



City of Colleyville City Council Agenda

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

Tuesday, February 7, 2023

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

CALL TO ORDER

- WS-1** Discussion of the Colleyville Public Library Long-Range Plan 2023-2028
WS-2 Discussion of 2023 Stars & Guitars Entertainers
WS-3 Discussion of the February 7, 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 551.074 - Personnel - Deliberate the appointment, employment, evaluation, and duties of the City Manager

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: Jeff Strickland, Journey Church

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-23-4812**
 - 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-23-4813**
 - 4a** Approval of the minutes of the Special City Council meeting of January 5, 2023
 - 4b** Approval of the minutes of the regular City Council meeting of January 17, 2023
 - 5. ORDINANCE(S): SECOND READING AND PUBLIC HEARING**
 - 5a Ordinance O-23-2233**

Request to appeal the decision of the Planning and Zoning Commission for consideration of a Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development - Residential zoning district for Tract 1B1, 1C1, 1B2, and 1B3, Abstract 294, Robert Chowning Survey, and Lot 1, Block 1, Cero Addition, located at 2417 Wilkes Drive and 6900 Pool Road, Case ZC22-036
 - 6. TABLED ORDINANCE(S): SECOND READING AND PUBLIC HEARING**
 - 6a Ordinance O-22-2211**

Consideration of a zoning change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01, 2A01B, 2A07A, and 2A07A1, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, Lot 1A, Block 1, Westcoat Estates, and Lots 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6409, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020
 - 7. RESOLUTION(S): READING AND PUBLIC HEARING**
 - 7a Resolution R-23-4814**

Consideration of a Minor Plat with a plat waiver for lot width and side yard setbacks for Tract 2EE, Abstract 1248, Thomas J. Polson Survey, located at 400 Black Drive, Case PC22-018

7b Resolution R-23-4815

Consideration of a replat for Lots A1R-1R1 and A1R-1R2, Block 2, Pleasant Oaks Estates Addition, being Lot A1R-1R, Block 2, Pleasant Oaks Estates Addition, located at 600 Leta Lane, Case PC22-021

7c Resolution R-23-4816

Consideration of a replat for Lot 3R, Block 1, Colleyville Estates, being Lot 3 E1/2 LT 2, Block 1, Colleyville Estates, located at 504 Colleyville Terrace, Case PC22-022

8. CITIZEN COMMENTS**9. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, FEBRUARY 7, 2023 - READING AND PUBLIC HEARING - RESOLUTION R-23-4817****10. ADJOURNMENT**

I hereby certify this agenda was posted on City Hall bulletin boards *Friday, February 3, 2023* 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
Colleyville, Texas 76034
www.colleyville.com

Agenda Number WS-1

Agenda Date 2/7/2023

Type Worksession

Department Library

Title

Discussion of the Colleyville Public Library Long-Range Plan 2023-2028

Explanation

This item is provided to allow the City Council to receive an update and provide input regarding the Colleyville Public Library Long-Range Plan 2023-2028 (Plan). Aaron Babcock, Hidell and Associates Architects, will present an overview of the updated Plan including: process, conclusions, and recommendations. Following the presentation and discussion, staff will seek Council direction and recommendations prior to Plan approval by City Council at a future meeting, as defined in the Texas Administrative Code, Title 13, Chapter 1, Rules §1.71 - §1.86.

Texas public libraries are accredited in the Government Code 441.127(a), Library Systems, under the authority of the Texas State Library and Archives Commission (TSLAC). To be considered for accreditation, a public library must submit an annual report to TSLAC by April 30 and complete an Accreditation in State Library System Application. Accredited libraries are eligible for certain services from the State Library. The primary services include: TexShare databases program, Inter-Library Loan program, TexShare card program, continuing education programs, and consulting services. (TSLAC - Colleyville Public Library TexShare Participation Summary Report attached). Each public library applying for membership in the Texas Library System must meet requirements defined in the Texas Administrative Code, Title 13, Chapter 1, Rules §1.71 - §1.86. Rule §1.83.6 of the Administrative Code states the following:

"The library must have a long-range plan that is approved by its governing board. This plan must be reviewed and updated at least every five years and must include a collection development element and a technology element."

Since the opening of the Colleyville Public Library on November 24, 2003, the Library has completed three long-range planning documents:

- Colleyville Public Library Long-Range Plan FY2007 – FY2011
- Library Spatial Reorganization Plan 2009 - 2014
- Long-Range Plan 2016 - 2021

Colleyville Public Library Long-Range Plan Update

At the June 14, 2021, meeting, the Colleyville Library Board discussed the Library's

current long-range plan would be five-years-old and needed to be updated to meet requirements defined in the Texas Administrative Code. Aaron Babcock with Hidell and Associates Architects submitted a fee proposal and description of work for the Colleyville Public Library Long-Range Plan update. Hidell and Associates Architects prepared the previous planning document, as well as the documents for the expansion to the second floor, and the reconfiguration of the first floor. The Voluntary Library Fund was identified as a source of funding for the project. On June 14, 2021, the Colleyville Library Board unanimously approved the use of the Voluntary Library Fund for professional services to update the Library's Long-Range Plan, in an amount not to exceed \$17,000, and requested it be presented to the City Council for approval. On August 17, 2021, staff sought and received City Council approval for the use of the Voluntary Library Fund for professional services to update the Library's Long-Range Plan, in an amount not to exceed \$17,000.

In September 2021, the Library staff and Board started to work with Mr. Babcock, to update the plan. The goal of the plan was to include recommendations for the delivery of library services and programs to meet the dynamic, changing needs of the community for the next five years.

The Long-Range Plan 2023 - 2028 update project included the following tasks:

Data Collection

The data collection phase established factual criteria regarding the Colleyville Public Library, its users, local and national trends impacting library service, and funding. Demographics and growth data, library service analysis data, and future trends data were utilized during this phase.

Design Workshop

The workshop phase with representatives from key stakeholders including: the Colleyville Public Library Board, Friends of the Colleyville Public Library, the Colleyville Public Library Foundation, Library staff, and citizens, brought together the exchange of ideas and information gathered from the previous data collection tasks through an intensive and highly integrated workshop session; utilizing the data as a backdrop to start the discussion and navigate solutions. The results of the workshop process established short and long-term goals for user-centered service delivery, marketing, collections, technology, programs, and services.

Long-Range Plan Survey

This project phase included a library assessment survey. The survey, in online format, was available December 1, 2021 through January 7, 2022, and resulted in 1,467 total respondents.

Final Report

This phase included compiling all analysis, information, and recommendations into a comprehensive document that includes the established data, priorities from the collaborative planning workshop, and the library assessment survey responses. The

final document articulates a vision and plan for the Colleyville Public Library for the next five years, and provides recommendations for user-centered service delivery, marketing, collections, technology, programs, and services. The Plan recommendations include:

- Increase access to digital collections
- Streamline access to the collection
- Reallocate collection areas
- Engage the aging population
- Develop an emergency response strategy
- Implement strategies to react to changing technology needs
- Develop an Omnichannel Marketing Plan
- Develop a replacement plan for end of use furniture and equipment

Additionally, the Plan includes vision and mission statements for the Library and identified goals, objectives, and activities to implement library core service priorities, identified in the City's Business Plan.

On December 12, 2022, the Colleyville Library Board approved the attached Long-Range Plan 2023-2028, and requested it be presented to the City Council for approval.

Attachments

1. Colleyville Public Library - Long-Range Plan 2023 - 2028 - Presentation
2. Colleyville Public Library - Long Range Plan 2023 - 2028 - Final Report
3. Texas State Library and Archives Commission - Colleyville Public Library - TexShare Value Report 2022

COLLEYVILLE PUBLIC LIBRARY

LONG-RANGE PLAN PRESENTATION 2023 - 2028

City Council Presentation

February 7, 2023

Prepared by
Hidell and Associates Architects, Inc.



COLLEYVILLE LIBRARY

Long-Range Planning 2023-2028

INTRODUCTION

The Planning Process

- Part of Colleyville Public Library's ongoing commitment of service to the community.

The Objective

- Identify and review community needs regarding Library services
- Evaluate services and facilities in relation to community needs
- Identify improvements that will address community needs

The Result

- A working document of goals and objectives that will guide the Library through the next five years
- Satisfy the Texas State Library mandate that all accredited public libraries have a current Long-Range Plan

COLLEYVILLE LIBRARY

Long-Range Planning 2023-2028

THE PROCESS

Community factors impacting the Library

- Demographics & User Trends

We Engaged the Community

- Online Survey 1,467 total participants **or 7% of service population**

We Analyzed the Existing...

Collection

Peer Library Analysis

Technology

Programing

Library Facility

Proposed Recommendations

- REACT TO CHANGING COMMUNITY NEEDS
- INCREASE COMMUNICATION REGARDING LIBRARY PROGRAMS AND SERVICES
- REPLACE END OF LIFE FURNITURE AND EQUIPMENT

COLLEYVILLE LIBRARY

Long-Range Planning 2023 - 2028

Community Factors Impacting the Library

Up from 11.4% in 2014

DEMOGRAPHICS

SIZE OF COLLEYVILLE

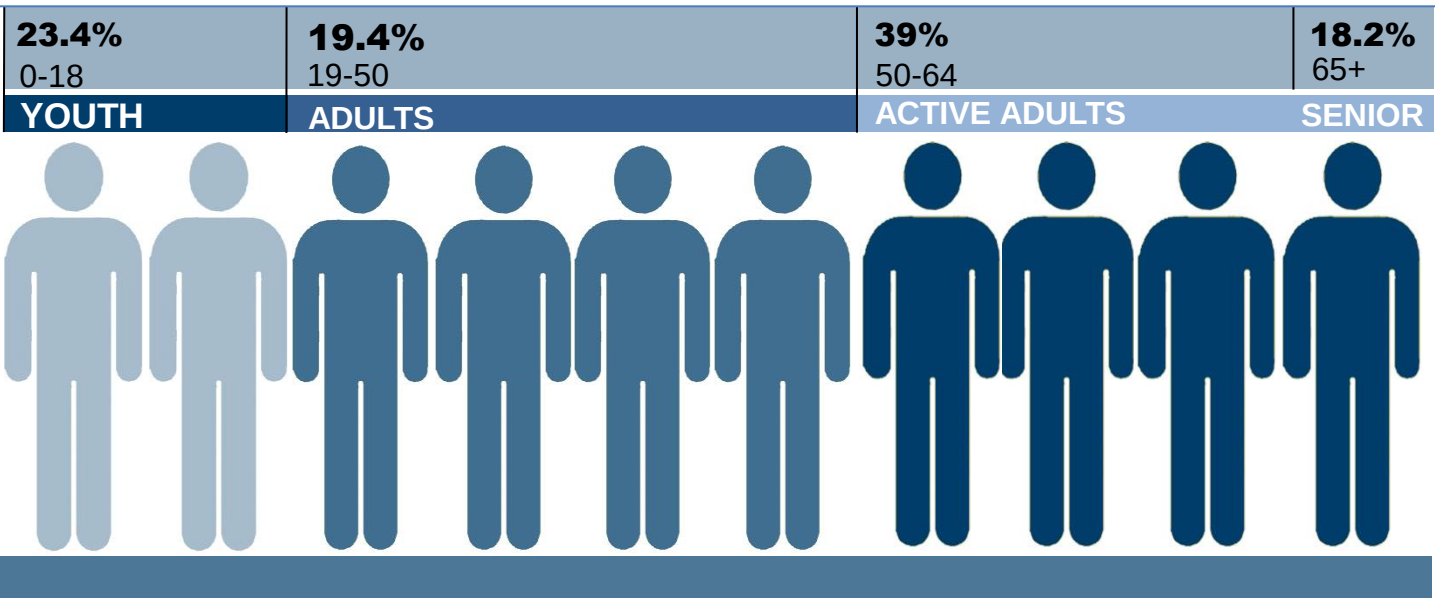
Estimated Residents (FY2020)26,057
No. of Households.....9,311

LIBRARY CARDHOLDERS

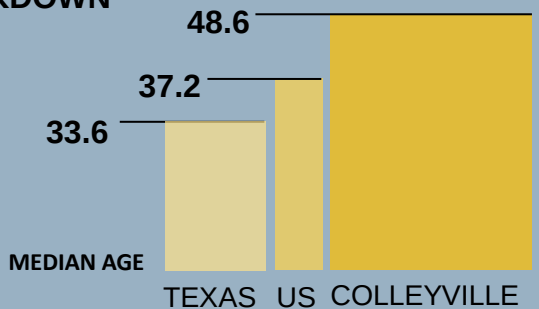
Resident Cardholders(FY2021)12,131
Non-Resident Cardholders.....1,607

COLLEYVILLE RESIDENT

Median Age.....48.6
Median Household Income.....\$163,509



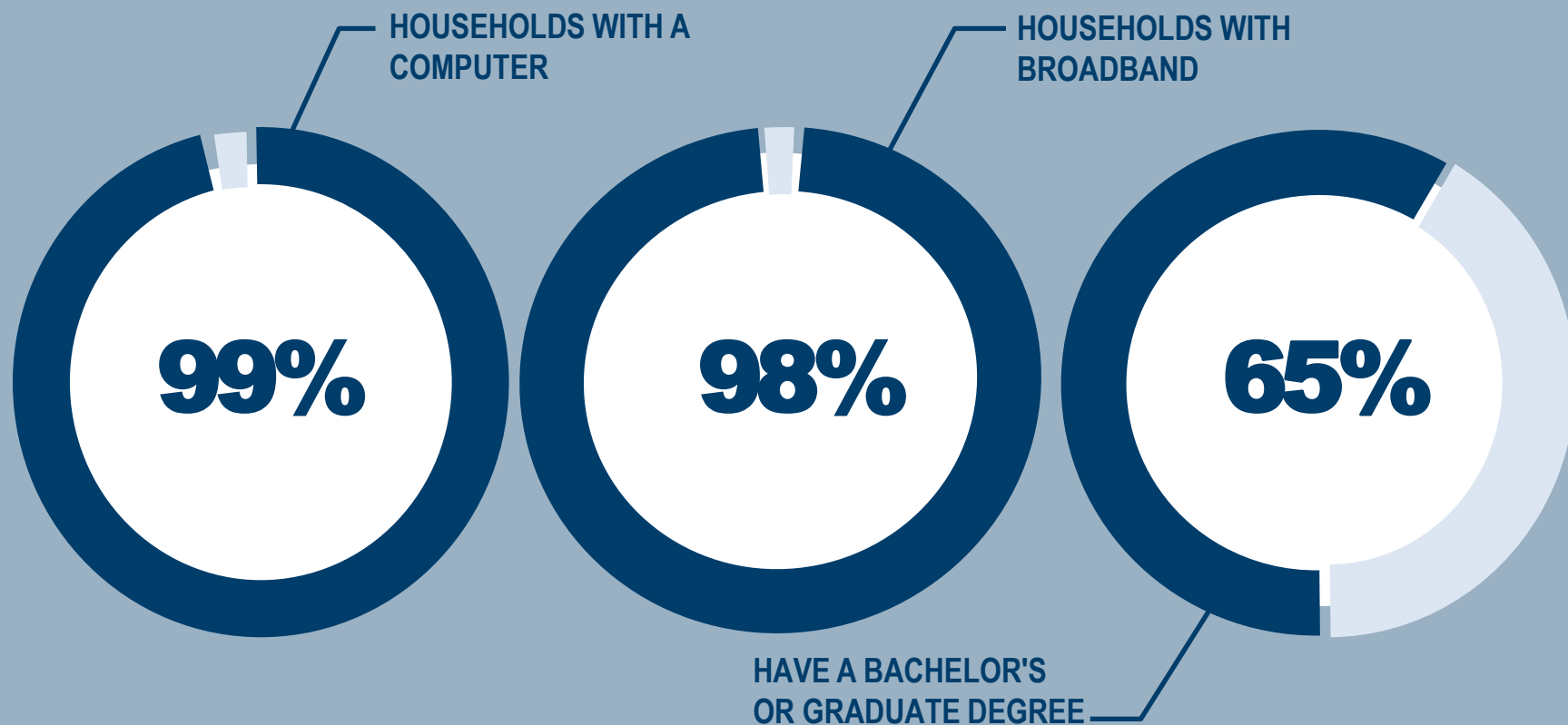
POPULATION AGE BREAKDOWN



COLLEYVILLE LIBRARY

Long-Range Planning 2023 - 2028

Community Factors Impacting the Library



COLLEYVILLE LIBRARY

Long-Range Planning 2023 - 2028

Community Factors Impacting the Library

HIGHLY EDUCATED COMMUNITY

- 65% of Colleyville households have a bachelor's or graduate degree
- 99.7% of Colleyville households have a computer at home and access to broadband internet services.

STAY AT HOME TREND HAS RESULTED IN...Significant shift in borrowing habits

- Texas Libraries have experienced a 115% increase in digital lending since 2016
- Colleyville has experienced a 323% increase during that same period

REGISTERED USERS

- 10,873 OR 41% of Residents
- Number of Registered users remained strong during the pandemic

COMMUNICATION... Social Media has changed how users get information about the Library

- Omnichannel marketing is being implemented by many libraries to provide information across multiple platforms

COLLEYVILLE LIBRARY

Long-Range Planning 2023 - 2028

What we heard...

"promote more of your digital offering. Highlight titles that are available. Host on-line zoom meetings showing how to get your digital offerings. Perhaps create a you-tube channel/video explaining the most recent arrivals and how-to classes in downloading digital offerings. Bring in more city officials to host meet and greets. Have the officials explain what they are reading and why. Perhaps offer some fun trivia quiz events based on books or periodicals only available at the library"

More online and audio book downloads

"AFTER HOURS DROP OFF IN ANOTHER PUBLIC LOCATION. FOR EXAMPLE: LOCAL POST OFFICE"

My experience with the library has been excellent mostly due to the excellent customer service of the library staff!

"My kids love coming to pick out books and find new chapter books series with the librarians. They are so helpful."

"I feel like a library represents a community center for knowledge. Maybe if you all had Workshops for like life and business - basic classes that were advertised on Google to bring people in. Maybe advertising for group book study circles and all that. Books are a great way to connect people in a way that technology can't. I feel like shared interest across the landscape of knowledge could definitely enrich the community"

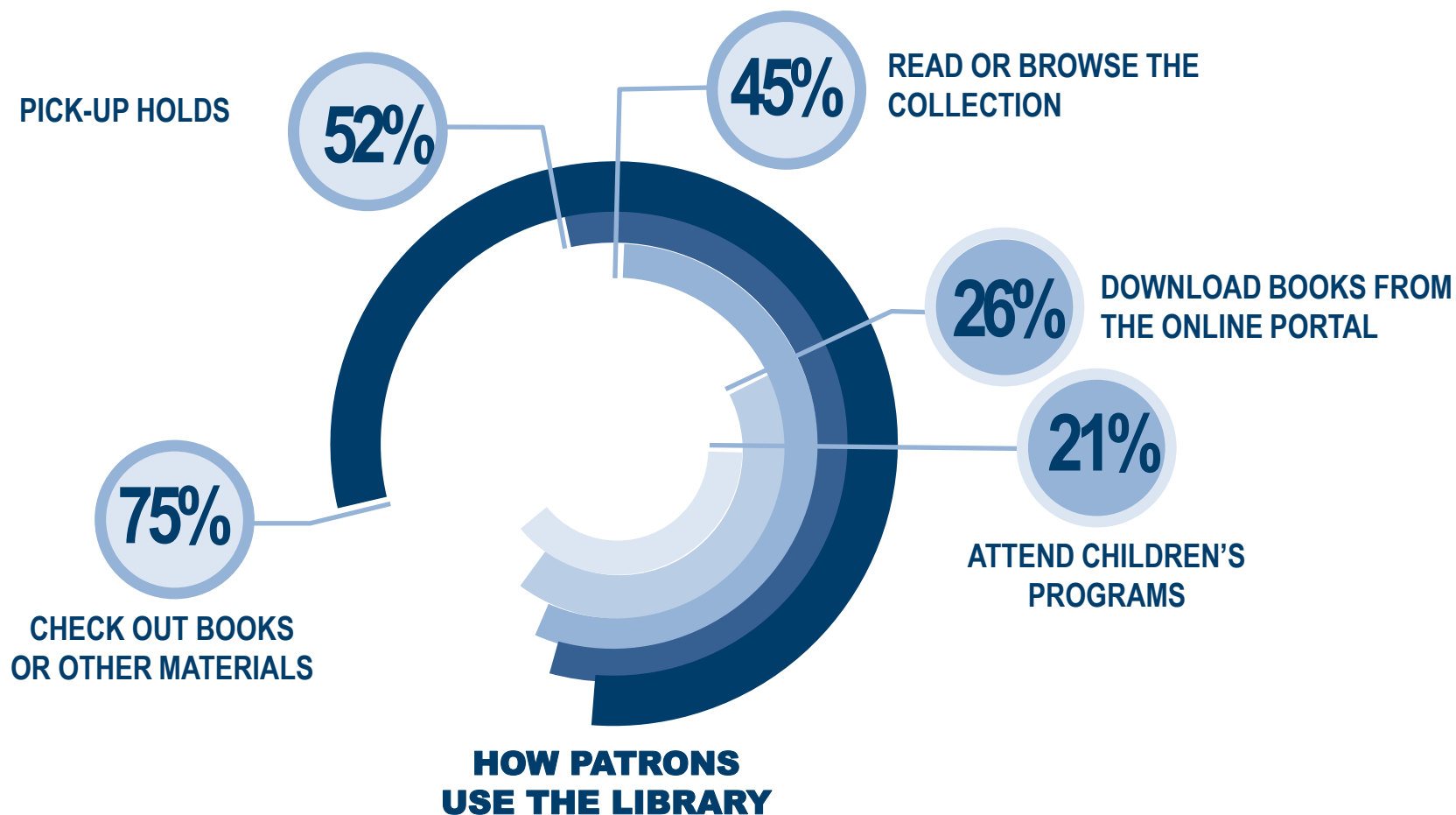
You're doing a great job!

COLLEYVILLE LIBRARY

Long-Range Planning 2023 - 2028

What we heard...

What respondents do when they visit the Library...

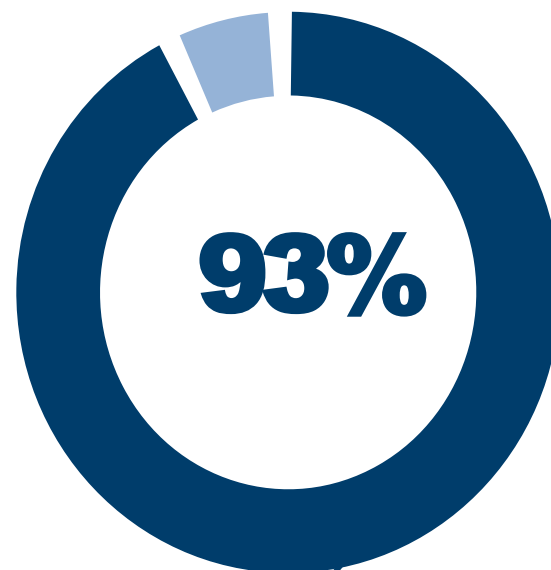
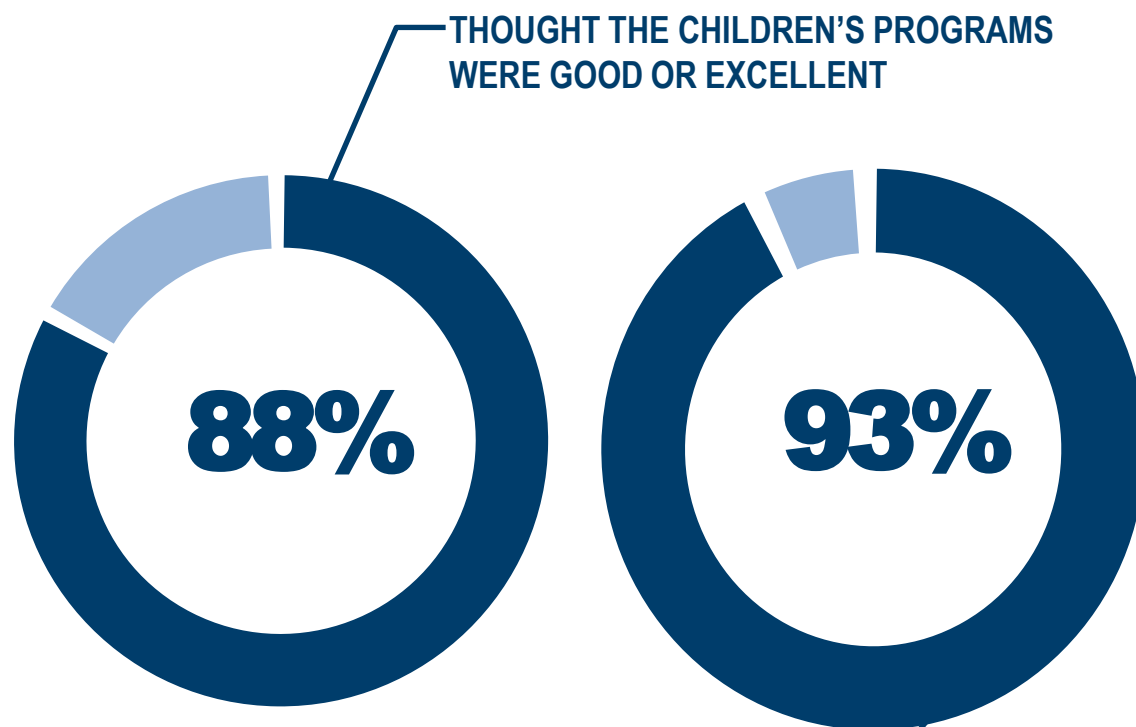


COLLEYVILLE LIBRARY

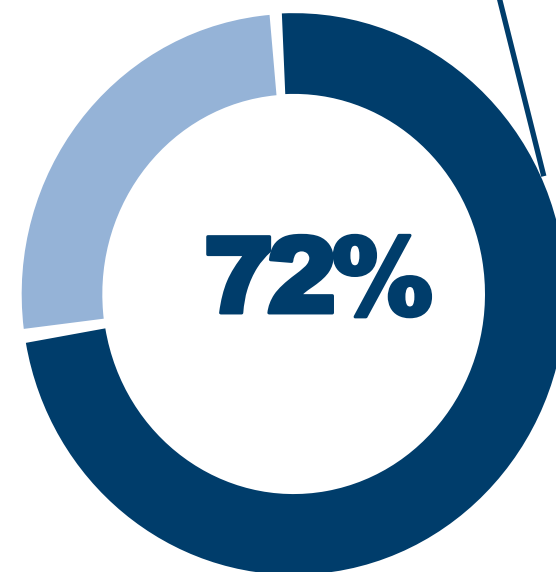
Long-Range Planning 2023 - 2028

What we heard...

What participants thought...



IDENTIFIED A NOTARY PUBLIC AS A SERVICE THEY WOULD UTILIZE IF OFFERED



COLLEYVILLE LIBRARY

Long-Range Planning 2023 - 2028

Peer Library Review

CIRCULATION PER LIBRARY VISIT:

4.14 / Visit

Translation – Every visitor to the Library borrowed 4.14 items

2.2 Times Above State and National Averages

DIGITAL CIRCULATION PER CAPITA

1.96 / Capita

Translation – The average registered user checked out 4.5 digital items

3.2 Times Above State and National Averages

TOTAL CIRCULATION:

7.45 Items / Capita

Translation – The average registered user checked out 22.62 items

2.4 Times Above the State average for communities of similar size

LIBRARY VISITS:

1.80 Visits / Capita

Translation – 48,750 people visited the Library in FY2020

21% ABOVE Peer Libraries of similar size

CONCLUSIONS

WHAT THE LIBRARY DOES WELL

CUSTOMER SERVICE

95%

OF SURVEY RESPONDENTS INDICATED THE LIBRARY'S
CUSTOMER SERVICE WAS EITHER GOOD OR EXCELLENT

DIGITAL COLLECTION IS POPULAR

58,012

DIGITAL ITEMS WERE CHECKED OUT IN FY2020, WHICH WAS
323% ABOVE THE STATE AVERAGE FOR PEER COMMUNITIES

CIRCULATION IS STRONG

2.2 ABOVE

THE STATE AVERAGE FOR FY2020, 201,763 ITEMS OR
22.62 ITEMS PER REGISTERED USER

COLLEYVILLE LIBRARY

Long-Range Planning 2023 - 2028

CONCLUSIONS

WHAT THE LIBRARY CAN DO TO IMPROVE

PRIORITY 1

REACT TO CHANGING COMMUNITY NEEDS



**How to
Respond?**

- Improve access to the collection
- Reallocate collection areas in response to circulation patterns
- Develop a preparedness plan for future emergency events
- Engage the aging population

PRIORITY 2

INCREASE COMMUNICATION REGARDING LIBRARY PROGRAMS AND SERVICES



- Implement an Omnichannel marketing strategy
- Continue feedback engagement for programs and services

PRIORITY 3

REPLACE END OF LIFE FURNITURE AND EQUIPMENT

- Upgrade furniture and equipment that is nearing end of life conditions

COLLEYVILLE LIBRARY

Long-Range Planning Update

RECOMMENDATIONS

RECOMMENDATION

INCREASE ACCESS TO DIGITAL COLLECTIONS

Goal	The Colleyville Public Library should strive to achieve optimal access to digital items with balanced choices concerning funding and service providers.
Action Plan	Step 1: Beginning in FY23, increase budget allocation for digital content. Utilizing pay-per-use services can greatly benefit users, as funds are directly tied to user selected items. Step 2: Beginning in FY23, continue to evaluate online platforms for support of all e-Reader devices. Publishers' policies are constantly changing, leading to other solutions which might become available.

RECOMMENDATION

STREAMLINE ACCESS TO THE COLLECTION

Goal	The Colleyville Public Library should implement a remote locker for holds, allowing users to reserve an afterhours pick-up location.
Action Plan	Option 1: Install a remote locker system in the library breezeway. Option 2: Evaluate other City owned properties for location of a remote locker system.

COLLEYVILLE LIBRARY

Long-Range Planning Update

RECOMMENDATIONS

RECOMMENDATION

REALLOCATE COLLECTION AREAS

Goal	The planning team recommends the Library transition collection area as collections reduce due to demand. These areas can be replaced by seating or expanded popular collections.
Action Plan	Develop a plan for reduction of low use items and replacement with shelving and/or seating.

RECOMMENDATION

ENGAGE THE AGING POPULATION

Goal	Stay relevant with the adult community by offering programming and services specific to their needs.
Action Plan	The planning team recommends the Library implement several strategies to engage the aging population. Provide specialized programs focused on the specific needs of older adults, such as technology training (how to use the latest iPhone) or health care seminars. Extend core library services to ensure they are accessible to older adults. Invest in infrastructure and staff development to prepare the facility and staff to react to the aging needs.

COLLEYVILLE LIBRARY

Long-Range Planning Update

RECOMMENDATIONS

RECOMMENDATION

DEVELOP AN EMERGENCY RESPONSE STRATEGY

Goal	The Colleyville Public Library should adopt a strategic plan and recommendations for how to deal with emergency events.
Action Plan	<i>Investigate current strategies on how public libraries react to emergency events. Develop a written plan which identifies policies, protocols and recommendations on how the Library should react to different situations. Coordinate the response plan with the City's Emergency Management Coordinator to align with city policies and protocols. Update the plan regularly to ensure the latest recommendations by emergency response experts are evaluated for implementation.</i>

RECOMMENDATION

IMPLEMENT STRATEGIES TO REACT TO CHANGING TECH NEEDS

Goal	The Colleyville Public Library should strive to provide seating throughout the Library to accommodate patrons who bring devices with them for use. This will include providing various seating options, all with power available.
Action Plan	<i>Investigate battery powered charging stations which can be installed at tables or are mobile for use at lounge seating. Develop a plan to implement these systems and transition furniture with no power to a powered configuration.</i>

COLLEYVILLE LIBRARY

Long-Range Planning Update

RECOMMENDATIONS

RECOMMENDATION

DEVELOP AN OMNICHANNEL MARKETING PLAN

Goal	The Colleyville Public Library should adopt a strategic Omnichannel Marketing Plan
Action Plan	The planning team recommends several steps to develop a comprehensive communications plan. Step 1: Identify all marketing channels that shall be used to communicate programs and services, such as, newsletters, Facebook, Twitter, email, flyers, enews, Colleyville Communicator, etc. Step 2: <i>Develop a plan for use of these channels, identifying which provide the best opportunities for outreach.</i> Step 3: <i>Integrate these siloed channels with automated tools to streamline the process and synchronize marketing across all key channels. Investigate third party software such as Monday or hubspot.com</i> Step 4: <i>Invest in a database that provides feedback regarding members' behaviors. Utilizing predictive analytics and users' past engagement history will allow for a tailored approach to future programming and service suggestions.</i>

COLLEYVILLE LIBRARY

Long-Range Planning Update

RECOMMENDATIONS

RECOMMENDATION

DEVELOP A REPLACEMENT PLAN FOR END OF USE EQUIPMENT

Goal	The Colleyville Public Library should develop a plan for replacement of furniture and equipment.
Action Plan	Step 1: Evaluate furniture and equipment. Identify items which are nearing end of life or are worn, damaged, or no longer meeting current needs. Step 2: Develop a plan for replacement of items including a timeline and projected cost. Step 3: Based on plan, replace items as required and continue to update the list on a periodic basis.

COLLEYVILLE PUBLIC LIBRARY

LONG-RANGE PLAN PRESENTATION 2023 - 2028

City Council Presentation

February 7, 2023

Prepared by
Hidell and Associates Architects, Inc.



COLLEYVILLE PUBLIC LIBRARY



LONG-RANGE PLAN 2023 - 2028

FINAL REPORT

02.07.2023

Prepared by
Hidell and Associates Architects, Inc.

COLLEYVILLE PUBLIC LIBRARY

LONG-RANGE PLAN 2023 - 2028

Prepared for

**City of Colleyville, Texas
Colleyville Public Library**

by

Hidell and Associates Architects, Inc.

For more information, please contact:

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TABLE OF CONTENTS

ACKNOWLEDGEMENTS	iii
LIBRARY PERFORMANCE ASSESSMENT	1
INTRODUCTION	1
COMMUNITY FACTORS IMPACTING THE LIBRARY	2
COMMUNITY DEMOGRAPHICS	2
Aging Population.	2
Affluence and Education.....	2
CHANGING USER TRENDS	3
Digital Collection	3
Technology	4
Omnichannel Marketing	4
Making Access Easier	5
Emergency Response Plan.....	5
COMMUNITY OPINION REGARDING THE COLLEYVILLE PUBLIC LIBRARY	7
PEER LIBRARY COMPARISON	8
LIBRARY SERVICES ASSESSMENT	9
OVERVIEW OF CURRENT LIBRARY SERVICES	9
ASSESSMENT OF THE LIBRARY'S COLLECTION	9
ASSESSMENT OF THE LIBRARY'S TECHNOLOGY	10
ASSESSMENT OF THE LIBRARY'S PROGRAMMING	10
ASSESSMENT OF THE LIBRARY'S FACILITY	11
ASSESSMENT OF THE LIBRARY'S STAFF	12
CONCLUSIONS	13
What the Library does well.....	13
What the Library can do to improve.....	13
LIBRARY SERVICE RECOMMENDATIONS	14
Increase access to digital collections.....	14
Streamline access to the collection	14
Reallocate collection areas	15
Engage the aging population	15



COLLEYVILLE PUBLIC LIBRARY LONG-RANGE PLAN 2023

Develop an Emergency response strategy.....	16
Implement strategies to react to changing Technology needs.....	17
Develop an Omnichannel Marketing Plan	18
Develop a replacement plan for end of use furniture and equipment	19
APPENDIX – ONLINE SURVEY RESULTS	20
APPENDIX – PEER LIBRARY ANALYSIS	44

ACKNOWLEDGEMENTS

The planning team would like to recognize and thank the Community members and Staff members for their knowledge, assistance, and insight throughout the process of developing this plan. The contributions of the following people are appreciated and helped make this document possible:

Library Board

Gary McPherson, Chair

Kay Newton

Pat Jones

Molly Skinner

Wanda Cotter

Joan Roberts

Joy Fulton Lee

Joseph Stout

Denise Light, EX-Officio, Foundation

Joan Roberts, EX-Officio, Friends

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Chuck Kelley, Place 5

Callie Rigney, Place 6

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Jerry Ducay, City Manager

Mark Wood, Assistant City Manager

Adrienne Lothery, Assistant City Manager



LIBRARY PERFORMANCE ASSESSMENT

LIBRARY PERFORMANCE ASSESSMENT

INTRODUCTION

The Colleyville Public Library Long-Range Plan provides a five-year framework for delivering library services and programs to meet community needs. This report includes recommendations to assist the Library in meeting the needs to best serve the residents of Colleyville.

An online survey was utilized to gauge public opinion regarding current and future library services during the planning stage. The planning team conducted several staff focus groups to gauge the current staff process and identify future needs. Key performance statistics have been analyzed as they relate to peer libraries. The previous long-range plan included several recommendations for the reorganization of the first and second floors of the Library. These changes have been analyzed to confirm the proposed changes are meeting staff and user needs. The final plan provides recommendations to address program and service needs identified during the planning process.

The Library serves the cultural, educational, and intellectual needs of Colleyville residents of all ages. First and foremost, the Library ensures that residents will have access to materials in various formats anytime/anywhere. Secondly, the Library offers an array of early literacy programs and services. Third, the Library is a resource that provides materials and programs for lifelong learning, allowing Colleyville residents to explore topics of interest for self-directed personal growth and development opportunities throughout their lives. In the fiscal year 2021, the Library had 75,305 visitors and circulated 246,043 items.

The mission of the Library is:

Colleyville residents of all ages will have state-of-the-art library services, accessible "Anytime, Anywhere."

The Library is responsible for the following core services:



Provide access to reading, viewing, and listening materials



Provide early literacy programs and services to create young readers



Provide resources for lifelong learning

COMMUNITY FACTORS IMPACTING THE LIBRARY

COMMUNITY DEMOGRAPHICS

The Colleyville Public Library serves Colleyville residents with an estimated service population of 26,057. In FY2021, the Colleyville Public Library had 10,873 resident cardholders and 1,607 non-resident cardholders from surrounding cities that offer reciprocating services. The community is one of the most affluent and highly educated communities of the Dallas-Fort Worth Metroplex, with a median household income of \$163,509 and 65% of the city's population over 18 having a bachelor's or graduate degree.

The Colleyville community has a median age of 48.6, three years older than the time of the last report in 2016. This median age is also significantly higher than the 33.6 median age of Texas residents. As the median age trends are older, the impact on library services could be significant. With 57% of the population over 50 and the age of the community trending older, the Library will need to modify services as needs change.

Aging Population. *The Journal of Librarianship and Information Science* conducted a study in 2019 regarding library services for an aging population. Results suggest that libraries serve their aging communities in multiple ways. Some libraries provide a plethora of specialized programs focused on the specific needs of older adults. Others extend core library services to ensure they are accessible to older adults. Others invest in infrastructure and staff development to prepare for an aging society. The Colleyville Library will need to implement strategies to engage the aging population and meet community needs.

Affluence and Education. National statistics indicate wealthy and highly educated people are more likely to use libraries. College graduates make up 90% of book readers. With 65% of households with a bachelor's or graduate degree, Colleyville citizens most likely use or have used library services. The 2020 census indicated that 99.7% of households have a home computer and broadband internet access. The need to provide wireless access, appropriate seating and power for those patrons that bring laptops, tablets, and smartphones will increase. The Library reduced the number of public computers in 2018, with floor space reallocated to flexible seating for patrons bringing devices. This reallocation of space has benefited patrons who use the Library for remote work, research, and study. The future need for public computer access is not expected to increase over the next five years.

CHANGING USER TRENDS

Recent events have had a significant impact on library services. The continued growth in digital content, the mainstream adoption of social media, and the global pandemic have all impacted user expectations for library services. The growth of digital content such as e-Books and e-Audiobooks has increased user demands for access to these materials. The mainstream adoption of social media has required libraries to adopt Omnichannel Marketing to communicate to community members. The global pandemic required libraries to pivot services, resulting in users' habits changing. Many of these new habits continue to affect library services and consumer expectations.

Digital Collection Access to digital content (e-Books and e-Audiobooks) continues to gain popularity. Texas Libraries have experienced a 115% increase in digital lending since 2016. According to Pew Research, 30% of American adults have read an e-Book in 12 months. That research suggests that 23% of adults have listened to an e-Audiobook in 12 months. Currently, 24% of the Colleyville Library's overall circulation is digital, and the per capita use of the digital collection is double peer libraries. The Colleyville Library has implemented a few strategies to assist with this demand. Joining a consortium has assisted in meeting the demand for digital lending, with access to a larger selection of materials. Colleyville has been part of the cloudLibrary consortium since 2019, offering access to a larger collection. The online survey results indicated that access to this consortium was a barrier for some users who own certain Kindle models. The cloudLibrary system does not currently allow access for a user with a Kindle Paperwhite reader.

Access to a digital collection has proven to be ever-evolving and complicated for Public Libraries. In 2019, The Hachette Book Group (HBG) changed its digital lending model for libraries, replacing its perpetual ownership model with a two-year access plan for e-Books and e-Audiobooks. The "Big Five" publishers also initially decreased library prices for e-Books and e-Audiobooks but eliminated this discount when the libraries renewed access. Some publishers have replaced perpetual access for libraries to digital content with two-year access at prices ranging from \$39.99 to \$79.99, placing a financial burden on public libraries and limiting access to the public. These publishers continue to change the terms of access to digital content for libraries. Traditional print materials for libraries cost approximately \$30, which grants the Library unlimited access to lending the book for the book's life. With limitations on digital content, the availability of a public library to purchase a diverse collection becomes cost-prohibitive, as having to purchase the digital collection every year is a financial burden. The Colleyville Library utilizes three digital material purchasing types: outright purchase (own), pay-per-use, and perpetual purchase. Certain publishers allow the "own" model for digital

content, allowing the Library to lend the item indefinitely. Only 14% of all digital items were purchased using the "own" model in the last six months. The pay-per-use model charges the Library when an item is checked out. Cost can range from \$1.00 - \$9.99, depending upon demand. This model can satisfy high-demand items but comes at a higher cost.

The perpetual purchase or license model is a fee for a set amount of checkouts or time. Typically, 26 or 52 checkouts per payment or 1 to 2 years per payment. These purchase systems lead to a higher cost per collection item than the traditional print material. With digital circulation well above state and peer library averages, the Colleyville Library must continue enhancing access and increasing selections to meet user demand.

Technology Public libraries have a long history of providing communities with access to technology. Since opening in 2003, the Colleyville Public Library has offered access to public computers. Over the years, the Library has expanded the technology it offers patrons, such as wireless access, self-check-out and automated sorting check-in machines. These technologies remain a vital part of the Library's services and have assisted staff efficiencies. The Library will need to implement a plan to periodically update and replace this equipment to remain current with ever-evolving innovations.

Omnichannel Marketing Omnichannel library marketing is the practice of marketing across multiple platforms, including member e-mail, newsletter, apps, social media, and announcements on the Library's website. This approach lets libraries connect with members on multiple digital endpoints, offering a better member experience. The Library has utilized print flyers, newsletters, the Colleyville Communicator, Colleyville E-News and its website to provide information in the past. Recently, the Library added Twitter and Facebook as social media channels for promoting information. Respondents to the online survey identified Facebook and the Library's Website as the most useful forms of communication for library programs and events. The Library will need to continue to utilize omnichannel marketing to provide information to the Colleyville citizens.

As Citizens have recently embraced streaming options and virtual programming, the Library will need to elevate efforts to provide services that meet community needs. Proactive libraries understand the importance of meeting existing users' needs and dedicating more effort to keeping them. Investing in a database that engages library members throughout their journey will become key to meeting changing expectations. Information on users' preferences will enable libraries to target better messaging to engage in their services, events, and programming.

Marketing automation is all about using software to automate your marketing activities. Library marketing departments will seek to automate and integrate their siloed and repetitive tasks, such as e-mail marketing, social media posting, and event campaigns. This way, they can provide their members a targeted and tailored experience. The marketing automation technology makes these tasks easier and will enable staff to synchronize marketing across all key channels and stages of engagement.

Making Access Easier Expanding access to information resources is at the core of what libraries do. Making access easier has been a frequent opportunity for innovation in libraries, which continue to offer surprising service enhancements that help bring information to their communities. During the pandemic, access to materials was challenged with user habits changing. Library patrons utilized the drive-up window for both drop-off and pick-up of items. Placing materials on hold before coming to the Library has increased over the last few years. Over half of survey respondents identified picking up holds as an activity they do when visiting the Library.

Like those used by Amazon and UPS, self-service smart lockers provide libraries with new opportunities to streamline holds and reserves processes. The online survey results indicated that 51% of respondents picked up holds at the Library. Implementing a plan to accommodate holds beyond library hours will improve access to the collection. The Colleyville Library could utilize a smart locker system at a City owned facility to expand access to holds.

Emergency Response Plan During the pandemic social distancing adversely affected Library use, decreased program attendance, limited access to materials for some users, and changed staff roles to accommodate needs. Libraries throughout the country pivoted services in reaction to public health issues. Libraries implemented home delivery, provided curbside pick-up, and prepared kits for patrons to take home with books and crafts. Many programs throughout the US were done virtually, with storytimes on webcam and book clubs meeting via Zoom. These strategies proved so popular that libraries have integrated them into regular service offerings.

The Colleyville Library implemented a few of these strategies during the pandemic, including home delivery, the drive-up window for drop-off and pick-up and offering take and make kits. Due to its popularity, the Library plans to continue the home delivery and pick-up at the drive-up window. The Library allows patrons to pick up holds at the drive-up window and plans on offering take and make kits as long as they remain popular.



At the beginning of the pandemic, libraries were caught off guard, with limited information on how to provide socially distanced environments, if materials need to be sanitized, what staff and patron protocols should be for use, etc. Many libraries have developed not only public health strategic plans but emergency response plans, inclusive of emergency events, from natural disasters to active shooter events. These response plans identify policies and set standards and expectations for the library staff and patrons should future events occur. It is recommended the Library develop an emergency response strategy to remain prepared.

COMMUNITY OPINION REGARDING THE COLLEYVILLE PUBLIC LIBRARY

As part of the overall needs assessment process, the planning team engaged the community to assess overall satisfaction and current and future needs. A survey was distributed, resulting in **1,467 total participants**, of which 41% had used both online and in-person library services over the past 12 months. Questions included assessing the Colleyville Public Library's current conditions, challenges and solutions during Covid 19.

Questions were developed regarding future needs and potential service changes to assess public opinion regarding future services. The results indicated overall satisfaction with Library services and staff.

Who Participated



Participant Snapshot

1,466 total participants

32% used the library in person in the past 12 months*

10% only used online services in the past 12 months*

41% used both online and in person services in the past 12 months*

**(12 months represent activity during ongoing pandemic conditions)*

How the Participants Use the Library

- 75% checked out books or other materials
- 52% pick-up holds
- 45% read or brose the collection
- 26% download books form the online portal
- 53% have used the drive-up window for requested materials.
- 21% attend a children's program when visiting the library

What the Participants Thought

- Respondents overwhelmingly find the staff helpful and pleasant
- 88% of respondents thought the children's programs were good or excellent
- 93% rated the library facility as good or excellent

What the Participants Want

- 56% were interested in the library adding non-traditional items for check-out / use, such as an engraver, laminator label maker, etc.
- 72% identified a notary public as a service they would utilize
- 71% identified Adult and Children's science, art, and computer classes as programs they would attend

Additional needs identified include

- Access to Saturday storytimes for working families
- Streamline access to digital collections
- Expanded access to audio books
- More digital content
- After hours holds for pick-up
- More study spaces

PEER LIBRARY COMPARISON

The Colleyville Public Library performs very well within the State of Texas. Utilizing the Texas Public Library Statistics for 2020, the planning team compared the Colleyville Public Library vs. communities with a population of (25,000 - 49,999) and the State of Texas average for all libraries.

These key statistics reveal that the Colleyville Public Library excels in key performance criteria such as library circulation per capita (54 percent above state average), and library visits (20 percent above peer libraries). The high circulation per capita and visits indicate that the Colleyville community uses the library.

The digital collection for Colleyville is circulating at a rate 3.2 times higher than the state average. The pandemic shifted user habits regarding digital circulation, increasing use.

This digital use remains strong and above peer libraries even after facilities were back to normal hours of operation.

Peer Library Analysis

<i>Colleyville FY 2021</i>		
<i>Total Circulation</i>	7.45 items/capita	2.4 Times above the state average
<i>Library Visits</i>	1.80 visits/capita	21% above peer libraries of similar size
<i>Digital Circulation</i>	1.96 items/capita	3.2 Times above the state average
<i>Physical Circulation</i>	4.14 items/capita	2.2 Times above the state average



LIBRARY SERVICES ASSESSMENT

LIBRARY SERVICES ASSESSMENT

OVERVIEW OF CURRENT LIBRARY SERVICES

Overall, the planning team found the Colleyville Public Library an active environment with well-organized access to services and collections. The recent renovations to the first and second-floor areas have resulted in a more intuitive layout for visitors. They have provided access to comfortable seating, kids' tactile activities, and a central staff access point. The Library layout is on two levels, with the adult collection and services primarily located on the first level and the children's collection and services on the second level. Program rooms are located on both levels, with the first room providing patrons access to study/work when events are not in session. The primary program rooms are on the second floor and can be divided into two spaces with a divisible wall system. The facility is in good shape and well maintained. The Library includes adult and children's collection areas, public access computers, study rooms, a dedicated storytime room, a dedicated craft room, and supports staff spaces. The Library provides access to various seating on both the first and second-floor levels.

ASSESSMENT OF THE LIBRARY'S COLLECTION

The collection is well-managed and well-organized. The Library's circulation for physical and digital items is well above state and peer library averages. The physical circulation of 7.45/items per capita is double peer library averages. The digital collection circulates over three times the state average. This strong circulation indicates the Library is being utilized by the citizens of Colleyville and is considered a well-curated collection. Over the last five years, a few trends have emerged concerning the circulation of specific collections. The children's collection accounted for 67% of all physical items, up from 53% in 2015. Specifically, picture and easy books circulation increased from 17% of overall circulation to over 30% of circulation.

Similarly, the juvenile fiction and non-fiction collections have increased and account for 26% of the Library's overall circulation. The 2014-2015 Library Long-Range Plan identified these collections as heavily used but not large enough to satisfy the need. The reorganization provided additional shelving capacity for these collections, which resulted in a large increase in use. The adult audio/visual collection has decreased use over the last five years; it now accounts for 6% of overall circulation, down from 20% in 2014-2015. This drop is expected to continue to decrease over the next five years. The technology for DVDs and CDs is limited, and streaming is becoming more ubiquitous in households. The Library should expect this collection to transition out of the library lending profile and be replaced with popular items.

ASSESSMENT OF THE LIBRARY'S TECHNOLOGY

The Colleyville Public Library provides a basic level of technology access to the community with public computers, a digital projector in each community meeting room and a large-format display in the Colleyville Room. Automated sorting systems and self-check machines have streamlined the processing of materials. Four digital signs throughout the Library provide information regarding programs and collections. Online catalogs throughout the Library assist the public in searching for materials.

Library users' expectations change as new and more advanced technology becomes available to the public. These changing expectations require the Library to assess and implement new technologies as users' needs change. The four adult public computers and eight children's computers meet current demand. Most patrons are now bringing their own devices to the Library, creating a need for tables, chairs and access to power throughout the facility. As demand for adult public computers continues to decline, the Library can repurpose those areas for patrons who bring devices. The planning team recommends the Library evaluate existing furniture use and implement portable charging stations at locations that patrons with mobile devices utilize. The existing automated sorting systems are nearing the end of service dates. The planning team recommends that the Library evaluate a replacement strategy for internal and drive-up locations.

ASSESSMENT OF THE LIBRARY'S PROGRAMMING

Programming was challenged over the past few years with reaction to the pandemic, limiting the number of programs offered and attendance by socially distanced users. Program attendance has increased as the number of programs offered begins to return to pre-pandemic levels.

The children's programming offered at the Library is comprehensive and well-attended. Many of the most popular children's programs require registration and quickly reach capacity. The community expressed a need for increased access to these popular children's programs. Storytimes are currently conducted on weekday mornings and require attendees to sign-up for access. Comments in the survey identified two options to help access these events. First, implement a Saturday storytime for working families. Second, implement a drop-in storytime, where attendees do not have to sign-up to gain access.

As stated earlier in the report, the demographics of Colleyville will affect the use, as national statistics indicate that as the population ages, they often can become disconnected from the public Library. The Colleyville Public Library does a great job

marketing to children and providing quality programming. The Library will need to actively engage older adults to ensure the Library is meeting their programming needs. The online survey identified adult and children's science and art classes as needed. These types of programs can be offered for adults only, children only, or a combined class where adults and children work together. Combined classes have proven popular for grandparents with grandkids.

ASSESSMENT OF THE LIBRARY'S FACILITY

The existing building is 24,000 square feet, located at 110 Main Street. The building was originally constructed in 2003. The existing location is centrally located within the Colleyville service area and is attached to the City Hall as part of a municipal complex. The second floor was renovated in 2011, creating a children's library and program / meeting space. A renovation of the first floor was completed in 2018, which included a reorganization of service points, collection layout, and seating based upon the 2016 Library Long Range Plan recommendations.

The Colleyville community heavily uses the existing building, with over 63,000 visitors in FY2021. This number was down from previous years due to the ongoing pandemic but is trending up in 2022. The facility is in excellent condition and well-maintained. The 2018 reorganization has provided an efficient layout with strong user satisfaction. Ninety-two percent of survey respondents rated the facility good or excellent.

The first and second-floor layouts are currently meeting program and service requirements.

The Colleyville Public Library's core mission has included providing access to the physical collection, one of the most important services. With over seventy-five percent of survey respondents identifying checking out books as something they typically do when visiting the Library, access to the collection remains the top priority for the Library. The collection is well managed and easy to navigate. Use continues to fluctuate over time and the Library will need to assess the layout as lending patterns change.

The Library includes furniture purchased over the years in line with the various renovations. Some of these items show signs of wear with heavy use over the lifespan. The planning team recommends implementing a replacement plan for worn or damaged furniture items over the next five years.

ASSESSMENT OF THE LIBRARY'S STAFF

The Library staff received excellent feedback, with over ninety-five percent of survey respondents rating the service as good or excellent. The Library operates with 12.75 full-time equivalent (FTE) staff members, which is well below the peer Library average of 19 FTE.

Circulation per paid staff was 15,825 in FY2020, double the state average and in line with peer libraries. The staff includes five librarians with ALA-MLS degrees, allowing citizens greater access to librarian services. The state average is one librarian per 15,000 residents. Colleyville has 1 librarian for every 5,400 residents. This access to librarians correlates to the number of reference questions the Library received in FY2020. Colleyville librarians assisted citizens with over 28,000 reference questions, double the state and peer Library averages.



CONCLUSIONS

CONCLUSIONS

What the Library does well...
Patron Support is very positive

CUSTOMER SERVICE



95% OF SURVEY RESPONDENTS INDICATED THE LIBRARY'S CUSTOMER SERVICE WAS EITHER GOOD OR EXCELLENT.

Digital Collection use is strong

58,012 Digital items were checked out in FY2020

| OR |

323% ABOVE THE STATE AVERAGE FOR PEER COMMUNITIES

Circulation is strong



2.2 ABOVE

THE STATE AVERAGE FOR FY2020
 201,763 items or 22.62 items per registered user

What the Library can do to improve...
Priority 1

REACT TO CHANGING COMMUNITY NEEDS



How to Respond?

- Improve access to the collection
- Reallocate collection areas in response to circulation patterns
- Develop a preparedness plan for future emergency events
- Engage the aging population

Priority 2

INCREASE COMMUNICATION REGARDING LIBRARY PROGRAMS AND SERVICES



- Implement an Omnichannel marketing strategy.
- Continue feedback engagement for programs and services.

Priority 3

- Upgrade furniture and equipment that is nearing end of life conditions



LIBRARY SERVICE RECOMMENDATIONS

LIBRARY SERVICE RECOMMENDATIONS

Recommendation

Increase access to digital collections

The Colleyville Public Library has implemented various strategies to provide digital content to users. With the cloudLibrary and Press Reader, the Library has access to over 300,000 items. This access continues to change as publishers continue to update policies. The online survey feedback and user statistics indicate that using Amazon Kindle devices is strong in all communities. Currently, the cloudLibrary does not allow direct downloads to certain Amazon-type e-reader devices, which prevents some citizens from accessing digital content.

Additionally, the most popular items are typically checked out, as the cloudLibrary is shared between many communities, often leading to long wait times for access.

Goal The Colleyville Public Library should strive to achieve optimal access to digital items with balanced choices concerning funding and service providers.

Action Plan Step 1: Beginning in FY2023, increase budget allocation for digital content. Utilizing pay-per-use services can greatly benefit users, as funds are directly tied to user selected items.

Step 2: Beginning in FY2023, continue to evaluate online platforms for support of all e-Reader devices. The Overdrive platform currently supports most e-Reader devices; however, it is not part of the consortium. Publishers' policies are constantly changing, leading to other solutions which might become available over the next five years.

Recommendation

Streamline access to the collection

The number of items reserved (holds) has steadily increased over the past five years. This trend accelerated during the pandemic, with over half of survey users putting holds on items for pickup.

Goal The Colleyville Public Library should implement a remote locker for holds, allowing users to reserve an afterhours pick-up location.

Action Plan Option 1: Install a remote locker system in the Library breezeway.

Option 2: Evaluate other City owned properties for location of a remote locker system.

Recommendation**Reallocate collection areas**

Circulation of collections such as DVD's and CD's continues to diminish, as these items are no longer readily available for mainstream use. Streaming services have begun to replace this technology. Magazine use has also seen a drop in demand as publishers transition to digital circulation, reducing the number of titles available for selection.

Goal The planning team recommends the Library transition areas as collections reduce due to demand. These areas can be replaced by seating or expanding popular collections.

Action Plan Develop a plan for reduction of low use items and replacement with shelving and/or seating.

Recommendation**Engage the aging population**

The Colleyville community has a median age of 48.6, which is significantly higher than the 33.6 median age of Texas residents. The median age has increased from 40.0 in 2000 to 45.6 in 2013 and 48.6 in 2020. The Library should initiate programs and services to engage this segment of the population, as 50% of Library card holders are 50 years or older.

Goal Stay relevant with the adult community by offering programming and services specific to their needs.

Action Plan The planning team recommends the Library implement several strategies to engage the aging population. Provide specialized programs focused on the specific needs of older adults, such as technology training (how to use the latest iPhone) or health care seminars. Extend core Library services to ensure they are accessible to older adults. Invest in infrastructure and staff development to prepare the facility and staff to react to the aging needs.

Recommendation **Develop an emergency response strategy**

Recent public health events highlighted the need for public libraries to adopt action plans for emergency events. The action plan should include protocols for dealing with health events, building systems failures, active shooters, natural disasters, etc. Developing a comprehensive action plan with suggested protocols and strategies for staff and patron use of the Library facility will assist the Library with future emergency events.

Goal The Colleyville Public Library should adopt a strategic plan and recommendations for how to deal with any future emergency events.

Action Plan *Investigate current strategies on how public libraries react to emergency events. Develop a written plan which identifies policies, protocols and recommendations on how the Library should react to different situations. Coordinate the response plan with the City's Emergency Management Coordinator to align with city policies and protocols. Update the plan regularly to ensure the latest recommendations by emergency response experts are evaluated for implementation.*

Recommendation**Implement strategies to react to changing Technology needs**

Colleyville residents have access to computers and broadband internet at home. This home adoption has resulted in a reduced need to provide public computers at the Library but has increased demand for seating with power for users who bring their own devices for work, study, or research. Additionally, many Library users have jobs that allow work from home, and the Library can become a "third" place when the office and home are not meeting the needs for remote work. These remote workers require access to a variety of seating with power. Technology has improved to provide power solutions that do not require walls and floors to be modified. The Library should consider these solutions to enhance the environment for those users who bring devices.

Goal The Colleyville Public Library should strive to provide seating throughout the Library to accommodate patrons who bring devices with them for use. This will include providing various seating options, all with power available.

Action Plan Investigate battery powered charging stations which can be installed at tables or are mobile for use at lounge seating. Develop a plan to implement these systems and transition furniture with no power to a powered configuration.

Recommendation**Develop an Omnichannel Marketing Plan**

Omnichannel Library marketing is the practice of marketing across multiple platforms, including member e-mail, newsletter, apps, social media, flyers, and the Library's website. This approach provides a better member experience with connection on multiple digital endpoints.

Libraries will need to elevate their efforts to retain users as users embrace streaming options and virtual programming from competing institutions and services.

Library marketing departments will seek to automate and integrate all of their siloed and repetitive tasks, such as e-mail marketing, social media posting, and even event campaigns. This way, they can provide a targeted and tailored experience for their members.

Goal

The Colleyville Public Library should adopt a strategic Omnichannel Marketing Plan

Action Plan

The planning team recommends several steps to develop a comprehensive communications plan.

Step 1: Identify all marketing channels that shall be used to communicate programs and services, such as, Colleyville newsletters, Facebook, Twitter, e-mail, flyers, eNews, Colleyville Communicator, etc.

Step 2: *Develop a plan for use of these channels, identifying which provide the best opportunities for outreach.*

Step 3: *Integrate these siloed channels with automated tools to streamline the process and synchronize marketing across all key channels. Investigate third party software such as Monday or hubspot.com*

Step 4: *Invest in a database that provides feedback regarding members' behaviors. Utilizing predictive analytics and users' past engagement history will allow for a tailored approach to future programming and service suggestions.*

Recommendation**Develop a replacement plan for end of use furniture and equipment**

The Colleyville Public Library's existing furniture and equipment has been purchased over several years with original items nearing a 20 year lifespan. Due to public use, items should be evaluated for use, wear, and appropriateness for current needs. Development of a plan to replace items over a several year period will allow the Library to remain current and meet ever evolving needs.

Goal The Colleyville Public Library should develop a plan for replacement of furniture and equipment.

Action Plan

Step 1: Evaluate furniture and equipment. Identify items which are nearing end of life or are worn, damaged, or no longer meeting current needs.

Step 2: Develop a plan for replacement of items including a timeline and projected cost.

Step 3: Based on plan, replace items as required and continue to update the list on a periodic basis.



APPENDIX

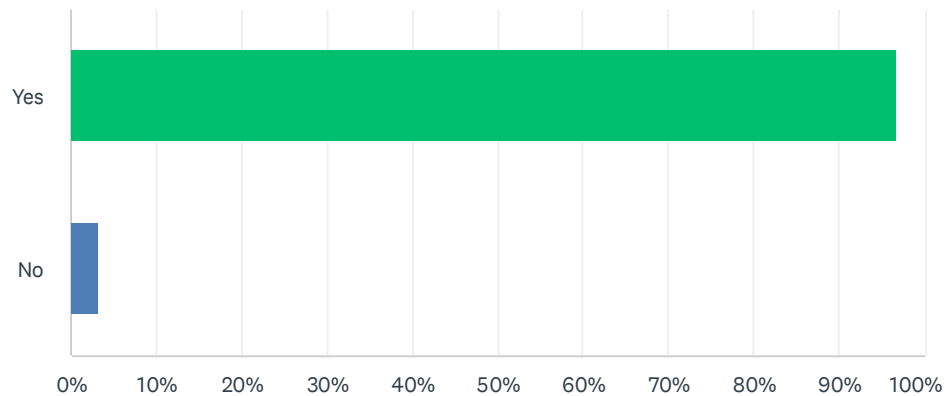


SURVEY RESULTS

APPENDIX – ONLINE SURVEY RESULTS

Q1 Do you have a library card?

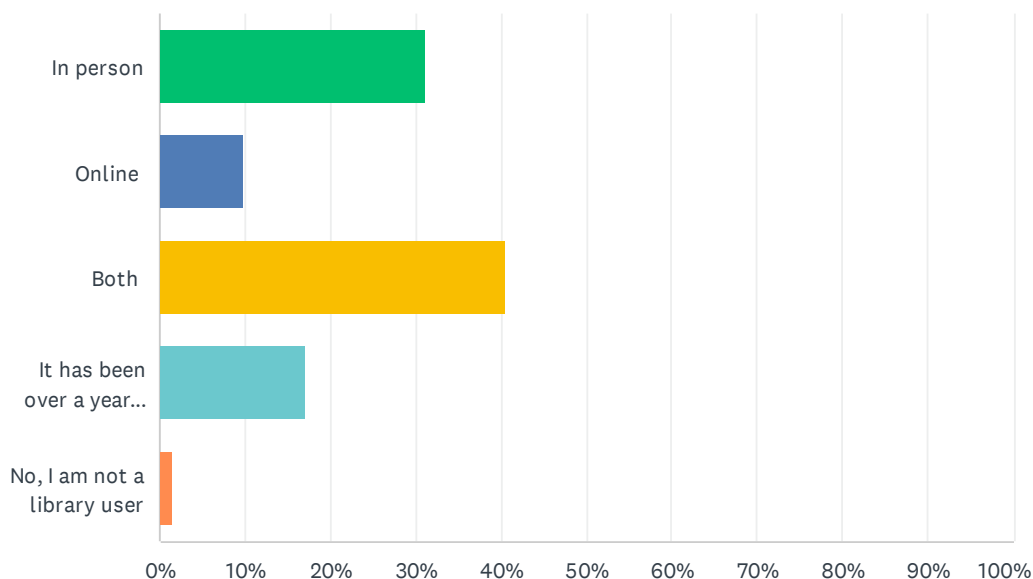
Answered: 1,455 Skipped: 10



ANSWER CHOICES		RESPONSES
Yes	96.91%	1,410
No	3.09%	45
TOTAL		1,455

Q2 Have you used the Colleyville Public Library in the past year, in person or online?

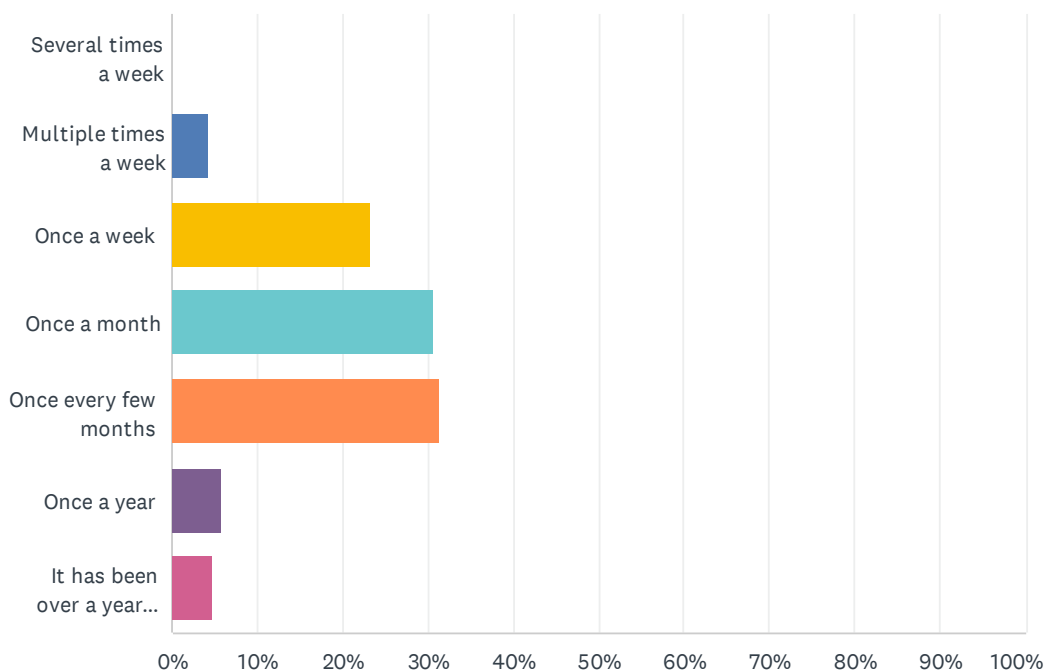
Answered: 1,462 Skipped: 3



ANSWER CHOICES	RESPONSES	
In person	31.12%	455
Online	9.85%	144
Both	40.56%	593
It has been over a year since I have visited the library, in person or online.	16.96%	248
No, I am not a library user	1.50%	22
TOTAL		1,462

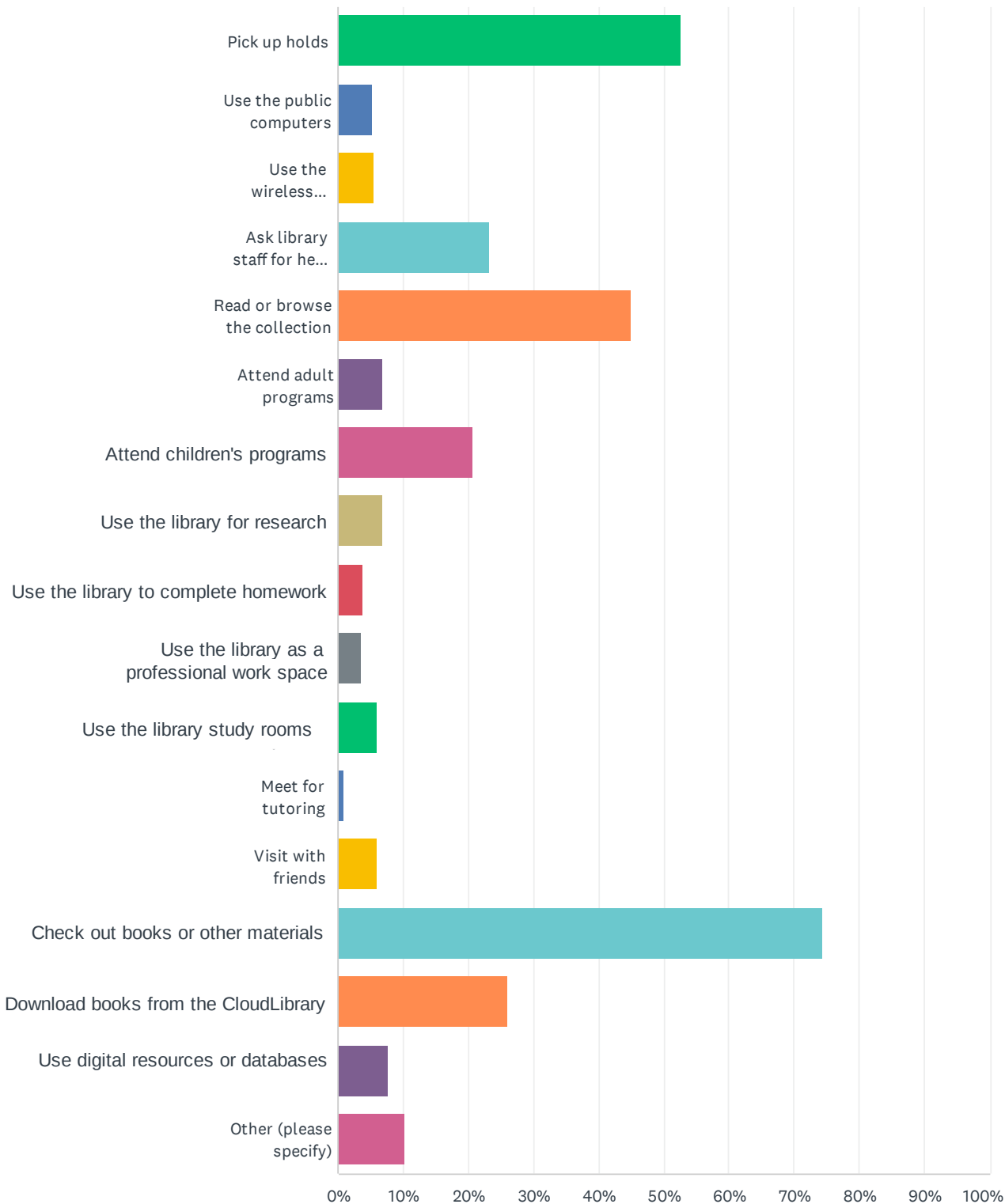
Q3 How often do you or a family member visit the Colleyville Public Library?

Answered: 1,147 Skipped: 318



ANSWER CHOICES	RESPONSES	
Several times a week	0.00%	0
Multiple times a week	4.36%	50
Once a week	23.28%	267
Once a month	30.69%	352
Once every few months	31.39%	360
Once a year	5.67%	65
It has been over a year since I have visited	4.62%	53
TOTAL		1,147

Q4 What do you typically do when you visit the library? (Please select all that apply)



COLLEYVILLE PUBLIC LIBRARY LONG-RANGE PLAN 2023



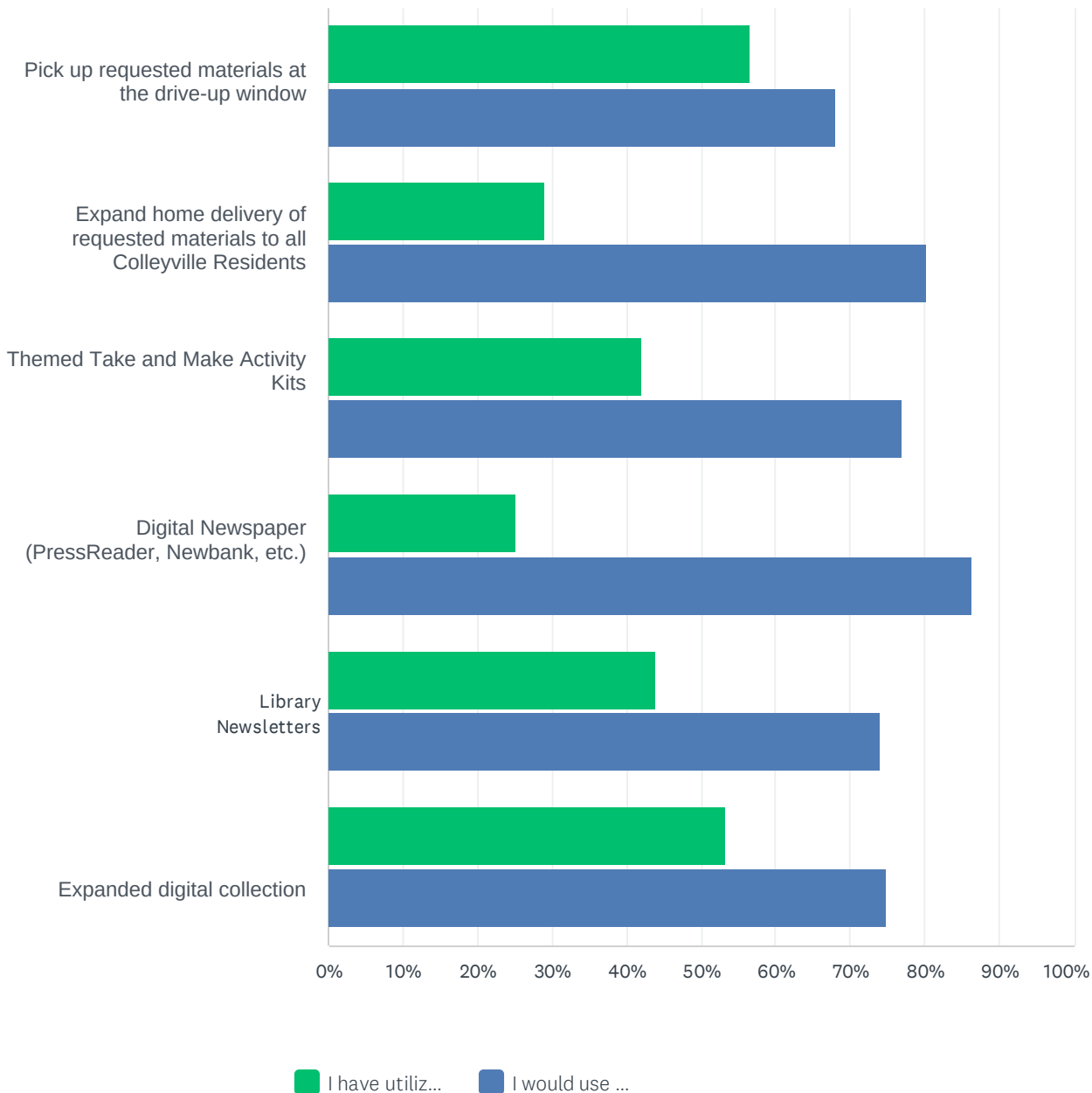
ANSWER CHOICES	RESPONSES	
Pick up holds	52.71%	602
Use the public computers	5.43%	62
Use the wireless network	5.60%	64
Ask library staff for help to find materials	23.20%	265
Read or browse the collection	45.01%	514
Attend adult programs	6.74%	77
Attend children's programs	20.58%	235
Use the library for research	6.92%	79
Use the library to complete homework	3.77%	43
Use the library as a professional work space	3.59%	41
Use the library study rooms	6.04%	69
Meet for tutoring	0.88%	10
Visit with friends	5.95%	68
Check out books or other materials	74.52%	851
Download books from the CloudLibrary	25.92%	296
Use digital resources or databases	7.62%	87
Other (please specify)	10.33%	118
Total Respondents: 1,142		

Answered: 452 Skipped: 1,013



Q6 The library implemented several new strategies to accommodate library service due to COVID 19. Please tell us which of these new services you used and if you would like the library to continue providing them.

Answered: 1,006 Skipped: 459



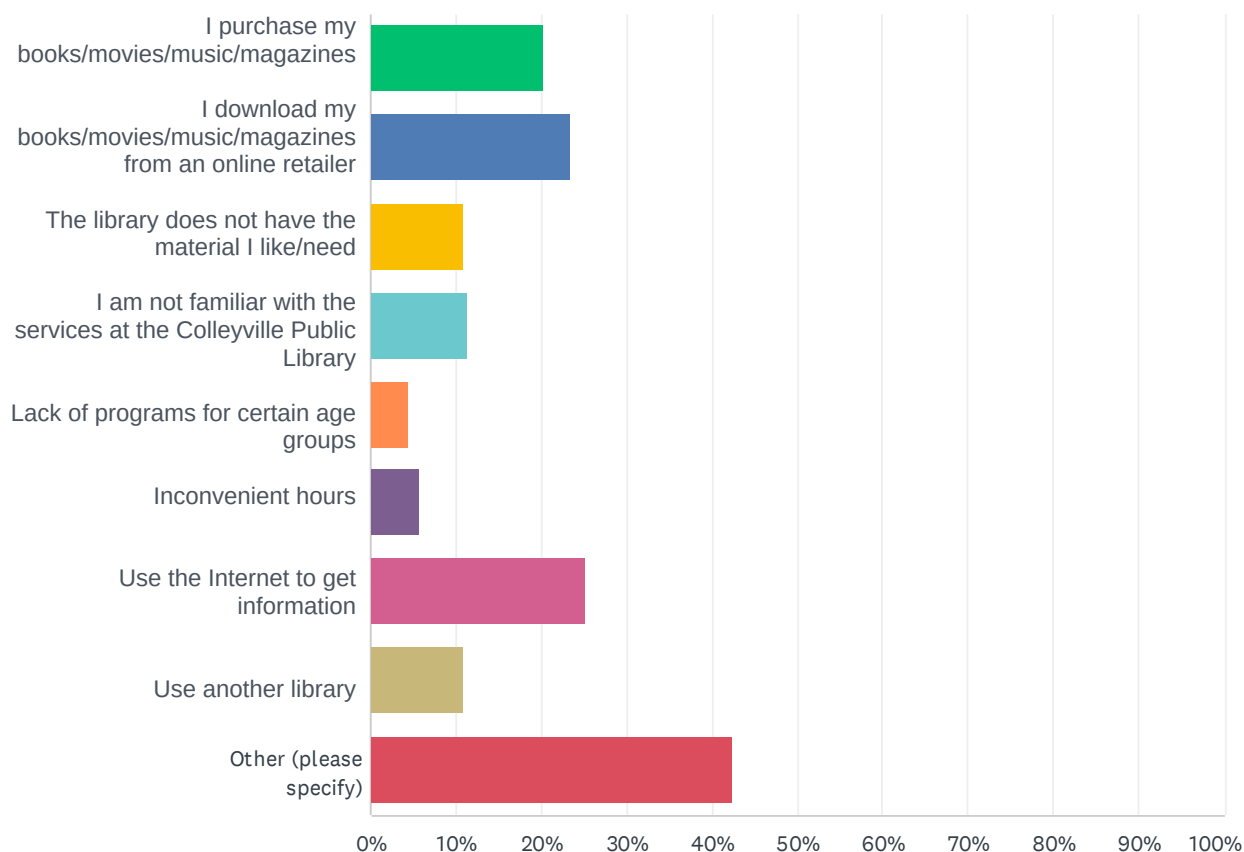
COLLEYVILLE PUBLIC LIBRARY LONG-RANGE PLAN 2023



	I HAVE UTILIZED THIS SERVICE IN THE PAST 15 MONTHS.	I WOULD USE THIS SERVICE IN THE FUTURE IF AVAILABLE	TOTAL RESPONDENTS
Pick up requested materials at the drive-up window	56.56% 418	67.93% 502	739
Expanded home delivery of requested materials to all Colleyville Residents	28.92% 107	80.27% 297	370
Themed Take and Make Activity Kits	41.92% 153	76.99% 281	365
Digital Newspapers (PressReader, Newsbank, etc.)	25.13% 94	86.36% 323	374
Library Newsletters	43.90% 169	74.03% 285	385
Expanded digital collection	53.32% 345	74.81% 484	647

Q7 If you have not used the Colleyville Public Library in a while, please tell us why. (Please select all that apply)

Answered: 465 Skipped: 1,000



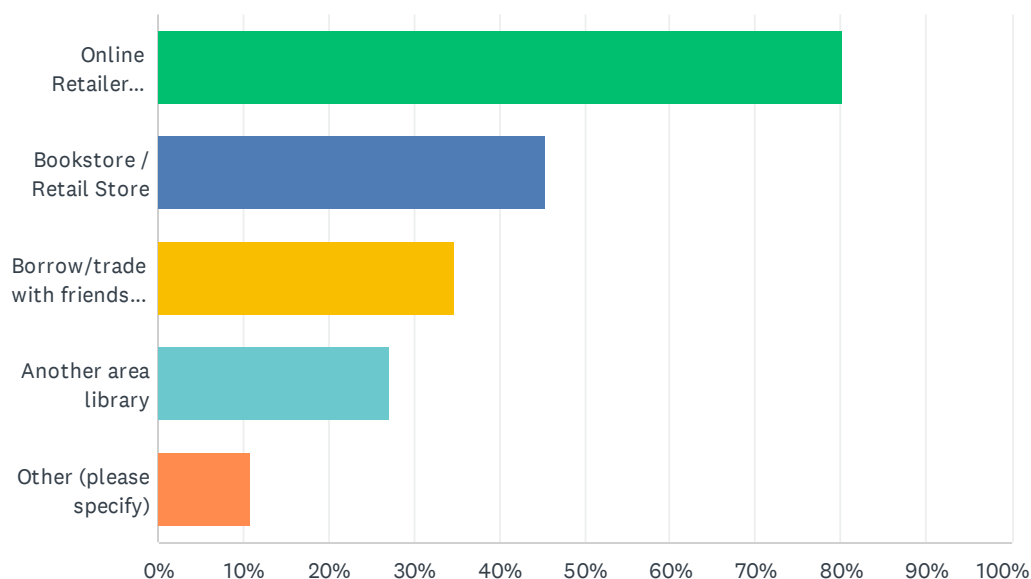
ANSWER CHOICES	RESPONSES	
I purchase my books/movies/music/magazines.	20.22%	94
I download my books/movies/music/magazines from an online retailer	23.44%	109
The library does not have the material I like/need	10.97%	51
I am not familiar with the services at the Colleyville Public Library	11.40%	53
Lack of programs for certain age groups	4.52%	21
Inconvenient hours	5.81%	27
Use the internet to get information	25.16%	117
Use another library	10.97%	51
Other (please specify)	42.37%	197
Total Respondents: 465		

Answered: 238 Skipped: 1,227



Q9 What other sources do you use when looking for books, movies, or music? (Please select all that apply)

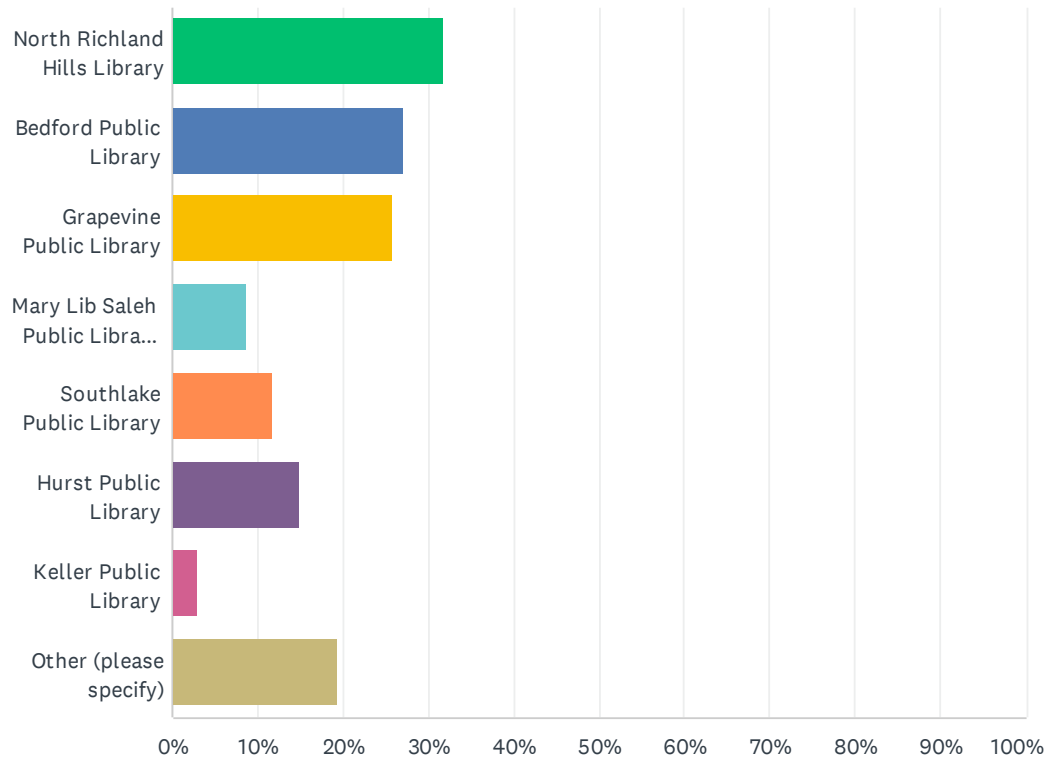
Answered: 1,315 Skipped: 150



ANSWER CHOICES	RESPONSES	
Online Retailer (Amazon, iTunes, etc...)	80.08%	1,053
Bookstore / Retail Store	45.40%	597
Borrow/trade with friends and family	34.83%	458
Another area library	27.07%	356
Other (please specify)	10.95%	144
Total Respondents: 1,315		

Q10 If you use other libraries in the area, which ones do you use?

Answered: 611 Skipped: 854



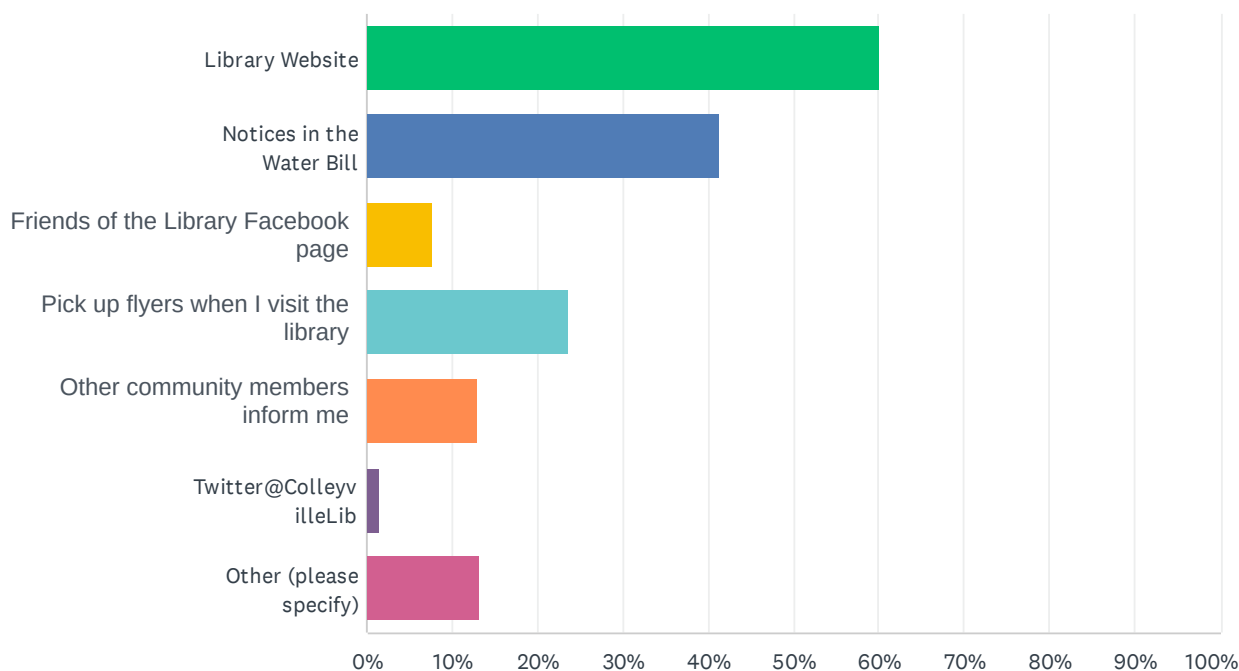
ANSWER CHOICES	RESPONSES	
North Richland Hills Library	31.75%	194
Bedford Public Library	27.17%	166
Grapevine Public Library	25.86%	158
Mary Lib Saleh Public Library, Euless	8.84%	54
Southlake Public Library	11.78%	72
Hurst Public Library	14.89%	91
Keller Public Library	2.95%	18
Other (please specify)	19.48%	119
Total Respondents: 611		

Answered: 512 Skipped: 953



Q12 How do you learn about Colleyville Library Programs and Services? (Please select all that apply)

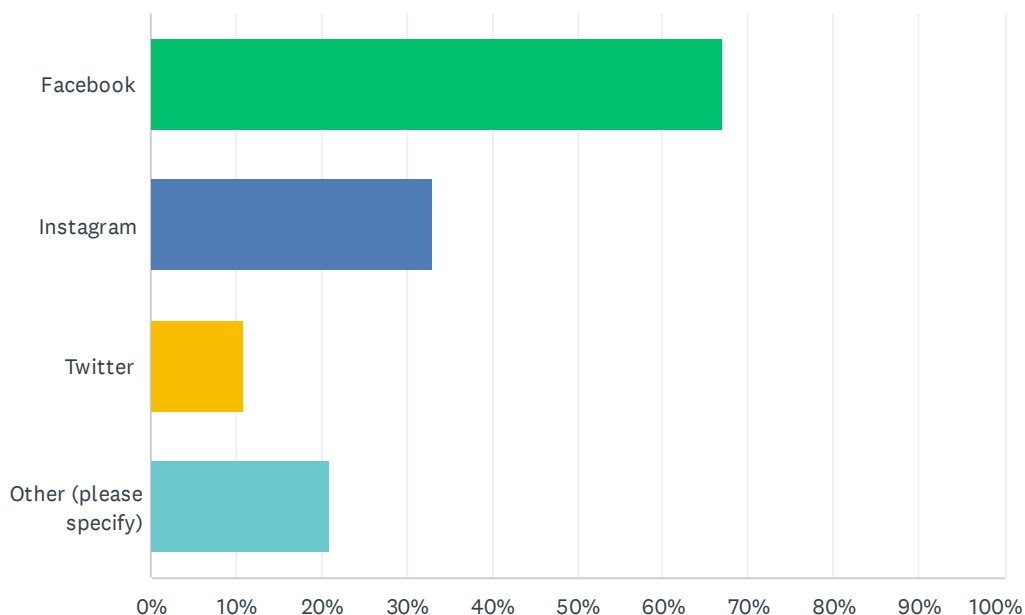
Answered: 1,271 Skipped: 194



ANSWER CHOICES	RESPONSES	
Library Website	60.11%	764
Notices in the Water Bill	41.38%	526
Friends of the Library Facebook page	7.71%	98
Pick up flyers when I visit the library	23.60%	300
Other community members inform me	12.90%	164
Twitter@ColleyvilleLib	1.57%	20
Other (please specify)	13.14%	167
Total Respondents: 1,271		

Q13 What are your preferred social media platforms? (Please select all that apply)

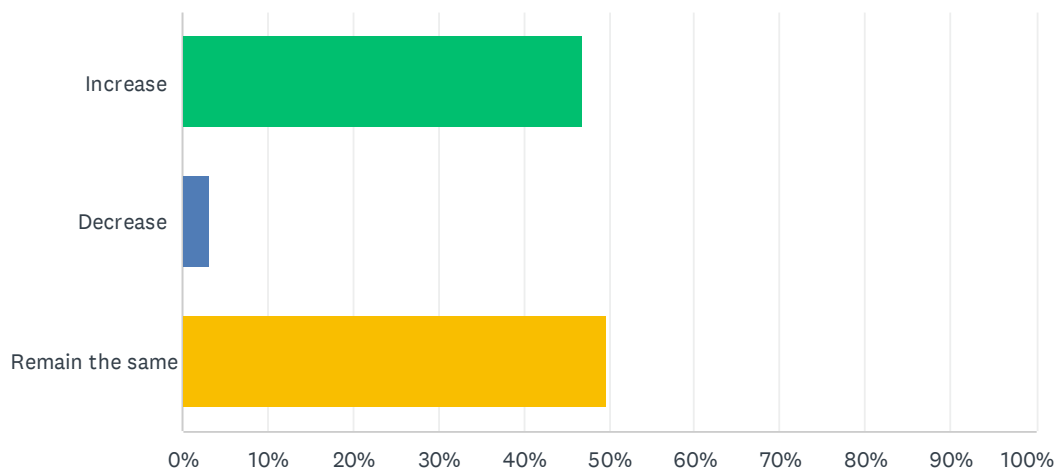
Answered: 1,161 Skipped: 304



ANSWER CHOICES	RESPONSES	
Facebook	67.01%	778
Instagram	32.99%	383
Twitter	10.85%	126
Other (please specify)	20.84%	242
Total Respondents: 1,161		

Q14 Over the next five years, do you expect your use of the Colleyville Public Library to increase, decrease, or remain the same?

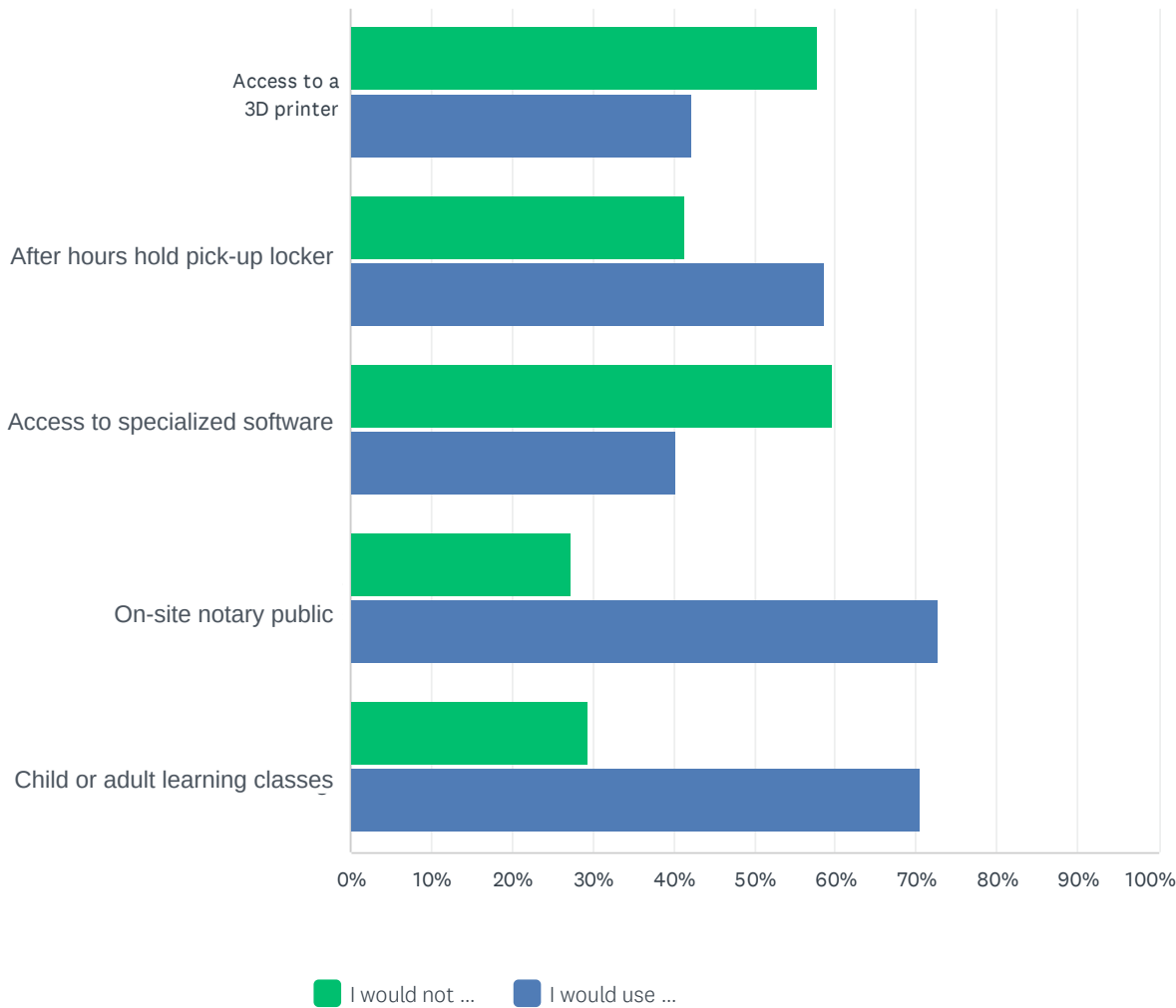
Answered: 1,351 Skipped: 114



ANSWER CHOICES	RESPONSES	
Increase	47.00%	635
Decrease	3.26%	44
Remain the same	49.74%	672
TOTAL		1,351

Q15 Which of the following new programs and services would you like to see the Colleyville Library offer?

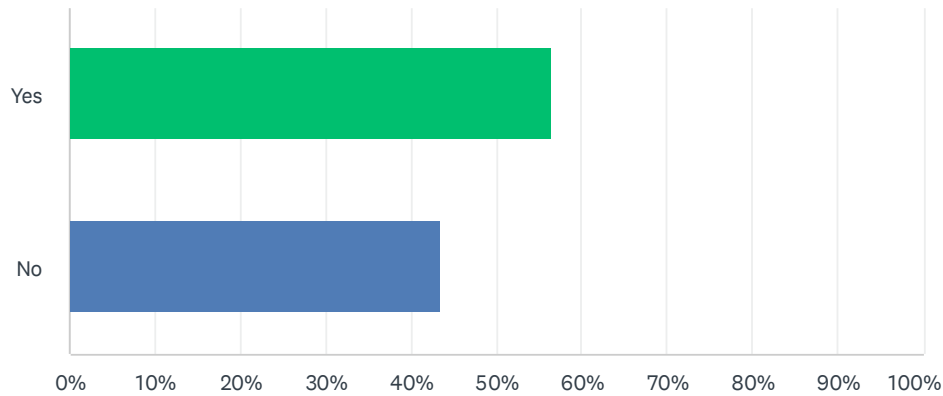
Answered: 1,284 Skipped: 181



	I WOULD NOT USE THIS PROGRAM/SERVICE	I WOULD USE THIS PROGRAM/SERVICE	TOTAL
Access to a 3D printer	57.84% 627	42.16% 457	1,084
After hours hold pick-up locker	41.34% 458	58.66% 650	1,108
Access to specialized software (e.g. Graphic Editing Software, Video Editing Software, 3D Modeling Software, etc.)	59.65% 621	40.35% 420	1,041
On-site notary public	27.27% 321	72.73% 856	1,177
Child or adult learning classes on science, art, computers, etc...	29.52% 335	70.48% 800	1,135

Q16 Would you be interested in the library offering non-traditional items for use (engraver, laminator, label maker, etc.)?

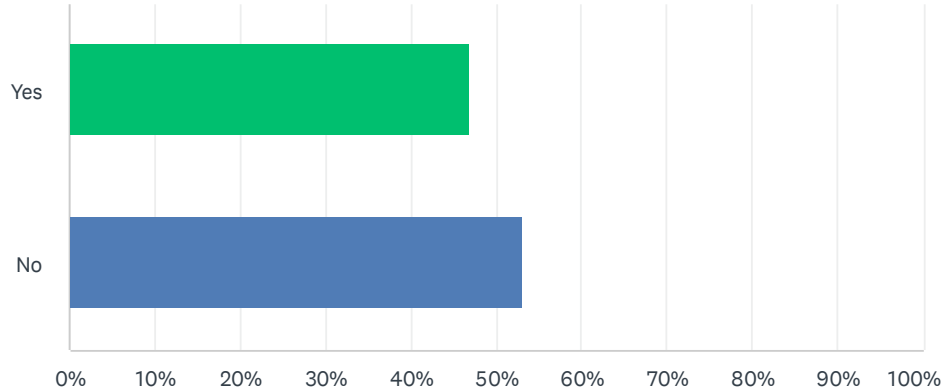
Answered: 1,270 Skipped: 195



ANSWER CHOICES	RESPONSES	
Yes	56.46%	717
No	43.54%	553
TOTAL		1,270

Q17 Would you be interested in the library hosting Maker Days?

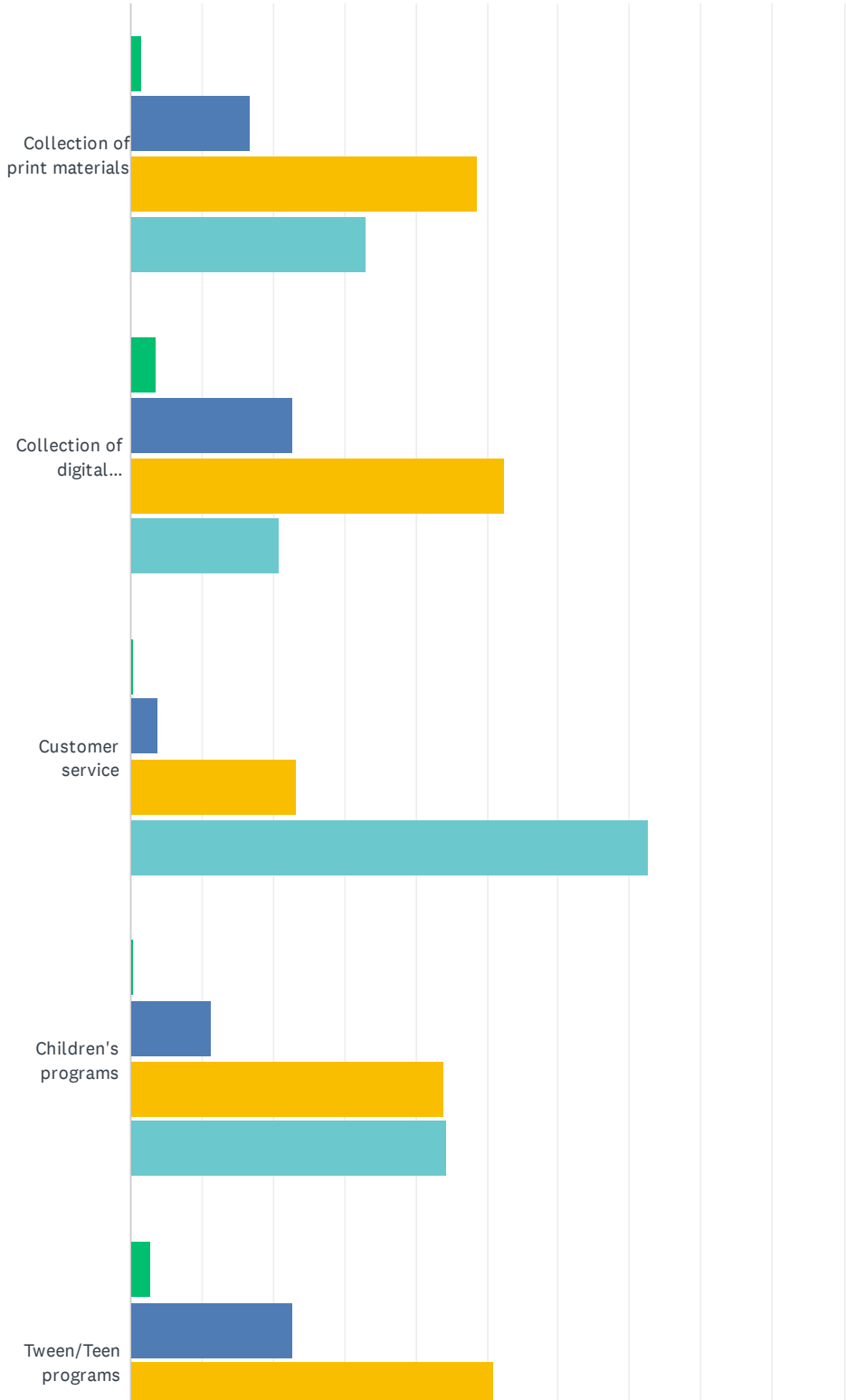
Answered: 1,211 Skipped: 254



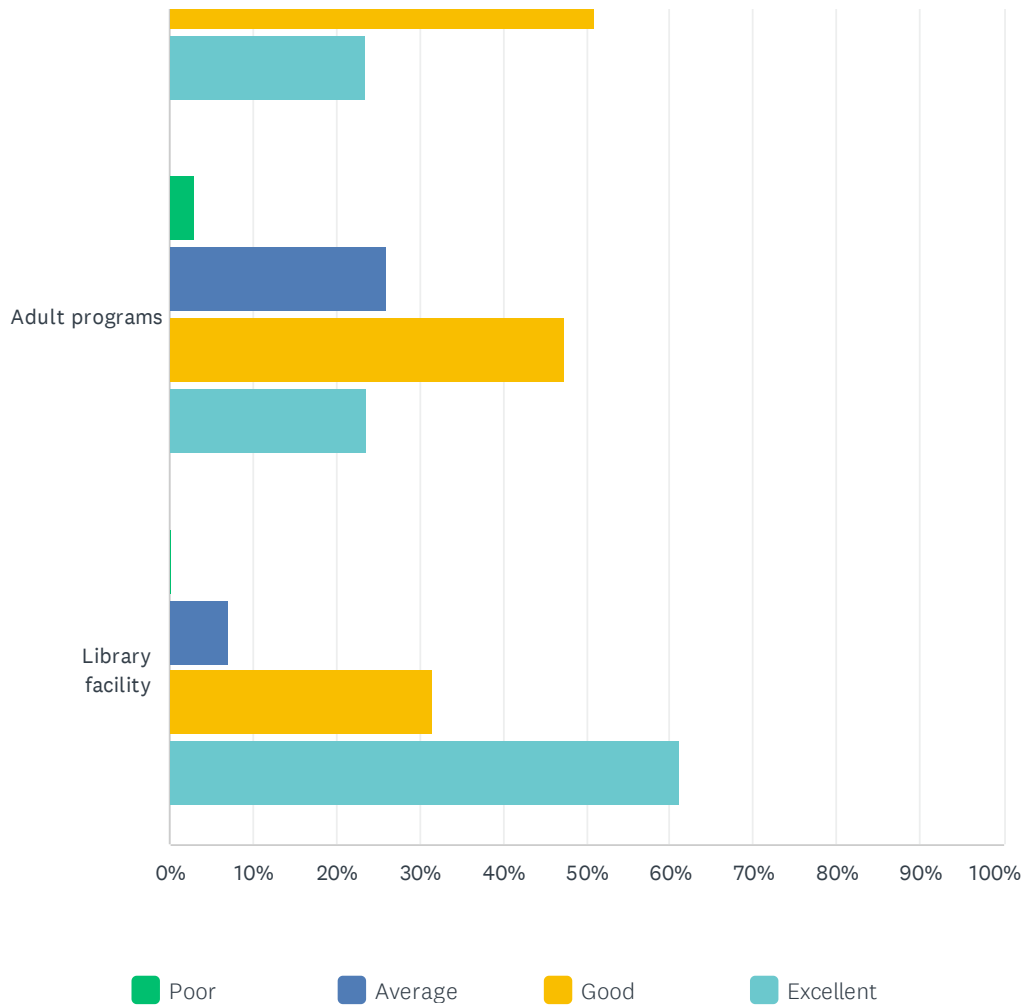
ANSWER CHOICES	RESPONSES	
Yes	46.90%	568
No	53.10%	643
TOTAL		1,211

Q18 How would you rate the library's current services?

Answered: 1,333 Skipped: 132



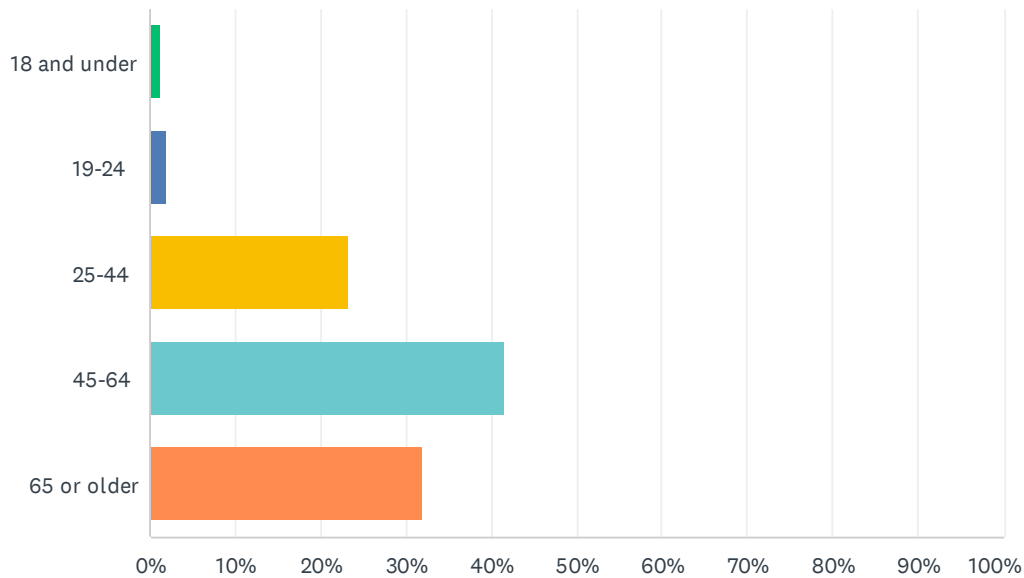
COLLEYVILLE PUBLIC LIBRARY LONG-RANGE PLAN 2023



	POOR	AVERAGE	GOOD	EXCELLENT	TOTAL	WEIGHTED AVERAGE
Collection of print materials	1.48% 19	16.87% 217	48.60% 625	33.05% 425	1,286	3.13
Collection of digital materials	3.60% 41	22.85% 260	52.55% 598	21.00% 239	1,138	2.91
Customer service	0.38% 5	3.83% 50	23.14% 302	72.64% 948	1,305	3.68
Children's programs	0.44% 4	11.28% 103	43.92% 401	44.36% 405	913	3.32
Tween/Teen programs	2.71% 20	22.80% 168	51.02% 376	23.47% 173	737	2.95
Adult programs	3.02% 27	26.06% 233	47.32% 423	23.60% 211	894	2.91
Library facility	0.16% 2	6.97% 89	31.58% 403	61.29% 782	1,276	3.54

Q19 What category does your age fall into?

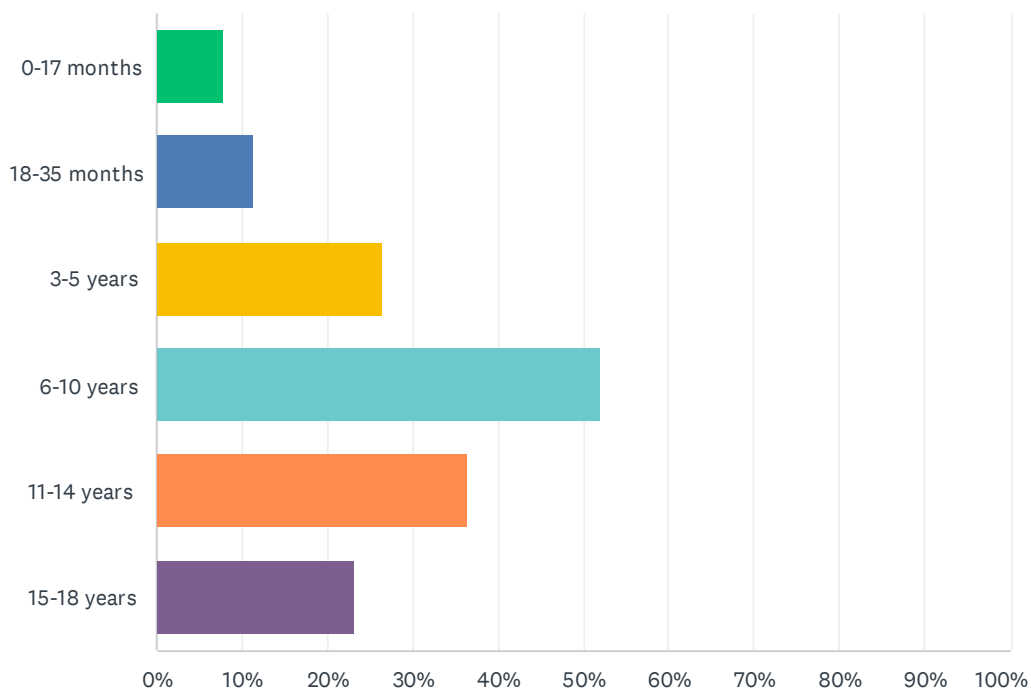
Answered: 1,352 Skipped: 113



ANSWER CHOICES	RESPONSES	
18 and under	1.33%	18
19-24	1.85%	25
25-44	23.22%	314
45-64	41.57%	562
65 or older	32.03%	433
TOTAL		1,352

Q20 If you have children who use the library, what category do their ages fall into? (Please select all that apply)

Answered: 593 Skipped: 872

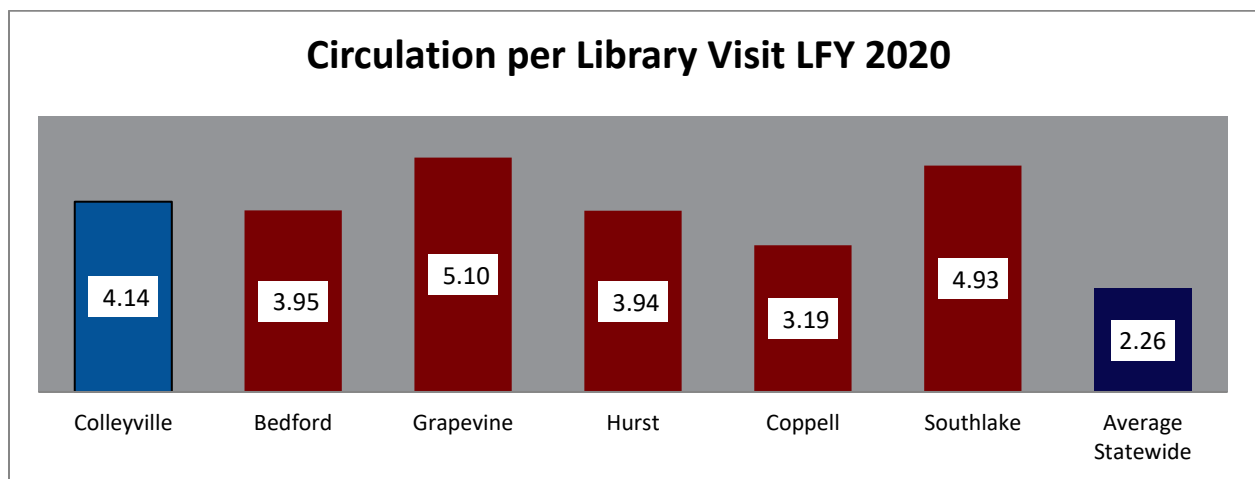
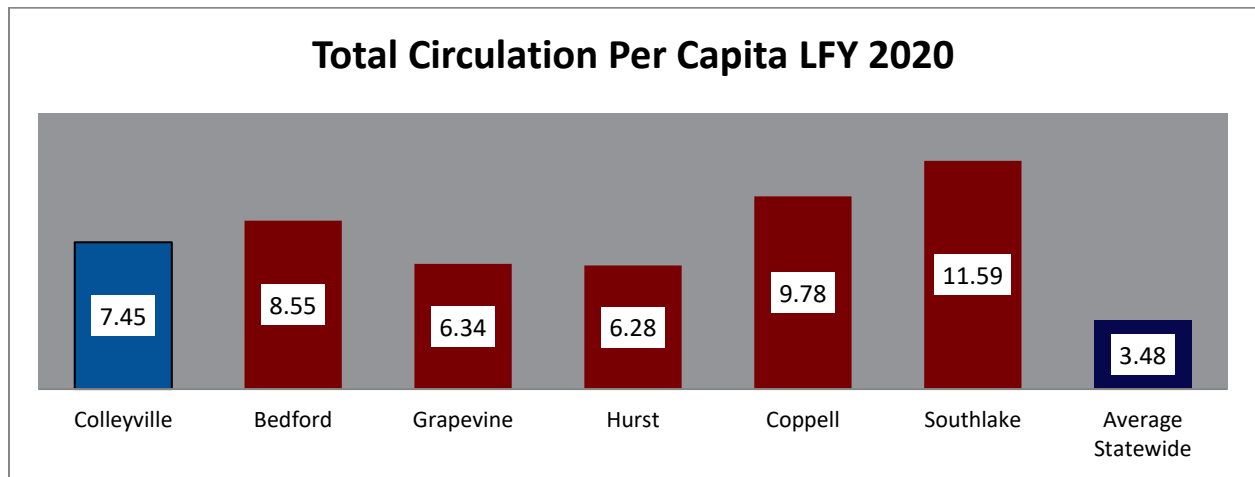


ANSWER CHOICES	RESPONSES	
0-17 months	7.93%	47
18-35 months	11.30%	67
3-5 years	26.48%	157
6-10 years	52.11%	309
11-14 years	36.42%	216
15-18 years	23.27%	138
Total Respondents: 593		

Answered: 269 Skipped: 1,196

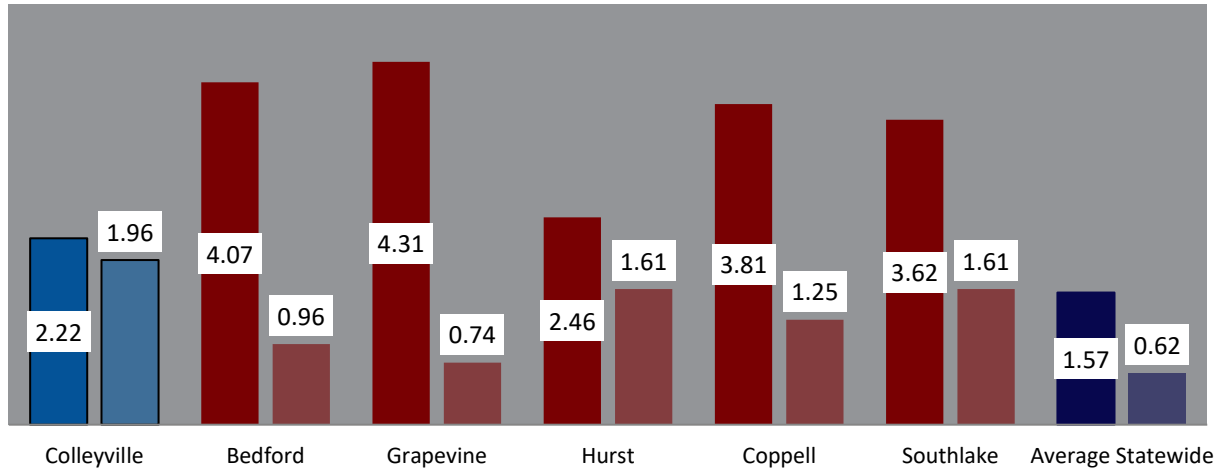


APPENDIX – PEER LIBRARY ANALYSIS



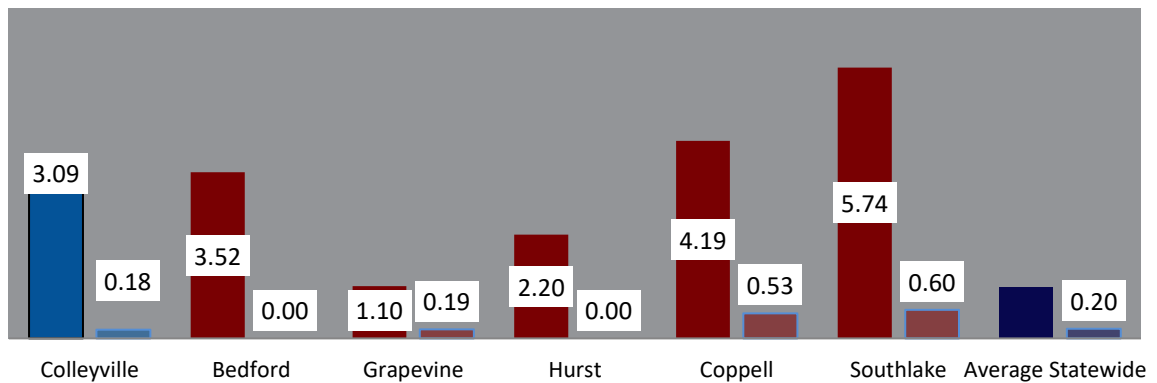
Adult Circulation Per Capita Digital and Physical LFY 2020

■ Physical ■ Digital

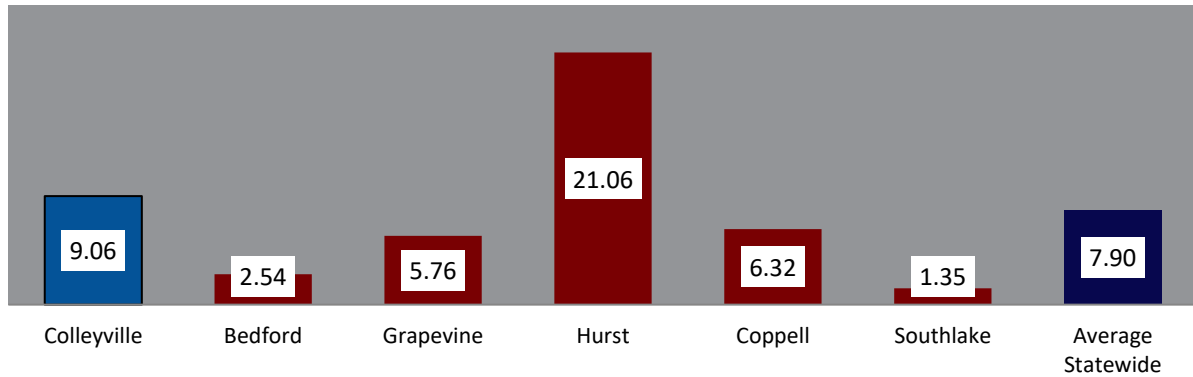


Children's Circulation Per Capita Digital and Physical LFY 2020

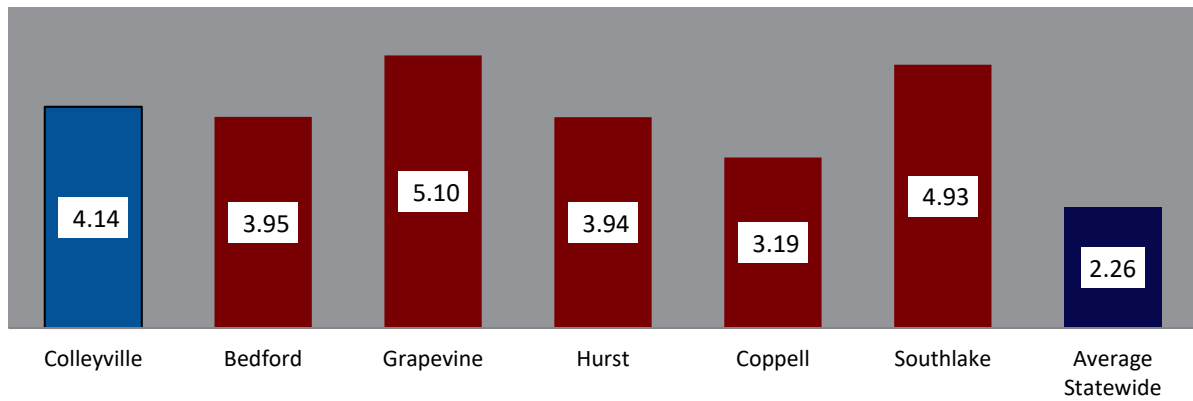
■ Physical ■ Digital

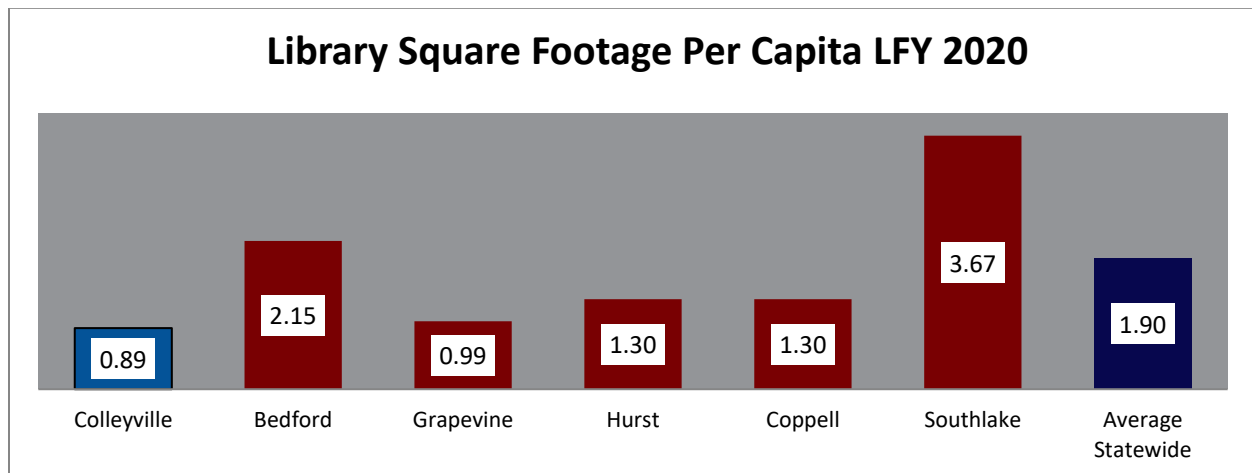
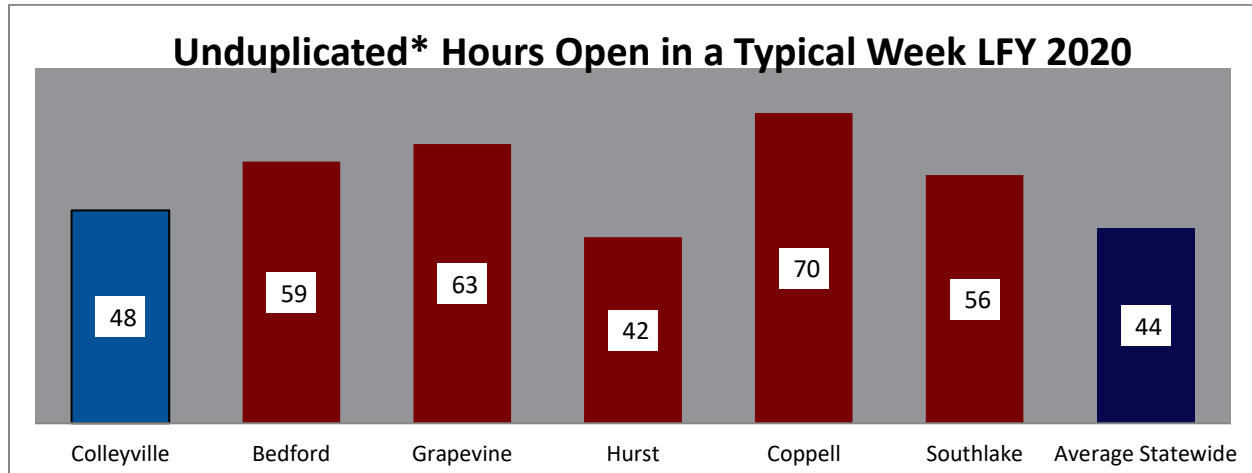


Collection-Items Per Capita LFY 2020



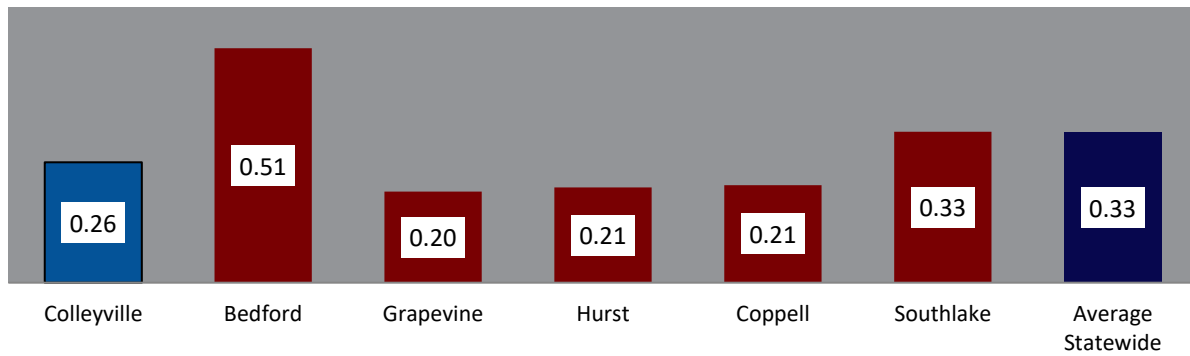
Circulation per Library Visit LFY 2020



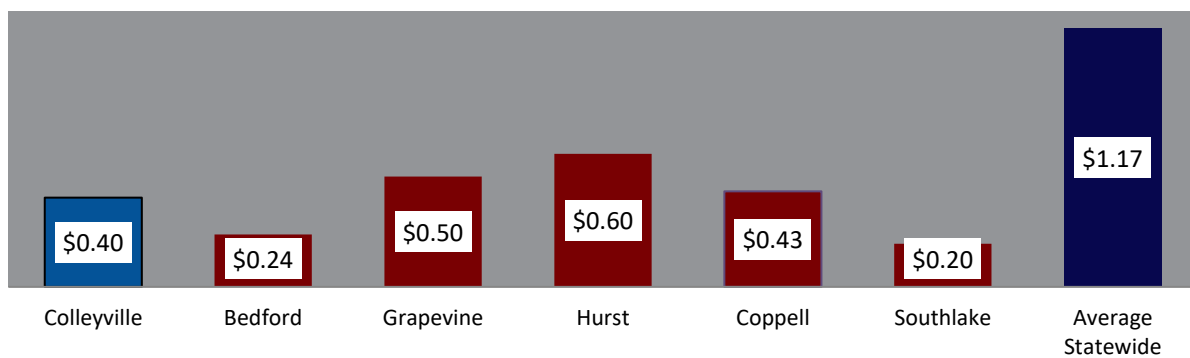


<i>Total Circulation</i>	7.45 items/capita	2.4 Times above the state average
<i>Library Visits</i>	1.80 visits/capita	21% above peer libraries of similar size
<i>Digital Circulation</i>	1.96 items/capita	3.2 Times above the state average
<i>Physical Circulation</i>	4.14 items/capita	2.2 Times above the state average

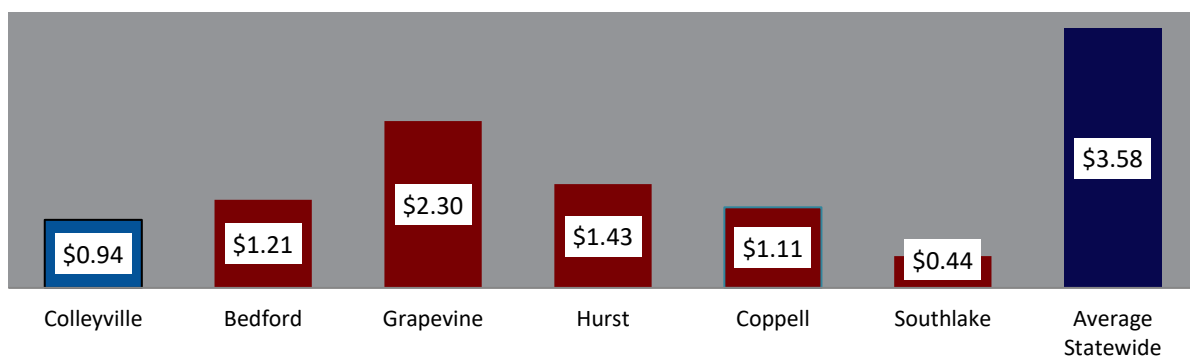
Program Attendance Per Capita LFY 2020



Physical Material Expenditure per Circulation LFY 2020



Digital Material Expenditure per Circulation LFY 2020





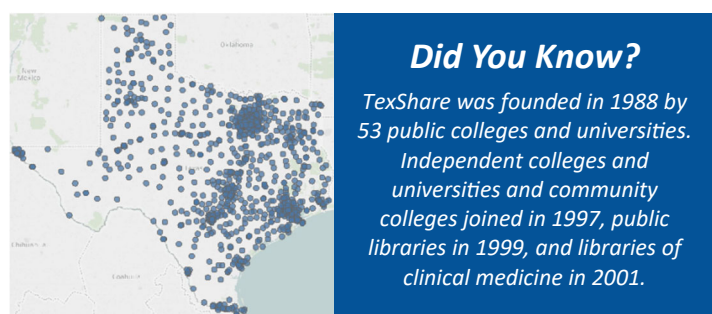
TexShare Value Report

Colleyville Public Library

Colleyville, TX | Report date: October 2022

About TexShare

TexShare is a consortium of Texas libraries joining together to share print and electronic materials, purchase online resources, and leverage local support and expertise for the benefit of all Texans. TexShare programs are funded in part by a grant from the US Institute of Museum and Library Services to the Texas State Library and Archives Commission.



TexShare Consortium Members, State FY 2022

	TexShare Members	Card Program	Databases Program
Academic Libraries:	146	131	139
Medical Libraries:	15	9	15
Public Libraries:	504	355	443
TOTAL	665	495	597

Retail Cost of TexShare Databases if purchased separately by your library
\$109,692

(Sum of 2022 vendor-provided full retail prices without TexShare discount)

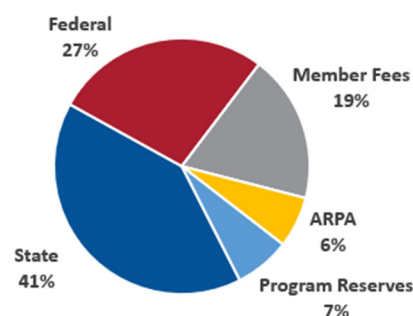
Your Library's FY 23 TexShare Fee
\$1,252

TexShare Databases Program

The TexShare Databases Program allows libraries to provide authoritative and ad-free electronic articles, books, tutorials, and other resources to their patrons 24/7. The TexShare Databases are licensed for the exclusive use of TexShare libraries and their patrons.

Resources included in the TexShare Databases Program provide broad coverage in the areas of business, literature, science, health and medicine, genealogy, and job and career development.

TexShare Databases Program Funding FY22



Other Resource Sharing Programs

TexShare Cards provide library patrons with the privilege of visiting 495 public, academic, and medical libraries throughout the State of Texas to borrow books and other physical materials not available at their home libraries. In FY 2021 (the last full year for which data are available), nearly 10,000 patrons used the TexShare Card Program to borrow more than 230,000 items from participating libraries.

The TexShare Card program complements traditional Inter-Library Loan. The Texas State Library and Archives Commission's Navigator ILL program for public libraries supplied more than 156,000 books, articles, and other items to Texas library patrons in FY 2021.

Participation Summary (FY 2022)

TexShare Databases	Yes
TexShare Card Program	Yes
TExpress Subsidy	Yes



City of Colleyville City Council Agenda Briefing

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

Agenda Number WS-2

Agenda Date 2/7/2023

Type Presentation and Discussion

Department Communications and Marketing

Title

Discussion of 2023 Stars & Guitars Entertainers

Explanation

Staff is seeking direction from City Council for the selection of a musical entertainer for the 2023 Stars and Guitars event.

Attachments

1. Presentation - Stars & Guitars 2023 Musical Act

STARS AND GUITARS 2023

MUSICAL ACTS PRESENTATION: TAKE 2

PERFORMER RECAP

STARS & GUITARS - JUNE 23, 2023

Performer	Genre	\$25K – \$39,999	\$40K - \$69,999
2019 - John Michael Montgomery	Country	\$30k	
2020 - no artist	Country	n/a	n/a
2021 - Jo Dee Messina	Country	\$35k	
2022 - Joe Nichols	Country		\$40k
Darryl Worley	Country	\$25k	
Easton Corbin	Country		\$40k

Easton Corbin

BOOKING FEE: \$40K

TOP HITS INCLUDE:

- *A Little More Country Than That*
- *Roll With It*
- *Lovin' You Is Fun*

Easton Corbin, an American country music singer, has sold over 500,000 albums and over 5 million singles. He also won *New/Breakthrough Artist of the Year* at the American Country Awards.



Darryl Worley

BOOKING FEE: \$25K

TOP HITS INCLUDE:

- *Have You Forgotten*
- *I Miss My Friend*
- *Awful, Beautiful Life*

American country music singer and songwriter, Darryl Worley has produced 18 singles on the Billboard Hot Country Songs charts including 3 number ones.





TIME TO VOTE!



City of Colleyville City Council Agenda Briefing

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

Agenda Number WS-3

Agenda Date 2/7/2023

Type Worksession

Department City Secretary

Title

Discussion of the February 7, 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 2/7/2023

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 551.074 - Personnel - Deliberate the appointment, employment, evaluation, and duties of the City Manager

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

RESOLUTION R-23-4812

**A RESOLUTION APPROVING COUNCIL ACTION
REGARDING EXECUTIVE SESSION ITEMS AT THE REGULAR
CITY COUNCIL MEETING OF FEBRUARY 7, 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 7TH DAY OF FEBRUARY 2023.

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

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

RESOLUTION R-23-4813

**APPROVING CITY COUNCIL ACTION UNDER CONSENT ITEMS AT
THE REGULAR CITY COUNCIL MEETING OF FEBRUARY 7, 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 Special City Council meeting of January 5, 2023
 - b. Approval of the minutes of the regular City Council meeting of January 17, 2023

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 7TH DAY OF FEBRUARY 2023.

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

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor



City of Colleyville City Council Special Meeting Minutes

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

Thursday, January 5, 2023

Mayor Bobby Lindamood called the Special Meeting of the Colleyville City Council to order on Thursday, January 5, 2023, at 6:02 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, Director Ben Bryner, City Attorney Nicole Corr, and City Secretary Christine Loven.

Mayor Lindamood gave an invocation, followed by Councilmember George Dodson leading the Pledge of Allegiance.

Mayor Lindamood welcomed everyone and noted this is a first reading and no action will be taken at this meeting. He expressed his appreciation for all the correspondence and stated everyone will be heard and requested everyone conduct themselves with decorum. Mayor Lindamood explained the speaker card process and use of the dais and reminded everyone their time is limited to five minutes.

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

2a Ordinance O-23-2233

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

Mayor Lindamood read the caption of Ordinance O-23-2233.

Community Development Director Ben Bryner presented this item and began by noting a super-majority vote will be required based on the Planning and Zoning Commission denial and current opposition of 34%. Director Bryner stated the request is to rezone from the AG Agricultural and RE Single Family 'Estate' Residential to the PUD-R Planned Unit Development - Residential district, to construct a new 19 lot detached single-family subdivision named The Bluffs at Colleyville.

Director Bryner reviewed the request, analysis, and Design Review Committee comments. Mayor Lindamood stated for clarification, the fee for replacing trees is \$100 per caliper inch, not \$100 per tree. Director Bryner concurred.

Curtis Young, representing the applicant, Sage Group, Mark Goodwin, owner, presented the project and stated the development was very carefully planned with the surrounding property and tree preservation being greatly considered.

There was discussion with the City Council regarding the slope of the property, the numbers of lots, trees preservation, and access options.

Mayor Lindamood opened the public hearing.

Those who did not speak but wished to register opposition were: S. Gordon, 6808 Herbert Road, Mary Russell, 4617 Green Oaks Drive, Anne Dyson, 909 Dogwood Court, Sam Hearn, 2409 Wilkes Drive, Carol Havery, 217 Oak Valley, Paul O'Quinn, 5905 Yorkshire Drive, Mary Pat Mahoney, 1002 Saddlebrook Drive, Michael Vanzant, 2412 Wilkes Drive, Rose Case, 903 Briar Ridge Drive, Filippo Ricchiardone, 2400 Wilkes Drive, Shelley Hernnessee, 2400 Wilkes Drive, Marietta Kane, 1705 Heathermore, Stephanie and Andren Gaska, 6801 India Court, Eric and Diana Weiler, 2011 Frances Drive, Don Connerly, 200 Madison, Billie Tuttle, 202 Madison Square, Tanya Zielinski, 510 W. Hudgins Street, Grapevine, Cheri Moore, 1017 W. Murphy Road, Michael and Desiree Hershon, 7300 Jo Will Street, Priscilla Samaniego, 304 Chestnut Bend, William Porter, 2506 Twelve Oaks Lane, Robert Zebian, 6708 India Court, Anna Ostronoff, 6601 Beddo Court, Heidi Farnella, 6602 Beddo Court, Elizabeth Wasson, 3709 Cliffwood Drive, Paul Aksamit, 7031 Rosebrook, Mary Landon, 5009 Strathmore Terrace, and resident, 7021 Primrose Lane.

Each of the following spoke in opposition to the item with concerns for tree preservation, traffic, and access.

L. Nichols, 1017 W. Murphy Road, Ian Kelly, 2301 Ballantree Drive, Stephen Klotz, 7203 Brooke Drive, Robert Egan, 2410 Twelve Oaks, Harold Ledbetter, 6700 Pleasant Run Road, Mary Ann Nicholson, 2101 High Gate Drive, Charlie Anderson, 2414 Wilkes Drive, Tim and Leisa Waterworth, 6808 Rockbrook Court, Victoria Heminger, 6804 Rockbrook Court, Bo Bottger, 6800 Atlanta Drive, and Steve Wasson, 2413 Wilkes Drive.

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

Mr. Young stated he is aware the trees are the big issue and they are keeping as many as possible. There was general discussion of the trees, flood plain, and trails.

Mayor Lindamood stated the next reading and public hearing will be February 7, 2023.

This was a first reading; no action was taken.

3. ADJOURNMENT

There being no further business before the City Council, Mayor Lindamood adjourned the meeting without objection by the City Council at 8:18 p.m.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 7TH DAY OF FEBRUARY 2023.

Minutes taken and prepared by:

*Christine Loven, TRMC
City Secretary*



City of Colleyville City Council Minutes

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

Tuesday, January 17, 2023

Mayor Bobby Lindamood called the Colleyville City Council Worksession to order on Tuesday, January 17, 2023, at 5:32 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, Police Chief Michael Miller, Community Development Director Ben Bryner, Public Works Director Amber Beard, Parks and Recreation Director Lisa Escobedo, City Attorney Whitt Wyatt, and City Secretary Christine Loven.

WS-1 Parks and Recreation Advisory Board recommendation regarding striping Tennis Court #6 temporarily with pickleball lines

Parks and Recreation Director Lisa Escobedo presented this item, noting she is bringing forth the recommendation of the Parks and Recreation Advisory Board and is seeking City Council direction. She stated the Parks and Recreation Advisory Board, by a 5-3 vote, recommended to temporarily stripe tennis court #6 with pickleball court lines. Director Escobedo reviewed the pickleball court requests timeline, the surrounding cities benchmark data for tennis and pickleball courts, Colleyville's reservation percentages for both the tennis and pickleball courts, the responses to questions regarding use of a dual striped court, and possible options for consideration.

There was general discussion of number of tournaments, the correspondence from pickleballers and tennis players, and an option to stripe the basketball courts permanently for pickleball. There was discussion of the cost and timeline.

The City Council directed staff to move forward with obtaining quotes for converting the basketball courts permanently, and adding fencing. City Manager Jerry Ducay stated staff may have to bring the item back to City Council dependent on the professional consultation and budget.

The pickleballers in attendance requested a timeline and to have tennis court #6 striped until the new courts are available. City Manager Ducay stated he anticipates the project to be four to six months. Mayor Lindamood stated tennis court #6 will not be striped.

WS-2 Discussion of Highland Meadows' proposed landscape improvements on Hall-Johnson Road

Assistant City Manager Adrienne Lothery provided a high level overview of the City's interaction with the Highland Meadows Home Owners Association regarding the trees and landscaping along the subdivision's outer walls. She then introduced Stuart Gardner, President, Highland Meadows HOA, who provided a presentation seeking City Council approval of a sample section of landscaping on Hall-Johnson Road.

Mr. Gardner stated the objective of the landscaping plan is to utilize more appropriate smaller ornamental tree species. The plan would provide for the removal of six existing trees identified by the City arborist as candidates for removal and be replaced by seven ornamental trees of less height and approximately 20-24 Dwarf Yaupon Hollies and or a mix of five gallon Kaleidoscope Abelia, 18-24 three gallon Sunshine Ligustrum, and 18-24 one gallon Ogon Sweet Flag Gras or Giant Liriope shrubs/bushes. Mr. Gardner noted the HOA is seeking to use Section 6, between Meadowhill Drive and Whitehaven, to install and evaluate the proposed landscaping plan.

There was discussion regarding the sections, number of trees which would be removed, and the utilities in place which could be jeopardized during tree removal. City Council asked Mr. Gardner to begin in Section 5, which is already cleared of trees, and then, based on the results, move forward to other sections.

Mayor Lindamood and the City Council thanked Mr. Gardner for the presentation and his time.

WS-3 Discussion of the January 17, 2023, City Council regular agenda items

Mayor Lindamood noted item 6a will remain on the table.

Mayor Lindamood adjourned the Worksession at 6:24 p.m. and called Executive Session to order.

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

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

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

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

There was no action taken and Mayor Lindamood adjourned Executive Session at 6:57 p.m.

Mayor Lindamood called the regular meeting of the City Council to order at 7:09 p.m. due to a technology glitch 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 Lee Johnson, Bear Valley Community Church

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-23-4805

This resolution was not needed.

Mayor Lindamood stated the Greystone Manor item would remain on the table.

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.

Presentation of the Life Saving Award to Colleyville Police Department Sergeant Jarrod Shirley, Officer Elias Olivarez, Officer Megan Murphy, and Officer Michael Chidiac and citizen Jeanice King - Police Chief Michael Miller and Mayor Bobby Lindamood

Police Chief Michael Miller explained On October 1, 2022, Officer Chidiac and Sgt. Shirley responded to a welfare check on an individual who sent some concerning text messages to friends and family. It was determined entry to the residence was required and Officer Chidiac, Sgt. Shirley, Officer Murphy and Officer Olivarez

entered the home and ultimately located the victim who was unresponsive in the bedroom. Officers rendered life saving measures and provided aid to the individual until the Fire Department arrived. Due to the quick, deliberate actions of the officers who entered the home and rendered immediate aid to the individual, the entire team contributed to saving the subject's life. Chief Miller noted "the only reason our team was dispatched to check on the welfare of this individual was because of the actions of a perceptive, vigilant, and caring friend. Jeanice King received the concerning text messages from her friend who lived across the metroplex from her. Her immediate decision to call 911 and alert authorities about her concern for her friend ultimately made all the difference in this incident and was instrumental in saving the subject's life".

Life Saving Award to Colleyville Police Department Officer Michael Chidiac - Police Chief Michael Miller and Mayor Bobby Lindamood

On October 8, 2022, Officer Chidiac responded to an overdose call. It was reported the victim was barely breathing and had ingested an unknown substance causing an overdose. Officer Chidiac retrieved his NARCAN from his vehicle, assessed the subject, and administered a dose of NARCAN while maintaining an open airway until the Fire Department arrived. When paramedics arrived, they administered a second dose of NARCAN through an IV and the subject's condition began to improve. Due to Officer Chidiac's quick decision to administer an initial dose of NARCAN, we believe he directly contributed to saving the individual's life.

4. CONSENT: READING AND PUBLIC HEARING - RESOLUTION R-23-4806

- 4a** Approval of the minutes of the regular City Council meeting of January 3, 2023
- 4b** Approval of the sale of property, seized items, found items, obsolete and non-serviceable equipment
- 4c** Approval of the annual review of the City of Colleyville Investment Policy
- 4d** Approval of an annual VMWare vSphere+ three year License and Support Agreement, between the City of Colleyville and SHI Government Solutions, Inc. (SHI), in an amount not to exceed \$118,184.96, and authorizing the City Manager to execute the agreement

Mayor Lindamood read Resolution R-23-4806 in its entirety.

Public Works Director Amber Beard presented item 4b.

Finance Director Kyle Lester presented item 4c, and noted the item was before the Audit Committee at the Audit Committee meeting held earlier today.

Information Systems Manager Patrick Stotts presented item 4d, and reviewed the costs associated with the agreement, licenses, and stated the previous version was no longer compliant.

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

Mayor Pro Tem Wheat made a motion to approve Resolution R-23-4806, seconded by Councilmember Dodson.

The motion to approve passed by the following vote:

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

5. ITEMS NOT FOR CITY COUNCIL ACTION

5a Monthly Financial Report - December 2022

Finance Director Kyle Lester reviewed the December 2022 Monthly Financial Report and provided an analysis and summary of all funds.

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

6a 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

Mayor Lindamood stated this item was going to remain on the table, however, there are three people present who wish to speak regarding this item.

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

The motion to remove Ordinance O-22-2211 from the table was approved 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 and opened a public hearing.

Harold Ledbetter, 6700 Pleasant Run Road, spoke regarding the number of homes, traffic, and access.

Kathy Hadley, 204 Timberline Drive N., spoke in opposition with the desire to keep the AG zoning and preserve the country atmosphere.

Kevin Parker, 100 Old Grove Road, spoke regarding the size of the lots and traffic.

There were no others wishing to speak and Mayor Lindamood closed the public hearing without any action being taken.

Councilmember Rigney made a motion to table Ordinance O-22-2211, seconded by Councilmember Elder.

The motion to table Ordinance O-22-2211 was approved by the following vote:

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

7. RESOLUTION(S): READING AND PUBLIC HEARING

7a Resolution R-23-4807

Consideration of a resolution adopting a policy governing vehicular cross-access between subdivisions and providing for a future amendment of the Colleyville Land Development Code to codify the policy

Mayor Lindamood read Resolution R-23-4807 in its entirety.

Public Works Director Amber Beard presented this item noting the City's Land Development Code does not address lots located in one subdivision to connect to an adjacent subdivision, and staff has received requests to allow rear driveways on residential properties that abut neighboring subdivision streets, which have been denied due to various factors. Director Beard stated staff recommends adopting a formal policy by Council resolution which would prohibit cross-access between

subdivisions. Staff would then codify the policy during the next update to the City's LDC subdivision ordinance.

Mayor Lindamood opened the public hearing.

Kathy Hadley, 204 Timberline Drive N., spoke in favor of the item.

Harold Ledbetter, 6700 Pleasant Run Road, sought clarification of the resolution language, noting he was not sure the cross-access was addressed for all areas and developments within the City.

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

City Manager Jerry Ducay explained the purpose is to set a policy to not allow the cross-access until the Land Development Code can be amended to formally provide for a mechanism whereby someone can apply for a variance or special use. The City Attorney concurred.

Councilmember Dodson made a motion to approve Resolution R-23-4807, 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.

7b Resolution R-23-4808

Consideration of a variance to the provisions of Section 3.24.G, Schedule of District Regulations of the Land Development Code, specifically for the street side yard setback in the R-20 Single Family Residential district on Lot 3, Block G, Brook Meadows Addition, located at 4731 Meandering Way, Case VC22-013

Mayor Lindamood read Resolution R-23-4808 in its entirety.

Community Development Director Ben Bryner presented this item which seeks a variance to the street side yard setback to allow a patio cover addition to encroach into the street side yard setback approximately 15 feet into the setback. Director Bryner explained the patio cover connects the house to the existing detached pool house integrating everything together and would also integrate into the existing home and yard by matching the brick of the main house. The pool house has a setback of approximately 10 feet.

There was discussion regarding what existed when the buildings were built, work having started without a permit and a stop order being issued, and the aesthetics.

Kelly Carter, the applicant, was present to answer questions of the City Council. He noted the patio cover will be in alignment with the existing building.

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

Councilmember Rigney made a motion to approve Resolution R-23-4808, with an amendment stating “the patio cover being in line with the existing dwelling unit,” 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.

7c Resolution R-23-4809

Request to appeal the decision by the Sign Board of Appeals for the consideration of a variance to the provisions of Section 7-215, Prohibited Signs, and Section 7-230, Nonconforming Signs, of the Land Development Code, specifically for a new off-premises sign on Tract 6B2 and 6B4, Abstract 352, Elizabeth Cox Survey, located at 5312 State Highway 121, Case SC22-007

Mayor Lindamood read Resolution R-23-4809 in its entirety.

Community Development Director Ben Bryner presented this item, a variance for an existing non-conforming billboard sign to be replaced with a larger, taller, and digital billboard sign. Director Bryner reviewed the prohibited, off premises, and nonconforming signs regulations and noted the Sign Board of Appeals voted 3-2 to approve the request however, the approval failed as a concurring vote of four members is required.

Beau Burkett, the application presented the item to City Council and noted the billboard would be in compliance with all state laws and regulations. There was general discussion regarding the run time length of an advertisement, other cities who have approved this sign, air rights, fall area, and the life expectancy of the signage. Mr. Burkett stated noted the benefit of the billboard includes upgrading the existing billboard to a gateway digital which improves the aesthetic and be utilized for safety, weather, Amber alerts, etc., and provides an opportunity for local business to advertise which leads to increased sales and sales tax. Mr. Burkett also noted he would pay an impact fee of \$100,000 to the City, and provide free community and City promotional messaging.

Mayor Lindamood opened the public hearing.

Harold Ledbetter, 6700 Pleasant Run Road, sought clarification of the number or type of slots which would be allotted to the City for advertising.

Dee Kelley, 705 Hillside, asked City Council if there would be regulation of the content of the advertisements to not allow lude or negative material.

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

Further discussion with the applicant regarding adding restrictions and fines for violations of content, the construction of the stone column, placement of the City logo, and the end cap design ensued.

Mayor Lindamood made a motion to approve Resolution R-23-4809 contingent upon the City Manager entering into an agreement with the applicant which provides a \$500 per day fine for violation of restricted advertising, requiring the column to be constructed of brick or stone and contain the City logo on both sides, providing the City one of the eight allotted eight second slots, and the developer paying a \$100,000 impact fee to the City, 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.

7d Resolution R-23-4810

Approval of a resolution calling a General Election for the purpose of electing City Councilmembers to Place 3 and Place 4, a Special Election to determine whether the voters desire to continue the Colleyville Crime Control District and the one-half of one percent (0.5%) sales and use tax for an additional period of 20 years, and authorizing a joint election agreement and contract for election services for the General Election and the Special Election for the Colleyville Crime Control and Prevention District renewal with Tarrant County Elections Administration

Mayor Lindamood read Resolution R-23-4810 in its entirety.

City Secretary Christine Loven noted the resolution was the formal notification to residents, the state, and Tarrant County Elections Administration, the City will conduct a General Election and Special Election for the CCCPD.

Mayor Lindamood opened the public hearing.

Harold Ledbetter, 6700 Pleasant Run Road, inquired what the CCCPD is. The City Manager explained the acronym and directed Mr. Ledbetter to the City's website.

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

Mayor Pro Tem Wheat made a motion to approve Resolution R-23-4810, seconded by Councilmember Elder.

The motion to approve passed by the following vote:

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

8. CITIZEN COMMENTS

There were no speakers.

9. REPORTS

Parks and Recreation Advisory Board Minutes - October 24, 2022

Planning and Zoning Commission Minutes - December 12, 2022

There was no discussion of this item.

10. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, JANUARY 17, 2023 - READING AND PUBLIC HEARING - RESOLUTION R-23-4811

This resolution was not needed.

11. ADJOURNMENT

There being no further business before the City Council, Mayor Lindamood adjourned the meeting without objection by the City Council at 9:27 p.m.

APPROVED BY A VOTE OF AYES, NAYS, ON THIS THE 7TH DAY OF FEBRUARY 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 5a

Agenda Date 2/7/2023

Number Ordinance O-23-2233

Type Ordinance

Department Community Development

Title

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

Strategic Plan

Explanation

Second Reading and Public Hearing

UPDATE: The applicant is requesting the item to be tabled to the February 21, 2023 meeting.

The applicant presented the request and answered questions from the City Council at the January 5, 2023 Special City Council meeting. During the public hearing, residents expressed concerns about many issues including density, drainage, and the removal of trees.

First Reading and Public Hearing

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

Additionally, no change of zoning where exists a protest against such change, signed by the owners of twenty (20) percent or more of either the area of lots or land included in such proposed change, or lots or land immediately adjoining same and extending two hundred (200) feet therefrom, filed with the City Secretary, shall be passed except by a favorable vote of three-fourths (3/4) of all members of the City Council. The opposition currently is at approximately 34%.

Curtis Young, the applicant, has submitted a request to rezone the 13.89 acres property located at 2417 Wilkes Drive and 6900 Pool Road from AG Agricultural and RE Single Family 'Estate' Residential zoning to a PUD-R Planned Unit Development-

Residential district. The purpose is to rezone in order to allow for the development of a new 19 lot single-family residential subdivision.

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

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

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

Analysis – Per the PUD proposed, this project is requesting to create a new detached single-family subdivision of 19 lots. There is a proposed street connection along Pool Road serving as the entrance and exit to the subdivision. The lots range from 20,015 s.f. to 27,294 s.f. The average lot size is 21,354 s.f. The minimum home size will be 3,500 s.f. Along the northern border is a proposed nature trail which connects to Pool Road.

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

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

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

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

1. For Lots 18 and 19 label the south setback as 25 feet. Staff considers these as "rear".

2. Staff strongly encourages a 25' setback along the South line for Lot 11 as well. Staff strongly encourages adding a 25-foot landscape setback along the lots backing existing homes.

3. Please submit a new Statement of Planning Objectives.

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

Engineering Comments

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

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

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

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

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

Fees: Impact Fees are required per Chapter 13 (Impact Fees) of the Land

Development Code and are due prior to the issuance of a Building Permit, if applicable.

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

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

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

Staff Recommendation: Staff is neutral on this request.

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

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

Financial Impact

There is no financial impact to the City.

Recommendation

None

Attachments

1. Request to Table
2. Appeal Request for The Bluffs at Colleyville
3. Aerial Map
4. Zoning Map
5. Future Land Use Map
6. Statement of Planning Objectives
7. Development Plan
8. Drainage Plan
9. Detention Assessment Report
10. Urban Forestry Plan
11. Urban Forestry Report
12. Chapter 5 Urban Forestry

13. Notification Map
14. Notification Letter
15. Notification List
16. Letters of Opposition
17. Ordinance O-23-2233

Ben Bryner

Subject: RE: The Bluffs at Colleyville

From: Curtis Young <cyoung@sage-dfw.com>

Sent: Tuesday, January 24, 2023 11:57 AM

To: Jerry Ducay <JDucay@colleyville.com>; Ben Bryner <BBryner@colleyville.com>

Subject: The Bluffs at Colleyville

Jerry & Ben,

As we discussed yesterday, in light of Greystone Manor being on the February 7th Council agenda, we agree that it would be best to keep The Bluffs on the table until the February 21st meeting. Thanks.

Regards-

Curtis W. Young, AIA

Sage Group, Inc.

1130 N. Carroll Avenue, Suite 200

Southlake, Texas 76092

Email: cyoung@sage-dfw.com

Ben Bryner

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

From: Curtis Young < >

Sent: Friday, November 18, 2022 3:54 PM

To: Ben Bryner <BBryner@colleyville.com>

Cc: Jackie Reyff <JReyff@colleyville.com>; Dakari Hill <DHill@colleyville.com>; Mark Goodwin (); travis; jody; Clayton Redinger < >

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

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

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

Thanks.

Regards-

Curtis W. Young, AIA

Sage Group, Inc.

1130 N. Carroll Avenue, Suite 200

Southlake, Texas 76092

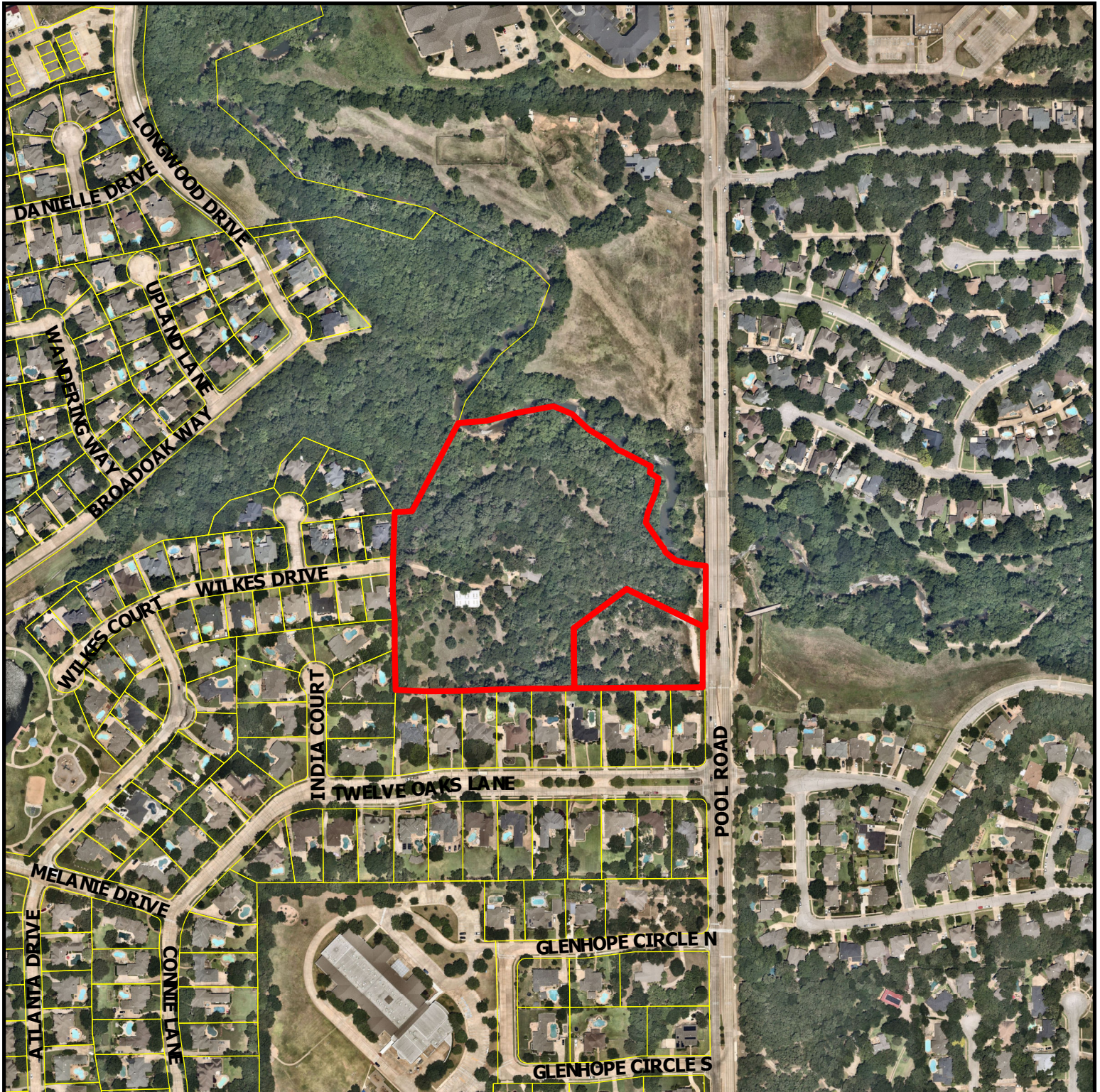
Tel: [817-424-2626](tel:817-424-2626) (Metro)

Fax: [817-424-2890](tel:817-424-2890)

Cell: [817-909-0909](tel:817-909-0909)

Email: cyoung@sage-dfw.com

Aerial Map

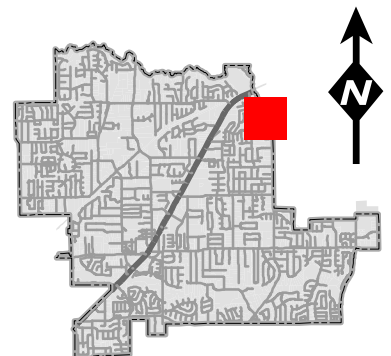


ZC22-036
2417 Wilkes Drive

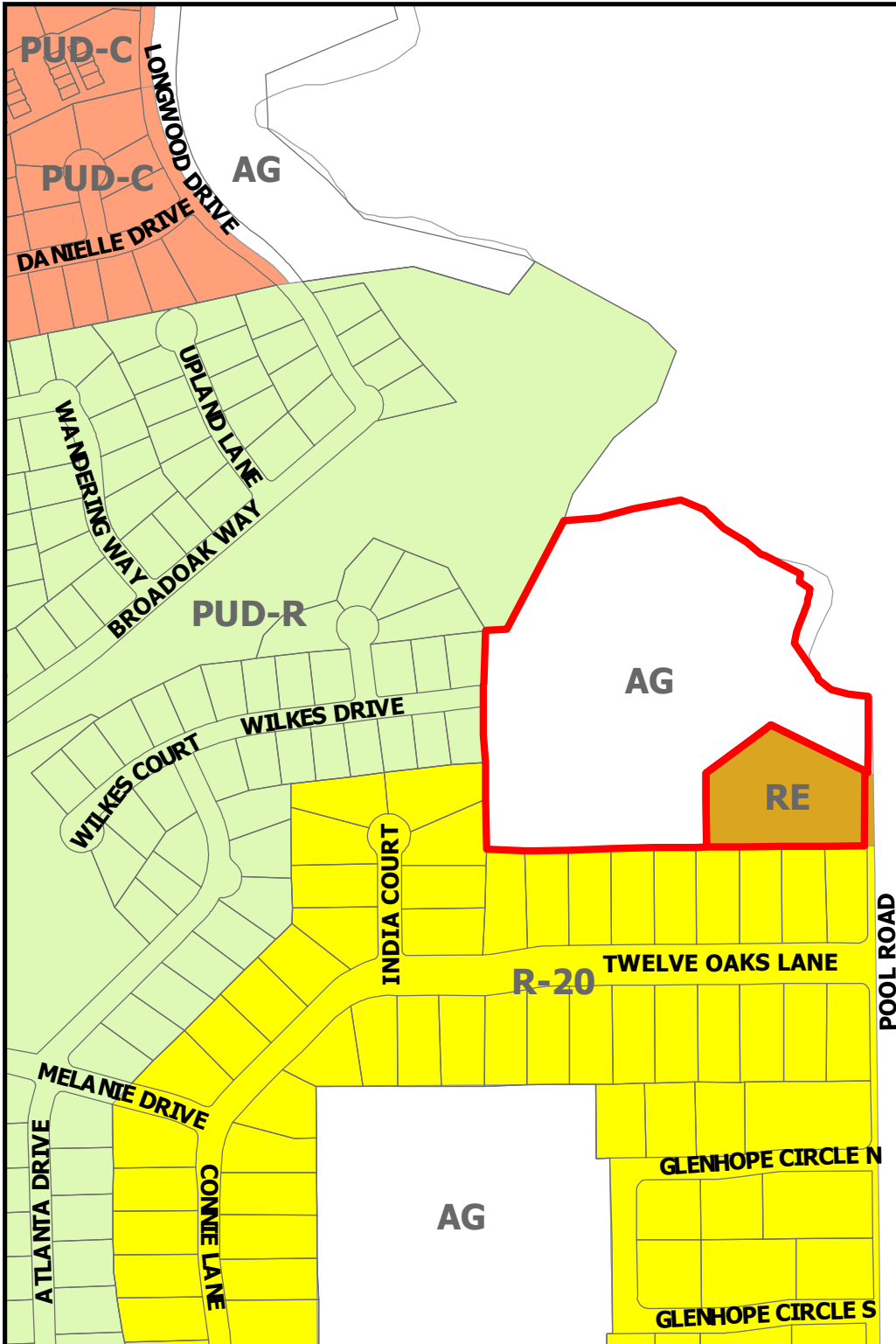
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Subject Property



Zoning Map



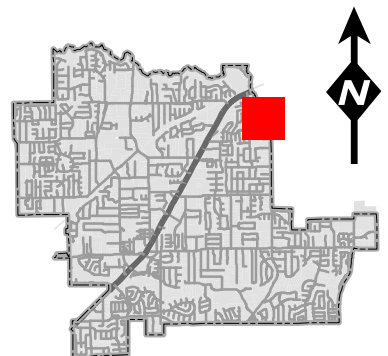
ZC22-036
2417 Wilkes Drive

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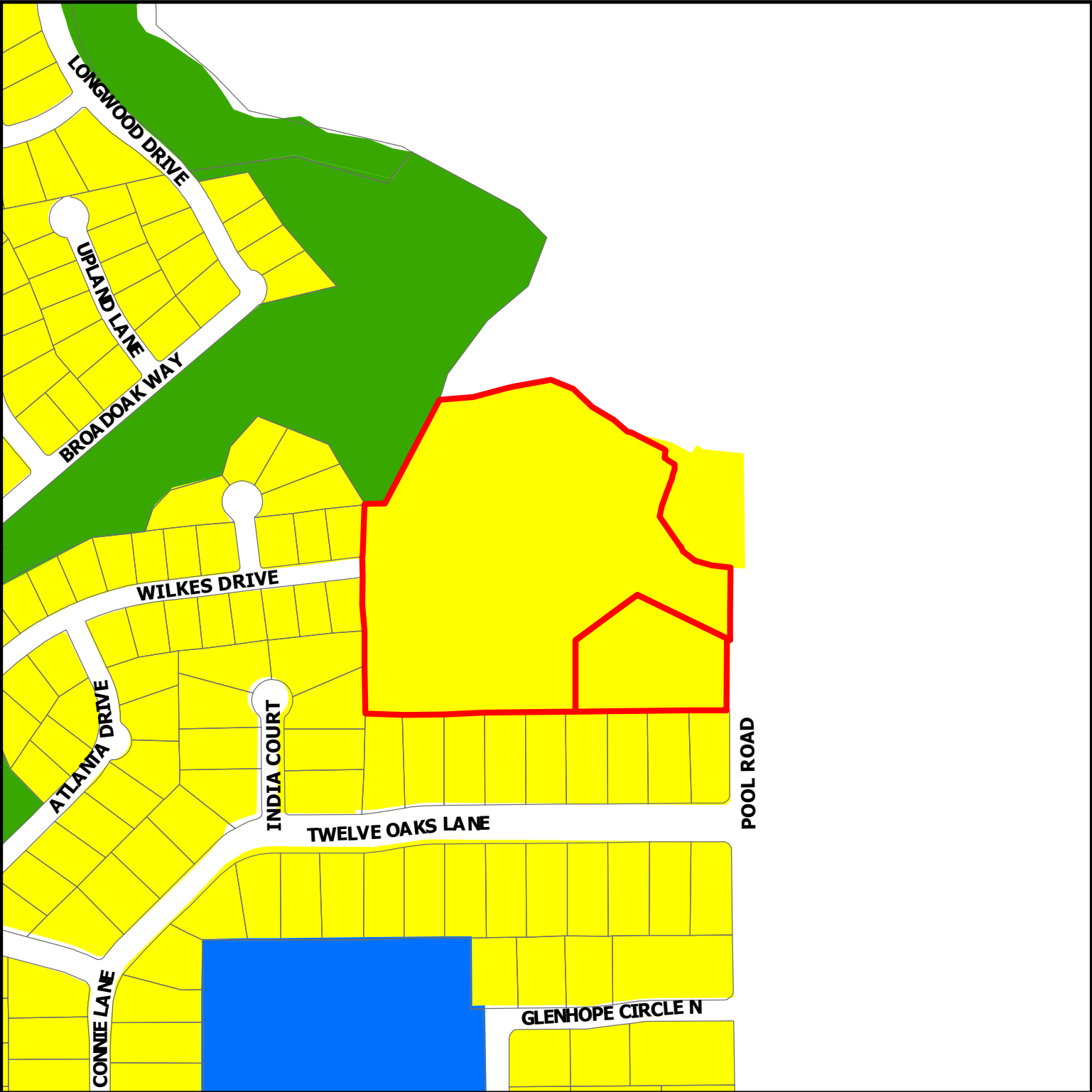
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Subject Property



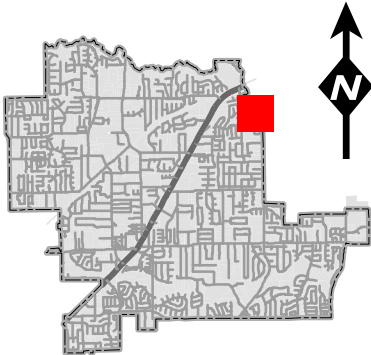
Future Land Use Map



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ZC22-036
2417 Wilkes Drive

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



The Bluffs at Colleyville

Colleyville, Texas

Zoning Narrative –30 SEPT 2022

WillowTree Development, LLC, Developer

Sage Group, Inc., Land Planner

Statement of Planning Objectives

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

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

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

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

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

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

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

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

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

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

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

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

Development Schedule

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

Economic Development Information

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

Development Standards

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

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

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

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

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

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

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

Street Design Standards:

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

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

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

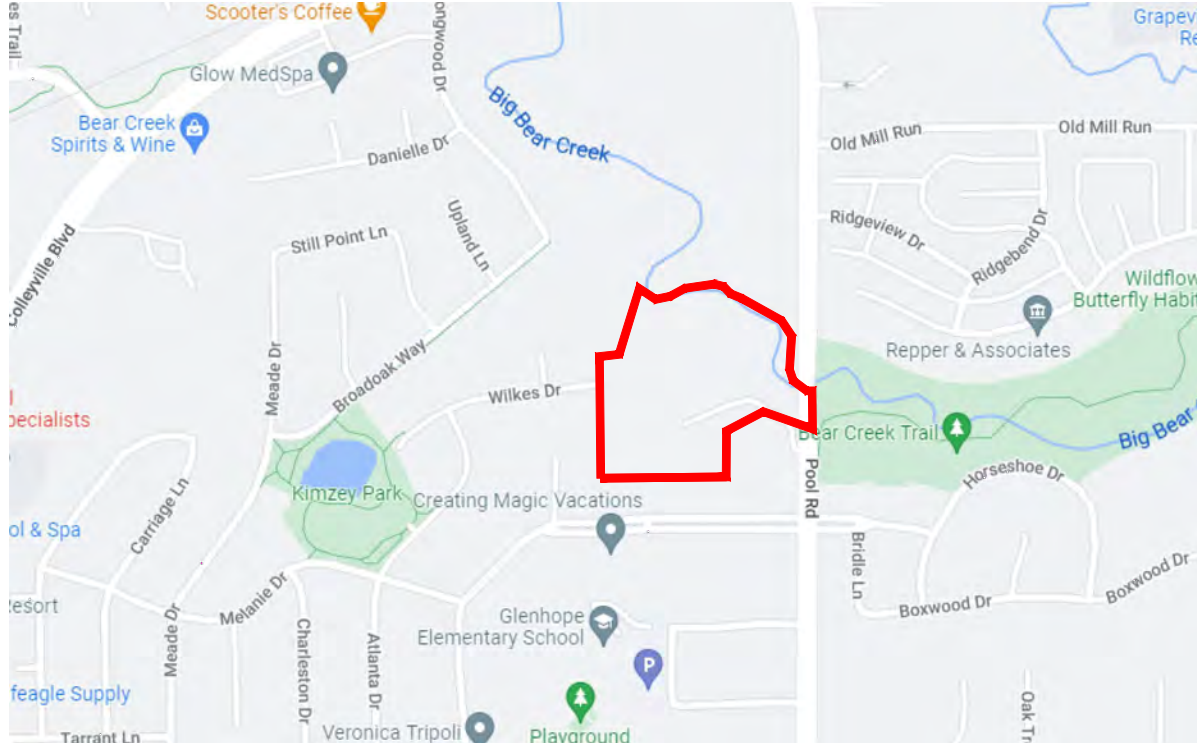
Site Data Summary Chart

Single Family Residential Lots	19	
Common Areas	4	
Residential Lots	66.89%	9.29 ac.
Open Space	20.66%	2.87 ac.
R.O.W.	12.45%	1.73 ac.
Res. Gross Acreage		13.89 ac.
	100.00%	
Site Data		13.89 ac.
Gross Acreage		1.37 lots/AC
Gross Density (lots / acre)		

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

Lot Summary

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



LOCATION MAP

Legend

- Nature Trail
- 5' Sidewalk
- Flood Plain

Developer:

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

Engineer:

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

Owner:

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

Applicant:

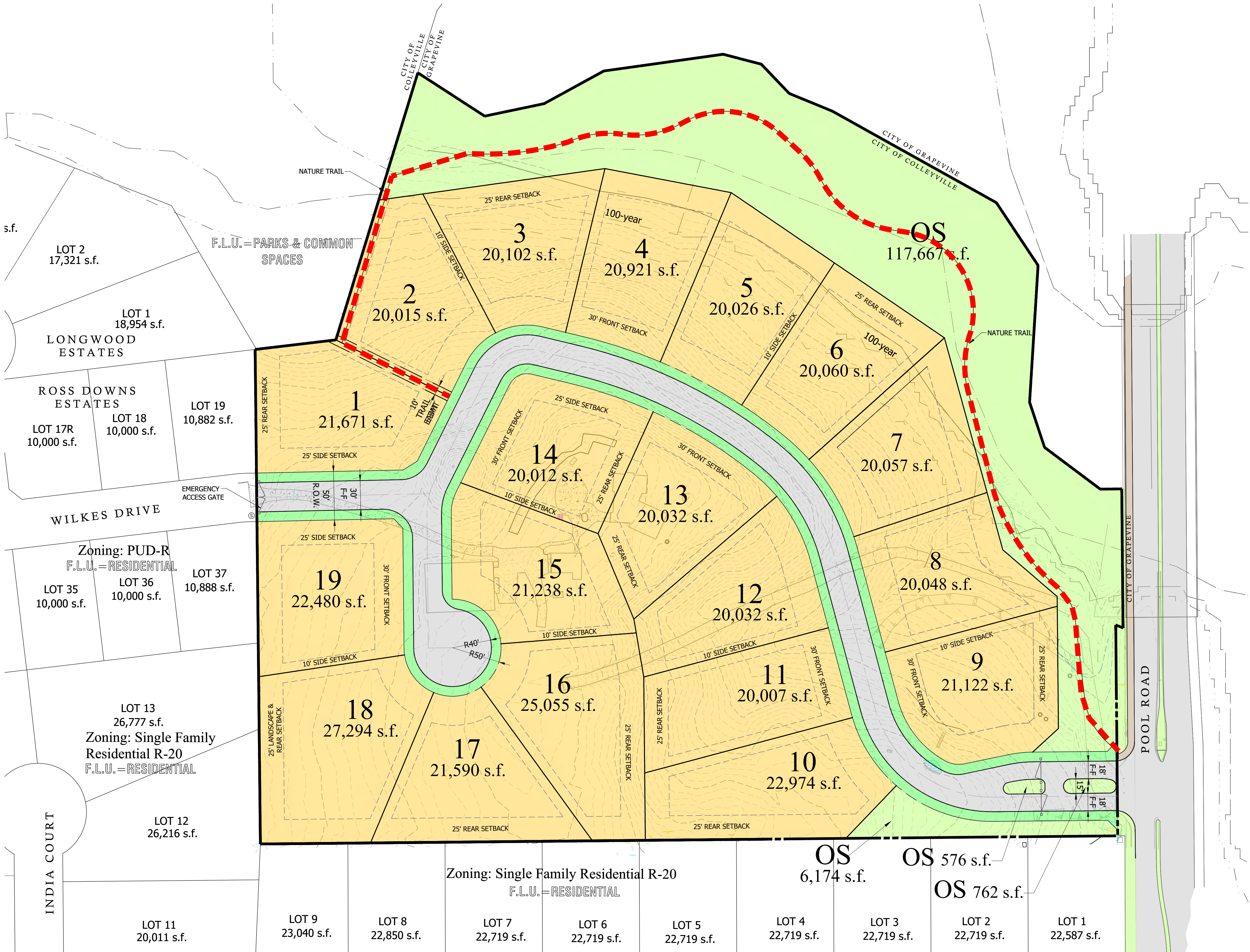
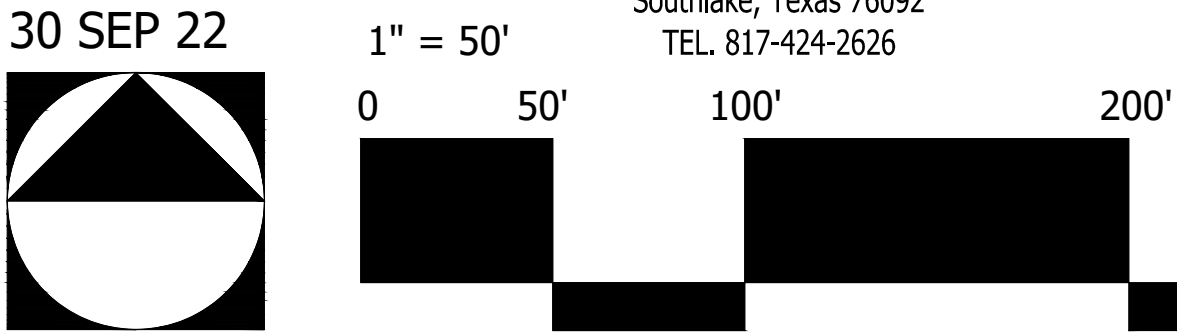
Sage Group, Inc.
1130 N. Carroll Avenue, Suite 200
Southlake, TX 76092
817-424-2626
Contact: Curtis Young, AIA

Planner:

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

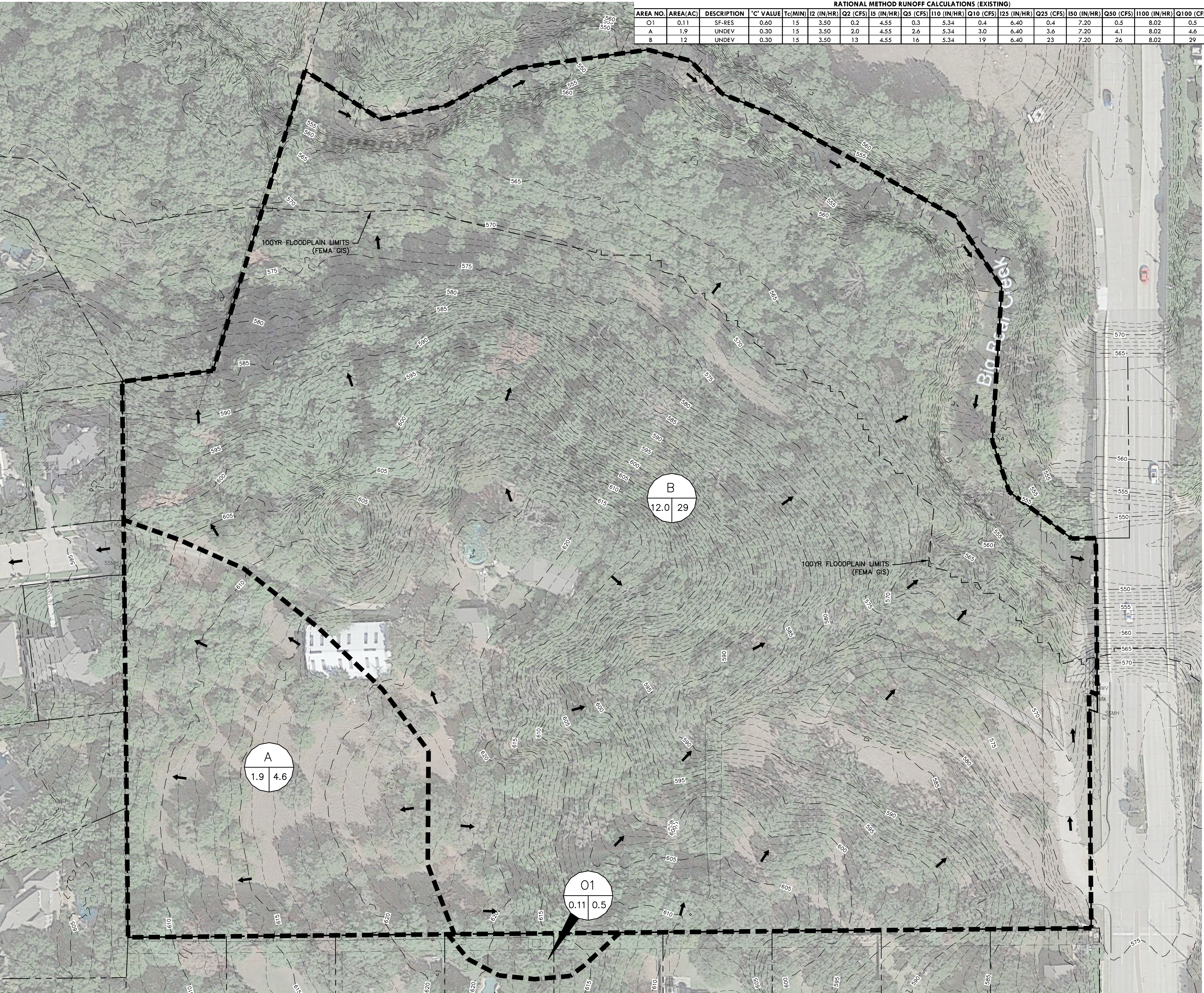
Notes:

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

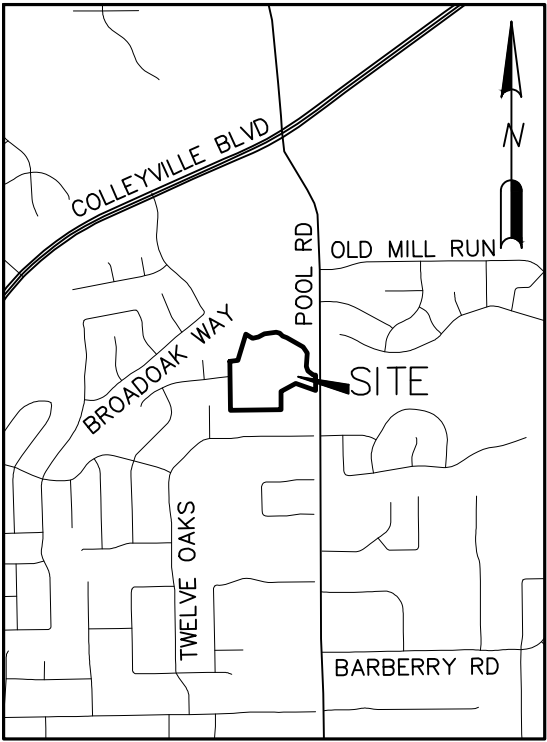


The Bluffs at Colleyville

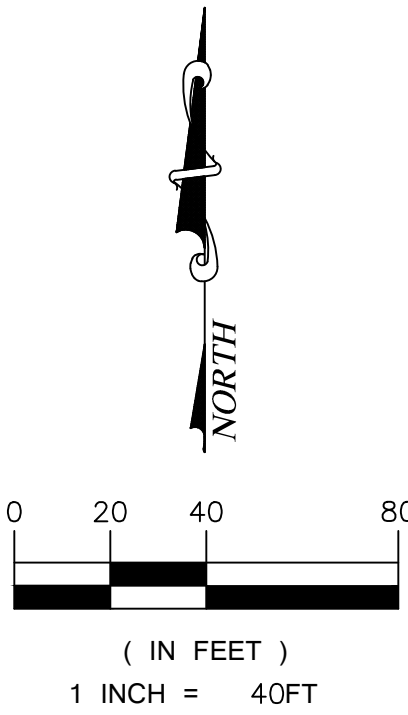
Colleyville, Tarrant County, Texas



RATIONAL METHOD RUNOFF CALCULATIONS (EXISTING)																	
AREA NO.	AREA (AC)	DESCRIPTION	'C' VALUE	Tc (MIN)	I2 (IN/HR)	Q2 (CFS)	I5 (IN/HR)	Q5 (CFS)	I10 (IN/HR)	Q10 (CFS)	I25 (IN/HR)	Q25 (CFS)	I50 (IN/HR)	Q50 (CFS)	I100 (IN/HR)	Q100 (CFS)	
01	0.11	SF-RES	0.60	15	3.50	0.2	4.55	0.3	5.34	0.4	6.40	0.4	7.20	0.5	8.02	0.5	
A	1.9	UNDEV	0.30	15	3.50	2.0	4.55	2.6	5.34	3.0	6.40	3.6	7.20	4.1	8.02	4.6	
B	12	UNDEV	0.30	15	3.50	13	4.55	16	5.34	19	6.40	23	7.20	26	8.02	29	



VICINITY MAP
SCALE: 1" = 2000'



- LEGEND
- DRAINAGE AREA LABEL
 - FLOW ARROW (POST-PROJECT)
 - DRAINAGE DIVIDE
 - EXISTING CONTOUR MINOR
 - EXISTING CONTOUR MAJOR
 - DESIGN POINT

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

REDINGER GROUP, LLC
P.O. BOX 92006
SUITE 100
COLLEYVILLE, TEXAS 76032
PHONE (817) 233-2727
FAX (817) 233-2727
ENGINEERING REGISTRATION NUMBER F-23239
PREPARED FOR:
CLIENT NAME
PROJECT NAME
CITY TEXAS XXXX
STATE TEXAS XXXX

EXISTING DRAINAGE PLAN
THE BLUFFS AT COLLEYVILLE
COLLEYVILLE, TEXAS

BENCHMARKS:
COLLEYVILLE BM-29
2" BRASS DISC IN CL
INLET IN N. ROW OF
TWELVE OAKS 128' W
OF POOL ROAD & 25.4'
N OF MEDIAN BOC
ELEV = 583.70'
COLLEYVILLE BM-92
2" BRASS DISC IN N
END OF INLET 16.4' W
OF CL OF BROADOAK ST.
55' S OF CL OF
LONGWOOD ST & 41' SE
OF A FIRE HYDRANT
ELEV = 577.13'

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes
Engineer: CLAYTON T. REDINGER
P.E. No. 97487 Date: 9/30/2022

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

SHEET
1

CITY CASE NO. ----



HYDROLOGIC DETENTION ASSESSMENT REPORT

FOR

Bluffs of Colleyville

IN THE

City of Colleyville, Texas

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



10/04/2022

DETENTION ASSESSMENT REPORT
Bluffs of Colleyville
City of Colleyville, Texas

GENERAL DISCUSSION

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

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

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

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

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

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

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

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

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

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

BLUFFS OF COLLEYVILLE

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

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

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

METHODOLOGY

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

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

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

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

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

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

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

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

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

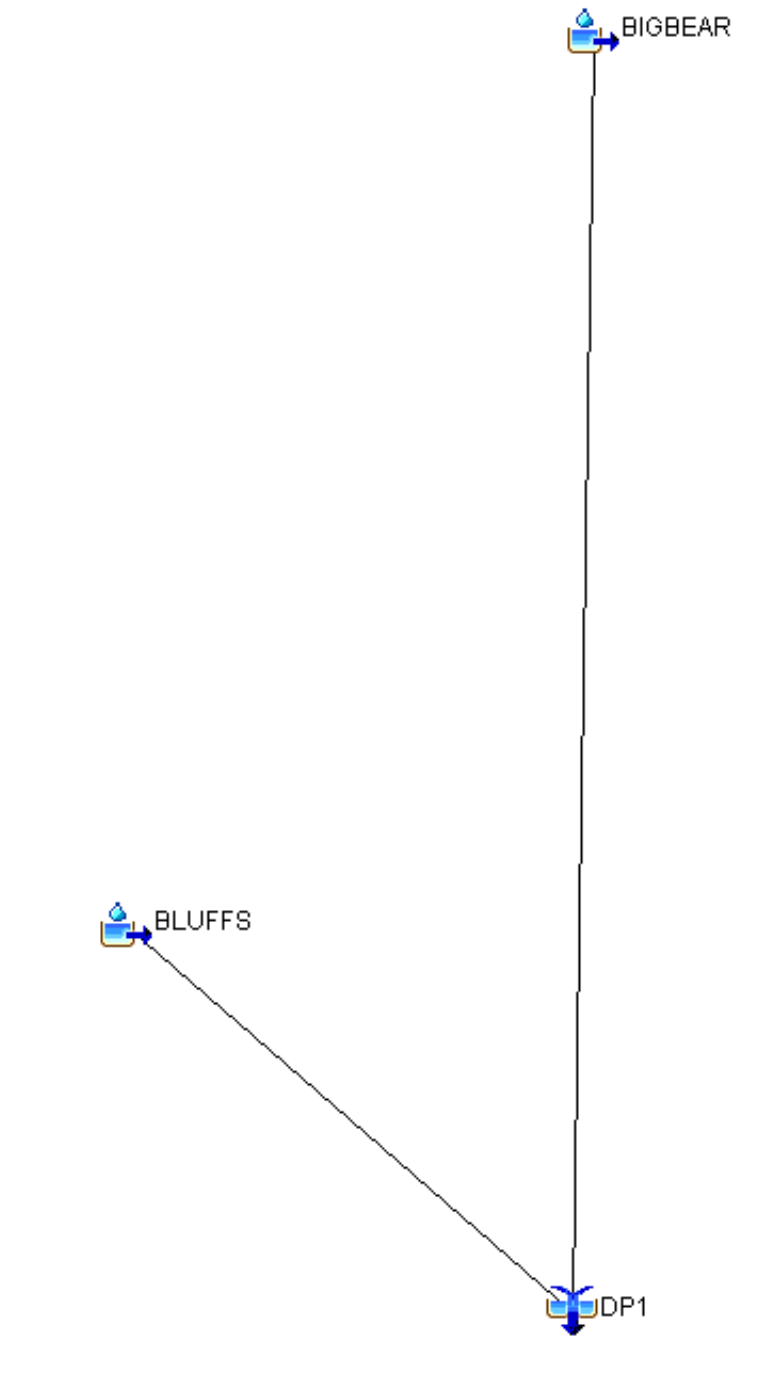
For proposed on-site conditions, Curve Numbers were applied according to the development plan and time of concentrations were calculated according to the applicable criteria and proposed development.

SITE CONDITIONS

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

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

BASIN MODELS (CURRENT & PROPOSED)



CURVE NUMBER SUMMARY

SOIL SUMMARY BEAR CREEK

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

LAND USE BEAR CREEK % AREA

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

SOIL SUMMARY BLUFFS

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

WEIGHTED CURVE NUMBER

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

TIME OF CONCENTRATION/LAG TIME

BEAR CREEK

MAIN CHANNEL LENGTH = 93,600 FT

AVERAGE VELOCITY = 6.0 FPS

UPPER WATERSHED $T_c = 45$ MIN

OVERALL $T_c = 45 \text{ MIN} + (93,600 \text{ FT} / 6.0 \text{ FPS}) / 60 = 305 \text{ MIN}$

LAG TIME = $0.6 * 305 \text{ MIN} = 183 \text{ MIN}$

BLUFFS

$T_c = 15 \text{ MIN}$ (RESIDENTIAL)

LAG TIME = $0.6 * 15 \text{ MIN} = 9 \text{ MIN}$

FLOW SUMMARY

PEAK DISCHARGE DP-1 (CFS)

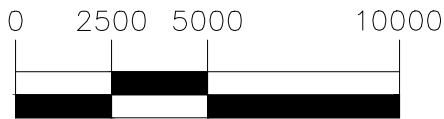
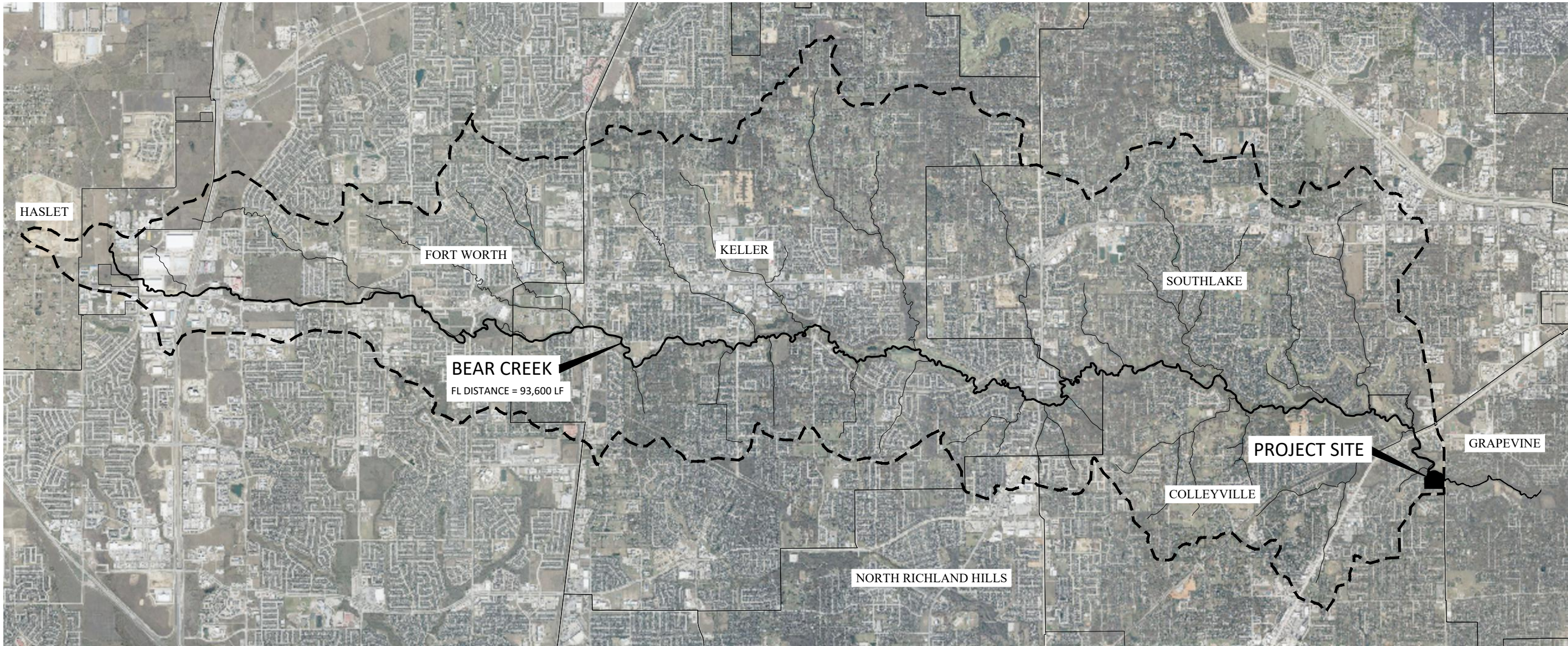
STORM	EXISTING	PROPOSED	DIFF.
2-YR	6,021	6,021	0
5-YR	9,643	9,643	0
10-YR	12,544	12,544	0
25-YR	16,557	16,557	0
50-YR	19,698	19,698	0
100-YR	23,008	23,008	0

CONCLUSIONS AND RECOMMENDATIONS

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

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

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



(IN FEET)
1 INCH = 5000 FT

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

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

THE BLUFFS @ COLLEYVILLE
EXHIBIT A
COLLEYVILLE, TEXAS

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

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

2-YR (50%)

Project: BLUFFS Simulation Run: CURRENT002				
Start of Run: 01Jan2022, 00:00		Basin Model: CURRENT		
End of Run: 02Jan2022, 00:00		Meteorologic Model: TARRANT002		
Compute Time:30Sep2022, 16:36:45		Control Specifications:Control 1		
Show Elements:	All Elements ▾	Volume Units:	☒ IN ☐ ACRE-FT	Sorting: Hydrologic ▾
Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
BIGBEAR	30.2600	6019.9	01Jan2022, 15:12	1.72
BLUFFS	0.0217	33.1	01Jan2022, 12:02	1.95
DP1	30.2817	6021.1	01Jan2022, 15:12	1.72

Project: BLUFFS Simulation Run: PROP002				
Start of Run: 01Jan2022, 00:00		Basin Model: PROP		
End of Run: 02Jan2022, 00:00		Meteorologic Model: TARRANT002		
Compute Time:30Sep2022, 16:36:47		Control Specifications:Control 1		
Show Elements:	All Elements ▾	Volume Units:	☒ IN ☐ ACRE-FT	Sorting: Hydrologic ▾
Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
BIGBEAR	30.2600	6019.9	01Jan2022, 15:12	1.72
BLUFFS	0.0217	36.8	01Jan2022, 12:02	2.16
DP1	30.2817	6021.2	01Jan2022, 15:12	1.72

5-YR (20%)

Project: BLUFFS Simulation Run: CURRENT005				
Start of Run: 01Jan2022, 00:00		Basin Model: CURRENT		
End of Run: 02Jan2022, 00:00		Meteorologic Model: TARRANT005		
Compute Time:30Sep2022, 16:36:45		Control Specifications:Control 1		
Show Elements:	All Elements ▾	Volume Units:	☒ IN ☐ ACRE-FT	Sorting: Hydrologic ▾
Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
BIGBEAR	30.2600	9641.2	01Jan2022, 15:10	2.75
BLUFFS	0.0217	51.0	01Jan2022, 12:02	2.99
DP1	30.2817	9642.9	01Jan2022, 15:10	2.75

Project: BLUFFS Simulation Run: PROP005				
Start of Run: 01Jan2022, 00:00		Basin Model: PROP		
End of Run: 02Jan2022, 00:00		Meteorologic Model: TARRANT005		
Compute Time:30Sep2022, 16:36:47		Control Specifications:Control 1		
Show Elements:	All Elements ▾	Volume Units:	☒ IN ☐ ACRE-FT	Sorting: Hydrologic ▾
Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
BIGBEAR	30.2600	9641.2	01Jan2022, 15:10	2.75
BLUFFS	0.0217	55.5	01Jan2022, 12:02	3.26
DP1	30.2817	9642.9	01Jan2022, 15:10	2.75

10-YR (10%)

Project: BLUFFS Simulation Run: CURRENT010				
Start of Run: 01Jan2022, 00:00		Basin Model: CURRENT		
End of Run: 02Jan2022, 00:00		Meteorologic Model: TARRANT010		
Compute Time: 30Sep2022, 16:36:45		Control Specifications: Control 1		
Show Elements:	All Elements	Volume Units:	☒ IN ☐ ACRE-FT	Sorting: Hydrologic
Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
BIGBEAR	30.2600	12542.0	01Jan2022, 15:08	3.58
BLUFFS	0.0217	65.4	01Jan2022, 12:02	3.84
DP1	30.2817	12544.1	01Jan2022, 15:08	3.58

Project: BLUFFS Simulation Run: PROP010				
Start of Run: 01Jan2022, 00:00		Basin Model: PROP		
End of Run: 02Jan2022, 00:00		Meteorologic Model: TARRANT010		
Compute Time: 30Sep2022, 16:36:48		Control Specifications: Control 1		
Show Elements:	All Elements	Volume Units:	☒ IN ☐ ACRE-FT	Sorting: Hydrologic
Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
BIGBEAR	30.2600	12542.0	01Jan2022, 15:08	3.58
BLUFFS	0.0217	70.4	01Jan2022, 12:02	4.15
DP1	30.2817	12544.2	01Jan2022, 15:08	3.58

25-YR (4%)

Project: BLUFFS Simulation Run: CURRENT025				
Start of Run: 01Jan2022, 00:00		Basin Model: CURRENT		
End of Run: 02Jan2022, 00:00		Meteorologic Model: TARRANT025		
Compute Time: 30Sep2022, 16:36:46		Control Specifications: Control 1		
Show Elements:	All Elements	Volume Units:	☒ IN ☐ ACRE-FT	Sorting: Hydrologic
Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
BIGBEAR	30.2600	16554.1	01Jan2022, 15:07	4.74
BLUFFS	0.0217	85.6	01Jan2022, 12:02	5.04
DP1	30.2817	16556.8	01Jan2022, 15:07	4.74

Project: BLUFFS Simulation Run: PROP025				
Start of Run: 01Jan2022, 00:00		Basin Model: PROP		
End of Run: 02Jan2022, 00:00		Meteorologic Model: TARRANT025		
Compute Time: 30Sep2022, 16:36:48		Control Specifications: Control 1		
Show Elements:	All Elements	Volume Units:	☒ IN ☐ ACRE-FT	Sorting: Hydrologic
Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
BIGBEAR	30.2600	16554.1	01Jan2022, 15:07	4.74
BLUFFS	0.0217	90.9	01Jan2022, 12:02	5.38
DP1	30.2817	16556.9	01Jan2022, 15:07	4.74

50-YR (2%)

Project: BLUFFS Simulation Run: CURRENT050				
Start of Run: 01Jan2022, 00:00		Basin Model: CURRENT		
End of Run: 02Jan2022, 00:00		Meteorologic Model: TARRANT050		
Compute Time:30Sep2022, 16:36:46		Control Specifications:Control 1		
Show Elements:	All Elements	Volume Units:	☒ IN ☐ ACRE-FT	Sorting: Hydrologic
Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
BIGBEAR	30.2600	19695.1	01Jan2022, 15:06	5.66
BLUFFS	0.0217	101.4	01Jan2022, 12:02	5.99
DP1	30.2817	19698.3	01Jan2022, 15:06	5.66

Project: BLUFFS Simulation Run: PROP050				
Start of Run: 01Jan2022, 00:00		Basin Model: PROP		
End of Run: 02Jan2022, 00:00		Meteorologic Model: TARRANT050		
Compute Time:30Sep2022, 16:36:48		Control Specifications:Control 1		
Show Elements:	All Elements	Volume Units:	☒ IN ☐ ACRE-FT	Sorting: Hydrologic
Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
BIGBEAR	30.2600	19695.1	01Jan2022, 15:06	5.66
BLUFFS	0.0217	106.9	01Jan2022, 12:02	6.35
DP1	30.2817	19698.3	01Jan2022, 15:06	5.66

100-YR (1%)

Project: BLUFFS Simulation Run: CURRENT100				
Start of Run: 01Jan2022, 00:00		Basin Model: CURRENT		
End of Run: 02Jan2022, 00:00		Meteorologic Model: TARRANT100		
Compute Time:30Sep2022, 16:36:47		Control Specifications:Control 1		
Show Elements:	All Elements	Volume Units:	☒ IN ☐ ACRE-FT	Sorting: Hydrologic
Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
BIGBEAR	30.2600	23004.3	01Jan2022, 15:05	6.64
BLUFFS	0.0217	118.2	01Jan2022, 12:02	7.00
DP1	30.2817	23008.0	01Jan2022, 15:05	6.64

Project: BLUFFS Simulation Run: PROP100				
Start of Run: 01Jan2022, 00:00		Basin Model: PROP		
End of Run: 02Jan2022, 00:00		Meteorologic Model: TARRANT100		
Compute Time:30Sep2022, 16:36:49		Control Specifications:Control 1		
Show Elements:	All Elements	Volume Units:	☒ IN ☐ ACRE-FT	Sorting: Hydrologic
Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
BIGBEAR	30.2600	23004.3	01Jan2022, 15:05	6.64
BLUFFS	0.0217	123.7	01Jan2022, 12:02	7.38
DP1	30.2817	23008.1	01Jan2022, 15:05	6.64

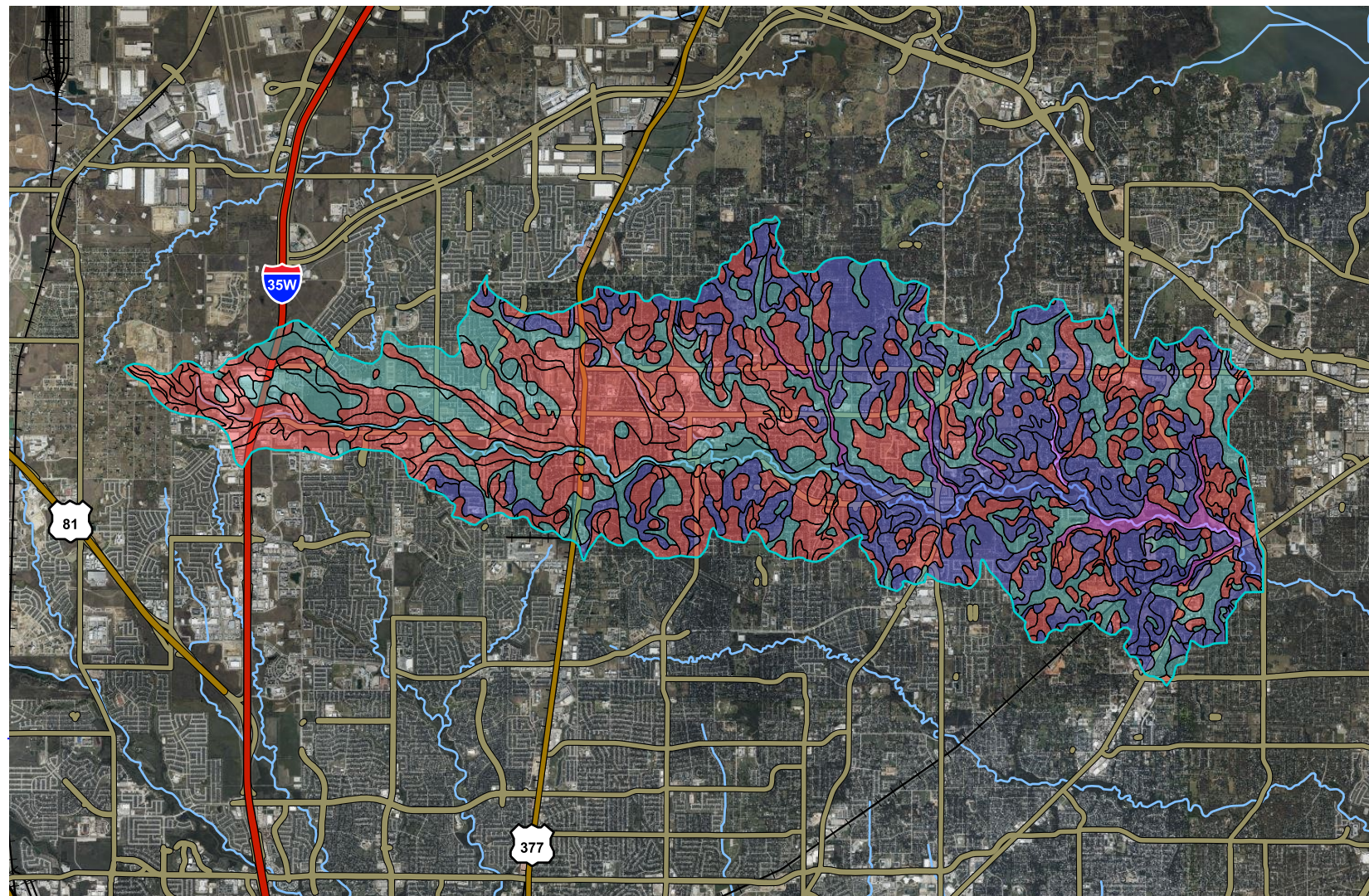
Hydrologic Soil Group—Tarrant County, Texas (BBC WATERSHED)

97° 21' 43" W

97° 6' 12" W

32° 59' 57" N

32° 59' 57" N



32° 51' 28" N

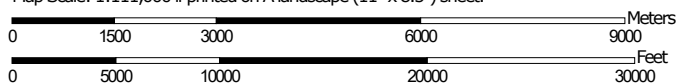
32° 51' 28" N

97° 21' 43" W

97° 6' 12" W



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



Map projection: Web Mercator Corner coordinates: WGS84



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

9/30/2022
Page 1 of 5

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

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

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

Soil Rating Lines

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

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

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

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

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Tarrant County, Texas

Survey Area Data: Version 19, Sep 10, 2021

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

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

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

Hydrologic Soil Group

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

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

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

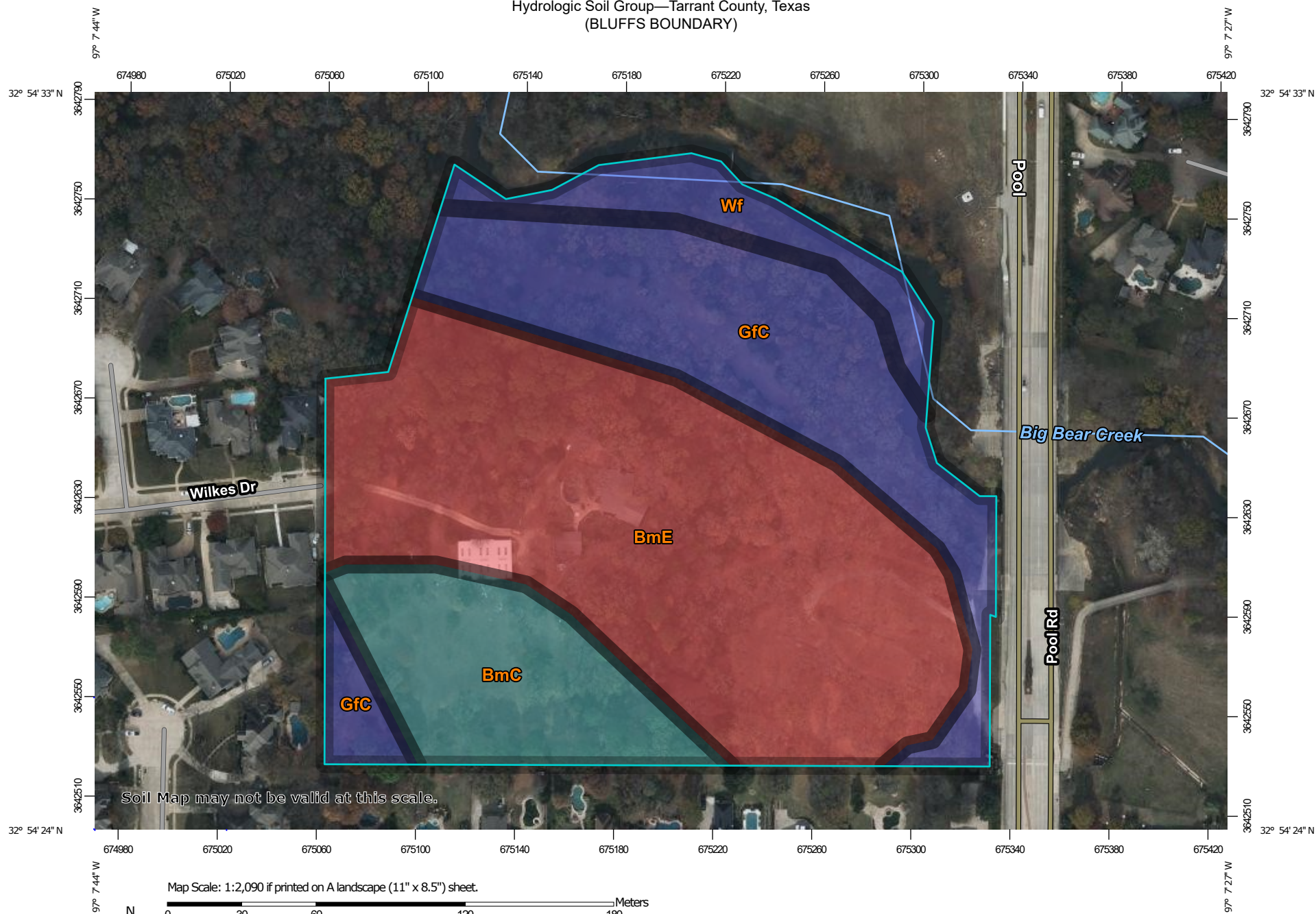
Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

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



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

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

Soil Rating Lines

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

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

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

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

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

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

Hydrologic Soil Group

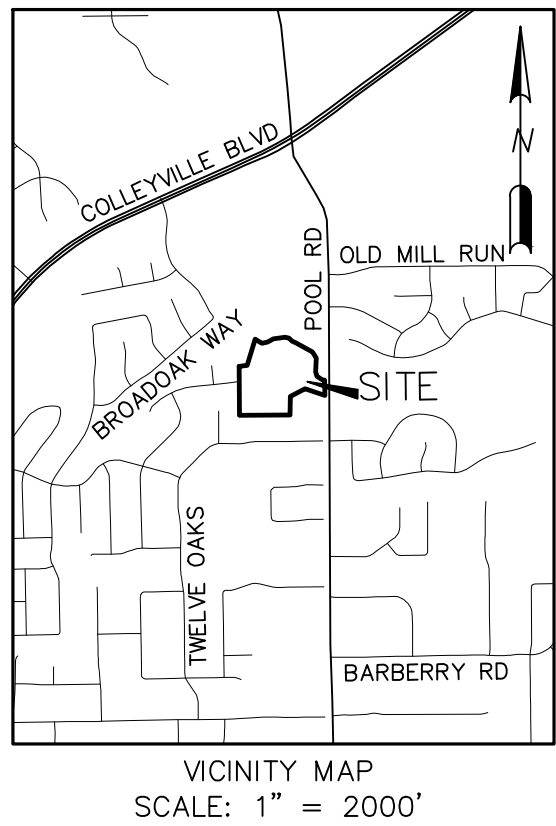
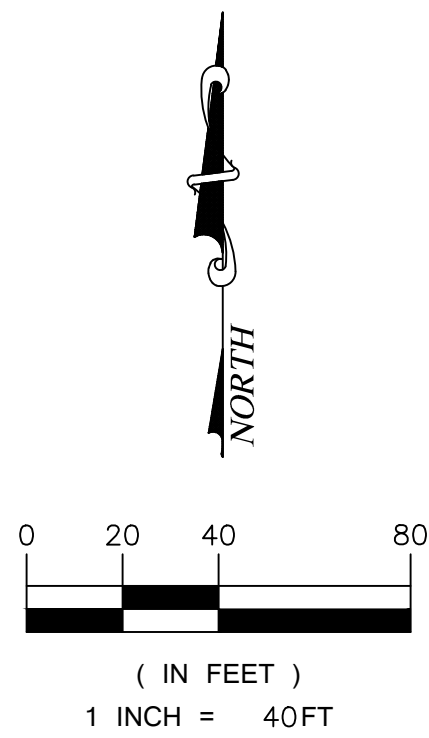
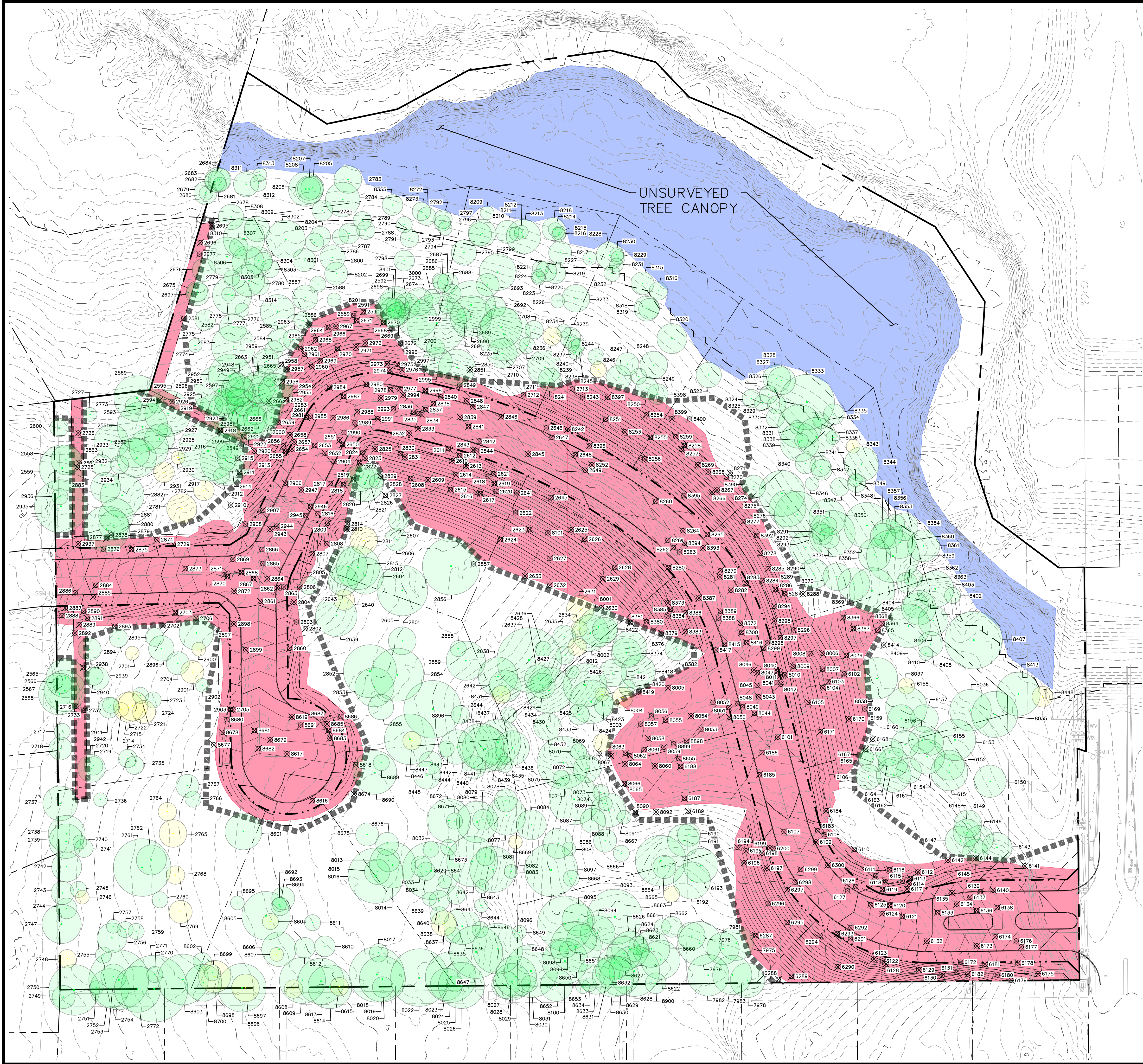
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BmC	Birome fine sandy loam, 1 to 5 percent slopes	C	2.0	14.6%
BmE	Birome-Aubrey-Rayex complex, 5 to 15 percent slopes	D	7.0	50.3%
GfC	Gasil fine sandy loam, 3 to 8 percent slopes	B	3.9	28.0%
Wf	Whitesboro loam, frequently flooded	B	1.0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

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher



LEGEND

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

Tree Preservation Summary (excludes building envelopes)			
Total Tree Canopy	%	ft ²	Acres
Required Preservation of Tree Canopy	50%	268,732	6.169
Provided Credit for Preservation of Tree Canopy	54%	292,296	6.710
Surplus Preservation of Tree Canopy		23,565	0.541

Site Canopy Summary			
Project/Lot(s) Area	%	ft ²	Acres
Building Envelope Area (primary structures only)		0	
Required Site Canopy (excludes building envelope)	50%	302,713	
Provided Credit for Tree Preservation		292,296	
Additional Tree Planting Required (site canopy ONLY)		10,417	

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

Tree Species Summary													
Common name or species	Tree to Preserve	Tree to Remove	DBH to Preserve	DBH to Remove	Tree Canopy (ft ²)	Canopy to Preserve (ft ²)	Canopy to Remove (ft ²)	Heritage	Mitigation				
BROADLEAF PEAR	4	3	1	27	20	7	575	421	154	0	0	0	0
CELANO	123	88	35	1,171	825	346	38,933	26,570	12,363	0	0	0	0
CELANO BIRD	4	2	2	44	24	20	1,596	911	685	0	0	0	0
ELM	78	49	29	737	488	269	25,341	15,949	9,392	0	0	0	0
HICKORY	3	2	1	66	46	20	4,738	3,481	1,257	0	0	0	0
LIVE OAK	1	0	1	9	0	9	254	0	254	0	0	0	0
MAPLE	441	258	188	5,612	3,281	287,099	152,631	134,468	15	0	0	0	0
PINE	149	93	56	2,398	1,363	1,095	137,749	72,525	65,224	0	0	0	0
PLUM	2	0	2	32	0	32	226	0	226	0	0	0	0
POPLAR	209	23	73	1,602	448	156	63,452	23,908	39,544	34	0	0	0
Total	911	528	383	31,478	6,425	5,093	537,463	292,296	245,167	58	0	0	0

All calculations include 40% canopy cover, 10% canopy cover, and 10% canopy cover.

*Tree Preservation Summary additionally excludes trees in the building envelope.

*Tree Species Summary does not include trees in the building envelope.

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

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

SCALED AT 24"x36" PAGE SIZE

REDINGER GROUP, LLC
P.O. BOX 92006
SOUTH LAKE, TEXAS 76092
PHONE: (817) 933-2277
FAX: (817) 933-2278
ENGINEERING REGISTRATION NUMBER: 7-2339
PREPARED FOR: WILLOWTREE DEVELOPMENT, LLC
SOUTHLAKE, TEXAS 76092
PHONE: (817) 617-9105

URBAN FORESTRY PLAN
THE BLUFFS AT COLLEYVILLE
COLLEYVILLE, TEXAS

BENCHMARKS:

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

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

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes

Engineer
CLAYTON T. REDINGER
P.E. No. 97487

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

SHEET

1

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

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

Tree #	Common name or species	*DBH (in)	Canopy Area (ft²)	Preservation Status	Heritage Tree	Exclusions Exempt	Tree Mitigation	Penalty / Violation	Comments
2696	CEDAR	8	201	REM					
2697	ELM	10	314	PRES					
2698	OAK	15	707	PRES					
2699	CEDAR	8	201	PRES					
2700	OAK	17	908	PRES					
2701	HACKBERRY	6	113	PRES		NON-P			
2702	PLUM	6	113	REM					
2703	BOIS D'ARC	8	201	REM		NON-P			
2704	CEDAR	10	314	PRES					
2705	OAK	10	314	REM					
2706	HACKBERRY	6	113	REM		NON-P			
2707	OAK	23	1,662	PRES					
2708	OAK	8	201	PRES					
2709	OAK	7	154	PRES					
2710	OAK	13	531	PRES					
2711	OAK	15	707	PRES					
2712	OAK	7	154	REM					
2713	OAK	19	1,134	REM					
2714	BOIS D'ARC	6	113	PRES		NON-P			
2715	BOIS D'ARC	13	531	PRES		NON-P			
2716	BOIS D'ARC	6	113	REM		NON-P			
2717	OAK	7	154	PRES					
2718	OAK	10	314	PRES					
2719	OAK	8	201	PRES					
2720	OAK	12	452	PRES					
2721	CEDAR	7	154	PRES					
2722	BOIS D'ARC	13	531	PRES		NON-P			
2723	CEDAR	7	154	PRES					
2724	BOIS D'ARC	10	314	PRES		NON-P			
2725	OAK	8	201	REM					
2726	OAK	20	1,257	REM					
2727	OAK	6	113	PRES					
2729	OAK	7	154	REM					
2732	BOIS D'ARC	6	113	REM		NON-P			
2733	BOIS D'ARC	6	113	REM		NON-P			
2734	CEDAR	8	201	PRES					
2735	CEDAR	8	201	PRES					
2736	OAK	6	113	PRES					
2737	OAK	15	707	PRES					
2738	CEDAR	16	804	PRES					
2739	CEDAR	15	707	PRES					
2740	OAK	6	113	PRES					
2741	OAK	8	201	PRES					
2742	CEDAR	13	531	PRES					
2743	OAK	10	314	PRES					
2744	OAK	9	254	PRES					
2745	OAK	7	154	PRES					
2746	HACKBERRY	6	113	PRES		NON-P			
2747	ELM	17	908	PRES					
2748	HACKBERRY	8	201	PRES		NON-P			
2749	ELM	10	314	PRES					
2750	ELM	22	1,521	PRES					
2751	OAK	6	113	PRES					
2752	OAK	17	908	PRES					
2753	PINE	11	380	PRES					
2754	PINE	26	2,124	PRES	HERITAGE				
2755	OAK	7	154	PRES					
2756	OAK	13	531	PRES					
2757	OAK	6	113	PRES					
2758	OAK	7	154	PRES					
2759	OAK	7	154	PRES					
2760	OAK	7	154	PRES					
2761	OAK	25	1,963	PRES	HERITAGE				
2762	OAK	13	531	PRES					
2764	HACKBERRY	8	201	PRES		NON-P			
2765	HACKBERRY	12	452	PRES		NON-P			
2766	OAK	7	154	PRES					
2767	OAK	10	314	PRES					
2768	HACKBERRY	8	201	PRES		NON-P			
2769	HACKBERRY	10	314	PRES		NON-P			
2770	CEDAR	7	154	PRES					
2771	PINE	29	2,642	PRES	HERITAGE				
2772	PINE	10	1,257	PRES					
2773	ELM	7	154	PRES					
2774	PINE	6	113	PRES					
2775	CEDAR	9	254	PRES					

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

Tree #	Common name or species	*DBH (in)	Canopy Area (ft²)	Preservation Status	Heritage Tree	Exclusions Exempt	Tree Mitigation	Penalty / Violation	Comments
6174	POST OAK	14	616	REM					
6175	POST OAK	8	201	REM					
6176	POST OAK	16	804	REM	HERITAGE				
6177	POST OAK	15	707	REM	HERITAGE				
6178	POST OAK	17	908	REM	HERITAGE				
6179	PINE	8	201	REM					
6180	POST OAK	10	314	REM					
6181	POST OAK	11	380	REM					
6182	POST OAK	16	804	REM	HERITAGE				
6183	POST OAK	9	254	REM					
6184	POST OAK	19	1,134	REM	HERITAGE				
6185	POST OAK	18	1,018	REM	HERITAGE				
6186	HACKBERRY	7	154	REM		NON-P			
6187	POST OAK	11	380	REM					
6188	POST OAK	18	1,018	REM	HERITAGE				
6189	POST OAK	14	616	REM					
6190	POST OAK	10	314	PRES					
6191	POST OAK	14	616	PRES					
6192	POST OAK	16	804	PRES	HERITAGE				
6193	POST OAK	15	707	PRES	HERITAGE				
6194	POST OAK	11	380	REM					
6195	POST OAK	10	314	REM					
6196	LIVE OAK	9	254	REM					
6197	POST OAK	12	452	REM					
6198	POST OAK	13	531	REM					
6199	POST OAK	13	531	REM					
6200	POST OAK	9	254	REM					
6287	POST OAK	10	314	REM					
6288	POST OAK	17	908	REM	HERITAGE				
6289	OAK	13	531	REM					
6290	POST OAK	12	452	REM					
6291	POST OAK	14	616	REM					
6292	POST OAK	15	707	REM	HERITAGE				
6293	POST OAK	8	201	REM					
6294	POST OAK	18	1,018	REM	HERITAGE				
6295	POST OAK	14	616	REM					
6296	POST OAK	19	1,134	REM	HERITAGE				
6297	POST OAK	13	531	REM					
6298	POST OAK	15	707	REM	HERITAGE				
6299	OAK	8	201	REM					
6300	OAK	10	314	REM					
7975	POST OAK	15	707	PRES	HERITAGE				
7976	POST OAK	12	452	PRES					
7978	POST OAK	15	707	PRES					
7979	POST OAK	15	1,134	PRES	HERITAGE				
7981	POST OAK	14	616	PRES					
7982	POST OAK	18	1,018	PRES	HERITAGE				
7983	POST OAK	17	908	PRES	HERITAGE				
8001	OAK	17	908	REM					
8002	OAK	16	804	PRES					
8003	HACKBERRY	6	113	PRES		NON-P			
8004	HACKBERRY	9	254	PRES		NON-P			
8005	OAK	16	804	REM					
8006	ELM	9	254	REM					
8007	OAK	13	531	REM					
8008	OAK	16	804	REM					
8009	ELM	6	113	REM					
8010	ELM	8	201	REM					
8011	OAK	11	380	REM					
8012	HACKBERRY	8	201	PRES		NON-P			
8013	CEDAR	10	314	PRES					
8014	OAK	20	1,257	PRES					
8015	CEDAR	11	380	PRES					
8016	OAK	24	1,810	PRES					
8017	CEDAR	8	201	PRES					
8018	PINE	24	1,810	PRES					
8019	PINE	20	1,257	PRES					
8020	OAK	9	254	PRES					
8022	PINE	25	1,963	PRES	HERITAGE				
8023	PINE	14	616	PRES					
8024	PINE	22	1,521	PRES					
8025	PINE	7	154	PRES					

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

Tree #	Common name or species	*DBH (in)	Canopy Area (ft²)	Preservation Status	Heritage Tree	Exclusions Exempt	Tree Mitigation	Penalty / Violation	Comments
8434	BRADFORD PEAR	7	154	PRES					
8435	OAK	7	154	PRES					
8436	CEDAR	15	707	PRES					
8437	OAK	20	1,257	PRES					
8438	OAK	20	1,257	PRES					
8439	CEDAR	10	314	PRES					
8440	CEDAR	10	314	PRES					
8441	OAK	20	1,257	PRES					
8442	OAK	15	707	PRES					
8443	OAK								



The Bluffs

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

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

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

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

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

Total tree canopy – 11.699 acres

Required preservation – 5.849 acres (50%)

Provided – 6.221 acres (53%) (The addition of the floodplain could possibly bring this to 60%)

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

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

Chapter 5

Urban Forestry

Section 5.1 Purpose of This Chapter

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

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

It is the further intent of this chapter to:

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

Section 5.2 Authorization for Adoption of This Chapter

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

Section 5.3 Variances and Appeals

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

Section 5.4 Definitions

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

Section 5.5 Tree Removal and Damage

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

Section 5.6 Applicability

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

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

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

B. Exemptions to Urban Forestry Review:

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

Section 5.7 Tree Preservation and Canopy Cover

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

A. Calculation of Tree Canopy:

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

3. The canopy area for each new tree shall be credited based on the categories of large, medium, and small canopy trees: Large – 2,000 sq. ft.; Medium – 1,000 sq. ft.; Small – 100 sq. ft. The Administrative Official shall develop, update, and maintain on file a list of tree species and their associated size category and canopy credit.
- B. Non-single-family residential uses:
1. Preservation of a minimum of 50% of the Protected Tree Canopy outside the Commercial Building Envelope (building footprint plus a five (5) foot buffer) shall be required.
 2. In addition to the minimum tree preservation as required in #1, provision of a minimum of 50% site tree canopy coverage on the lot outside the Commercial Building Envelope (building footprint plus a five (5) foot buffer) shall be required. This is accomplished through the preservation of existing trees and/or the supplemental planting of new trees per the tree planting credit in Paragraph 'A' above. See appendix 'A' for examples.
- C. Development or redevelopment of single-family residential uses on individual lots or tracts:
1. Preservation of a minimum of 50% of the Protected Tree Canopy outside the Residential Building Envelope (building footprint plus a ten (10) foot buffer) shall be required.
 2. In addition to the minimum tree preservation as required in #1, provision of a minimum of 50% site tree canopy coverage on the lot outside the Residential Building Envelope (building footprint plus a ten (10) foot buffer) shall be required. This is accomplished through preservation of existing trees and/or the supplemental planting of new trees per the tree planting credit in Paragraph 'A' above. See appendix "A" for examples.
- D. Additions and expansions to existing single-family residential uses on individual lots or tracts:
1. When an addition or expansion to the footprint of a single-family residence equals 50% or more of the existing footprint, the regulations per Paragraph 'C' above shall apply.
- E. Development of new single-family residential subdivisions:
1. Preservation of a minimum of 50% of the Protected Tree Canopy on the entire subdivision shall be required. The calculation shall include Protected trees located in newly dedicated streets (public or private), public water, sanitary sewer, gas, electric, telecommunication, drainage and general utility easements. The calculation shall exclude trees located in existing public utility easements containing existing in-service water, sanitary sewer, gas, electric, or telecommunication installations as well as additional public street right-of-way dedicated adjacent to an existing public or private street. The purpose of not excluding trees in new streets and easements is to promote subdivision design and layout that prioritize preservation of trees.
 2. Within the required primary building setback areas (non-buildable areas for primary structure), a minimum of 75% of the Protected Tree Canopy shall be preserved. This is a separate calculation from that in Paragraph E.1.
 3. Once the subdivision is constructed, all improvements are accepted by the City, the Administrative Official has inspected and verified compliance with required tree preservation, and Community Development has issued a letter of acceptance allowing submittal of new single-family building permits, then the preservation requirements of Paragraph C shall apply and each lot will be reviewed separately for tree preservation and planting based on that lots remaining trees and proposed location of single-family home.

F. Artificial Lots:

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

G. Dead, Declining, and Hazardous Trees:

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

Section 5.8 Heritage Trees

- A. Heritage Trees are those specimens that have attained a significant age and are the heritage of earlier residents of Colleyville or simply pre-date the community. All post oaks and blackjack oaks 15 inches DBH (Diameter at Breast Height) and larger, cottonwood, water oak, green and white ash 35 inches DBH and larger, and all other Protected Tree species 25 inches DBH and larger are hereby considered Heritage Trees.
- B. Removal of any Heritage Tree in any location shall require mitigation by one of the following options:
1. Plant trees with a total canopy credit of five (5) times the canopy area of the removed tree. Trees shall be planted on the same property that the Heritage Trees are removed unless an alternative location within the City is approved by the Administrative Official. The tree planting standards of Section 5.10 shall apply.
 2. Pay into the City of Colleyville Tree Fund at a rate of \$100 per DBH inch.

Section 5.9 Tree Protection Standards

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

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

1. All Preserved Trees shall have protective fencing located at the tree's critical root zone. The protective fencing shall be comprised of orange vinyl construction fencing, with a minimum of four-foot (4') approximate height.
2. Lumber shall be wrapped vertically around the tree trunk and held in place with wire or any other non-damaging method if a tree is within ten (10) feet of the construction of a building or any other situation determined by the Administrative Official that would pose a physical risk to the tree trunk.
3. In order to prevent damage to low hanging limbs, anything that may be impacted by equipment shall be pruned according to ANSI A300 standards.
4. Each area of tree protection shall require temporary signage that indicates the area is a "Tree Protection Area" and to "Keep Out". A wording standard will be developed, updated, and maintained by the Administrative Official. The wording shall be in English

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

- B. During Construction: The following procedures shall be followed within the limits of the Critical Root Zone (CRZ) of any Preserved Tree for any activity that is subject to the requirements of this chapter.
1. No placement of materials intended for use in construction or waste materials accumulated due to excavation or demolition.
 2. No equipment may be cleaned or other liquids deposited. This would include but not be limited to, paint, oil, solvents, asphalt, concrete, mortar or other materials.
 3. No signs, wires or other attachments, other than those of a protective nature shall be attached to the trees.
 4. No vehicular and construction equipment traffic or parking.
 5. Underground utilities shall be bored underneath trees' CRZ unless pre-approved by the Administrative Official.
 6. Irrigation systems shall be designed to NOT require trenching across the critical root zone of any tree unless otherwise approved by the Administrative Official.
 7. No digging, building, paving, or elevation changes.

. Section 5.10 Tree Planting Standards

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

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

. Section 5.11 Permits

- A. Tree Removal Permit

1. An application for tree removal permit must be submitted, reviewed for compliance with this chapter, and approved prior to the removal of any tree.
- B. For trees that have become an immediate high hazard to persons or property, the hazard can be mitigated to a safe condition prior to permitting, but the tree parts and evidence of the damage should not be removed from the site unless sufficient photo evidence is taken in advance. An after-the-fact tree removal permit will be required within 30 days of the event and no fees or mitigation will be required as long as sufficient evidence of the hazard can be provided. If trees are removed prior to review or approval of a tree removal permit and no evidence can corroborate the hazard then the City may enforce the penalties of this chapter.
- C. Fees: All tree removal permits shall be accompanied by a check made payable to the City of Colleyville per the following schedule:
 1. A person that owns and has primary residence of a single-family home on a lot or combination of contiguous adjacent lots or tracts that total more than one (1) acre will not be charged a permit fee.
 2. All others will require a \$50 base fee plus an additional \$25 per Protected Tree that is to be removed.
 3. Any tree that the Administrative Official determines to be dead, declining beyond reasonable recovery effort, or that has a high or extreme hazard rating based on the ISA Basic Tree Risk Assessment that cannot be mitigated to a lower risk, shall be exempt from fees under this Section 5.11(C).

Section 5.12 Plan Submittals

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

- A. Tree Survey: shall include, but is not limited to, an inventory of all Protected Trees on the property, property boundaries, property easements, existing structures and paving, tree trunk location, a unique tree identification number, common name or species, trunk Diameter at Breast Height (DBH), and an outline of the Critical Root Zone (CRZ). If there are no Protected Trees on the property the Administrative Official may waive this submittal.
- B. Urban Forestry Plan shall include, but is not limited to: property boundaries and easements; building setbacks; all Protected Trees; identify trees to be removed or preserved; outline the preserved trees' CRZ; show grade changes; show all new improvements such as structures, paving, major utilities; show locations, types, and sizes of new trees.

Section 5.13 Penalties and Violations

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

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

1. Option 1. Tree Planting: The violator shall plant new trees with a canopy credit equal to five (5) times the canopy area of the removed trees. If the tree is a Heritage Tree, then the violator shall plant new trees with a canopy credit equal to ten (10) times the canopy area of the removed tree. All tree plantings shall meet the standards of Section 5.10. Trees shall be planted on the same property that the violation occurred unless an alternative location within the City is approved by the Administrative Official. A tree planting plan and timeline for installation of the new trees shall be provided to the Administrative Official no later than 30 days from the date of the offense. The new trees shall be planted no later than 90 days from the date of the offense or, if the site is under construction, the new trees shall be planted prior to final inspections. In the event that the trees are not planted within the prescribed timeframe, the City may delay any related administrative approvals for the property and may impose a lien on the property until such time the trees are planted.
 2. Option 2. Tree Fund: The violator shall pay into the City of Colleyville Tree Fund at a rate of \$250 per DBH inch of tree removed. If the tree is a Heritage Tree, then the violator shall pay \$500 per DBH inch of tree removed. Payment must be provided no later than 30 days after the Offense. In the event that the fees are not paid within the prescribed timeframe, the City may delay any related administrative approvals for the property and may impose a lien on the property until such time the fees are paid.
- B. Criminal Penalty: In addition to the civil penalties of this chapter, where any person, firm, or corporation violates or fails to comply with any provision or requirement of this chapter, the Administrative Official shall have the authority to issue a citation for a misdemeanor to any and all such persons, firms, or corporations, who upon conviction shall be fined not more than two thousand dollars (\$2,000.00) per violation. When the violation involves the cutting down, destruction, removal, or damage to a Protected Tree, each tree shall be considered a separate offense. Additionally, a separate offense shall be deemed committed upon each day during or on which each separate violation or failure to comply occurs or continues to occur and shall be punishable as such.

Section 5.14 Appeals

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

Section 5.16 Amendments

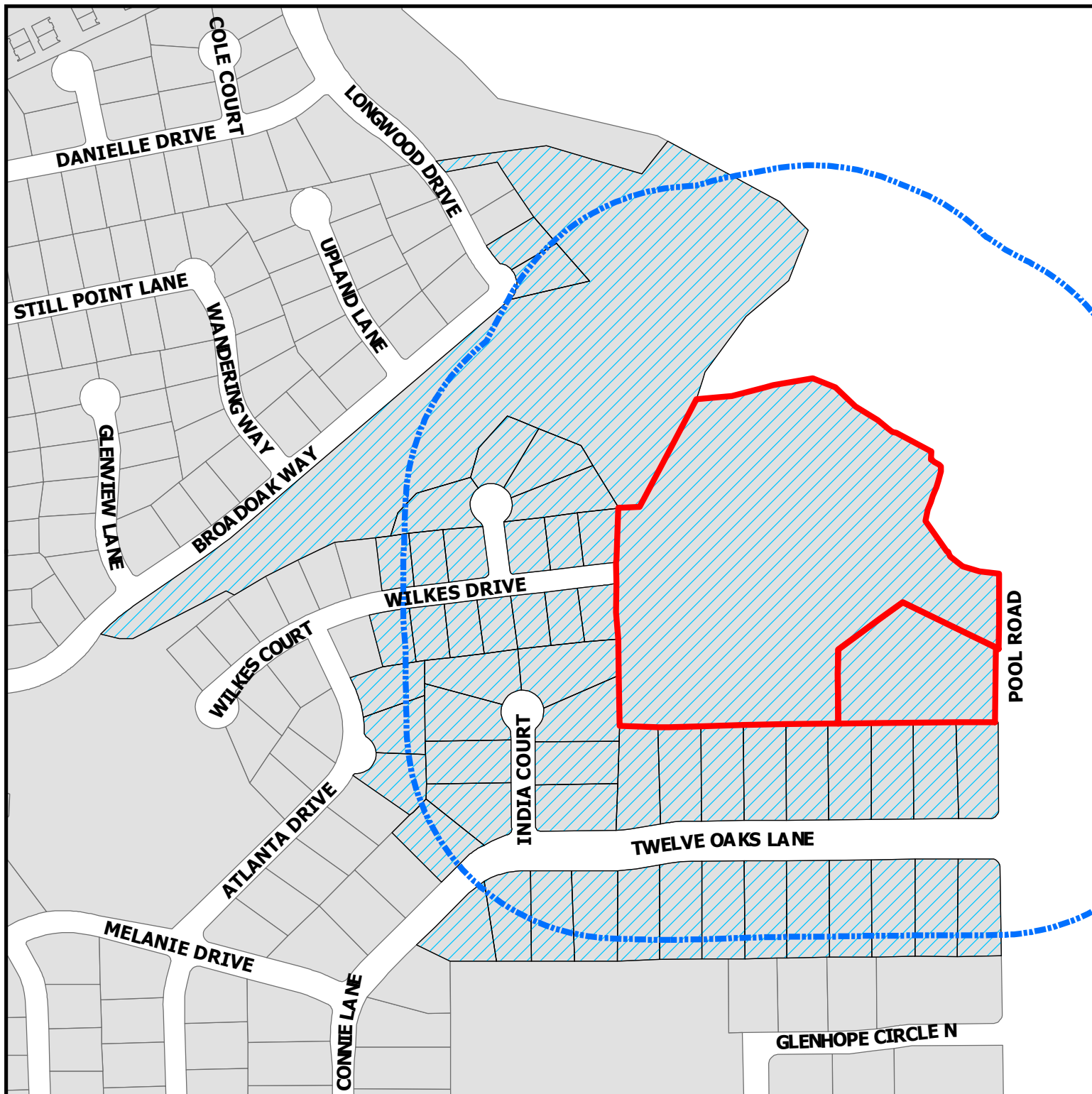
Reserved for listing of amendments to this chapter.

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

Appendix "A"



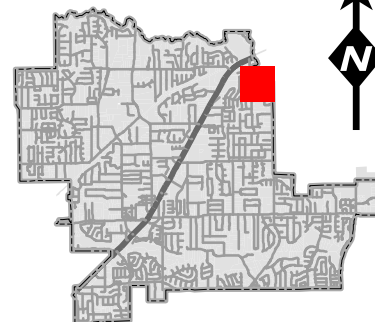
Notification Map



ZC22-036
2417 Wilkes Drive

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

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





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

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

Request: Consideration of a zoning change from the AG Agricultural and RE Single Family 'Estate' Residential district to the PUD-R Planned Unit Development - Residential district. The request is to rezone the property to allow for a new 21 lot subdivision, Wilkes Knoll. It proposes lot sizes ranging from approximately 15,500 sq.ft. up to 25,500 sq.ft., the average being approximately 19,500 sq. ft.

Zoning Case: ZC22-036

Applicant: Curtis Young

Owner: Mark Goodwin

Location: 2417 Wilkes Drive & 6900 Pool Road

Property Description: Tract 1B1, 1C1, 1B2, and 1B3, Abstract 294, Robert Chowning Survey, and Lot 1, Block 1, Cero Addition

Present Zoning: AG Agricultural and RE Single Family 'Estate' Residential

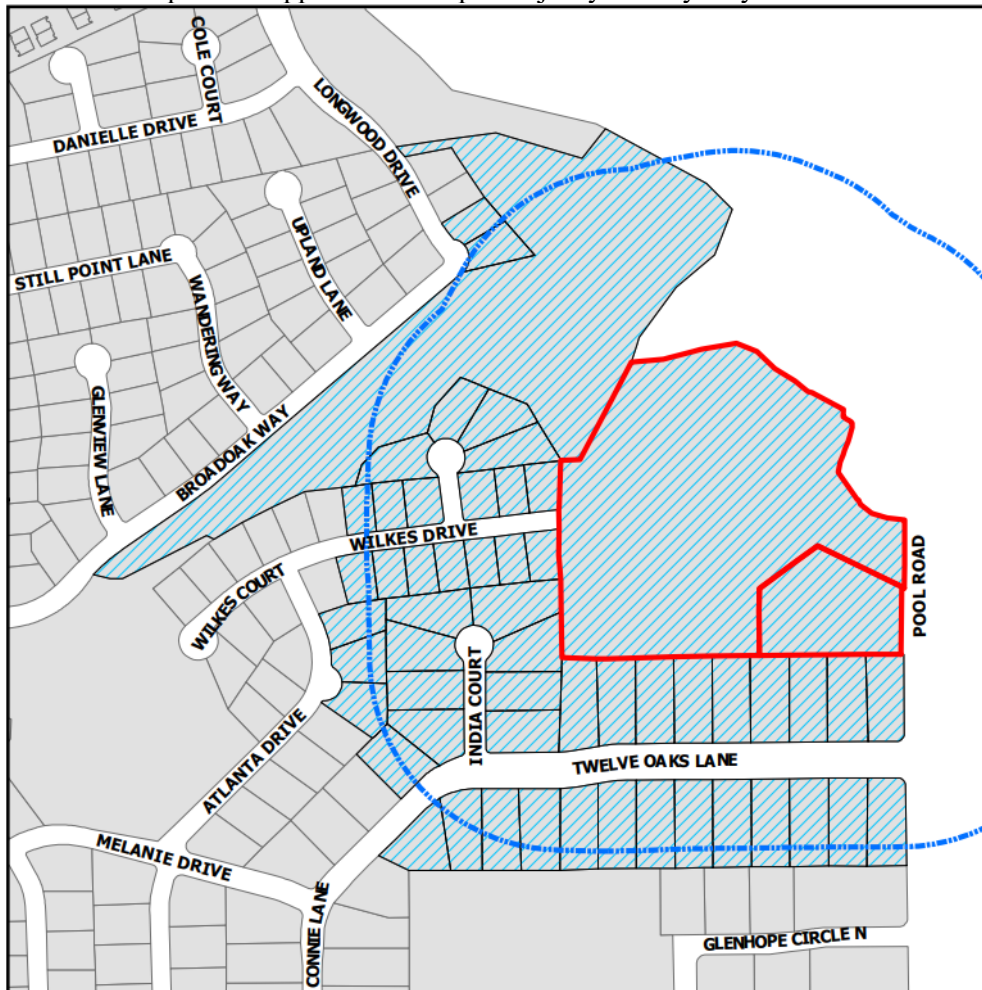
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

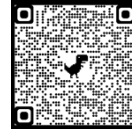
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

NOTICE OF PUBLIC HEARING

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



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



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

Jacquelyn Reyff
Planning Manager
jreyff@colleyville.com

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

WASSON, STEVEN W
WATERWORTH FAMILY REVOC TRUST
WEIR, RICKY G
YOUNG, CURTIS

2413 WILKES DR
6808 ROCKBROOK CT
2405 TWELVE OAKS LN
1130 N CARROLL AVE STE 200

COLLEYVILLE, TX
COLLEYVILLE, TX
COLLEYVILLE, TX
SOUTHLAKE, TX

**Opposition Correspondence for The Bluffs
Ordinance O-23-2233**

Due to the size of the correspondence file, all documents can be reviewed at the following link and are not included in this Council Packet: <https://colleyville.files.com/f/f4af469dcdd039fe>

Acevedo, Neyra
Actkinson, Karen
Adams, Amy
Aguirre, Jason
Akins, Emily
Aksamit, Paul
Alexander, Carmen
Alexander, Cheryl
Alexander, David
Alshire, Dale
Alshire, Sue
Alvarado, Alex
Anciola, Araceli
Ander, Dale
Anderson, Charles
Anderson, Payton
Anderson, Teresa
Anthony, Brenda
Anthony, Katherine
Antonisse, Rene
Apaliski, Anne-Marie
Arce, Alexis
Arsement, Daka
Ash, Maureen
Bailey, Chad
Bailey, Shirley
Baker, Michelle
Ballauer, Helen
Banta, Steve
Bartman, Richard
Bartman, Vicci
Barton, Kristin
Bashore, Michael

Bashore, Stephanie
Basu, Madhuri
Bearrie, John
Beggs, Ann
Beggs, Darla
Bellucci, Denise
Benzick, Uma
Blair, Dana
Boatman, Beth
Bohannon, Jennifer
Bonhard, Eric
Borkowski, Patricia
Boswell, Kara
Boughton, Chandra
Bowman, Kirk
Bowman, Nancy
Boyer, Kimberly
Bransky, Dawn
Bristol, Tracy
Brittain, Ben
Britten, Lacy
Brock, Maria
Brockman, Jennifer
Bronk, John
Browder, John
Brown, Bing
Brown, Gina
Brown, Karin
Bryant, Consolata
Burek, Sheryl
Burke, Kaye
Burke, Kenneth
Burles, Patricia

Burton, Jennifer
Cammack, Jeannie
Campbell, Cyndi
Capello, Melissa
Capelo, Renee
Capelo, Roderick
Carr, Kemal
Carrasco, Tricia
Carrocci, Paul
Carroll, Jessica
Carson, Bill
Castillo, Roger
Castleberry, Clayton
Cauwels, Diane
Chapman, Tessa
Chartier, Melissa
Chaszewski, Deb
Chatelain, Gary
Cherek, Ali
Chibli, Maricela
Choate, John
Cisek, Kim
Civitano, Kathleen
Clark, Charles
Clark, Janemarie
Clemens, Kyle
Cockerham, Vicki
Collier, Kim
Collum, Amy
Condon, John
Connell, Kelli
Connor, Colleen
Conover, Cody

Cook, Mark
Cook, Paul
Cooper, Danielle
Corder, Mark
Corey, Jillian
Corey, Michael
Cotten, Leon
Cowgill, Angie
Cowgill, Jared
Cox, John
Crabtree, Thomas
Crawford, Kristen
Cross, Melissa
Cywinski, Laura
Dacus, Michele
Daniels, Anita
Daulerio, Jane
Davis, Astyn
Decker, Scott
Dellecase, Emmanuel
DeLuca, Salvatore
DeLuca, Sharon
deMarrais, Ashley
Denne, Jennifer
DePue, Jim
DeSarno, Joyce
DeSarno, Rodger
Dielman, Karen
Dinh, Mary
Dixon, Lisa
Dodds, Jean
Domenick, Ronni
Drautz, Gene
Drautz, Sue
Dries, Dena
Drost, Allison
Drost, Corrine
Duarte, Ben
Duarte, Carla
Duff, Jill
Duncan, Nancy
Dunn, Don
Dunn, Donna
Dunn, Tracy

Dwyer, Jenna
Dyson, Anne
Dyson, Jeff
Dzura, Patricia
Edington, Cindy
Edwards, Brian
Elmore, Carole
Emerson-Ennis, Judith
Engelhardt, David
Erdner, Carol
Farinella, Heidi
Fazio, Gary
Fennelly, Robert
Fiegel, Jeffrey
Fields, Paul
Finnigan, Jay
Fisher, Jax
Fisher, Pat
Fittz, Dean
Flamm, Lisa
Flynn, Jamie
Ford, Hollee
Foster, Monica
Freeman, Dori
Freeman, Tim
Gable, Mike
Gable, Patricia
Gallian, Elizabeth
Galloway, Greg
Gaska, Andrew
Gassert, Scott
Gauer, Frances
George, James
Gerhardt, Heidi
Gettig, Phillip
Gilani, Aryn
Ginevich, Rost
Glatz, Greg
Glatz, Shana
Goldberry, Gerremy
Golden, Jo, Lynn
Grant, Jim
Grant, Kim

Graves, Valerie
Green, Alan
Grieco, Russ
Griffin, Jon
Griffith, Anna
Guilford, Lori
Guthrie, Monty
Haake, Erio
Haaker, Shelley
Hamilton, Jeannette
Hamrich, Stephen
Harig, Jessica
Harrison, Mendy
Harvey, Carol
Hasselle, Bonnie
Hasselle, Mike
Hassemmer, Jody
Hawkins, Donna
Hawthorne, Kim
Hays, David
Hearn, Elizabeth
Hearn, Marc
Hearn, Sam
Heller, Kathy
Helves, Quenton
Heminger, Victoria
Hennessee, Shelley
Hennessey, Kate
Heppenstall, Kari
Hernandez, Jacob
Hernandez, Joseph
Hickey, Cheryl
Hickfang, Scott
Hicks, Jinky
Hill, Susan
Hoffman, Michele
Horton, Scott
Horton, Tony
Hott, Dawn
Hott, Michael
Housepain, Donna
Housepain, Ma
Houser, Steve
Howard, Brian

Hubnik, Melody
Huckins, Brett
Hudda, Samina
Isley, Leslie
Iven, Sarah
Jacobi, Nancy
Jahner, Lori
Jaynes, Clint
Jeanes, Fredric
Jensen, Rosane
Johannessen, Carol
Johnson, Jennifer
Johnson, Parker
Jones, Canice
Jones, Jonathan
Jordan, Henry
Kaiser, Ramiz
Kane, Marietta
Kaviani, Pari
Kazi, Sharon
Keeley, Julia
Kelley, Ann
Kelley, Wade
Kelly, Patricia
Kendall, Charles
Kendall, Janeen
Keyes, Andrea
Khalil, Manal
Kiefer, Andy
Kijowski, Sue
Kinard, Lucas
Kinnebrew,
Samantha
Kirkpatrick, David
Kirkpatrick, Nancy
Kitowski, Camden
Klingelhoef, Nicole
Klotz, Stephen
Konkle, Carolyn
Kopp, Richard
Kopp, Robert
Korb, Garrett
Kouzes, Kyle
Kubo, Tracy

Kungurtsev, Sveta
Kurtz, Bonnie
Lambeth, Jeffrey
Lancor, Nancy
Landfield, Teresa
Langdon, George
Lankford, Charles
Lankford, Lisa
Larkin, Linda
Larson, Anthony
Larson, Frank
Larson, Iris
Larson, Jody
Larson, Thomas
Lathouwers, Kevin
Lavas, Debbie
Lavas, Tim
Leathers, Kristine
Lee, Mark
Leeman, Laura
Leonard, Brook
Lewis, Justin
Lewis, Lloyd Liao,
Sherry Liggett,
Debbie Liggett,
Ronnie Lindley,
Gail Lindley, Swift
Lively, Petra
Logan, Deborah
Long, Wendy
Lord, Julie
Love, Ken
Lownds, Megan
Lownds, Steve
Lucht, Julie
Luna, Perla
Lykins, Debbie
Lynch, Ryan
Maglio, Carol
Mahoney, Mary
Malin, Isabel
Malley, Robert
Marsh, William
Marshall, Janet

Marshall, Jonathan
Martens, Ann
Martin, Cori
Martin, Margaret
Martin, Matthew
Martin, Teresa
Martin, Teresa
Mask, Carmen
Matschulat, Joey
Mavis, Beverly
McAnderson, Marvin
McClure, Mindy
McCully, Savannah
McCurry, Kathy
McDonald, Maggie
McGarry, John
McGee, Hannah
McKenney, Ross
McKenney, Sharon
McKissick, Kevin
McKnight, Wesley
McLaughlin, Kristin
Meadows, David
Meyer, Carissa
Meyers, Ollie
Miller, Mark
Miller, Michelle
Miller, Rob
Miller, Shirley
Miller, Vic
Mills, Lisa
Mitchell, Kathy
Molina, Claudia
Monks, Thomas
Montano, Maryna
Montemayor, Pedro
Moore, Bridget
Moore, Cindi
Moore, Eric
Moore, Joshua
Moore, Shari
Moreland, Jennifer
Morgan, Brian
Morin, Pam

Mullens, Melanie
Musso, Anthony
Nash, Robert
Nasrallah, Christie
Neal, Jenifer
Neal, Ron
Nelson, Keith
Neuman, Tim
Nguyen, Angelina
Nguyen, Hung
Nicholson, MaryAnn
Nickel, David
Nieschlag, Eyong
Nieschlag, Russell
Northup, Andy
Oetman, Brandy
Ogle, Suzanne
Okwena, Gideon
Oles, Phillip
O'Neal, Brian
O'Quinn, Pam
O'Quinn, Pamela
Osborne, Jill
Ostman, Neal
Paul, Carole
Peek, Darcy
Peiffer, Beth
Peltier, Angela
Peterson, Lisa
Phillips, Gary
Phillips, Susan
Phoenix, Geri
Pinero, Martin
Piper, Heidi
Pitzele, Julianne
Polk, Lisa
Pompetti, Lynne
Porter, William
Pratt, Emma
Pratt, Kristen
Prell, Rebecca
Prendergast, Colby
Primm, Denise
Prince, Rebecca

Pruitt, Dennis
Przano, Dawan
Quinn, Diana
Ransom, CJ
Rasheed, Abdul
Rashid, Saima
Rawlinh, Scott
Reardon, Sandra
Reed, Aaron
Reed, Brandy
Reed, Clay
Reed, David
Reed, David
Reed, Sue
Reed, Thomas
Reed, Valarie
Reinhardt, Dawne
Reising, Kelli
Repass, Angie
Richard, Angele
Richard, Randall
Richardson, Bobanne
Richmond, Kathleen
Rickards, Caroline
Riddle, Leslie
Roach, Debbie
Roach, Don
Roach, Susan
Robert, Rebecca
Roberts, Alison
Robertson, Sandra
Robinson, Dan
Rodgers, Stuart
Rogachuk, Suzanne
Rogers, Kim
Rogers, Kimberly
Roso, Debbie
Rottlans, Stephanie
Rowe, Thomas
Rup, Chris
Rup, Jan
Russell, Mary
Salinsky, Jon
Salinsky, Shannon

Samaniego, Camden
Samaniego, Kyndra
Samaniego, Omar
Sandy, Abby
Sangermano, Damita
Sargent, Stephen
Sawyers, Norma
Sayre, Larry
Scanland, Colleen
Schaefer, John
Schaefer, Judith
Schellen, Julie
Schellen, Mike
Schlotzhauer, Chris
Schoffler, Jerome
Schofield, Debra
Schofield, Lyle
Seales, Richard
Seibert, Julie Seifert,
Patricia Setser,
Dallas Shahan,
Jennifer Shankle,
Stephanie Shelton,
Lana Shetty, Sudhin
Simpson, Jon
Sims, Chris
Sinex, Bradford
Singles, Leslie
Sirotnak, Michele
Skotak, Pam
Sligar, Brandi
Smartis, Colette
Smith, Bradley
Smith, Ellie
Smith, Felicia Smith,
Matthew Soliman,
Ayman Sporisky,
Julie Stadler, Teresa
Stanley, Joel
Stanley, Lee
Stark, Stephanie
Stephens, Barb
Sterrenberg, Robbin
Stevens, Andrew

Stewart, Brian
Stewart, Pamela
Stone, Ashley
Stone, Ashley
Stone, Bryce
Strasner, Hillary
Stubbe, Alison
Stufflebeme, Sharon
Summers, Gordon
Swindell, Edie
Szilagyi, Dan
Szilagyi, Tracye
Tadrous, Lucy
Talbott, Julie
Tallo, Jeremy
Tang, Yuan
Tanner, Ashley
Taylor, Catherine
Teater, Sean
Tennery, Patricia
Thomas, Jenny
Thompson, William
Tichacer, Paul
Tomanka, Gary
Toney, Dave
Trimble, Dennis
Trimble, Karen
Trimble, Sarah
Tucker, Genna
Ulery, Kristie
Valenti, Cynthia
Valliani, Currim
Vanzant, June
Vanzant, Michael
Vegors, Jenn
Voelkle, Rhea
Wagner, Julie
Walker, Andrea
Walton, Kim
Warner, Regina
Wasson, Jacqueline
Wasson, Steven
Waterworth, Leisa
Watson, Margaret

Weaver, James
Wedemeyer,
Elizabeth
Weiler, Diana
Weiler, Eric
Weitzer, Amber
Weitzer, Chris
Welch, Paula
West, Donna
West, Terri
Wewers, Mark
Wheeler, Robert
White, Chuck
White, Kay
White, Pat
Wickstrom, Sandra
Williams, Judy
Williams, Kelli
Williams, Michael
Williky, Rob
Willingham, Guy
Wollin, Carol
Wollitz, Mike
Wood, Jean
Yan, Xin
Yeargin, Barbara
Young, Stephen
Zebian, Rita
Zebian, Robert,
Carlos

ORDINANCE O-23-2233

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 13.89 ACRES BEING TRACT 1B1, 1C1, 1B2, AND 1B3, ABSTRACT 294, ROBERT CHOWNING SURVEY, AND LOT 1, BLOCK 1, CERO ADDITION, LOCATED AT 2417 WILKES DRIVE AND 6900 POOL ROAD FROM THE AG AGRICULTURAL DISTRICT AND RE SINGLE FAMILY 'ESTATE' RESIDENTIAL DISTRICT TO THE PUD-R PLANNED UNIT DEVELOPMENT – RESIDENTIAL ZONING DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a rezoning under Case No. ZC22-036; and

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

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

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

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

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

- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on 13.89 acres, being Tract 1B1, 1C1, 1B2, and 1B3, Abstract 294, Robert Chowning Survey, and Lot 1, Block 1, Cero Addition, located at 2417 Wilkes Drive and 6900 Pool Road from the AG Agricultural district and RE Single Family 'Estate' district to the PUD-R Planned Unit Development – Residential zoning district, as depicted in the attached Exhibit "A" and Exhibit "B".
- Sec. 3. THAT the Official Zoning Map of the City of Colleyville be amended to incorporate the zoning change approved herein.
- Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. The purpose of this PUD-R is to allow for a single-family residential development of detached dwelling units.
- b. The property is subject to all the regulations contained in the Colleyville Land Development Code, except where amended by this Ordinance.

2. CONCEPTUAL PLAN AND PLATTING

- a. The street layout and arrangement of lots of the subdivision shall be generally consistent with the Conceptual Site Plan, labeled as Exhibit "C", which shall not be considered the preliminary plat. The actual street and lot arrangement may differ from that shown on Exhibit "C" to accommodate topographic, drainage, engineering design limitations, or other conditions.
- b. The developer shall submit and receive approval from the City a Preliminary and Final Plat in accordance with the requirements of the Land Development Code prior to development of this PUD-R.

3. PERMITTED USES

- a. Single-family residences, detached; limited to no more than 18 lots as shown on the attached Development Plan.
- b. Common open space areas

4. RESIDENTIAL LOT REQUIREMENTS AND SETBACKS

Single-family detached residential lot requirements and setbacks shall comply with the following R-20 zoning district and subject to the following provisions:

- a. Minimum Lot Size 20,015 s.f.
- b. Minimum Lot Width Eighty feet (80') measured at the building setback line, except pie-shaped cul-de-sac lots, in which case the minimum shall be seventy-five feet (75'), as shown on the Development Plan.
- c. Front Building Line 30 feet back of property line.
- d. Side Building Line 10 feet.
- e. Rear Building Line 25 feet.
- f. Maximum Lot Coverage 30%
- g. Maximum Impervious Coverage 60%
- h. Street-facing Side Yard Side yard setbacks on the street side of a corner lot, fronting on another street, shall all be 30'
- i. Minimum House Size 3,500 square feet.

5. Open Space

- a. This development shall provide not less than 20.66% common open space, which shall generally be configured as shown on Exhibit "C". All open space areas shall be landscaped and maintained by the Homeowner's Association.
- b. All amenities within the open space areas shall be maintained by the Homeowner's Association.
- c. All common open space along the internal streets shall be fully landscaped and irrigated with a combination of trees and shrubbery pursuant to an approved landscape plan. The common open space shall be owned, operated and maintained by The Bluffs at Colleyville Homeowners Association which shall have a mandatory membership of all homeowners and shall collect dues in amounts satisfactory to maintain the common open space. The Association shall have fine and lien rights as permitted by law to enforce compliance with the rules of the association.

6. SCREENING

- a. Perimeter fencing and screening shall be in compliance with the Wall/Fence Diagram included and shown on the Development Plan, labeled as Exhibit "C".
- b. Wood fencing will only be permitted between lots. All front elevation fences, from the front of the house to the side property line, shall be open style fencing of decorative metal, and/or masonry. All lots adjacent to a common open space shall be open style fencing of decorative metal, and/or masonry.
- c. Where lots back to existing residential lots with fences, the existing fence shall be kept, maintained or improved in coordination with each owner, as shown in the diagram on the Development Plan and associated detailed diagrams. Where open space lots border adjacent properties, either the existing fence will be maintained or improved, or a decorative masonry or

metal fence will be installed, all in cooperation with the adjacent property owner, according to the detailed plans submitted with zoning.

7. ARCHITECTURAL FEATURES

- a. The dominant exterior vertical wall area of each structure, exclusive of doors and windows, shall be masonry (brick, stone, or stucco) or other material solely determined by The Bluffs HOA Architect Review Committee. No more than 20% of the exterior vertical wall to be authentic lath and stucco application over wood framing. Dryvit systems or Styrofoam products are not acceptable. The exterior of chimney flues shall be of masonry material acceptable to the Committee. Installation of all types of exterior items and surfaces such as address numbers or external ornamentation, lights, mail chutes, mailboxes, roofing materials and exterior paint or stain, shall be subject to the approval of the Committee as to size, design, materials color, manufacturer and location. Garage Standard – Minimum of a three-car garage with wood-like, architecturally enhanced doors.
- b. Minimum Roof Pitch – Minimum of a 10:12 roof pitch unless architecturally required to vary, based on home style.
- c. Windows – No aluminum windows allowed in the subdivision, only windows of higher quality and every efficiency will be allowed. All windows will be insulated glass with a “low-e” specification.

8. OTHER

- a. Minimum of two (2) three-inch (3”) caliper trees per front yard, unless quality existing trees are present and saved. Fully landscaped and sprinklered front and rear yard within sixty days of completing a house.
- b. Street Design Standards:
 - o Right-Of-Way: Fifty feet (50’) (Undivided)

- o Travel Lane Width: Thirty-one feet (31'), back of curb to back of curb
- o Turning Radii: Fifteen feet (15')

- Sec. 5. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 6. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 7. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 8. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.
- Sec. 9. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 5th day of January 2023.

The second reading and public hearing being conducted on the 7th day of February 2023.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 7TH DAY OF FEBRUARY 2023.

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

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" – Location and Zoning Map

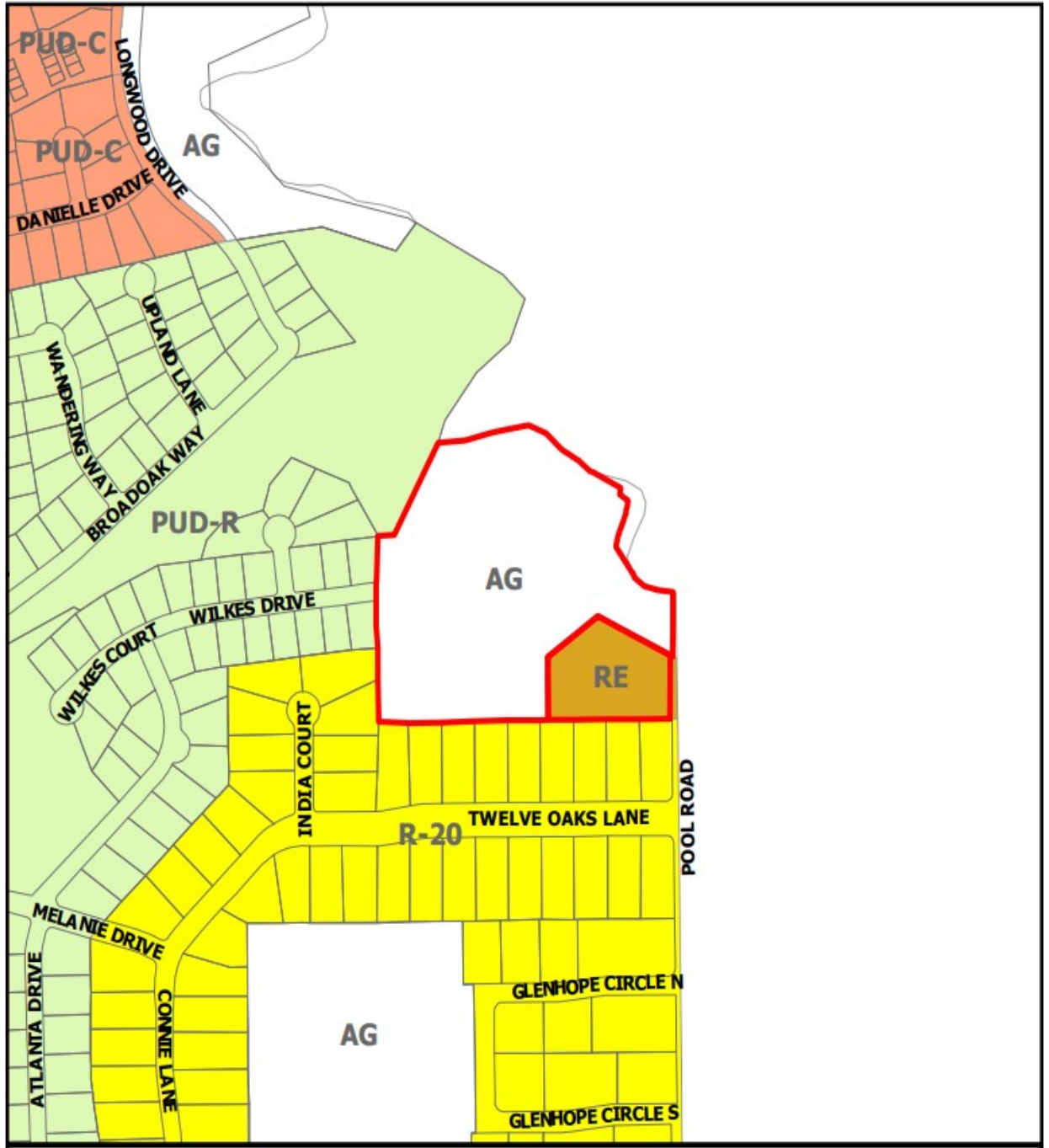


Exhibit "B" – Statement of Planning Objectives

The Bluffs at Colleyville

Colleyville, Texas

Zoning Narrative –30 SEPT 2022

WillowTree Development, LLC, Developer

Sage Group, Inc., Land Planner

Statement of Planning Objectives

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

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

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

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

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

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

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

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

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

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

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

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

Development Schedule

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

Economic Development Information

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

Development Standards

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

Additional Elevation Requirements:	All plans will be reviewed by the The Bluffs at Colleyville Architectural Review Committee, to ensure structures and site features of the highest quality. Elevations will have a hierarchy of plate dominance featuring custom front doors and entrances; balanced architectural features and interests with natural tones for paint and exterior finishes. The elevations on all “four sides” shall be addressed in the design to present a finished appearance. Roofing will match the architectural style. Slate, tile composition or standing seam metal are examples. Each elevation should add interest to the entire streetscape.
Windows:	No aluminum widows allowed in the subdivision, only windows of higher quality and energy efficiency will be allowed. All windows will be insulated glass with a “low-e” specification.
Fencing:	Wood fencing will only be permitted between lots. All front elevation fences, from the front of the house to the side property line, shall be open style fencing of decorative metal, and/or masonry. All lots adjacent to a Common Open Space shall be open style fencing of decorative metal, and/or Masonry. Where lots back to existing residential lots with fences, the existing fence shall be kept, maintained or improved in coordination with each owner, as shown in the diagram on the Development Plan and associated detailed diagrams. Where open space lots border adjacent properties, either the existing fence will be maintained or improved, or a decorative masonry or metal fence will be installed, all in cooperation with the adjacent property owner, according to the detailed plans submitted with zoning.
Streetscape Standards:	Minimum of two (2) three-inch (3”) caliper trees per front yard, unless quality existing trees are present and saved. Fully landscaped and sprinklered front and rear yard within sixty days of completing a house.
Open Space Maintenance:	The open space lots within the subdivision shall be maintained in a consistent, uniform manner by the The Bluffs at Colleyville Homeowners Association through dues collected from the individual homeowners. Membership in the Homeowner’s Association is mandatory.

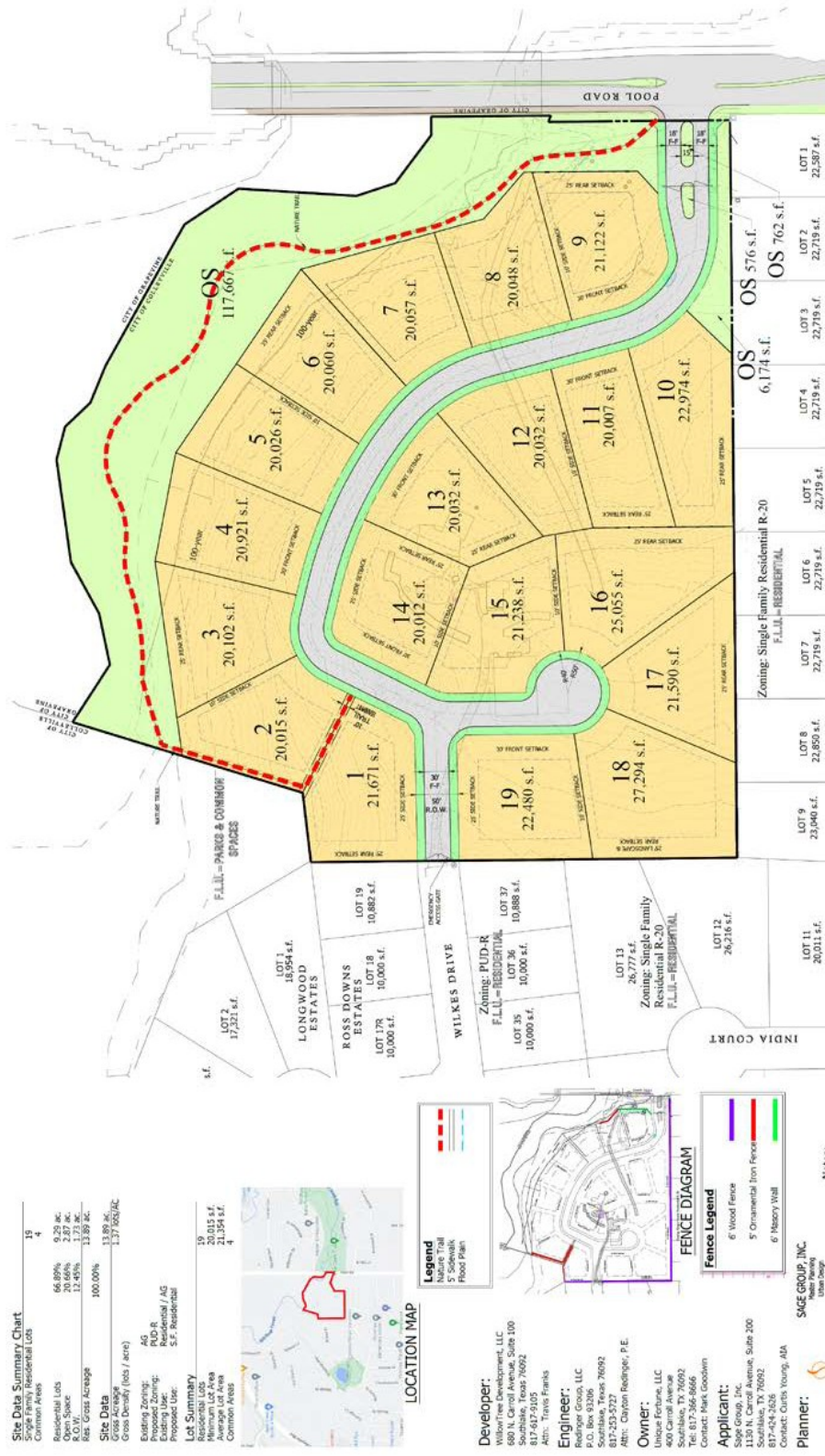
Street Design Standards:

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

Open Space Standards:	All Common Open Space along the internal streets shall be fully landscaped and irrigated with a combination of trees and shrubbery pursuant to an approved landscape plan. The Common Open Space shall be owned, operated and maintained by The Bluffs at Colleyville Homeowners Association which shall have a mandatory membership of all homeowners and shall collect dues in amounts satisfactory to maintain the Common Open Space. The Association shall have fine and lien rights as permitted by law to enforce compliance with the rules of the association.
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Signage:	A monument sign identifying the subdivision shall be built at the entry from Pool Road.
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Exhibit "C" – Development Plan



30 SEP 22

1" = 50'

0 50' 100' 200'

Development Plan

The Bluffs at Colleyville

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

Colleyville, Tarrant County, Texas

PRELIMINARY UTILITY PLAN
THE BLUFFS AT COLLEVILLE
COLLEVILLE, TEXAS

REIDINGER GROUP, LLC
P.O. BOX 9388
HOUSTON, TEXAS 77247
PH: 281.453.8177
FAX: 281.453.8177
WWW.REIDINGERGROUP.COM

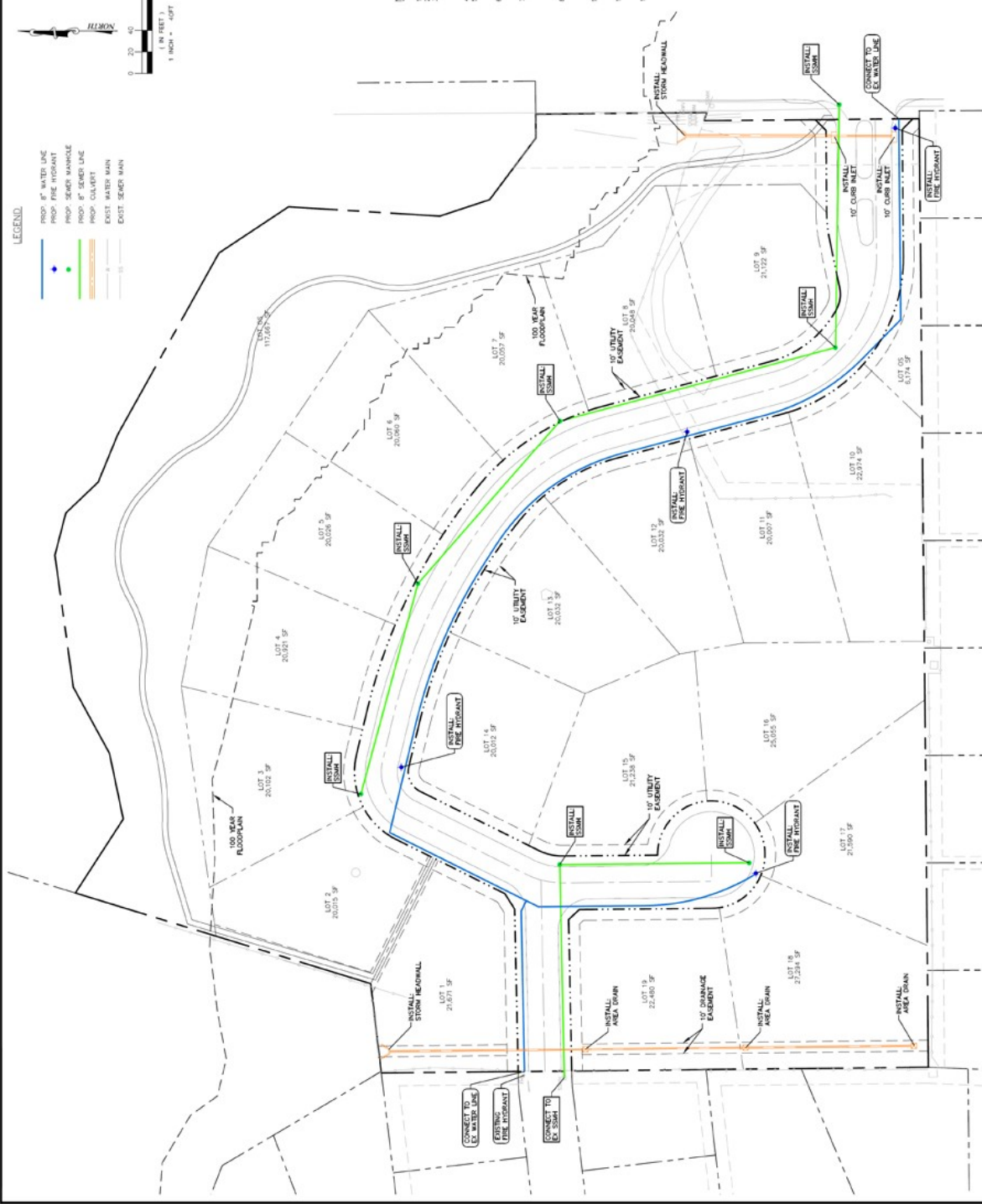


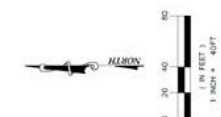
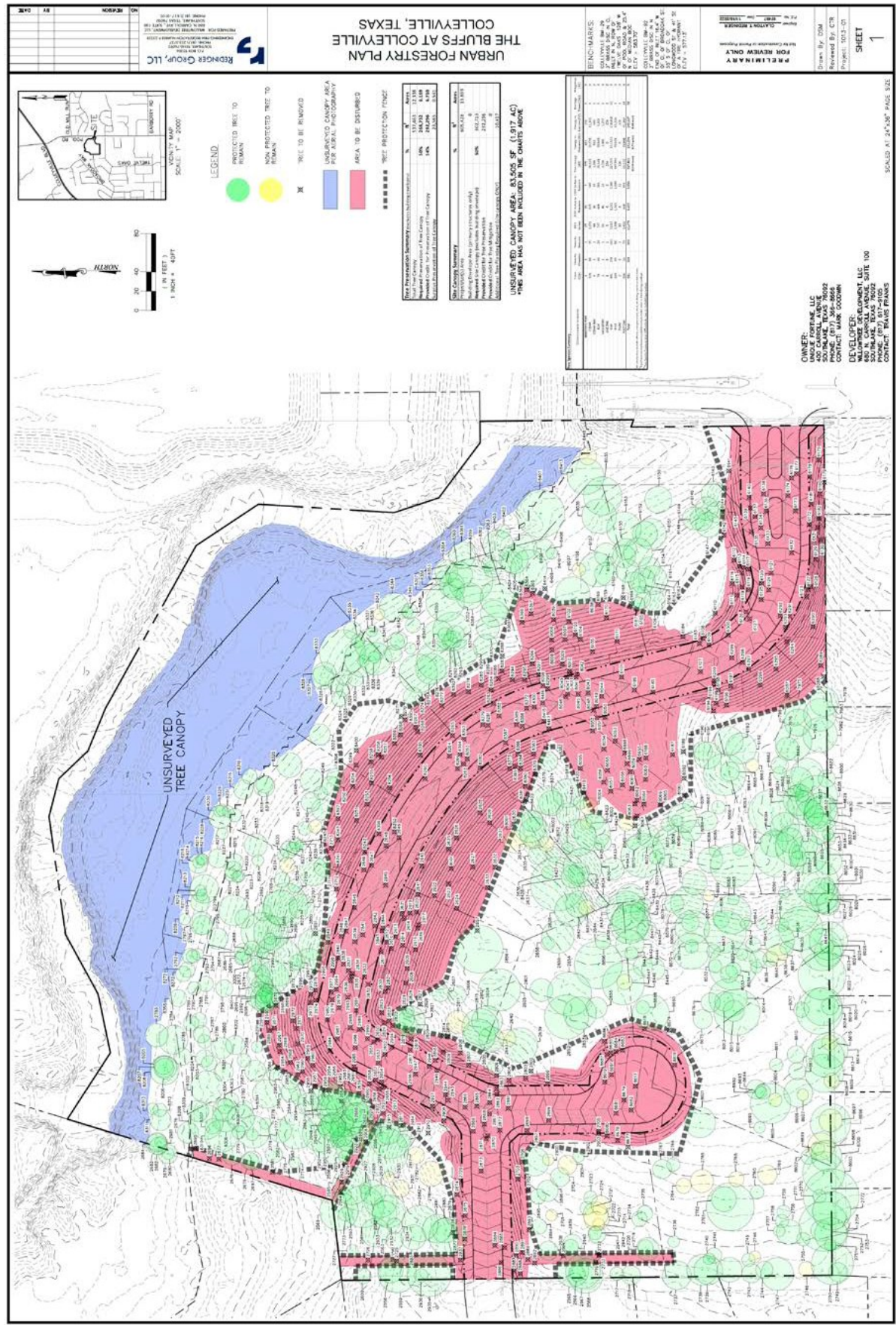
LEGEND

- | | |
|---------------------|---------------------|
| PROP. 8" WATER LINE | PROP. 8" WATER LINE |
| PROP. FIRE HYDRANT | PROP. FIRE HYDRANT |
| PROP. SEWER MANHOLE | PROP. SEWER MANHOLE |
| PROP. 8" SEWER LINE | PROP. 8" SEWER LINE |
| PROP. CULVERT | PROP. CULVERT |
| EXIST. WATER MAIN | EXIST. WATER MAIN |
| EXIST. SEWER MAIN | EXIST. SEWER MAIN |

NOTES:

- [illegible]





- LEGEND**
- PROTECTED TREE TO REMAIN
 - NON PROTECTED TREE TO REMAIN
 - TREE TO BE REMOVED
 - UNSURVEYED CANOPY AREA FOR AERIAL PHOTOGRAPHY
 - AREA TO BE DISTURBED
 - NET PROTECTION FENCE

UNSURVEYED CANOPY AREA: 81,505 SF (1,817 AC)
 *THIS AREA HAS NOT BEEN INCLUDED IN THE CHARTS ABOVE

Tree Inventory

Tree ID	Tree Species	Tree Size (DBH)	Tree Health	Tree Location
1	...	...	...	...
2	...	...	...	...
3	...	...	...	...
4	...	...	...	...
5	...	...	...	...
6	...	...	...	...
7	...	...	...	...
8	...	...	...	...
9	...	...	...	...
10	...	...	...	...
11	...	...	...	...
12	...	...	...	...
13	...	...	...	...
14	...	...	...	...
15	...	...	...	...
16	...	...	...	...
17	...	...	...	...
18	...	...	...	...
19	...	...	...	...
20	...	...	...	...
21	...	...	...	...
22	...	...	...	...
23	...	...	...	...
24	...	...	...	...
25	...	...	...	...
26	...	...	...	...
27	...	...	...	...
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BENCH-MARKS

BM ID	BM Description	BM Elevation (ft)
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BM 5	...	...
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Tree Inventory Summary

Tree ID	Tree Species	Tree Size (DBH)	Tree Health	Tree Location
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OWNER:
 FOREMAN, LLC
 400 CARROLL AVENUE
 SUITE 100
 COLLEVILLE, TEXAS 75006
 PHONE: (817) 555-8665
 CONTACT: MARK GOODMAN

DEVELOPER:
 DEVELCO, LLC
 800 N. CARROLL AVENUE
 SUITE 100
 COLLEVILLE, TEXAS 75006
 PHONE: (817) 555-8665
 CONTACT: MARK GOODMAN

THE BLUFFS AT COLLEVILLE
 URBAN FORESTRY PLAN
 COLLEVILLE, TEXAS

RENDER GROUP, LLC
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 SUITE 100
 DALLAS, TEXAS 75243
 PHONE: (214) 343-1111
 FAX: (214) 343-1112
 WWW.RENDERGROUP.COM



City of Colleyville City Council Agenda Briefing

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

Agenda Number 6a

Agenda Date 2/7/2023

Number Ordinance O-22-2211

Type Ordinance

Department Community Development

Title

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

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

Second Reading and Public Hearing

At the January 3, 2023 City Council meeting, the applicant presented a plan showing 47 lots with approximately 18% of open space. The City Council indicated a strong desire for 20% open space while maintaining the larger lot sizes (R-30 and R-40). The item was tabled from the January 17, 2023 City Council meeting to the February 7, 2023 meeting with an indication of action being taken. The applicant has presented a plan showing 45 lots meeting the lot size and open space criteria.

Previous Analysis Compiled for the January 3, 2023 Meeting

Prior to the new year, 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 Court. 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 Court) 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- R-40 lots; 14- R-30 lots; 23- R-20 lots). (2) The second provides for a "straight zoning" with less open space (8.23%) and larger lot sizes (19- R-40 lots; 30- R-30 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 & Restrictions Review** – Staff reviewed the CCR's individually, then as a group. A few areas were outlined for additional language or edits. Overall, the team found the CCR's 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.

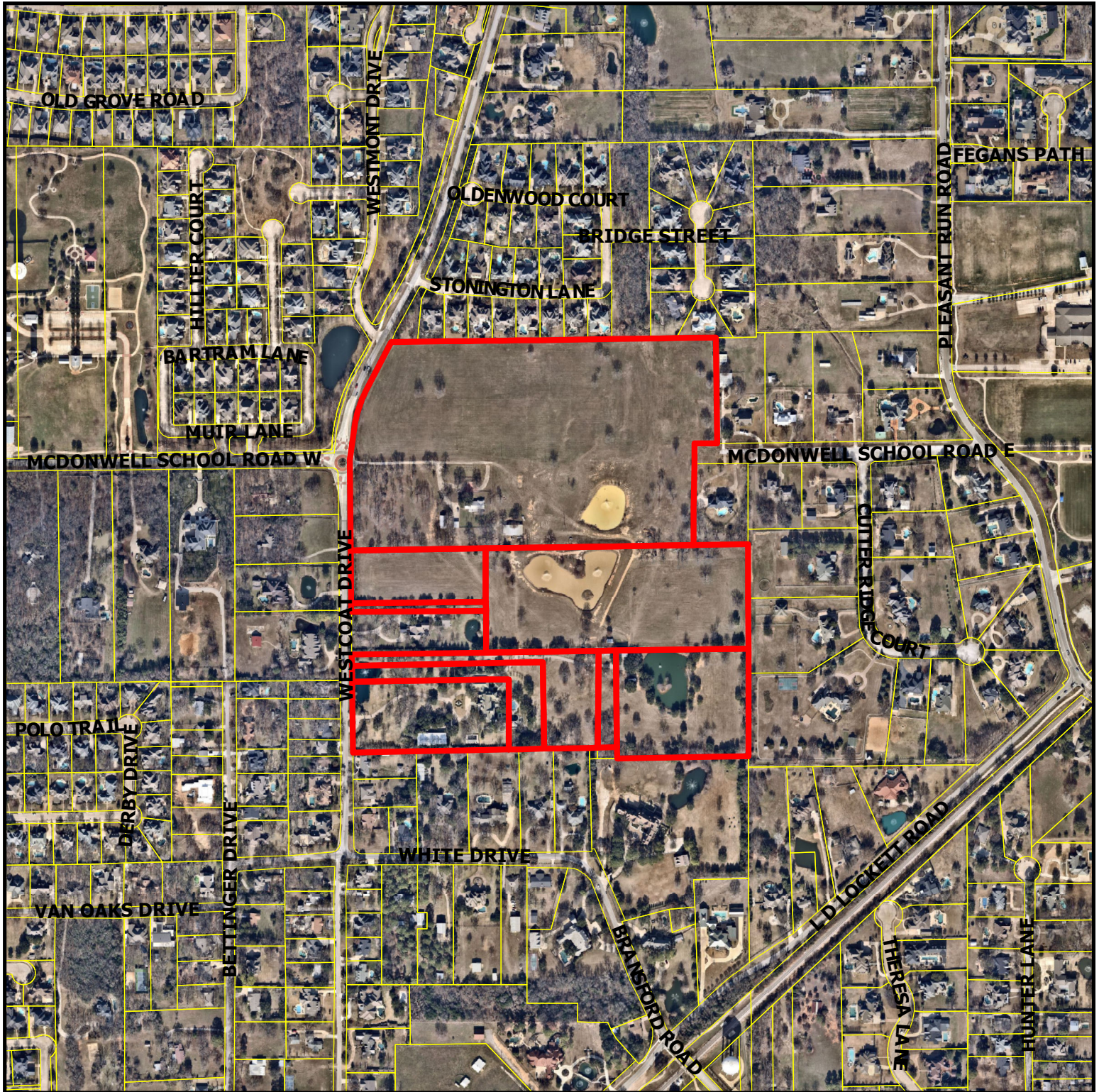
Recommendation

None

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Updated Plans - 01.30.2023
5. Updated Development Plan - 01.03.2023
6. Updated Plans, Reports, Misc Items - 12.12.2022
7. Alternate Plan-Additional Alternative - 11.10.2022
8. Greystone Manor - Revised 10.20.2022
9. Density Summary
10. Greystone Manor - Revised 09.18.2022
11. Original Statement of Planning Objectives
12. Original Development Plan
13. Notification Map
14. Notification Letter
15. Notification List
16. Letters from Surrounding Property Owners
17. Opposition Map
18. Opposition Report
19. Ordinance O-22-2211

Aerial Map



ZC22-020

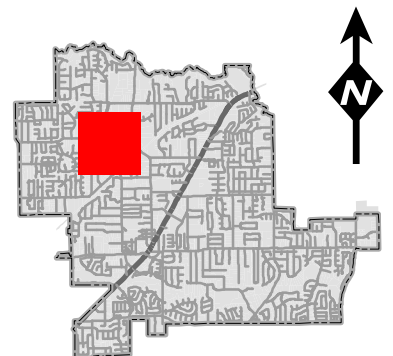
6605 Westcoat Drive

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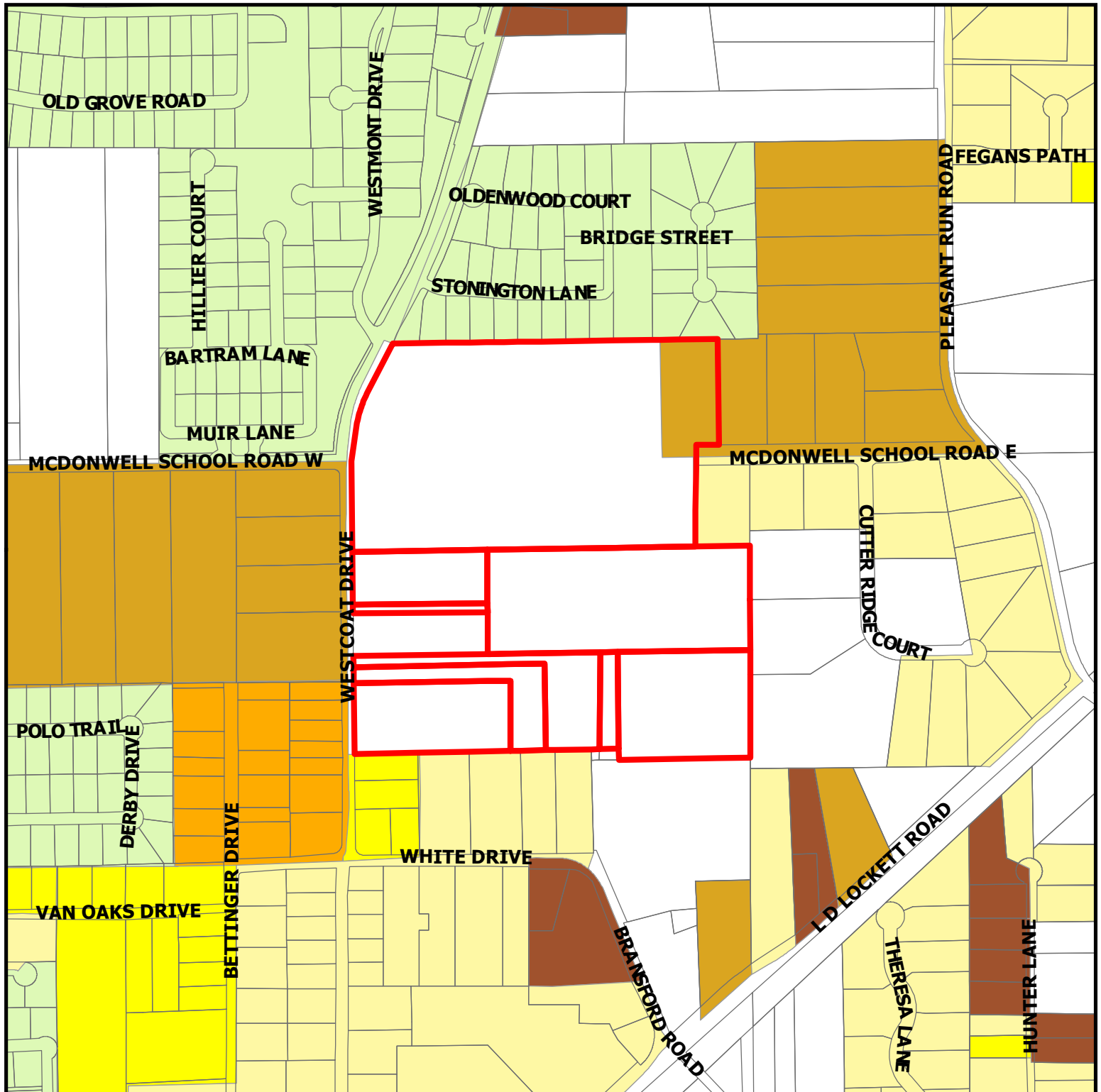
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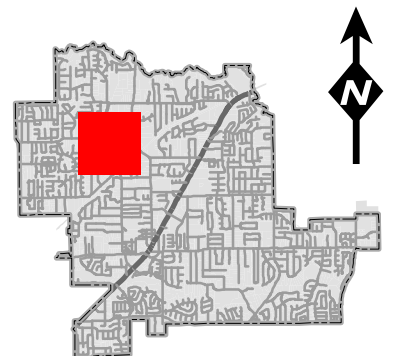
Subject Property



Zoning Map



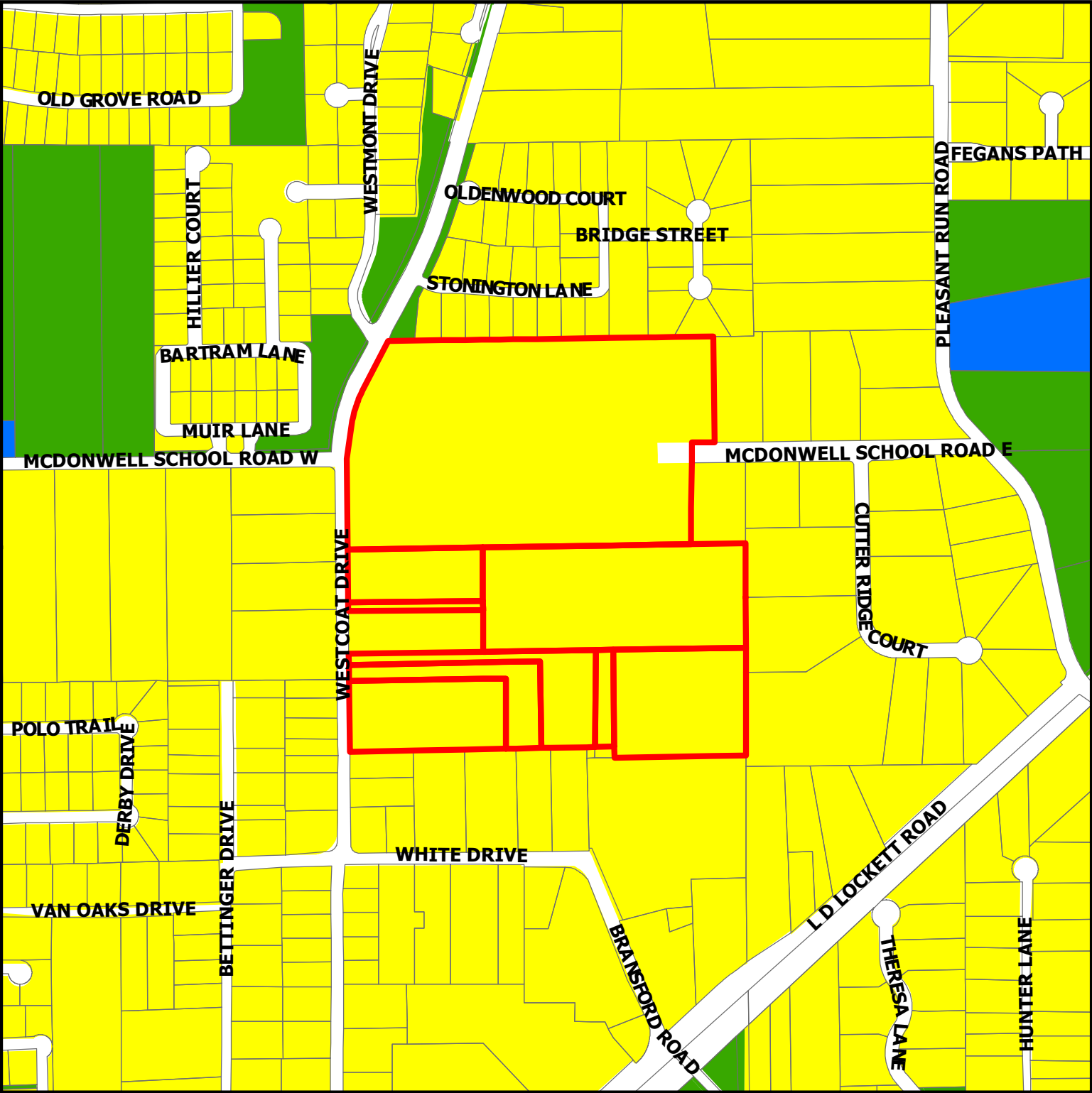
ZC22-020
6605 Westcoat Drive



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 Subject Property

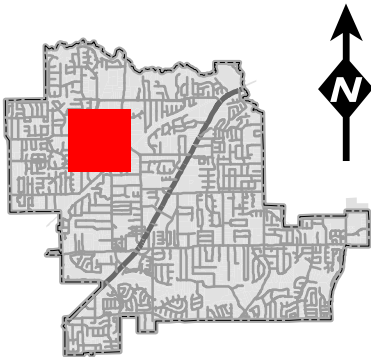
Future Land Use Map



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ZC22-020
6605 Westcoat Drive

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



Site Data Summary Chart

Single Family Residential Lots		45
Common Open Space / HOA		4
Residential Lots	69.10%	34.44 ac.
Common Open Space / HOA	20.02%	9.98 ac.
R.O.W.	10.88%	5.42 ac.
Res. Gross Acreage	100.00%	49.84 ac.

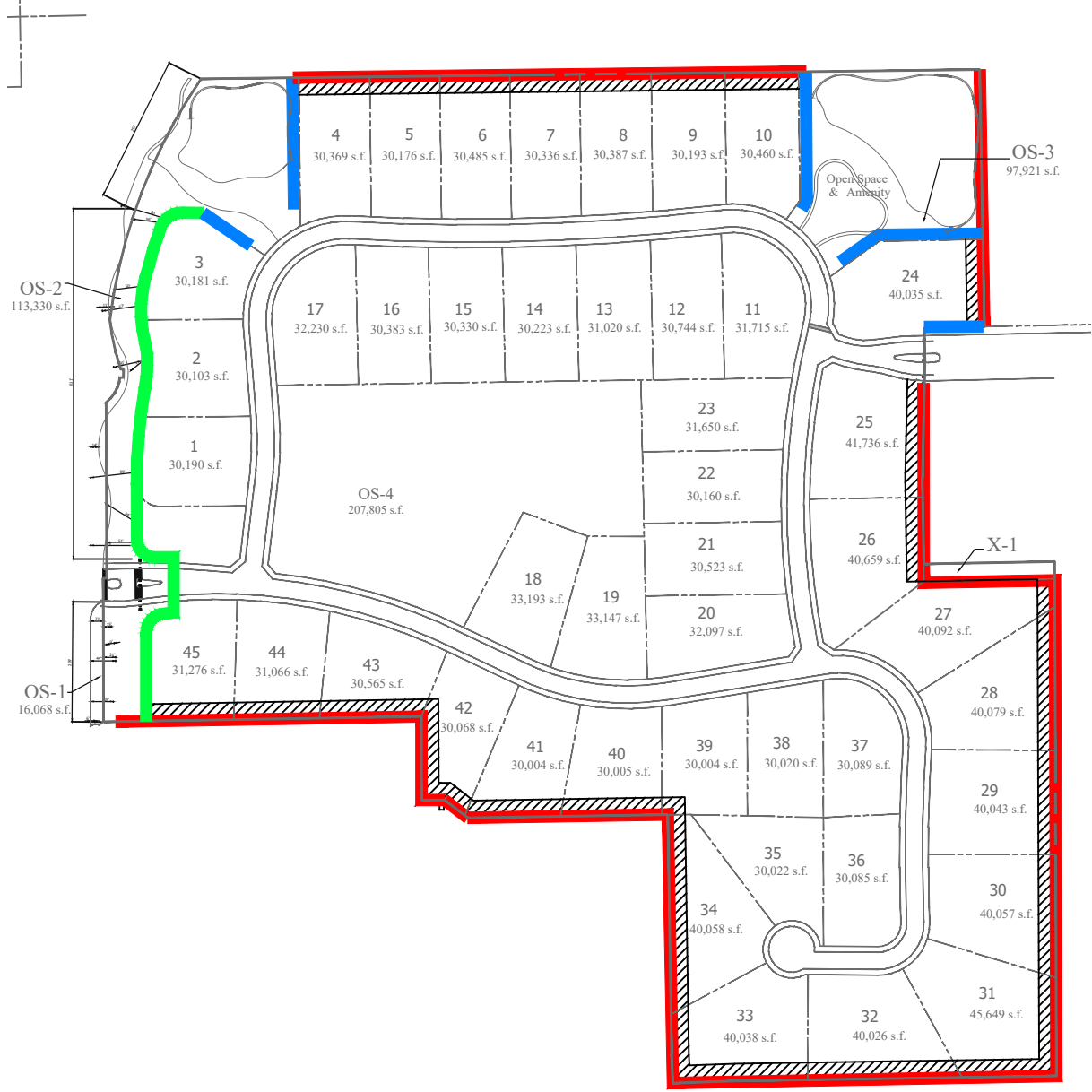
Site Data

Gross Acreage	49.84 ac.
Gross Density (lots / acre)	0.90 lots/acre

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

Lot Summary

Residential Lots	45
Minimum Building Lot Area	30,004 s.f.
Average Building Lot Area	33,311 s.f.
Common Areas	4



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

Wall / Fence Diagram

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

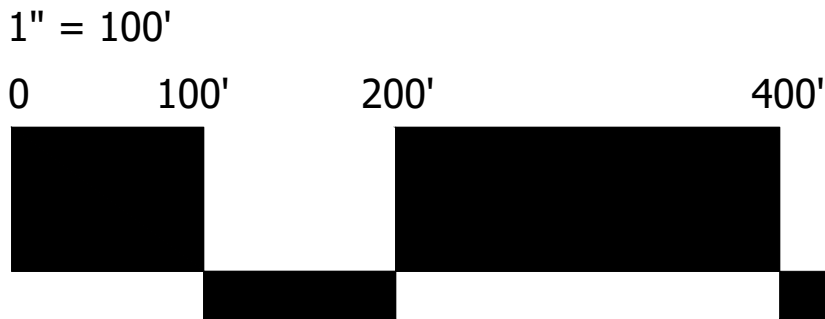
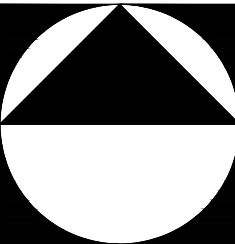
Notes:

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

Planner: SAGE GROUP, INC.



25 JAN 23



Development Plan



Greystone Manor

Colleyville, Tarrant County, Texas

Site Data Summary Chart

Single Family Residential Lots		45
Common Open Space / HOA		4
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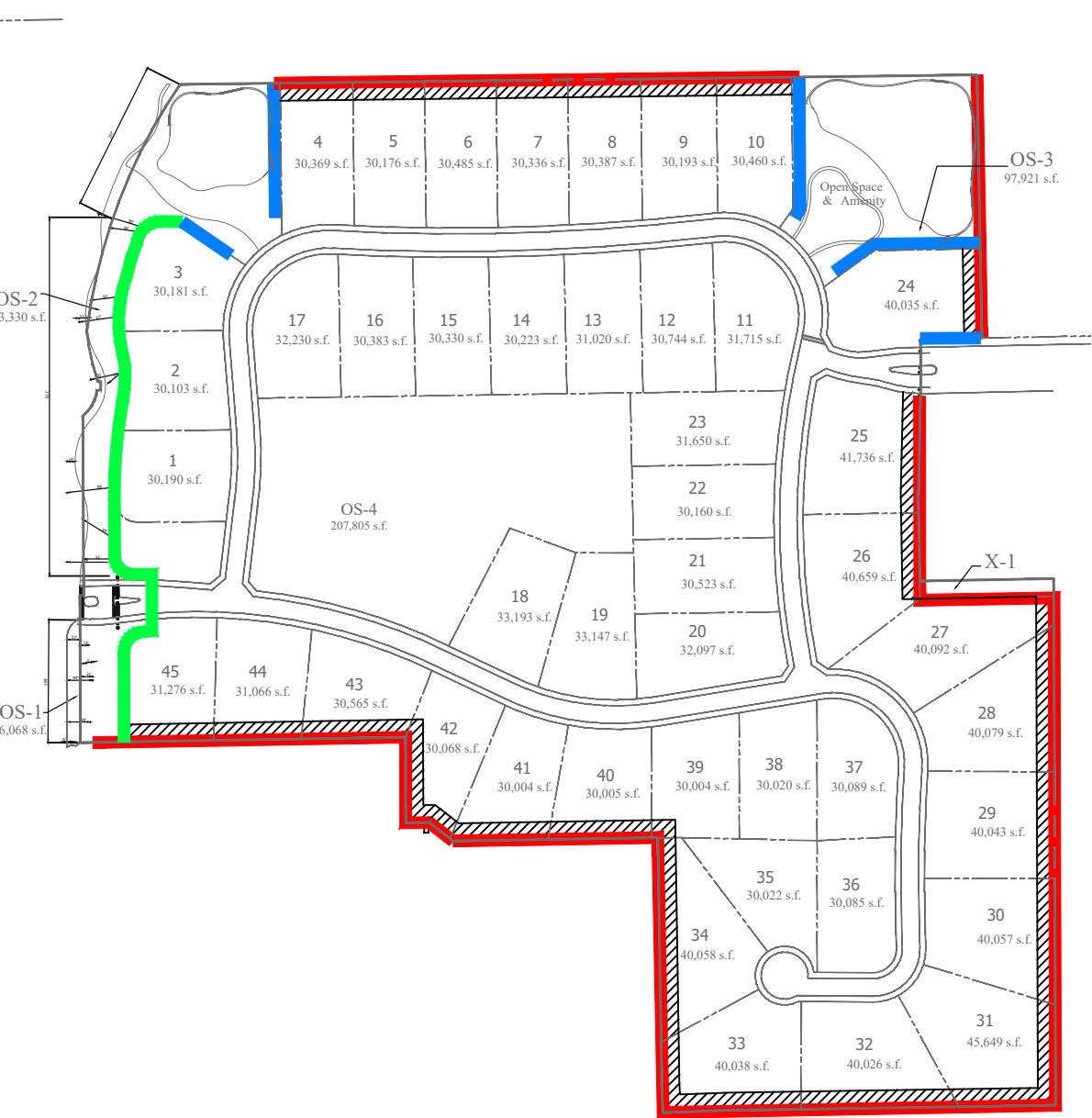
Site Data

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

Lot Summary

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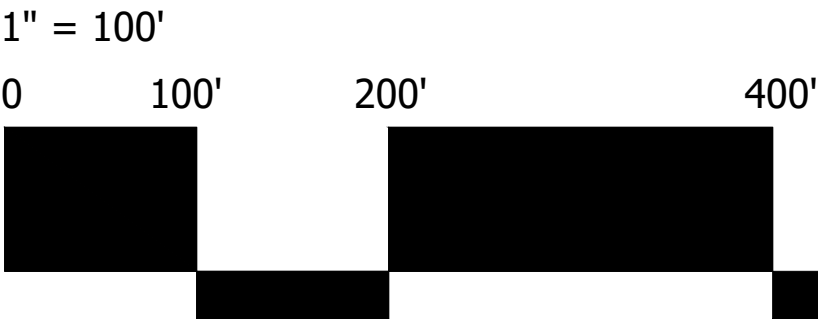
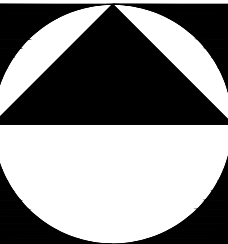
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Planner: SAGE GROUP, INC.

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

25 JAN 23

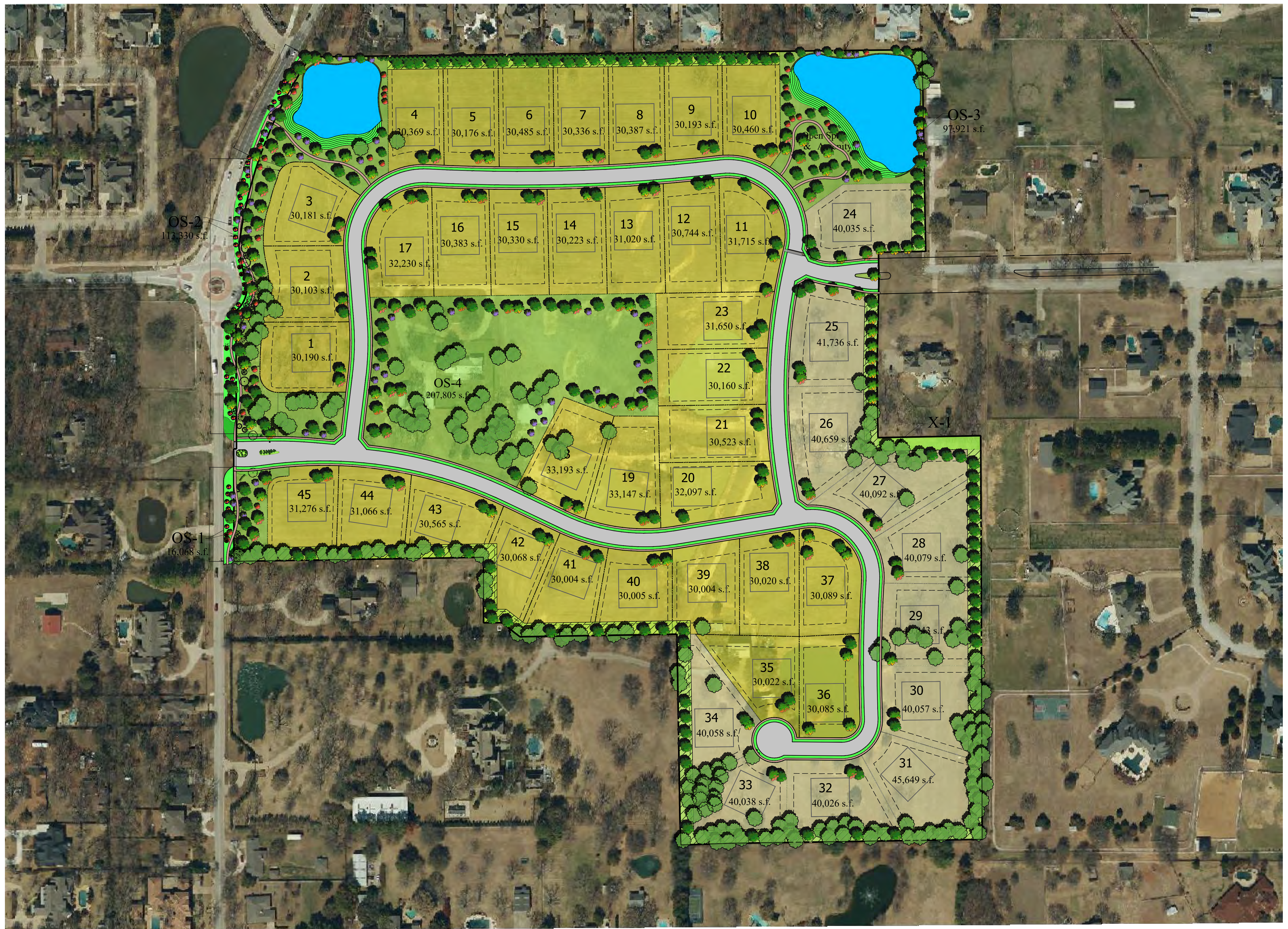


Development Plan

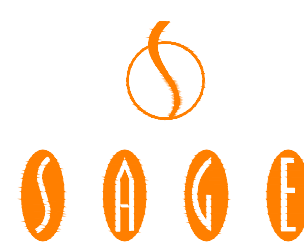


Greystone Manor

Colleyville, Tarrant County, Texas

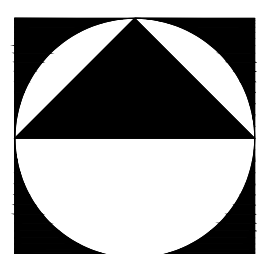


Planner: SAGE GROUP, INC.

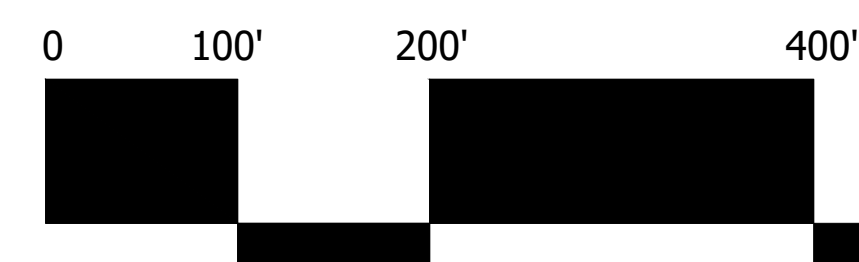


Master Planning
Urban Design
Architecture
Landscape Architecture
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Southlake, Texas 76092
817-424-2626

30 JAN 23



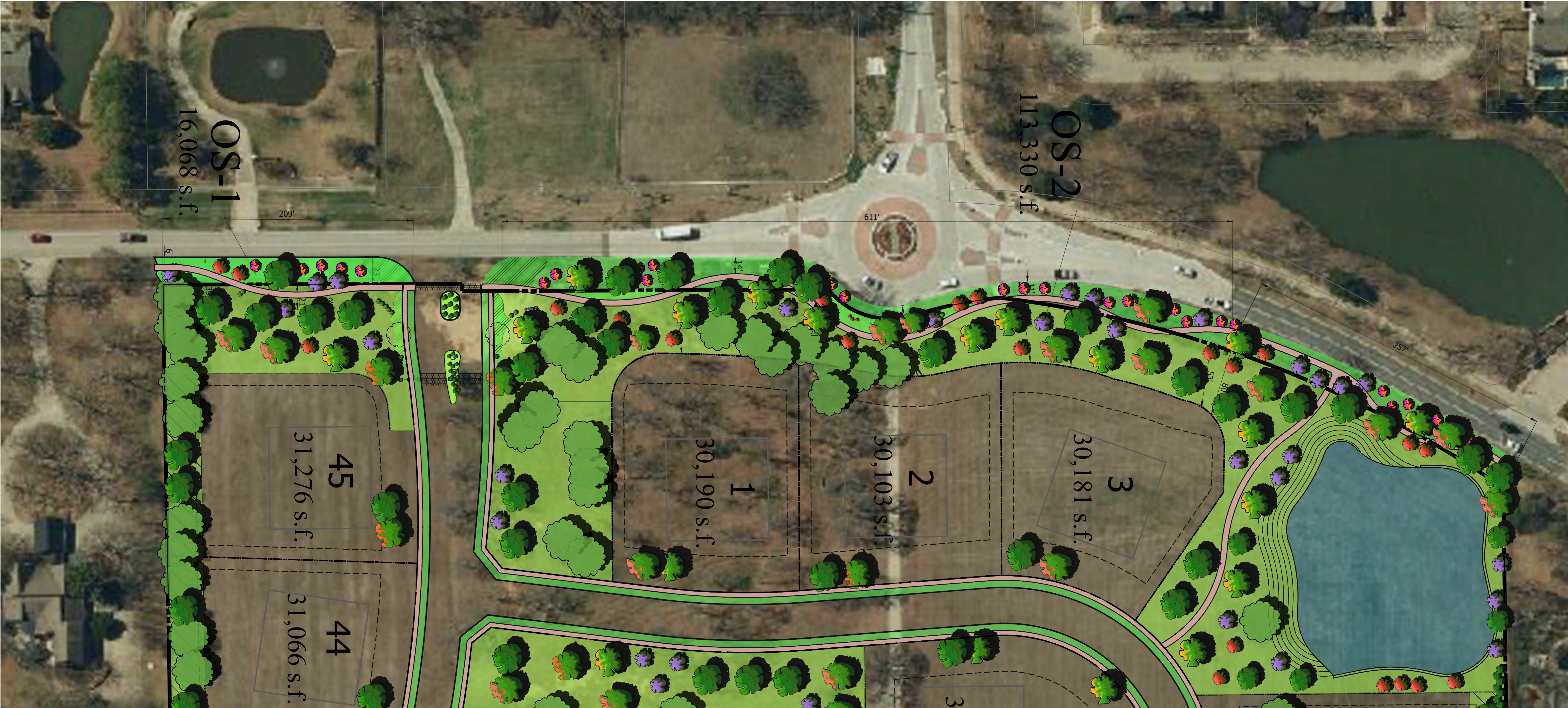
1" = 100'



Landscape Master Plan

Greystone Manor

Colleyville, Tarrant County, Texas

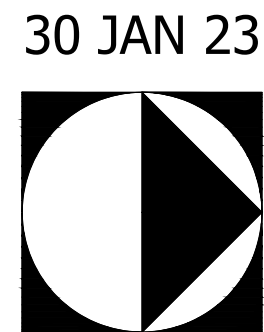


Westcoat Drive Landscape Buffer -
Landscape Specifications

SHADE TREES				
SYMBOL	PLANT NAME	QUANTITY	SIZE	CONDITION / REMARKS
	Live Oak <i>Quercus virginiana</i>	18	3" CAL. / 14'-16' HT. / 10'-12' SPREAD	single trunk clear to 6'; b & b; matching growth
	Red Oak <i>Quercus shumardii</i>	13	3" CAL. / 14'-16' HT. / 10'-12' SPREAD	single trunk clear to 6'; b & b; matching growth
	Cedar Elm <i>Ulmus crassifolia</i>	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 <i>Lagerstroemia indica</i> 'Red Rocket'	15	30 Gal. / 8' HT. / 6' SPREAD	container grown; matching growth
	Chaste Tree <i>Vitex agnus-castus</i>	19	30 Gal. / 8' HT. / 6' SPREAD	container grown; matching growth
	Nellie R. Stevens' <i>Ilex x 'Nellie R. Stevens'</i>	24	30 Gal. / 8' HT. / 6' SPREAD	container grown; matching growth
	Little Gem Magnolia <i>Magnolia Grandiflora</i> "Little Gem"	12	30 Gal. / 8' HT. / 6' SPREAD	container grown; matching growth



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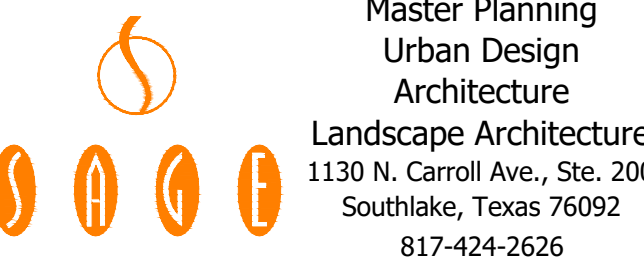
Frontage Landscape Screening & Plantings

Greystone Manor

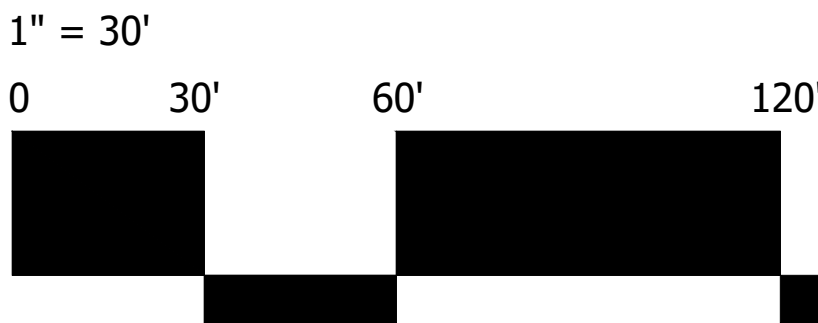
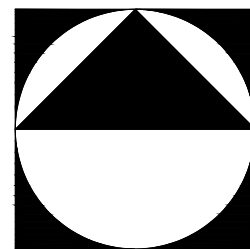
Colleyville, Tarrant County, Texas



Planner: SAGE GROUP, INC.



30 JAN 23



30' LANDSCAPE EASEMENT

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

CONTIGUOUS HEDGE OF HOLLIES OR SPECIES TBD WITH NEIGHBOR
REPRESENTATIVES.

Northern Boundary Landscape Easement -
Landscape Specifications

SHADE TREES				
SYMBOL	PLANT NAME	QUANTITY	SIZE	CONDITION / REMARKS
	TBD TBD	28	4" CAL. / 16'-18' HT. / 12'-14' SPREAD	single trunk clear to 6'; b & b; matching growth
SHRUBS				
SYMBOL	PLANT NAME	QUANTITY	SIZE	CONDITION / REMARKS
	TBD TBD	164	15 GAL. / 4'-6' HT. / 3'-4' SPREAD	straight growth; matching growth; full and vigorous

Greystone Manor

Colleyville, Tarrant County, Texas



Lots 24, 25 & 26

Eastern Boundary Lots 24, 25 & 26
Landscape Specifications

SHADE TREES				
SYMBOL	PLANT NAME	QUANTITY	SIZE	CONDITION / REMARKS
	Canopy Tree to be selected from Approved Plant List	7	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	10	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 24, 25 AND 26 - CANOPY TREES WITHIN REAR BUILDING SETBACK



Lots 27, 28 & 29

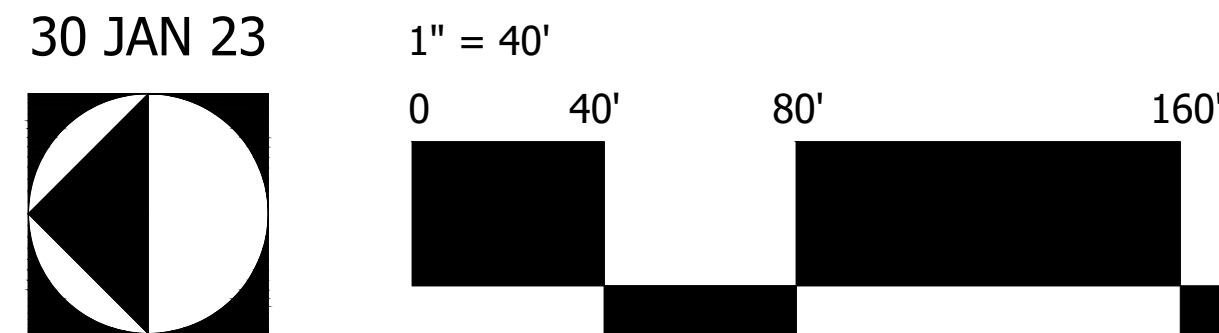
Eastern Boundary Lots 27, 28 & 29
Landscape Specifications

SHADE TREES				
SYMBOL	PLANT NAME	QUANTITY	SIZE	CONDITION / REMARKS
	Canopy Tree to be selected from Approved Plant List	17	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 27 & 28 -CANOPY TREES WITHIN REAR BUILDING SETBACK



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Private Open Space Easement Plantings - EAST

Greystone Manor

Colleyville, Tarrant County, Texas

Legend

Site Data Summary Chart

Single Family Residential Lots		47
Common Open Space / HOA		12
Residential Lots	68.79%	34.28 ac.
Common Open Space / HOA	17.67%	8.81 ac.
R.O.W.	13.54%	6.75 ac.
Res. Gross Acreage	100.00%	49.84 ac.

Site Data

Gross Acreage	49.84 ac.
Gross Density (lots / acre)	0.94 lots/acre

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

Owner:

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

Applicant:

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

Planner: SAGE GROUP, INC.

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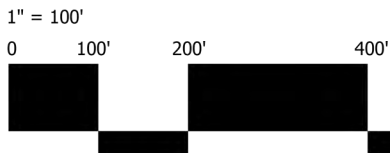
Legend

- 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).

31 DEC 22



Development Plan



Greystone Manor

Colleyville, Tarrant County, Texas



Westcoat Drive Landscape Buffer -
Landscape Specifications

SHADE TREES				
SYMBOL	PLANT NAME	QUANTITY	SIZE	CONDITION / REMARKS
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LANDSCAPE BUFFER

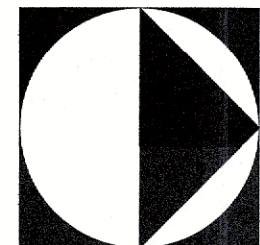
4 SHADE TREES, 3 ORNAMENTAL TREES PER 100 L.F. ALONG WESTCOAT DRIVE

Front Entry: Would frame up Entry
Sign with Low Specimen (Oak Leaf Holly)
Bed in the whole area lining all beds inside
Art out with sawcut stone to match wall
Go with combinations of plant material
McDon Holly
Anthony Vanden Spieren
Daisies
Little Gem magnolia for high
Cherry Dazys shrubs
Color Poinsettias on each side
Inside Beds:
Would Bed in whole
Area going with low specimen
Against wall to sort of umbrellas
of plants to match Entry Bed
Medians:
Would go with specimen trees in middle
Such as East Palatka patio trees
Color Poinsettias on each end of median
80' Rows of plant material, McDon Holly and Spiera
Live with sawcut stone.

Planner: SAGE GROUP, INC.

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14 NOV 22



Frontage Landscape Screening & Plantings

Greystone Manor

Colleyville, Tarrant County, Texas

SEASONAL COLOR

PATIO TREES, (WITH UP LIGHTING)

ANTHONY WATERER SPIREA

MICRON HOLLY

SAWCUT ROCK BORDERS TO MATCH FRONT WALL

MORNING LIGHT MISCANTHUS

MICRON HOLLY

ANTHONY WATERER SPIREA

LIVE OAK (WITH UP LIGHTING)

CHERRY DAZZLE GRAP MYRTLE

DWARF BURFORD HOLLY

EXISTING TREES

MISCANTHUS
GRASS

MICRON HOLLY

LITTLE OLM MAGNOLIA

CHERRY DAZZLE GRAP

ROSE CREEK ABELIA

SAWCUT ROCK BORDERS TO MATCH FRONT WALL

OAK LEAF HOLLY

ANTHONY WATERER SPIREA

OAK LEAF HOLLY TO FRAME SIGN

PAVILIONS

EXISTING TREES

SAWCUT ROCK BORDERS

SAWCUT ROCK BORDERS TO MATCH WALL

4 IN SEASONAL COLOR



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).

Client: City of Colleyville
Project: McDonwell School E
Project No.:



CITY OF
COLLEYVILLE
TEXAS

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

Title: Asphalt - COUNTY

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:
☒ No Design Completed
☐ Preliminary Design
☐ Final Design

This total does not reflect engineering or technical services.

Subtotal:

Conting. (% +/-) 15

Construction Total:

Engineering/Survey/Geotech:

Project Total:

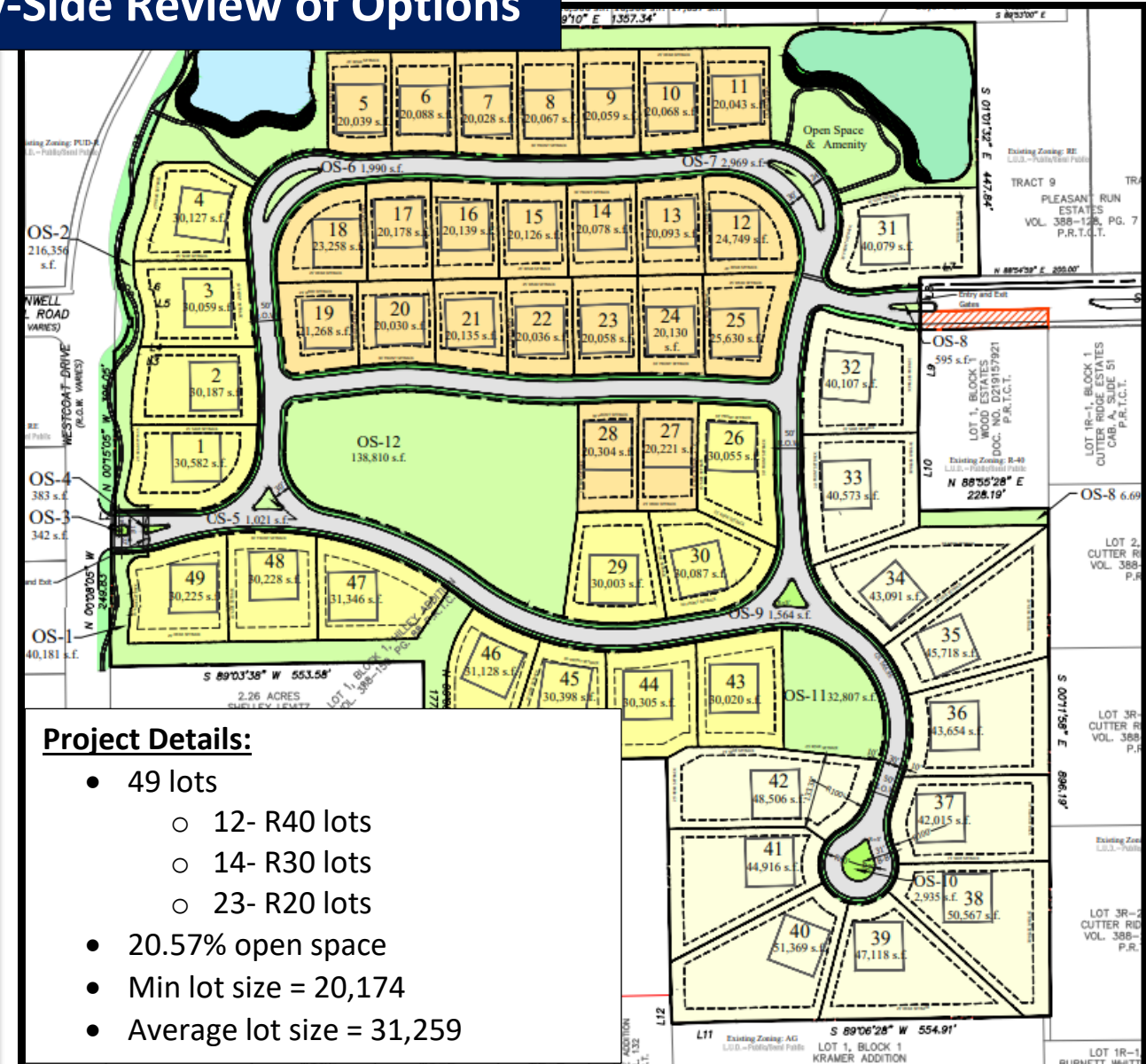
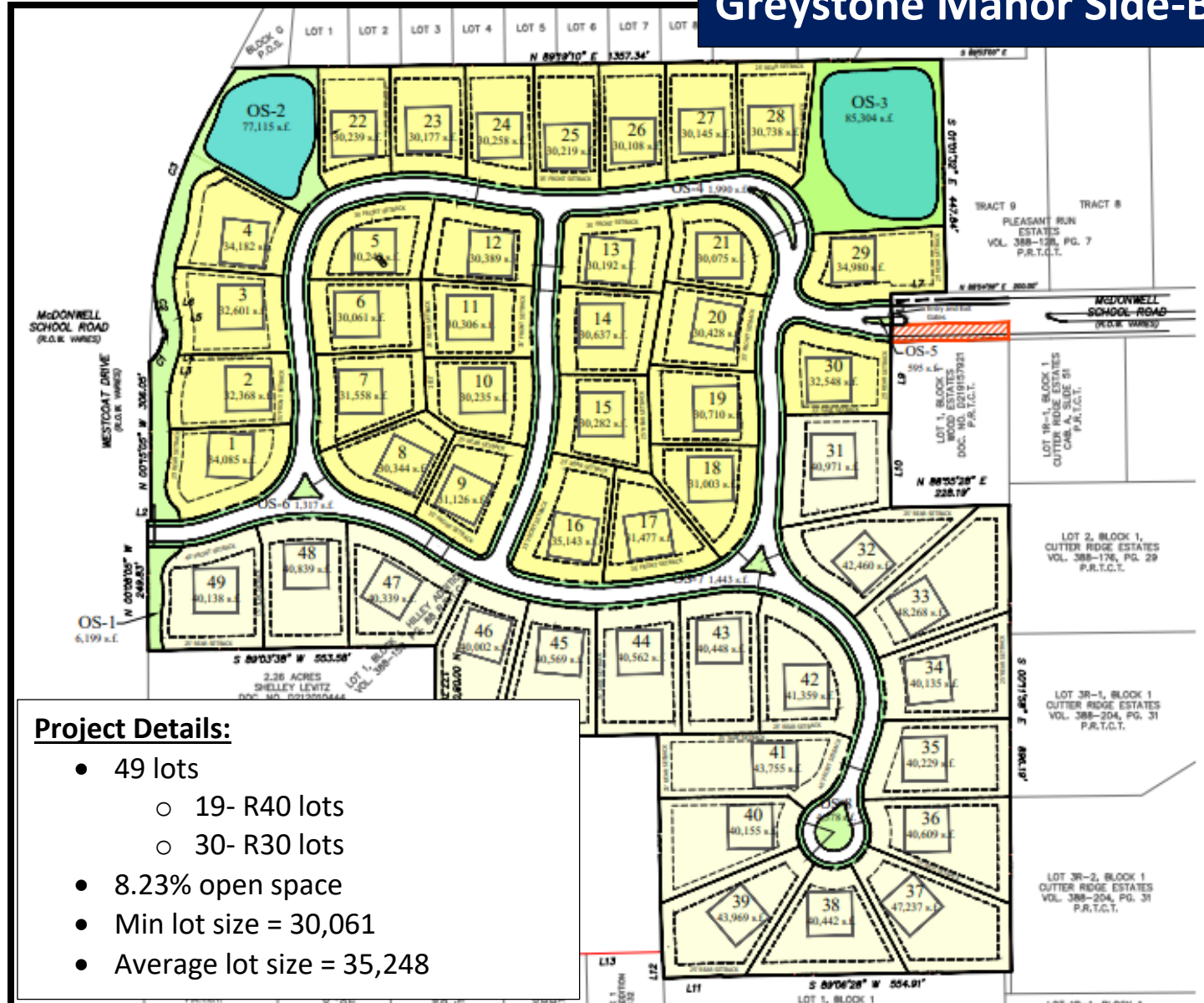
\$ 137,894

\$ 21,106

\$ 159,000

\$ 159,000

Greystone Manor Side-By-Side Review of Options



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



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 paverstone. 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 kiddie 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 of 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, that 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 from 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 lien, 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

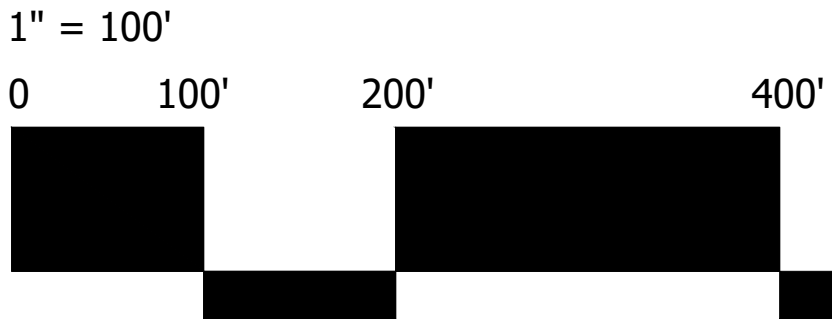
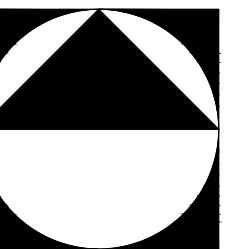
Owner:
Julianna Garrison
6401 Westcoat Drive
Colleyville, TX 76034
Phone: 214-502-5606

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



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

10 NOV 22



Development Plan - ALT

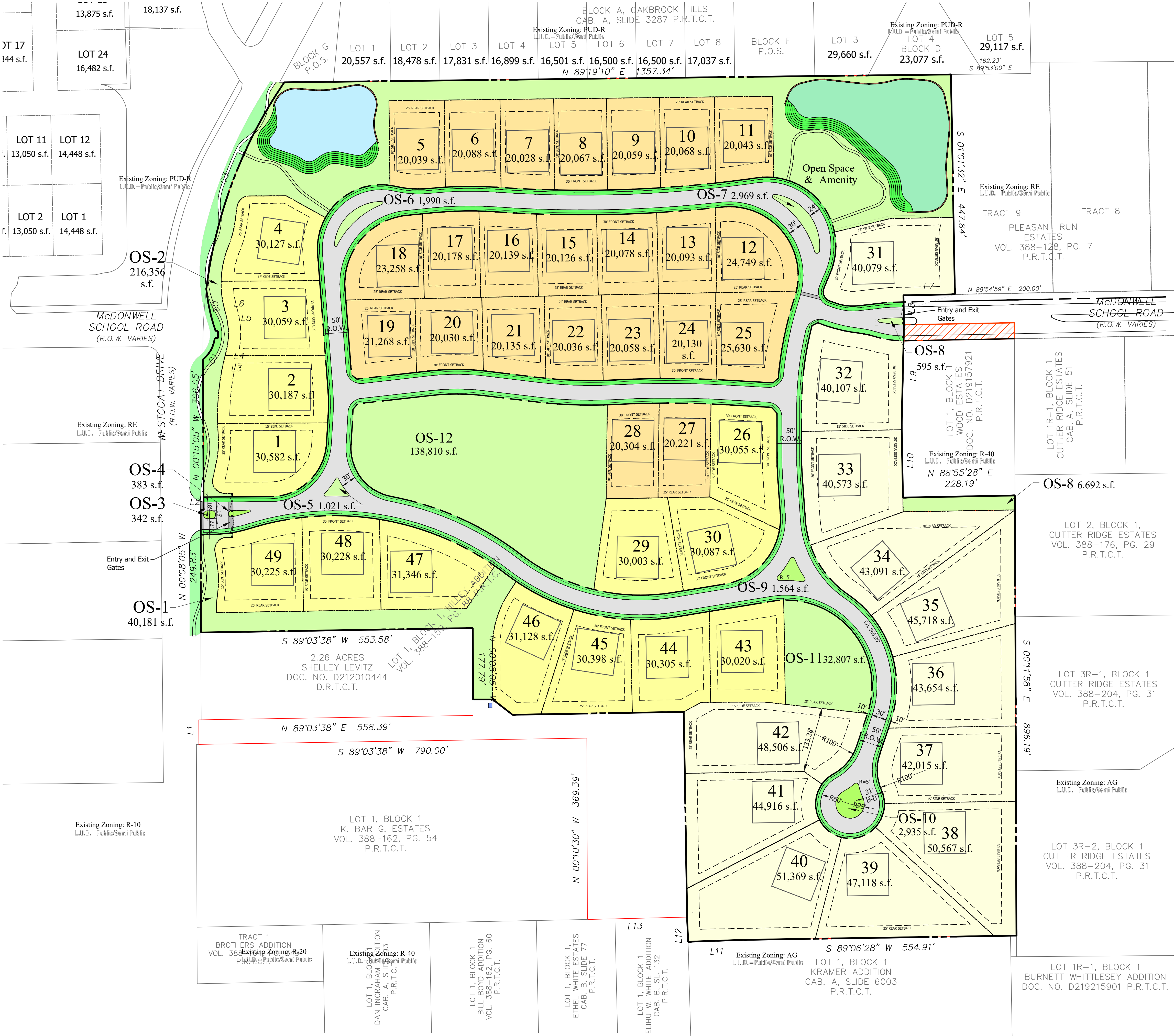
Legend

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

6' Decorative Metal Fence

6' Stone Wall

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



Greystone Manor

Colleyville, Tarrant County, Texas

Legend

85' x 85' Building Pad

Common Open Space/HOA

Lot - 20k

23 Lots

Lot - 30k

7 Lots

Lot - 40k

19 Lots

Site Data Summary Chart

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

Site Data

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

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

Lot Summary

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

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

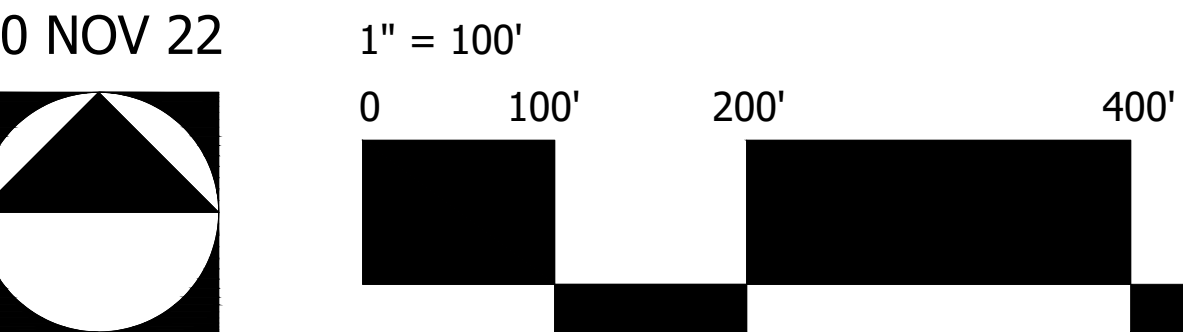
Applicant:
Hat Creek Development
PO Box 92747
Southlake, TX 76092
817-329-3854
Contact: Kosse Maykus



Planner: SAGE GROUP, INC.



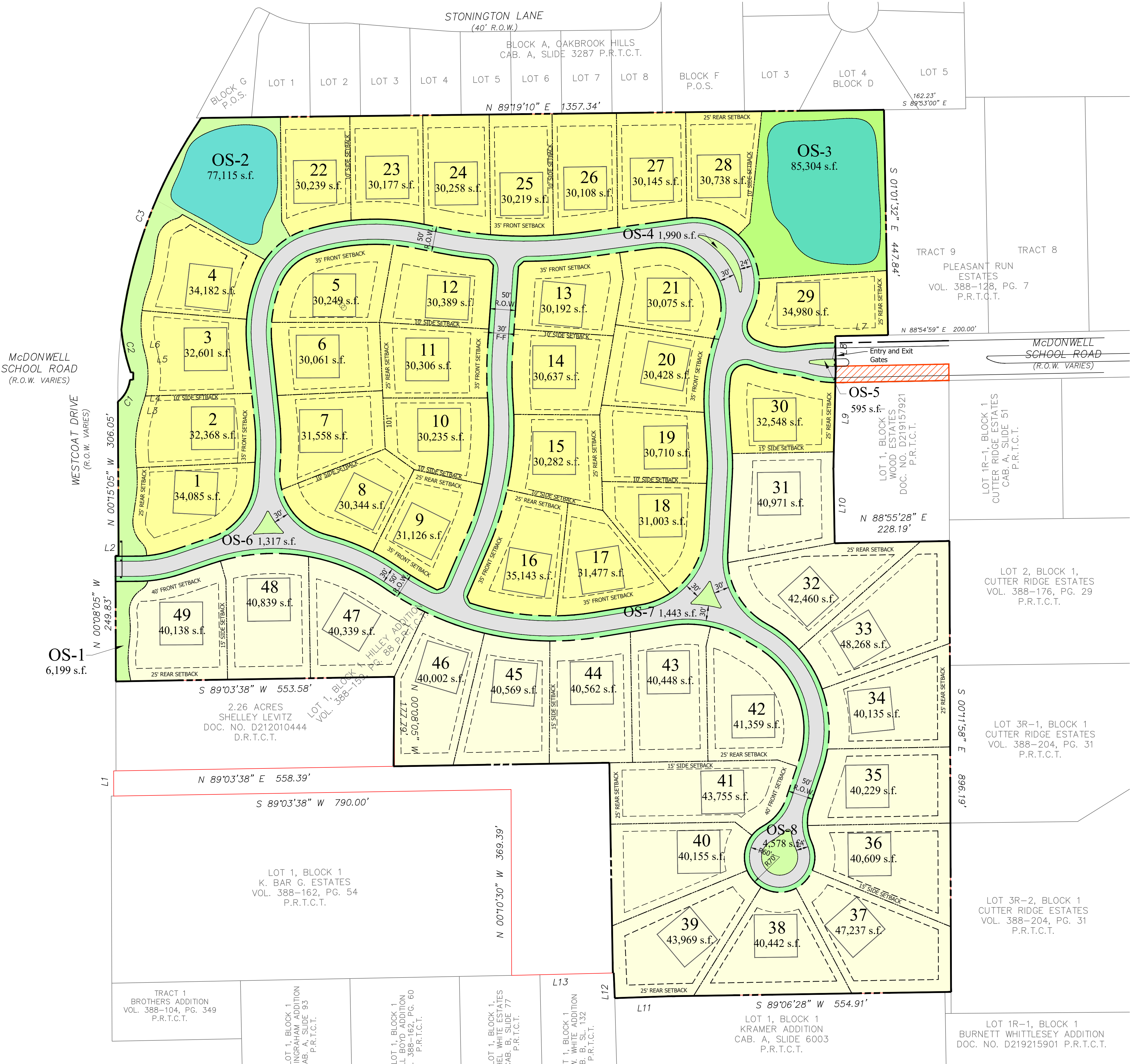
- Notes:
- Front Setbacks are 30'
 - Rear Setbacks are 25'
 - Side Setbacks are 10' and 15'
 - There will be no outside storage onsite
 - Open space lots & landscape easements will be maintained by the Homeowners Association (HOA).



Development Plan - 30k & 40k Lots

Greystone Manor

Colleyville, Tarrant County, Texas



Greystone Manor

Colleyville, Texas

Zoning Narrative –21 OCT 2022

Hat Creek Development, Developer

Sage Group, Inc., Land Planner

Statement of Planning Objectives

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

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

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

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

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

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

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

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

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

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

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

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

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

Development Schedule

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

Economic Development Information

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

Development Standards

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

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

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

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

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

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

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

Colleenville. Tarrant County. Texas.



THE ENTRY

GREYSTONE MANOR



GREYSTONE MANOR

THE ENTRY

SAGE GROUP, INC.

Master Planning
Architectural
Landscape Architecture

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





Landscape Master Plan

Greystone Manor

Colleyville, Tarrant County, Texas



Planner: SAGE GROUP, INC.

10/11/2020
Landscape Architecture
11300 Westcott Drive, Suite 200
Northlake, Texas 76062
817-694-2626

20 OCT 22

1" = 100'

0

100'

200'

400'



Planner: SAGE GROUP, INC.

11300 S. Highway 103
Burkeville, Texas 76002
817-424-2626

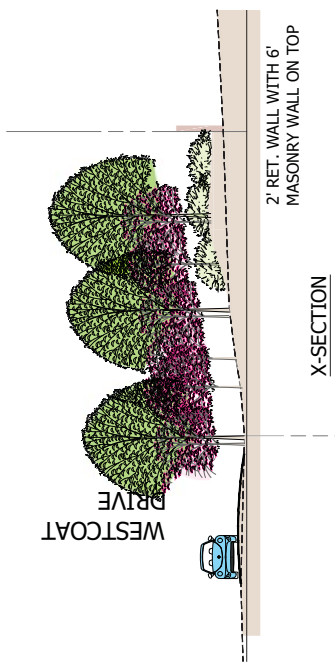
19 OCT 22



1" = 20'



Frontage X-Section



Greystone Manor

Colleyville, Tarrant County, Texas

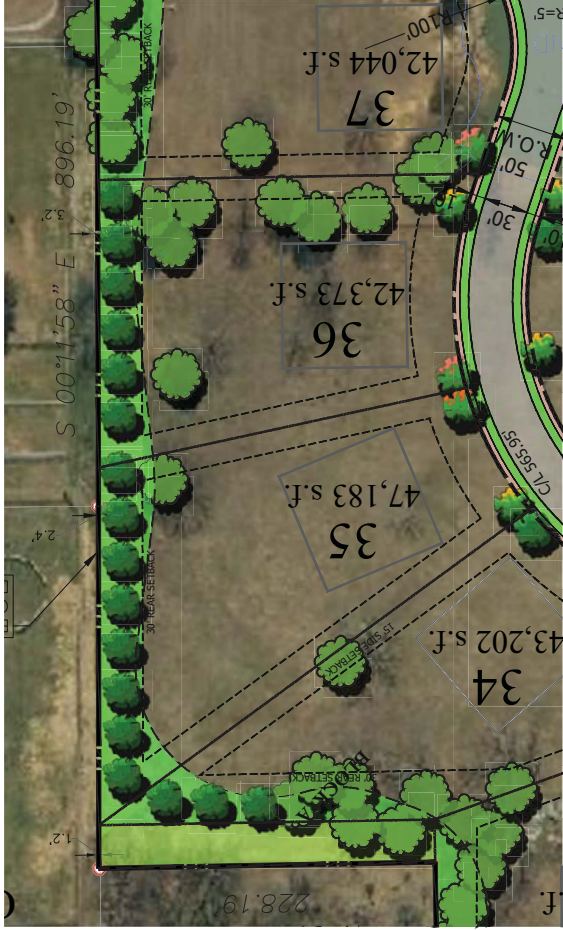


Lots 31, 32 & 33

Eastern Boundary Lots 31, 32 & 33 Landscape Specifications

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

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

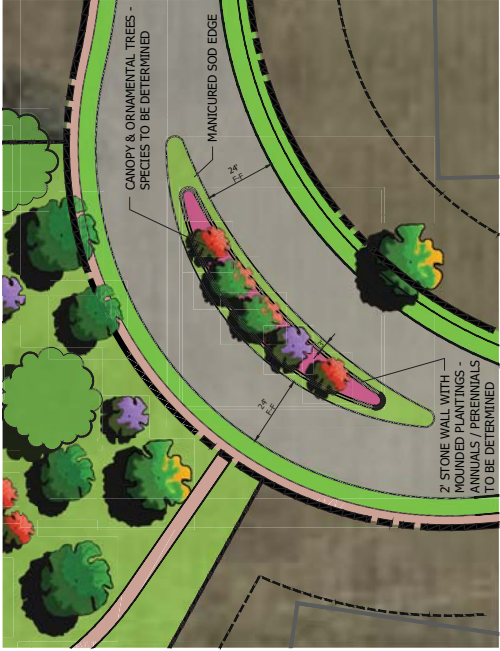
PRIVATE OPEN SPACE EASEMENT
4" CAL. SHADE TREES ON LOTS 35 & 36 - CANOPY TREES WITHIN REAR BUILDING SETBACK



Private Open Space Easement Plantings - EAST

Greystone Manor

Colleyville, Tarrant County, Texas



CORNER CURVE ISLAND DETAIL (TYP)



CUL-DE-SAC ISLAND DETAIL (TYP)



INTERSECTION STREET ISLAND DETAIL (TYP)



Planner: SAGE GROUP, INC.

Urban Planning
Urban Design
Architecture
Landscape Architecture
11300 Rockledge Ave., Suite 200
Southlake, Texas 76092
817-424-2626

20 OCT 22

1" = 20'



Island Details

Greystone Manor

Colleyville, Tarrant County, Texas



Planner: SAGE GROUP, INC.

- Urban Design
- Architecture
- Landscape Architecture
- 11300 Highway 190, Suite 200
- Southlake, Texas 76092
- 817-424-2626

20 OCT 22

1" = 30'

0 30' 60' 120'

Pond Details



Greystone Manor

Colleyville, Tarrant County, Texas



POND AMENITY AREA

GREYSTONE MANOR

Previous Plan

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

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

*Lot 56 = 9.61 acres

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

*Destination Colleyville Masterplan calls for a maximum net density 1.8 dwelling units/acre

*Northwest Colleyville – Neighborhood Area 6 has a net density of 1.3 dwelling units/acre

Revised Plan

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

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

*Destination Colleyville Masterplan calls for a maximum net density 1.8 dwelling units/acre

*Northwest Colleyville – Neighborhood Area 6 has a net density of 1.3 dwelling units/acre

Greystone Manor

Colleyville, Texas

Zoning Narrative –19 SEPT 2022

Hat Creek Development, Developer

Sage Group, Inc., Land Planner

Statement of Planning Objectives

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

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

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

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

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

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

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

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

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

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

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

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

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

Development Schedule

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

Economic Development Information

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

Development Standards

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

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

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

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

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

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

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

Legend

85' x 85' Building Pad

Lot - 20k23 Lots

Lot - 30k7 Lots

Lot - 40k19 Lots

Site Data Summary Chart

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

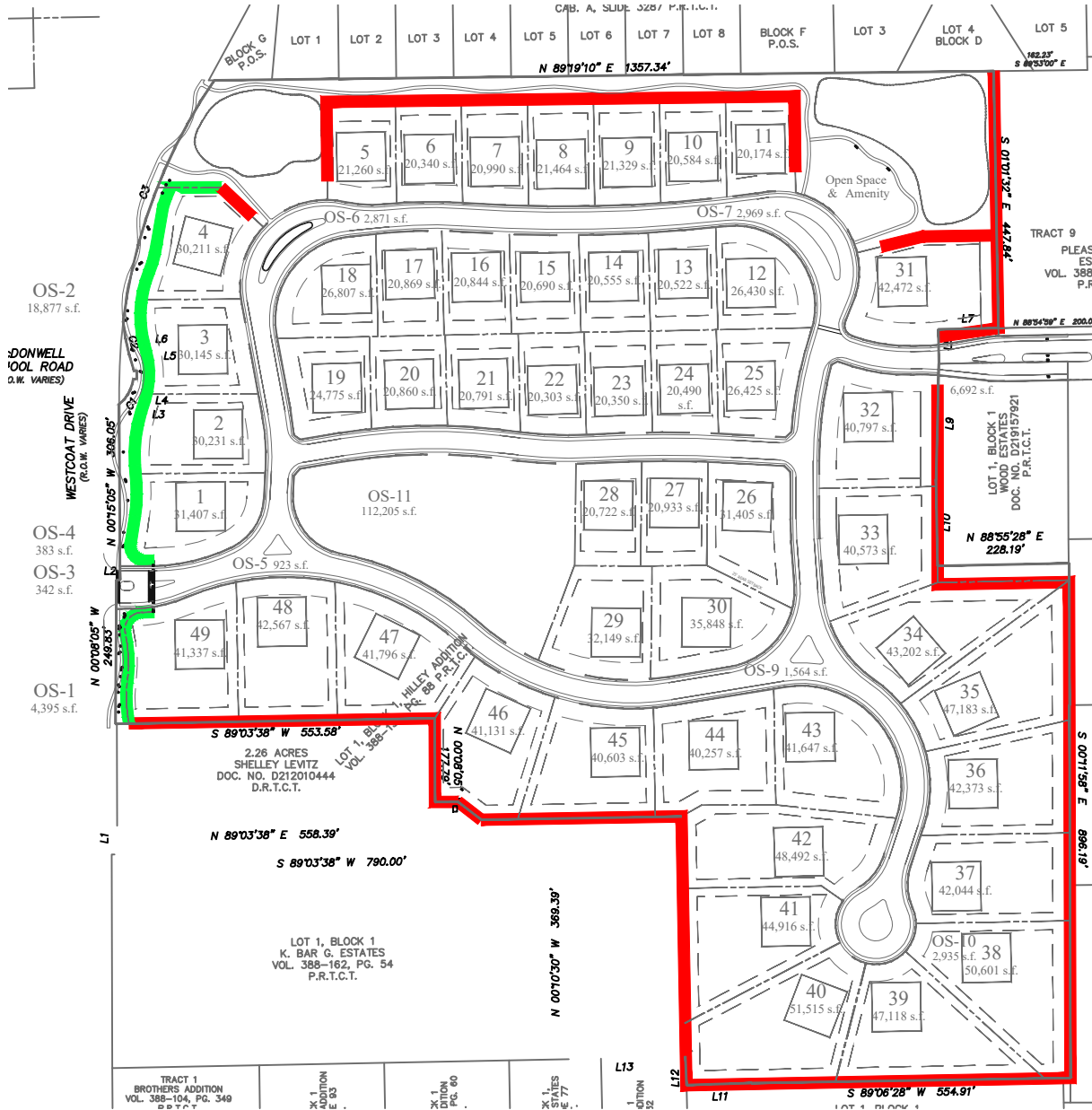
Site Data

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

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

Lot Summary

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



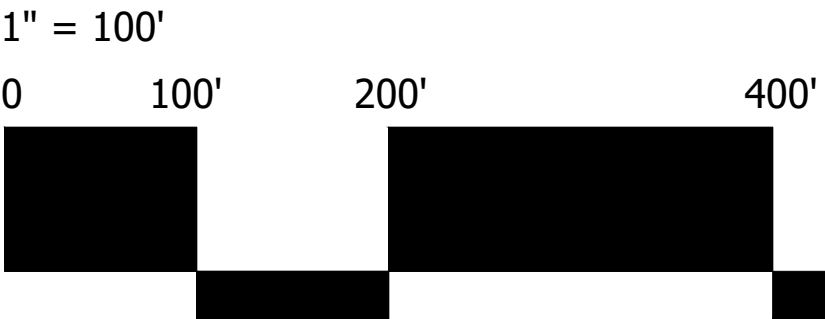
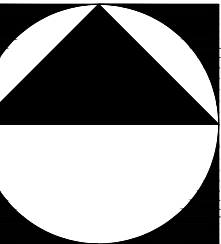
Owner:
Julianna Garrison
6401 Westcoat Drive
Colleyville, TX 76034
Phone: 214-502-5606

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



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

14 SEP 22

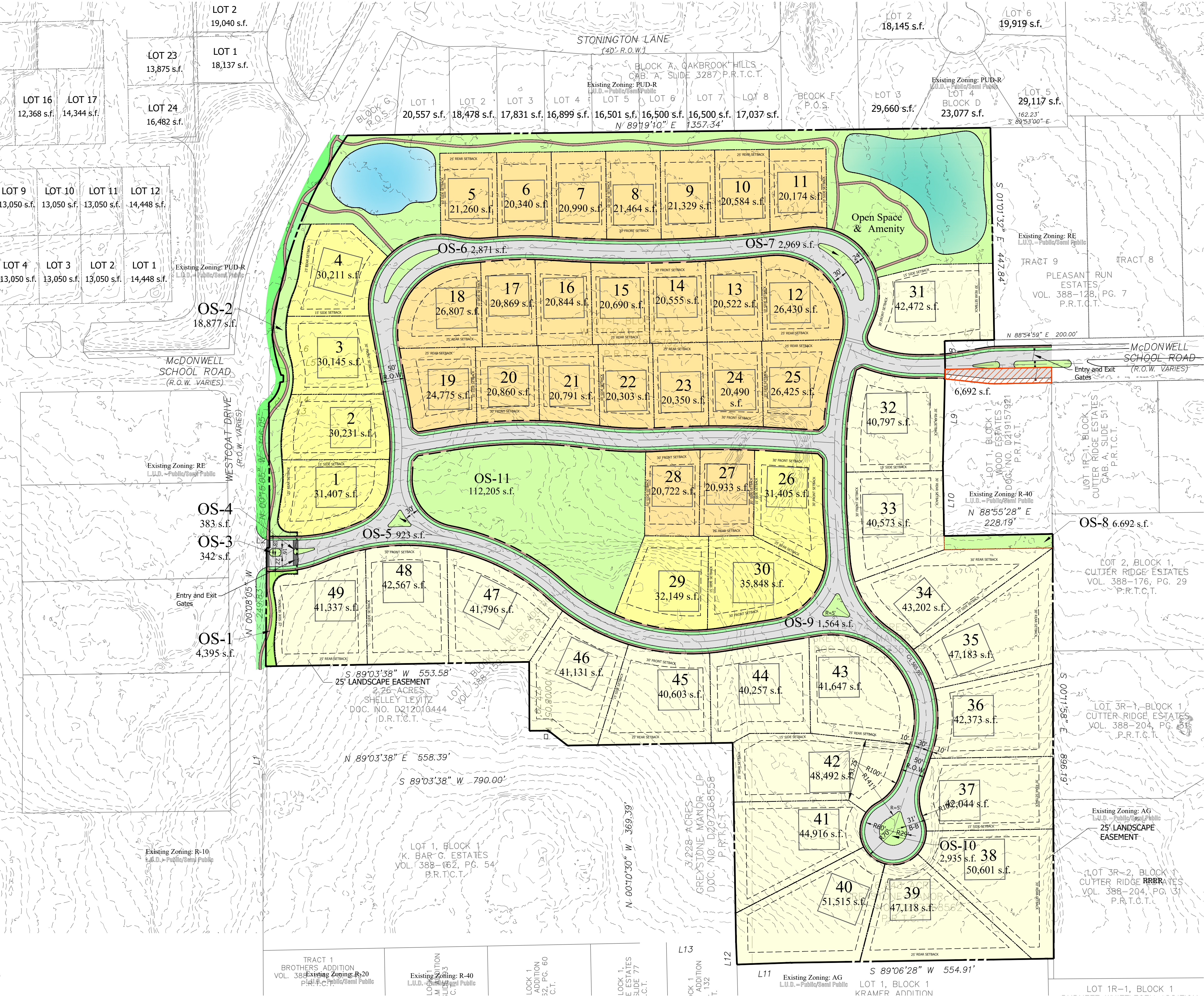


Legend

6' Ornamental Iron Fence

6' Masonry Wall

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



Greystone Manor

Colleyville, Tarrant County, Texas



Hat Creek
DEVELOPMENT

Planner: SAGE GROUP, INC.

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

14 SEP 22

1" = 100'

0 100' 200' 400'

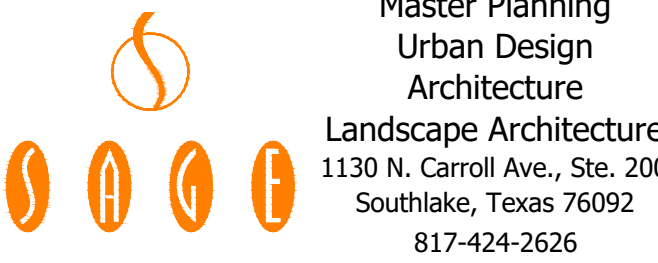
Landscape Master Plan

Greystone Manor

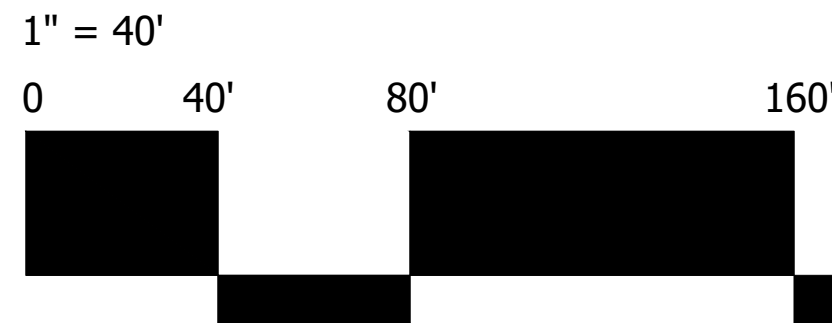
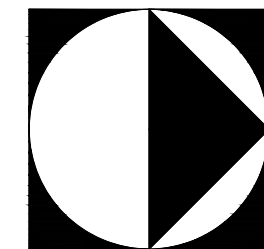
Colleyville, Tarrant County, Texas



Planner: SAGE GROUP, INC.



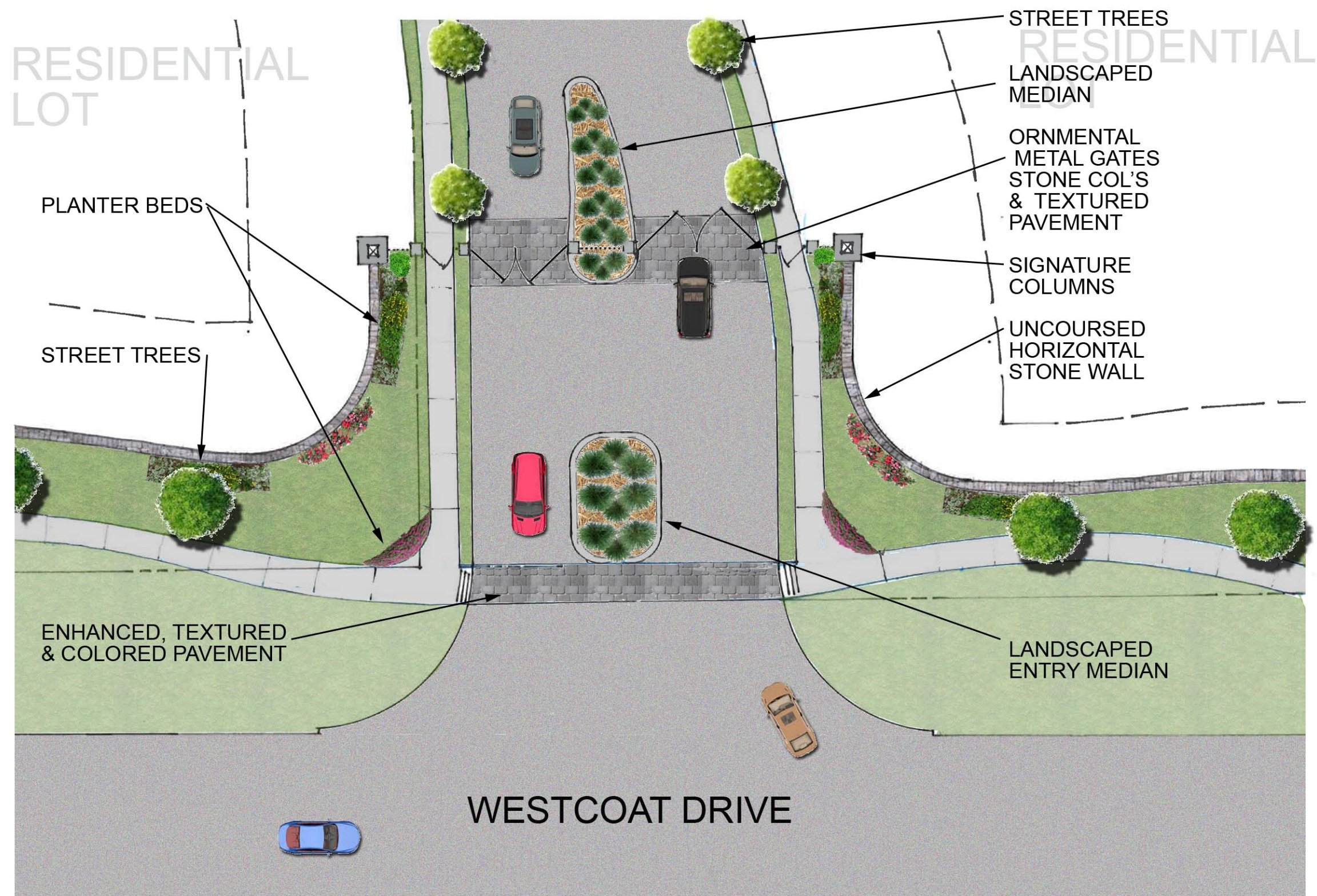
14 SEP 22



Frontage Landscape Screening & Plantings

Greystone Manor

Colleyville, Tarrant County, Texas



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

THE ENTRY

**GREYSTONE
MANOR**



THE ENTRY

GREYSTONE MANOR



SAGE GROUP, INC.

Master Planning
Urban Design
Architecture
Landscape Architecture

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



ENTRY COLUMN

**GREYSTONE
MANOR**



Eastern Boundary Lots 35, 36 & 37
Landscape Specifications

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

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

Eastern Boundary Lots 39, 40 & 41
Landscape Specifications

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

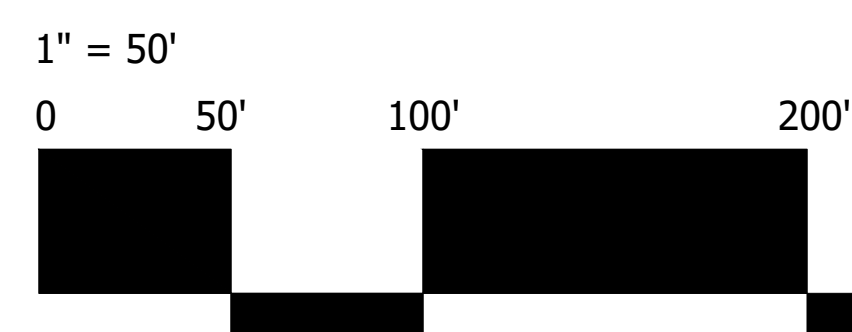
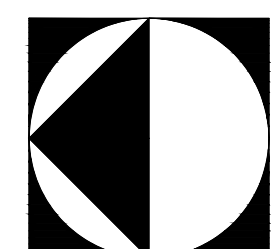
LANDSCAPE EASEMENT - 30'
4" CAL. SHADE TREES ON LOTS 39, 40 AND 41 - LIVE OAKS WITHIN
REAR BUILDING SETBACK - 30' O.C.



Planner: SAGE GROUP, INC.



14 SEP 22



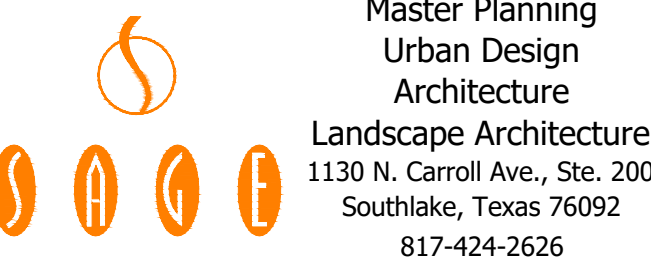
Landscape Easement Plantings - EAST

Greystone Manor

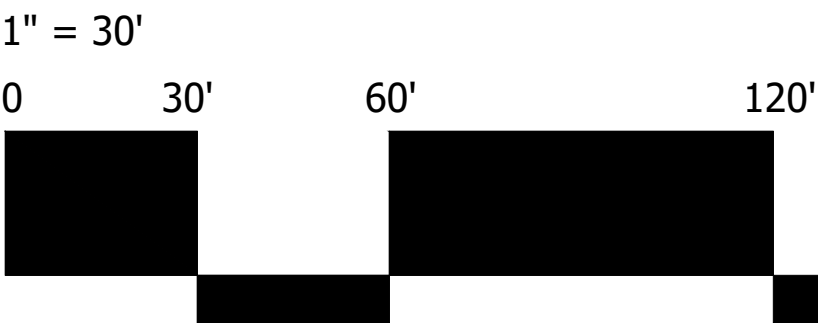
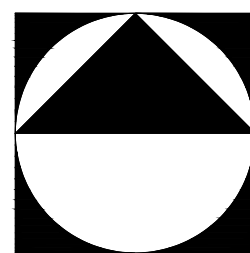
Colleyville, Tarrant County, Texas



Planner: SAGE GROUP, INC.



14 SEP 22



40' LANDSCAPE EASEMENT

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

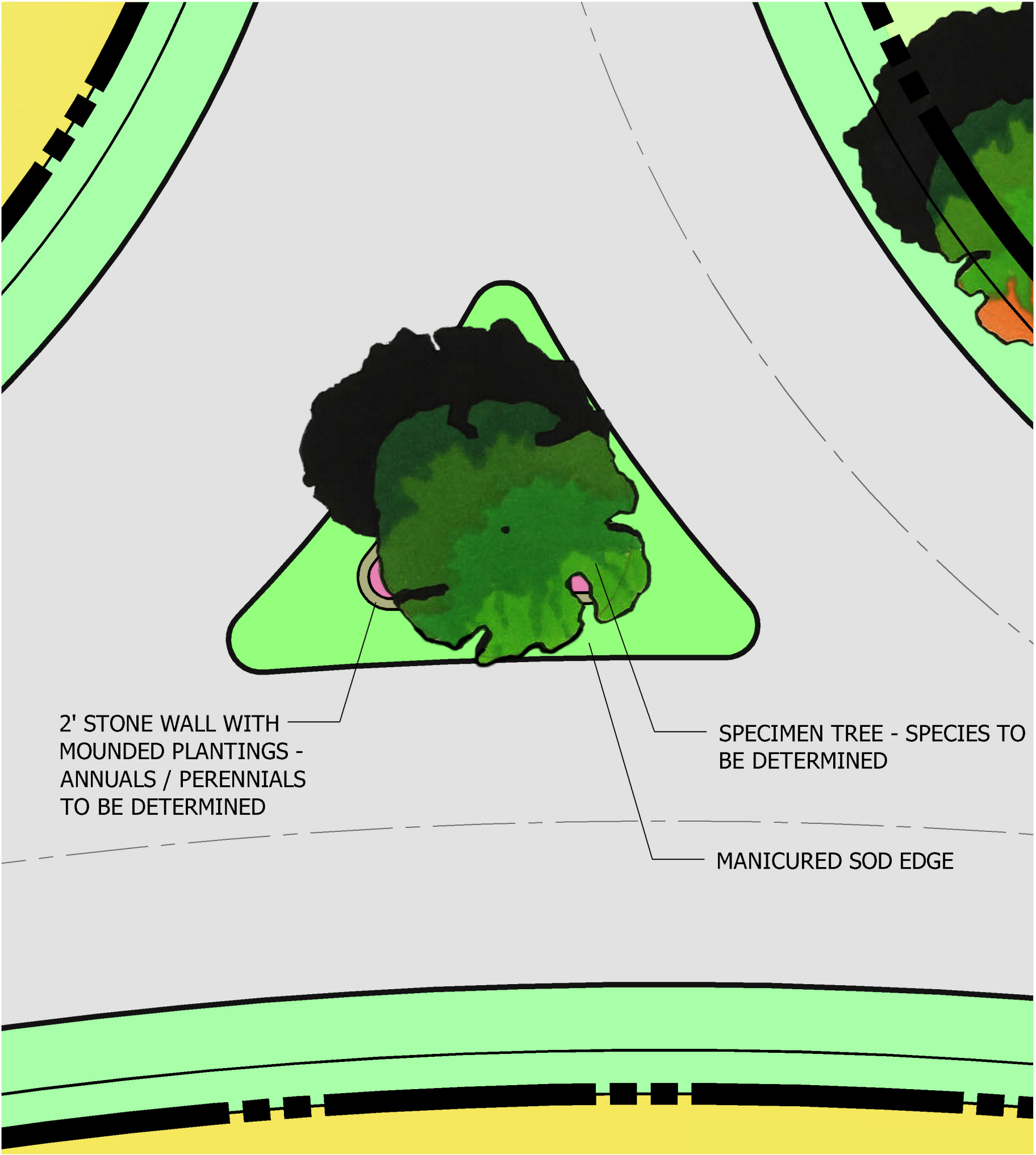
CONTIGUOUS HEDGE OF HOLLIES OR SPECIES TBD WITH NEIGHBOR REPRESENTATIVES.

Northern Boundary Landscape Easement - Landscape Specifications

SHADE TREES				
SYMBOL	PLANT NAME	QUANTITY	SIZE	CONDITION / REMARKS
	TBD TBD	28	4" CAL. / 16'-18' HT. / 12'-14' SPREAD	single trunk clear to 6'; b & b; matching growth
SHRUBS				
SYMBOL	PLANT NAME	QUANTITY	SIZE	CONDITION / REMARKS
	TBD TBD	164	15 GAL. / 4'-6' HT. / 3'-4' SPREAD	straight growth; matching growth; full and vigorous

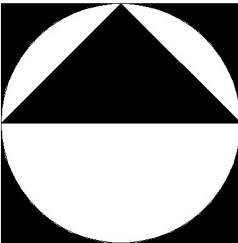
Greystone Manor

Colleyville, Tarrant County, Texas

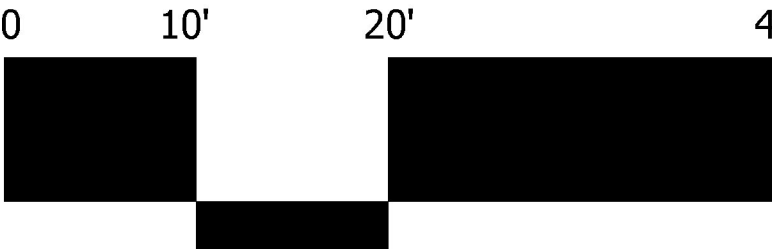


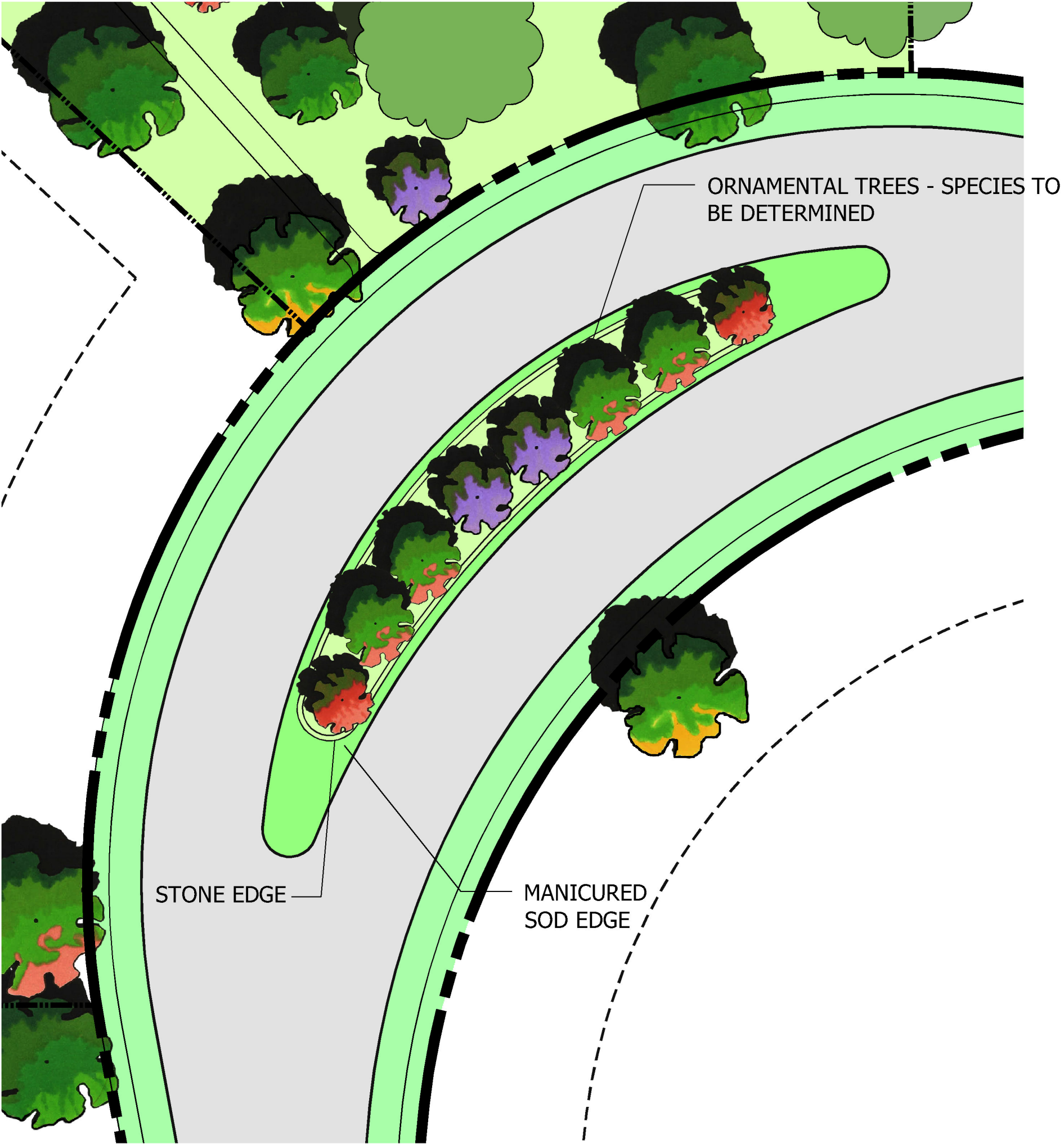
STREET ISLAND ENLARGEMENT (TYP.)

14 SEP 22



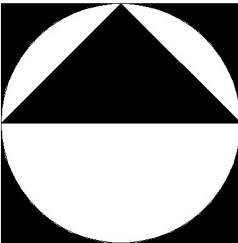
1" = 10'



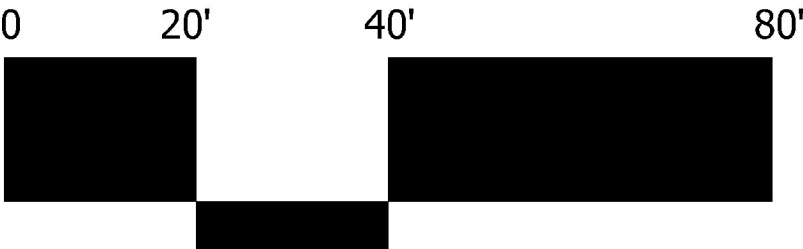


KNUCKLE ISLAND ENLARGEMENT (TYP)

14 SEP 22



1" = 20'



Greystone Manor

Colleyville, Texas

Zoning Narrative –25 APR 2022

Hat Creek Development, Developer

Sage Group, Inc., Land Planner

Statement of Planning Objectives

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

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

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

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

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

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

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

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

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

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

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

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

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

Development Schedule

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

Economic Development Information

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

Development Standards

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

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

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

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

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

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

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

Legend

80' x 80' Building Pad

Lot - 20k 25 Lots

Lot - 30k 9 lots

Lot - 40k 22 lots

Site Data Summary Chart

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

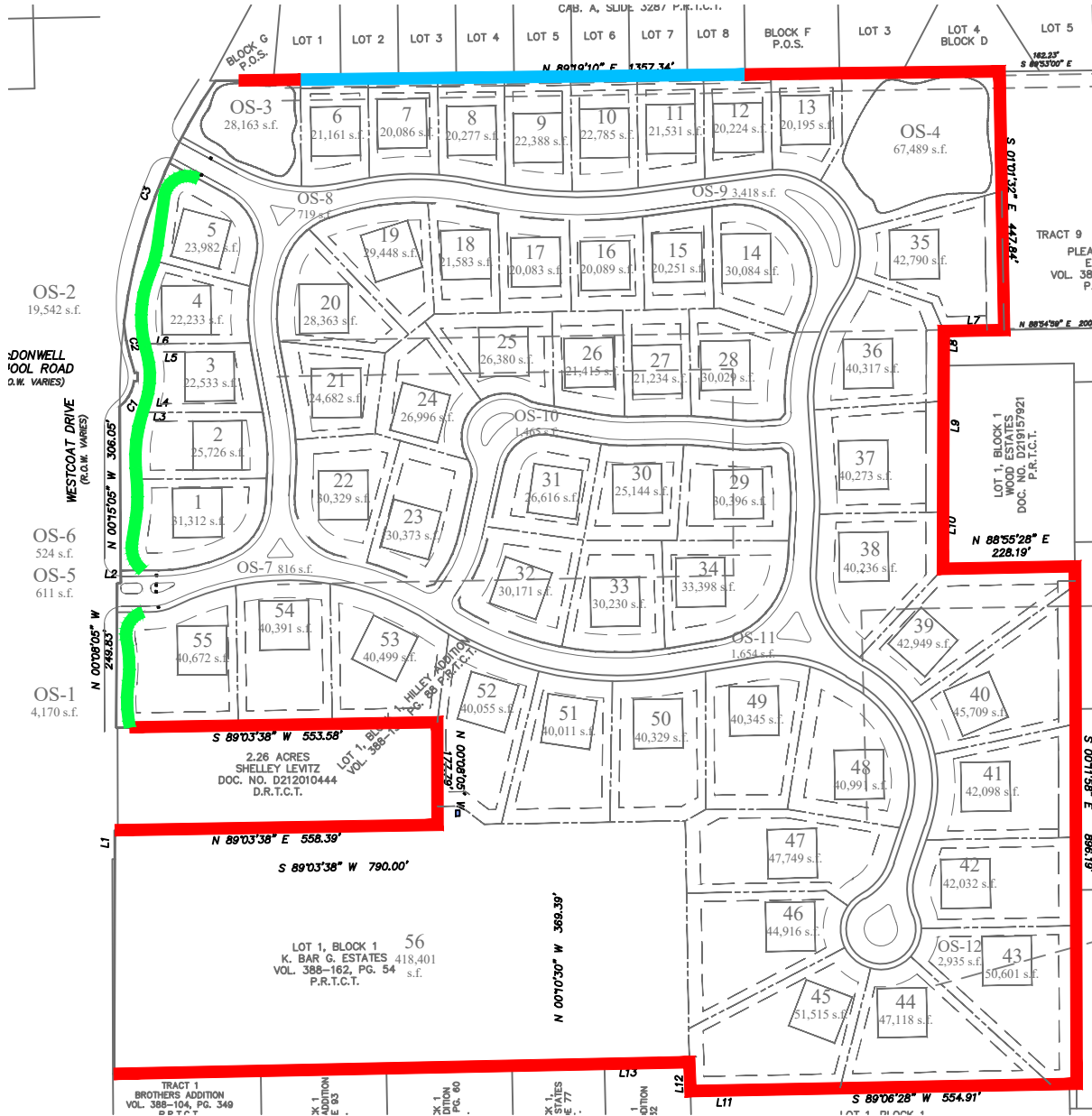
Site Data

Gross Acreage	59.47 ac.
Gross Density (lots / acre)	0.94

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

Lot Summary

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



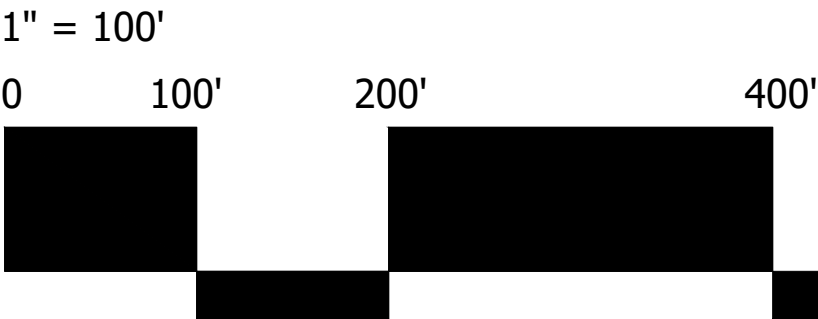
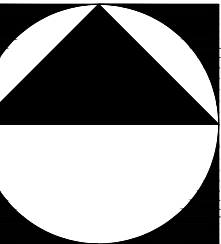
Owner:
Julianna Garrison
6401 Westcoat Drive
Colleyville, TX 76034
Phone: 214-502-5606

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



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

3 JUN 22



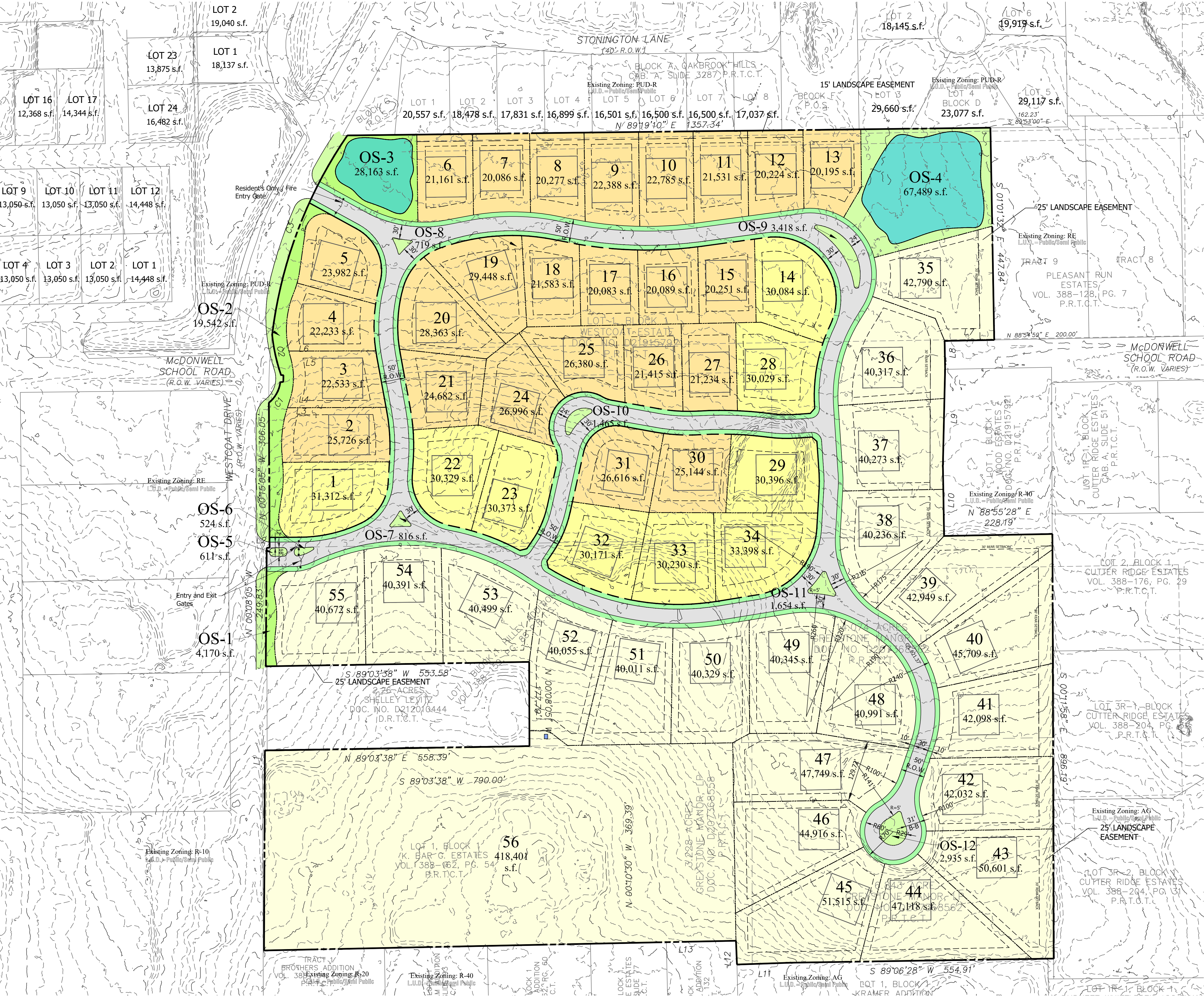
Legend

8' wood Fence with Cap

6' Ornamental Iron Fence

6' Masonry Wall

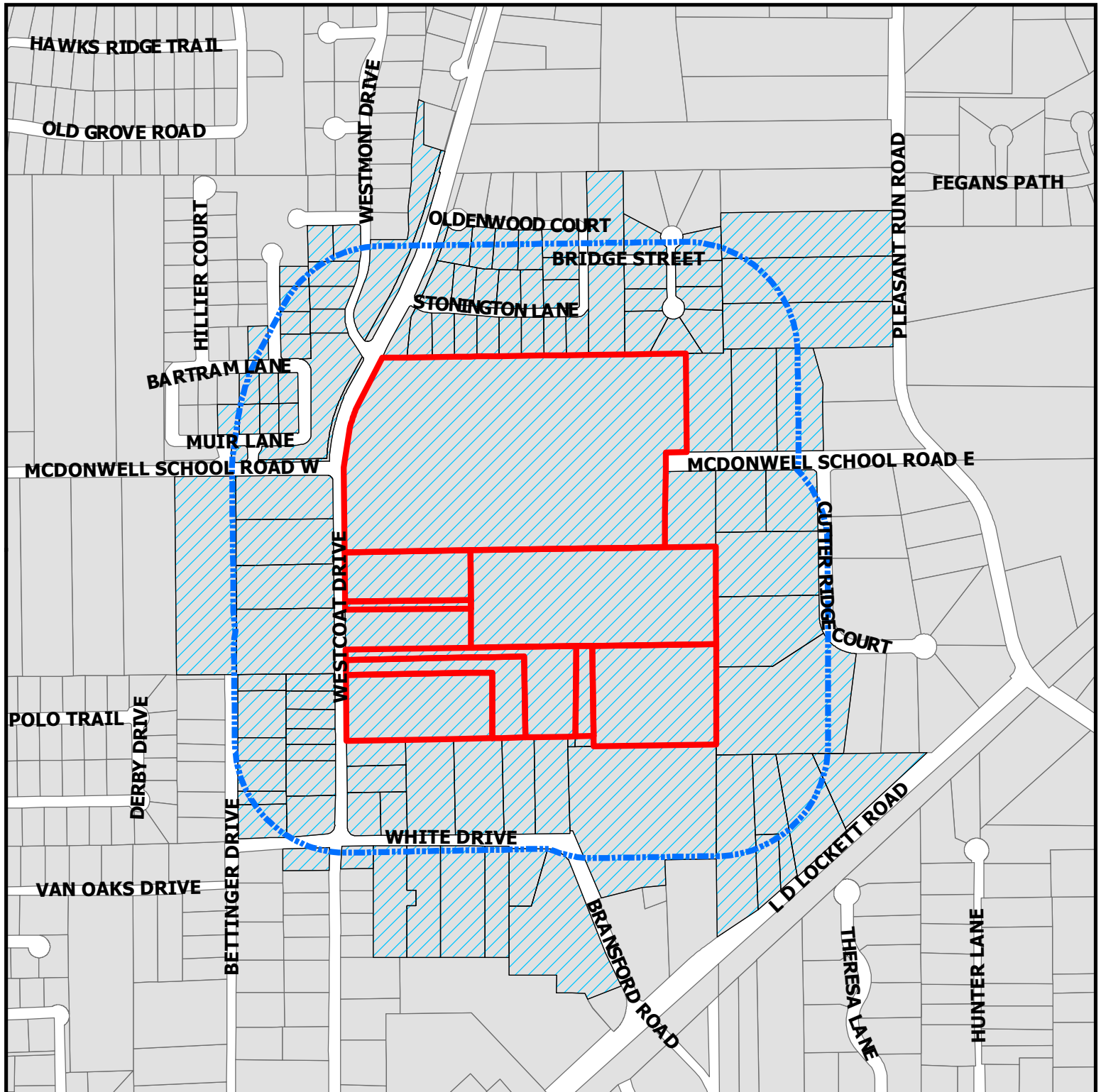
Notes:
-Front Setbacks are 30'
-Rear Setbacks are 25'
-Side Setbacks are 10', corner side setbacks are 15'
-There will be no outside storage onsite
-Open space lots & landscape easements will be maintained by the Homeowners Association (HOA).



Greystone Manor

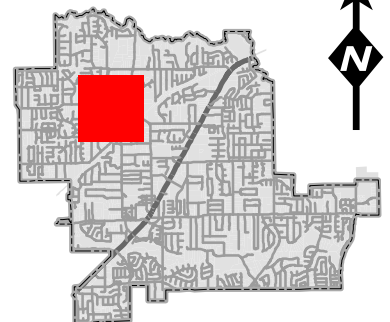
Colleyville, Tarrant County, Texas

Notification Map



ZC22-020
6605 Westcoat Drive

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



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



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

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

Request: Consideration of a zoning change from the AG Agricultural and RE Single Family 'Estate' Residential districts to the PUD-R Planned Unit Development - Residential district. The request is to rezone the property to allow for a new 56 lot private and gated subdivision, Greystone Manor. It proposes lot sizes ranging from approximately 20,000 sq.ft. up to 50,000 sq.ft., the average being approximately 38,800 sq. ft.

Zoning Case: ZC22-020

Applicant: Kosse Maykus

Owner: Julianna Garrison

Location: 6401, 6405, 6409, 6417, 6501, 6507, and 6605 Westcoat Drive

Property Description: Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01, 2A01B, 2A07A, and 2A07A1, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, Lot 1A, Block 1, Wescoat Estates, and Lots 1A2, 1B, and 1C, Block 1, Hilley Addition

Present Zoning: AG Agricultural and RE Single Family 'Estate' Residential

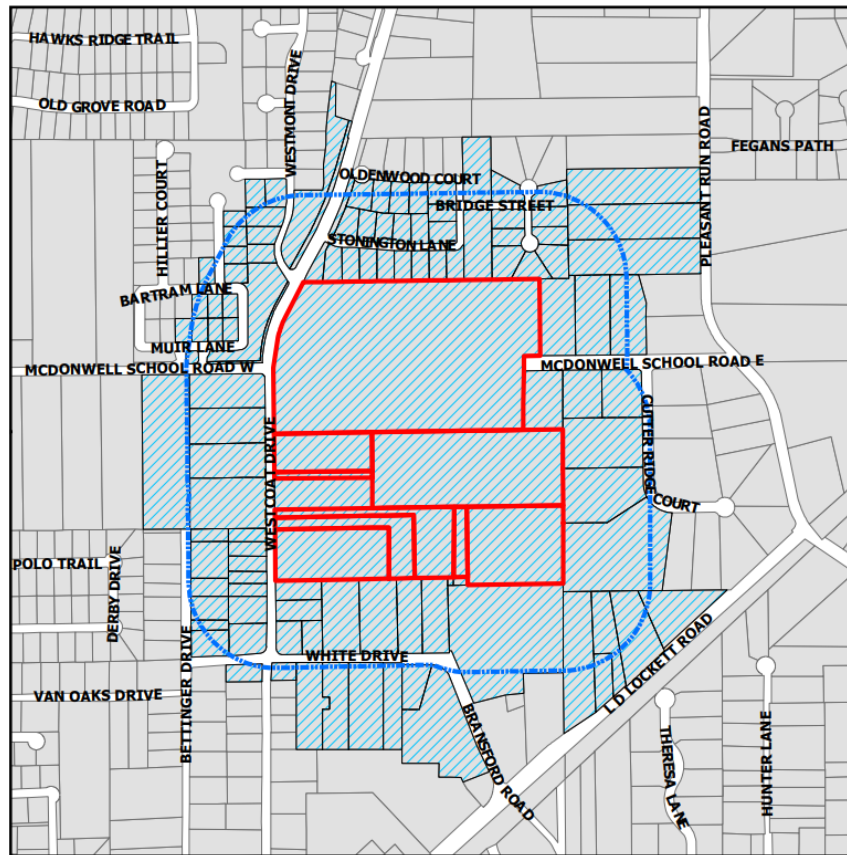
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

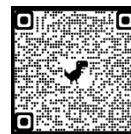
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

NOTICE OF PUBLIC HEARING

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



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



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

Jacquelyn Reyff
Planning Manager
jreyff@colleyville.com

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

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

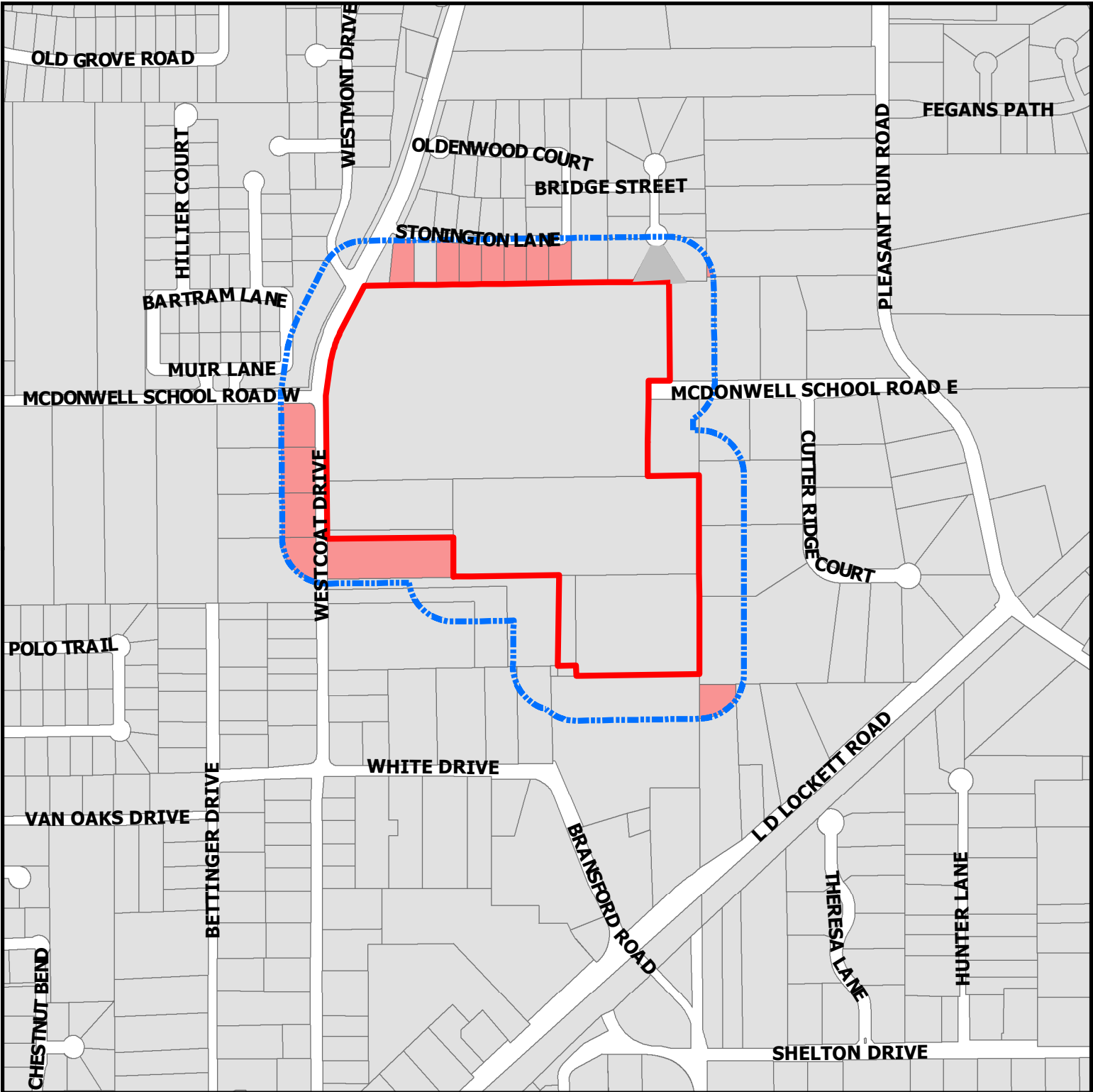
Due to the size of the correspondence file, all documents (561 pages) can be reviewed at the following link and are not included in this Council Packet: <https://colleyville.files.com/f/ed082eaa054e5bd7>

Greystone Manor

Letters received from surrounding property owners:

- Letters of Interest
- Letters of Opposition:
 - o Bailey
 - o Bajema
 - o Bateson
 - o Bealmear (2 separate letters)
 - o Bowen
 - o Bradford
 - o Braswell
 - o Brundage (5 separate letters)
 - o Calhoon
 - o Cameron (2 separate letters)
 - o Childress
 - o Cobb
 - o Dupuy (2 separate letters)
 - o Fick
 - o Fonseca
 - o Formal Protest Letters (2 groups)
 - o Gabriel
 - o Groff
 - o Haithcock
 - o Hanno (4 separate letters)
 - o Hardeman
 - o Heenan
 - o Hellman
 - o Hutchinson
 - o Hyde
 - o Irwin
 - o Johann
 - o Johnson
 - o Jordan
 - o Klein
 - o Konecny
 - o Larsen
 - o Laster
 - o Ledbetter
 - o Lewis
 - o Light
 - o Magnuson
 - o Markle
 - o Marling
 - o Mercer
 - o Mercer
 - o Miller (3 separate letters)
 - o Motkin (2 separate letters)
 - o Neff
 - o O'Regan
 - o Paulo
 - o Paz-Baker
 - o Petition (3 separate petitions)
 - ~~o Remley~~
 - o Repp
 - o Scott
 - ~~o Sinclair~~
 - o Valek
 - o Various Letters (**not listed out individually**)
 - o Walton
 - o Washburn
 - o Wells
 - o West
 - o Wilbanks (2 separate letters)
 - o Wilson
- Letters of Support:
 - o Anand
 - o Beneski
 - o Cantarella
 - o Capps
 - o Chandler
 - o Colby
 - o Cook
 - ~~o Fick~~
 - o Follis
 - o Grant
 - o Hampton
 - o Heldoorn
 - o Hughes (2 separate letters)
 - o Panno (2 separate letters)
 - o Panno (2 separate letters)
 - o Petition (5 separate petitions)
 - o Remley
 - o Short
 - o Story
 - o Strittmatter
 - o Tornes
 - o Webb
 - o Williams
 - o Yelverton

Opposition Map

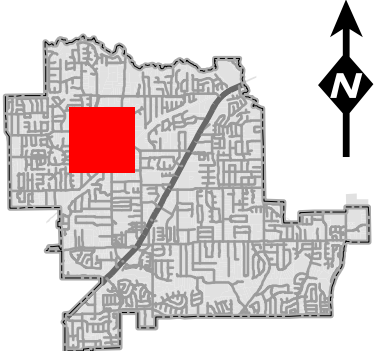


ZC22-020

6605 Westcoat Drive

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

-  200ft Buffer
-  Subject Property
-  Opposing



List of Opposing Properties

Situs Address	Owner's Name	Percentage of Area
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 TO CHANGE THE ZONING TO 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 for that certain real property described as 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 (the “Subject Property”); and

WHEREAS, the Subject Property is currently zoned AG – Agricultural District, except for a portion situated in the northeast corner of the Subject Property currently zoned RE – Residential Estate, said portion being generally described as Lot 1, Block 1, Westcoat Estate, as further depicted on **Exhibit “A”**.

WHEREAS, the Planning and Zoning Commission, in reviewing the above-referenced application has given consideration to, among other things, the character of the surrounding 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 area; and

WHEREAS, the applicant submitted a traffic impact analysis prepared by an independent third party along with a comprehensive drainage plan with associated stormwater information that has been reviewed by a third party consultant; and

WHEREAS, the City Council is of the opinion that the change in zoning provided for in this ordinance (“PUD-R Ordinance O-22-2211”)

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 the entire Subject Property to PUD-R, Planned Unit Development - Residential, in conformance with the Colleyville Land Development Code ("LDC") and this ordinance.
- Sec. 3. THAT the official zoning map of the City of Colleyville be amended to incorporate the zoning change approved herein.
- Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. The purpose and intent of this ordinance is to create a Single Family Residential District where the land, building, and structure uses are primarily oriented to low density, single-family residential purposes, open space uses, and select community facility uses.
- b. The Subject Property shall be platted and developed in strict conformance with this ordinance, including **Exhibits "A" through "F"** attached hereto (said exhibits may be collectively referred to herein as the "Development Plan"). In the event of a conflict between the provisions of this ordinance and any exhibit attached hereto, the provisions of the ordinance will govern.

- c. Except as amended by this ordinance or in the event of conflict herewith, the Subject Property shall be subject to all applicable regulations contained in the LDC.

2. CONCEPTUAL PLAN AND PLATTING

- a. The developer shall submit and receive approval from the City a final plat in accordance with the requirements of the LDC prior to development of the Subject Property in conformance with this ordinance.
- b. The final plat shall strictly conform to the Development Plan adopted by this ordinance.
- c. The location, layout, and arrangement of the streets and lots within the subdivision on the final plat shall be as shown on the Concept Plan attached hereto as **Exhibit "C"**.
- d. Any proposed final plat submitted by the developer that does not comply with subsections (b.) and (c.) above shall be deemed to be non-compliant with this ordinance.

3. PERMITTED USES

- a. Single family detached residences, limited to no more than one residence per lot and not more than 45 lots, which shall be developed and occupied in conformance with this ordinance, the Development Plan, and the LDC (as amended herein). There shall be no more than 34 lots with a minimum lot size of 30,000 square feet, and no fewer than 11 lots with a minimum lot size of 40,000 square feet.
- b. Common areas and open spaces, as these terms are defined in Chapter 2 of the LDC and as further described and depicted in the Development Plan attached hereto.
- c. All other permitted principal and accessory uses proscribed for the R-40 Residential District in Section 3.10 of the LDC, as the same may be amended from time to time.

4. RESIDENTIAL LOT REQUIREMENTS AND SETBACKS

- a. Unless expressly provided otherwise in this ordinance, all single family residential lots with an area less than 40,000 square feet shall comply with the R-30 district requirements contained in Section 3.24.G, and all single family residential lots with an area equal to or greater than 40,000 square feet shall comply with the R-40 district requirements.
- b. The minimum lot width for residential lots shall be 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 attached hereto.
- c. All single-family residential structures shall have a minimum livable interior floor area (i.e., air-conditioned space) of 4,500 square feet.

5. OPEN SPACE & LANDSCAPING

- a. This development shall provide open space (as defined in Chapter 2 of the LDC) equal to or greater than 20% of the Subject Property, which shall generally be configured as shown on Development Plan attached hereto.
- b. All open space areas (and all amenities and improvements therein) shall be landscaped and maintained by the developer and/or Homeowner's Association (upon creation of the HOA).
- c. Developer shall comply with all landscaping requirements set forth in this ordinance and the Development Plan attached hereto. Where the attached Development Plan identifies specific types and quantities of landscaping material (including trees), those types and quantities shall be minimum requirements for compliance with this ordinance and for approval of the final plat.
- d. All landscaping to be performed by the developer pursuant to this ordinance shall be installed prior to the

issuance of the initial residential building permit for the Subject Property.

- e. Enforcement regarding location and replacement of landscaping shall at all times be the responsibility of the developer and/or HOA.
- f. All new trees to be planted as depicted on the Westcoat Frontage Landscape Plan shown in **Exhibit "D"** and referenced in subsection (g.) below, shall be a minimum of 4-inch caliper at time of planting.
- g. The following minimum quantities and sizes of each planting area shall be provided:
 - i. North Landscape Buffer - A 30' landscape easement shall be provided along the adjoining residential properties to the north (lots 4-10) and shall include the planting of no less than 28 shade trees (minimum 4" caliper) and 164 shrubs (minimum 15 gallon).
 - ii. East Landscape Buffer – A 30' landscape easement shall be provided along the adjoining residential properties to the east (lots 24-31) and shall include the planting of no less than 30 shade trees (minimum 4" caliper). Developer shall take the necessary steps to preserve the existing trees located along the eastern line of lots 26, 27, 30 and 31.
 - iii. South Landscape Buffer – A 30' landscape easement shall be provided along the adjoining residential properties to the south (lots 31-45) and shall take the necessary steps to preserve the existing trees.
 - iv. Two ponds depicted in the Development Plan attached are to be constructed as part of the stormwater management plan. Each pond, and the adjoining open space, shall have landscaping

provided. The northeast pond and open space (adjoining lots 10 and 24) shall include no less than 40 shade trees (minimum 4" caliper) and 14 ornamental trees (minimum 30 gallon). The northwest pond and open space (adjoining lots 3 and 4) shall include no less than 18 shade trees (minimum 4" caliper) and 14 ornamental trees (minimum 30 gallon).

- v. The open space along Westcoat Drive (inclusive of the public sidewalk) shall not have a width less than fifty feet (50') at any point along the Subject Property. The foregoing width shall be measured as the area between the public street ROW and the property line(s) of the individual lots along Westcoat Drive. This open space shall be owned and maintained by the HOA and shall be landscaped and planted in conformance with the current frontage landscape plan attached hereto as **Exhibit "D"**.

6. FENCE / SCREENING

- a. All fencing, including all perimeter fencing and screening within the Subject Property and fencing on individual lots, shall be in compliance with the Wall/Fence Diagram included and shown on the Development Plan, and as depicted in **Exhibit "C"**.
- b. 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 open space shall be required to have open style fencing of decorative metal, and/or masonry along the open spaces, consistent with the Development Plan attached hereto.

7. ARCHITECTURAL FEATURES

- a. The developer shall ensure that the HOA's governing documents and architectural regulations incorporate

design standards that will ensure consistency and continuity with the Development Plan.

- b. All exterior vertical wall areas of every structure, exclusive of doors and windows, shall be masonry (brick, stone, or stucco) or other material of similar quality and design harmonious with the Development Plan and as acceptable to the HOA's architectural review committee (the "Committee"), when applicable.
- c. Dryvit systems or Styrofoam products shall not be permitted.
- d. The exterior of chimney flues shall be of masonry material acceptable to the Committee, as applicable.
- e. 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.

8. OTHER

- a. A minimum of two (2) four-inch (4") 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. Construction hours shall be in compliance with the City of Colleyville regulation of only being allowed between the hours of 7:00 am and 6:00 pm Monday through Saturday. No construction is allowed on Sundays.
- c. The streets within the subdivision shall be private, gated streets, with entrance features as provided and depicted in **Exhibit "E"**. All private streets, gates and related improvements (collectively herein, the "Streets") shall at all times be exclusively owned and maintained by the HOA. The developer shall ensure that HOA's governing documents contain provisions as necessary to ensure the

Streets are constructed and maintained in good, clean, and orderly condition at all times. Notwithstanding, the City shall have the right, but not the obligation, to accept public dedication of the Streets upon request of the developer or HOA, as applicable (or any portion thereof) in the City's sole and absolute discretion.

- d. All street improvements within the Subject Property shall be constructed in conformance with the City's Street design standards, subject to the following minimum dimensions:
 - **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')
- e. The east access into the subdivision from McDonwell School Road shall at all times be restricted to residents only and no thru traffic allowed. All deliveries, service providers, visitors, etc. (including traffic incidental to any home occupation) shall be required to take access into the Subject Property on the west side off Westcoat Drive.
- f. The off-site improvements (to include a median, curbs, street modifications) in accordance with the Development Plans, and, as specifically set forth in **Exhibit "F"**, 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 work in coordination with the City to make certain improvements to the median along McDonwell School Road East between the Subject Property and the west boundary of Cutter

Ridge Court. Once established, the HOA shall maintain responsibility for the median.

- iii. The final plat shall depict a permanent maintenance easement to be owned by the HOA that provides for the HOA's perpetual maintenance obligations for the median set forth in this ordinance.
 - iv. Developer shall construct a minimum five (5) foot wide sidewalk in conformance with the City's design specifications that runs continuously along the north frontage of McDonwell School Road from the Subject Property to Cutter Ridge Court.
 - v. 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 HOA. The public sidewalk access shall be provided at no fewer than two points along the Westcoat frontage and no fewer than one point at the east entrance to the subdivision.
 - vi. The sidewalks described in subsections iv. and v. above shall be located in general conformance with the "Pedestrian Sidewalk" depiction contained in **Exhibit "C"**.
- 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 this ordinance shall take effect immediately from and after its passage and publication in conformance with applicable law.

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 7th day of February 2023.

PASSED AND APPROVED BY A VOTE OF ___ AYES, ___ NAYS, ON THIS THE 7TH DAY OF FEBRUARY 2023.

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

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" – Location and Zoning Map

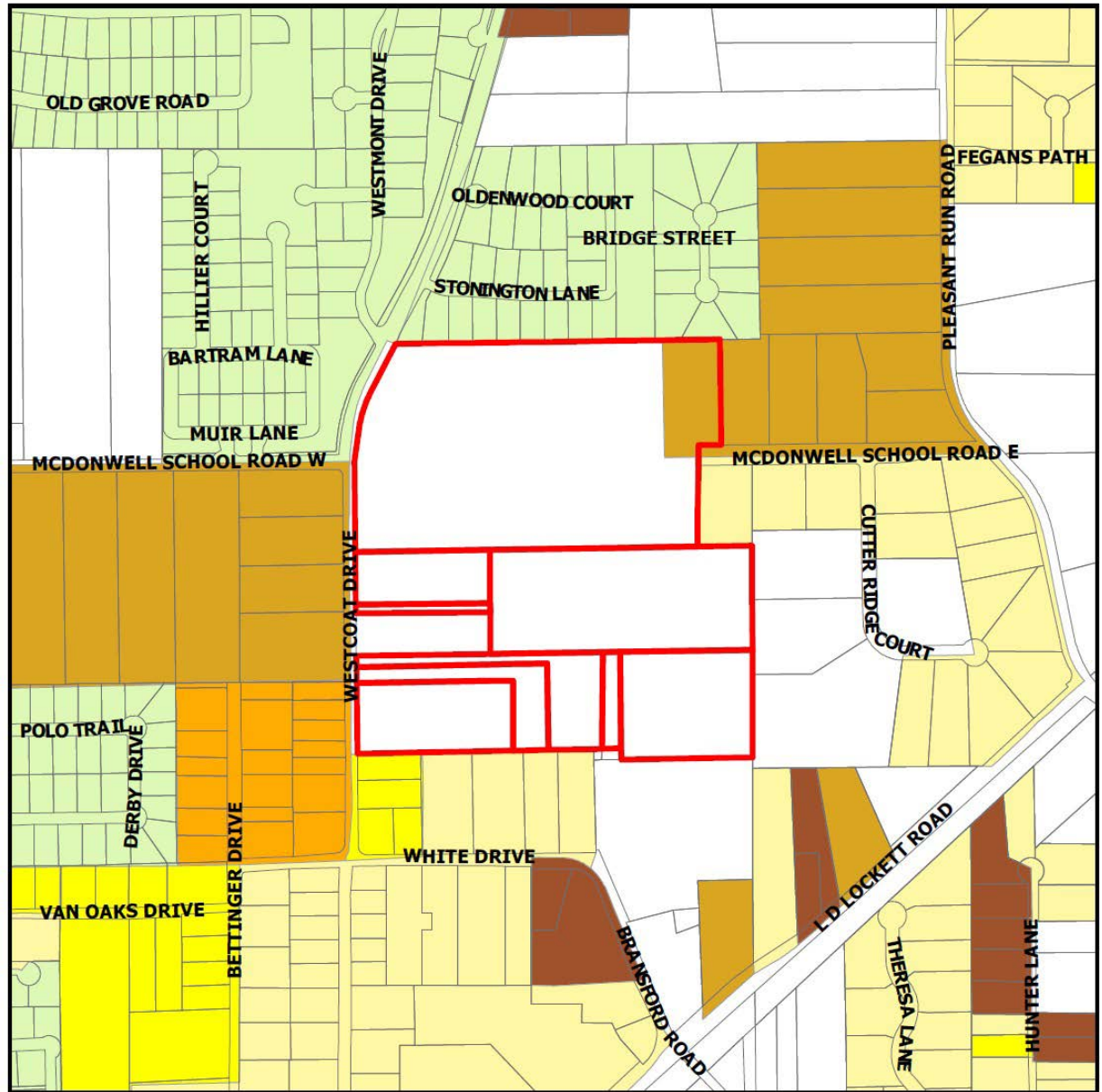


EXHIBIT B
STATEMENT OF PLANNING OBJECTIVES

Greystone Manor

Colleyville, Texas

Zoning Narrative –21 OCT 2022

Hat Creek Development, Developer

Sage Group, Inc., Land Planner

Statement of Planning Objectives

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

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

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

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

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

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

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

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

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

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

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

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

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

Development Schedule

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

Economic Development Information

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

THIS EXHIBIT "B" IS INCLUDED SOLELY AS A SUMMARY OF THE GENERAL CONCEPTUAL PLAN FOR THE DEVELOPMENT AS ORIGINALLY PRESENTED BY THE DEVELOPER AND PORTIONS OF THIS CONCEPTUAL PLAN HAVE BEEN MODIFIED AND/OR SUPERCEDED BY THIS PUD ORDINANCE O-22-2211, INCLUDING THE DEVELOPMENT PLANS ATTACHED HERETO AS EXHIBITS "C" THROUGH "F". IN THE EVENT OF A CONFLICT BETWEEN THIS EXHIBIT "B" AND ANY OTHER PROVISION OF THIS ORDINANCE, THE OTHER PROVISION SHALL SUPERCEDE THIS EXHIBIT "B" AND SHALL GOVERN FOR ALL PURPOSES.

Exhibit "C" – Development Site Plans

Site Data Summary Chart

Single Family Residential Lots	45	
Common Open Space / HOA	4	
Residential Lots	69.10%	34.44 ac.
Common Open Space / HOA	20.02%	9.98 ac.
R.O.W.	10.88%	5.42 ac.
Res. Gross Acreage	100.00%	49.84 ac.

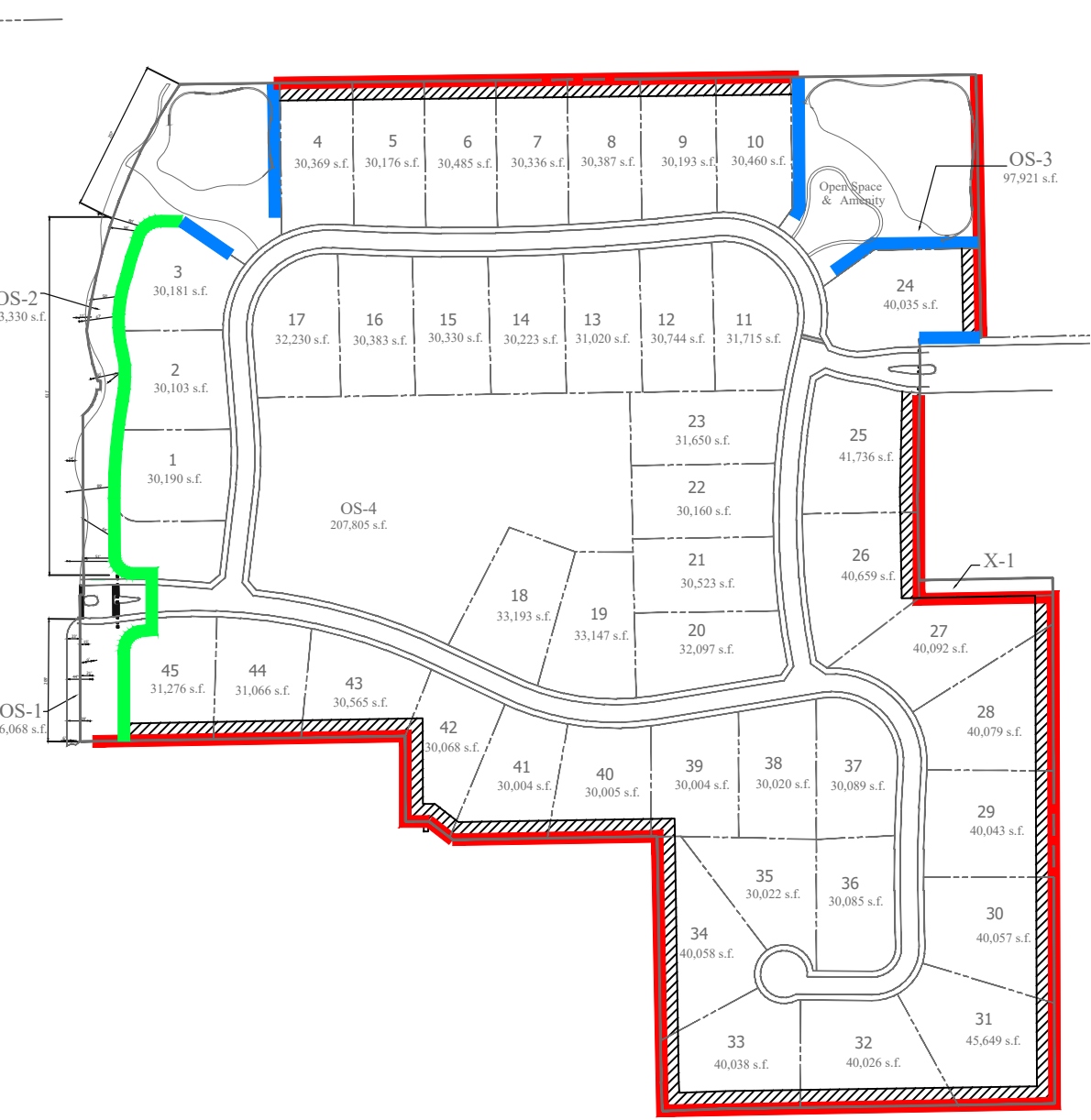
Site Data

Gross Acreage	49.84 ac.
Gross Density (lots / acre)	0.90 lots/acre

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

Lot Summary

Residential Lots	45
Minimum Building Lot Area	30,004 s.f.
Average Building Lot Area	33,311 s.f.
Common Areas	4



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

Wall / Fence Diagram

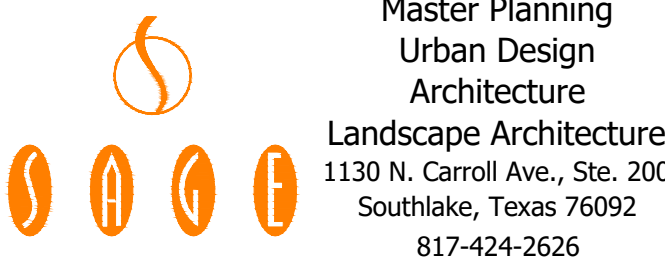
Legend

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

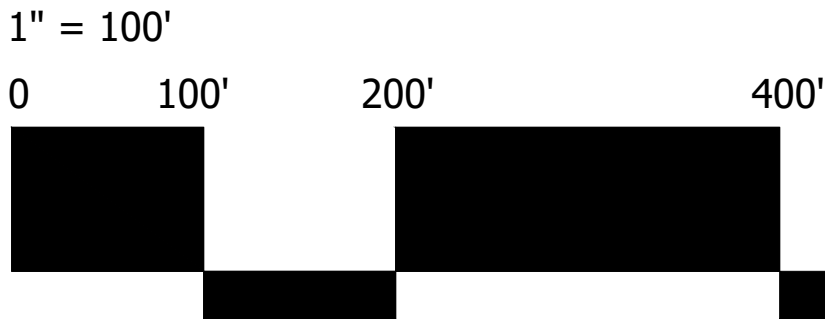
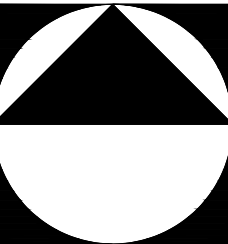
Notes:

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

Planner: SAGE GROUP, INC.



25 JAN 23



Development Plan



Greystone Manor

Colleyville, Tarrant County, Texas

Site Data Summary Chart

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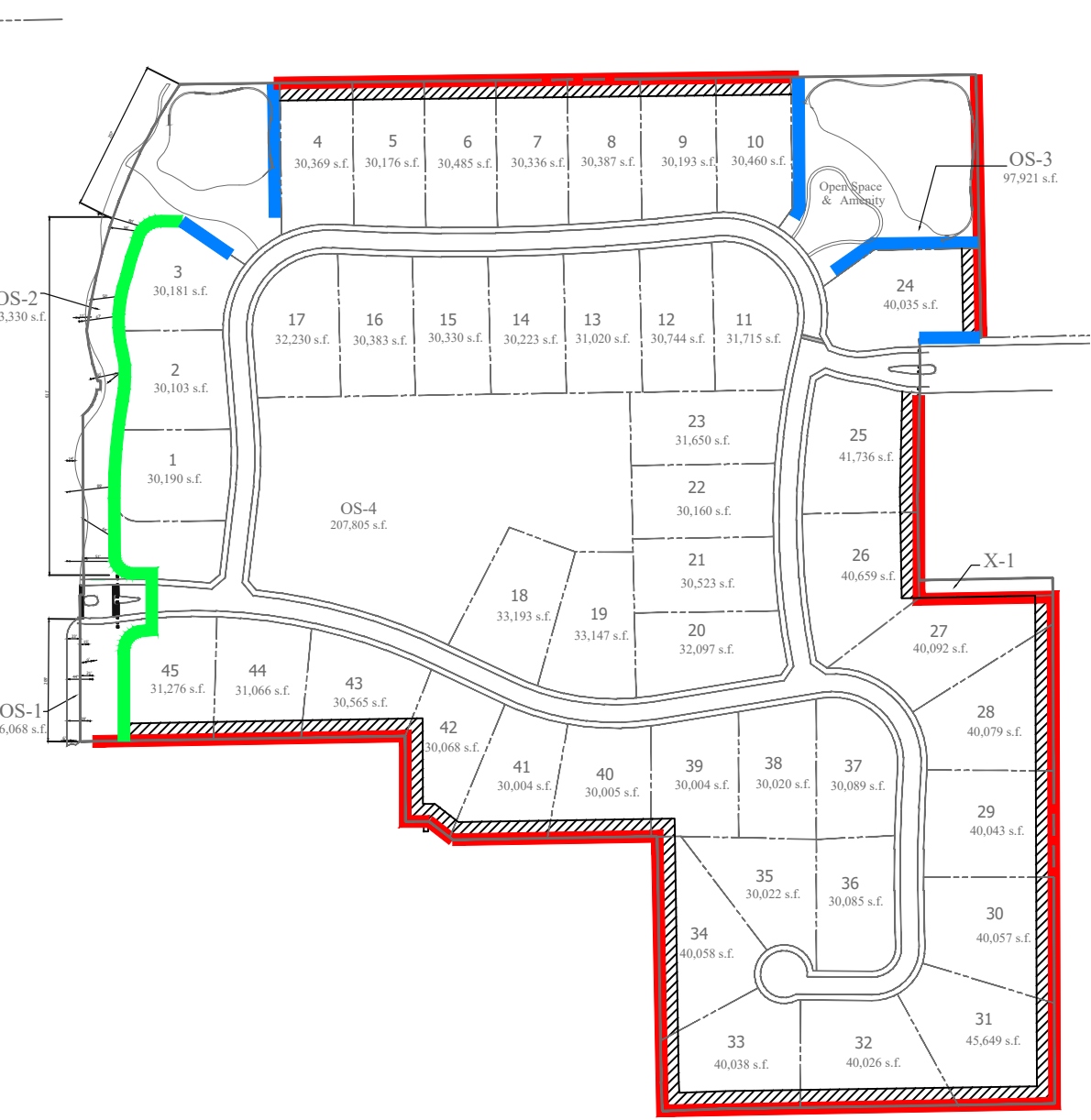
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Proposed Zoning:	PUD-R
Existing Use:	Residential / AG
Proposed Use:	S.F. Residential

Lot Summary

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Wall / Fence Diagram

Legend

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- 6' Stone Wall

Notes:

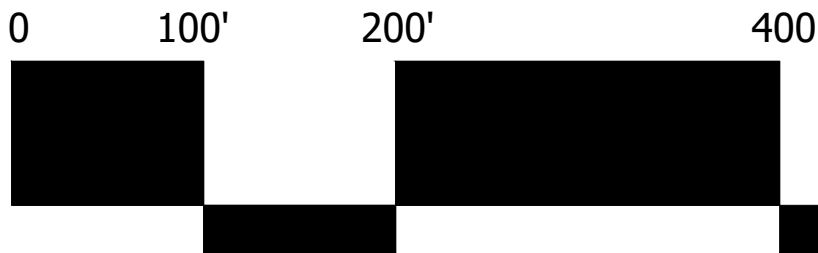
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Planner: SAGE GROUP, INC.

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

25 JAN 23

1" = 100'

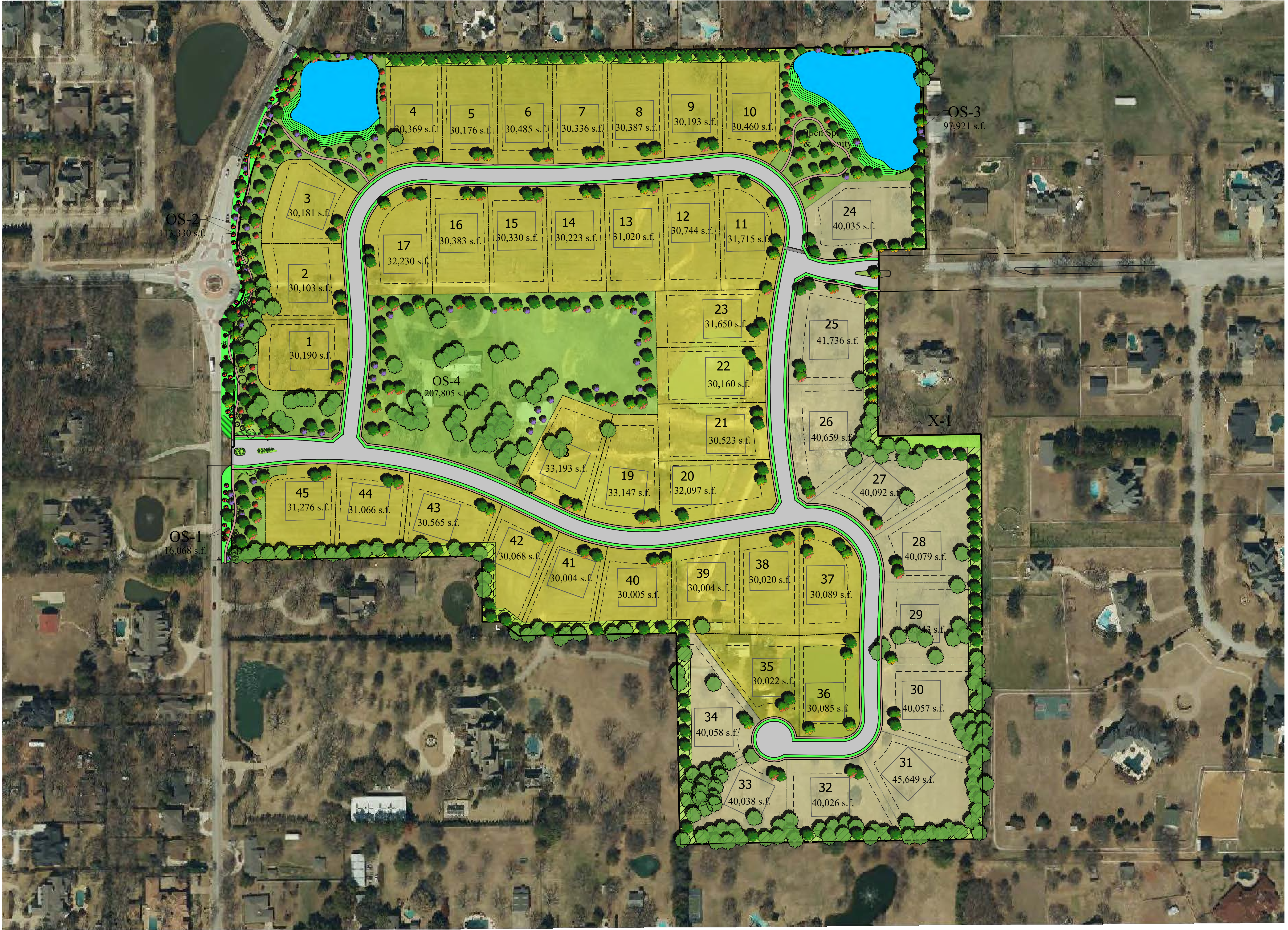


Development Plan



Greystone Manor

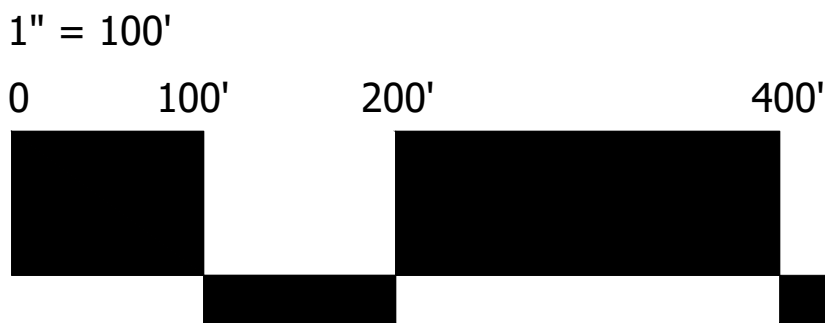
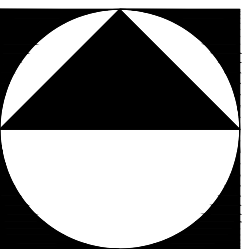
Colleyville, Tarrant County, Texas



Planner: SAGE GROUP, INC.

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

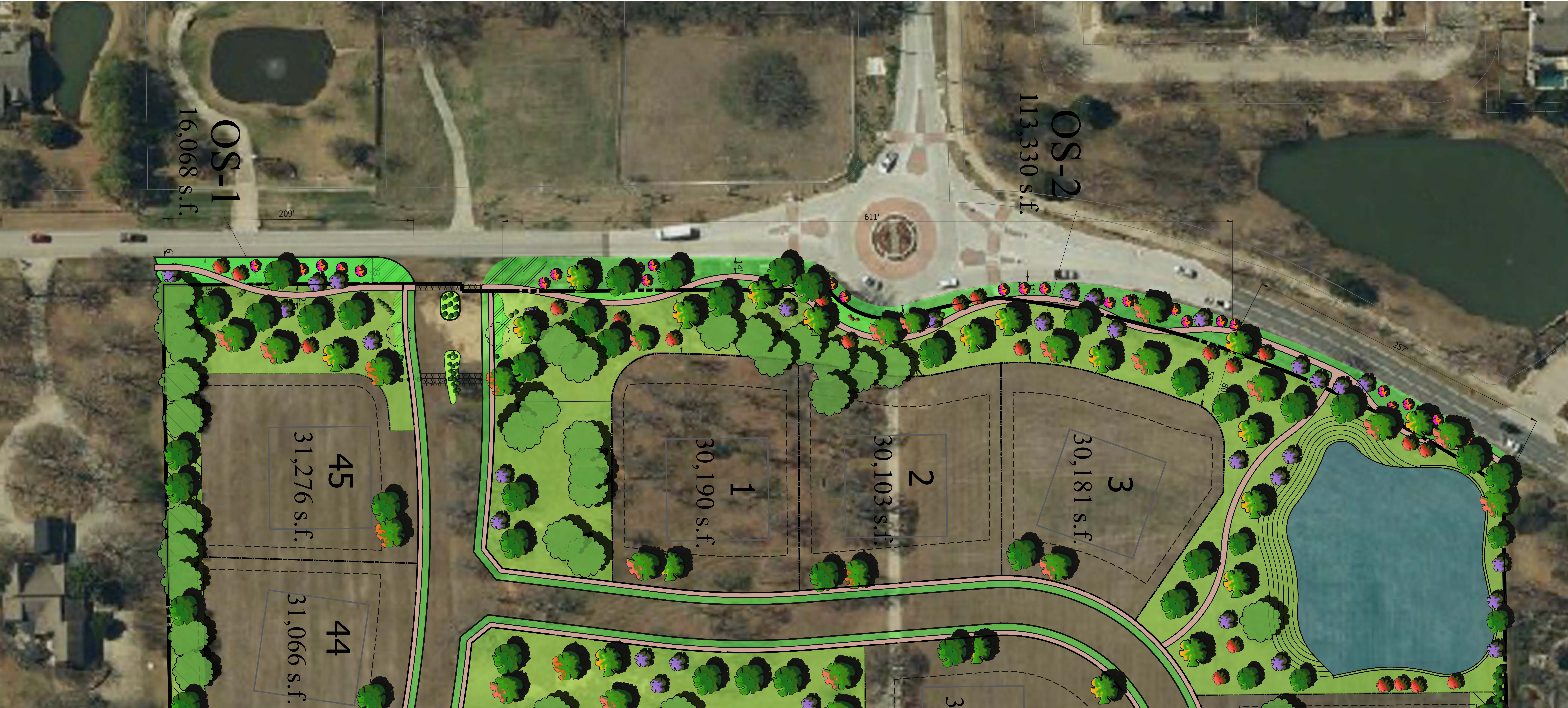
30 JAN 23



Landscape Master Plan

Greystone Manor

Colleyville, Tarrant County, Texas

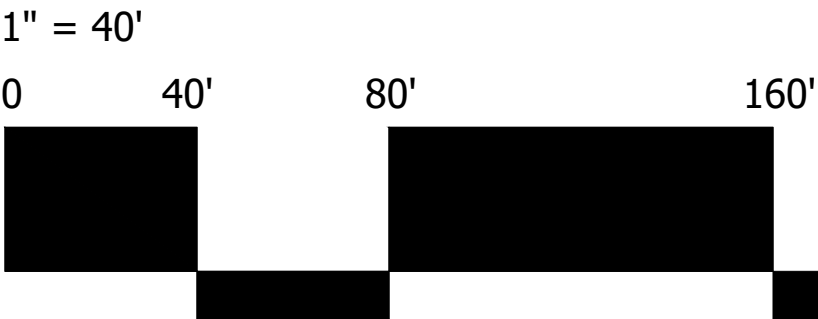
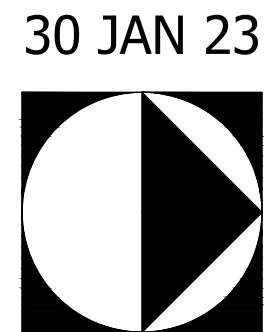


Westcoat Drive Landscape Buffer -
Landscape Specifications

SHADE TREES				
SYMBOL	PLANT NAME	QUANTITY	SIZE	CONDITION / REMARKS
	Live Oak <i>Quercus virginiana</i>	18	3" CAL. / 14'-16' HT. / 10'-12' SPREAD	single trunk clear to 6'; b & b; matching growth
	Red Oak <i>Quercus shumardii</i>	13	3" CAL. / 14'-16' HT. / 10'-12' SPREAD	single trunk clear to 6'; b & b; matching growth
	Cedar Elm <i>Ulmus crassifolia</i>	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 <i>Lagerstroemia indica</i> 'Red Rocket'	15	30 Gal. / 8' HT. / 6' SPREAD	container grown; matching growth
	Chaste Tree <i>Vitex agnus-castus</i>	19	30 Gal. / 8' HT. / 6' SPREAD	container grown; matching growth
	Nellie R. Stevens' <i>Ilex x 'Nellie R. Stevens'</i>	24	30 Gal. / 8' HT. / 6' SPREAD	container grown; matching growth
	Little Gem Magnolia <i>Magnolia Grandiflora</i> "Little Gem"	12	30 Gal. / 8' HT. / 6' SPREAD	container grown; matching growth



Planner: SAGE GROUP, INC.
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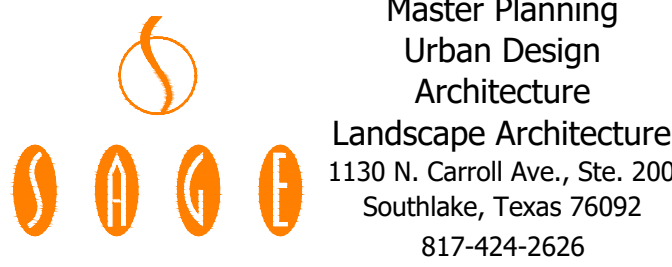


Frontage Landscape Screening & Plantings

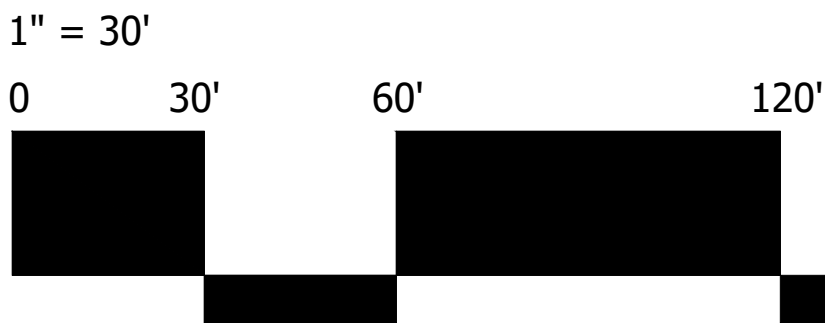
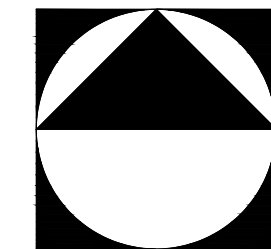
Greystone Manor



Planner: SAGE GROUP, INC.



30 JAN 23



30' LANDSCAPE EASEMENT

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

CONTIGUOUS HEDGE OF HOLLIES OR SPECIES TBD WITH NEIGHBOR REPRESENTATIVES.

Northern Boundary Landscape Easement - Landscape Specifications

SHADE TREES				
SYMBOL	PLANT NAME	QUANTITY	SIZE	CONDITION / REMARKS
	TBD TBD	28	4" CAL. / 16'-18' HT. / 12'-14' SPREAD	single trunk clear to 6'; b & b; matching growth
SHRUBS				
SYMBOL	PLANT NAME	QUANTITY	SIZE	CONDITION / REMARKS
	TBD TBD	164	15 GAL. / 4'-6' HT. / 3'-4' SPREAD	straight growth; matching growth; full and vigorous

Greystone Manor

Colleyville, Tarrant County, Texas



Lots 24, 25 & 26

Eastern Boundary Lots 24, 25 & 26
Landscape Specifications

SHADE TREES				
SYMBOL	PLANT NAME	QUANTITY	SIZE	CONDITION / REMARKS
	Canopy Tree to be selected from Approved Plant List	7	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	10	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 24, 25 AND 26 - CANOPY TREES WITHIN REAR BUILDING SETBACK



Lots 27, 28 & 29

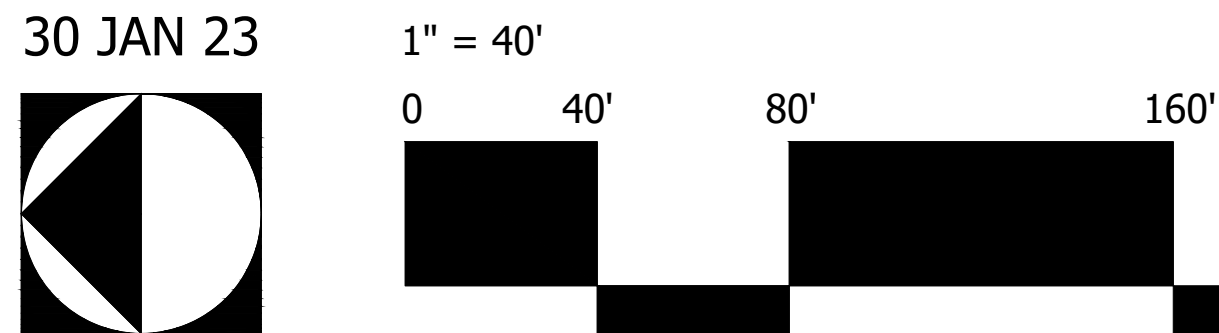
Eastern Boundary Lots 27, 28 & 29
Landscape Specifications

SHADE TREES				
SYMBOL	PLANT NAME	QUANTITY	SIZE	CONDITION / REMARKS
	Canopy Tree to be selected from Approved Plant List	17	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 27 & 28 -CANOPY TREES WITHIN REAR BUILDING SETBACK

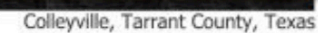


Planner: SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
817-424-2626



Private Open Space Easement Plantings - EAST

Greystone Manor

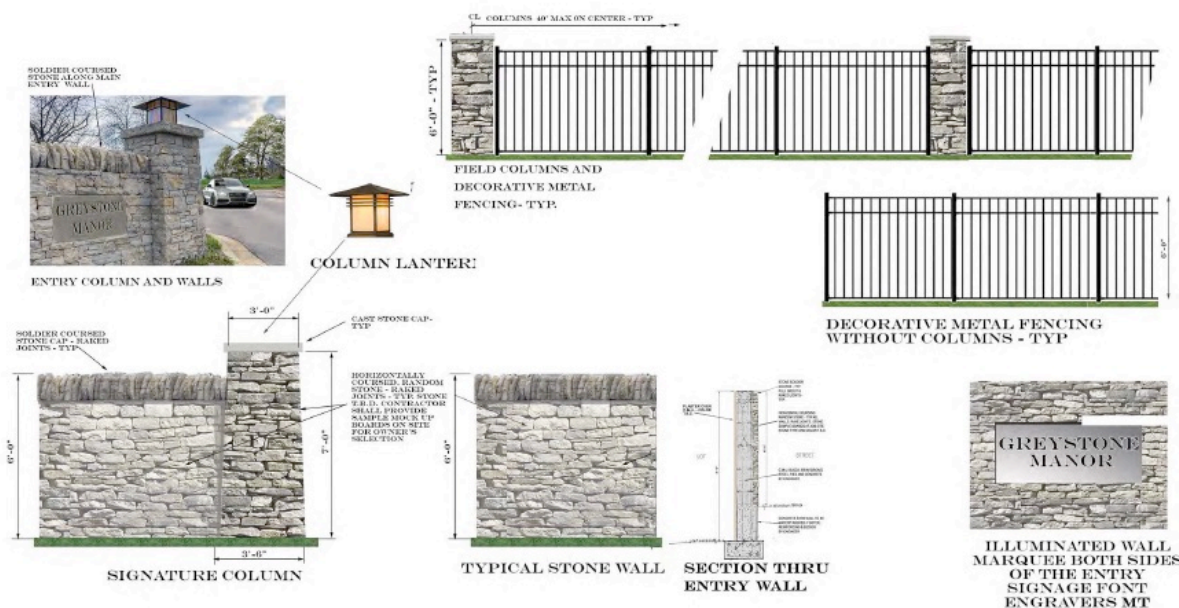




GREYSTONE
MANOR



SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste 200
Southlake, Texas 76092
TEL: 817-454-3626

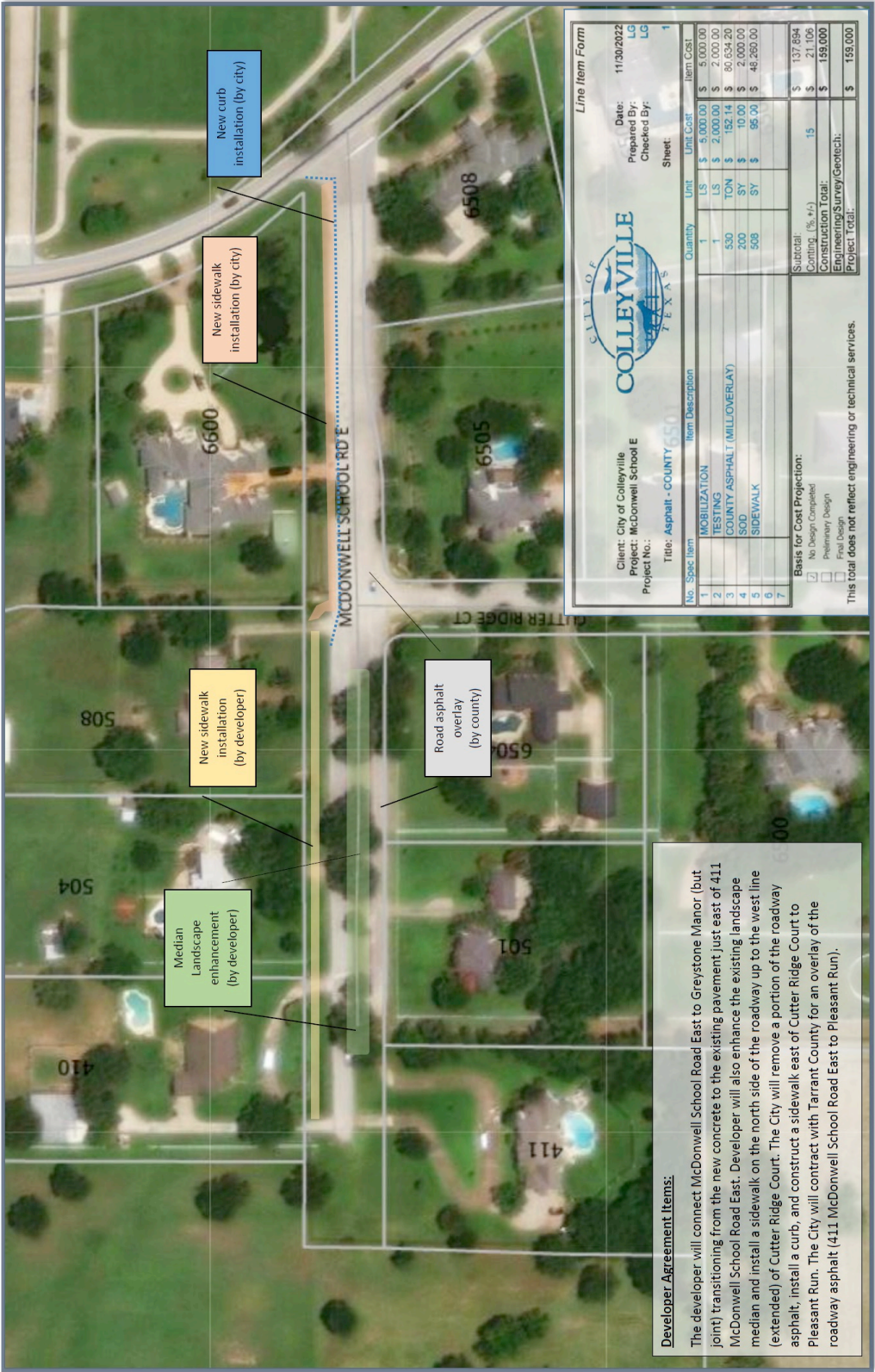


SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 W. Central Ave., Ste 200
Buckhale, Texas 76008
Tel: 817-434-2434

HARDSCAPE

GREYSTONE
MANOR

Exhibit "F"
Median Improvements





City of Colleyville City Council Agenda Briefing

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

Agenda Number 7a

Agenda Date 2/7/2023

Number Resolution R-23-4814

Type Resolution

Department Community Development

Title

Consideration of a Minor Plat with a plat waiver for lot width and side yard setbacks for Tract 2EE, Abstract 1248, Thomas J. Polson Survey, located at 400 Black Drive, Case PC22-018

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

Reading and Public Hearing

Michael Garabedian, the applicant, has submitted a request for a minor plat with a waiver for lot width and side yard setbacks for Tract 2EE, Abstract 1248, Thomas J. Polson Survey; being approximately 1.04 acres; and zoned R-40 Single Family Residential district. The purpose is to plat one lot and allow for the construction of a new single-family home. UPDATE: The applicant previously requested a reduction in the side yard setbacks to 10 feet. The applicant has removed this request.

Existing Conditions/Background: The subject property, 400 Black Drive, resides on the north side of Black Drive west of the intersection with Bransford Road. The subject property has R-40 zoning and had a home which was demolished earlier in 2022.

Proposed Zoning: Request – The applicant requests to minor plat the property into one lot and maintain the R-40 zoning district. The minimum standards for the R-40 zoning district are as follows:

Minimum Lot Size	40,000 sf.	44,214 SF
Minimum Lot Width	150 feet	100 feet
Minimum Lot Depth	150 feet	±450 feet
Front Building Line	40 feet	
Side Building Line	15 feet	(no longer requesting 10 feet)
Rear Building Line	25 feet	
Max. Lot Coverage	20%	
Max. Impervious Coverage	50%	

Analysis: The proposed Lot 1 is compatible with the R-40 zoning district except for the lot width being 100 feet and not 150 feet. If the City Council approves the waiver,

then the plat would meet the intent of the City's Comprehensive Master Plan. UPDATE: The applicant previously requested a reduction in the side yard setbacks to 10 feet. The applicant has removed this request.

Surrounding Development: The property to the west, north, and south are zoned R-40 Single Family Residential district and improved with single-family homes. The property to the east is zoned R-20 Single Family Residential district and is improved with a single-family home.

Plat Status: The property is identified as Tract 2EE, Abstract 1248, Thomas J. Polson Survey.

DRC Review: The DRC met on November 21, 2022 and offered the following comments to the applicant:

1. Provide an exhibit that shows where the house is being proposed in relation to the 10' side yard setbacks.
2. Remove the rear and side building lines.
3. Provide 7.5' drainage and utility easements along the side yards and 16' in the rear yard.
4. Provide a note that states the Private Drainage Easement is not to be maintained by the City of Colleyville.

Tree Preservation: Any subdivision of the subject property must comply with Chapter 5 (Tree Preservation) 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 within 1,000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code.

Staff Recommendation: Staff recommends approval of the minor plat with waiver for the lot width.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the plat with a plat waiver for lot width only at their January 9, 2023 meeting by a vote of 6-0.

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Minor Plat
5. Minor Plat - Building Pad
6. Topographic Survey
7. Pre-Developed Drainage Area Map
8. Post-Developed Drainage Area Map
9. Notification Map
10. Notification Letter
11. Notification List
12. Resolution R-23-4814

Aerial Map

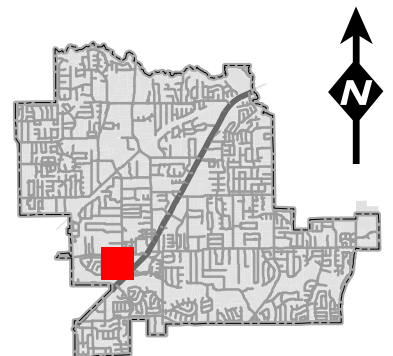


PC22-018
400 Black Drive

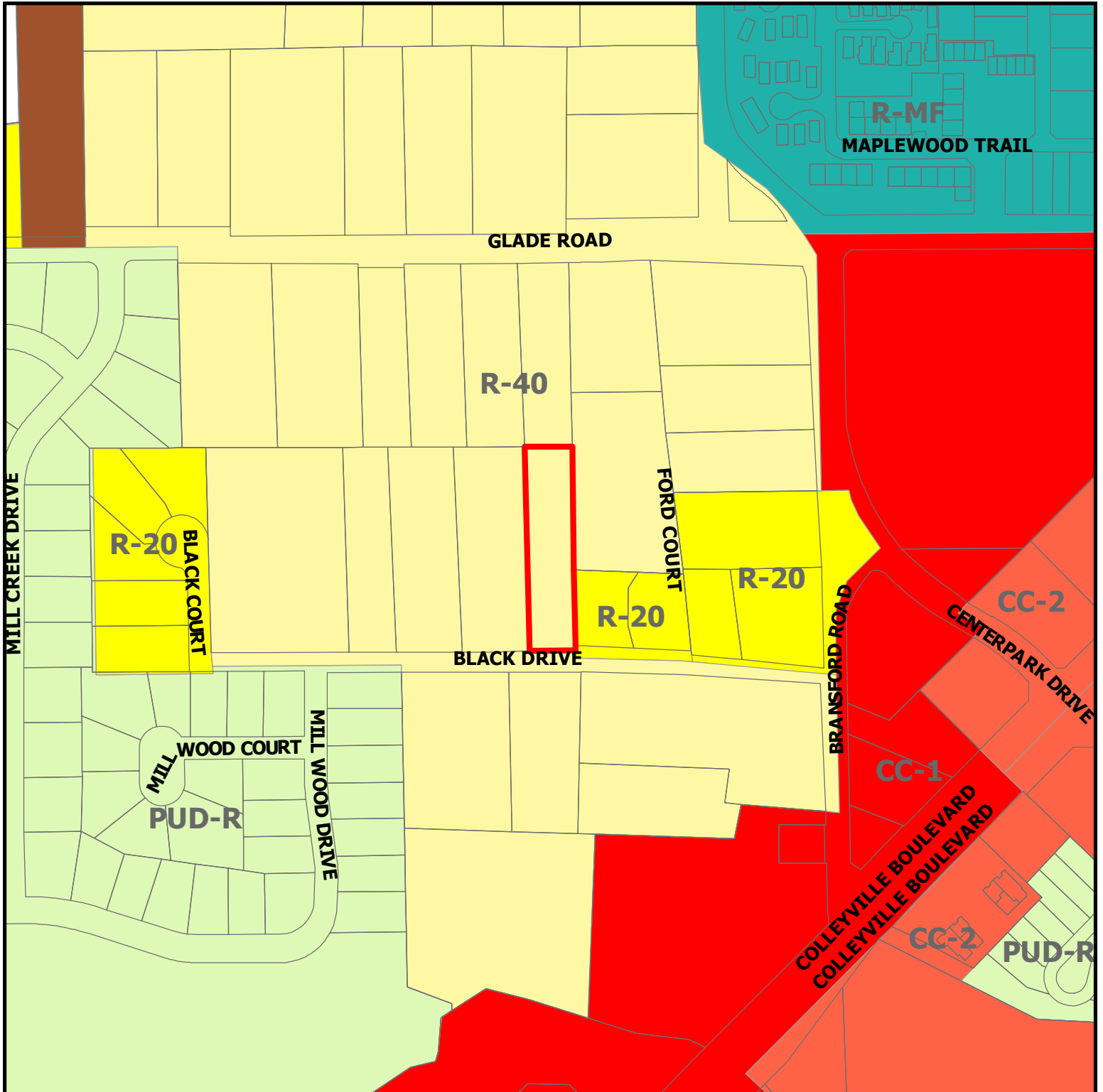
DISCLAIMER:
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances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



Subject Property



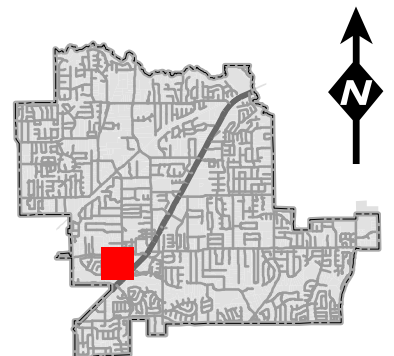
Zoning Map



PC22-018
400 Black Drive

DISCLAIMER:
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 Subject Property



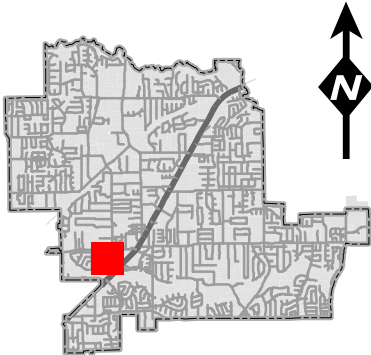
Future Land Use Map



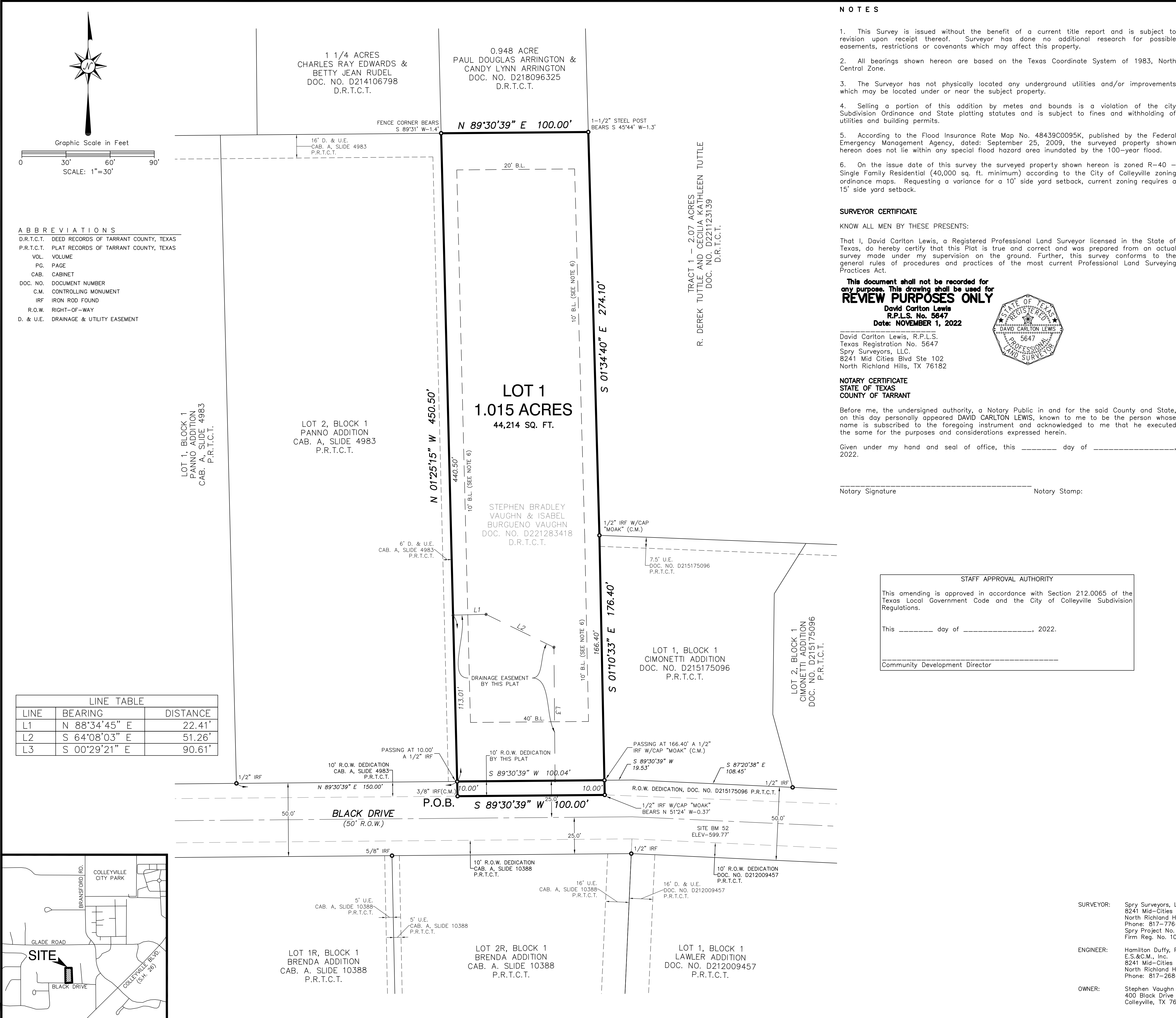
DISCLAIMER:
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PC22-018
400 Black Drive

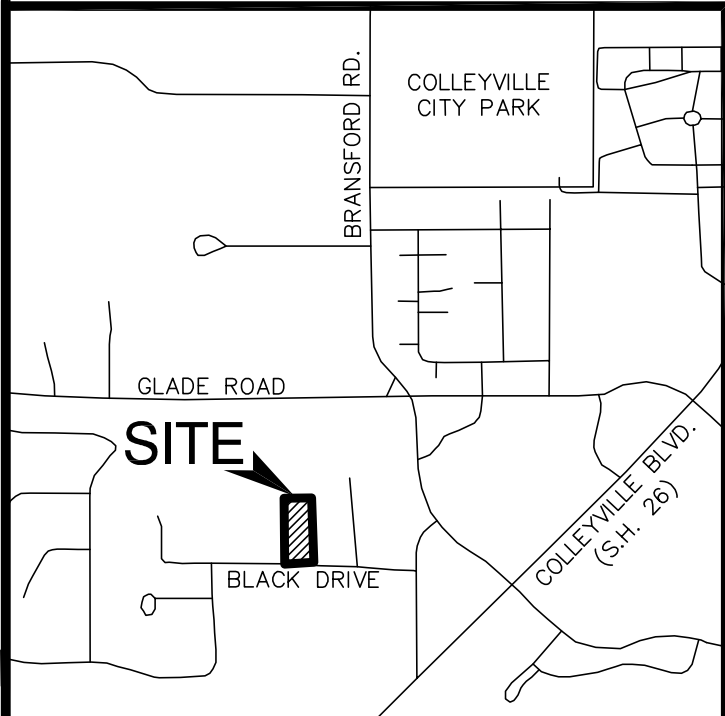
-  Subject Property
-  Residential
-  Colleyville Blvd Corridor
-  Open Space; Parks



Nov 01, 2022 -- 2:25pm
C:\Users\David\Documents\Projects\120-004 400 Black Dr -- Colleyville\30-Plat\spry-400 Black Dr..plat.dwg



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 88°34'45" E	22.41'
L2	S 64°08'03" E	51.26'
L3	S 00°29'21" E	90.61'



NOTES

- This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.
- All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone.
- The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.
- Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.
- According to the Flood Insurance Rate Map No. 48439C0095K, published by the Federal Emergency Management Agency, dated: September 25, 2009, the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100-year flood.
- On the issue date of this survey the surveyed property shown hereon is zoned R-40 -- Single Family Residential (40,000 sq. ft. minimum) according to the City of Colleyville zoning ordinance maps. Requesting a variance for a 10' side yard setback, current zoning requires a 15' side yard setback.

SURVEYOR CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, David Carlton Lewis, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of procedures and practices of the most current Professional Land Surveying Practices Act.

This document shall not be recorded for any purpose. This drawing shall be used for REVIEW PURPOSES ONLY

David Carlton Lewis
R.P.L.S. No. 5647
Date: NOVEMBER 1, 2022

David Carlton Lewis, R.P.L.S.
Texas Registration No. 5647
Spry Surveyors, LLC,
8241 Mid Cities Blvd Ste 102
North Richland Hills, TX 76182

NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared DAVID CARLTON LEWIS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations expressed herein.

Given under my hand and seal of office, this _____ day of _____, 2022.

Notary Signature

Notary Stamp:



STAFF APPROVAL AUTHORITY
This amending is approved in accordance with Section 212.0065 of the Texas Local Government Code and the City of Colleyville Subdivision Regulations.
This _____ day of _____, 2022.
Community Development Director

OWNER'S DEDICATION
STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, Stephan Bradley Vaughn and Isabel Burgueno Vaughn are the owners of all that certain 1.038 acres of land, by virtue of the deed recorded in Document Number D221283418, in the Deed Records of Tarrant County, Texas (D.R.T.C.T.), in the Thomas J. Polson Survey, A-1248, City of Colleyville, Tarrant County, Texas, and more particularly described by metes and bounds as follows: (All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone)

BEGINNING at a 3/8" iron rod found for the southwest corner of the herein described tract, common to the southeast corner of a 10' right-of-way line dedication, as shown on the plat of Panno Addition, recorded in Cabinet A, Slide 4983, in the Plat Records of Tarrant County, Texas (P.R.T.C.T.), and in the north right-of-way line of Black Drive (R.O.W. Varies);

THENCE North 01° 25' 15" West along the west line of the herein described tract, passing at a distance of 10.00' a 1/2" iron rod found for the southeast corner of Lot 2, Block 1, of said Panno Addition, continuing along the west line of the herein described tract, common to the east line of said Lot 2, Block 1, Panno Addition for a total distance of 450.50' to the northwest corner of the herein described tract, common to southwest corner of the 0.948 acre tract described in the deed to Paul Douglas Arrington & Candy Lynne Arrington, recorded in Document Number D218096325, D.R.T.C.T., and from which point a fence corner bears South 89° 31' West -- 1.4';

THENCE North 89° 30' 39" East -- 100.00' along the north line of the herein described tract, common to the south line of said 0.948 acre tract, to the northeast corner of the herein described tract, in the west line of the 2.07 acre tract described as Tract 1 in the deed to R. Derek Tuttle and Cecilia Kathleen Tuttle, recorded in Document Number D221123139, D.R.T.C.T., and from which point a 1-1/2" steel post bears South 45° 44' West -- 1.3';

THENCE South 01° 34' 40" East -- 274.10' along the east line of the herein described tract, common to the west line of said 2.07 acre tract, to a 1/2" iron rod with a cap stamped "MOAK" found for the southwest corner of said 2.07 acre tract, common to the northwest corner of Lot 1, Block 1, Cimonetti Addition, recorded in Document Number D215175096, P.R.T.C.T.;

THENCE South 01° 10' 33" East, continuing along the east line of the herein described tract, common to the west line of said Lot 1, Block 1, Cimonetti Addition, passing at a distance of 166.40' a 1/2" iron rod with a cap stamped "MOAK" found for the southwest corner of said Lot 1, Block 1, Cimonetti Addition, continuing for a total distance of 176.40', to the southeast corner of the herein described tract, in the north right-of-way line of said Black Drive, and from which a 1/2" iron rod with a cap stamped "MOAK" bears North 51° 24' West -- 0.37';

THENCE South 89° 30' 39" West -- 100.00' along the south line of the herein described tract, common to the north right-of-way line of said Black Drive, to the POINT OF BEGINNING and containing 1.038 acres of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That Stephan Bradley Vaughn and Isabel Burgueno Vaughn, the Owners, do hereby adopt this plat designating the herein before described property as Lot 1, Block A, Vaughn Addition, an addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever any streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

Witness our hands this _____ day of _____, 2022.

Signature -- Stephan Bradley Vaughn

Signature -- Isabel Burgueno Vaughn

NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Stephan Bradley Vaughn, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations expressed herein.

Given under my hand and seal of office, this _____ day of _____, 2022.

Notary Signature

Notary Stamp:

NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Isabel Burgueno Vaughn, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations expressed herein.

Given under my hand and seal of office, this _____ day of _____, 2022.

Notary Signature

Notary Stamp:

PURPOSE OF MINOR PLAT
The Purpose of Minor Plat is to create a single residential lot for redevelopment.

A MINOR PLAT OF
LOT 1, BLOCK A
VAUGHN ADDITION

AN ADDITION TO THE CITY OF COLLEYVILLE,
WHICH IS 1.038 ACRES OF LAND
IN THE THOMAS J. POLSON SURVEY, A-1248
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

NOVEMBER 2022

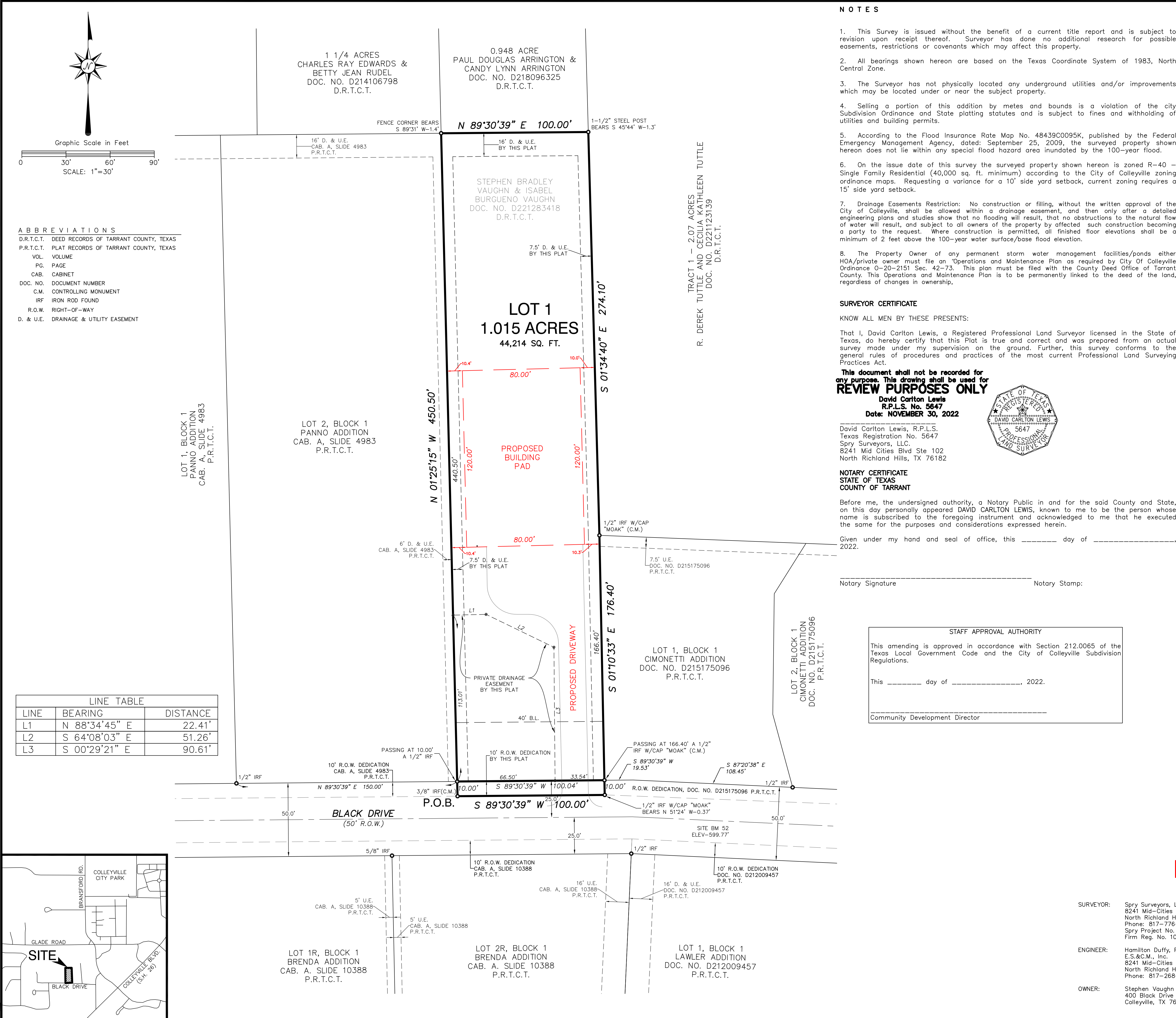
THIS PLAT WAS FILED IN DOCUMENT NO. _____ ON DATE _____

SURVEYOR: Spry Surveyors, LLC
8241 Mid-Cities Blvd., Ste.102
North Richland Hills, TX 76182
Phone: 817-776-4049
Spry Project No. 120-004-30
Firm Reg. No. 10112000

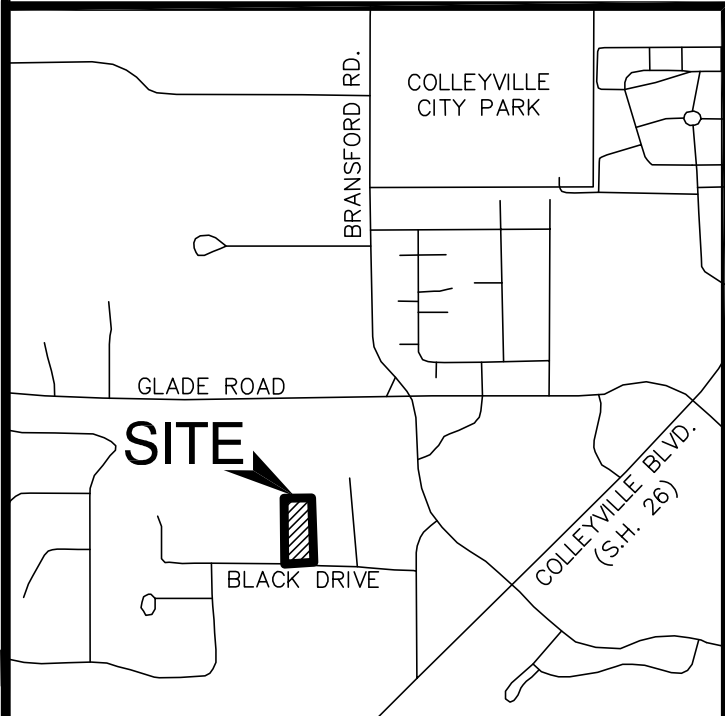
ENGINEER: Hamilton Duffy, P.C.
E.S.&C.M., Inc.
8241 Mid-Cities Blvd., Ste.100
North Richland Hills, TX 76182
Phone: 817-268-0408

OWNER: Stephen Vaughn & Isabel Vaughn
400 Black Drive
Colleyville, TX 76034

Nov 30, 2022 - 11:42am
C:\Users\David\Documents\Projects\120-004 400 Black Dr - Colleyville\30-Plat\spry-400 Black Dr - exhibit.dwg



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 88°34'45" E	22.41'
L2	S 64°08'03" E	51.26'
L3	S 00°29'21" E	90.61'



NOTES

- This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.
- All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone.
- The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.
- Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.
- According to the Flood Insurance Rate Map No. 48439C0095K, published by the Federal Emergency Management Agency, dated: September 25, 2009, the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100-year flood.
- On the issue date of this survey the surveyed property shown hereon is zoned R-40 - Single Family Residential (40,000 sq. ft. minimum) according to the City of Colleyville zoning ordinance maps. Requesting a variance for a 10' side yard setback, current zoning requires a 15' side yard setback.
- Drainage Easements Restriction: No construction or filling, without the written approval of the City of Colleyville, shall be allowed within a drainage easement, and then only after a detailed engineering plans and studies show that no flooding will result, that no obstructions to the natural flow of water will result, and subject to all owners of the property by affected such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of 2 feet above the 100-year water surface/base flood elevation.
- The Property Owner of any permanent storm water management facilities/ponds either HOA/private owner must file an Operations and Maintenance Plan as required by City Of Colleyville Ordinance 0-20-2151 Sec. 42-73. This plan must be filed with the County Deed Office of Tarrant County. This Operations and Maintenance Plan is to be permanently linked to the deed of the land, regardless of changes in ownership.

SURVEYOR CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, David Carlton Lewis, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of procedures and practices of the most current Professional Land Surveying Practices Act.

This document shall not be recorded for any purpose. This drawing shall be used for REVIEW PURPOSES ONLY

David Carlton Lewis
R.P.L.S. No. 5647
Date: NOVEMBER 30, 2022

David Carlton Lewis, R.P.L.S.
Texas Registration No. 5647
Spry Surveyors, LLC,
8241 Mid Cities Blvd Ste 102
North Richland Hills, TX 76182

NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared DAVID CARLTON LEWIS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations expressed herein.

Given under my hand and seal of office, this _____ day of _____, 2022.

Notary Signature _____ Notary Stamp: _____

STAFF APPROVAL AUTHORITY

This amending is approved in accordance with Section 212.0065 of the Texas Local Government Code and the City of Colleyville Subdivision Regulations.

This _____ day of _____, 2022.

Community Development Director _____

OWNER'S DEDICATION
STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, Stephan Bradley Vaughn and Isabel Burgueno Vaughn are the owners of all that certain 1.038 acres of land, by virtue of the deed recorded in Document Number D221283418, in the Deed Records of Tarrant County, Texas (D.R.T.C.T.), in the Thomas J. Polson Survey, A-1248, City of Colleyville, Tarrant County, Texas, and more particularly described by metes and bounds as follows: (All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone)

BEGINNING at a 3/8" iron rod found for the southwest corner of the herein described tract, common to the southeast corner of a 10' right-of-way line dedication, as shown on the plat of Panno Addition, recorded in Cabinet A, Slide 4983, in the Plat Records of Tarrant County, Texas (P.R.T.C.T.), and in the north right-of-way line of Black Drive (R.O.W. Varies);

THENCE North 01° 25' 15" West along the west line of the herein described tract, passing at a distance of 10.00' a 1/2" iron rod found for the southeast corner of Lot 2, Block 1, of said Panno Addition, continuing along the west line of the herein described tract, common to the east line of said Lot 2, Block 1, Panno Addition for a total distance of 450.50' to the northwest corner of the herein described tract, common to southwest corner of the 0.948 acre tract described in the deed to Paul Douglas Arrington & Candy Lynne Arrington, recorded in Document Number D218096325, D.R.T.C.T., and from which point a fence corner bears South 89° 31' West - 1.4';

THENCE North 89° 30' 39" East - 100.00' along the north line of the herein described tract, common to the south line of said 0.948 acre tract, to the northeast corner of the herein described tract, in the west line of the 2.07 acre tract described as Tract 1 in the deed to R. Derek Tuttle and Cecilia Kathleen Tuttle, recorded in Document Number D221123139, D.R.T.C.T., and from which point a 1-1/2" steel post bears South 45° 44' West - 1.3';

THENCE South 01° 34' 40" East - 274.10' along the east line of the herein described tract, common to the west line of said Lot 1, Block 1, Cimonetti Addition, passing at a distance of 166.40' a 1/2" iron rod with a cap stamped "MOAK" found for the southwest corner of said Lot 1, Block 1, Cimonetti Addition, continuing for a total distance of 176.40', to the southeast corner of the herein described tract, in the north right-of-way line of said Black Drive, and from which a 1/2" iron rod with a cap stamped "MOAK" bears North 51° 24' West - 0.37';

THENCE South 01° 10' 33" East, continuing along the east line of the herein described tract, common to the west line of said Lot 1, Block 1, Cimonetti Addition, passing at a distance of 166.40' a 1/2" iron rod with a cap stamped "MOAK" found for the southwest corner of said Lot 1, Block 1, Cimonetti Addition, continuing for a total distance of 176.40', to the southeast corner of the herein described tract, in the north right-of-way line of said Black Drive, and from which a 1/2" iron rod with a cap stamped "MOAK" bears North 51° 24' West - 0.37';

THENCE South 89° 30' 39" West - 100.00' along the south line of the herein described tract, common to the north right-of-way line of said Black Drive, to the POINT OF BEGINNING and containing 1.038 acres of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That Stephan Bradley Vaughn and Isabel Burgueno Vaughn, the Owners, do hereby adopt this plat designating the herein before described property as Lot 1, Block A, Vaughn Addition, an addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever any streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

Witness our hands this _____ day of _____, 2022.

Signature - Stephan Bradley Vaughn _____ Signature - Isabel Burgueno Vaughn _____

NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Stephan Bradley Vaughn, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations expressed herein.

Given under my hand and seal of office, this _____ day of _____, 2022.

Notary Signature _____ Notary Stamp: _____

NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Isabel Burgueno Vaughn, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations expressed herein.

Given under my hand and seal of office, this _____ day of _____, 2022.

Notary Signature _____ Notary Stamp: _____

EXHIBIT WITH BUILDING PAD

PURPOSE OF MINOR PLAT
The Purpose of Minor Plat is to create a single residential lot for redevelopment.

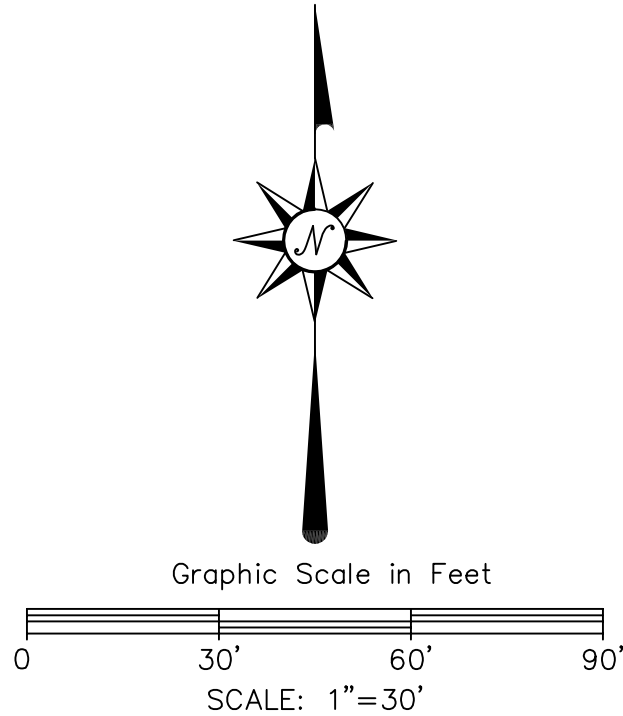
A MINOR PLAT OF
LOT 1, BLOCK A
VAUGHN ADDITION

AN ADDITION TO THE CITY OF COLLEYVILLE,
WHICH IS 1.038 ACRES OF LAND
IN THE THOMAS J. POLSON SURVEY, A-1248
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

NOVEMBER 2022

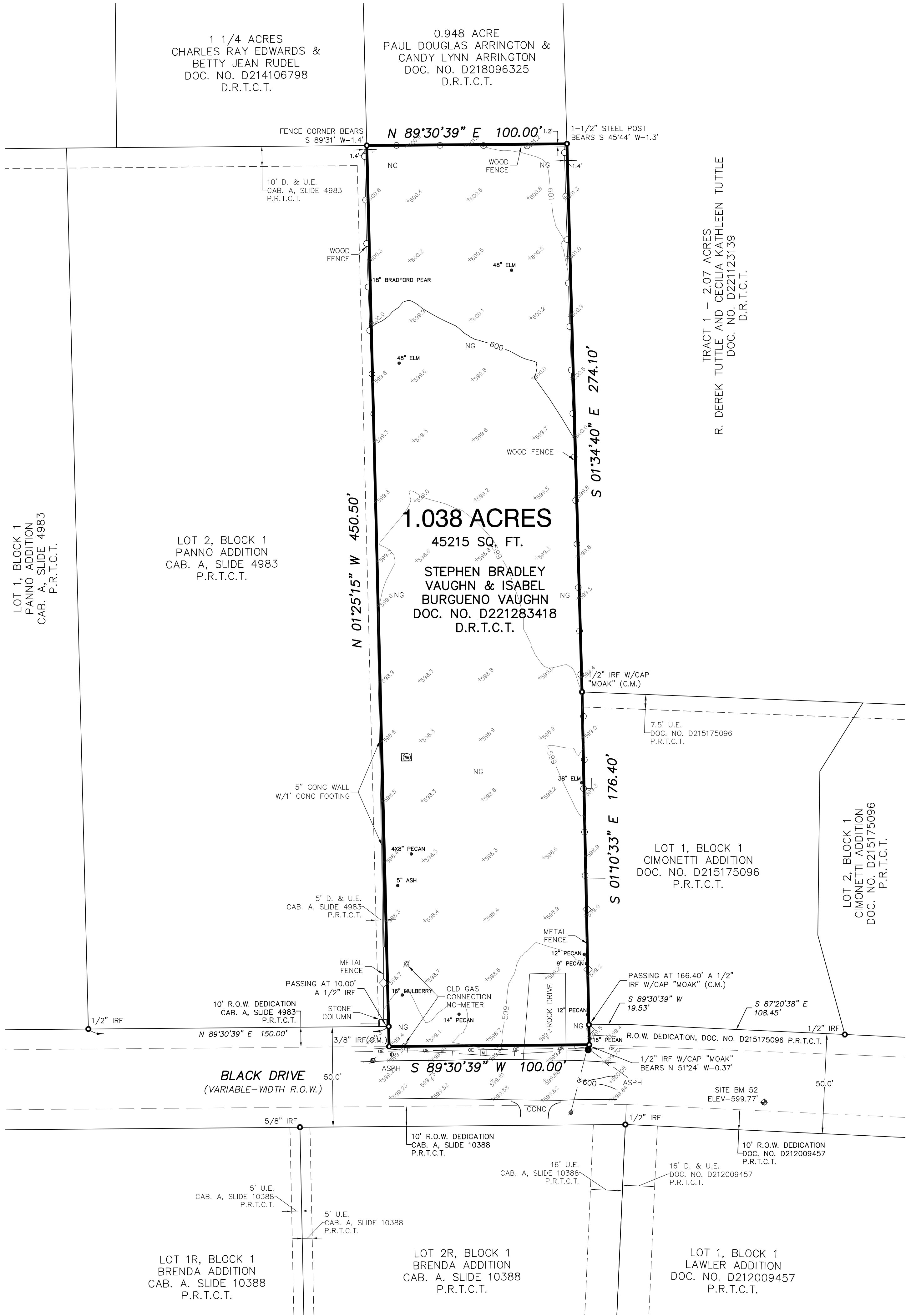
THIS PLAT WAS FILED IN DOCUMENT NO. _____ ON DATE _____

Oct 13, 2022 - 12:27pm
C:\Users\David\Spry Surveyors - Documents\projects\120 Garabedian Properties\120-004 400 Black Dr - Colleyville\20-Topo\spry-400 Black Dr_topo_EDIT.dwg



ABBREVIATIONS
D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS
P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY, TEXAS
VOL. VOLUME
PG. PAGE
CAB. CABINET
DOC. NO. DOCUMENT NUMBER
C.M. CONTROLLING MONUMENT
IRF IRON ROD FOUND
R.O.W. RIGHT-OF-WAY
D. & U.E. DRAINAGE & UTILITY EASEMENT
CONC. CONCRETE

LEGEND
● BOUNDARY CORNER
⬢ SITE BENCHMARK
⊕ WATER VALVE
⊕ WATER WELL
⊕ POWER POLE
— GUY WIRE
⊕ GAS VALVE
⊕ COMMUNICATION PEDESTAL
● CLEAN OUT
⊕ MAIL BOX



BENCHMARKS

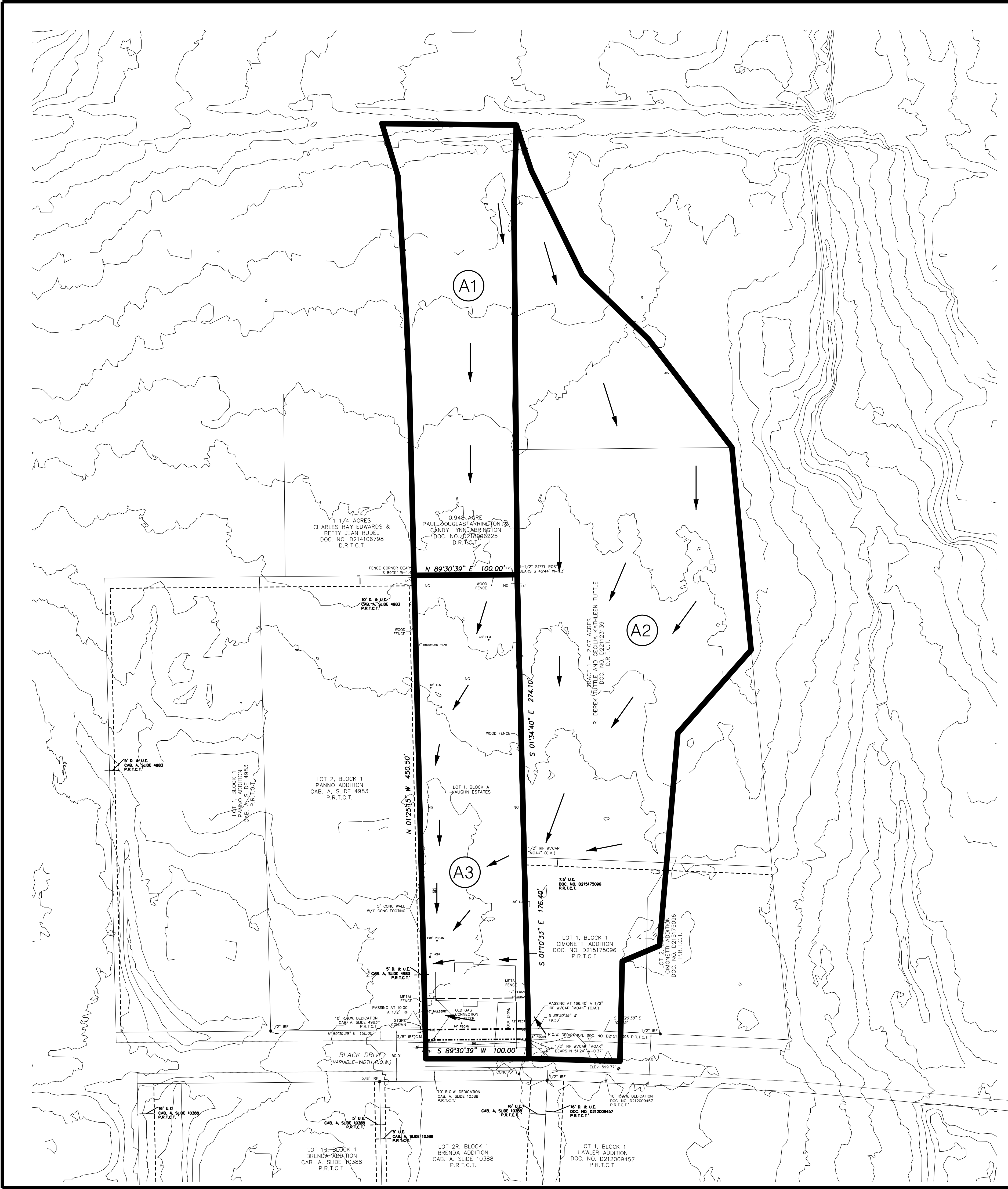
PRIMARY BENCHMARK: CITY OF COLLEYVILLE SURVEY MARKER #56 - 2" BRASS DISC SET IN A CURB INLET IN THE SOUTHWEST QUADRANT OF BRANSFORD STREET AND CENTER PARK STREET. IT IS 67' NORTHEAST OF A SANITARY SEWER MANHOLE. AND 49' WEST OF BRANSFORD STREET.
ELEVATION = 602.34'

PROJECT BENCHMARK #52: 'X' CUT SET IN CONCRETE DRIVEWAY, ALONG THE SOUTH RIGHT-OF-WAY LINE OF BLACK DRIVE, ±460' WEST OF BRANSFORD ROAD, AS SHOWN ON THIS SURVEY.
ELEVATION = 599.77'

NOTES

- All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone.
- The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.
- According to the Flood Insurance Rate Map No. 484439C0095K, published by the Federal Emergency Management Agency, dated September 25, 2009, the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100-year flood.
- On the issue date of this survey the surveyed property shown hereon is zoned R-40 - Single Family Residential (40,000 sq. ft. minimum) according to the City of Colleyville zoning ordinance maps. Refer to said zoning ordinance for minimum and maximum setback requirements.
- Tree types shown hereon are to the best knowledge of the surveyor. Tree types have not been confirmed with a Licensed Landscape Architect and/or Arborist.

DATE	REVISION NOTES
SPRY SURVEYORS 8241 Mid-Cities Blvd., Suite 102 • North Richland Hills, TX 76182 Firm Reg. No. 10112000 • PH: 817.776.4049 • spry@sprysurveyors.com • www.sprysurveyors.com	
TOPOGRAPHIC SURVEY 1.038 ACRES 400 BLACK DRIVE IN THE T.P. POULSON SURVEY, A-1248 CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS	
ORIGINAL ISSUE DATE: 10/13/2022	SCALE: 1"=30' PROJECT NO.: 120-004-20

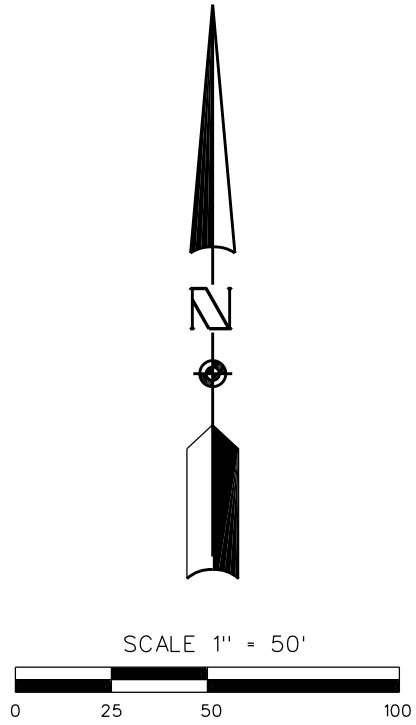


LEGEND

EXISTING ELEVATION CONTOUR

FLOW DIRECTION

DRAINAGE AREA DIVIDE



DRAINAGE AREA COMPUTATIONS

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

RUNOFF COEFFICIENT:
C • 0.30 Undeveloped Sites
C • 0.44 Residential Estates (1 Acre Lots • From ISWM)
C • 0.60 Single Family Residential
C • 0.90 Paved Areas/Roof Tops

STORM FREQUENCY:
5 Years • Enclosed Pipe System
100 Years • Combined Enclosed Pipe System • Street • R.O.W.

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

MINIMUM INLET TIME OF CONCENTRATION:
Parks and Open Areas 15 minutes
Residential, Single Family 15 minutes
Industrial, Business 10 minutes

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

Signed this _____ day of _____, 2022,
_____, P.E.

PRELIMINARY
FOR REVIEW ONLY

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

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

PRE-DEVELOPED SITE DRAINAGE DATA											
MARK	AREA (ACRE)	C	Tc (MIN.)	1/2 (IN/HR)	1/4 (IN/HR)	1/8 (IN/HR)	1/16 (IN/HR)	1/32 (IN/HR)	0.5 (CFS)	0.06 (CFS)	COMMENTS
A1	1.07	0.44	15	3.90	4.86	5.53	6.46	7.20	7.98	2.3	TO A3
A2	2.88	0.44	15	3.90	4.86	5.53	6.46	7.20	7.98	6.2	TO A3
A3	1.08	0.34 ¹	15	3.90	4.86	5.53	6.46	7.20	7.98	1.8	2.9 SHEET TO WEST
A1-A2-A3	5.03	0.42 ²	15	3.90	4.86	5.53	6.46	7.20	7.98	10.3	16.9 TOTAL SHEET TO WEST

1) WEIGHTED RUNOFF COEFFICIENT • [(0.08(0.90)+1.00(0.30))/1.08 • 0.34
2) WEIGHTED RUNOFF COEFFICIENT • [(3.95(0.44)+1.08(0.34))/5.03 • 0.42

400 BLACK DRIVE

LOT 1, BLOCK A - VAUGHN ESTATES
CITY OF KELLER, TEXAS

PRE-DEVELOPED DRAINAGE AREA MAP

PRELIMINARY
FOR REVIEW ONLY

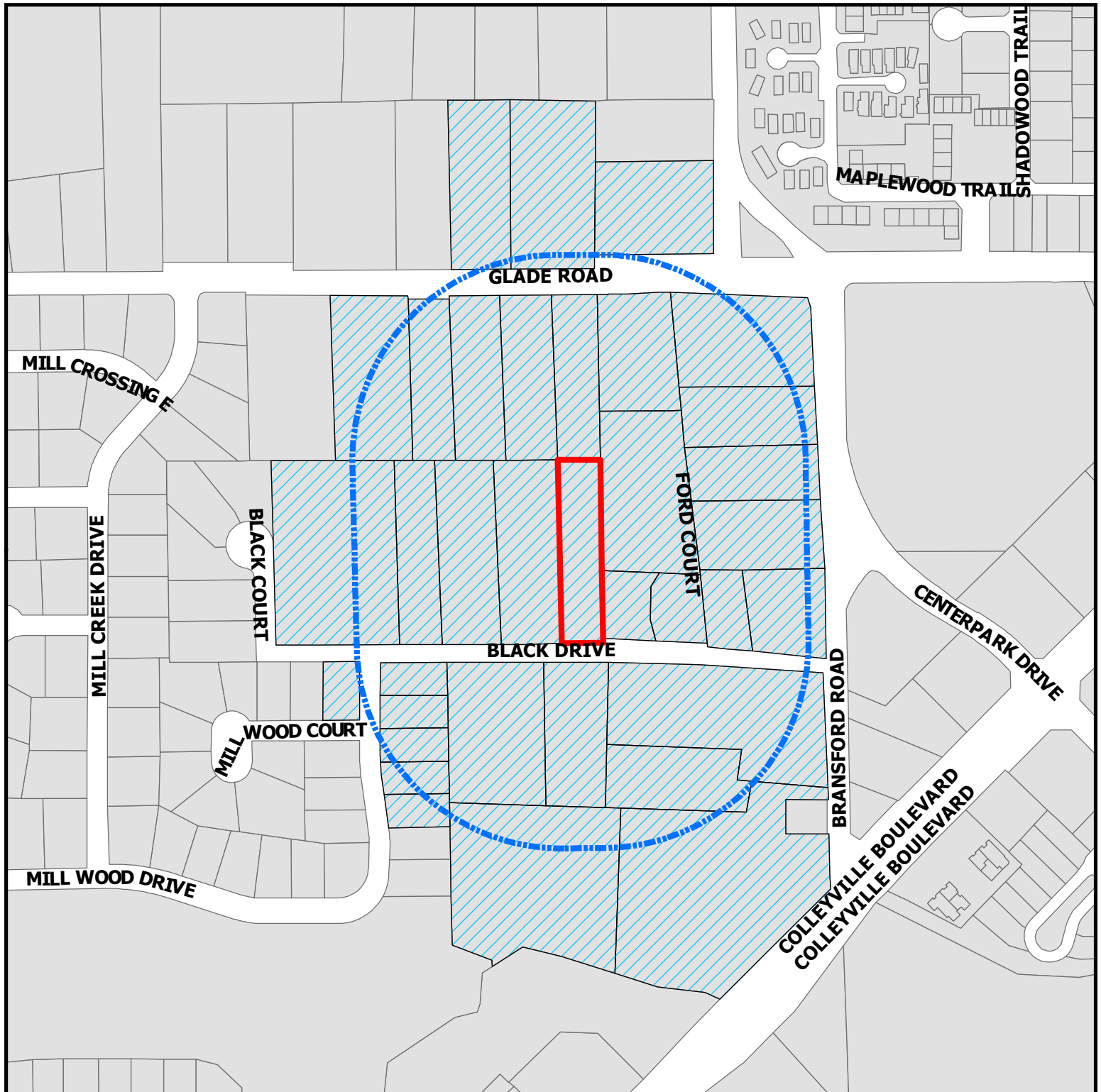
THESE DOCUMENTS ARE FOR DESIGN REVIEW
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BIDDING, OR PERMIT PURPOSES. THEY WERE
PREPARED BY, OR UNDER SUPERVISION OF:

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

NO.	REVISION	BY	DATE	JOB	353-011
				DATE	10/31/2022
				DESIGNED	K.M.H.
				DRAWN	K.M.H.
				CHECKED	K.M.H.
				TEXAS REGISTERED ENGINEERING FIRM NUMBER P-2560	

SHEET

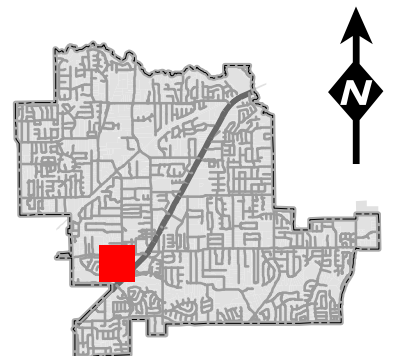
Notification Map



PC22-018
400 Black Drive

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

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





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, December 12, 2022 at 7:00 p.m.

City Council Meeting: Tuesday, January 3, 2022 at 7:00 p.m.

3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Minor Plat with plat waivers for lot width and side yard setbacks. The purpose is to plat the property in order to allow for the construction of a new single family home. The width of the property is 100 ft. instead of the required 150 ft. and the applicant desires the side yard setbacks be reduced from 15 feet to 10 feet.

Zoning Case: PC22-018

Applicant: Michael Garabedian

Owner: Stephen Vaughn

Location: 400 Black Drive

Property Description: Tract 2EE, Abstract 1248, Thomas J. Polson Survey

Present Zoning: R-40 Single Family Residential

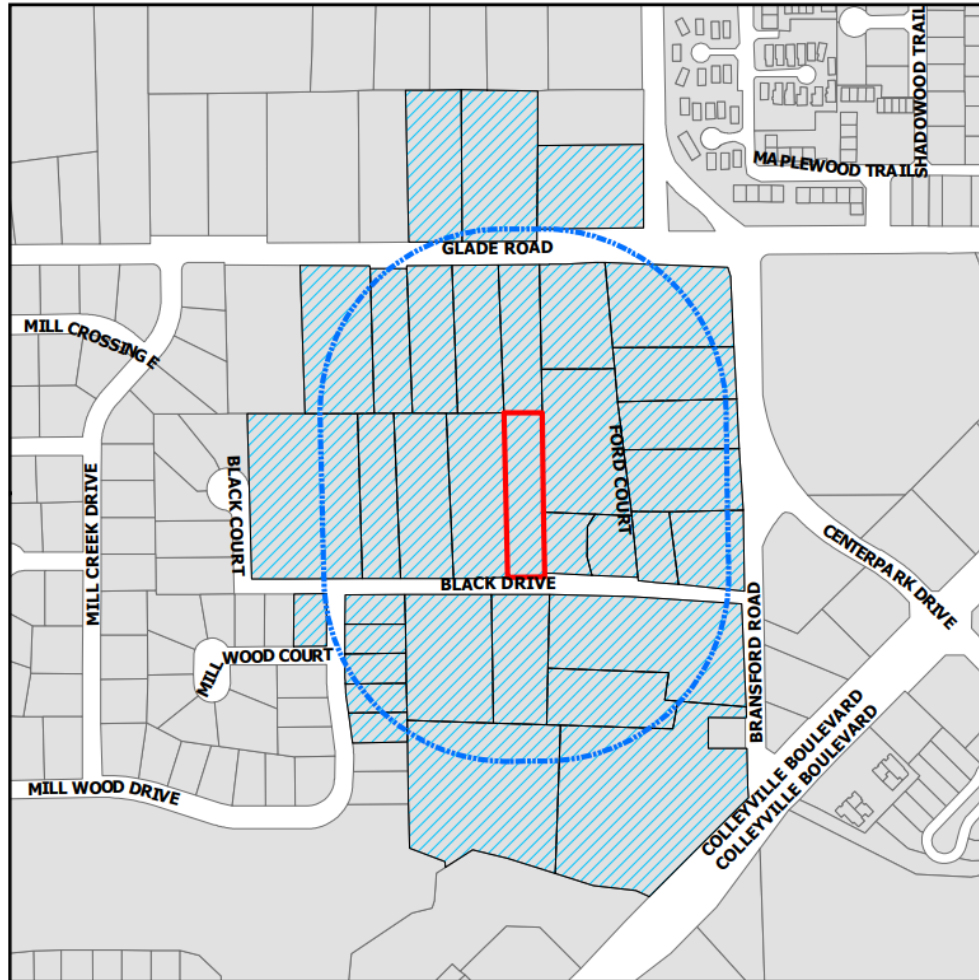
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

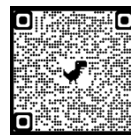
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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

NOTICE OF PUBLIC HEARING



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



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

Jacquelyn Reyff
Planning Manager
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
ARRINGTON, PAUL	405 GLADE RD	COLLEYVILLE, TX
BARKER, TILLMON EARL	304 GLADE RD	COLLEYVILLE, TX
BLACK TO PARR LIVING TRUST	300 BLACK DR	COLLEYVILLE, TX
BRANSFORD PROPERTY LLC	PO BOX 94403	SOUTHLAKE, TX
CAMBRIDGE PLACE - COLLEYVILLE	821 CREEKVIEW LN	COLLEYVILLE, TX
CAMPBELL, AMY	305 BLACK DR	COLLEYVILLE, TX
CHANDLER, BRIAN	6205 EMMAS CT	COLLEYVILLE, TX
CHILDERS, TROY	4607 MILL WOOD DR	COLLEYVILLE, TX
DHANANI, SHEZAD	4704 BRANSFORD RD	COLLEYVILLE, TX
EBNA-CINA INC	4100 FELPS DR STE F	COLLEYVILLE, TX
EDWARDS, CHARLES RAY	304 BLACK DR	COLLEYVILLE, TX
EDWARDS, HELEN L	313 GLADE RD	COLLEYVILLE, TX
FODDRILL, KYLE	500 BLACK DR	COLLEYVILLE, TX
GARABEDIAN, MICHAEL	PO BOX 93984	SOUTHLAKE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX
HART, HEATH	509 BLACK DR	COLLEYVILLE, TX
HUCK, LARRY R	210 MILL WOOD CT	COLLEYVILLE, TX
KEELING, ALFRED	412 GLADE RD	COLLEYVILLE, TX
LEPARD-CAMPBELL, AMY	4800 BRANSFORD RD	COLLEYVILLE, TX
LORD, LEYLA	312 BLACK DR	COLLEYVILLE, TX
LUNDSBERG, CHRISTIAN	308 BLACK DR	COLLEYVILLE, TX
MCNUTT, VALERIE	305 GLADE RD	COLLEYVILLE, TX
MILES, JOSEPH	11715 CR 200	BERTRAM, TX
MILL CREEK ADDN-COLLEYVILLE	213 MILL CROSSING W	COLLEYVILLE, TX
MORRISON, VICTOR	4701 MILL WOOD DR	COLLEYVILLE, TX
NORRIS & ANN WARD FAMILY TRUST	409 GLADE RD	COLLEYVILLE, TX
OLIVER, SUSAN M	4812 BRANSFORD RD	COLLEYVILLE, TX
OLSSON, ROBIN	504 BLACK DR	COLLEYVILLE, TX
SHADOWOOD TRAIL CONDOMINIUMS	4113 GATEWAY DR STE 100	COLLEYVILLE, TX
SMITH, BRANDY M	405 BLACK DR	COLLEYVILLE, TX
STEPHENS, TERRY L	4708 BRANSFORD RD	COLLEYVILLE, TX
SULLIVAN, TIMOTHY	4605 MILL WOOD DR	COLLEYVILLE, TX
TRAN, TAI	4804 BRANSFORD RD	COLLEYVILLE, TX
TUTTLE, R	4813 FORD CT	COLLEYVILLE, TX
TUTTLE, RHONDA	1537 S STORY RD	IRVING, TX
VAIL, BENJAMIN	4703 MILL WOOD DR	COLLEYVILLE, TX
VAUGHN, STEPHEN	400 BLACK DR	COLLEYVILLE, TX
WHITING, JAMES H	4609 MILL WOOD DR	COLLEYVILLE, TX
WHITTLE, STEVE D	309 GLADE RD	COLLEYVILLE, TX
WILLS, RONALD	303 GLADE RD	COLLEYVILLE, TX

RESOLUTION R-23-4814

**A RESOLUTION APPROVING A MINOR PLAT WITH A PLAT WAIVER
FOR LOT WIDTH FOR LOT 1, BLOCK A, VAUGHN ADDITION**

WHEREAS, the Planning and Zoning Commission recommended approval of the minor plat with a waiver for Lot Width for Lot 1, Block A, Vaughn Addition, on January 9, 2023.

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

Sec. 1. THAT the minor plat with a waiver for lot width of 100 feet for Lot 1, Block A, Vaughn Addition on approximately 1.015 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, ON THIS THE 7TH DAY OF FEBRUARY 2023.

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

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

Nov 01, 2022 - 2:25pm
C:\Users\david\Documents\Projects\2020-004-400 Block Dr - Coleman\30-Plot\30-Plot.dwg





City of Colleyville City Council Agenda Briefing

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

Agenda Number 7b

Agenda Date 2/7/2023

Number Resolution R-23-4815

Type Resolution

Department Community Development

Title

Consideration of a replat for Lots A1R-1R1 and A1R-1R2, Block 2, Pleasant Oaks Estates Addition, being Lot A1R-1R, Block 2, Pleasant Oaks Estates Addition, located at 600 Leta Lane, Case PC22-021

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

Reading and Public Hearing

Grayson CeBallos, the applicant, has submitted a request for a replat of Lot A1R-1R1 and A1R-1R2, Block 2, of the Pleasant Oaks Addition, being approximately 2.938 acres, and zoned R-40 Single Family Residential district. The purpose is to create two platted single-family residential lots from one lot and for one lot to remain as open space.

Existing Conditions/Background: The subject property, 600 Leta Lane, resides on the north side of Leta Lane east of Bransford Road. The subject property has R-40 zoning and the tract is undeveloped.

Lot Dimensions and Setbacks: Per Section 3.24 G, Schedule of District Regulations in the Land Development Code, the R-40 zoning regulations require the following standards:

Minimum Lot Area:	40,000 square feet
Minimum Lot Width:	150 feet
Minimum Lot Depth:	150 feet
Minimum Front Yard Setback:	40 feet
Minimum Side Yard Setbacks:	15 feet
Minimum Rear Yard Setback:	25 feet
Maximum Lot Coverage:	20 percent

Analysis: As submitted, the proposed plat meets all of the requirements of the R-40 zoning as described in the Land Development Code and meets the intent of the City's Comprehensive Master Plan.

Surrounding Development: The surrounding area consists of a mix of larger lots with R-40 zoning and smaller lots with R-10 zoning, all of which are developed with single-family homes.

Plat Status: The property is identified as Lot A1R-1R, Block 2, Pleasant Oak Estates.

DRC Review: The DRC met on December 19, 2022 and offered the following comments to the applicant:

1. Remove one of the Planning and Zoning Commission Signature Blocks and replace it with a City Council Approval Block.

Tree Preservation: Any subdivision of the subject property must comply with Chapter 5 (Tree Preservation) 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 of the subject property. Notice was also published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code. To date, no correspondence has been received for this item.

Staff Recommendation: The proposed plat meets the requirements of the Land Development Code, staff recommends approval.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the replat at their January 9, 2023 meeting by a vote of 6-0.

Financial Impact

There is no financial impact to the City.

Recommendation

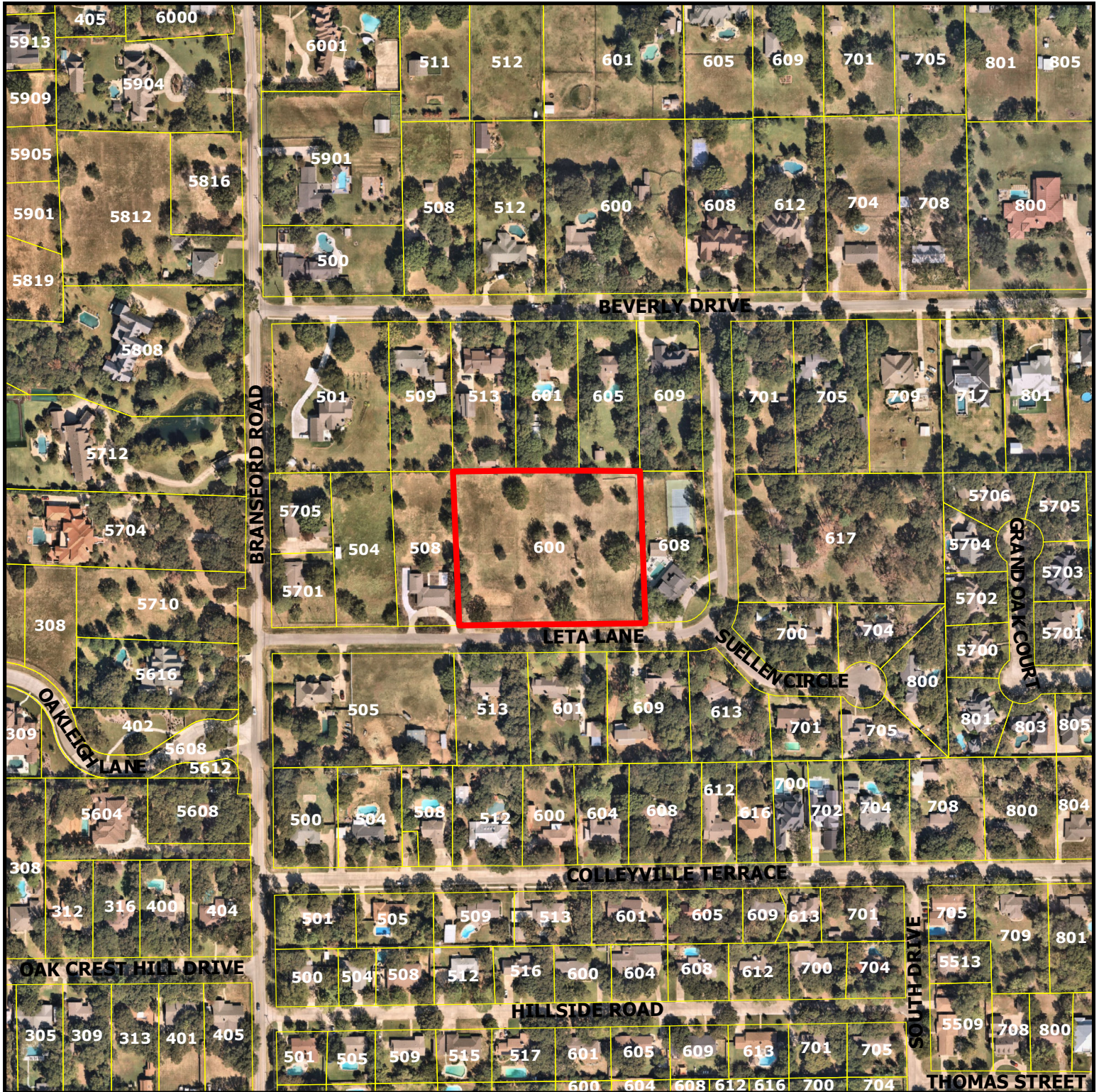
Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Replat

5. Notification Map
6. Notification Letter
7. Notification List
8. Resolution R-23-4815

Aerial Map

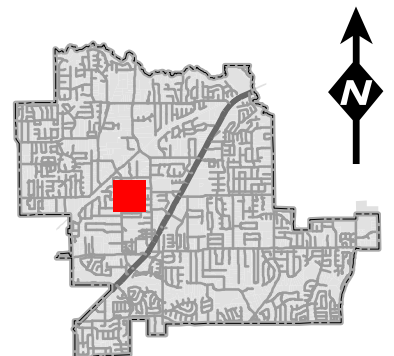


PC22-021
600 Leta Lane

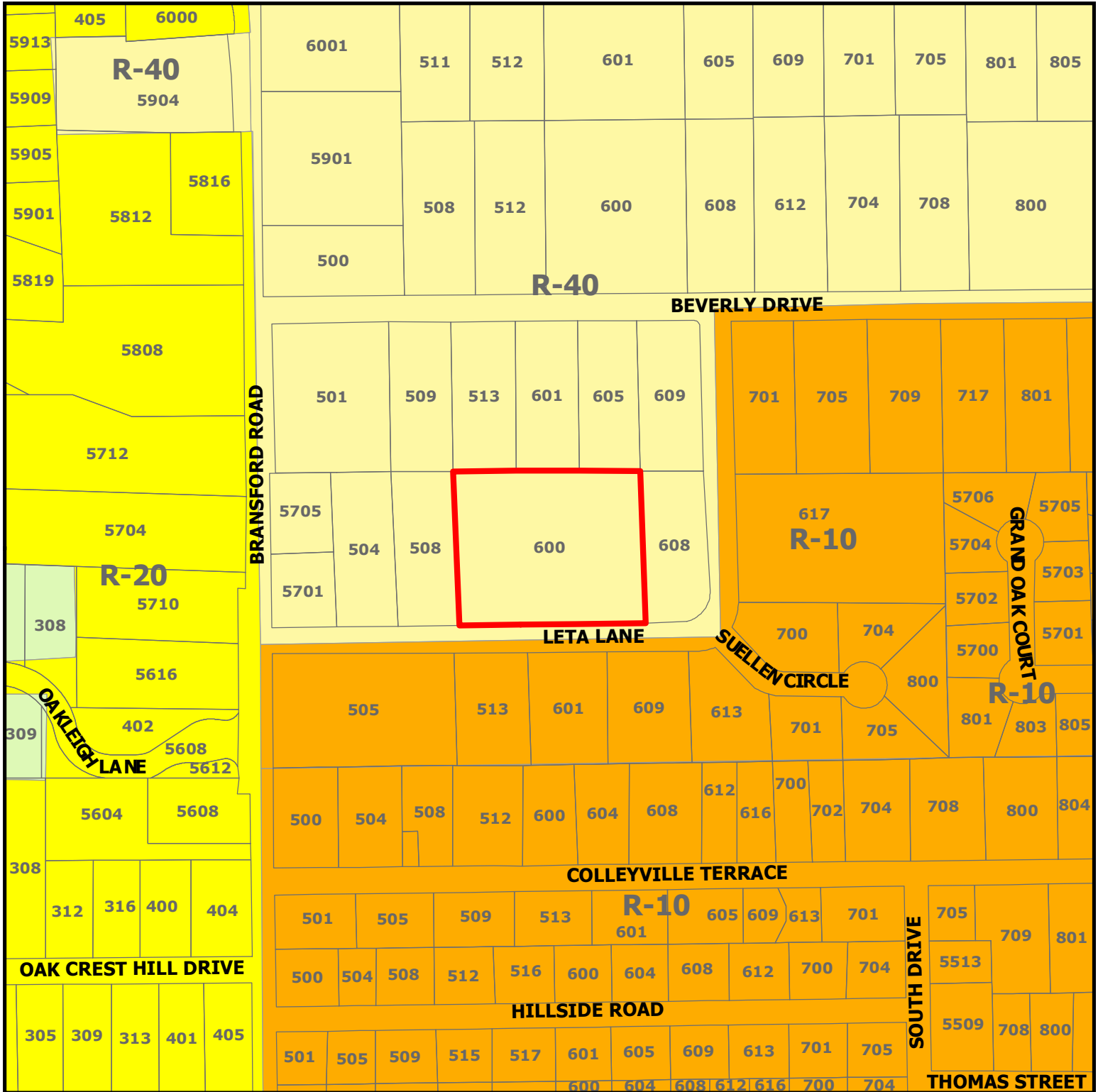
DISCLAIMER:
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Subject Property



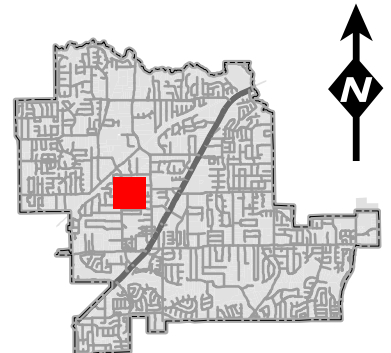
Zoning Map



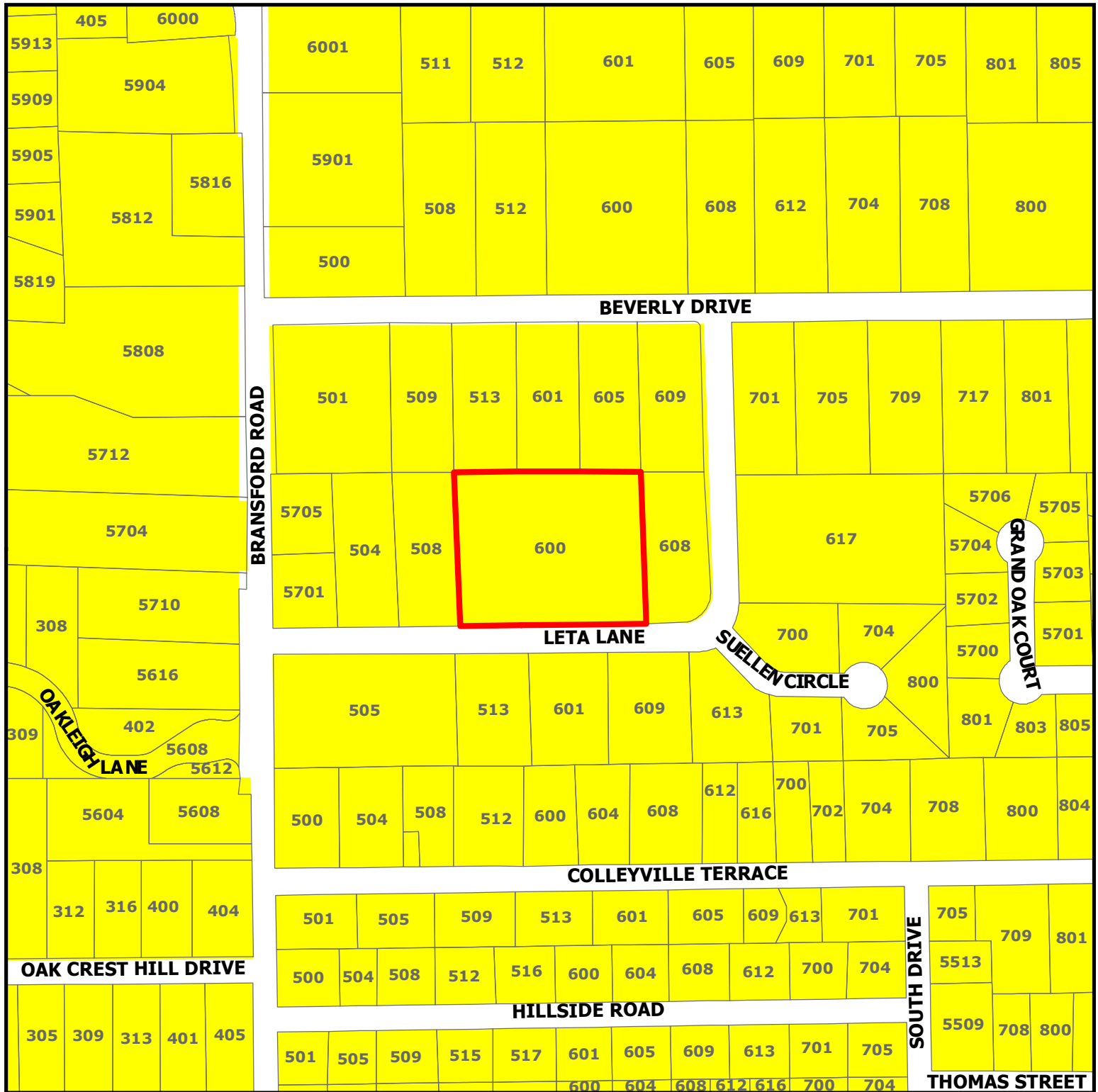
PC22-021
600 Leta Lane

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 Subject Property



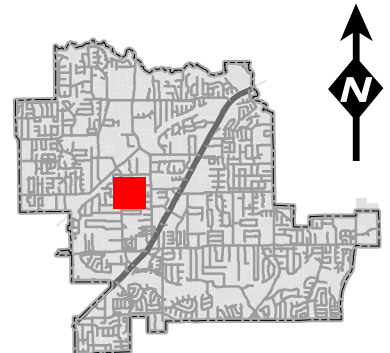
Future Land Use Map



PC22-021
600 Leta Lane

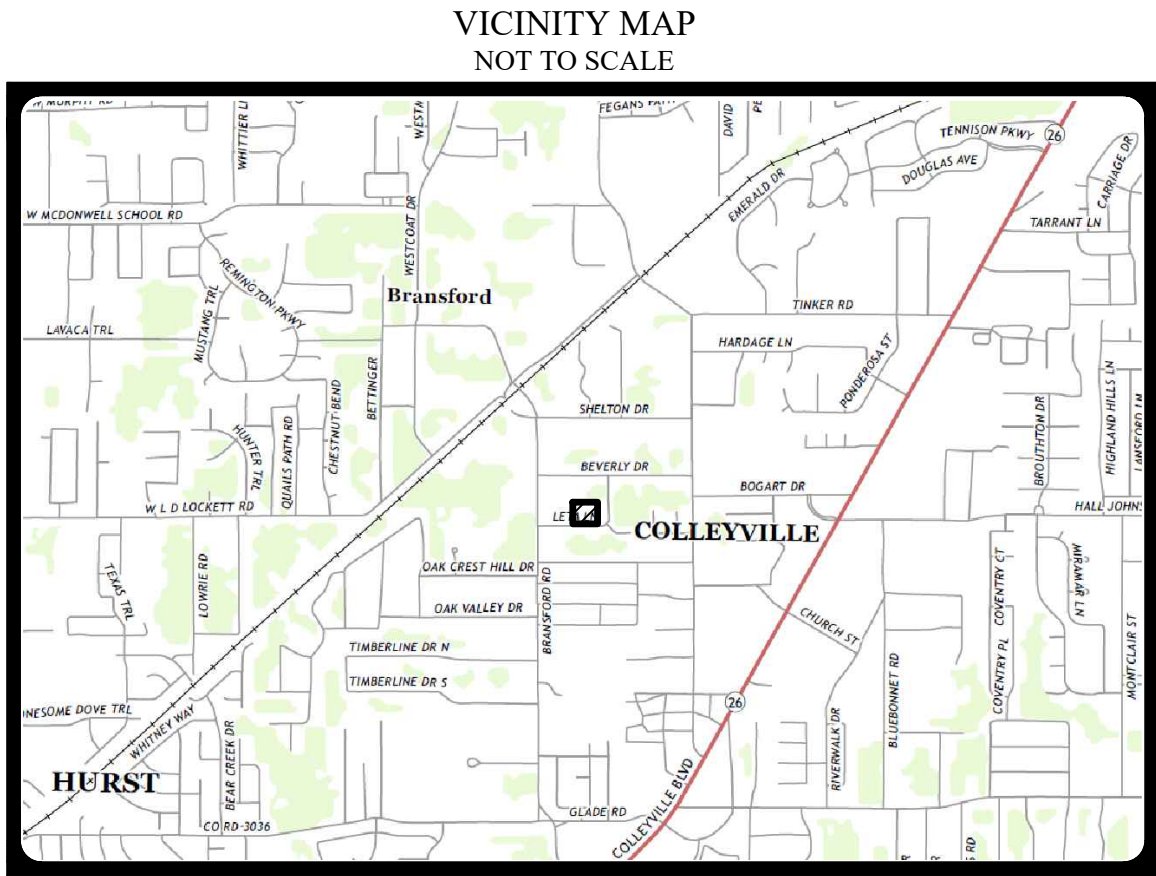
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- Subject Property
- Residential



SURVEYOR'S NOTES:

- Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.00012.
- This property lies within Zone "X" Unshaded of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0095K, dated September 25, 2009, via scaled map location and graphic plotting.
- Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- The purpose of this plat is to create two lots from one previously recorded lot.
- The maintenance of all drainage and utility easements located on private property are the responsibility of the property owner.



UTILITY EASEMENT:

Any public utility, including the City of Colleyville, shall have the right to move and keep moved all or part of any building, fences, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and any public utility, including the City of Colleyville, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

DRAINAGE EASEMENT RESTRICTION:

No construction or filling, without the written approval of the City of Colleyville shall be allowed within a drainage easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result, and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of two feet above the 100-year flood elevation.

STATE OF TEXAS §
COUNTY OF DENTON §

This is to certify that I, Mark N. Peebles, a Registered Professional Land Surveyor of the State of Texas, have plattd the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Mark N. Peebles, R.P.L.S.
No. 6443

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS James K. and Theresa M. Lines are the owners of two tracts of land situated in the Pate Peterson Survey, Abstract Number 1203, being all of Lot A1R-1R, Block 2 of Pleasant Oak Estates, an addition to the City of Colleyville, Texas, recorded in Instrument Number D221060785, Plat Records, Tarrant County, Texas being two tracts of land described to James K. and Theresa M. Lines deeded in Instrument Numbers D218070891 and D216092509, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows: (Bearings and distances are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD83) (US Foot) with a combined scale factor of 1.00012.);

COMMENCING from a 1/2 inch rebar found for the southernmost southeast corner of a tract of land described to Michael S. and Catherine M. Alfred, recorded in Instrument Number D216037131, Deed Records, Tarrant County, Texas, and lying on the north right of way line of Leta Lane (60 foot right of way as shown in Cabinet B, Slide 584, Plat Records, Tarrant County, Texas);

THENCE South 89 degrees 37 minutes 03 seconds West with the north right of way line of said Leta Lane, a distance of 85.00 feet to a 1/2 inch rebar capped "ASC" found for the southeast corner of said Lot A1R-1R and the southwest corner of said Alfred tract also being THE POINT OF BEGINNING;

THENCE South 89 degrees 31 minutes 26 seconds West continuing with the north right of way line of said Leta Lane, a distance of 397.09 feet to a point for the southwest corner of said first referenced Lines tract same being the southeast corner of a tract of land described to James K. and Theresa Lines, recorded in Instrument Number D217264705, Deed Records, Tarrant County, Texas from which a 1/2 inch rebar bears South 00 degrees 33 minutes 28 seconds East, a distance of 0.89 feet;

THENCE North 01 degrees 54 minutes 30 seconds West departing the north right of way line of said Leta Lane, with the east line of said third referenced Lines tract, a distance of 322.02 feet to a 1/2 inch rebar found for the northeast corner of said third referenced Lines tract, same being the southeast corner of Lot A1P, Block 2, Pleasant Oaks Estates, an addition to the City of Colleyville, Texas, recorded in Instrument Number D191132196, Plat Records, Tarrant County, Texas, also being the southwest corner of a tract of land described to Brian O'Regan by deed recorded in Instrument Number D206301779, Deed Records, Tarrant County, Texas;

THENCE North 89 degrees 31 minutes 26 seconds East with the south line of said O'Regan tract, passing a wood fence corner post found for the southeast corner of said O'Regan tract at a distance of 132.60 feet and continuing with the south line of a tract of land described to John P. and Christine Burnett, by deed recorded in Instrument Number D202350111, Deed Records, Tarrant County, Texas and with the south line of a tract of land described to Michael De Jong and Spouse, Michele K. De Jong, as recorded in Instrument Number D204369538, Deed Records, Tarrant County, Texas, a total distance of 397.80 feet to a 1/2 inch rebar capped "ASC" set for the southeast corner of said De Jong tract, same being the southwest corner of Lot A1CR, Pleasant Oak Estates Addition, an addition to the City of Colleyville, Texas, recorded in Instrument Number D215175100, Plat Records, Tarrant County, Texas, and being the northwest corner of said Alfred tract;

THENCE South 01 degrees 46 minutes 57 seconds East with the west line of said Alfred tract and with the east line of said Lot A1R, a distance of 322.00 feet back to THE POINT OF BEGINNING and containing 127,945 square feet or 2.937 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That We, James K. Lines and Theresa M. Lines, Owners, do hereby adopt this plat designating the hereinbefore described property as **PLEASANT OAK ESTATES**, an addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever all streets, right-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

By: _____
James K. Lines
By: _____
Theresa M. Lines

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared James K. Lines, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 20 ____.

Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Theresa M. Lines, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 20 ____.

Notary Public in and for the State of Texas

CITY COUNCIL APPROVAL:

WHEREAS the City Council of the City of Colleyville, Texas voted affirmatively on this _____ day of _____, 20 __, to approve this Plat.

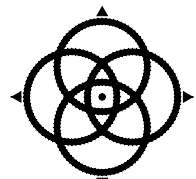
Mayor, City of Colleyville

Attest: City Secretary

REPLAT
PLEASANT OAK ESTATES
LOT A1R-1R1 and A1R-1R2,
BLOCK 2

Being a Replat of Lot A1R-1R, Block 2
Pleasant Oak Estates, an addition
to the City of Colleyville,

Being Situated in the Pate Peterson Survey,
Abstract Nuber 1203, Tarrant County, Texas
City of Colleyville, Tarrant County, Texas



WINDROSE
LAND SURVEYING | PLATTING

220 ELM STREET, SUITE 200 | LEWISVILLE, TX 75057 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

DRAWN BY: G.L.C. DATE: 11/21/2022 CHECKED BY: G.L.C. JOB NO.: D56179

LEGEND OF ABBREVIATIONS

- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
- ROW RIGHT OF WAY
- IRS 1/2 INCH CAPPED REBAR STAMPED "WINDROSE" SET
- C.M. CONTROLLING MONUMENT
- SF SQUARE FEET

JAMES MILTON GRAY, JR. AND
EDIE LAYNETTE GRAY
INST. NO. D207052336
D.R.T.C.T.

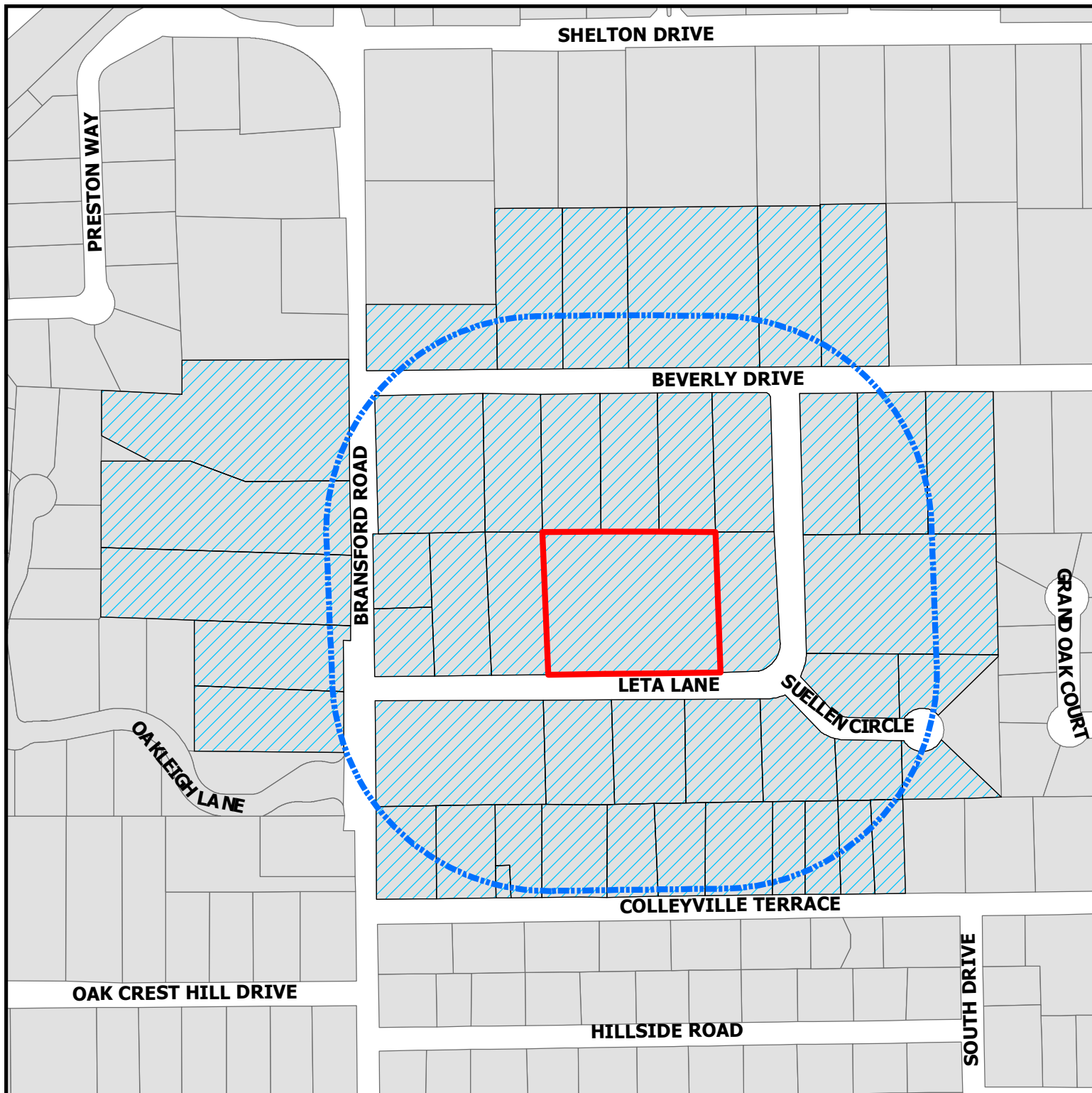
EDWIN L. WALLER
VOL. 4510, PG. 440
D.R.T.C.T.

RODNEY M. CROWSON AND
WIFE, DEBORAH A. CROWSON
INST. NO. D198206076
D.R.T.C.T.

LORENA TEES
INST. NO. D203096031
D.R.T.C.T.

OWNER/DEVELOPER
THERESA LINES
3207 ST. ALBANS CIRCLE
COLLEYVILLE, TEXAS, 76034

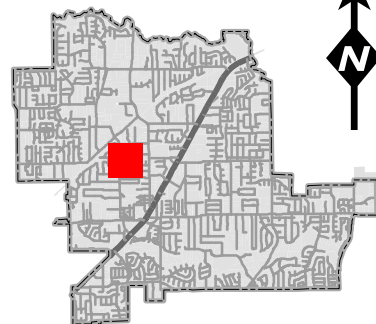
Notification Map



PC22-021
600 Leta Lane

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

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





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, January 9, 2023 at 7:00 p.m.

City Council Meeting: Tuesday, February 7, 2023 at 7:00 p.m.

3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Replat for Lots A1R-1R1 and A1R-1R2, Block 2, Pleasant Oaks Estates Addition, being Lot A1R-1R, Block 2, Pleasant Oaks Estates Addition. The purpose is to replat the property into two lots in order to allow for the construction of a two new single family homes. The new lots will comply with all R-40 dimensional standards.

Zoning Case: PC22-021

Applicant: Grayson CeBallos

Owners: James & Theresa Lines

Location: 600 Leta Lane

Property Description: Lot A1R-1R, Block 2, Pleasant Oaks Estates Addition

Present Zoning: R-40 Single Family Residential

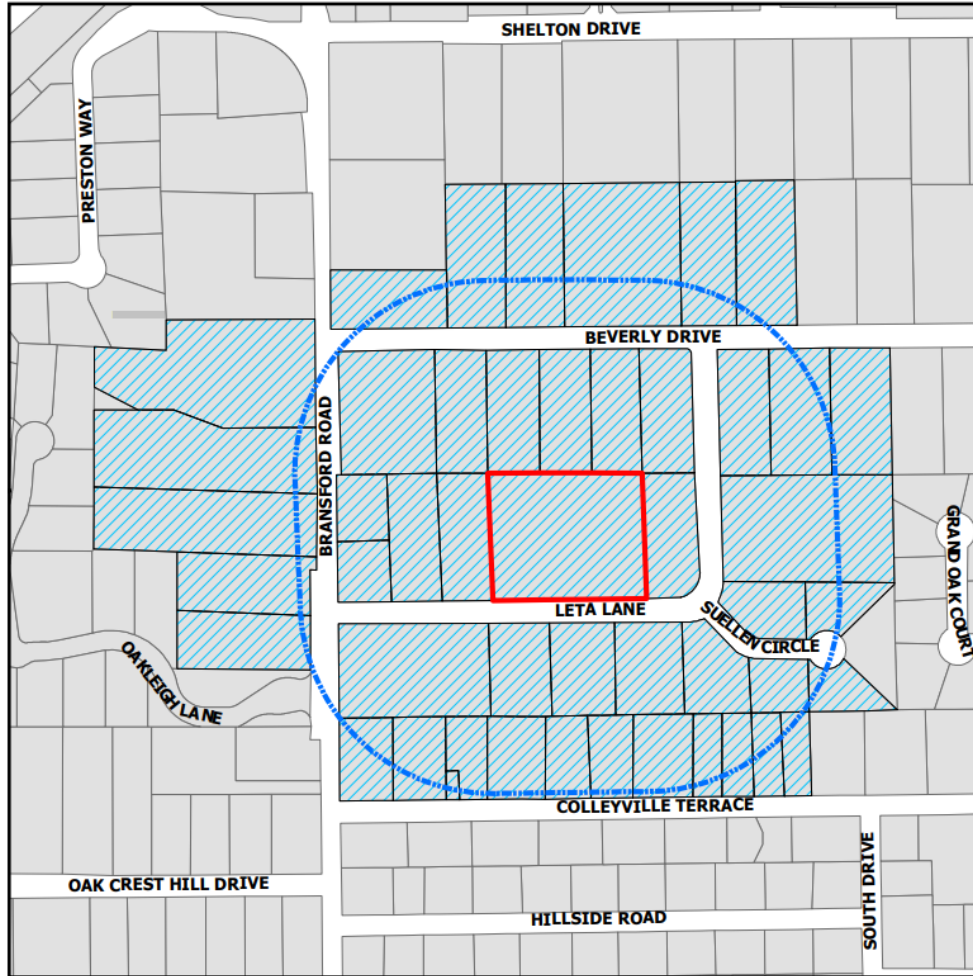
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

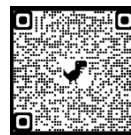
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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

NOTICE OF PUBLIC HEARING



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



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

Jacquelyn Reyff
Planning Manager
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
ALVARADO, PATRICIA L	500 COLLEYVILLE TERR	COLLEYVILLE, TX
BELLAMY, MARTY	263 LAKE SHORE DR	ALTO, NM
BRISTOL, DAVID E	501 BEVERLY DR	COLLEYVILLE, TX
BURNETT, JOHN P	601 BEVERLY DR	COLLEYVILLE, TX
BUTLER, LINDSAY LEE	508 COLLEYVILLE TERR	COLLEYVILLE, TX
CALDWELL, J R	604 COLLEYVILLE TERR	COLLEYVILLE, TX
CARNEY, MAX	5712 BRANSFORD RD	COLLEYVILLE, TX
CEBALLOS, GRAYSON	1955 LAKEWAY DR	COLLEYVILLE, TX
CHILDRESS, JOHN	512 BEVERLY DR	COLLEYVILLE, TX
CLEFF, DAVID M	612 BEVERLY DR	COLLEYVILLE, TX
CROSS, SHEILA	705 BEVERLY DR	COLLEYVILLE, TX
CROWSON, RODNEY	601 LETA LN	COLLEYVILLE, TX
DAVIS, JOSHUA	702 COLLEYVILLE TERR	COLLEYVILLE, TX
DE JONG, MICHAEL	605 BEVERLY DR	COLLEYVILLE, TX
DWYER, JOHN	5511 CLERMONT CT	COLLEYVILLE, TX
EDWARD, TIM A	608 BEVERLY DR	COLLEYVILLE, TX
GARRISON, LISA	5704 BRANSFORD RD	COLLEYVILLE, TX
GARY AND NACIA WEST REVOCABLE	104 OAK VALLEY DR E	COLLEYVILLE, TX
GLEASON, JAMES T	600 BEVERLY DR	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX
GRATEFUL ABODE LLC	700 COLLEYVILLE TERR	COLLEYVILLE, TX
GRAY, JAMES M	505 LETA LN	COLLEYVILLE, TX
JEFFRIES, BRANDON	512 COLLEYVILLE TERR	COLLEYVILLE, TX
JOHNSON, WM R	608 COLLEYVILLE TERR	COLLEYVILLE, TX
KAMKID PROPERTIES LLC	6016 LD LOCKETT RD	COLLEYVILLE, TX
KOEHN, GARY L	612 COLLEYVILLE TERR	COLLEYVILLE, TX
LAUREL OAKS ESTATES	809 LAUREL OAKS LN	COLLEYVILLE, TX
LINES, JAMES K	3207 ST ALBANS CIR	COLLEYVILLE, TX
LOPEZ, CLAIRE LOUISE	701 BEVERLY DR	COLLEYVILLE, TX
LORD, JULIE	704 SUELLEN CIR	COLLEYVILLE, TX
MCGRATH, PAUL E	709 BEVERLY DR	COLLEYVILLE, TX
MICKLE, CLINTON	6917 HANDEL	COLLEYVILLE, TX
MINOR, ARVIL	5808 BRANSFORD RD	COLLEYVILLE, TX
NELSON, ROBERT	608 LETA LN	COLLEYVILLE, TX
O'REGAN, BRIAN	513 BEVERLY DR	COLLEYVILLE, TX
PETERSON, LOWELL E	700 SUELLEN CIR	COLLEYVILLE, TX
RIMMER, HARRY L	508 BEVERLY DR	COLLEYVILLE, TX
ROGERS, LAURA	701 SUELLEN CIR	COLLEYVILLE, TX
TALBOTT, NEAL B	504 COLLEYVILLE TERR	COLLEYVILLE, TX
TANNER, BRUCE	5616 BRANSFORD RD	COLLEYVILLE, TX
TEES, LORENA	609 LETA LN	COLLEYVILLE, TX
WALLER, EDWIN	513 LETA LN	COLLEYVILLE, TX
WEBB, JOHN P	609 BEVERLY DR	COLLEYVILLE, TX
WEST, GARY R	104 OAK VALLEY DR	COLLEYVILLE, TX
WEST, NICHOLAS	500 BEVERLY DR	COLLEYVILLE, TX

RESOLUTION R-23-4815

**A RESOLUTION APPROVING A REPLAT FOR LOTS A1R-1R1 AND
A1R-1R2, BLOCK 2, PLEASANT OAK ESTATES**

WHEREAS, the Planning and Zoning Commission recommended approval of the replat for Lots A1R-1R1 and A1R-1R2, Block 2, Pleasant Oaks Addition, on January 9, 2023.

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

Sec. 1. THAT the replat for Lots A1R-1R1 and A1R-1R2, Block 2, Pleasant Oak Estates on approximately 2.938 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, ON THIS THE 7TH DAY OF FEBRUARY 2023.

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

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

Exhibit "A" - Plat Exhibit

[illegible]



City of Colleyville City Council Agenda Briefing

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

Agenda Number 7c

Agenda Date 2/7/2023

Number Resolution R-23-4816

Type Resolution

Department Community Development

Title

Consideration of a replat for Lot 3R, Block 1, Colleyville Estates, being Lot 3 E1/2 LT 2, Block 1, Colleyville Estates, located at 504 Colleyville Terrace, Case PC22-022

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

Reading and Public Hearing

James Stevens, the applicant, has submitted a request for a replat for Lot 3R, Block 1, Fairway Addition, being approximately 0.67 acres; and zoned R-10 Single Family Residential district. The purpose is to plat the property in order to allow the construction of a new accessory building.

Existing Conditions/Background: The subject property, 504 Colleyville Terrace, resides on the north side of Colleyville Terrace east of the intersection with Bransford Road. The subject property has R-10 zoning and is currently developed with a single family home and carport. The carport will be demolished.

Proposed Zoning: Request – The applicant requests to replat the property into one lot and maintain the R-10 zoning district with R-20 standards. The minimum standards for the R-20 zoning district are as follows:

Minimum Lot Size	20,000 sf.	29, 025 SF
Minimum Lot Width	100 feet	±135 feet
Minimum Lot Depth	125 feet	±215 feet
Front Building Line	30 feet	
Side Building Line	10 feet	
Rear Building Line	25 feet	
Max. Lot Coverage	30%	
Max. Impervious Coverage	60%	

Analysis: The proposed Lot 3R, Block 1 is compatible with the R-10 zoning district and meets the intent of the City's Comprehensive Master Plan.

Surrounding Development: The properties to the north, south, east, and west are

zoned R-10 Single Family Residential district and are improved with single-family homes.

Plat Status: The property is identified as Lot 3 and the East ½ of Lot 2, Block 1, Colleyville Estates.

DRC Review: The DRC met on December 19, 2022 and offered the following comments to the applicant:

1. Provide a 16 foot drainage and utility easement along the rear property line and 7.5 foot drainage and utility easements along the side property lines.
2. Remove the Staff Approval Signature Block and replace with Planning and Zoning Commission and City Council Signature Blocks.

The applicant provided an updated plat exhibit on December 27, 2022.

Tree Preservation: Any subdivision of the subject property must comply with Chapter 5 (Tree Preservation) 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 within 1,000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code.

Staff Recommendation: Staff recommends approval of the replat.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the replat at their January 9, 2023 meeting by a vote of 6-0.

Financial Impact

There is no financial impact to the City.

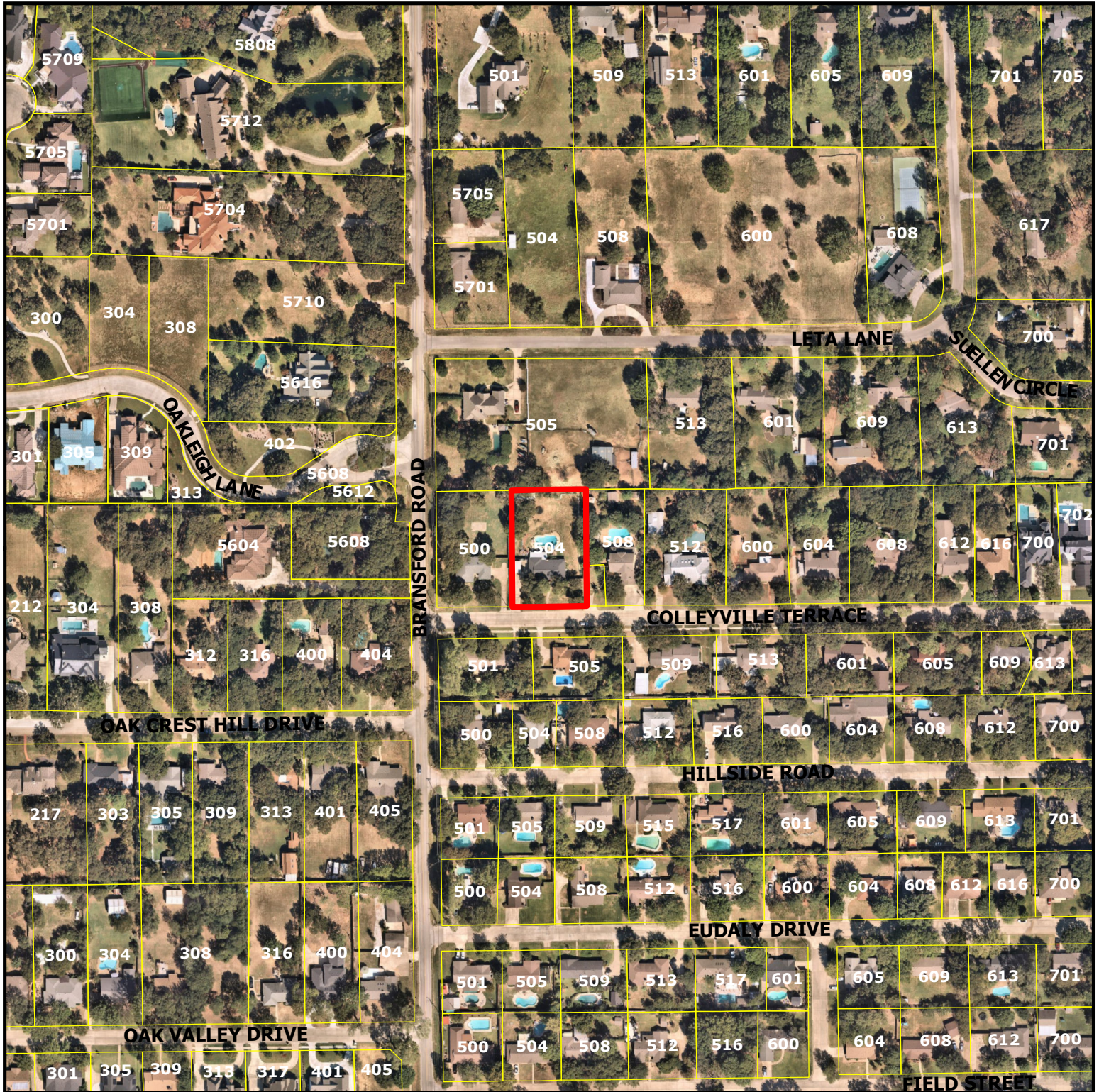
Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Replat
5. Notification Map
6. Notification Letter
7. Notification List
8. Resolution R-23-4816

Aerial Map



PC22-022

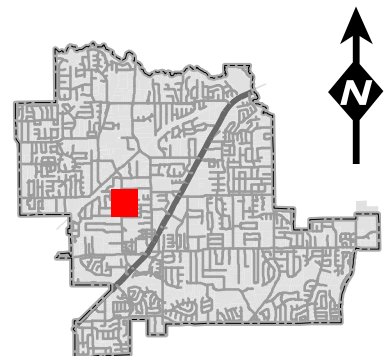
504 Colleyville Terrace

DISCLAIMER:

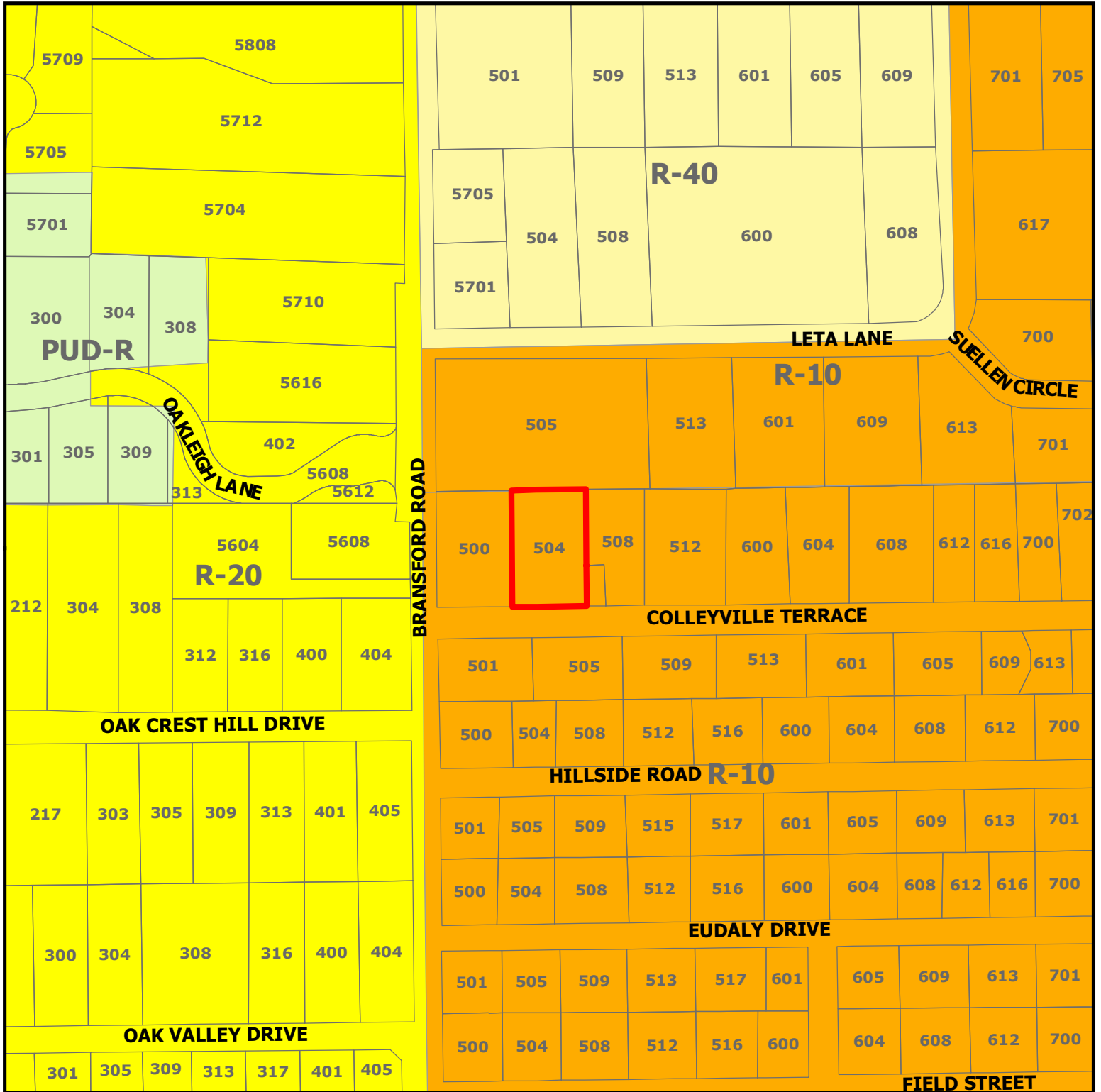
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



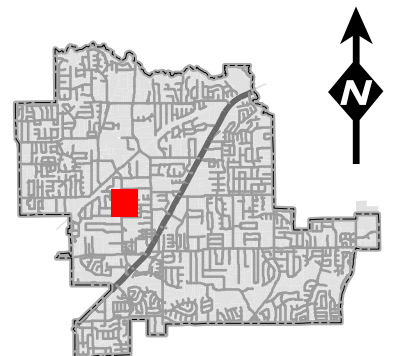
Zoning Map



PC22-022
504 Colleyville Terrace

DISCLAIMER:
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 Subject Property



Future Land Use Map

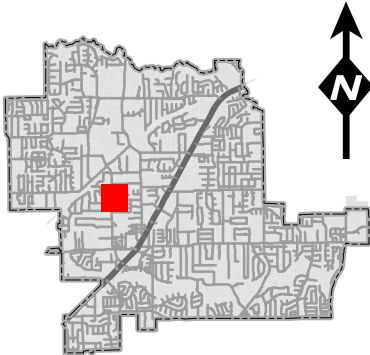


PC22-022

504 Colleyville Terrace

DISCLAIMER:
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-  Subject Property
-  Residential



State of Texas
County of Tarrant

Whereas Neal Talbott and Julie Talbott, being the sole owners of a certain 0.666 acre tract of land, being all of Lot 3 and the east half of Lot 2, Block 1, Colleyville Estates, an addition to the City of Colleyville, Tarrant County, Texas, as shown on plat of said subdivision recorded in Volume 388-16, Page 113, of the Plat Records, Tarrant County, Texas, (P.R.T.C.T.) being the same tracts conveyed to Neal and Julie Talbott, recorded in Clerk File No. D219071660, Real Property Records, Tarrant County, Texas, (R.P.R.T.C.T.) said 0.666 acre tract being more particularly described as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID).

BEGINNING at a reset 1/2" iron rod on the north right-of-way line of Colleyville Terrace, 50 foot wide, for the southwest corner of Lot 4B, Block 1, Colleyville Estates, said subdivision recorded in Volume 388-180, Page 34, P.R.T.C.T., being the southeast corner of said Lot 3 and the herein described 0.666 acre tract, from which a found 1/2" iron rod bears North 89° 14' 54" East, 120.00 feet:

THENCE South 89° 14' 54" West, with the north right-of-way of said Colleyville Terrace, passing at 90.00 feet, a point, for the southwest corner of said Lot 3 and the southeast corner of said Lot 2, for a total distance of 135.00 feet, to a set 1/2" iron rod capped "Texas Surveying, Inc.", for the southeast corner of a tract described in instrument to Ramon and Patricia Alvarado, recorded in Volume 4590, Pg. 9, R.P.R.T.C.T., being the southwest corner of the herein described 0.666 acre tract, from which a found 1/2" iron rod bears South 89° 14' 54" West, 45.00 feet:

THENCE North 00° 51' 06" West, 215.00 feet, to a found 1/2" iron rod, on the south line of Block 2, Pleasant Oak Estates, said subdivision recorded in Volume 388-25, Page 88, P.R.T.C.T., being conveyed in instrument to James and Edie Gray, recorded in Clerk File No. D207052336, R.P.R.T.C.T., and described in instrument from James and Edie Gray, recorded in Clerk File No. D217297554, R.P.R.T.C.T., for the northeast corner of said Alvarado tract, being the northwest corner of the herein described 0.666 acre tract:

THENCE North 89° 14' 54" East, passing a point at 45.00 feet, for the northeast corner of said Lot 2 and the northwest corner of said Lot 3, for a total distance of 135.00 feet, to a set 1/2" iron rod capped "Texas Surveying, Inc.", from which a found 1/2" iron rod bears South 14° 04' West, 0.5 feet, on the south line of said Pleasant Oak Estates, for the northwest corner of Lot 4A, Block 1, Colleyville Estates, said plat recorded in Volume 388-180, Page 34, P.R.T.C.T., being the northeast corner of said Lot 3 and the herein described 0.666 acre tract:

THENCE South 00° 51' 06" East, 215.00 feet, to the POINT OF BEGINNING, containing 0.666 acres of land.

Surveyor's Certificate

Know All Men By These Presents:

That I, Zachariah R. Savory, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Zachariah R. Savory, Registered Professional Land Surveyor No. 5966
Texas Surveying, Inc. - Aledo Branch
208 South Front Street Aledo, Texas 76008
aledo@txsurveying.com - 817-441-5263
Field Date: October 25, 2022 - AN05478-RP

Now, Therefore, Know All Men By These Presents:

That _____, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lot 3R, Block 1, Colleyville Estates, an addition to the City of Colleyville, Tarrant County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way, and other public improvements shown thereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Colleyville, Tarrant County, Texas.

Witness, my hand, this the _____ day of _____, 2023.
By:

Neal Talbott

Julie Talbott

State of Texas

County of _____

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the _____ day of _____, 2023.

Notary Public in and for the State of Texas

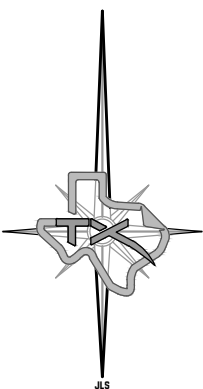
State of Texas

County of _____

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the _____ day of _____, 2023.

Notary Public in and for the State of Texas



Surveyor:
Zachariah R. Savory, R.P.L.S.
208 S. Front Street
Aledo, TX, 76008
817-441-5263

Owner:
Neal & Julie Talbott
504 Colleyville Terrace
Colleyville, TX 76034
nealtalbott006@gmail.com

1" = 30'



Part of Block 2
Pleasant Oak Estates
Vol. 388-25, Pg. 88

James & Edie Gray
CF # D207052336

C.I.R.S.
Whence a Fd. 1/2"
Iron Rod bears
S 14° 04' W, 0.5'

N 89°14'54" E 135.00'

5' Easement (V. 388-16, P. 113)

16' Drainage & Utility Easement (By this plat)

Lot 2, Block 1 - V. 388-116, P. 113

Lot 3, Block 1 - V. 388-116, P. 113

Lot 3R, Block 1
0.666 Acres
(29.025 Sq. Ft.)

Talbott
D219071660

Lot 1, Block 1 - V. 388-116, P. 113

Lot 2, Block 1 - V. 388-116, P. 113

Ramon and Patricia Alvarado
Vol. 4590, Pg. 19

Lot 1 & and a portion of Lot 2, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

N 00°51'06" W 215.00'

7.5' Drainage & Utility Easement (By this plat)

Lot 2, Block 1 - V. 388-116, P. 113

Lot 3, Block 1 - V. 388-116, P. 113

Lot 3R, Block 1
0.666 Acres
(29.025 Sq. Ft.)

Lot 4A, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4B, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4C, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4D, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4E, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4F, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4G, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4H, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4I, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4J, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4K, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4L, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4M, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4N, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4O, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4P, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4Q, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4R, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4S, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4T, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4U, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4V, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4W, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4X, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4Y, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4Z, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4AA, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4AB, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4AC, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4AD, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4AE, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4AF, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4AG, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4AH, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4AI, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4AJ, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4AK, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4AL, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4AM, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4AN, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4AO, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4AP, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4AQ, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4AR, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4AS, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4AT, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4AU, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4AV, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4AW, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4AX, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4AY, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4AZ, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4BA, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4BB, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4BC, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4BD, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4BE, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4BF, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4BG, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4BH, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4BI, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4BJ, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4BK, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4BL, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4BM, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4BN, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4BO, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4BP, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4BQ, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4BR, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4BS, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4BT, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4BU, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4BV, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4BW, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4BX, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4BY, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Lot 4BZ, Block 1
Colleyville Estates
Vol. 388-180, Pg. 34

Surveyor's Notes:

1) Currently this tract appears to be located within one or more of the following areas:

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

According to the F.I.R.M. Community Panel Map No. 48439C0095K, dated 09/25/2009. For up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

2) C.I.R.S. - Set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC"

3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID).

4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction. No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, gas, electric, cable or other utility easement of any type.

5) Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property, (i.e. architectural control committee, municipal departments, home owners assoc., etc.). No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, gas, electric, cable or other utility easement of any type.

6) Special Notice: Selling a portion of this Addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.

7) No abstract of title or title commitment was provided to this surveyor. Record research done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.

8) The purpose of this replat is to merge all of Lot 3 and the east half of Lot 2, Block 1, Colleyville Estates into a single lot.

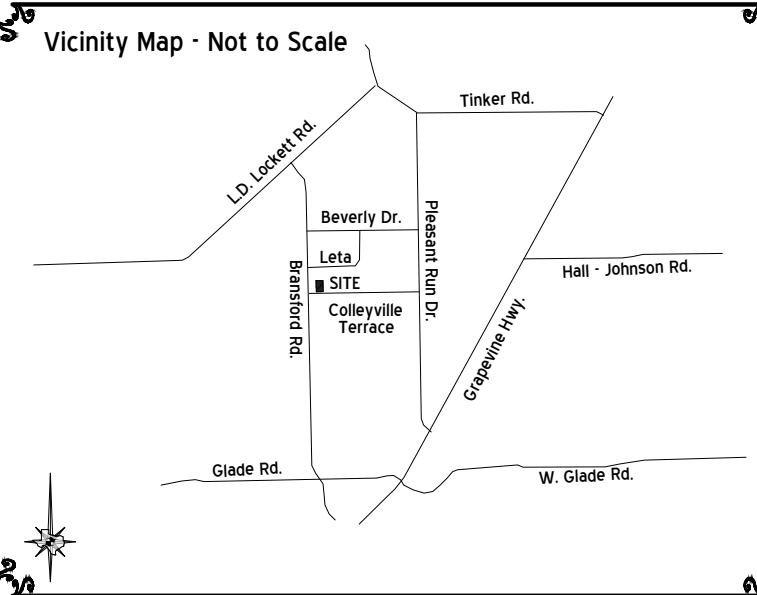
City Notes:

Utility Easements

Any public utility, including the City of Colleyville, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvements which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat. They shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of their respective systems without the necessity at any time of procuring the permission of anyone.

Drainage Easement Restriction

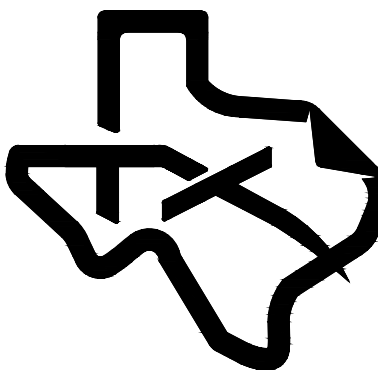
No construction or filling, without the written approval of the City of Colleyville shall be allowed within a drainage easement. Only after a detailed engineering study and plan show that no flooding will result, no obstruction to the natural flow of water will result and all owners of the property affected by such construction become party to the request. Where construction is permitted all finished floor elevations shall be minimum of two feet above the 100-year flood.



Replat
Lot 3R, Block 1
Colleyville Estates
an addition to the City of Colleyville
Tarrant County, Texas

BEING a 0.666 acre replat of Lot 3 and
the east half of Lot 2, Block 1,
Colleyville Estates, according to the
Plat recorded in Volume 388-16, Page 113,
Plat Records, Tarrant County, Texas

January 2023



TEXAS
SURVEYING
INC.

ALEDO BRANCH - 817-441-5263
FIRM NO. 10194122 - ALEDO@TXSURVEYING.COM

Planning and Zoning Commission Approval

WHEREAS The Planning and Zoning Commission of the City of Colleyville, Texas voted affirmatively on this _____ day of _____, 2023, to approve this Plat.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

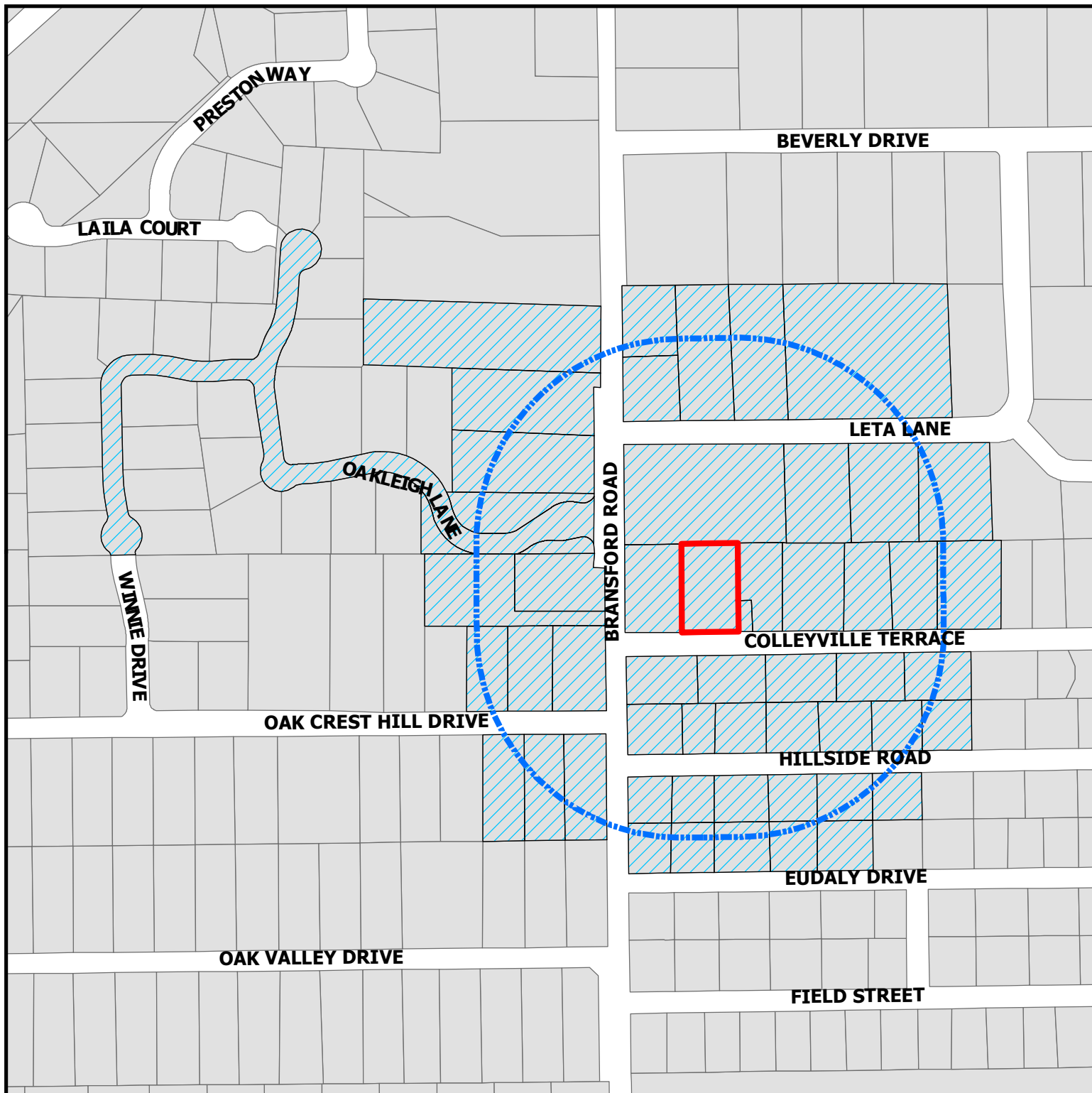
City Council Approval

WHEREAS the City Council of the City of Colleyville, Texas voted affirmatively on this _____ day of _____, 2023, to approve this Plat.

Mayor, City of Colleyville

Attest: City Secretary

Notification Map

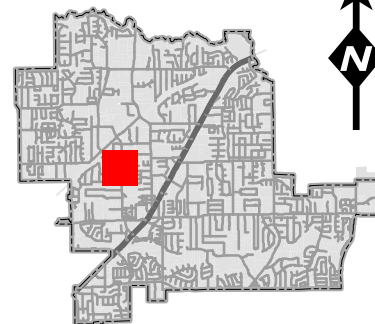


PC22-022
504 Colleyville Terrace

DISCLAIMER:

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

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





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, January 9, 2023 at 7:00 p.m.

City Council Meeting: Tuesday, February 7, 2023 at 7:00 p.m.

3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Replat for Lot 3R, Block 1, Colleyville Estates, being Lot 3 E1/2 LT 2, Block 1, Colleyville Estates. The purpose is to replat the property in order to allow for the construction of a new accessory building. The lot will comply with all R-20 dimensional standards.

Zoning Case: PC22-022

Applicant: James Stevens

Owners: Neal & Julie Talbott

Location: 504 Colleyville Terrace

Property Description: Lot 3 E1/2 LT 2, Block 1, Colleyville Estates

Present Zoning: R-10 Single Family Residential

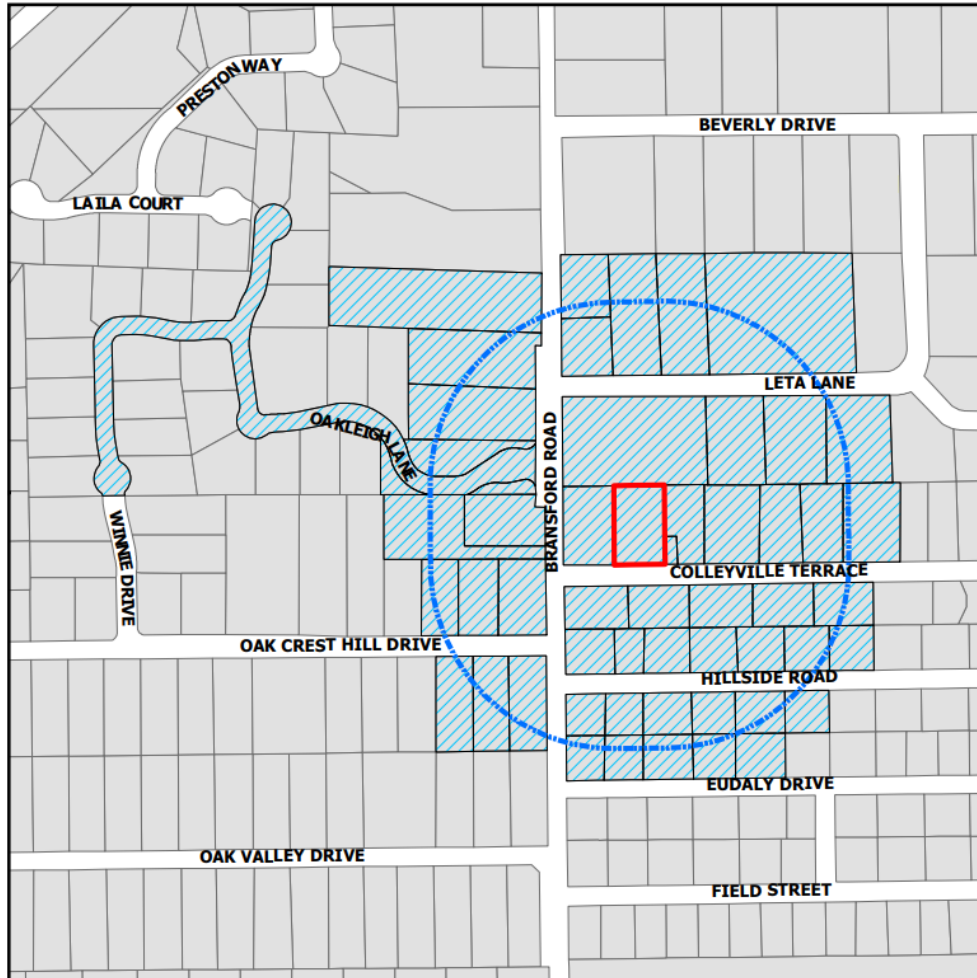
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

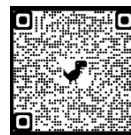
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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

NOTICE OF PUBLIC HEARING



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



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

Jacquelyn Reyff
Planning Manager
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
ALVARADO, PATRICIA L	500 COLLEYVILLE TERR	COLLEYVILLE, TX
BASS, GREGORY	500 HILLSIDE RD	COLLEYVILLE, TX
BINION, MICHAEL	501 HILLSIDE RD	COLLEYVILLE, TX
BUCKLEY, RACHEL L	13049 WALLICH WAY	GERMANTOWN, MD
BUTLER, LINDSAY LEE	508 COLLEYVILLE TERR	COLLEYVILLE, TX
CALDWELL, J R	604 COLLEYVILLE TERR	COLLEYVILLE, TX
CANNATELLA, PHYLLIS P	515 HILLSIDE RD	COLLEYVILLE, TX
CARL D MCINTOSH FAMILY TRUST	1001 BURBERRY	WACO, TX
CHERRY, WILLIAM	604 HILLSIDE RD	COLLEYVILLE, TX
CROWSON, RODNEY	601 LETA LN	COLLEYVILLE, TX
CZYZEWSKI, EDWARD	600 HILLSIDE RD	COLLEYVILLE, TX
DALTON, JOEL W	512 EUDALY DR	COLLEYVILLE, TX
DIATEL LLC	6406 CUTTER RIDGE CT	COLLEYVILLE, TX
GARRISON, LISA	5704 BRANSFORD RD	COLLEYVILLE, TX
GARY AND NACIA WEST REVOCABLE	104 OAK VALLEY DR E	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX
GRAY, JAMES M	505 LETA LN	COLLEYVILLE, TX
GREEN, KENNETH W	517 HILLSIDE RD	COLLEYVILLE, TX
GWIN LYNSEY V	501 COLLEYVILLE TERR	COLLEYVILLE, TX
HEITMAN, NICHOLAS	400 OAK CREST HILL DR	COLLEYVILLE, TX
HERRERA, MIGUEL	505 HILLSIDE RD	COLLEYVILLE, TX
HEYNE, JOSEPH	5604 BRANSFORD RD	COLLEYVILLE, TX
HILLSIDE BLUES LTD	608 CLIFF DR	BELTON, TX
HOLDER, SANDI	504 HILLSIDE RD	COLLEYVILLE, TX
HOLMOK, ROBERT M	601 HILLSIDE RD	COLLEYVILLE, TX
HORAK, JO LANELLE	PO BOX 395	COLLEYVILLE, TX
JEFFRIES, BRANDON	512 COLLEYVILLE TERR	COLLEYVILLE, TX
JOHNSON, WM R	608 COLLEYVILLE TERR	COLLEYVILLE, TX
JONES, RYAN	316 OAK CREST HILL DR	COLLEYVILLE, TX
KAMKID PROPERTIES LLC	6016 LD LOCKETT RD	COLLEYVILLE, TX
LINES, JAMES K	3207 ST ALBANS CIR	COLLEYVILLE, TX
NORMAN, LESLIE	313 OAK CREST HILL DR	COLLEYVILLE, TX
OAKLEIGH RESIDENTIAL COMMUNITY	5757 ALPHA RD STE 680	DALLAS, TX
PRESNALL, ROGER	405 OAK CREST HILL DR	COLLEYVILLE, TX
PUEBLO, VANGE L	516 EUDALY DR	COLLEYVILLE, TX
QUALLS, JERRY L	PO BOX 430	COLLEYVILLE, TX
RUCCI, COREY	516 HILLSIDE DR	COLLEYVILLE, TX
SEITEL, COLLEEN	512 HILLSIDE DR	COLLEYVILLE, TX
STEVENS, JAMES	104 S WALNUT ST	WEATHERFORD, TX
STORM, JAMES E	601 COLLEYVILLE TERR	COLLEYVILLE, TX
TALBOTT, NEAL B	504 COLLEYVILLE TERR	COLLEYVILLE, TX
TANNER, BRUCE	5616 BRANSFORD RD	COLLEYVILLE, TX
TEES, LORENA	609 LETA LN	COLLEYVILLE, TX
THOMPSON, DONNA V	401 OAK CREST HILL DR	COLLEYVILLE, TX
ULSH, GORDON	508 HILLSIDE RD	COLLEYVILLE, TX
VARELA, ANDRES A	509 COLLEYVILLE TERR	COLLEYVILLE, TX
WALLER, EDWIN	513 LETA LN	COLLEYVILLE, TX
WELCH, PAULA JO	404 OAK CREST HILL DR	COLLEYVILLE, TX
WEST, GARY R	104 OAK VALLEY DR	COLLEYVILLE, TX
WEST, JOELYN	513 COLLEYVILLE TERR	COLLEYVILLE, TX

RESOLUTION R-23-4816

**A RESOLUTION APPROVING A REPLAT FOR LOT 3R, BLOCK 1,
COLLEYVILLE ESTATES ADDITION**

WHEREAS, the Planning and Zoning Commission recommended approval of the replat for Lot 3R, Block 1, Colleyville Estates Addition, on January 9, 2023.

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

Sec. 1. THAT the replat for Lot 3R, Block 1, Colleyville Estates Addition on approximately 0.67 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, ON THIS THE 7TH DAY OF FEBRUARY 2023.

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

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

[illegible]

ALEDO BRANCH - 817-441-5263
FIRM NO. 10194122 - ALEDO@TXSURVEYING.COM

RESOLUTION R-23-4817

**A RESOLUTION APPROVING CITY COUNCIL ACTION
UNDER BUSINESS AT THE REGULAR CITY COUNCIL MEETING OF
FEBRUARY 7, 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 7TH DAY OF
FEBRUARY 2023.

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

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor