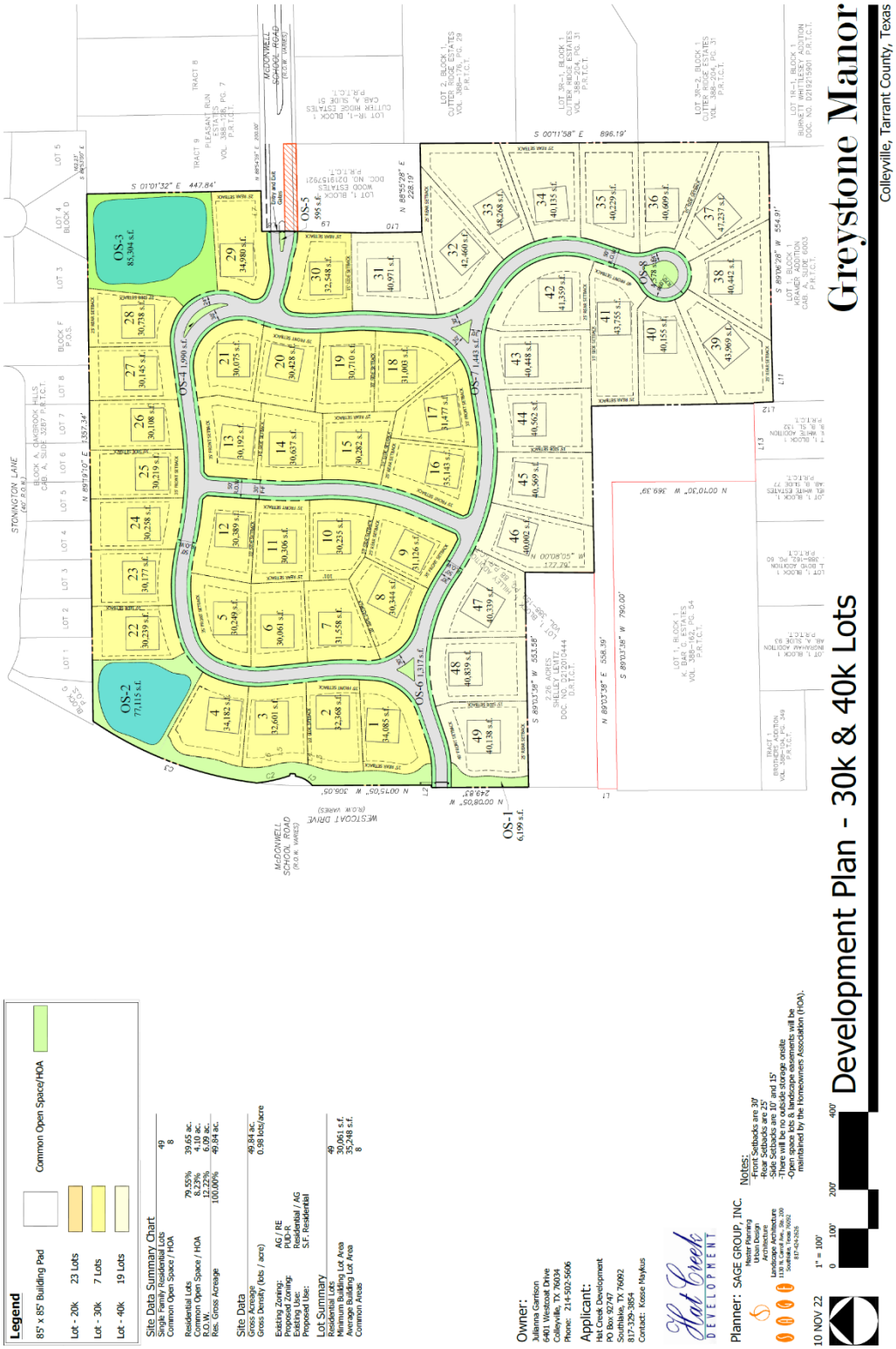
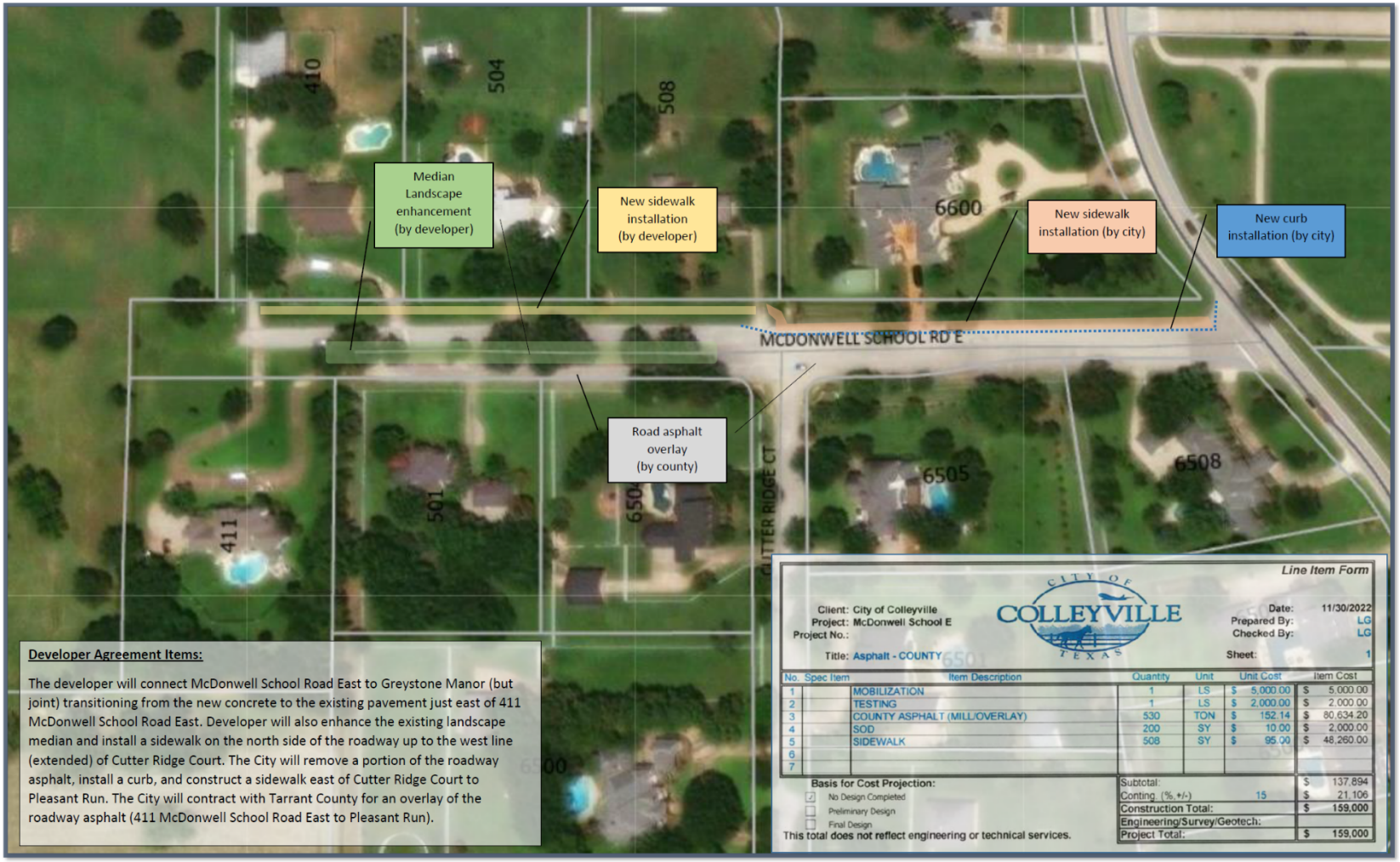


Exhibit "C"



Developer Agreement Items:

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

Line Item Form

CITY OF COLLEYVILLE TEXAS

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

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

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

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

This total does not reflect engineering or technical services.

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

RESOLUTION R-23-4804

A RESOLUTION APPROVING CITY COUNCIL ACTION UNDER BUSINESS AT THE REGULAR CITY COUNCIL MEETING OF JANUARY 3, 2023

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

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

Sec. 1. THAT

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ___ AYES, ___ NAYS, ON THIS THE 3RD DAY OF JANUARY 2023.

Mayor Bobby Lindamood	_____	Mayor Pro Tem Kathy Wheat	_____
Brandi Elder, Place 1	_____	George Bond, Place 2	_____
George Dodson, Place 4	_____	Chuck Kelley, Place 5	_____
Callie Rigney, Place 6	_____		

ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor