



City of Colleyville Planning and Zoning Commission Agenda

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

Monday, April 10, 2023

City Council Chambers

**PRE COMMISSION MEETING
6:15 P.M.
EXECUTIVE CONFERENCE ROOM
THIRD FLOOR**

**LEGAL BRIEFING BY CITY ATTORNEY REGARDING PLANNING, ZONING,
PLATTING, AND LAND USE**

**REVIEW OF REGULAR AGENDA ITEMS AND DISCUSSION OF PREVIOUS
MEETING MINUTES**

**DISCUSSION OF ITEMS TO BE PLACED ON FUTURE AGENDAS AND
UPDATES ON DEVELOPMENT TRENDS, PROGRESS AND CITY COUNCIL
ACTIONS ON PAST AGENDA ITEMS**

**EXECUTIVE SESSION – In accordance with Texas Government Code
Chapter 551, Subchapter D, Section 551.071 – Legal – Consultation with
attorney on legal issues raised by public hearing or action items on the
agenda**

**7:00 P.M. - REGULAR MEETING
CALL TO ORDER AND ROLL
INVOCATION: COMMISSIONER GROVES
PLEDGE OF ALLEGIANCE**

1. APPROVAL OF MINUTES

- 1a** March 20, 2023 - Planning and Zoning Commission Meeting Minutes
March 27, 2023 - Planning and Zoning Commission Worksession
Meeting Minutes

2. REGULAR AGENDA ITEMS

- 2a** Consideration of a Zoning Change from PUD-C Planned Unit Development - Commercial to PUD-C Planned Unit Development - Commercial district, specifically for new commercial offices, fo Lot 1, Block 1, San Bar Square Addition, located at 105 Cheek-Sparger Road, Case ZC23-006
- 2b** Considertion of a Special Use Permit for alcoholic beverage sales for on-premises consumption on a portion of Lot 23, Village at Colleyville Condos, located at 62 Main Street, Suite 100, Case ZC23-007
- 2c** Consideration of a Special Use Permit for a commercial accessory building on Lots 10 and 11, Block 1, Thompson Terrraces Subdivision, located at 5100 Thompson Terrace, Case ZC23-008
- 2d** Consideration of a Zoning Change from AG Agricultural to R-30 Single Family Residential zoning district for Tract 1B1, 1C1, 1B2, and 1B3, Abstract 294, Robert Chowning Survey, located at 2417 Wilkes Drive, Case ZC23-009
- 2e** Consideration of a Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential PUD-R to Planned Unit Development - Residential 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 ZC23-010

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards April 6, 2023 by 5:00 p.m.

Jacquelyn Reyff
Planning Manager

A quorum of the Colleyville City Council may be in attendance 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 Planning and Zoning Commission Minutes

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Monday, March 20, 2023

Executive Conference Room

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission Meeting was called to order by Chair Bevill on March 20, 2023, at 6:15 p.m.

Roll Call

Present: David Groves, Mark Alphonso, Sayeda Syed, Tim Raine, Claudia Bevill, and Scotty Richardson

Absent: Jim Linn

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

Also Present: Attorney, Nicole Corr

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

Chair Bevill adjourned the Planning and Zoning Commission Meeting at 6:41 p.m.

CALL MEETING TO ORDER CITY COUNCIL CHAMBERS

The City of Colleyville Planning and Zoning Commission Meeting was called to order by Chair Bevill on March 20, 2023, at 7:00 p.m.

Roll Call

Present: David Groves, Mark Alphonso, Sayeda Syed, Tim Raine, Claudia Bevill, and Scotty Richardson

Absent: Jim Linn

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

Also Present: Attorney, Nicole Corr

1. APPROVAL OF MINUTES

- 1a** Planning and Zoning Commission Meeting Minutes – February 13, 2023
Planning and Zoning Commission Worksession Minutes – February 27, 2023

Commissioner Raine made a motion to approve the February 13, 2023 Planning and Zoning Commission Meeting Minutes and the February 27, 2023 Planning and Zoning Commission Worksession Minutes. Commissioner Groves seconded the motion.

The motion was carried by the following vote:

**Aye: 6 – Groves, Alphonso, Syed, Raine, Bevill, and Richardson
Nay: 0**

2. PUBLIC HEARING AGENDA ITEMS

- 2a** Consideration of a Special Use Permit for an accessory building to encroach into the rear yard setback on Lot 15, Block H, Brook Meadows Addition, located at 4511 Lakeside Drive, Case ZC23-003, WITHDRAWN BY APPLICANT
- 2b** Consideration of a Zoning Change from PUD-C Planned Unit Development – Commercial to PUD-C Planned Unit Development – Commercial district, specifically for a self-storage facility and retail-commercial pad site, for Lot 14R, Block 1, Colleyville Industrial Park, Lot 1A, Block 1, Kathleen's Art Café Addition, and Lot 1, Block 1, Tinker Crossing Addition, located at 1801 Industrial Boulevard and 6255 & 6301 Colleyville Boulevard, Case ZC23-004

Commissioner Groves made a motion to remove Case ZC23-004 from the table. Commissioner Richardson seconded the motion.

The motion was carried by the following vote:

**Aye: 6 – Groves, Alphonso, Syed, Raine, Bevill, and Richardson
Nay: 0**

Jacquelyn Reyff presented the item and briefed the Commission.

An associate of the applicant, Bill Dahlstrom, 2323 Ross Avenue, Suite 600,

Dallas, TX, came forward and expressed to the Commission that the proposed development addressed previous concerns regarding proposed land uses, the number of stores in the self-storage facility, and being a better overall plan than what was previously submitted.

Mr. Dahlstrom answered questions of the Commission regarding tree mitigation, traffic, and fencing.

An associate of the applicant, Jennifer Cobbs, 908 West Main Street, Arlington, TX, came forward and answered questions of the Commission regarding the drainage plan for the proposed development.

The public hearing was open at 7:29 p.m.

Barbara Shea, 6108 Brazos Court, Colleyville, TX, came forward and spoke in opposition to the case. Ms. Shea expressed concern regarding drainage, aesthetic incompatibility, and noise.

Eugenio and Norma Tacconi, 1617 Fountain Pass Drive, Colleyville, TX, came forward and spoke in opposition to the case. Mr. and Mrs. Tacconi expressed concern regarding access on Oak Pointe Drive and the size of the self-storage facility.

Stephanie McKennon, 1733 Fountain Pass Drive, Colleyville, TX, came forward and spoke in opposition to the case. Ms. McKennon expressed concern regarding access on Oak Pointe Drive and the development not being compatible with the neighborhood.

Tanya Mazzola, 1621 Fountain Pass Drive, Colleyville, TX, came forward and spoke in opposition to the case. Ms. Mazzola expressed concern regarding the height of the self-storage facility, safety, and hours of operation.

Kevin Tully, 6121 Rock Dove Circle, Colleyville, TX, came forward and spoke in opposition to the case. Mr. Tully expressed concern regarding traffic and aesthetic incompatibility.

Mary Dede, 1717 Rock Dove Circle, Colleyville, TX, came forward and spoke in opposition to the case. Ms. Dede expressed concern regarding incompatibility with the City's comprehensive plan, property values, and access on Oak Pointe Drive.

With no one wishing to speak, the public hearing was closed at 7:57 p.m.

Mr. Dahlstrom came forward and addressed concerns regarding access, traffic, and compatibility with the city's comprehensive plan.

An associate of the applicant, Frank Callahan, 1150 Kennedale Parkway, Kennedale, TX, came forward and answered questions of the Commission regarding the location of the proposed self-storage facility.

The applicant, Howard Lawson, 4438 Arcady Avenue, Dallas, TX, came forward and answered questions of the Commission regarding the proposed hours of operation, large trucks accessing the development, and the desired number of storage units.

The public hearing was reopened at 8:16 p.m.

Bonnie Weikel, 1829 Fountain Pass Drive, Colleyville, TX, came forward and spoke in opposition to the case. Mrs. Weikel expressed concern regarding the traffic and fire regulations for access on Industrial.

Brian and Jane Carron, 1612 Pecan Crossing Drive, Colleyville, TX, came forward and spoke in opposition to the case. Mr. and Mrs. Carron expressed concern regarding the point of access, traffic, and landscaping.

Tim Ahern, 6216 Brazos Court, Colleyville, TX, came forward and spoke in opposition to the case. Mr. Ahern expressed concern regarding the project not matching beautification efforts and the point of access.

With no one wishing to speak, the public hearing was closed at 8:22 p.m.

Mr. Dahlstrom came forward and answered questions of the Commission regarding irrigation being included into the proposed development's green belt.

An associate of the applicant, Joyce Stanton, 908 West Main Street, Arlington, TX, came forward and answered questions of the Commission regarding the access for the development being located on Oak Pointe Drive instead of Industrial Boulevard.

Mr. Callahan came forward and answered questions of the Commission regarding the feasibility of improving the access on Industrial Boulevard.

Staff answered questions of the Commission regarding barriers between the two lots and the current regulations for access on Industrial Boulevard.

**The Commission adjourned into an executive session at 8:43 p.m.
The Commission reopened the meeting at 9:03 p.m.**

Commissioner Bevill made a statement regarding the amount of opposition to the project.

Commissioner Groves made a statement regarding Oak Pointe Drive not being an optimal access point for the development and noise concerns.

Commissioner Syed made a statement regarding Industrial Boulevard providing the best point of access for the development.

Commissioner Groves made a motion to deny Case ZC23-004. Commissioner Syed seconded the motion.

The motion was carried by the following vote:

**Aye: 6 – Groves, Alphonso, Syed, Raine, Bevill, and Richardson
Nay: 0**

2c Consideration of a Special Use Permit for a Massage Therapy use on a portion of Lot 18, Village at Colleyville Condos, located at 97 Village Lane, Suite 250, Case ZC23-005, WITHDRAWN BY APPLICANT

3. CITIZEN COMMENTS

4. ADJOURNMENT

The meeting adjourned at 9:13 p.m.

The minutes were written and prepared by:



Dakari Hill
Planner

The meeting minutes were approved on _____, ____ by a vote of ____.



City of Colleyville Planning and Zoning Commission Minutes

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100 Main Street
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Monday, March 27, 2023

Executive Conference Room

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission Worksession Meeting was called to order by Chair Bevill on March 27, 2023, at 6:15 p.m.

Roll Call

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

Absent: N/A

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

Also Present: Attorney, Nicole Corr

2. WORKSESSION AGENDA ITEMS

- 2 a** Presentation and discussion of a Zoning Change from PUD-C Planned Unit Development – Commercial to PUD-C Planned Unit Development – Commercial district, specifically for new commercial offices, for Lot 1, Block 1, San Bar Square Addition, located at 105 Cheek-Sparger Road, Case ZC23-006

Commissioner Bevill recused herself from the case.

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the content of the existing PUD, tree mitigation plans, and fencing requirements.

Commissioner Groves left the meeting at 6:25 p.m.

- 2b** Presentation and discussion of a Special Use Permit for alcoholic beverage sales for on-premises consumption on a portion of Lot 23, Village at Colleyville Condos, located at 62 Main Street, Suite 100, Case ZC23-007

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the restaurant's distance from the school, hours of operation, and the entity that the levies the distance regulation.

- 2c** Presentation and discussion of a Special Use Permit for a commercial accessory building on Lots 10 and 11, Block 1, Thompson Terraces Subdivision, located at 5100 Thompson Terrace, Case ZC23-008

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding building materials, fencing, and platting.

- 2d** Presentation and discussion of a Zoning Change from AG Agricultural to R-30 Single Family Residential zoning district for Tract 1B1, 1C1, 1B2, and 1B3, Abstract 294, Robert Chowning Survey, located at 2417 Wilkes Drive, Case ZC23-009

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the maximum number of lots on a cul-de-sac.

- 2e** Presentation and discussion 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 ZC23-010

Ben Bryner presented the item and briefed the Commission. Staff addressed questions of the Commission regarding open space, number of lots, and medians near Pool Road.

3. ADJOURMENT

The meeting adjourned at 6:57 p.m.

The minutes were written and prepared by:



Dakari Hill
Planner

The meeting minutes were approved on _____, _____ by a vote of _____.



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2a	Agenda Date 4/10/2023	Number
Type Regular Agenda Items		
Department Community Development		

Title

Consideration of a Zoning Change from PUD-C Planned Unit Development - Commercial to PUD-C Planned Unit Development - Commercial district, specifically for new commercial offices, for Lot 1, Block 1, San Bar Square Addition, located at 105 Cheek-Sparger Road, Case ZC23-006

Explanation

Robert Johnson, the applicant, has submitted a request to rezone from PUD-C Planned Unit Development – Commercial district to PUD-C Planned Unit Development – Commercial district for the property known as Lot 1, Block 1, San Bar Addition, being approximately 1.94 acres, and addressed as 105 Cheek-Sparger Road. The purpose is to allow for new commercial offices with a compounding pharmacy and medical and general office uses.

Existing Conditions/Background: The subject property is currently platted as 1.94 acres known as Lot 1, Block 1, San Bar Square Addition. The applicant proposes to construct three (3) buildings.

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 that will be of special benefit to the property owners or to the community.

Proposed PUD-C Ordinance: *Request* – The applicant requests to change zoning to the PUD-C district to allow for three medical and general office buildings (Building one 6,100 s.f, compounding pharmacy, Building two 4,250 s.f. medical and general office, Building three 4,350 s.f. medical and general office). The base zoning shall be CPO Professional Office.

Analysis: The subject property complies with most of the minimum physical requirements described for the requested PUD-C designation. This request fits into a recent trend of commercial development along and adjacent to the Colleyville Boulevard Corridor. Approval of this PUD would mean an approval of three, one-story office buildings for this property.

The following regulations from the proposed PUD-C ordinance are proposed and would differ from the requirements of the Land Development Code:

- Pharmacy use as a permitted use in Building One.
- No drive-thru businesses permitted.
- The exterior wall surfaces allowed to be less than the minimum of 90% masonry.

Plat Status: The property is platted as Lot 1, Block 1, San Bar Square Addition.

DRC Review: The Development Review Committee reviewed the request at their March 20, 2023 meeting and the following comments were provided to the applicant:

1. Comments provided from City Manager's Office: better define the land uses and if the development is expected to be phased please explain; the façade materials appear to be siding, brick and stucco. Could stone also be incorporated? Please provide a color rendering or provide the color of the materials on the façade drawing.
2. Provide the following information on the Site Plan: provided and required sparking spaces; location, size and arrangement of lighting; and current land uses and zoning district of the adjacent properties.
3. Dimension the elevation drawings for the length and the height of the building articulation.
4. Provide a Landscape Plan.
5. Provide a Drainage Plan.
6. Provide an Urban Forestry Plan.
7. Provide a sidewalk on Cheek-Sparger Road.

Urban Forestry/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.

Surrounding Development: Properties immediately to the north and east have R-20 Single Family Residential zoning and have developed with residential uses. Property to the south has R-15 Single Family Residential zoning and has developed with Single Family Residential uses. Property to the west has PUD-C Planned Unit Development - Commercial zoning and is improved with commercial uses.

Comprehensive Plan: The City's Comprehensive Plan, Destination Colleyville, designates the subject property and the property along Colleyville Boulevard as part of the Colleyville Boulevard Corridor for future commercial use. The proposed rezoning request complies with the commercial land use designation stated in the comprehensive

plan.

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

Staff Recommendation: Staff is neutral on the request.

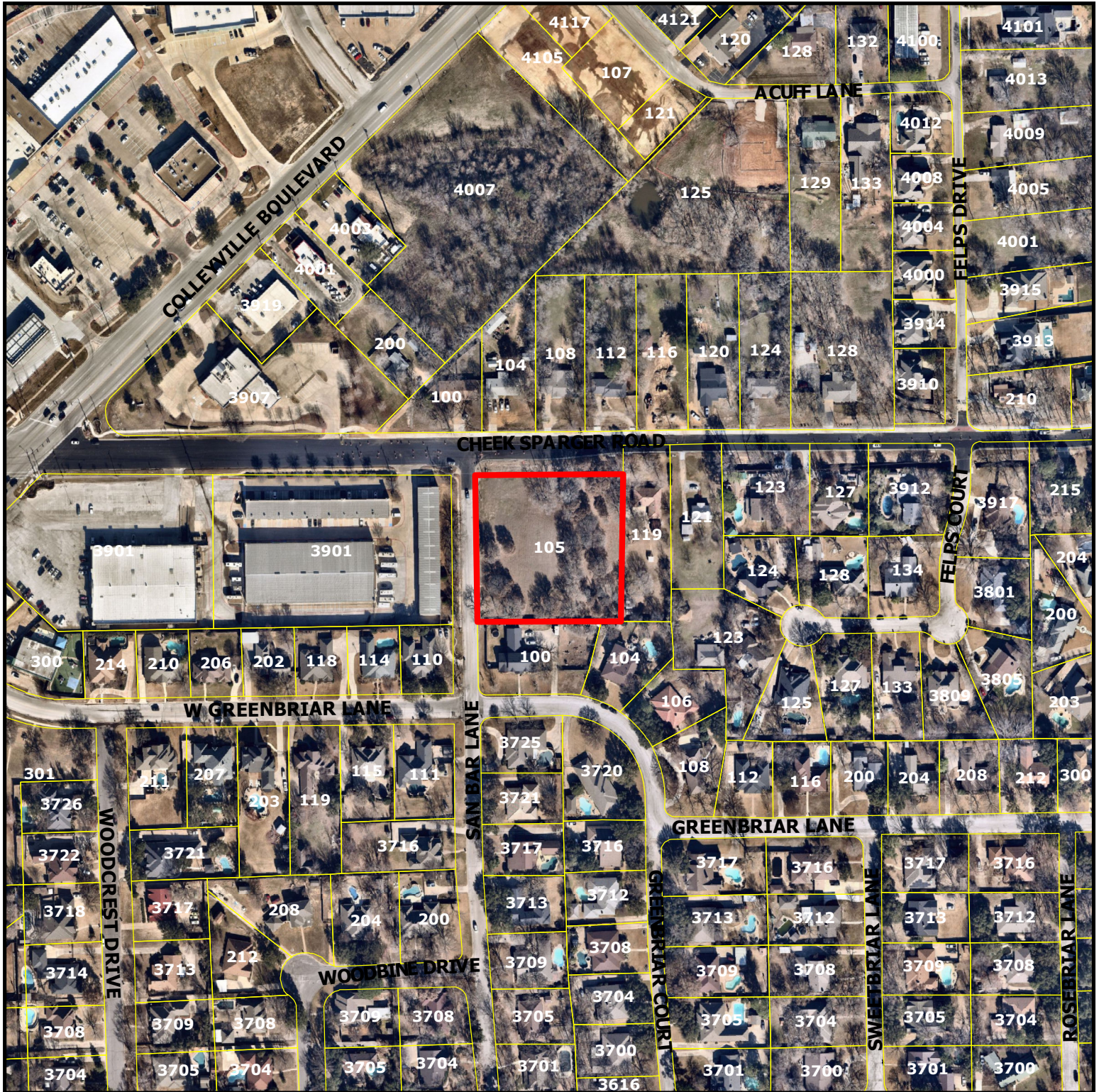
Recommendation

None

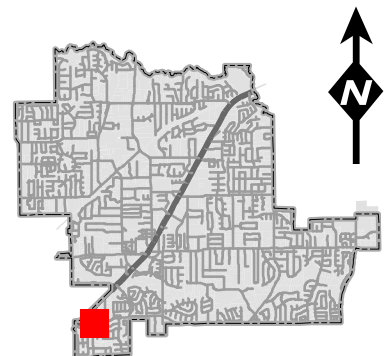
Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Responses from Owner
5. Site Plan
6. Floor Plan
7. Elevations 1
8. Elevations 2
9. Tree Survey
10. Ordinances O-85-600
11. Previous Zoning Request Plan
12. Notification Map
13. Notification Letter
14. Notify List
15. Draft Ordinance

Aerial Map



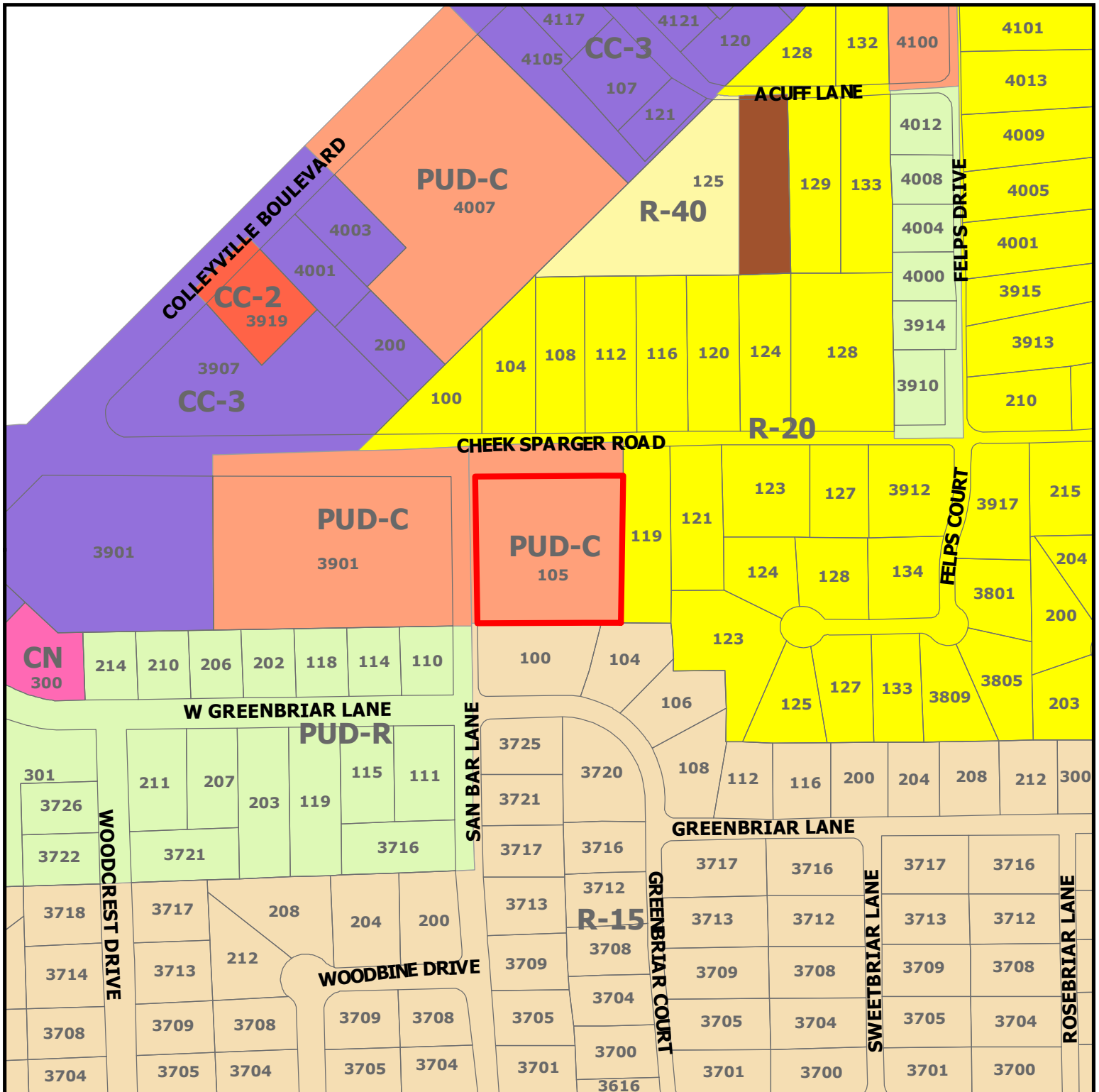
ZC23-006
105 Cheek-Sparger Road



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



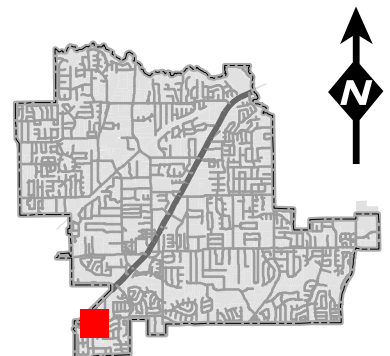
ZC23-006
105 Cheek-Sparger Road

DISCLAIMER:

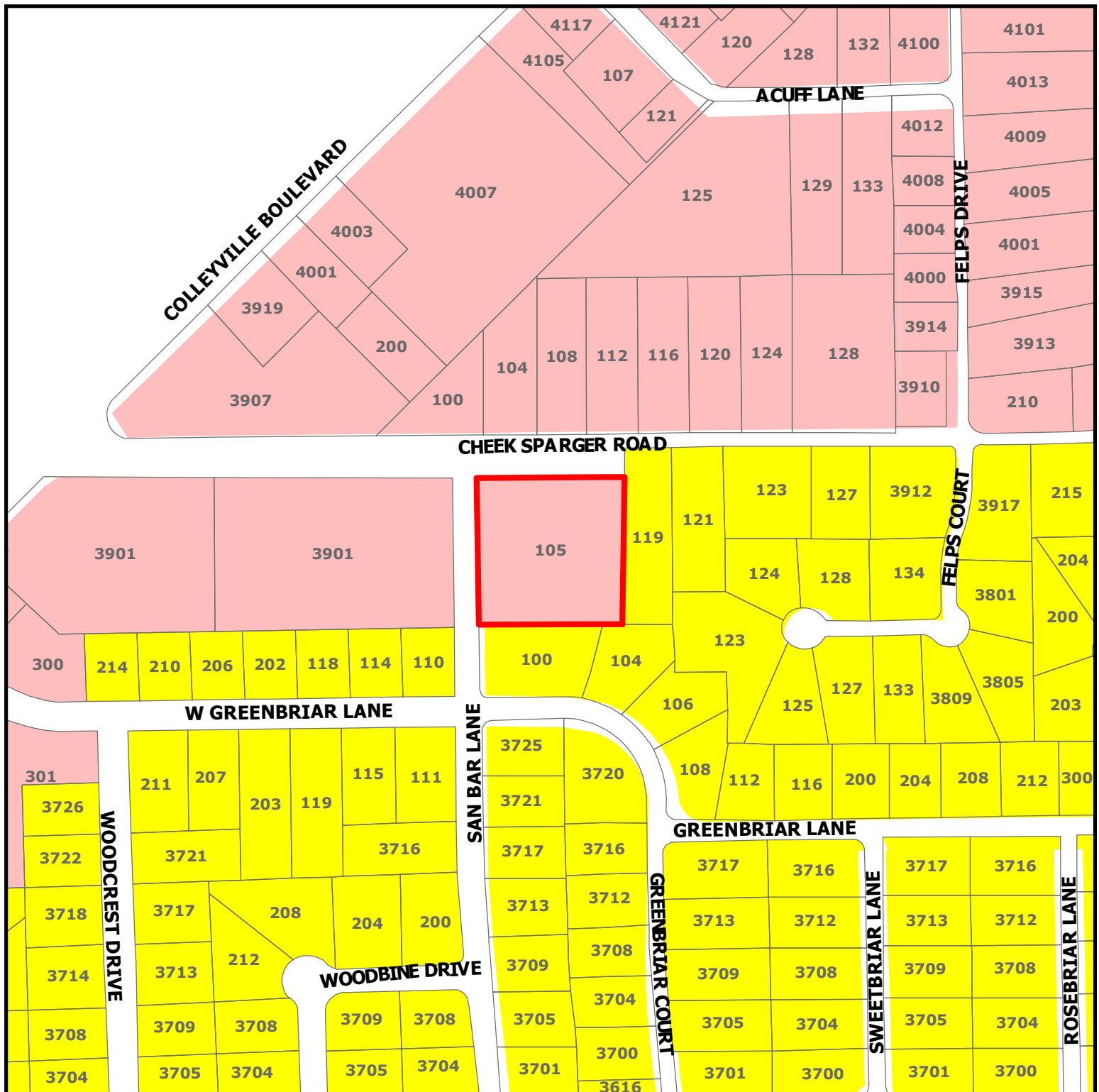
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Subject Property



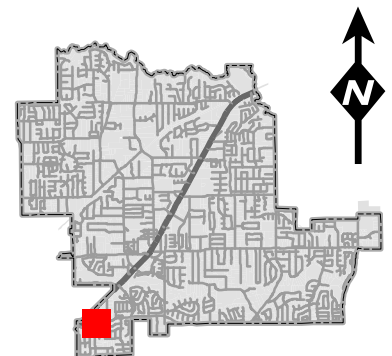
Future Land Use Map



ZC23-006
105 Cheek-Sparger Road

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-  Subject Property
-  Residential
-  Colleyville Blvd Corridor



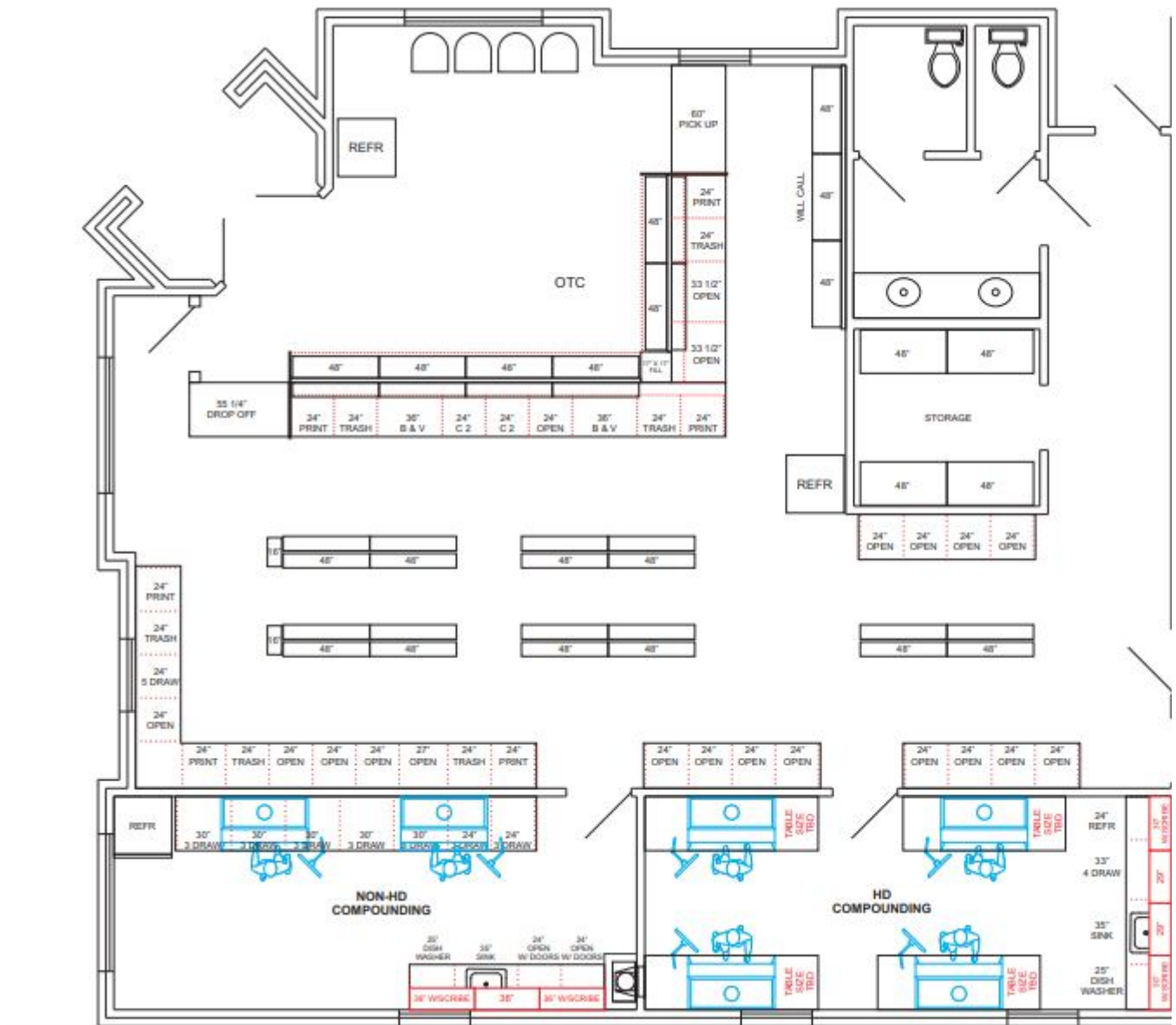
Sandy Dean

From: Preyesh Kumar [REDACTED] >
Sent: Tuesday, February 07, 2023 9:36 PM
To: Sandy Dean; Robert Johnson; Mansi Kumar
Subject: Fw: 105 Cheeksparger Rd, Colleyville, TX
Attachments: 105 Cheek Sparger - Site Plan 2-6.pdf

Hello,

Thank you for updating me with the progress. I am attaching a layout of the pharmacy as well. Please make necessary changes if needed per requirements.

1. Standard operations of the compound pharmacy - The pharmacy will be compounding both non-sterile and sterile compounds. The pharmacy will also be providing immunization, counselling, point of care testing service to the community. There will also be dispensing of legend medications along with over-the-counter area for applicable medications.
2. Will there be any required outside or inside gases? - There will not be any gas required for operations of the pharmacy. Are you referring to gas for heating? - then, yes.
3. Anticipated number of customers per day - The pharmacy will be providing delivery service and also store pick up so number of customers will vary from day to day
4. Number of employees - It will be determined based on the business growth but initially the pharmacy will be employed with about 10 employees.
5. Will there be any retail products sold? - Yes, over the counter medications, Durable medical equipment etc.



Please let me know if you have any questions.

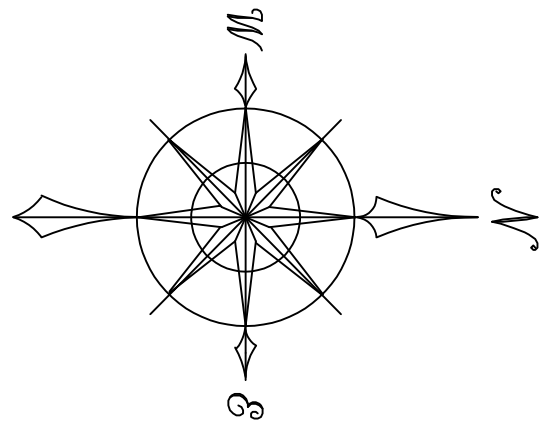
Thank you,
Preyesh

----- Forwarded Message -----

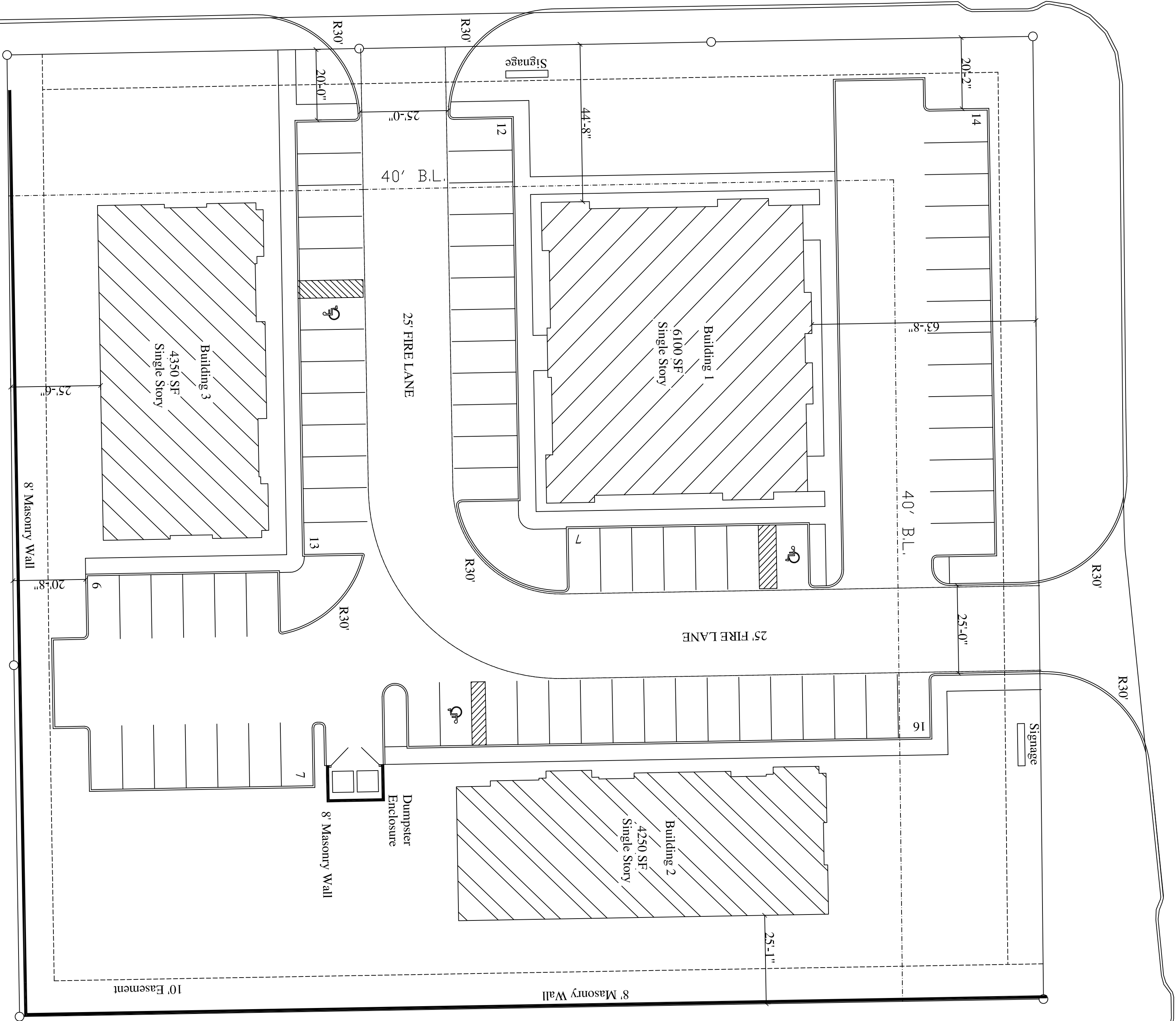
From: Sandy Dean <[REDACTED]>
To: Preyesh Kumar <[REDACTED]>; Preyesh Kumar <[REDACTED]>
Cc: Robert Johnson <[REDACTED]>
Sent: Monday, February 6, 2023 at 03:50:20 PM CST
Subject: 105 Cheeksparger Rd, Colleyville, TX

Good afternoon Preyesh!

