CITY OF COLLEYVILLE
CITY COUNCIL AGENDA

100 Main Street, Colleyville, Texas, 76034

TUESDAY, JUNE 20, 2023

WORKSESSION
5:30 PM
EXECUTIVE CONFERENCE ROOM
THIRD FLOOR

CALL TO ORDER

WS-1 Preliminary budget review

WS-2 Discussion and update on economic development

WS-3 Discussion of nominating a councilmember to serve on the North Central Texas Council of Governments Emergency Preparedness Planning Council

WS-4 Discussion of the June 20, 2023, City Council regular agenda items

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

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

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

Section 551.074 - Personnel - Discussion of wages and benefits

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

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

INVOCATION: Pastor Josh Anderson, Colleyville Presbyterian Church

PLEDGE OF ALLEGIANCE: City Attorney Whitt Wyatt

2. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-23-4852

3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

4. CONSENT: READING AND PUBLIC HEARING - RESOLUTION R-23-4853

4a Approval of the minutes of the regular City Council meeting of June 6, 2023

4b Approval of the renewal for medical insurance and award of dental insurance to BlueCross BlueShield of Texas, and authorizing the City Manager to execute the agreements

4c Consideration of a Right-of-Way Encroachment and Joint Use Agreement for a permanent freestanding monument sign to be located within the right-of-way at 901 Cheek-Sparger Road

4d Approval of the FY2024 fleet replacement schedule

5. ITEMS NOT FOR CITY COUNCIL ACTION

5a Monthly Financial Report - May 2023

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

6a Ordinance O-23-2241

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

6b Ordinance O-23-2242

Consideration of a Special Use Permit to allow for an Auto Repair Shop, for Lot 1B1, Block 3, Village Park Addition, located at 700 Glade Road, Case ZC23-011

6c Ordinance O-23-2243

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

6d Ordinance O-23-2244

Consideration of a zoning change from AG Agricultural and RE Single Family 'Estate' Residential PUD-R to 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

7. RESOLUTION(S): READING AND PUBLIC HEARING

7a Resolution R-23-4854

Approving support of the City of Colleyville 2024 Active Transportation Plan and requests for funding through the Transportation Alternatives Set-Aside (TA) Program

8. CITIZEN COMMENTS

9. REPORTS

Library Board Minutes - April 10, 2023
Planning and Zoning Commission Minutes - May 8, 2023
Planning and Zoning Commission Worksession Minutes - May 22, 2023

10. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, JUNE 20, 2023 - READING AND PUBLIC HEARING - RESOLUTION R-23-4855

11. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards *Friday, June 16, 2023* by 5:00 p.m.

Christine Loven, TRMC
City Secretary

A quorum of any Colleyville board, commission, or committee may be present at this meeting. Any matter on this agenda may, at the discretion of the governing body, be opened for public comment and discussion.

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

CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number WS-1 **Agenda Date** 6/20/2023
Type Worksession
Department Finance

Title
Preliminary budget review

Explanation
The City's Finance Director will update Council on the budget process and preliminary budget figures as they currently stand. The proposed budget will continue to be revised and finalized through the end of the fiscal year.

Attachments
1. Preliminary Budget Discussion Presentation

FY 2024
Preliminary Projections

City Council Worksession
June 20, 2023

Agenda

- History of efforts
- Property Tax preliminary figures
- Operating fund preliminary projections
- Agency Agreement funding

History of Efforts

FY 2018 - 2022

- Leaner staffing model, annual compensation adjustments
- Underwent Compensation & Classification study, incorporated results
- Aligned spending with special revenue and capital funds
- Maintained effective/no-new-revenue (NNR) tax rate

FY 2023

- NNR Tax rate for 5th consecutive year
- Funding market increases from compensation study
- Eliminating $1.5m transfer from the General Fund to Capital Fund
- No increase in health insurance costs

FY 2024

- Focus on Park operations (SH26 beautification maintenance, new rec facility)
- 14 new Employees, 10 FT and 4 PT, funded primarily through TIF / CEDC
- Health insurance adjustment
- Recommended property tax rate adjustment

May Value Estimates

- May estimates put our residential reappraisals up significantly, average residential property value of $740,000 (+13%)
- Total value increase of 9% as of May
- $79m in new construction ~ $200k in additional revenue
- Exempt properties up 20%, from $1.7b to $2b

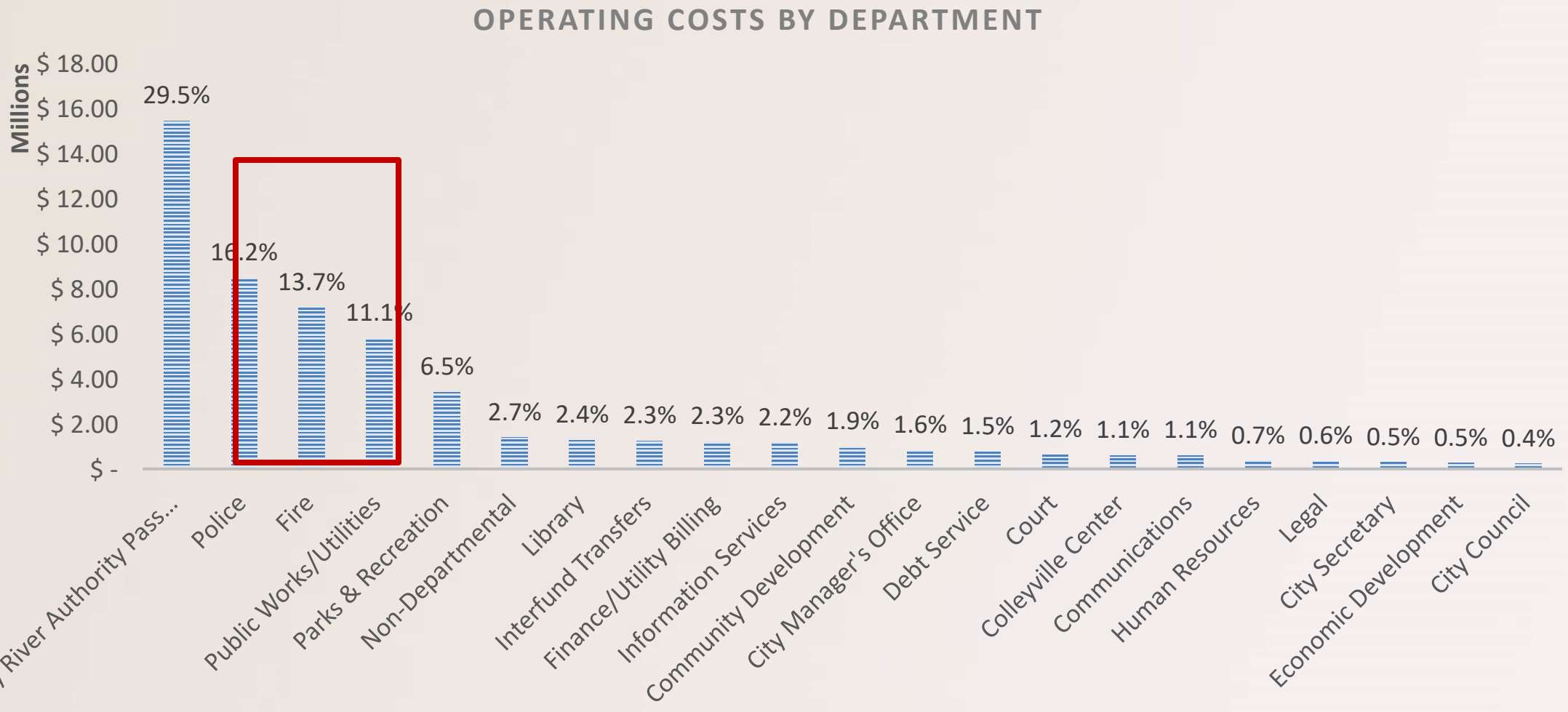
Tax Rate

- Property tax rates have two components:
  - Maintenance & operations (M&O) tax rate – General Fund
  - Interest & sinking (I&S)/debt service tax rate – Debt Service Fund

Fiscal Year	M&O Tax Rate	I&S Tax Rate	Total Tax Rate
2012	$0.31385	$0.042050	$ 0.3559
2013	$0.31385	$0.042050	$ 0.3559
2014	$0.32442	$0.031480	$ 0.3559
2015	$0.324420	$0.031480	$ 0.3559
2016	$0.336240	$0.019660	$ 0.3559
2017	$0.321908	$0.017222	$ 0.3391
2018	$0.316000	$0.017834	$ 0.3338
2019	$0.303764	$0.017036	$ 0.3208
2020	$0.290428	$0.016379	$ 0.3068
2021	$0.289441	$0.014925	$ 0.3044
2022	$0.280687	$0.011091	$ 0.2918
2023	$0.256026	$0.009592	$ 0.2656

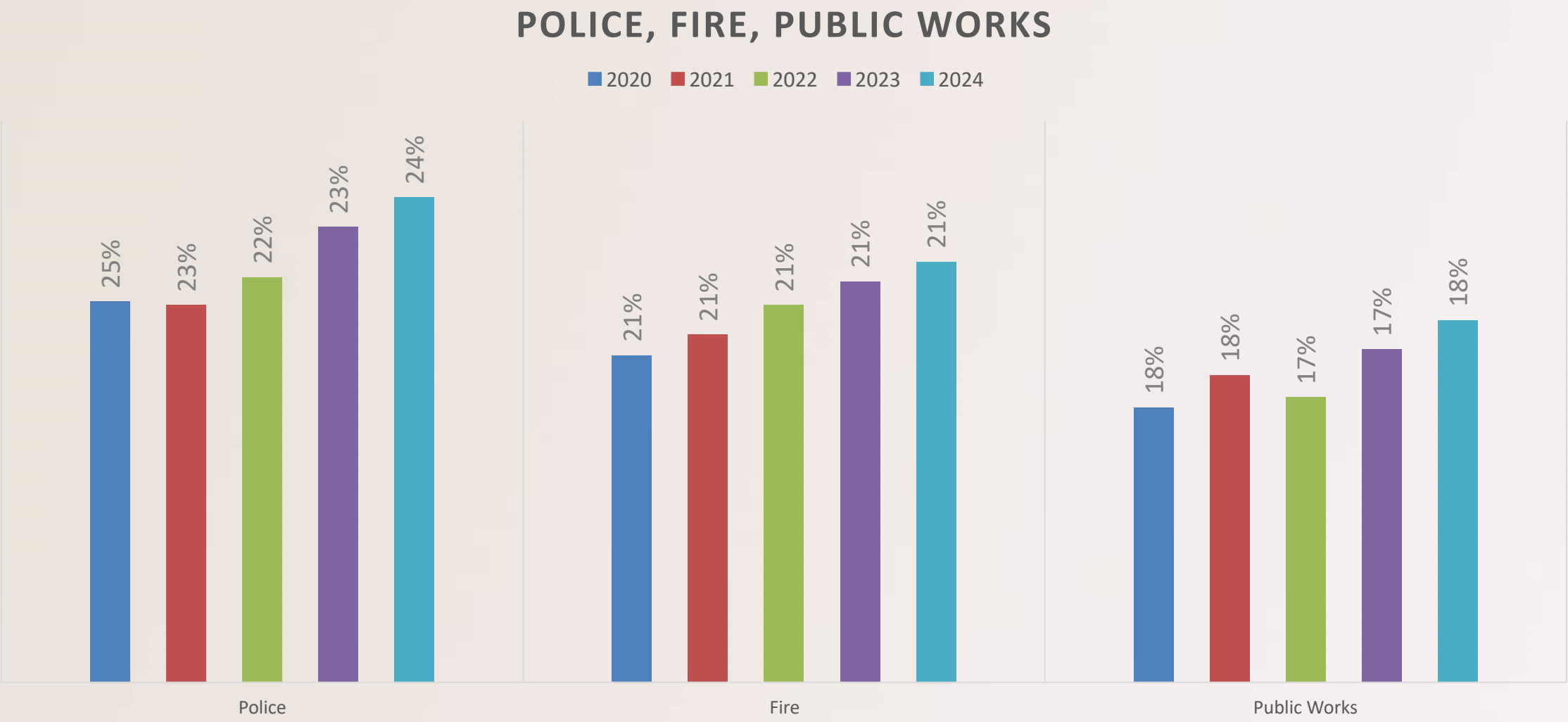
First year for no-new-revenue rate

Background: City Funds



*Expense breakdown tends to follow personnel count, which is relatively consistent year over year

Operating Spending – Top 3 Services



General Fund Projections

	Projected FY23	Requested 2024	Projected FY25	Projected FY26	Projected FY27	Projected FY28	Projected FY29	Projected FY30
Beg. Balance	$ 7,703,669	$ 7,703,669	$ 7,703,669	$ 7,703,669	$ 8,050,381	$ 8,325,480	$ 8,229,155	$ 7,710,941
AD VALOREM TAXES	$ 15,818,646	$ 16,484,708	$ 16,981,476	$ 17,646,302	$ 18,288,932	$ 18,933,592	$ 19,575,385	$ 20,224,667
FRANCHISE TAXES	$ 2,246,057	$ 2,097,000	$ 2,117,970	$ 2,139,150	$ 2,160,541	$ 2,182,147	$ 2,203,968	$ 2,226,008
SALES TAXES	$ 5,389,850	$ 5,305,876	$ 5,410,744	$ 5,544,119	$ 5,680,809	$ 5,820,898	$ 5,950,242	$ 6,082,480
LICENSES AND PERMITS	$ 781,138	$ 907,850	$ 879,429	$ 852,598	$ 827,280	$ 803,401	$ 801,254	$ 796,214
FINES	$ 476,701	$ 550,000	$ 555,500	$ 561,055	$ 566,666	$ 572,332	$ 578,056	$ 578,056
CHARGES FOR SERVICES	$ 883,434	$ 936,875	$ 946,244	$ 955,706	$ 965,263	$ 974,916	$ 984,665	$ 984,665
INTERGOVERNMENTAL	$ 504,964	$ 503,045	$ 546,799	$ 565,472	$ 585,350	$ 605,107	$ 625,931	$ 642,465
MISCELLANEOUS REVENUES	$ 423,000	$ 462,000	$ 478,620	$ 483,406	$ 488,240	$ 493,123	$ 498,054	$ 498,054
TRANSFERS-IN	$ 536,011	$ 875,923	$ 909,816	$ 946,210	$ 984,514	$ 1,023,690	$ 1,064,693	$ 1,104,997
TOTAL GENERAL FUND REVENUES	$ 27,059,800	$ 28,123,277	$ 28,826,597	$ 29,694,018	$ 30,547,595	$ 31,409,205	$ 32,282,247	$ 33,137,604
TOTAL GENERAL FUND EXPENDITURES	$ 24,962,763	$ 27,192,125	$ 27,892,010	$ 29,047,306	$ 30,272,496	$ 31,505,530	$ 32,800,461	$ 33,969,209
Over/(Under) Exp	$ 2,097,037	$ 931,152	$ 934,588	$ 646,712	$ 275,099	$ (96,325)	$ (518,214)	$ (831,604)
Capital Xfer	2,097,037	931,152.12	934,587.50	300,000.00	-	-	-	-
Ending Balance		7,703,669	7,703,669	8,050,381	8,325,480	8,229,155	7,710,941	6,879,336

Projection Includes:

- Tax Rate Increases of 3.5% annually
- Modest sales tax increases
- Comp program, annual health insurance increases
- Shifting Enterprise lease program to debt service

General Fund Projections By Department

Department	FY2023 Budget	FY2023 Projected	FY2024 Preliminary	FY24 Budget vs. FY23 Budget
City Council	$ 221,051	$ 202,169	$ 221,051	$ -
City Administration	$ 822,912	$ 845,590	$ 912,141	$ 89,229
Building Inspections	$ 507,295	$ 482,542	$ 523,898	$ 16,603
Economic Development	$ 253,713	$ 257,668	$ 265,878	$ 12,165
City Secretary	$ 286,351	$ 264,472	$ 310,512	$ 24,161
Finance	$ 704,888	$ 679,341	$ 744,576	$ 39,688
Legal	$ 326,008	$ 326,008	$ 326,008	$ -
Library	$ 610,526	$ 619,432	$ 637,936	$ 27,410
Engineering	$ 414,055	$ 393,412	$ 417,832	$ 3,778
Community Development	$ 484,677	$ 476,202	$ 508,365	$ 23,688
Fire	$ 7,159,414	$ 7,135,557	$ 7,485,254	$ 325,840
Police	$ 5,796,252	$ 5,724,978	$ 6,110,792	$ 314,540
Parks	$ 1,188,378	$ 1,214,838	$ 1,580,854	$ 392,476
Streets	$ 1,118,428	$ 1,012,859	$ 1,112,438	$ (5,990)
Recreation	$ 566,470	$ 513,558	$ 649,960	$ 83,489
Communications	$ 197,145	$ 197,545	$ 291,645	$ 94,500
Colleyville Center	$ 261,315	$ 240,900	$ 414,088	$ 152,773
Human Resources	$ 347,939	$ 312,534	$ 386,357	$ 38,418
Municipal Court	$ 621,467	$ 555,272	$ 647,454	$ 25,987
Fleet Maintenance	$ 193,578	$ 176,205	$ 192,747	$ (831)
Building Services	$ 648,467	$ 614,792	$ 708,795	$ 60,328
Information Services	$ 1,049,406	$ 1,131,286	$ 1,113,557	$ 64,151
Capital Equipment Reserve Fund	$ 371,000	$ 371,000	$ 371,000	$ -
Non-Departmental	$ 1,146,688	$ 1,214,603	$ 1,258,988	$ 112,300
TOTAL GENERAL FUND EXPENDITURES	$ 25,297,424	$ 24,962,763	$ 27,192,125	$ 1,894,701

Major Increases:

- Compensation/Health Costs
- New FTE's:
  - 3 Parks Positions dedicated to SH26 Beautification (reimbursed by TIF as revenue)
  - 1 Irrigation Tech
  - 1 Parks Administrative Assistant
- Reallocation of expenses from Hotel Tax Fund
- Utility costs, intergovernmental agreements and other cost-of-business increases
- Higher usage of AV Staff to promote events/city communication

Utility Fund Projections

	Projected FY23	Requested FY24	Projected FY25	Projected FY26	Projected FY27	Projected FY28	Projected FY29	Projected FY30
Beg. Balance	**$ 7,827,583**	**$ 7,827,583**	**$ 7,827,583**	**$ 7,827,583**	**$ 7,827,583**	**$ 7,827,583**	**$ 7,827,583**	**$ 7,827,583**
EARNED INTEREST	$ 158,494	$ 150,000	$ 157,500	$ 159,075	$ 160,666	$ 162,272	$ 163,895	$ 163,895
MISCELLANEOUS	$ 15,000	$ 15,000	$ 15,150	$ 15,302	$ 15,455	$ 15,609	$ 15,765	$ 15,765
WATER REVENUE-BASE RATE	$ 1,983,898	$ 2,197,675	$ 2,292,443	$ 2,392,381	$ 2,498,928	$ 2,605,266	$ 2,720,078	$ 2,808,637
SEWER REVENUE-BASE RATE	$ 1,585,855	$ 1,647,033	$ 1,716,719	$ 1,795,303	$ 1,879,199	$ 1,962,880	$ 2,048,577	$ 2,138,319
T.R.A. TRUE-UP	$ 1,627,558	$ -	$ -	$ -	$ -	$ -	$ -	$ -
SEWER INSTALLATION	$ 5,000	$ 4,000	$ 4,040	$ 4,080	$ 4,121	$ 4,162	$ 4,204	$ 4,204
WATER INSTALLATION	$ 26,392	$ 20,000	$ 20,200	$ 20,402	$ 20,606	$ 20,812	$ 21,020	$ 21,020
ENGINEERING & DEVELOP CHARGES	$ 10,000	$ 5,000	$ 5,050	$ 5,101	$ 5,152	$ 5,203	$ 5,255	$ 5,255
PENALTIES	$ 200,000	$ 200,000	$ 202,000	$ 204,020	$ 206,060	$ 208,121	$ 210,202	$ 210,202
WATER REVENUE-VOLUME RATE	$ 11,972,780	$ 13,327,277	$ 13,460,550	$ 13,662,458	$ 13,867,395	$ 14,075,406	$ 14,286,537	$ 14,500,835
SEWER REVENUE-VOLUME RATE	$ 3,455,351	$ 3,900,148	$ 3,939,149	$ 3,998,236	$ 4,058,210	$ 4,119,083	$ 4,180,869	$ 4,243,582
TOTAL UTILITY FUND REVENUES	**$ 21,040,328**	**$ 21,466,133**	**$ 21,812,801**	**$ 22,256,358**	**$ 22,715,792**	**$ 23,178,814**	**$ 23,656,403**	**$ 24,111,715**
Administration	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Utility Billing	**$ 425,830**	**$ 515,384**	**$ 538,290**	**$ 560,901**	**$ 585,042**	**$ 609,094**	**$ 634,375**	**$ 656,002**
GIS	**$ 84,690**	**$ 86,873**	**$ 91,246**	**$ 95,430**	**$ 99,875**	**$ 104,327**	**$ 109,028**	**$ 113,158**
Utility Operations - Water	**$ 12,993,162**	**$ 14,299,851**	**$ 14,473,184**	**$ 14,715,187**	**$ 14,962,818**	**$ 15,213,347**	**$ 15,469,286**	**$ 15,721,967**
Utility Operations - Wastewater	**$ 3,810,466**	**$ 4,341,048**	**$ 4,401,239**	**$ 4,480,982**	**$ 4,563,041**	**$ 4,645,837**	**$ 4,730,773**	**$ 4,812,896**
Utility Support	**$ 1,341,623**	**$ 1,438,913**	**$ 1,502,881**	**$ 1,571,990**	**$ 1,645,838**	**$ 1,719,373**	**$ 1,797,167**	**$ 1,864,250**
Transfers	**$ 407,017**	**$ 522,023**	**$ 538,517**	**$ 556,815**	**$ 576,299**	**$ 595,902**	**$ 616,550**	**$ 635,684**
Non-Departmental	**$ 309,717**	**$ 262,041**	**$ 267,446**	**$ 275,051**	**$ 282,878**	**$ 290,934**	**$ 299,225**	**$ 307,758**
TOTAL UTILITY FUND REVENUES	**$ 19,372,505**	**$ 21,466,133**	**$ 21,812,802**	**$ 22,256,358**	**$ 22,715,791**	**$ 23,178,815**	**$ 23,656,403**	**$ 24,111,715**
Over/(Under) Exp	**$ 1,667,823**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Capital Xfer	**$ 1,667,823**							
Ending Balance	**$ 7,827,583**	**$ 7,827,583**	**$ 7,827,583**	**$ 7,827,583**	**$ 7,827,583**	**$ 7,827,583**	**$ 7,827,583**	**$ 7,827,583**

Utility Fund Projections - Rates

FY 2024 Recommendation
4.2%-5.4% increases to water/wastewater base rates
CIP rate remains at $5.83 thanks to major transfer this year

Water Meter Size	FY 2023 Water	FY 2023 Wastewater	FY 2023 CIP	**FY 2023 Total**
1" Meter	$14.83	$13.30	$5.83	$33.96
1.5" Meter	$29.65	$13.30	$10.79	$53.75
2" Meter	$47.45	$13.30	$16.75	$77.50
3" Meter	$88.96	$13.30	$30.65	$132.92
4" Meter	$148.27	$13.30	$50.49	$212.07

Water Meter Size	FY 2024 Water (+$0.81 to $8.08)	FY 2024 Wastewater (+$0.56)	FY 2024 CIP (+$0)	**FY 2024 Total** (+$1.37 to +$8.65)
1" Meter	$15.64	$13.86	$5.83	$35.33
1.5" Meter	$31.27	$13.86	$10.79	$55.92
2" Meter	$50.03	$13.86	$16.75	$80.65
3" Meter	$93.81	$13.86	$30.65	$138.33
4" Meter	$156.35	$13.86	$50.49	$220.71

Debt Service Fund Projections

	Projected FY23	Requested FY24	Projected FY25	Projected FY26	Projected FY27	Projected FY28	Projected FY29	Projected FY30
Beg. Balance	**$ 871,377**	**$ 455,593**	**$ 455,593**	**$ 455,593**	**$ 455,593**	**$ 455,593**	**$ 455,593**	**$ 455,593**
CURRENT TAXES	$ 615,000	$ 1,206,460	$ 1,851,895	$ 1,729,244	$ 1,684,110	$ 1,611,110	$ 1,606,860	$ 1,612,260
DELINQUENT TAXES	$ 2,000	$ 2,000.00	$ 2,000	$ 2,000	$ 2,000	$ 2,000	$ 2,000	$ 2,000
PENALTY & INTEREST	$ 2,000	$ 2,000.00	$ 2,000	$ 2,000	$ 2,000	$ 2,000	$ 2,000	$ 2,000
EARNED INTEREST	$ 25,000	$ 25,000.00	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000
TOTAL FUND REVENUES	**$ 644,000**	**$ 1,235,460**	**$ 1,880,895**	**$ 1,758,244**	**$ 1,713,110**	**$ 1,640,110**	**$ 1,635,860**	**$ 1,641,260**
2016 FIRE ENGINE LEASE	$ 48,485	$ 48,485	$ 48,485	$ 48,485	$ -	$ -	$ -	$ -
BOND PAYMENT INTEREST	$ 334,099	$ 454,775	$ 443,025	$ 431,075	$ 418,925	$ 400,925	$ 376,675	$ 351,300
PAYING AGENTS FEES	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500
TOTAL BOND PAYMENT	$ 435,000	$ 500,000	$ 510,000	$ 520,000	$ 530,000	$ 475,000	$ 495,000	$ 520,000
2020 PUMPER LEASE	$ 120,700	$ 120,700	$ 120,700	$ -	$ -	$ -	$ -	$ -
2019 AMBULANCE LEASE	$ 120,000	$ 110,000	$ 110,000	$ 110,000	$ 115,500	$ 115,500	$ 115,500	$ 121,275
2025 PUMPER LEASE	$ -	$ -	$ 297,185	$ 297,185	$ 297,185	$ 297,185	$ 297,185	$ 297,185
FUTURE LEASES (EST)			$ 350,000	$ 350,000	$ 350,000	$ 350,000	$ 350,000	$ 350,000
TOTAL FUND EXPENSES	**$ 1,059,784**	**$ 1,235,460**	**$ 1,880,895**	**$ 1,758,244**	**$ 1,713,110**	**$ 1,640,110**	**$ 1,635,860**	**$ 1,641,260**

- Major increases for FY24/25 are from Rec Center Debt and Fire Ladder Truck
- Anticipate converting Enterprise vehicle lease program to the I&S tax rate in FY25
- Will see rate increases over next two years before stabilizing to accommodate new debt/leases

Total Operating Fund Projections

Projected annual revenues over (under) expenses, non-cumulative

All-In	FY23 Proj	FY24	FY25	FY26	FY27	FY28	FY29	FY30
GF	$ 2,097,037	$ 931,152	$ 934,588	$ 646,712	$ 275,099	$ (96,325)	$ (518,214)	$ (831,604)
CEDC (Non-Cap)	$ 114,696	$ 332,494	$ 313,474	$ 302,155	$ 288,410	$ 275,975	$ 254,273	$ 239,020
CCCPD	$ (21,088)	$ 159,095	$ 97,738	$ 50,861	$ (1,475)	$ (52,198)	$ (114,874)	$ (162,334)
HOT	$ (71,569)	$ 13,338	$ 8,923	$ 4,651	$ 6	$ (4,619)	$ (9,596)	$ (13,684)
Surplus / (Deficit)	$ 2,119,075	$ 1,436,079	$ 1,354,723	$ 1,004,379	$ 562,041	$ 122,833	$ (388,412)	$ (768,603)
Debt Service	$ (415,784)	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Utility Fund	$ 1,667,823	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Drainage Fund	$ 298,309	$ 285,194	$ 254,598	$ 224,344	$ 191,729	$ 159,287	$ 124,739	$ 90,583

Projection Includes:

- Tax Rate Increases of 3.5% annually for O&M, I&S increases through 2025 for Rec Center and Fire Apparatus
- Modest sales tax increases
- Comp program, annual health insurance increases
- Shifting Enterprise lease program to debt service
- Major focus on Parks Operations (+10 FTE's, 2 PTE's for Rec Center, SH26 Maintenance, Administration and Irrigation, TIF/CEDC/GF to Fund

Agency Agreements

Agency	2016 Approved	2017 Approved	2018 Approved	2019 Approved	2020 Approved	2021 Approved	2022 Approved	2023 Approved
Alliance for Children	$3,500	$3,500	$3,500	$3,500	$3,500	$3,500	$3,500	$3,500
GRACE	$7,500	$7,500	$7,500	$10,000	$15,000	$25,000	$15,000	$10,000
Metroport Meals on Wheels	$10,000	$10,000	$12,000	$10,000	$12,000	$12,000	$12,000	$12,000
Safe Haven	$1,000	$1,000	$1,000	$1,500	$1,500	$1,000	$1,000	$1,000
Special Needs Assistance Partners (SNAP)	$500	$500	$500	$500	$500	$1,000	$1,000	$1,000
Mercy House								$3,500
	$26,740	$26,240	$30,400	$25,500	$32,500	$42,500	$32,500	$31,000

More/Revised information to follow

Questions and Discussion

CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number WS-2 **Agenda Date** 6/20/2023
Type Worksession
Department Economic Development

Title
Discussion and update on economic development

Explanation
This item provides for staff to bring an update on economic development in the City.

Attachments
1. Economic Development Update Presentation

ECONOMIC DEVELOPMENT UPDATE

June 20, 2023

This is an exciting time to do business in Colleyville!

GIFT CARD PROGRAM

Economic Development Program with Heart- IT'S BACK!!

- Beginning early July, each Colleyville household will receive a $35 patriotic gift card for purchases at participating restaurants and commercial retail businesses within our City.

- The City is partnering with the Ministerial Alliance in providing $50 Colleyville Cares gift cards to each house of worship in Colleyville to distribute to congregation members who are in need of assistance.

- With this patriotic gift card program, the City is saying THANK YOU to the service workers at Colleyville businesses.

CURRENT OCCUPANCY RATES

- Office 1.1 Million Square Feet
  - 91% Occupancy
  - Average Rent $28.50/sqf

- Retail 1.7 Million Square Feet
  - 95% Occupancy
  - Average Rent $24/sqf

COLLEYVILLE IS OPEN FOR BUSINESS

Our economic development efforts are focused on attracting, growing, and retaining a quality mix of commercial businesses that provide the goods and services desired by citizens and visitors, with a physical presence that adds to the exceptional aesthetics of the community.

B.E.S.T. Grant PROGRAM

- Focused on bringing quality development and facilitating quality redevelopment in Colleyville

- Strategically utilizing resources such as the TIF to help spur redevelopment projects (B.E.S.T program)

B.E.S.T Grant- STATE FARM Trip Buchwald

- Trip Buchwald has been a Colleyville State Farm Agent and business property owner on SH26 for over 35 years

- Mr. Buchwald invested over $132,000

- Utilized City $30,000 B.E.S.T. Grant

B.E.S.T. GRANT- ETHRIDGE AUTO CENTER

- Ethridge Auto Center is a locally-owned auto repair shop facing SH26 near Bob Moore's Sports Center and Bluebonnet Funeral Home

- Ethridge Auto Center invested nearly $100,000 in their building

- Utilized City $45,000 B.E.S.T. Grant

B.E.S.T. GRANT- LOVERIA CAFFE

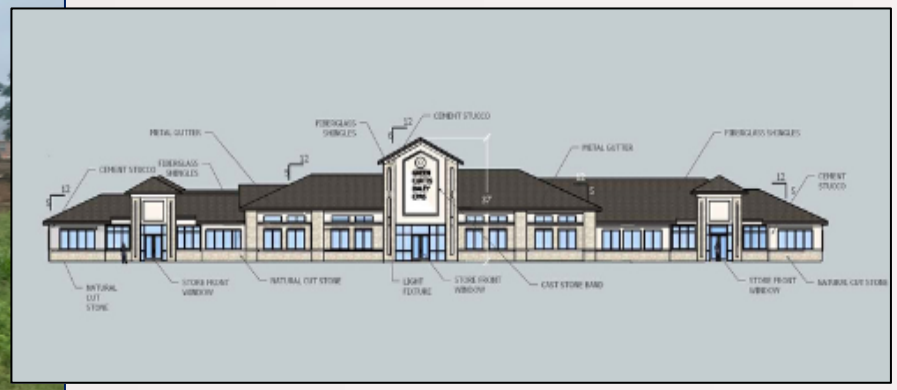
- Loveria added a new metal pergola and landscaping to existing outdoor space
- Expects a 5.5% increase in sales over 2022
- Cost of improvement $26,050
- Utilized City $10,000 B.E.S.T. Grant

ECONOMIC DEVELOPMENT PROJECTS

BEAUTIFICATION IS SPREADING!

ECONOMIC DEVELOPMENT PROJECTS

- Shipley's to go in Bahama Buck's Site
- Dirt is moving on new Green Curtis Daley CPA Building
- HTeaO construction is moving along



SOUTHERN GATEWAY

- Six acres are under contract with The Woodmont Company
- Conversations at the May ICSC (International Council of Shopping Centers) show indicates there is interest in the back area which will help occupy the front sites.
- Industry interest:
  - Brands not disclosed
    - Service Businesses
    - Coffee
    - Quick Serve Restaurants

THE WOODMONT COMPANY

BUSINESS ACTIVITY

- WHATABURGER Interested in Business Center Site- Conversation at ICSC Show
- Town Center Colleyville is set to be fully leased by Q2 2024- Conversation at ICSC Show

TOWN CENTER COLLEYVILLE

- NEW Businesses
  - The Drip Bar COMING SOON
  - Volofit COMING SOON
    - Partnering with other businesses for pop ups in the Plaza
  - Body 20 OPEN
  - Whimsy Floral OPEN
  - The Brunch District OPEN
  - Temple Coffee COMING SOON
  - Marshall Grain COMING SOON

TEMPLE COFFEE & EATERY

BUSINESS CENTER

- Three Years in July
  - Two Years left on lease
  - April 2025
- Offices are full with waitlist
- Mailboxes
  - 23/24 in use
- Chamber Partnership
  - Cereal Conversations
  - SCORE Lunch and Learns
  - Sponsorships
  - Luncheon Participation
  - Front Desk Management
    - In conjunction with Center staff

Questions and Discussion

CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number WS-3 **Agenda Date** 6/20/2023
Type Worksession
Department City Manager

Title
Discussion of nominating a councilmember to serve on the North Central Texas Council of Governments Emergency Preparedness Planning Council

Explanation
The NCTCOG is seeking nominations for the Emergency Preparedness Planning Council (EPPC). Former Councilmember Wheat served on the EPPC before her term as Councilmember ended. The EPPC has final word on how Homeland Security Funds awarded to our region are spent. This agenda item provides for a discussion of nominating a Councilmember to serve a two-year term from August 2023 to July 2025.

CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number WS-4 **Agenda Date** 6/20/2023
Type Worksession
Department City Secretary

Title

Discussion of the June 20, 2023, City Council regular agenda items

CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number 1
Agenda Date 6/20/2023
Type Executive Session
Department City Secretary

Title

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

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

Section 551.074 - Personnel - Discussion of wages and benefits

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

Attachments

RESOLUTION R-23-4852

A RESOLUTION APPROVING COUNCIL ACTION REGARDING EXECUTIVE SESSION ITEMS AT THE REGULAR CITY COUNCIL MEETING OF JUNE 20, 2023

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

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

Sec. 1. THAT

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 20TH DAY OF JUNE 2023.

Mayor Bobby Lindamood	_____	Mayor Pro Tem Callie Rigney	_____
Brandi Elder, Place 1	_____	George Bond, Place 2	_____
Scotty Richardson, Place 3	_____	Ben Graves, Place 4	_____
Chuck Kelley, Place 5	_____		

ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

RESOLUTION R-23-4853

APPROVING CITY COUNCIL ACTION UNDER CONSENT ITEMS AT THE REGULAR CITY COUNCIL MEETING OF JUNE 20, 2023

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

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

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

a. Approval of the minutes of the regular City Council meeting of June 6, 2023

b. Approval of the renewal for medical insurance and award of dental insurance to BlueCross BlueShield of Texas, and authorizing the City Manager to execute the agreements

c. Consideration of a Right-of-Way Encroachment and Joint Use Agreement for a permanent freestanding monument sign to be located within the right-of-way at 901 Cheek-Sparger Road

d. Approval of the FY2024 fleet replacement schedule

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 20TH DAY OF JUNE 2023.

Mayor Bobby Lindamood	_____	Mayor Pro Tem Callie Rigney	_____
Brandi Elder, Place 1	_____	George Bond, Place 2	_____
Scotty Richardson, Place 3	_____	Ben Graves, Place 4	_____
Chuck Kelley, Place 5	_____		

ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

CITY OF COLLEYVILLE
CITY COUNCIL MINUTES

100 Main Street, Colleyville, Texas, 76034

TUESDAY, JUNE 6, 2023

Mayor Bobby Lindamood called the Colleyville City Council Worksession to order on Tuesday, June 6, 2023, at 5:02 p.m.

ROLL CALL: Mayor Bobby Lindamood, Mayor Pro Tem Callie Rigney, and Councilmembers Brandi Elder, George Bond, Scotty Richardson, Ben Graves, and Chuck Kelley.

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

WS-1 Presentation of Heroes Park Design Committee Recommendations

Assistant City Manager Adrienne Lothery gave an overview of the research and work of the Heroes Park Design Committee. She then introduced Wendy Shabay Bonneau, Principal, Freese and Nichols, who introduced her team and presented the preliminary plans for the park, program elements, and concept renderings.

There was general discussion regarding benches, a time capsule element, and next steps which would include a construction contract and an open house to introduce the project. Each Heroes Park Design Committee member was given an opportunity to speak on the significance and necessity of the park.

Council directed staff to return with a worksession item to review the City's five year capital plan and a construction contract.

WS-2 Discussion of Health Insurance Renewal

Human Resources Director Jesse Perez provided an overview of the request for proposals and the criteria. He introduced the City's benefits broker Andrew Weegar, Senior Account Executive, HUB International, who explained the negotiation process and reviewed the City's loss ratio. Mr. Weegar noted BCBSTX and CIGNA were the finalists and HUB entered into the negotiation phase for best and final offers from both carriers. Mr. Weegar gave an overview and analysis of both finalists. Mr. Weegar answered questions of the City Council and recommended the City remain with BCBSTX for another year.

WS-3 Update on Enterprise Fleet Services

Assistant City Manager Adrienne Lothery provided the history of the City's partnership with Enterprise Fleet Services. She reviewed the current industry trends and reviewed FY2023 sales and purchases. For FY2024, with City Council approval, it is anticipated the City will purchase 18 vehicles and sell 15 vehicles. Manager Lothery noted due to manufacturing deadlines, the City will have to place vehicle orders soon for receipt in FY24. This item will come before the City Council for approval at the next meeting.

WS-4 Budget Process Overview

Finance Director Kyle Lester reviewed the budget process and timelines with City Council. In the interest of time, Director Lester provide a very high level overview of each of the major funds, and how funds can be used. Director Lester noted the budget looks for and serves as a financial plan while the Annual Report, which is an audit, looks backward and follows the General Accepted Accounting Principles, and records actual revenues to expenditures. He noted he will be before the City Council again with a preliminary review of the budget and will discuss some of the items in greater detail at that time.

WS-5 Discussion of the June 6, 2023, City Council regular agenda items

There was discussion of the Councilmembers who wished to serve on the City's Boards, Commissions, and Committees.

Mayor Lindamood adjourned the Worksession at 6:37 p.m. and called the Executive Session to order.

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

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

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

Section 551.074 Personnel - Discussion of wages and benefits

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

There was no action taken and Mayor Lindamood adjourned Executive Session at 7:09 p.m.

Mayor Lindamood called the regular meeting of the City Council to order at 7:19 p.m. and called the roll.

ROLL CALL: Mayor Bobby Lindamood, Mayor Pro Tem Callie Rigney, and Councilmembers Brandi Elder, George Bond, Scotty Richardson, Ben Graves, and Chuck Kelley.

INVOCATION: Mayor Bobby Lindamood

PLEDGE OF ALLEGIANCE: Councilmember Scotty Richardson

2. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-23-4846

This resolution was not needed.

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

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

Proclamation to Colleyville Garden Club for being named Garden Club of the Year and recognizing Garden Week in the City of Colleyville - June 4-10, 2023 - Mayor Bobby Lindamood and Colleyville Garden Club President Carmen Day-Alexander

Mayor Lindamood was joined by Colleyville Garden Club members Carmen Day-Alexander – President, Ann Morgan - Vice President - Ways & Means, Dee Ann Rhodes - Vice President – Membership, BeLinda Nikkel - Chair - Ambassador Committee, Anita Barnwell - Chair - Yearbook Committee and Facebook/Fans Page

Leslie Hill - Chair - Civic Beautification Committee, Iris Graves - Chair - Website Committee, and members Shirley Miller and Councilmember Scotty Richardson.
Mayor Lindamood congratulated the Club on hosting the Texas Garden Club, District II Convention at the Colleyville Center and being named Garden Club of the Year for all of Texas. He presented a proclamation in recognition of the Colleyville Garden Club's success and recognizing Garden Week, June 4-10.

4. CONSENT: READING AND PUBLIC HEARING - RESOLUTION R-23-4847

4a Approval of the minutes of the Special City Council meeting of May 16, 2023

4b Approval of the minutes of the regular City Council meeting of May 16, 2023

4c Approval to donate $6,500 of the City of Colleyville's Opioid Settlement funds to the Grapevine-Colleyville Independent School District Drug Dog Program

4d Approval of a Professional Services Agreement with HRGreen, Inc., in an amount not to exceed $95,000 for the design of the FY2023 Sidewalk Connectivity Project, and authorizing the City Manager to execute the agreement

4e Approval of an additional $100,000 for the FY23 Neighborhood Entrance Beautification Program, allowing the City to enter into Chapter 380 Grant Agreements with qualifying HOAs and property owners, to provide matching grants in an amount up to $25,000 for landscape and hardscape improvements to neighborhood entrances

4f Approval of an economic development gift card program with a patriotic theme for Summer 2023

4g Appointing members to the Colleyville Audit Committee, Colleyville Economic Development Corporation, Planning and Zoning Commission, and Tax Increment Finance District

Mayor Lindamood read Resolution R-23-4847 in its entirety.

City Manager Jerry Ducay presented items c., e., and f. Manager Ducay noted item c. was discussed under announcements and the program is being funded using opioid lawsuit funds.

Under item e., Manager Ducay noted the beautification program has been very successful with over 16 applications submitted and reviewed by the internal committee. To date, $100,000 to 12 of the applicants has been awarded. There were no questions.

Regarding item f., Manager Ducay noted this year gift cards will be given to employees of local businesses as a thank you and effort to generate additional commerce.

Public Works Director Amber Beard presented item d. and noted HRGreen is a local firm and the projects will be funded in the multi-year capital plan. The connectivity project will consist of constructing 1,900 linear feet of sidewalk along Westcoat Drive from White Drive to LD Lockett Road and 700 linear feet along McDonwell School Road (north side) connecting Herbert Road to the existing sidewalk to the east at Montreaux.

Mayor Lindamood submitted appointments to the City Boards, Commissions, and Committees as follows: **Audit Committee** – Councilmember Scotty Richardson. **Economic Development Corporation** – Councilmembers Scotty Richardson, Brandi Elder, and Victoria Ochoa. **Planning and Zoning Commission** - Jerome Obinabo - to November 2023. **Tax Increment Finance District -** Councilmembers Ben Graves and George Bond.

Mayor Lindamood opened the public hearing.

Kathy Hadley, 204 Timberline Drive N., spoke regarding the sidewalk widths under item 4d.

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

Councilmember Graves made a motion to approve Resolution R-23-4847, seconded by Mayor Pro Tem Rigney.

The motion was approved by the following vote:

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

At 7:58 p.m. Mayor Lindamood moved to Resolution agenda items 7a, b, and c. He returned to Ordinances at 8:12 p.m.

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

5a Ordinance O-23-2240

Amending Ordinance O-21-2181 by amending and restating the local amendments to the 2018 International Fire Code adopted therein

Mayor Lindamood read the caption of Ordinance O-23-2240.

City Manager Jerry Ducay stated this is an administrative ordinance which provides for the amendment to fire suppression requirements and codification.

Councilmember Richardson noted this ordinance will now be consistent with state law.

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

Mayor Pro Tem Rigney made a motion to approve Ordinance O-23-2240, seconded by Councilmember Bond.

The motion was approved by the following vote:

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

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

6a Ordinance O-23-2241

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

Mayor Lindamood read the caption of Ordinance O-23-2241.

Community Development Director Ben Bryner presented this item which is a request by the business known as Modern Geosciences for an SUP to construct a new 1,800 square foot detached accessory building to house the company vehicles and specialized equipment.

Kenneth Tram, owner of Modern Geosciences presented this item to Council stating their original intent was to expand the original building, however, the changes to the flood plain maps encompassed most of the property. This request will allow for the construction of the building to house the vehicles and specialized air equipment while allowing the current building to remain as office space.

There was general discussion of the building design and the possibility of planting trees along the existing concrete wall.

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

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

6b Ordinance O-23-2242

Consideration of a Special Use Permit to allow for an Auto Repair Shop, for Lot 1B1, Block 3, Village Park Addition, located at 700 Glade Road, Case ZC23-011

Mayor Lindamood read the caption of Ordinance O-23-2242.

Community Development Director Ben Bryner stated this is a request to allow an SUP for an auto repair shop in a current building which was previously City Garage. Director Bryner stated the applicant has stated hours of operation will be Monday-Friday 8 a.m. to 6 p.m. and Saturday 8 a.m. to 5:00 p.m. Additionally, the applicant has committed reducing the number of wall signs to one above the entryway; removing the current monument sign and constructing a new monument sign setback back further on the property with landscaping; painting the outside of the building in earth tones, installing a new awning over the entryway, removing the overgrown landscaping along the fence line; and adding bushes and flowering shrubs near the driveway entrance.

There was general discussion regarding the improvements to the building use and the corner which the applicant wishes to enhance.

Mayor Lindamood opened the public hearing.

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

There being no others wishing to speak, Mayor Lindamood closed the public hearing.

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

6c Ordinance O-23-2243

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

Mayor Lindamood read the caption of Ordinance O-23-2243.

Community Development Director Ben Bryner presented this item and reviewed the design plan.

Mayor Lindamood and Councilmembers Chuck Kelley, Scotty Richardson, and Ben Graves stated they have concerns with this case and generally do not like it. Concerns noted include the tree canopy, access, and cul de sac design.

Curtis Young, the applicant came forward to answer questions of the City Council. Mr. Young stated he has a presentation which covers both agenda items 6c and 6d, but concentrates on 6d, Ordinance O-23-2244. In discussion with City Council, Mr. Young understood this design was not the one either he or Council would like to concentrate on, though this design addresses the property currently owned. Mr. Young stated this item could be set aside to allow discussion of 6d, Ordinance O-23-2243.

Mayor Lindamood opened the public hearing.

City Secretary Christine Loven read the following opposition to both items 6c and 6d into the record as those in opposition but did not wish to speak. Jason Aguirre, 2402 Wilkes Drive, Sal and Sharon DeLuca, 2404 Wilkes Drive, Blanche Ziegler, 3410 Langley Hill Lane, BeLinda Nikkel, 3106 Glendale Drive, Carmen Day-Alexander, 4808 Bill Simmons Road, Robert Bottger, 6800 Atlanta Drive, Jackie Wasson, 2413 Wilkes Drive, June and Michael VanZant, 2412 Wilkes Drive, Tim and Debbie Lavas, 2405 Wilkes Drive, Andrew and Stephanie Gaska, 6801 India Court, Samuel Hearn, 2409 Wilkes Drive, Pam O'Quinn, 5905 Yorkshire Drive, Eric Weiler, 2011 Frances Drive, Shannon Kelly, 2301 Ballantrae Drive, Patricia Meehan, 2512 Independence Road, Carol Harvey, 217 Oak Valley, Michael Schwante, 2810 N. Creekwood Drive, Robin deMarrais, 6401 Connie Lane.

David Dudziak, 2301 Wilkes Court spoke in favor of this item.

The following spoke in opposition to 6c only. Tim Waterworth, 6808 Rockbrook Court, and Kathy Hadley, 204 Timberline Drive N. The following spoke in opposition to 6c and 6d. Mary Ann Nicholson, 2101 High Gate Drive, Michelle Aguirre, 2402 Wilkes Drive, Leisa Waterworth, 6808 Rockbrook Court, Ian Kelly, 2301 Ballantrae, Charlie Anderson, 2414 Wilkes Drive, Anne Dyson, 909 Dogwood Court, Bo Bottger, 6800 Atlanta Drive, and Vicki Heminger, 6804 Rockbrook Court.

There being no others wishing to speak, Mayor Lindamood closed the public hearing.

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

Mayor Lindamood declared a recess at 9:35 p.m. and reconvened at 9:46 p.m.

Mayor Lindamood made comment to the City's standing as a Tree City USA city, the use of TIF funds, the number of trees planted in the medians and throughout the City.

6d Ordinance O-23-2244

Consideration of a zoning change from AG Agricultural and RE Single Family 'Estate' Residential PUD-R to 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

Mayor Lindamood read the caption of Ordinance O-23-2244.

Community Development Director Ben Bryner presented this item.

Applicant Curtis Young presented this item and answered questions of the City Council.

There was discussion of open space, tree canopy, drainage, grading, and road design.

Mayor Lindamood opened the public hearing.

City Secretary Christine Loven stated for the record those wishing not to speak, but in opposition to 6c and 6d were read into the record for the public hearing on 6c.

David Dudziak, 2301 Wilkes Court spoke in favor of this item.

The following spoke in opposition to both 6c and 6d under this public hearing. Robert Egan, 2410 Twelve Oaks Lane, Sue Reed, 2512 Independence Road, Sharon DeLuca, 2404 Wilkes Drive, Vicki Heminger, 6804 Rockbrook Court, Charlie Anderson, 2414 Wilkes Drive, and Tim Waterworth, 6808 Rockbrook Court.

There being no others wishing to speak, Mayor Lindamood closed the public hearing.

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

At 7:58 p.m. Mayor Lindamood moved to Resolution agenda items 7a, b, and c. He returned to Ordinances at 8:12 p.m.

7. RESOLUTION(S): READING AND PUBLIC HEARING

7a Resolution R-23-4848

Approving an Advanced Funding Agreement with Texas Department of Transportation for Green Ribbon Funding for SH26 at Longwood Drive landscaping; providing for local funding from the Tax Increment Financing (TIF) District fund, and authorizing the City Manager to execute the agreement

Mayor Lindamood read Resolution R-23-4848 in its entirety.

Public Works Director Amber Beard presented Resolution R-23-4848, Resolution R-23-4849, and Resolution R-23-4850 under one presentation as the first two were for Advanced Funding Agreements with TxDOT to facilitate improvements to Green Ribbon Grants. The third resolution, R-23-4850 approved a maintenance agreement for previous grant funded landscape enhancements installed along SH26.

Mayor Lindamood stated this resolution is for the Green Ribbon funding for SH26 at Longwood Drive landscaping.

Mayor Lindamood opened and closed the public hearing without any one speaking.

Councilmember Elder made a motion to approve Resolution R-23-4848, seconded by Councilmember Bond.

The motion was approved by the following vote:

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

At 7:58 p.m. Mayor Lindamood moved to Resolution agenda items 7a, b, and c. He returned to Ordinances at 8:12 p.m.

7b Resolution R-23-4849

Approving an Advanced Funding Agreement with Texas Department of Transportation for Green Ribbon Funding for FM 3029 at LD Lockett Road landscaping; providing for local funding from the Tax Increment Financing (TIF) District fund, and authorizing the City Manager to execute the agreement

Mayor Lindamood read Resolution R-23-4849 in its entirety.

Public Works Director Amber Beard presented Resolution R-23-4848, Resolution R-23-4849, and Resolution R-23-4850 under one presentation as the first two were

for Advanced Funding Agreements with TxDOT to facilitate improvements to Green Ribbon Grants. The third resolution, R-23-4850 approved a maintenance agreement for previous grant funded landscape enhancements installed along SH26.

Mayor Lindamood stated this resolution is for the Green Ribbon funding for FM 3029 at LD Lockett Road landscaping.

Mayor Lindamood opened and closed the public hearing without any one speaking.

Mayor Pro Tem Rigney made a motion to approve Resolution R-23-4849, seconded by Councilmember Richardson.

The motion was approved by the following vote:

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

7c Resolution R-23-4850

Approving a Landscape Maintenance Agreement with the Texas Department of Transportation for the purpose of maintaining irrigation and landscape improvements installed for the Green Ribbon Program on SH26 Cheek-Sparger Road to Brown Trail, SH26 at Longwood Drive, and FM 3029 at LD Lockett Road, authorizing the City Manager to execute the agreement

Mayor Lindamood read Resolution R-23-4850 in its entirety.

Public Works Director Amber Beard presented Resolution R-23-4848, Resolution R-23-4849, and Resolution R-23-4850 under one presentation as the first two were for Advanced Funding Agreements with TxDOT to facilitate improvements to Green Ribbon Grants. The third resolution, R-23-4850 approved a maintenance agreement for previous grant funded landscape enhancements installed along SH26.

Mayor Lindamood stated this resolution provides for maintaining irrigation and landscape improvements installed for the Green Ribbon Program on SH26 from Cheek-Sparger Road to Brown Trail, SH26 at Longwood Drive, and FM 3029 at LD Lockett Road.

Mayor Lindamood opened and closed the public hearing without any one speaking.

Councilmember Graves made a motion to approve Resolution R-23-4850, seconded by Councilmember Richardson.

The motion was approved by the following vote:

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

8. CITIZEN COMMENTS

There was no one present wishing to speak.

9. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, JUNE 6, 2023 - READING AND PUBLIC HEARING - RESOLUTION R-23-4851

This resolution was not needed.

10. ADJOURNMENT

There being no further business before the City Council, Mayor Lindamood adjourned the meeting without objection by the City Council at 11:33 p.m.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 20TH DAY OF JUNE 2023.

Minutes taken and prepared by:

Christine Loven, TRMC
City Secretary

CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number 4b **Agenda Date** 6/20/2023 **Number**
Type Resolution
Department Human Resources

Title
Approval of the renewal for medical insurance and award of dental insurance to BlueCross BlueShield of Texas, and authorizing the City Manager to execute the agreements

Explanation
Reading and Public Hearing

In April of each year, the City evaluates employee health insurance for the upcoming fiscal year to ensure it is remaining competitive on plans and premiums. Staff instructed the City's benefits broker, HUB International, to seek competitive proposals using the City's current plan designs. Only medical and dental insurance were bid as the other benefits were in a rate guarantee.

During the June 6, 2023 City Council Worksession, staff presented and discussed with City Council the employee health insurance bid results and provided the recommendations for Fiscal Year 2024 (FY24).

Medical Insurance: The City's current medical provider, BlueCross and BlueShield of Texas (BCBSTX), typically provides the initial renewal rates to the City in May each year; however, the City went out to bid for our current medical plan designs in April. Carriers were asked to bid on the current two medical plan options offered by the City.

The City's insurance broker named BCBSTX and CIGNA as the finalists and entered into the negotiation phase for best and final offers from both carriers. The best and final from BCBSTX was +15.3%, originally 45%, increase to current insurance premiums. This included a discount for packaging the dental insurance as part of the final rate. In addition, a one-time credit of $36,000 to offset the cost of the increase would be applied. The best and final from CIGNA was +8.3% to include a one-time credit of $110,000 and a rate cap of 15% at renewal next year. The recommendation was to remain with BCBSTX for another year. With the +15.3% rate change, the budgetary impact for FY24 would result in an increase of $373,220 to current premiums.

HUB International has advised a prudent long-term approach outweighed a greater short-term savings. The City will have several years' experience with BCBSTX at the end of FY2023. Changing carriers would affect the City's ability to seek competitive bids in the future. Should the City select a new carrier, the claims incurred under the new carrier would be considered "immature" to other carriers during next year's bid process.

The City would be considered new in the market, regardless of claims activity incurred under previous carriers. Also, a frequent change in carriers to only gain the best rate can cause the City to have an unstable or risky reputation in the marketplace and can limit the desire for reputable carriers to bid on the insurance in the future. The CIGNA renewal, while more competitive in pricing than BCBSTX, was not a mirror quote of current plan designs. It quoted Exclusive Provider Organization (EPO) plans which eliminated out-of-network care except during emergency situations. Disruption would also be present with medications as CIGNA would have a different formulary. Furthermore, the rate cap of 15% for year two would be applied but only on the condition that the City's medical loss ratio remained below 100%. As the City's last two plan years ended at or above 100% it would more likely than not result in a higher renewal with CIGNA the following year.

Dental Insurance: For dental insurance, BCBSTX presented the City with a rate pass so there was no financial impact. By packaging both the medical and dental insurance with BCBSTX, the City was able to achieve a lower rate on the medical insurance.

Summary

The City's annual insurance renewal process provides an opportunity for the City to strategically evaluate available options for all lines of coverage and optimize its benefit offerings to employees. The City's insurance broker, HUB International, works closely with staff to formulate the most beneficial and cost-effective recommendations which are then brought forward to the City Council for consideration.

For the upcoming year, the recommendation is to renew medical and dental insurance with BlueCross BlueShield of Texas.

Cost Impact for Benefits:

Plan	**Cost Diff**	**Recommendations**
Medical	+$373,220	Renew with BCBSTX with the same plan designs with a +15.3% increase which includes the discount to package both medical and dental plans as well as a one-time $36,000 credit.
Dental	$0.00	Renew with BCBSTX with same plan design with a rate pass on premiums for next year.
Cost Change FY24	**+$373,220**	**Cost to the City**

If the recommendations are approved, the total budgetary impact to the City would be an increase of $373,220 for FY24.

Financial Impact
Impact to FY24 budget is an increase of $373,220.

Recommendation
Approve

Attachments
1. Insurance Benefits Renewal FY24 Presentation
2. CIQ - BlueCross BlueShield TX
3. Form 1295 Certificate

FY2024 INSURANCE BENEFITS RENEWAL

Total Cost Change to the City FY24

Plan	Cost Diff	Recommendations
Medical	+$373,220	Renew with BCBSTX with the same plan designs with a +15.3% increase which includes the discount to package both medical and dental plans as well as a one-time $36,000 credit.
Dental	$0.00	Renew with BCBSTX with the same plan design with a rate pass on premiums for next year.
Cost Change FY24	**+373,220**	**Cost to the City**

CONFLICT OF INTEREST QUESTIONNAIRE

FORM CIQ

For vendor doing business with local governmental entity

OFFICE USE ONLY

Date Received

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. *See* Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

1 **Name of vendor who has a business relationship with local governmental entity.**

Blue Cross and Blue Shield of Texas (BCBSTX), a Division of Health Care Service Corporation (HCSC), a Mutual Legal Reserve Company

2 [X] **Check this box if you are filing an update to a previously filed questionnaire**. (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 **Name of local government officer about whom the information is being disclosed.**

Not applicable.

Name of Officer

4 **Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.**

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

[ ] Yes [ ] No Not applicable

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

[ ] Yes [ ] No Not applicable

5 **Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.**

In completing the Conflict of Interest Questionnaire, BCBSTX conducted a reasonable review and found BCBSTX has no employment or other business relationship with a local government officer of the City of Colleyville EBT (the City), or a family member of a local government officer of the City.

6 [ ] Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7 Vice President, Sales and Account Management — May 8, 2023

Signature of vendor doing business with the governmental entity — Date

CONFLICT OF INTEREST QUESTIONNAIRE
For vendor doing business with local governmental entity

A complete copy of Chapter 176 of the Local Government Code may be found at http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.176.htm. For easy reference, below are some of the sections cited on this form.

Local Government Code § 176.001(1-a): "Business relationship" means a connection between two or more parties based on commercial activity of one of the parties. The term does not include a connection based on:

(A) a transaction that is subject to rate or fee regulation by a federal, state, or local governmental entity or an agency of a federal, state, or local governmental entity;

(B) a transaction conducted at a price and subject to terms available to the public; or

(C) a purchase or lease of goods or services from a person that is chartered by a state or federal agency and that is subject to regular examination by, and reporting to, that agency.

Local Government Code § 176.003(a)(2)(A) and (B):

(a) A local government officer shall file a conflicts disclosure statement with respect to a vendor if:

***

(2) the vendor:

(A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds $2,500 during the 12-month period preceding the date that the officer becomes aware that

(i) a contract between the local governmental entity and vendor has been executed; or

(ii) the local governmental entity is considering entering into a contract with the vendor;

(B) has given to the local government officer or a family member of the officer one or more gifts that have an aggregate value of more than $100 in the 12-month period preceding the date the officer becomes aware that:

(i) a contract between the local governmental entity and vendor has been executed; or

(ii) the local governmental entity is considering entering into a contract with the vendor.

Local Government Code § 176.006(a) and (a-1)

(a) A vendor shall file a completed conflict of interest questionnaire if the vendor has a business relationship with a local governmental entity and:

(1) has an employment or other business relationship with a local government officer of that local governmental entity, or a family member of the officer, described by Section 176.003(a)(2)(A);

(2) has given a local government officer of that local governmental entity, or a family member of the officer, one or more gifts with the aggregate value specified by Section 176.003(a)(2)(B), excluding any gift described by Section 176.003(a-1); or

(3) has a family relationship with a local government officer of that local governmental entity.

