



City of Colleyville Planning and Zoning Commission Agenda

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

Monday, December 14, 2015

City Council Chambers

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

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

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

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

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

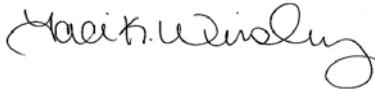
**7:00 P.M. - REGULAR MEETING
CALL TO ORDER AND ROLL
INVOCATION: Commissioner Davis
PLEDGE OF ALLEGIANCE**

- 1. CITIZEN COMMENTS/PRESENTATIONS REGARDING ITEMS NOT ON
THE AGENDA AS A PUBLIC HEARING ITEM**
- 2. CONSENT AGENDA ITEMS**
 - 2a** Consideration of a Preliminary/Final plat on Abstract No. 331 of the
A.J. Caldwell Survey, located at 6105 Waller Lane, Case PC15-024
- 3. PUBLIC HEARING AGENDA ITEMS**
 - 3a** Consideration of a zoning change from the AG-Agricultural zoning
district to the R20-Single Family Residential zoning district on Lot 1 of

the Miles Addition, located 6480 Pool Road, Case ZC15-018.

4. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards December 11, 2015 by 5:00 p.m.



Taci Wrisley
Planning and Zoning Assistant

A quorum of the Colleyville City Council may be in attendance at this meeting.

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

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



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 2a	Agenda Date 12/14/2015	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration of a Preliminary/Final plat on Abstract No. 331 of the A.J. Caldwell Survey, located at 6105 Waller Lane, Case PC15-024

Explanation

The applicant and property owner Jayachandra Gajulapalli requests approval of a Combination Preliminary/Final Plat of approximately 2.68 acres at 6105 Waller Lane. The applicant proposes to create Lots 1-4, Block 1 of the Reddy Court Addition to the City of Colleyville. The purpose of the plat is to create a four-lot residential subdivision, with the creation of one public street.

Existing Conditions. The property, generally located at the southeast corner of Cooks Lane and Waller Lane, is currently unplatted and developed with one single-family residential home on the site, which is proposed to be removed.

Zoning. The subject property is currently zoned R-20 – Single Family Residential District. The subject property was rezoned by City Council on March 17, 2015, from the AG – Agricultural District to the R-20 – Single Family Residential District (ZC14-029).

Lot Dimensions and Setbacks. The R-20–Single Family Residential District requires the following development standards:

Minimum Lot Size: 20,000 square feet

Minimum Lot Width: 100 feet

Minimum Lot Depth: 125 feet

Minimum Front Yard Setback: 30 feet

Minimum Side Yard Setbacks: 10 feet

Minimum Rear Yard Setback: 25 feet

As submitted, the proposed plat meets all of the requirements of the Land Development Code. A note has been added to the plat indicating any future home constructed on Lot 1 must front Waller Lane and take drive access off of the proposed

street. This note is to prevent construction of a drive through the detention pond on the western portion of Lot 1.

Sidewalks. A minimum four-foot wide sidewalk is required along the proposed street and Waller Lane with the construction of any residential structure.

Surrounding Properties. The properties to the north and east are zoned R-20 – Single Family Residential District and occupied by single-family residential homes. The property to the south is zoned AG – Agricultural District and is occupied by Colleyville Middle School. The properties to the west are zoned R-40 – Single-Family Residential and AG – Agricultural District and contain single family residential homes.

Fees. Park Land Dedication fees are required, in the amount of \$1,802 per residential lot. Park Land Dedication fees are due prior to filing the plat for record. Impact Fees are also required per Chapter 13 of the Land Development Code and are due prior to the issuance of a Building Permit.

Tree Preservation. A Tree Preservation Plan, consistent with Chapter 5 of the Land Development Code, is under review for the proposed subdivision. Minimum canopy percentage of 50 percent must be maintained on the subject property unless or until a waiver to the preservation requirement is approved by the Planning and Zoning Commission. The Tree Preservation Plan must be approved by Staff prior to filing the plat for record. Tree protection must be installed and maintained, per the approved Tree Preservation Plan, throughout construction on the project.

Drainage and Stormwater Runoff. As required by the Land Development Code, drainage and engineering plans have been submitted with the proposed plat. Water and sanitary sewer services will be installed as part of the development process. The developer is responsible for the extension of water and sewer service lines to the individual lots.

Public Notification. Notification of property owners is not required for the approval of a Combination Preliminary/Final Plat, but the agenda was posted in advance of the meeting for public review per standard procedure and the Texas Local Government Code.

Summary. The proposed Combination Preliminary/Final Plat meets the requirements of the Land Development Code, therefore staff recommends approval.

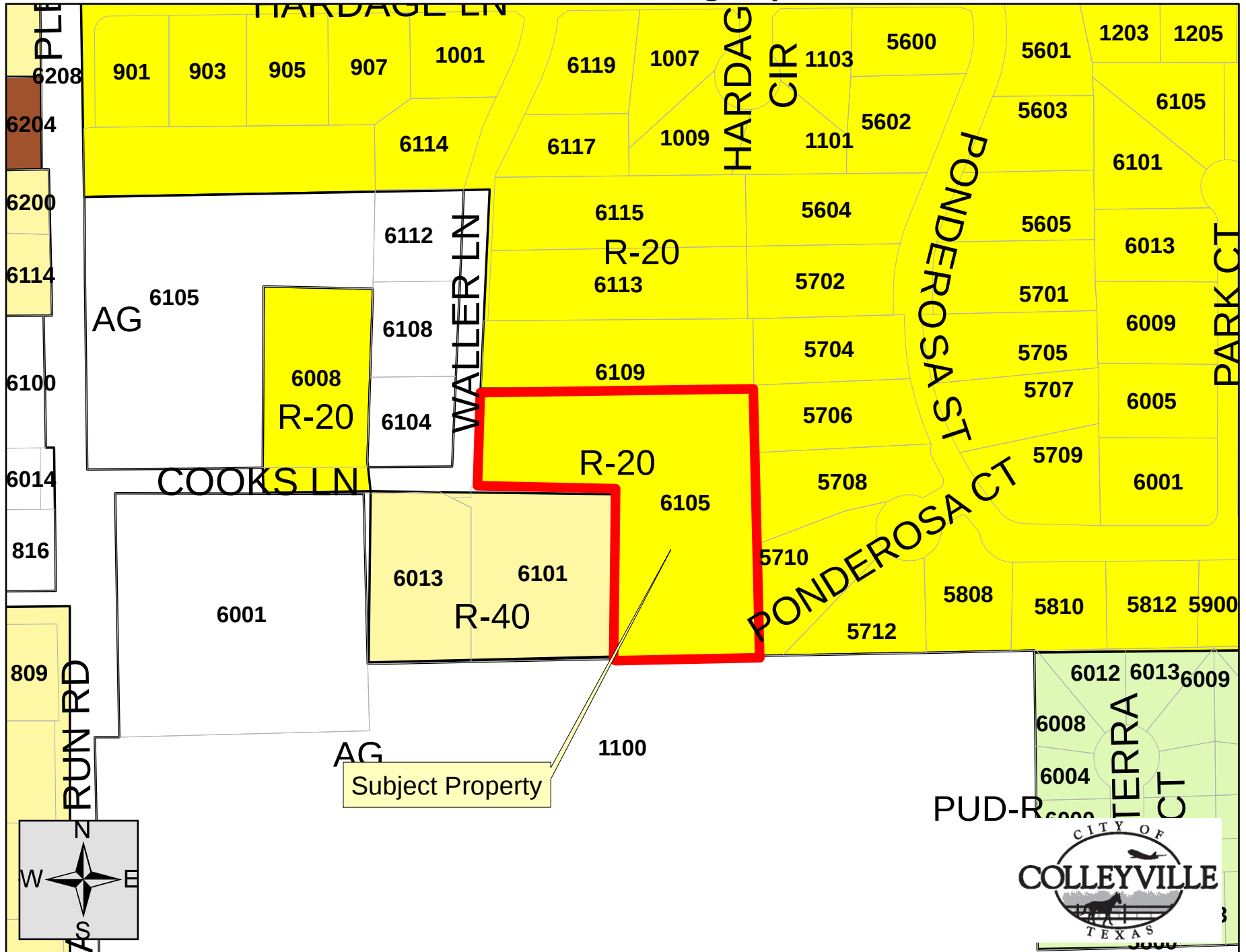
Recommendation

Approve

Attachments

1. Location and Zoning Map
2. Aerial
3. Proposed Plat

Location and Zoning Map



Aerial





City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 3a	Agenda Date 12/14/2015	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration of a zoning change from the AG-Agricultural zoning district to the R20-Single Family Residential zoning district on Lot 1 of the Miles Addition, located 6480 Pool Road, Case ZC15-018.

Explanation

Charles Stark, the applicant, has submitted a request to change the zoning on approximately 8.22 acres, located at 6480 Pool Road. The applicant is requesting to rezone the subject property from the AG – Agricultural District to the R-20 – Single Family Residential District in order to develop a residential subdivision.

Existing Conditions. The subject property is currently platted as Lot 1 of the Miles Addition. A subsequent Preliminary/Final Plat will be required in order to subdivide the property further. The subject property is on approximately 8.22 acres and presently contains one single-family home with accessory structures which are proposed to be removed.

Statement of Planning Objectives. The applicant is requesting a zoning change to create consistency with the surrounding zoning designations, with the intent of developing a residential subdivision in the future.

Lot Dimensions and Setbacks. Per Section 3.24 G, Schedule of District Regulations in the Land Development Code, the R-20 zoning regulations require:

Minimum Lot Size: 20,000 square feet

Minimum Lot Width: 100 feet

Minimum Lot Depth: 125 feet.

Minimum Front Yard Setback: 30 feet

Minimum Side Yard Setbacks: 10 feet

Minimum Rear Yard Setback: 25 feet

Maximum Lot Coverage: 30 percent

A conceptual plan submitted by the applicant, for review purposes only, reflects 12 residential lots, one open space lot, and a proposed east-west public street. The conceptual plan appears feasible to meet the minimum standards of the Land Development Code for the R-20 zoning district. The plan has been attached to the request but is not proposed for final consideration.

Surrounding Development Trends. Properties to the north are zoned R-20 – Single Family

Residential District (developed with single family homes) and AG – Agricultural District (developed with an elementary school). Land to the east is located within the City of Grapevine and developed with single family homes. To the south and west, property is zoned R-20 – Single Family Residential District (developed with single family homes).

Comprehensive Plan. The Future Land Use Map designates the subject property for single family residential uses. The proposed rezoning is consistent with the City's comprehensive plan.

Public Notification. Staff mailed notices to 24 property owners within 200 feet as well as any Homeowners Associations within 500 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code. To date, 29 responses in opposition have been received, and one letter from the Grapevine-Colleyville ISD requesting improvements to the property.

Supermajority Vote Requirement. The current opposition of property owners within 200 feet is 34.81 percent, and a supermajority vote is required. Section 1.18.B(8) of the Land Development Code states that "No change of which the Planning and Zoning Commission has recommended denial or in case of 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. In computing the percentage of land area, the area of streets and alleys shall be included in the computation". Therefore, a minimum of six of seven votes are required in order for the City Council to approve this item.

Summary. The proposed zoning change is consistent with the City's comprehensive plan and its Future Land Use Map, which designates the subject property as single family residential uses. In addition, a conceptual plan provided by the applicant is compatible with the requirements of the proposed zoning district and is consistent with the development pattern and existing zoning along Pool Road, Independence Road, Glenhope Circle South, and Connie Lane. Staff recommends approval of the proposed rezoning request.

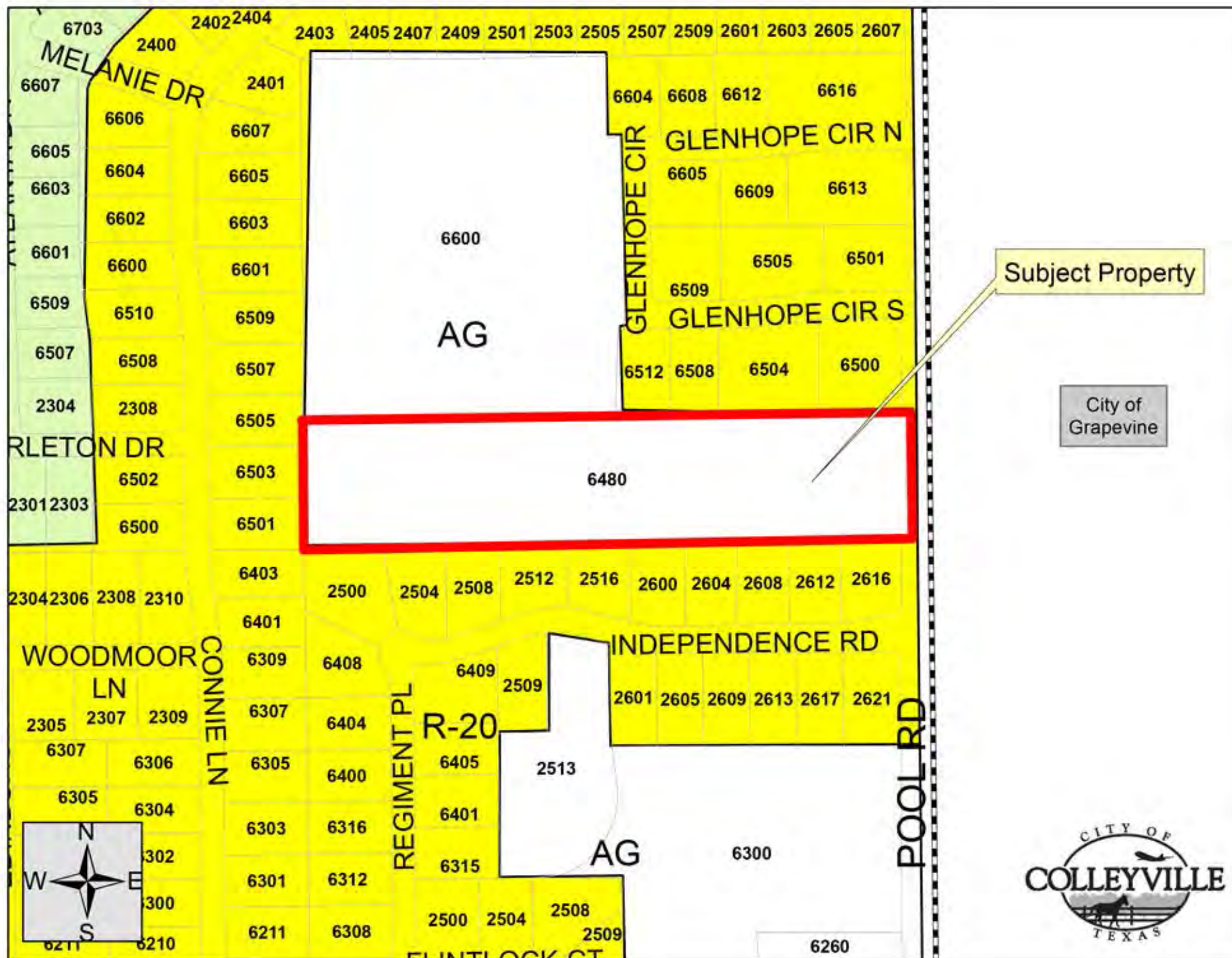
Recommendation

Approve

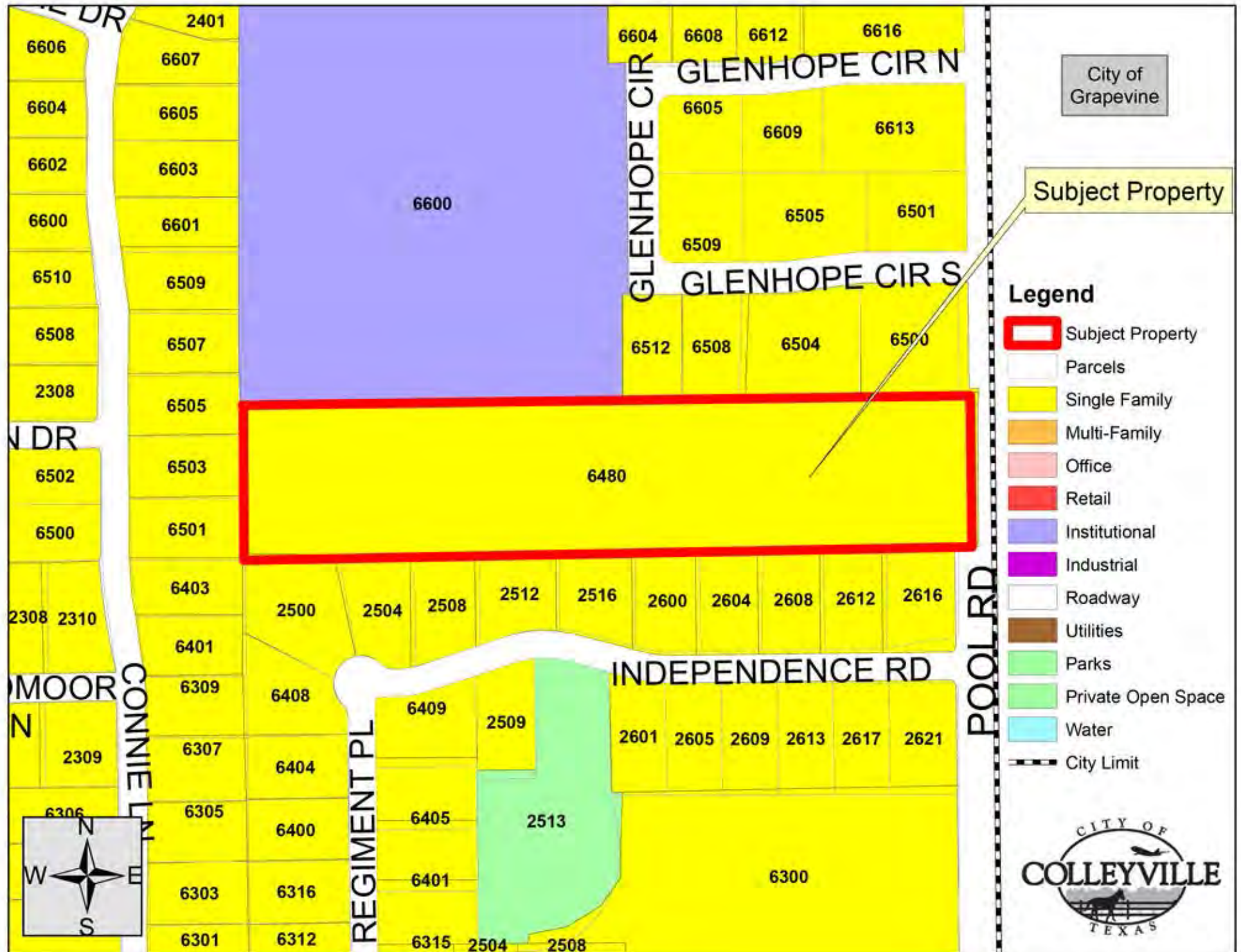
Attachments

1. Location and Zoning Map
2. Future Land Use Map
3. Aerial
4. Notification List
5. Buffer Map (Notification Area)
6. Letters of Opposition
7. Property Owner Opposition Map
8. Letter from Grapevine- Colleyville ISD
9. Conceptual Site Plan
10. Statement of Planning Objectives
11. Ordinance O-15-XXXX

LOCATION AND ZONING MAP



FUTURE LAND USE



AERIAL

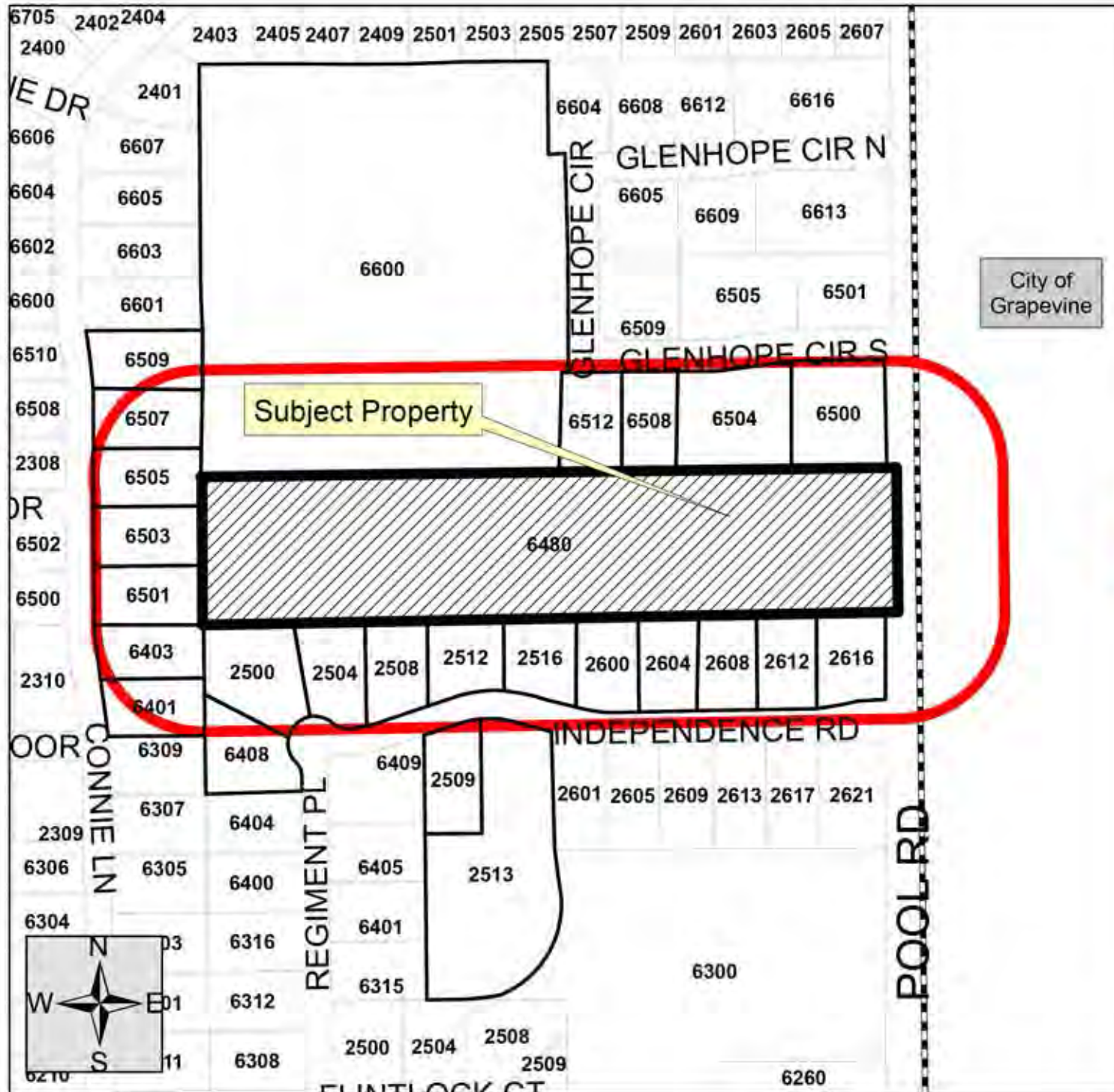


PROPERTY OWNER NOTIFICATION LIST

OWNER NAME	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP	SITUS ADDRESS
MATLOCK, BRIAN D	2508 INDEPENDENCE RD	COLLEYVILLE	TX	76034	2508 INDEPENDENCE RD
SHELTON, B KEITH	6504 GLENHOPE CIR S	COLLEYVILLE	TX	76034	6504 GLENHOPE CIR S
STETSON, THOMAS	6507 CONNIE LN	COLLEYVILLE	TX	76034	6507 CONNIE LN
SIMPSON, RALPH	2405 COUNTY ROAD 3440	HAWKINS	TX	75765	6408 REGIMENT PL
MONHOLLEN, ROGER A	6508 GLENHOPE CIR S	COLLEYVILLE	TX	76034	6508 GLENHOPE CIR S
BAUGHMAN, DONALD	6505 CONNIE LN	COLLEYVILLE	TX	76034	6505 CONNIE LN
DEMARRAIS, SCOTT	6401 CONNIE LN	COLLEYVILLE	TX	76034	6401 CONNIE LN
HAMILTON, ARTHUR L	6500 GLENHOPE CIR S	COLLEYVILLE	TX	76034	6500 GLENHOPE CIR S
FENNELLY, ANNETTE	2616 INDEPENDENCE RD	COLLEYVILLE	TX	76034	2616 INDEPENDENCE RD
MIRCHANDANI, MICKY G	6503 CONNIE LN	COLLEYVILLE	TX	76034	6503 CONNIE LN
GRAVIT, ALEISHA	2608 INDEPENDENCE RD	COLLEYVILLE	TX	76034	2608 INDEPENDENCE RD
NGUYEN, FRANK P	2500 INDEPENDENCE RD	COLLEYVILLE	TX	76034	2500 INDEPENDENCE RD
COOPER, MICHAEL J	2604 INDEPENDENCE RD	COLLEYVILLE	TX	76034	2604 INDEPENDENCE RD
TOWERY, ZACH D	2504 INDEPENDENCE RD	COLLEYVILLE	TX	76034	2504 INDEPENDENCE RD
ZIMMER, WILLIAM	2509 INDEPENDENCE RD	COLLEYVILLE	TX	76034	2509 INDEPENDENCE RD
HORTON, ANTHONY R	2612 INDEPENDENCE RD	COLLEYVILLE	TX	76034	2612 INDEPENDENCE RD
RILEY, TARA	2600 INDEPENDENCE RD	COLLEYVILLE	TX	76034	2600 INDEPENDENCE RD
WEBBER, JAMES J	6512 GLENHOPE CIR S	COLLEYVILLE	TX	76034	6512 GLENHOPE CIR S
MCCLURE, MICHAEL D	PO BOX 898	COLLEYVILLE	TX	76034	6509 CONNIE LN
CAFFEY, MARK	6480 POOL RD	COLLEYVILLE	TX	76034	6480 POOL RD
RUOCCHIO, RICHARD	2516 INDEPENDENCE RD	COLLEYVILLE	TX	76034	2516 INDEPENDENCE RD
RISLEY, JASON N	6501 CONNIE LN	COLLEYVILLE	TX	76034	6501 CONNIE LN
KAUP, GARY	6403 CONNIE LN	COLLEYVILLE	TX	76034	6403 CONNIE LN
REED, GREGORY	2512 INDEPENDENCE RD	COLLEYVILLE	TX	76034	2512 INDEPENDENCE RD
GRAPEVINE COLLEYVILLE, ISD	3051 IRA WOODS AVE E	GRAPEVINE	TX	76051	6600 GLENHOPE CIR
HERITAGE COLONY HOMEOWNERS ASN	PO BOX 1122	COLLEYVILLE	TX	76034	2513 INDEPENDENCE RD
ROSS DOWNS ESTATES HOA	4113 GATEWAY DR. # 100	COLLEYVILLE	TX	76034	COURTESY NOTICE
HIGHLAND MEADOWS HOA	2101 HIGH GATE DRIVE	COLLEYVILLE	TX	76034	COURTESY NOTICE
CITY OF GRAPEVINE, PLANNING DEPT.	PO BOX 95104	GRAPEVINE	TX	76099	COURTESY NOTICE
CHARLES STARK	6221 SOUTHWEST BLVD.	FORT WORTH	TX	76132	APPLICANT

PUBLIC HEARING NOTICES WERE MAILED
11/23/2015 BY TACI WRISLEY

BUFFER MAP (NOTIFICATION AREA)



Case ZC15-018

6480 Pool Road

City of
Grapevine

Legend

-  Properties within 200 feet
-  Subject Property
-  Parcels



Letters of Opposition

December 4, 2015

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

RE: Zoning Case Number ZC15-018

To Whom It May Concern:

I reside at 2500 Independence Rd, Colleyville, Texas. This signed letter serves as my written protest of the rezoning of 6480 Pool Road from the AG-Agricultural zoning to the R-20 Single Family zoning district. Many of the residents of Colleyville selected the City as their home because of the emphasis placed on a rural feel rather than one of high density like neighboring cities.

According to Colleyville 2035 Comprehensive Plan (CCP) one of the goals of the CCP is to "Preserve high quality, established neighborhoods with an emphasis on large lots and natural settings with a "country feel". Also, according to the CCP, my residence is within Neighborhood 4 where the average lot size is .46 acres, according to the CCP. The rezoning of subject property from AG to R-20 presents a crowding issue and significantly lessens the natural setting and "country feel" for those real property owners within 200 feet and the enjoyment and feel of Pool Road.

Additionally, and equally important, is the potential for creating future flooding issues for existing homes with any such residential development. When we experience significant rain, there are many areas of standing and water on 6480 Pool Road, not to mention the natural pond on the property. In order to develop homes on this property, there will need to be fill dirt used to raise the topography, which creates a potential for future flooding for the homes on Independence

According to the City of Colleyville Land Use Plan, Chapter 3, Sections 3.8, there are two sections that I would like to highlight:

- B. **Purpose and Intent** – The purpose of the AG - Agricultural District is to provide for compatible land, building and structure uses primarily oriented to agricultural farming and ranching, and extremely low density residential purposes. The district's locational characteristics are usually confined to the outer fringe of developed urbanized areas and/or along, unprotected flood-prone areas. The district also serves as: 1) a transitional land use element pending future, more intensive urbanization; 2) open space for the protection and enhancement of scenic areas, vistas, and recreational



Letters of Opposition

uses, and 3) 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

Many residents along the immediate property line have enjoyed the abundant wildlife that lives on the subject property. Many have seen what we believe to be the Gray Hawk, which is on the Texas Endangered and Protected Species list as well as many Egrets and Blue Heron. There are also numerous Swallows migrating in and out of the subject property and we are aware that these migratory birds caused some delays in the reconstruction of Highway 26. Consideration should be given to protecting the wildlife.

Because of the items discussed above, I officially protest the proposed rezoning of 6480 Pool Road from AG to R-20 Single Family Residential Use and respectfully ask that the Planning and Zoning Commission deny the consideration for a rezoning to R-20.

Respectfully,



Homeowner, Signature

2500 Independence Rd

~~FRANK NGUYEN~~

817-505-6439

Homeowner, Printed Name

2500 Independence Rd

Letters of Opposition

December 5 , 2015

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

RE: Zoning Case Number ZC15-018

To Whom It May Concern:

I reside at 2508 Independence Road, Colleyville, Texas. This signed letter serves as my written protest of the rezoning of 6480 Pool Road from the AG-Agricultural zoning to the R-20 Single Family zoning district. Many of the residents of Colleyville selected the City as their home because of the emphasis placed on a rural feel rather than one of high density like neighboring cities.

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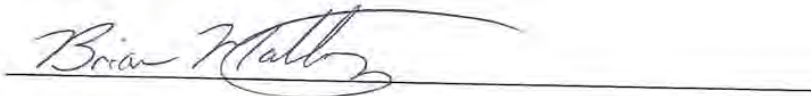
Letters of Opposition

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Respectfully,



Homeowner, Signature

2508 Independence Rd



Homeowner, Printed Name

2508 Independence Rd



Letters of Opposition

December 5 , 2015

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

RE: Zoning Case Number ZC15-018

To Whom It May Concern:

I reside at 2512 Independence Rd, Colleyville, Texas. This signed letter serves as my written protest of the rezoning of 6480 Pool Road from the AG-Agricultural zoning to the R-20 Single Family zoning district. Many of the residents of Colleyville selected the City as their home because of the emphasis placed on a rural feel rather than one of high density like neighboring cities.

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Letters of Opposition

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Respectfully,



Homeowner, Signature

Gregory L. Reed

Homeowner, Printed Name

2512 Independence Rd

Letters of Opposition

December 4, 2015

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

RE: Zoning Case Number ZC15-018

To Whom It May Concern:

I reside at 2516 Independence Road, Colleyville, Texas. This signed letter serves as my written protest of the rezoning of 6480 Pool Road from the AG-Agricultural zoning to the R-20 Single Family zoning district. Many of the residents of Colleyville selected the City as their home because of the emphasis placed a rural feel rather than one of high density like neighboring cities.

According to Colleyville 2035 Comprehensive Plan (CCP) one of the goals of the CCP is to "Preserve high quality, established neighborhoods with an emphasis on large lots and natural settings with a "country feel". Also, according to the CCP, my residence is within Neighborhood 4 where the average lot size is .46 acres, according to the CCP. Potentially allowing .46 acre lots and a city street to be built at 6480 Pool Road on 8.28 acres, significantly lessens the natural setting and "country feel" for those real property owners within 200 feet.

Additionally, and equally important, is the potential for creating future flooding issues for existing homes with any such residential development. When we experience significant rain, there are many areas of standing and water on 6480 Pool Road, not to mention the natural pond on the property. In order to develop homes on this property, there will need to be fill dirt used to raise the topography, which creates a potential for future flooding for the homes on Independence

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rel
ynet

Letters of Opposition

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Respectfully,

Richard P. Ruocchio Mary E. Ruocchio

Homeowner, Signature

Richard P. Ruocchio Mary E. Ruocchio

Homeowner, Printed Name

2516 Independence Rd

Letters of Opposition

December 5, 2015

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

RE: Zoning Case Number ZC15-018

To Whom It May Concern:

I reside at 2600 Independence Rd, Colleyville, Texas. This signed letter serves as my written protest of the rezoning of 6480 Pool Road from the AG-Agricultural zoning to the R-20 Single Family zoning district. Many of the residents of Colleyville selected the City as their home because of the emphasis placed on a rural feel rather than one of high density like neighboring cities.

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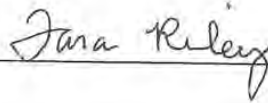
Letters of Opposition

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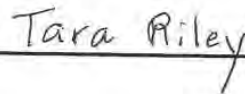
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Because of the items discussed above, I officially protest the proposed rezoning of 6480 Pool Road from AG to R-20 Single Family Residential Use and respectfully ask that the Planning and Zoning Commission deny the consideration for a rezoning to R-20.

Respectfully,



Homeowner, Signature



Homeowner, Printed Name

2600 Independence Rd

Letters of Opposition

Linda R. Cooper

December 5 , 2015

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

RE: Zoning Case Number ZC15-018

To Whom It May Concern:

I reside at 2604 Independence RD., Colleyville, Texas. This signed letter serves as my written protest of the rezoning of 6480 Pool Road from the AG-Agricultural zoning to the R-20 Single Family zoning district. Many of the residents of Colleyville selected the City as their home because of the emphasis placed on a rural feel rather than one of high density like neighboring cities.

According to Colleyville 2035 Comprehensive Plan (CCP), one of the goals of the CCP is to "Preserve high quality, established neighborhoods with an emphasis on large lots and natural settings with a "country feel". Also, according to the CCP, my residence is within Neighborhood 4 where the average lot size is .46 acres, according to the CCP. The rezoning of subject property from AG to R-20 presents a crowding issue and significantly lessens the natural setting and "country feel" for those real property owners within 200 feet and the enjoyment and feel of Pool Road.

Additionally, and equally important, is the potential for creating future flooding issues for existing homes with any such residential development. When we experience significant rain, there are many areas of standing water on 6480 Pool Road, not to mention the natural pond on the property. In order to develop homes on this property, there is a need to use fill dirt to raise the topography, which creates a potential for future flooding for the homes on Independence.

According to the City of Colleyville Land Use Plan, Chapter 3, Sections 3.8, there are two sections that I would like to highlight:

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Letters of Opposition

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Respectfully,

Linda R. Cooper

Homeowner, Signature

Linda R. Cooper

Homeowner, Printed Name

2604 Independence Rd

Letters of Opposition

Aletha Gravit

UG

December 4, 2015

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

RE: Zoning Case Number ZC15-018

To Whom It May Concern:

I reside at 2608 Independence Rd., Colleyville, Texas. This signed letter serves as my written protest of the rezoning of 6480 Pool Road from the AG-Agricultural zoning to the R-20 Single Family zoning district. Many of the residents of Colleyville selected the City as their home because of the emphasis placed on a rural feel rather than one of high density like neighboring cities.

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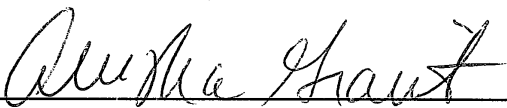
Letters of Opposition

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Respectfully,



Homeowner, Signature



Homeowner, Printed Name

2608 Independence Rd

Letters of Opposition

December 5, 2015

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

RE: Zoning Case Number ZC15-018

To Whom It May Concern:

I reside at 2616 Independence Road, Colleyville, Texas. This signed letter serves as my written protest of the rezoning of 6480 Pool Road from the AG-Agricultural zoning to the R-20 Single Family zoning district. Many of the residents of Colleyville selected the City as their home because of the emphasis placed on a rural feel rather than one of high density like neighboring cities.

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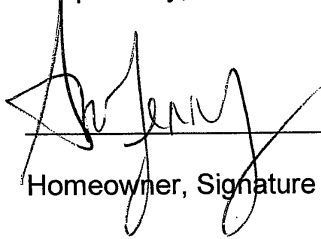
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Respectfully,



Homeowner, Signature

Annette Fennelly

Homeowner, Printed Name

2616 Independence Rd

Letters of Opposition

December 5, 2015

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

RE: Zoning Case Number ZC15-018

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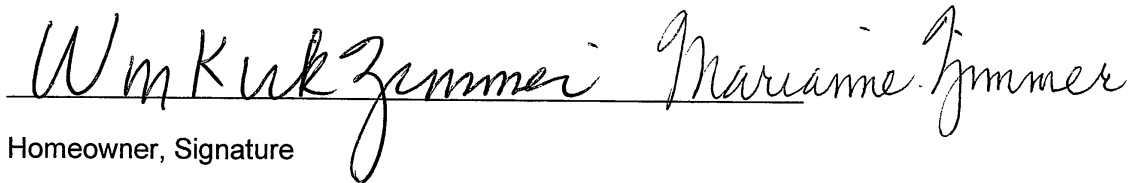
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Respectfully,


Homeowner, Signature

Wm Kirk Zimmer Marianne Zimmer

Homeowner, Printed Name

2509 Independence Rd

Letters of Opposition

December 5, 2015

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

RE: Zoning Case Number ZC15-018

To Whom It May Concern:

I reside at 2513 INDEPENDENCE RD, Colleyville, Texas. This signed letter serves as my written protest of the rezoning of 6480 Pool Road from the AG-Agricultural zoning to the R-20 Single Family zoning district. Many of the residents of Colleyville selected the City as their home because of the emphasis placed on a rural feel rather than one of high density like neighboring cities.

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Letters of Opposition

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Respectfully,



Homeowner, Signature President - Heritage Colony HOA

All HOA Board Members in Heritage Colony
Support this letter of protest.

STEVE BANTA on behalf of Heritage Colony
HOA

Homeowner, Printed Name

2513 Independence Rd

Letters of Opposition

December 4, 2015

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

RE: Zoning Case Number ZC15-018

To Whom It May Concern:

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Letters of Opposition

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Respectfully,



Homeowner, Signature

Jon Carlo Gulbranson

Homeowner, Printed Name

2605 Independence Rd

Letters of Opposition

December 5 , 2015

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

RE: Zoning Case Number ZC15-018

To Whom It May Concern:

I reside at 2609 Independence Rd, Colleyville, Texas. This signed letter serves as my written protest of the rezoning of 6480 Pool Road from the AG-Agricultural zoning to the R-20 Single Family zoning district. Many of the residents of Colleyville selected the City as their home because of the emphasis placed on a rural feel rather than one of high density like neighboring cities.

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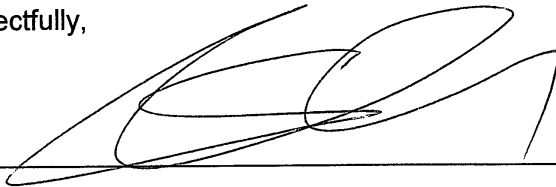
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Respectfully,



12/5/15

Homeowner, Signature

SALMAN J Nadia Arab

Homeowner, Printed Name

2609 Independence Rd

Letters of Opposition

David Keed

December 4, 2015

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

RE: Zoning Case Number ZC15-018

To Whom It May Concern:

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Letters of Opposition

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Respectfully,

David S. Reed

Homeowner, Signature

David S. Reed

Homeowner, Printed Name

2613 Independence Rd

Letters of Opposition

Met
Gauthier
Mf6

December 5 , 2015

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

RE: Zoning Case Number ZC15-018

To Whom It May Concern:

I reside at 2417 Independence Rd, Colleyville, Texas. This signed letter serves as my written protest of the rezoning of 6480 Pool Road from the AG-Agricultural zoning to the R-20 Single Family zoning district. Many of the residents of Colleyville selected the City as their home because of the emphasis placed on a rural feel rather than one of high density like neighboring cities.

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Respectfully,



Homeowner, Signature



Homeowner, Printed Name

2617 Independence Rd

Letters of Opposition

December 5, 2015

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

RE: Zoning Case Number ZC15-018

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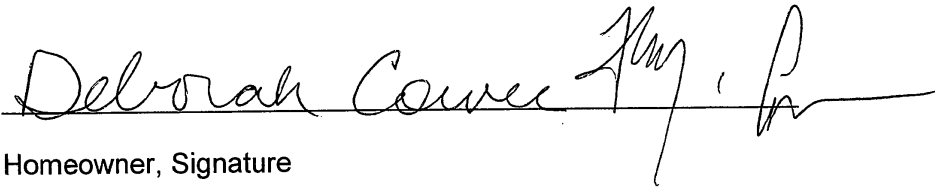
Letters of Opposition

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Many residents along the immediate property line have enjoyed the abundant wildlife that lives on the subject property. Many have seen what we believe to be the Gray Hawk, which is on the Texas Endangered and Protected Species list as well as many Egrets and Blue Heron. There are also numerous Swallows migrating in and out of the subject property and we are aware that these migratory birds caused some delays in the Hwy. 26 reconstruction. Consideration should be given to protecting the wildlife.

Because of the items discussed above, I officially protest the proposed rezoning of 6480 Pool Road from AG to R-20 Single Family Residential Use and respectfully ask that the Planning and Zoning Commission deny the consideration for a rezoning to R-20.

Respectfully,


Homeowner, Signature

Deborah Cowee Thomas Cowee

Homeowner, Printed Name

6304 Regiment Place.

Letters of Opposition

December 5, 2015

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

RE: Zoning Case Number ZC15-018

To Whom It May Concern:

I reside at 6308 Regiment Place, Colleyville, Texas. This signed letter serves as my written protest of the rezoning of 6480 Pool Road from the AG-Agricultural zoning to the R-20 Single Family zoning district. Many of the residents of Colleyville selected the City as their home because of the emphasis placed on a rural feel rather than one of high density like neighboring cities.

According to Colleyville 2035 Comprehensive Plan (CCP), one of the goals of the CCP is to "Preserve high quality, established neighborhoods with an emphasis on large lots and natural settings with a "country feel". Also, according to the CCP, my residence is within Neighborhood 4 where the average lot size is .46 acres, according to the CCP. The rezoning of subject property from AG to R-20 presents a crowding issue and significantly lessens the natural setting and "country feel" for those real property owners within 200 feet and the enjoyment and feel of Pool Road.

Additionally, and equally important, is the potential for creating future flooding issues for existing homes with any such residential development. When we experience significant rain, there are many areas of standing water on 6480 Pool Road, not to mention the natural pond on the property. In order to develop homes on this property, there is a need to use fill dirt to raise the topography, which creates a potential for future flooding for the homes on Independence.

According to the City of Colleyville Land Use Plan, Chapter 3, Sections 3.8, there are two sections that I would like to highlight:

- B. **Purpose and Intent** – The purpose of the AG - Agricultural District is to provide for compatible land, building and structure uses primarily oriented to agricultural farming and ranching, and extremely low density residential purposes. The district's locational characteristics are usually confined to the outer fringe of developed urbanized areas and/or along, unprotected flood-prone areas. The district also serves as: 1) a transitional land use element pending future, more intensive urbanization; 2) open space for the protection and enhancement of scenic areas, vistas, and recreational uses, and 3) where unusual or problematic soils, topographic conditions,

MLA

Letters of Opposition

or sensitive ecological features are present that would normally not be conducive or appropriate to more intensive forms and patterns of urbanization

Many residents along the immediate property line have enjoyed the abundant wildlife that lives on the subject property. Many have seen what we believe to be the Gray Hawk, which is on the Texas Endangered and Protected Species list as well as many Egrets and Blue Heron. There are also numerous Swallows migrating in and out of the subject property and we are aware that these migratory birds caused some delays in the Hwy. 26 reconstruction. Consideration should be given to protecting the wildlife.

Because of the items discussed above, I officially protest the proposed rezoning of 6480 Pool Road from AG to R-20 Single Family Residential Use and respectfully ask that the Planning and Zoning Commission deny the consideration for a rezoning to R-20.

Respectfully,

Maureen Ash

Homeowner, Signature

Maureen Ash

Homeowner, Printed Name

6308 Regiment Place

Letters of Opposition

December 5, 2015

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

RE: Zoning Case Number ZC15-018

To Whom It May Concern:

I reside at 6312 Regimen PC, Colleyville, Texas. This signed letter serves as my written protest of the rezoning of 6480 Pool Road from the AG-Agricultural zoning to the R-20 Single Family zoning district. Many of the residents of Colleyville selected the City as their home because of the emphasis placed on a rural feel rather than one of high density like neighboring cities.

According to Colleyville 2035 Comprehensive Plan (CCP), one of the goals of the CCP is to "Preserve high quality, established neighborhoods with an emphasis on large lots and natural settings with a "country feel". Also, according to the CCP, my residence is within Neighborhood 4 where the average lot size is .46 acres, according to the CCP. The rezoning of subject property from AG to R-20 presents a crowding issue and significantly lessens the natural setting and "country feel" for those real property owners within 200 feet and the enjoyment and feel of Pool Road.

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DN

Letters of Opposition

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Many residents along the immediate property line have enjoyed the abundant wildlife that lives on the subject property. Many have seen what we believe to be the Gray Hawk, which is on the Texas Endangered and Protected Species list as well as many Egrets and Blue Heron. There are also numerous Swallows migrating in and out of the subject property and we are aware that these migratory birds caused some delays in the Hwy. 26 reconstruction. Consideration should be given to protecting the wildlife.

Because of the items discussed above, I officially protest the proposed rezoning of 6480 Pool Road from AG to R-20 Single Family Residential Use and respectfully ask that the Planning and Zoning Commission deny the consideration for a rezoning to R-20.

Respectfully,

A handwritten signature in black ink, appearing to read "Dan Nelson", written over a horizontal line.

Homeowner, Signature

A handwritten printed name in black ink, appearing to read "Dan Nelson", written over a horizontal line.

Homeowner, Printed Name

6312 Regiment Place

Letters of Opposition

December 5, 2015

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

RE: Zoning Case Number ZC15-018

To Whom It May Concern:

I reside at 6315 Regiment Pl, Colleyville, Texas. This signed letter serves as my written protest of the rezoning of 6480 Pool Road from the AG-Agricultural zoning to the R-20 Single Family zoning district. Many of the residents of Colleyville selected the City as their home because of the emphasis placed on a rural feel rather than one of high density like neighboring cities.

According to Colleyville 2035 Comprehensive Plan (CCP), one of the goals of the CCP is to "Preserve high quality, established neighborhoods with an emphasis on large lots and natural settings with a "country feel". Also, according to the CCP, my residence is within Neighborhood 4 where the average lot size is .46 acres, according to the CCP. The rezoning of subject property from AG to R-20 presents a crowding issue and significantly lessens the natural setting and "country feel" for those real property owners within 200 feet and the enjoyment and feel of Pool Road.

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Letters of Opposition

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Respectfully,

Zohra Khan / Abdul Rashid Khan 12/7/15

Homeowner, Signature

ZOHRA RASHID KHAN / ABDUL RASHID KHAN

Homeowner, Printed Name

6315 Regiment Place

Letters of Opposition

December 5, 2015

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

RE: Zoning Case Number ZC15-018

To Whom It May Concern:

I reside at 6316 Regiment Pl., Colleyville, Texas. This signed letter serves as my written protest of the rezoning of 6480 Pool Road from the AG-Agricultural zoning to the R-20 Single Family zoning district. Many of the residents of Colleyville selected the City as their home because of the emphasis placed on a rural feel rather than one of high density like neighboring cities.

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83

Letters of Opposition

or sensitive ecological features are present that would normally not be conducive or appropriate to more intensive forms and patterns of urbanization

Many residents along the immediate property line have enjoyed the abundant wildlife that lives on the subject property. Many have seen what we believe to be the Gray Hawk, which is on the Texas Endangered and Protected Species list as well as many Egrets and Blue Heron. There are also numerous Swallows migrating in and out of the subject property and we are aware that these migratory birds caused some delays in the Hwy. 26 reconstruction. Consideration should be given to protecting the wildlife.

Because of the items discussed above, I officially protest the proposed rezoning of 6480 Pool Road from AG to R-20 Single Family Residential Use and respectfully ask that the Planning and Zoning Commission deny the consideration for a rezoning to R-20.

Respectfully,

A handwritten signature in black ink, appearing to read "Steve Banta", written over a horizontal line.

Homeowner, Signature

The name "STEVE BANTA" written in a stylized, handwritten font in black ink, positioned above a horizontal line.

Homeowner, Printed Name

6316 Regiment Place

Letters of Opposition

December 5, 2015

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

RE: Zoning Case Number ZC15-018

To Whom It May Concern:

I reside at 6400 REGIMENT PARK, Colleyville, Texas. This signed letter serves as my written protest of the rezoning of 6480 Pool Road from the AG-Agricultural zoning to the R-20 Single Family zoning district. Many of the residents of Colleyville selected the City as their home because of the emphasis placed on a rural feel rather than one of high density like neighboring cities.

According to Colleyville 2035 Comprehensive Plan (CCP), one of the goals of the CCP is to "Preserve high quality, established neighborhoods with an emphasis on large lots and natural settings with a "country feel". Also, according to the CCP, my residence is within Neighborhood 4 where the average lot size is .46 acres, according to the CCP. The rezoning of subject property from AG to R-20 presents a crowding issue and significantly lessens the natural setting and "country feel" for those real property owners within 200 feet and the enjoyment and feel of Pool Road.

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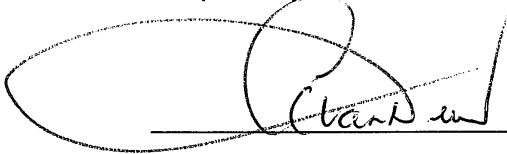
Letters of Opposition

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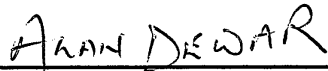
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Because of the items discussed above, I officially protest the proposed rezoning of 6480 Pool Road from AG to R-20 Single Family Residential Use and respectfully ask that the Planning and Zoning Commission deny the consideration for a rezoning to R-20.

Respectfully,

A handwritten signature in black ink, appearing to read "Clark", is written over a horizontal line.

Homeowner, Signature

The name "ARAN DEWAR" is handwritten in all capital letters above a horizontal line.

Homeowner, Printed Name

6400 Regiment Place

Letters of Opposition

December 5, 2015

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

RE: Zoning Case Number ZC15-018

To Whom It May Concern:

I reside at 12404 Regiment Place, Colleyville, Texas. This signed letter serves as my written protest of the rezoning of 6480 Pool Road from the AG-Agricultural zoning to the R-20 Single Family zoning district. Many of the residents of Colleyville selected the City as their home because of the emphasis placed on a rural feel rather than one of high density like neighboring cities.

According to Colleyville 2035 Comprehensive Plan (CCP), one of the goals of the CCP is to "Preserve high quality, established neighborhoods with an emphasis on large lots and natural settings with a "country feel". Also, according to the CCP, my residence is within Neighborhood 4 where the average lot size is .46 acres, according to the CCP. The rezoning of subject property from AG to R-20 presents a crowding issue and significantly lessens the natural setting and "country feel" for those real property owners within 200 feet and the enjoyment and feel of Pool Road.

Additionally, and equally important, is the potential for creating future flooding issues for existing homes with any such residential development. When we experience significant rain, there are many areas of standing water on 6480 Pool Road, not to mention the natural pond on the property. In order to develop homes on this property, there is a need to use fill dirt to raise the topography, which creates a potential for future flooding for the homes on Independence.

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Letters of Opposition

or sensitive ecological features are present that would normally not be conducive or appropriate to more intensive forms and patterns of urbanization

Many residents along the immediate property line have enjoyed the abundant wildlife that lives on the subject property. Many have seen what we believe to be the Gray Hawk, which is on the Texas Endangered and Protected Species list as well as many Egrets and Blue Heron. There are also numerous Swallows migrating in and out of the subject property and we are aware that these migratory birds caused some delays in the Hwy. 26 reconstruction. Consideration should be given to protecting the wildlife.

Because of the items discussed above, I officially protest the proposed rezoning of 6480 Pool Road from AG to R-20 Single Family Residential Use and respectfully ask that the Planning and Zoning Commission deny the consideration for a rezoning to R-20.

Respectfully,



Homeowner, Signature



Homeowner, Printed Name

6404 Regiment Place

Letters of Opposition

December 4, 2015

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

RE: Zoning Case Number ZC15-018

To Whom It May Concern:

I reside at 6409 REGIMENT PLACE, Colleyville, Texas. This signed letter serves as my written protest of the rezoning of 6480 Pool Road from the AG-Agricultural zoning to the R-20 Single Family zoning district. Many of the residents of Colleyville selected the City as their home because of the emphasis placed on a rural feel rather than one of high density like neighboring cities.

According to Colleyville 2035 Comprehensive Plan (CCP) one of the goals of the CCP is to "Preserve high quality, established neighborhoods with an emphasis on large lots and natural settings with a "country feel". Also, according to the CCP, my residence is within Neighborhood 4 where the average lot size is .46 acres, according to the CCP. The rezoning of subject property from AG to R-20 presents a crowding issue and significantly lessens the natural setting and "country feel" for those real property owners within 200 feet and the enjoyment and feel of Pool Road.

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Letters of Opposition

uses, and 3) 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

Many residents along the immediate property line have enjoyed the abundant wildlife that lives on the subject property. Many have seen what we believe to be the Gray Hawk, which is on the Texas Endangered and Protected Species list as well as many Egrets and Blue Heron. There are also numerous Swallows migrating in and out of the subject property and we are aware that these migratory birds caused some delays in the reconstruction of Highway 26. Consideration should be given to protecting the wildlife.

Because of the items discussed above, I officially protest the proposed rezoning of 6480 Pool Road from AG to R-20 Single Family Residential Use and respectfully ask that the Planning and Zoning Commission deny the consideration for a rezoning to R-20.

Respectfully,



Homeowner, Signature



Homeowner, Printed Name

6409 Regiment Place

Letters of Opposition

December 5, 2015

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

RE: Zoning Case Number ZC15-018

To Whom It May Concern:

I reside at 2505 FINTLOCK COURT, Colleyville, Texas. This signed letter serves as my written protest of the rezoning of 6480 Pool Road from the AG-Agricultural zoning to the R-20 Single Family zoning district. Many of the residents of Colleyville selected the City as their home because of the emphasis placed on a rural feel rather than one of high density like neighboring cities.

According to Colleyville 2035 Comprehensive Plan (CCP), one of the goals of the CCP is to "Preserve high quality, established neighborhoods with an emphasis on large lots and natural settings with a "country feel". Also, according to the CCP, my residence is within Neighborhood 4 where the average lot size is .46 acres, according to the CCP. The rezoning of subject property from AG to R-20 presents a crowding issue and significantly lessens the natural setting and "country feel" for those real property owners within 200 feet and the enjoyment and feel of Pool Road.

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MR 12/6/15

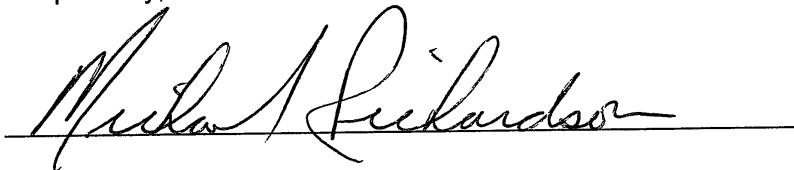
Letters of Opposition

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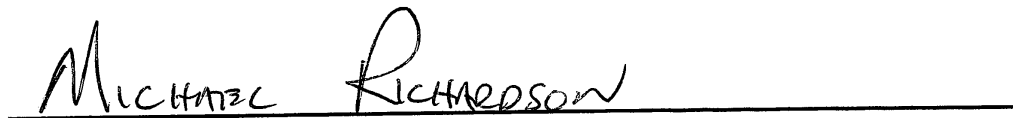
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Because of the items discussed above, I officially protest the proposed rezoning of 6480 Pool Road from AG to R-20 Single Family Residential Use and respectfully ask that the Planning and Zoning Commission deny the consideration for a rezoning to R-20.

Respectfully,

A handwritten signature in black ink, appearing to read "Michael Richardson", written over a horizontal line.

Homeowner, Signature

A handwritten printed name in black ink, appearing to read "Michael Richardson", written over a horizontal line.

Homeowner, Printed Name

2505 Flintock Ct

Letters of Opposition

December 5 , 2015

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

RE: Zoning Case Number ZC15-018

To Whom It May Concern:

I reside at 2508 Flintlock CT, Colleyville, Texas. This signed letter serves as my written protest of the rezoning of 6480 Pool Road from the AG-Agricultural zoning to the R-20 Single Family zoning district. Many of the residents of Colleyville selected the City as their home because of the emphasis placed on a rural feel rather than one of high density like neighboring cities.

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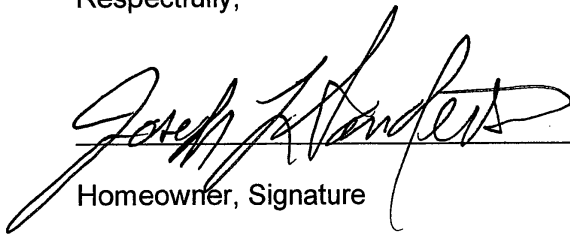
Letters of Opposition

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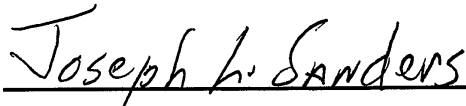
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Because of the items discussed above, I officially protest the proposed rezoning of 6480 Pool Road from AG to R-20 Single Family Residential Use and respectfully ask that the Planning and Zoning Commission deny the consideration for a rezoning to R-20.

Respectfully,



Homeowner, Signature



Homeowner, Printed Name

2508 Flintock Ct.

Letters of Opposition

December 5 , 2015

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

RE: Zoning Case Number ZC15-018

To Whom It May Concern:

I reside at 3500 Flintlock CT, Colleyville, Texas. This signed letter serves as my written protest of the rezoning of 6480 Pool Road from the AG-Agricultural zoning to the R-20 Single Family zoning district. Many of the residents of Colleyville selected the City as their home because of the emphasis placed on a rural feel rather than one of high density like neighboring cities.

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- B. **Purpose and Intent** – The purpose of the AG - Agricultural District is to provide for compatible land, building and structure uses primarily oriented to agricultural farming and ranching, and extremely low density residential purposes. The district's locational characteristics are usually confined to the outer fringe of developed urbanized areas and/or along, unprotected flood-prone areas. The district also serves as: 1) a transitional land use element pending future, more intensive urbanization; 2) open space for the protection and enhancement of scenic areas, vistas, and recreational uses, and 3) where unusual or problematic soils, topographic conditions,

Letters of Opposition

or sensitive ecological features are present that would normally not be conducive or appropriate to more intensive forms and patterns of urbanization

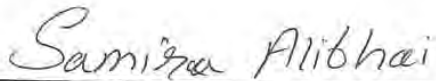
Many residents along the immediate property line have enjoyed the abundant wildlife that lives on the subject property. Many have seen what we believe to be the Gray Hawk, which is on the Texas Endangered and Protected Species list as well as many Egrets and Blue Heron. There are also numerous Swallows migrating in and out of the subject property and we are aware that these migratory birds caused some delays in the Hwy. 26 reconstruction. Consideration should be given to protecting the wildlife.

Because of the items discussed above, I officially protest the proposed rezoning of 6480 Pool Road from AG to R-20 Single Family Residential Use and respectfully ask that the Planning and Zoning Commission deny the consideration for a rezoning to R-20.

Respectfully,



Homeowner, Signature



Homeowner, Printed Name

2500 Flintock Ct -

Letters of Opposition

Taci Wrisley

From: Monhollen Family
Sent: Wednesday, December 9, 2015 10:53 AM
To: Taci Wrisley

Subject: ZC15-018 6480 Pool Road

We will try to attend the upcoming meeting but wanted to voice our concern about the rezoning of this tract. This estate is at the back of our property and provides open space, We am not opposed to redevelopment of this land but changing to R20 with no restrictions will allow the current plan for 13 lots. **We are opposed to the current plan.**

Drainage is a big problem in this area. With a good plan for drainage we could see putting 4 or 5 houses on this property without affecting adjacent property values. Any higher density would be opposed.

Thanks for serving Colleyville!

Roger and Starr Monhollen
6508 Glenhope Circle South
Colleyville, TX 76034
817-756-2166

Letters of Opposition

Taci Wrisley

From: Lamont Hamilton
Sent: Thursday, December 10, 2015 7:37 AM
To: Taci Wrisley
Subject: Zoning Case Number ZC15-018

My name is Arthur Hamilton and I live at 6500 Glenhope Circle S. in Colleyville. I would like to register my opposition to a proposed zoning change to an adjacent property. The number is ZC15-018. I plan on attending the meeting on Monday, the 14th when this proposed change will be addressed, but I wanted my opposition on record in case something comes up and I can't make it.

Letters of Opposition

December 5, 2015

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

RE: Zoning Case Number ZC15-018

To Whom It May Concern:

I reside at 6300 Regiment Pl, Colleyville, Texas. This signed letter serves as my written protest of the rezoning of 6480 Pool Road from the AG-Agricultural zoning to the R-20 Single Family zoning district. Many of the residents of Colleyville selected the City as their home because of the emphasis placed on a rural feel rather than one of high density like neighboring cities.

According to Colleyville 2035 Comprehensive Plan (CCP), one of the goals of the CCP is to "Preserve high quality, established neighborhoods with an emphasis on large lots and natural settings with a "country feel". Also, according to the CCP, my residence is within Neighborhood 4 where the average lot size is .46 acres, according to the CCP. The rezoning of subject property from AG to R-20 presents a crowding issue and significantly lessens the natural setting and "country feel" for those real property owners within 200 feet and the enjoyment and feel of Pool Road.

Additionally, and equally important, is the potential for creating future flooding issues for existing homes with any such residential development. When we experience significant rain, there are many areas of standing water on 6480 Pool Road, not to mention the natural pond on the property. In order to develop homes on this property, there is a need to use fill dirt to raise the topography, which creates a potential for future flooding for the homes on Independence.

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Letters of Opposition

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Many residents along the immediate property line have enjoyed the abundant wildlife that lives on the subject property. Many have seen what we believe to be the Gray Hawk, which is on the Texas Endangered and Protected Species list as well as many Egrets and Blue Heron. There are also numerous Swallows migrating in and out of the subject property and we are aware that these migratory birds caused some delays in the Hwy. 26 reconstruction. Consideration should be given to protecting the wildlife.

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Respectfully,

Alecia Service Christopher Service
Homeowner, Signature

Alecia Service Christopher Service

Homeowner, Printed Name

6300 Regiment + Place

Letters of Opposition

December 5, 2015

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

RE: Zoning Case Number ZC15-018

To Whom It May Concern:

I reside at 6405 Regiment Place, Colleyville, Texas. This signed letter serves as my written protest of the rezoning of 6480 Pool Road from the AG-Agricultural zoning to the R-20 Single Family zoning district. Many of the residents of Colleyville selected the City as their home because of the emphasis placed on a rural feel rather than one of high density like neighboring cities.

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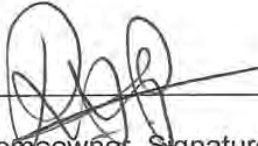
Letters of Opposition

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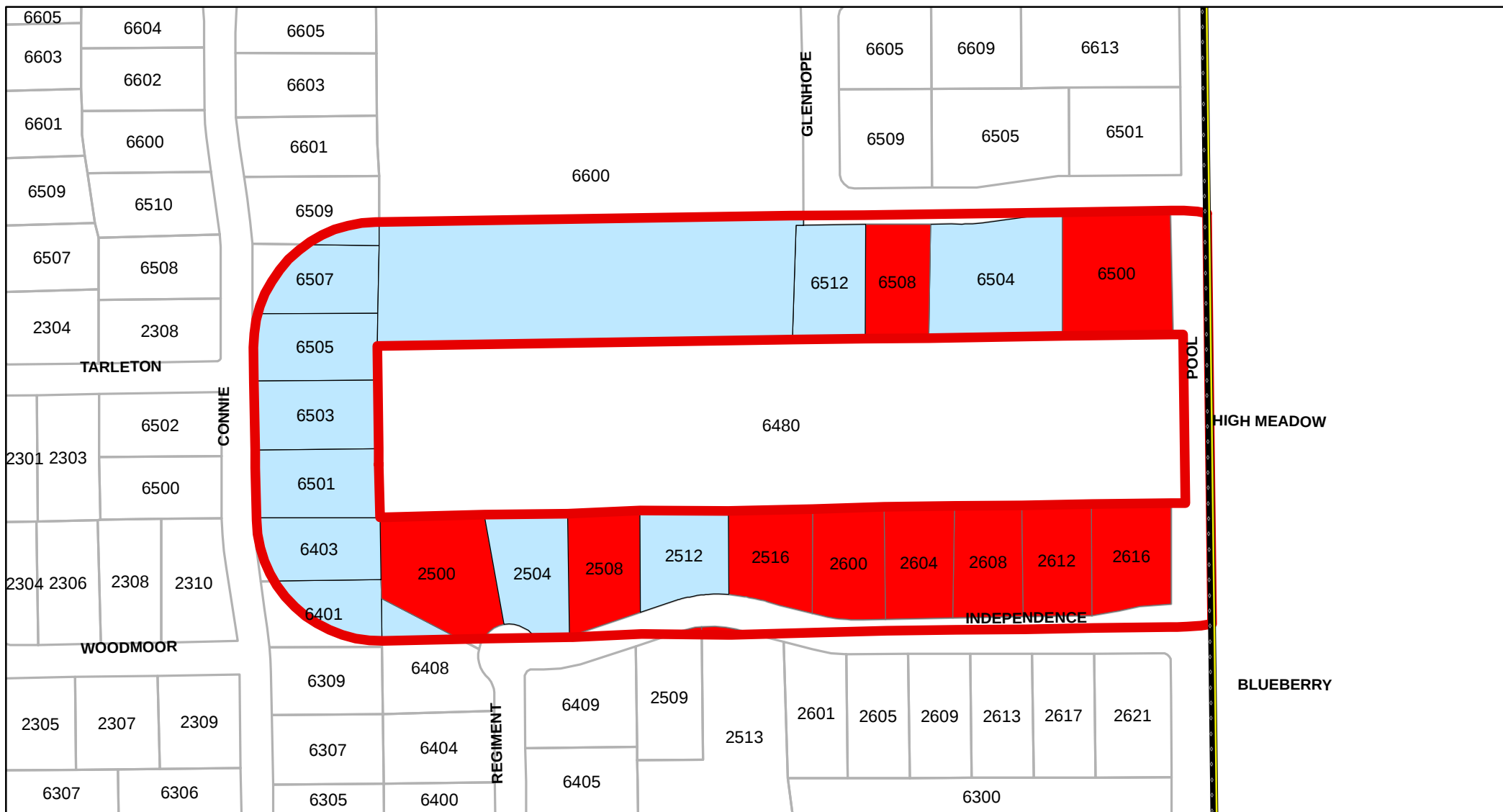


Homeowner, Signature

RAJ KAMMEND & NEENA BHAGAT

Homeowner, Printed Name

6405 Regiment Place



Total Land Area in Buffer (Includes R.O.W): 666066.313865 Sq Ft / 15.29 Total Acres
Total Land Area Opposed (within 200 ft Notice Area): 231923.22454 Sq. Ft/ 5.32 Total Acres
34.81% Percent of Land Opposed (within the 200 ft. Notice Area):

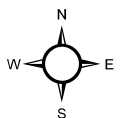
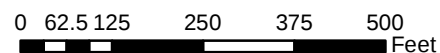
Legend

- 200 ft Buffer
- Properties within the 200ft Buffer
- Parcels

Property Owners In Opposition

6480 Pool Road
Case ZC15-018

Updated 12/10/15



Letter from Grapevine-Colleyville ISD



December 10, 2015

City of Colleyville
Colleyville City Council
100 Main Street
Colleyville, TX 76-34

RE: Conceptual Site Plan for 6480 Pool Road, Colleyville
Zoning Case ZC15-018

To the Colleyville City Council,

Please accept this letter as the Grapevine-Colleyville Independent School District's (GCISD) formal request for certain improvements as part of the proposed site development listed above. The GCISD's priorities are student safety and long-term improvements. As this site development plan includes a public roadway adjacent to the Glenhope Elementary School property and its playground, the GCISD respectfully requests that the developer construct an eight-foot tall wrought iron fence with brick columns as a barrier between the school property and roadway. The fence should have posts that are spaced so that elementary age students are not able to get through the fence. We also ask that the developer place this fence on city property.

We appreciate the City Council's consideration of our requests. If I may answer any questions, please contact me at 817-251-5560

Sincerely,

Paula Barbaroux
Chief Operations Officer



CONCEPTUAL SITE PLAN



1. No portion of subject property is contained within a FEMA designated flood plain or flood prone area. Flood Insurance Rate Map 48439 C 0095 K, Effective date September 25, 2009.
2. Subject property is currently addressed as 6480 Pool Road.

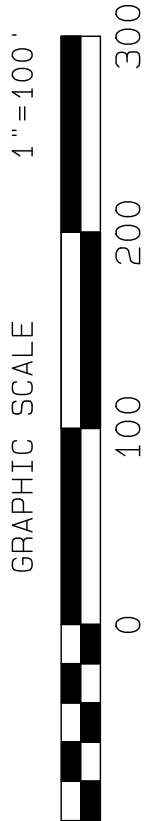
being an 8.22 acre tract situated in the R. C. Chowing Survey, Abstract No. 294, City of Colleyville, Tarrant County, Texas and being all of Lot 4, Miles Addition, an addition to the City of Colleyville as recorded in Volume 388-469, Page 13, Plat Records Tarrant County, Texas and being more particularly described as follows:

Beginning at a point in the west line of Pool Road for the southeast corner of said Lot 1, Miles Addition; Thence South 89°49'30" West with the south line of said Lot 1 a distance of 1304.87 feet to the southwest corner of said Lot 1;

Thence North 00°26'45" East with the west line of said Lot 1 a distance of 276.84 feet to the northwest corner of said Lot 1;

Thence South 89°56'27" East with the Lot 1 north line a distance of 1303.26 feet to a point in the west line of Pool Road for the northeast corner of said Lot 1;

Thence South 00°07'00" West with the Pool Road west line a distance of 272.64 feet to the Point of Beginning and Containing 358,270 square feet, 8.22 acres of land, more or less.



Question	Yes	No
1	100	100
2	100	100
3	100	100
4	100	100
5	100	100
6	100	100
7	100	100
8	100	100
9	100	100
10	100	100

OWNER
MARK CAFFEY
8632 WATERFRONT COURT
FORT WORTH, TEXAS, 76132

ZONING EXHIBIT FOR ZONING CHANGE REQUEST FROM AG TO R20

SEPTEMBER 2015



**STATEMENT OF PLANNING OBJECTIVES
PROPOSED R20 ZONING
6480 POOL ROAD
COLLEYVILLE, TEXAS
ZC15-018**

Date: October 26, 2015

The objective of this zoning request is to achieve a zoning category consistent with the surrounding subdivisions that will allow development of a single family residential neighborhood. The current zoning of Agriculture does not allow for such a development. R20 was chosen as the most appropriate for this location in that it is consistent with the City of Colleyville Master Land Use Plan and the subject property is surrounded by R20 existing zoning. The only non R20 zoning in the vicinity of the subject property is an existing elementary school which borders a portion of the north property line of this tract. The school property is zoned Agriculture, although it is developed as a public school.

ORDINANCE O-15-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 8.22 ACRES, LOT 1 OF THE MILES ADDITION, LOCATED AT 6480 POOL ROAD, FROM THE AG-AGRICULTURAL ZONING DISTRICT TO THE R-20-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 rezoning under Case ZC15-018; 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 enact a new zoning ordinance; and

WHEREAS, the City Council has appointed a Planning and Zoning Commission to recommend the boundaries of the various original zoning districts and appropriate regulations be enforced therein and to recommend a new zoning ordinance; and

WHEREAS, the Planning and Zoning Commission has divided the City into districts and has prepared regulations pertaining to such districts in accordance with a comprehensive plan designed to lessen congestion in the streets; and to secure safety from fire, panic, and other dangers; to promote health, general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; and

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration to, among other things, the character of the 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 Planning and Zoning Commission of the City of Colleyville and the City of Colleyville City Council, in compliance with the Charter of the City of Colleyville, and State Law with reference to changes to zoning classifications under the Zoning Ordinance

Regulations and Zoning Map, having given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Colleyville is of the opinion that said change in zoning should be made.

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 8.22 acres in the R. Chowling Survey, Abstract No. 294, located at 6480 Pool Road, from the AG - Agricultural zoning district to the R-20-Single Family Residential zoning district, as depicted in the attached Exhibit "A" and Exhibit "B".
- 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 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 it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 5th day of January 2016.

The second reading and public hearing being conducted on the 19th day of January 2016.

PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this the _____ day of _____ 2016.

ATTEST:

CITY OF COLLEYVILLE

Amy Shelley, TRMC
City Secretary

David Kelly
Mayor

APPROVED AS TO FORM AND LEGALITY:

Matthew C. G. Boyle
City Attorney

Exhibit "A"- Location and Zoning Map

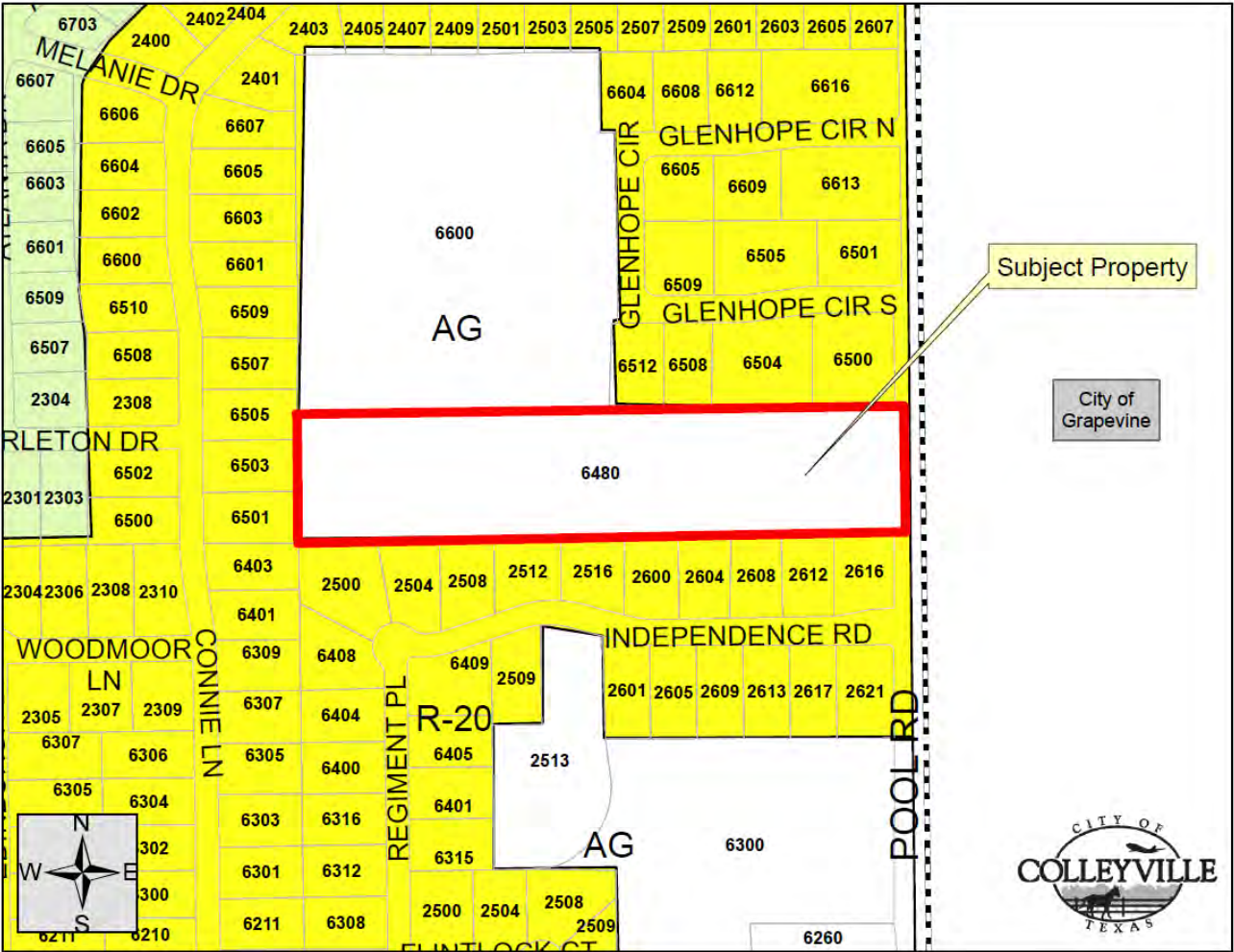


Exhibit “B”- Metes & Bounds Description

Being an 8.22 acre tract situated in the R. Chowling Survey, Abstract No. 294, City of Colleyville, Tarrant County, Texas and being all of Lot 1, Miles Addition, an addition to the City of Colleyville as recorded in Volume 388-169, Page 13, Plat Records Tarrant County, Texas and being more particularly described as follows.

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