Cheek Sparger Road

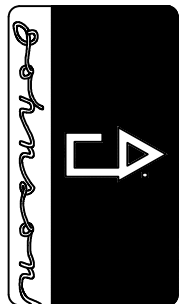


San Bar Lane



105 CHEEK SPARGER - LOT COVERAGE %

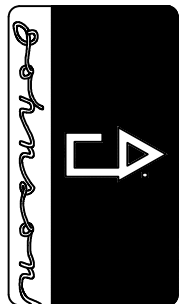
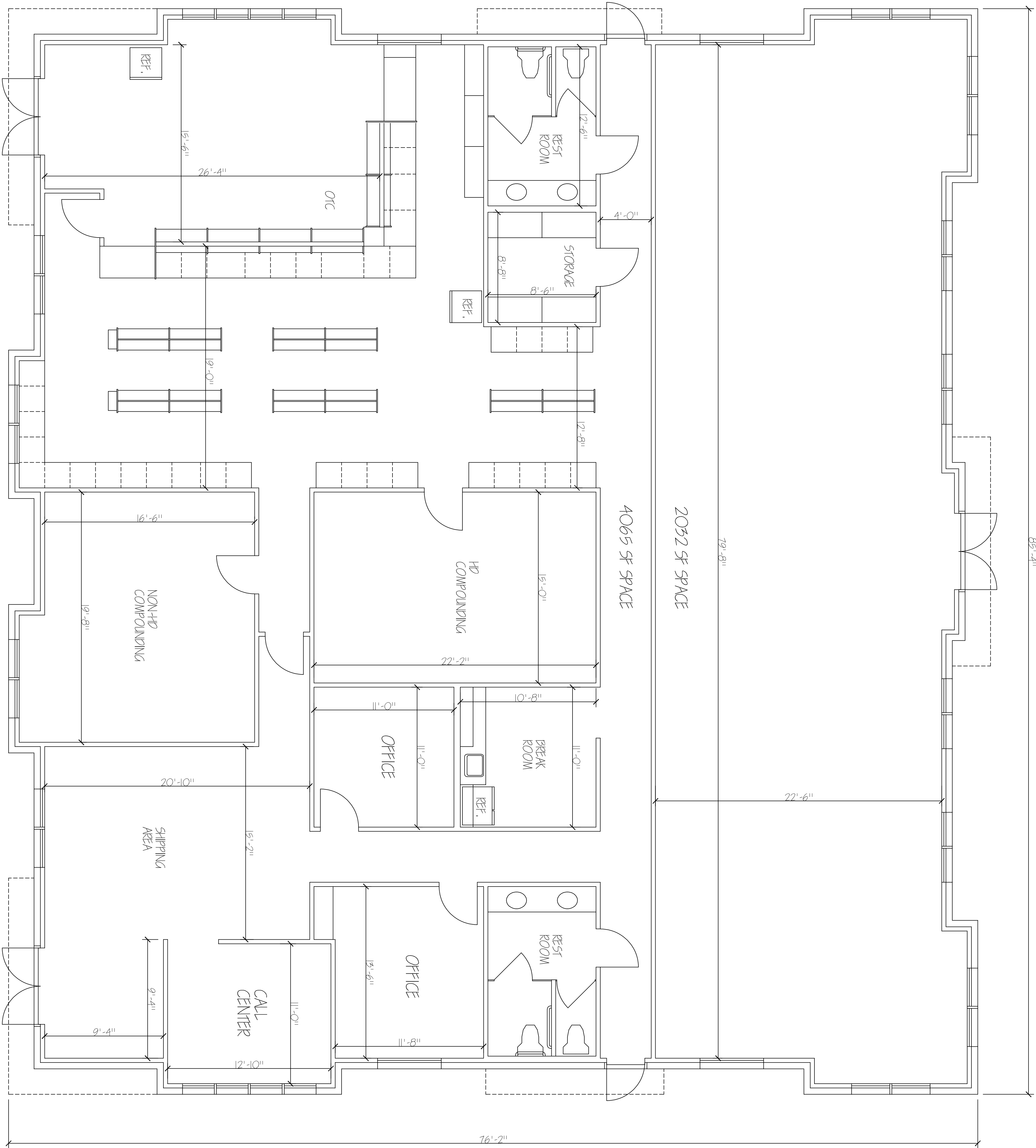
TOTAL LOT/FOOTAGE	BUILDING SF	PAVING SF	PAVING %	OPEN SPACE	OPEN SPACE %
79492 SF	14700	37269	40.6 %	37523	40.9 %



Robert Johnson Designs
845 ENTERPRISE PLACE - SUITE B
SOUTH LAKE, TEXAS 76092
(817) 251-4646

105 Cheek-Sparger Rd.

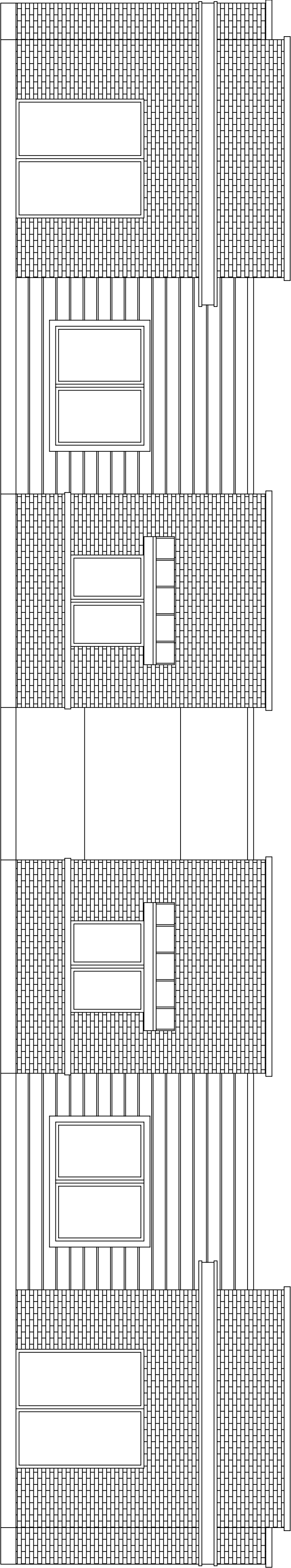
SCALE:	AS SHOWN	PLAN #:	PAGE:
DATE:	02 March 23	Office Park	Site Plan



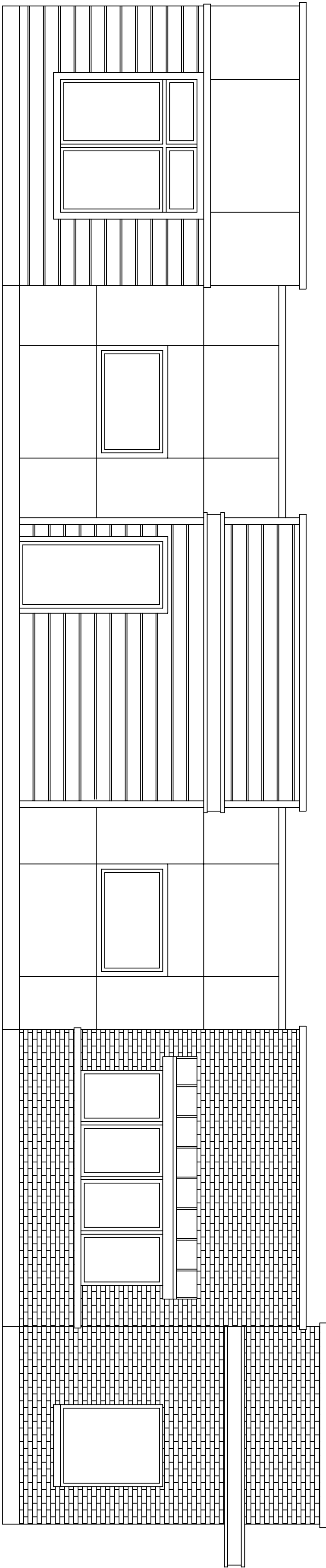
Robert Johnson Designs
845 ENTERPRISE PLACE - SUITE B
SOUTHLAKE, TEXAS 76092
(817) 251-4646

105 Cheek-Sparger Rd.

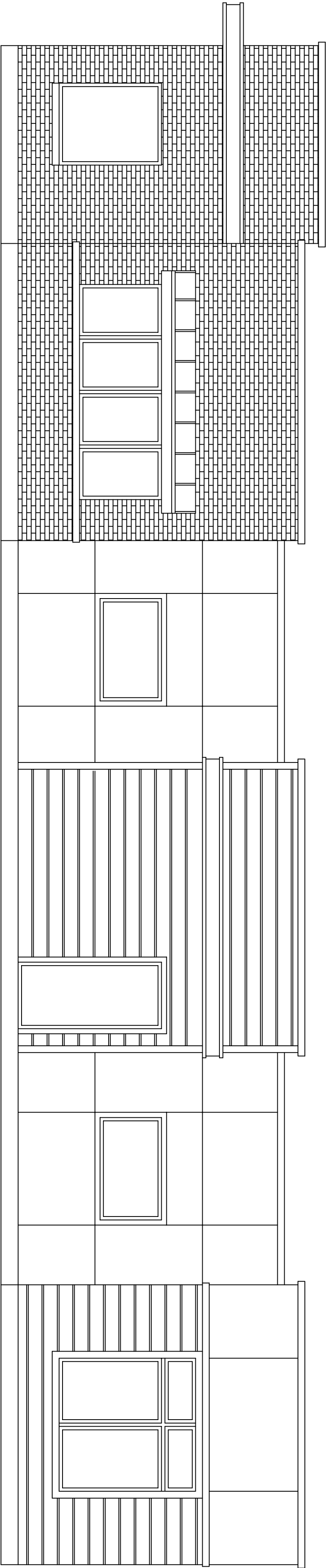
SCALE:	NTS	PLAN#:	Office Park	PAGE:	Building 1 Floor Plan
DATE:	02 March 23				



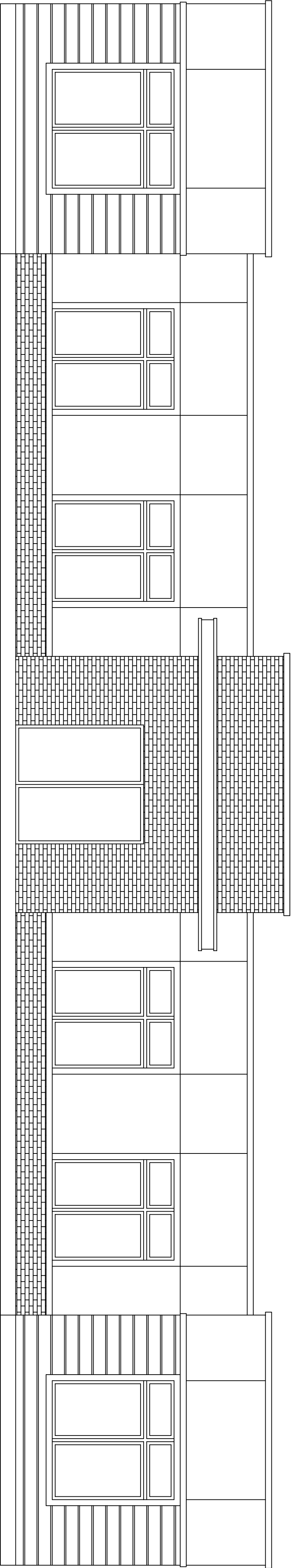
North Elevation



East Elevation



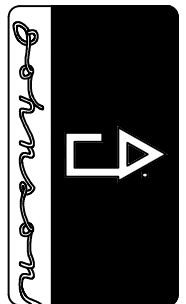
West Elevation



South Elevation

105 CHEEK SPARGER - BUILDING ONE									
ELEVATION	GLAZING	MASONRY	STUCCO	WOOD	TOTAL	% GLAZING	% MASONRY	% STUCCO	% WOOD
NORTH	194	808	106	288	1346	14.4 %	60.0 %	7.9 %	17.7 %
SOUTH	288	264	460	194	1206	23.9 %	21.9 %	38.1 %	16.1 %
EAST	160	995	318	249	1060	15.1 %	94.4 %	30.0 %	29.5 %
WEST	160	995	318	249	1060	15.1 %	94.4 %	30.0 %	29.5 %
GRDS AREA	802	1738	1202	930	4672	17.2 %	51.2 %	25.7 %	19.9 %

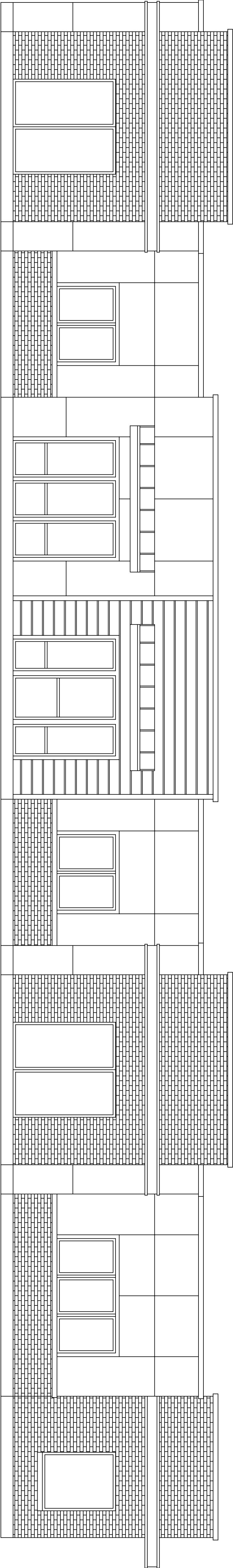
NOTE : THE SQUARE FOOTAGE CALCULATIONS ABOVE ARE APPROXIMATE



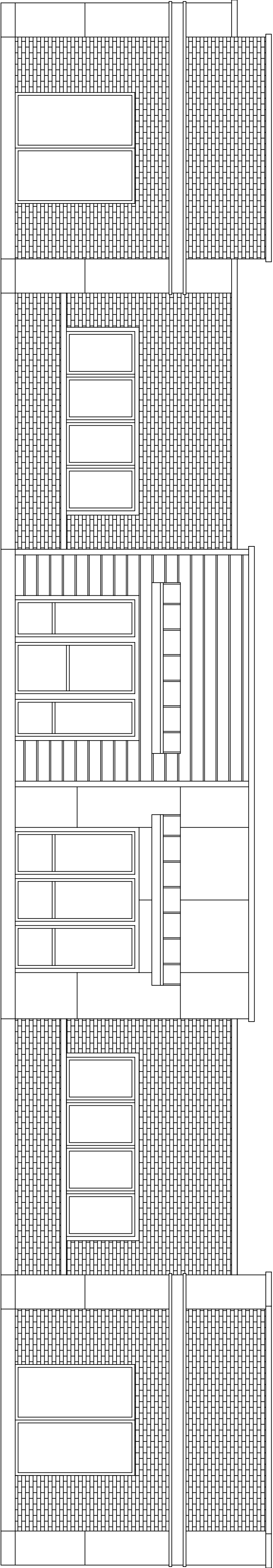
Robert Johnson Designs
845 ENTERPRISE PLACE - SUITE B
SOUTH LAKE, TEXAS 76092
(817) 251-4646

105 Cheek-Sparger Rd.

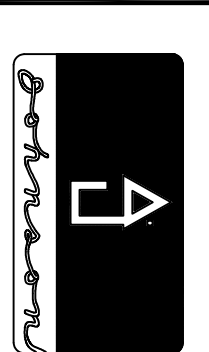
SCALE:	NTS	PLAN #:	PAGE:
DATE:	02 March 23	Office Park	Building 1 Elevations



West Elevation - Building 2



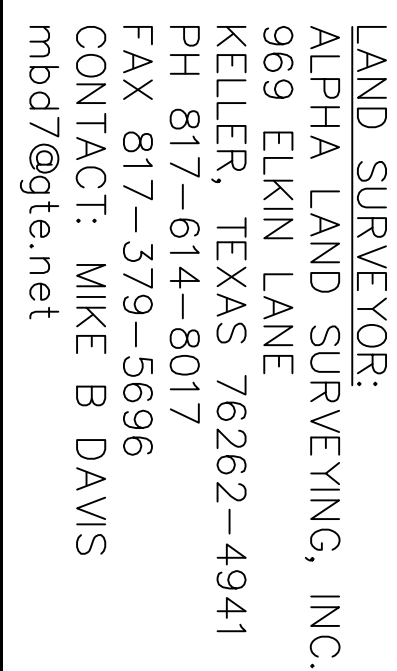
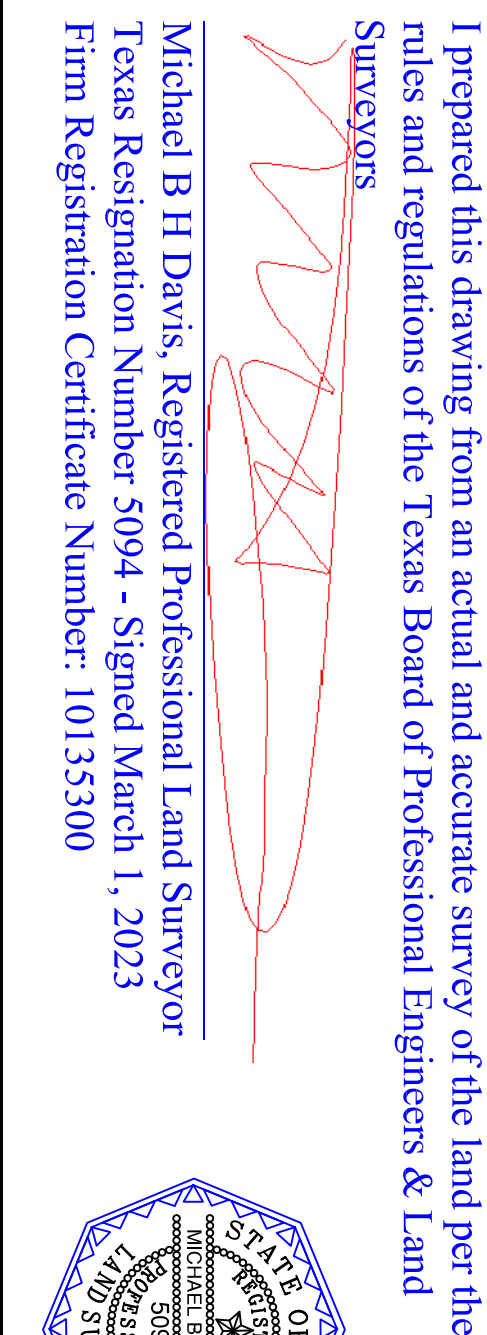
North Elevation - Building 3



Robert Johnson Designs
845 ENTERPRISE PLACE - SUITE B
SOUTH LAKE, TEXAS 76092
(817) 251-4646

105 Cheek-Sparger Rd.

SCALE:	NTS	PLAN #:	PAGE:
DATE:	02 March 23	Office Park	Building 2&3 Front Elevations



505 13" Backjack Oak	562 11" Post Oak
506 11" Backjack Oak	563 14" Blackjack Oak
507 10" Backjack Oak	564 11" Post Oak
508 10" Backjack Oak	565 19" Blackjack Oak*
509 9" Blackjack Oak	567 10" Post Oak
510 14" Blackjack Oak	568 12" Blackjack Oak
511 10" Backjack Oak	569 10" Blackjack Oak
513 18" Post Oak*	570 7" Blackjack Oak
515 6" Blackjack Oak	571 16" Blackjack Oak*
516 8" Blackjack Oak	572 8" Blackjack Oak
517 9" Post Oak	573 8" Blackjack Oak
518 7" Blackjack Oak	574 14" Post Oak
519 8" Blackjack Oak	575 24" Elm
520 10" Blackjack Oak	576 15" Elm
521 12" Blackjack Oak	577 20" Elm
522 11" Backjack Oak	578 18" Elm
523 7" Blackjack Oak	579 10" Blackjack Oak
524 7" Blackjack Oak	580 6" Post Oak
525 9" Blackjack Oak	581 8" Post Oak
526 12" Backjack Oak	582 7" Post Oak
527 9" Blackjack Oak	583 14" Blackjack Oak
528 11" Blackjack Oak	584 12" Blackjack Oak
529 16" Burr Oak	585 14" Blackjack Oak
530 17" Post Oak	586 12" Post Oak
531 15" Post Oak	587 11" Blackjack Oak
532 26" Post Oak*	588 11" Blackjack Oak
533 15" Post Oak*	589 15" Blackjack Oak**
534 14" Blackjack Oak	590 11" Blackjack Oak
535 14" Blackjack Oak	591 14" Blackjack Oak
536 14" Blackjack Oak	592 15" Blackjack Oak**
537 12" Blackjack Oak	593 16" Post Oak*
538 22" Blackjack Oak*	594 13" Pecan
539 13" Blackjack Oak	595 10" Pecan
541 8" Post Oak	596 8" Pecan
542 11" Burr Oak	597 13" Pecan
543 6" Burr Oak	598 11" Pecan
544 11" Post Oak	599 12" Pecan
545 10" Blackjack Oak	600 10" Post Oak
549 12" Post Oak	601 7" Post Oak
550 11" Post Oak	602 6" Pecan
551 9" Blackjack Oak	603 13" Blackjack Oak
553 13" Blackjack Oak	604 11" Post Oak
554 21" Blackjack Oak*	605 16" Blackjack Oak**
555 12" Post Oak	606 8" Blackjack Oak
556 10" Post Oak	607 15" Blackjack Oak**
557 12" Post Oak	* Heritage Tree
558 11" Blackjack Oak	
559 12" Post Oak	
560 13" Post Oak	
561 13" Backjack Oak	

Lot 1, Block 2

San Bar Square
an addition to the

City of Colleyville, Texas
recorded in

Volume 388-203, Page 69
Plat Records, Tarrant County, Texas

Field Surveyed: January 18, 2023 Sheet 1 of 1

Posted
12-13-85
4:30 P.M.
ly

ORDINANCE 0-85-600 ✓✓✓

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, BY AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING OF A TRACT OF LAND SITUATED IN THE JONATHON RILEY SURVEY, ABSTRACT 1356, TRACT 3G AND WOODBRIAR ESTATES ADDITION, BLOCK 7, LOTS 20,21, AND 22 TO THE CITY OF COLLEYVILLE, TEXAS FROM R-15 AND R-20 TO PUD-C; PROVIDING A PENALTY AND AUTHORIZING PUBLICATION.

WHEREAS, an application for zoning change was filed by C. M. Bollinger, Inc. , October 22, 1985 under Case No. Z-85-547; and,

WHEREAS, notice of a hearing before the Planning and Zoning Commission was sent to real property owners within 200 feet of the property herein described at least 10 days before such hearing; and,

WHEREAS, notice of a public hearing before the City Council was published in a newspaper of general circulation in Colleyville at least 15 days before such hearing; and,

WHEREAS, notices were posted on the subject land as provided by the zoning ordinance; and,

WHEREAS, public hearings to change the zoning on the property herein described were held before both the Planning and Zoning Commission and the City Council, and the Planning and Zoning Commission has heretofore made a recommendation concerning the zone change; and,

WHEREAS, the City Council is of the opinion that the zone change herein effectuated furthers the purpose of zoning as set forth in the Zoning Ordinance and is in the best interest of the citizens of the City of Colleyville;

NOW, THEREFORE,

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

Sec. 1. THAT Zoning Ordinance of the City of Colleyville, Texas, and the accompanying Zoning Map are hereby amended insofar as they relate to certain land located in Colleyville, Tarrant County, Texas, and described as follows:

1
2 BEING a tract of land in the JONATHON RILEY SURVEY,
3 Abstract NO. 1356, City of Colleyville, Tarrant
4 County, Texas, as surveyed by C.K. Vermillion,
Registered Public Surveyor No. 552, in August 1966,
and being more particularly described as follows:

5 BEGINNING at an iron pin in the South line of
6 Cheek-Sparger Road, said point being 202.0 feet
east and 15.0 feet south of the most westerly NW
corner of said Riley survey;

7 Thence East 100.00 feet along the south line of
said Cheek-Sparger Road to an iron pin;

8 Thence S 00° 23' E, 325.9 feet to an iron pin;

9 Thence S 89° 42' W, 100.0 feet to an iron pin;

10 Thence N 89° 36' W, 173.4 feet to an iron pin;

11 Thence N 00° 06' E, 300.00 feet to a point;

12 Thence S 89° 36' E, 173.4 feet to a point;

13 Thence N 00° 06' W, 23.60 feet to the point of
beginning and containing 1.943 acres of
land.

14 by changing the zoning thereof from R-15 and R-20
15 to PUD-C. **

16 Sec. 2. Any person, firm or corporation violating any of
17 the provisions of this ordinance as read together
18 with the Zoning Ordinance of the City of Colleyville
19 and accompanying official Zoning Map thereto shall
be guilty of a misdemeanor and upon conviction thereof
shall be fined in a sum not to exceed Two Hundred
Dollars (\$200.00). Each and every day such violation
continues shall constitute a separate offense and
shall be punishable as such.

20 Sec. 3. The City Secretary is hereby authorized and directed
21 to cause publication of the descriptive caption
and penalty clause hereof as an alternative method
of publication provided by law.

22 AND IT IS SO ORDERED.
23
24
25
26

The first reading and public hearing being conducted on the
day of December, 1985.
The second reading and public hearing being conducted on the
day of January, 1986.
The third reading and public hearing being conducted on the
day of January, 1986.

ATTEST:

CITY OF COLLEYVILLE

Lavada Johnson
City Secretary

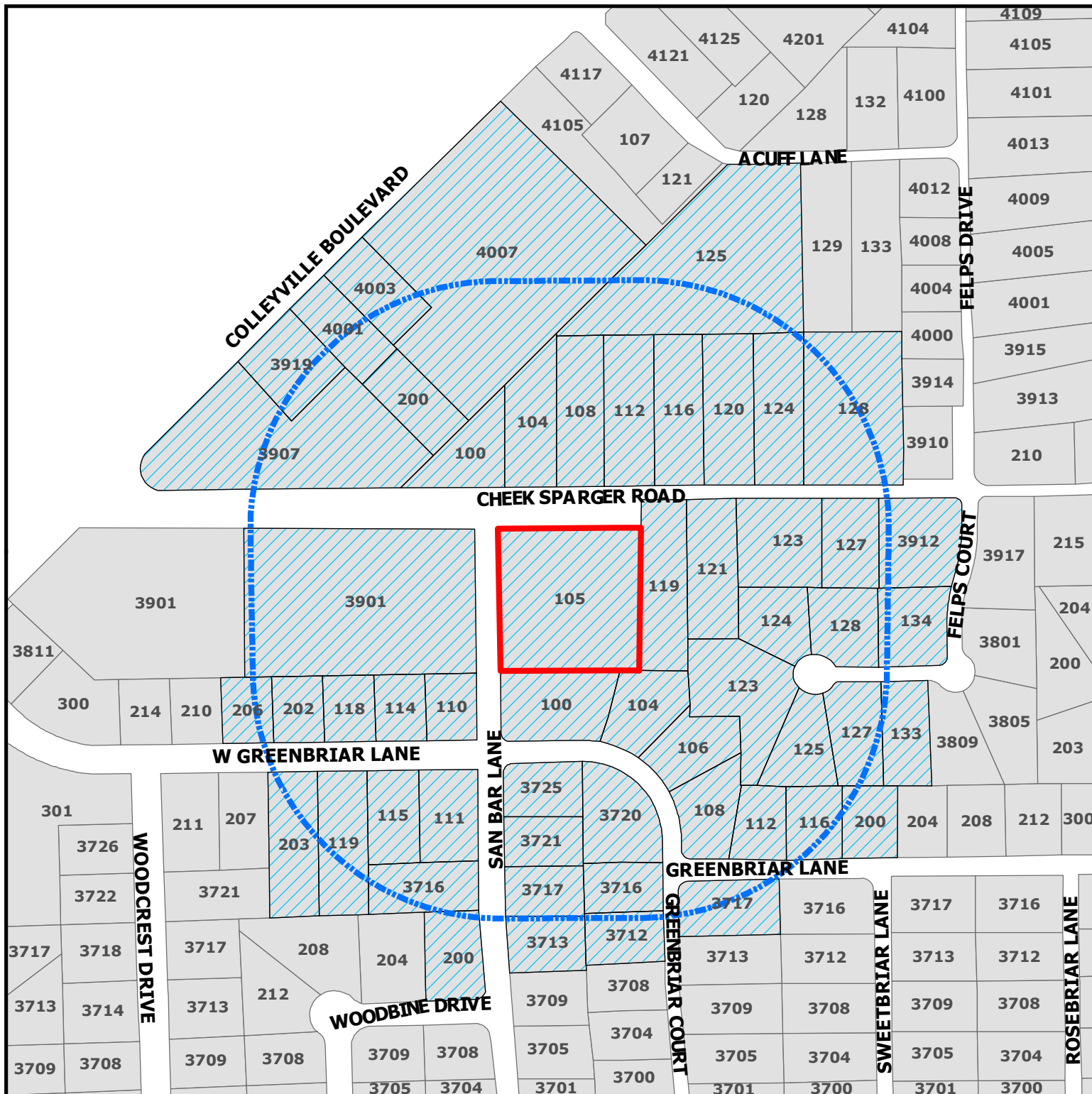
J.R. "Buck" Hubbard
Mayor

Approved as to Form and Legality:

Ross T. Foster
Ross T. Foster, City Attorney

**together with all site plans, supporting documents,
and other conditions and restrictions imposed by
and approved by the Council, which are incorporated
herein by reference.

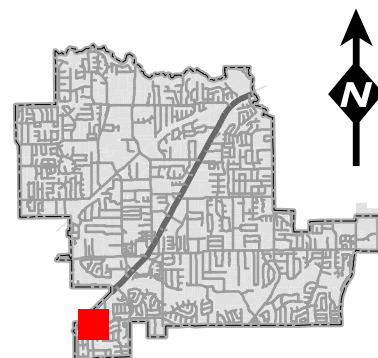
Notification Map



ZC23-006
105 Cheek-Sparger Road

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, April 10, 2023 at 7:00 p.m.
City Council Meetings: Tuesday, May 2, 2023 & Tuesday, May 16, 2023 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a change of zoning from a PUD-C Planned Unit Development – Commercial district to a PUD-C Planned Unit Development – Commercial district, specifically for new commercial offices. The request is for medical and general office uses.

Zoning Case: ZC23-006

Applicant: Robert Johnson

Owner: Preyesh Kumar

Location: 105 Cheek-Sparger Road

Property Description: Lot 1, Block 1, San Bar Square Addition

Present Zoning: Planned Unit Development – Commercial

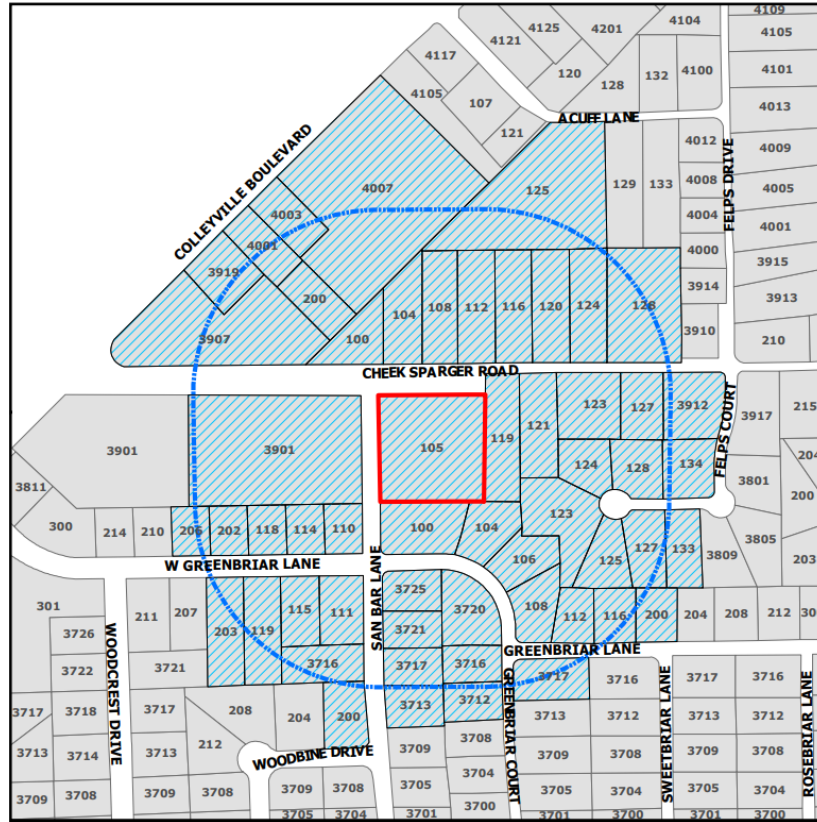
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

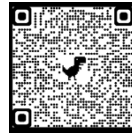
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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

NOTICE OF PUBLIC HEARING



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



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


Jacquelyn Reyff
Planning Manager
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
A & S COLLEYVILLE LLC	11445 EMERALD ST STE 112	DALLAS, TX
ARYAL, SUBHASH	206 W GREENBRIAR LN	COLLEYVILLE, TX
BEVILL JAMES RLT	119 CHEEK SPARGER RD	COLLEYVILLE, TX
BLESSING, LANE GRANER	6808 HILLIER CT	COLLEYVILLE, TX
BOYER, PHILIP	133 FELPS CT	COLLEYVILLE, TX
BRAND, NETA FAY	121 CHEEK SPARGER RD	COLLEYVILLE, TX
BURNS, EDWARD H	7713 LEXUS DR	FORT WORTH, TX
BURSON, THOMAS WARREN	3720 GREENBRIAR CT	COLLEYVILLE, TX
CALLAWAY, CURTIS L	124 FELPS CT	COLLEYVILLE, TX
CAMPBELL, H P	203 W GREENBRIAR LN	COLLEYVILLE, TX
CLARK FAMILY TRUST	115 W GREENBRIAR LN	COLLEYVILLE, TX
CLEGHORN, MAURICE M	108 GREENBRIAR LN	COLLEYVILLE, TX
CURTIS, JERRY M	128 FELPS CT	COLLEYVILLE, TX
CURTIS, PEGGY ELAINE	3712 GREENBRIAR CT	COLLEYVILLE, TX
DAVILA, MICHAEL	100 GREENBRIAR LN	COLLEYVILLE, TX
DE LA HOZ, JOSE M	112 GREENBRIAR LN	COLLEYVILLE, TX
DOBSON FAMILY TRUST	3725 SAN BAR LN	COLLEYVILLE, TX
DOWDEY, MARK C	200 GREENBRIAR LN	COLLEYVILLE, TX
EPCM REALTY INC	2008 N 1 35	CARROLLTON, TX
EVANS, TONI	112 CHEEK SPARGER RD	COLLEYVILLE, TX
FIRST CV LLC	6871 FOUR SIXES RANCH RD	NORTH RICHLAND HILLS, TX
FLYNN, ANGELA	3912 FELPS CT	COLLEYVILLE, TX
FORRESTER, JENNETTE	202 W GREENBRIAR LN	COLLEYVILLE, TX
GRAGG, CHRISTINA	3716 GREENBRIAR CT	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX
GRUBBS, JONATHON M	111 W GREENBRIAR LN	COLLEYVILLE, TX
GUEST, ELIZABETH V	106 GREENBRIAR LN	COLLEYVILLE, TX
HAHN, EDWARD	7500 WINDSWEPT TR	COLLEYVILLE, TX
HART, RODNEY D	116 GREENBRIAR LN	COLLEYVILLE, TX
HIBERNIA NATIONAL BANK	275 BROADHOLLOW RD	MELVILLE, NY
HOWELL, DEAN G	104 CHEEK SPARGER RD	COLLEYVILLE, TX
HURST EULESS BEDFORD ISD	1849 CENTRAL DR	BEDFORD, TX
JOHNSON, MARK S	3716 SAN BAR LN	COLLEYVILLE, TX
JOHNSON, ROBERT	845 ENTERPRISE PL STE B	SOUTHLAKE, TX
J-W 777 REVOCABLE FAMILY TRUST	4109 PADDINGTON LN	COLLEYVILLE, TX
LACEY, KATHERINE	3713 SAN BAR LN	COLLEYVILLE, TX
MCDOWELL, TOMMY N	128 CHEEK SPARGER RD	COLLEYVILLE, TX
MCWILLIAMS, LANCE	3060 OLD MILL RUN	GRAPEVINE, TX
MOREFIELD, JEANNY	134 FELPS CT	COLLEYVILLE, TX
MORRISON, PAMELA M	123 FELPS CT	COLLEYVILLE, TX
PHAN, KHANH D	108 SILVERWOOD RANCH	SHENANDOAH, TX
PHELPS, RODNEY	119 W GREENBRIAR LN	COLLEYVILLE, TX
PODSEDNIK, ADRIAN	125 FELPS CT	COLLEYVILLE, TX
RHODES, GREGORY	114 W GREENBRIAR LN	COLLEYVILLE, TX
ROBERTS, MICHAEL	3717 SAN BAR LN	COLLEYVILLE, TX
SKINNER, FLOYD DAVID	110 W GREENBRIAR LN	COLLEYVILLE, TX
SKOOG, FREDERICK H	127 CHEEK SPARGER RD	COLLEYVILLE, TX
SNYDER, REGAN	200 WOODBINE DR	COLLEYVILLE, TX
STAR SELF STOR OF COLLEYVILLE	5605 TYLER ST	PEARLAND, TX
SWANN, SCOTT C	3717 GREENBRIAR CT	COLLEYVILLE, TX
TRACY, SUZANNE C	3721 SAN BAR LN	COLLEYVILLE, TX
TRAN, CHAU D	620 WARWICK BLVD	LEWISVILLE, TX
UHLENHAKER, RONNIE R	PO BOX 1705	COLLEYVILLE, TX
ULERY, RICHARD G	123 CHEEK SPARGER RD	COLLEYVILLE, TX

VELASQUEZ, DAISY
WALLACE, DAVID A
WALTON, GERALD WAYNE
WOODBRIAR ESTATES ADDITION

1869 CHRIS CRAFT DR
104 GREENBRIAR LN
127 FELPS CT
3700 SWEETBRIAR

GRAPEVINE, TX
COLLEYVILLE, TX
COLLEYVILLE, TX
COLLEYVILLE, TX

ORDINANCE O-23-XXXX

AN ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, BY REZONING FROM PUD-C PLANNED UNIT DEVELOPMENT - COMMERCIAL AND CC-1 VILLAGE RETAIL TO PUD-C PLANNED UNIT DEVELOPMENT - COMMERCIAL DISTRICT ON LOT 1, BLOCK 1, SAN BAR SQUARE ADDITION LOCATED AT 105 CHEEK SPARGER ROAD; BEING APPROXIMATELY 1.94 ACRES, 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 to change the zoning from PUD-C Planned Unit Development – Commercial to PUD-C Planned Unit Development – Commercial district, Case No. ZC23-006; and

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

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

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

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

- Sec. 1. THAT the purpose of this ordinance is to amend the base zoning for the real property described as Lot 1, Block 1, San Bar Square Addition, commonly known as 105 Cheek Sparger Road (the "Property"), and to further provide for a PUD-C overlay district to allow for a compounding pharmacy and medical and general office uses.

Sec. 2. THAT the zoning for the Property is hereby amended as follows:

1. GENERAL

- a. The Property shall further be subject to a PUD-C overlay district (the "Overlay District") upon the effective date of this ordinance. The Overlay District shall be subject to all CPO Professional Office base zoning district regulations, except as expressly provided otherwise in this ordinance.

2. DEVELOPMENT OF THE PROPERTY

- a. The Property shall be developed with three office buildings (Compounding Pharmacy in Building 1, medical office, and general office in Buildings 2 and 3), generally consistent with the Statement of Planning Objectives and Site Plan, which are attached hereto as Exhibit "B" and Exhibit "C", respectively.
- b. The buildings erected on the Property shall be consistent with the elevations, materials, and articulation as depicted in Exhibit "D", unless expressly provided otherwise in this ordinance.

3. PUD-C OVERLAY DISTRICT REGULATIONS

The following PUD-C Overlay District regulations shall apply to the Property while the Overlay District is in effect:

a. Permitted Uses.

1. The permitted uses shall be those listed for the CPO Professional Office Commercial base zoning district. The following uses shall be permitted by right:
 - a. A Compounding Pharmacy shall be allowed in building 1.

The permitted land uses shall be allowed on the subject properties per the use designations labeled on the buildings shown in Exhibit "C".

b. Lighting.

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

c. Landscaping.

- a. All required landscaping shall meet the minimum requirements of Chapter 4 - Landscaping and Buffering in the Land Development Code.

d. Building Design.

- a. All building designs shall be generally consistent within the elevations shown in Exhibit "D".
- b. Building designs shall meet the minimum articulation requirements of Chapter 6 - Building Design in the Land Development Code.
- c. There shall be no drive-thrus.
- d. The exterior wall surfaces shall be less than 90% masonry and stucco.

e. Building(s)

- 1. Building one one-story 6,100 s.f., building two one story 4,250 s.f, building three one-story and 4,350 s.f.
- 2. Development shall generally conform to the Conceptual Site Plan.

g. Fencing and Screening. A minimum eight (8) foot masonry fence shall be constructed along the south and east property line adjacent to existing residential properties prior to the issuance of any certificate of occupancy.

- Sec. 3. THAT the Property 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. All requirements of the Land Development Code shall be met, except as expressly amended herein.
- Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 6. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.
- Sec. 7. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 2nd day of May 2023.

The second reading and public hearing being conducted on the 16th day of May 2023.

PASSED AND APPROVED BY A VOTE OF __ AYES, __ NAYS, AND __ ABSTENTIONS ON THIS THE 16th DAY OF MAY 2023.

Mayor Bobby Lindamood _____ Mayor Pro Tem Kathy Wheat _____

Place 1, Brandi Elder
Place 2, George Bond
Place 4, George Dodson

_____	Place 5, Chuck Kelley	_____
_____	Place 6, Callie Rigney	_____

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

The map displays a portion of the City of Fort Collins, Colorado, with various land parcels and zoning designations. The map is color-coded by zoning type: PUD-C (orange), PUD-R (light green), R-40 (yellow), R-20 (light yellow), R-15 (light orange), CC-3 (purple), CC-2 (red), and CN (pink). The map includes major roads like Colleville Boulevard, Cheek Sparger Road, and Woodbine Drive. A red rectangle highlights a specific parcel at the intersection of Cheek Sparger Road and San Bar Lane, labeled PUD-C 105. Other parcels are labeled with their respective zoning codes and parcel numbers.

Streets: COLLEVILLE BOULEVARD, CHEEK SPARGER ROAD, WOODBINE DRIVE, SAN BAR LANE, W GREENBRIAR LANE, GREENBRIAR LANE, SWEETBRIAR LANE, ROSEBRIAR LANE, WOODCREST DRIVE, FELPS COURT, ACUFF LANE.

Zoning Designations: PUD-C, PUD-R, R-40, R-20, R-15, CC-3, CC-2, CN.

Highlighted Parcel: PUD-C 105 (Red Rectangle).

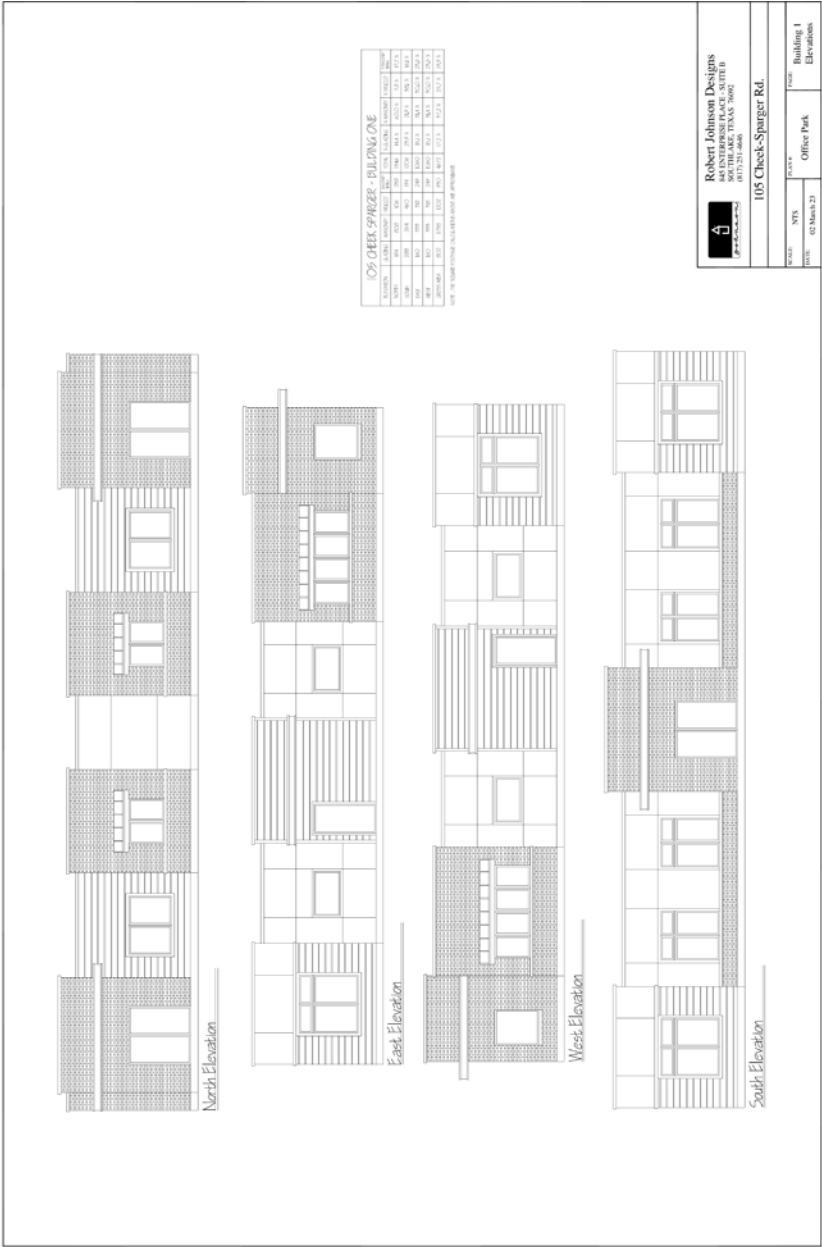
Other Labeled Parcels: 3901, 3907, 3919, 4001, 4003, 4007, 4100, 4101, 4103, 4105, 4107, 4121, 120, 128, 132, 4012, 4008, 4009, 4005, 4001, 3915, 3913, 210, 3914, 3910, 100, 104, 108, 112, 116, 120, 124, 128, 125, 129, 133, 4000, 3901, 119, 121, 123, 127, 3912, 3917, 215, 204, 3801, 200, 3805, 203, 123, 124, 128, 134, 125, 127, 133, 3809, 100, 104, 106, 108, 112, 116, 200, 204, 208, 212, 300, 301, 3726, 3722, 211, 207, 203, 119, 115, 111, 3717, 208, 204, 200, 3713, 212, 3709, 3708, 3705, 3704, 3701, 3616, 3717, 3716, 3712, 3708, 3709, 3705, 3704, 3701, 3700, 3717, 3716, 3713, 3712, 3709, 3708, 3705, 3704, 3701, 3700.

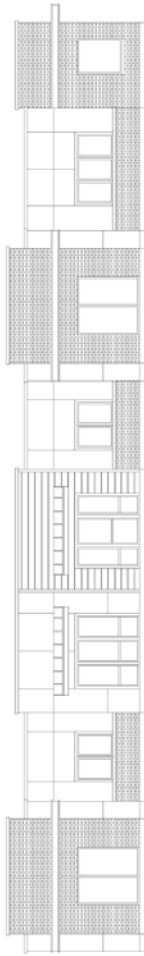
Exhibit “B” – Statement of Program Objectives

1. Standard operations of the compound pharmacy - The pharmacy will be compounding both non-sterile and sterile compounds. The pharmacy will also be providing immunization, counselling, point of care testing service to the community. There will also be dispensing of legend medications along with over-the-counter area for applicable medications.
2. Will there be any required outside or inside gases? - There will not be any gas required for operations of the pharmacy. Are you referring to gas for heating? - then, yes.
3. Anticipated number of customers per day - The pharmacy will be providing delivery service and also store pick up so number of customers will vary from day to day
4. Number of employees - It will be determined based on the business growth but initially the pharmacy will be employed with about 10 employees.
5. Will there be any retail products sold? - Yes, over the counter medications, Durable medical equipment etc.

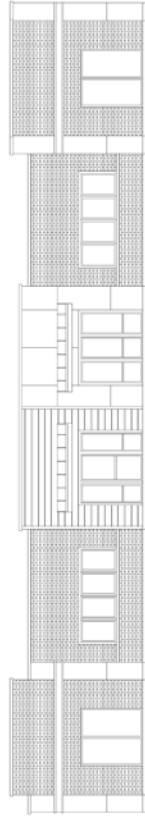
[illegible]

Exhibit "D" – Building Elevations, Landscape Plan & Tree Survey





West Elevation - Building 2



North Elevation - Building 3

 **Robert Johnson Designs**
845 ENTERPRISE PLACE, SUITE B
TUCUMAN, TEXAS 78782
(817) 231-4646

105 Cheek-Sparger Rd.

DATE: 02 March 13	PROJECT: Office Park	CLIENT: Building 2&3 Power Elevators
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TREE SURVEY

San Bar Square

City of Colleyville, Texas

Volume 188-201, Page 69

Plan Book 105, Sheet 188-201

Recorded in

City of Colleyville, Texas

Volume 188-201, Page 69

Plan Book 105, Sheet 188-201

Recorded in

City of Colleyville, Texas

Volume 188-201, Page 69

Plan Book 105, Sheet 188-201

Recorded in

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Plan Book 105, Sheet 188-201

Recorded in

City of Colleyville, Texas

Volume 188-201, Page 69

Plan Book 105, Sheet 188-201

Recorded in

City of Colleyville, Texas

Volume 188-201, Page 69

Plan Book 105, Sheet 188-201



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2b

Agenda Date 4/10/2023

Number

Type Regular Agenda Items

Department Community Development

Title

Consideration of a Special Use Permit for alcoholic beverage sales for on-premises consumption on a portion of Lot 23, Village at Colleyville Condos, located at 62 Main Street, Suite 100, Case ZC23-007

Explanation

Marta Lopez de Aguilar, of La Penela, has submitted a request for a Special Use Permit (SUP) to allow alcoholic beverage sales for on-premise consumption at 62 Main Street, Suite 100. Alcoholic beverage sales for on-premise consumption are allowed in the PUD-R Planned Unit Development - Commercial district with the approval of an SUP.

Existing Conditions/Background: The subject property is zoned PUD-C district and generally located on the southeast corner of Main Street and Village Lane. The subject property is a platted lot and currently developed and will be operated as the restaurant, La Penela.

Proposed Special Use Permit: *Request* – The applicant is requesting the approval of an SUP to allow alcoholic beverage sales for on-premises consumption in conjunction with the operating restaurant, La Penela. The applicant has proposed the hours of operation from Sunday – Thursday 11:00 a.m. to 9:00 p.m. and Friday and Saturday 11 a.m. to 10:30 p.m. as a component of the SUP request.

Ordinance – There are four components of procedure that a business must complete to sell and serve alcohol for on-premises consumption in Colleyville: (1) a Special Use Permit (SUP) approval by the City Council for alcohol sales (on-premises consumption) (2) submission of draft Texas Alcoholic Beverage Commission (TABC) License paperwork to the City Secretary's Office for review and approval, (3) submission of completed TABC License paperwork to the TABC, (4) the issuance of an Alcoholic Beverage License through the City Secretary's Office.

- Section 3.25 of the Land Development Code states that an SUP is to "allow a use not normally allowed in a zoning district which could be of benefit in a particular case to the general welfare, provided adequate development standards, and special requirements are imposed to protect surrounding uses or to preserve the character of the neighborhood." Language is typically added for SUPs to automatically expire upon the abandonment of the business, change in the use, a change in ownership, or upon termination of the Certificate of Occupancy.
- Section 6-3 of the Code of Ordinances requires businesses that serve alcoholic

beverages to be located at least 300 feet from a church, school, or public hospital. The distance is measured from property line to property line for schools, and from front door to front door along the street front property lines for churches and hospitals. The term "private school", including a parochial school, means a school offering a course of instruction for students in one or more grades from kindergarten through grade 12, and has more than 100 students enrolled and attending courses at a single location.

- Section 6-5 of the Code of Ordinances which states that the restaurant's alcohol sales must be incidental and secondary to the sale of food for human consumption (further clarified in the Code as non-alcohol and food sales must comprise at least 40 percent of gross receipts).

Analysis: The location is in compliance with the distance requirements of the Code of Ordinances. Staff verified an enrollment of 97 students. The applicant complies with the 60/40 incidental sales requirements as stated above. Approval of an SUP at this location for this user should not adversely impact surrounding uses or the character of the neighborhood.

Surrounding Development: The properties to the north, south, east, and west are zoned PUD-C Planned Unit Residential district and developed within the Village as a mixture of single-family attached housing, offices, and retail.

Comprehensive Plan: The City's Comprehensive Plan, Destination Colleyville, identifies the subject property as commercial in nature. Therefore, the proposed request meets the intent of the comprehensive plan.

Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 500 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 Special Use Permit (SUP) to authorize the sale of alcoholic beverages for on-premises consumption for La Penela Restaurant at 62 Main Street, Suite 100.

Recommendation

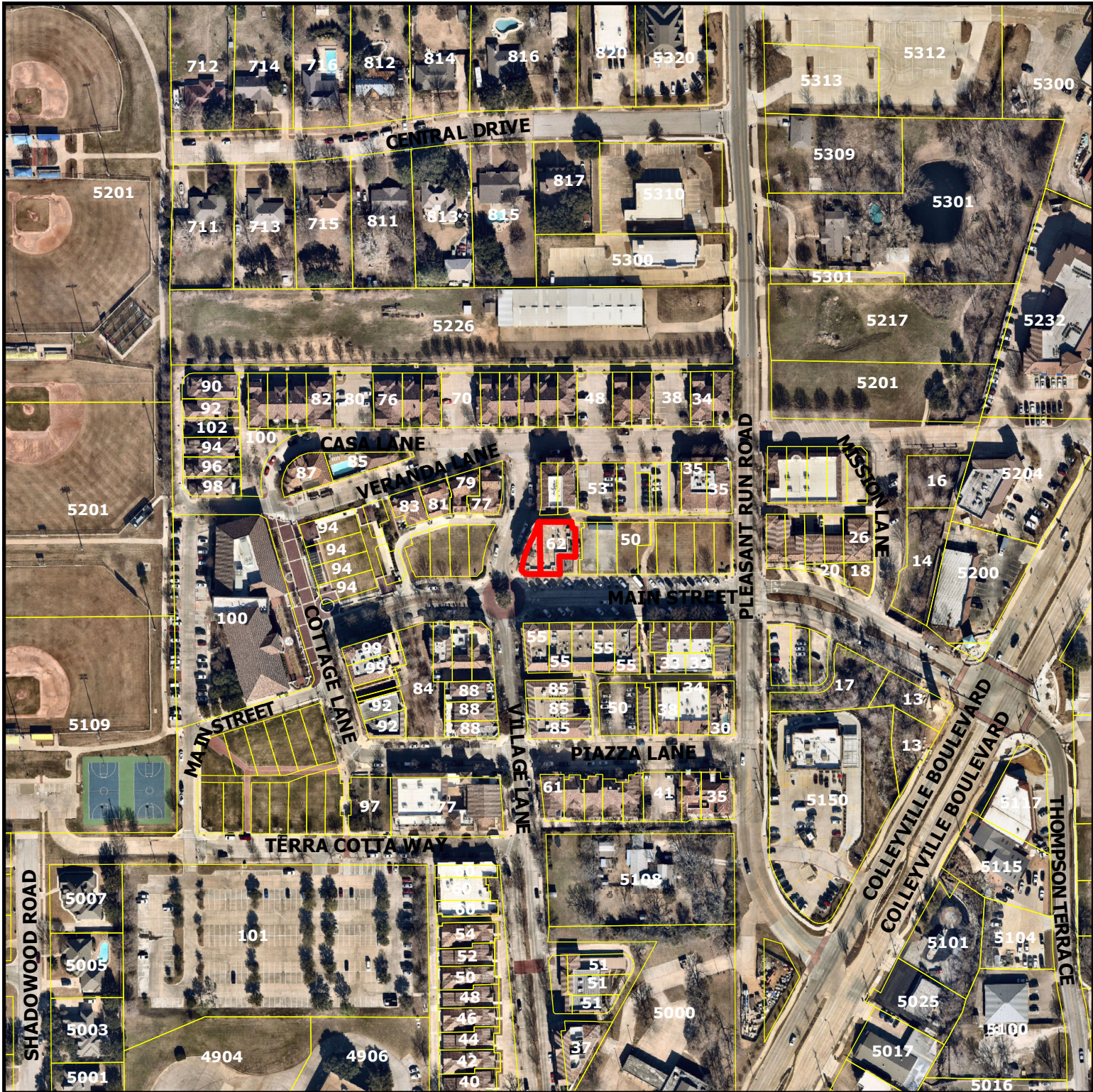
Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives

5. Municipal Code Section
6. Notification Map
7. Notification Letter
8. Notify List
9. Draft Ordinance

Aerial Map



ZC23-007

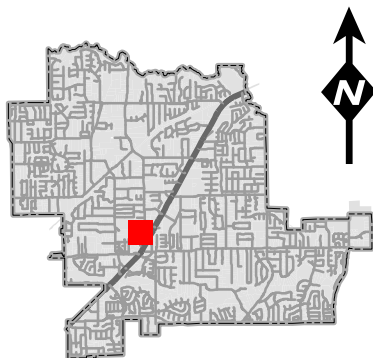
62 Main Street, Suite 100

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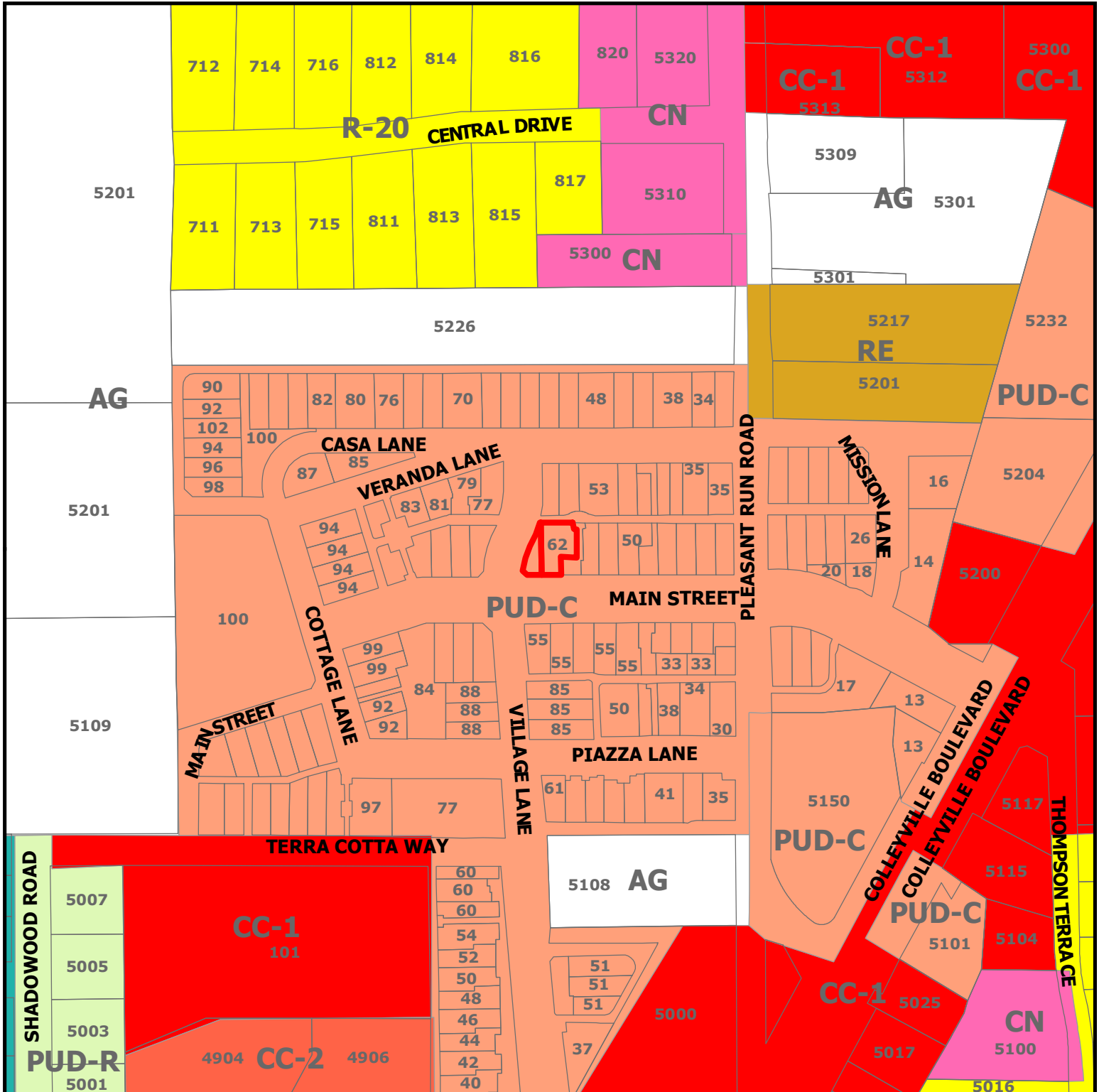
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Subject Property



Zoning Map



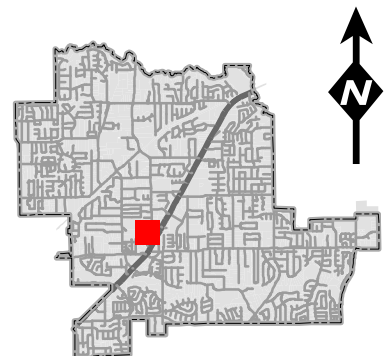
ZC23-007

62 Main Street, Suite 100



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 Subject Property



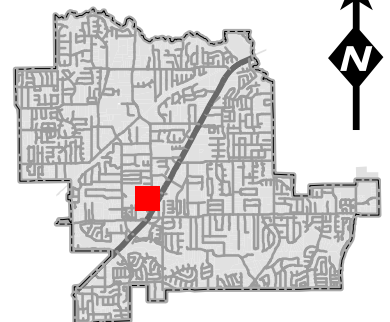
Future Land Use Map



ZC23-007

62 Main Street, Suite 100

- Subject Property
- Residential
- Colleyville Blvd Corridor
- Open Space; Parks



DISCLAIMER:

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STATEMENT OF PLANNING OBJECTIVES

Bocaleon Texas LLC d/b/a La Penela was formed as a limited liability company on January 24, 2022. Francisco Javier Simon Barallobre is the owner of the Company and he is also the owner and CEO of a business group that has several restaurants in Spain and France. The Simon Barallobre family opened its first restaurant in 1989 in La Coruña, Galicia, a region in northwestern Spain. Since then, La Penela expanded its operations throughout the country and abroad, maintaining its standards of quality and providing its customers the same experience regardless of the location of the restaurant. Now, La Penela operates in the cities of La Coruña, Madrid, Barcelona and Paris. La Penela always look for special and charming locations to open its restaurants. Its most emblematic restaurants are located in pazos, a type of historic building typical of Galicia with old gardens that belonged to ancient and noble families in the past, especially during the 17th and 18th centuries. All its restaurants can be viewed at www.lapenela.com

The business group now intends to expand its reach with the opening of its first restaurant in the United States. To do so, it has acquired the premises located at 62 Main Street, Suite 100, in Colleyville. For months we have been looking for a location that would be on par with the rest of the restaurants in our group and when we saw Colleyville we knew we had found the perfect place.

Our plan is to open a restaurant that will offer traditional food from Spain, especially from the region of Galicia: tapas, meat, fish and desserts and we will also offer beer, cocktails and premium wines. For this reason, we are applying for a Special Use Permit for the sale of beer, wine and liquor from the city of Colleyville.

Sec. 6-3. - Restrictions on sales within prescribed distances of public and private schools, churches and public hospitals.

- (a) It shall be unlawful for any person who is engaged in the business of selling alcoholic beverages to sell alcoholic beverages where the place of business of any such person is within 300 feet of any church, public or private school, or public hospital.
- (b) The measurement of the distance between the place of business where alcoholic beverages are sold and a church or public hospital shall be along the property lines of the street fronts and from front door to front door, and in a direct line across intersections.
- (c) The measurement of the distance between the place of business where alcoholic beverages are sold and a public or private school shall be in a direct line from the property line of the public or private school to the property line of the place of business and in a direct line across intersections.
- (d) The city council may allow a variance to this section if it determines that the enforcement of the regulation in a particular instance is not in the best interests of the public, constitutes waste or inefficient use of land or other resources, creates an undue hardship on the applicant for a license or permit, does not serve its intended purpose, or is not effective or necessary, or for any other reason the city council determines, after consideration of the health, safety and welfare of the public and the equities of the situation, that the variance is in the best interest of the community.
- (e) The term "private school", including a parochial school, means a school offering a course of instruction for students in one or more grades from kindergarten through grade 12, and has more than 100 students enrolled and attending courses at a single location.

(Ord. No. O-01-1300, § 1, 9-11-01)

Notification Map



ZC23-007

62 Main Street, Suite 100

DISCLAIMER:

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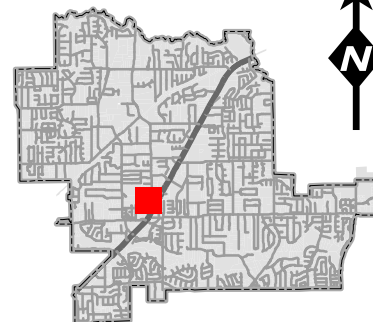
Subject Property



500ft Buffer



Properties within 500ft





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Addr»

«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, April 10, 2023 at 7:00 p.m.
City Council Meetings: Tuesday, May 2, 2023 & Tuesday, May 16, 2023 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for Alcoholic Beverage Sales for On-Premises Consumption. The purpose is to allow for the on-premises consumption of alcohol for a new restaurant business, La Penela.

Zoning Case: ZC23-007

Applicant: Marta Lopez de Aguilar

Owner: Bocaleon Texas LLC

Location: 62 Main Street, Suite 100

Property Description: Lot 23, Village at Colleyville Condos

Present Zoning: PUD-C Planned Unit Development – Commercial

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

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

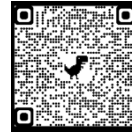
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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

NOTICE OF PUBLIC HEARING



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



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

Jacquelyn Reyff

Jacquelyn Reyff
Planning Manager
jreyff@colleyville.com

Owner_Name	Owner_Addr	Owner_City
55 MAIN HOLDINGS LLC	PO BOX 92323	SOUTHLAKE, TX
62 MAIN STREET LLC	62 MAIN ST STE 300	COLLEYVILLE, TX
76 MAIN VOC LLC	1303 BELLEFONTE LN	COLLEYVILLE, TX
AGUILAR, MARTA LOPEZ DE	4109 TWILIGHT TRL	PLANO, TX
ANTHONY & VIVIAN MCNOSKY RLT	5108 PLEASANT RUN RD	COLLEYVILLE, TX
BAJRAM & RUZDI INVESTMENTS LLC	4701 MILL CREEK RD	COLLEYVILLE, TX
BANKS, JAMES	715 CENTRAL DR	COLLEYVILLE, TX
BELL, WILLIAM M	5900 E LANCASTER AVE	FORT WORTH, TX
BETHEL METHODIST CHURCH OF NTX	5310 PLEASANT RUN RD	COLLEYVILLE, TX
BROOKS, ADAM	83 VERANDA LN	COLLEYVILLE, TX
BURDETTE, DONNA E	77 VERANDA LN	COLLEYVILLE, TX
CABELLO, DIANNE	37 PIAZZA LN	COLLEYVILLE, TX
CARDINI, ANTOINETTE	33 MAIN ST 230	COLLEYVILLE, TX
COLLEYVILLE HEIGHTS	816 REGINA CT	COLLEYVILLE, TX
COLLEYVILLE REALTY HOLDINGS	92 PIAZZA LN STE 100	COLLEYVILLE, TX
D & V WALKER PROPERTIES LLC	5501 NORMANDY DR	COLLEYVILLE, TX
DAVIS, RHONDA	82 CASA LN	COLLEYVILLE, TX
DREILING PROPERTIES LP	125 CALVERLEY PL	KELLER, TX
DULANEY, BOB	98 CASA LN	COLLEYVILLE, TX
DUNAGAN, KETRINA	57 PIAZZA LN STE 310	COLLEYVILLE, TX
FADDEN, MARK	59 PIAZZA LN	COLLEYVILLE, TX
FIGUEROA FAMILY REVOC TRUST	817 CENTRAL DR	COLLEYVILLE, TX
G & B COLLEYVILLE LLC	75 MAIN ST STE 100	COLLEYVILLE, TX
GABLE, MICHAEL	813 CENTRAL DR	COLLEYVILLE, TX
GADE, MATTHEW	64 VERANDA LN UNIT 410	COLLEYVILLE, TX
GIFFORD, T	33 MAIN ST STE 260	COLLEYVILLE, TX
GIUSTINIANO CHERYL ANNE	42 VERANDA LN STE 110	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX
GROFFMAN, STEVEN	815 CENTRAL DR	COLLEYVILLE, TX
GUNNIP, MATTHEW	87 CASA LN UNIT 210	COLLEYVILLE, TX
HAMM, DAVID A	6109 EQUESTRIAN CT	COLLEYVILLE, TX
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX
HOLTSHOUSER LONDON LIVING TR	933 SAN RAPHAEL ST	KISSIMMEE, FL
JUST2CAN LLC	5513 LOWRIE RD	COLLEYVILLE, TX
KEVIN & DONNA ALLEN FAMILY TR	55 PIAZZA LN STE 210	COLLEYVILLE, TX
KREIDER, LORRAINE	79 VERANDA LN	COLLEYVILLE, TX
KSW HOLDING MANSFIELD LP	2606 LILLIAN MILLER PKWY	DENTON, TX
LAKE, WILLIAM D	51 PIAZZA LN	COLLEYVILLE, TX
LFA PROPERTIES LLC	700 LA VACA ST	AUSTIN, TX
NGUYEN, DIEM THUY	510 QUEENSBURY TURN	SOUTHLAKE, TX
NIEWOLNY, DEAN	38 PIAZZA LN CONDO 37-3-10	COLLEYVILLE, TX
NORWOOD, TODD	6404 CUTTER RIDGE CT	COLLEYVILLE, TX
PARKER, JAMES	46 PIAZZA LN	COLLEYVILLE, TX
PETERSON, ANNE	34 PIAZZA LN STE 37	COLLEYVILLE, TX
PILGRIM, DEBBIE K	33 MAIN ST STE 240	COLLEYVILLE, TX
PITTS, REX A	66 VERANDA LN	COLLEYVILLE, TX
PREWITT LEASING INC	97 VILLAGE LN STE 300	COLLEYVILLE, TX
RCCG GLORY HOUSE COLLEYVILLE	PO BOX 391	COLLEYVILLE, TX
REALTY CAPITAL VILLAGE #1 LP	909 LAKE CAROLYN PKWY STE 150	IRVING, TX
RICKS, MARGARET	35 PIAZZA LN STE 38110	COLLEYVILLE, TX
RILEY, WILLIAM	94 CASA LN	COLLEYVILLE, TX
ROGERS, J ANDREW	201 MAIN ST STE 2500	FORT WORTH, TX
ROWLAND, DANIEL	88 VILLAGE LN STE 250	COLLEYVILLE, TX
RP GROUP INVESTMENTS LLC	12498 RIVERHILL RD	FRISCO, TX

RRSN COLLEYVILLE REALTY LLC
RUDOLPH, CHRIS
SALA LIFE TRUST
SC COLLEYVILLE-60 VILLAGE LANE
SC VILLAGE MAIN STREET LLC
SCHMIDT, JUDITH
SCRUGGS, ALBERT
SHERWOOD, LESLIE
SPICER, TAMARA
TAMLYN PROPERTIES LLC
TAP REALTY LLC
TMAAC LLC
TRINITY COLLEYVILLE RE LLC
VILLAGE OWNERS ASSOCIATION INC
VILLAGE OWNERS ASSOCIATION INC
VOLLMER, JAMES A
WADLEY FAMILY HOLDING INC
WILLIAMS, DAVID H
XU, SHENG
YOUNG, CLINT
ZAVODNICK, TODD
ZRB CAPITAL PARTNERS LLC

12498 RIVERHILL RD
44 VERANDA LN
700 LAKE CARILLON LN
4900 BROILES CT
500 E 4TH ST STE 175
88 CASA LN
86 CASA LN
84 CASA LN
90 CASA LN APT 10
90 CASA LN APT 10
23 MISSION LN
4109 BROWN TRL
88 VILLAGE LN STE 150
PO BOX 1567
PO BOX 650255
81 VERANDA LN UNIT 310
33 MAIN ST STE 160
75 MAIN ST STE 200
2113 BRENTCOVE DR
811 CENTRAL DR
706 24TH PL
409 TIMBERLINE DR S

FRISCO, TX
COLLEYVILLE, TX
SOUTHLAKE, TX
KELLER, TX
FORT WORTH, TX
COLLEYVILLE, TX
COLLEYVILLE, TX
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COLLEYVILLE, TX
COLLEYVILLE, TX
COLLEYVILLE, TX
ALLEN, TX
DALLAS, TX
COLLEYVILLE, TX
COLLEYVILLE, TX
COLLEYVILLE, TX
GRAPEVINE, TX
COLLEYVILLE, TX
HERMOSA BEACH, CA
COLLEYVILLE, TX

ORDINANCE O-23-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP BY CHANGING THE ZONING ON LOT 23, VILLAGE AT COLLEYVILLE CONDOS, LOCATED AT 62 MAIN STREET, SUITE 100, BY AUTHORIZING A SPECIAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISES CONSUMPTION; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit for the Sale of Alcoholic Beverages for On-Premises Consumption for Case No. ZC23-007; 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 Lot 23, Village at Colleyville Condos, located at 62 Main Street, Suite 100, by authorizing a Special Use Permit for the sale of alcoholic beverages for on-premises

consumption, as depicted on Exhibit "A", Exhibit "B" and Exhibit "C".

- Sec. 3. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Land Development Code of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. The Special Use Permit shall apply to the sale of alcoholic beverages for on-premises consumption in conjunction with a restaurant use only.
- b. The name of the business authorized for on-premises consumption alcohol sales by this Special Use Permit shall be called "La Penela".
- c. The Special Use Permit shall automatically expire upon the abandonment of the business, change in the use, a change in ownership or upon the expiration or termination of the Certificate of Occupancy.
- d. All requirements of the Land Development Code shall be met, except where amended herein.

2. HOURS OF OPERATION

- a. The hours of operation shall not exceed the following schedule:

Sunday – Thursday 11:00 a.m. to 9:00 p.m. Friday and
Saturday 11 a.m. to 10:30 p.m.

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

Sec. 6. THAT 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 2nd day of May 2023.

The second reading and public hearing being conducted on the 16th day of May 2023.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 16th DAY OF MAY 2023.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" – Zoning Map

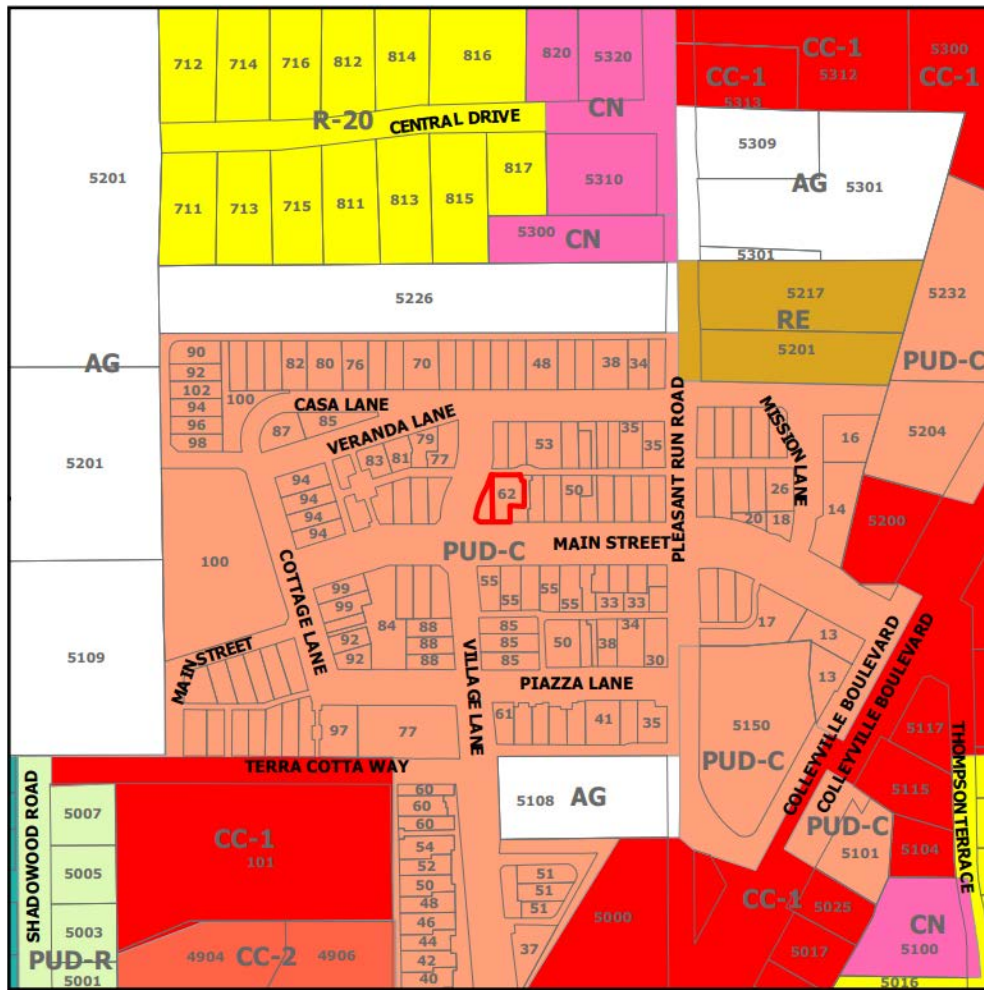


Exhibit “B” – Aerial Map

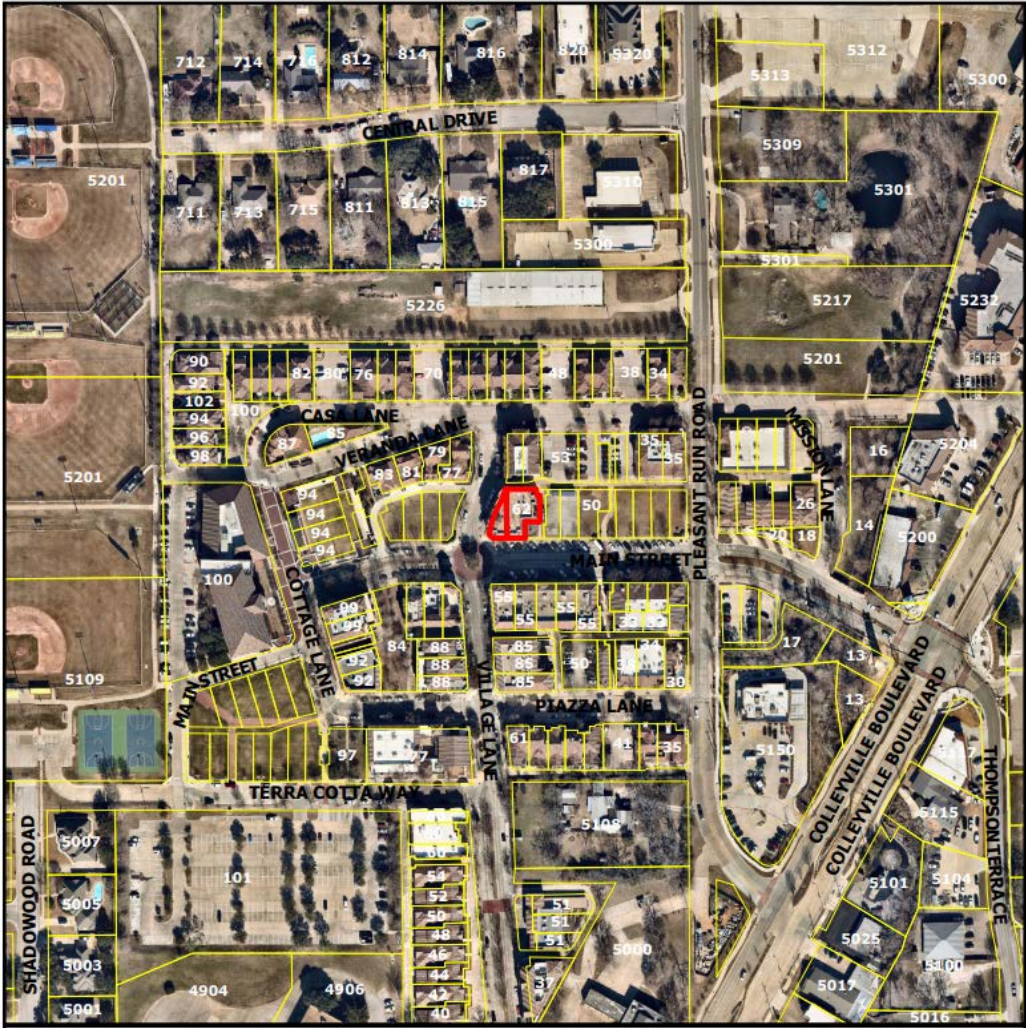
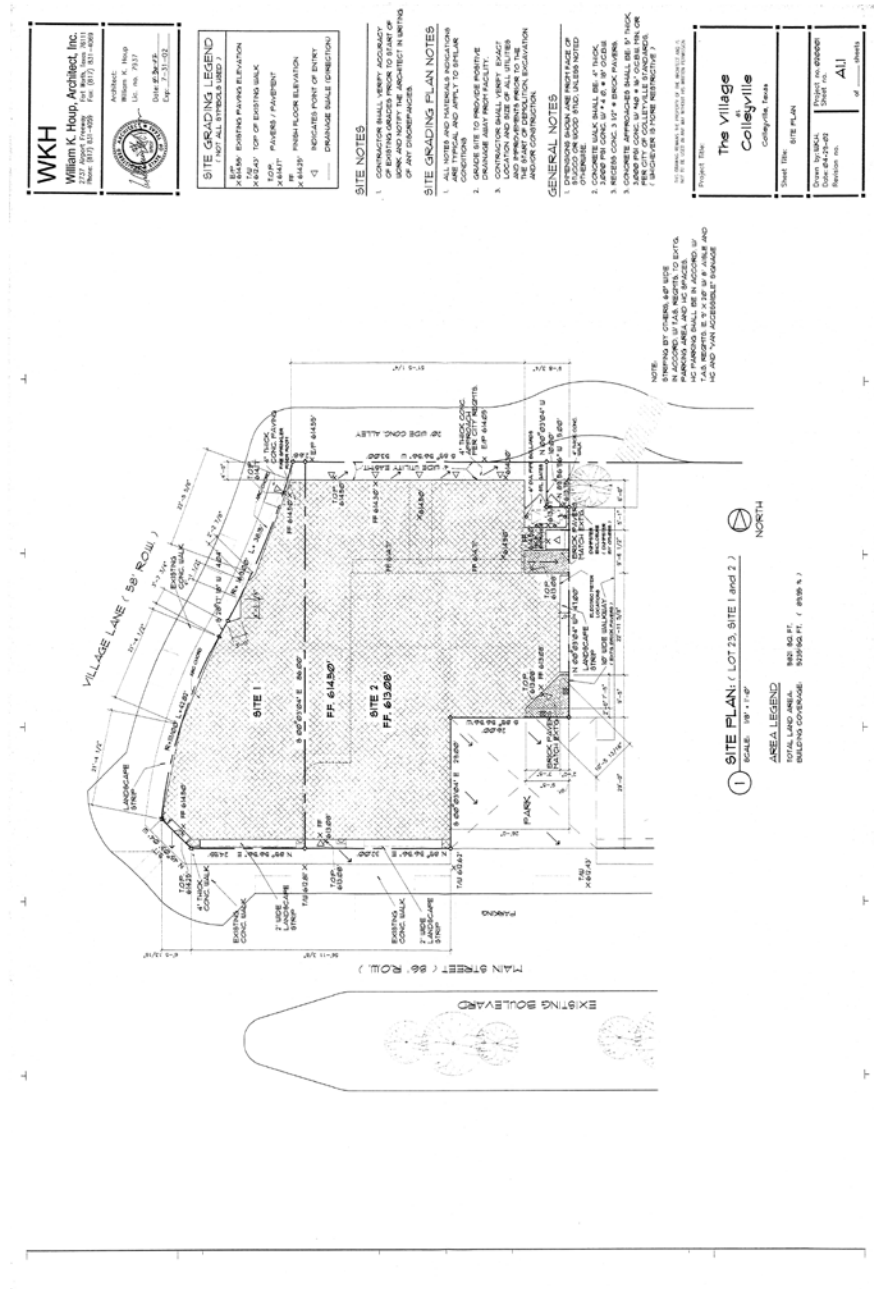


Exhibit "C" – Site Exhibit





CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2c

Agenda Date 4/10/2023

Number

Type Regular Agenda Items

Department Community Development

Title

Consideration of a Special Use Permit for a commercial accessory building on Lots 10 and 11, Block 1, Thompson Terraces Subdivision, located at 5100 Thompson Terrace, Case ZC23-008

Explanation

Jason Minter, the representative, has submitted a request for a Special Use Permit (SUP) for a commercial accessory building on Lots 10 and 11, Block 1, Thompson Terraces Subdivision, being approximately 0.73 acres, and zoned CN Neighborhood Commercial district. The purpose is to allow for a new accessory building to be used for storage for the business known as Modern Geosciences.

Existing Conditions/Background: The subject property, 5100 Thompson Terrace, has CN zoning and is located on the west side of Thompson Terrace east of the intersection with Colleyville Boulevard. The subject property has an existing business known as Modern Geosciences.

SUP Request: *Request* – The applicant is requesting a new detached accessory building of 1,800 s.f.

Ordinance – Section 3.27 Accessory Buildings and Residential Carport Regulations of the Land Development Code establishes Accessory Buildings located in Non-residential Zoning Districts:

1. Commercial accessory buildings may be located within approved non-residential districts subject to the following conditions:

- a. Limited to one (1) accessory building per platted lot.
- b. Must be located to the rear of the primary building and not visible from adjacent roadways.
- c. The use of the accessory building must be ancillary to the primary use.
- d. Exterior walls shall be of the same materials as used with the primary structure.
- e. Located in such a manner as to not impede, impair or endanger vehicular traffic on the property.

Analysis: Any request for an accessory building for a commercial business shall only be authorized after approval of a Special Use Permit by the City Council.

Plat Status: The property is platted as Lots 10 and 11, Block 1, in the Thompson Terraces Subdivision.

DRC Review: The DRC met on March 20, 2023 and had the following comments and scheduled Case ZC23-008 with the Planning and Zoning Commission on April 10th and City Council on May 2nd and the 16th:

1. Comments provided by the City Manager's Office:
 - Building appears stark and utilitarian
 - Should be brick and stone (or argument made for different material)
 - Windows could be incorporated (faux or spandrel if necessary)
 - Overhead doors should be more ornate or hidden
 - Landscaping plan required
 - Building approach/parking lot should be paved
2. The SUP request deviates from the conditions. The proposed accessory building is visible from Thompson Terrace.
3. Provide the dimensions and setbacks of the building.
4. If the building is only storage, then there would be no impact study required. If the building is going to be used for more than storage, then a no-impact study with a flood-proof finished-floor elevation 2 ft. above elevation is required.
5. Could the building be rotated so that it is entirely outside of the flood plain?

Updated exhibits were provided on March 27th and have been included in the agenda packet.

Drainage: NA

Surrounding Development: The property to the east is zoned R-20 Single Family Residential district and is improved with residential uses. The properties to the north and west are zoned as CC-1 Shopping Center district and are improved with commercial uses. The property to the south is zoned R-20 Single family Residential district and is improved with business use.

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

Staff Recommendation: Staff is neutral on the request.

Recommendation

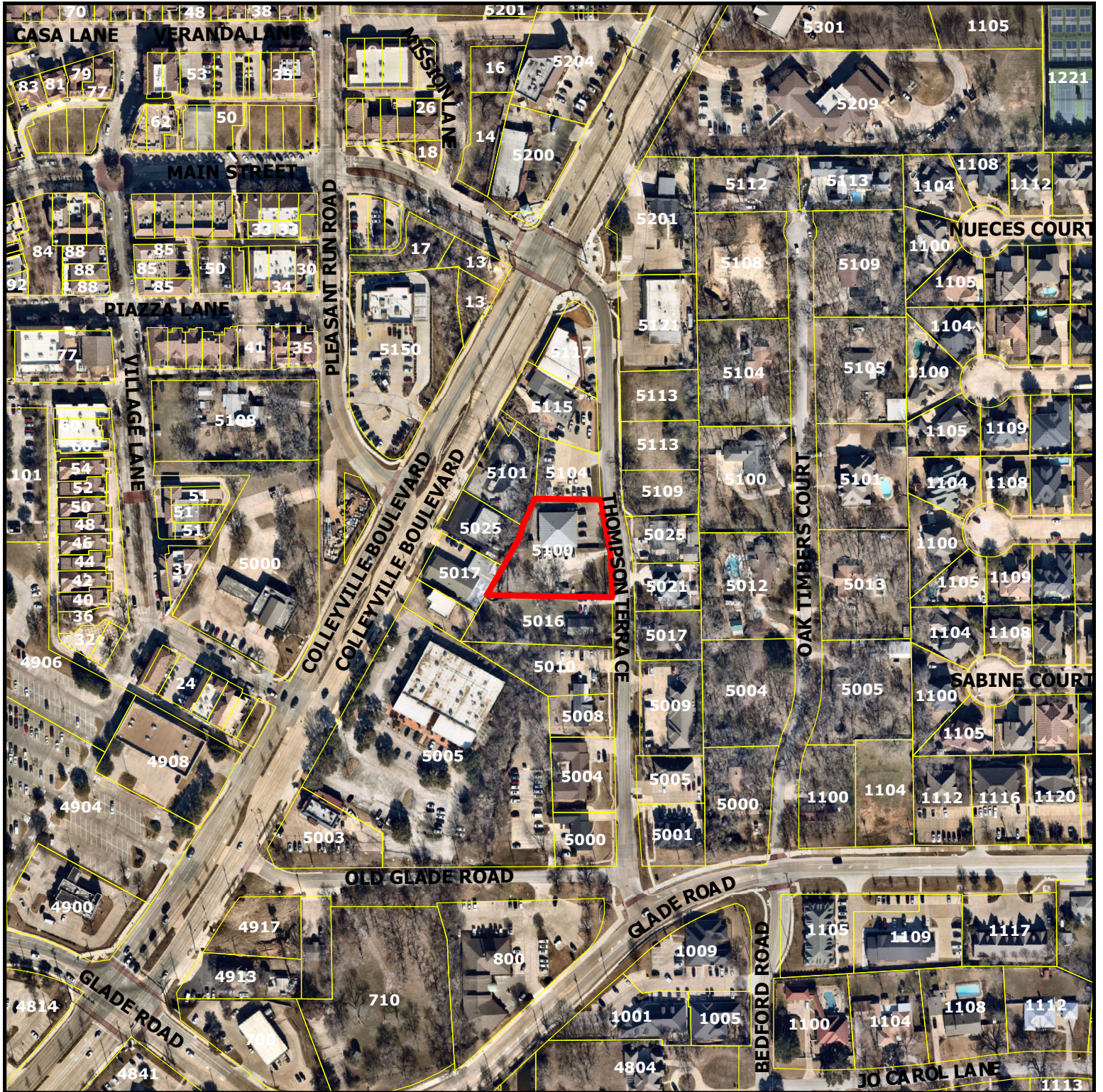
None

Attachments

1. Aerial Map

2. Zoning Map
3. Future Land Use Map
4. Survey
5. Site Plan
6. Elevation
7. Elevation West Side
8. Notification Map
9. Notification Letter
10. Notify List
11. Draft Ordinance

Aerial Map



ZC23-008

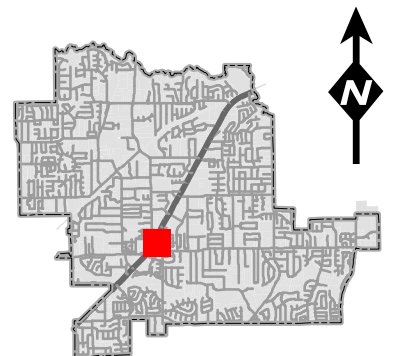
5100 Thompson Terrace

DISCLAIMER:

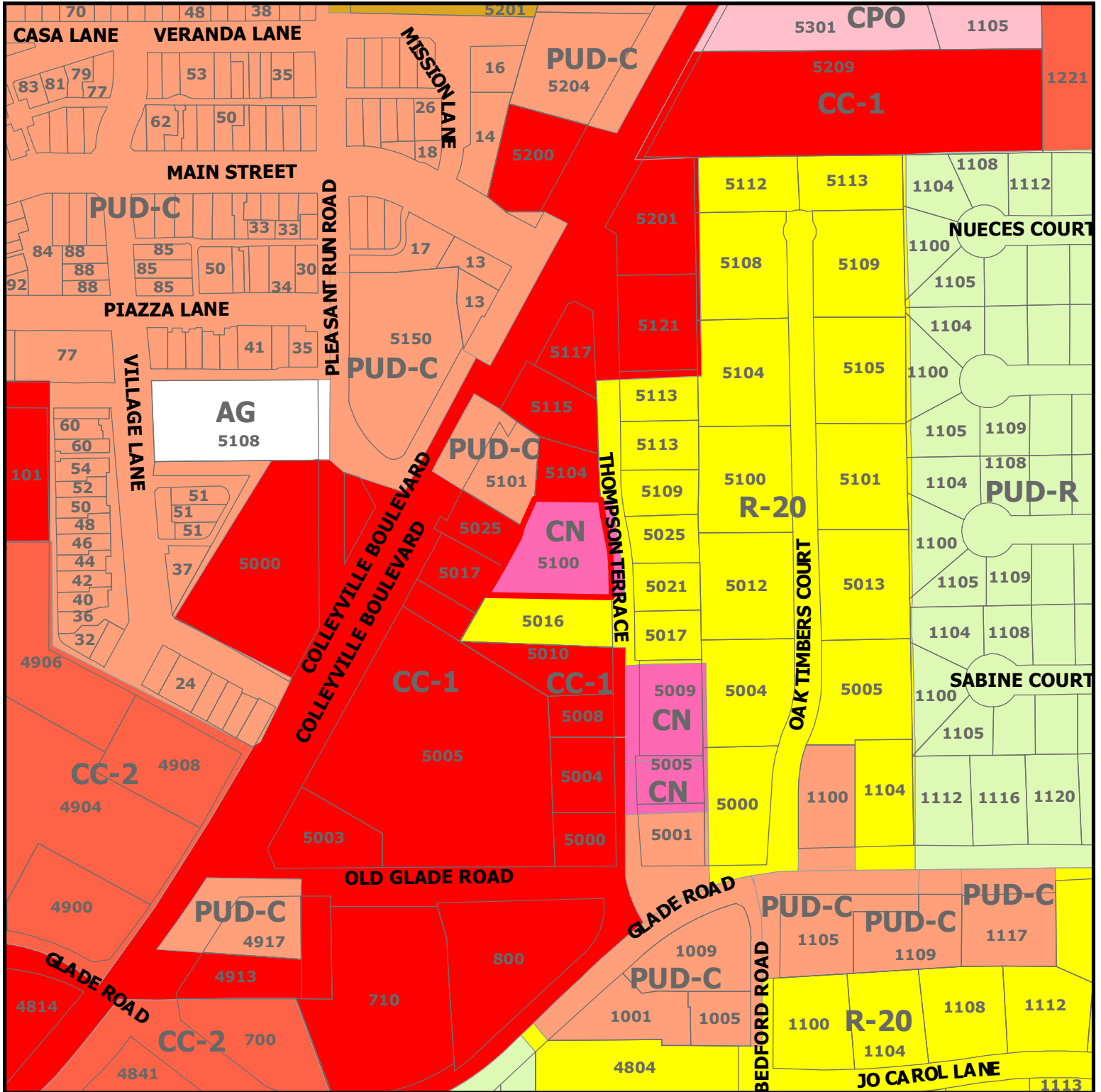
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Subject Property



Zoning Map



ZC23-008

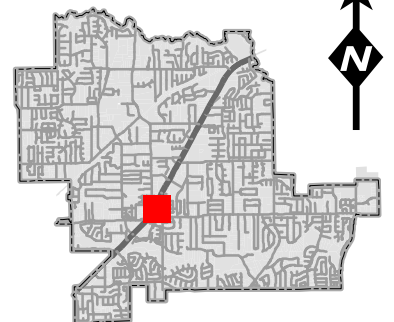
5100 Thompson Terrace

DISCLAIMER:

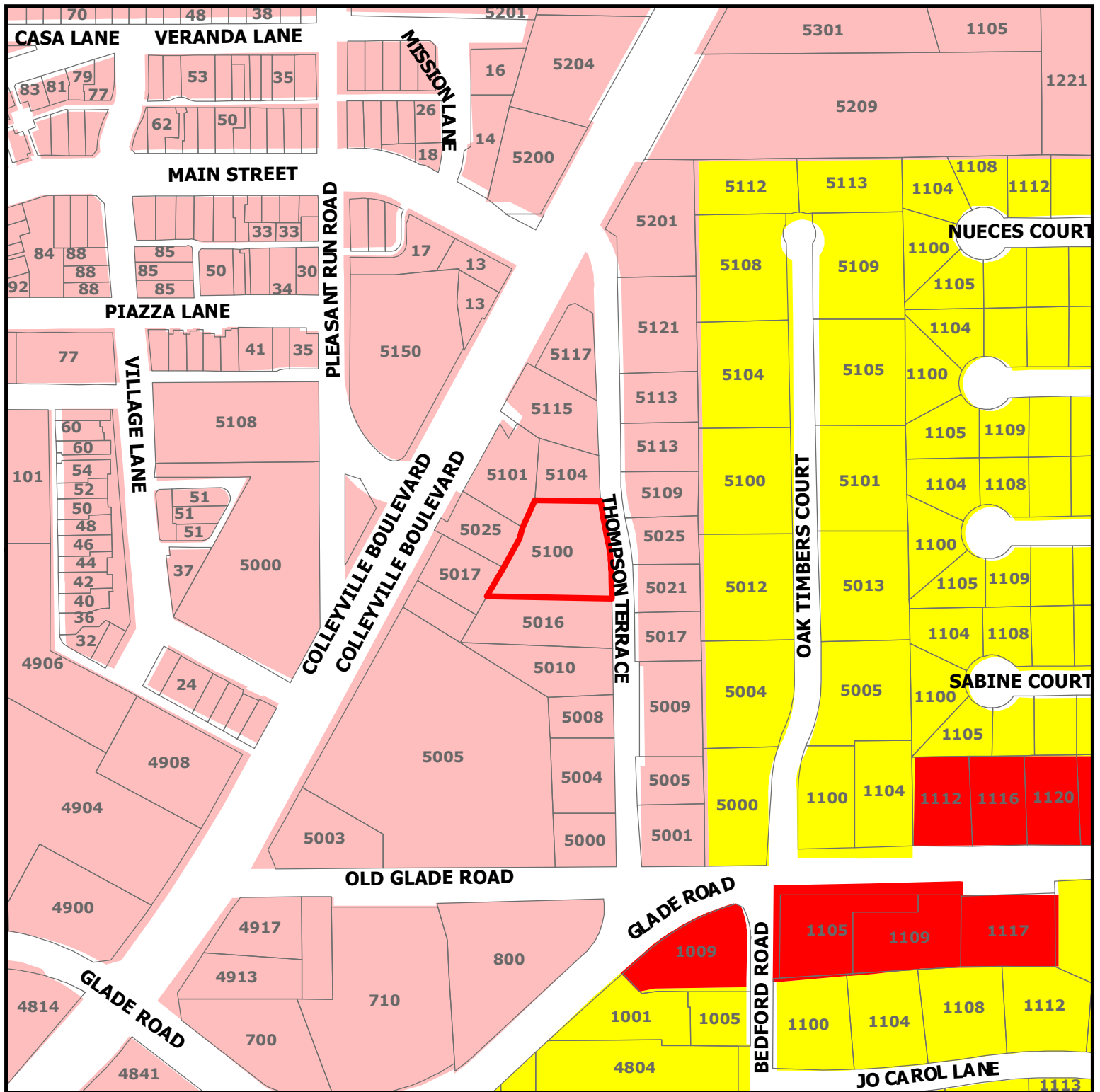
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Subject Property



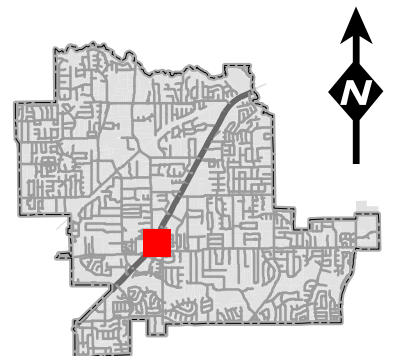
Future Land Use Map



ZC23-008

5100 Thompson Terrace

- Subject Property
- Residential
- Commercial
- Colleyville Blvd Corridor



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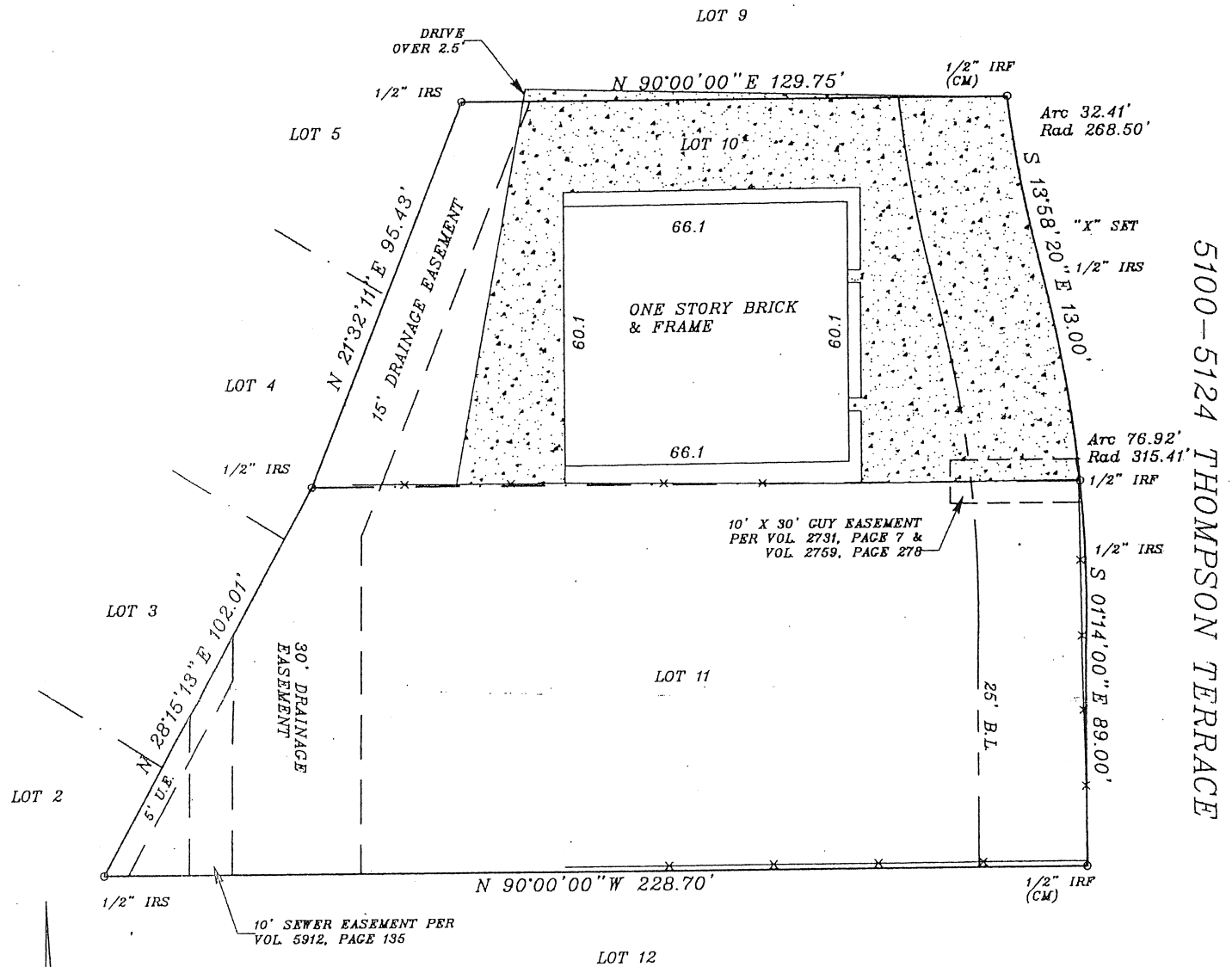
T.D. DISHEROON REGISTERED PROFESSIONAL LAND SURVEYOR

6717 CALMONT AVENUE

FORT WORTH, TEXAS 76116

817-731-0587

FAX 817-732-2014



Lots 10 and 11, in Block 1, of THOMPSON TERRACE, an addition to the City of Colleyville, Tarrant County, Texas, according to the Map or Plat thereof recorded in Volume 388-11, Page 81, Plat Records, Tarrant County, Texas.

Bearings are based on recorded plat

THESE EASEMENTS DO NOT EFFECT;
VOLUME 2047, PAGE 310
VOLUME 1349, PAGE 55
VOLUME 1349, PAGE 403

SCALE 1"=30'

ACCORDING TO THE FIRM PREPARED BY FEMA THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE, COMMUNITY PANEL NUMBER 480590 0195 H DATED AUGUST 2, 1995 (LIES WITHIN ZONE X)

NORTH

I DO HEREBY CERTIFY THAT THIS SURVEY MAP REPRESENTS AN ON THE GROUND SURVEY OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS CORRECT, AND THAT THERE ARE NO SHORTAGES IN AREA OR BOUNDARY LINE CONFLICTS, AND THERE ARE NO VISUAL DISCREPANCIES, CONFLICTS, ENCROACHMENTS, PROTRUSIONS OR OVERLAPS OF IMPROVEMENTS EXCEPT AS SHOWN HEREON AND THAT THE EASEMENTS OR RIGHTS OF WAY SHOWN HEREON OF WHICH I HAVE BEEN ADVISED, ARE VISUAL, PLATTED OR FURNISHED BY A QUALIFIED PROVIDER, AND SAID PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY OR RESTRICTIONS OF RECORD, THE 100 YEAR FLOOD ZONE IS BASED ON THE DATA STATED ABOVE, AND SHOULD NOT BE INTERPRETED AS A STUDY OF THE FLOODING IN THIS AREA. I FURTHER CERTIFY THAT THIS PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY UNLESS OTHERWISE NOTED.

LEGEND
-O- CHAINLINK FENCE
-X- WOOD FENCE
-E- ELECTRIC LINE
-T- TELEPHONE LINE
-S- SEWER LINE
-W- WATER LINE
RF-IRON ROD FOUND
IRS-IRON ROD SET
RPF-IRON PIPE FOUND
CM-CONTROL MONUMENT
WF-NOW OR FORMERLY
U.E-UTILITY EASEMENT
B.L.-BUILDING LINE
A.E-AERIAL EASEMENT
C.E-CUY EASEMENT
D.E-DRAINAGE EASEMENT



TITLE COMMITMENT FURNISHED BY: STEWART
SURVEYED ON THE GROUND JUNE 15, 2000
T.D. DISHEROON R.P.L.S. NO. 1276

TITLE CO. STEWART
CF. NO. 00901826
MORTGAGE CO. NA
BORROWER ROBERT C. SMALL
JOB NO. 201272
DATE JUNE 20, 2000



0 10 20 30 40 50
 Feet

The information included in this figure was obtained from multiple sources and is subject to change without notice. Modern Geosciences does not warrant the accuracy or rights concerning use of third party information. This figure is not intended for use as a survey or construction design document. The use or misuse of the data provided is at the sole risk of the party using or misusing the information.

Legend

- Existing Building
- Proposed Accessory Building
- Proposed Canopy
- 25' Setback
- Property Boundary
- Overhead Door
- Preliminary 100-Year Floodplain

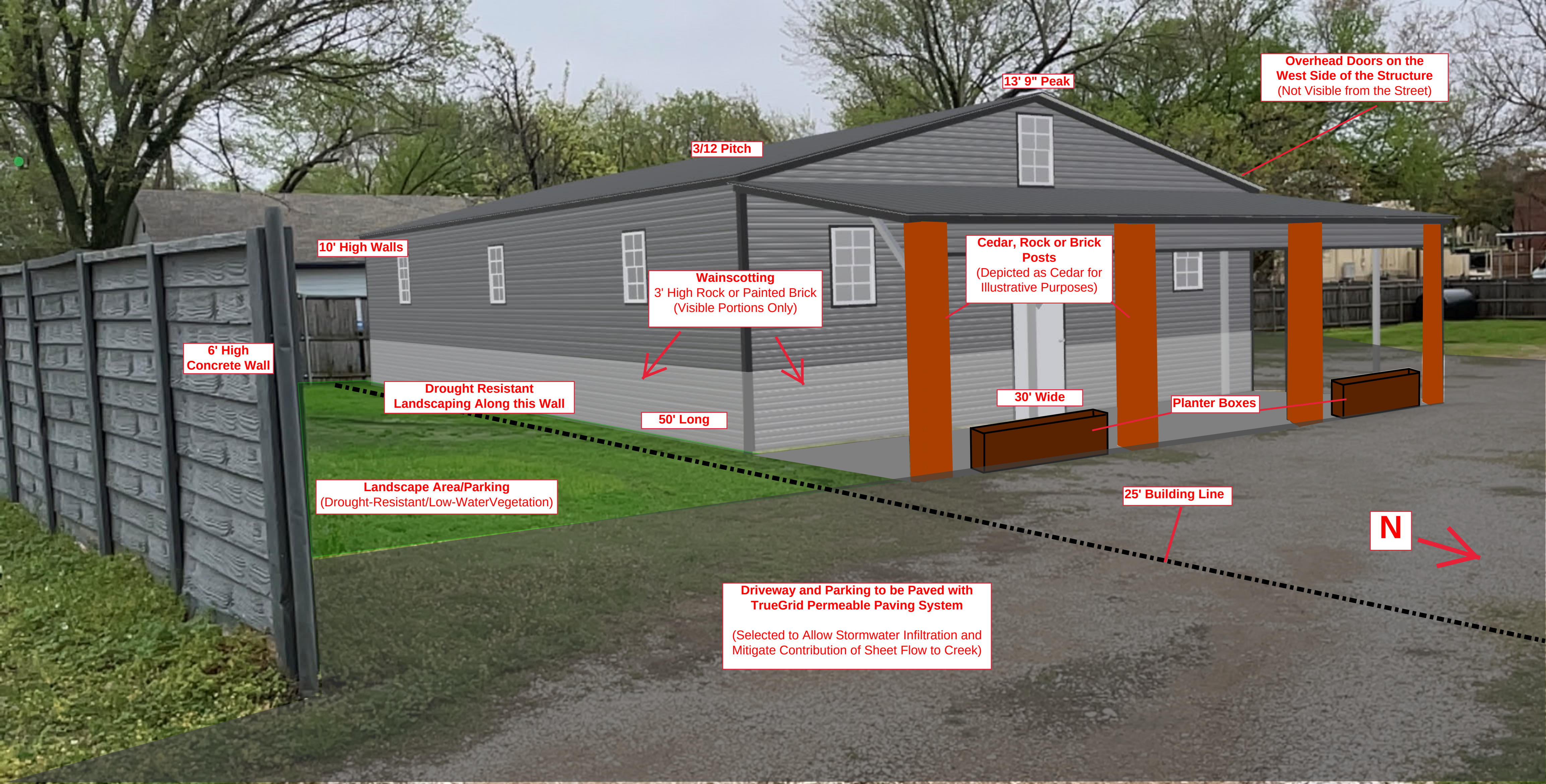
PROJECT NO. NA
 DRAWN: 03.08.23
 DRAWN BY: CS
 CHECKED BY: JM
 FILE NAME:
 Modern_SiteMap_230308.mxd

PROPOSED ACCESSORY BUILDING LOCATION MAP

Modern Geosciences
 5100 Thompson Terrace
 Colleyville, Texas

FIGURE

1



Overhead Doors on the West Side of the Structure (Not Visible from the Street)

13' 9" Peak

3/12 Pitch

10' High Walls

6' High Concrete Wall

Drought Resistant Landscaping Along this Wall

Landscape Area/Parking (Drought-Resistant/Low-WaterVegetation)

Wainscotting
3' High Rock or Painted Brick (Visible Portions Only)

50' Long

Cedar, Rock or Brick Posts (Depicted as Cedar for Illustrative Purposes)

30' Wide

Planter Boxes

25' Building Line

N

Driveway and Parking to be Paved with TrueGrid Permeable Paving System (Selected to Allow Stormwater Infiltration and Mitigate Contribution of Sheet Flow to Creek)



Notification Map



ZC23-008
5100 Thompson Terrace

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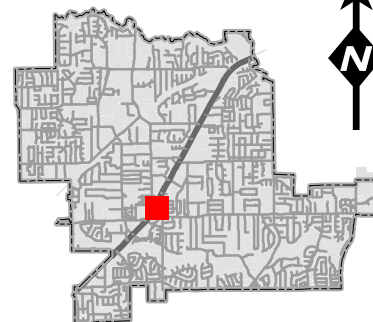
Subject Property



500ft Buffer



Properties within 500ft





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, April 10, 2023 at 7:00 p.m.
City Council Meetings: Tuesday, May 2, 2023 & Tuesday, May 16, 2023 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for a commercial accessory building. The purpose is to allow for a detached storage shed for the business, Modern Geosciences.

Zoning Case: ZC23-008

Applicant: Jason Minter

Owner: Kenneth Tramm

Location: 5100 Thompson Terrace

Property Description: Lots 10 & 11, Block 1, Thompson Terraces Subdivision

Present Zoning: CN Neighborhood Commercial

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

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

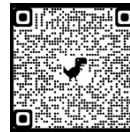
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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

NOTICE OF PUBLIC HEARING



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



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

Jacquelyn Reyff
Planning Manager
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
ACROPOLIS INC	15233 VENTURA BLVD SUITE 1160	SHERMAN OAKS, CA
ANTHONY & VIVIAN MCNOSKY RLT	5108 PLEASANT RUN RD	COLLEYVILLE, TX
BAJRAM & RUZDI INVESTMENTS	4701 MILL CREEK RD	COLLEYVILLE, TX
BUCHWALD, RUDOLPH W	1309 ASHFORD CT	COLLEYVILLE, TX
CHANCELLOR, SHEMILA	5012 OAK TIMBERS CT	COLLEYVILLE, TX
COCANOUGH ASSET NO 3 LTD	6851 NE LOOP 820 STE 200	NORTH RICHLAND HILLS, TX
COLLINS, JANET M	5013 OAK TIMBERS CT	COLLEYVILLE, TX
CSSG HOLDINGS LLC	12409 DIDO VISTA CT	FORT WORTH, TX
DELGADO, MARK ETAL	5000 THOMPSON TERR	COLLEYVILLE, TX
DUNN, REX A	312 MARSEILLE DR	HURST, TX
GHISLERI, LEOCIR	5100 OAK TIMBERS CT	COLLEYVILLE, TX
GIBSON, NORMAN C	113 TIMBERLINE DR S	COLLEYVILLE, TX
GIBSON, NORMAN C EST	561 BLUEBONNET DR	KELLER, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX
HANNA, MAGY H	5021 THOMPSON TERR	COLLEYVILLE, TX
JPMORGAN CHASE BANK	PO BOX 2558	HOUSTON, TX
JRSR PROPERTIES LLC	5303 COLLEYVILLE BLVD STE A	COLLEYVILLE, TX
KING, DALE L	PO BOX 371	COLLEYVILLE, TX
LAKEWOOD ESTATES	213 MILL CROSSING W	COLLEYVILLE, TX
MINTER, JASON	5100 THOMPSON TERR	COLLEYVILLE, TX
MODERN HOLDINGS LLC	PO BOX 92083	SOUTHLAKE, TX
MURCHISON, PAIGE	5105 OAK TIMBERS CT	COLLEYVILLE, TX
NORTH, MARK	5108 OAK TIMBERS CT	COLLEYVILLE, TX
O'BRIEN, PETE	609 CHEEK SPARGER RD STE 120	COLLEYVILLE, TX
OHTA, HIROYUKI	5101 OAK TIMBERS CT	COLLEYVILLE, TX
QUENICHET, JOHN WAYNE	5005 OAK TIMBERS CT	COLLEYVILLE, TX
RAJU FAMILY TRUST	3816 APPLETON LN	FLOWER MOUND, TX
RICKS, MARGARET	35 PIAZZA LN #38110	COLLEYVILLE, TX
RIVERWALK AT COLLEYVILLE	PO BOX 1031	COLLEYVILLE, TX
RYAN WAYNE PROPERTIES LLC	5017 COLLEYVILLE BLVD	COLLEYVILLE, TX
SC 16 VILLAGE LANE INVESTMENT	505 PECAN ST STE 101	FORT WORTH, TX
SIDES, JOSEPH D	2911 COMPTON RD	NASHVILLE, TN
SOUMPHONPHAKDY, ANOULONE	5025 THOMPSON TERR	COLLEYVILLE, TX
SUNDER HOLDINGS LLC	11464 HARRY HINES BLVD	DALLAS, TX
SWIGART, CAROL	5104 OAK TIMBERS CT	COLLEYVILLE, TX
THOMPSON, BENJAMIN	1100 GLADE RD STE 1	COLLEYVILLE, TX
TMI INTERNATIONAL LLC	5013 COLLEYVILLE BLVD STE 101	COLLEYVILLE, TX
VILLAGE OWNERS ASSOCIATION	PO BOX 650255	DALLAS, TX
Y2KITCHEN PROPERTIES LLC	4500 DARTMOORE LN	COLLEYVILLE, TX

ORDINANCE O-23-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 0.73 ACRES, BEING LOTS 10 AND 11, BLOCK 1, THOMPSON TERRACES SUBDIVISION, LOCATED AT 5100 THOPSON TERRACE, BY AUTHORIZING A SPECIAL USE PERMIT FOR A COMMERCIAL ACCESSORY BUILDING; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit for a commercial accessory building, Case No. ZC23-008; 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:

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.

THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit for a commercial accessory building on Lots 10 and 11,

Block 1, Thompson Terraces Subdivision, located at 5100 Thompson Terrace, as depicted on the attached as Exhibit "A".

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.

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

1. GENERAL

- a. The Special Use Permit shall apply to a new 1,800 s.f. commercial accessory building (60 feet by 30 feet) for the business known as "Modern Geosciences".
- b. The accessory building shall be generally consistent with the site plan and building plans as depicted on the attached Exhibit "B".
- c. The accessory building shall be generally consistent with the building elevations and floor plan as depicted on the attached Exhibit "C".
- d. All requirements of the Land Development Code shall be met, except where amended herein.

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.

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.

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.

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 2nd day of May 2023.

The second reading and public hearing being conducted on the 16th day of May 2023.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 16th DAY OF MAY 2023.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit “A” - Location and Zoning Map

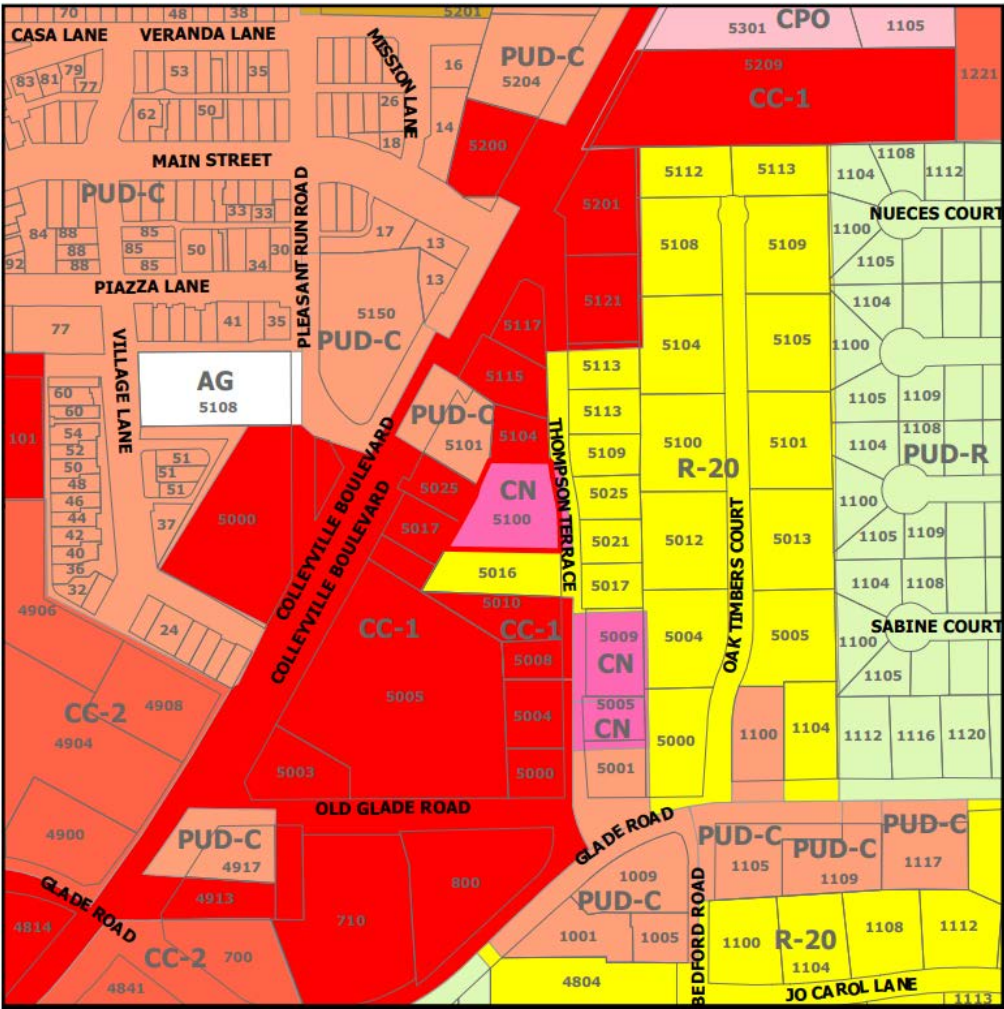
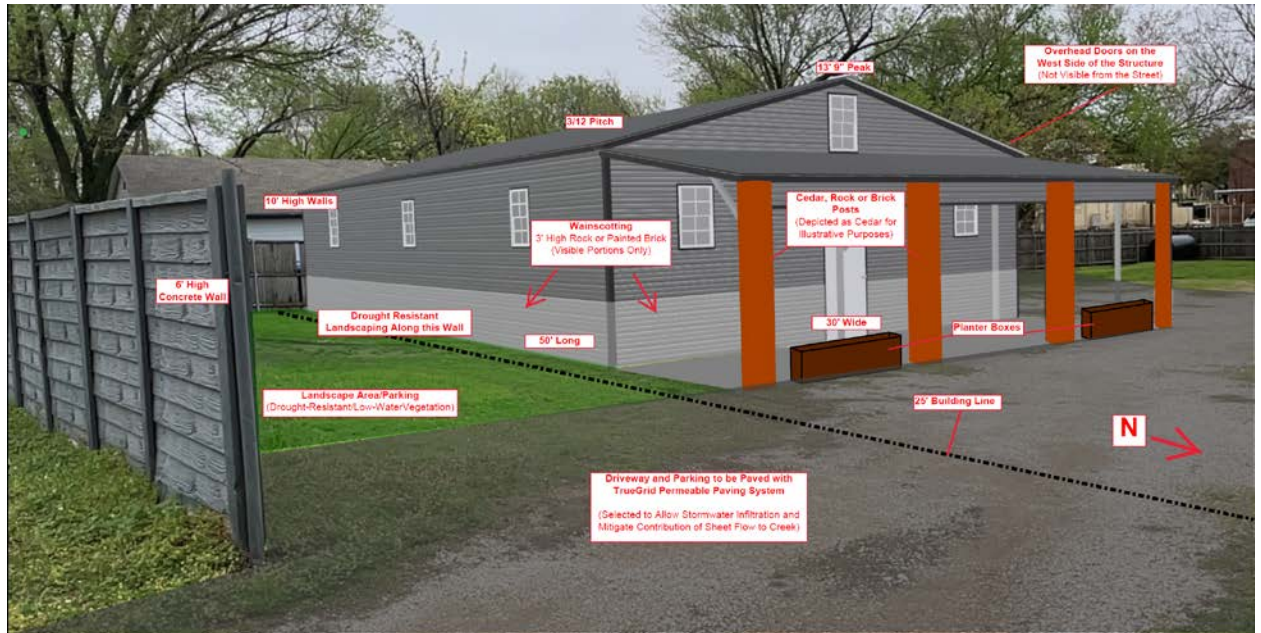


Exhibit “B” – Site Plan



Exhibit "C" – Elevation





CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2d	Agenda Date 4/10/2023	Number
Type Regular Agenda Items		
Department Community Development		

Title

Consideration of a Zoning Change from AG Agricultural to R-30 Single Family Residential zoning district for Tract 1B1, 1C1, 1B2, and 1B3, Abstract 294, Robert Chowning Survey, located at 2417 Wilkes Drive, Case ZC23-009

Explanation

Curtis Young, the applicant, has submitted a request to rezone the 11.94 acre property located at 2417 Wilkes Drive R-30 Single Family Residential Development district. The purpose is to rezone in order to allow for the development of a new 11 lot single-family residential subdivision.

Existing Conditions/Background: The subject property is currently an unplatted 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 to the R-30 Single Family Residential district. The request is to construct a new 11 lot detached single-family subdivision to be known as The Bluffs at Colleyville.

Analysis – Per the proposed, this project is requesting to create a new detached single-family subdivision of 11 lots. The entrance and exit to the subdivision would be via Wilkes Drive. The lots range from 30,461 s.f. to 56,162 s.f.. The average lot size is 41,887 s.f.

Plat Status: The subject property is unplatted as Tracts 1B1, 1C1, 1B2, and 1B3, Abstract 294, Robert Chowning Survey.

DRC Review: This request was reviewed during the March 20, 2023 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. A variance to the cul de sac length would be needed from City Council for this proposal.
2. Provide Drainage and Grading Plans, Landscaping Plan and an Urban Forestry Plan.
3. Dimension the lot widths.

The applicant updated their exhibits as requested by the staff and were received on March 27, 2023.

Engineering Comments: 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.

Drainage: An ISWM analysis, although a standard engineering practice, is not a method currently allowed by the Land Development Code.

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.

Recommendation

None

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Concept Plan
5. Grading and Drainage Plans
6. Urban Forestry Plan
7. Notification Map
8. Notification Letter
9. Notify List
10. Letters of Opposition
11. Draft Ordinance

Aerial Map

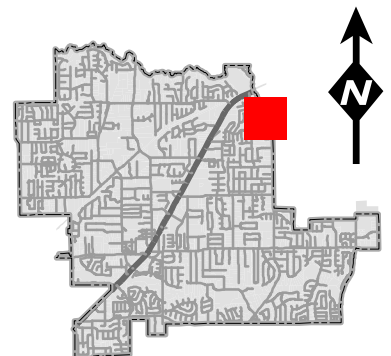


ZC23-009
2417 Wilkes Drive

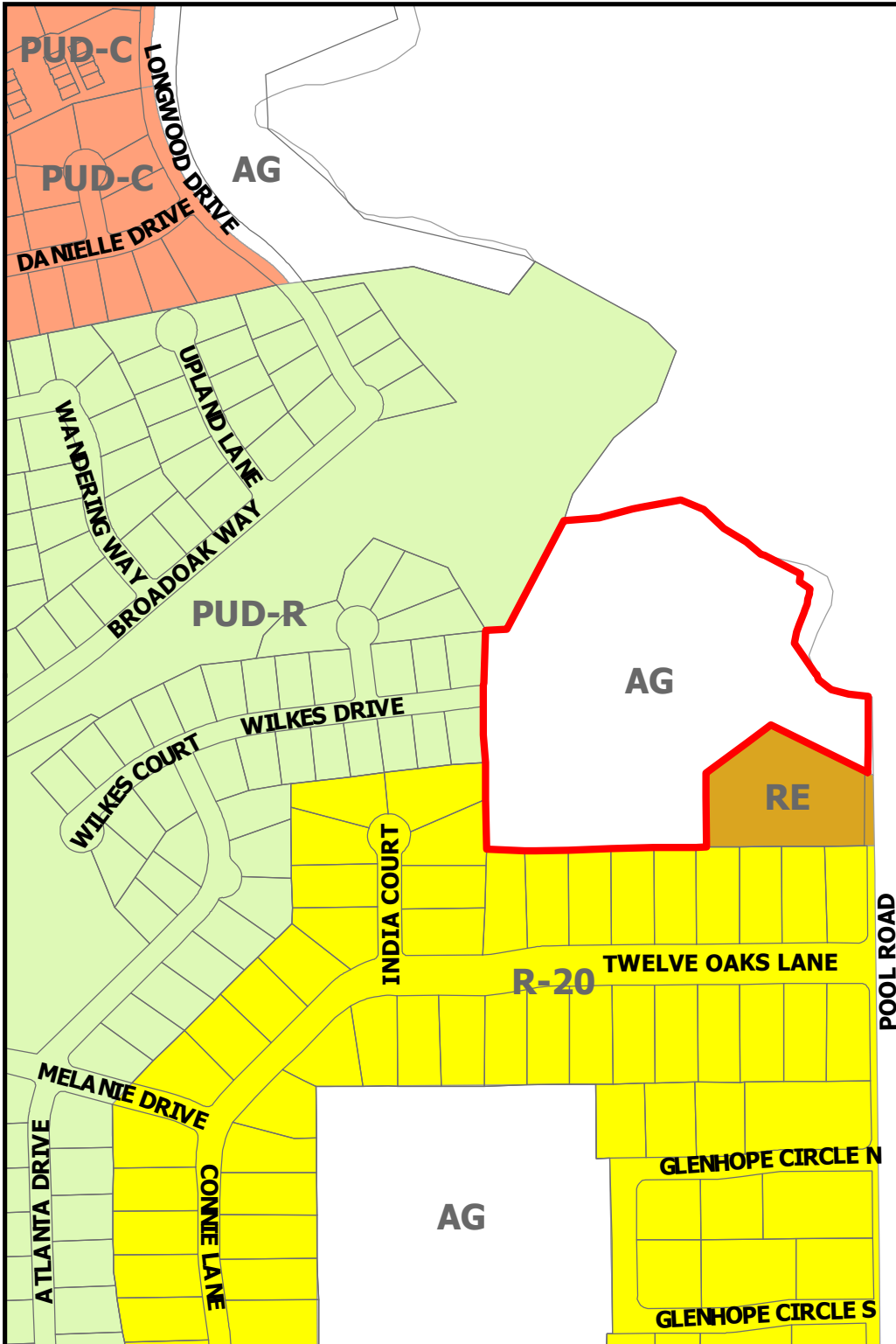
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Subject Property



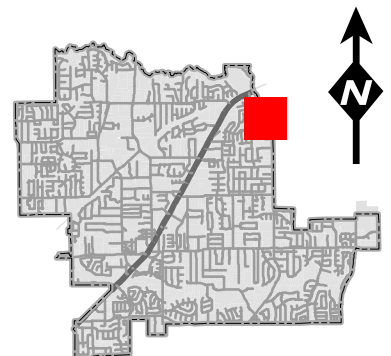
Zoning Map



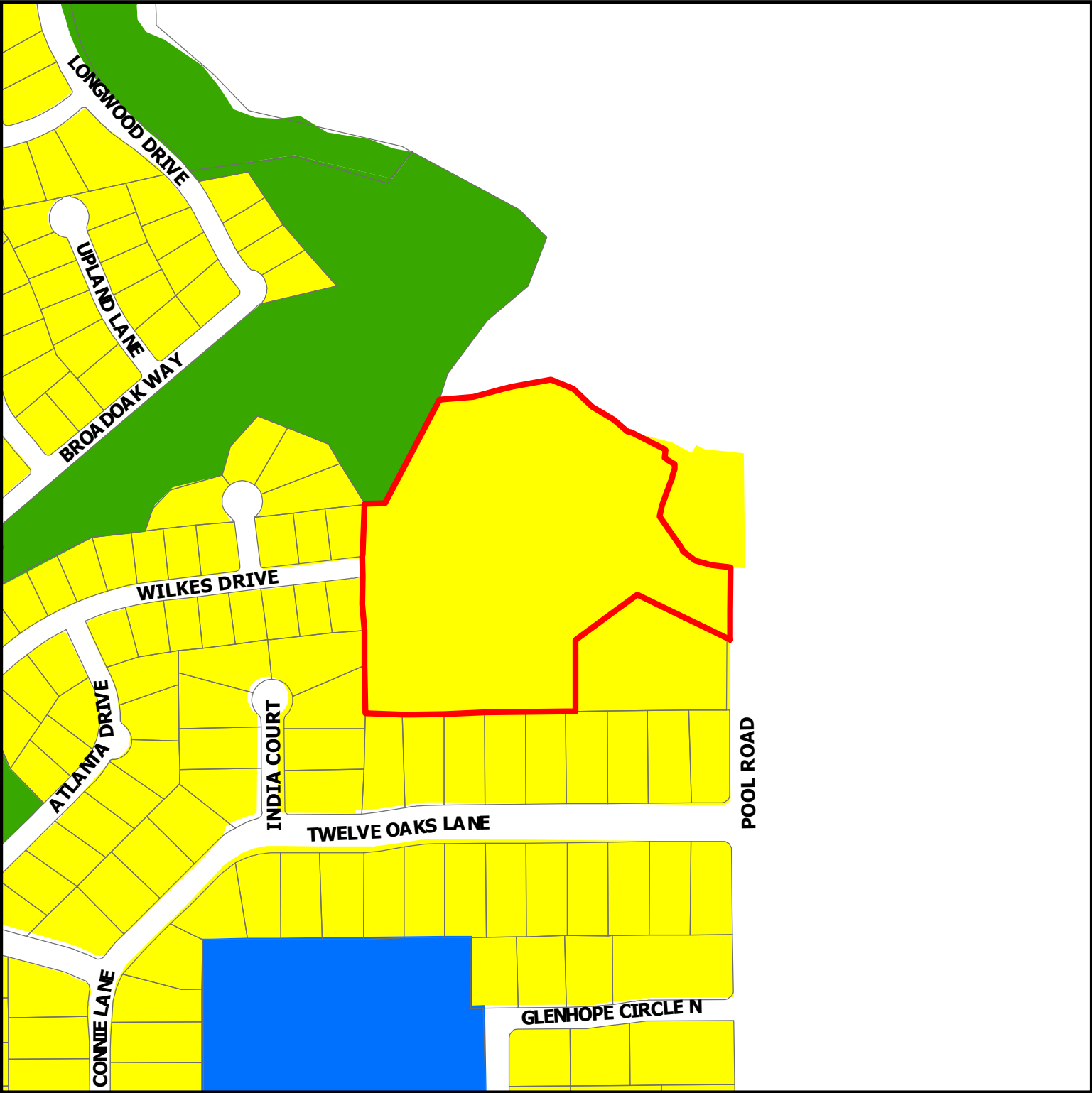
ZC23-009
2417 Wilkes Drive

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 Subject Property



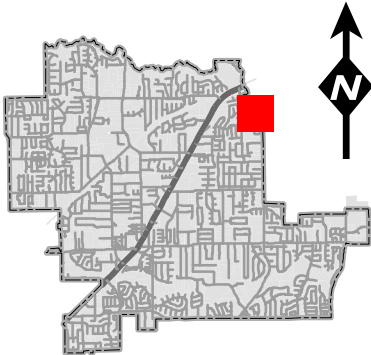
Future Land Use Map



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ZC23-009
2417 Wilkes Drive

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



Site Data Summary Chart

Single Family Residential Lots		11
Residential Lots	88.01%	10.57 ac.
R.O.W.	11.99	1.44 ac.
Res. Gross Acreage	100.00%	12.01 ac.

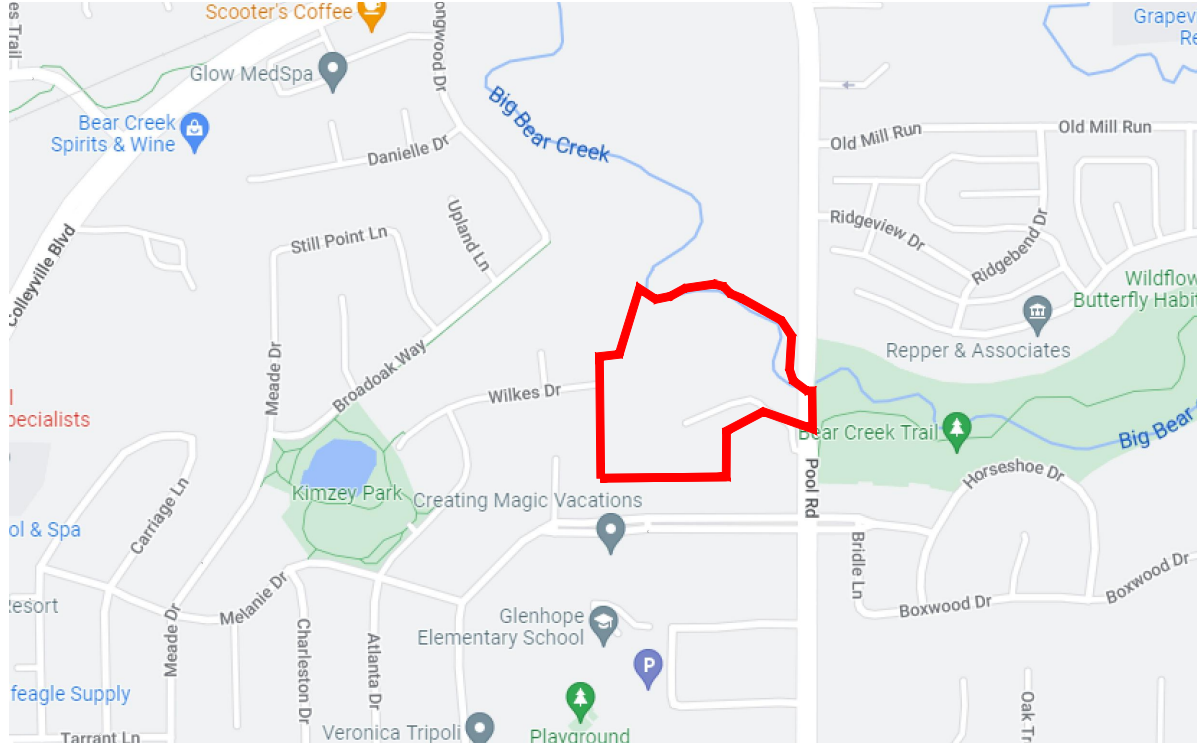
Site Data

Gross Acreage	12.01 ac.
Gross Density (lots / acre)	1.09 lots/AC

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

Lot Summary

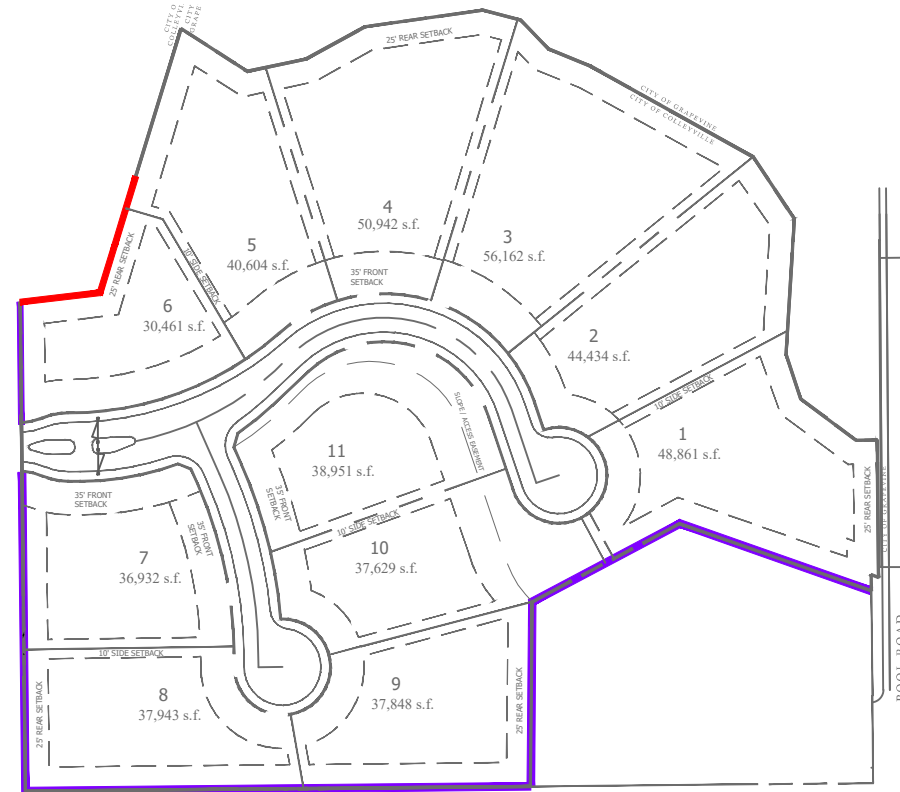
Residential Lots	11
Minimum Lot Area	30,461 s.f.
Average Lot Area	41,887 s.f.



LOCATION MAP

Legend

5' Sidewalk
Flood Plain



FENCE DIAGRAM

Fence Legend

6' Wood Fence
5' Ornamental Iron Fence

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.

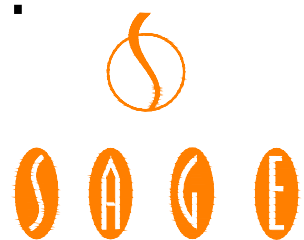
Owner:

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

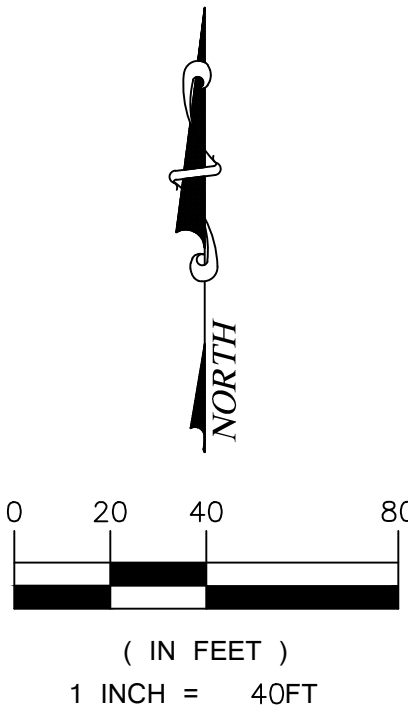
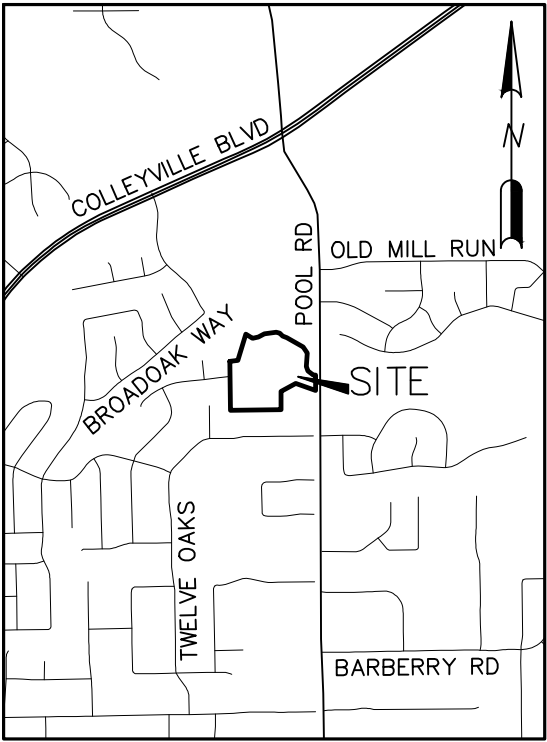
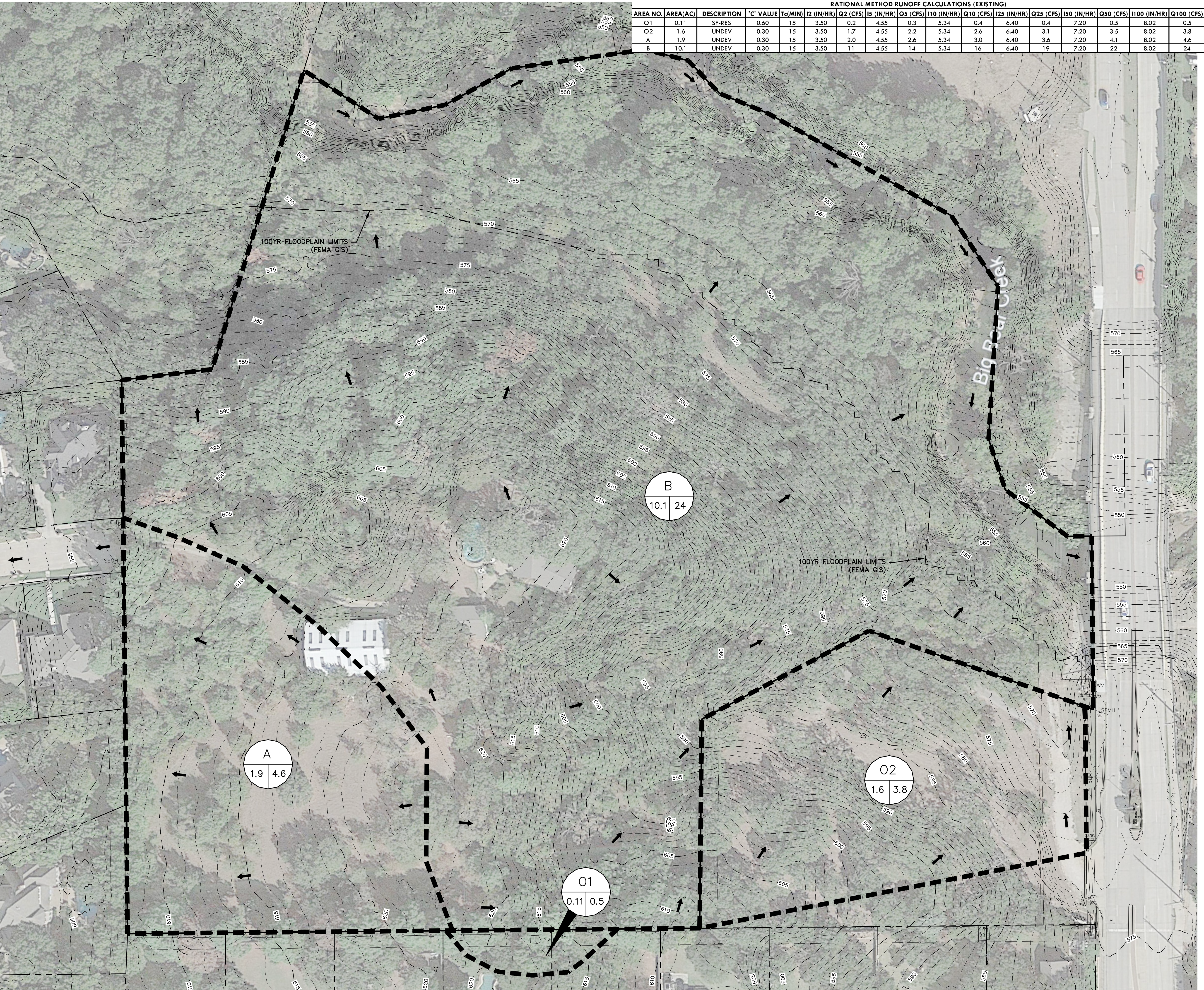


Concept Plan-12 Ac R-30 Zoning

The Bluffs at Colleyville

Colleyville, Tarrant County, Texas

Case ZC23-009
Zoning Exhibit for Zoning Change Request From AG to R-30



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
DALLAS, TEXAS 75292
PHONE (817) 253-2277
FAX (817) 253-2278
ENGINEERING REGISTRATION NUMBER E-23299
PREPARED FOR: WILLOWTREE DEVELOPMENT, LLC
12105 WILLOWTREE DRIVE
SOUTHPLATE, TEXAS 76092
PHONE (817) 617-9105

EXISTING DRAINAGE PLAN
THE BLUFFS AT COLLEYVILLE
12 ACRE R-30
COLLEYVILLE, TEXAS

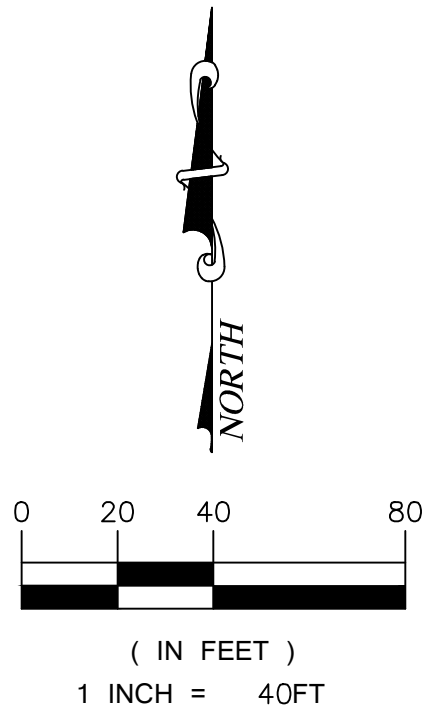
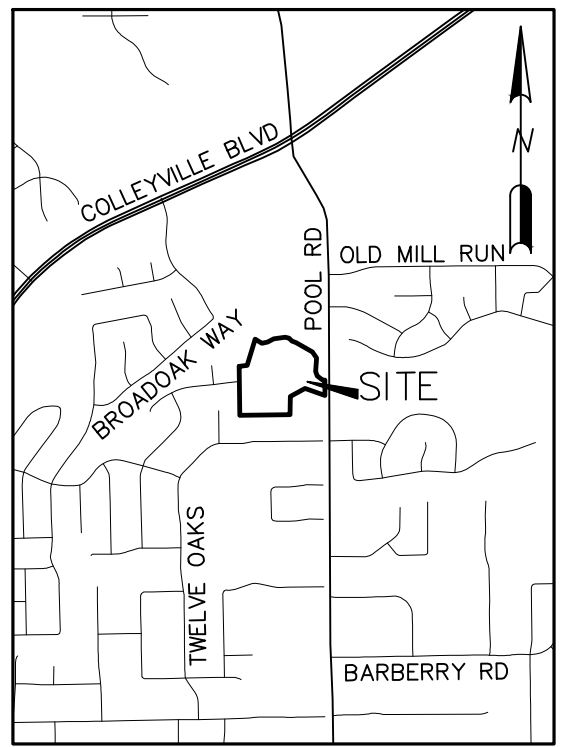
BENCHMARKS:
COLLEYVILLE BM-29
2" BRASS DISC IN CL
INLET IN N. ROW OF
TWELVE OAKS 128' W
OF POOL ROAD & 25.4'
N OF MEDIAN BOC
ELEV = 583.70'
COLLEYVILLE BM-92
2" BRASS DISC IN N
END OF INLET 16.4' W
OF CL OF BROADOAK ST.
55' S OF CL OF
LONGWOOD ST & 41' SE
OF A FIRE HYDRANT
ELEV = 577.13'

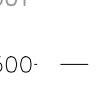
PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes
Engineer: CLAYTON T. REDINGER
P.E. No. 97487 Date: 3/20/2023

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

SHEET
1

RATIONAL METHOD RUNOFF CALCULATIONS (PROPOSED)																
AREA NO.	AREA(AC)	DESCRIPTION	'C' VALUE	Tc(MIN)	I2 (IN/HR)	Q2 (CFS)	I5 (IN/HR)	Q5 (CFS)	I10 (IN/HR)	Q10 (CFS)	I25 (IN/HR)	Q25 (CFS)	I50 (IN/HR)	Q50 (CFS)	I100 (IN/HR)	Q100 (CFS)
O1	0.11	SF-RES	0.60	15	3.50	0.2	4.55	0.3	5.34	0.4	6.40	0.4	7.20	0.5	8.02	0.5
O2	1.6	UNDEV	0.30	15	3.50	1.7	4.55	2.2	5.34	2.6	6.40	3.1	7.20	3.5	8.02	3.8
A1	2.1	SF-RES	0.60	15	3.50	4.4	4.55	5.7	5.34	6.7	6.40	8.1	7.20	9.1	8.02	10
B1	1.7	SF-RES	0.60	15	3.50	3.6	4.55	5	5.34	5	6.40	7	7.20	7	8.02	8.2
B2	2	SF-RES	0.60	15	3.50	4.2	4.55	5	5.34	6	6.40	8	7.20	9	8.02	10
B3	3	SF-RES	0.60	15	3.50	6.3	4.55	8	5.34	10	6.40	12	7.20	13	8.02	14
B4	3.2	OPEN SPACE	0.30	15	3.50	3.4	4.55	4.4	5.34	5.1	6.40	6.1	7.20	6.9	8.02	7.7



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

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

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 S
55' S OF CL OF
LONGWOOD ST & 41' SE
OF A FIRE HYDRANT
ELEV = 577.13'

PRELIMINARY GRADING & DRAINAGE PLAN
THE BLUFFS AT COLLEYVILLE
12 ACRE R-30
COLLEYVILLE, TEXAS

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

Engineer CLAYTON T. REDINGER
P.E. No. 97497 Date 3/28/2023

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

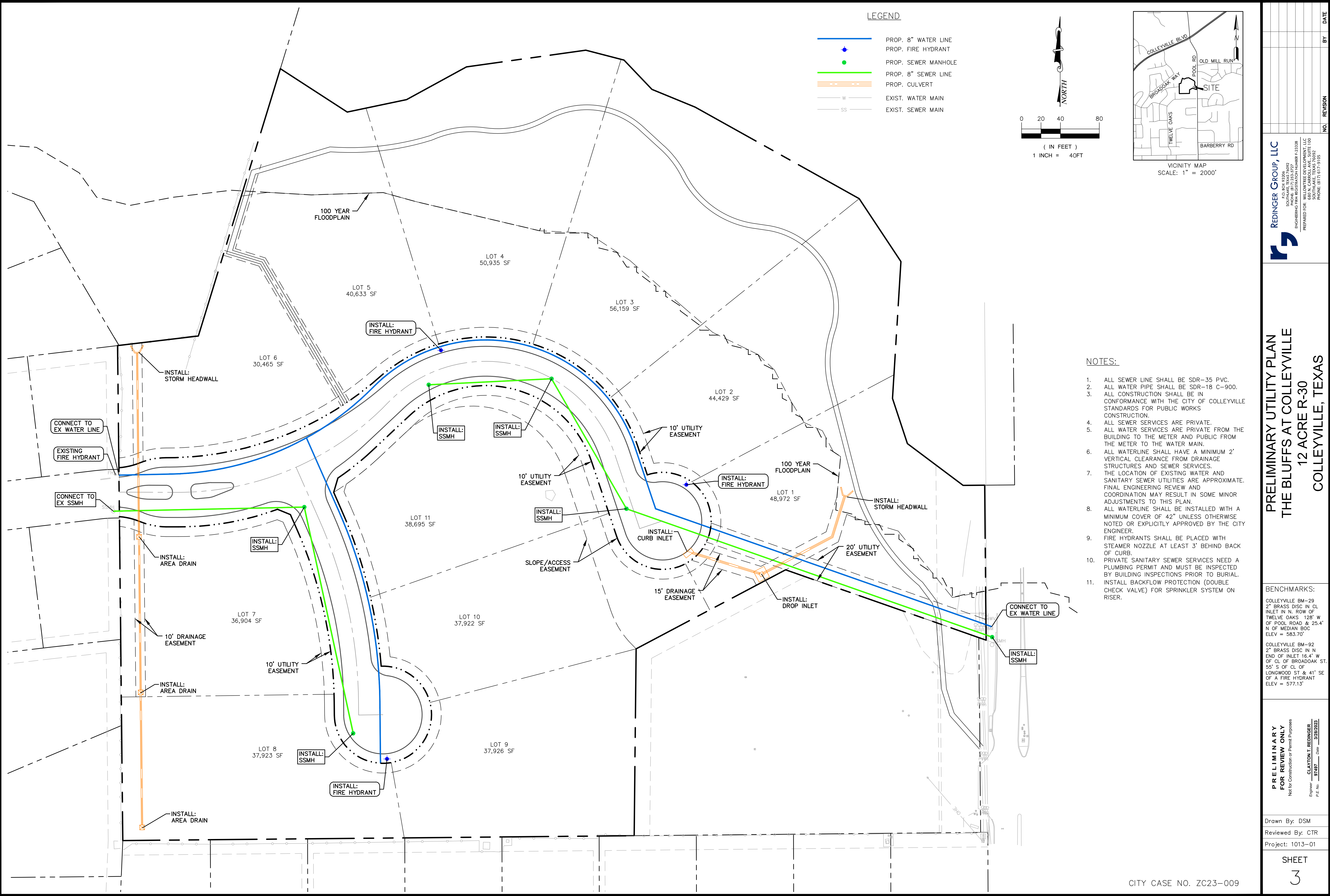
SHEET
2

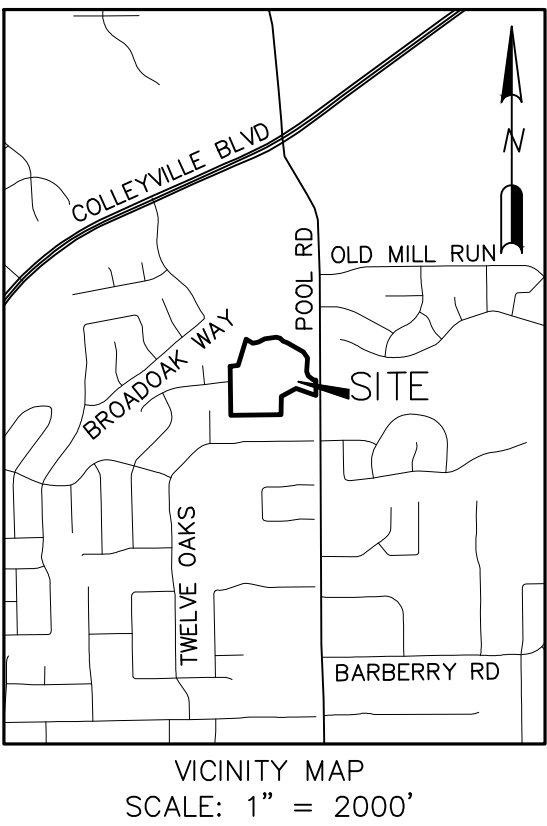
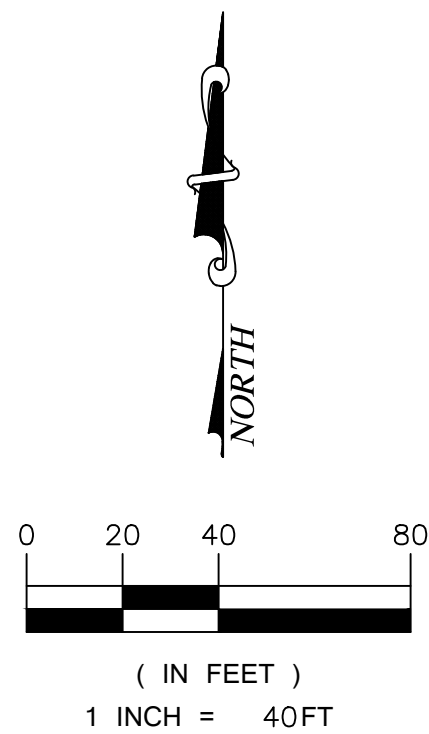
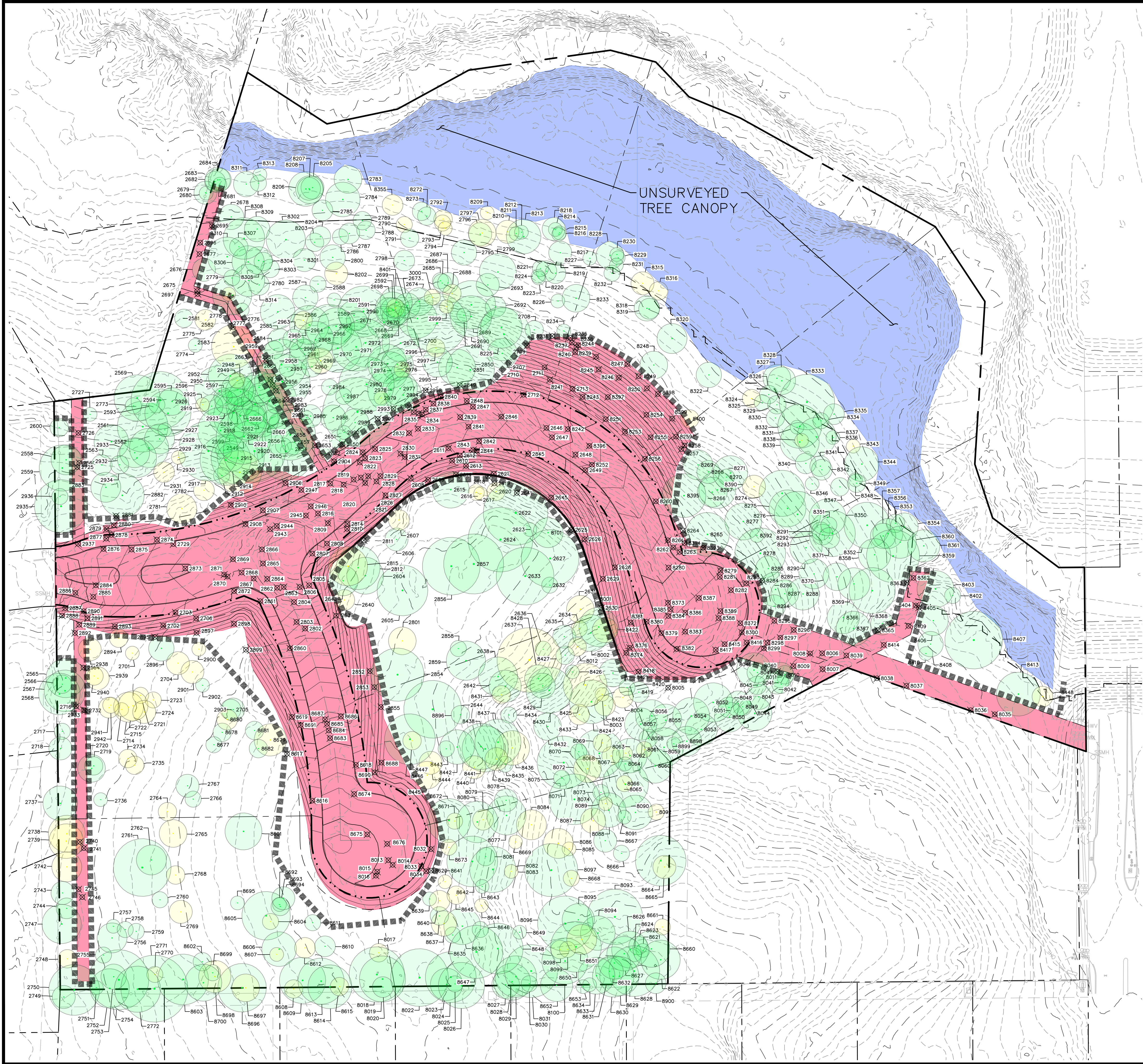
REDINGER GROUP PROJECT No. 1013-01 - SITE PLAN FOR THE BLUFFS AT COLLEYVILLE - COLLEYVILLE, TEXAS

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

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

CITY CASE NO. ZC23-009





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)		%	ft ²	Acres
Total Tree Canopy			527,123	12.101
Required Preservation of Tree Canopy		50%	263,562	6.051
Provided Credit for Preservation of Tree Canopy		73%	385,564	8.851
Surplus Preservation of Tree Canopy			122,003	2.801

Site Canopy Summary		%	ft ²	Acres
Project/Lot(s) Area			605,426	13.899
Building Envelope Area (primary structures only)			0	
Required Site Canopy (excludes building envelope)		50%	302,713	
Provided Credit for Tree Preservation			385,564	
Additional Tree Planting Required (site canopy ONLY)			0	

UNSURVEYED CANOPY AREA: 83,505 SF (1.917 AC)

Tree Species Summary											
Common name or species	Tree (CQ)	Tree to Preserve	Tree to Remove	D111 Inches	D111 Inches to Preserve	D111 Inches to Remove	Tree Canopy (CQ)	Canopy to Preserve (CQ)	Canopy to Remove (CQ)	Heritage Tree (CQ)	Mitigation (CQ)
AMERICAN ELM	76	51	25	721	251	24,714	16,936	7,778	0	0	0
GALLERY PEAR	4	4	0	27	27	0	575	575	0	0	0
EASTERN HEDICAR	20	12	8	308	185	122	15,268	9,268	6,000	0	0
LONGLEAF PINE	148	117	31	2,890	1,840	550	137,548	104,635	32,913	0	66,480
PLUM	2	1	1	12	6	226	119	131	0	0	0
POST OAK	435	282	154	5,559	3,574	1,985	265,287	170,532	94,755	353	180,650
UNSURVEYED TREES	1	1	0	169	169	0	83,505	83,505	0	0	0
Total	687	468	219	9,180	6,286	2,894	527,123	385,564	141,559	362	147,340

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
ENGINEERING FIRM REGISTRATION NUMBER F-23399
PREPARED FOR: WILLOWTREE DEVELOPMENT, LLC
SOUTHLAKE, TEXAS 76092
PHONE: (817) 617-9105

URBAN FORESTRY PLAN
THE BLUFFS AT COLLEYVILLE
12 ACRE R-30
COLLEYVILLE, TEXAS

BENCHMARKS:
COLLEYVILLE BM-29
2" BRASS DISC IN CL
INLET IN N. ROW OF
TWELVE OAKS 128' W
OF CL OF POOL ROAD & 25.4'
N OF MEDIAN BOC
ELEV = 583.70'
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2" BRASS DISC IN N
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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: 3/26/2023

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

SHEET
1

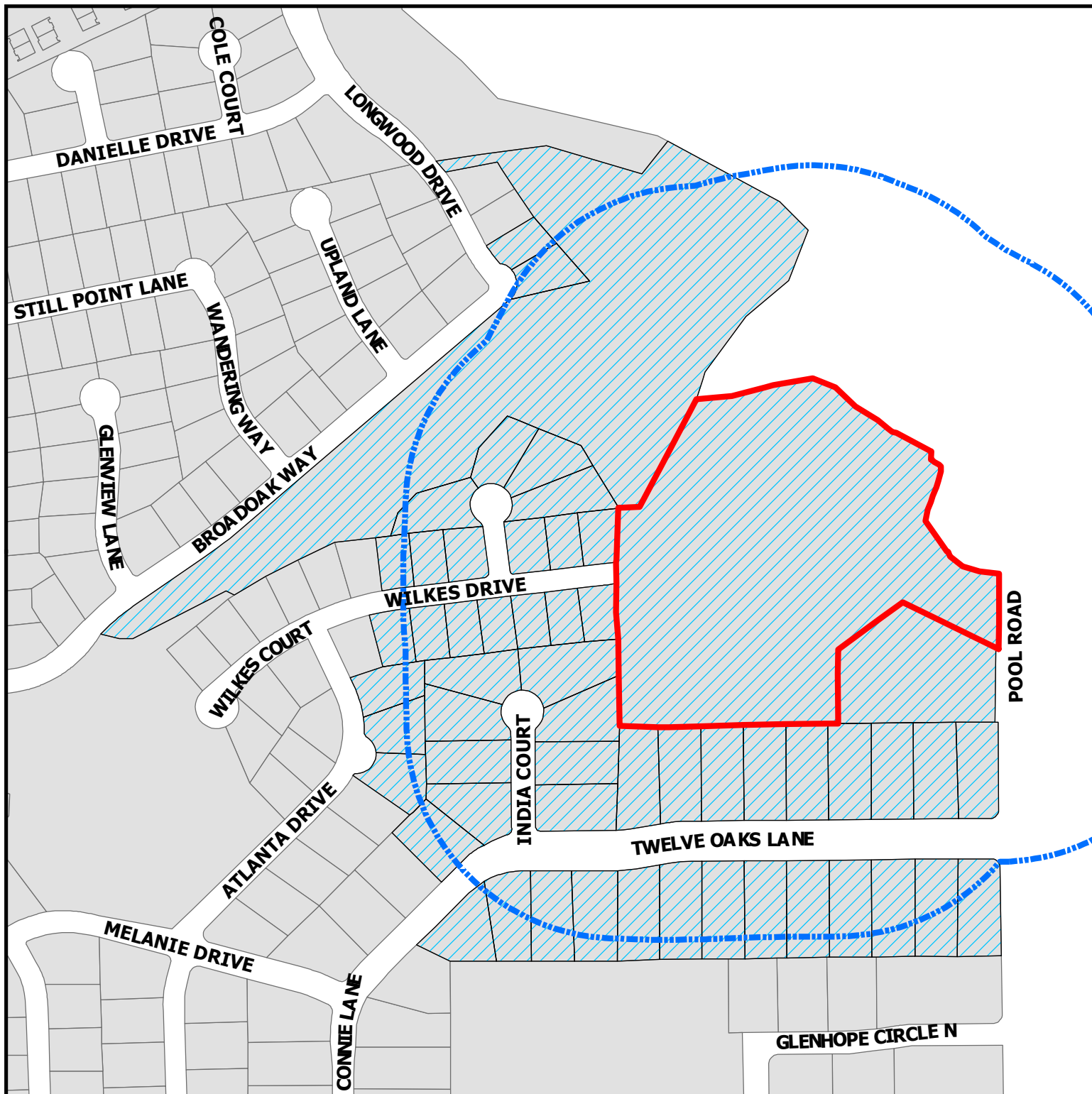
Tree #	Common name or species	*DBH (in)	Canopy Area (ft²)	Preservation Status	Heritage Tree	Exclusions Exempt	Tree Mitigation	Penalty / Violation	Comments
2549	LOBLOLLY PINE	23	1,662	PRES					
2558	POST OAK	13	531	PRES					
2559	POST OAK	20	1,257	PRES	HERITAGE				
2560	POST OAK	6	113	REM					
2561	POST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

Tree #	Common name or species	*DBH (in)	Canopy Area (ft ²)	Preservation Status	Heritage Tree	Exclusions Exempt	Tree Mitigation	Penalty / Violation	Comments
2696	EASTERN REDCEDAR	8	201	REM		NON-P			
2697	AMERICAN ELM	10	314	REM					
2698	POST OAK	15	707	PRES	HERITAGE				
2699	EASTERN REDCEDAR	8	201	PRES		NON-P			
2700	POST OAK	17	908	PRES	HERITAGE				
2701	HACKBERRY	6	113	PRES		NON-P			
2702	PLUM	6	113	REM					
2703	OSAGE ORANGE	8	201	REM		NON-P			
2704	EASTERN REDCEDAR	10	314	PRES		NON-P			
2705	POST OAK	10	314	PRES					
2706	HACKBERRY	6	113	REM		NON-P			
2707	POST OAK	23	1,662	PRES	HERITAGE				
2708	POST OAK	8	201	PRES					
2709	POST OAK	7	154	REM					
2710	POST OAK	13	531	PRES					
2711	POST OAK	15	707	REM	HERITAGE				
2712	POST OAK	7	154	REM					
2713	POST OAK	19	1,134	REM	HERITAGE		MITIGATE		
2714	OSAGE ORANGE	6	113	PRES		NON-P			
2715	OSAGE ORANGE	13	531	PRES		NON-P			
2716	OSAGE ORANGE	6	113	REM		NON-P			
2717	POST OAK	7	154	PRES					
2718	POST OAK	10	314	PRES					
2719	POST OAK	8	201	PRES					
2720	POST OAK	12	452	PRES					
2721	EASTERN REDCEDAR	7	154	PRES		NON-P			
2722	OSAGE ORANGE	13	531	PRES		NON-P			
2723	EASTERN REDCEDAR	7	154	PRES		NON-P			
2724	OSAGE ORANGE	10	314	PRES		NON-P			
2725	POST OAK	8	201	PRES					
2726	POST OAK	20	1,257	REM	HERITAGE		MITIGATE		
2727	POST OAK	6	113	PRES					
2729	POST OAK	7	154	REM					
2732	OSAGE ORANGE	6	113	REM		NON-P			
2733	OSAGE ORANGE	6	113	REM		NON-P			
2734	EASTERN REDCEDAR	8	201	PRES		NON-P			
2735	EASTERN REDCEDAR	8	201	PRES		NON-P			
2736	POST OAK	6	113	PRES					
2737	POST OAK	15	707	PRES					
2738	EASTERN REDCEDAR	16	804	PRES					
2739	EASTERN REDCEDAR	15	707	PRES					
2740	POST OAK	6	113	REM	HERITAGE				
2741	POST OAK	8	201	REM					
2742	EASTERN REDCEDAR	13	531	PRES					
2743	POST OAK	10	314	PRES					
2744	POST OAK	9	254	PRES					
2745	POST OAK	7	154	REM					
2746	HACKBERRY	6	113	REM		NON-P			
2747	AMERICAN ELM	17	908	PRES					
2748	HACKBERRY	8	201	PRES		NON-P			
2749	AMERICAN ELM	10	314	PRES					
2750	AMERICAN ELM	22	1,521	PRES					
2751	POST OAK	6	113	PRES					
2752	POST OAK	17	908	PRES	HERITAGE				
2753	LOBLOLLY PINE	11	380	PRES					
2754	LOBLOLLY PINE	26	2,124	PRES	HERITAGE				
2755	POST OAK	7	154	PRES					
2756	POST OAK	13	531	PRES					
2757	POST OAK	6	113	PRES					
2758	POST OAK	7	154	PRES					
2759	POST OAK	7	154	PRES					
2760	POST OAK	7	154	PRES					
2761	POST OAK	25	1,963	PRES	HERITAGE				
2762	POST OAK	13	531	PRES					
2764	HACKBERRY	8	201	PRES		NON-P			
2765	HACKBERRY	12	462	PRES		NON-P			
2766	POST OAK	7	154	PRES					
2767	POST OAK	10	314	PRES					
2768	HACKBERRY	8	201	PRES		NON-P			
2769	HACKBERRY	10	314	PRES		NON-P			
2770	EASTERN REDCEDAR	7	154	PRES		NON-P			
2771	LOBLOLLY PINE	29	2,642	PRES	HERITAGE				
2772	LOBLOLLY PINE	20	1,257	PRES					
2773	AMERICAN ELM	7	154	PRES					
2774	LOBLOLLY PINE	6	113	PRES					
2775	EASTERN REDCEDAR	9	254	PRES		NON-P			
2776	POST OAK	6	113	PRES					
2777	AMERICAN ELM	17	908	PRES					
2778	EASTERN REDCEDAR	6	113	PRES		NON-P			
2779	AMERICAN ELM	7	154	PRES					
2780	AMERICAN ELM	14	616	PRES					
2781	OSAGE ORANGE	13	531	PRES		NON-P			
2782	OSAGE ORANGE	9	254	PRES		NON-P			
2783	POST OAK	12	452	PRES					
2784	POST OAK	15	707	PRES	HERITAGE				
2785	POST OAK	9	254	PRES					
2786	LOBLOLLY PINE	7	154	PRES					
2787	LOBLOLLY PINE	9	254	PRES					
2788	AMERICAN ELM	8	201	PRES					
2789	LOBLOLLY PINE	8	201	PRES					
2790	EASTERN REDCEDAR	7	154	PRES		NON-P			
2791	POST OAK	8	201	PRES					
2792	EASTERN REDCEDAR	8	201	PRES		NON-P			
2793	EASTERN REDCEDAR	7	154	PRES		NON-P			
2794	EASTERN REDCEDAR	6	113	PRES		NON-P			
2795	POST OAK	11	380	PRES					
2796	AMERICAN ELM	10	314	PRES					
2797	EASTERN REDCEDAR	12	452	PRES		NON-P			
2798	POST OAK	9	254	PRES					
2799	POST OAK	16	804	PRES	HERITAGE				
2800	POST OAK	11	380	PRES					
2801	EASTERN REDCEDAR	12	452	PRES		NON-P			
2802	EASTERN REDCEDAR	11	380	REM		NON-P			
2803	POST OAK	8	201	REM					
2804	HACKBERRY	6	113	REM		NON-P			
2805	POST OAK	8	201	REM					
2806	POST OAK	6	113	REM					
2807	POST OAK	8	201	REM					
2808	POST OAK	8	201	REM					
2809	HACKBERRY	10	314	REM		NON-P			
2810	POST OAK	17	908	REM	HERITAGE		MITIGATE		
2811	HACKBERRY	12	452	REM		NON-P			
2812	POST OAK	19	1,134	PRES	HERITAGE				
2814	EASTERN REDCEDAR	6	113	REM		NON-P			
2815	EASTERN REDCEDAR	17	908	PRES					
2816	POST OAK	6	113	REM					
2817	POST OAK	8	201	REM					
2818	LOBLOLLY PINE	24	1,810	REM					
2819	LOBLOLLY PINE	19	1,134	REM					
2820	LOBLOLLY PINE	12	452	REM					
2821	LOBLOLLY PINE	16	804	REM					
2822	LOBLOLLY PINE	17	908	REM					
2823	LOBLOLLY PINE	12	452	REM					

Tree #	Common name or species	*DBH (in)	Canopy Area (ft²)	Preservation Status	Heritage Tree	Exclusions Exempt	Tree Mitigation	Penalty / Violation	Comments
2950	EASTERN REDCEDAR	7	154	PRES		NON-P			
2951	LOBLOLLY PINE	14	616	PRES					
2952	POST OAK	19	1,134	PRES	HERITAGE				
2953	POST OAK	6	113	REM					
2954	LOBLOLLY PINE	18	1,018	REM					
2955	LOBLOLLY PINE	15	707	REM					
2956	LOBLOLLY PINE	24	1,810	PRES					
2957	POST OAK	7	154	PRES					
2958	LOBLOLLY PINE	22	1,521	PRES					
2959	POST OAK	11	380	REM					
2960	POST OAK	9	254	PRES					
2961	LOBLOLLY PINE	13	531	PRES					
2962	LOBLOLLY PINE	10	314	PRES					
2963	LOBLOLLY PINE	9	254	PRES					
2964	POST OAK	17	908	PRES	HERITAGE		MITIGATE		
2965	EASTERN REDCEDAR	8	201	PRES		NON-P			
2966	LOBLOLLY PINE	20	1,257	PRES					
2967	LOBLOLLY PINE	16	804	PRES					
2968	LOBLOLLY PINE	16	804	PRES					
2969	EASTERN REDCEDAR	11	380	PRES		NON-P			
2970	LOBLOLLY PINE	21	1,385	PRES					
2971	LOBLOLLY PINE	21	1,385	PRES					
2972	LOBLOLLY PINE	21	1,385	PRES					
2973	LOBLOLLY PINE	17	908	PRES					
2974	LOBLOLLY PINE	16	804	PRES					
2975	LOBLOLLY PINE	14	616	PRES					
2976	EASTERN REDCEDAR	7	154	PRES		NON-P			
2977	LOBLOLLY PINE	15	707	PRES					
2978	LOBLOLLY PINE	20	1,257	PRES					
2979	EASTERN REDCEDAR	6	113	PRES		NON-P			
2980	LOBLOLLY PINE	24	1,810	PRES					
2981	PLUM	6	113	PRES					
2982	LOBLOLLY PINE	27	2,290	REM	HERITAGE		MITIGATE		
2983	LOBLOLLY PINE	7	154	PRES					
2984	AMERICAN ELM	7	154	PRES					
2985	POST OAK	10	314	PRES					
2986	POST OAK	11	380	PRES					
2987	AMERICAN ELM	7	154	PRES					
2988	LOBLOLLY PINE	30	2,827	PRES	HERITAGE		MITIGATE		
2989	LOBLOLLY PINE	12	452	PRES					
2990	POST OAK	6	113	PRES					
2991	LOBLOLLY PINE	19	1,134	REM					
2993	LOBLOLLY PINE	24	1,810	REM					
2994	LOBLOLLY PINE	16	804	PRES					
2995	POST OAK	13	531	PRES					
2996	EASTERN REDCEDAR	8	201	PRES		NON-P			
2997	POST OAK	26	2,124	REM	HERITAGE				
2998	POST OAK	21	1,385	REM	HERITAGE		MITIGATE		
2999	EASTERN REDCEDAR	6	113	PRES		NON-P			
3000	EASTERN REDCEDAR	7	154	PRES		NON-P			
8001	POST OAK	17	908	PRES	HERITAGE				
8002	POST OAK	16	804	PRES	HERITAGE				
8003	HACKBERRY	6	113	PRES		NON-P			
8004	HACKBERRY	9	254	PRES		NON-P			
8005	POST OAK	16	804	REM	HERITAGE		MITIGATE		
8006	AMERICAN ELM	9	254	REM					
8007	POST OAK	13	531	REM					
8008	POST OAK	16	804	REM	HERITAGE		MITIGATE		
8009	AMERICAN ELM	6	113	REM					
8010	AMERICAN ELM	8	201	PRES					
8011	POST OAK	11	380	PRES					
8012	HACKBERRY	8	201	PRES		NON-P			
8013	EASTERN REDCEDAR	10	314	REM		NON-P			
8014	POST OAK	20	1,257	REM	HERITAGE				
8015	EASTERN REDCEDAR	11	380	REM		NON-P			
8016	POST OAK	24	1,810	REM	HERITAGE				
8017	EASTERN REDCEDAR	8	201	PRES		NON-P			
8018	LOBLOLLY PINE	24	1,810	PRES					
8019	LOBLOLLY PINE	20	1,257	PRES					
8020	POST OAK	9	254	PRES					
8022	LOBLOLLY PINE	25	1,963	PRES	HERITAGE		MITIGATE		
8023	LOBLOLLY PINE	14	616	PRES					
8024	LOBLOLLY PINE	22	1,521	PRES					
8025	LOBLOLLY PINE	7	154	PRES					
8026	POST OAK	20	1,257	PRES	HERITAGE				
8027	AMERICAN ELM	12	452	PRES					
8028	LOBLOLLY PINE	16	804	PRES					
8029	LOBLOLLY PINE	18	1,018	PRES					
8030	POST OAK	7	154	PRES					
8031	LOBLOLLY PINE	23	1,662	PRES					
8032	POST OAK	7	154	REM					
8033	EASTERN REDCEDAR	9	254	REM		NON-P			
8034	EASTERN REDCEDAR	8	201	REM		NON-P			
8035	POST OAK	20	1,257	REM	HERITAGE				
8036	POST OAK	18	1,018	REM	HERITAGE				
8037	HACKBERRY	7	154	REM		NON-P			
8038	POST OAK	18	1,018	REM	HERITAGE				
8039	POST OAK	13	531	REM					
8040	POST OAK	14	616	REM					
8041	POST OAK	10	314	PRES					
8042	POST OAK	8	201	PRES					
8043	POST OAK	11	380	PRES					
8044	POST OAK	15	707	PRES	HERITAGE		MITIGATE		
8045	POST OAK	8	201	PRES					
8046	POST OAK	15	707	PRES	HERITAGE		MITIGATE		
8047	POST OAK	9	254	PRES					
8048	POST OAK	11	380	PRES					
8049	POST OAK	8	201	PRES					
8050	POST OAK	13	531	PRES					
8051	POST OAK	9	254	PRES					
8052	POST OAK	17	908	PRES					
8053	POST OAK	14	616	PRES					
8054	POST OAK	16	804	PRES	HERITAGE		MITIGATE		
8055	POST OAK	14	616	PRES					
8056	POST OAK	14	616	PRES					
8057	POST OAK	14	616	PRES					
8058	POST OAK	8	201	PRES					
8059	POST OAK	17	908	PRES	HERITAGE		MITIGATE		
8060	POST OAK	15	707	PRES	HERITAGE		MITIGATE		
8061	EASTERN REDCEDAR	7	154	PRES		NON-P			
8062	POST OAK	15	707	PRES	HERITAGE		MITIGATE		
8063	HACKBERRY	6	113	PRES		NON-P			
8064	POST OAK	6	113	PRES					
8065	POST OAK	20	1,257	PRES	HERITAGE		MITIGATE		
8066	EASTERN REDCEDAR	7	154	PRES		NON-P			
8067	EASTERN REDCEDAR	8	201	PRES		NON-P			
8068	POST OAK	21	1,385	PRES	HERITAGE		MITIGATE		
8069	HACKBERRY	8	201	PRES		NON-P			
8070	POST OAK	7	154	PRES					
8071	LOBLOLLY PINE	23	1,662	PRES					
8072	EASTERN REDCEDAR	12	452	PRES		NON-P			
8073	POST OAK	7	154	PRES					
8074	LOBLOLLY PINE	22	1,521	PRES					

Tree #	Common name or species	*DBH (in)	Canopy Area (ft²)	Preservation Status	Heritage Tree	Exclusions Exempt	Tree Mitigation	Penalty / Violation	Comments
8075	POST OAK	7	154	PRES					
8077	POST OAK	17	908	PRES	HERITAGE				
8078	POST OAK	10	314	PRES					
8079	EASTERN REDCEDAR	9	254	PRES		NON-P			
8080	LOBLOLLY PINE	18	1,018	PRES					
8081	POST OAK	8	201	PRES					
8082	POST OAK	20	1,257	PRES	HERITAGE				
8083	EASTERN REDCEDAR	6	113	PRES		NON-P			
8084	EASTERN REDCEDAR	13	531	PRES					
8085	EASTERN REDCEDAR	6	113	PRES		NON-P			
8086	EASTERN REDCEDAR	13	531	PRES					
8087	EASTERN REDCEDAR	11	380	PRES		NON-P			
8088	POST OAK	15	707	PRES	HERITAGE				
8089	EASTERN REDCEDAR	6	113	PRES		NON-P			
8090	POST OAK	15	707	PRES	HERITAGE		MITIGATE		
8091	AMERICAN ELM	6	113	PRES					
8092	EASTERN REDCEDAR	7	154	PRES		NON-P			
8093	POST OAK	24	1,810	PRES	HERITAGE				
8094	LOBLOLLY PINE	15	707	PRES					
8095	LOBLOLLY PINE	14	616	PRES					
8096	LOBLOLLY PINE	24	1,810	PRES					
8097	POST OAK	23	1,662	PRES	HERITAGE				
8098	EASTERN REDCEDAR	8	201	PRES		NON-P			
8099	EASTERN REDCEDAR	7	154	PRES		NON-P			
8100	POST OAK	20	1,257	PRES	HERITAGE				
8101	AMERICAN ELM	13	531	PRES					
8201	POST OAK	6	113	PRES					
8202	EASTERN REDCEDAR	10	314	PRES		NON-P			
8203	LOBLOLLY PINE	8	201	PRES					
8204	LOBLOLLY PINE	9	254	PRES					
8205	AMERICAN ELM	10	314	PRES					
8206	AMERICAN ELM	12	452	PRES					
8207	POST OAK	10	314	PRES					
8208	AMERICAN ELM	15	707	PRES					
8209	EASTERN REDCEDAR	6	113	PRES		NON-P			
8210	EASTERN REDCEDAR	10	314	PRES		NON-P			
8211	AMERICAN ELM	6	113	PRES					
8212	AMERICAN ELM	6	113	PRES					
8213	AMERICAN ELM	15	707	PRES					
8214	POST OAK	6	113	PRES					
8215	POST OAK	6	113	PRES					
8216	POST OAK	6	113	PRES					
8217	POST OAK	10	314	PRES					
8218	POST OAK	10	314	PRES					
8219	POST OAK	9	254	PRES					
8220	POST OAK	9	254	PRES					
8221	AMERICAN ELM	7	154	PRES					
8223	POST OAK	6	113	PRES					
8224	POST OAK	6	113	PRES					
8225	POST OAK	18	1,018	PRES	HERITAGE				
8226	POST OAK	6	113	PRES					
8227	AMERICAN ELM	6	113	PRES					
8228	POST OAK	12	452	PRES					
8229	AMERICAN ELM	6	113	PRES					
8230	AMERICAN ELM	6	113	PRES					
8231	POST OAK	6	113	PRES					
8232	POST OAK	7	154	PRES					
8233	POST OAK	12	452	PRES					
8234	POST OAK	6	113	PRES					
8235	POST OAK	9	254	REM					
8236	HACKBERRY	8	201	REM		NON-P			
8237	POST OAK	7	154	REM					
8238	POST OAK	6	113	REM					
8239	POST OAK	7	154	REM					
8240	POST OAK	6	113	REM					
8241	EASTERN REDCEDAR	10	314	REM		NON-P			
8242	POST OAK	13	531	REM					
8243	POST OAK	22	1,521	REM	HERITAGE		MITIGATE		
8244	POST OAK	7	154	REM					
8245	HACKBERRY	7	154	REM		NON-P			
8246	POST OAK	11	380	REM					
8247	POST OAK	10	314	REM					
8248	POST OAK	12	452	REM					
8249	POST OAK	7	154	REM					
8250	POST OAK	10	314	REM					
8251	POST OAK	21	1,385	REM	HERITAGE		MITIGATE		
8252	POST OAK	15	707	REM	HERITAGE		MITIGATE		
8253	POST OAK	28	2,463	REM	HERITAGE		MITIGATE		
8254	POST OAK	8	201	REM					
8255	POST OAK	17	908	REM	HERITAGE		MITIGATE		
8256	POST OAK	6	113	REM					
8257	POST OAK	20	1,257	REM	HERITAGE		MITIGATE		
8258	EASTERN REDCEDAR	7	154	REM		NON-P			
8259	POST OAK	7	154	REM					
8260	POST OAK	16	804	REM	HERITAGE		MITIGATE		
8261	POST OAK	19	1,134	REM	HERITAGE		MITIGATE		
8262	POST OAK	12	452	REM					
8263	POST OAK	19	1,134	REM	HERITAGE		MITIGATE		
8264	AMERICAN ELM	6	113	REM					
8265	POST OAK	19	1,134	PRES	HERITAGE		MITIGATE		
8266	POST OAK	13	531	PRES					
8267	POST OAK	16	804	PRES	HERITAGE		MITIGATE		
8268	POST OAK	10	314	PRES					
8269	POST OAK	13	531	PRES					
8270	POST OAK	7	154	PRES					
8271	POST OAK	15	707	PRES	HERITAGE		MITIGATE		
8272	AMERICAN ELM	8	201	PRES					
8273	AMERICAN ELM	8	201	PRES					
8274	POST OAK	20	1,257	PRES	HERITAGE				
8275	POST OAK	16	804	PRES	HERITAGE				
8276	POST OAK	20	1,257	PRES	HERITAGE				
8277	POST OAK	16	804	PRES	HERITAGE		MITIGATE		
8278	POST OAK	22	1,521	PRES	HERITAGE		MITIGATE		
8279	POST OAK	16	804	REM	HERITAGE		MITIGATE		
8280	POST OAK	18	1,018	REM	HERITAGE		MITIGATE		
8281	POST OAK	17	908	REM	HERITAGE		MITIGATE		
8282	POST OAK	12	452	REM					
8283	POST OAK	13	531	REM					
8284	POST OAK	11	380	REM					
8285	POST OAK	11	380	REM					
8286	POST OAK	15	707	REM	HERITAGE		MITIGATE		
8287	POST OAK	12	452	REM					
8288	POST OAK	14	616	REM					
8289	POST OAK	13	531	REM					
8290	POST OAK	14	616	REM					
8291	POST OAK	8	201	REM					
8292	POST OAK	9	254	REM					
8293	POST OAK	20	1,257	REM	HERITAGE				
8294	POST OAK	10	314	REM					
8295	POST OAK	13	531	REM					
8296	POST OAK	11	380	REM					
8297	POST OAK	15	707	REM	HERITAGE		MITIGATE		

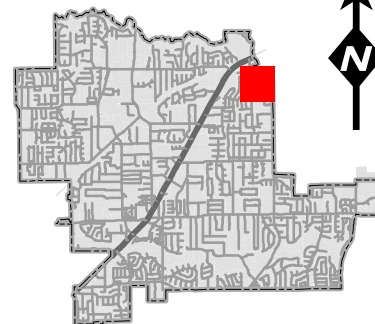
Notification Map



ZC23-009
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, April 10, 2023 at 7:00 p.m.
City Council Meetings: Tuesday, May 2, 2023 & Tuesday, May 16, 2023 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 district to the R-30 Single Family Residential district. The request is to rezone the property to allow for a new 11 lot subdivision, The Bluffs at Colleyville. It proposes lot sizes ranging from approximately 30,500 sq.ft. up to 56,000 sq.ft., the average being approximately 42,000 sq. ft.

Zoning Case: ZC23-009

Applicant: Curtis Young

Owner: Mark Goodwin

Location: 2417 Wilkes Drive

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

Present Zoning: AG Agricultural

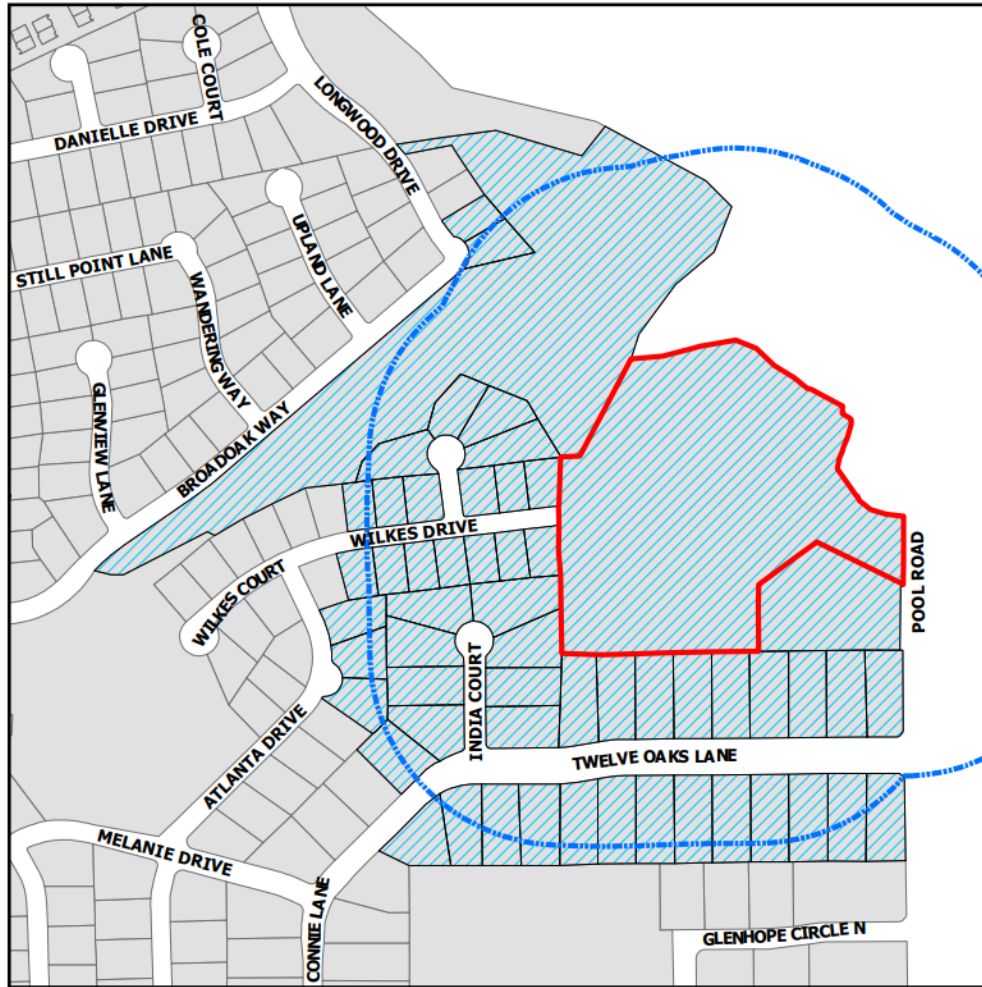
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

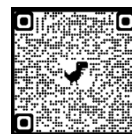
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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

NOTICE OF PUBLIC HEARING



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



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

Jacquelyn Reyff
Planning Manager
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
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 TR	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 RLT	6708 INDIA CT	COLLEYVILLE, TX
ROBERTSON, BARRY E	2415 WILKES DR	COLLEYVILLE, TX
ROBINSON, DANIEL	6802 INDIA CT	COLLEYVILLE, TX
ROSS DOWNS ESTATES	4113 GATEWAY DR STE 100	COLLEYVILLE, TX
SCHAEFER, JOHN W	6803 ATLANTA DR	COLLEYVILLE, TX
STEWART, BRIAN	2502 TWELVE OAKS LN	COLLEYVILLE, TX
STONE, BRYCE	6802 ROCKBROOK CT	COLLEYVILLE, TX
TAYLOR, STACEY	4501 SHADYCREEK LN	COLLEYVILLE, TX
THOMPSON, TERESEA	2409 TWELVE OAKS LN	COLLEYVILLE, TX
TICHACEK, PAUL V	2403 TWELVE OAKS LN	COLLEYVILLE, TX
TRIMBLE, DENNIS	6803 INDIA CT	COLLEYVILLE, TX
UNIQUE FORTUNE LLC	400 N CARROLL AVE	SOUTHLAKE, TX
VANZANT, JEFFERY	2412 WILKES DR	COLLEYVILLE, TX
WARD, SALLY	6801 ATLANTA DR	COLLEYVILLE, TX

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

Michael & Brenda Farrell
2504 Twelve Oaks Lane
Colleyville, TX 76034

March 27, 2023

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

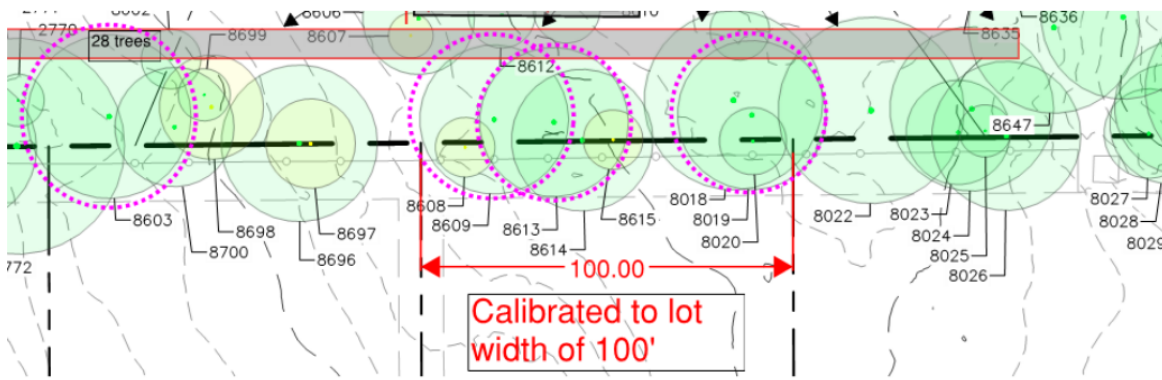
**Re: Zoning Case ZC23-009: Letter of Opposition – Wrong Plan for this Land
Request to Rezone 2417 Wilkes Drive From AG to R-30**

Dear Madam or Sir:

I am writing to express my opposition to the request to rezone the land located at 2417 Wilkes Drive, Colleyville, Texas 76034 from Agricultural (AG) to R-30 Single Family Residential for the following reasons:

1. A similar proposal was correctly denied by Colleyville's P&Z Commission on November 14, 2022 and the City Council on February 21, 2023. I believe this proposal, if approved and the land developed as proposed, will result in the same negative outcomes identified by the P&Z Commission & City Council as the basis for prior denials. Therefore I oppose this proposed zoning change.

The P&Z Commission & City Council diligently considered the prior proposal, seeing through to the reality of its final outcome. This proposal with slightly larger lots and still too many homes carries the same deep flaws. Sage, the planner was required to provide a tree survey with their original application but didn't do so for months. The planner said the only issue was Wilkes vs Pool Road access but withheld the tree survey and falsely claimed access as the only issue claim to meet neighbors demands while holding the tree survey. The developer never answered the question of how many total trees would be cut down. I created a drawing, separate attachment, and detailed out the number of trees per lot based on realistic house and hardscapes (driveway, pool, & deck) at 385 in addition to 383 from roads, leaving 143 from 911 protected trees. A short week after city council denial on February 15th the developer began cutting trees and tree 8019 among others were cut down.



Clearly the trees below are green and healthy, listed on tree survey as protected, yet cut down

These are taken at 11:12 & 11:13 AM as the worker limbed the tree, chain saw in 3rd pic lower left. I assumed he was trimming out dead branches and had to go back inside to a conf call.

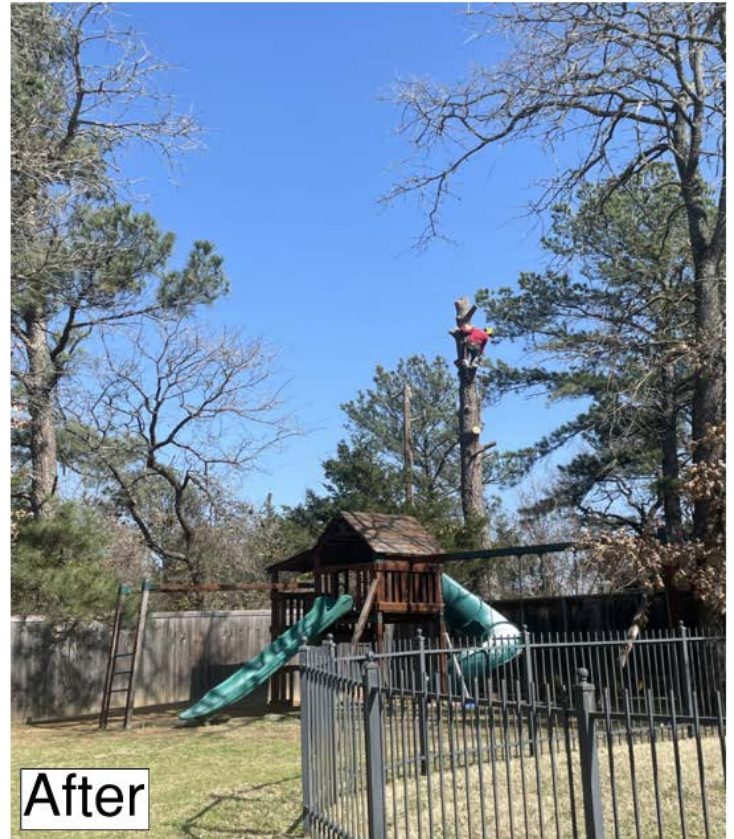


60 minutes later, 60 years of mature tree was eradicated.

Before



At 12:16 I returned and was shocked to find a 60 year old tree was killed



After

The planner hasn't been forthright about the whole tree issue from the onset.

I believe City Council members should vote to leave this land zoned AG until someone comes up with a plan and zoning conducive with its poor soil conditions, steep gradients and need to preserve protected trees. Obviously, that is not this proposal, which would replace the ridge and trees with tall retaining walls, de-nuded forest areas, soil stability and foundation issues.

Also, this proposal reverts to proposing an entrance for an 11 house development at the end of Wilkes Drive. Previously this was rejected as a safety hazard as it would result in a very long and deep cul de sac through streets often lined with cars and congestion. The single point of entry is at the intersection of Melanie Drive & Atlanta Drive where Kimzey Park sits. Every neighbor knows the frequent congestion caused by the convergence of cars, foot and bike traffic, many of which are young children at this intersection. Such a plan is unsafe and unwise and for this reason alone this proposal should be immediately denied with prejudice.

2. The proposed rezoning and development of this land conflicts with Colleyville's Land Development Code (LDC). The unique and defining characteristics of this land clearly fall within the purpose and intent of Ag zoning. Therefore, this property is presently zoned correctly. It should remain AG.
 - a. LDC Section 3.8 AG –Agricultural District explicitly states its purpose and intent for AG zoning to include: *"open space for the protection and enhancement of scenic areas, vistas..."* This land features the second-highest elevation in Colleyville, making the tops of its towering trees visible from great distances around the city. In addition, this forest sits exactly at the Pool Road "Gateway" into Colleyville greeting residents and visitors with a scenic area that exemplifies the "Country Charm", green spaces & mature trees described in the city's master plan as Colleyville's defining characteristics and which distinguish it from neighboring communities.
 - b. LDC Section 3.8 AG –Agricultural District also explicitly states its purpose and intent for AG zoning to include: *"where unusual or problematic soils, topographic conditions, or sensitive ecological features are present that would normally not be conducive or appropriate to more intensive forms and patterns of urbanization."* This description describes this land quite well!
 - c. The North slope of this land grades down quickly from a peak of 620 to a low of 580 feet at the Big Bear Creek flood plain. This grade change occurs over a distance of fewer than 200 feet. (Slope estimate $(40/200) \times 100 = 20\%$) A 20% slope qualifies as a severe slope for home construction which creates the need for additional foundation work, use of fill, cutting, and adding retainer walls. The drainage, erosion & sewage challenges created by such slopes are significant and would be detrimental to trees designated for preservation, compound drainage issues, and result in run-off, contaminated by urbanization, directly into the Big Bear Creek. Today the forest absorbs, slows, and filters runoff, and its root systems and understory keeps the surface of the slope in place.
 - d. The soil in this area has a high clay content which does not drain or bear loads well. Clay also expands potentially damaging foundations.
 - e. The problematic soils and topographic conditions demand proper attention to drainage for both surface and subsurface water. The taking of trees from this slope, either from intentional clearing or from the inevitable collateral decline and loss from development activities will rob the slopes of the trees and root systems making for problematic erosion and the occurrence of mudslides much more likely. During prior hearings, soil and environmental studies were requested but not presented by the developer.
 - f. These problematic topographic conditions, the nature of the soil, and the development activities are all detrimental to the trees planned for preservation. Unfortunately, Post Oaks, the dominant tree in this forest, are very sensitive ecological features to this type of urban development.
 - g. Section 5.1 of Colleyville's LDCs clearly states the Urban Forestry Chapter's purpose as *"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."* Approximately, several hundred trees currently exist on this land. These trees make up an Eastern Cross Timbers forest.
 - h. The historical and cultural importance of these Cross Timbers is significant. On this land lives several hundred Oaks many of the largest Post Oaks are estimated to be well over 200 years old. These trees go back over six

generations and were standing on this land many years before Colleyville was incorporated, prior to Texas's statehood, and even predating the Alamo.

- i. Several hundred of these trees are "protected" species of trees, including pine, post oak, blackjack oak, elm, and cedar. A "protected" tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet.
 - j. Approximately 200 trees on the property are "Heritage" trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city's establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are "Heritage" trees.
 - k. This forest serves many important environmental functions such as filtering water and preventing water runoff and erosion. It dampens noise, captures carbon, and emits oxygen.
 - l. This forest also provides habitat and food for a native North Texas ecosystem that includes plants, bugs, reptiles, birds, and mammals.
 - m. Development of this property to build homes, as the developer has proposed, will result in a loss of a majority of these trees and therefore the entire loss of this Eastern Cross Timbers forest.
3. The developer purchased this land in December 2021. Prior to purchase the developer had the opportunity to do due diligence on the City's code relative to the unique and defining characteristics of this land. The developer is not entitled to a zoning change and upon purchase accepted the risk he may not get the zoning he desired. The City's process is fair and its first obligation is to do what is best for the community and its citizens.
4. Additionally, the developer and city have been contacted by a group to assist in buying the land at a FAIR price and turn it over to the city to protect the land as a park and natural space. This should be the path taken. It would net the owner a profit over the bargain he purchased the land for and without the 1M + expense to install streets, sewer, water, and power. I dare say he might do better without the headaches and little effort.

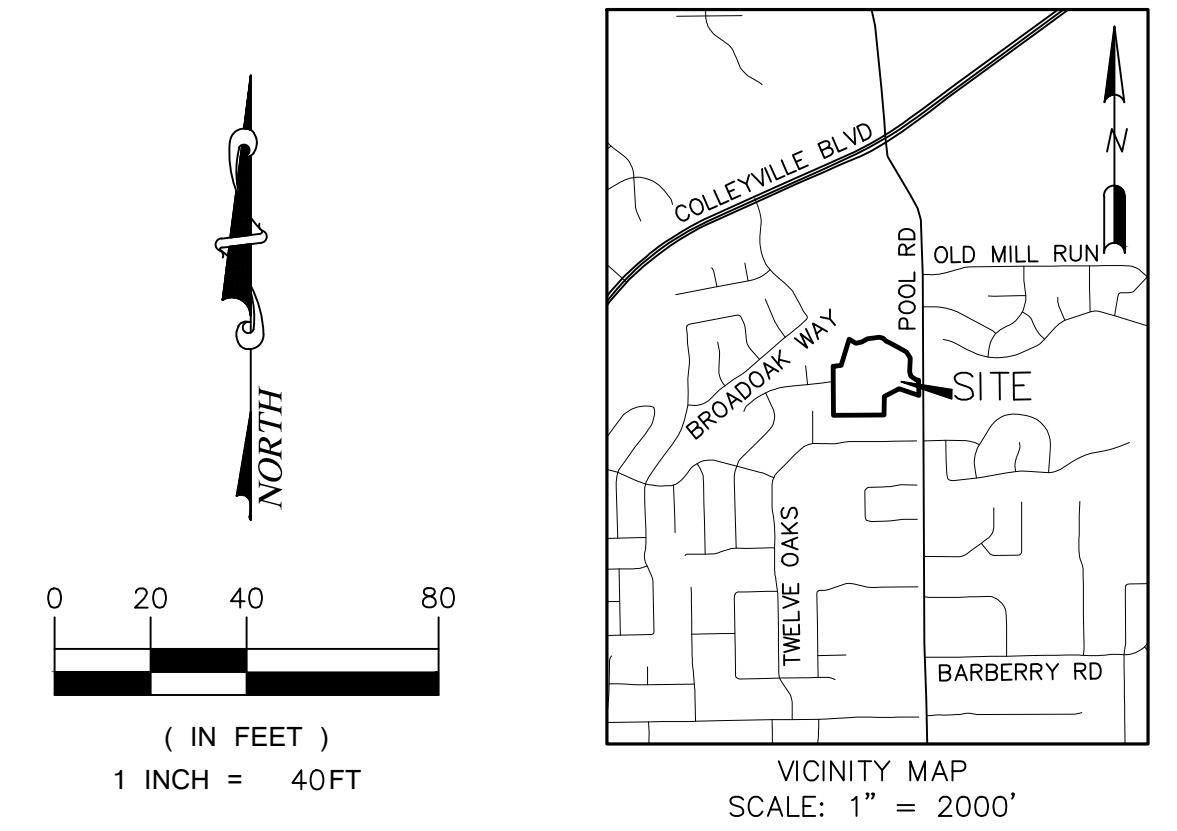
The bottom line is this is not the plan that should be approved, and any zoning proposal other than AG should be a well-thought-out site plan that addresses community safety requirements, tree and slope preservation that keeps the integrity of the forest and hill. The city does not have to give the developer an alternative, just a yes or no.

Thank you for your consideration and service.

For each of the reasons stated above, I oppose the rezoning of 2417 Wilkes Drive from AG to R-30. Colleyville's P&Z Commission and City Council should vote "No, with prejudice" to the rezoning of this land to allow purchase discussed above.

Sincerely,

*Micheal Farrell &
Brenda Farrell*



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

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

Site Canopy Summary	%	ft ²	Acres
Project/Lot(s) Area		605,426	13.899
Building Envelope Area (primary structures only)		0	
Required Site Canopy (excludes building envelope)	50%	302,713	
Provided Credit for Tree Preservation		292,296	
Provided Credit for Tree Mitigation		0	
Additional Tree Planting Required (site canopy ONLY)		10,417	

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

Tree Species Summary											
Common name of species	Tree (Q1)	Tree (Q2)	Tree to Remove	DBH Inch	DBH In/Out to Preserve	DBH Inch	Tree Canopy (%)	Canopy to Preserve (%)	Canopy to Remove (%)	Heritage Tree (Yes)	Mitigator (R2)
BRADSHAW PIKE	4	3	1	27	20	7	525	421	154	0	
CEDAR	178	18	5	1,192	375	348	88,933	26,670	31,363	0	
CEDAR DUE	4	2	2	44	24	20	1,596	911	685	0	
ELM	279	4	2	218	218	218	25,561	15,961	9,600	0	
HICKORY	1	1	1	66	46	20	6,738	3,981	1,257	0	
LIVE OAK	1	0	1	9	0	9	254	0	254	0	
ONE	149	254	188	5,602	3,231	2,381	279,599	152,631	115,688	0	
PINE	149	93	56	2,988	1,363	1,035	197,479	72,625	65,424	0	
PLUM	2	1	1	12	0	12	20	0	20	0	
POST OAK	305	33	73	1,402	448	55	65,152	19,808	41,344	34	
Total	911	524	365	11,478	648	5,053	374,683	224,296	245,617	34	
				1,363			(0.24 mm)	0.17 mm	0.01 mm		
				143							
				15.7%							

All calculations include all fields: environmental, tree, and the living and the dead trees.
The "Preservation Summary" table includes the total number of trees and the living and the dead trees.
The "Species Summary" table includes the total number of trees and the living and the dead trees.

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 BOQ
ELEV = 583.70'

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

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

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

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

SHEET
1

Calibrated to lot width of 100'

12.00'

269.80'

2,000.23'

Driveway w apron at garage

House 3347 sq ft ± 10' east & north here

4,525.47
3,347.95

9.98'

1,640.24'

Pool w outdoor kitchen on decking

Average 3350 sq ft house has **8435 sq ft of hard space**

OWNER:
UNIQUE FORTUNE, LLC
409 CARROLL AVENUE
SOUTHLAKE, TEXAS 76092
PHONE: (817) 368-8666
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

Tim + Leisa Waterworth (Name)

3/27/2023 (Date)

6808 Rockbrook Ct. (Street Address)

Colleyville, TX 76034 (City, State, Zip)

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

**Re: Zoning Case ZC23-009: Letter of Opposition – Wrong Plan for this Land
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Clay & Val Reed (Name)
6806 Rockbrook St (Street Address)
Colleyville, TX 76034 (City, State, Zip)

March 27, 2023 (Date)

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

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Robert E. Egan
2410 Twelve Oaks Lane
Colleyville, TX 76034

March 29, 2023

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

Re: Zoning Cases ZC23-009 & ZC23-010: Letter of Opposition – Wrong Plan for this Land

Dear Madam or Sir:

This is a letter of opposition to the two proposals for Colleyville zoning cases ZC23-009 & ZC23-010.

First, a similar proposal was denied by the City Council and the Planning and Zoning Commission due to negative outcomes, and the current proposal carries the same deep flaws. The proposed development would replace a forested area with tall retaining walls, de-nuded forest areas, soil stability, and foundation issues.

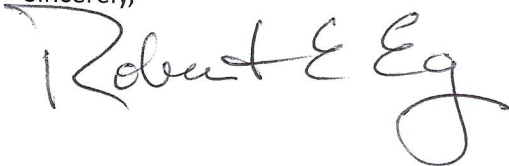
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These proposed developments would be detrimental to the land's natural resources and ecological features, and I request that the city of Colleyville leave this land zoned AG until a plan and zoning conducive with its poor soil conditions, steep gradients, and need to preserve protected trees is developed.

For the reasons stated above, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG. I request that the Colleyville P&Z Commission & City Council **deny the rezoning of this land with prejudice.**

Thank you for your consideration and service.

Sincerely,

A handwritten signature in black ink that reads "Robert E. Egan". The signature is written in a cursive, flowing style with a large, prominent "R" and "E".

Robert Zebian
Rita Zebian
6708 India Court
Colleyville TX, 76034

3/31/2023

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

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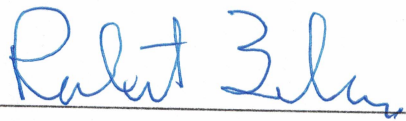
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Also, we feel that the developer has not been honest with Colleyville citizens and government regarding this development. They have continually downplayed the loss of tree canopy and the need for large retaining walls on the slope.

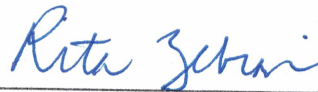
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Sincerely,



Signature



Signature

Barry Robertson and Sandra Session-Robertson(Name)

3/29/23 (Date)

2415 Wilkes Drive (Street Address)

Colleyville, TX 76034 (City, State, Zip)

Community Development

City of Colleyville

100 Main St.

Colleyville, TX 76034

bbryner@colleyville.com

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Barry Robertson

Signature

Sandra Session-Robertson

Signature

ORDINANCE O-23-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP BY CHANGING THE ZONING ON LOT 23, VILLAGE AT COLLEYVILLE CONDOS, LOCATED AT 62 MAIN STREET, SUITE 100, BY AUTHORIZING A SPECIAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISES CONSUMPTION; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit for the Sale of Alcoholic Beverages for On-Premises Consumption for Case No. ZC23-007; 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 Lot 23, Village at Colleyville Condos, located at 62 Main Street, Suite 100, by authorizing a Special Use Permit for the sale of alcoholic beverages for on-premises

consumption, as depicted on Exhibit "A", Exhibit "B" and Exhibit "C".

- Sec. 3. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Land Development Code of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. The Special Use Permit shall apply to the sale of alcoholic beverages for on-premises consumption in conjunction with a restaurant use only.
- b. The name of the business authorized for on-premises consumption alcohol sales by this Special Use Permit shall be called "La Penela".
- c. The Special Use Permit shall automatically expire upon the abandonment of the business, change in the use, a change in ownership or upon the expiration or termination of the Certificate of Occupancy.
- d. All requirements of the Land Development Code shall be met, except where amended herein.

2. HOURS OF OPERATION

- a. The hours of operation shall not exceed the following schedule:

Sunday – Thursday 11:00 a.m. to 9:00 p.m. Friday and
Saturday 11 a.m. to 10:30 p.m.

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

Sec. 6. THAT 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 2nd day of May 2023.

The second reading and public hearing being conducted on the 16th day of May 2023.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 16th DAY OF MAY 2023.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" – Zoning Map

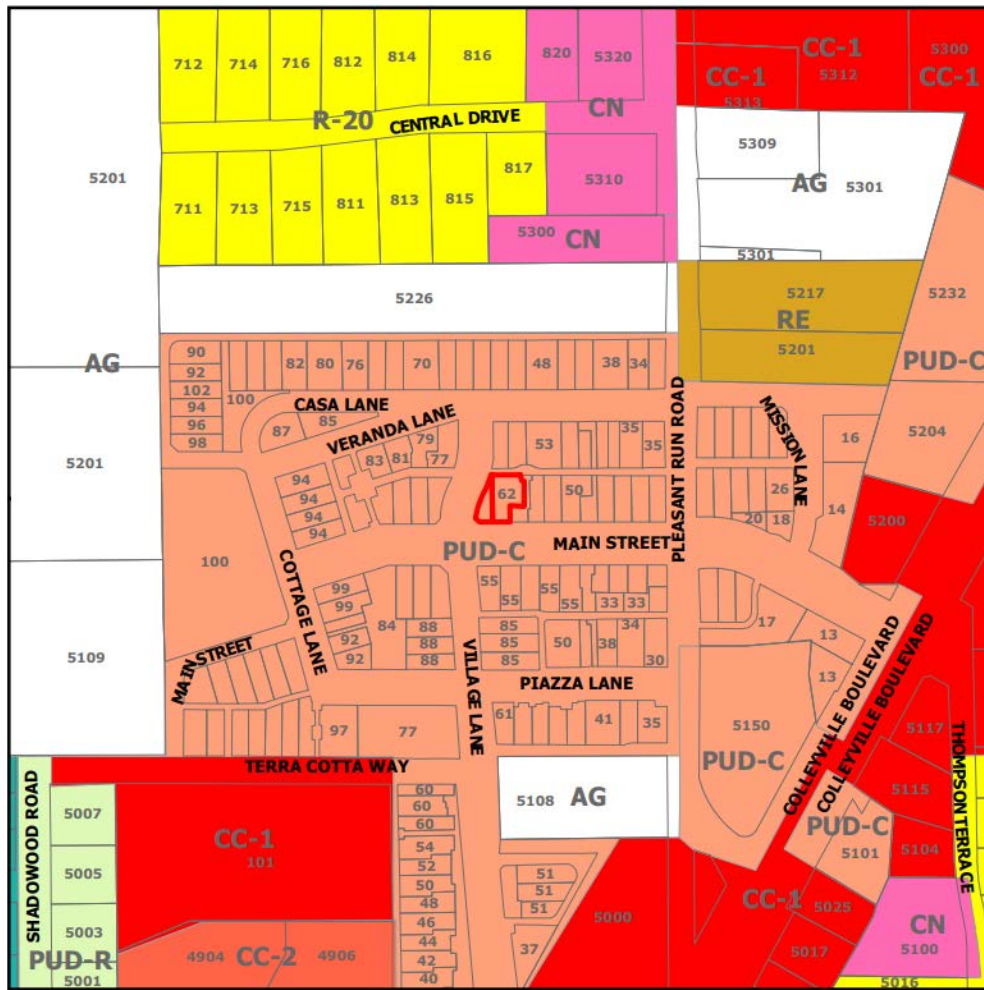


Exhibit “B” – Aerial Map

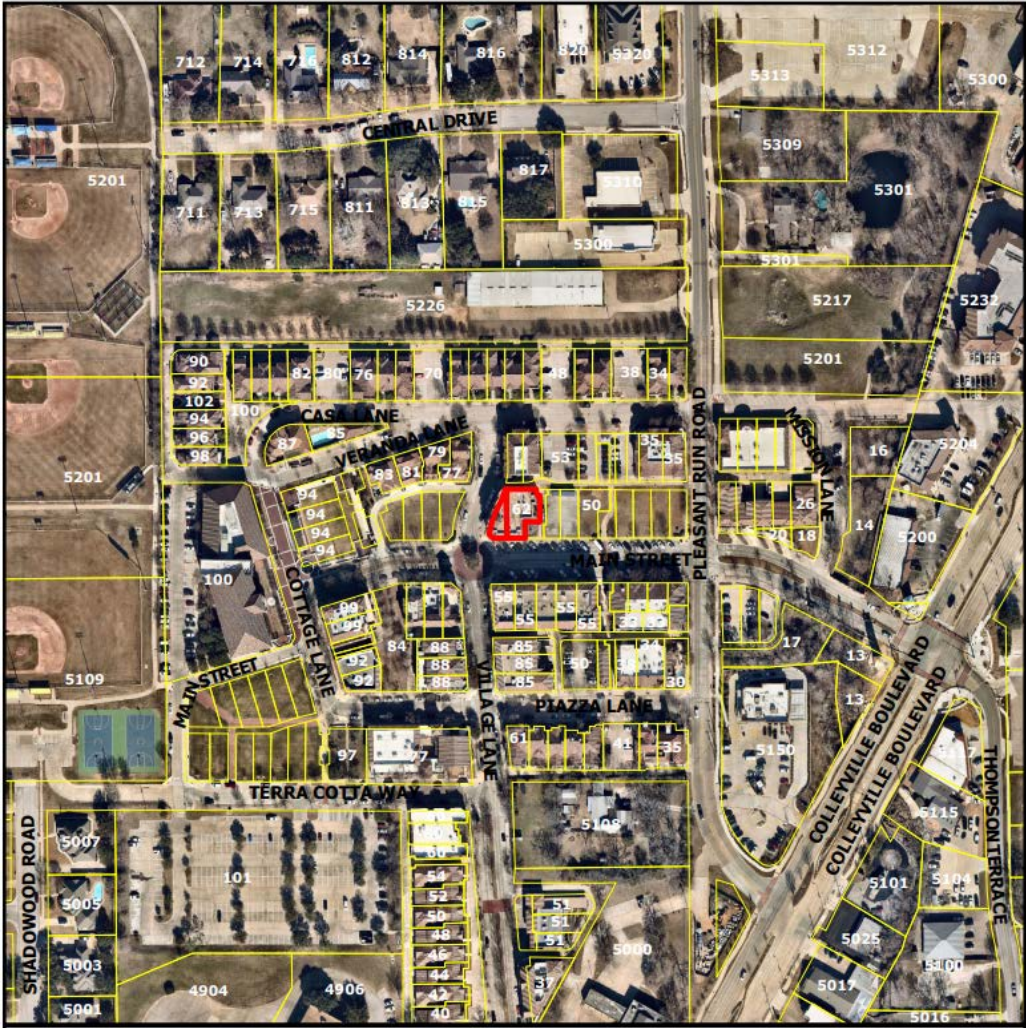
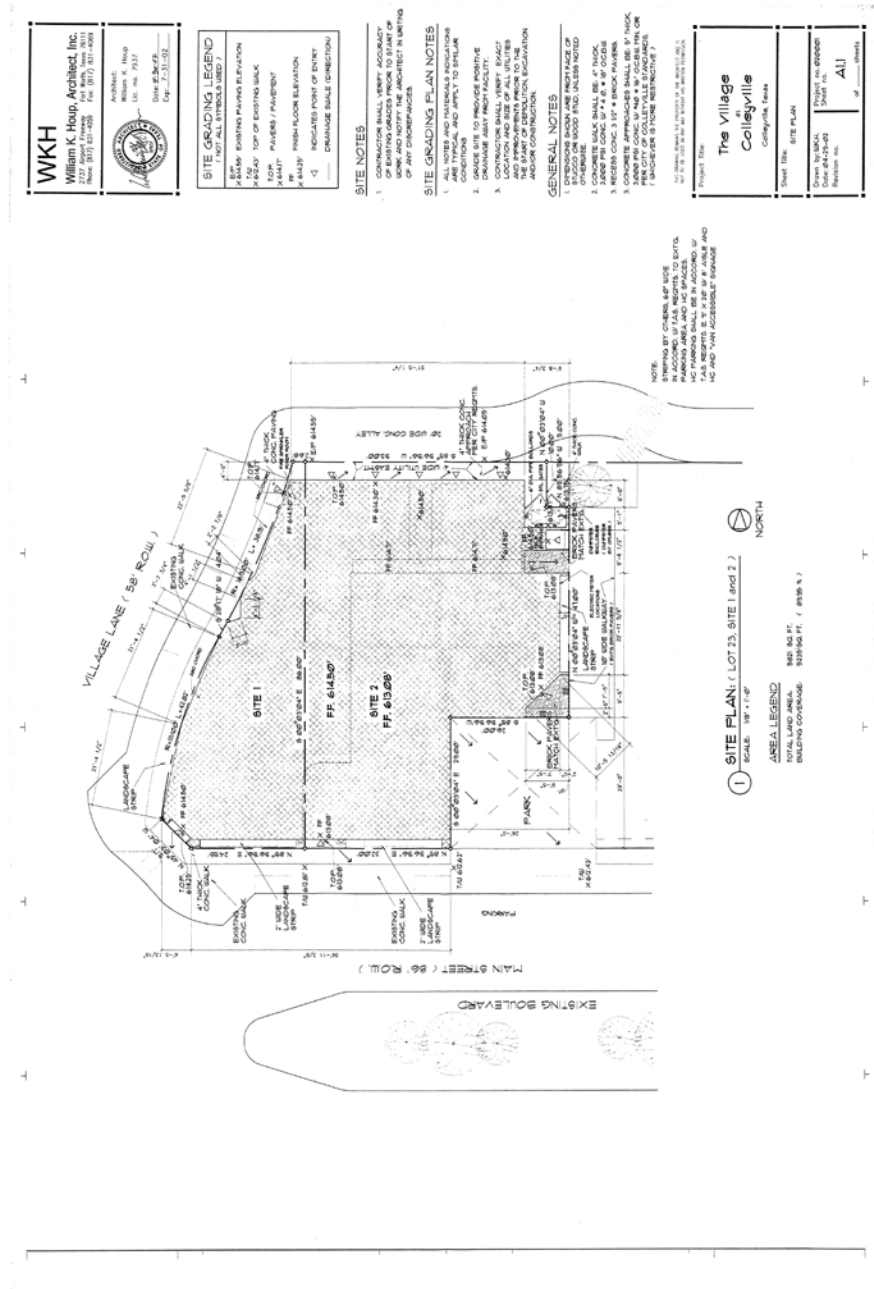


Exhibit "C" – Site Exhibit





CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2e

Agenda Date 4/10/2023

Number

Type Regular Agenda Items

Department Community Development

Title

Consideration of a Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential PUD-R to Planned Unit Development - Residential 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 ZC23-010

Explanation

Curtis Young, the applicant, has submitted a request to rezone the 13.89 acre 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 14 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 14 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 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 that 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 14 lots. There is a proposed street connection along Pool Road serving as the entrance and exit to the subdivision. The lots range from 26,118 s.f. to 30,448 s.f. The average lot size is 28,858 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 20.01%. “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 March 20, 2023 DRC meeting and determined the application may be scheduled for the next available Planning and Zoning Commission meeting. The DRC provided the following comments: Provide Drainage and Grading Plans, Landscaping Plan and an Urban Forestry Plan. Dimension the lot widths. The applicant updated their exhibits as requested by the staff and were received on March 27, 2023.

Drainage: An ISWM analysis, although a standard engineering practice, is not a method currently allowed by the Land Development Code.

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.

Recommendation

None

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Concept Plan
5. Grading and Drainage Plans
6. Urban Forestry Plan
7. Notification Map
8. Notification Letter
9. Notify List
10. Letters of Opposition
11. Draft Ordinance

Aerial Map



ZC23-010

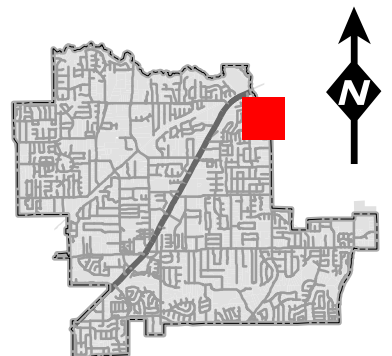
2417 Wilkes Drive & 6900 Pool Road

DISCLAIMER:

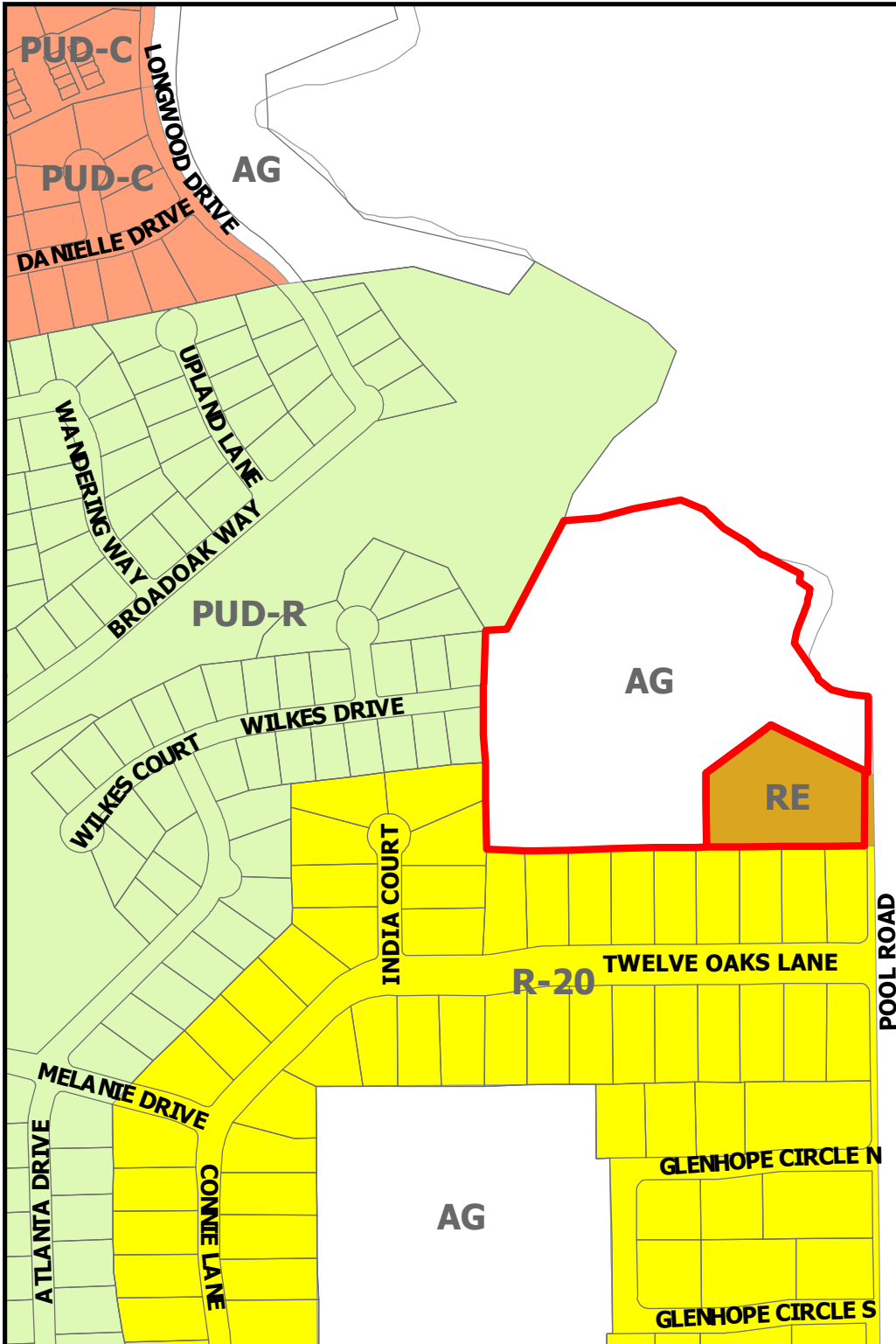
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



Zoning Map



ZC23-010

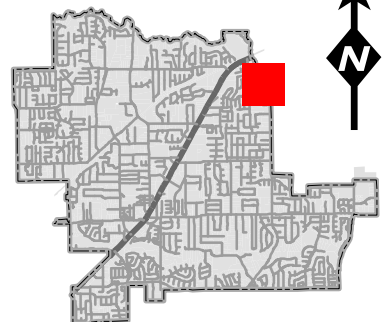
2417 Wilkes Drive & 6900 Pool Road

DISCLAIMER:

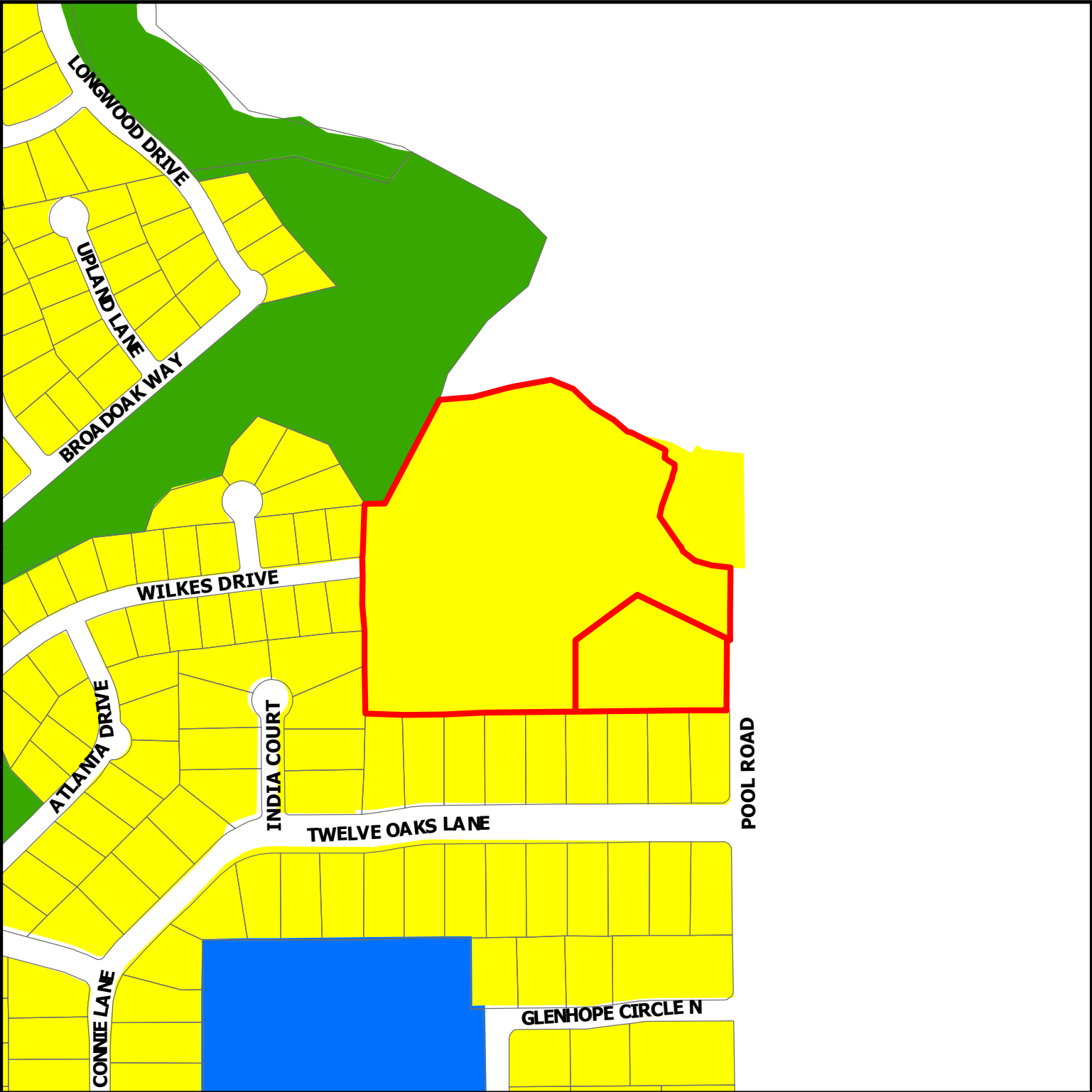
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



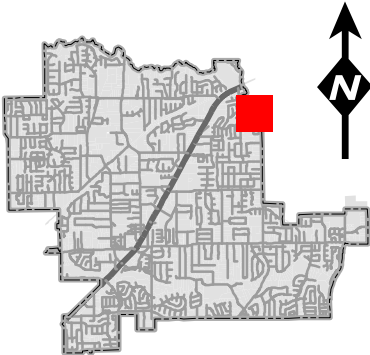
Future Land Use Map



ZC23-010

2417 Wilkes Drive & 6900 Pool Road

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



DISCLAIMER:
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Site Data Summary Chart

Single Family Residential Lots	14	
Common Areas	2	
Residential Lots	66.96%	9.30 ac.
Open Space	20.01%	2.78 ac.
R.O.W.	13.03%	1.81 ac.
Res. Gross Acreage	100.00%	13.89 ac.

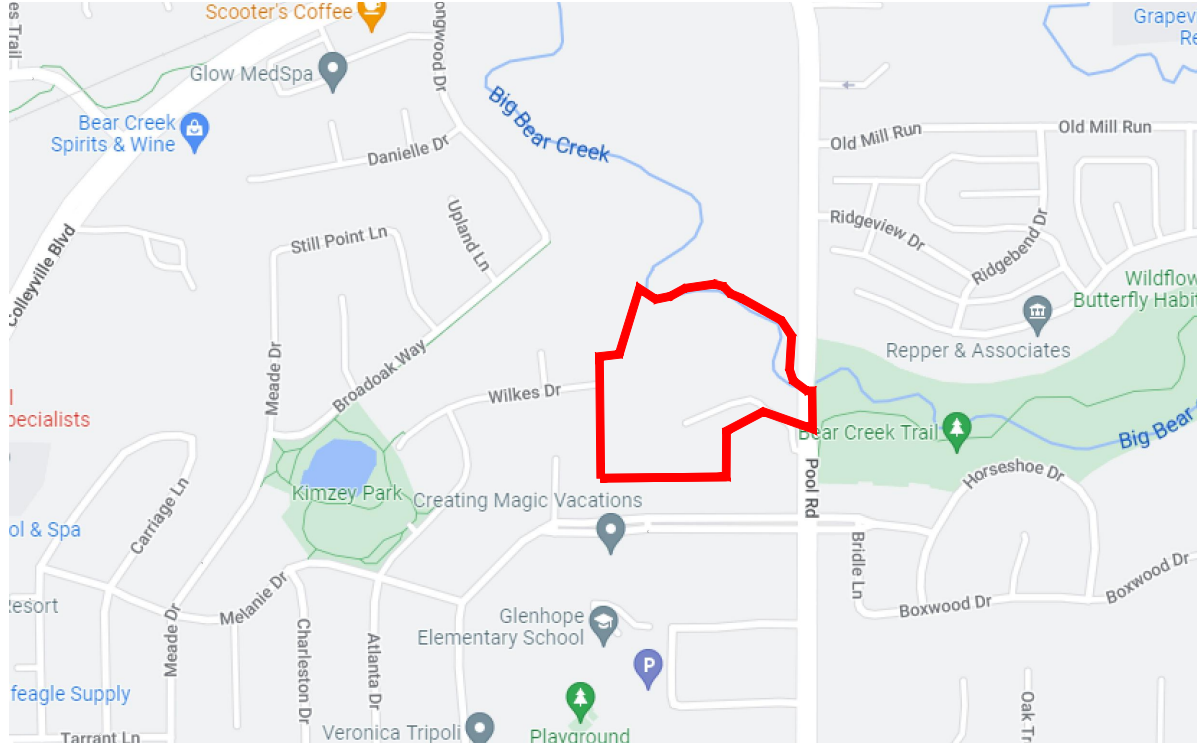
Site Data

Gross Acreage	13.89 ac.
Gross Density (lots / acre)	1.00 lots/AC

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

Lot Summary

Residential Lots	14
Minimum Lot Area	26,165 s.f.
Average Lot Area	28,858 s.f.
Common Areas	2



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

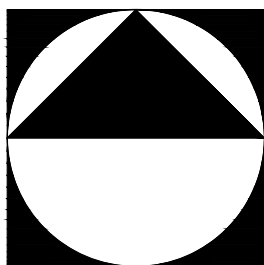
Fence Legend

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

Notes:

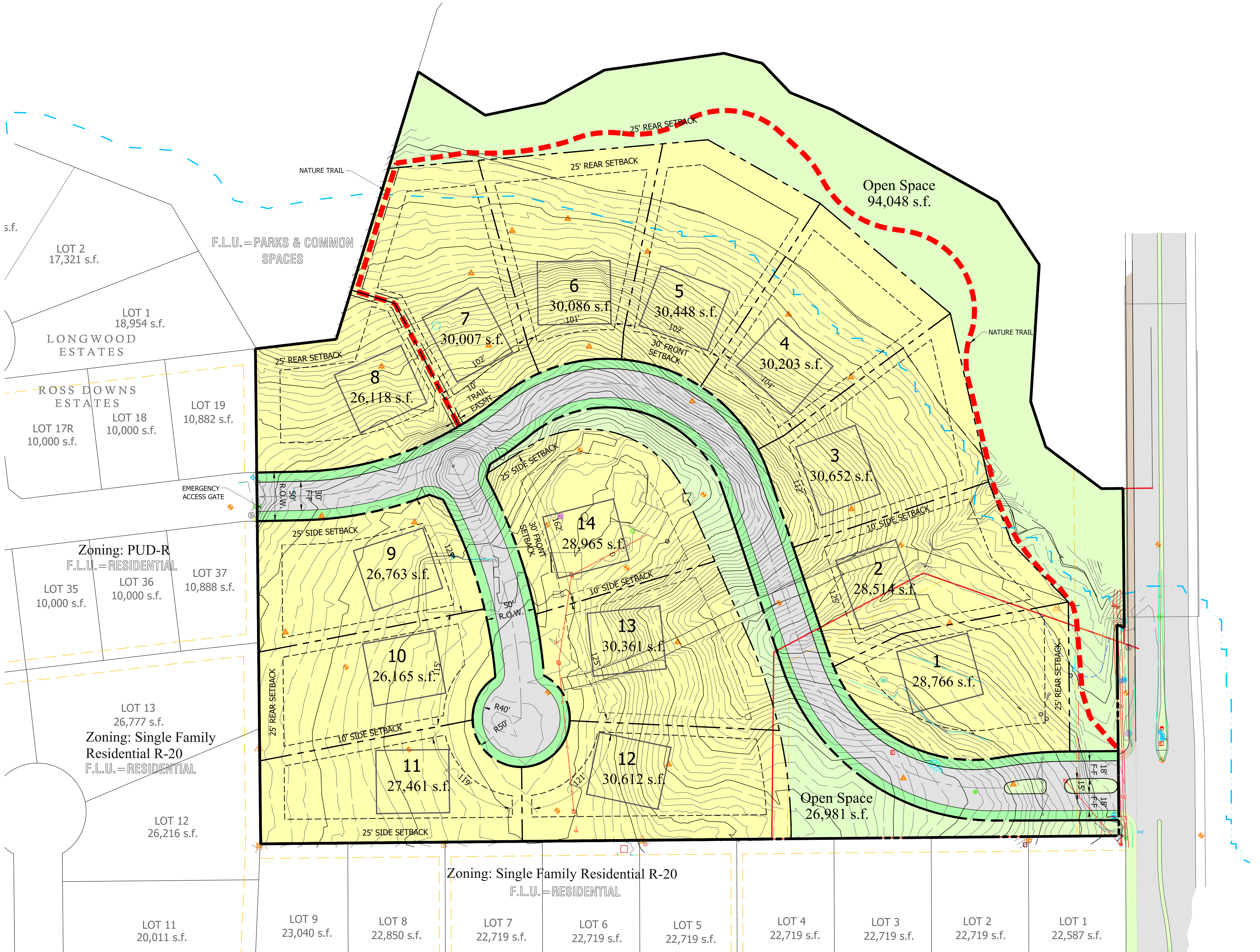
- Front Setbacks are 30' Typical, except where noted.
- Rear Setbacks are 25' Typical
- Side Setbacks are 10' Typical, 25' street side setback on corner lot

27 MAR 23



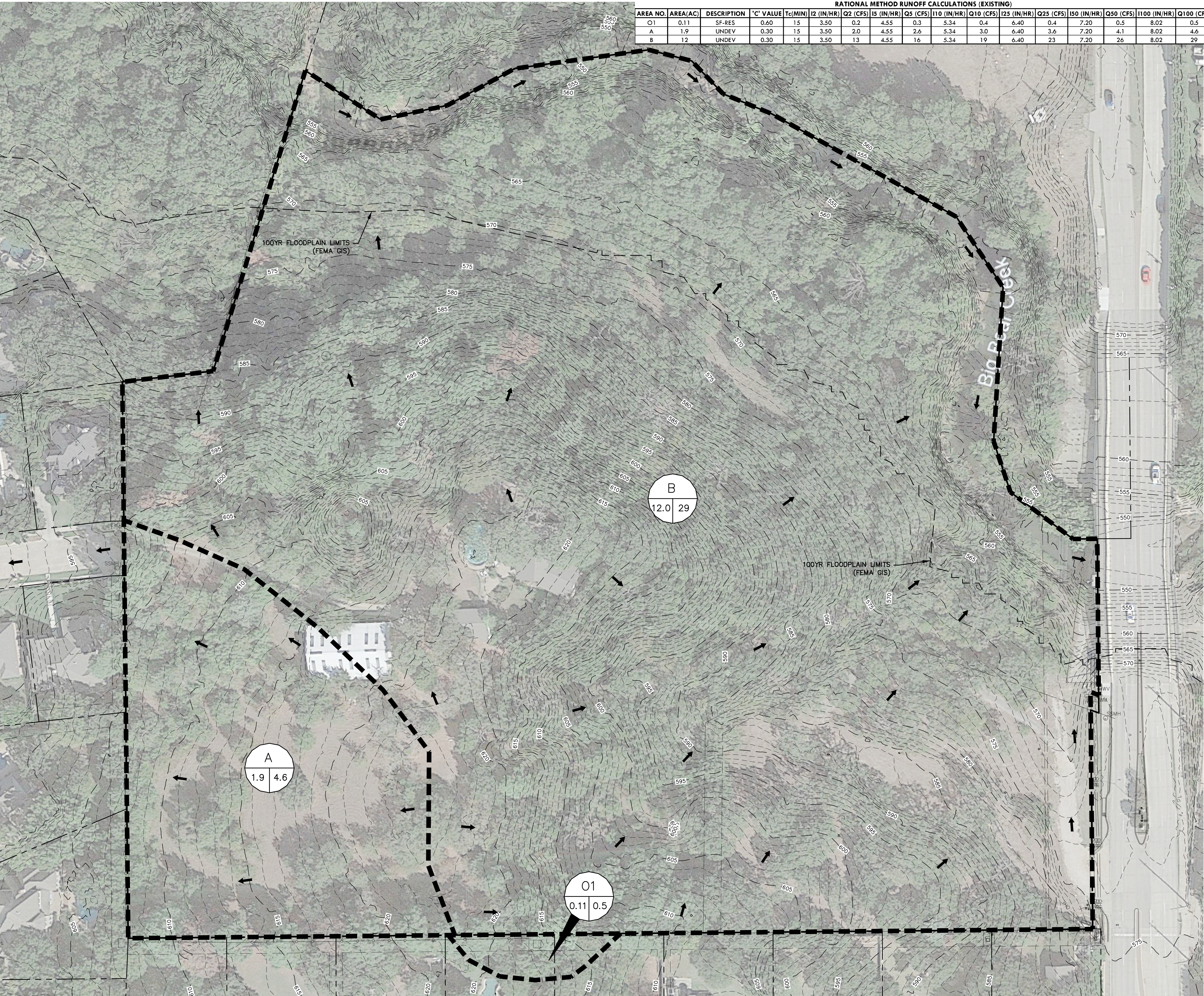
1" = 50'
0 50' 100' 200'

Concept Plan

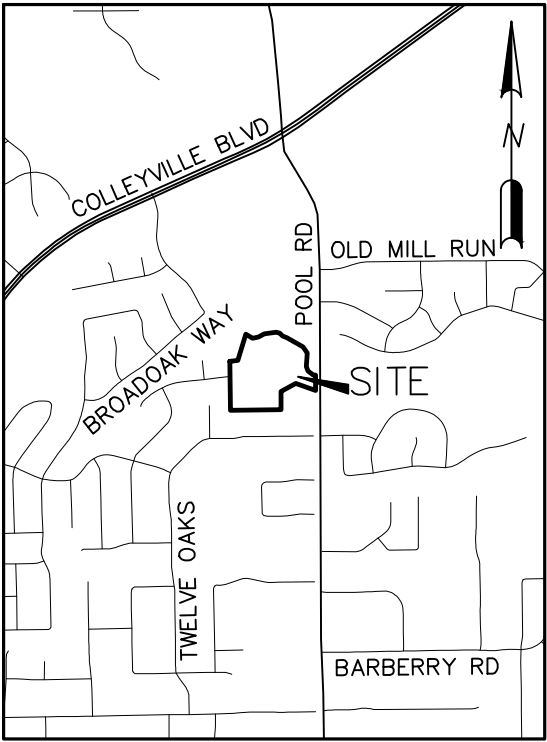


The Bluffs at Colleyville

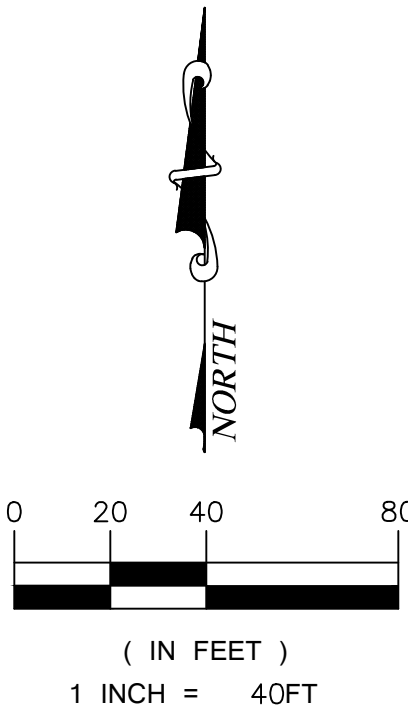
Colleyville, Tarrant County, Texas



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
DALLAS, TEXAS 75292
PHONE (817) 233-2727
FAX (817) 233-2728
ENGINEERING FIRM REGISTRATION NUMBER F-23289
PREPARED FOR: WILLOWTREE DEVELOPMENT, LLC
14145 BARBERRY RD., SUITE 100
COLLEYVILLE, TEXAS 76032
PHONE (817) 617-9105

EXISTING DRAINAGE PLAN
THE BLUFFS AT COLLEYVILLE
14 ACRE PUD-R
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 BROAD OAK ST.
55' S OF CL OF
LONGWOOD ST & 41' SE
OF A FIRE HYDRANT
ELEV = 577.13'

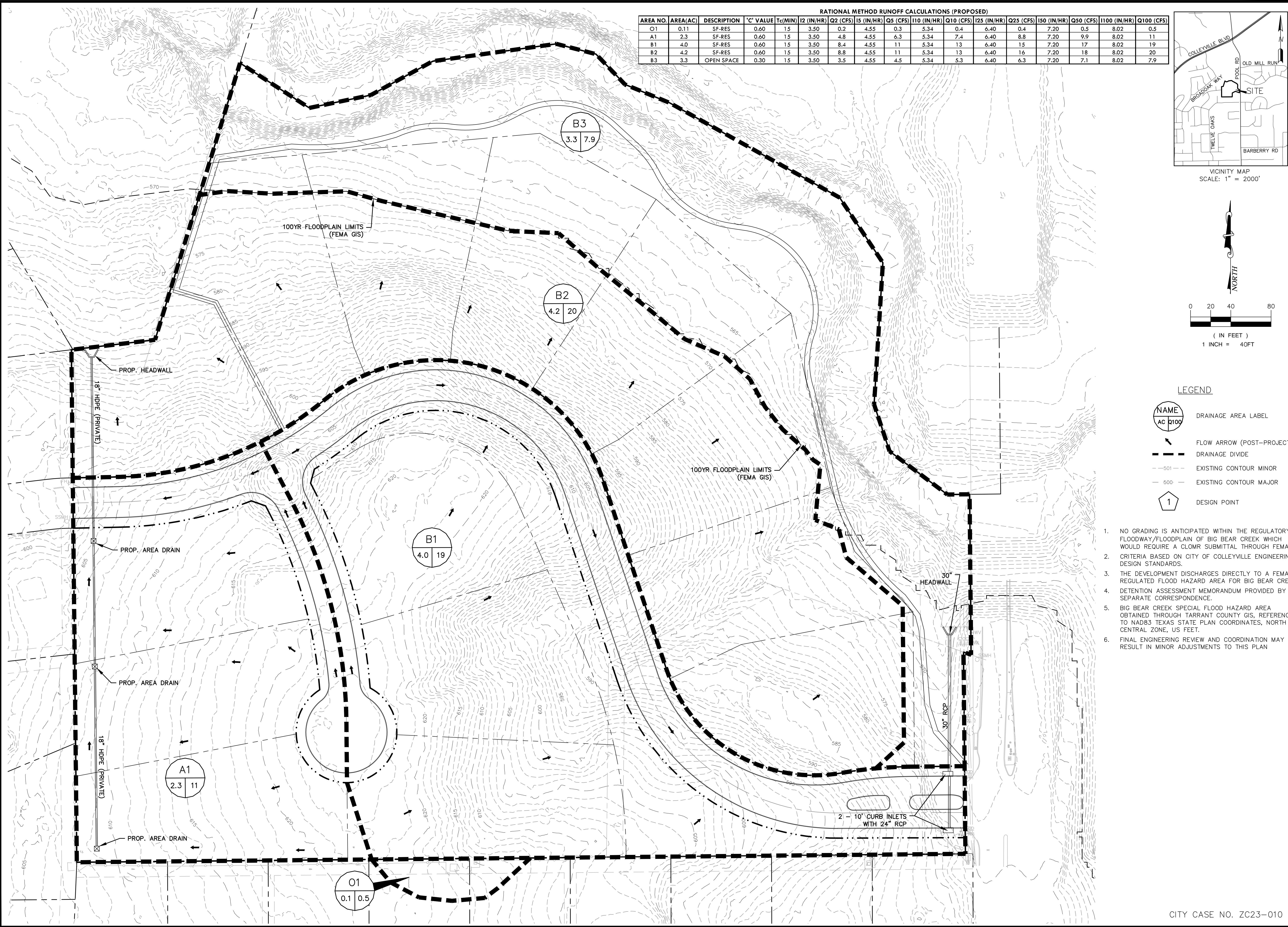
PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes
Engineer: CLAYTON T. REDINGER
P.E. No. 97487 Date: 3/26/2023

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

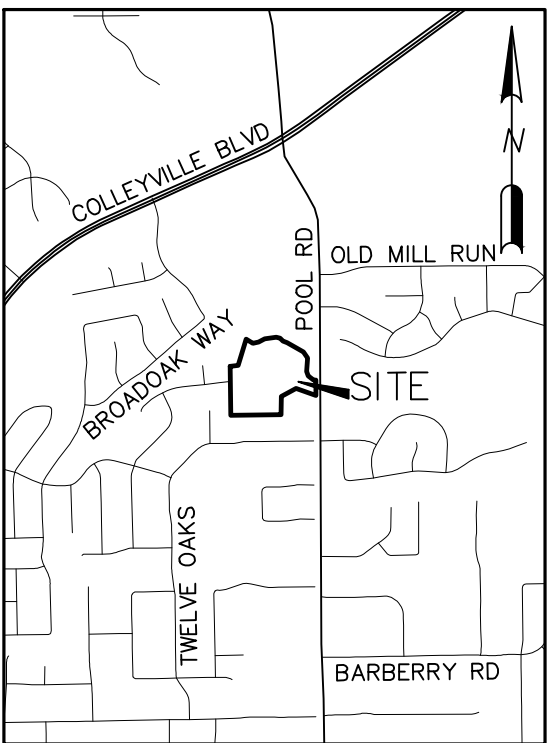
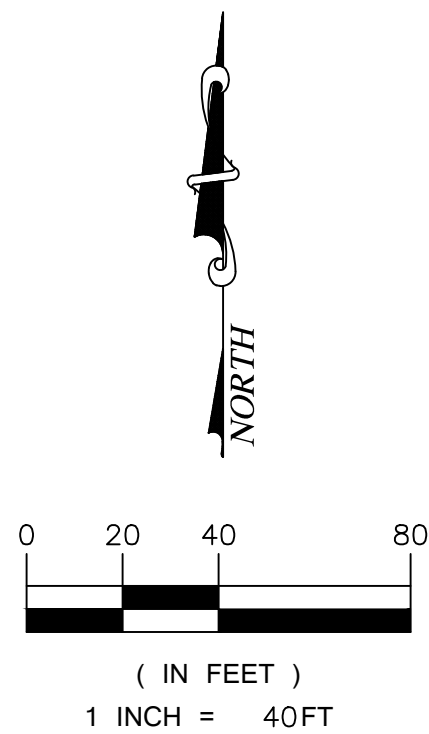
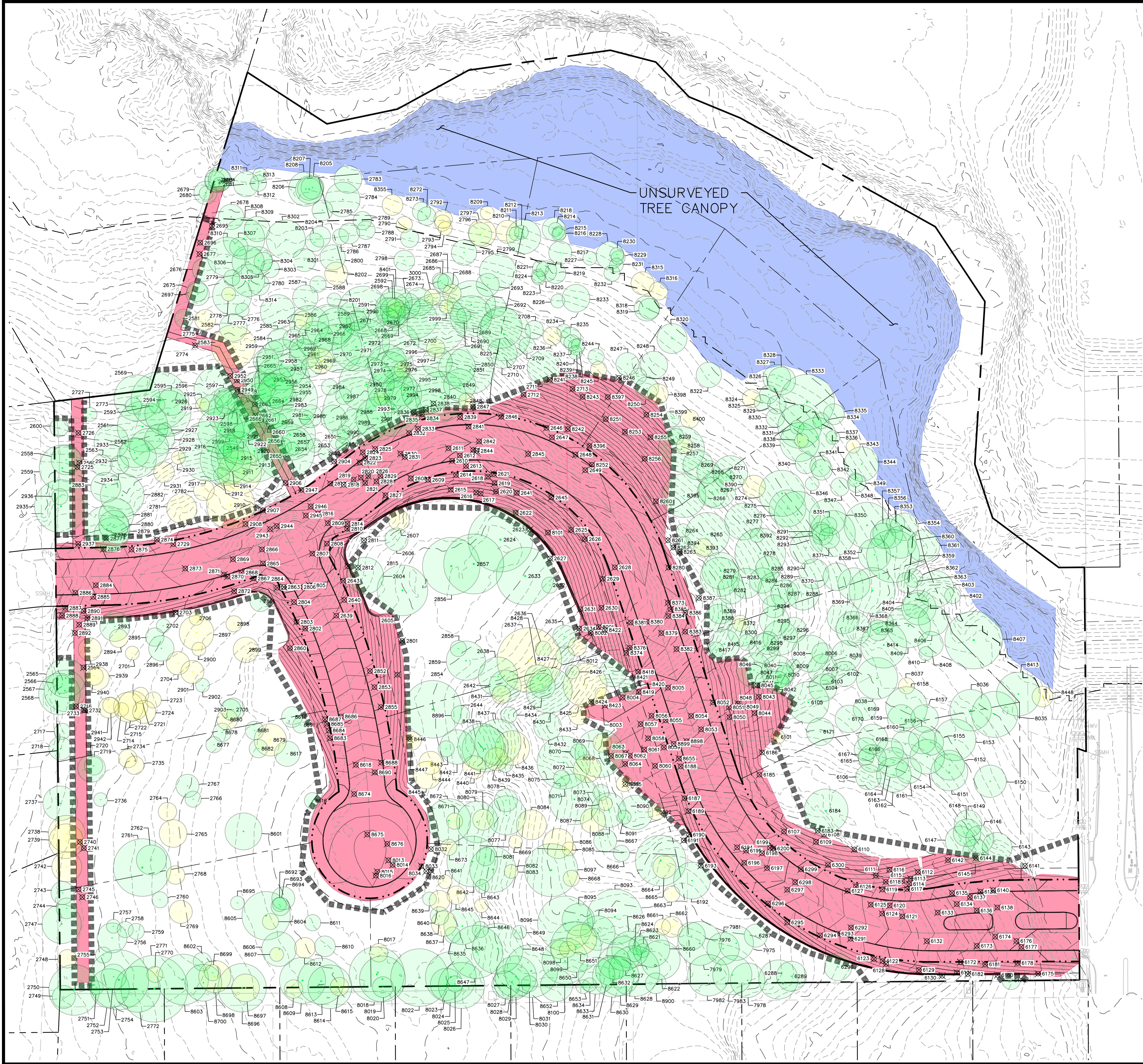
SHEET

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CITY CASE NO. ZC23-010







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)		%	ft ²	Acres
Total Tree Canopy			593,096	13.616
Required Preservation of Tree Canopy		50%	296,548	6.808
Provided Credit for Preservation of Tree Canopy		72%	428,432	9.835
Surplus Preservation of Tree Canopy			131,884	3.028

Site Canopy Summary		%	ft ²	Acres
Project/Lot(s) Area			605,426	13.899
Building Envelope Area (primary structures only)			0	0
Required Site Canopy (excludes building envelope)		50%	302,713	0
Provided Credit for Tree Preservation			428,432	0
Additional Tree Planting Required (site canopy ONLY)			0	0

UNSURVEYED CANOPY AREA: 83,505 SF (1.917 AC)

Tree Species Summary	Tree (CQ)	Tree to Preserve	Tree to Remove	DIB Inches	DIB Inches to Preserve	DIB Inches to Remove	Tree Canopy (CQ)	Canopy to Preserve (ft ²)	Canopy to Remove (ft ²)	Heritage Tree (CQ)	Mitigation (ft ²)
AMERICAN ELM	78	58	20	737	533	204	25,541	17,478	7,663	0	0
CAJON PINE	4	4	0	27	27	0	575	575	0	0	0
CEDAR ELM	4	3	1	44	31	13	1,596	1,065	531	0	0
EASTERN RED CEDAR	21	11	8	321	205	116	15,799	10,452	5,347	0	0
LIVE OAK	1	0	1	9	0	9	254	0	254	0	0
LONGLEAF PINE	149	124	25	2,898	1,982	416	137,749	133,534	24,215	0	6,640
FLYING DUTCHMAN	2	2	0	12	12	0	226	226	0	0	0
POST OAK	547	356	191	7,034	4,415	2,599	328,213	203,597	124,616	0	387
UNIDENTIFIED TREES	1	1	0	65	65	0	83,655	83,655	0	0	0
Total	807	561	246	10,725	7,368	3,357	593,096	428,432	164,664	396	549,385

All calculations include official interpretation of aerial, ground, and building and heretofore trees.
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 92004
SOUTH LAKE, TEXAS 76092
PHONE: (817) 933-9277
ENGINEERING REGISTRATION NUMBER: F-23399
PREPARED FOR: WILLOWTREE DEVELOPMENT, LLC
SOUTHLAKE, TEXAS 76092
PHONE: (817) 617-9105

URBAN FORESTRY PLAN
THE BLUFFS AT COLLEYVILLE
14 ACRE PUD-R
COLLEYVILLE, TEXAS

BENCHMARKS:
COLLEYVILLE BM-29
2" BRASS DISC IN CL
INLET IN N. ROW OF
TWELVE OAKS 128' W
OF CL OF BROADDAK ST.
55' S OF CL OF
LONGWOOD ST & 41' SE
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ELEV = 583.70'
COLLEYVILLE BM-92
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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: 3/29/2023

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

SHEET
1

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

Tree #	Common name or species	*DBH (in)	Canopy Area (ft ²)	Preservation Status	Heritage Tree	Exclusions Exempt	Tree Mitigation	Penalty / Violation	Comments
2696	EASTERN REDCEDAR	8	201	REM		NON-P			
2697	AMERICAN ELM	10	314	PRES					
2698	POST OAK	15	707	PRES	HERITAGE				
2699	EASTERN REDCEDAR	8	201	PRES		NON-P			
2700	POST OAK	17	908	PRES	HERITAGE				
2701	HACKBERRY	6	113	PRES		NON-P			
2702	PLUM	6	113	PRES					
2703	OSAGE ORANGE	8	201	REM		NON-P			
2704	EASTERN REDCEDAR	10	314	PRES		NON-P			
2705	POST OAK	10	314	PRES					
2706	HACKBERRY	6	113	PRES		NON-P			
2707	POST OAK	23	1,662	PRES	HERITAGE				
2708	POST OAK	8	201	PRES					
2709	POST OAK	7	154	PRES					
2710	POST OAK	13	531	PRES					
2711	POST OAK	15	707	PRES	HERITAGE				
2712	POST OAK	7	154	REM					
2713	POST OAK	19	1,134	REM	HERITAGE		MITIGATE		
2714	OSAGE ORANGE	6	113	PRES		NON-P			
2715	OSAGE ORANGE	13	531	PRES		NON-P			
2716	OSAGE ORANGE	6	113	REM		NON-P			
2717	POST OAK	7	154	PRES					
2718	POST OAK	10	314	PRES					
2719	POST OAK	8	201	PRES					
2720	POST OAK	12	452	PRES					
2721	EASTERN REDCEDAR	7	154	PRES		NON-P			
2722	OSAGE ORANGE	13	531	PRES		NON-P			
2723	EASTERN REDCEDAR	7	154	PRES		NON-P			
2724	OSAGE ORANGE	10	314	PRES		NON-P			
2725	POST OAK	8	201	REM					
2726	POST OAK	20	1,257	REM	HERITAGE		MITIGATE		
2727	POST OAK	6	113	PRES					
2729	POST OAK	7	154	REM					
2732	OSAGE ORANGE	6	113	REM		NON-P			
2733	OSAGE ORANGE	6	113	REM		NON-P			
2734	EASTERN REDCEDAR	8	201	PRES		NON-P			
2735	EASTERN REDCEDAR	8	201	PRES		NON-P			
2736	POST OAK	6	113	PRES					
2737	POST OAK	15	707	PRES					
2738	EASTERN REDCEDAR	16	804	PRES					
2739	EASTERN REDCEDAR	15	707	PRES					
2740	POST OAK	6	113	REM	HERITAGE				
2741	POST OAK	8	201	REM					
2742	EASTERN REDCEDAR	13	531	PRES					
2743	POST OAK	10	314	PRES					
2744	POST OAK	9	254	PRES					
2745	POST OAK	7	154	REM					
2746	HACKBERRY	6	113	REM		NON-P			
2747	AMERICAN ELM	17	908	PRES					
2748	HACKBERRY	8	201	PRES		NON-P			
2749	AMERICAN ELM	10	314	PRES					
2750	AMERICAN ELM	22	1,521	PRES					
2751	POST OAK	6	113	PRES					
2752	POST OAK	17	908	PRES	HERITAGE				
2753	LOBLOLLY PINE	11	380	PRES					
2754	LOBLOLLY PINE	26	2,124	PRES	HERITAGE				
2755	POST OAK	7	154	PRES					
2756	POST OAK	13	531	PRES					
2757	POST OAK	6	113	PRES					
2758	POST OAK	7	154	PRES					
2759	POST OAK	7	154	PRES					
2760	POST OAK	7	154	PRES					
2761	POST OAK	25	1,963	PRES	HERITAGE				
2762	POST OAK	13	531	PRES					
2764	HACKBERRY	8	201	PRES		NON-P			
2765	HACKBERRY	12	462	PRES		NON-P			
2766	POST OAK	7	154	PRES					
2767	POST OAK	10	314	PRES					
2768	HACKBERRY	8	201	PRES		NON-P			
2769	HACKBERRY	10	314	PRES		NON-P			
2770	EASTERN REDCEDAR	7	154	PRES		NON-P			
2771	LOBLOLLY PINE	29	2,642	PRES	HERITAGE				
2772	LOBLOLLY PINE	20	1,257	PRES					
2773	AMERICAN ELM	7	154	PRES					
2774	LOBLOLLY PINE	6	113	REM					
2775	EASTERN REDCEDAR	9	254	PRES		NON-P			
2776	POST OAK	6	113	PRES					
2777	AMERICAN ELM	17	908	PRES					
2778	EASTERN REDCEDAR	6	113	PRES		NON-P			
2779	AMERICAN ELM	7	154	PRES					
2780	AMERICAN ELM	14	616	PRES					
2781	OSAGE ORANGE	13	531	PRES		NON-P			
2782	OSAGE ORANGE	9	254	PRES		NON-P			
2783	POST OAK	12	452	PRES					
2784	POST OAK	15	707	PRES	HERITAGE				
2785	POST OAK	9	254	PRES					
2786	LOBLOLLY PINE	7	154	PRES					
2787	LOBLOLLY PINE	9	254	PRES					
2788	AMERICAN ELM	8	201	PRES					
2789	LOBLOLLY PINE	8	201	PRES					
2790	EASTERN REDCEDAR	7	154	PRES		NON-P			
2791	POST OAK	8	201	PRES					
2792	EASTERN REDCEDAR	8	201	PRES		NON-P			
2793	EASTERN REDCEDAR	7	154	PRES		NON-P			
2794	EASTERN REDCEDAR	6	113	PRES		NON-P			
2795	POST OAK	11	380	PRES					
2796	AMERICAN ELM	10	314	PRES					
2797	EASTERN REDCEDAR	12	452	PRES		NON-P			
2798	POST OAK	9	254	PRES					
2799	POST OAK	16	804	PRES	HERITAGE				
2800	POST OAK	11	380	PRES					
2801	EASTERN REDCEDAR	12	452	REM		NON-P			
2802	EASTERN REDCEDAR	11	380	REM		NON-P			
2803	POST OAK	8	201	REM					
2804	HACKBERRY	6	113	REM		NON-P			
2805	POST OAK	8	201	REM					
2806	POST OAK	6	113	REM					
2807	POST OAK	8	201	REM					
2808	POST OAK	8	201	REM					
2809	HACKBERRY	10	314	REM		NON-P			
2810	POST OAK	17	908	REM	HERITAGE		MITIGATE		
2811	HACKBERRY	12	452	REM		NON-P			
2812	POST OAK	19	1,134	REM	HERITAGE				
2814	EASTERN REDCEDAR	6	113	REM		NON-P			
2815	EASTERN REDCEDAR	17	908	REM					
2816	POST OAK	6	113	REM					
2817	POST OAK	8	201	REM					
2818	LOBLOLLY PINE	24	1,810	REM					
2819	LOBLOLLY PINE	19	1,134	REM					
2820	LOBLOLLY PINE	12	452	REM					
2821	LOBLOLLY PINE	16	804	REM					
2822	LOBLOLLY PINE	17	908	REM					
2823	LOBLOLLY PINE	12	452	REM					

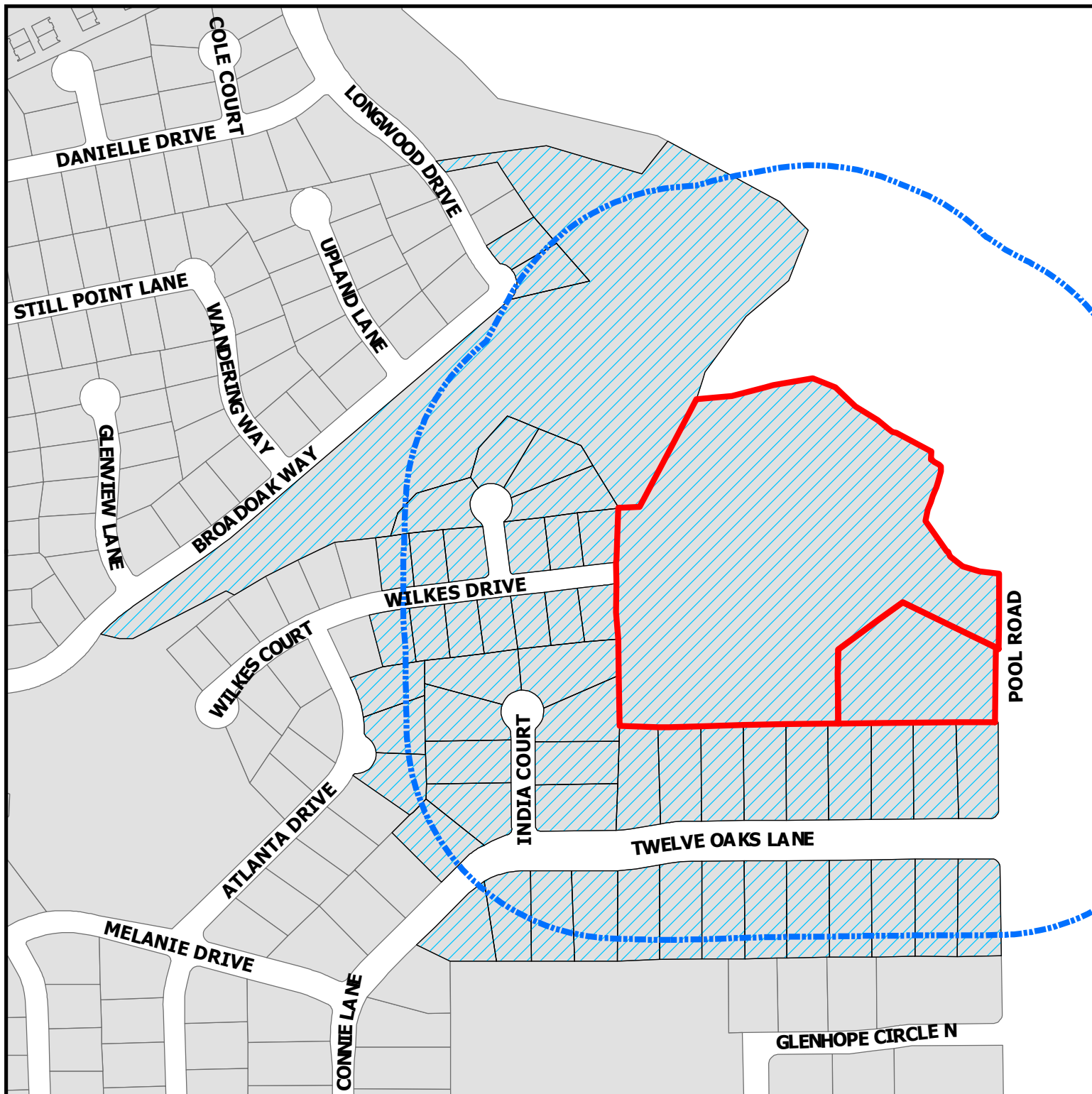
Tree #	Common name or species	*DBH (in)	Canopy Area (ft²)	Preservation Status	Heritage Tree	Exclusions Exempt	Tree Mitigation	Penalty / Violation	Comments
2950	EASTERN REDCEDAR	7	154	REM		NON-P			
2951	LOBLOLLY PINE	14	616	PRES					
2952	POST OAK	19	1,134	REM	HERITAGE				
2953	POST OAK	6	113	PRES					
2954	LOBLOLLY PINE	18	1,018	PRES					
2955	LOBLOLLY PINE	15	707	PRES					
2956	LOBLOLLY PINE	24	1,810	PRES					
2957	POST OAK	7	154	PRES					
2958	LOBLOLLY PINE	22	1,521	PRES					
2959	POST OAK	11	380	PRES					
2960	POST OAK	9	254	PRES					
2961	LOBLOLLY PINE	13	531	PRES					
2962	LOBLOLLY PINE	10	314	PRES					
2963	LOBLOLLY PINE	9	254	PRES					
2964	POST OAK	17	908	PRES	HERITAGE		MITIGATE		
2965	EASTERN REDCEDAR	8	201	PRES		NON-P			
2966	LOBLOLLY PINE	20	1,257	PRES					
2967	LOBLOLLY PINE	16	804	PRES					
2968	LOBLOLLY PINE	16	804	PRES					
2969	EASTERN REDCEDAR	11	380	PRES		NON-P			
2970	LOBLOLLY PINE	21	1,385	PRES					
2971	LOBLOLLY PINE	21	1,385	PRES					
2972	LOBLOLLY PINE	21	1,385	PRES					
2973	LOBLOLLY PINE	17	908	PRES					
2974	LOBLOLLY PINE	16	804	PRES					
2975	LOBLOLLY PINE	14	616	PRES					
2976	EASTERN REDCEDAR	7	154	PRES		NON-P			
2977	LOBLOLLY PINE	15	707	PRES					
2978	LOBLOLLY PINE	20	1,257	PRES					
2979	EASTERN REDCEDAR	6	113	PRES		NON-P			
2980	LOBLOLLY PINE	24	1,810	PRES					
2981	PLUM	6	113	PRES					
2982	LOBLOLLY PINE	27	2,290	PRES	HERITAGE		MITIGATE		
2983	LOBLOLLY PINE	7	154	PRES					
2984	AMERICAN ELM	7	154	PRES					
2985	POST OAK	10	314	PRES					
2986	POST OAK	11	380	PRES					
2987	AMERICAN ELM	7	154	PRES					
2988	LOBLOLLY PINE	30	2,827	PRES	HERITAGE		MITIGATE		
2989	LOBLOLLY PINE	12	452	PRES					
2990	POST OAK	6	113	PRES					
2991	LOBLOLLY PINE	19	1,134	PRES					
2993	LOBLOLLY PINE	24	1,810	PRES					
2994	LOBLOLLY PINE	16	804	PRES					
2995	POST OAK	13	531	PRES					
2996	EASTERN REDCEDAR	8	201	PRES		NON-P			
2997	POST OAK	26	2,124	PRES	HERITAGE				
2998	POST OAK	21	1,385	PRES	HERITAGE		MITIGATE		
2999	EASTERN REDCEDAR	6	113	PRES		NON-P			
3000	EASTERN REDCEDAR	7	154	PRES		NON-P			
6101	HACKBERRY	6	113	PRES		NON-P			
6102	POST OAK	11	380	PRES					
6103	CEDAR ELM	7	154	PRES					
6104	POST OAK	12	452	PRES					
6105	POST OAK	18	1,018	PRES	HERITAGE		MITIGATE		
6106	POST OAK	11	380	PRES					
6107	POST OAK	14	616	REM					
6108	POST OAK	16	804	REM	HERITAGE		MITIGATE		
6109	POST OAK	9	254	REM					
6110	POST OAK	18	1,018	REM	HERITAGE		MITIGATE		
6111	POST OAK	8	201	REM					
6112	POST OAK	16	804	REM	HERITAGE		MITIGATE		
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		MITIGATE		
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		MITIGATE		
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	EASTERN REDCEDAR	13	531	REM					
6130	POST OAK	10	314	REM					
6131	POST OAK	11	380	REM					
6132	POST OAK	15	707	REM	HERITAGE		MITIGATE		
6133	POST OAK	15	707	REM	HERITAGE		MITIGATE		
6134	POST OAK	18	1,018	REM	HERITAGE		MITIGATE		
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		MITIGATE		
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		MITIGATE		
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	PRES					
6167	POST OAK	7	154	PRES					
6168	POST OAK	13	531	PRES					
6169	AMERICAN ELM	10	314	PRES					
6170	POST OAK	12	452	PRES					
6171	POST OAK	12	452	PRES					
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		MITIGATE		
6177	POST OAK	15	707	REM	HERITAGE		MITIGATE		
6178	POST OAK	17	908	REM	HERITAGE		MITIGATE		
6179	LOBLOLLY PINE	8	201	PRES					
6180	POST OAK	10	314	REM					
6181	POST OAK	11	380	REM					
6182	POST OAK	16	804	REM	HERITAGE		MITIGATE		
6183	POST OAK	9	254	REM					
6184	POST OAK	19	1,134	PRES	HERITAGE		MITIGATE		
6185	POST OAK	18	1,018	REM	HERITAGE		MITIGATE		
6186	HACKBERRY	7	154	REM		NON-P			
6187	POST OAK	11	380	REM					
6188	POST OAK	18	1,018	REM	HERITAGE		MITIGATE		
6189	POST OAK	14	616	REM					
6190	POST OAK	10	314	REM					
6191	POST OAK	14	616	REM					
6192	POST OAK	16	804	PRES	HERITAGE				
6193	POST OAK	15	707	REM	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	PRES					
6288	POST OAK	17	908	PRES	HERITAGE		MITIGATE		
6289	POST OAK	13	531	PRES					
6290	POST OAK	12	452	PRES					
6291	POST OAK	14	616	REM					
6292	POST OAK	15	707	REM	HERITAGE		MITIGATE		
6293	POST OAK	8	201	REM					
6294	POST OAK	18	1,018	REM	HERITAGE		MITIGATE		
6295	POST OAK	14	616	REM					
6296	POST OAK	19	1,134	REM	HERITAGE		MITIGATE		
6297	POST OAK	13	531	REM					
6298	POST OAK	15	707	REM	HERITAGE		MITIGATE		
6299	POST OAK	8	201	REM					
6300	POST OAK	10	314	REM					
7975	POST OAK	15	707	PRES	HERITAGE				
7976	POST OAK	12	452	PRES					
7978	POST OAK	15	707	PRES					
7979	POST OAK	19	1,134	PRES	HERITAGE				
7981	POST OAK	14	616	PRES					
7982	POST OAK	18	1,018	PRES	HERITAGE				
7983	POST OAK	17	908	PRES	HERITAGE				
8001	POST OAK	17	908	REM	HERITAGE				
8002	POST OAK	16	804	REM	HERITAGE				
8003	HACKBERRY	6	113	PRES		NON-P			
8004	HACKBERRY	9	254	REM		NON-P			
8005	POST OAK	16	804	REM	HERITAGE		MITIGATE		
8006	AMERICAN ELM	9	254	PRES					
8007	POST OAK	13	531	PRES					
8008	POST OAK	16	804	PRES	HERITAGE		MITIGATE		
8009	AMERICAN ELM	6	113	PRES					
8010	AMERICAN ELM	8	201	PRES					
8011	POST OAK	11	380	PRES					
8012	HACKBERRY	8	201	PRES		NON-P			
8013	EASTERN REDCEDAR	10	314	REM		NON-P			
8014	POST OAK	20	1,257	REM	HERITAGE				
8015	EASTERN REDCEDAR	11	380	REM		NON-P			
8016	POST OAK	24	1,810	REM	HERITAGE				
8017	EASTERN REDCEDAR	8	201	PRES		NON-P			
8018	LOBLOLLY PINE	24	1,810	PRES					
8019	LOBLOLLY PINE	20	1,257	PRES					
8020	POST OAK	9	254	PRES					
8022	LOBLOLLY PINE	25	1,963	PRES	HERITAGE		MITIGATE		
8023	LOBLOLLY PINE	14	616	PRES					
8024	LOBLOLLY PINE	22	1,521	PRES					
8025	LOBLOLLY PINE	7	154	PRES					
8026	POST OAK	20	1,257	PRES	HERITAGE				
8027	AMERICAN ELM	12	452	PRES					
8028	LOBLOLLY PINE	16	804	PRES					
8029	LOBLOLLY PINE	18	1,018	PRES					
8030	POST OAK	7	154	PRES					
8031	LOBLOLLY PINE	23	1,662	PRES					
8032	POST OAK	7	154	REM					
8033	EASTERN REDCEDAR	9	254	REM		NON-P			
8034	EASTERN REDCEDAR	8	201	REM		NON-P			
8035	POST OAK	20	1,257	PRES	HERITAGE				
8036	POST OAK	18	1,018	PRES	HERITAGE				
8037	HACKBERRY	7	154	PRES		NON-P			
8038	POST OAK	18	1,018	PRES	HERITAGE				
8039	POST OAK	13	531	PRES					
8040	POST OAK	14	616	PRES					
8041	POST OAK	10	314	PRES					
8042	POST OAK	8	201	PRES					
8043	POST OAK	11	380	PRES					
8044	POST OAK	15	707	REM	HERITAGE		MITIGATE		
8045	POST OAK	8	201	REM					
8046	POST OAK	15	707	PRES	HERITAGE		MITIGATE		
8047	POST OAK	9	254	PRES					
8048	POST OAK	11	380	REM					
8049	POST OAK	8	201	REM					
8050	POST OAK	13	531	REM					
8051	POST OAK	9	254	REM					
8052	POST OAK	17	908	REM					
8053	POST OAK	14	616	REM					
8054	POST OAK	16	804	REM	HERITAGE		MITIGATE		
8055	POST OAK	14	616	REM					
8056	POST OAK	14	616	REM					
8057	POST OAK	14	616	REM					
8058	POST OAK	8	201	REM					
8059	POST OAK	17	908	REM	HERITAGE		MITIGATE		
8060	POST OAK	15	707	REM	HERITAGE		MITIGATE		
8061	EASTERN REDCEDAR	7	154	REM		NON-P			
8062	POST OAK	15	707	REM	HERITAGE		MITIGATE		
8063	HACKBERRY	6	113	REM		NON-P			
8064	POST OAK	6	113	REM					
8065	POST OAK	20	1,257	REM	HERITAGE		MITIGATE		
8066	EASTERN REDCEDAR	7	154	PRES		NON-P			
8067	EASTERN REDCEDAR	8	201	REM		NON-P			
8068	POST OAK	21	1,385	PRES	HERITAGE		MITIGATE		
8069	HACKBERRY	8	201	PRES		NON-P			
8070	POST OAK	7	154	PRES					
8071	LOBLOLLY PINE	23	1,662	PRES					
8072	EASTERN REDCEDAR	12	452	PRES		NON-P			
8073	POST OAK	7	154	PRES					
8074	LOBLOLLY PINE	22	1,521	PRES					
8075	POST OAK	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	POST OAK	10	314	PRES					
8302	POST OAK	17	908	PRES	HERITAGE				
8303	LOBLOLLY PINE	8	201	PRES					
8304	LOBLOLLY PINE	8	201	PRES					
8305	LOBLOLLY PINE	12	452	PRES					
8306	LOBLOLLY PINE	14	616	PRES					
8307	AMERICAN ELM	8	201	PRES					
8308	LOBLOLLY PINE	18	1,018	PRES					
8309	LOBLOLLY PINE	11	380	PRES					
8310	LOBLOLLY PINE	17	908	PRES					
8311	AMERICAN ELM	11	380	PRES					
8312	AMERICAN ELM	7	154	PRES					
8313	AMERICAN ELM	6	113	PRES					
8314	LOBLOLLY PINE	9	254	PRES					
8315	EASTERN REDCEDAR	10	314	PRES		NON-P			
8316	EASTERN REDCEDAR	8	201	PRES		NON-P			
8318	POST OAK	11	380	PRES					
8319	POST OAK	9	254	PRES					
8320	POST OAK	13	531	PRES					
8322	POST OAK	11	380	PRES					
8324	EASTERN REDCEDAR	8	201	PRES		NON-P			
8325	POST OAK	7	154	PRES					
8326	POST OAK	8	201	PRES					
8327	POST OAK	12	452	PRES					
8328	POST OAK	12	452	PRES					
8329	POST OAK	8	201	PRES					
8330	POST OAK	8	201	PRES					
8331	POST OAK	6	113	PRES					
8332	POST OAK	19	1,134	PRES	HERITAGE				
8333	POST OAK	24	1,810	PRES	HERITAGE				
8334	POST OAK	7	154	PRES					
8335	POST OAK	9	254	PRES					
8336	AMERICAN ELM	6	113	PRES					
8337	POST OAK	17	908	PRES	HERITAGE				
8338	EASTERN REDCEDAR	6	113	PRES		NON-P			
8339	POST OAK	17	908	PRES	HERITAGE				
8340	POST OAK	9	254	PRES					
8341	POST OAK	9	254	PRES					
8342	POST OAK	9	254	PRES					
8343	HACKBERRY	6	113	PRES		NON-P			
8344	POST OAK	15	707	PRES	HERITAGE				
8346	AMERICAN ELM	6	113	PRES					
8347	POST OAK	8	201	PRES					
8348	POST OAK	6	113	PRES					
8349	POST OAK	8	201	PRES					
8350	POST OAK	16	804	PRES	HERITAGE				
8351	POST OAK	7	154	PRES					
8352	POST OAK	20	1,257	PRES	HERITAGE				
8353	POST OAK	8	201	PRES					
8354	POST OAK	12	452	PRES					
8355	EASTERN REDCEDAR	9	254	PRES		NON-P			
8356	POST OAK	13	531	PRES					
8357	POST OAK	11	380	PRES					
8358	POST OAK	14	616	PRES					
8359	POST OAK	23	1,662	PRES	HERITAGE				
8360	POST OAK	14	616	PRES					
8361	POST OAK	14	616	PRES					
8362	AMERICAN ELM	8	201	PRES					
8363	AMERICAN ELM	9	254	PRES					
8364	POST OAK	10	314	PRES					
8365	POST OAK	9	254	PRES					
8366	POST OAK	14	616	PRES					
8367	POST OAK	15	707	PRES	HERITAGE		MITIGATE		
8368	POST OAK	20	1,257	PRES	HERITAGE				
8369	POST OAK	14	616	PRES					
8370	POST OAK	12	452	PRES					
8371	AMERICAN ELM	6	254	PRES					
8372	EASTERN REDCEDAR	7	154	PRES		NON-P			
8373	POST OAK	13	531	REM					
8374	EASTERN REDCEDAR	13	531	REM					
8376	POST OAK	15	707	REM	HERITAGE				
8379	POST OAK	11	380	REM					
8380	POST OAK	13	531	REM					
8381	POST OAK	17	908	REM	HERITAGE		MITIGATE		
8382	EASTERN REDCEDAR	10	314	REM		NON-P			
8383	POST OAK	16	804	REM	HERITAGE		MITIGATE		
8384	POST OAK	8	201	REM					
8385	POST OAK	10	314	REM					
8386	POST OAK	11	380	REM					
8387	POST OAK	14	616	REM					
8388	POST OAK	12	452	PRES					
8389	POST OAK	11	380	PRES					
8390	EASTERN REDCEDAR	10	314	PRES		NON-P			
8392	POST OAK	6	113	PRES					
8393	EASTERN REDCEDAR	8	201	PRES		NON-P			
8394	AMERICAN ELM	6	113	PRES					
8395	POST OAK	19	1,134	PRES	HERITAGE		MITIGATE		
8396	EASTERN REDCEDAR	6	113	REM		NON-P			
8397	POST OAK	6	113	REM					
8398	EASTERN REDCEDAR	9	254	PRES		NON-P			
8399	POST OAK	7	154	PRES					
8400	EASTERN REDCEDAR	8	201	PRES		NON-P			
8401	POST OAK	14	616	PRES					
8402	POST OAK	7	154	PRES					
8403	POST OAK	16	804	PRES	HERITAGE				
8404	POST OAK	11	380	PRES					
8405	POST OAK	15	707	PRES	HERITAGE				
8406	AMERICAN ELM	13	621	PRES					
8407	POST OAK	25	1,963	PRES	HERITAGE				
8408	POST OAK	11	380	PRES					
8409	POST OAK	19	1,134	PRES	HERITAGE				
8410	AMERICAN ELM	6	113	PRES					
8413	POST OAK	19	1,134	PRES	HERITAGE				
8414	POST OAK	20	1,257	PRES	HERITAGE		MITIGATE		
8415	POST OAK	13	531	PRES					
8416	POST OAK	7	154	PRES					
8417	POST OAK	7	154	PRES					
8418	POST OAK	15	707	REM	HERITAGE				
8419	AMERICAN ELM	9	254	REM					
8420	AMERICAN ELM	7	154	PRES					
8421	AMERICAN ELM	12	452	PRES					
8422	EASTERN REDCEDAR	11	380	REM		NON-P			
8423	EASTERN REDCEDAR	9	254	REM		NON-P			
8424	POST OAK	19	1,134	REM	HERITAGE				
8425	EASTERN REDCEDAR	19	1,134	PRES					
8426	POST OAK	6	113	PRES					
8427	POST OAK	8	201	PRES					
8428	POST OAK	12	452	PRES					
8429	POST OAK	11	380	PRES					
8430	POST OAK	20	1,257	PRES	HERITAGE				
8431	HACKBERRY	8	201	PRES		NON-P			
8432	POST OAK	12	452	PRES					
8433	EASTERN REDCEDAR	9	254	PRES		NON-P			

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

Notification Map

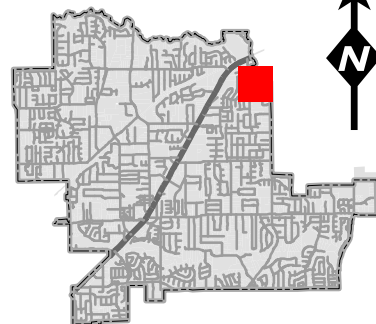


ZC23-010

2417 Wilkes Drive & 6900 Pool Road

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, April 10, 2023 at 7:00 p.m.
City Council Meetings: Tuesday, May 2, 2023 & Tuesday, May 16, 2023 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 14 lot subdivision, The Bluffs at Colleyville. It proposes lot sizes ranging from approximately 26,000 sq.ft. up to 30,500 sq.ft., the average being approximately 29,000 sq. ft.

Zoning Case: ZC23-010

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

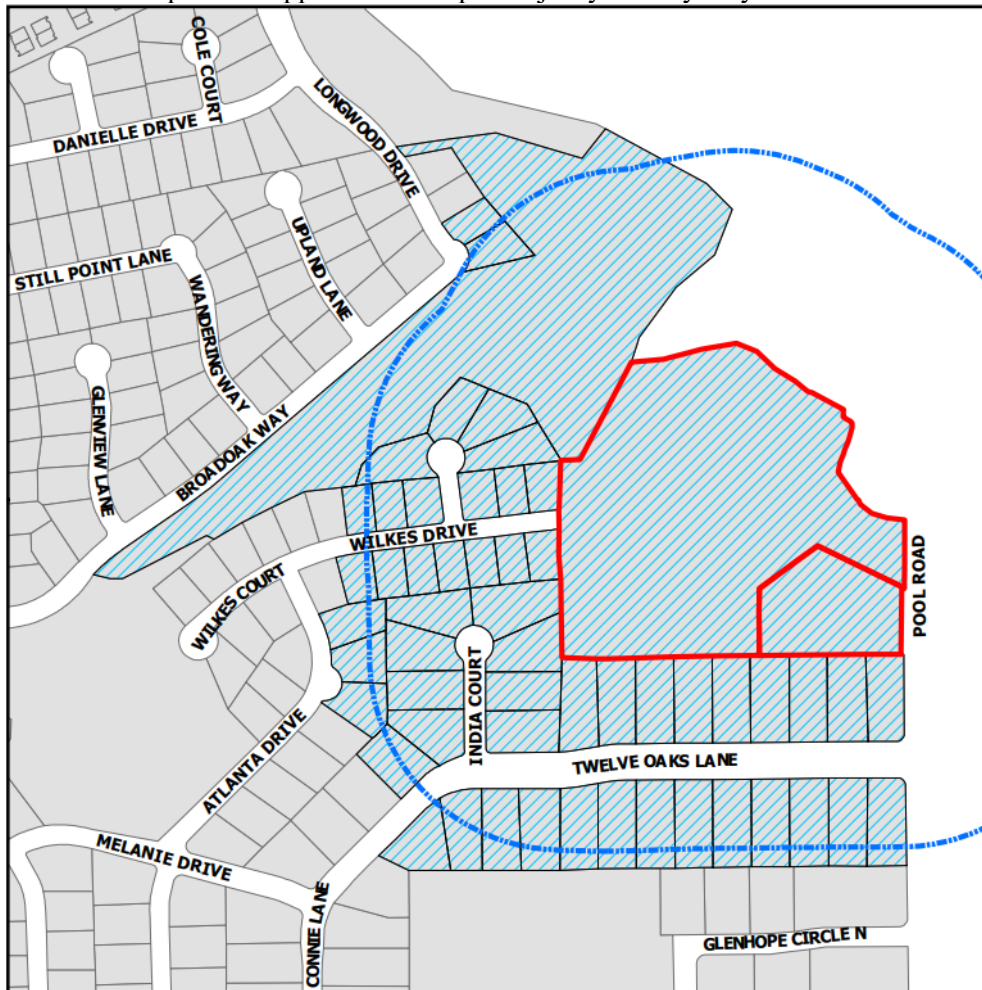
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

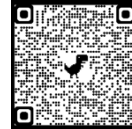
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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 TR	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 RLT	6708 INDIA CT	COLLEYVILLE, TX
ROBERTSON, BARRY E	2415 WILKES DR	COLLEYVILLE, TX
ROBINSON, DANIEL	6802 INDIA CT	COLLEYVILLE, TX
ROSS DOWNS ESTATES	4113 GATEWAY DR STE 100	COLLEYVILLE, TX
SCHAEFER, JOHN W	6803 ATLANTA DR	COLLEYVILLE, TX
STEWART, BRIAN	2502 TWELVE OAKS LN	COLLEYVILLE, TX
STONE, BRYCE	6802 ROCKBROOK CT	COLLEYVILLE, TX
TAYLOR, STACEY	4501 SHADYCREEK LN	COLLEYVILLE, TX
THOMPSON, TERESEA	2409 TWELVE OAKS LN	COLLEYVILLE, TX
TICHACEK, PAUL V	2403 TWELVE OAKS LN	COLLEYVILLE, TX
TRIMBLE, DENNIS	6803 INDIA CT	COLLEYVILLE, TX
UNIQUE FORTUNE LLC	400 N CARROLL AVE	SOUTHLAKE, TX
VANZANT, JEFFERY	2412 WILKES DR	COLLEYVILLE, TX
WARD, SALLY	6801 ATLANTA DR	COLLEYVILLE, TX

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

Michael & Brenda Farrell
2504 Twelve Oaks Lane
Colleyville, TX 76034

March 27, 2023

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

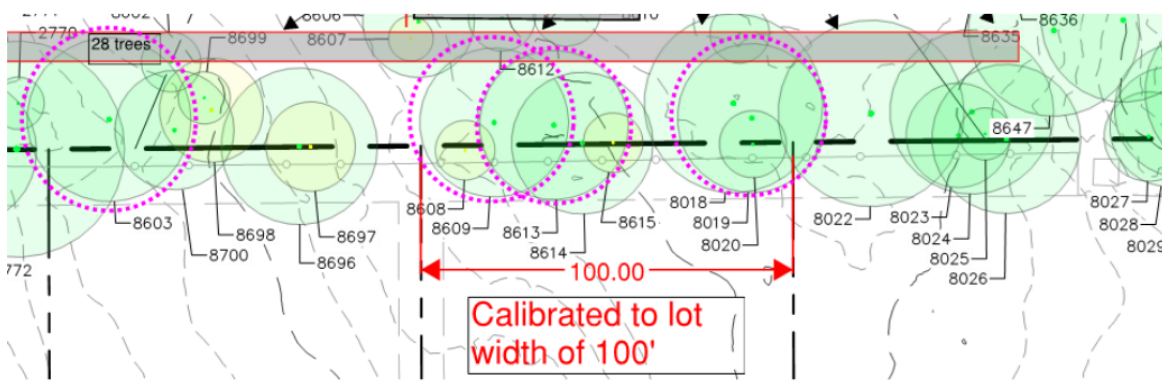
Re: **Zoning Case ZC23-010: Letter of Opposition – Wrong Plan for this Land**
Request to Rezone 2417 Wilkes Drive From AG and 6900 Pool Road from RE to PUD-R

Dear Madam or Sir:

I am writing to express my opposition to the request to rezone the 13.89-acre parcel located at 2417 Wilkes Drive and 6900 Pool Road, Colleyville, Texas 76034, from Agricultural & Residential Estate Zoning to PUD-R for the following reasons:

1. A similar proposal was correctly denied by Colleyville's P&Z Commission on November 14, 2022 and the City Council on February 21, 2023. I believe this proposal, if approved and the land developed as proposed, will result in the same negative outcomes identified by the P&Z Commission & City Council as the basis for prior denials. Therefore I oppose this proposed zoning change.

The P&Z Commission & City Council diligently considered the prior proposal, seeing through to the reality of its final outcome. This proposal with slightly larger lots and still too many homes carries the same deep flaws. Sage, the planner was required to provide a tree survey with their original application but didn't do so for months. The planner said the only issue was Wilkes vs Pool Road access but withheld the tree survey and falsely claimed access as the only issue claim to meet neighbors demands while holding the tree survey. The developer never answered the question of how many total trees would be cut down. I created a drawing, separate attachment, and detailed out the number of trees per lot based on realistic house and hardscapes (driveway, pool, & deck) at 385 in addition to 383 from roads, leaving 143 from 911 protected trees. A short week after city council denial on February 15th the developer began cutting trees and tree 8019 among others were cut down.



First 8603 a 22' pine died in Nov.

Next 8609 & 8613 both 20" pines died in Dec.

8614 a 19" pine is in poor shape.

February 15, 2023, a perfectly good tree 8019, a 20" pine was cut down.

Clearly the trees below are green and healthy, listed on tree survey as protected, yet cut down

These are taken at 11:12 & 11:13 AM as the worker limbed the tree, chain saw in 3rd pic lower left. I assumed he was trimming out dead branches and had to go back inside to a conf call.

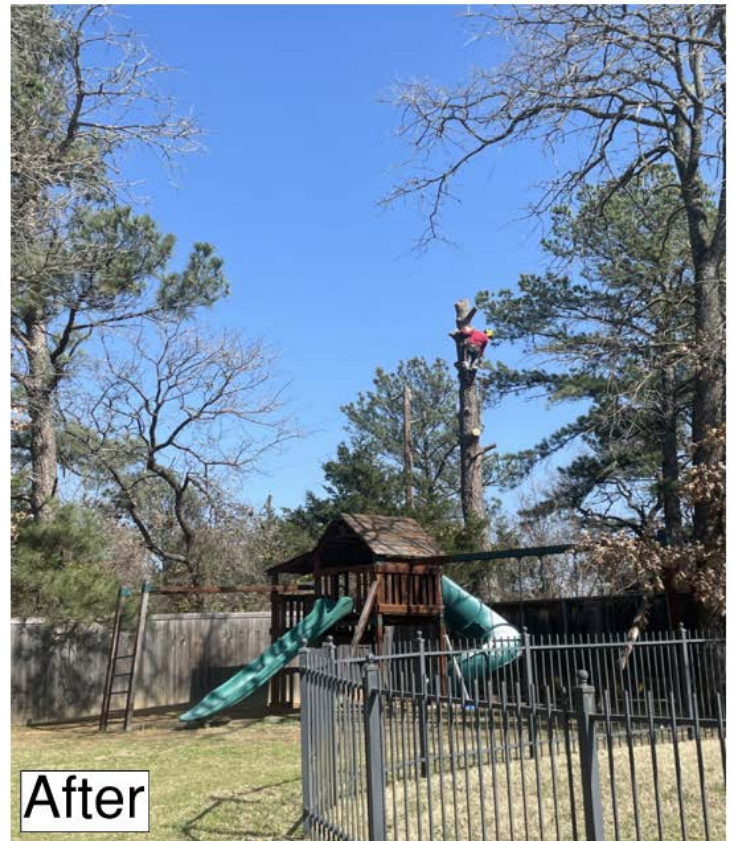


60 minutes later, 60 years of mature tree was eradicated.

Before



At 12:16 I returned and was shocked to find a 60 year old tree was killed



After

The planner hasn't been forthright about the whole tree issue from the onset.

I believe City Council members should vote to leave this land zoned AG until someone comes up with a plan and zoning conducive with its poor soil conditions, steep gradients and need to preserve protected trees. Obviously, that is not this proposal, which would replace the ridge and trees with tall retaining walls, de-nuded forest areas, soil stability and foundation issues.

2. The proposed rezoning and development of this land conflicts with Colleyville's Land Development Code (LDC). The unique and defining characteristics of this land clearly fall within the purpose and intent of Ag zoning. Therefore, this property is presently zoned correctly. It should remain AG.
 - a. LDC Section 3.8 AG –Agricultural District explicitly states its purpose and intent for AG zoning to include: *"open space for the protection and enhancement of scenic areas, vistas..."* This land features the second-highest elevation in Colleyville, making the tops of its towering trees visible from great distances around the city. In addition, this forest sits exactly at the Pool Road "Gateway" into Colleyville greeting residents and visitors with a scenic area that exemplifies the "Country Charm", green spaces & mature trees described in the city's master plan as Colleyville's defining characteristics and which distinguish it from neighboring communities.
 - b. LDC Section 3.8 AG –Agricultural District also explicitly states its purpose and intent for AG zoning to include: *"where unusual or problematic soils, topographic conditions, or sensitive ecological features are present that would normally not be conducive or appropriate to more intensive forms and patterns of urbanization."*
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 - d. The soil in this area has a high clay content which does not drain or bear loads well. Clay also expands potentially damaging foundations.
 - e. The problematic soils and topographic conditions demand proper attention to drainage for both surface and subsurface water. The taking of trees from this slope, either from intentional clearing or from the inevitable collateral decline and loss from development activities will rob the slopes of the trees and root systems making for problematic erosion and the occurrence of mudslides much more likely. During prior hearings, soil and environmental studies were requested but not presented by the developer.
 - f. These problematic topographic conditions, the nature of the soil, and the development activities are all detrimental to the trees planned for preservation. Unfortunately, Post Oaks, the dominant tree in this forest, are very sensitive ecological features to this type of urban development.
 - g. Section 5.1 of Colleyville's LDCs clearly states the Urban Forestry Chapter's purpose as *"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."* 972 trees currently exist on this land. These trees make up an Eastern Cross Timbers forest.
 - h. The historical and cultural importance of these Cross Timbers is significant. On this land lives 549 Oaks of which 28 of the largest Post Oaks are estimated to be well over 200 years old. These trees go back over six generations and were standing on this land many years before Colleyville was incorporated, prior to Texas's statehood, and even predating the Alamo.
 - i. 806 of these trees are "protected" species of trees, including pine, post oak, blackjack oak, elm, and cedar. A "protected" tree is defined as having a diameter of 6 inches or more and a height of at least 15 feet.
 - j. 199 trees on the property are "Heritage" trees. A heritage tree is a tree of the earlier residents of Colleyville or a tree that pre-dates the city's establishment. All post oaks and blackjack oaks of at least 15 inches in diameter, and all protected trees of at least 25 inches in diameter are "Heritage" trees.

- k. This forest serves many important environmental functions such as filtering water, preventing water runoff and erosion. It dampens noise, captures carbon and emits oxygen.
 - l. This forest also provides habitat and food for a native North Texas ecosystem that includes plants, bugs, reptiles, birds, and mammals.
 - m. Development of this property to build homes, as the developer has proposed, will result in a loss of a majority of these trees and therefore the entire loss of this Eastern Cross Timbers forest.
3. The developer purchased this land in December 2021. Prior to purchase the developer had the opportunity to do due diligence on the City's code relative to the unique and defining characteristics of this land. The developer is not entitled to a zoning change and upon purchase accepted the risk he may not get the zoning he desired. The City's process is fair and its first obligation is to do what is best for the community and its citizens.
4. Additionally, the developer and city have been contacted by a group to assist in buying the land at a FAIR price and turn it over to the city to protect the land as a park and natural space. This should be the path taken. It would net the owner a profit over the bargain he purchased the land for and without the 1M + expense to install streets, sewer, water, and power. I dare say he might do better without the headaches and little effort.

The bottom line is this is not the plan that should be approved, and any zoning proposal other than AG should be a well-thought-out site plan that addresses community safety requirements, tree and slope preservation that keeps the integrity of the forest and hill. The city does not have to give the developer an alternative, just a yes or no.

Thank you for your consideration and service.

For each of the reasons stated above, I oppose the rezoning of 2417 Wilkes Drive from AG to R-30. Colleyville's P&Z Commission and City Council should vote "No, with prejudice" to the rezoning of this land to allow purchase discussed above.

Sincerely,

*Micheal Farrell &
Brenda Farrell*

SCALED AT 24"x36" PAGE SIZE

Tim+Leisa Waterworth (Name)

3/27/2023 (Date)

6808 Rockbrook Ct. (Street Address)

Colleyville TX 76034 (City, State, Zip)

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

**Re: Zoning Case ZC23-010: Letter of Opposition – Wrong Plan for this Land
Request to Rezone 2417 Wilkes Drive From AG and 6900 Pool Road from RE to PUD-R**

Dear Madam or Sir:

I am writing to express my opposition to the request to rezone the 13.89-acre parcel located at 2417 Wilkes Drive and 6900 Pool Road, Colleyville, Texas 76034, from Agricultural & Residential Estate Zoning to PUD-R for the following reasons:

1. A similar proposal was correctly denied by Colleyville's P&Z Commission on November 14, 2022 and the City Council on February 21, 2023. I believe this proposal, if approved and the land developed as proposed, will result in the same negative outcomes identified by the P&Z Commission & City Council as the basis for prior denials. Therefore I oppose this proposed zoning change.

The P&Z Commission & City Council diligently considered the prior proposal, seeing through to the reality of its final outcome. This proposal with slightly larger lots and still too many homes is carries the same deep flaws. I believe City Council members should vote to leave this land zoned AG until someone comes up with a plan and zoning conducive with its poor soil conditions, steep gradients and need to preserve protected trees. Obviously, that is not this proposal, which would replace the ridge and trees with tall retaining walls, de-nuded forest areas, soil stability and foundation issues.

2. The proposed rezoning and development of this land conflicts with Colleyville's Land Development Code (LDC). The unique and defining characteristics of this land clearly fall within the purpose and intent of Ag zoning. Therefore, this property is presently zoned correctly. It should remain AG.
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Clay & Val Reed (Name)
6806 Rockbrook Ct. (Street Address)
Colleyville, TX 76034 (City, State, Zip)

March 27, 2023 (Date)

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

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Robert E. Egan
2410 Twelve Oaks Lane
Colleyville, TX 76034

March 29, 2023

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

Re: Zoning Cases ZC23-009 & ZC23-010: Letter of Opposition – Wrong Plan for this Land

Dear Madam or Sir:

This is a letter of opposition to the two proposals for Colleyville zoning cases ZC23-009 & ZC23-010.

First, a similar proposal was denied by the City Council and the Planning and Zoning Commission due to negative outcomes, and the current proposal carries the same deep flaws. The proposed development would replace a forested area with tall retaining walls, de-nuded forest areas, soil stability, and foundation issues.

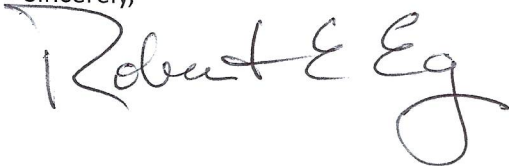
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These proposed developments would be detrimental to the land's natural resources and ecological features, and I request that the city of Colleyville leave this land zoned AG until a plan and zoning conducive with its poor soil conditions, steep gradients, and need to preserve protected trees is developed.

For the reasons stated above, I oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG. I request that the Colleyville P&Z Commission & City Council **deny the rezoning of this land with prejudice.**

Thank you for your consideration and service.

Sincerely,

A handwritten signature in black ink that reads "Robert E. Egan". The signature is written in a cursive, flowing style with a large, prominent "R" and a long, sweeping underline.

Robert Zebian
Rita Zebian
6708 India Court
Colleyville TX, 76034

3/31/2023

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

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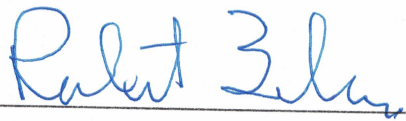
These proposed developments would be detrimental to the land's natural resources and ecological features, and we request that the city of Colleyville leave this land zoned AG until a plan and zoning conducive with its poor soil conditions, steep gradients, and need to preserve protected trees is developed.

Also, we feel that the developer has not been honest with Colleyville citizens and government regarding this development. They have continually downplayed the loss of tree canopy and the need for large retaining walls on the slope.

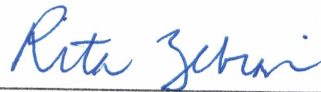
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Sincerely,

Handwritten signature of Robert Zilber in blue ink.

Signature

Handwritten signature of Rita Zilber in blue ink.

Signature

Barry Robertson and Sandra Session-Robertson(Name)

3/29/23 (Date)

2415 Wilkes Drive (Street Address)

Colleyville, TX 76034 (City, State, Zip)

Community Development

City of Colleyville

100 Main St.

Colleyville, TX 76034

bbryner@colleyville.com

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Sincerely,

Barry Robertson

Signature

Sandra Session-Robertson

Signature

ORDINANCE O-23-XXXX

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. ZC23-010; 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 "B", which shall not be considered the preliminary plat. The actual street and lot arrangement may differ from that shown on Exhibit "B" 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 14 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 26,165 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 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. 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 2nd day of May 2023.

The second reading and public hearing being conducted on the 16th day of May 2023.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF COLLEYVILLE, TEXAS, ON THIS THE 16TH DAY OF MAY 2023.

Mayor Bobby Lindamood
Place 1, George Bond
Place 3, Brandi Elder
Place 4, George Dodson

_____ Mayor Pro Tem Kathy Wheat
_____ Place 5, Chuck Kelley
_____ Place 6, Callie Rigney

ATTEST:

CITY OF COLLEYVILLE

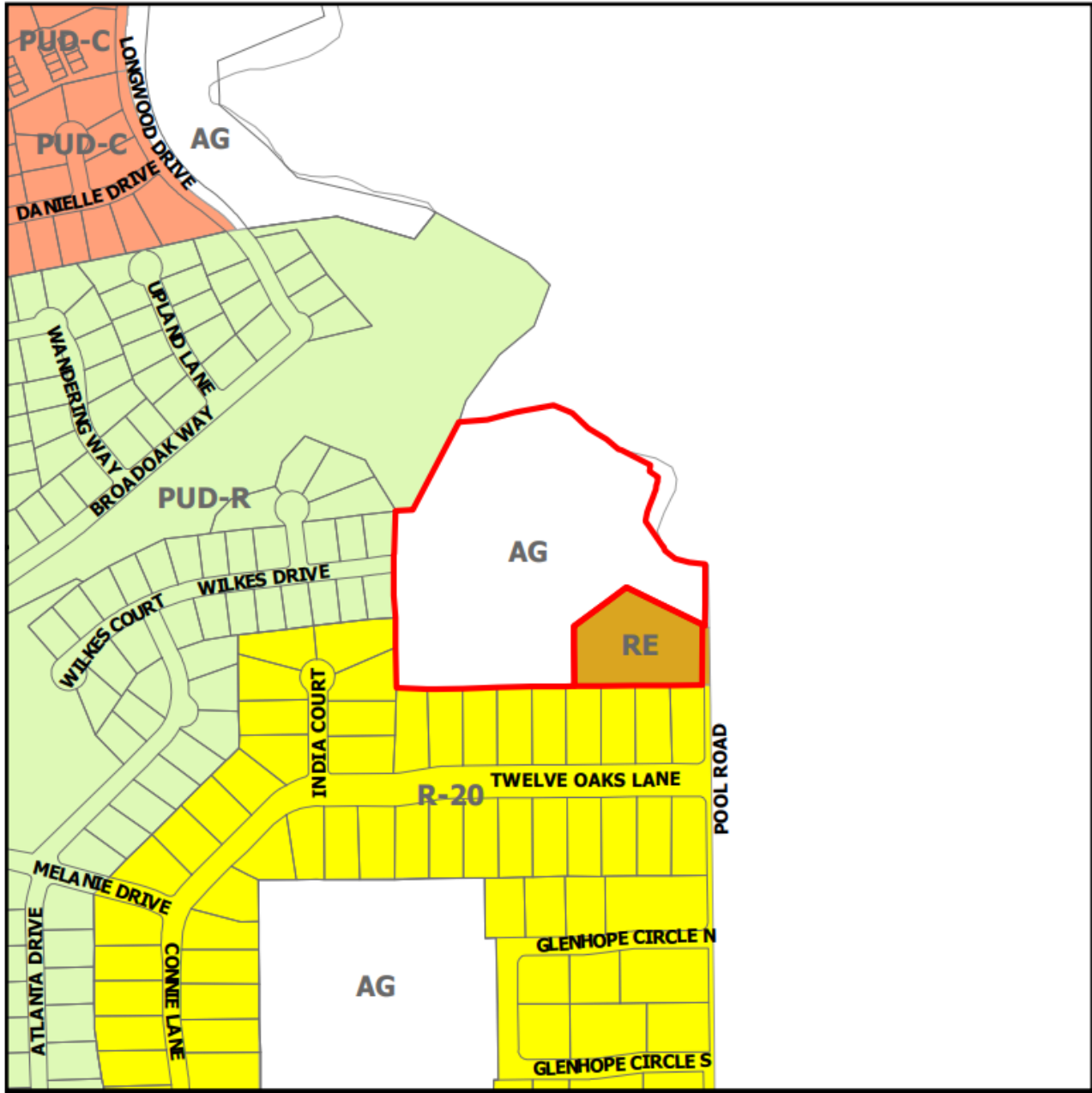
Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" – Location and Zoning Map



[illegible]