(a-1) The completed conflict of interest questionnaire must be filed with the appropriate records administrator not later than the seventh business day after the later of:

(1) the date that the vendor:

(A) begins discussions or negotiations to enter into a contract with the local governmental entity; or

(B) submits to the local governmental entity an application, response to a request for proposals or bids, correspondence, or another writing related to a potential contract with the local governmental entity; or

(2) the date the vendor becomes aware:

(A) of an employment or other business relationship with a local government officer, or a family member of the officer, described by Subsection (a);

(B) that the vendor has given one or more gifts described by Subsection (a); or

(C) of a family relationship with a local government officer.

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

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

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2023-1009733

Date Filed:
04/20/2023

Date Acknowledged:

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

Blue Cross and Blue Shield of Texas, a Division of HCSC, a Mutual Legal Reserve Company
Richardson, TX United States

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

City of Colleyville EBT

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

RFP #HR-2023-01
Medical/Rx and Dental Request for Proposal

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary

5 Check only if there is NO Interested Party. [X]

6 UNSWORN DECLARATION

My name is Jason Motter, Vice President, Sales and Account Management, and my date of birth is February 10, 1970.

My address is 1001 East Lookout Drive (street), Richardson (city), Texas (state), 75082 (zip code), USA (country).

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

Executed in Collin County, State of Texas, on the 8th day of May (month), 2023 (year).

Signature of authorized agent of contracting business entity
(Declarant)

CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number 4c **Agenda Date** 6/20/2023 **Number** Resolution R-23-4853
Type Resolution
Department Engineering

Title
Consideration of a Right-of-Way Encroachment and Joint Use Agreement for a permanent freestanding monument sign to be located within the right-of-way at 901 Cheek-Sparger Road

Explanation
Reading and Public Hearing

On February 15, 2023 the Sign Board of Appeals approved a variance, contingent upon City Council approval of a right-of-way encroachment agreement, for a permanent freestanding institutional sign on Lot 1R, Block 1, Covenant Christian Academy Addition, located at 901 Cheek-Sparger Road, Case SC22-008.

The applicant is seeking to encroach into the right-of-way of Cheek-Sparger Road approximately 23 feet, placing the sign approximately 15 feet from the edge of the street. The proposed sign meets the dimensional requirements for a freestanding sign.

As the proposed placement of the sign would place the sign in the right-of-way of Cheek-Sparger Road, a right-of-way encroachment agreement is required with City Council approval. Therefore, the approval by the Sign Board of Appeals is contingent on the City Council's approval of the right-of-way encroachment agreement.

All of the franchise utility companies have approved the Right-of-Way Encroachment and Joint Use Agreement.

Financial Impact
No financial impact to the City.

Recommendation
Approve

Attachments
1. Encroachment Agreement

APPLICATION FOR ENCROACHMENT AND JOINT USE AGREEMENT OF A PUBLIC DRAINAGE AND/OR UTILITY EASEMENT OR RIGHT-OF-WAY

City of Colleyville
100 Main Street
Colleyville, TX 76034
817.503.1090

May 24, 2023
Date of Submittal

To the City of Colleyville:

The undersigned hereby makes application to allow an encroachment and joint use of a portion of the public drainage and/or utility easement or right-of-way situated on or abutting property located at

901 Cheek Sparger Colleyville TX 76034,

and described by metes and bounds in Exhibit No. 1 of the attached agreement.

The reason for the encroachment and use of the easement/right-of-way is as follows:

Install LED Monument Sign

Sheila McDoniel
Printed Name of Property Owner

Signature of Property Owner

901 Cheek Sparger
Address

Colleyville TX 76034
City State Zip

817.281.4333
Telephone

sheila.mcdoniel@covenantchristian.net
Email

Fax Number

Easement / Right-of-Way Joint Use Agreement

THE STATE OF TEXAS §
COUNTY OF TARRANT §

Be it known, that the City of Colleyville, herein after referred to as "City," and its franchised Utility Companies, herein referred to as "Utilities," do consent and agree to permit the following Colleyville Covenant Christian Academy, herein after referred to as "Applicant," to use an easement / right-of-way, situated on or abutting LOT 1R, BLOCK 1, OF Covenant Christian Academy Add IN THE CITY OF COLLEYVILLE, TEXAS, as described on the attached Exhibit No. 1, depicted graphically on the attached EXHIBIT No. 2 and consented to by the public utility companies as listed on the attached EXHIBIT No. 3, to be used for the purposes of Installation of LED Monument Sign _____ and being subject to the following conditions:

I.

That the Applicant, his successors or assigns shall maintain in good condition all of the easement area and the improvements situated thereon; and, that City and Utilities shall not become responsible for such maintenance at any time in the future.

II.

That the Applicant shall and does hereby agree to indemnify and hold harmless the City and the Utilities from any and all damages, loss or liability of any kind whatsoever by reason of injury to property or third person occasioned by its use of the easement / right of way or act of omission, neglect or wrong doing of Applicant, his officers, agents, employees, invitees or other persons, with regard to the improvements and maintenance of such improvements; and the Applicant shall, at his own cost and expense, defend and protect City and Utilities against any and all such claims and demands.

III.

That the Applicant shall arrange for all activities and improvements in the easements to be discontinued and / or removed within thirty (30) days of written notification, at the discretion of City, for:

1) Lack of maintenance to the easement / right-of-way;
2) Failure to provide access to the City or its designees; or
3) Compliance with a City Council directive that use of the easement by the Applicant be discontinued and the cost associated with the discontinuing of such activities, and the removal of such improvements, as well as property adjacent to the easement / right-of-way necessitated by such discontinuation of the easement / right-of-way use, shall be borne by the Applicant.

IV.

That the Applicant, his successors or assigns shall not seek compensation from City or Utilities for loss of the value of the improvements made hereunder when such improvements are required to be removed by Applicant.

V.

This agreement shall be filed of record in the Deed Records of Tarrant County, Texas, and shall bind all future owners of this lot and shall for all purposes be considered a covenant running with the land.

IN TESTIMONY WHEREOF, Applicant executes this Easement / Right-of-Way Use Agreement on this

6th day of April 2023.

Applicant

Sheila McDaniel

Printed Name

Signature of Applicant

City of Colleyville

Director of Public Works

NOTE: Complete the attached acknowledgements.

Note: Only complete the appropriate acknowledgements

THE STATE OF TEXAS §
COUNTY OF TARRANT §

Corporate Acknowledgment

BEFORE ME, the undersigned authority, A Notary Public in and for the State of Texas, on this day personally appeared Sheila McDaniel, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that same was the act of said Colleyville Covenant Christian Academy, a corporation, and that he executed same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 6 day of April, 20 23.

Cindy S. Richardson
Notary Public in and for the State of Texas

My Commission Expires: 7-12-24

CINDY S RICHARDSON
Notary ID #129054011
My Commission Expires
July 12, 2024

THE STATE OF TEXAS §
COUNTY OF TARRANT §

Individual Acknowledgment

BEFORE ME, the undersigned authority, A Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20_____.

_____
Notary Public in and for the State of Texas

My Commission Expires: _____

THE STATE OF TEXAS §
COUNTY OF TARRANT §

City of Colleyville Acknowledgment

BEFORE ME, the undersigned authority, A Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that same was the act of said _____, a municipal corporation, and that he executed same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20_____.

_____
Notary Public in and for the State of Texas

My Commission Expires: _____

Drawer:71.
Draw/Revision:
Draw/Revision:
Draw/Revision:
Draw/Revision:
Draw/Revision:
Draw/Revision:
Draw/Revision:

LEGEND OF SYMBOLS

- tree stump/remnant
- benchmark
- cable tv
- electric meter
- fence or handrail
- fire dept. connection
- fire hydrant
- guard rail
- crane tree
- bollard
- grate inlet
- gas meter
- gas line
- utility pole anchor
- irrigation valve
- landscape or tree line
- light pole
- mailbox
- monitoring well
- overhead utility lines
- pool equipment
- road sign
- silt fence
- soil stabilization
- sanitary sewer manhole
- sanitary sewer pipe
- storm water inlet
- storm water pipe
- telephone manhole
- tank fill lid
- telephone riser
- traffic signal pole
- utility element
- utility cabinet
- utility vault
- utility markings (line value = color of markings)
- utility pole
- utility pole with guy
- utility pole
- water sheloff
- water valve
- water manhole
- water meter
- well
- water line
- sec. line/corners/ lines
- NAVD 1988
- tree
- diameter in inches at breast height
- ornamental tree
- wall- (see legend of abbreviations)

NOTE - Some symbols may not pertain to this survey. The inclusion here is subjective to appropriate verification and may be omitted.

UTILITY WARNING

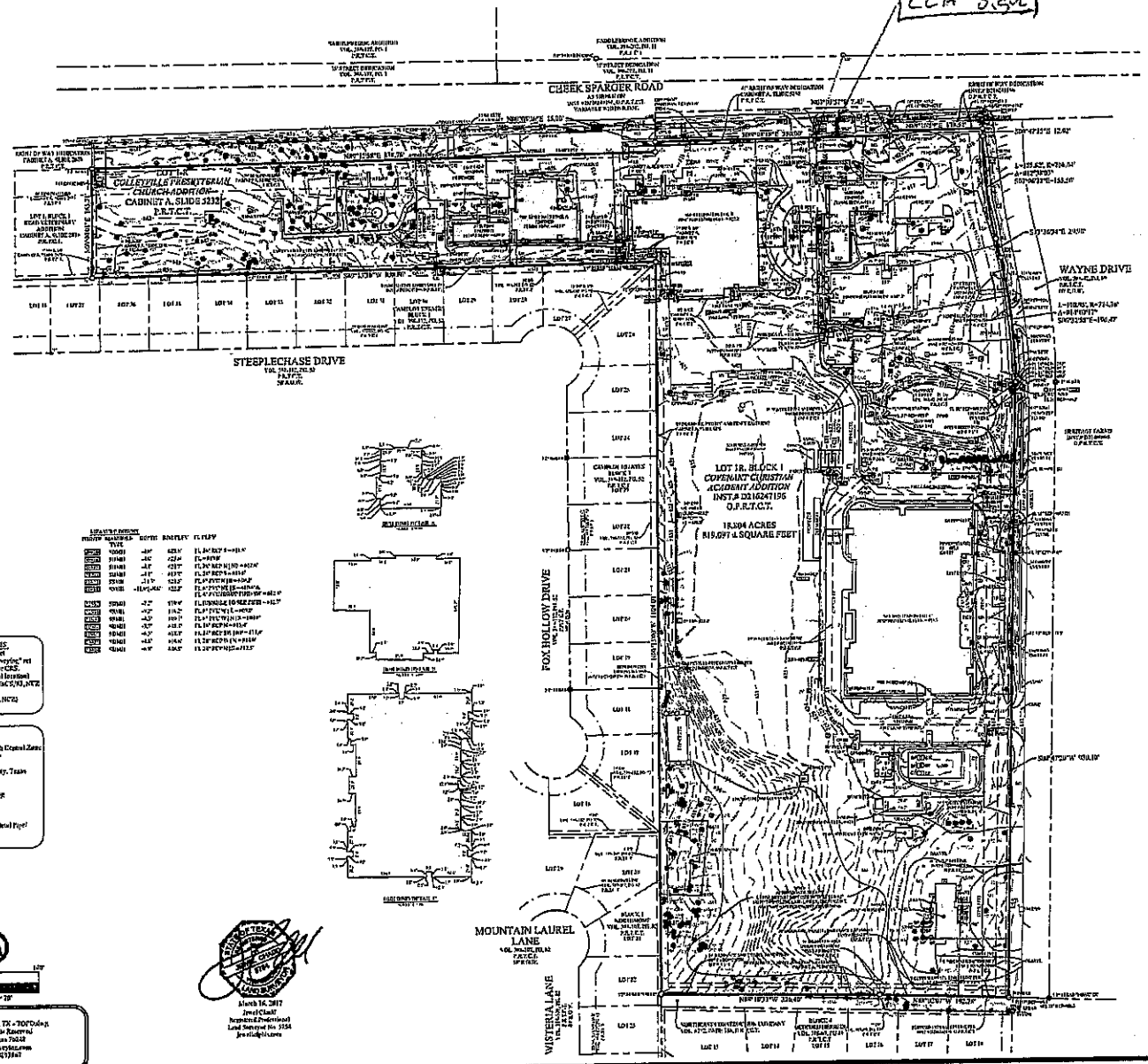
[illegible]

MONUMENTS / DATUMS / BEARING BASES

CRS ⊙ 1/2" rebar stamped "JPH Land Surveying Inc" set
MNS ⊙ Mag nail & washer stamped "JPH Land Surveying" set
Monuments are found if not marked with a CRS.
TBM ⊙ Site benchmark (see site/plat map for general location)
Coordinate values, if shown, are TSCS/FLTMC/S/N/E/Z
Elevations, if shown, are NAVD88
Bearings are based on field work (TxCORS, NGS) or found in concrete

LEGEND OF ABBREVIATIONS

USSFt	United States Survey Feet
TxCS,NAD83	Texas Coordinate System of 1983, North Central Zone
NAVD88	North American Vertical Datum of 1988
F.R.T.C.T.	Plat Records of Tarrant County, Texas
O.P.R.T.C.T.	Official Public Records of Tarrant County, Texas
D.R.T.C.T.	Deed Records of Tarrant County, Texas
VOL/P/O/D/INST#	Volume/Page/Document Number
POB/POC	Point of Beginning/Point of Commencing
(S)	Number of Stems
NC/CONC	Natural Ground/Concrete
DE/U/E	Drainage Easement/Utility Easement
RCP/CP/PCP	Reinforced Concrete Pipe/Corrugated Metal Pipe/ Corrugated Plastic Pipe
RW/WALL	Retaining Wall/Standing Wall



LEGAL DESCRIPTION:

Being all of Lot 1-R, *Colleyville Presbyterian Church Addition*, an addition in the City of Colleyville, Tarrant County, Texas, according to the Plat recorded in Cabinet A, Slide 5232 of the Plat Records of Tarrant County, Texas.

AND

Being all of *Lot 1R, Block 1, Covenant Christian Academy Addition*, an addition in the City of Colleyville, Tarrant County, Texas, according to the Plat recorded under Instrument Number D216264195 of the Official Records of Tarrant County, Texas.

SURVEYOR'S NOTES:

1. Site benchmark is a Mag nail with a metal washer stamped "JPH Land Surveying" set in concrete islet located approximately 564 feet west of the intersection of Check Sparger Road and Wayne Drive and approximately 255 feet south of the center line of Check Sparger Road. The benchmark has the following values: X = 2,391,167.37 | Y = 7,040,374.35' (Texas Coordinate System of 1983, North Central Zone) | Z = 621.77' (NAVD88). See vicinity map for general location.
2. This survey was performed without the benefit of a commitment for title insurance. Therefore, there may be easements or documents pertaining to the subject tract that are not shown or referenced hereon.

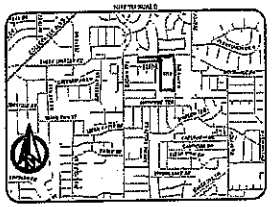
NOTE REGARDING UTILITIES:

Utility locations are per observed evidence and sources listed below:
DIG-TESS - ticket numbers[illegible]

PICTURE #1

PICTURE #2

VICINITY MAP



JPH Land Surveying, Inc.

Scale: 1" = 20'

March 16, 2017
Jewel Clark
Registered Professional
Land Surveyor No. 5154
jew@jphl.net

JPH Job No.
[illegible]
© 2017 JPH Land Surveying, Inc. - All Rights Reserved
[illegible]
Telephone (817) 431-0971 www.jphlandsurveying.com
TBPLS Firm #10019300 / TBPLS #10193940
DFW | Azle | Abilene

TOPOGRAPHIC AND BOUNDARY SURVEY
18.804 ACRES

BEING ALL OF
LOT 1-R
COLLEYVILLE PRESBYTERIAN
CHURCH ADDITION
AND
LOT 1R, BLOCK 1
COVENANT CHRISTIAN
ACADEMY ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

901 CHECK SPARGER ROAD

EXHIBIT NO. 3 - See attached

The undersigned public utility companies, using or entitled to use, under the terms and provisions of our respective franchise with the City of Colleyville, do hereby consent to the encroachment and joint use of the described portion of such drainage and/or utility easement or right-of-way requested in this Application for encroachment and joint use of a public drainage and utility easement or right-of-way

Lot(s) 1R Block(s) 1 of the Covenant Christian Academy Addition to the City of Colleyville, Tarrant County, Texas.

Street Name: Cheek Sparger

Oncor/TXU Electric Delivery PT# 2023-1922

By: Charlene Dunbar
(Please Print)

Title: ROW Analyst
(Please Print)

Signature: Charlene Dunbar

Tri-County Electric Company

By: Brennan Sebastian
(Please Print)

Title: Director of ROW and Business Development
(Please Print)

Signature: Brennan Sebastian

Southwestern Bell Telephone (AT&T)

By: Melissa McElyea
(Please Print)

Title: AT&T ROW eng
(Please Print)

Signature: Melissa McElyea

Frontier Communications (Verizon)

By: Joe Garza
(Please Print)

Title: Supervisor Network Eng + Ops
(Please Print)

Signature: 325-245-5102

Spectrum (Charter /Time Warner/Comcast)

By: Jessie Acevedo
(Please Print)

Title: Business Development Specialist
(Please Print)

Signature: Jessie Acevedo

Atmos Energy

By: Greg Zylka
(Please Print)

Title: Sr. Project Specialist
(Please Print)

Signature: Greg Zylka

City of Colleyville

By: _____
(Please Print)

Title: _____
(Please Print)

Signature: _____

CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number 4d **Agenda Date** 6/20/2023 **Number** Resolution R-23-4853
Type Resolution
Department City Manager

Title
Approval of the FY2024 fleet replacement schedule

Explanation
Reading and Public Hearing

At the June 6, 2023 City Council Worksession, the draft FY2024 fleet replacement plan was presented and discussed. This agenda item provides for formal approval of the replacement plan for FY2024, which includes the sale of 15 vehicles and the purchase of 18 vehicles through the Enterprise Fleet Management program. The attached lists provide the detail for each vehicle.

Financial Impact
The estimated equity in the vehicles being sold is approximately $226,000. The estimated cost of vehicles being purchased is $1,370,000 including aftermarket equipment. The fleet replacement program is funded through a variety of sources including the General Fund, Utility Fund, Drainage Fund, and CCCPD Fund. In future fiscal years, funding fleet replacement similarly to the fire apparatus replacement program via lease purchase agreement is also anticipated.

Recommendation
Approve

Attachments
1. FY2024 Vehicles to sell
2. FY2024 Vehicles to purchase

FY2024 Vehicles to Sell					
707	1FMCU49H08KE43360	Fleet Services	2008	Ford	Escape Base 4dr Front-wheel Drive
805E	1GCRWAEH1LZ193589	Utility - Water	2020	Chevrolet	Silverado 1500 Work Truck 4x2 Double Cab 6.6 ft. box 147.4 in. WB
802E	1GCRWAEH8LZ192844	Utility Support	2020	Chevrolet	Silverado 1500 Work Truck 4x2 Double Cab 6.6 ft. box 147.4 in. WB
822	1FD0W5GT7FEB54790	Utility - Water	2015	Ford	F-550 Chassis XL 4x4 SD Crew Cab 176 in. WB DRW
883	1FT8W3C61GEB42874	Utility - Water	2016	Ford	F-350 XL 4x2 SD Crew Cab 8 ft. box 172 in. WB DRW
584	1FT7W3AT5HEE28345	Parks & Recreation	2017	Ford	F-350 XL 4x2 SD Crew Cab 6.75 ft. box 160 in. WB SRW - DIESEL
1165	1GNLCDEC7KR269505	Police - Patrol	2019	Chevrolet	Tahoe Police Vehicle 4x2
1166	1GNLCDEC4KR272720	Police - Patrol	2019	Chevrolet	Tahoe Police Vehicle 4x2
1167	1GNLCDEC2KR331666	Police - Patrol	2019	Chevrolet	Tahoe Police Vehicle 4x2
1144	1GNLC2EC3FR557533	Police	2019	Chevrolet	Tahoe Police Vehicle 4x2
1185E	1GCRWAEH1LZ207166	Police - CID	2020	Chevrolet	Silverado 1500 Work Truck 4x2 Double Cab 6.6 ft. box 147.4 in. WB
702E	3N6CM0KN0KK710793	Facility Services	2019	Nissan	NV200 S 4dr Compact Cargo Van
719	1FTMF1CM9DKF99074	Engineering	2013	Ford	F-150 XL 4x2 Regular Cab Styleside 6.5 ft. box 126 in. WB
896	3FRXF75W18V572722	Drainage Services	2008	Ford	F-750 XL Regular Cab XL
897	3FRXF7FJ3CV313287	Utility - Water	2012	Ford	F-750 XL Regular Cab XL

FY2024 Vehicles to Purchase			
Fleet Services	2024	Nissan	Rogue S FWD
Utility - Water	2024	Chevrolet	Silverado 1500 Work Truck 4x2 Double Cab 6.6 ft. box 147.4 in. WB
Utility Support	2024	Chevrolet	Silverado 1500 Work Truck 4x2 Double Cab 6.6 ft. box 147.4 in. WB
Utility - Water	2024	Ford	F-550 Chassis XL 4x2 SD Crew Cab 179 in. WB DRW
Utility - Water	2024	Chevrolet	Silverado 3500 Chassis 4x2 Crew cab DRW
Parks & Recreation	2024	Chevrolet	Silverado 1500 Work Truck 4x2 Crew Cab 5.75 ft. box 147.4 in. WB
Parks & Recreation	2024	Chevrolet	Silverado 1500 Work Truck 4x2 Crew Cab 5.75 ft. box 147.4 in. WB
Parks & Recreation	2024	Chevrolet	Silverado 1500 Work Truck 4x2 Crew Cab 5.75 ft. box 147.4 in. WB
Parks & Recreation	2024	Chevrolet	Silverado 3500 Chassis Work Truck 4x2 Crew Cab 6.75 ft. box 159 in. WB SRW
Police - Patrol	2024	Chevrolet	Tahoe Police Vehicle 4x2
Police - Patrol	2024	Chevrolet	Tahoe Police Vehicle 4x2
Police - Patrol	2024	Chevrolet	Tahoe Police Vehicle 4x2
Police Department	2024	Chevrolet	Tahoe Police Vehicle 4x2
Police - CID	2024	Chevrolet	Silverado 1500 Work Truck 4x2 Crew Cab 5.75 ft. box 147.4 in. WB
Facility Services	2023	Ford	Transit-150 Cargo Base All-Wheel Drive Medium Roof Van 148 in. WB
Engineering	2022	Chevrolet	Silverado 1500 LD WT 4x2 Double Cab 6.6 ft. box 147.4 in. WB
Drainage Services	2022	Ford	F-750 Diesel Base Regular Cab Base
Utility - Water	2022	Ford	F-750 Diesel Base Regular Cab Base

CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number 5a **Agenda Date** 6/20/2023 **Number** 5
Type Report
Department Finance

Title
Monthly Financial Report - May 2023

Explanation
General Fund

Through May, the fund has collected 90% of its budgeted revenues and spent 61% of budgeted expenditures, yielding a year-to-date surplus of $8 million. The increase over last year's surplus is due to the City's elimination of the $1.5 million transfer from the General Fund into the Capital Projects Fund, which typically occurred in December. This $1.5 million as reallocated to increased personnel costs and will be expensed more evenly throughout the year. As the graph below shows, we expected March to be our peak surplus month, with the following months drawing on the surplus through the end of the year. Sales and franchise tax revenue are showing strong increases over last year, while all non-transfer related spending is on track.

Sales Tax Revenue

The City's fifth sales tax collection for FY23, representing sales made in April, showed an increase of 2.5% over last April, which is in line with the results we've seen so far this year. The City is still up year-over-year, and the total year-to-date increase of 3.8% yields an additional $220,000 to the City. With sales tax having grown a total of 25%, or from $8.5 million in 2020 to a record-high $10.29 million in the last year, any flat or increasing sales tax is fantastic for the City and indicative recent high gains will sustain. To some degree a similar trajectory has been seen across both the State's collections as well as our neighbors.

Utility Fund

The Utility Fund has collected 64% of its budgeted revenue and spent 52% of its budgeted expenses, which is a little higher than FY22. As the summary above shows, most of our surplus is coming from our relationship with the Trinity River Authority, although interest earnings on Utility Funds are resulting in a substantial surplus over our direct operating expenses. On the other side of the coin, our relationship with the T.R.A. has resulted in a substantial surplus due to the City being under-billed for water usage in October and November. Additionally, the Authority processed its annual "true-up" for the City, which either issues a refund or demands an additional payment based on the previous year's fiscal activity and water use. Colleyville typically receives a

refund during this process, and FY23 was no exception. In fact, it was determined the City was owed $1.6 million in invoiced payments that were ultimately unneeded. As with every year, this surplus cash will be moved to our capital projects spending at year's end.

Drainage Fund

To date, the Drainage Utility Fund has received 66% of its revenue and spent 58% of its expenditures. This fund's cash flow is lower than the previous year, with a surplus of about $278,000 as opposed to $325,000 last year. The trajectory for the remainder of the year is anticipated to mirror the past two years pretty closely. Historically, drainage fee revenues tended to average at 1.2% higher than the previous fiscal year. However, as the City reaches build out these revenues tend to be more stable from year to year. Per policy, any year-end surplus will be moved for use on the City's Capital Improvement Plan.

Hotel Fund

COVID-related economic disruptions obviously took a toll on any travel-related revenues in the last few years, but the Hotel Occupancy Tax Fund has kept a strong fund balance. While travel activities are on the rise and revenue in this fund has been making a comeback, this year's first two quarters receipts mirror the same period in FY22. Staff had planned on a significant increase in total receipts this year, and so we will likely need to reallocate some expenses from here in FY24. Fund balance as of the end of this quarter is sitting right at $55,000, and we expect another revenue payment coming within a month. Costs funded include personnel related directly to advertising the City as well as Colleyville Center costs and some special events.

Debt Service Fund

Being predominately funded through property taxes, the Debt Service fund has received the majority of its revenue for the year. Cash-flow for this fund is very predictable, as most revenues are recognized in December/January and debt service payments occur twice annually, with lease payments also occurring throughout the year. As of April's figures, the fund is running a deficit of about $45,000. We won't see any further expenses until August, when our second interest payments are due on our bond issues. The most recent issue, taken out in December 2022, includes a large interest payment of $309,000 to be paid this year. Together with our 2016 refunding issue, we can expect additional expenses of almost $325,000 in this fund before the year is over. This increase was planned in December, and the fund's balance should end the year at around $450,000. The City's current outstanding bonds are on schedule to be paid off in 2027, and the new 2023 $10 million issue is structured to be callable in 2030.

Attachments

1. May 2023 Financial Presentation
2. May 2023 Financial Report

5a - Items not for council action

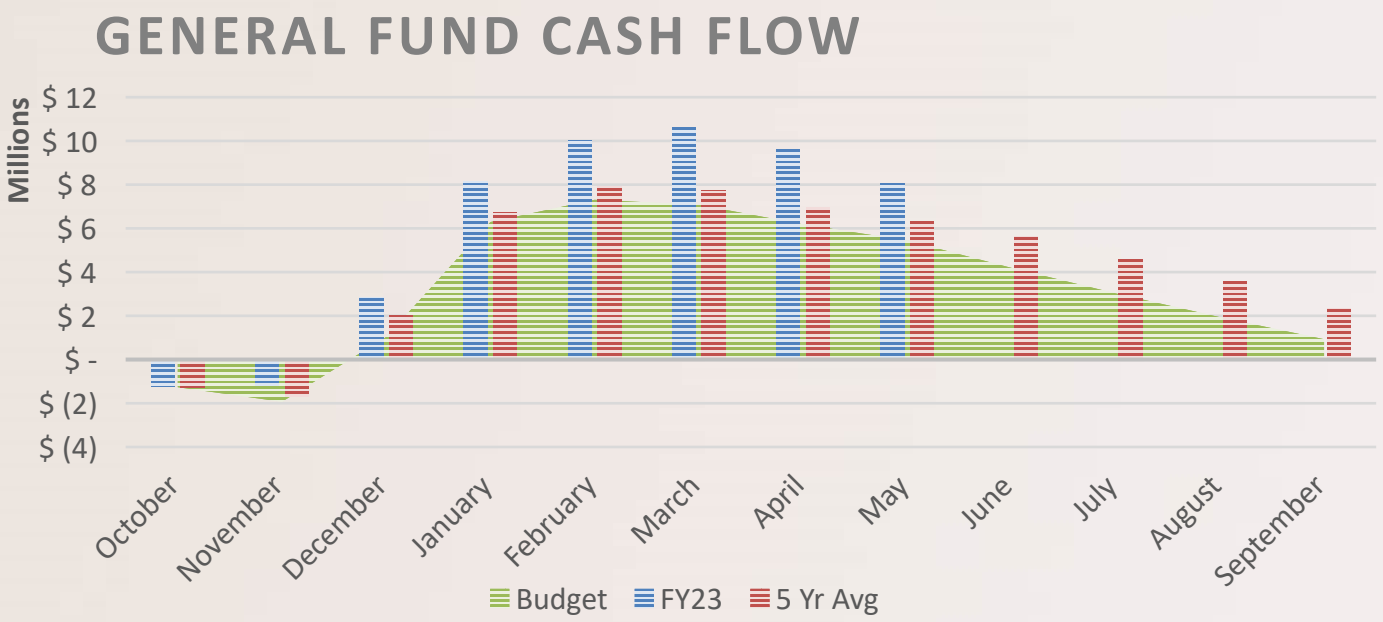
Monthly Financial Report
May 2023

City Council Meeting
June 20, 2023

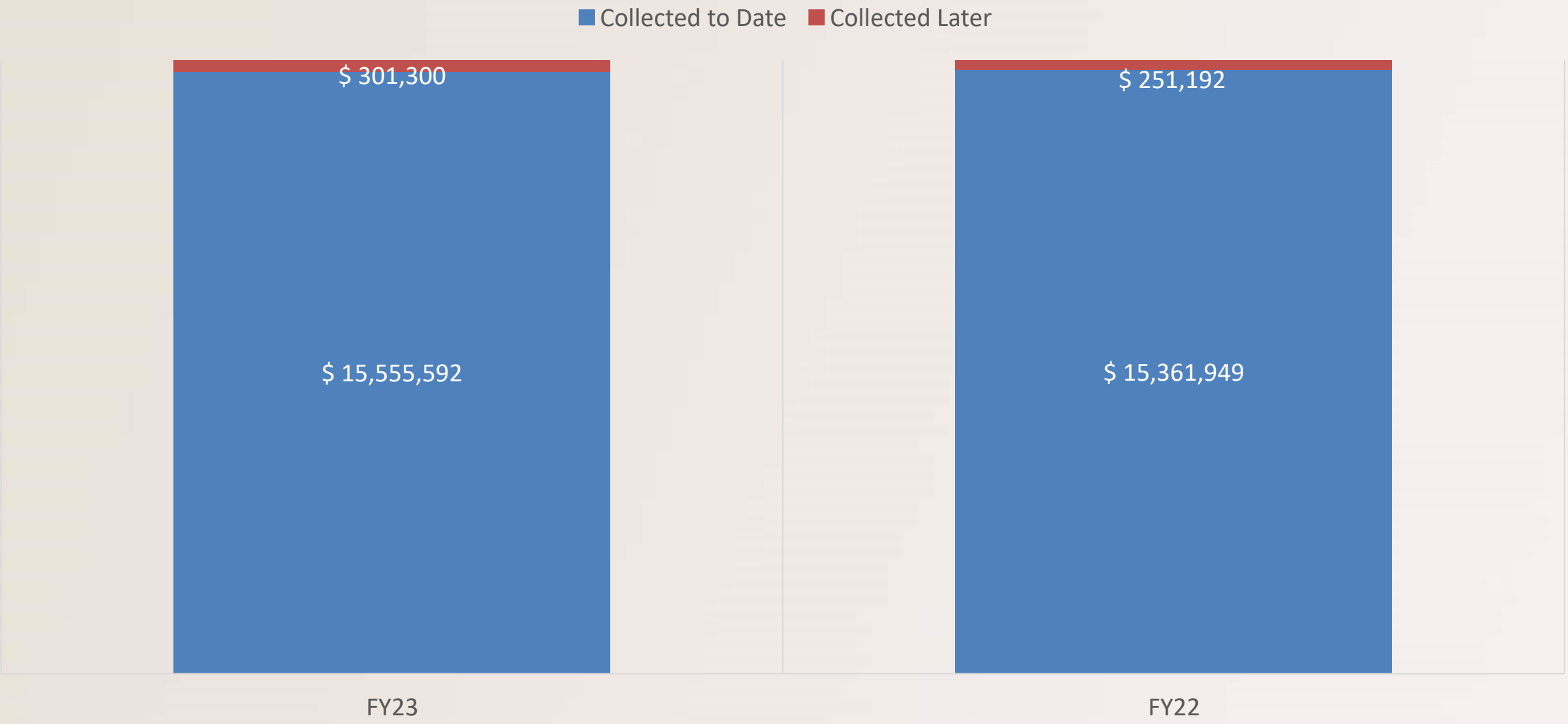
General Fund

General Fund					
	FY23 Budget	FY23 YTD	% of Budget	FY22 YTD	FY22 % of Budget
Revenues	$ 26,227,785	$ 23,480,856	90%	$ 23,130,406	90%
Expenditures	$ 25,297,424	$ 15,420,157	61%	$ 16,298,093	65%
	$ 930,361	$ 8,060,699		$ 6,832,313	

*67% of the year is completed

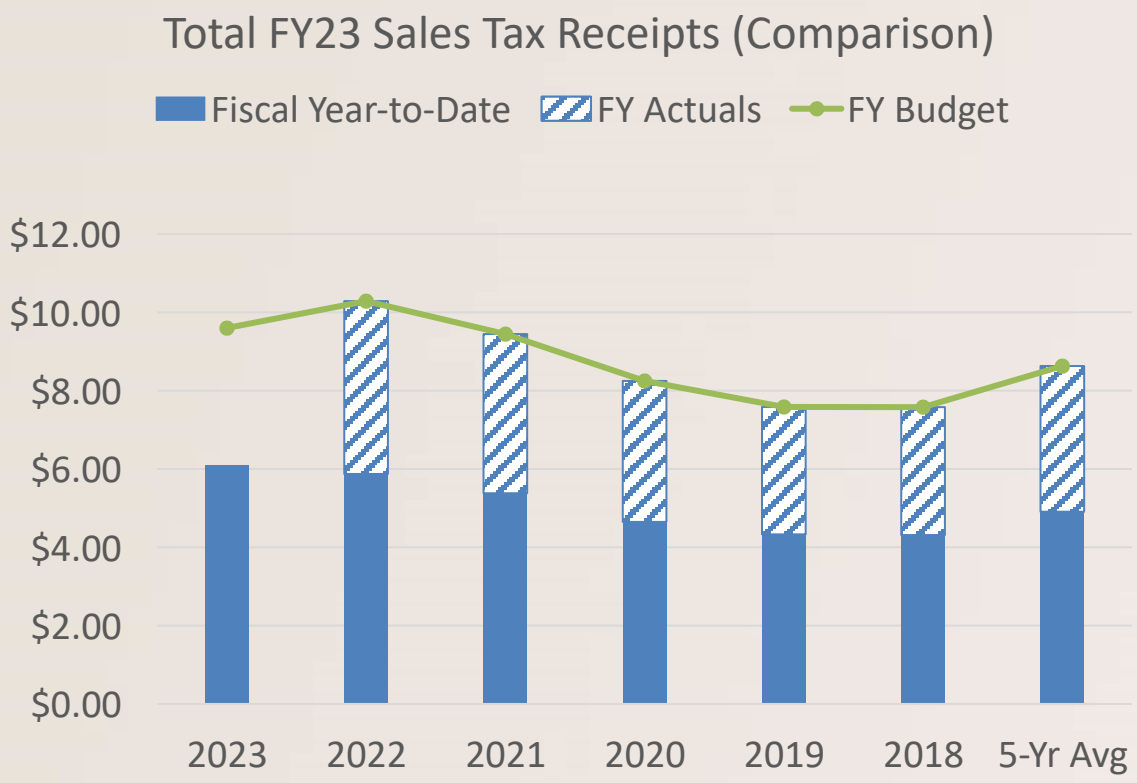


Property Tax Highlight

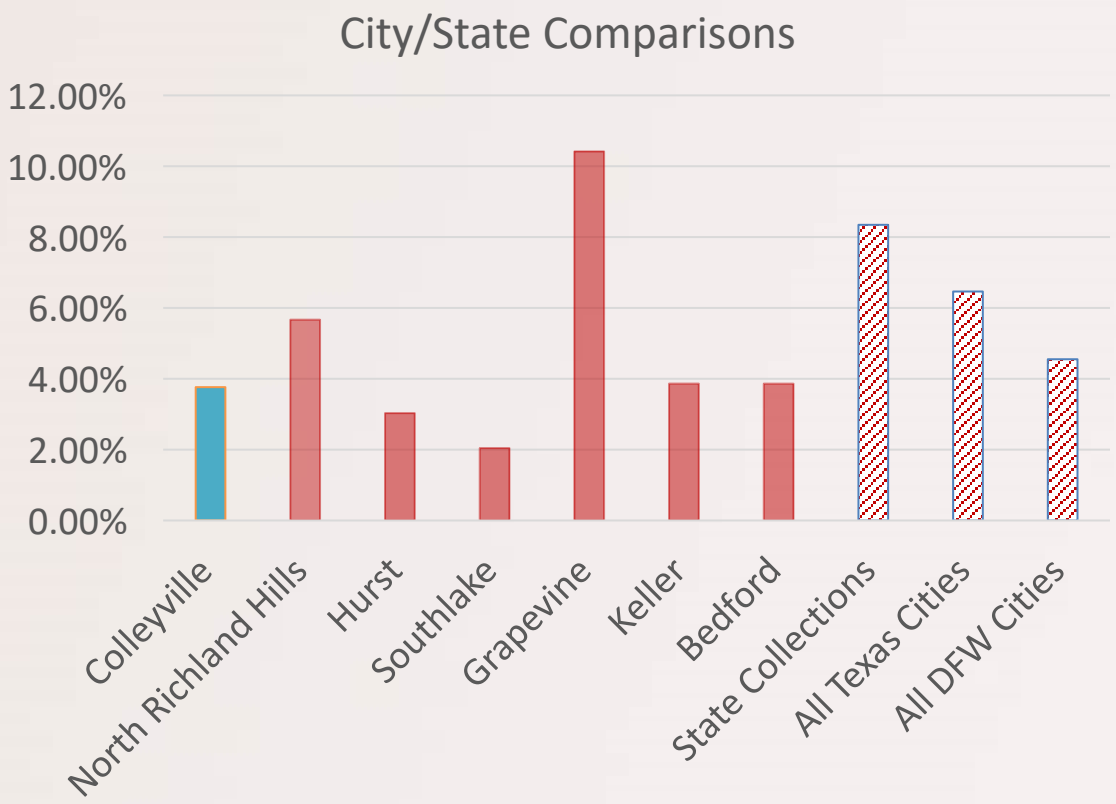


Sales Tax Highlight

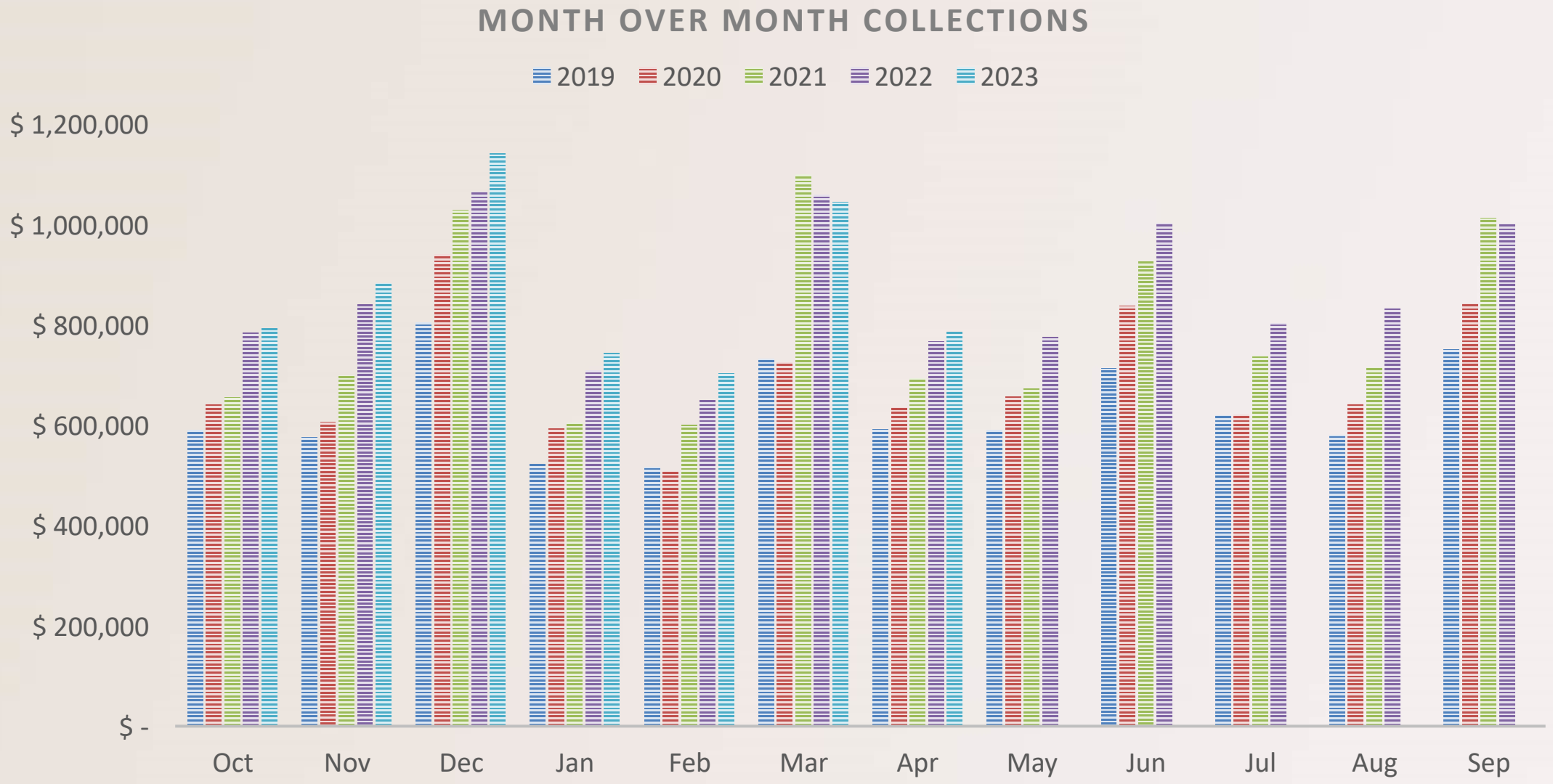
FY23 YTD Receipts compared to Previous Years



City/State Comparisons



Sales Tax Highlight



Utility Fund

Utility Fund	FY23 Budget	FY23 YTD	% of Budget	FY22 YTD	FY22 % of Budget
Revenues	$ 19,832,854	$ 12,736,311	64%	$ 10,661,351	60%
Expenditures	$ 19,832,854	$ 10,300,698	52%	$ 8,627,219	49%
	$ -	$ 2,435,613		$ 2,034,132	

*67% of the year is completed

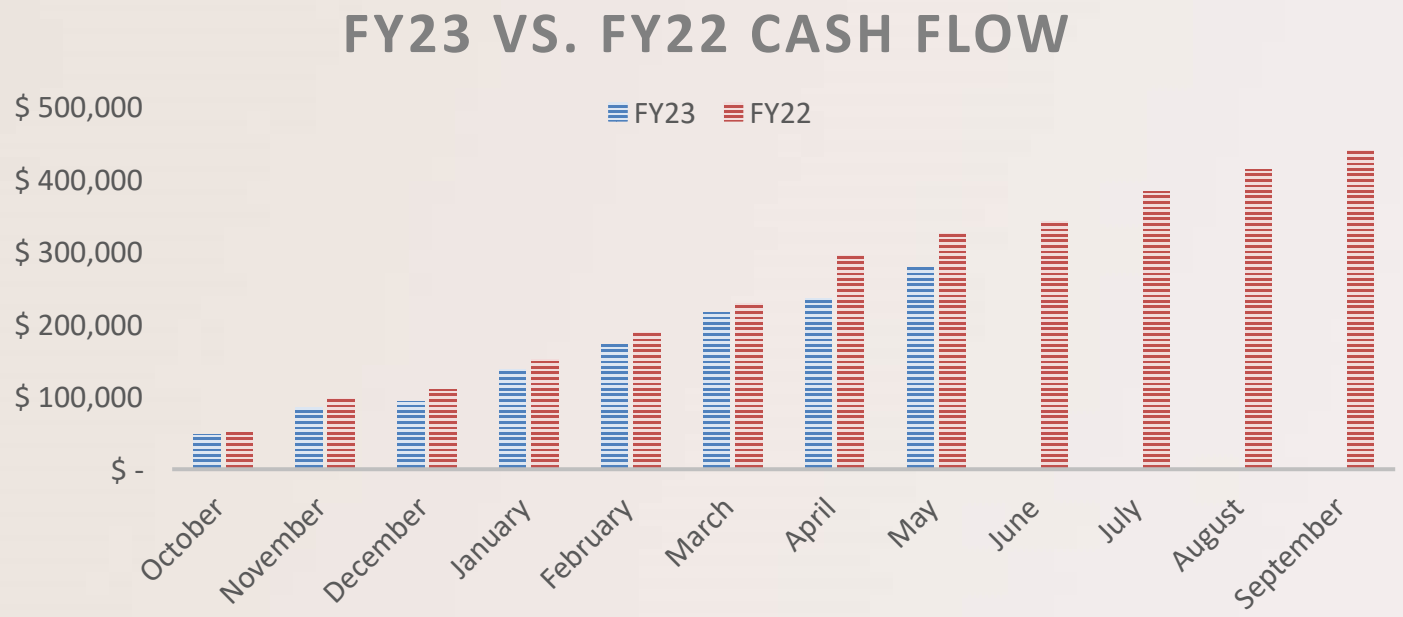
TRA Revs/Exps	FY23 Budget	FY23 YTD
Revenues	$ 15,878,131	$ 10,012,521
Expenditures	$ 15,428,131	$ 7,698,264
	$ 450,000	**$ 2,314,257**

City Revs/Exps	FY23 Budget	FY23 YTD
Revenues	$ 3,954,723	$ 2,723,790
Expenditures	$ 3,954,723	$ 2,602,434
	$ -	**$ 121,356**

Drainage Fund

Drainage Fund					
	FY23 Budget	FY23 YTD	% of Budget	FY22 YTD	FY22 % of Budget
Revenues	$ 1,045,000	$ 694,590	66%	$ 704,341	68%
Expenditures	$ 721,619	$ 417,024	58%	$ 379,005	55%
	$ 323,381	$ 277,566		$ 325,337	

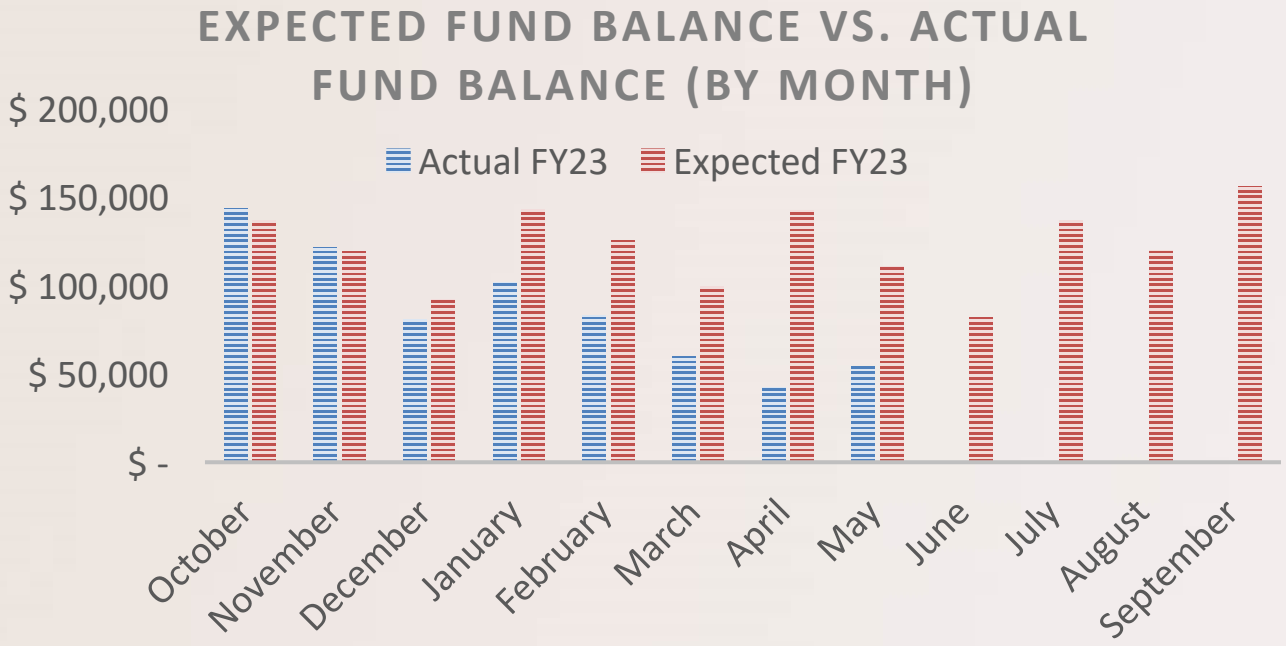
*67% of the year is completed



Hotel Fund

Hotel Fund							
	FY23 Budget		FY23 YTD		% of Budget	FY22 YTD	
Revenues	$	275,000	$	100,637	37%	$	100,078
Expenditures	$	273,569	$	200,699	73%	$	171,989
	$	1,431	$	(100,062)		$	(71,911)

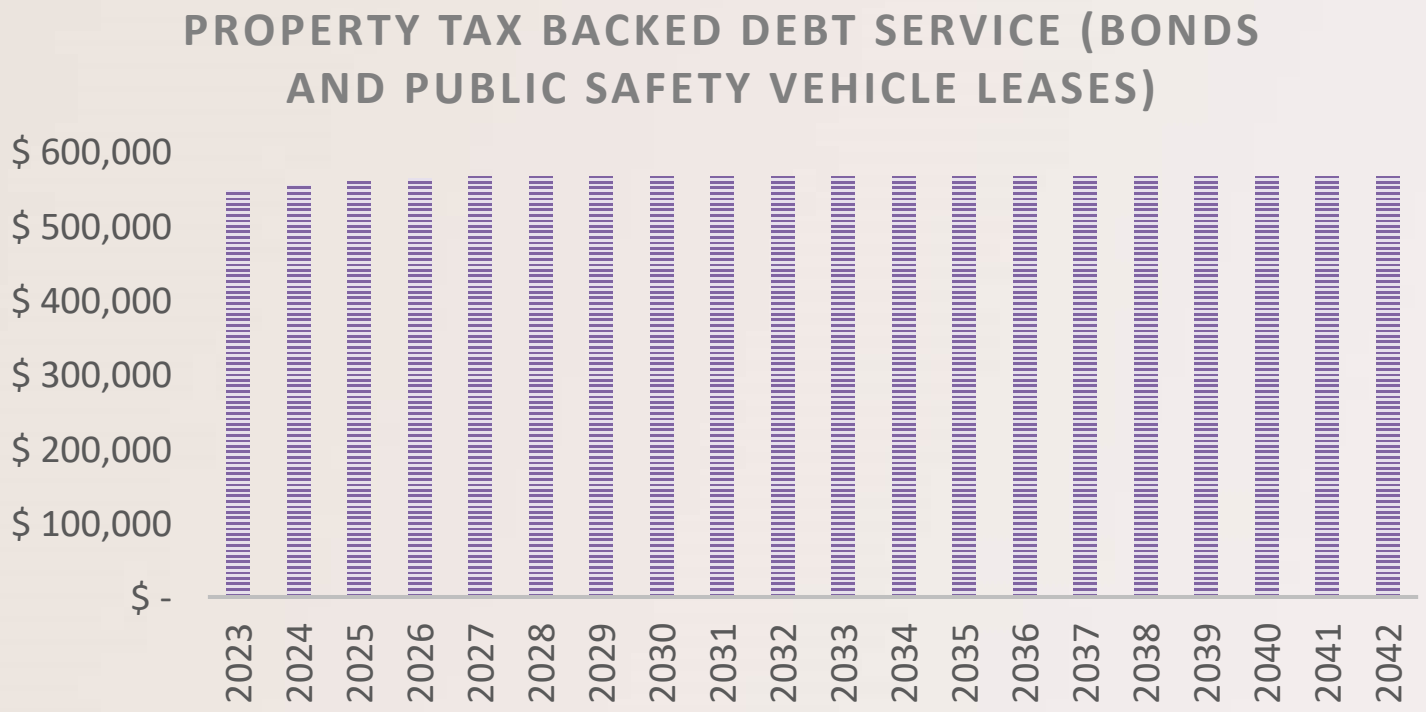
*67% of the year is completed



Debt Service Fund

Debt Service Fund	FY23 Budget	FY23 YTD	% of Budget	FY22 YTD	FY22 % of Budget
Revenues	$ 608,660	$ 604,060	99%	$ 607,854	97%
Expenditures	$ 769,010	$ 749,110	97%	$ 745,485	91%
	$ (160,350)	$ (145,051)		$ (137,631)	

*67% of the year is completed



Monthly Financial Report - May 2023

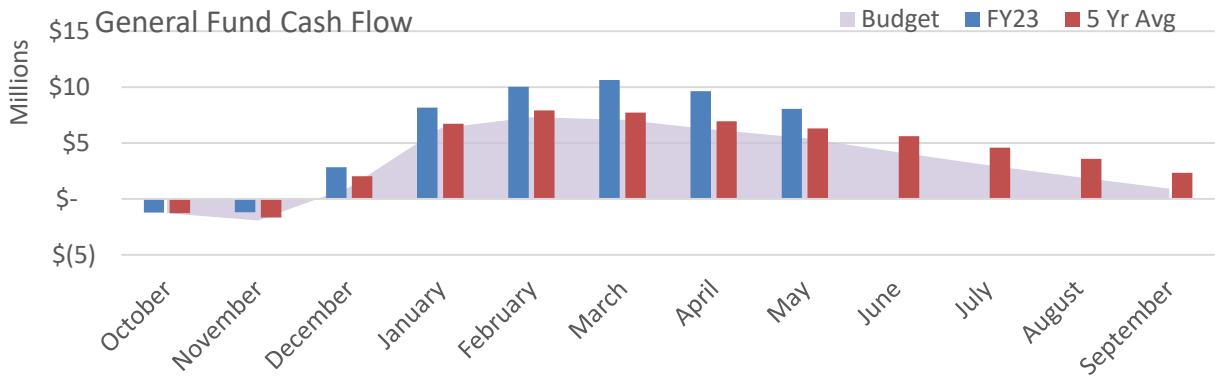
% of year Completed 67%

% of Budget Spent 61%

General Fund

	FY23 Budget	FY23 YTD	% of Budget	FY22 YTD	FY22% of Budget
Revenues	$ 26,227,785	$ 23,480,856	90%	$ 23,130,406	90%
Expenditures	$ 25,297,424	$ 15,420,157	61%	$ 16,298,093	65%
	$ 930,361	$ 8,060,699		$ 6,832,313	

Through May, the fund has collected 90% of its revenues and spent 61% of budgeted expenditures, yielding a year-to-date surplus of $8M. The increase over last year's surplus is due to the City's elimination of the $1.5M transfer from the General Fund into the Capital Projects Fund, which typically occurred in December. This $1.5M as reallocated to increased personnel costs and will be expensed more evenly throughout the year. As the graph below shows, we expected March to be our peak surplus month, with the following months drawing on the surplus through the end of the year. Sales and franchise tax revenue are showing strong increases over last year, while non-transfer related spending is on track.



General Fund Highlights

Revenue (FY23/FY22)

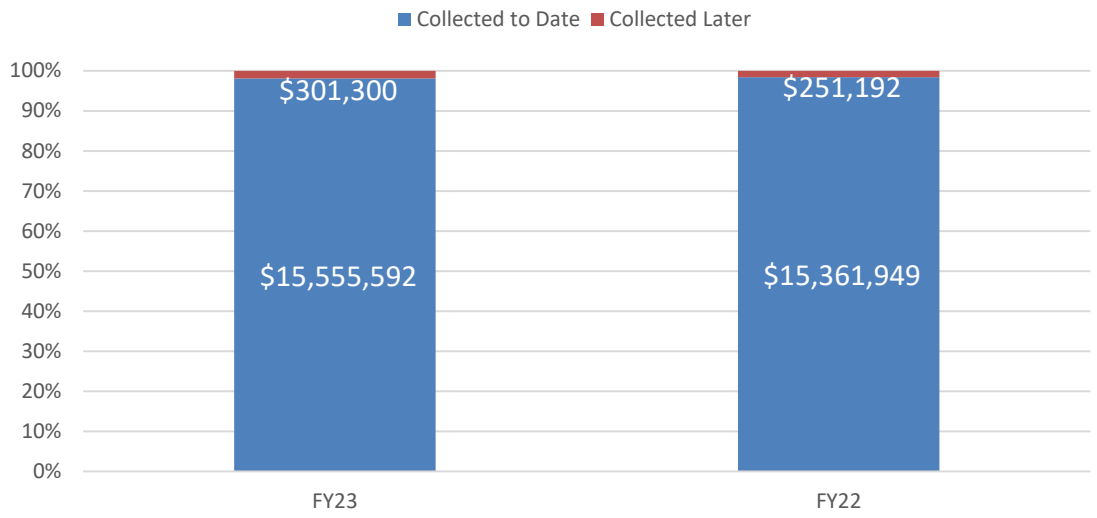
Property Tax	+ $194k	Sales Tax	+ $103k	Franchise Tax	+ $315k
Licenses	-$73k	Other Revenue	-$181k	**Total Rev**	**+ $357k**

Expenditures (FY23/22)

Personnel	+ $592k	Contractual	+ $90k	Supplies	-$33k
Capital	-$27k	Transfers	-$1,500k	**Total Exp**	**-$878k**

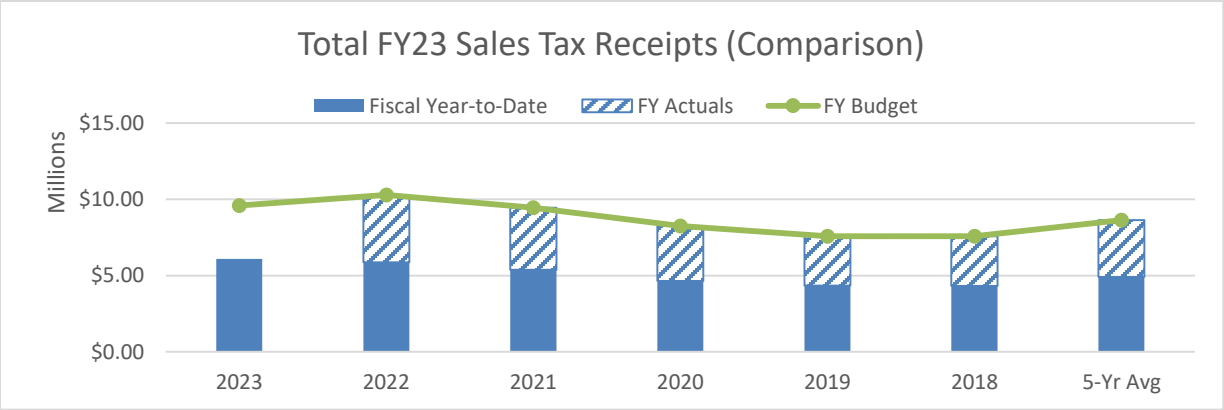
Monthly Financial Report - May 2023

Revenue Highlight: Property Tax



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

Revenue Highlight: Sales Tax



MTD Increase

2.5%

YTD Increase

3.8%

The City's fifth sales tax collection for FY23, representing sales made in April, came in this month and it showed an increase of 2.5% over last April, which is in line with the results we've seen so far this year. The City is still up year-over-year, and the total year-to-date increase of 3.8% yields an additional $220,000 to the City. With sales tax having grown a total of 25%, or from $8.5M in 2020 to a record-high $10.29M in the last year, any flat or increasing sales tax is fantastic for the City and indicative that our recent high gains will sustain. To some degree a similar trajectory has been seen across both the State's collections as well as our neighbors.

Monthly Financial Report - May 2023

% of year Completed 67%

Water/Sewer Utility Fund

% of Budget Spent 52%

	FY23 Budget	FY23 YTD	% of Budget	FY22 YTD	FY22% of Budget
Revenues	$ 19,832,854	$ 12,736,311	64%	$ 10,661,351	60%
Expenditures	$ 19,832,854	$ 10,300,698	52%	$ 8,627,219	49%
	$ -	$ 2,435,613		$ 2,034,132	

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

*TRA Revenue/Expense Summary	FY23 Budget	FY23 YTD	City Revenue/Expense Summary	FY23 Budget	FY23 YTD
Revs	$ 15,878,131	$ 10,012,521	Revs	$ 3,954,723	$ 2,723,790
Exps	$ 15,428,131	$ 7,698,264	Exps	$ 3,954,723	$ 2,602,434
Net	**$ 450,000**	**$ 2,314,257**	**Net**	**$ -**	**$ 121,356**

The Utility Fund has collected 64% of its budgeted revenue and spent 52% of its budgeted expenses, which is a little higher than FY22. As the summary above shows, most of our surplus is coming from our relationship with the Trinity River Authority, although interest earnings on Utility Funds are resulting in a substantial surplus over our direct operating expenses. On the other side of the coin, our relationship with the TRA has resulted in a substantial surplus due to the City being underbilled for water usage in October and November. Additionally, the Authority processed its annual "true-up" for the City, which either issues a refund or demands an additional payment based on the previous year's fiscal activity and water use. Colleyville typically receives a refund during this process, and FY23 was no exception. In fact, it was determined the City was owed $1.6M in invoiced payments that were ultimately unneeded. As with every year, this surplus cash will be moved to our capital projects spending at year's end.

Annual Trinity River Authority True-Up

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

Expenditures (FY23/22) Mostly TRA costs ↓

Personnel	+ $104k	Contractual	+ $1,595k	Supplies	-$30k
Capital	-$17k	Transfers	+ $21k	**Total Exp**	**+ $1,673k**

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

Monthly Financial Report - May 2023

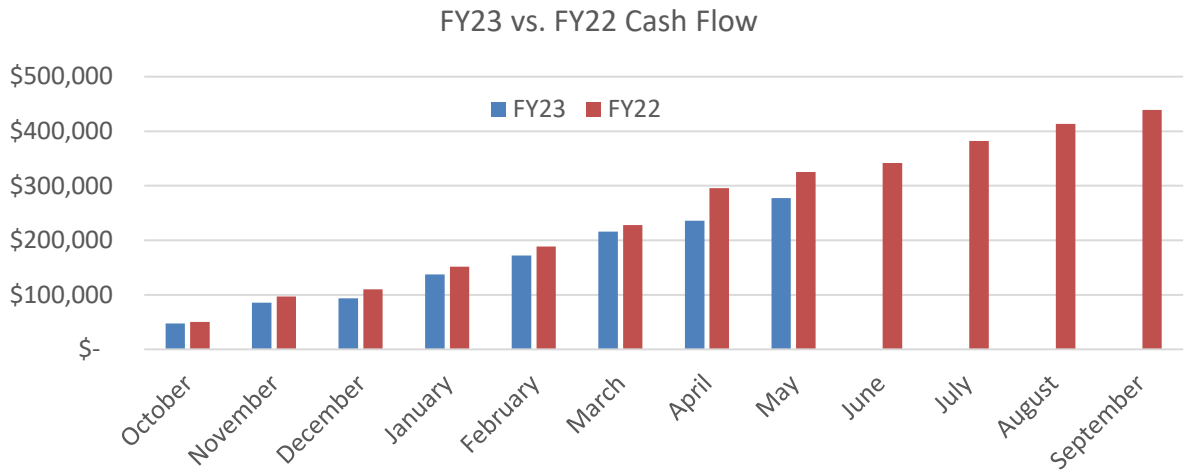
% of year Completed 67%

% of Budget Spent 58%

Drainage Utility Fund

	FY23 Budget	FY23 YTD	% of Budget	FY22 YTD	FY22% of Budget
Revenues	$1,045,000	$ 694,590	66%	$ 704,341	68%
Expenditures	$ 721,619	$ 417,024	58%	$ 379,005	55%
	$ 323,381	$ 277,566		$ 325,337	

To date, the Drainage Utility Fund has received 66% of its revenue and spent 58% of its expenditures. This fund's cash flow is lower than the previous year, with a surplus of about $278,000 as opposed to $325,000 last year. The trajectory for the remainder of the year is anticipated to mirror the past two years pretty closely. Historically, drainage fee revenues tended to average at 1.2% higher than the previous fiscal year. However, as the City reaches build out these revenues tend to be more stable from year to year. Per policy, any year-end surplus will be moved for use on the City's capital improvement plan.



Drainage Fund Operation Highlights

Revenue - Drainage Fees

FY23/FY22 -0.2%

FY23/5-Yr Avg 0.8%

Expenditures (FY23/22)

Personnel	+ $50k	Contractual	-$16k
Supplies	+ $4k	Capital/Xfers	$0k
Debt Service	$0k	**Total Exp.**	**+ $38k**

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

Monthly Financial Report - May 2023

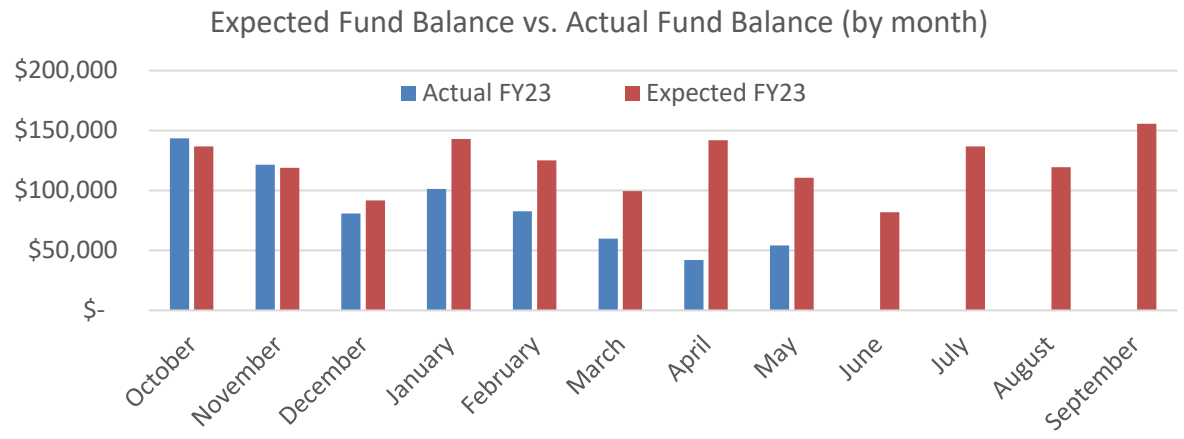
% of year Completed 67%

% of Budget Spent 73%

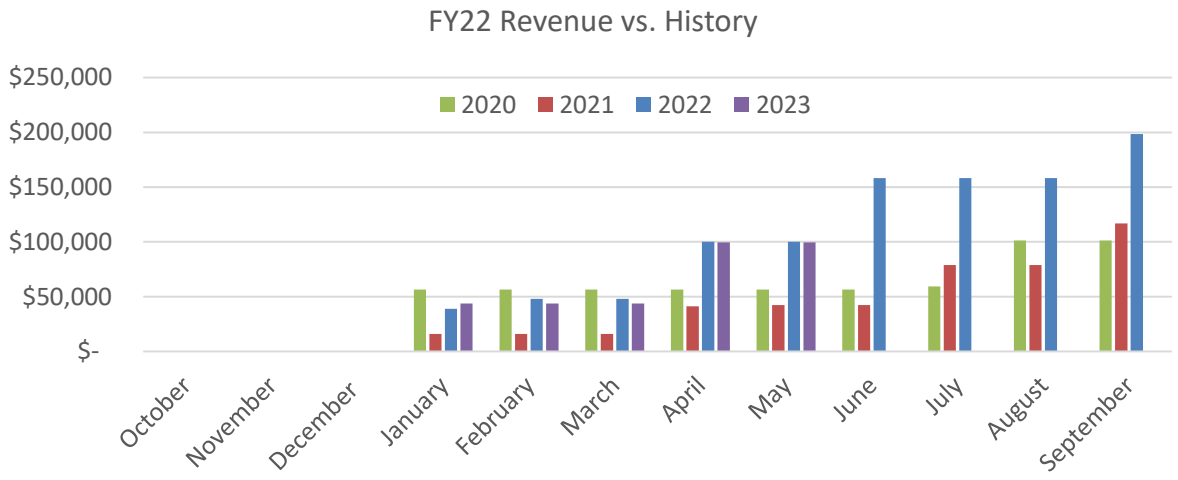
Hotel Tax Fund

	FY23 Budget	FY23 YTD	% of Budget	FY22 YTD	FY22% of Budget
Revenues	$ 275,000	$ 100,637	37%	$ 100,078	40%
Expenditures*	$ 273,569	$ 200,699	73%	$ 171,989	69%
	$ 1,431	$ (100,062)		$ (71,911)	

COVID-related economic disruptions obviously took a toll on any travel-related revenues in the last few years, but the Hotel Occupancy Tax Fund has kept a strong fund balance. While travel activities are on the rise and revenue in this fund has been making a comeback, this year's first two quarters receipts mirror the same period in FY22. Staff had planned on a significant increase in total receipts this year, and so we will likely need to reallocate some expenses from here in FY24. Fund balance as of the end of this quarter is sitting right at $55,000, and staff will continue to monitor cash here closely. Costs funded include personnel related directly to advertising the City as well as Colleyville Center costs and some special events.



Hotel Tax Performance



Monthly Financial Report - May 2023

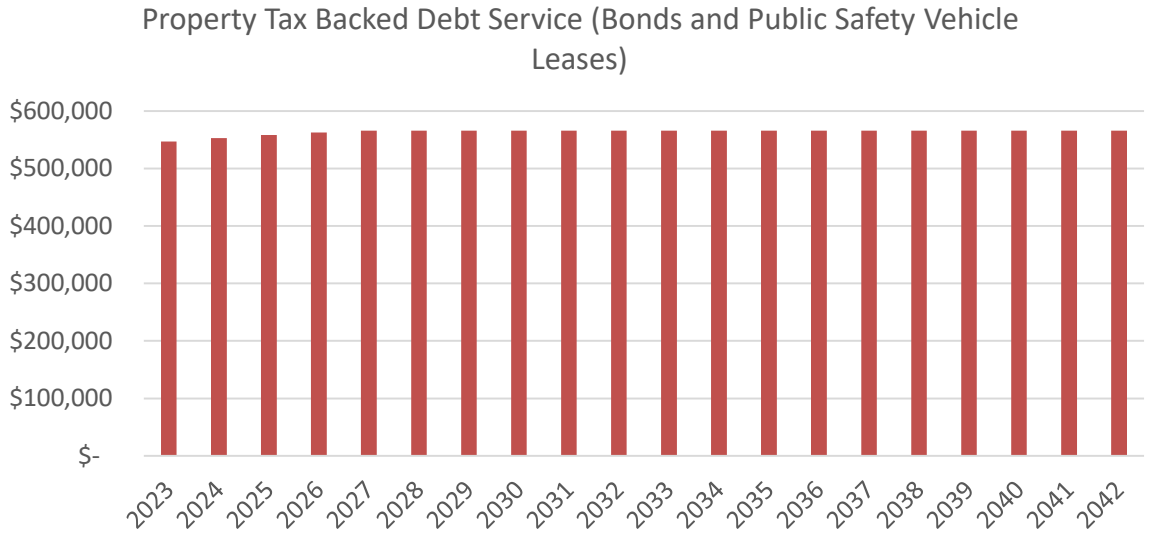
% of year Completed 67%

% of Budget Spent 97%

Debt Service Fund

	FY23 Budget	FY23 YTD	% of Budget	FY22 YTD	FY22% of Budget
Revenues	$ 608,660	$ 604,060	99%	$ 607,854	97%
Expenditures*	$ 769,010	$ 749,110	97%	$ 745,485	91%
	$ (160,350)	$ (145,051)		$ (137,631)	

Being predominately funded through property taxes, the Debt Service fund has received the majority of its revenue for the year. Cash-flow for this fund is very predictable, as most revenues are recognized in December/January and debt service payments occur twice annually, with lease payments also occurring throughout the year. As of April's figures, the fund is running a deficit of about $45,000. We won't see any further expenses here until August, when our second interest payments are due on our bond issues. The most recent issue, taken out in December 2022, includes a large interest payment of $309,000 to be paid this year. Together with our 2016 refunding issue, we can expect additional expenses of almost $325,000 in this fund before the year is over. This increase was planned in December, and the fund's balance should end the year at around $450,000. The City's current outstanding bonds are on schedule to be paid off in 2027, and the new 2023 $10M issue is structured to be callable in 2030. All bond payments are scheduled as follows:



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

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

CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number 6a **Agenda Date** 6/20/2023 **Number** Ordinance O-23-2241
Type Ordinance
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
Second Reading and Public Hearing

The owner of Modern Geosciences was present to speak on the request and answer questions from the City Council. No one came forward to speak during the public hearing.

First Reading and Public Hearing

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:

- 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

1. The SUP request deviates from the conditions. The proposed accessory building is visible from Thompson Terrace.

2. Provide the dimensions and setbacks of the building.

3. 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.

4. 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.

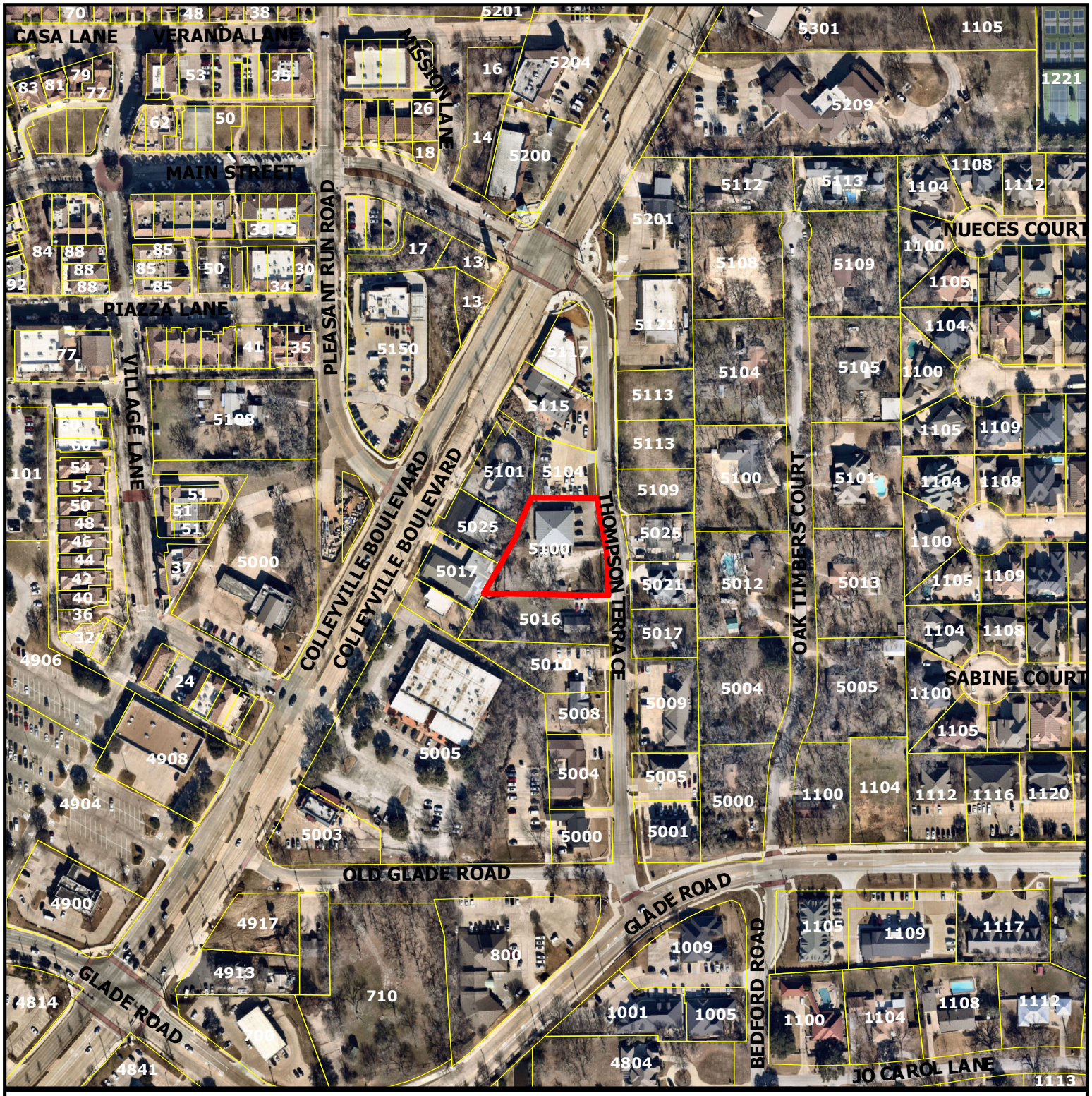
Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the request at their May 8, 2023 meeting by a vote of 6-0.

Financial Impact
There is no financial impact to the City.

Recommendation
None

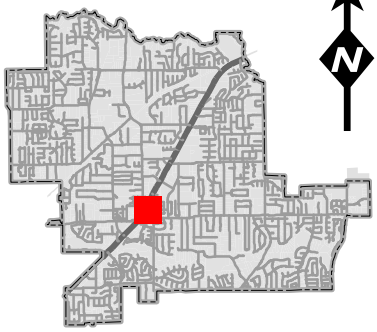
Attachments
1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Survey
5. Site Plan
6. Elevations 1
7. Elevations 2
8. Notification Map
9. Notify List
10. Notification Letter
11. Ordinance O-23-2241

Aerial Map



ZC23-008

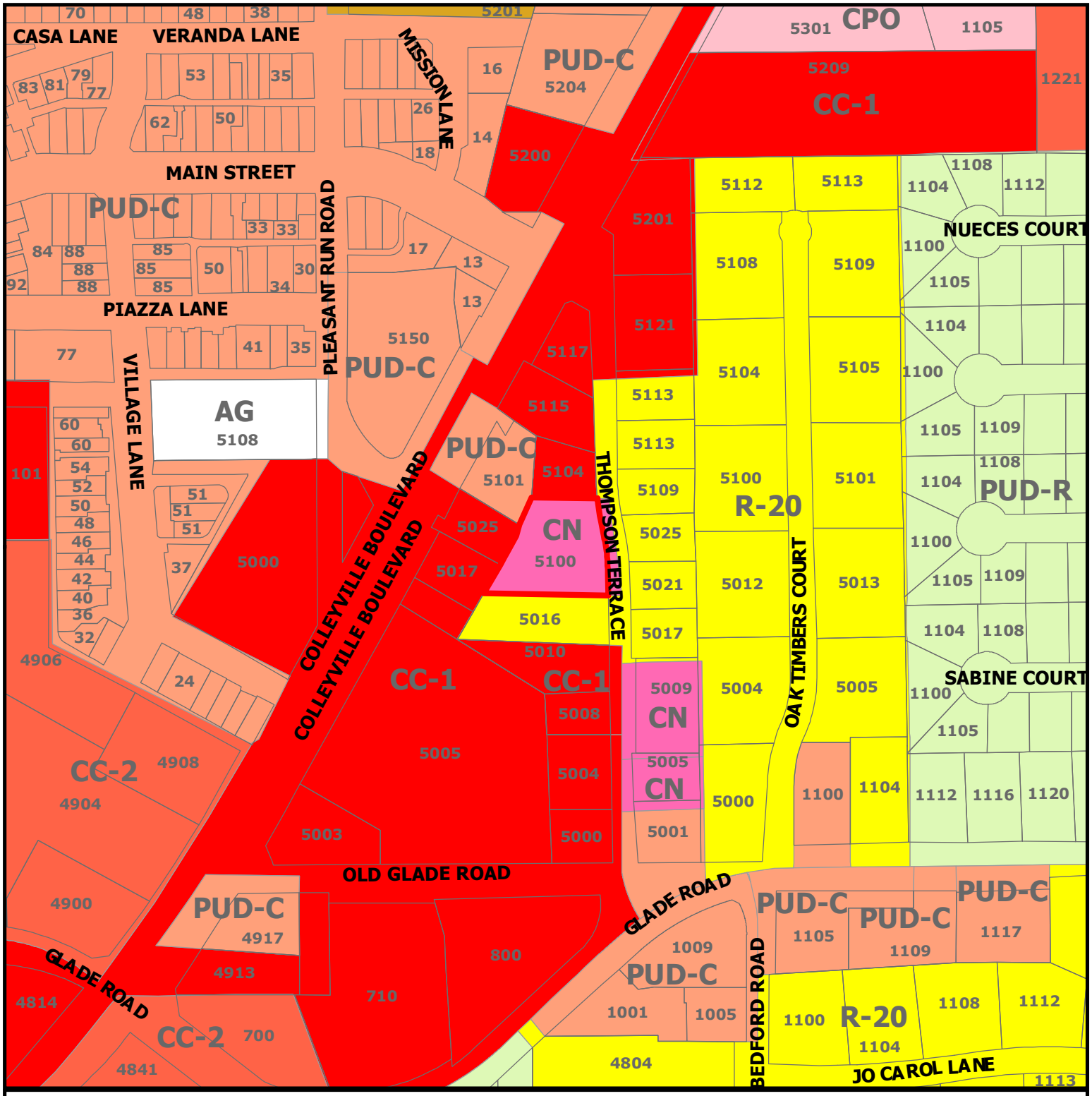
5100 Thompson Terrace



Subject Property

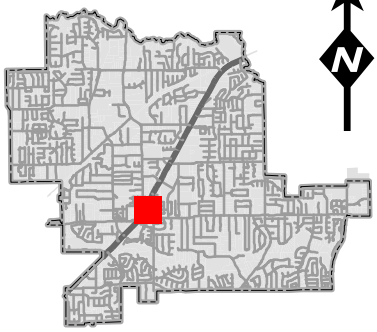
DISCLAIMER:
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances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

Zoning Map



ZC23-008

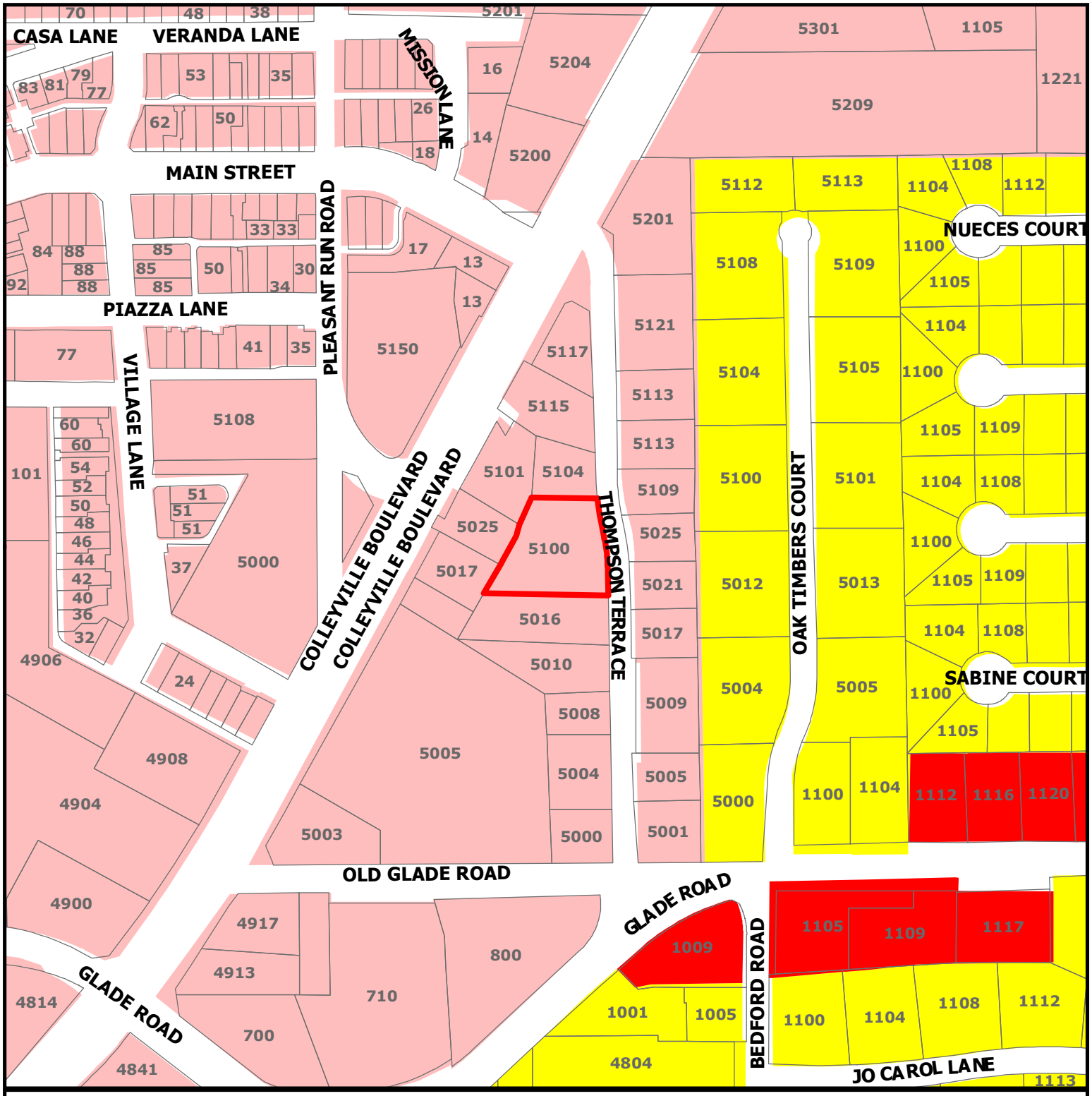
5100 Thompson Terrace



Subject Property

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.

Future Land Use Map



CITY OF COLLEYVILLE TEXAS

ZC23-008

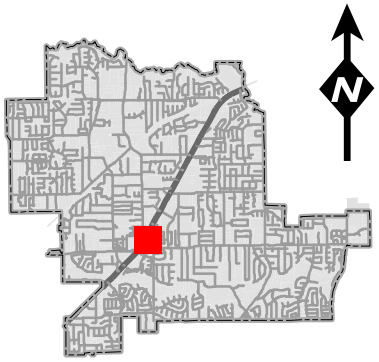
5100 Thompson Terrace

Subject Property

Residential

Commercial

Colleyville Blvd Corridor



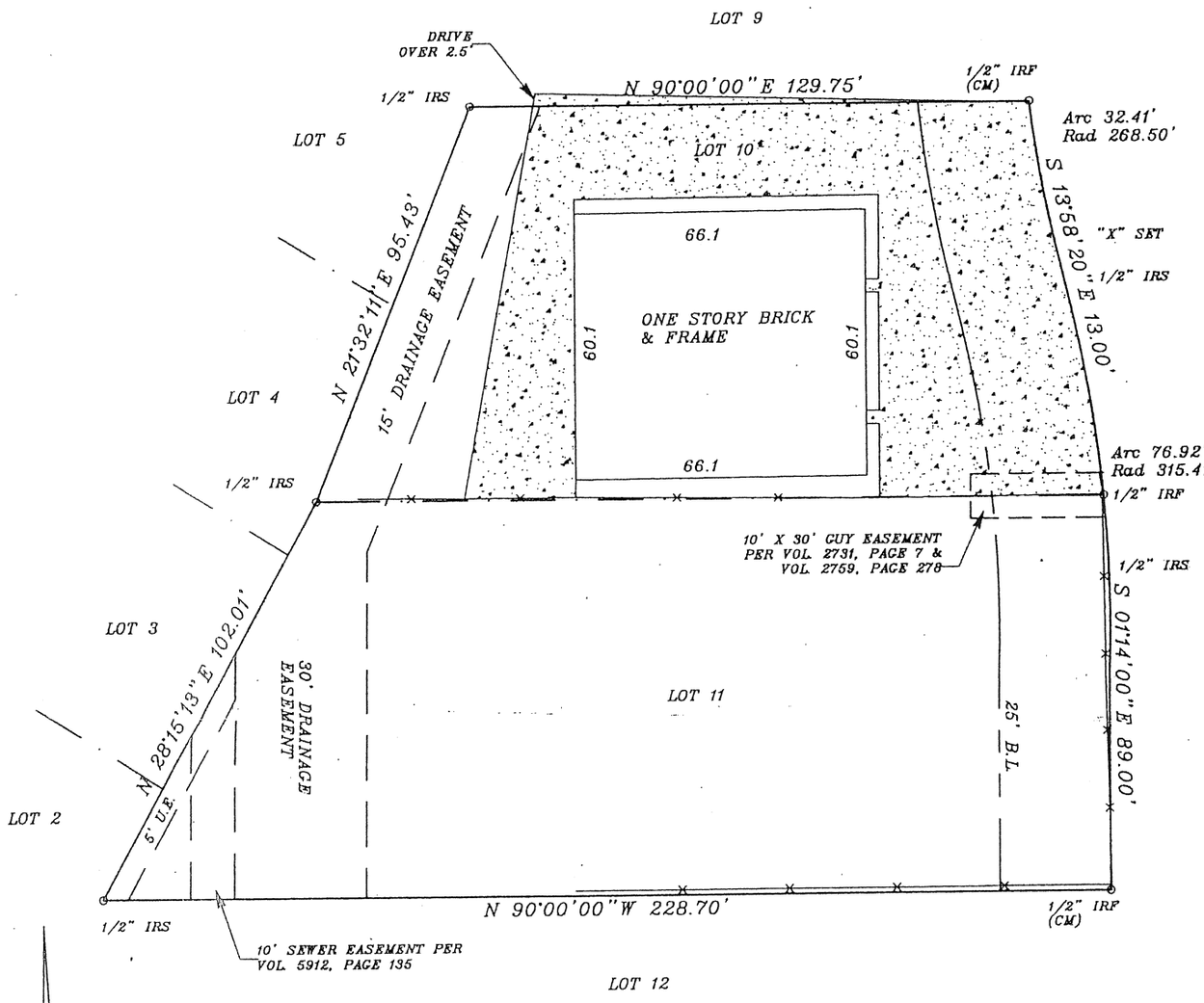
N

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.

T.D. DISHEROON REGISTERED PROFESSIONAL LAND SURVEYOR

6717 CALMONT AVENUE FORT WORTH, TEXAS 76116 817-731-0587 FAX 817-732-2014

5100-5124 THOMPSON TERRACE



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

NORTH

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)

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.

TITLE COMMITMENT FURNISHED BY: STEWART

SURVEYED ON THE GROUND JUNE 15, 2000

T.D. DISHEROON R.P.L.S. NO. 1276

LEGEND
-O-=CHAINLINK FENCE
-X-=WOOD FENCE
-E-=ELECTRIC LINE
-T-=TELEPHONE LINE
-S-=SEWER LINE
-W-=WATER LINE
IRF=IRON ROD FOUND
IRS=IRON ROD SET
IPF= IRON PIPE FOUND
CM= CONTROL MONUMENT
NF=NOW OR FORMERLY
U.E.=UTILITY EASEMENT
B.L.=BUILDING LINE
A.E.=AERIAL EASEMENT
G.E.=GUY EASEMENT
D.E.=DRAINAGE EASEMENT

MEMBER Texas Society of Professional Surveyors

STATE OF TEXAS REGISTERED T. D. DISHEROON 1276 PROFESSIONAL LAND SURVEYOR

TITLE CO. STEWART

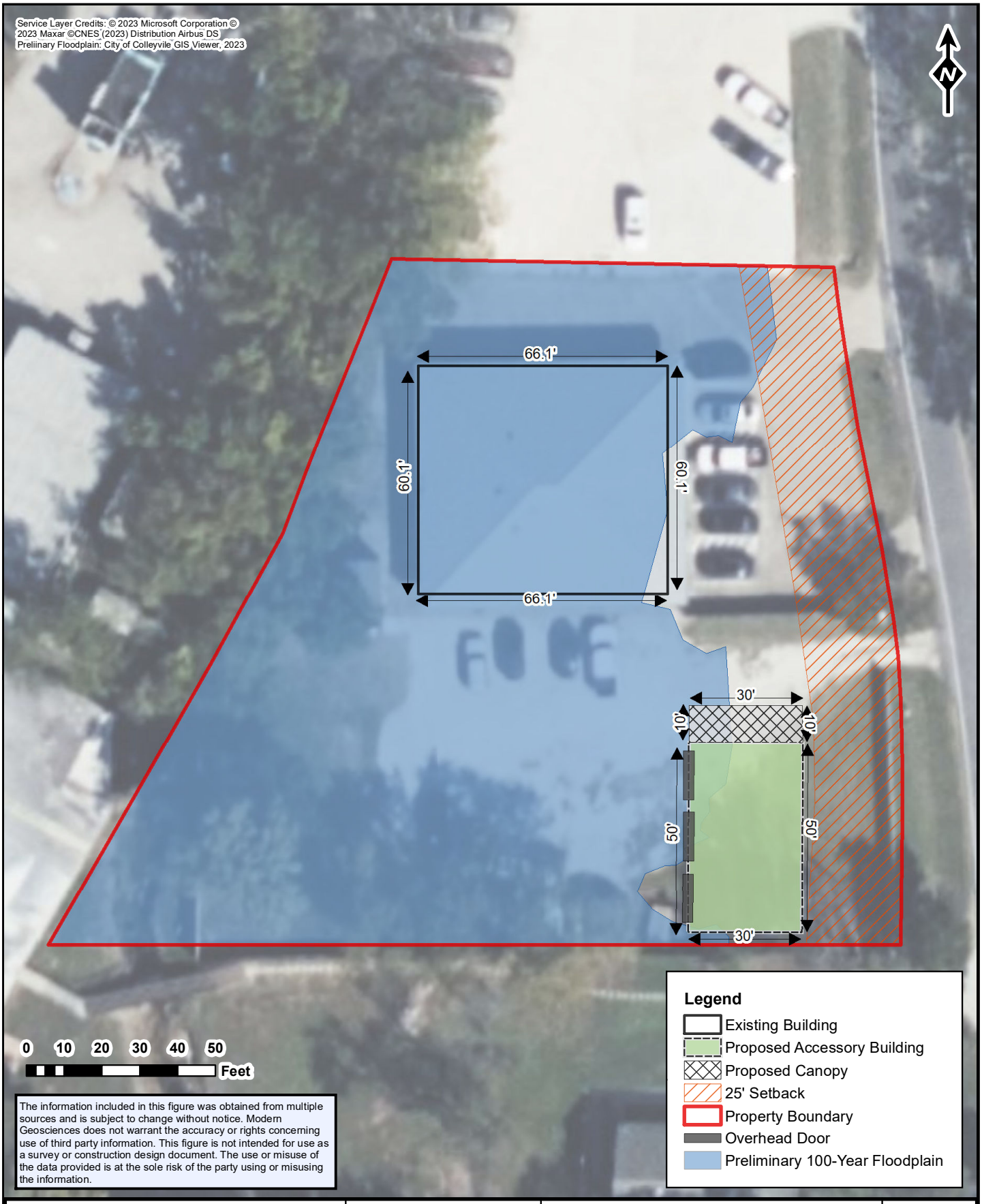
GF. NO. 00901826

MORTGAGE CO. NA

BORROWER ROBERT C. SMALL

JOB NO. 201272

DATE JUNE 20, 2000



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.

MODERN GEOSCIENCES
TRUSTED ENVIRONMENTAL ADVISORS®

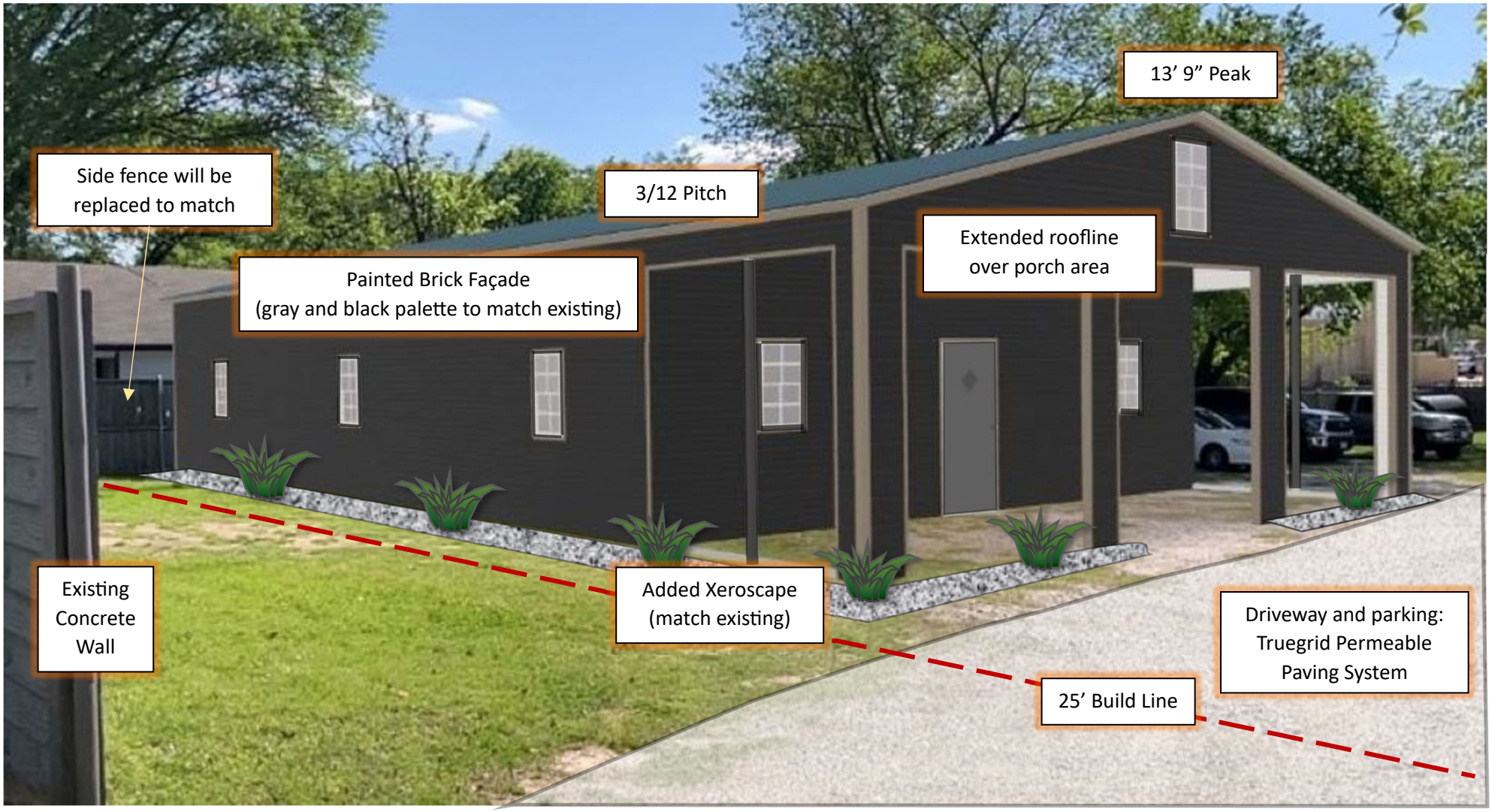
PROJECT NO.	NA
DRAWN:	03.08.23
DRAWN BY:	CS
CHECKED BY:	JM
FILE NAME:	Modern_SiteMap_230308.mxd

PROPOSED ACCESSORY BUILDING LOCATION MAP

Modern Geosciences
5100 Thompson Terrace
Colleyville, Texas

FIGURE

1


13’ 9” Peak
Side fence will be replaced to match
3/12 Pitch
Extended roofline over porch area
Painted Brick Façade (gray and black palette to match existing)
Existing Concrete Wall
Added Xeroscape (match existing)
Driveway and parking: Truegrid Permeable Paving System
25’ Build Line

Notification Map

ZC23-008

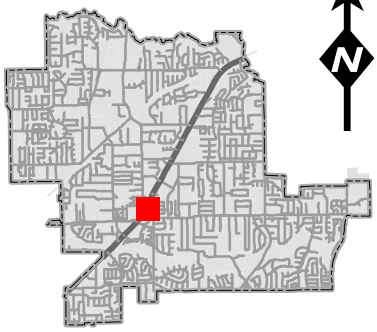
5100 Thompson Terrace

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

Subject Property

500ft Buffer

Properties within 500ft



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
COCANOUGHER 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

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

ORDINANCE O-23-2241

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 THOMPSON 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:

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

Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit for 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".

Sec. 3. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.

Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

a. The Special Use Permit shall apply to 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.

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

Sec. 6. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

Sec. 7. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

Sec. 8. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 6th day of June 2023.

The second reading and public hearing being conducted on the 20th day of June 2023.

PASSED AND APPROVED BY A VOTE OF ___ AYES, ___ NAYS, ON THIS THE 20TH DAY OF JUNE 2023.

Mayor Bobby Lindamood	_____	Mayor Pro Tem Callie Rigney	_____
Brandi Elder, Place 1	_____	George Bond, Place 2	_____
Scotty Richardson, Place 3	_____	Ben Graves, Place 4	_____
Chuck Kelley, Place 5	_____		

ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map

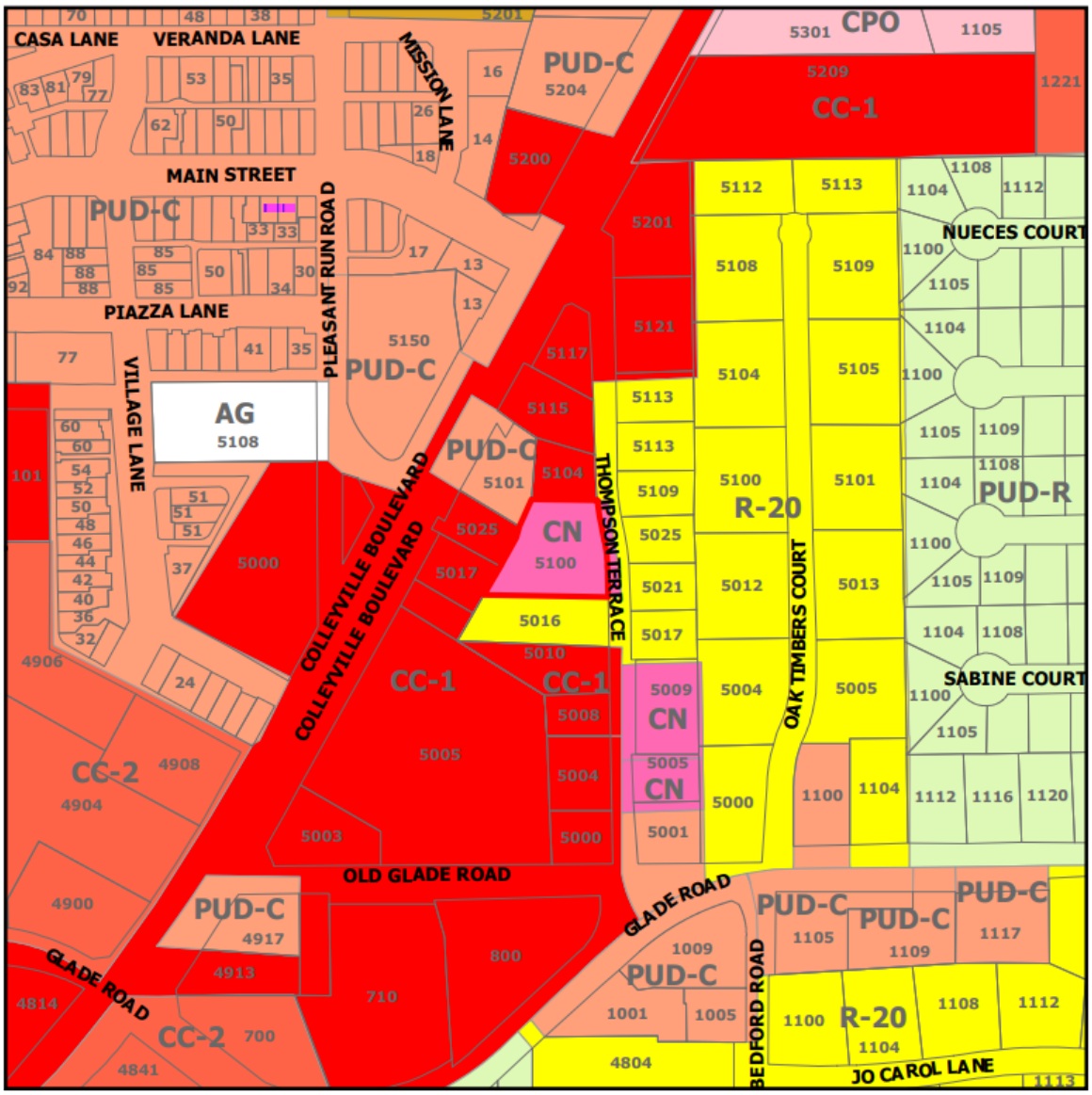
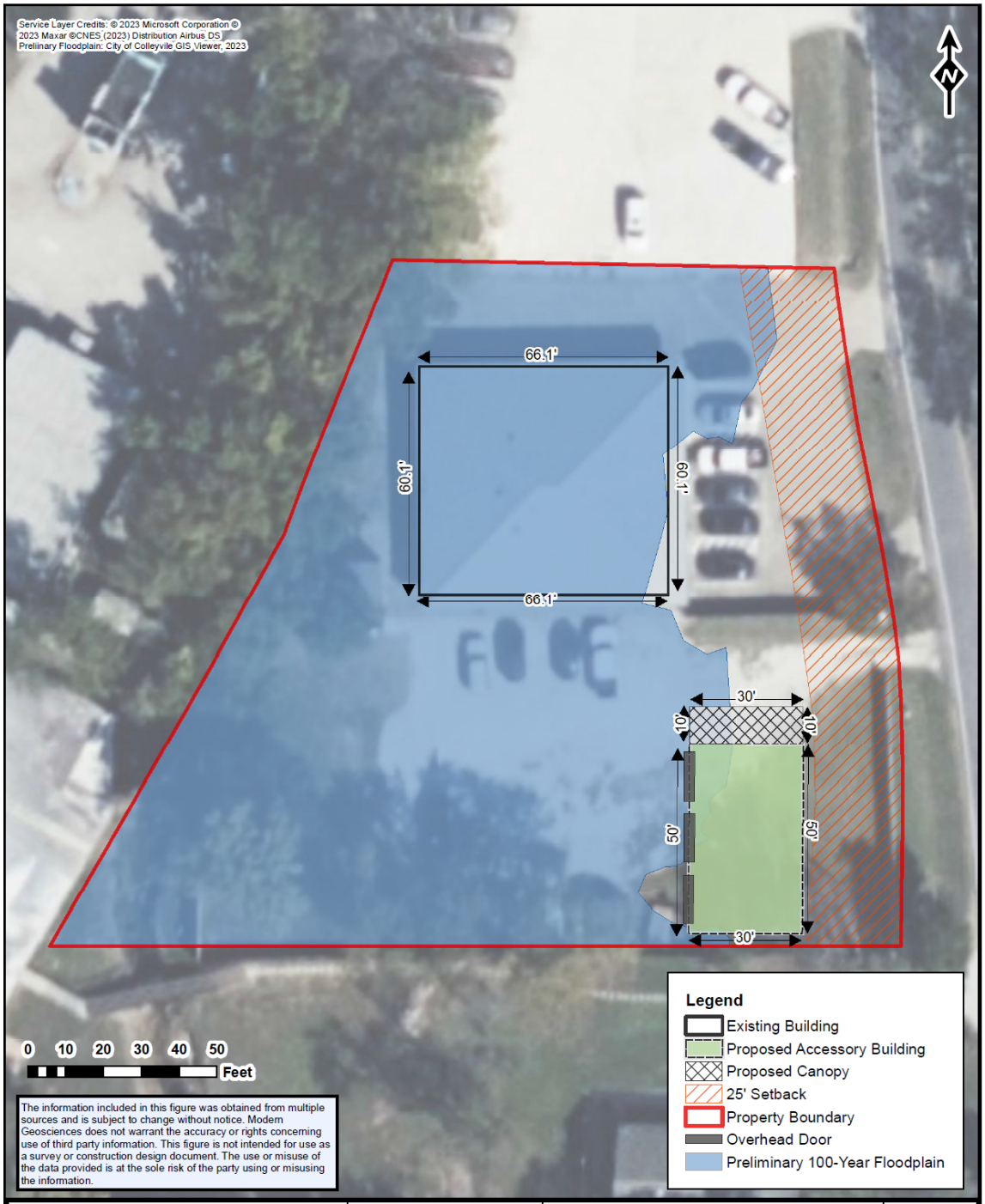


Exhibit "B" – Site Plan



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.

MODERN GEOSCIENCES
TRUSTED ENVIRONMENTAL ADVISORS©

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

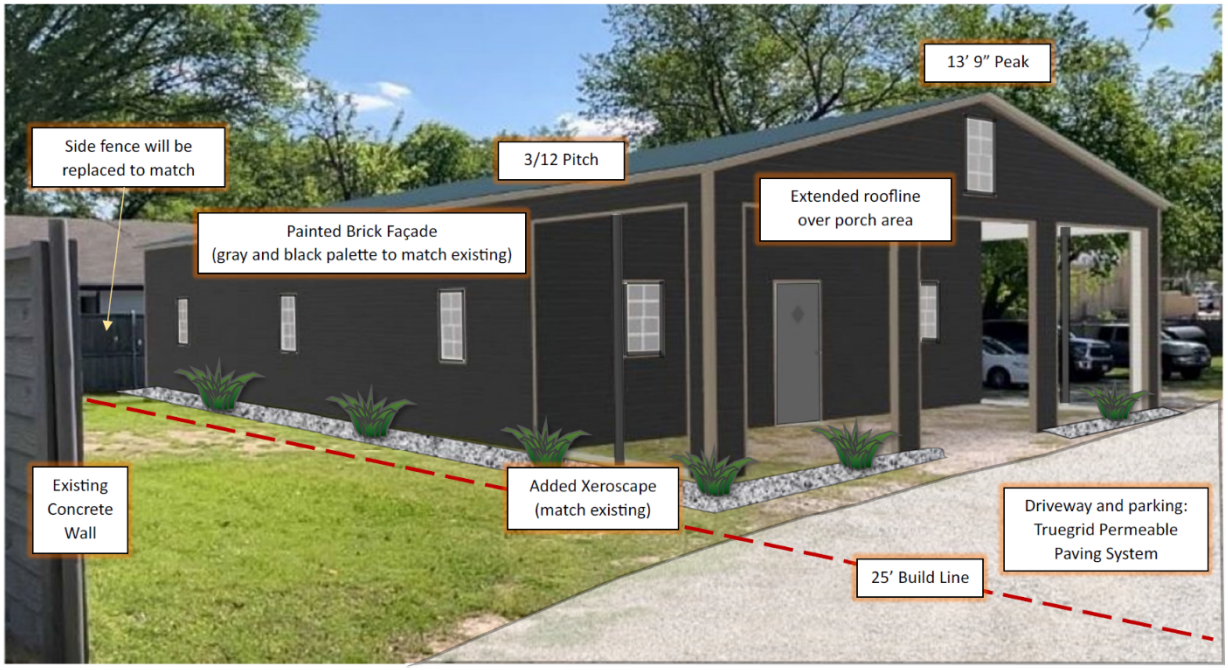
PROPOSED ACCESSORY BUILDING LOCATION MAP

Modern Geosciences
5100 Thompson Terrace
Colleyville, Texas

FIGURE

1

Exhibit "C" – Elevation



CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number 6b **Agenda Date** 6/20/2023 **Number** Ordinance O-23-2242
Type Ordinance
Department Community Development

Title
Consideration of a Special Use Permit to allow for an Auto Repair Shop, for Lot 1B1, Block 3, Village Park Addition, located at 700 Glade Road, Case ZC23-011

Explanation
Second Reading and Public Hearing

The applicant was present to answer questions. One citizen spoke during the public hearing, but did not have any concerns.

First Reading and Public Hearing

David Sobaro, of Brake Plus, has submitted a request for a Special Use Permit (SUP) to allow for an Auto Repair Shop use at 700 Glade Road. An Auto Repair Shop is allowed in the CC-2 Shopping Center district with the approval of an SUP.

Existing Conditions/Background: The subject property is zoned CC-2 Shopping Center and is located at the northeast corner of Colleyville Boulevard and Glade Road. The subject property is a platted lot and is currently developed with an Auto Repair Shop, City Garage. The former City Garage has changed ownership to Brakes Plus and, in order to continue operating as an Auto Repair Shop, a Special Use Permit is required.

Proposed Special Use Permit: Request – The applicant is requesting approval of an SUP to allow for an Auto Repair Shop use at this location.

Analysis: The applicant has purchased the business and desires to continue to operate it as an Auto Repair Shop, Brakes Plus. The hours of operation will be Monday-Friday 8 a.m. to 6 p.m. and Saturday 8 a.m. to 5:00 p.m. Approval of an SUP at this location for this user should not adversely impact surrounding uses or the character of the neighborhood.

Additionally, the applicant will be making the following improvements to the property and they include:

- reducing the number of wall signs to one above the entryway;
- removing the current monument sign and adding a new monument sign setback back further on the property with landscaping;
- painting the outside of the building, including the bay doors to be earth tones, installing a new awning over the entryway, removing the overgrown landscaping

along the fence line;
- adding bushes and flowering bushes near the driveway entrance.

Plat Status: The property is platted as Lot 1B1, Block 3, Village Park Addition.

DRC Review: The DRC reviewed the request during their April 17, 2023 meeting and determined the application was complete and may be scheduled for the next available Planning and Zoning Commission meeting.

Drainage: NA.

Surrounding Development: The properties to the north and west are zoned CC-1 Village Retail and are improved with commercial businesses. The properties to the south and east are zoned CC-2 Shopping Center and are developed for commercial uses.

Comprehensive Plan: The City's Comprehensive Plan, Destination Colleyville, identifies the subject property within the Colleyville Boulevard Corridor.

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

Staff Recommendation: Staff recommends approval of the Special Use Permit (SUP) for Brake Plus at 700 Glade Road. The proposed business should not adversely affect surrounding uses.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the request at their May 8, 2023 meeting by a vote of 6-0.

Financial Impact
There is no financial impact to the City.

Recommendation
Approve

Attachments
1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Survey
5. Statement of Planning Objectives
6. Brakes Plus Description and Rendering

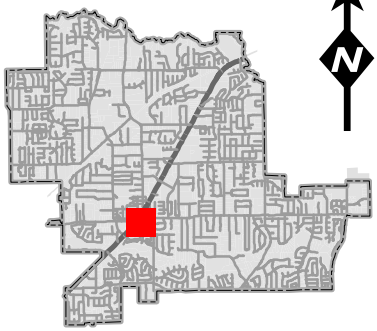
7. Monument Sign Exhibit
8. Notification Map
9. Notify List
10. Notification Letter
11. Ordinance O-23-2242

Aerial Map

CITY OF COLLEYVILLE TEXAS

ZC23-011

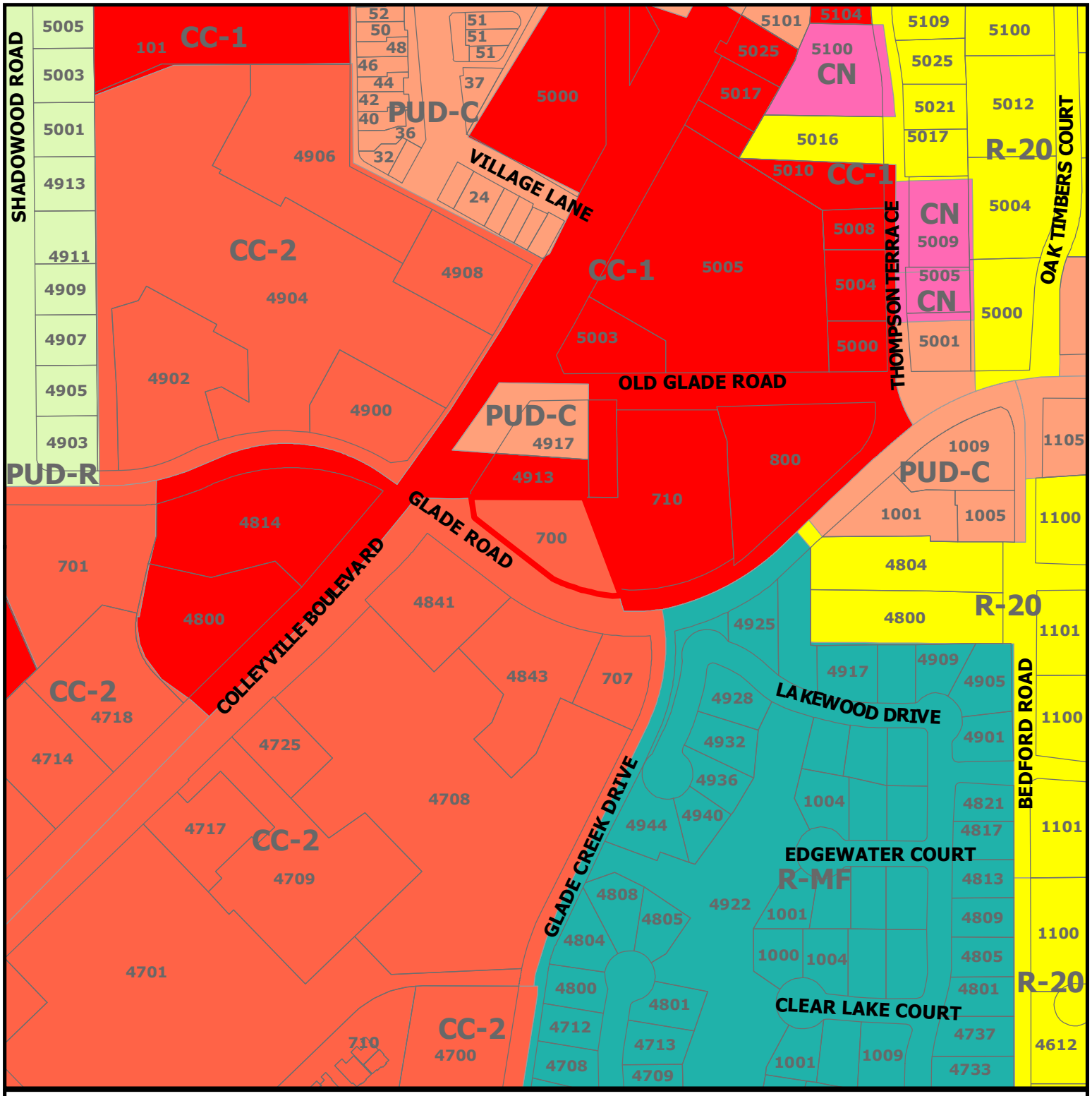
700 Glade Road



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.

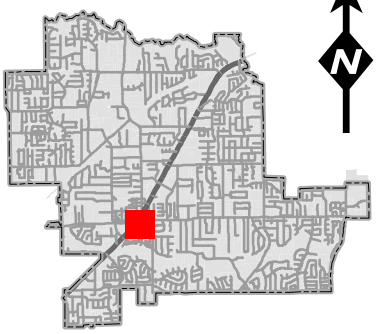
Subject Property

Zoning Map



ZC23-011

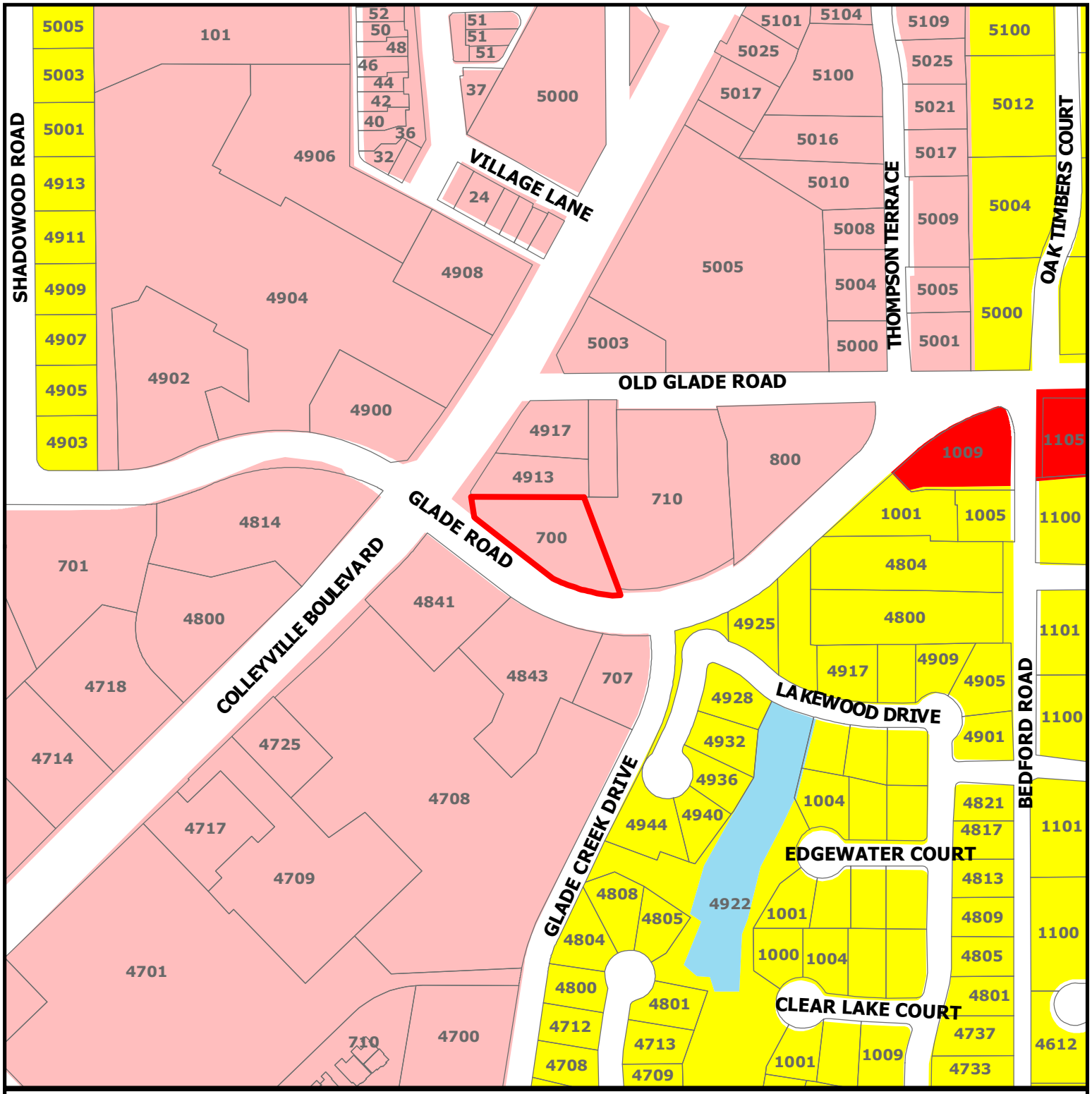
700 Glade Road



Subject Property

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.

Future Land Use Map

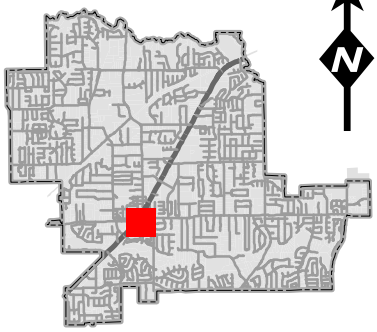


CITY OF COLLEYVILLE TEXAS

ZC23-011

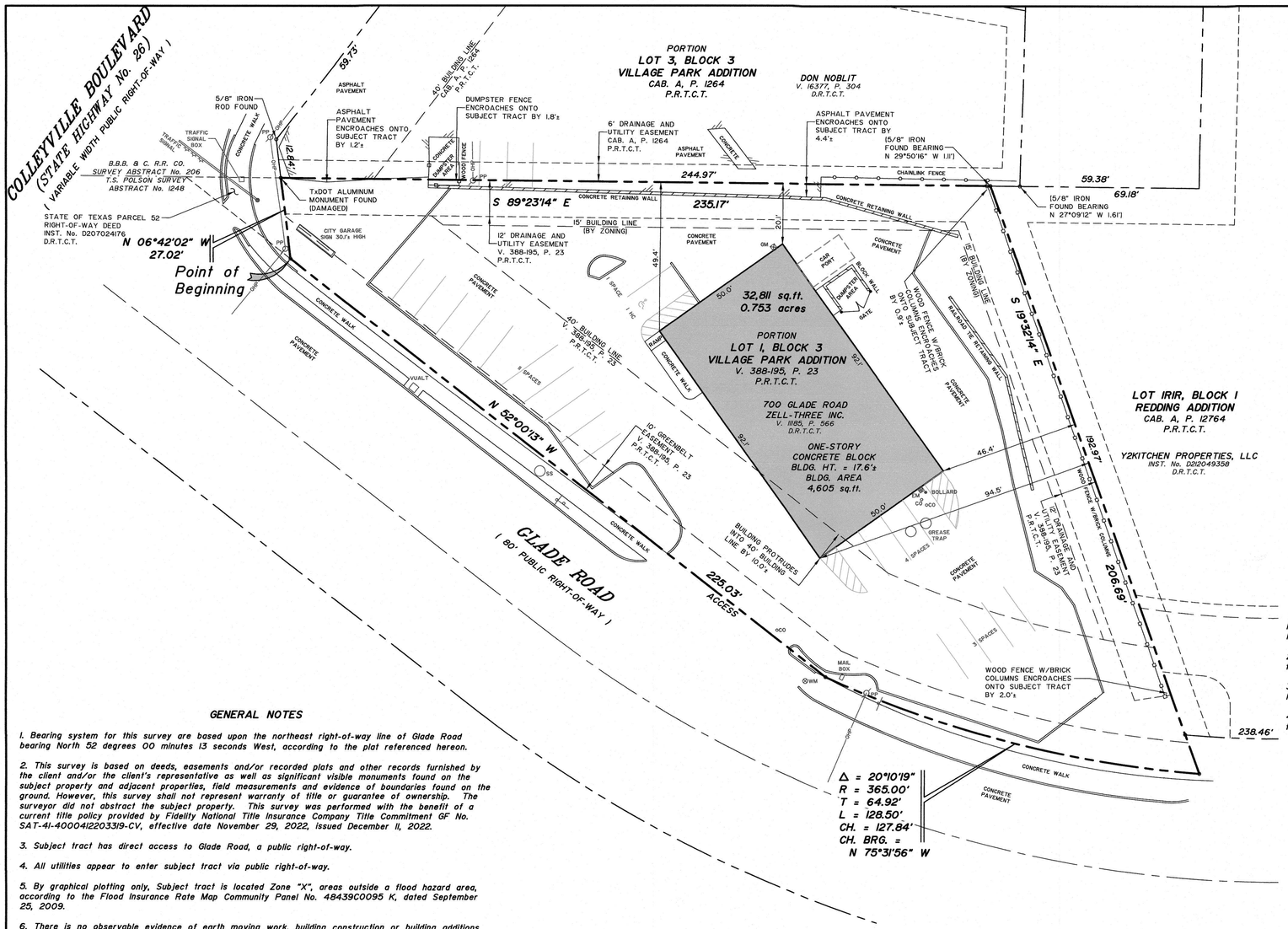
700 Glade Road

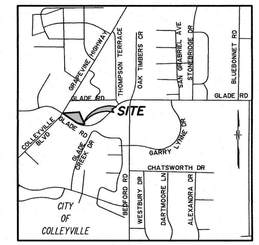
- Subject Property
- Residential
- Commercial
- Colleyville Blvd Corridor
- Water Body



N

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.





VICINITY MAP
NTS

N

20 0 20 40
Scale in Feet

MEASURED DESCRIPTION

Description of a 0.753 acre tract of land situated in the T. J. Polson Survey, Abstract No. 1248, Tarrant County, Texas and being a portion of Lot 1, Block 3, Village Park Addition, an addition to the City of Colleyville, Tarrant County, Texas according to the plat thereof recorded in Volume 388-195, Page 23, Plat Records, Tarrant County, Texas; said 0.753 acre tract also being a portion of a tract conveyed to Zell Three Inc. by Special Warranty Deed recorded in Volume 11185, Page 566, Deed Records, Tarrant County Texas less the State of Texas Parcel 52 Right-of-way Deed recorded in County Clerk's Instrument No. D207024176, Deed Records, Tarrant County, Texas; said 0.753 acre tract being more particularly described by metes and bounds as follows;

BEGINNING, at a point at the southwest corner of said 0.753 acre tract; said point also being at the south end of said State of Texas Parcel 52; said point also being at the south end of a corner clip at the intersection of the northeast right-of-way line of Glade Road (80 feet wide) and the east right-of-way line of State Highway 121 (Colleyville Boulevard)(variable width);

THENCE, North 06 degrees 43 minutes 02 seconds West, with said corner clip, a distance of 27.02 feet to a Texas Department of Transportation aluminum monument (damaged) found at the northwest corner of said 0.753 acre tract; said point also being the southwest corner of a portion of Lot 3, Block 3, Village Park Addition, an addition to the City of Colleyville, Tarrant County, Texas according to the plat thereof recorded in Cabinet A, Page 1264, Plat Records, Tarrant County, Texas;

THENCE, South 89 degrees 23 minutes 14 seconds East, leaving said east right-of-way line and with the common line of said 0.753 acre tract and Lot 3, Block 3, a distance of 235.17 feet to a point (5/8-inch iron rod found North 29 degrees 50 minutes 16 seconds West, 1.11 feet) at the northeast corner of said 0.753 acre tract; said point also being on the west line of Lot 1RIR, Block 1, Redding Addition, an addition to the City of Colleyville, Tarrant County, Texas according to the plat thereof recorded in Cabinet A, Page 12764, Plat Records, Tarrant County, Texas;

THENCE, South 19 degrees 32 minutes 14 seconds East, leaving the south line of said Lot 3, Block 3 and with the common line of said 0.753 acre tract and Lot 1RIR, Block 1, passing at a distance of 192.97 feet a point at the southwest corner of said Lot 1RIR, Block 1; said point also being on the said northeast right-of-way line of Glade Road; continuing, with said right-of-way line, a total distance of 206.69 feet to a point at the southeast corner of said 0.753 acre tract; said point also being on a curve to the right having a radius of 365.00 feet;

THENCE, with said northeast right-of-way line, the following metes and bounds;

Northwesterly, through a central angle of 20 degrees 10 minutes 19 seconds, an arc distance of 128.50 feet (chord bears north 75 degrees 31 minutes 56 seconds West, 127.84 feet) to a point at the end of said curve;

North 52 degrees 00 minutes 13 seconds West, a distance of 225.03 feet to the POINT OF BEGINNING;

CONTAINING, 32,811 square feet or 0.753 acres of land, more or less.

SURVEYOR'S CERTIFICATION

To: Brakes Plus, LLC; Fidelity National Title Insurance Company and The Matthews Company, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7bi, 7c, 8, 9, 10, 13, 14, 16, 17, 18 and 19 of Table A thereof. The fieldwork was completed on December 17, 2022.

Date of Plat or Map: January 9, 2022

Robert W. Schneeberg, Texas R.P.L.S. No. 4804
Gonzalez & Schneeberg, Engineers & Surveyors, Inc.
2100 Lakeside Boulevard, Suite 200
Richardson, Texas 75082
Phone (972) 516-8855
email: robert.schneeberg@gs-engineers.com
GSES No: 7429-22-12-03
Date: January 9, 2022
Date of Last Revision:

STATE OF TEXAS REGISTERED ROBERT W SCHNEEBERG 4804 PROFESSIONAL LAND SURVEYOR

The property described and shown hereon is the same property described in Fidelity National Title Insurance Company Title Commitment GF No. SAT-41-4000412203319-CV, effective date November 29, 2022, issued December 11, 2022.

ENCROACHMENT NOTE:

1. The south building corner protrudes onto 40' building line by 10.0'±.

2. Asphalt pavement encroaches onto subject tract along the north property line.

3. Dumpster fence encroaches onto subject tract by 1.8'± at the north property line.

4. Wood fence w/brick columns encroaches onto subject tract along the east property line.

GENERAL NOTES

1. Bearing system for this survey are based upon the northeast right-of-way line of Glade Road bearing North 52 degrees 00 minutes 13 seconds West, according to the plat referenced hereon.

2. This survey is based on deeds, easements and/or recorded plats and other records furnished by the client and/or the client's representative as well as significant visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this survey shall not represent warranty of title or guarantee of ownership. The surveyor did not abstract the subject property. This survey was performed with the benefit of a current title policy provided by Fidelity National Title Insurance Company Title Commitment GF No. SAT-41-4000412203319-CV, effective date November 29, 2022, issued December 11, 2022.

3. Subject tract has direct access to Glade Road, a public right-of-way.

4. All utilities appear to enter subject tract via public right-of-way.

5. By graphical plotting only, Subject tract is located Zone "X", areas outside a flood hazard area, according to the Flood Insurance Rate Map Community Panel No. 48439C0095 K, dated September 25, 2009.

6. There is no observable evidence of earth moving work, building construction or building additions within recent months.

7. There are no changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.

8. There is no observable evidence of recent street or sidewalk construction or repairs.

9. There is no observable evidence of site use as a solid waste dump, sump or sanitary landfill.

10. Subject tract appears to drain into a public right-of-way.

11. No evidence of cemeteries, burial grounds or isolated grave sites.

12. No evidence of potential wetlands were observed on the subject property at the time the survey was conducted, nor have we received any documentation of any wetlands being located on the subject property. No markers were found at the time of the survey. No observed evidence of waterways on the property.

13. Professional Liability Insurance policy obtained by the surveyor to be in effect throughout the contract term. Certificate of Insurance to be furnished upon request.

14. There are no discrepancies between the boundary lines of the Property as shown on this Survey Map and as described in the legal description presented in the Title Commitment;

15. The boundary line dimensions as shown on this Survey Map form a mathematically closed figure within +/-0.1 foot, with no gaps or gores.

16. The boundary lines of the Property are contiguous with the boundary lines of all adjoining streets, highways, rights of way and easements, public or private, as described in their most recent respective legal descriptions of record;

17. Except as otherwise noted below, if the Property consists of two or more parcels, there are no gaps or gores between said parcels.

18. There are no observable party walls and no observable above ground encroachments either by the improvements on the subject property upon adjoining properties, streets, alleys, easement or rights of way, or (B) by the improvements on any adjoining properties, streets or alleys upon the subject property, except as otherwise shown hereon.

19. There is no observable evidence of easement or rights of way on or across the surveyed property, or on any adjoining properties if they appear to affect the subject property, except as otherwise shown hereon.

20. The subject property does not appear to serve any adjoining property for drainage, utilities structural support, ingress or egress.

ZONING NOTES:

Source of Information: www.colleyville.com

ZONED: "CC-2" Shopping Center District

SETBACKS:

FRONT YARD: 40'
SIDE YARD: 15'
REAR YARD: 15'

BUILDING HEIGHT: 35'

PARKING REQUIRED: 4 spaces per 1,000 sq.ft. floor area

PARKING PROVIDED: 19 regular spaces
1 handicap space
20 total spaces

TITLE DESCRIPTION

BEING a 0.763 acre tract of land in the T.J. Polson Survey, Abstract No. 1248, situated in the City of Colleyville, Tarrant County, Texas and being a portion of Lot 1, Block 3 of Village Park, an addition to the City of Colleyville, Tarrant County, Texas as recorded in Volume 388-195, Page 23 of the Plat Records of Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron pin found at the intersection of the eastern right-of-way line of State Highway No. 26 (Colleyville Boulevard) (R.O.W. varies) and the northern right-of-way line of Village Park Drive varies), said pin also being the Southwest corner of Lot 3, Block 3 of Village Park Addition, an addition to the City of Colleyville, Tarrant County, Texas as recorded in Cabinet A, Slide 1264 of the Plat Records of Tarrant County, Texas;

THENCE South 89 degrees 25 minutes 14 seconds East along the South line of said Lot 3, Block 3, 266.80 feet to a 1/2" iron pin set;

THENCE South 19 degrees 32 minutes 14 seconds East 206.80 feet to a 1/2" iron pin set on the northern right-of-way line of said Village Park Drive, said pin being the point of curvature of a non- tangent circular curve to the right having a radius of 365.00 feet, a central angle of 20 degrees 11 minutes 30 seconds, a chord bearing of North 75 degrees 32 minutes 22 seconds West, and a chord length of 127.97 feet;

THENCE along said curve to the right of northern right-of-way line, 128.63 feet to a 1/2" iron pin found;

THENCE North 52 degrees 00 minutes 13 seconds West along said northern right-of-way line, 269.06 feet to the POINT OF BEGINNING and containing 33,261 square feet or 0.763 acres of land.

SAVE AND EXCEPT: That portion of land conveyed in Deed to the State of Texas filed January 23, 2007 and recorded under Clerk's File No. D207024176, Real Property Records, Tarrant County, Texas.

LEGEND

PP	POWER POLE
WM	WATER METER
WV	WATER VALVE
	LIGHT STANDARD
TF	TRANSFORMER
	FIRE HYDRANT
CO	CLEANOUT
ICV	IRRIGATION CONTROL VALVE
JB	JUNCTION BOX
	WATER VAULT
GM	GAS METER
GV	GAS VALVE
	METAL SIGN
	POWER POLE ANCHOR
SS	SANITARY SEWER MANHOLE
OHP	OVERHEAD POWER LINE
x	FENCE
A/C	AIR CONDITION UNIT
TR	TELEPHONE RISER
CR	CABLE RISER
EM	ELECTRIC METER
GI	GRATE INLET
GL	FLOOD LIGHT
MW	MONITORING WELL
	BOLLARD

NOTES REGARDING SCHEDULE B EXCEPTIONS:

10d. Building setback line, easements and any and all other matters are as shown on plat recorded in Volume 388-195, Page 23, Plat Records, Tarrant County, Texas affect the subject tract and are plotted hereon.

10e. Tarrant Utility Co. easement recorded in Volume 3660, Page 497 Real Property Records, Tarrant County, Texas no longer affects the subject tract as it is now part of the right-of-way.

10f. Easement recorded in Clerk's File No. D217038998 Real Property Records, Tarrant County, Texas no longer affects the subject tract as it has expired.

SHEET 1 OF 1

"ALTA/NSPS LAND TITLE SURVEY"

PREPARED FOR:

THE MATTHEWS COMPANY Inc.®

17220 Newhope Street, Suites 108-110, Fountain Valley, CA 92708
Tel: (714)-979-7181 Fax: (714)-641-2840
www.thematthewscompany.com

MARK	DATE	REVISION	BY	AP'V'D

Express Oil Change & Tire Engineers

700 Glade Road
Colleyville, TX
(City Garage #3)

SCALE: 1"=20"	CHKD./AP'V'D:
DATE: JANUARY 09, 2023	APPROVED:
DWN. BY: GSES	
CHKD.BY: RWS	

Gonzalez & Schneeberg
engineers ▪ surveyors
Engineering Firm No. F-3376 Surveying License No. 100752-00
2100 Lakeside Boulevard
Suite 200, Richardson, Texas
75082 - (972) 516-8855

SURVEY PLAT
OF A
0.753 ACRE TRACT
BEING A PORTION OF
LOT 1, BLOCK 3
VILLAGE PARK ADDITION
T.J. POLSON SURVEY, ABSTRACT NO. 1248
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

This Survey has been prepared solely for the benefit of the parties set forth in this Surveyor's Certification and may not be quoted or relied upon by, nor may copies be delivered to, any other party or used for any other purpose including, without limitation, the preparation of zoning reports or any other third party reports, without The Matthews Company, Inc. and Gonzalez & Schneeberg, Inc.'s prior written consent. The Matthews Company, Inc. and Gonzalez & Schneeberg, Inc. expressly disclaims any duty or obligation towards any party that is not identified in this Surveyor's Certification.

Please be advised that The Matthews Company, Inc. and Gonzalez & Schneeberg, Inc. will not include the providers of any third party reports in the Surveyor's Certification.

PROJ. NO.: 7429-22-12-03 DWG. NO.: S7429 J.N.: 22-12-16-05003

P:\7429 700 Glade Rd Colleyville\S7429.dwg, 1/9/2023 1:38:20 PM, HP Designjet T3500.pc3

Brakes Plus Summary and List of Services

Change in services from City Garage - we will no longer sell or install tires.

We do not offer body work.

No outdoor storage.

There are 5 employees at this location.

Hours of operation are:

Monday – Friday: 8am – 6pm
Saturday: 8am – 5pm
Sunday: Closed

- **Air Conditioning**
- **Air Filter**
- **Alignment**
- **Batteries**
- **Brake Inspection**
- **Brake Pads**
- **Brake Rotors**
- **Clutch**
- **Cooling System**
- **CV Joints, Boots & Axles**
- **Diagnostic**
- **Differential & Transfer Case**
- **Exhaust**
- **Fuel Filter**
- **Fuel System Cleaning**
- **Headlights**
- **Oil Change**
- **Power Steering**
- **Pre-Purchase Inspection**
- **Radiator**
- **Scheduled Maintenance**
- **Serpentine Belt**
- **Shocks & Struts**
- **Starter & Alternator**
- **Steering & Suspension**
- **Tire Rotation**
- **Transmission: Flush fluid, inspect system, replace filters**
- **Tune-Up**

From:	Tammy Strong
To:	Jackie Reyff
Cc:	Daniel Nelms; Andy Golden
Subject:	Brakes Plus Rendering - 700 Glade Road
Date:	Tuesday, April 25, 2023 3:42:46 PM
Attachments:	image001.png image003.png image005.png image007.png image009.png image011.png image013.png image015.png Colleyville Rendering with Landscape.pdf

---

Jackie,

Here is a rendering of our plans for the building at 700 Glade Road.

Details of Changes

- Reducing the number of signs to one building sign above the entryway.
- Removing the current monument sign and adding a new monument further back out of the setback area with landscaping.
- Painting the outside of building including the bay doors.
- New Awning installed on entryway
- Remove overgrown landscaping along fence line.
- Add a few bushes and flowering bushes near driveway entrance.

Please let me know if you have any questions.

Thanks.

Tammy

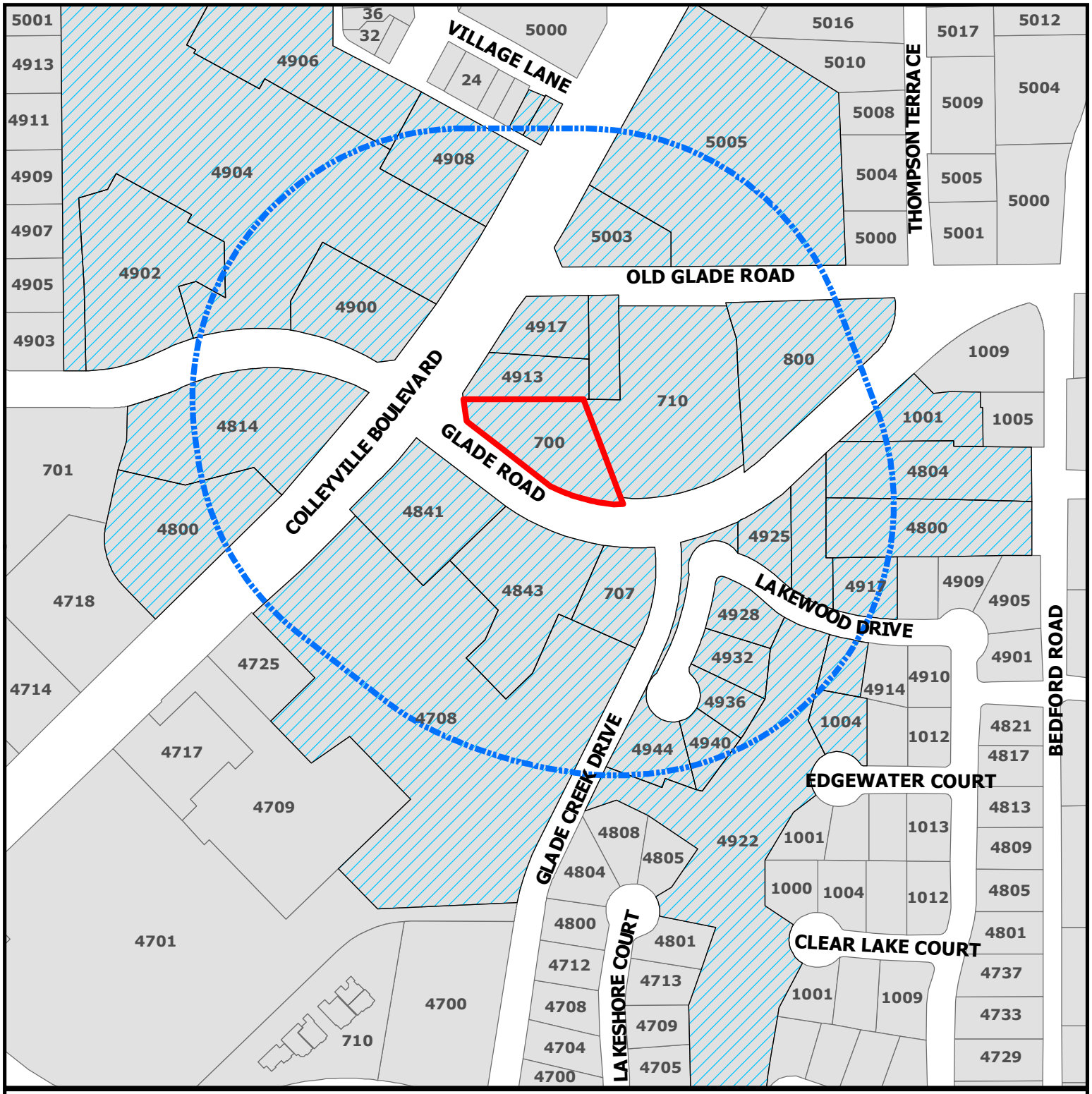
Tammy Strong
Director – Project Planning
Express Oil Change & Tire Engineers **|** Brakes Plus

1880 Southpark Drive, Birmingham, AL 35244
O: 205-949-4307 **|** **C:** 205-500-9952
www.expressoil.com **|** www.brakesplus.com

brakes plus
© 2021 Google

brakes
plus

Notification Map



CITY OF COLLEYVILLE TEXAS

ZC23-011

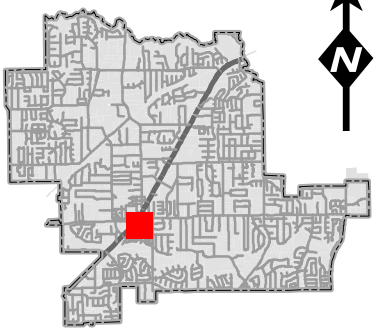
700 Glade Road

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



Owner Name	Owner Address	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
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 NORTH TEXAS	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
HART, KAY LYNN FOSTER	5301 PLEASANT RUN RD	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
PEARSON, MARCUS	97 VILLAGE 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	12498 RIVERHILL RD	FRISCO, TX
RUDOLPH, CHRIS	44 VERANDA LN	COLLEYVILLE, TX
SALA LIFE TRUST	700 LAKE CARILLON LN	SOUTHLAKE, TX
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX
SCHMIDT, JUDITH	88 CASA LN	COLLEYVILLE, TX
SCRUGGS, ALBERT	86 CASA LN	COLLEYVILLE, TX
SHERWOOD, LESLIE	84 CASA LN	COLLEYVILLE, TX
SPICER, TAMARA	90 CASA LN APT 10	COLLEYVILLE, TX
TAMLYN PROPERTIES LLC	90 CASA LN APT 10	COLLEYVILLE, TX
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX
TMAAC LLC	4109 BROWN TRL	COLLEYVILLE, TX
TRINITY COLLEYVILLE RE LLC	88 VILLAGE LN STE 150	COLLEYVILLE, TX
TURNER, CHRISTINE	713 CENTRAL DR	COLLEYVILLE, TX
VILLAGE OWNERS ASSOCIATION INC	PO BOX 1567	ALLEN, TX
VILLAGE OWNERS ASSOCIATION INC	PO BOX 650255	DALLAS, TX
VOLLMER, JAMES A	81 VERANDA LN UNIT 310	COLLEYVILLE, TX
WADLEY FAMILY HOLDING INC	33 MAIN ST STE 160	COLLEYVILLE, TX
WILLIAMS, DAVID H	75 MAIN ST STE 200	COLLEYVILLE, TX
XU, SHENG	2113 BRENTCOVE DR	GRAPEVINE, TX
YOUNG, CLINT	811 CENTRAL DR	COLLEYVILLE, TX
ZAVODNICK, TODD	706 24TH PL	HERMOSA BEACH, CA
ZRB CAPITAL PARTNERS LLC	409 TIMBERLINE DR S	COLLEYVILLE, TX

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, May 8, 2023 at 7:00 p.m.
City Council Meetings: Tuesday, June 6, 2023 & Tuesday, June 20, 2023 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request:	Consideration of a Special Use Permit for an Auto Repair use. The request is to allow for a new business, Brakes Plus. Previously known as City Garage.
Zoning Case:	ZC23-011
Applicant:	David Sobaro
Owner:	Brakes Plus, LLC
Location:	700 Glade Road
Property Description:	Lot 1B1, Block 3, Village Park Addition
Present Zoning:	CC-1 Village Retail Commercial

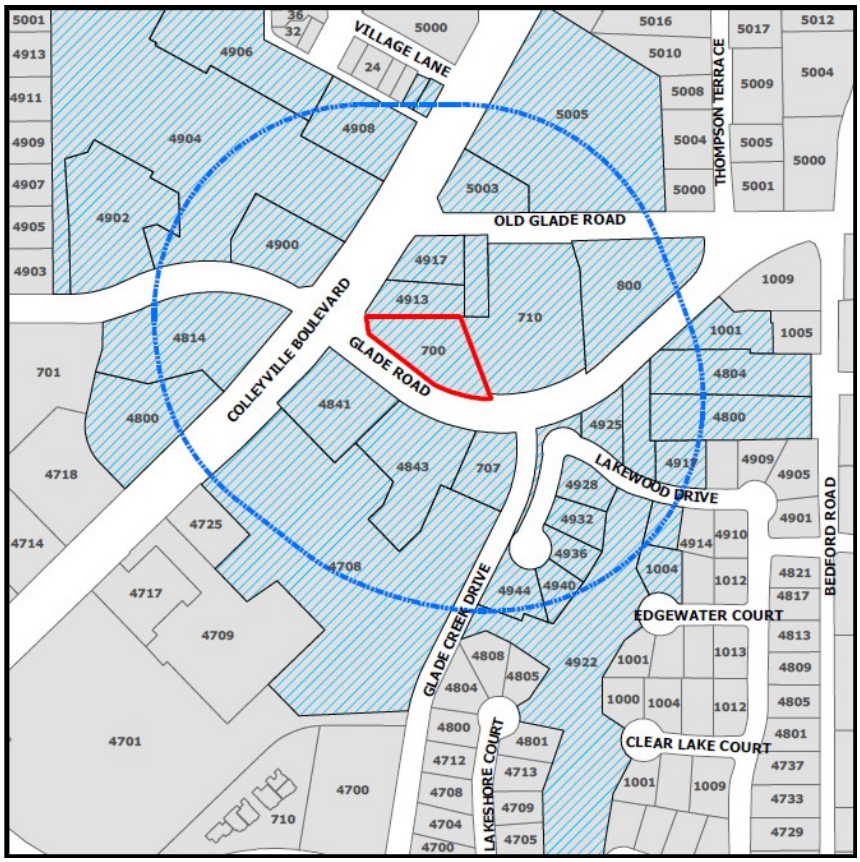
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

ORDINANCE O-23-2242

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 0.77 ACRES, BEING LOT 1B1, BLOCK 3, VILLAGE PARK ADDITIION, LOCATED AT 700 GLADE ROAD, BY AUTHORIZING A SPECIAL USE PERMIT FOR AN AUTO REPAIR SHOP FOR THE BUSINESS KNOWN AS BRAKES PLUS; 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 Auto Repair Shop for the business known as Brakes Plus for Case No. ZC23-011; and

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

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

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

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

Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit for an Auto Repair Shop Use on 0.77 acres, being Lot 1B1, Block 3, Village Park Addition, located at 700 Glade Road as depicted on the attached as Exhibit "A".

Sec. 2. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.

Sec. 3. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

a. The Special Use Permit shall apply to an Auto Repair Shop.

b. The name of the business authorized for Auto Repair Shop by this Special Use Permit shall be called "Brakes Plus".

c. The Hours of Operation are: Monday-Friday 8 a.m. – 6 p.m. and Saturday 8 a.m. – 5 p.m.

d. The Special Use Permit shall automatically expire upon the abandonment of the business, change in use, a change in ownership or upon the expiration or termination of the Certificate of Occupancy.

e. All requirements of the Land Development Code shall be met, except where amended herein.

f. As described and depicted in the attached Exhibit "A" and Exhibit "B".

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

Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

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

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 6th day of June 2023.

The second reading and public hearing being conducted on the 20th day of June 2023.

PASSED AND APPROVED BY A VOTE OF ___ AYES, ___ NAYS, ON THIS THE 20TH DAY OF JUNE 2023.

Mayor Bobby Lindamood	_____	Mayor Pro Tem Callie Rigney	_____
Brandi Elder, Place 1	_____	George Bond, Place 2	_____
Scotty Richardson, Place 3	_____	Ben Graves, Place 4	_____
Chuck Kelley, Place 5	_____		

ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A"- Zoning Map

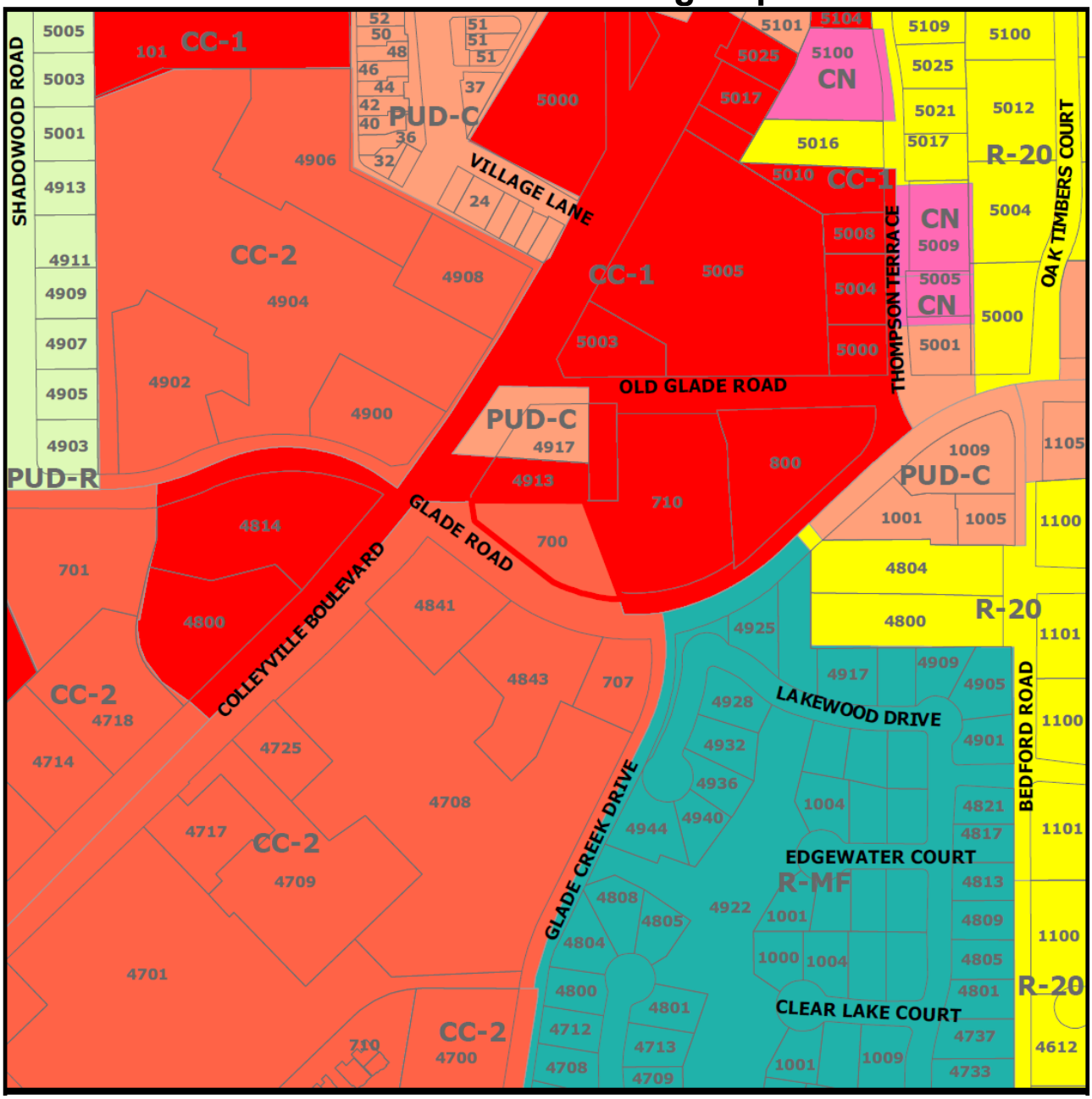


Exhibit “B”- Statement of Planning Objectives

Brakes Plus Summary and List of Services

Change in services from City Garage - we will no longer sell or install tires.
We do not offer body work.
No outdoor storage.
There are 5 employees at this location.
Hours of operation are:
Monday – Friday: 8am – 6pm
Saturday: 8am – 5pm
Sunday: Closed

- **Air Conditioning**
- **Air Filter**
- **Alignment**
- **Batteries**
- **Brake Inspection**
- **Brake Pads**
- **Brake Rotors**
- **Clutch**
- **Cooling System**
- **CV Joints, Boots & Axles**
- **Diagnostic**
- **Differential & Transfer Case**
- **Exhaust**
- **Fuel Filter**
- **Fuel System Cleaning**
- **Headlights**
- **Oil Change**
- **Power Steering**
- **Pre-Purchase Inspection**
- **Radiator**
- **Scheduled Maintenance**

- **Serpentine Belt**
- **Shocks & Struts**
- **Starter & Alternator**
- **Steering & Suspension**
- **Tire Rotation**
- **Transmission: Flush fluid, inspect system, replace filters**
- **Tune-Up**

Here is a rendering of our plans for the building at 700 Glade Road.

Details of Changes

- Reducing the number of signs to one building sign above the entryway.
- Removing the current monument sign and adding a new monument further back out of the setback area with landscaping.
- Painting the outside of building including the bay doors.
- New Awning installed on entryway
- Remove overgrown landscaping along fence line.
- Add a few bushes and flowering bushes near driveway entrance.

Please let me know if you have any questions.

Thanks.

Tammy

Tammy Strong
Director – Project Planning
Express Oil Change & Tire Engineers | Brakes Plus

1880 Southpark Drive, Birmingham, AL 35244
O: 205-949-4307 | **C:** 205-500-9952
www.expressoil.com | www.brakesplus.com

brakes
plus

brakes plus

CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number 6c **Agenda Date** 6/20/2023 **Number** Ordinance O-23-2243
Type Ordinance
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
Second Reading and Public Hearing

The applicant was present and deferred his presentation to the next item. Several citizens spoke in opposition to this item during the public hearing with concerns over tree preservation, topography, and density.

First Reading and Public Hearing

Curtis Young, the applicant, has submitted a request to rezone the 11.94 acre property located at 2417 Wilkes Drive to 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.

The Planning and Zoning Commission recommended denial at their April 10, 2023 meeting by a vote of 6-0-1. When the Planning and Zoning Commission makes a recommendation of denial, a favorable vote of three-fourths (3/4) of all members of the City Council is required for approval of the request.

Additionally, no change of zoning where exists a protest against such change, signed by the owners of twenty (20) percent or more of either the area of lots or land included in such proposed change, or lots or land immediately adjoining same and extending two hundred (200) feet therefrom, filed with the City Secretary, shall be passed except by a favorable vote of three-fourths (3/4) of all members of the City Council. The opposition is calculated to be approximately 36%.

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 regard 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 approves 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 Integrated Stormwater Management 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.

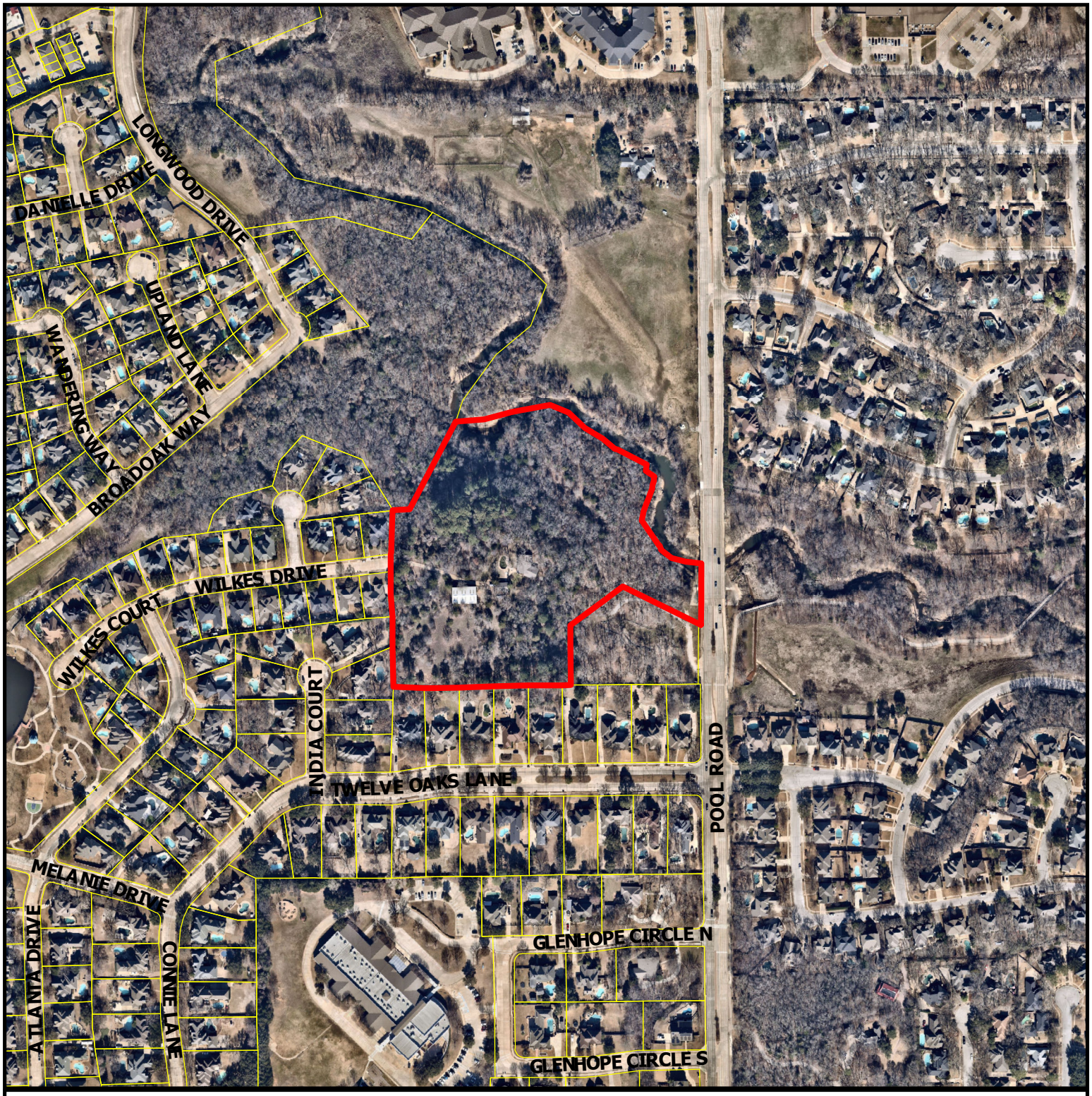
Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended denial of the request at their April 10, 2023 meeting by a vote of 6-0. One commissioner abstained from voting.

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. Opposition Map

9. Opposition Report
10. Notification Letter
11. Notify List
12. Letters of Opposition
13. Alphabetical Listing of Opposition for ZC23-009 ZC23-010 as of 06.16.23
14. Ordinance O-23-2243

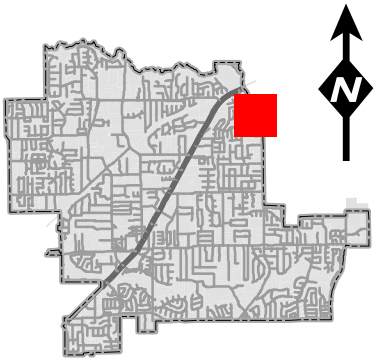
Aerial Map



CITY OF COLLEYVILLE TEXAS

ZC23-009

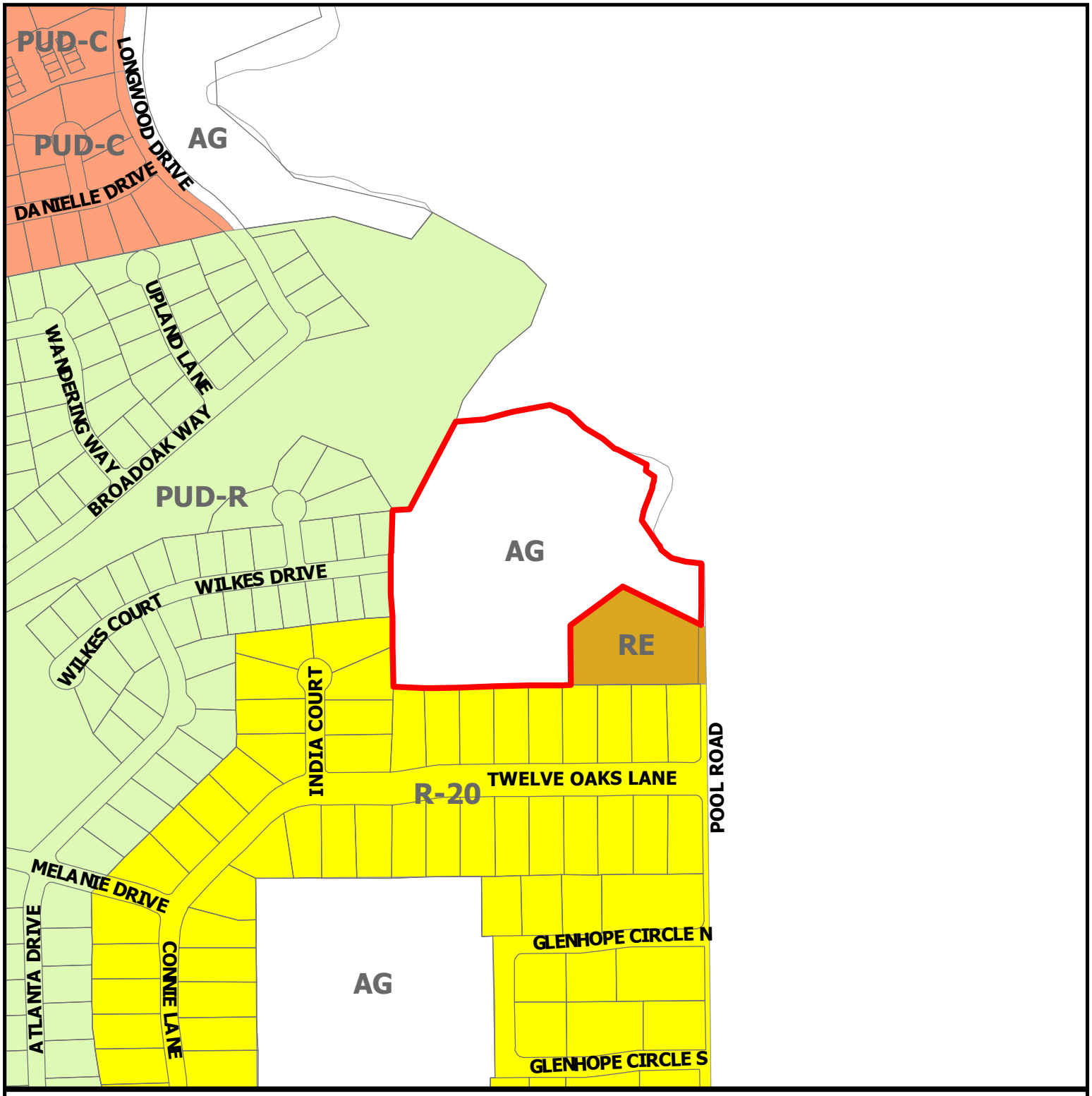
2417 Wilkes Drive



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

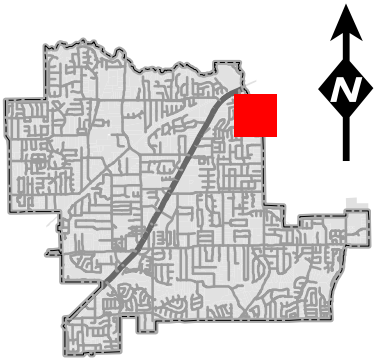
Zoning Map



CITY OF COLLEYVILLE TEXAS

ZC23-009

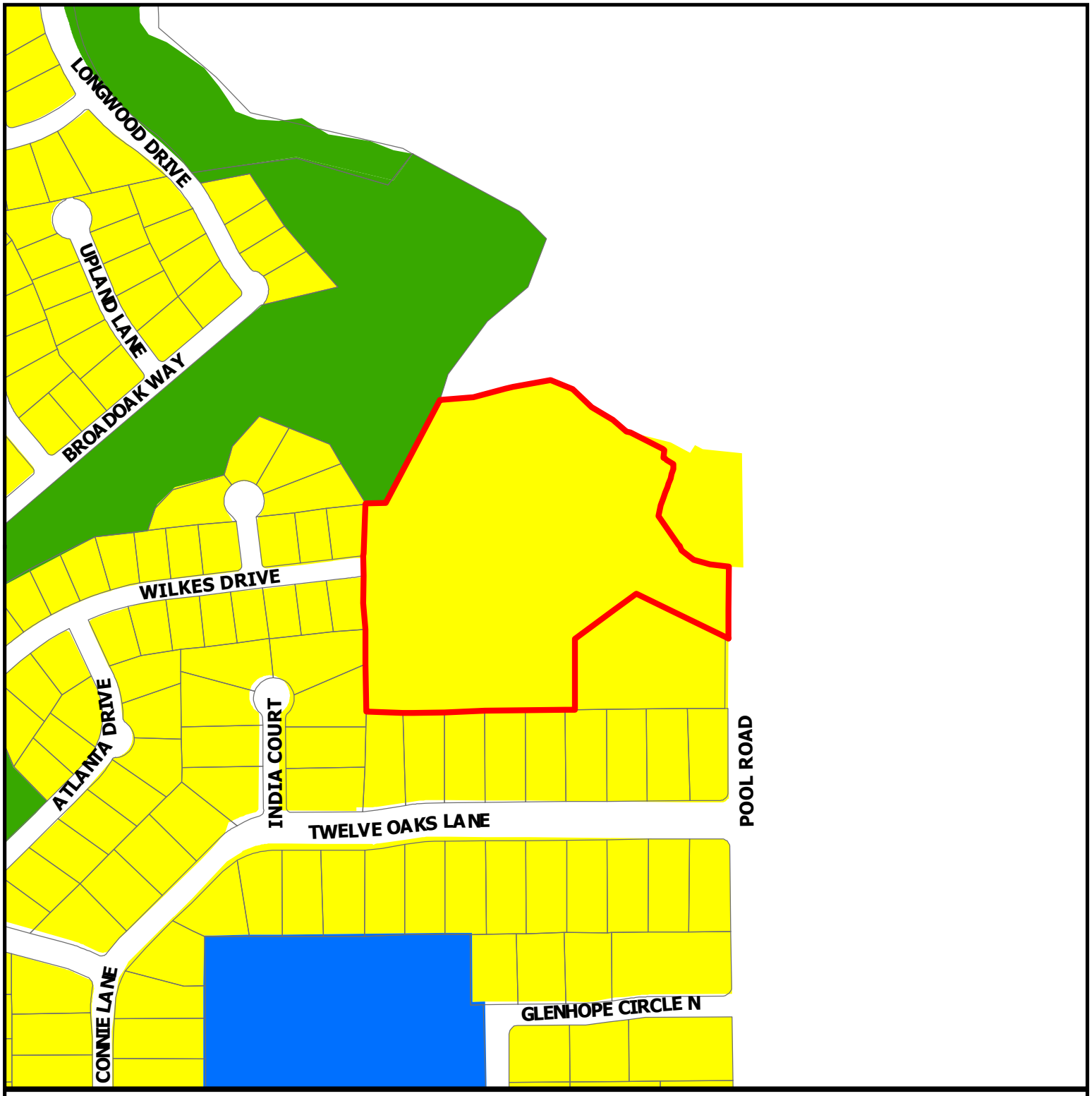
2417 Wilkes Drive



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

Future Land Use Map



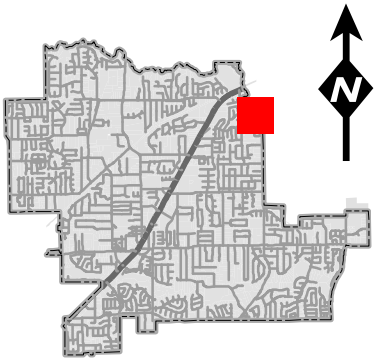
CITY OF COLLEYVILLE TEXAS

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.

ZC23-009

2417 Wilkes Drive

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



Site Data Summary Chart

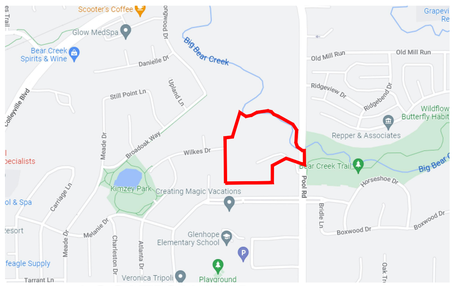
Single Family Residential Lots		11
Residential Lots	88.01%	10.57 ac.
R.O.W.	11.99	1.44 ac.
Res. Gross Acreage	100.00%	12.01 ac.

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

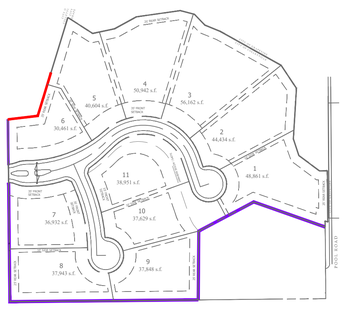
Residential Lots	11
Minimum Lot Area	30,461 s.f.
Average Lot Area	41,887 s.f.



LOCATION MAP

Legend

5' Sidewalk
Flood Plain



FENCE DIAGRAM

Fence Legend

6' Wood Fence
5' Ornamental Iron Fence

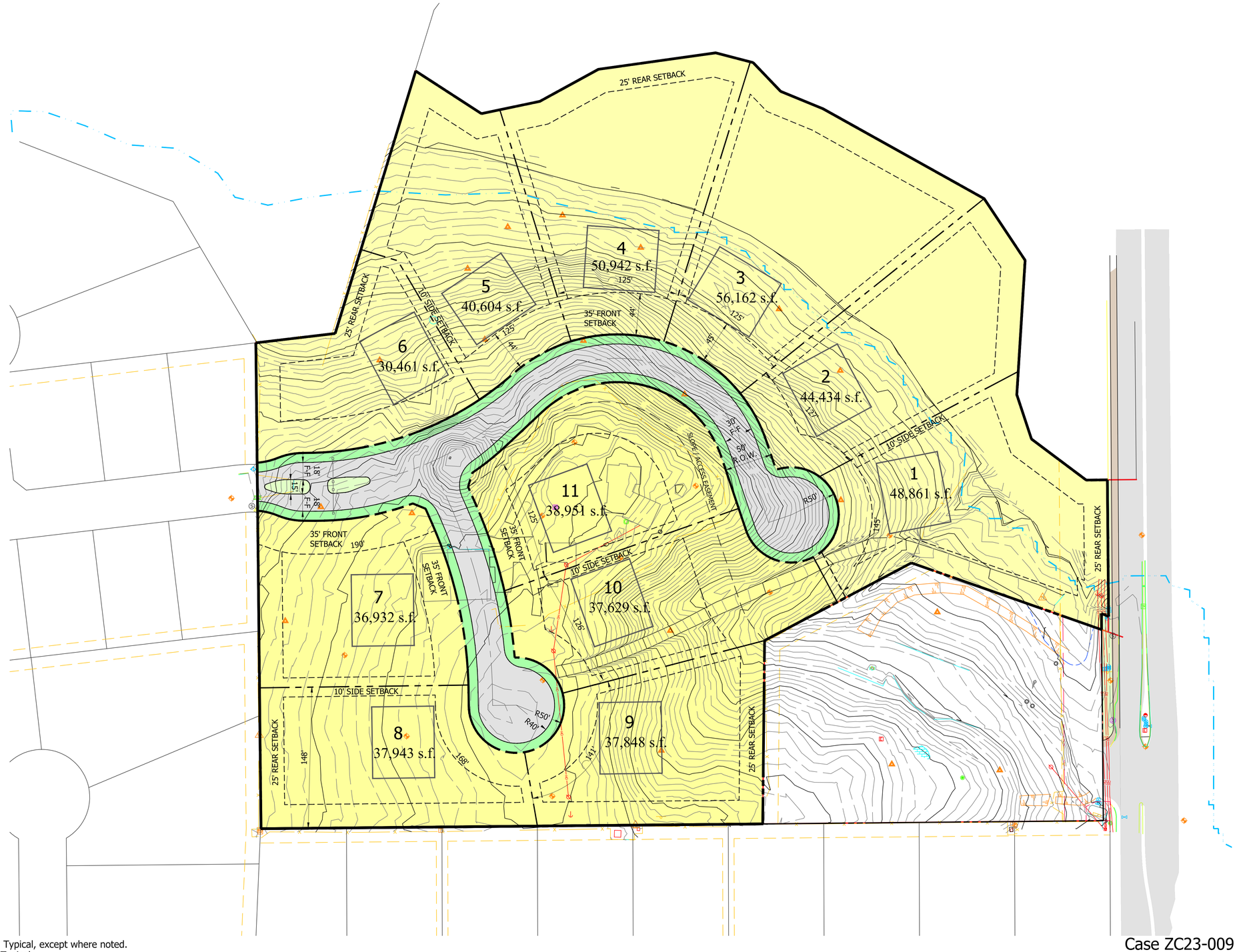
Developer:
WillowTree Development, LLC
680 N. Carroll Avenue, Suite 100
Southlake, Texas 76092
817-617-9105
Attn: Travis Franks

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

27 MAR 23

1" = 50'

0 50' 100' 200'

Concept Plan-12 Ac R-30 Zoning

Case ZC23-009

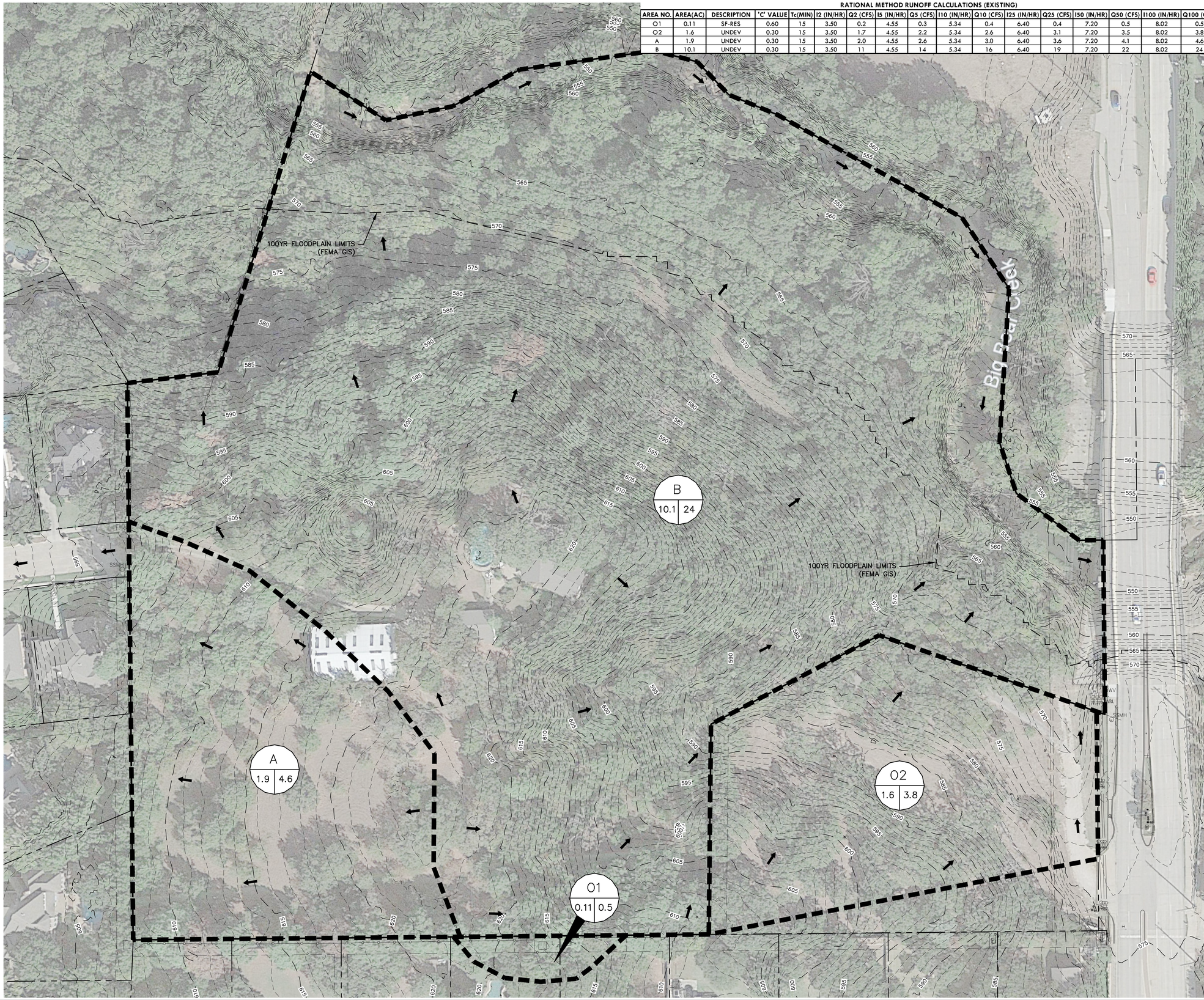
Zoning Exhibit for Zoning Change Request From AG to R-30

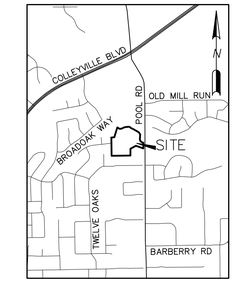
The Bluffs at Colleyville

Colleyville, Tarrant County, Texas

RATIONAL METHOD RUNOFF CALCULATIONS (EXISTING)

AREA NO.	AREA(AC)	DESCRIPTION	"C" VALUE	Tc(MIN)	I2 (IN/HR)	Q2 (CFS)	I5 (IN/HR)	Q5 (CFS)	I10 (IN/HR)	Q10 (CFS)	I25 (IN/HR)	Q25 (CFS)	I50 (IN/HR)	Q50 (CFS)	I100 (IN/HR)	Q100 (CFS)
O1	0.11	SF-RES	0.60	15	3.50	0.2	4.55	0.3	5.34	0.4	6.40	0.4	7.20	0.5	8.02	0.5
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
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	10.1	UNDEV	0.30	15	3.50	11	4.55	14	5.34	16	6.40	19	7.20	22	8.02	24





VICINITY MAP
SCALE: 1" = 2000'

NORTH

0 20 40 80

(IN FEET)
1 INCH = 40FT

LEGEND

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

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

CITY CASE NO. ZC23-009

NO.	REVISION	BY	DATE

REDINGER GROUP, LLC
P.O. BOX 93306
SOUTHLAKE, TEXAS 76092
ENGINEERING FIRM REGISTRATION NUMBER F-23328
PREPARED FOR: WILLOWTREE DEVELOPMENT, LLC
1111 W. MOCKINGBIRD LANE, SUITE 100
SOUTHLAKE, 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 3/28/2023

Drawn By: DSM

Reviewed By: CTR

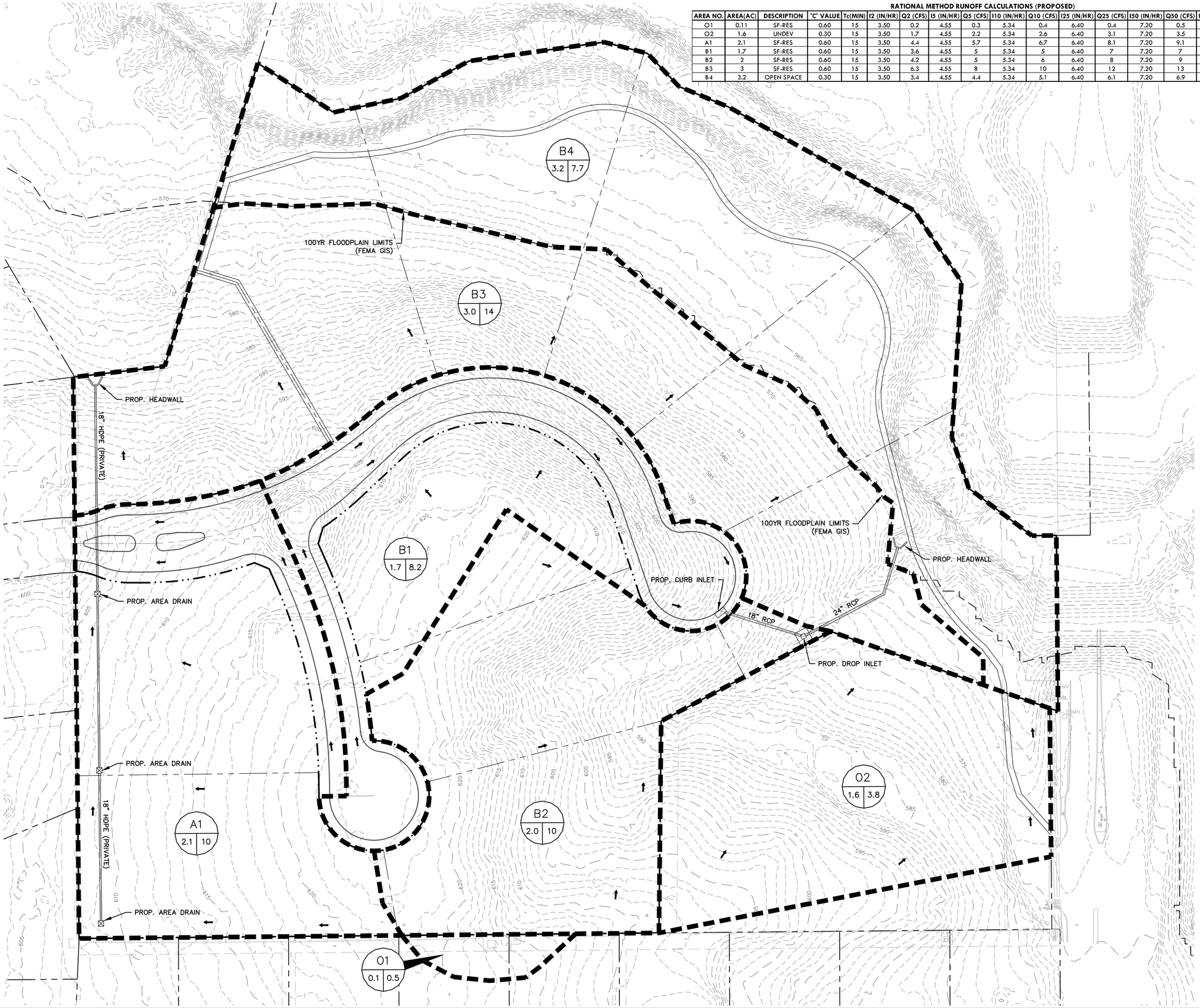
Project: 1013-01

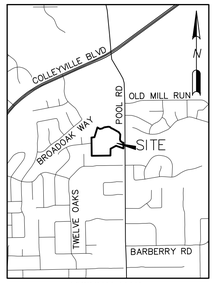
SHEET
1

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

RATIONAL METHOD RUNOFF CALCULATIONS (PROPOSED)

AREA NO.	AREA(AC)	DESCRIPTION	'C' VALUE	Tc(MIN)	I2 (IN/HR)	Q2 (CFS)	I5 (IN/HR)	Q5 (CFS)	I10 (IN/HR)	Q10 (CFS)	I25 (IN/HR)	Q25 (CFS)	I50 (IN/HR)	Q50 (CFS)	I100 (IN/HR)	Q100 (CFS)
O1	0.11	SF-RES	0.60	15	3.50	0.2	4.55	0.3	5.34	0.4	6.40	0.4	7.20	0.5	8.02	0.5
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





VICINITY MAP
SCALE: 1" = 2000'

NORTH

0 20 40 80

(IN FEET)
1 INCH = 40FT

LEGEND

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

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

CITY CASE NO. ZC23-009

NO.	REVISION	BY	DATE

REDINGER GROUP, LLC
P.O. BOX 93205
SOUTHLAKE, TEXAS 76092
(817) 617-9105 TBPE FIRM #
ENGINEERING FIRM REGISTRATION NUMBER F-23328
PREPARED FOR: WILLOWTREE DEVELOPMENT, LLC
1111 WOODWARD AVENUE, SUITE E100
SOUTHLAKE, TEXAS 76092
PHONE: (817) 617-9105

PRELIMINARY GRADING & 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'

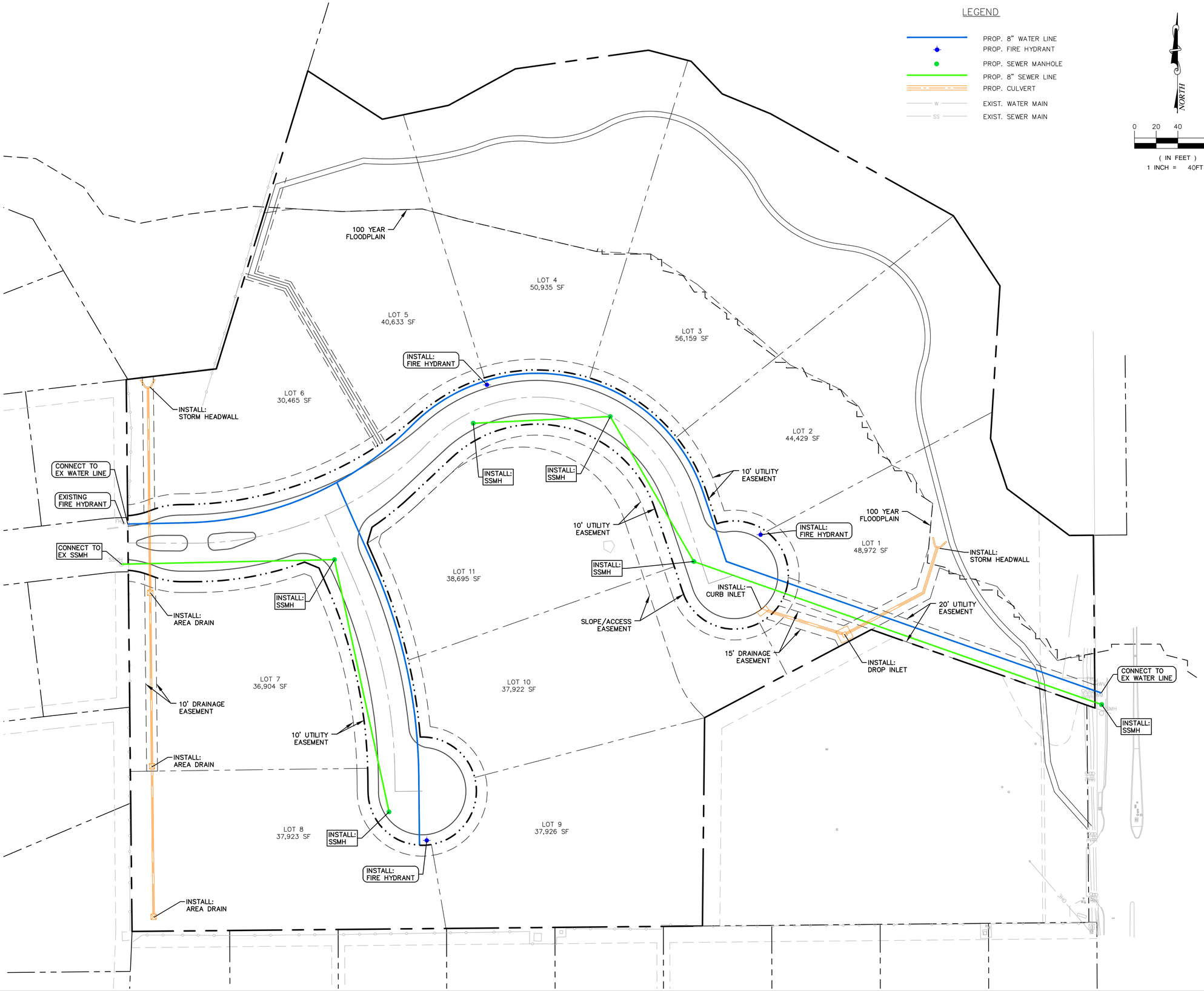
PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes

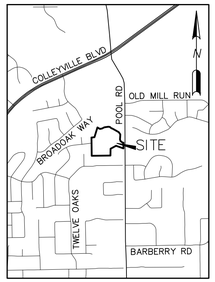
Engineer CLAYTON T. REDINGER
P.E. No. 97497 Date 3/28/2023

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





VICINITY MAP
SCALE: 1" = 2000'

NOTES:

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

NO.	REVISION	BY	DATE

REDINGER GROUP, LLC
P.O. BOX 93205
SOUTHLAKE, TEXAS 76092
PHONE: (817) 617-9105
ENGINEERING FIRM REGISTRATION NUMBER F-23328
PREPARED FOR: WILLOWTREE DEVELOPMENT, LLC
1000 CORPORATE CENTRE DRIVE, SUITE 100
SOUTHLAKE, TEXAS 76092
PHONE: (817) 617-9105

PRELIMINARY UTILITY 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'

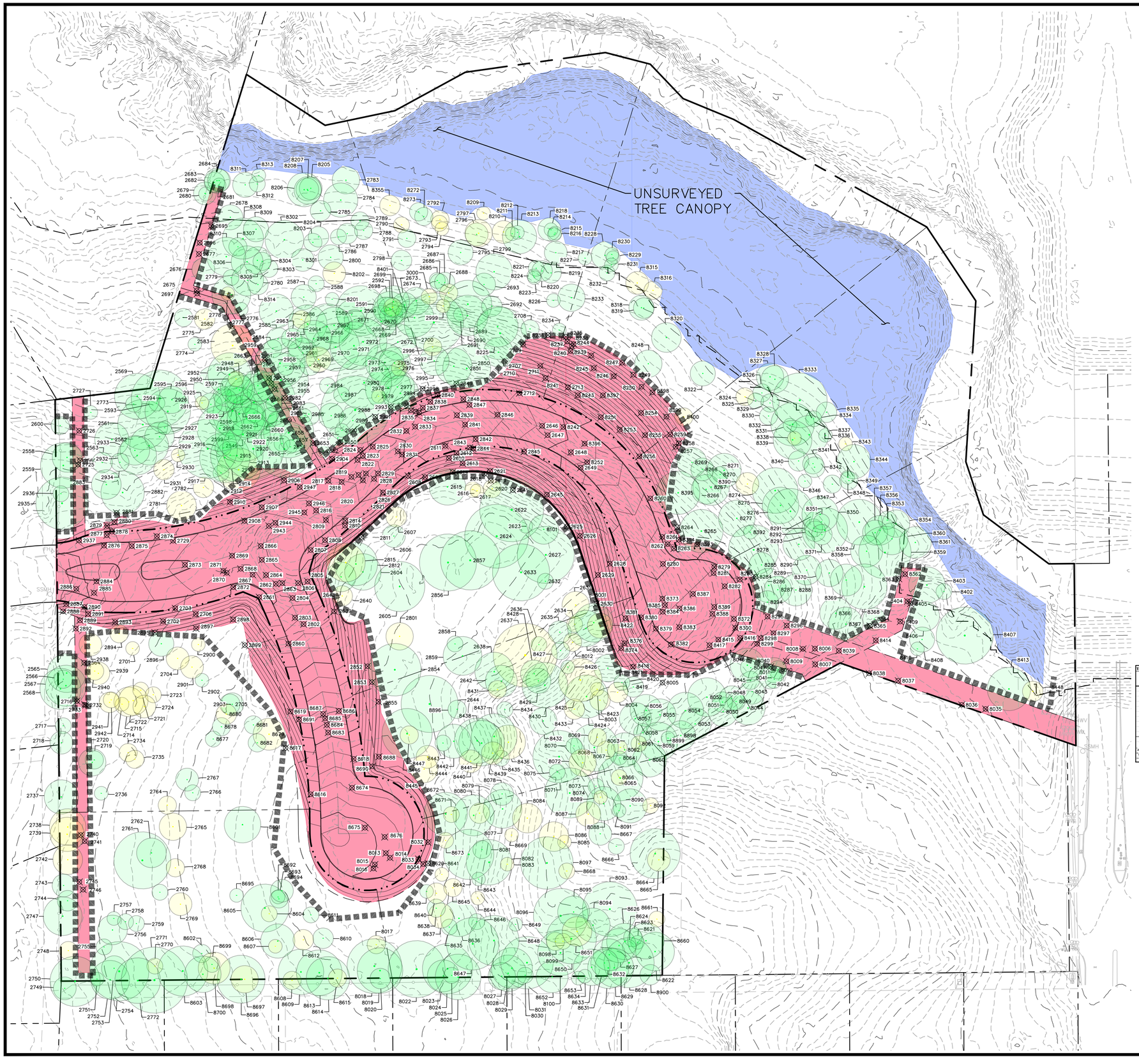
COLLEYVILLE BM-92
2" BRASS DISC IN N END OF INLET 16.4' W OF CL OF BROADOAK ST. 55' S OF CL OF LONGWOOD ST & 41' SE OF A FIRE HYDRANT
ELEV = 577.13'

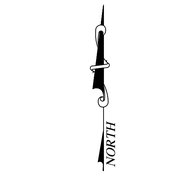
PRELIMINARY FOR REVIEW ONLY
Not for Construction or Permit Purposes
Engineer CLAYTON T. REDINGER
P.E. No. 97497 Date 2/28/2023

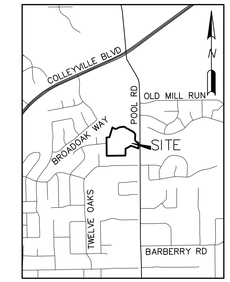
Drawn By: DSM
Reviewed By: CTR
Project: 1013-01

SHEET
3

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







VICINITY MAP
SCALE: 1" = 2000'

LEGEND

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

Tree Preservation Summary (excludes building envelopes)	%	ft²	Acres
Total Tree Canopy		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	%	ft²	Acres
Project/Lot(s) Area		605,426	13.899
Building Envelope Area (primary structures only)		0	
Required Site Canopy (excludes building envelope)	**50%**	302,713	
Provided Credit for Tree Preservation		385,564	
Provided Credit for Tree Mitigation		0	
Additional Tree Planting Required (site canopy ONLY)		0	

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

Tree Species Summary

Common name or species	Trees (Qty)	Trees to Preserve	Trees to Remove	DIH Inches	DIH Inches to Preserve	DIH Inches to Remove	Tree Canopy (ft2)	Canopy to Preserve (ft2)	Canopy to Remove (ft2)	Heritage Trees (Qty)	Mitigation (ft2)
AMERICAN ELM	76	51	25	722	490	231	24,714	16,936	7,778	0	0
CALLERY PEAR	4	4	0	27	27	0	575	575	0	0	0
EASTERN REDCEDAR	20	12	8	308	186	122	15,268	9,268	6,000	0	0
LOBLOLLY PINE	148	117	31	2,390	1,840	550	137,548	104,635	32,913	9	66,480
PLUM	2	1	1	12	6	6	226	113	113	0	0
POST OAK	416	282	134	5,559	3,574	1,985	265,287	170,532	94,755	153	380,660
UNSURVEYED TREES	1	1	0	163	163	0	83,505	83,505	0	0	0
Total	687	468	219	9,180	6,286	2,894	527,123	385,564	141,559	162	447,140
							(12.1 acres)	(8.85 acres)	(3.25 acres)		

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

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

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

SCALED AT 24"x36" PAGE SIZE

NO.	REVISION	BY	DATE

REDINGER GROUP, LLC
P.O. BOX 93305
SOUTHLAKE, TEXAS 76092
(817) 562-5725
ENGINEERING FIRM REGISTRATION NUMBER F-23328
PREPARED FOR: WILLOWTREE DEVELOPMENT, LLC
680 N. CARROLL AVENUE, SUITE 100
SOUTHLAKE, TEXAS 76092
PHONE: (817) 617-9105

URBAN FORESTRY PLAN
THE BLUFFS AT COLLEYVILLE
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. 97497 Date 2/16/2022

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

SHEET
1

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

Tree #	Common name or species	*DBH (in)	Canopy Area (ft^2)	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	380	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	CALLERY 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	OSSAGE 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	OSSAGE ORANGE	6	113	PRES		NON-P			
2715	OSSAGE ORANGE	13	531	PRES		NON-P			
2716	OSSAGE 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	OSSAGE ORANGE	13	531	PRES		NON-P			
2723	EASTERN REDCEDAR	7	154	PRES		NON-P			
2724	OSSAGE 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	OSSAGE ORANGE	6	113	REM		NON-P			
2733	OSSAGE 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	452	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	OSSAGE ORANGE	13	531	PRES		NON-P			
2782	OSSAGE 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 (ft^2)	Preservation Status	Heritage Tree	Exclusions Exempt	Tree Mitigation	Penalty / Violation	Comments
2824	LOBLOLLY PINE	9	254	REM					
2825	LOBLOLLY PINE	15	707	REM					
2826	LOBLOLLY PINE	11	380	REM					
2827	LOBLOLLY PINE	22	1,521	REM					
2828	LOBLOLLY PINE	6	113	REM					
2829	LOBLOLLY PINE	18	1,018	REM					
2830	EASTERN REDCEDAR	13	531	REM					
2831	EASTERN REDCEDAR	10	314	REM		NON-P			
2832	POST OAK	13	531	REM					
2833	POST OAK	7	154	REM					
2834	EASTERN REDCEDAR	10	314	REM		NON-P			
2835	AMERICAN ELM	6	113	REM					
2836	EASTERN REDCEDAR	8	201	REM		NON-P			
2837	AMERICAN ELM	9	254	REM					
2838	LOBLOLLY PINE	23	1,662	REM					
2839	EASTERN REDCEDAR	15	707	REM					
2840	LOBLOLLY PINE	22	1,521	REM					
2841	AMERICAN ELM	10	314	REM					
2842	AMERICAN ELM	7	154	REM					
2843	AMERICAN ELM	8	201	REM					
2844	POST OAK	23	1,662	REM	HERITAGE		MITIGATE		
2845	EASTERN REDCEDAR	16	804	REM					
2846	POST OAK	22	1,521	REM	HERITAGE		MITIGATE		
2847	POST OAK	17	908	REM	HERITAGE		MITIGATE		
2848	EASTERN REDCEDAR	7	154	REM		NON-P			
2849	POST OAK	14	616	REM					
2850	LOBLOLLY PINE	16	804	PRES					
2851	LOBLOLLY PINE	21	1,385	PRES					
2852	POST OAK	23	1,662	REM	HERITAGE				
2853	POST OAK	17	908	REM					
2854	POST OAK	23	1,662	PRES	HERITAGE				
2855	EASTERN REDCEDAR	11	380	REM		NON-P			
2856	POST OAK	25	1,963	PRES	HERITAGE				
2857	POST OAK	26	2,124	PRES	HERITAGE		MITIGATE		
2858	LOBLOLLY PINE	7	154	PRES					
2859	POST OAK	17	908	PRES	HERITAGE				
2860	HACKBERRY	17	908	REM		NON-P			
2861	POST OAK	9	254	REM					
2862	HACKBERRY	10	314	REM		NON-P			
2863	POST OAK	7	154	REM					
2864	AMERICAN ELM	13	531	REM					
2865	OSSAGE ORANGE	17	908	REM		NON-P			
2866	AMERICAN ELM	18	1,018	REM					
2867	AMERICAN ELM	10	314	REM					
2868	POST OAK	14	616	REM					
2869	AMERICAN ELM	10	314	REM					
2870	AMERICAN ELM	9	254	REM					
2871	AMERICAN ELM	14	616	REM					
2872	HACKBERRY	15	707	REM		NON-P			
2873	OSSAGE ORANGE	17	908	REM		NON-P			
2874	POST OAK	9	254	REM					
2875	POST OAK	8	201	REM					
2876	LOBLOLLY PINE	20	1,257	REM					
2877	LOBLOLLY PINE	15	707	REM					
2878	LOBLOLLY PINE	15	707	REM					
2879	LOBLOLLY PINE	20	1,257	REM					
2880	LOBLOLLY PINE	13	531	REM					
2881	LOBLOLLY PINE	15	707	REM					
2882	LOBLOLLY PINE	19	1,134	PRES					
2883	AMERICAN ELM	13	531	PRES					
2884	LOBLOLLY PINE	18	1,018	REM					
2885	LOBLOLLY PINE	22	1,521	REM					
2886	POST OAK	7	154	REM					
2887	POST OAK	7	154	REM					
2888	POST OAK	8	201	REM					
2889	LOBLOLLY PINE	21	1,385	REM					
2890	LOBLOLLY PINE	20	1,257	REM					
2891	LOBLOLLY PINE	17	908	REM					
2892	OSSAGE ORANGE	13	531	REM		NON-P			
2893	POST OAK	13	531	REM					
2894	EASTERN REDCEDAR	8	201	PRES		NON-P			
2895	AMERICAN ELM	8	201	REM					
2896	AMERICAN ELM	11	380	PRES					
2897	EASTERN REDCEDAR	15	707	REM					
2898	EASTERN REDCEDAR	7	154	REM		NON-P			
2899	EASTERN REDCEDAR	11	380	REM		NON-P			
2900	HACKBERRY	6	113	PRES		NON-P			
2901	HACKBERRY	10	314	PRES		NON-P			
2902	CALLERY PEAR	6	113	PRES					
2903	POST OAK	9	254	PRES					
2904	POST OAK	8	201	REM					
2906	AMERICAN ELM	21	1,385	REM					
2907	HACKBERRY	20	1,257	REM		NON-P			
2908	POST OAK	14	616	REM					
2910	EASTERN REDCEDAR	21	1,385	REM					
2911	EASTERN REDCEDAR	19	1,134	PRES					
2912	POST OAK	7	154	PRES					
2913	LOBLOLLY PINE	22	1,521	PRES					
2914	LOBLOLLY PINE	12	452	PRES					
2915	LOBLOLLY PINE	23	1,662	PRES					
2916	LOBLOLLY PINE	7	154	PRES					
2917	POST OAK	26	2,124	PRES	HERITAGE				
2918	LOBLOLLY PINE	20	1,257	PRES					
2919	LOBLOLLY PINE	10	314	PRES					
2920	LOBLOLLY PINE	27	2,290	PRES	HERITAGE		MITIGATE		
2921	LOBLOLLY PINE	24	1,810	PRES					
2922	LOBLOLLY PINE	17	908	PRES					
2923	LOBLOLLY PINE	10	314	PRES					
2925	EASTERN REDCEDAR	6	113	PRES		NON-P			
2926	POST OAK	12	452	PRES					
2927	POST OAK	6	113	PRES					
2928	LOBLOLLY PINE	13	531	PRES					
2929	LOBLOLLY PINE	17	908	PRES					
2930	OSSAGE ORANGE	6	113	PRES		NON-P			
2931	OSSAGE ORANGE	9	254	PRES		NON-P			
2932	LOBLOLLY PINE	17	908	PRES					
2933	LOBLOLLY PINE	13	531	PRES					
2934	POST OAK	8	201	PRES					
2935	POST OAK	23	1,662	PRES	HERITAGE				
2936	AMERICAN ELM	7	154	PRES					
2937	LOBLOLLY PINE	25	1,963	REM	HERITAGE		MITIGATE		
2938	EASTERN REDCEDAR	10	314	PRES		NON-P			
2939	EASTERN REDCEDAR	10	314	PRES		NON-P			
2940	EASTERN REDCEDAR	8	201	PRES		NON-P			
2941	EASTERN REDCEDAR	9	254	PRES		NON-P			
2942	EASTERN REDCEDAR	7	154	PRES		NON-P			
2943	POST OAK	6	113	REM					
2944	HACKBERRY	10	314	REM		NON-P			
2945	HACKBERRY	7	154	REM		NON-P			
2946	HACKBERRY	8	201	REM		NON-P			
2947	POST OAK	6	113	REM					
2948	POST OAK	13	531	PRES					
2949	POST OAK	14	616	PRES					

NO.	REVISION	BY	DATE

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

TREE LIST
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. 97497 Date 3/28/2023

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

SHEET
2

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

Tree #	Common name or species	*DBH (in)	Canopy Area (ft^2)	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	PRES	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 (ft^2)	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	PRES					
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		
8298	POST OAK	10	314	REM					

Tree #	Common name or species	*DBH (in)	Canopy Area (ft^2)	Preservation Status	Heritage Tree	Exclusions Exempt	Tree Mitigation	Penalty / Violation	Comments
8299	POST OAK	13	531	REM					
8300	POST OAK	12	452	REM					
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	REM					
8363	AMERICAN ELM	9	254	REM					
8364	POST OAK	10	314	PRES					
8365	POST OAK	9	254	REM					
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	9	254	PRES					
8372	EASTERN REDCEDAR	7	154	REM		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	REM					
8389	POST OAK	11	380	REM					
8390	EASTERN REDCEDAR	10	314	PRES		NON-P			
8392	POST OAK	6	113	PRES					
8393	EASTERN REDCEDAR	8	201	REM		NON-P			
8394	AMERICAN ELM	6	113	REM					
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	REM		NON-P			
8399	POST OAK	7	154	REM					
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	REM					
8405	POST OAK	15	707	REM	HERITAGE				
8406	AMERICAN ELM	13	531	PRES					
8407	POST OAK	25	1,963	PRES	HERITAGE				
8408	POST OAK	11	380	PRES					
8409	POST OAK	19	1,134	REM	HERITAGE				
8410	AMERICAN ELM	6	113	PRES					
8413	POST OAK	19	1,134	PRES	HERITAGE				
8414	POST OAK	20	1,257	REM	HERITAGE		MITIGATE		
8415	POST OAK	13	531	REM					
8416	POST OAK	7	154	REM					
8417	POST OAK	7	154	REM					
8418	POST OAK	15	707	REM	HERITAGE				
8419	AMERICAN ELM	9	254	PRES					
8420	AMERICAN ELM	7	154	PRES					
8421	AMERICAN ELM	12	452	PRES					
8422	EASTERN REDCEDAR	11	380	PRES		NON-P			
8423	EASTERN REDCEDAR	9	254	PRES		NON-P			
8424	POST OAK	19	1,134	PRES	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			

NO.	REVISION	BY	DATE

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

TREE LIST
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. 97497 Date 3/28/2023

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

SHEET
3

Tree #	Common name or species	*DBH (in)	Canopy Area (ft^2)	Preservation Status	Heritage Tree	Exclusions Exempt	Tree Mitigation	Penalty / Violation	Comments
8432	POST OAK	12	452	PRES					
8433	EASTERN REDCEDAR	9	254	PRES		NON-P			
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	PRES	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	REM					
8617	POST OAK	11	380	REM					
8618	POST OAK	19	1,134	REM	HERITAGE				
8619	POST OAK	9	254	REM					
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					
8660	LOBLOLLY PINE	16	804	PRES					
8661	EASTERN REDCEDAR	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	REM					
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	PRES					
8899	AMERICAN ELM	6	113	PRES					
8900	POST OAK	9	254	PRES					
9000	UNSURVEYED TREES	163.035	83,505	PRES					

NO.	REVISION	BY	DATE

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

PREPARED FOR: WILLOWTREE DEVELOPMENT, LLC
2101 CEDAR SPRINGS, SUITE 100
SOUTHLAKE, TEXAS 76092
PHONE: (817) 617-9105

TREE LIST
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. 97497 Date 3/23/2023

Drawn By: DSM

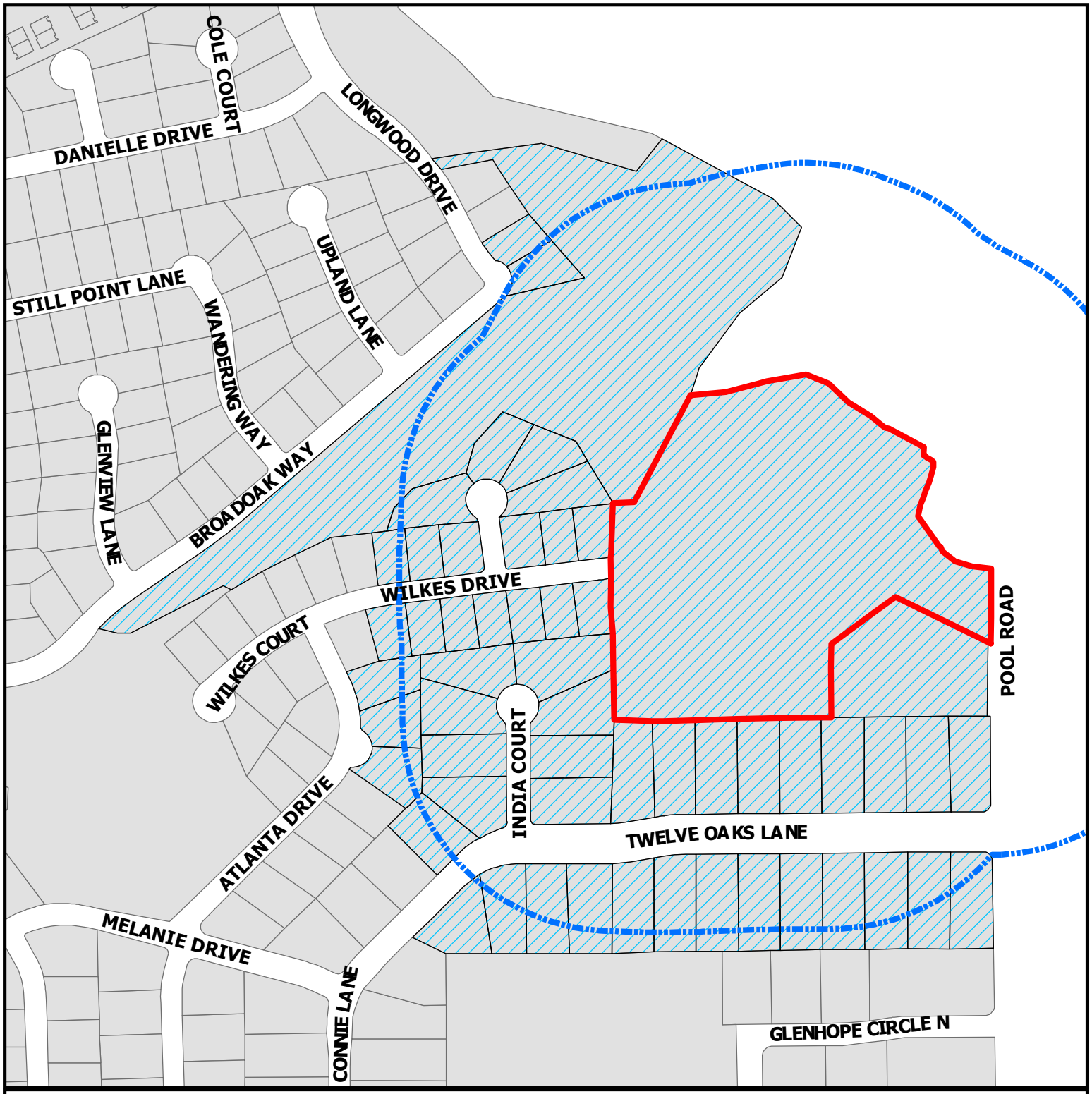
Reviewed By: CTR

Project: 1013-01

SHEET
4

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

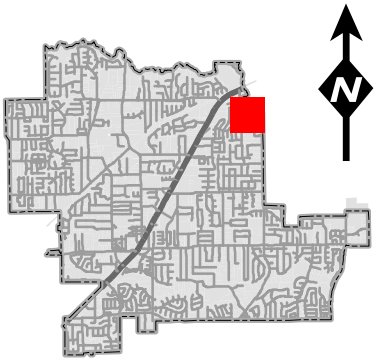
Notification Map



CITY OF COLLEYVILLE TEXAS

ZC23-009

2417 Wilkes Drive



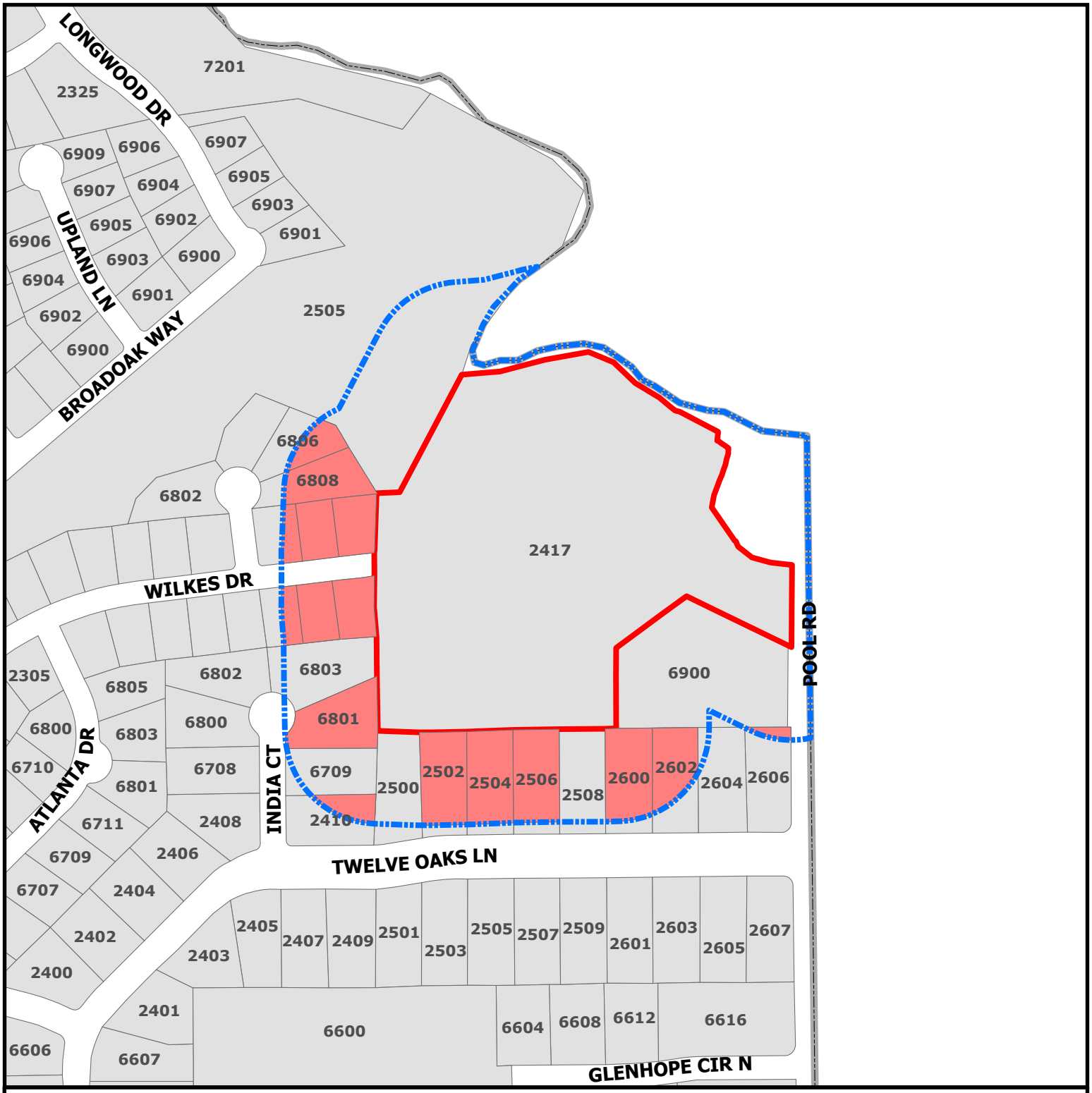
Subject Property

500ft Buffer

Properties within 500ft

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

Opposition Map



CITY OF COLLEYVILLE TEXAS

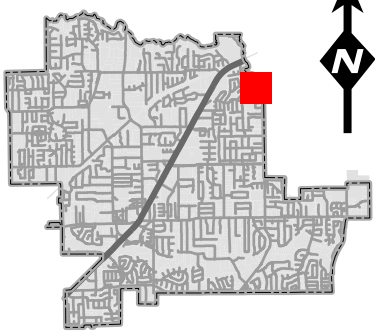
ZC23-009

2417 Wilkes Drive

Subject Property

Opposing

Buffer_Protest



N

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

List of Opposing Properties

Address	Owner's Name	Percentage
6801 INDIA CT	GASKA, ANDREW PETER	3.98%
2600 TWELVE OAKS LN	COWGILL, JARED	3.68%
2506 TWELVE OAKS LN	PORTER, WILLIAM G	3.68%
2502 TWELVE OAKS LN	STEWART, BRIAN	3.67%
2504 TWELVE OAKS LN	FARRELL, MICHAEL T	3.67%
6808 ROCKBROOK CT	WATERWORTH FAMILY REVOCABLE TRU	2.86%
2602 TWELVE OAKS LN	NORRIS, MICHAEL	2.73%
2414 WILKES DR	ANDERSON, CHARLES	2.02%
2415 WILKES DR	ROBERTSON, BARRY E	1.99%
2412 WILKES DR	VANZANT, JEFFERY	1.83%
2413 WILKES DR	WASSON, STEVEN W	1.83%
6806 ROCKBROOK CT	REED, CLAY P	1.34%
2410 TWELVE OAKS LN	EGAN FAMILY TRUST	1.09%
2411 WILKES DR	COOK, PAUL	0.89%
2410 WILKES DR	CAMPBELL, CYNTHIA KAY	0.84%
2606 TWELVE OAKS LN	ABSHIRE, RICHARD	0.34%

Address Count : **16** **Total Percentage:** **36.45%**

Date : 5/25/2023 11:12 AM

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

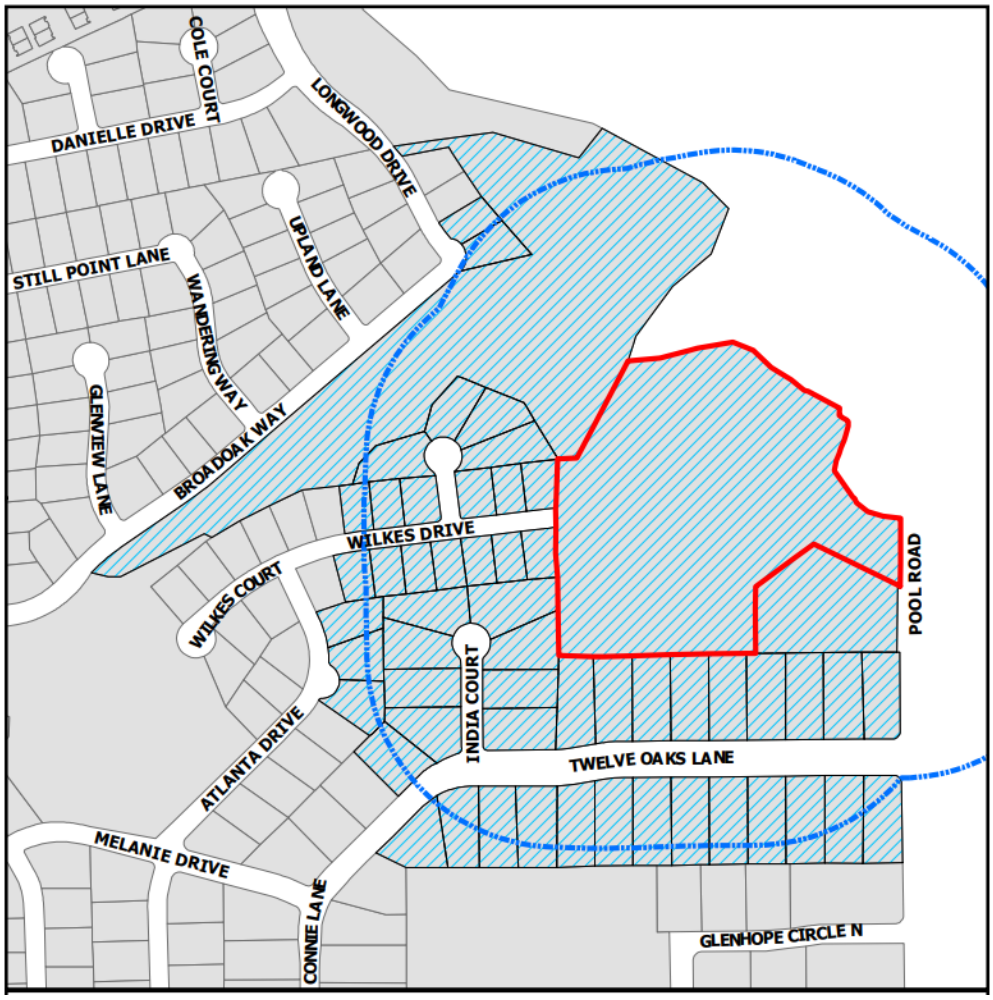
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

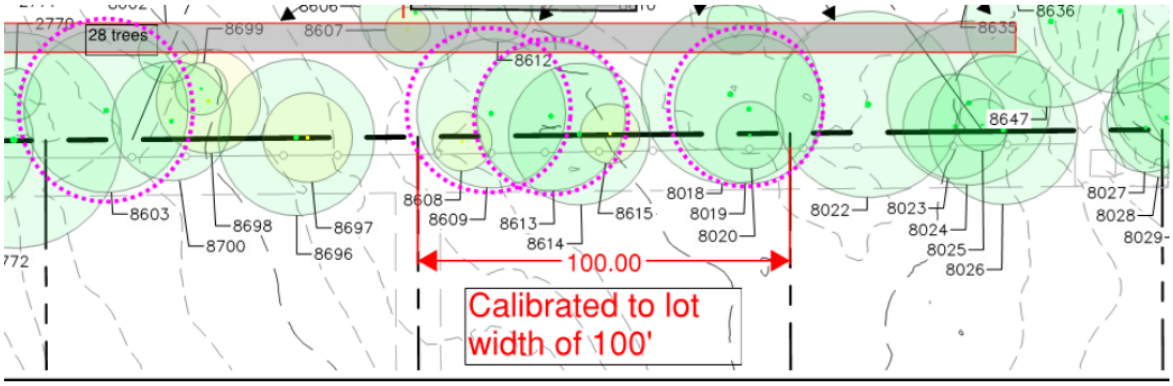
Re: Zoning Case ZC23-009: Letter of Opposition – Wrong Plan for this Land
Request to Rezone 2417 Wilkes Drive From AG to R-30

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 <u>total</u> 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.

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

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: "*<u>where unusual or problematic soils, topographic conditions, or sensitive ecological features</u> 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)*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 it 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.

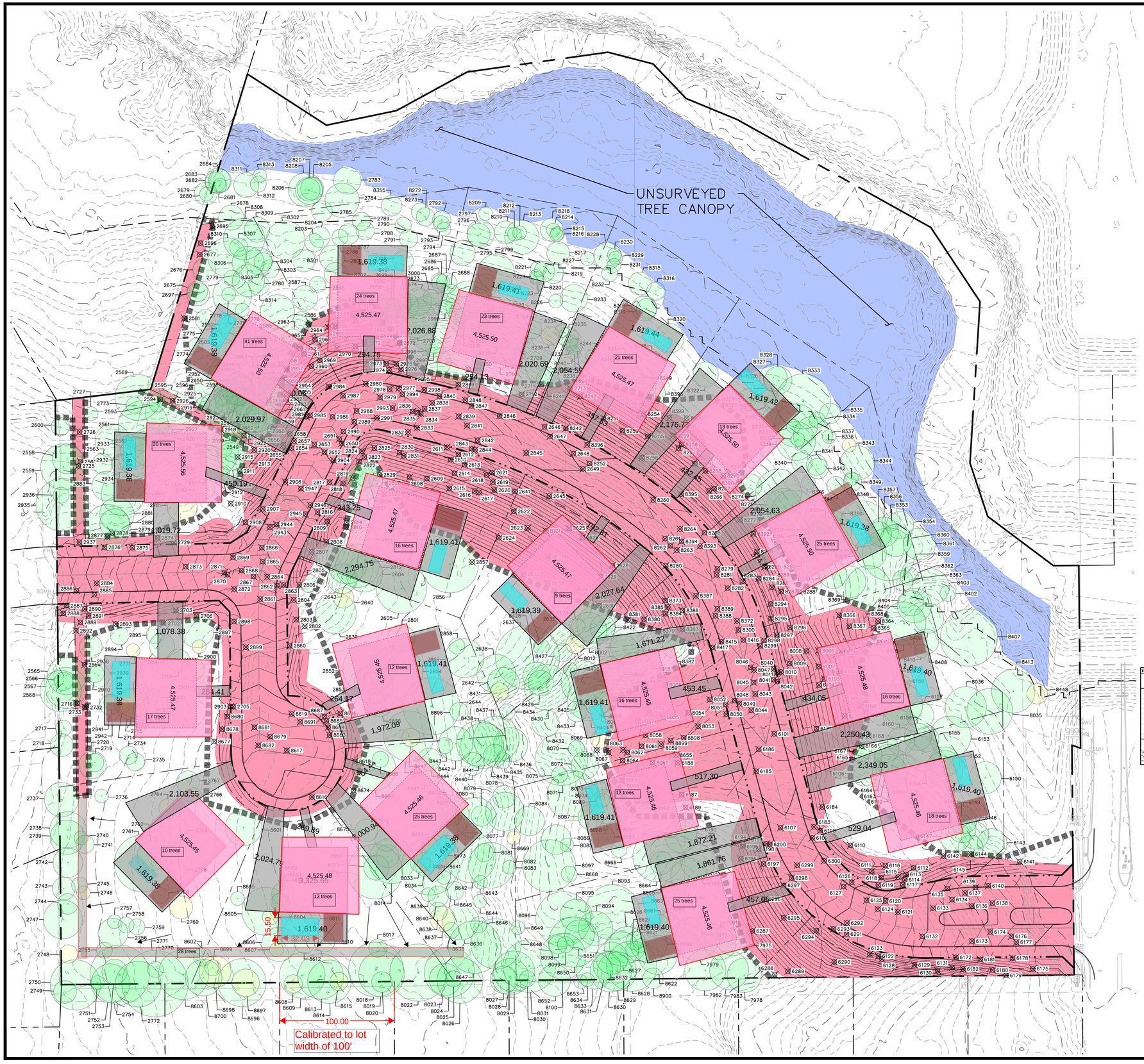
   The bottom line is this is not the plan that should be approved, and any zoning proposal other than AG should be a well-thought-out site plan that addresses community safety requirements, tree and slope preservation that keeps the integrity of the forest and hill. The city does not have to give the developer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

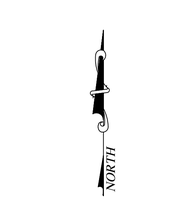
Thank you for your consideration and service.

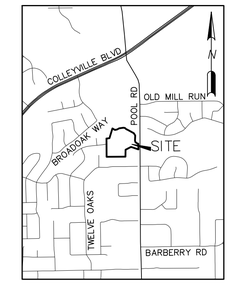
For each of the reasons stated above, I oppose the rezoning of 2417 Wilkes Drive from AG to R-30. Colleyville's P&Z Commission and City Council should vote "No, with prejudice" to the rezoning of this land to allow purchase discussed above.

Sincerely,

Micheal Farrell &
Brenda Farrell







VICINITY MAP
SCALE: 1" = 2000'

LEGEND

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

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

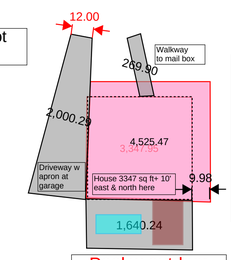
Site Canopy Summary	%	ft²	Acres
Project/Lot(s) Area		605,426	13.899
Building Envelope Area (primary structures only)		0	
Required Site Canopy (excludes building envelope)	**50%**	302,713	
Provided Credit for Tree Preservation		292,296	
Provided Credit for Tree Mitigation		0	
Additional Tree Planting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

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

Tree Species Summary

Common name or species	Trees (Qty)	Trees to Preserve	Trees to Remove	DBH Inches	DBH Inches to Preserve	DBH Inches to Remove	Tree Canopy (ft2)	Canopy to Preserve (ft2)	Canopy to Remove (ft2)	Heritage Trees (Qty)	Mitigation (ft2)
BRADFORD PEAR	4	3	1	27	20	7	575	421	154	0	0
CEDAR	123	88	35	1,171	825	346	38,933	26,570	12,363	0	0
CEDAR ELM	4	2	2	44	24	20	1,596	911	685	0	0
ELM	78	49	29	737	468	269	25,141	15,949	9,192	0	0
HACKBERRY	3	2	1	66	46	20	4,738	3,481	1,257	0	0
LIVE OAK	1	0	1	9	0	9	254	0	254	0	0
OAK	441	258	183	5,612	3,231	2,381	267,959	152,631	114,469	15	0
PINE	149	93	56	2,398	1,363	1,035	137,749	72,525	65,224	9	0
PLUM	2	0	2	12	0	12	226	0	226	0	0
POST OAK	106	33	73	1,652	448	954	63,152	10,808	41,344	34	0
Total	911	528	383	11,478	6,425	5,053	537,463	292,296	245,167	58	0
		58%	42%					54%	46%		
		385	526								
		143	768								
		15.7%	84.3%								

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



Calibrated to lot width of 100'

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

Pool w outdoor kitchen on decking

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

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

SCALED AT 24"x36" PAGE SIZE

NO.	REVISION	BY	DATE

REDINGER GROUP, LLC
P.O. BOX 93306
SOUTHLAKE, TEXAS 76092
817-329-4373 OFFICE
ENGINEERING FIRM REGISTRATION NUMBER F-23328

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

URBAN FORESTRY PLAN
THE BLUFFS AT COLLEYVILLE
COLLEYVILLE, TEXAS

BENCHMARKS:

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

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

PRELIMINARY FOR REVIEW ONLY
Not for Construction or Permit Purposes
Engineer CLAYTON T. REDINGER
P.E. No. 97487 Date 11/10/2022

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

SHEET
1

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

Tim + Leisa Waterworth (Name)
6808 Rockbrook Ct. (Street Address)
Colleyville, TX 76034 (City, State, Zip)

3/27/2023 (Date)

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 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.

   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)*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

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

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 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.

   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: "*<u>where unusual or problematic soils, topographic conditions, or sensitive ecological features</u> 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)*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

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.

Second, the proposed rezoning and development of this land conflicts with Colleyville's Land Development Code as the unique and defining characteristics of this land fall within the purpose and intent of Ag zoning. The land features the second-highest elevation in Colleyville, making it a scenic area. In addition, in its current state this land exemplifies the "Country Charm" described in the city's master plan. The land also has unusual or problematic soils, topographic conditions, and sensitive ecological features that make it unsuitable for urbanization. There are 972 trees on the land, and 806 of them are protected species of trees, including pine, post oak, blackjack oak, elm, and cedar. There are also 199 "Heritage" trees, some of which are over 200 years old.

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,

Robert E Eg

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

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.

Second, the proposed rezoning and development of this land conflicts with Colleyville's Land Development Code as the unique and defining characteristics of this land fall within the purpose and intent of Ag zoning. The land features the second-highest elevation in Colleyville, making it a scenic area. In addition, in its current state this land exemplifies the "Country Charm" described in the city's master plan. The land also has unusual or problematic soils, topographic conditions, and sensitive ecological features that make it unsuitable for urbanization. There are 972 trees on the land, and 806 of them are protected species of trees, including pine, post oak, blackjack oak, elm, and cedar. There are also 199 "Heritage" trees, some of which are over 200 years old.

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.

For the reasons stated above, we oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG. We 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,

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

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.

Second, the proposed rezoning and development of this land conflicts with Colleyville's Land Development Code as the unique and defining characteristics of this land fall within the purpose and intent of Ag zoning. The land features the second-highest elevation in Colleyville, making it a scenic area. In addition, in its current state this land exemplifies the "Country Charm" described in the city's master plan. The land also has unusual or problematic soils, topographic conditions, and sensitive ecological features that make it unsuitable for urbanization. There are 972 trees on the land, and 806 of them are protected species of trees, including pine, post oak, blackjack oak, elm, and cedar. There are also 199 "Heritage" trees, some of which are over 200 years old.

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,

Barry Robertson

Signature

Sandra Session-Robertson

Signature

Letters of Opposition List - Case ZC23-009 and ZC-010 as of June 16, 2023

All letters may be reviewed by clicking HERE

			# of people	Within map opposition	
Abshire	Richard	2602 Twelve Oaks	1	*	1
Abshire	Sue	2606 Twelve Oaks	1	*	1
Aguirre	Jason	2402 Wilkes Drive	1		
Alvarado	Robin	2407 Twelve Oaks Lane	1		
Anderson	Charles	2414 Wilkes Drive	1	*	1
Anderson	Teresa	1601 Heathermore	1		
Andreola	Sarita	5839 Sterling Drive	1		
Anthony	Samatha, Katherine, Paige, Brenda	2503 Heather Glenn Court	4		
Arnoldt	Frederick	2312 Still Point Lane	1		
Ayel	Sebastien	Hurst	1		
Bailey	Shirley	6305 Connie Lane	1		
Bansky	Dawn	6604 Baker Court			
Barton	Kristin	2107 Ballantrae Drive	1		
Baugus	Sharon	401 Briarcliff Court	1		
Bealmear	Christina	300 Stonington Lane	1		
Bean	Timothy	3708 Greenbriar Court	1		
Bennett	Melinda	5016 Strathmore Terr.	1		
Bentz	Gerald	4808 Mill Brook Drive	1		
Benzick	Uma	1808 Camden Green			
Binkley	Patty	5907 Ponderosa Street	1		
Blanton	Gary	4107 Steeplechase Drive	1		
Boatman	Beth	5805 Bryton Court	1		
Bodine	Lance	103 Van Buren Court	1		
Boswell	Kara Rae	2306 Wilkes Drive	1		
Bottger	Robert & Carolyn	6800 Atlanta Drive	2		
Bowen	Sandra	508 Wagonwheel Court	1		
Bowman	Kirk & Nancy	2301 Still Point Lane	2		
Boyer	Kimberly	204 Oak Valley Drive	1		
Bransky	Dawn	6804 Baker Court	1		
Bristol	Tracy	501 Beverly Drive	1		
Britten	Lacy	2501 Whitehaven Street N.	1		
Bromley	Nancy	Grapevine	1		
Brundage	Diane	6508 Westcoat Drive	1		
Buker	Judy	2304 Danbury Drive	1		
Bullard	Maxwell	Hurst	1		
Burdette	Donna	77 Veranda Lane	1		
Burek	Sheryl	608 Green Meadow N	1		
Burleson	Patricia	7304 Windswept Trail	1		
Burtzlaff	David, Holly	6603 Beddo Court	2		
Bushart	Thomas	Grapevine	1		
Campbell	Cindy Kay	2410 Wilkes Drive	1	*	1
Campbell	Clifford	3601 San Bar Lane	1		
Capello	Melissa	7023 Rosebrook	1		

Capelo	Renee, Roderick	2406 N. Whitehaven Drive			
Capps/Medlin	Sandy/David	2006 Kyle Court	2		
Carney	Nicole	6900 Rockingham Court	1		
Carroll	Jessica	2205 Tarleton Drive	1		
Carson	William	2703 Cottonwood Lane	1		
Casilio	JoEllen	1705 Avalon Drive	1		
Castillo	Roger	7011 Rosebrook	1		
Catlett	Thomas, Rebecca	6611 Charleston Drive	2		
Chapman	Tessa	103 Willamsburg Court	1		
Choate	John	4112 Steeplechase Drive	1		
Cisek	Kim	211 Polo Trail	1		
Clark	Matthew	6207 Kenshire Drive	1		
Cleff	Lisa	612 Beverly Drive	1		
Clemens	Kyle	1712 Crestedge Court	1		
Collum	Amy	6400 Meade	1		
Conan	Pierre & Vedrana	2317 Danielle Drive	2		
Condon	Shirley	1408 Tennison Parkway	1		
Connerly	William	200 Madison Square	1		
Connor	Colleen	3901 Allendale Street	1		
Conover	Cody, Stephen	404 Vintage Court	2		
Cook	Krysti	6710 Carriage Lane	1		
Cook	Paul	2411 Wilkes Drive	1	*	1
Cooper	Rachel	2309 Danbury Drive	1		
Corey	Michael	7409 Braemar Terrace	1		
Cowgill	Angie	2600 Twelve Oaks Lane	1	*	1
Cowley	Chad, Jody, Chris , Norma	4606 Behrens Road	4		
Cox	Shirley	4600 Shadywood Lane	1		
Crail	Pamela, Mark	2305 Wilkes	2		
Cross	Melissa	2309 Woodmoor Lane	1		
Cunningham	Robin	Grapevine	1		
Cywinski	Laura	5409 Miramar Lane	1		
Daugherty	Karen	4705 Lakeshore Court	1		
Davies	Constance	5304 Coventry Place	1		
Davis	Aslyn	702 Colleyville Terrace	1		
Day-Alexander	Carmen	4808 Bill Simmons Road	1		
DeLuca	Salvatore & Sharon	2404 Wilkes Drive	2		
DeMarrais	Robin	6401 Connie Lane	1		
DeSarno	Rodger	302 Del Mar Court	1		
Dielman	Karen	3201 Wilton Woods Court	1		
Dodds	Jean	4805 Mill Brook Drive	1		
Dolan	Meredith	6400 Kenshire Court	1		
Drautz	Sue	7006 Primrose Lane	1		
Duff	Jill	408 Bridlewood N	1		
DuPe	Jim	1505 Caldwell Creek Drive	1		
Dyson	Anne	909 Dogwood Court	1		
Dzura	Patricia	2704 Highgrove Court	1		
Edington	Ron	505 Sagebrush Street	1		
Edwards	Tracy	2401 Unknown	1		
Egan	Robert	2410 Twelve Oaks Drive	1	*	1

Erickson	Cassandra	5508 Coventry Court	1		
Escobar	Jaton	Grapevine	1		
Evans	Kay	7002 Primrose Lane	1		
Farinella	Dominick, Heidi	6602 Beddo Court	2		
Farrell	Mike & Brenda	2504 Twelve Oaks Drive	2	*	1
Fazio	Ginger	2204 Broadoak Way	1		
Finley	Gerald	7400 Windswept Trail	1		
Fisher	Joyce	6605 Carriage Drive	1		
Flamm	Lisa	6805 Carriage Lane	1		
Foster	Bonnie	1508 Douglas Avenue	1		
Foster	Brad	5205 Bugle Lane	1		
Fox	William	Southlake	1		
Fread	Ryan	4705 Lakeshore Court	1		
Frechette	Barbara	2600 Highland Meadows Driv	1		
Galante	Wendy	3406 Middleton Way	1		
Galloway	Gregg	5904 Highland Hills Lane	1		
Gardner/Summers	Justin/Shara	1005 Dogwwod Court	2		
Gaska	Andrew	6801 India Court	1	*	1
Genco	Natalie, Christian, Frank	1104 John McCain	3		
George	Julie	5908 Quality Hill Road	1		
Gerhardt	Heidi	3609 Briarbook Court	1		
Geronimo	Javier	6812 Curtis Road	1		
Gettig	Jessica	6204 Highland Hills Lane	1		
Gettig	Philip & Pamela	5907 Lansford Lane	2		
Gilchrist/Vernon	William, Storie	214 W. Greenbriar Lane	2		
Ginevich	Rost	3207 Eaton Circle	1		
Gober	Misty	1309 Somerset Court	1		
Golden	Jo Lynn	3700 Sweetbriar Lane	1		
Gordon	Susan, Alexandra Fitzmond	6808 Herbert	3		
Gordon	Tracy	6512 Ponderosa Lane	1		
Grant	Jim	605 Shetland Drive	1		
Greene	Taylor	1701 Crestedge Court	1		
Grieco	Russ	201 Hancock Court	1		
Griffin	Jon	3057 Creekview Drive	1		
Griffin	Kelly	Grapevine	1		
Groover	Fred	3006 Edgewood Lane	1		
Guthrie	Monty & Lori	3405 Crossgate Circle N.	2		
Hackbarth	Julie	5706 Bent Tree Court	1		
Hadley	Kathy	204 Timberline North	1		
Hammill	Joyce	6307 Edinburgh Drive	1		
Harrison	Alex	3913 Allendale Street	1		
Hartnell	Glenna	2401 Ballantrae	1		
Hartnett	John	2407 Ballantrae Drive	1		
Harvey	Carol	217 Oak Valley	1		
Hays	Michael, Michelle	6208 Connie Lane	2		
Heape	Ann	313 Oldgrove Road	1		
Hearn	Marc & Tracy	6008 Colts Neck Drive	2		
Hearn	Sam	2409 Wilkes Drive	1	*	1
Heller	Kathleen	4003 Woodstock	1		

Heminger	Victoria	6804 Rockbrook Court	1
Hennessee	Shelley	2400 Wilkes Drive	1
Hershon/Shur	Desiree/Michael	7300 Jo Will Street	2
Hickfang	Scott	2202 Melanie Drive	1
Hicks	Ed & Jinky	4104 Mockingbird Lane	2
Hill	Susan	5706 Grand Oak Court	1
Hong	David, Mindy	6605 Beddo Court	2
Hougland	Ross	6200 Westcoat	1
Hubnik	Melody	3302 Langley Hill Lane	1
Hudda	Samina	1901 Thames	1
Jackson	Allison	2301 Danielle Drive	1
Jacobi	Nancy	6301 Ponderosa Lane	1
Jahner	Lori	5901 W. Whithaven Drive	1
Jaynes	Jill	201 Compton Court	1
Jeanes	Fredric	7200 Belle Meade Drive	1
Johnson	Parker	1409 Tennison Pkwy	1
Johnstone	Nina	3709 Briahaven Lane	1
Jones	Canice	6201 High Gate Court	1
Jones	Judy	6608 Atlanta	1
Jones	MaryAnn	4110 Paddington Drive	1
Kane	Marietta	1705 Heathermore	1
Kasper	Ray/Denice	6607 Beddo Court	2
Kaviani	Pari	6801 Kennedy Drive	1
Kelley	Ann	400 Briar Cliff Court	1
Kelley	Dee	705 Hillside Drive	1
Kelly	Ian, Shannon	2301 Ballantrae Drive	2
Kendall	Janeen	5302 Huntington Court	1
Kenney	Connor	2902 Highgrove Court	1
Khalil	Manal	P.O. Box 1767	1
Khalil	Samir	1809 Thames Trail	1
Kinard	Lucas	1209 Garry Lynne Drive	1
Kinnebrew	Samatha	6505 Connie Lane	1
Kirwin	Mary	Euless	1
Kitowski	Isabelle, Rebecca	7413 Braemar Terrace	2
Klamte	Lynn	312 Briarcliff Court	1
Klingelhoefer	Nicole	4305 Hidden Valley Court	1
Koester	Allision	113 Timberline Drive N	1
Kozloski	Joan, Sarah	5409 Coventry Court	2
Krackenberger	Marjorie	609 Green Meadow Street N.	1
Krone	Robert	Euless	1
Kurtz	Bonnie	4202 Shadow Ridge Drive	1
Labrier	Timothy	6005 Sunderland Drive	1
Lacey Jr.	Edward	208 Briarcliff Court	1
Lambeth	Jeff	3200 Bridle Lane	1
Landfield	Teresa	6205 Kenshire Drive	1
Lankford	Lisa, Charles	7001 Primrose Lane	2
Larson	Iris	6508 Beddo Court	1
Larson	Thomas	7308 JoWill Street	1
Lavas	Tim & Debbie	2405 Wilkes Drive	2

Leathers	Kristine	6300 Emerald Drive	1
Ledbetter	Harold	6700 Pleasant Run Road	1
Lee	Mark	6809 Curtis Road	1
Leeman	Laura	512 Bridlewood N.	1
Lenhart	Janet	412 Woodbriar Court	1
Lewis	Erin	2500 Ballantrae	1
Little	Misti	Stagecoach, TX	1
Lively	Mark	7209 Jo Will Street	1
Logan	Debbie	Unknown	1
Long	Wendy	4905 Jim Mitchell Trail W.	1
Love	Ken	7200 Cedar Court	1
Low	Mary	2600 Highland Drive	1
Maglio	Carol	6602 Charleston Drive	1
Mahoney	Michael	1002 Saddlebrook	1
Maiser	Analisa	5311 Maple Lane	1
Marino	Tracey	2103 Woodstock Drive	1
Marshall	Donald	5707 Hidden Oaks Drive	1
Martens	Ann	7031 Rosebrook Drive	1
Martin	Corri	6605 Meade Drive	1
Martin	Teresa, Todd	6606 Beddo Court	2
Martinez	Armando	Grapevine	1
Matschulat	Joseph	Grapevine	1
Mavis	Beverly	4301 Greenmeadow Street E	1
McAnderson	Marvin	6000 Yorkshire Drive	1
McClure	Mindy	800 Beverly Drive	1
McCollough	Patricia	4007 Martin Pkwy	1
McCully	Savannah	4205 York Drive	1
McCurry	Meredith	5401 Coventry Place	1
McCurry	Meredith	5401 Coventry Place	1
McCurry	Tom, Polly	6104 Brazos Court	2
McDonald	Maggie	6812 Shalimar Court	1
McEntee	Jean	6509 Beddo Court	1
McGarry	John	6900 Peters Path	1
McLaughlin	Krisitn	5002 Summerbrook Drive	1
Miller	Becky	5108 Chelsea Drive	1
Miller	Kelly	6820 Fallbrook Court	1
Miller	Mark	7408 JoWill Street	1
Miller	Michelle & Rob	2407 Wilkes Drive	2
Miller	Vic, Shirley	5800 Quality Hill	2
Miller	Zaira	Grapevine	1
Mills	Lisa	4801 Staffing Drive	1
Millsap	Scott	906 Hardage Lane	1
Mitchell	Kathy	816 Rembrandt	1
Montano	Maryna	4711 Shadywood Lane	1
Moore	Bridget	4500 Shadycreek Lane	1
Morin	Pamela	4003 Buckingham Place	1
Mueller	David, Joleen	6900 Meade Drive	2
Mullen	Karen	6905 Glenview Lane	1
Mullins	Nancy	5402 Twelve Oaks Lane	1

Musso	Gerri	6701 Sapphire Circle N	1		
Nasrallah	Christie	4512 Cresthaven Drive	1		
Neuman	Liane	6909 Wandering Way	1		
O'Quinn	Pam	5905 Yorkshire Drive	1		
Osborne	Jill	5013 Strathmore Ter.	1		
Ostman	Janis	1104 Tinker Road	1		
Ostronoff/Avramescu	Anna/Sabi	6601 Beddo Court	2		
Pabon	Efren	6602 Baker Court	1		
Parham	Renae	5013 Auburndale Avenue	1		
Paul	Ralph & Carole	4002 Mockingbird Lane	2		
Paulie	Allison	7405 Braemar Terrace	1		
Pearson	Celestine	2500 Kings Court	1		
Phoenix	Geri	1830 Maplewood Trail	1		
Pligliese	Pamela	5107 Old Oak Lane	1		
Porter	William	2506 Twelve Oaks Drive	1	*	1
Powell	Jill	6905 DaVinci	1		
Pratt	Kristen	1603 Kingswood Lane	1		
Presson	Eric	3717 Mouton Avenue	1		
Prince	Rebecca	5303 Huntington Court	1		
Przano	Dawan	2509 Ballantrae Drive	1		
Rahimian	Pehman	5401 Coventry Court	1		
Ray	Monica	3200 Wilton Woods Court	1		
Reardon	Sandra	109 Oak Crest Hill Drive	1		
Reed	Aaron	216 Mill Crossing W.	1		
Reed	Clay & Val	6806 Rockbrook Street	2	*	1
Reed	Sue	5212 Independence Road	1		
Reed	Thomas	6600 Armstrong Court	1		
Reinhardt	Dawne	5006 Westgrove Lane	1		
Reising	Kelli	6416 Cimmaron Trail	1		
Repass	Angela	2307 Still Point Lane	1		
Reynolds	Paul	2302 Norwalk Drive	1		
Reynolds	Susan, Doug	6417 Kingston	2		
Richardson	Bobanne	6409 Ponderosa Lane	1		
Riddle	Nathan, Lindsay	6907 Glenview Lane	2		
Rippe	Mary Alice	5305 Maple Lane	1		
Roberts	Joan	5105 Overhill Drive	1		
Robertson	Barry and Sandra Session	2415 Wilkes Drive	2	*	1
Rodriguez	Karen	North Richland Hills	1		
Rogers	Kim	7005 Coleman Court	1		
Rowe	Kevin	Grapevine	1		
Rowe	Thomas	4004 Steeplechase Drive	1		
Rozman	Bob	6604 Connie Lane	1		
Russell	Mary	4617 Green Oaks Drive	1		
Rutledge	Michelle	6310 Edinburgh Drive	1		
Samaniego	Priscilla	304 Chestnut Bend	1		
Sangermano	Damita	Grapevine	1		
Sansone	Gay	3500 Driftwood Drive	1		
Sargent	Stephen & Amy	4516 Lakeside Drive	2		
Schaefer		6803 Atlanta Drive	1		

Schofield	Debra	4305 Brookhollow Drive	1		
Schofield	Lyle M.	5805 Highland Hills Lane	1		
Scott	Paula	420 Live Oak Drive	1		
Seeker	Patti	5401 Linden	1		
Setser	Karla	5406 Sycamore Court	1		
Sharkey	Angelica	2503 Ballantrae Drive	1		
Shelton	Scott	6504 Glenhope Circle S.	1		
Siems	Margi	7401 Braemar Terrance	1		
Simmons	Sharon	Grapevine	1		
Simpler	Jennifer	6205 Westcoat Drive	1		
Sinkov	Nikolai, Kim	6506 Beddo Court	2		
Smith	Chavvon	2903 Edgewood lane	1		
Smith	Felicia	5901 Quality Hill Road	1		
Smith	Kerrie	Grapevine	1		
Smith	Patricia	6902 Glenview Lane	1		
Stadler	Teresa	2011 Tarrant Lane	1		
Staley	Jessica	104 Timberline Drive N	1		
Stauley	LeeAnn	6104 Lansford Lane	1		
Stephens	Barbara	3411 Brentwood Drive	1		
Sterrenberg	Robin, Debra	2109 Tarleton Court	2		
Steve	Kouzes	1713 Heathermore	1	*	1
Stewart	Brian & Wendy	2502 Twelve Oaks Lane	2		
Stout	Joseph	5505 Janet Lane	1		
Strong & Parisi	Gary & Valerie	1120 Nueces Court	2		
Swindell	Edie	308 Timberline Drive N.	1		
Sylevester	Paula	Grapevine	1		
Szilagyi	Darin	2310 Still Point Lane	1		
Tanner	Sean	7000 Rosebrook	1		
Tennery	Patti	1701 Heathermore	1		
Theus	Gregg & Dorothea	4104 Oxford Court	2		
Thomas	Jenny	2504 Highland Drive	1		
Torres	Brendon	Grapevine	1		
Tran	Kevin	6703 Curtis Road	1		
Trimble	Sarah	908 Dogwood Court	1		
Troyer	Barbie	3203 St. Albans Circle	1		
Ussery	Velina	Bedford	1	*	1
van Bever	Samuel	4105 Crest Court	1		
Vanbant	Michel	2412 Wilkes Drive	1		
Vitek	Amy	2307 Highland Drive	1		
Vitek	Jessica, Mike	5803 Scottsdale Drive	2		
Voelkle	Rhea	2501 Ballantra Drive	1		
Vollmer	Megan	6004 Sunderland Drive	1		
Walker/Nicholson	Ashley/MaryAnn	2101 High Gate Drive	2		
Wallace	Kenneth and Jennifer	6606 Connie Lane	2		
Wallace	Kimberly	6007 Hillbrook Drive	1		
Walton	Kim	6320 Westcoat Drive	1		
Wanger	Diane	3920 Jackson Road	1	*	1
Wasson	Steve	2413 Wilkes Drive	1	*	1
Waterworth	Tim & Leisa, John	6808 Rockbrook Court	3		

Wedemeyer	Elizabeth	2010 Frances Drive	1
Weiler	Eric, Diana	2011 Frances Drive	2
Weitzer	Amber	2605 Highland Meadow Drive	1
Weller	Noelle	6100 Hillbrook Drive	1
West	Donna	3404 San Bar Lane	1
Williamson	Lauren	7602 Jefferson Circle	1
Wilson	Karen	100 Timberline Drive S.	1
Winter	Lori	3708 Oakbriar Lane	1
Wollin	Carol	4600 Dartmoore Lane	1
Wollitz	Mike, Dell	2902 Red Oak Court E.	1
Wombough	Sue	2110 Tarleton Court	1
Yan	Xin	6508 Connie Lane	1
Yeargin	Barbara	7015 Rosebrook	1
Zebiann	Robert & Rita	6708 India Court	2

ORDINANCE O-23-2243

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 11.94 ACRES BEING TRACT 1B1, 1C1, 1B2, AND 1B3, ABSTRACT 294, ROBERT CHOWNING SURVEY, LOCATED AT 2417 WILKES DRIVE FROM THE AG AGRICULTURAL DISTRICT TO THE R-30 SINGLE FAMILY 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. ZC23-009; and

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

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

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

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

Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a change in the zoning from AG Agricultural district to R-30 Single Family Residential district on 11.94 acres, being Tract 1B1, 1C1, 1B2, and 1B3, Abstract 294, Robert Chowning Survey, located at 2417 Wilkes Drive as depicted on the attached as Exhibit "A".

Sec. 2. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.

Sec. 3. THAT the above described tract of land shall be subject to the following conditions:

1. As depicted in the attached Exhibit "A" and Exhibit "B".

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

Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

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

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 6th day of June 2023.

The second reading and public hearing being conducted on the 20th day of June 2023.

PASSED AND APPROVED BY A VOTE OF ___ AYES, ___ NAYS, ON THIS THE 20TH DAY OF JUNE 2023.

Mayor Bobby Lindamood	_____	Mayor Pro Tem Callie Rigney	_____
Brandi Elder, Place 1	_____	George Bond, Place 2	_____
Scotty Richardson, Place 3	_____	Ben Graves, Place 4	_____
Chuck Kelley, Place 5	_____		

ATTEST:

Christine Loven, TRMC
City Secretary

CITY OF COLLEYVILLE

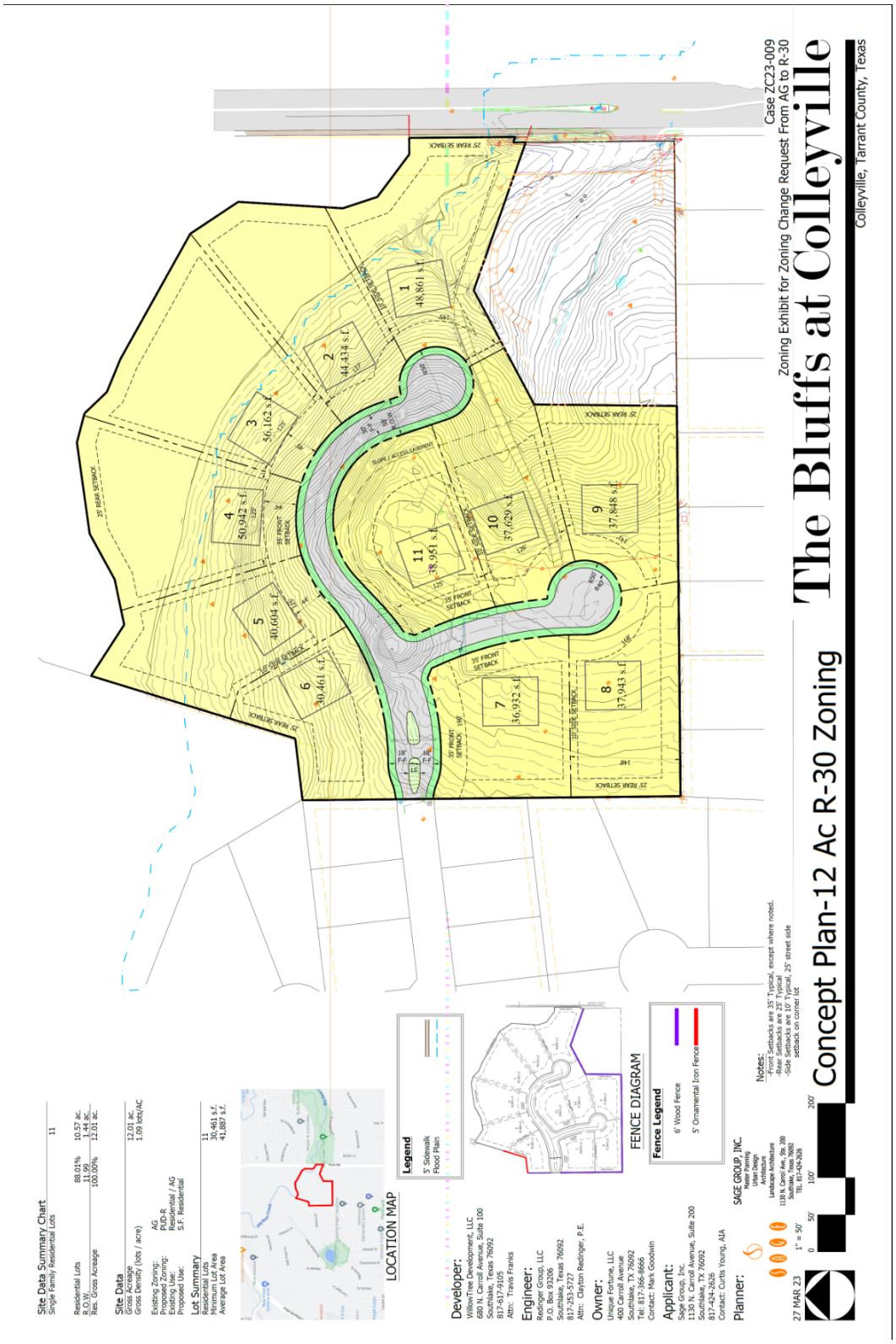
Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" – Location and Zoning Map

Exhibit "B" –Development Plan



RATIONAL METHOD RUNOFF CALCULATIONS (EXISTING)

AREA NO.	AREA(AC)	DESCRIPTION	"C" VALUE	T_C(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
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	10.1	UNDEV	0.30	15	3.50	11	4.55	14	5.34	16	6.40	19	7.20	22	8.02	24

VICINITY MAP
SCALE: 1" = 2000'

NORTH

0 20 40 80
(IN FEET)
1 INCH = 40FT

LEGEND

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

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

CITY CASE NO. ZC23-009

NO.	REVISION	BY	DATE

REDINGER GROUP, LLC
P.O. BOX 10376
CONROE, TEXAS 77305
ENGINEERING FIRM: F-10153-00
PREPARED FOR: BELLAVERDE DEVELOPMENT, LLC
2000 WESTCHESTER AVENUE, SUITE 100
PURCHASE, NEW YORK 10577
PHONE: (813) 517-3155

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

BENCHMARKS:

COLLEYVILLE BM-29
3" BRASS DISC IN CL INLET IN N. ROW OF TWELVE OAKS 126' W OF POOL ROAD & 25.4' N OF MEDIAN BOC
ELEV = 583.70'

COLLEYVILLE BM-92
3" BRASS DISC IN N END OF INLET 16.4' W OF CL OF BROADGAK ST. 55' S OF CL OF LINGWOOD 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. 94487 Date 9/29/2023

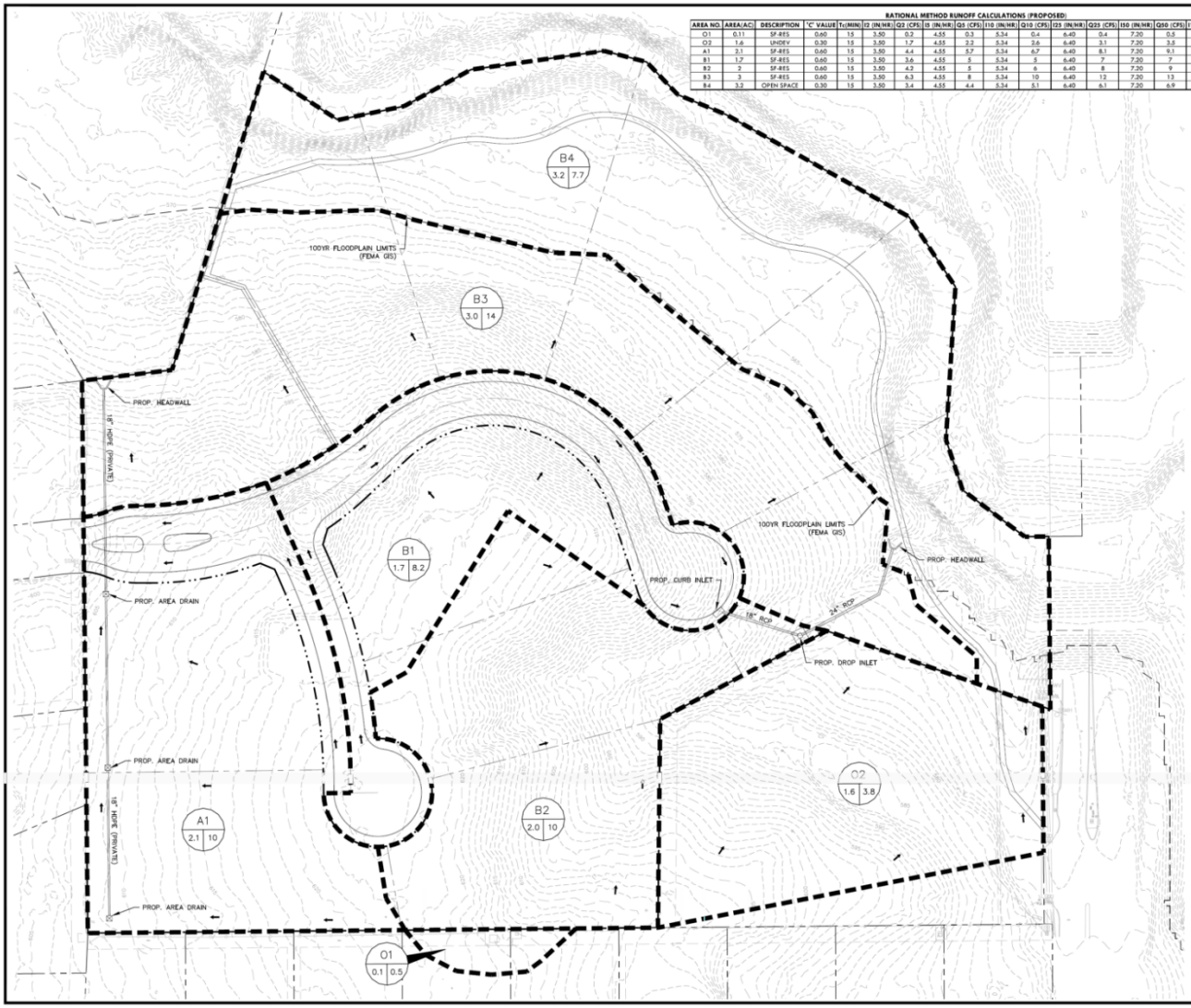
Drawn By: DSM
Reviewed By: CTR
Project: 1013-01

SHEET
1

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

RATIONAL METHOD RUNOFF CALCULATIONS (PROPOSED)

AREA NO.	AREA(AC)	DESCRIPTION	"C" VALUE	T_c(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



VICINITY MAP
SCALE: 1" = 2000'

NORTH

0 20 40 80
(IN FEET)
1 INCH = 40FT

LEGEND

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

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

NO.	REVISION	BY	DATE

REDINGER GROUP, LLC
P.O. BOX 93326
SOUTHLAKE, TEXAS 76092
PHONE: (817) 251-0127
PROFESSIONAL ENGINEERING FIRM F-10209

PREPARED FOR: WILLOWBEE DEVELOPMENT, LLC
2000 NORTH PEARL STREET, STE 100
DALLAS, TEXAS 75201
CONTACT: JOHN WILLOWBEE

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

BENCHMARKS:

COLLEYVILLE BM-29
3" BRASS DISC IN CONC. INLET 15.4' W OF CL OF TWELVE OAKS 129' W OF POOL ROAD & 25.4' N OF MEDIAN BOC
ELEV = 583.70'

COLLEYVILLE BM-92
3" BRASS DISC IN N END OF INLET 15.4' W OF CL OF BROADOAK ST 50' S OF CL OF LONGWOOD ST & 41' SE OF A FIRE HYDRANT
ELEV = 577.13'

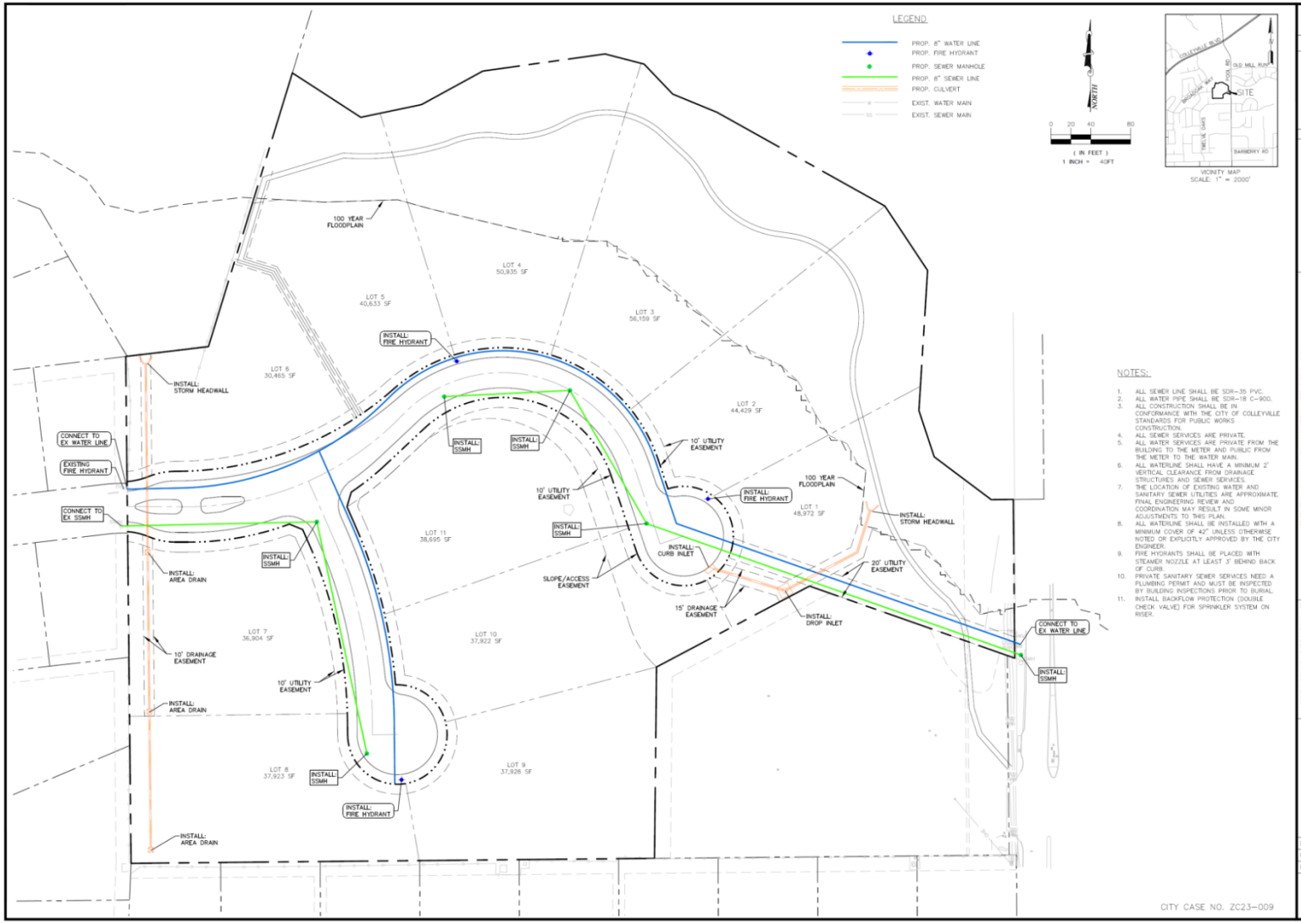
PRELIMINARY FOR REVIEW ONLY
Not for Construction or Permit Purposes

Engineer: CLAYTON T. REDINGER
P.E. No. 87497 Date 12/22/23

Drawn By: DSM
Reviewed By: CTR
Project: 101.3-01

SHEET
2

REDINGER GROUP PROJECT No. 101.3-01 – SITE PLAN FOR E BLUFFS AT COLLEYVILLE – COLLEYVILLE, TEXAS



NOTES:

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

NO.	REVISION	BY	DATE

REDINGER GROUP, LLC
P.O. BOX 10226
DALLAS, TEXAS 75207
PHONE: (214) 215-0127
ENGINEERING FIRM REGISTRATION # F-10928
PREPARED FOR: BELL NORTHEX DEVELOPMENTS, LLC
1000 CORPORATE DR, STE. 100
FORT WORTH, TEXAS 76132

PRELIMINARY UTILITY 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 & 23.4' 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'

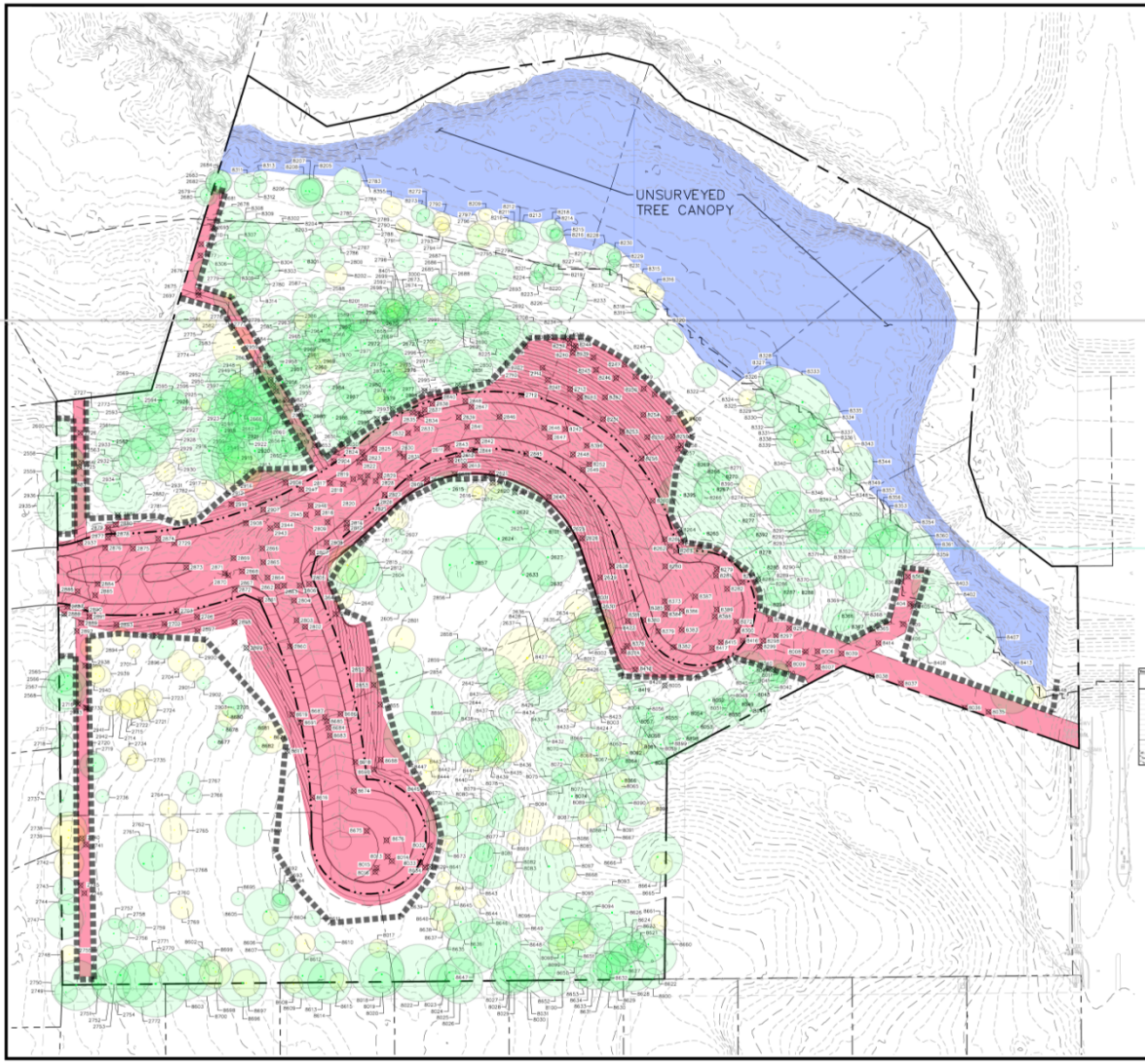
PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes

Engineer: CLAYTON T. REDINGER
P.E. No. 94887 Date 10/20/23

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

SHEET
3

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



NORTH

0 20 40 80

(IN FEET)
1 INCH = 40FT

VICINITY MAP
SCALE: 1" = 2000'

LEGEND

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

Tree Preservation Summary (excludes building envelopes)	%	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	75%	395,584	9.851
Surplus Preservation of Tree Canopy		122,003	2.801

Site Canopy Summary	%	ft^2	Acres
Project(Site) 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		395,564	
Provided Credit for Tree Mitigation		0	
Additional Tree Planting Required (site canopy ONLY)		0	

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

Tree Species Summary

COMMON NAME OF SPECIES	Trees (DBH)	Trees to Preserve	Trees to Remove	DBH Inches	DBH Inches to Preserve	DBH Inches to Remove	Tree Canopy (ft2)	Canopy to Preserve (ft2)	Canopy to Remove (ft2)	Trees (Qty)	Heritage Trees (Qty)	Heritage Trees (ft2)
AMERICAN ELM	76	51	25	725	450	275	24,704	16,006	7,779	4	0	0
CHALKY POAR	2	2	0	27	27	0	575	575	0	0	0	0
EASTERN REDCEDAR	20	11	9	189	105	102	15,394	8,543	6,851	0	0	0
GERMAN PLAT	140	117	23	2,005	1,568	436	197,568	164,835	32,733	0	0	0
HACKBERRY	1	1	0	10	10	0	314	314	0	0	0	0
POST OAK	416	282	134	5,559	3,274	2,285	161,267	119,512	41,755	153	38,000	38,000
UNSURVEYED TREES	0	0	0	181	181	0	83,505	83,505	0	0	0	0
Total	657	465	192	8,695	5,615	3,080	483,327	393,290	89,118	157	38,000	38,000
							813.000	0.00 acre	0.00 acre			

* All calculated trees and shrubs within a conservation area, drainage easement, drainage easement, and the detention basin.
**Trees* measured at a distance of 4.5 feet above the ground level, or at the first branching or trunk.
**Tree Species Summary does NOT include trees in building envelopes.

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
SOUTHLAKE, TEXAS 76092
PHONE: (817) 416-1127
TBPELS FIRM NO. F-10208

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

NO.	REVISION	BY	DATE

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 POOL ROAD & 25.4' N OF MEDIAN BOC
ELEV = 583.70'

COLLEYVILLE BM-92
2" BRASS DISC IN N CURB OF BROADWAY ST. & CL OF MISTLETOE ST. 55' S OF EL 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. 61887 Date 12/20/2021

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

SHEET
1

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

CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number 6d **Agenda Date** 6/20/2023 **Number** Ordinance O-23-2244
Type Ordinance
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 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
Second Reading and Public Hearing

The applicant presented the item and answered questions from Council members. Questions on street design, topography, and drainage were answered by the applicant. During the public hearing, several citizens spoke in opposition to this item with concerns over tree preservation, topography, and density.

First Reading and Public Hearing

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.

No change of zoning where exists a protest against such change, signed by the owners of twenty (20) percent or more of either the area of lots or land included in such proposed change, or lots or land immediately adjoining same and extending two hundred (200) feet therefrom, filed with the City Secretary, shall be passed except by a favorable vote of three-fourths (3/4) of all members of the City Council. The opposition is calculated to be approximately 37%.

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 Integrated Stormwater Management 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.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the request at their April 10, 2023 meeting by a vote of 5-1. One commissioner abstained from voting.

Recommendation
None

Attachments
1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Concept Plan
5. Drainage and Utility Plans
6. Urban Forestry Plan
7. Urban Forestry Plan (to include estimated house pads)
8. Notification Map
9. Opposition Map
10. Opposition Report
11. Notification Letter
12. Notify List
13. Letters of Opposition

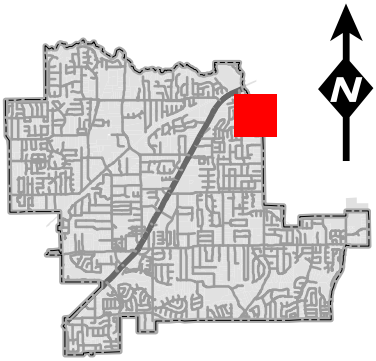
14. Alphabetical Listing of Opposition for ZC23-009 ZC23-010 as of 06.16.23
15. Ordinance O-23-2244

Aerial Map

CITY OF COLLEYVILLE TEXAS

ZC23-010

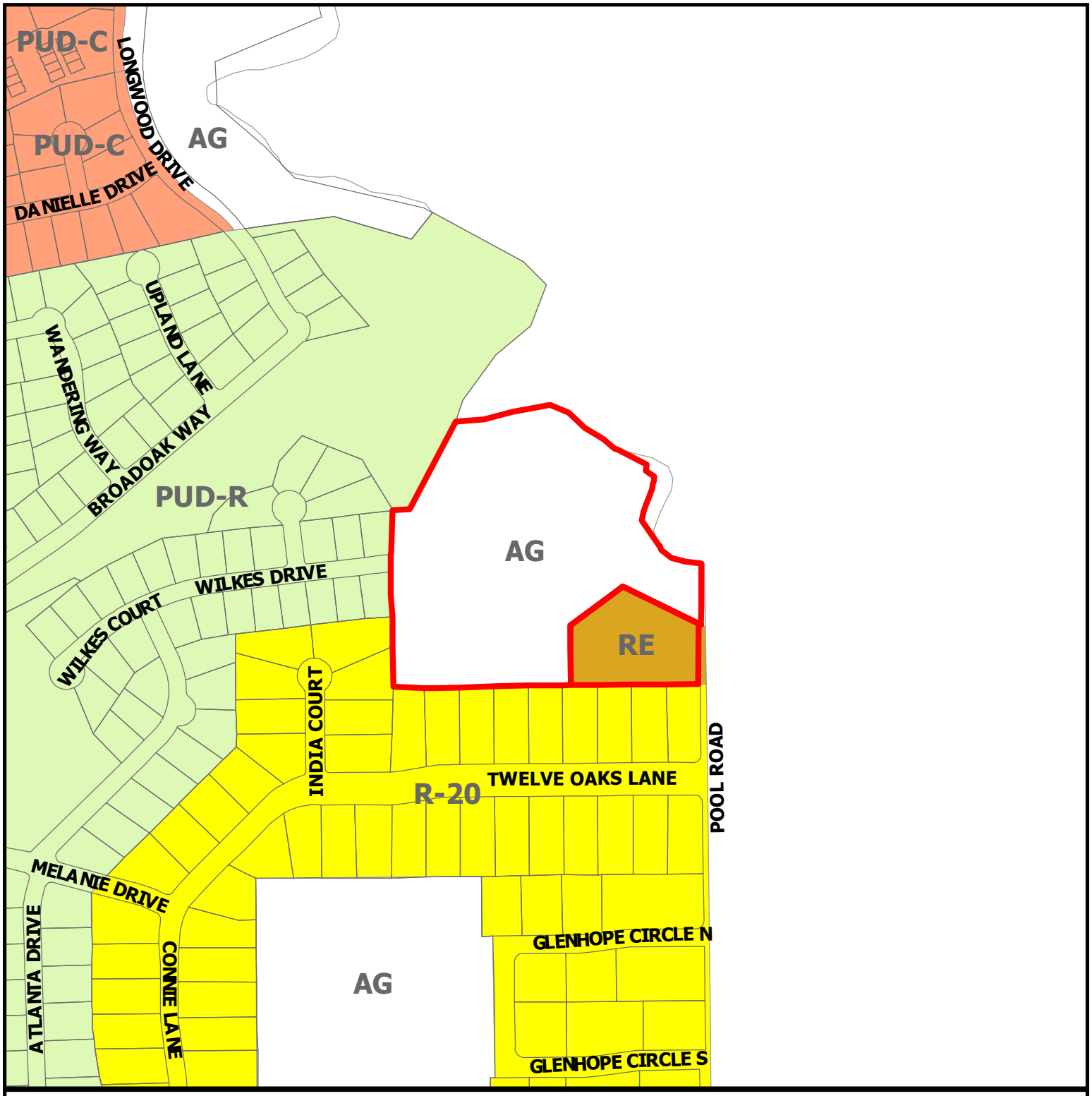
2417 Wilkes Drive & 6900 Pool Road



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

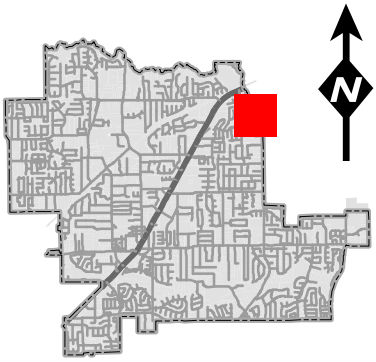
Zoning Map



CITY OF COLLEYVILLE TEXAS

ZC23-010

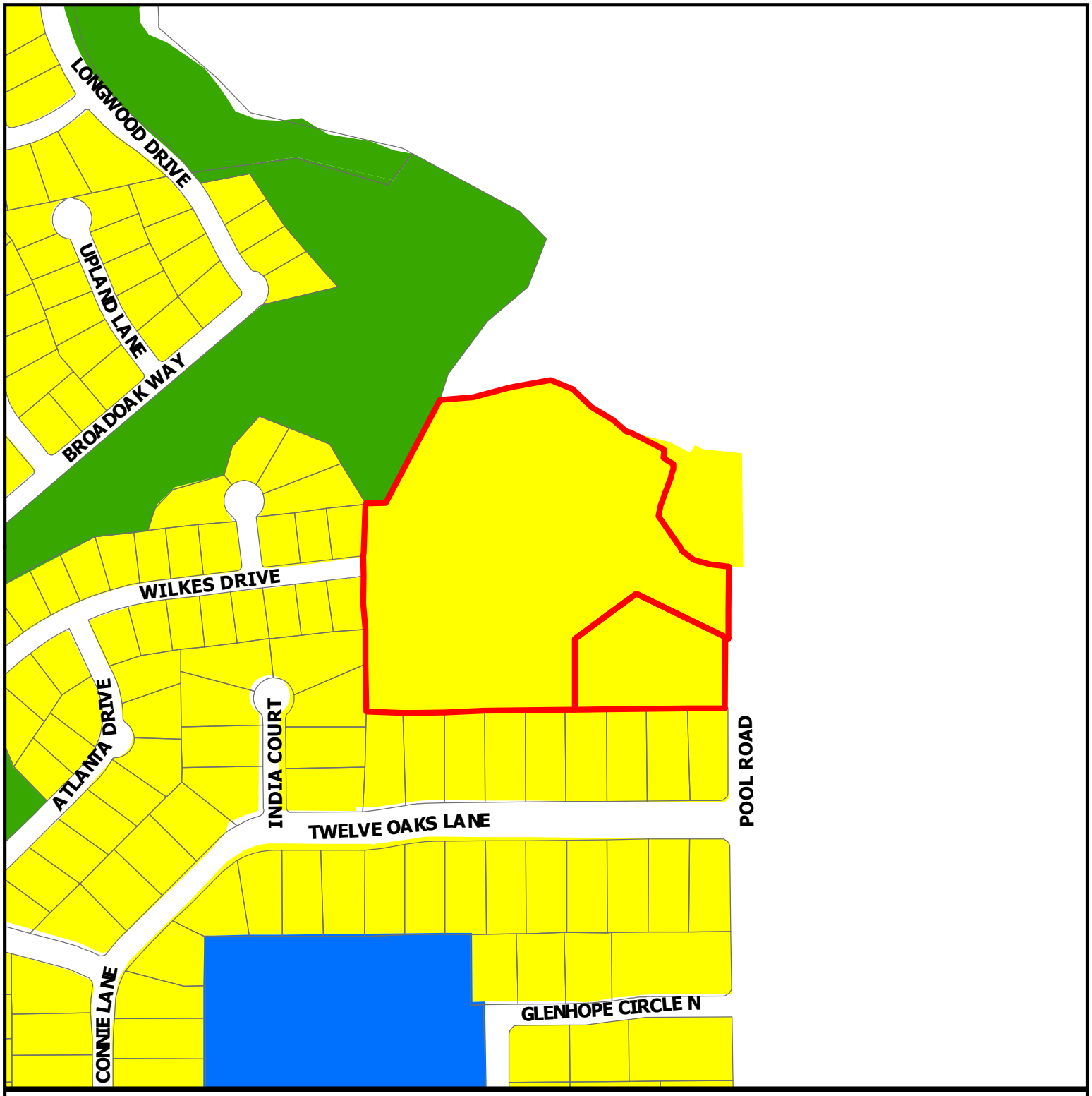
2417 Wilkes Drive & 6900 Pool Road



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



CITY OF COLLEYVILLE TEXAS

ZC23-010

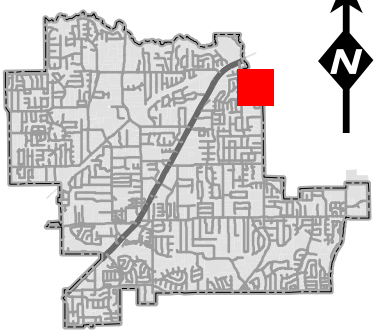
2417 Wilkes Drive & 6900 Pool Road

Subject Property

Residential

Institutional

Open Space; Parks



N

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.

Site Data Summary Chart

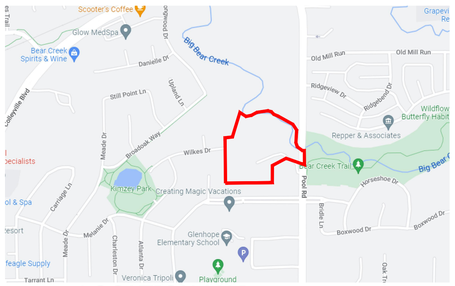
Single Family Residential Lots		14
Common Areas		2
Residential Lots	66.96%	9.30 ac.
Open Space	20.01%	2.78 ac.
R.O.W.	13.03%	1.81 ac.
Res. Gross Acreage	100.00%	13.89 ac.

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:

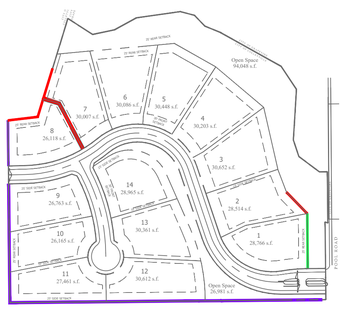
Unique Fortune, LLC
400 Carroll Avenue
Southlake, TX 76092
Tel: 817-366-8666
Contact: Mark Goodwin

Applicant:

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

Planner:

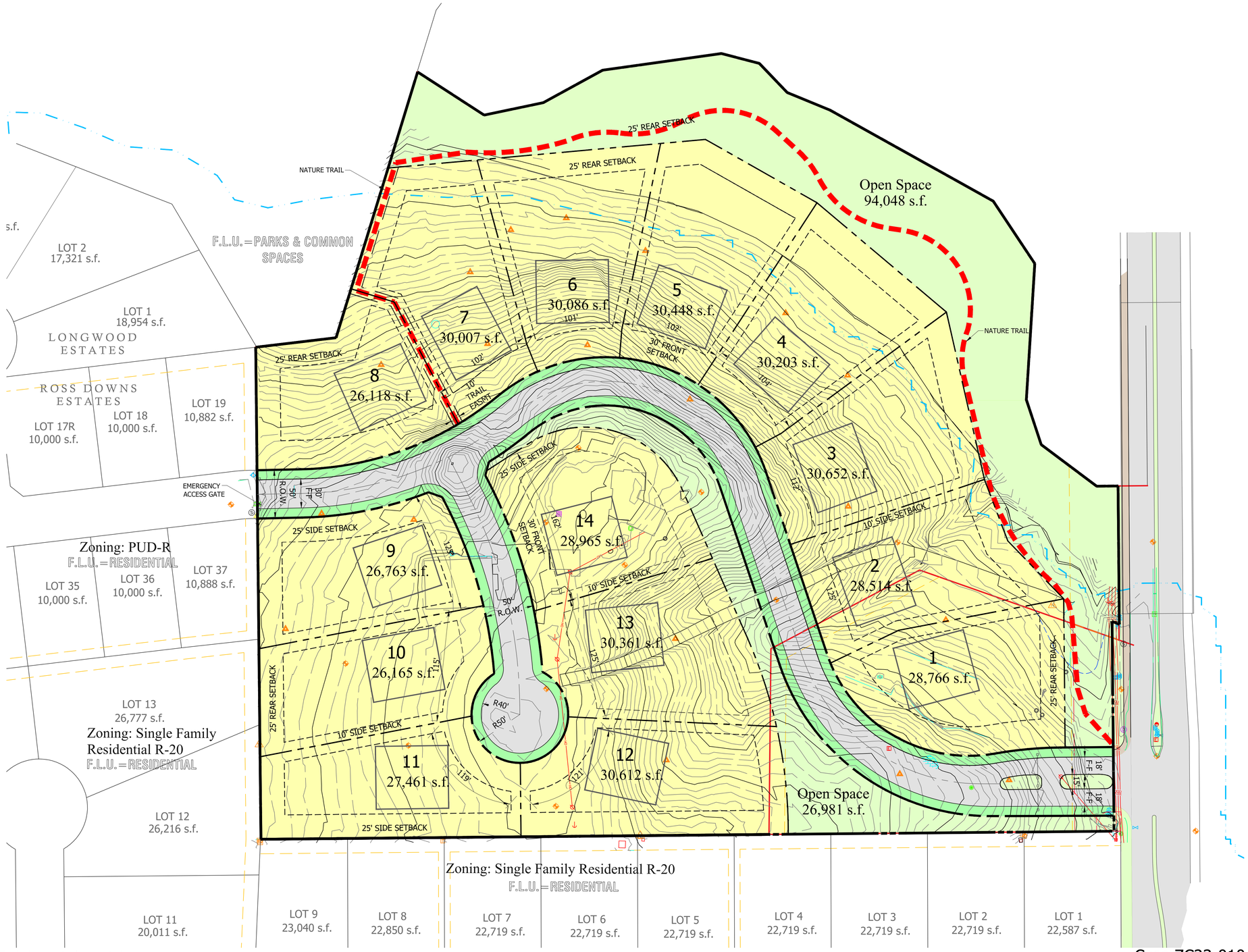
SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
TEL. 817-424-2626



FENCE DIAGRAM

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

Case ZC23-010

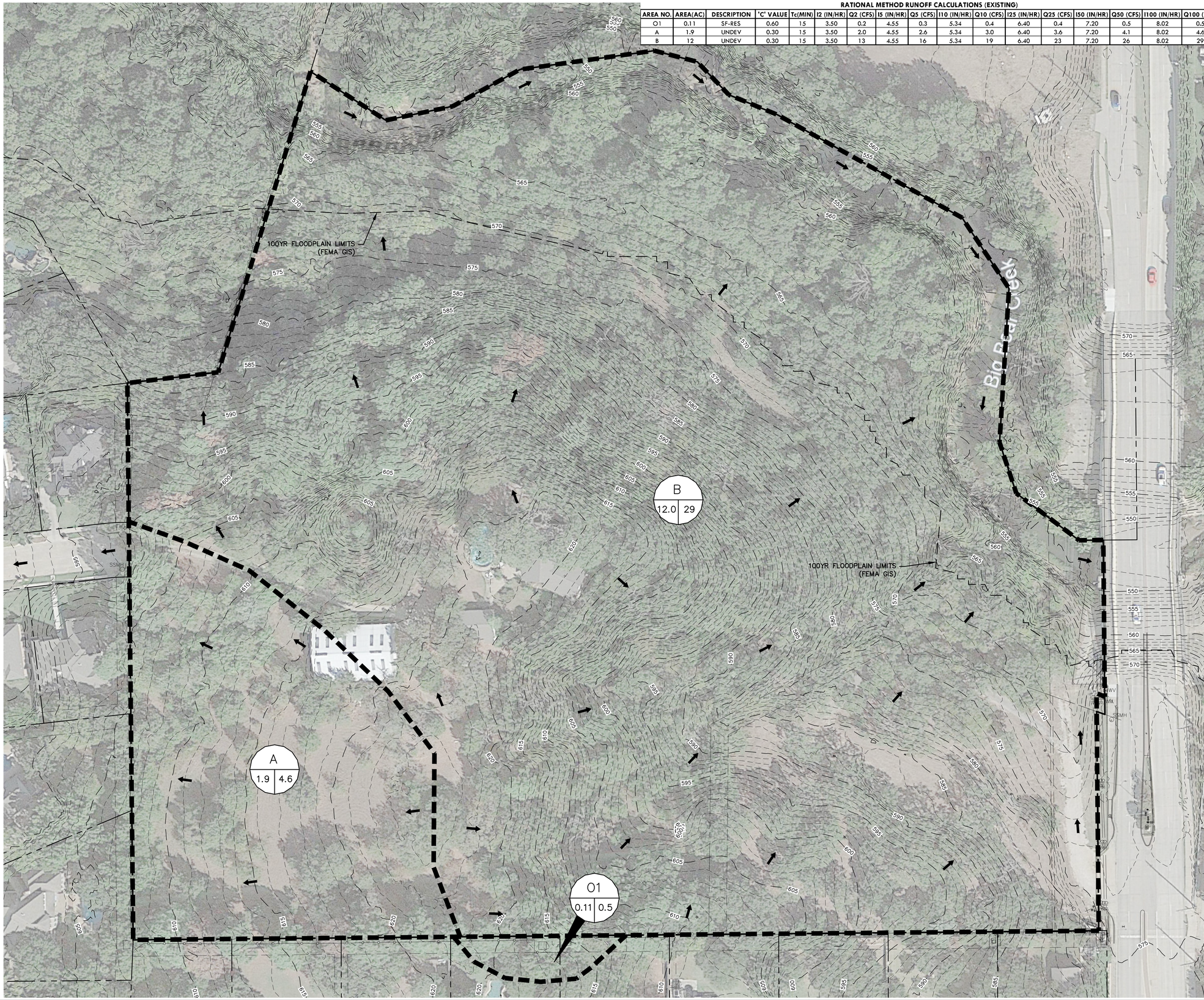
Zoning Exhibit for Zoning Change Request From AG to PUD-R

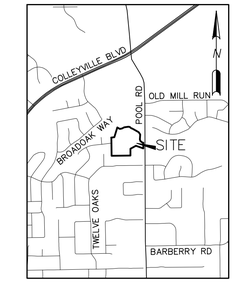
The Bluffs at Colleyville

Colleyville, Tarrant County, Texas

RATIONAL METHOD RUNOFF CALCULATIONS (EXISTING)

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





VICINITY MAP
SCALE: 1" = 2000'

NORTH

0 20 40 80

(IN FEET)
1 INCH = 40FT

LEGEND

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

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

CITY CASE NO. ZC23-010

NO.	REVISION	BY	DATE

REDINGER GROUP, LLC
P.O. BOX 93306
SOUTHLAKE, TEXAS 76092
PHONE: (817) 617-9105
ENGINEERING FIRM REGISTRATION NUMBER F-23328
PREPARED FOR: WILLOWTREE DEVELOPMENT, LLC
1111 W. MOCKINGBIRD LANE, SUITE 100
SOUTHLAKE, TEXAS 76092

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 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 3/28/2023

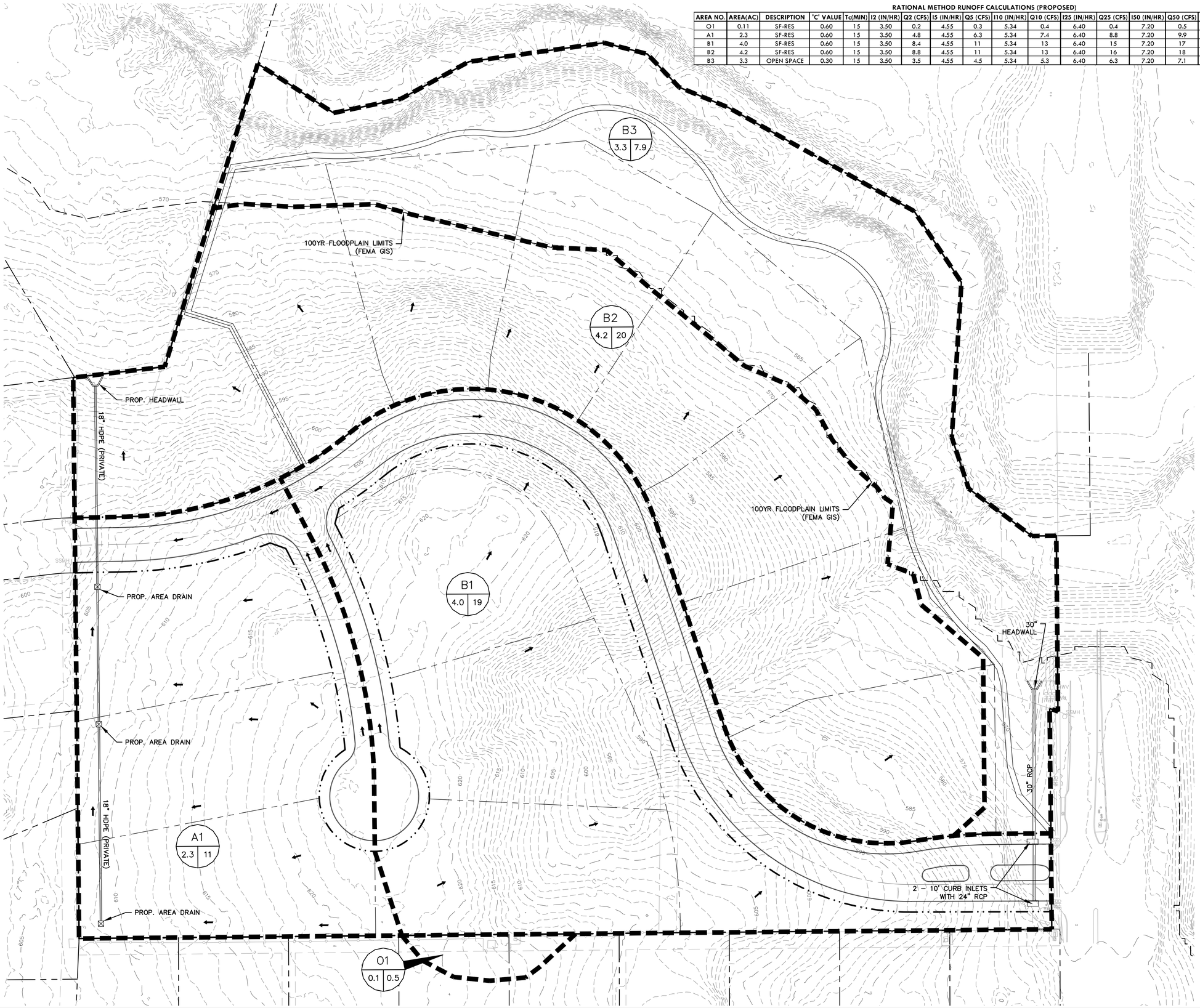
Drawn By: DSM
Reviewed By: CTR
Project: 1013-01

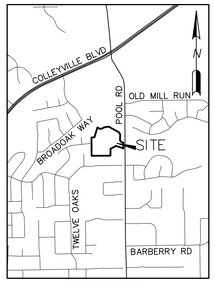
SHEET
1

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

RATIONAL METHOD RUNOFF CALCULATIONS (PROPOSED)

AREA NO.	AREA(AC)	DESCRIPTION	'C' VALUE	Tc(MIN)	I2 (IN/HR)	Q2 (CFS)	I5 (IN/HR)	Q5 (CFS)	I10 (IN/HR)	Q10 (CFS)	I25 (IN/HR)	Q25 (CFS)	I50 (IN/HR)	Q50 (CFS)	I100 (IN/HR)	Q100 (CFS)
O1	0.11	SF-RES	0.60	15	3.50	0.2	4.55	0.3	5.34	0.4	6.40	0.4	7.20	0.5	8.02	0.5
A1	2.3	SF-RES	0.60	15	3.50	4.8	4.55	6.3	5.34	7.4	6.40	8.8	7.20	9.9	8.02	11
B1	4.0	SF-RES	0.60	15	3.50	8.4	4.55	11	5.34	13	6.40	15	7.20	17	8.02	19
B2	4.2	SF-RES	0.60	15	3.50	8.8	4.55	11	5.34	13	6.40	16	7.20	18	8.02	20
B3	3.3	OPEN SPACE	0.30	15	3.50	3.5	4.55	4.5	5.34	5.3	6.40	6.3	7.20	7.1	8.02	7.9





VICINITY MAP
SCALE: 1" = 2000'

NORTH

0 20 40 80

(IN FEET)
1 INCH = 40FT

LEGEND

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

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

CITY CASE NO. ZC23–010

NO.	REVISION	BY	DATE

REDINGER GROUP, LLC
P.O. BOX 93205
SOUTHLAKE, TEXAS 76092
PHONE: (817) 617-9105
ENGINEERING FIRM REGISTRATION NUMBER F-23328
PREPARED FOR: WILLOWTREE DEVELOPMENT, LLC
1000 CORPORATE PARK DRIVE, SUITE 100
SOUTHLAKE, TEXAS 76092
PHONE: (817) 617-9105

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

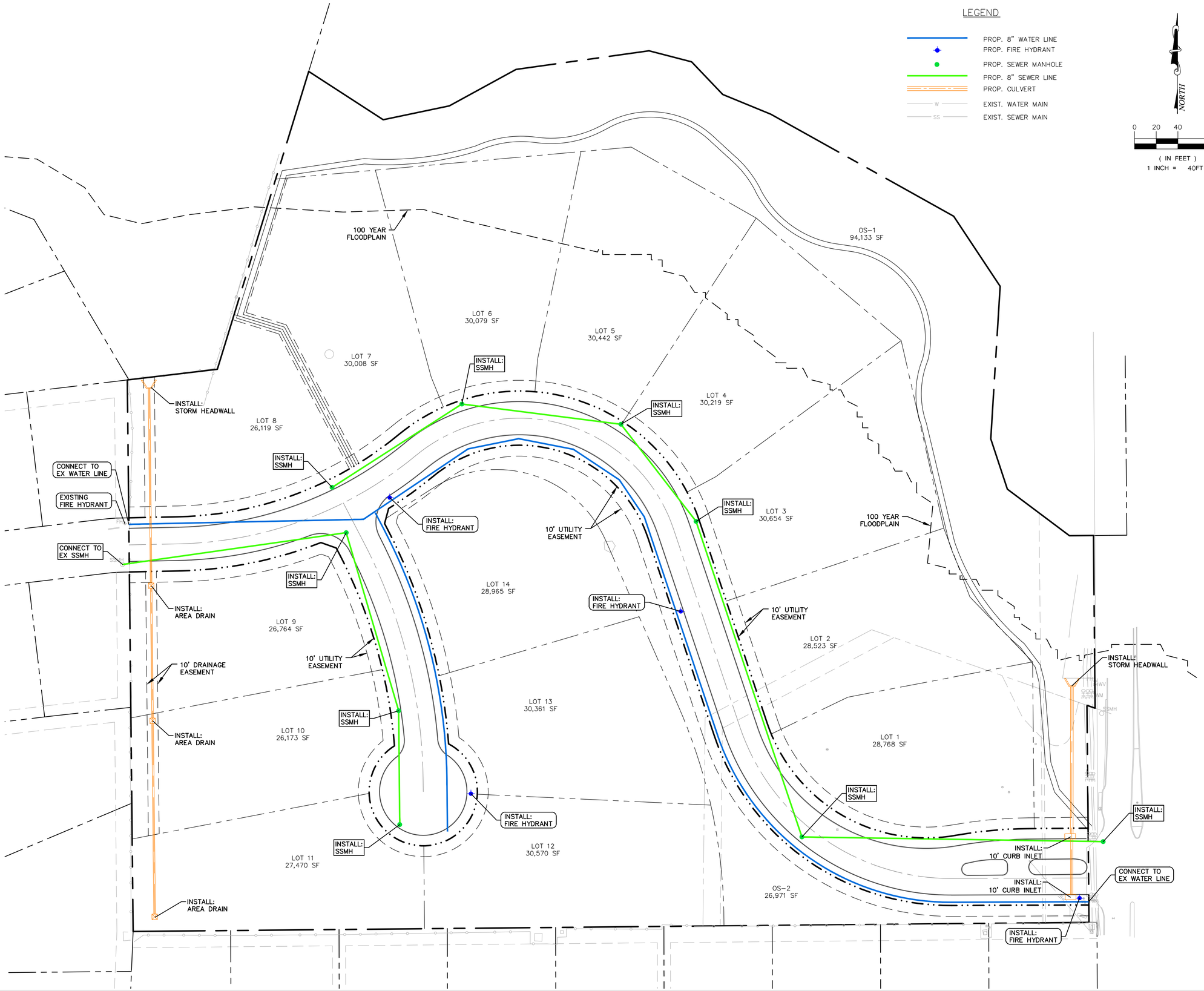
PRELIMINARY FOR REVIEW ONLY
Not for Construction or Permit Purposes

Engineer CLAYTON T. REDINGER
P.E. No. 97497 Date 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



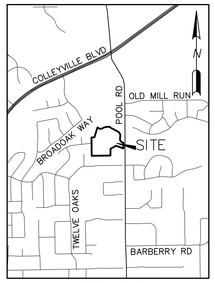
LEGEND

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

NORTH

0 20 40 80

(IN FEET)
1 INCH = 40FT



VICINITY MAP
SCALE: 1" = 2000'

NOTES:

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

CITY CASE NO. ZC23-010

NO.	REVISION	BY	DATE

REDINGER GROUP, LLC
P.O. BOX 93205
SOUTHLAKE, TEXAS 76092
(817) 617-9105
ENGINEERING FIRM REGISTRATION NUMBER F-23328
PREPARED FOR: WILLOWTREE DEVELOPMENT, LLC
1000 CORPORATE PARK DRIVE, SUITE 100
SOUTHLAKE, TEXAS 76092
PHONE: (817) 617-9105

PRELIMINARY UTILITY PLAN
THE BLUFFS AT COLLEYVILLE
COLLEYVILLE, TEXAS

BENCHMARKS:

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

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

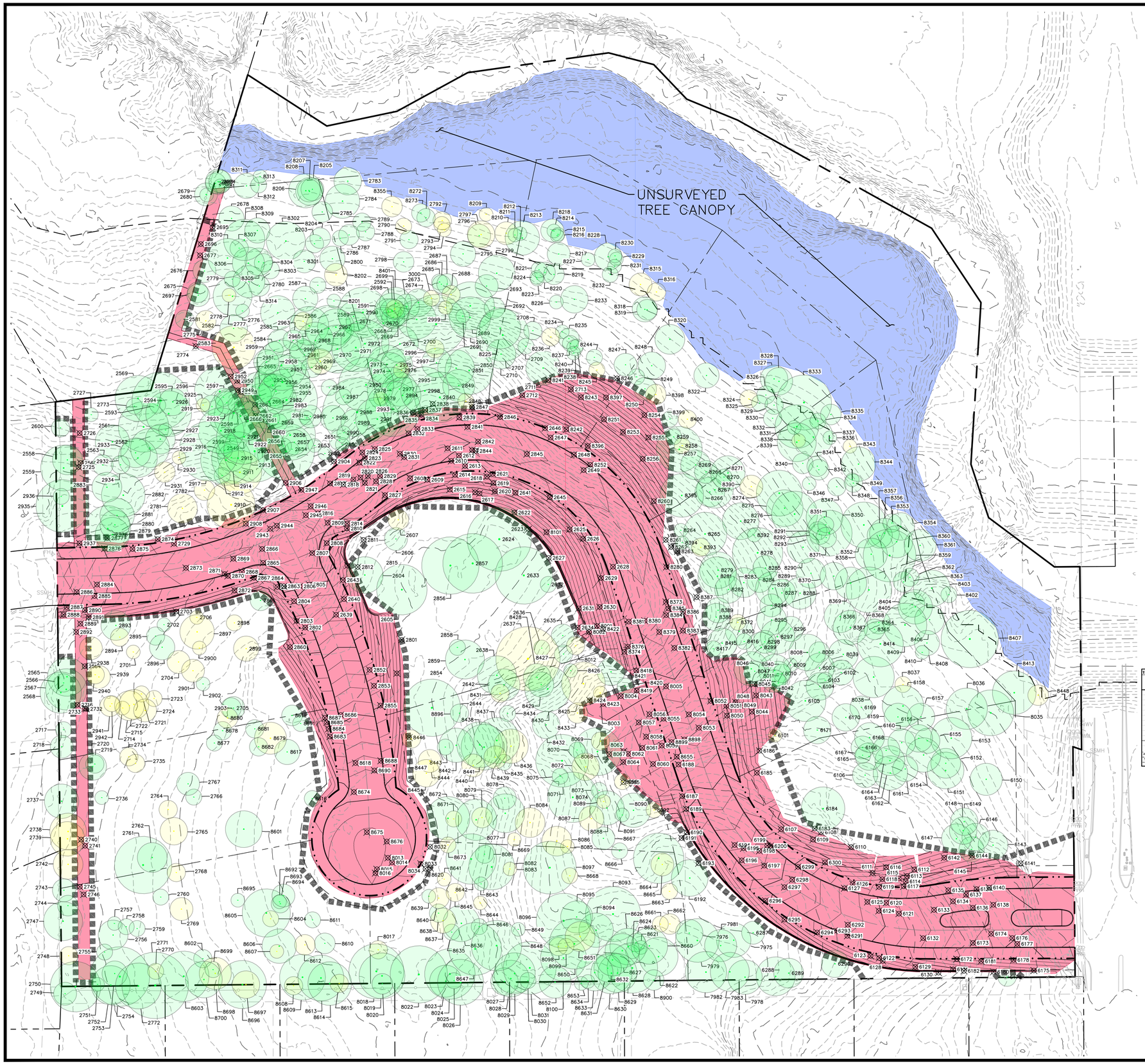
PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes

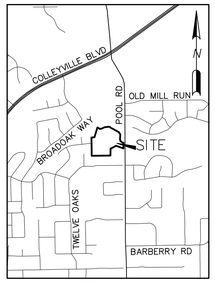
Engineer CLAYTON T. REDINGER
P.E. No. 97487 Date 3/28/2023

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

SHEET
3

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





VICINITY MAP
SCALE: 1" = 2000'

LEGEND

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

Tree Preservation Summary (excludes building envelopes)	%	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	
Required Site Canopy (excludes building envelope)	**50%**	302,713	
Provided Credit for Tree Preservation		428,432	
Provided Credit for Tree Mitigation		0	
Additional Tree Planting Required (site canopy ONLY)		0	

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

Tree Species Summary

Common name or species	Trees (Qty)	Trees to Preserve	Trees to Remove	DIH Inches	DIH Inches to Preserve	DIH Inches to Remove	Tree Canopy (ft2)	Canopy to Preserve (ft2)	Canopy to Remove (ft2)	Heritage Trees (Qty)	Mitigation (ft2)
AMERICAN ELM	78	58	20	737	533	204	25,141	17,478	7,663	0	0
CALLERY PEAR	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 REDCEDAR	21	13	8	321	205	116	15,799	10,452	5,347	0	0
LIVE OAK	1	0	1	9	9	0	254	0	254	0	0
LOBLOLLY PINE	149	124	25	2,398	1,982	416	137,749	113,534	24,215	9	66,480
PLUM	2	2	0	12	12	0	226	226	0	0	0
POST OAK	547	356	191	7,014	4,415	2,599	328,251	201,597	126,654	187	482,005
UNSURVEYED TREES	1	1	0	163	163	0	83,505	83,505	0	0	0
Total	807	561	246	10,725	7,368	3,357	593,096 (13.62 acres)	428,432 (9.84 acres)	164,664 (3.78 acres)	196	549,385

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

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

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

SCALED AT 24"x36" PAGE SIZE

NO.	REVISION	BY	DATE

REDINGER GROUP, LLC
P.O. BOX 93205
SOUTHLAKE, TEXAS 76092
(817) 562-5725 OFFICE
ENGINEERING FIRM REGISTRATION NUMBER F-23328
PREPARED FOR: WILLOWTREE DEVELOPMENT, LLC
680 N. CARROLL AVENUE, SUITE 100
SOUTHLAKE, TEXAS 76092
PHONE: (817) 617-9105

URBAN FORESTRY PLAN
THE BLUFFS AT COLLEYVILLE
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 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 2/28/2022

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

SHEET
1

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

Tree #	Common name or species	*DBH (in)	Canopy Area (ft^2)	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	380	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	CALLERY 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	OSSAGE 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	OSSAGE ORANGE	6	113	PRES		NON-P			
2715	OSSAGE ORANGE	13	531	PRES		NON-P			
2716	OSSAGE 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	OSSAGE ORANGE	13	531	PRES		NON-P			
2723	EASTERN REDCEDAR	7	154	PRES		NON-P			
2724	OSSAGE 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	OSSAGE ORANGE	6	113	REM		NON-P			
2733	OSSAGE 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	452	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	OSSAGE ORANGE	13	531	PRES		NON-P			
2782	OSSAGE 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 (ft^2)	Preservation Status	Heritage Tree	Exclusions Exempt	Tree Mitigation	Penalty / Violation	Comments
2824	LOBLOLLY PINE	9	254	REM					
2825	LOBLOLLY PINE	15	707	REM					
2826	LOBLOLLY PINE	11	380	REM					
2827	LOBLOLLY PINE	22	1,521	REM					
2828	LOBLOLLY PINE	6	113	REM					
2829	LOBLOLLY PINE	18	1,018	REM					
2830	EASTERN REDCEDAR	13	531	REM					
2831	EASTERN REDCEDAR	10	314	REM		NON-P			
2832	POST OAK	13	531	REM					
2833	POST OAK	7	154	REM					
2834	EASTERN REDCEDAR	10	314	REM		NON-P			
2835	AMERICAN ELM	6	113	REM					
2836	EASTERN REDCEDAR	8	201	REM		NON-P			
2837	AMERICAN ELM	9	254	REM					
2838	LOBLOLLY PINE	23	1,662	REM					
2839	EASTERN REDCEDAR	15	707	REM					
2840	LOBLOLLY PINE	22	1,521	PRES					
2841	AMERICAN ELM	10	314	REM					
2842	AMERICAN ELM	7	154	REM					
2843	AMERICAN ELM	8	201	REM					
2844	POST OAK	23	1,662	REM	HERITAGE		MITIGATE		
2845	EASTERN REDCEDAR	16	804	REM					
2846	POST OAK	22	1,521	REM	HERITAGE		MITIGATE		
2847	POST OAK	17	908	REM	HERITAGE		MITIGATE		
2848	EASTERN REDCEDAR	7	154	PRES		NON-P			
2849	POST OAK	14	616	PRES					
2850	LOBLOLLY PINE	16	804	PRES					
2851	LOBLOLLY PINE	21	1,385	PRES					
2852	POST OAK	23	1,662	REM	HERITAGE				
2853	POST OAK	17	908	REM					
2854	POST OAK	23	1,662	REM	HERITAGE				
2855	EASTERN REDCEDAR	11	380	REM		NON-P			
2856	POST OAK	25	1,963	PRES	HERITAGE				
2857	POST OAK	26	2,124	PRES	HERITAGE		MITIGATE		
2858	LOBLOLLY PINE	7	154	PRES					
2859	POST OAK	17	908	PRES	HERITAGE				
2860	HACKBERRY	17	908	REM		NON-P			
2861	POST OAK	9	254	PRES					
2862	HACKBERRY	10	314	REM		NON-P			
2863	POST OAK	7	154	REM					
2864	AMERICAN ELM	13	531	REM					
2865	OSSAGE ORANGE	17	908	REM		NON-P			
2866	AMERICAN ELM	18	1,018	REM					
2867	AMERICAN ELM	10	314	REM					
2868	POST OAK	14	616	REM					
2869	AMERICAN ELM	10	314	REM					
2870	AMERICAN ELM	9	254	REM					
2871	AMERICAN ELM	14	616	REM					
2872	HACKBERRY	15	707	REM		NON-P			
2873	OSSAGE ORANGE	17	908	REM		NON-P			
2874	POST OAK	9	254	REM					
2875	POST OAK	8	201	REM					
2876	LOBLOLLY PINE	20	1,257	REM					
2877	LOBLOLLY PINE	15	707	REM					
2878	LOBLOLLY PINE	15	707	PRES					
2879	LOBLOLLY PINE	20	1,257	PRES					
2880	LOBLOLLY PINE	13	531	PRES					
2881	LOBLOLLY PINE	15	707	PRES					
2882	LOBLOLLY PINE	19	1,134	PRES					
2883	AMERICAN ELM	13	531	PRES					
2884	LOBLOLLY PINE	18	1,018	REM					
2885	LOBLOLLY PINE	22	1,521	REM					
2886	POST OAK	7	154	REM					
2887	POST OAK	7	154	REM					
2888	POST OAK	8	201	REM					
2889	LOBLOLLY PINE	21	1,385	REM					
2890	LOBLOLLY PINE	20	1,257	REM					
2891	LOBLOLLY PINE	17	908	REM					
2892	OSSAGE ORANGE	13	531	REM		NON-P			
2893	POST OAK	13	531	PRES					
2894	EASTERN REDCEDAR	8	201	PRES		NON-P			
2895	AMERICAN ELM	8	201	PRES					
2896	AMERICAN ELM	11	380	PRES					
2897	EASTERN REDCEDAR	15	707	PRES					
2898	EASTERN REDCEDAR	7	154	PRES		NON-P			
2899	EASTERN REDCEDAR	11	380	PRES		NON-P			
2900	HACKBERRY	6	113	PRES		NON-P			
2901	HACKBERRY	10	314	PRES		NON-P			
2902	CALLERY PEAR	6	113	PRES					
2903	POST OAK	9	254	PRES					
2904	POST OAK	8	201	REM					
2906	AMERICAN ELM	21	1,385	REM					
2907	HACKBERRY	20	1,257	REM		NON-P			
2908	POST OAK	14	616	REM					
2910	EASTERN REDCEDAR	21	1,385	PRES					
2911	EASTERN REDCEDAR	19	1,134	PRES					
2912	POST OAK	7	154	PRES					
2913	LOBLOLLY PINE	22	1,521	PRES					
2914	LOBLOLLY PINE	12	452	PRES					
2915	LOBLOLLY PINE	23	1,662	PRES					
2916	LOBLOLLY PINE	7	154	PRES					
2917	POST OAK	26	2,124	PRES	HERITAGE				
2918	LOBLOLLY PINE	20	1,257	PRES					
2919	LOBLOLLY PINE	10	314	PRES					
2920	LOBLOLLY PINE	27	2,290	PRES	HERITAGE		MITIGATE		
2921	LOBLOLLY PINE	24	1,810	PRES					
2922	LOBLOLLY PINE	17	908	PRES					
2923	LOBLOLLY PINE	10	314	PRES					
2925	EASTERN REDCEDAR	6	113	PRES		NON-P			
2926	POST OAK	12	452	PRES					
2927	POST OAK	6	113	PRES					
2928	LOBLOLLY PINE	13	531	PRES					
2929	LOBLOLLY PINE	17	908	PRES					
2930	OSSAGE ORANGE	6	113	PRES		NON-P			
2931	OSSAGE ORANGE	9	254	PRES		NON-P			
2932	LOBLOLLY PINE	17	908	PRES					
2933	LOBLOLLY PINE	13	531	PRES					
2934	POST OAK	8	201	PRES					
2935	POST OAK	23	1,662	PRES	HERITAGE				
2936	AMERICAN ELM	7	154	PRES					
2937	LOBLOLLY PINE	25	1,963	REM	HERITAGE		MITIGATE		
2938	EASTERN REDCEDAR	10	314	PRES		NON-P			
2939	EASTERN REDCEDAR	10	314	PRES		NON-P			
2940	EASTERN REDCEDAR	8	201	PRES		NON-P			
2941	EASTERN REDCEDAR	9	254	PRES		NON-P			
2942	EASTERN REDCEDAR	7	154	PRES		NON-P			
2943	POST OAK	6	113	REM					
2944	HACKBERRY	10	314	REM		NON-P			
2945	HACKBERRY	7	154	REM		NON-P			
2946	HACKBERRY	8	201	REM		NON-P			
2947	POST OAK	6	113	REM					
2948	POST OAK	13	531	REM					
2949	POST OAK	14	616	REM					

NO. REVISION BY DATE

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

TREE LIST
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 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 3/28/2023

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

SHEET
2

Tree #	Common name or species	*DBH (in)	Canopy Area (ft^2)	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 (ft^2)	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					
8077	POST OAK	17	908	PRES	HERITAGE				

Tree #	Common name or species	*DBH (in)	Canopy Area (ft^2)	Preservation Status	Heritage Tree	Exclusions Exempt	Tree Mitigation	Penalty / Violation	Comments
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	REM					
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	PRES					
8236	HACKBERRY	8	201	PRES		NON-P			
8237	POST OAK	7	154	PRES					
8238	POST OAK	6	113	PRES					
8239	POST OAK	7	154	PRES					
8240	POST OAK	6	113	PRES					
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	PRES					
8245	HACKBERRY	7	154	PRES		NON-P			
8246	POST OAK	11	380	REM					
8247	POST OAK	10	314	PRES					
8248	POST OAK	12	452	PRES					
8249	POST OAK	7	154	PRES					
8250	POST OAK	10	314	PRES					
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	PRES	HERITAGE		MITIGATE		
8258	EASTERN REDCEDAR	7	154	PRES		NON-P			
8259	POST OAK	7	154	PRES					
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	PRES					
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	PRES	HERITAGE		MITIGATE		
8280	POST OAK	18	1,018	REM	HERITAGE		MITIGATE		
8281	POST OAK	17	908	PRES	HERITAGE		MITIGATE		
8282	POST OAK	12	452	PRES					
8283	POST OAK	13	531	PRES					
8284	POST OAK	11	380	PRES					
8285	POST OAK	11	380	PRES					
8286	POST OAK	15	707	PRES	HERITAGE		MITIGATE		
8287	POST OAK	12	452	PRES					
8288	POST OAK	14	616	PRES					
8289	POST OAK	13	531	PRES					
8290	POST OAK	14	616	PRES					
8291	POST OAK	8	201	PRES					
8292	POST OAK	9	254	PRES					
8293	POST OAK	20	1,257	PRES	HERITAGE				
8294	POST OAK	10	314	PRES					
8295	POST OAK	13	531	PRES					
8296	POST OAK	11	380	PRES					
8297	POST OAK	15	707	PRES	HERITAGE		MITIGATE		
8298	POST OAK	10	314	PRES					
8299	POST OAK	13	531	PRES					
8300	POST OAK	12	452	PRES					

NO.	REVISION	BY	DATE

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

TREE LIST
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 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 3/28/2023

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

SHEET
3

Tree #	Common name or species	*DBH (in)	Canopy Area (ft^2)	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	9	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	531	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			
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					

NO. | REVISION | BY | DATE

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

TREE LIST
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'

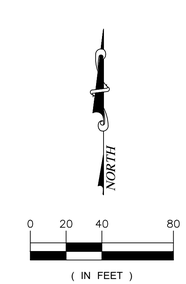
COLLEYVILLE BM-92
2" BRASS DISC IN N END OF INLET 16.4' W OF CL OF BROADOAK ST. 55' S OF CL OF LONGWOOD ST & 41' SE OF A FIRE HYDRANT
ELEV = 577.13'

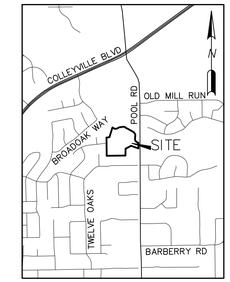
PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes

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

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

SHEET
4





VICINITY MAP
SCALE: 1" = 2000'

LEGEND

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

Tree Preservation Summary (excludes building envelopes)	%	ft²	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	**54%**	**319,971**	**7.346**
Surplus Preservation of Tree Canopy		23,423	0.538

Site Canopy Summary	%	ft²	Acres
Project/Lot(s) Area		605,426	13.899
Building Envelope Area (primary structures only)		0	
Required Site Canopy (excludes building envelope)	**50%**	302,713	
Provided Credit for Tree Preservation		319,971	
Provided Credit for Tree Mitigation		0	
Additional Tree Planting Required (site canopy ONLY)		0	

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

Tree Species Summary

Common name or species	Trees (Qty)	Trees to Preserve	Trees to Remove	DBH Inches	DBH Inches to Preserve	DBH Inches to Remove	Tree Canopy (ft2)	Canopy to Preserve (ft2)	Canopy to Remove (ft2)	Heritage Trees (Qty)	Mitigation (ft2)
AMERICAN ELM	78	46	32	737	443	294	25,141	15,268	9,873	0	0
CALLERY PEAR	4	3	1	27	21	6	575	462	113	0	0
CEDAR ELM	4	2	2	44	24	20	1,596	911	685	0	0
EASTERN REDCEDAR	21	8	13	321	124	197	15,759	6,164	9,635	0	0
LIVE OAK	1	0	1	9	0	9	254	0	254	0	0
LOBLOLLY PINE	149	89	60	2,398	1,343	1,055	137,749	72,789	63,960	9	66,480
PLUM	2	1	1	12	6	6	226	113	113	0	0
POST OAK	547	240	307	7,014	3,037	3,977	328,251	139,759	188,492	187	482,905
UNSURVEYED TREES	1	1	0	163	163	0	83,505	83,505	0	0	0
Total	807	390	417	10,725	5,161	5,564	593,096	319,971	273,125	196	549,385
							(13.62 acres)	(7.35 acres)	(6.27 acres)		

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

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

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

SCALED AT 24"x36" PAGE SIZE

NO.	REVISION	BY	DATE

REDINGER GROUP, LLC
P.O. BOX 93205
SOUTHLAKE, TEXAS 76092
(817) 421-2500
ENGINEERING FIRM REGISTRATION NUMBER F-23328

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

URBAN FORESTRY PLAN
THE BLUFFS AT COLLEYVILLE
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 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 06/06/2023

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

SHEET
1

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

Tree #	Common name or species	*DBH (in)	Canopy Area (ft^2)	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	REM	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	REM					
2585	AMERICAN ELM	10	314	REM					
2586	POST OAK	15	707	PRES	HERITAGE				
2587	POST OAK	11	380	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	CALLERY 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	REM	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	REM	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	REM					
2652	POST OAK	6	113	REM					
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	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	REM	HERITAGE				
2673	POST OAK	11	380	REM					
2674	POST OAK	12	452	REM					
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	REM					
2686	POST OAK	8	201	REM					
2687	POST OAK	9	254	REM					
2688	EASTERN REDCEDAR	8	201	REM		NON-P			
2689	POST OAK	21	1,385	REM	HERITAGE				
2690	POST OAK	18	1,018	REM	HERITAGE				
2691	AMERICAN ELM	6	113	REM					
2692	AMERICAN ELM	9	254	REM					
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	REM	HERITAGE				
2701	HACKBERRY	6	113	PRES		NON-P			
2702	PLUM	6	113	PRES					
2703	OSSAGE ORANGE	8	201	REM		NON-P			
2704	EASTERN REDCEDAR	10	314	REM		NON-P			
2705	POST OAK	10	314	REM					
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	REM	HERITAGE				
2712	POST OAK	7	154	REM					
2713	POST OAK	19	1,134	REM	HERITAGE		MITIGATE		
2714	OSSAGE ORANGE	6	113	PRES		NON-P			
2715	OSSAGE ORANGE	13	531	PRES		NON-P			
2716	OSSAGE 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	OSSAGE ORANGE	13	531	PRES		NON-P			
2723	EASTERN REDCEDAR	7	154	PRES		NON-P			
2724	OSSAGE 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	OSSAGE ORANGE	6	113	REM		NON-P			
2733	OSSAGE 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	REM					
2761	POST OAK	25	1,963	PRES	HERITAGE				
2762	POST OAK	13	531	PRES					
2764	HACKBERRY	8	201	PRES		NON-P			
2765	HACKBERRY	12	452	PRES		NON-P			
2766	POST OAK	7	154	REM					
2767	POST OAK	10	314	REM					
2768	HACKBERRY	8	201	PRES		NON-P			
2769	HACKBERRY	10	314	REM		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	OSSAGE ORANGE	13	531	REM		NON-P			
2782	OSSAGE ORANGE	9	254	REM		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 (ft^2)	Preservation Status	Heritage Tree	Exclusions Exempt	Tree Mitigation	Penalty / Violation	Comments
2824	LOBLOLLY PINE	9	254	REM					
2825	LOBLOLLY PINE	15	707	REM					
2826	LOBLOLLY PINE	11	380	REM					
2827	LOBLOLLY PINE	22	1,521	REM					
2828	LOBLOLLY PINE	6	113	REM					
2829	LOBLOLLY PINE	18	1,018	REM					
2830	EASTERN REDCEDAR	13	531	REM					
2831	EASTERN REDCEDAR	10	314	REM		NON-P			
2832	POST OAK	13	531	REM					
2833	POST OAK	7	154	REM					
2834	EASTERN REDCEDAR	10	314	REM		NON-P			
2835	AMERICAN ELM	6	113	REM					
2836	EASTERN REDCEDAR	8	201	REM		NON-P			
2837	AMERICAN ELM	9	254	REM					
2838	LOBLOLLY PINE	23	1,662	REM					
2839	EASTERN REDCEDAR	15	707	REM					
2840	LOBLOLLY PINE	22	1,521	REM					
2841	AMERICAN ELM	10	314	REM					
2842	AMERICAN ELM	7	154	REM					
2843	AMERICAN ELM	8	201	REM					
2844	POST OAK	23	1,662	REM	HERITAGE		MITIGATE		
2845	EASTERN REDCEDAR	16	804	REM					
2846	POST OAK	22	1,521	REM	HERITAGE		MITIGATE		
2847	POST OAK	17	908	REM	HERITAGE		MITIGATE		
2848	EASTERN REDCEDAR	7	154	REM		NON-P			
2849	POST OAK	14	616	REM					
2850	LOBLOLLY PINE	16	804	REM					
2851	LOBLOLLY PINE	21	1,385	REM					
2852	POST OAK	23	1,662	REM	HERITAGE				
2853	POST OAK	17	908	REM					
2854	POST OAK	23	1,662	REM	HERITAGE				
2855	EASTERN REDCEDAR	11	380	REM		NON-P			
2856	POST OAK	25	1,963	PRES	HERITAGE				
2857	POST OAK	26	2,124	PRES	HERITAGE		MITIGATE		
2858	LOBLOLLY PINE	7	154	REM					
2859	POST OAK	17	908	REM	HERITAGE				
2860	HACKBERRY	17	908	REM		NON-P			
2861	POST OAK	9	254	PRES					
2862	HACKBERRY	10	314	REM		NON-P			
2863	POST OAK	7	154	REM					
2864	AMERICAN ELM	13	531	REM					
2865	OSSAGE ORANGE	17	908	REM		NON-P			
2866	AMERICAN ELM	18	1,018	REM					
2867	AMERICAN ELM	10	314	REM					
2868	POST OAK	14	616	REM					
2869	AMERICAN ELM	10	314	REM					
2870	AMERICAN ELM	9	254	REM					
2871	AMERICAN ELM	14	616	REM					
2872	HACKBERRY	15	707	REM		NON-P			
2873	OSSAGE ORANGE	17	908	REM		NON-P			
2874	POST OAK	9	254	REM					
2875	POST OAK	8	201	REM					
2876	LOBLOLLY PINE	20	1,257	REM					
2877	LOBLOLLY PINE	15	707	REM					
2878	LOBLOLLY PINE	15	707	PRES					
2879	LOBLOLLY PINE	20	1,257	PRES					
2880	LOBLOLLY PINE	13	531	PRES					
2881	LOBLOLLY PINE	15	707	PRES					
2882	LOBLOLLY PINE	19	1,134	PRES					
2883	AMERICAN ELM	13	531	PRES					
2884	LOBLOLLY PINE	18	1,018	REM					
2885	LOBLOLLY PINE	22	1,521	REM					
2886	POST OAK	7	154	REM					
2887	POST OAK	7	154	REM					
2888	POST OAK	8	201	REM					
2889	LOBLOLLY PINE	21	1,385	REM					
2890	LOBLOLLY PINE	20	1,257	REM					
2891	LOBLOLLY PINE	17	908	REM					
2892	OSSAGE ORANGE	13	531	REM		NON-P			
2893	POST OAK	13	531	PRES					
2894	EASTERN REDCEDAR	8	201	PRES		NON-P			
2895	AMERICAN ELM	8	201	PRES					
2896	AMERICAN ELM	11	380	PRES					
2897	EASTERN REDCEDAR	15	707	PRES					
2898	EASTERN REDCEDAR	7	154	PRES		NON-P			
2899	EASTERN REDCEDAR	11	380	REM		NON-P			
2900	HACKBERRY	6	113	REM		NON-P			
2901	HACKBERRY	10	314	REM		NON-P			
2902	CALLERY PEAR	6	113	REM					
2903	POST OAK	9	254	REM					
2904	POST OAK	8	201	REM					
2906	AMERICAN ELM	21	1,385	REM					
2907	HACKBERRY	20	1,257	REM		NON-P			
2908	POST OAK	14	616	REM					
2910	EASTERN REDCEDAR	21	1,385	REM					
2911	EASTERN REDCEDAR	19	1,134	REM					
2912	POST OAK	7	154	REM					
2913	LOBLOLLY PINE	22	1,521	REM					
2914	LOBLOLLY PINE	12	452	PRES					
2915	LOBLOLLY PINE	23	1,662	PRES					
2916	LOBLOLLY PINE	7	154	PRES					
2917	POST OAK	26	2,124	REM	HERITAGE				
2918	LOBLOLLY PINE	20	1,257	REM					
2919	LOBLOLLY PINE	10	314	PRES					
2920	LOBLOLLY PINE	27	2,290	PRES	HERITAGE		MITIGATE		
2921	LOBLOLLY PINE	24	1,810	PRES					
2922	LOBLOLLY PINE	17	908	PRES					
2923	LOBLOLLY PINE	10	314	PRES					
2925	EASTERN REDCEDAR	6	113	PRES		NON-P			
2926	POST OAK	12	452	PRES					
2927	POST OAK	6	113	REM					
2928	LOBLOLLY PINE	13	531	REM					
2929	LOBLOLLY PINE	17	908	REM					
2930	OSSAGE ORANGE	6	113	REM		NON-P			
2931	OSSAGE ORANGE	9	254	REM		NON-P			
2932	LOBLOLLY PINE	17	908	REM					
2933	LOBLOLLY PINE	13	531	REM					
2934	POST OAK	8	201	PRES					
2935	POST OAK	23	1,662	PRES	HERITAGE				
2936	AMERICAN ELM	7	154	PRES					
2937	LOBLOLLY PINE	25	1,963	REM	HERITAGE		MITIGATE		
2938	EASTERN REDCEDAR	10	314	PRES		NON-P			
2939	EASTERN REDCEDAR	10	314	PRES		NON-P			
2940	EASTERN REDCEDAR	8	201	PRES		NON-P			
2941	EASTERN REDCEDAR	9	254	PRES		NON-P			
2942	EASTERN REDCEDAR	7	154	PRES		NON-P			
2943	POST OAK	6	113	REM					
2944	HACKBERRY	10	314	REM		NON-P			
2945	HACKBERRY	7	154	REM		NON-P			
2946	HACKBERRY	8	201	REM		NON-P			
2947	POST OAK	6	113	REM					
2948	POST OAK	13	531	REM					
2949	POST OAK	14	616	REM					

NO. | REVISION | BY | DATE

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

TREE LIST
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 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 6/06/2023

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

SHEET
2

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

Tree #	Common name or species	*DBH (in)	Canopy Area (ft^2)	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	REM					
2955	LOBLOLLY PINE	15	707	REM					
2956	LOBLOLLY PINE	24	1,810	REM					
2957	POST OAK	7	154	REM					
2958	LOBLOLLY PINE	22	1,521	REM					
2959	POST OAK	11	380	REM					
2960	POST OAK	9	254	REM					
2961	LOBLOLLY PINE	13	531	REM					
2962	LOBLOLLY PINE	10	314	REM					
2963	LOBLOLLY PINE	9	254	REM					
2964	POST OAK	17	908	REM	HERITAGE		MITIGATE		
2965	EASTERN REDCEDAR	8	201	PRES		NON-P			
2966	LOBLOLLY PINE	20	1,257	REM					
2967	LOBLOLLY PINE	16	804	REM					
2968	LOBLOLLY PINE	16	804	REM					
2969	EASTERN REDCEDAR	11	380	REM		NON-P			
2970	LOBLOLLY PINE	21	1,385	REM					
2971	LOBLOLLY PINE	21	1,385	REM					
2972	LOBLOLLY PINE	21	1,385	REM					
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	REM					
2981	PLUM	6	113	REM					
2982	LOBLOLLY PINE	27	2,290	REM	HERITAGE		MITIGATE		
2983	LOBLOLLY PINE	7	154	PRES					
2984	AMERICAN ELM	7	154	REM					
2985	POST OAK	10	314	REM					
2986	POST OAK	11	380	REM					
2987	AMERICAN ELM	7	154	REM					
2988	LOBLOLLY PINE	30	2,827	REM	HERITAGE		MITIGATE		
2989	LOBLOLLY PINE	12	452	REM					
2990	POST OAK	6	113	REM					
2991	LOBLOLLY PINE	19	1,134	REM					
2993	LOBLOLLY PINE	24	1,810	PRES					
2994	LOBLOLLY PINE	16	804	PRES					
2995	POST OAK	13	531	REM					
2996	EASTERN REDCEDAR	8	201	REM		NON-P			
2997	POST OAK	26	2,124	REM	HERITAGE				
2998	POST OAK	21	1,385	REM	HERITAGE		MITIGATE		
2999	EASTERN REDCEDAR	6	113	REM		NON-P			
3000	EASTERN REDCEDAR	7	154	REM		NON-P			
6101	HACKBERRY	6	113	REM		NON-P			
6102	POST OAK	11	380	REM					
6103	CEDAR ELM	7	154	REM					
6104	POST OAK	12	452	REM					
6105	POST OAK	18	1,018	REM	HERITAGE		MITIGATE		
6106	POST OAK	11	380	REM					
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	REM					
6162	POST OAK	15	707	REM	HERITAGE				
6163	POST OAK	13	531	REM					
6164	POST OAK	12	452	REM					
6165	POST OAK	12	452	REM					
6166	POST OAK	10	314	REM					
6167	POST OAK	7	154	REM					
6168	POST OAK	13	531	PRES					
6169	AMERICAN ELM	10	314	REM					
6170	POST OAK	12	452	REM					
6171	POST OAK	12	452	REM					
6172	POST OAK	12	452	REM					
6173	POST OAK	14	616	REM					

Tree #	Common name or species	*DBH (in)	Canopy Area (ft^2)	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	REM	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	PRES					
6192	POST OAK	16	804	PRES	HERITAGE				
6193	POST OAK	15	707	PRES	HERITAGE				
6194	POST OAK	11	380	REM					
6195	POST OAK	10	314	REM					
6196	LIVE OAK	9	254	REM					
6197	POST OAK	12	452	REM					
6198	POST OAK	13	531	REM					
6199	POST OAK	13	531	REM					
6200	POST OAK	9	254	REM					
6287	POST OAK	10	314	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	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	REM					
8011	POST OAK	11	380	REM					
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	REM					
8040	POST OAK	14	616	REM					
8041	POST OAK	10	314	REM					
8042	POST OAK	8	201	REM					
8043	POST OAK	11	380	REM					
8044	POST OAK	15	707	REM	HERITAGE		MITIGATE		
8045	POST OAK	8	201	REM					
8046	POST OAK	15	707	REM	HERITAGE		MITIGATE		
8047	POST OAK	9	254	REM					
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	PRES					
8058	POST OAK	8	201	PRES					
8059	POST OAK	17	908	REM	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	REM					
8072	EASTERN REDCEDAR	12	452	PRES		NON-P			
8073	POST OAK	7	154	PRES					
8074	LOBLOLLY PINE	22	1,521	REM					
8075	POST OAK	7	154	REM					
8077	POST OAK	17	908	REM	HERITAGE				

Tree #	Common name or species	*DBH (in)	Canopy Area (ft^2)	Preservation Status	Heritage Tree	Exclusions Exempt	Tree Mitigation	Penalty / Violation	Comments
8078	POST OAK	10	314	REM					
8079	EASTERN REDCEDAR	9	254	REM		NON-P			
8080	LOBLOLLY PINE	18	1,018	REM					
8081	POST OAK	8	201	REM					
8082	POST OAK	20	1,257	REM	HERITAGE				
8083	EASTERN REDCEDAR	6	113	REM		NON-P			
8084	EASTERN REDCEDAR	13	531	REM					
8085	EASTERN REDCEDAR	6	113	REM		NON-P			
8086	EASTERN REDCEDAR	13	531	REM					
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	REM					
8097	POST OAK	23	1,662	REM	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	REM					
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	REM					
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	REM					
8234	POST OAK	6	113	REM					
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	REM	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	REM	HERITAGE				
8275	POST OAK	16	804	REM	HERITAGE				
8276	POST OAK	20	1,257	REM	HERITAGE				
8277	POST OAK	16	804	REM	HERITAGE		MITIGATE		
8278	POST OAK	22	1,521	REM	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	PRES	HERITAGE		MITIGATE		
8287	POST OAK	12	452	PRES					
8288	POST OAK	14	616	PRES					
8289	POST OAK	13	531	PRES					
8290	POST OAK	14	616	REM					
8291	POST OAK	8	201	PRES					
8292	POST OAK	9	254	PRES					
8293	POST OAK	20	1,257	PRES	HERITAGE				
8294	POST OAK	10	314	PRES					
8295	POST OAK	13	531	PRES					
8296	POST OAK	11	380	PRES					
8297	POST OAK	15	707	PRES	HERITAGE		MITIGATE		
8298	POST OAK	10	314	PRES					
8299	POST OAK	13	531	PRES					
8300	POST OAK	12	452	PRES					

NO.	REVISION	BY	DATE

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

TREE LIST
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 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 6/06/2023

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

SHEET
3

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

Tree #	Common name or species	*DBH (in)	Canopy Area (ft^2)	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	REM					
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	9	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	REM					
8393	EASTERN REDCEDAR	8	201	REM		NON-P			
8394	AMERICAN ELM	6	113	REM					
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	REM		NON-P			
8399	POST OAK	7	154	REM					
8400	EASTERN REDCEDAR	8	201	REM		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	531	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	PRES		NON-P			
8424	POST OAK	19	1,134	PRES	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 (ft^2)	Preservation Status	Heritage Tree	Exclusions Exempt	Tree Mitigation	Penalty / Violation	Comments
8434	CALLERY PEAR	7	154	PRES					
8435	POST OAK	7	154	REM					
8436	EASTERN REDCEDAR	15	707	REM					
8437	POST OAK	20	1,257	REM	HERITAGE				
8438	POST OAK	20	1,257	REM	HERITAGE				
8439	EASTERN REDCEDAR	10	314	REM		NON-P			
8440	EASTERN REDCEDAR	10	314	REM		NON-P			
8441	POST OAK	20	1,257	REM	HERITAGE				
8442	POST OAK	15	707	REM	HERITAGE				
8443	POST OAK	7	154	REM					
8444	EASTERN REDCEDAR	10	314	REM		NON-P			
8445	EASTERN REDCEDAR	12	452	REM		NON-P			
8446	POST OAK	22	1,521	REM	HERITAGE				
8447	HACKBERRY	8	201	REM		NON-P			
8448	HACKBERRY	9	254	PRES		NON-P			
8601	POST OAK	16	804	REM	HERITAGE				
8602	AMERICAN ELM	8	201	PRES					
8603	LOBLOLLY PINE	22	1,521	PRES					
8604	OSSAGE ORANGE	7	154	REM		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	REM					
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	REM					
8617	POST OAK	11	380	PRES					
8618	POST OAK	19	1,134	REM	HERITAGE				
8619	POST OAK	9	254	REM					
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	REM					
8636	LOBLOLLY PINE	16	804	REM					
8637	HERCULES CLUB	11	380	REM		NON-P			
8638	POST OAK	8	201	REM					
8639	POST OAK	6	113	REM					
8640	EASTERN REDCEDAR	9	254	REM		NON-P			
8641	EASTERN REDCEDAR	6	113	REM		NON-P			
8642	POST OAK	22	1,521	REM	HERITAGE				
8643	POST OAK	6	113	REM					
8644	EASTERN REDCEDAR	6	113	REM		NON-P			
8645	EASTERN REDCEDAR	8	201	REM		NON-P			
8646	POST OAK	7	154	REM					
8647	POST OAK	23	1,662	REM	HERITAGE				
8648	LOBLOLLY PINE	22	1,521	REM					
8649	POST OAK	6	113	REM					
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	REM		NON-P			
8669	OSSAGE ORANGE	6	113	REM		NON-P			
8671	EASTERN REDCEDAR	7	154	REM		NON-P			
8672	POST OAK	19	1,134	REM	HERITAGE				
8673	EASTERN REDCEDAR	7	154	REM		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	REM					
8678	POST OAK	8	201	REM					
8679	EASTERN REDCEDAR	14	616	PRES					
8680	EASTERN REDCEDAR	9	254	REM		NON-P			
8681	POST OAK	8	201	REM					
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	REM					
8692	POST OAK	6	113	REM					
8693	POST OAK	8	201	REM					
8694	POST OAK	10	314	REM					
8695	POST OAK	6	113	REM					
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	REM					
8900	POST OAK	9	254	PRES					

NO.	REVISION	BY	DATE

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

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

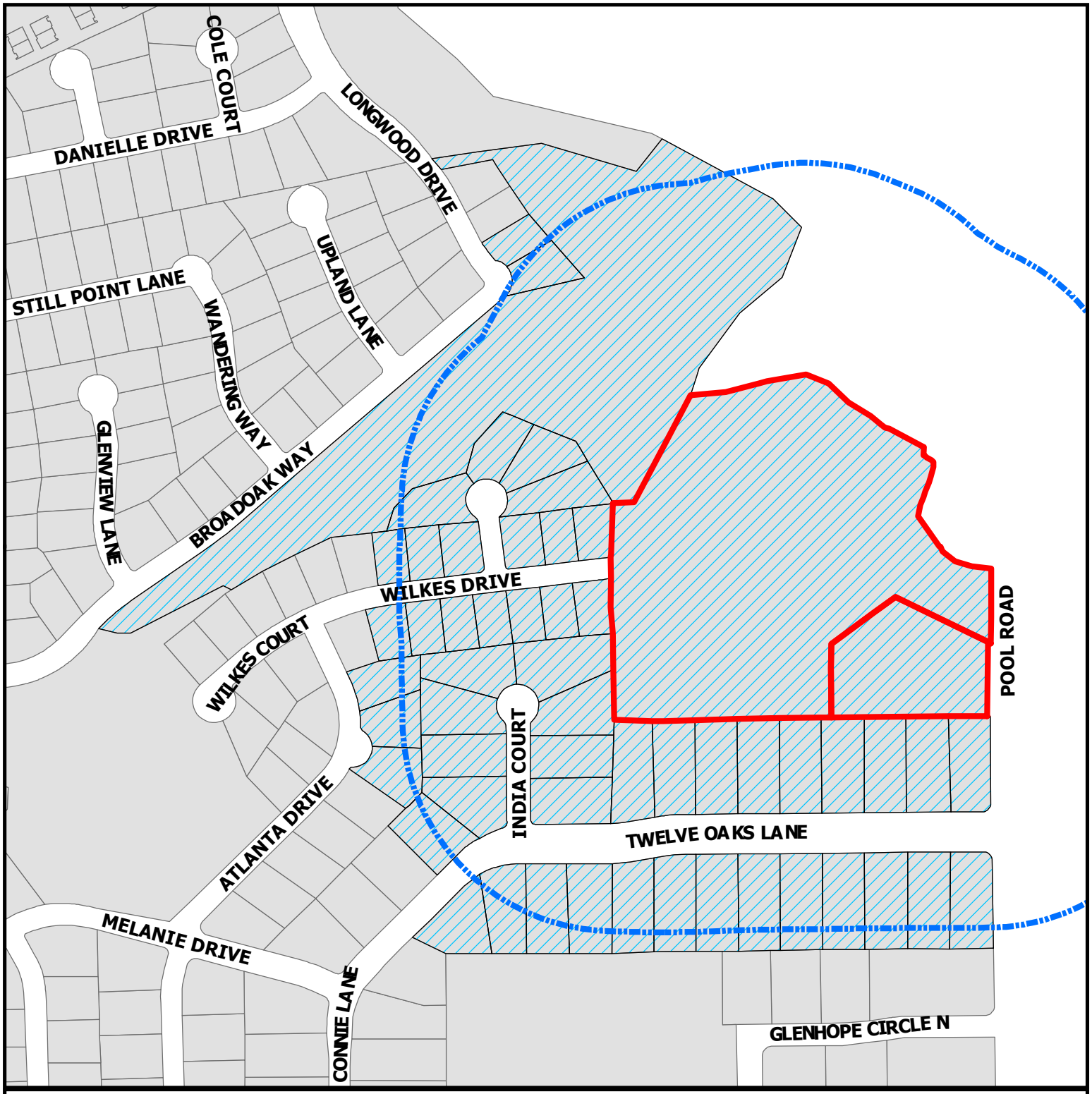
PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes

Engineer CLAYTON T. REDINGER
P.E. No. 97497 Date 6/06/2023

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

SHEET
4

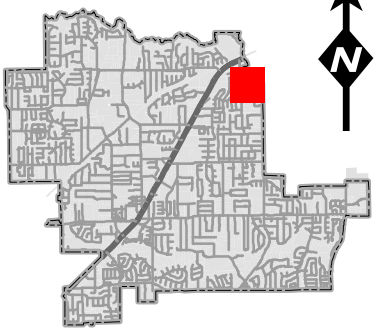
Notification Map



CITY OF COLLEYVILLE TEXAS

ZC23-010

2417 Wilkes Drive & 6900 Pool Road



N

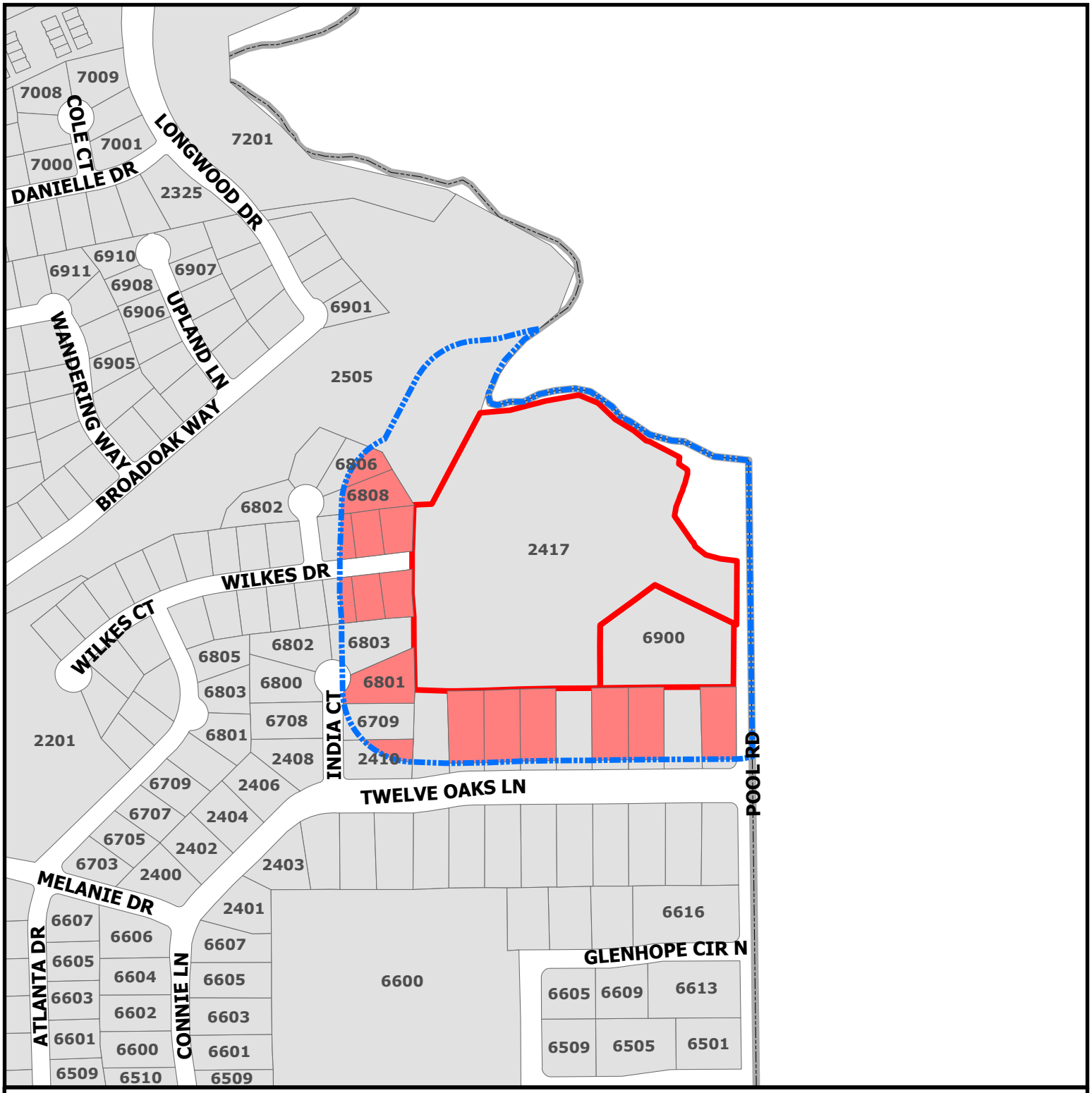
Subject Property

500ft Buffer

Properties within 500ft

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

Opposition Map



CITY OF COLLEYVILLE TEXAS

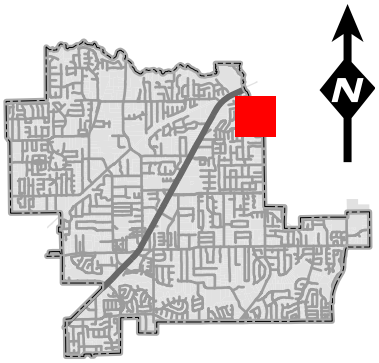
ZC23-010

2417 Wilkes Drive. 6900

Subject Property

Opposing

Buffer_Protest



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

List of Opposing Properties

Address	Owner's Name	Percentage
6801 INDIA CT	GASKA, ANDREW PETER	3.64%
2600 TWELVE OAKS LN	COWGILL, JARED	3.43%
2506 TWELVE OAKS LN	PORTER, WILLIAM G	3.36%
2502 TWELVE OAKS LN	STEWART, BRIAN	3.36%
2504 TWELVE OAKS LN	FARRELL, MICHAEL T	3.36%
2602 TWELVE OAKS LN	NORRIS, MICHAEL	3.32%
2606 TWELVE OAKS LN	ABSHIRE, RICHARD	3.28%
6808 ROCKBROOK CT	WATERWORTH FAMILY REVOCABLE TRU	2.62%
2414 WILKES DR	ANDERSON, CHARLES	1.85%
2415 WILKES DR	ROBERTSON, BARRY E	1.82%
2412 WILKES DR	VANZANT, JEFFERY	1.67%
2413 WILKES DR	WASSON, STEVEN W	1.67%
6806 ROCKBROOK CT	REED, CLAY P	1.22%
2410 TWELVE OAKS LN	EGAN FAMILY TRUST	1%
2411 WILKES DR	COOK, PAUL	0.81%
2410 WILKES DR	CAMPBELL, CYNTHIA KAY	0.77%

Address Count : **16** **Total Percentage:** **37.18%**

Date : 5/25/2023 11:21 AM

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

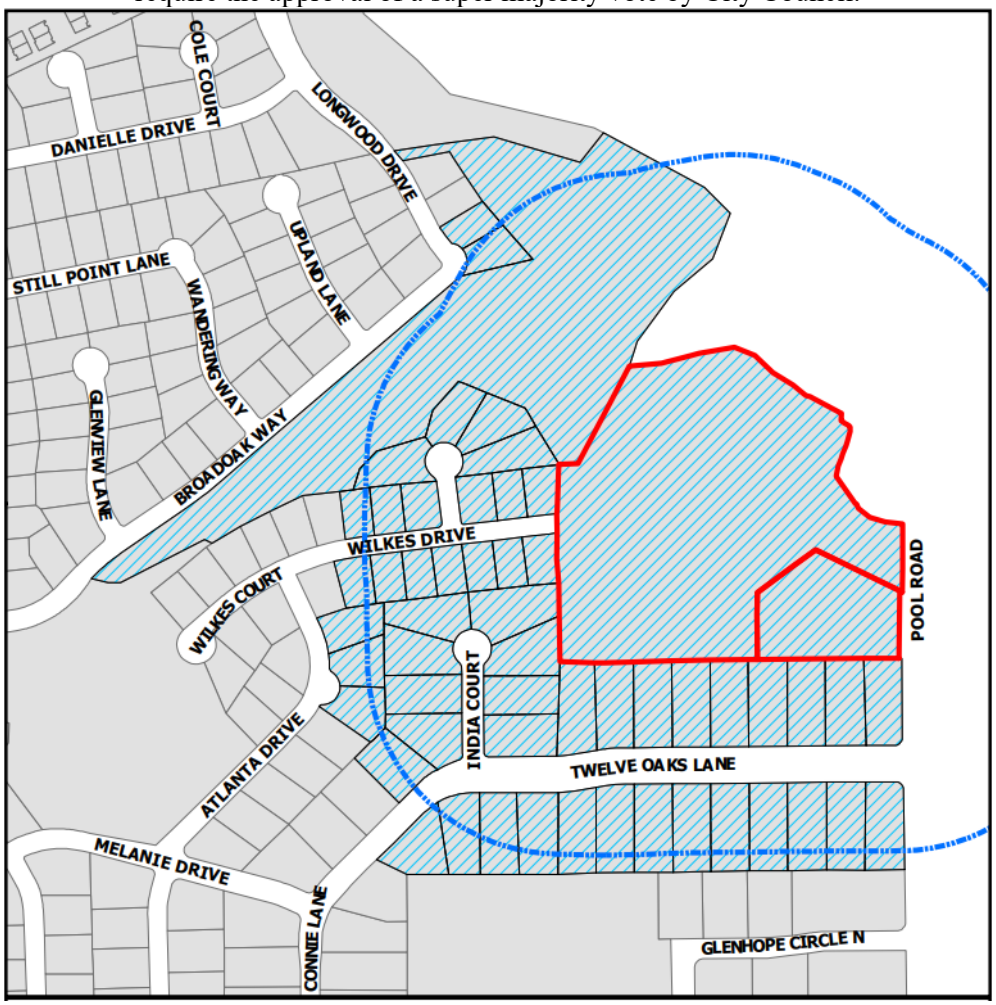
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

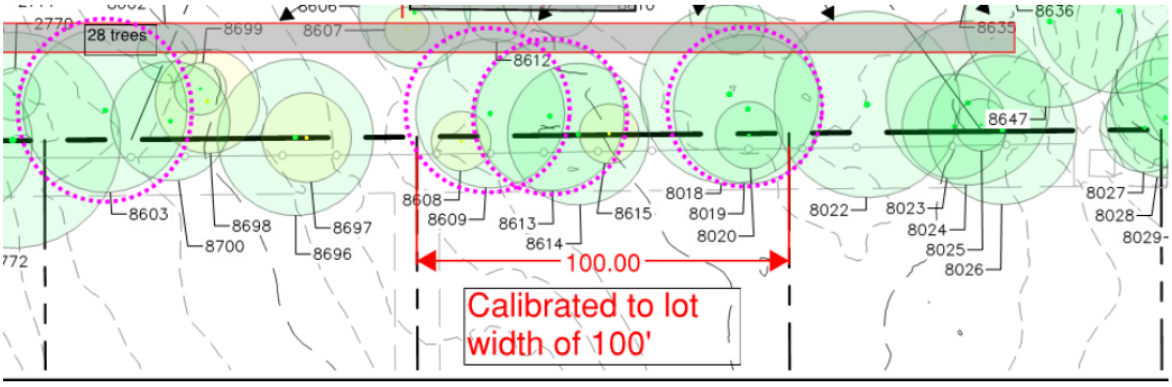
Re: Zoning Case ZC23-010: Letter of Opposition – Wrong Plan for this Land
Request to Rezone 2417 Wilkes Drive From AG and 6900 Pool Road from RE to PUD-R

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 <u>total</u> 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.

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

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."*
    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)*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 it 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.*" 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.

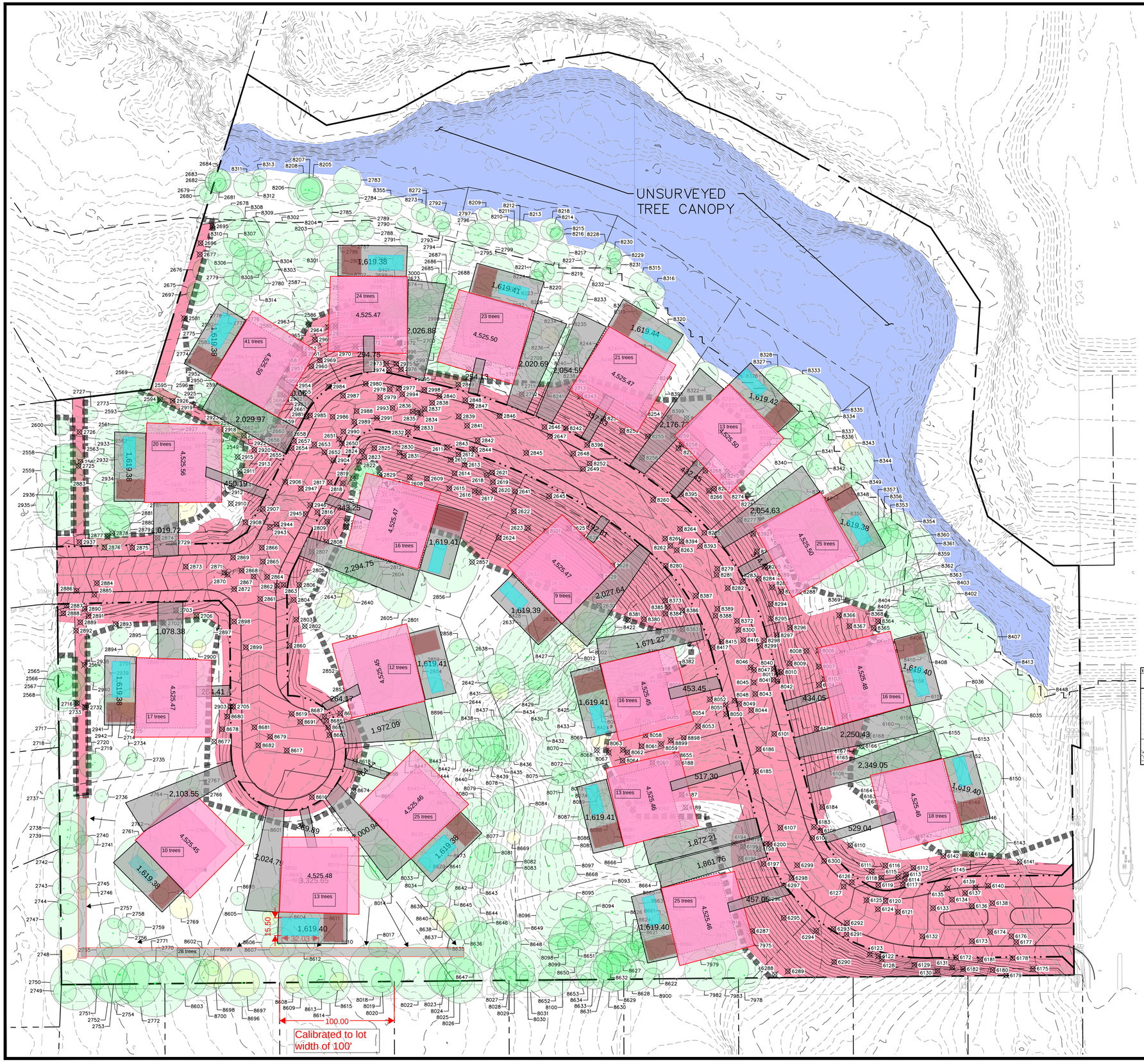
   The bottom line is this is not the plan that should be approved, and any zoning proposal other than AG should be a well-thought-out site plan that addresses community safety requirements, tree and slope preservation that keeps the integrity of the forest and hill. The city does not have to give the developer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

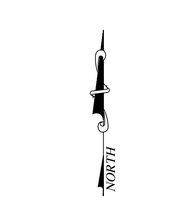
Thank you for your consideration and service.

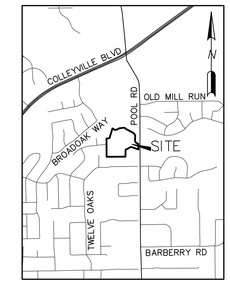
For each of the reasons stated above, I oppose the rezoning of 2417 Wilkes Drive from AG to R-30. Colleyville's P&Z Commission and City Council should vote "No, with prejudice" to the rezoning of this land to allow purchase discussed above.

Sincerely,

Micheal Farrell &
Brenda Farrell







VICINITY MAP
SCALE: 1" = 2000'

LEGEND

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

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

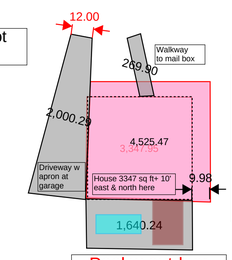
Site Canopy Summary	%	ft²	Acres
Project/Lot(s) Area		605,426	13.899
Building Envelope Area (primary structures only)		0	
Required Site Canopy (excludes building envelope)	**50%**	302,713	
Provided Credit for Tree Preservation		292,296	
Provided Credit for Tree Mitigation		0	
Additional Tree Planting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

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

Tree Species Summary

Common name or species	Trees (Qty)	Trees to Preserve	Trees to Remove	DBH Inches	DBH Inches to Preserve	DBH Inches to Remove	Tree Canopy (ft2)	Canopy to Preserve (ft2)	Canopy to Remove (ft2)	Heritage Trees (Qty)	Mitigation (ft2)
BRADFORD PEAR	4	3	1	27	20	7	575	421	154	0	0
CEDAR	123	88	35	1,171	825	346	38,933	26,570	12,363	0	0
CEDAR ELM	4	2	2	44	24	20	1,596	911	685	0	0
ELM	78	49	29	737	468	269	25,141	15,949	9,192	0	0
HACKBERRY	3	2	1	66	46	20	4,738	3,481	1,257	0	0
LIVE OAK	1	0	1	9	0	9	254	0	254	0	0
OAK	441	258	183	5,612	3,231	2,381	267,959	152,631	114,469	15	0
PINE	149	93	56	2,398	1,363	1,035	137,749	72,525	65,224	9	0
PLUM	2	0	2	12	0	12	226	0	226	0	0
POST OAK	106	33	73	1,652	448	954	63,152	10,808	41,344	34	0
Total	911	528	383	11,478	6,425	5,053	537,463	292,296	245,167	58	0
		58%	42%					54%	46%		
		385	526								
		143	768								
		15.7%	84.3%								

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



Calibrated to lot width of 100'

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

Pool w outdoor kitchen on decking

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

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

SCALED AT 24"x36" PAGE SIZE

NO.	REVISION	BY	DATE

REDINGER GROUP, LLC
P.O. BOX 93306
SOUTHLAKE, TEXAS 76092
817-329-4373 OFFICE
ENGINEERING FIRM REGISTRATION NUMBER F-23328

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

URBAN FORESTRY PLAN
THE BLUFFS AT COLLEYVILLE
COLLEYVILLE, TEXAS

BENCHMARKS:

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

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

PRELIMINARY FOR REVIEW ONLY
Not for Construction or Permit Purposes
Engineer CLAYTON T. REDINGER
P.E. No. 97487 Date 11/10/2022

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

SHEET
1

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

Tim+Leis, Waterworth (Name)

6808 Rockbrook Ct. (Street Address)

Colleyville TX 76034 (City, State, Zip)

3/27/2023 (Date)

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.
   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.*"
   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)*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 it 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

Clayd 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

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.
   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."*
   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)*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 it 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

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.

Second, the proposed rezoning and development of this land conflicts with Colleyville's Land Development Code as the unique and defining characteristics of this land fall within the purpose and intent of Ag zoning. The land features the second-highest elevation in Colleyville, making it a scenic area. In addition, in its current state this land exemplifies the "Country Charm" described in the city's master plan. The land also has unusual or problematic soils, topographic conditions, and sensitive ecological features that make it unsuitable for urbanization. There are 972 trees on the land, and 806 of them are protected species of trees, including pine, post oak, blackjack oak, elm, and cedar. There are also 199 "Heritage" trees, some of which are over 200 years old.

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,

Robert E Eg

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

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.

Second, the proposed rezoning and development of this land conflicts with Colleyville's Land Development Code as the unique and defining characteristics of this land fall within the purpose and intent of Ag zoning. The land features the second-highest elevation in Colleyville, making it a scenic area. In addition, in its current state this land exemplifies the "Country Charm" described in the city's master plan. The land also has unusual or problematic soils, topographic conditions, and sensitive ecological features that make it unsuitable for urbanization. There are 972 trees on the land, and 806 of them are protected species of trees, including pine, post oak, blackjack oak, elm, and cedar. There are also 199 "Heritage" trees, some of which are over 200 years old.

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.

For the reasons stated above, we oppose the rezoning of 2417 Wilkes Drive and 6900 Pool Road from AG. We 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,

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

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.

Second, the proposed rezoning and development of this land conflicts with Colleyville's Land Development Code as the unique and defining characteristics of this land fall within the purpose and intent of Ag zoning. The land features the second-highest elevation in Colleyville, making it a scenic area. In addition, in its current state this land exemplifies the "Country Charm" described in the city's master plan. The land also has unusual or problematic soils, topographic conditions, and sensitive ecological features that make it unsuitable for urbanization. There are 972 trees on the land, and 806 of them are protected species of trees, including pine, post oak, blackjack oak, elm, and cedar. There are also 199 "Heritage" trees, some of which are over 200 years old.

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,

Barry Robertson

Signature

Sandra Session-Robertson

Signature

Letters of Opposition List - Case ZC23-009 and ZC-010 as of June 16, 2023

All letters may be reviewed by clicking HERE

			# of people	Within map opposition	
Abshire	Richard	2602 Twelve Oaks	1	*	1
Abshire	Sue	2606 Twelve Oaks	1	*	1
Aguirre	Jason	2402 Wilkes Drive	1		
Alvarado	Robin	2407 Twelve Oaks Lane	1		
Anderson	Charles	2414 Wilkes Drive	1	*	1
Anderson	Teresa	1601 Heathermore	1		
Andreola	Sarita	5839 Sterling Drive	1		
Anthony	Samatha, Katherine, Paige, Brenda	2503 Heather Glenn Court	4		
Arnoldt	Frederick	2312 Still Point Lane	1		
Ayel	Sebastien	Hurst	1		
Bailey	Shirley	6305 Connie Lane	1		
Bansky	Dawn	6604 Baker Court			
Barton	Kristin	2107 Ballantrae Drive	1		
Baugus	Sharon	401 Briarcliff Court	1		
Bealmear	Christina	300 Stonington Lane	1		
Bean	Timothy	3708 Greenbriar Court	1		
Bennett	Melinda	5016 Strathmore Terr.	1		
Bentz	Gerald	4808 Mill Brook Drive	1		
Benzick	Uma	1808 Camden Green			
Binkley	Patty	5907 Ponderosa Street	1		
Blanton	Gary	4107 Steeplechase Drive	1		
Boatman	Beth	5805 Bryton Court	1		
Bodine	Lance	103 Van Buren Court	1		
Boswell	Kara Rae	2306 Wilkes Drive	1		
Bottger	Robert & Carolyn	6800 Atlanta Drive	2		
Bowen	Sandra	508 Wagonwheel Court	1		
Bowman	Kirk & Nancy	2301 Still Point Lane	2		
Boyer	Kimberly	204 Oak Valley Drive	1		
Bransky	Dawn	6804 Baker Court	1		
Bristol	Tracy	501 Beverly Drive	1		
Britten	Lacy	2501 Whitehaven Street N.	1		
Bromley	Nancy	Grapevine	1		
Brundage	Diane	6508 Westcoat Drive	1		
Buker	Judy	2304 Danbury Drive	1		
Bullard	Maxwell	Hurst	1		
Burdette	Donna	77 Veranda Lane	1		
Burek	Sheryl	608 Green Meadow N	1		
Burleson	Patricia	7304 Windswept Trail	1		
Burtzlaff	David, Holly	6603 Beddo Court	2		
Bushart	Thomas	Grapevine	1		
Campbell	Cindy Kay	2410 Wilkes Drive	1	*	1
Campbell	Clifford	3601 San Bar Lane	1		
Capello	Melissa	7023 Rosebrook	1		

Capelo	Renee, Roderick	2406 N. Whitehaven Drive			
Capps/Medlin	Sandy/David	2006 Kyle Court	2		
Carney	Nicole	6900 Rockingham Court	1		
Carroll	Jessica	2205 Tarleton Drive	1		
Carson	William	2703 Cottonwood Lane	1		
Casilio	JoEllen	1705 Avalon Drive	1		
Castillo	Roger	7011 Rosebrook	1		
Catlett	Thomas, Rebecca	6611 Charleston Drive	2		
Chapman	Tessa	103 Willamsburg Court	1		
Choate	John	4112 Steeplechase Drive	1		
Cisek	Kim	211 Polo Trail	1		
Clark	Matthew	6207 Kenshire Drive	1		
Cleff	Lisa	612 Beverly Drive	1		
Clemens	Kyle	1712 Crestedge Court	1		
Collum	Amy	6400 Meade	1		
Conan	Pierre & Vedrana	2317 Danielle Drive	2		
Condon	Shirley	1408 Tennison Parkway	1		
Connerly	William	200 Madison Square	1		
Connor	Colleen	3901 Allendale Street	1		
Conover	Cody, Stephen	404 Vintage Court	2		
Cook	Krysti	6710 Carriage Lane	1		
Cook	Paul	2411 Wilkes Drive	1	*	1
Cooper	Rachel	2309 Danbury Drive	1		
Corey	Michael	7409 Braemar Terrace	1		
Cowgill	Angie	2600 Twelve Oaks Lane	1	*	1
Cowley	Chad, Jody, Chris , Norma	4606 Behrens Road	4		
Cox	Shirley	4600 Shadywood Lane	1		
Crail	Pamela, Mark	2305 Wilkes	2		
Cross	Melissa	2309 Woodmoor Lane	1		
Cunningham	Robin	Grapevine	1		
Cywinski	Laura	5409 Miramar Lane	1		
Daugherty	Karen	4705 Lakeshore Court	1		
Davies	Constance	5304 Coventry Place	1		
Davis	Aslyn	702 Colleyville Terrace	1		
Day-Alexander	Carmen	4808 Bill Simmons Road	1		
DeLuca	Salvatore & Sharon	2404 Wilkes Drive	2		
DeMarrais	Robin	6401 Connie Lane	1		
DeSarno	Rodger	302 Del Mar Court	1		
Dielman	Karen	3201 Wilton Woods Court	1		
Dodds	Jean	4805 Mill Brook Drive	1		
Dolan	Meredith	6400 Kenshire Court	1		
Drautz	Sue	7006 Primrose Lane	1		
Duff	Jill	408 Bridlewood N	1		
DuPe	Jim	1505 Caldwell Creek Drive	1		
Dyson	Anne	909 Dogwood Court	1		
Dzura	Patricia	2704 Highgrove Court	1		
Edington	Ron	505 Sagebrush Street	1		
Edwards	Tracy	2401 Unknown	1		
Egan	Robert	2410 Twelve Oaks Drive	1	*	1

Erickson	Cassandra	5508 Coventry Court	1		
Escobar	Jaton	Grapevine	1		
Evans	Kay	7002 Primrose Lane	1		
Farinella	Dominick, Heidi	6602 Beddo Court	2		
Farrell	Mike & Brenda	2504 Twelve Oaks Drive	2	*	1
Fazio	Ginger	2204 Broadoak Way	1		
Finley	Gerald	7400 Windswept Trail	1		
Fisher	Joyce	6605 Carriage Drive	1		
Flamm	Lisa	6805 Carriage Lane	1		
Foster	Bonnie	1508 Douglas Avenue	1		
Foster	Brad	5205 Bugle Lane	1		
Fox	William	Southlake	1		
Fread	Ryan	4705 Lakeshore Court	1		
Frechette	Barbara	2600 Highland Meadows Driv	1		
Galante	Wendy	3406 Middleton Way	1		
Galloway	Gregg	5904 Highland Hills Lane	1		
Gardner/Summers	Justin/Shara	1005 Dogwwod Court	2		
Gaska	Andrew	6801 India Court	1	*	1
Genco	Natalie, Christian, Frank	1104 John McCain	3		
George	Julie	5908 Quality Hill Road	1		
Gerhardt	Heidi	3609 Briarbook Court	1		
Geronimo	Javier	6812 Curtis Road	1		
Gettig	Jessica	6204 Highland Hills Lane	1		
Gettig	Philip & Pamela	5907 Lansford Lane	2		
Gilchrist/Vernon	William, Storie	214 W. Greenbriar Lane	2		
Ginevich	Rost	3207 Eaton Circle	1		
Gober	Misty	1309 Somerset Court	1		
Golden	Jo Lynn	3700 Sweetbriar Lane	1		
Gordon	Susan, Alexandra Fitzmond	6808 Herbert	3		
Gordon	Tracy	6512 Ponderosa Lane	1		
Grant	Jim	605 Shetland Drive	1		
Greene	Taylor	1701 Crestedge Court	1		
Grieco	Russ	201 Hancock Court	1		
Griffin	Jon	3057 Creekview Drive	1		
Griffin	Kelly	Grapevine	1		
Groover	Fred	3006 Edgewood Lane	1		
Guthrie	Monty & Lori	3405 Crossgate Circle N.	2		
Hackbarth	Julie	5706 Bent Tree Court	1		
Hadley	Kathy	204 Timberline North	1		
Hammill	Joyce	6307 Edinburgh Drive	1		
Harrison	Alex	3913 Allendale Street	1		
Hartnell	Glenna	2401 Ballantrae	1		
Hartnett	John	2407 Ballantrae Drive	1		
Harvey	Carol	217 Oak Valley	1		
Hays	Michael, Michelle	6208 Connie Lane	2		
Heape	Ann	313 Oldgrove Road	1		
Hearn	Marc & Tracy	6008 Colts Neck Drive	2		
Hearn	Sam	2409 Wilkes Drive	1	*	1
Heller	Kathleen	4003 Woodstock	1		

Heminger	Victoria	6804 Rockbrook Court	1
Hennessee	Shelley	2400 Wilkes Drive	1
Hershon/Shur	Desiree/Michael	7300 Jo Will Street	2
Hickfang	Scott	2202 Melanie Drive	1
Hicks	Ed & Jinky	4104 Mockingbird Lane	2
Hill	Susan	5706 Grand Oak Court	1
Hong	David, Mindy	6605 Beddo Court	2
Hougland	Ross	6200 Westcoat	1
Hubnik	Melody	3302 Langley Hill Lane	1
Hudda	Samina	1901 Thames	1
Jackson	Allison	2301 Danielle Drive	1
Jacobi	Nancy	6301 Ponderosa Lane	1
Jahner	Lori	5901 W. Whithaven Drive	1
Jaynes	Jill	201 Compton Court	1
Jeanes	Fredric	7200 Belle Meade Drive	1
Johnson	Parker	1409 Tennison Pkwy	1
Johnstone	Nina	3709 Briahaven Lane	1
Jones	Canice	6201 High Gate Court	1
Jones	Judy	6608 Atlanta	1
Jones	MaryAnn	4110 Paddington Drive	1
Kane	Marietta	1705 Heathermore	1
Kasper	Ray/Denice	6607 Beddo Court	2
Kaviani	Pari	6801 Kennedy Drive	1
Kelley	Ann	400 Briar Cliff Court	1
Kelley	Dee	705 Hillside Drive	1
Kelly	Ian, Shannon	2301 Ballantrae Drive	2
Kendall	Janeen	5302 Huntington Court	1
Kenney	Connor	2902 Highgrove Court	1
Khalil	Manal	P.O. Box 1767	1
Khalil	Samir	1809 Thames Trail	1
Kinard	Lucas	1209 Garry Lynne Drive	1
Kinnebrew	Samatha	6505 Connie Lane	1
Kirwin	Mary	Euless	1
Kitowski	Isabelle, Rebecca	7413 Braemar Terrace	2
Klamte	Lynn	312 Briarcliff Court	1
Klingelhoefer	Nicole	4305 Hidden Valley Court	1
Koester	Allision	113 Timberline Drive N	1
Kozloski	Joan, Sarah	5409 Coventry Court	2
Krackenberger	Marjorie	609 Green Meadow Street N.	1
Krone	Robert	Euless	1
Kurtz	Bonnie	4202 Shadow Ridge Drive	1
Labrier	Timothy	6005 Sunderland Drive	1
Lacey Jr.	Edward	208 Briarcliff Court	1
Lambeth	Jeff	3200 Bridle Lane	1
Landfield	Teresa	6205 Kenshire Drive	1
Lankford	Lisa, Charles	7001 Primrose Lane	2
Larson	Iris	6508 Beddo Court	1
Larson	Thomas	7308 JoWill Street	1
Lavas	Tim & Debbie	2405 Wilkes Drive	2

Leathers	Kristine	6300 Emerald Drive	1
Ledbetter	Harold	6700 Pleasant Run Road	1
Lee	Mark	6809 Curtis Road	1
Leeman	Laura	512 Bridlewood N.	1
Lenhart	Janet	412 Woodbriar Court	1
Lewis	Erin	2500 Ballantrae	1
Little	Misti	Stagecoach, TX	1
Lively	Mark	7209 Jo Will Street	1
Logan	Debbie	Unknown	1
Long	Wendy	4905 Jim Mitchell Trail W.	1
Love	Ken	7200 Cedar Court	1
Low	Mary	2600 Highland Drive	1
Maglio	Carol	6602 Charleston Drive	1
Mahoney	Michael	1002 Saddlebrook	1
Maiser	Analisa	5311 Maple Lane	1
Marino	Tracey	2103 Woodstock Drive	1
Marshall	Donald	5707 Hidden Oaks Drive	1
Martens	Ann	7031 Rosebrook Drive	1
Martin	Corri	6605 Meade Drive	1
Martin	Teresa, Todd	6606 Beddo Court	2
Martinez	Armando	Grapevine	1
Matschulat	Joseph	Grapevine	1
Mavis	Beverly	4301 Greenmeadow Street E	1
McAnderson	Marvin	6000 Yorkshire Drive	1
McClure	Mindy	800 Beverly Drive	1
McCollough	Patricia	4007 Martin Pkwy	1
McCully	Savannah	4205 York Drive	1
McCurry	Meredith	5401 Coventry Place	1
McCurry	Meredith	5401 Coventry Place	1
McCurry	Tom, Polly	6104 Brazos Court	2
McDonald	Maggie	6812 Shalimar Court	1
McEntee	Jean	6509 Beddo Court	1
McGarry	John	6900 Peters Path	1
McLaughlin	Krisitn	5002 Summerbrook Drive	1
Miller	Becky	5108 Chelsea Drive	1
Miller	Kelly	6820 Fallbrook Court	1
Miller	Mark	7408 JoWill Street	1
Miller	Michelle & Rob	2407 Wilkes Drive	2
Miller	Vic, Shirley	5800 Quality Hill	2
Miller	Zaira	Grapevine	1
Mills	Lisa	4801 Staffing Drive	1
Millsap	Scott	906 Hardage Lane	1
Mitchell	Kathy	816 Rembrandt	1
Montano	Maryna	4711 Shadywood Lane	1
Moore	Bridget	4500 Shadycreek Lane	1
Morin	Pamela	4003 Buckingham Place	1
Mueller	David, Joleen	6900 Meade Drive	2
Mullen	Karen	6905 Glenview Lane	1
Mullins	Nancy	5402 Twelve Oaks Lane	1

Musso	Gerri	6701 Sapphire Circle N	1		
Nasrallah	Christie	4512 Cresthaven Drive	1		
Neuman	Liane	6909 Wandering Way	1		
O'Quinn	Pam	5905 Yorkshire Drive	1		
Osborne	Jill	5013 Strathmore Ter.	1		
Ostman	Janis	1104 Tinker Road	1		
Ostronoff/Avramescu	Anna/Sabi	6601 Beddo Court	2		
Pabon	Efren	6602 Baker Court	1		
Parham	Renae	5013 Auburndale Avenue	1		
Paul	Ralph & Carole	4002 Mockingbird Lane	2		
Paulie	Allison	7405 Braemar Terrace	1		
Pearson	Celestine	2500 Kings Court	1		
Phoenix	Geri	1830 Maplewood Trail	1		
Pligliese	Pamela	5107 Old Oak Lane	1		
Porter	William	2506 Twelve Oaks Drive	1	*	1
Powell	Jill	6905 DaVinci	1		
Pratt	Kristen	1603 Kingswood Lane	1		
Presson	Eric	3717 Mouton Avenue	1		
Prince	Rebecca	5303 Huntington Court	1		
Przano	Dawan	2509 Ballantrae Drive	1		
Rahimian	Pehman	5401 Coventry Court	1		
Ray	Monica	3200 Wilton Woods Court	1		
Reardon	Sandra	109 Oak Crest Hill Drive	1		
Reed	Aaron	216 Mill Crossing W.	1		
Reed	Clay & Val	6806 Rockbrook Street	2	*	1
Reed	Sue	5212 Independence Road	1		
Reed	Thomas	6600 Armstrong Court	1		
Reinhardt	Dawne	5006 Westgrove Lane	1		
Reising	Kelli	6416 Cimmaron Trail	1		
Repass	Angela	2307 Still Point Lane	1		
Reynolds	Paul	2302 Norwalk Drive	1		
Reynolds	Susan, Doug	6417 Kingston	2		
Richardson	Bobanne	6409 Ponderosa Lane	1		
Riddle	Nathan, Lindsay	6907 Glenview Lane	2		
Rippe	Mary Alice	5305 Maple Lane	1		
Roberts	Joan	5105 Overhill Drive	1		
Robertson	Barry and Sandra Session	2415 Wilkes Drive	2	*	1
Rodriguez	Karen	North Richland Hills	1		
Rogers	Kim	7005 Coleman Court	1		
Rowe	Kevin	Grapevine	1		
Rowe	Thomas	4004 Steeplechase Drive	1		
Rozman	Bob	6604 Connie Lane	1		
Russell	Mary	4617 Green Oaks Drive	1		
Rutledge	Michelle	6310 Edinburgh Drive	1		
Samaniego	Priscilla	304 Chestnut Bend	1		
Sangermano	Damita	Grapevine	1		
Sansone	Gay	3500 Driftwood Drive	1		
Sargent	Stephen & Amy	4516 Lakeside Drive	2		
Schaefer		6803 Atlanta Drive	1		

Schofield	Debra	4305 Brookhollow Drive	1		
Schofield	Lyle M.	5805 Highland Hills Lane	1		
Scott	Paula	420 Live Oak Drive	1		
Seeker	Patti	5401 Linden	1		
Setser	Karla	5406 Sycamore Court	1		
Sharkey	Angelica	2503 Ballantrae Drive	1		
Shelton	Scott	6504 Glenhope Circle S.	1		
Siems	Margi	7401 Braemar Terrance	1		
Simmons	Sharon	Grapevine	1		
Simpler	Jennifer	6205 Westcoat Drive	1		
Sinkov	Nikolai, Kim	6506 Beddo Court	2		
Smith	Chavvon	2903 Edgewood lane	1		
Smith	Felicia	5901 Quality Hill Road	1		
Smith	Kerrie	Grapevine	1		
Smith	Patricia	6902 Glenview Lane	1		
Stadler	Teresa	2011 Tarrant Lane	1		
Staley	Jessica	104 Timberline Drive N	1		
Stauley	LeeAnn	6104 Lansford Lane	1		
Stephens	Barbara	3411 Brentwood Drive	1		
Sterrenberg	Robin, Debra	2109 Tarleton Court	2		
Steve	Kouzes	1713 Heathermore	1	*	1
Stewart	Brian & Wendy	2502 Twelve Oaks Lane	2		
Stout	Joseph	5505 Janet Lane	1		
Strong & Parisi	Gary & Valerie	1120 Nueces Court	2		
Swindell	Edie	308 Timberline Drive N.	1		
Sylevester	Paula	Grapevine	1		
Szilagyi	Darin	2310 Still Point Lane	1		
Tanner	Sean	7000 Rosebrook	1		
Tennery	Patti	1701 Heathermore	1		
Theus	Gregg & Dorothea	4104 Oxford Court	2		
Thomas	Jenny	2504 Highland Drive	1		
Torres	Brendon	Grapevine	1		
Tran	Kevin	6703 Curtis Road	1		
Trimble	Sarah	908 Dogwood Court	1		
Troyer	Barbie	3203 St. Albans Circle	1		
Ussery	Velina	Bedford	1	*	1
van Bever	Samuel	4105 Crest Court	1		
Vanbant	Michel	2412 Wilkes Drive	1		
Vitek	Amy	2307 Highland Drive	1		
Vitek	Jessica, Mike	5803 Scottsdale Drive	2		
Voelkle	Rhea	2501 Ballantra Drive	1		
Vollmer	Megan	6004 Sunderland Drive	1		
Walker/Nicholson	Ashley/MaryAnn	2101 High Gate Drive	2		
Wallace	Kenneth and Jennifer	6606 Connie Lane	2		
Wallace	Kimberly	6007 Hillbrook Drive	1		
Walton	Kim	6320 Westcoat Drive	1		
Wanger	Diane	3920 Jackson Road	1	*	1
Wasson	Steve	2413 Wilkes Drive	1	*	1
Waterworth	Tim & Leisa, John	6808 Rockbrook Court	3		

Wedemeyer	Elizabeth	2010 Frances Drive	1
Weiler	Eric, Diana	2011 Frances Drive	2
Weitzer	Amber	2605 Highland Meadow Drive	1
Weller	Noelle	6100 Hillbrook Drive	1
West	Donna	3404 San Bar Lane	1
Williamson	Lauren	7602 Jefferson Circle	1
Wilson	Karen	100 Timberline Drive S.	1
Winter	Lori	3708 Oakbriar Lane	1
Wollin	Carol	4600 Dartmoore Lane	1
Wollitz	Mike, Dell	2902 Red Oak Court E.	1
Wombough	Sue	2110 Tarleton Court	1
Yan	Xin	6508 Connie Lane	1
Yeargin	Barbara	7015 Rosebrook	1
Zebiann	Robert & Rita	6708 India Court	2

ORDINANCE O-23-2244

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	80 feet measured at the building setback line, except pie-shaped cul-de-sac lots, in which case the minimum shall be 75 feet, 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:

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

Sec. 5. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.

Sec. 6. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars ($2,000.00) for each offense.

Sec. 7. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

Sec. 8. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

Sec. 9. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit

its proper development and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 6th day of June 2023.

The second reading and public hearing being conducted on the 20th day of June 2023.

PASSED AND APPROVED BY A VOTE OF ___ AYES, ___ NAYS, ON THIS THE 20TH DAY OF JUNE 2023.

Mayor Bobby Lindamood	_____	Mayor Pro Tem Callie Rigney	_____
Brandi Elder, Place 1	_____	George Bond, Place 2	_____
Scotty Richardson, Place 3	_____	Ben Graves, Place 4	_____
Chuck Kelley, Place 5	_____		

ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" – Location and Zoning Map

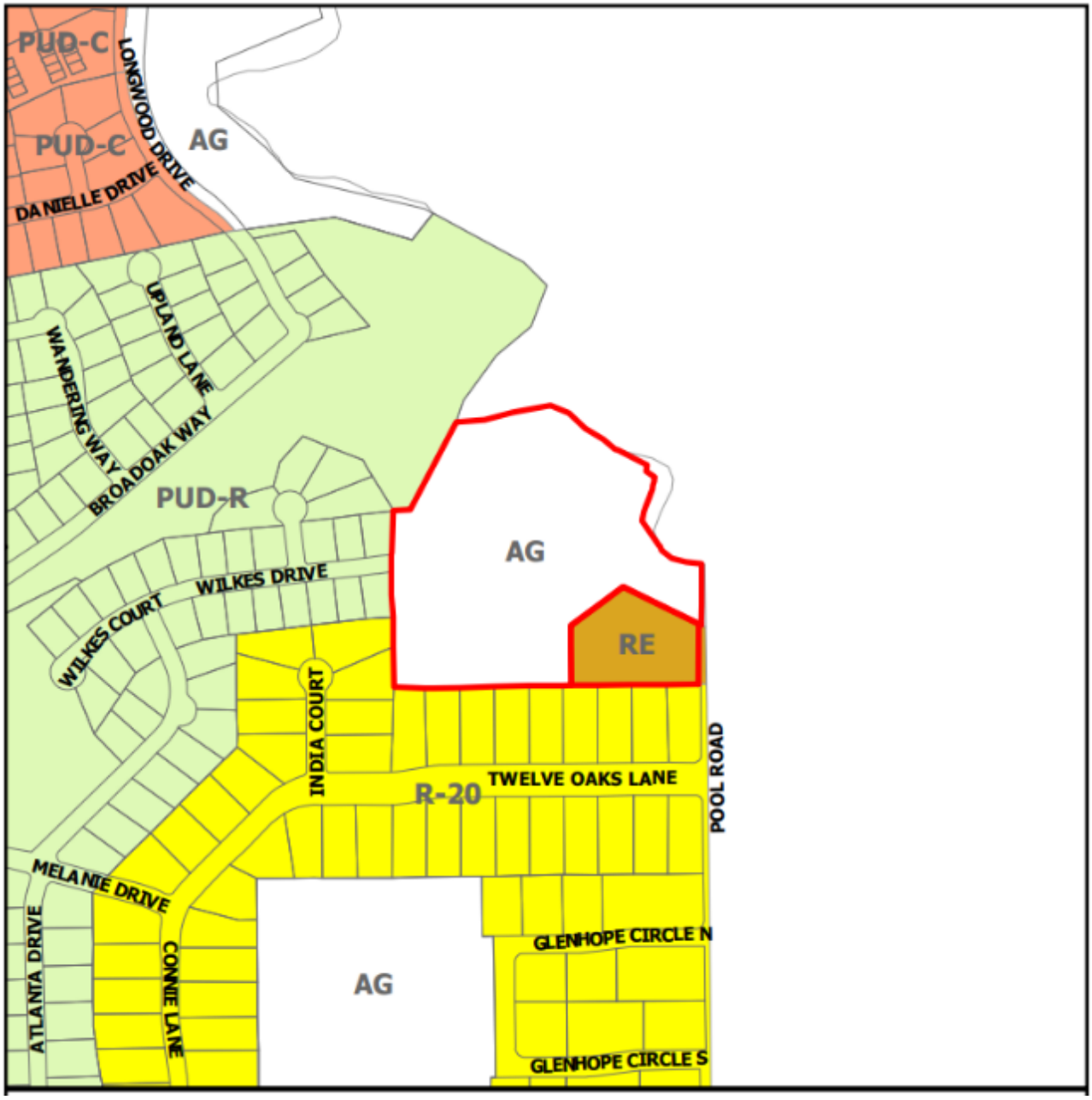
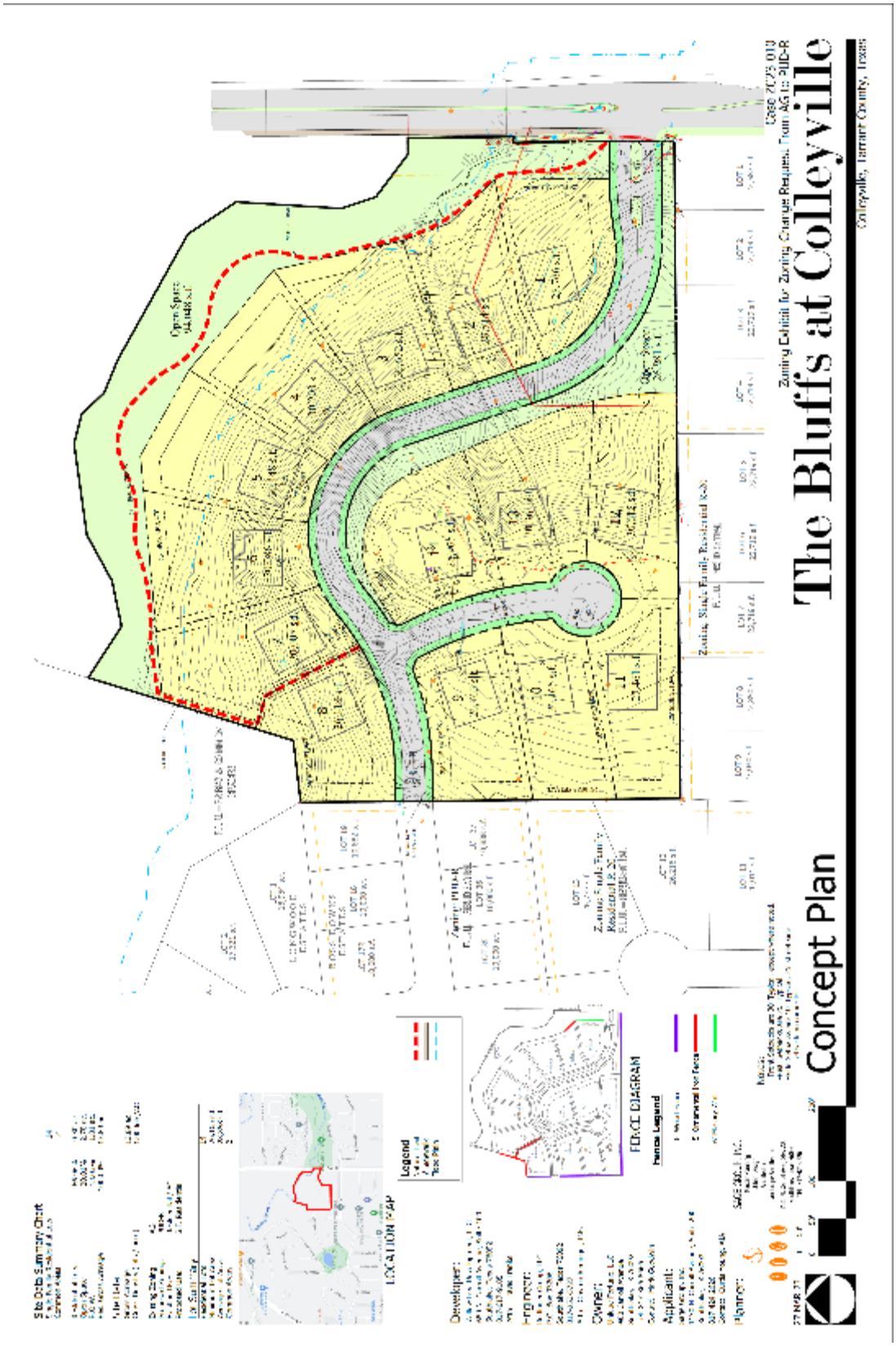


Exhibit "B" –Development Plan



RATIONAL METHOD RUNOFF CALCULATIONS (EXISTING)

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

VICINITY MAP
SCALE: 1" = 2000'

NORTH

0 20 40 80
(IN FEET)
1 INCH = 40FT

LEGEND

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

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

CITY CASE NO. ZC23-010

NO.	REVISION	BY	DATE

REDINGER GROUP, LLC
P.O. BOX 97236
DOWNTOWN STATION
WASHINGTON, DISTRICT OF COLUMBIA 20078
PREPARED FOR: MID-CENTURY DEVELOPMENT, LLC
1000 CAMPUS DRIVE, SUITE 100
COLLEYVILLE, TEXAS 76034
PHONE: (817) 917-1515

EXISTING DRAINAGE PLAN
THE BLUFFS AT COLLEYVILLE
14 ACRE PUD-R
COLLEYVILLE, TEXAS

BENCHMARKS:

COLLEYVILLE BM-28
2" BRASS DISC IN CI. 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 BROADAWAY 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. 87437 Date 2/28/2023

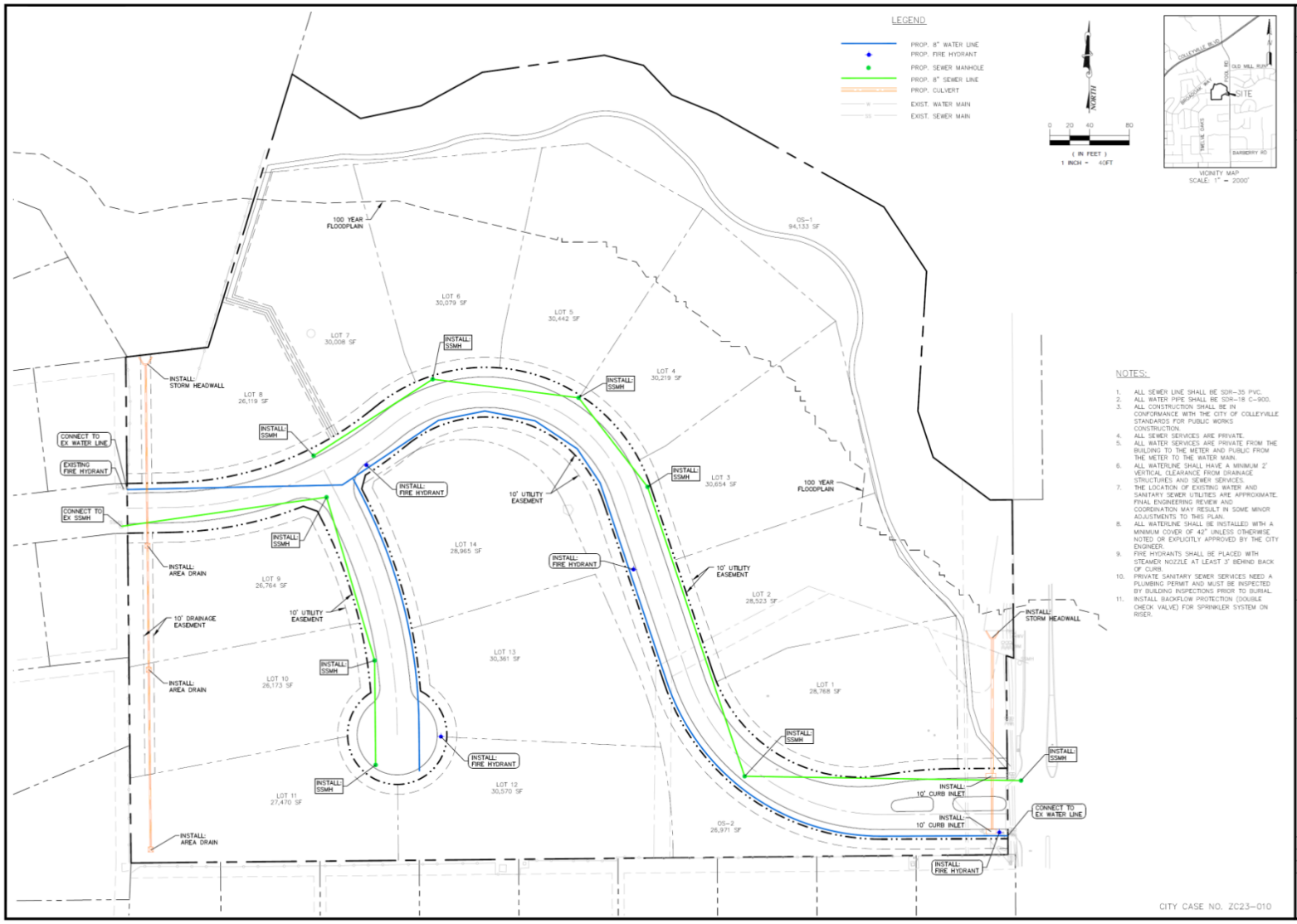
Drawn By: DSM
Reviewed By: CTR
Project: 1013-01

SHEET
1

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

PRELIMINARY GRADING & DRAINAGE PLAN
THE BLUFFS AT COLLEYVILLE
14 ACRE PUD-R
COLLEYVILLE, TEXAS

2



NOTES:

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

CITY CASE NO. ZC23-010

NO.	REVISION	BY	DATE

REDINGER GROUP, LLC
P.O. BOX 93326
SOUTHLAKE, TEXAS 76092
PHONE: 817-251-0427
ENGINEERING FIRM #12028
PREPARED FOR: WELLINGTON DEVELOPMENTS, LLC
2000 BOLTON BOAT RD, SUITE 100
HUDSON OAK, TEXAS 76092

PRELIMINARY UTILITY PLAN
THE BLUFFS AT COLLEYVILLE
COLLEYVILLE, TEXAS

BENCHMARKS:

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

COLLEYVILLE BM-92
2" BRASS DISC IN N END OF INLET 15.4' W OF CL OF BROADOAK ST 55' S OF CL OF LONGWOOD ST & 41' SE OF A FIRE HYDRANT
ELEV = 577.13'

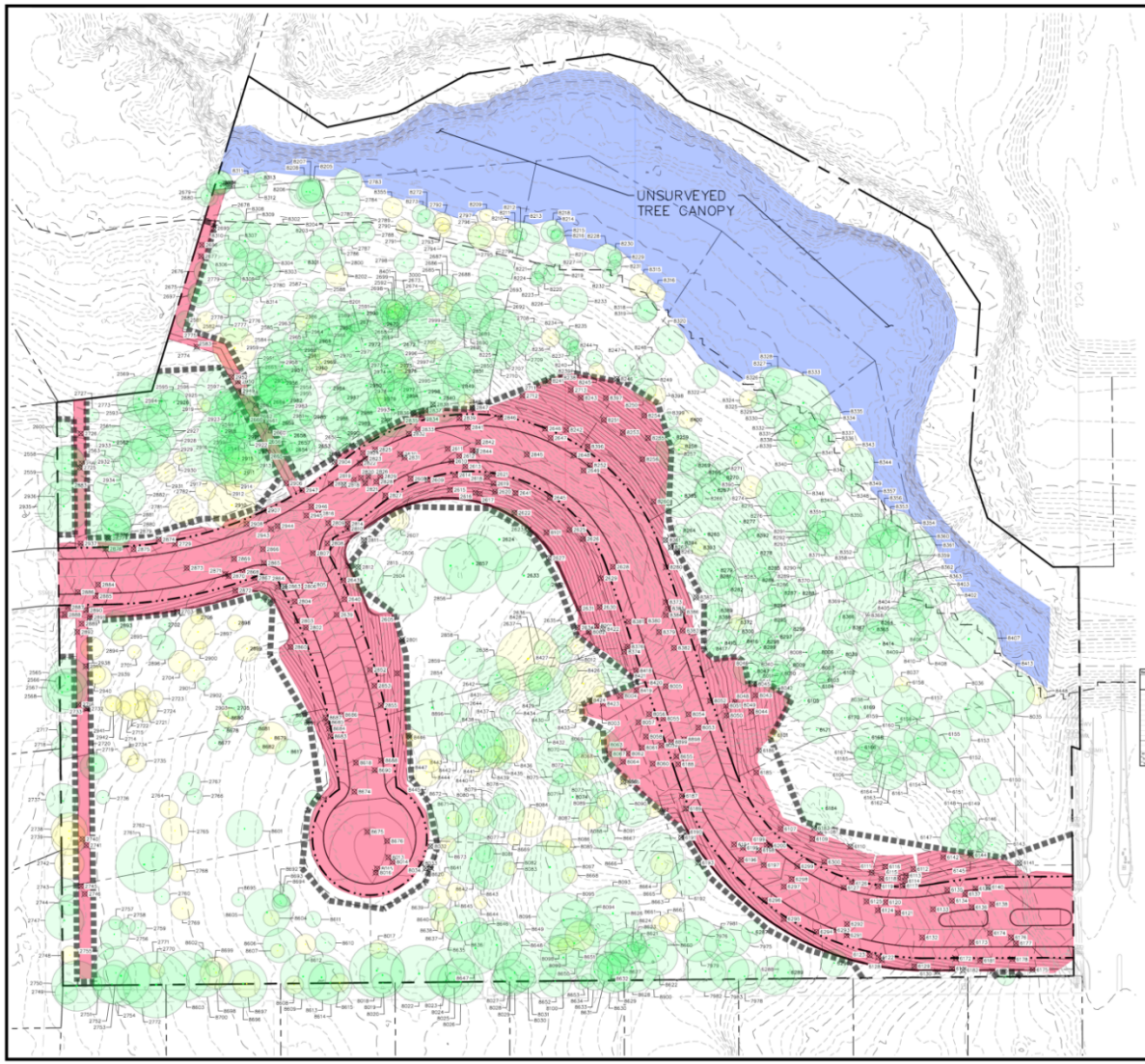
PRELIMINARY FOR REVIEW ONLY
Not for Construction or Permit Purposes

Engr: CLAYTON T. REDINGER
Date: 8/18/23
P.E. No.: 108797

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

SHEET
3

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



NORTH

0 20 40 80

(IN FEET)
1 INCH = 40FT

VICINITY MAP
SCALE: 1" = 2000'

LEGEND

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

Tree Preservation Summary (excludes building envelopes)	%	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(ed(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		428,432	
Provided Credit for Tree Mitigation		0	
Additional Tree Planting Required (site canopy ONLY)		0	

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

Tree Species Summary

Common name or species	Trees (Qty)	Trees to Preserve	Trees to Remove	DIB Inches	DIB Inches to Preserve	DIB Inches to Remove	Tree Canopy (ft2)	Canopy to Preserve (ft2)	Canopy to Remove (ft2)	Average Tree (Qty)	Mitigation (ft2)
AMERICAN ELM	74	46	28	757	565	296	23,141	15,876	7,865	4	3
CHINESE PISTACHE	8	8	0	27	27	0	376	376	0	4	0
CEDAR SAGE	3	3	0	44	41	3	1,195	1,195	0	4	0
EASTERN REDCEDAR	21	12	9	523	289	234	15,709	10,452	5,257	4	9
GOLDEN RAIN TREE	1	1	0	6	6	0	314	314	0	4	0
LONG-LEAF PINE	124	114	10	2,184	1,840	414	147,740	133,704	14,035	5	41,690
PLUM	7	2	5	12	11	1	226	226	0	4	0
POST OAK	347	295	52	7,614	4,442	2,088	109,215	89,597	19,618	5	82,007
SYCAMOR-LEAF OAK	9	9	0	343	343	0	16,955	16,955	0	4	0
Total	607	491	104	11,510	7,565	3,035	314,871	268,295	46,576	5	139,080
							15.66 acres	6.16 acres	1.07 Acres		

All calculations based on offsite, compass or tape, not on the Map, and to scale. Tree Species Summary additionally includes trees in building envelope

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

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

SCALED AT 24"x36" PAGE SIZE

NO	REVISION	BY	DATE

REDINGER GROUP, LLC
P.O. BOX 97226
SOUTHLAKE, TEXAS 76092
ENGINEERING FIRM F-10209 SURVEYING FIRM LSF-10177
PREPARED FOR: WILLOWTREE DEVELOPMENT, LLC
680 N. CARROLL AVENUE, SUITE 100
SOUTHLAKE, TEXAS 76092
PHONE: (817) 617-9105

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

BENCHMARKS:

COLLEYVILLE BM-29
12" BRASS DISC IN CL INLET AT CL OF TWELVE OAKS 12FT W OF FOOS 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. 87097 Date 2/18/2021

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

SHEET
1

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

CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number 7a **Agenda Date** 6/20/2023 **Number** Resolution R-23-4854
Type Resolution
Department Engineering

Title
Approving support of the City of Colleyville 2024 Active Transportation Plan and requests for funding through the Transportation Alternatives Set-Aside (TA) Program

Explanation
Reading and Public Hearing

Staff is submitting the 2024 Active Transportation Plan for grant consideration through the Transportation Alternatives Set-Aside (TA) Program. The TA Program requires City Council approval of a resolution with a commitment to funding the project if the grant is awarded.

This item seeks City Council approval of the resolution with a commitment to the project development and local match funding if approved.

Financial Impact
If the City were to receive the requested grant, funding is available for the 20% local match. The local contribution could be appropriated from one or more of the following funding sources: Capital Projects Fund, Colleyville Tomorrow Fund, Parks Tomorrow Fund, Voluntary Park Fund, or the Colleyville Economic Development Corporation Fund.

Recommendation
Approve

Attachments
1. Resolution R-23-4854

RESOLUTION R-23-4854

A RESOLUTION SUPPORTING THE CITY OF COLLEYVILLE'S APPLICATION TO THE TEXAS DEPARTMENT OF TRANSPORTATION'S 2023 TRANSPORTATION ALTERNATIVES SET-ASIDE (TA) CALL FOR PROJECTS

WHEREAS, the Texas Department of Transportation issued a call for projects in December 2022 for communities to apply for funding assistance through the Transportation Alternatives Set-Aside (TA) Program; and

WHEREAS, the TA funds may be used for development of planning documents to assist communities of any size in developing non-motorized transportation networks; and

WHEREAS, the TA funds require a local match, comprised of cash or Transportation Development Credits (TDCs), if eligible. The City of Colleyville would be responsible for all non-reimbursable costs and 100% of overruns, if any, for TA funds.

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

Sec. 1 THAT The City Council supports funding this project as described in the 2023 TA Detailed Application (including the planning activities, the department's direct state cost for oversight, and the required local match, if any) and is willing to commit to the project's development, financing, management, adoption and implementation of completed planning documents.

Sec. 2 THAT The City of Colleyville is willing and able to enter into an agreement with the department by resolution or ordinance, should the project be selected for funding.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 20TH DAY OF JUNE 2023.

Mayor Bobby Lindamood	_____	Mayor Pro Tem Callie Rigney	_____
Brandi Elder, Place 1	_____	George Bond, Place 2	_____
Scotty Richardson, Place 3	_____	Ben Graves, Place 4	_____
Chuck Kelley, Place 5	_____		

ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number
Agenda Date 6/20/2023
Type Report
Department City Secretary

Title
Library Board Minutes - April 10, 2023
Planning and Zoning Commission Minutes - May 8, 2023
Planning and Zoning Commission Worksession Minutes - May 22, 2023

Attachments
1. Library Board Minutes - April 10, 2023
2. Planning and Zoning Commission Minutes - May 8, 2023
3. Planning and Zoning Commission Worksession Minutes - May 22, 2023

City of Colleyville

Colleyville Library Board MINUTES

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

Monday, April 10, 2023
6:00 p.m.

Colleyville Public Library
110 Main Street

1. CALL TO ORDER

Chair Molly Skinner called the meeting of the Colleyville Library Board to order at 6:05 p.m.

Present Board members: Chair Molly Skinner, Vice-Chair Joan Roberts, Kay Newton, Wanda Cotter, Pat Jones, Gary McPherson, and Denise Light. City Staff: Library Director Mary Rodne, Library Community Events Coordinator Maria Hoefke

Absent Board Members: Joy Lee Fulton, Joseph Stout

2. APPROVAL OF MINUTES

December 12, 2022

A motion was made by Kay Newton and seconded by Joan Roberts to approve the December 12, 2022 minutes. The motion was approved unanimously.

3. REGULAR AGENDA ITEMS

3a Update on the Colleyville Public Library Long-Range Plan 2023 - 2028

Director Rodne reported that the Long-Range Plan was approved by the City Council at the March 21st meeting. The City Council also approved the purchase with Bibliotheca for upgraded equipment and software for the Library's two Automated Materials Handling (AMH) systems. Board members asked if the Council had any questions. Rodne noted that one question had been asked regarding access to the Library's digital content in cloudLibrary by children, and explained that parent control options existed.

3b Overview of the 2023 Summer Reading Program

Director Rodne stated the Library was in the planning stages for the 2023 Summer Reading Program. This year's theme would be, 'Celebrate Reading,' and that the logos for the summer t-shirts had been designed. The Summer Reading Kick-Off was set for June 2nd and the Summer Reading Finale will be held in the evening on July 28th. Additionally, Rodne stated that Jean Neisus was in the midst of making a quilt incorporating all the t-shirts from the past 20 Summer Reading Programs. Rodne said this year's theme would incorporate a birthday cake with a '20' on top as well as fireworks in the balloon columns. All programs had been booked, said Rodne, except for one performer who withdrew due to illness. Also, Rodne said, members of the Youth Service's Department will be visiting the area schools in early May promoting the Library's Summer Reading Program.

3c Discussion of Items for Future Agendas

There were no comments or suggestions for future discussion items.

REPORTS

4a Librarian's Report

A. Monthly Statistics:

Director Rodne provided an overview of the statistics and programs for the months of December through March 2023. Rodne stated that overall the statistics were up for the Library. Most Library usage statistics were up and circulation was up seven percent, Rodne said. Additionally, the Library had 140 volunteers during this time period with 540 voluntary library hours.

B. Donations:

Rodne reported that the Library had received a total of $16,362 from December to March. Of that amount, $100 was received from David and Pam Brandt in December for the purchase of non-fiction books. In January, the Colleyville Public Library Foundation donated $500 for the Library's author luncheon and an additional $2,500 for a new train table in the Youth Services area. Additionally, the Friends of the Library also donated $2,500 for the train table. Also, Rodne said the United Methodist Church recognized the Library with a $162.00 donation which was used for adult and children's books. The church also donated a coffee pot for Library staff. In February, the Colleyville Lions Club donated $500 for the purchase of Large Print books, and the Colleyville Garden Club donated $100 for the purchase of gardening books.

In March, the Library received a $10,000 donation from the Robert J. and Helen H. Glaser Family Foundation for the Library's Summer Reading Program. Rodne added that a plaque was presented to the Glaser's at the March 21, 2023 City Council meeting in recognition of their generosity.

C. Programs:

Rodne stated that overall the program statistics were up for the Library. Rodne said that the Adult/Teen staff hosted 24 programs and 149 people attended. In Youth Services, 27 programs were offered and 744 had attended.

Rodne added that the Library would be hosting a Spring StoryWalk® at the end of April or beginning of May and were waiting on the storyboards to be printed. It was explained that the featured book was going to be *Muncha, Muncha, Muncha,* and would include a rabbit scavenger hunt around The Plaza.

Additionally, Rodne stated that the City's Recreation and Senior Center programs would continue at the Library through May and possibly into June. At the end of April, Rodne said early voting would begin at the Library on April 24th.

The report was concluded with additional information regarding the purchase of the Library's two Automated Materials Handling (AMH) systems. Following City Council approval of the purchase, the Library placed the order. Rodne noted that the equipment is made in Germany and estimated arrival time may be around six months, possibly October.

4b Friends of the Colleyville Public Library Report

Friends of the Library President Joan Roberts stated the group is still receiving book donations and currently have an influx of children's books. The group has donated a number of children's books to at a local organization, Young Lives. The program is a division of Young Life and the Friends donated the children's books to young mothers. Roberts said the Friends are anticipating selling ice cream this summer following the Library's Tuesday/Thursday afternoon programs. Director Rodne said in the past, a local burger business as well as Sonic had sold ice cream and last summer, the Library hosted an ice cream truck on The Plaza with the Library's outdoor evening performances. Friends of the Library member Kay Newton said the group would look into selling water along with ice cream. Library Board member Gary McPherson said he had recently toured a Salvation Army facility in Fort Worth in which the Dallas Cowboys donated funds for a Library

within the facility. McPherson said they were also looking for books and suggested it to the Friends. In addition, the Friends are receiving calls asking if only Colleyville residents were allowed to buy from the used books shelves at the Library. Newton stated that anyone could buy from their sale shelves. Roberts also said there were no current plans for a book sale.

4c Colleyville Public Library Foundation Report

Foundation President Denise Light said the organization is in the planning process for its fundraising celebration marking the Library's 20th year. Light stated that the Foundation is hoping the event will raise $50,000 for the Library and are anticipating to host an author to headline as well as a jazz band. Light said the group will be calling for sponsorships from the community and putting together a sponsorship level sheet with items attributed to each level.

4. ADJOURNMENT

A motion was made by Kay Newton and seconded by Wanda Cotter to adjourn the meeting of the Colleyville Library Board at 6:26 p.m. The motion was approved unanimously.

APPROVED BY A VOTE OF 7 AYES, 0 NAYS, AND 0 ABSTENTIONS ON THIS THE 12th DAY OF June.

Minutes taken and prepared by:

Maria Hoefke

Maria Hoefke
Library Community Events Coordinator

City of Colleyville
Planning and Zoning Commission
Minutes

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

Monday, May 8, 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 May 8, 2023, at 6:15 p.m.

Roll Call

Present: David Groves, Mark Alphonso, Jim Linn, and Claudia Bevill

Absent: Sayeda Syed and Tim Raine

Staff Present: Ben Bryner and Jacquelyn Reyff

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 6:34 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 May 8, 2023, at 7:00 p.m.

Roll Call

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

Absent: N/A

Staff Present: Ben Bryner and Jacquelyn Reyff

Also Present: Attorney, Nicole Corr

1. APPROVAL OF MINUTES

1a Planning and Zoning Commission Meeting Minutes – April 10, 2023
Planning and Zoning Commission Worksession Minutes – April 24, 2023

Commissioner Alphonso made a motion to approve the April 10, 2023 Planning and Zoning Commission Meeting Minutes and the April 24, 2023 Planning and Zoning Commission Worksession Minutes. Commissioner Raine seconded the motion.

The motion was carried by the following vote:

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

2. PUBLIC HEARING AGENDA ITMES

2a TABLED FROM APRIL 10th PLANNING AND ZONING COMMISSION MEETING. 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

Commissioner Linn made a motion to remove Case ZC23-006 from the table. Commissioner Groves seconded the motion.

The motion was carried by the following vote:

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

The applicant wrote a notice to the Commission requesting to table the item to the next Planning and Zoning Commission Meeting on June 12, 2023.

Commissioner Groves made a motion to table Case ZC23-006. Commissioner Linn seconded the motion.

The motion was carried by the following vote.

Aye: 6 - Groves, Alphonso, Syed, Raine, Linn, and Richardson
Nay: 0

2b TABLED FROM APRIL 10th PLANNING AND ZONING COMMISSION MEETING. 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

Commissioner Syed made a motion to remove Case ZC23-008 from the table. Commissioner Linn seconded the motion.

The motion was carried by the following vote:

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

Jacquelyn Reyff presented the case and briefed the Commission.

The applicant, Kenneth Tramm, 5100 Thompson Terrace, Colleyville, Texas came forward and discussed the changes made to the design of the property. The applicant answered questions regarding the safety precautions of the building related to its windows and the building.

The public hearing was opened at 7:12 p.m.

With no one wishing to speak, the public hearing was closed at 7:12 p.m.

Commissioner Alphonso made a motion to approve Case ZC23-008. Commissioner Raine seconded the motion.

The motion was carried by the following vote:

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

2c Consideration of a Special Use Permit to allow for an Auto Repair Shop, for Lot 1B1, Block 3, Village Park Addition, located at 700 Glade Road, Case ZC23-011

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Daniel Nouns, came forward and spoke to the Commission.

The public hearing was open at 7:16 p.m.

With no one wishing to speak, the public hearing was closed at 7:16 p.m.

Staff answered questions from Commissioner Syed regarding the requirement of a Special Use Permit for change of ownership of a building.

Commissioner Groves made a comment to the applicant requesting the applicant to continue maintenance of the landscaping on the property.

Commissioner Linn made a motion to approve Case ZC23-011. Commissioner Syed seconded the motion.

The motion was carried by the following vote:

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

3. CITIZEN COMMENTS

4. ADJOURNMENT

The meeting adjourned at 7:26 p.m.

The minutes were written and prepared by:

JR

Jacquelyn Reyff
Planning Manager

The meeting minutes were approved on June 14, 2023 by a vote of 5-0.

City of Colleyville
Planning and Zoning Commission
Minutes

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

Monday, May 22, 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 May 22, 2023, at 6:15 p.m.

Roll Call

Present: David Groves, Mark Alphonso, Sayeda Syed, and Jim Linn

Absent: Tim Raine, Claudia Bevill

Staff Present: Ben Bryner, Jacquelyn Reyff, Kristopher Potts

Also Present: Fire Marshal, Robert McKeown

2. WORKSESSION AGENDA ITMES

2a Consideration of a Special Use Permit for a reduction in parking for the property being Lot 1, Block 1, of the Corley subdivision, located at 5409 Colleyville Boulevard

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions from the Commission regarding the content of the restaurant and SUP.

3. ADJOURMENT

The meeting adjourned at 6:21 p.m.

The minutes were written and prepared by:

Kris Potts

Kristopher Potts
Planner

The meeting minutes were approved on June 14, 2023 by a vote of 5-0.

RESOLUTION R-23-4855

A RESOLUTION APPROVING CITY COUNCIL ACTION UNDER BUSINESS AT THE REGULAR CITY COUNCIL MEETING OF JUNE 20, 2023

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

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

Sec. 1. THAT

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 20TH DAY OF JUNE 2023.

Mayor Bobby Lindamood	_____	Mayor Pro Tem Callie Rigney	_____
Brandi Elder, Place 1	_____	George Bond, Place 2	_____
Scotty Richardson, Place 3	_____	Ben Graves, Place 4	_____
Chuck Kelley, Place 5	_____		

ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor